



Town of Whitby

By-law # 8272-26

Official Plan Amendment Number 146

Being a By-law to adopt Amendment Number 146 to the Official Plan of the Town of Whitby;

Whereas Section 26 of the Planning Act, R.S.O. 1990, c.P.13, as amended, provides 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 146 to the Official Plan of the Town of Whitby, attached as Schedule "A" to this By-law, is hereby adopted.
- 1.2. The Clerk of the Corporation of the Town of Whitby is hereby authorized and directed to forward to the Ministry of Municipal Affairs and Housing the documentation required in accordance with the Planning Act, for non-exempt Official Plan Amendments.
- 1.3. The Durham Regional Official Plan – Envision Durham, as it relates to the Town of Whitby, is repealed in its entirety.
- 1.4. This By-law shall come into force and take effect 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 8272-26

Amendment # 146 to the Town of Whitby Official Plan

Purpose: The purpose of this Town-initiated Amendment to the Town of Whitby Official Plan is to:

- Update existing policies and schedules and introduce new policies and schedules to conform to legislation and plans, be consistent with the Provincial Planning Statement and to incorporate policies and mapping from Envision Durham, where relevant to Whitby.
- Streamline policies to clarify and maintain the policy intention.
- Include minor technical and housekeeping changes to policies and schedules to update and improve the Whitby Official Plan.

Location: The lands subject to this Amendment are all lands within the municipality where relevant policies apply.

Basis: This Town-initiated Amendment includes updates to relevant sections of Part 1 of the Official Plan. This Amendment is consistent with the Provincial Planning Statement 2024, incorporates Envision Durham as it relates to the Town of Whitby, and meets the overall goals and intent of the Whitby Official Plan, as it relates to: 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.

Relevant policy and map information in Envision Durham, as it relates to the Town of Whitby, has been included in this Amendment, and incorporated into the Town of Whitby Official Plan.

The Amendment includes:

1. Schedule (map) changes, including:
 - Updates to the Urban Area Boundary to 2051;
 - Select technical updates to land use designations, and growth management boundaries and terminology;
 - Adding new Schedules and revising certain existing Schedules, to streamline information and add updated information, including information from Envision Durham where relevant to Whitby;
 - Legend updates to reflect the above changes; and,
 - Technical revisions to remove outdated information.

2. Policy (text) changes to the Official Plan, including:
 - 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 relevant to Whitby;
 - Changes to land use designations and policies;(e.g. renaming; reclassifications; provisions;) where appropriate, to streamline the Whitby Official Plan, and be consistent with Envision Durham and Provincial policies and plans; and,
 - Technical revisions to remove outdated information.

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

Amendments to Official Plan Policies:

1. By amending Official 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 Official Plan Schedules:

1. By replacing Schedule “A” – Land Use, to reflect the updated Urban Area Boundary to 2051, and updated land use designations, as shown on attached Exhibit ‘B’;
2. By replacing Schedule “B” – Intensification, to reflect the updated Urban Area Boundary to 2051, as well as Strategic Growth Areas and other growth management boundaries, as shown on attached Exhibit ‘C’;
3. By replacing Schedule “C” – Environmental Management, to update Natural Heritage Systems and Natural Hazards, as shown on attached Exhibit ‘D’;
4. By replacing Schedule “D” – Transportation, to reflect updated information, as shown on attached Exhibit ‘E’;
5. By deleting Schedule “E” – Secondary Plan and Community Improvement Areas, relocating information to technical appendices, and renumbering subsequent Schedules accordingly;
6. By amending Technical Appendix 1 – Technical Mapping of Environmental Elements, to reflect updated information, as shown on attached Exhibit ‘F’;
7. By adding Intake Protection Zones to Technical Appendix 2 – Water Resources, as shown on attached Exhibit ‘G’;
8. By adding Appendix 3-A – Secondary Plans and Community Improvement Areas, to provide technical mapping of boundaries for Secondary Plan areas and Community Improvement Plan areas, as shown on attached Exhibit ‘H’.
9. By adding Appendix 3-B - Protected Heritage Properties, to provide technical mapping of properties designated under the Ontario Heritage Act, and to delineate the boundaries of Heritage Conservation Districts, as shown on attached Exhibit ‘I’.
10. By adding Appendix 4 – Active Transportation Network, as shown on attached Exhibit ‘J.’

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: Envision Durham, as it relates to the Town of Whitby, is rescinded.
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.