



Town of Whitby By-law # 8274-26

Official Plan Amendment Number 148

Being a By-law to adopt Amendment Number 148 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 148 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.

Elizabeth Roy, Mayor

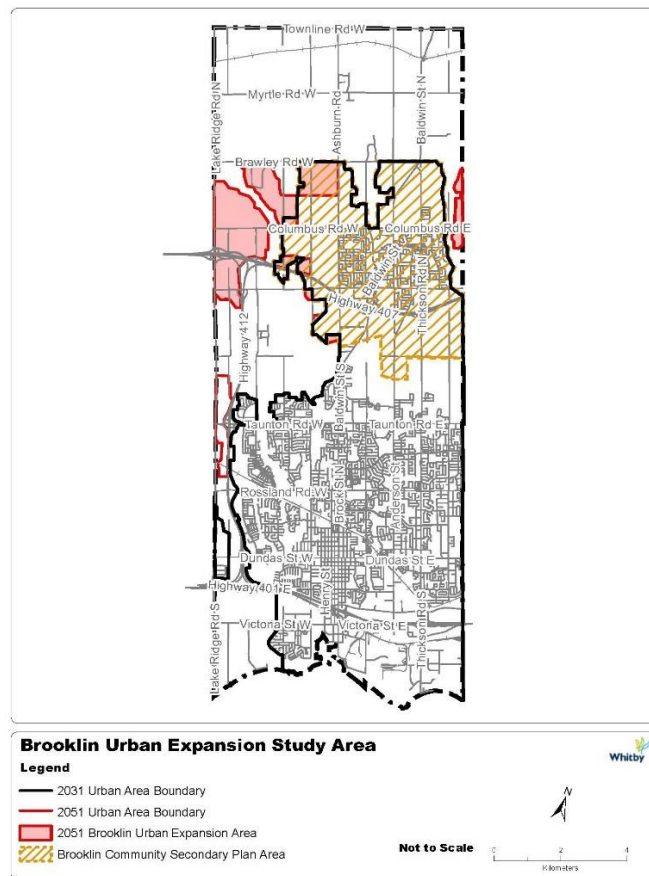
Christopher Harris, Town Clerk

Schedule 'A' to By-Law 8274-26

Amendment # 148 to the Town of Whitby Official Plan

Purpose: The purpose of this Amendment to the Town of Whitby Official Plan is to: update the Secondary Plan for the existing Brooklin community; introduce urban land use designations for the new Brooklin urban expansion areas west and east of the existing Brooklin community, including both residential/commercial areas, as well as employment areas adjacent to Highway 407; and, amend Part 1 of the parent Official Plan accordingly.

Location: The lands subject to the Amendment are generally located outside of the Provincial Greenbelt Plan area; south of Brawley Road; east of Lake Ridge Road north; west of the Whitby-Oshawa boundary; and north of Conlin Road, as illustrated on the key map below.



Basis:

The Amendment is based on a Town-initiated Official Plan Amendment (File: OPA-2024-W/06), to update the existing Brooklin Community Secondary Plan and introduce new land use designations for urban expansion areas to 2051.

The Amendment is consistent with the policies of the Provincial Planning Statement.

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 Brooklin Community Secondary Plan update comprised several phases including:

- Background Information Review and Analysis;
- Preparation of Land Use Alternatives; Evaluation and
- Determination of a Preferred Land Use Plan; and, Draft Proposed and Final Recommended Amendments.

The Amendment provides:

- An updated Secondary Plan for the existing and expanded Brooklin community;
- Updated and new land use designations and policies for the existing and expanded Brooklin community;
- Lands for future employment and business opportunities;
- A range and mix of housing types and affordability;
- Commercial and community uses to serve existing and new residential neighbourhoods;
- Protection for the natural heritage system and natural hazards;
- A transportation network that serves the future needs of the Brooklin community and Town of Whitby;
- Identification of a future health precinct, including lands for a Hospital; and
- Policies to enable the development of a transit supportive and pedestrian-friendly community.

Actual Amendment:

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

Amendments to Official Plan Policies:

- 1) By amending Brooklin Community Secondary Plan policies, as shown on the attached Exhibit 'A', with

- a. Additions shown in underlined text;
- b. Deletions shown in strikethrough text; and
- c. Relocated text shown in green underlined text.

Amendments to Official Plan Schedules:

- 2) By replacing existing Schedule “J”– Brooklin Community Secondary Plan in its entirety, to introduce new land use designations for the 2051 Urban Expansion Area and update the existing Brooklin Community Secondary Plan area and boundary as shown on attached Exhibit ‘B’;
- 3) By deleting Schedule “J-1”; and
- 4) Amending Schedules in Part I of the Official Plan accordingly to reflect the updated Brooklin Secondary Plan changes.

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.