

Attachment #5

Draft Proposed Official Plan Amendment

Draft Recommended Amendment #142 to the Town of Whitby Official Plan

- Purpose:** The purpose of this Amendment to the Town of Whitby Official Plan is to permit the additional use of a golf course, as a site specific exception in the “Major Open Space” land use designation on the subject land.
- Location:** The land subject to the Amendment is located within Part of Lot 30, Concession 5, municipally known as 605 Winchester Road West, and is approximately 19.5 hectares (48.8 acres) in size.
- Basis:** The Amendment is based on an application to amend the Town of Whitby Official Plan (File No. OPA-2021-W/06) submitted by the Biglieri Group on behalf of 693316 Ontario Limited. The application seeks to permit the additional use of golf course (expansion to the already permitted golf course use located at 745 Winchester Road West) within the “Major Open Space” land use designation.
- Following the review and assessment of the Official Plan Amendment application, and in consideration of public and agency input, the additional use of a golf course has been determined to be:
- Consistent with the Provincial Planning Statement and in conformity with the Greenbelt Plan in that it is a minor expansion to a permitted use;
 - In conformity with the Durham Region Official Plan (Envision Durham), in that major recreation is permitted in Major Open Space; and
 - Would meet the overall goals and intent of the Town of Whitby Official Plan regarding Major Recreation uses.
- Actual Amendment:** The Town of Whitby Official Plan is hereby amended as follows:

1. By amending Section 4.9.5.3 of the Town of Whitby

4.9.5.3 Notwithstanding any other provisions of this Plan to the contrary, the additional use of a golf course and driving range including ancillary uses, may be permitted as an exception, on lands located in Part of Lots 30, 31 and 32, Concession 5, identified by Assessment Roll numbers 010-036-32400-0000, 18-09-010-036-32800-0000, 18-09-010-036-07600-0000, 18-09-010-036-08700-0000, 18-09-010-036-07500-0000, and 18-09-010-036-07305-0000, subject to the inclusion of appropriate provisions in the Zoning By-law and Site Plan Control.

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.