



Town of Whitby

By-law # 7981-23

Official Plan Amendment Number 126

Being a By-law to adopt Amendment Number 126 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 126 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 Regional Municipality of Durham the documentation required by Regional By-law 11-2000 and Regional Procedure: Area Municipal Official Plans and Amendments, for non-exempt Official Plan Amendments.
- 1.3. 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 20th day of March 2023.

Elizabeth Roy, Mayor

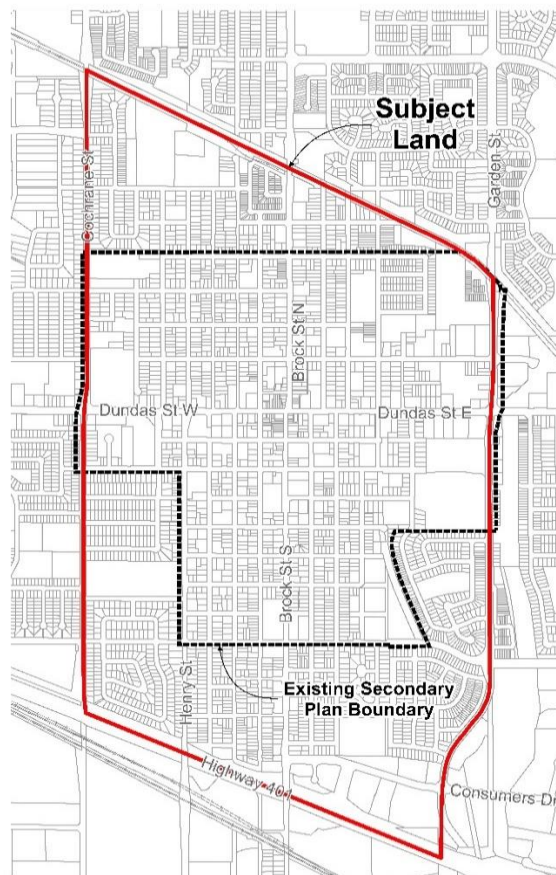
Christopher Harris, Town Clerk

Schedule 'A' to By-Law 7981-23

Amendment # 126 to the Town of Whitby Official Plan

Purpose: The purpose of this Amendment to the Town of Whitby Official Plan is to repeal and replace Section 11.3 and Schedule H and Schedule I; provide a vision and detailed objectives, development policies and land use designations, in keeping with the intent of the Official Plan; and, amend the Official Plan accordingly, to incorporate changes that reflect the updated Downtown Whitby Community Secondary Plan, including amendments to Schedules "A", "E", "H" and "I"

Location: The Amendment applies to lands that are generally bound by the Canadian Pacific Rail line to the north, Garden Street to the east, Highway 401 to the south and Cochrane/Annes Street to the west.



Basis:

The Final Recommended Amendment is based on a Town initiated Official Plan Amendment (File: OPA-2020-W/03) to update the Downtown Whitby Secondary Plan as required by Official Plan policy 4.3.3.3.2.

The Downtown Whitby Secondary Plan Update Study comprised several phases including Background Review and Analysis; Evaluation of Land Use Concept Options; Preparation of a Preferred Land Use Concept; and Draft and Final Recommended Secondary Plan.

The study included an extensive public and agency consultation process.

The Final Recommended Amendment is consistent with the policies of the Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the overall goals and intent of the policies of the Regional Official Plan.

The Final Recommended Amendment meets the overall intent of the policies of the Whitby Official Plan, and will:

- guide future population and job growth, land use, and development in an appropriate manner for Downtown Whitby.
- maintain and enhance the area’s unique cultural heritage, economic strengths, and sense of place.
- support a range of housing options and a mix of uses.
- improve access to transit and active transportation options.
- enhance public open space, walkability, and the natural environment; and
- promote a healthy, vibrant, and sustainable downtown core, offering a high quality of life for local residents, businesses, and visitors to the area.

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

- 1) By amending Schedule “A” – Land Use of the Town of Whitby Official Plan, by changing the land use designations accordingly to reflect the updated Downtown Whitby Community Secondary Plan, as shown on the attached Exhibit ‘A’.
- 2) By amending Schedule “E” – Secondary Plans and Community Improvement Areas of the Town of Whitby Official Plan, by adjusting the boundary of the Downtown

Whitby Community Secondary Plan Area, as shown on the attached Exhibit 'B'.

- 3) By deleting existing Schedule "H" – Downtown Secondary Plan Land Use in its entirety and replacing it with a new Schedule "H" – Downtown Whitby Community Secondary Plan Land Use, as shown on the attached Exhibit 'C'.
- 4) By deleting existing Schedule "I" – Downtown Secondary Plan Building Height in its entirety and replacing it with a new Schedule "I" – Downtown Whitby Community Secondary Plan Building Height, as shown on the attached Exhibit 'D'.
- 5) By deleting Section 4.3.3.3.2, and renumbering the subsequent subsections accordingly.
- 6) By deleting existing Section 11.3 – Downtown Whitby Secondary Plan in its entirety, and replacing it with a new Section 11.3 – Downtown Whitby Community Secondary Plan, as contained on Exhibit 'E'.

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.

Refer to Attachments:

Attachment 1 - Schedule A-Exhibit A

Attachment 2 - Schedule A-Exhibit B

Attachment 3 - Schedule A-Exhibit C

Attachment 4 - Schedule A-Exhibit D

Attachment 5 - Schedule A-Exhibit E