

Attachment # 7

**Draft Proposed Amendment # 131
to the Town of Whitby Official Plan**

- Purpose:** The purpose of this Amendment to the Whitby Official Plan and the Brooklin Community Secondary Plan is to change the land use designation from Mixed Use to Residential on the subject lands.
- Location:** The lands subject to the Amendment are generally located at the southeast corner of Cassels Road East and Durham Street, municipally known currently as 3 Cassels Road East.
- Basis:** The Amendment is based on an application to amend the Town of Whitby Official Plan (File: DEV-36-22 (OPA-2022-W/05)), as submitted by the Biglieri Group on behalf of 2738183 Ontario Inc. The Amendment would change the land use designation on the subject lands, within the Brooklin Community Secondary Plan, from “Mixed Use 2 – Heritage Conservation District” to “Low Density Residential” to permit the proposed development of a two-storey, single detached dwelling on a severed lot.
- The proposed development is consistent with the policies of the Provincial Policy Statement, in that it provides infill development with regard for cultural heritage resources.
- The proposed development conforms to the Growth Plan and Regional Official Plan regarding appropriate scale and compatibility of infill development.
- The application and proposed development meets the overall intent of the Whitby Official Plan being a minor adjustment in the existing land use designations; by providing an efficient and effective use of land and municipal services; by providing a built form that is an appropriate scale and massing within the historic downtown and Brooklin Heritage Conservation District; and, by providing an appropriate and compatible transition to the adjacent land uses without detracting from the Central Area.
- Development of the subject lands would be subject to future Land Division application, Heritage Permit, and the provisions in the implementing Zoning By-law.

Actual Amendment:

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

- 1) By changing the land use designation on Schedule 'A' – Land Use of the Town of Whitby Official Plan, from “Mixed Use” to “Residential”, as indicated on the attached Exhibit 'A';
- 2) By changing the land use designation on Schedule 'K' – Brooklin Community Secondary Plan of the Town of Whitby Official Plan, from “Mixed Use 2 – Heritage Conservation District” to “Low Density Residential”, as indicated on the attached Exhibit 'B'; and
- 3) By changing the land use designation on Schedule 'K1' – Downtown Brooklin Major Central Area of the Town of Whitby Official Plan, from “Mixed Use 2 – Heritage Conservation District” to “Low Density Residential”, as indicated on the attached Exhibit 'C'.

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.