



Town of Whitby

By-law # 8097-24

Zoning By-law Amendment

Being a By-law to amend By-law #1784, as amended, being the Zoning By-law of the Town of Whitby.

Whereas the Council of The Corporation of the Town of Whitby deems it advisable to amend By-law #1784;

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

1. General

- 1.1. Schedule "B" to By-law #1784 is hereby amended by changing the zoning from PE to PE-4 for the Subject Land shown on Schedule "A-1" attached to and forming part of this By-law amendment.
- 1.2. Subsection 14.7.4 – Prestige Employment Zone Regulations - Exceptions of By-law #1784, as amended, is hereby further amended by adding thereto the following Exception:

(4) Exception 4 PE-4 Woodrow Court

1. Defined Area

The lands located south of Woodrow Court and west of Des Newman Boulevard, municipally known as Parts 2 and 3 of Block 271 on Plan 40M-2647 shall be subject to the provisions as hereinafter contained. Matters not specifically dealt with in this By-law amendment shall be governed by the relevant provisions of By-law #1784.

2. Zone Provisions

Notwithstanding any provisions of this By-law to the contrary, in any PE-4 Zone the following provisions shall apply to a hotel.

- | | | |
|-----|-------------------------------|-----------|
| (a) | Height of Building
Maximum | 6 storeys |
|-----|-------------------------------|-----------|

(b)	Number of Parking Spaces Minimum	0.85 spaces per guest room or suite plus 1 space per 10 m ² of gross floor area devoted to other accessory uses such as a restaurant, lounge, meeting room or banquet hall.
(c)	Number of Loading Spaces Minimum	1.0 space

1.3. This By-law shall not come into force and effect until Amendment #136 to the Town of Whitby Official Plan has received final approval.

By-law read and passed this 24th day of June, 2024.

Elizabeth Roy, Mayor

Christopher Harris, Town Clerk

Schedule A-1

To By-law # 8097-24

This is Schedule A-1 to By-law # 8097-24 passed by the
Council of the Town of Whitby this 24th day of June, 2024.

Clerk

Mayor

