



# Town of Whitby

## By-law # 8273-26

### Official Plan Amendment Number 147

Being a By-law to adopt Amendment Number 147 to the Official Plan of the Town of Whitby;

Whereas Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, provide that the Council of a municipality may by by-law adopt amendments to its Official Plan;

And whereas, the Council of The Corporation of the Town of Whitby deems it advisable to amend the Official Plan of the Town of Whitby;

Now therefore, the Council of The Corporation of the Town of Whitby hereby enacts as follows:

#### 1. General

- 1.1. Amendment Number 147 to the Official Plan of the Town of Whitby, attached as Schedule "A" to this By-law, is hereby adopted.
- 1.2. This By-law shall not come into force and take effect until Amendment Number 146 to the Whitby Official Plan has received final approval in accordance with the provisions of the Planning Act.

By-law read and passed this 9th day of March 2026.

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Elizabeth Roy, Mayor

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Christopher Harris, Town Clerk

# Schedule 'A' to By-Law 8273-26

## Amendment # 147 to the Town of Whitby Official Plan

**Purpose:** The purpose of this Amendment to the Town of Whitby Official Plan is to make technical and housekeeping changes to certain Secondary Plan policies and schedules, necessitated by the changes made to the Whitby Official Plan through Official Plan Amendment #146 regarding the Town's Official Plan Review.

**Location:** The lands subject to the Amendment are lands located within Secondary Plan areas identified in the Town of Whitby Official Plan, where relevant policy and schedule changes apply.

**Basis:** The Amendment is based on a Town-initiated Official Plan Amendment (File: OPA-2023-W/02), which includes technical and housekeeping changes to policies and schedules of certain Secondary Plans in Part 2 of the Town of Whitby Official Plan. Changes are being made to ensure alignment and consistency with the changes made to Part 1 of the Official Plan through OPA 146 regarding the Town's Official Plan Review.

The Amendment is consistent with the policies of the Provincial Policy Statement 2024.

The Amendment incorporates relevant policies and map information of Envision Durham where required and/or appropriate, as it relates to the Town of Whitby.

The Amendment meets the overall goals and intent of the Whitby Official Plan, as it relates to the Town's Official Plan Review regarding: managing growth and intensification; providing a range of housing options; supporting transit-oriented development; planning for important employment uses that provide jobs; protecting the natural environment and enhancing the built environment to plan for sustainable complete communities.

The Amendment includes:

1. Policy (text) changes to the Official Plan and Secondary Plans, generally as follows:

- Clarification and streamlining of policies;
- Consistency and alignment of Whitby Official Plan policy language, terminology, phrasing, land use permissions, including consistency and alignment with Envision Durham, where appropriate;
- Changes to land use designations and policies; (e.g. renaming; reclassifications; provisions;) where appropriate, to streamline the Whitby Official Plan, and ensure consistency with Envision Durham and Provincial policies and plans; and,
- Technical revisions to remove outdated information.

2. Schedule (map) changes, generally as follows:

- Select technical updates to land use designations, and growth management boundaries and terminology within the following Secondary Plans;
  - Port Whitby Secondary Plan
  - Lynde Shores Secondary Plan
  - Downtown Whitby Community Secondary Plan
  - Brock and Taunton Major Central Area Secondary Plan
  - Taunton North Community Secondary Plan
  - West Whitby Secondary Plan
- Revising certain existing Schedules, to streamline information and add updated information, including information from Envision Durham;
- Legend updates to reflect the above change; and,
- Technical revisions to remove outdated information.

**Actual Amendment:**

The Town of Whitby Official Plan is hereby amended as follows:

**Amendments to Secondary Plan Policies:**

- 1) By amending Secondary Plan policies, as shown on the attached Exhibit 'A', with:
  - a. Additions shown in underlined text;
  - b. Deletions shown in strikethrough text;
  - c. Relocated text shown in green text; and
  - d. Official Plan Amendments 138 and 139 to the Town of Whitby Official Plan shown in orange text.

### **Amendments to Secondary Plan Schedules:**

- 2) By replacing existing Schedule “F” – Port Whitby Community Secondary Plan to reflect updated land use designations, as shown on attached Exhibit ‘B’;
- 3) By replacing existing Schedule “G” – Lynde Shores Secondary Plan to reflect updated land use designations, as shown on attached Exhibit ‘C’;
- 4) By replacing existing Schedule “H” – Downtown Whitby Community Secondary Plan Land Use to reflect updated land use designations, as shown on attached Exhibit ‘D’;
- 5) By replacing existing Schedule “K” – Brock/ Taunton Major Central Area Secondary Plan to reflect updated land use designations and Major Central Area boundary, as shown on attached Exhibit ‘E’;
- 6) By replacing existing Schedule “L” – Taunton North Community Secondary Plan Land Use to reflect updated land use designations, as shown on attached Exhibit ‘F’;
- 7) By replacing Schedule “R” – West Whitby Community Secondary Plan, to reflect updated land use designations and introduce the land use designation for the 2051 urban expansion area, as shown on the attached Exhibit ‘G’.

### **Implementation:**

The provisions set forth in the Town of Whitby Official Plan, as amended, regarding the implementation of the Plan shall apply in regard to this amendment.

### **Interpretation:**

The provisions set forth in the Town of Whitby Official Plan, as amended, regarding the interpretation of the Plan shall apply in regard to this amendment.



# Purpose and Effect

The purpose of Official Plan Amendment Number 147 is to make technical and housekeeping changes to certain Secondary Plan policies and schedules.

The effect is to ensure alignment and consistency with the changes made to Part 1 of the Official Plan through OPA 146 regarding the Town's Official Plan Review.

Applicant: initiated by the Town of Whitby

File #: OPA-2023-W/02

Report #: PDP 59-25



# The Certificate Page

Amendment Number 147 to the Official Plan of the Town of Whitby was adopted by the Council of the Corporation of the Town of Whitby by By-law No. 8273-26 in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, c. P.13, as amended, on the 9th day of March 2026.

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Chris Harris, Town Clerk

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Elizabeth Roy, Mayor



# The Approval Page

This amendment to the Official Plan of the Town of Whitby which has been adopted by the Council of the Corporation of the Town of Whitby is hereby approved in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, as Amendment Number 147 to the Official Plan for the Town of Whitby.

Date: \_\_\_\_\_