

Attachment #7

Agency and Stakeholder Detailed Comments

DEV-03-25 (Z-02-25)

Whitby Engineering Services

The subject land is currently zoned CMU*-10, under Zoning By-law 1784. The purpose of the proposed Zoning By-law Amendment application is to change the Zone category to permit the temporary use of an automotive sales establishment.

Engineering Services does not object to the proposed Zoning By-law Amendment application.

The Letter of Undertaking will address Engineering Services' requirements associated with the development proposal.

Whitby Fire and Emergency Services

Whitby Fire and Emergency Services does not object to the proposed Zoning By-law Amendment application. No comments.

Whitby Landscaping

No objections on the proposed temporary Zoning By-law Amendment Application, subject to completing the Letter of Undertaking process. The Letter of Undertaking will address Landscaping requirements associated with the development proposal.

Whitby Planning Services

No objections on the proposed temporary Zoning By-law Amendment Application, subject to completing the Letter of Undertaking process.

The Planning and Development Department understands that the current development proposal entails temporary structures and a temporary use for a period of no longer than 3 years. Please note that over time, the subject land will be encouraged to intensify and consolidate over time into mixed-use nodes in accordance with the comprehensive block plan and urban design policies of Section 6.2 (4.6.3.8).

As outlined within Section 10.1.9.1, Council may pass a by-law to permit the temporary use of land(s), building(s), or structure(s), for any purpose which is otherwise prohibited by the Zoning By-law, without an amendment to this Plan for a period of up to three years. Upon the expiry of the time period(s) authorized by the Temporary Use By-law, the use of land, buildings, or structures that were permitted under such By-law shall cease to exist and cannot be considered as non-conforming uses (10.1.9.6).

Whitby Building Division

No objections on the proposed temporary Zoning By-law Amendment Application, subject to completing the Letter of Undertaking process as well as any necessary Building Permit Application process.

Whitby Financial Services

No objections. Applicable cash-in-lieu and development charges are deferred to the time which future development of the site is proposed (i.e., when a Site Plan Approval Application is submitted).

Whitby Urban Design

No objections on the proposed temporary Zoning By-law Amendment Application, subject to completing the Letter of Undertaking process.

Region of Durham

No objections on the proposed temporary Zoning By-law Amendment Application.

The subject lands are located on the south side of Dundas Street approximately 225 metres west of Glen Hill Drive South. The property is 0.78 hectares and is currently vacant. The site had previously been used for an automobile dealership.

The purpose of the proposed Temporary Use Zoning By-law Amendment application is to amend the Town of Whitby Zoning By-law No. 1784 to permit a temporary automotive sales office and an associated parking lot.

Proclamation of Bill 23 for the Region of Durham

Please be advised that effective January 1, 2025, the Region became an upper-tier municipality without planning responsibilities. As such, the comments pertaining to conformity and consistency with the Region of Durham Official Plan, provincial plans and policies, and those comments relating to the Region's delegated provincial plan review responsibilities for new applications now fall under the purview of the area municipalities.

Regional Servicing

If new servicing connections are required, an existing 300 mm watermain and 225 mm sanitary sewer on Dundas Street are available to service the property. There is an existing 150 mm watermain on Dundas Street but we do not prefer connecting to this watermain. Any unused service connections are to be plugged at the mainline at the applicant's expense. A water meter will be required as per the Region's standard.

Rapid Transit Office

If the subject lands are to be redeveloped in the future, the Region's Rapid Transit Office will require the following:

- The Durham Scarborough Transit Project Assessment Process (TPAP) has identified a minimum required road widening of 4.60m across the frontage of the proposed development. We request the Town of Whitby to obtain this required road widening which is to provide future Bus Rapid Transit lanes and a sidewalk.
- Grading at the proposed entrance should also take into consideration the future Dundas Street East road grades. Slope across the proposed multi-use path should be 2.0%.
- The elevation at the proposed property line should be 0.10m above the centreline of the road.

Elexicon Energy

No objections on the proposed temporary Zoning By-law Amendment Application.