



# Town of Whitby

## By-law # 8214-25

### Official Plan Amendment Number 145

Being a By-law to adopt Amendment Number 145 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 Section 70.13(2) of the Planning Act, R.S.O. 1990, c.P.13, as amended, provides that Envision Durham is deemed to constitute an Official Plan of the Town of Whitby;

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 145 to the Official Plan of the Town of Whitby and Envision Durham as it relates to the Town of Whitby, attached as Schedule "A" to this By-law, is hereby adopted.
- 1.2. 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 23<sup>rd</sup> day of June 2025.

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Elizabeth Roy, Mayor

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Christopher Harris, Town Clerk

# Schedule 'A' to By-law 8214-25

## Amendment #145 to the Town of Whitby Official Plan

**Purpose:** The purpose of this Amendment to the Town of Whitby Official Plan and Envision Durham as it relates to the Town of Whitby, is to delete the future/proposed Type C Arterial Road, which is intended to connect Thickson Road North in Whitby to Stevenson Road North in Oshawa, from Schedule 'D' – Transportation, Schedule 'L' – Taunton North Secondary Plan, and Envision Durham Map 3B – Road Network.

**Location:** The lands subject to the application for Official Plan Amendment are municipally known as 961 Conlin Road, 975 Conlin Road, 4605 Garrard Road, and 4625 Garrard Road in the Town of Whitby. The lands subject to the Amendment are generally located, east of Thickson Road North, south of Conlin Road, and north of Taunton Road East.

**Basis:** The Amendment is based on an application to amend the Town of Whitby Official Plan (File: DEV-31-24, OPA-2024-W/10, SW-2024-04, Z-15-24), as submitted by Anatolia Investments Corp, which seeks to remove the future Type C Arterial Road to permit the proposed development of warehouses and industrial buildings with associated offices, having a total building gross floor area of up to 105,478 square metres and a building height up to 14 metres (46 ft).

The Amendment is consistent with the policies of the Provincial Planning Statement, 2024, in that there would be no negative impact to the existing transportation network as a result of the development of industrial warehousing and goods movement use.

The Amendment meets the overall goals and intent of the Town of Whitby Official Plan and Envision Durham as it relates to the Town of Whitby, in that the applicant has demonstrated that the future Type C Arterial Road is not required from a transportation network or capacity perspective to accommodate the proposed warehousing use.

Development of the subject lands would be subject to inclusion of appropriate provisions in the implementing Zoning By-law and Site Plan Control.

- Actual Amendment:** The Town of Whitby Official Plan is hereby amended as follows:
- 1) By amending Schedule 'D' – Transportation, by deleting the future, east-west, Type C Arterial Road east of Thickson Road North and south of Conlin Road as indicated on the attached Exhibit 'A'; and
  - 2) By amending Schedule 'L' – Taunton North Community Secondary Plan, by deleting the Proposed Arterial Road, as indicated on the attached Exhibit 'B'.

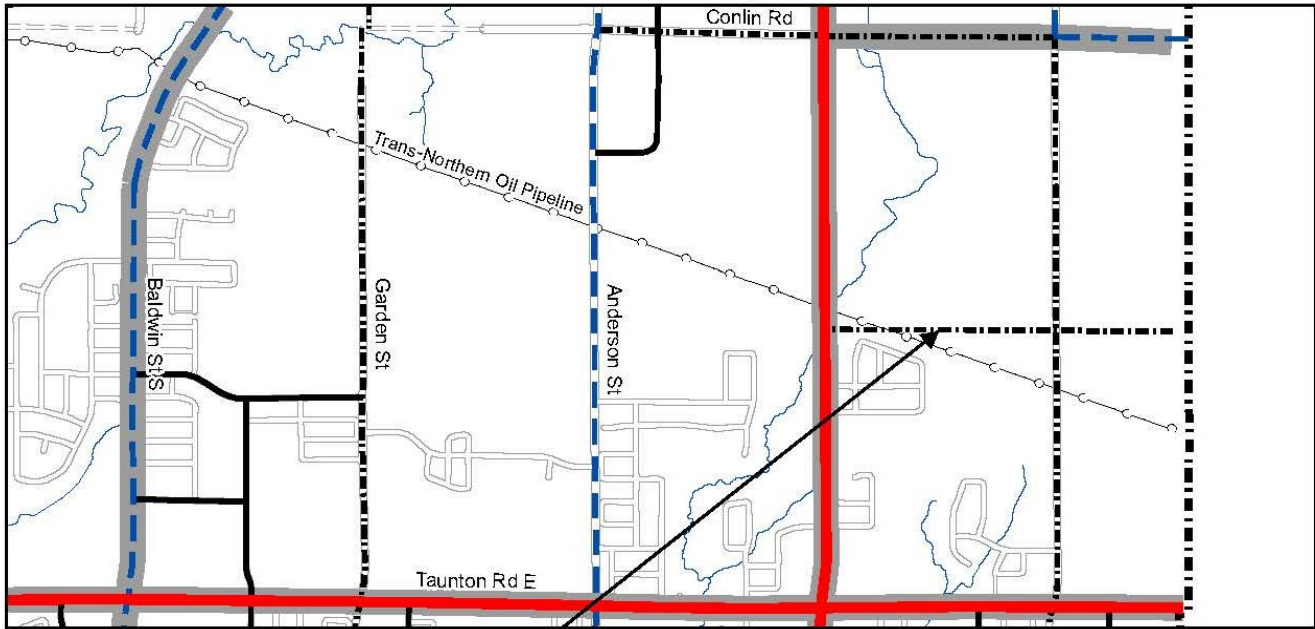
Envision Durham, as it relates to the Town of Whitby, is hereby amended as follows:

- 1) By amending Map 3B – Road Network, as it relates to the Town of Whitby, by deleting the Future Type C Arterial Road within the Town of Whitby, as indicated on the attached Exhibit 'C'.

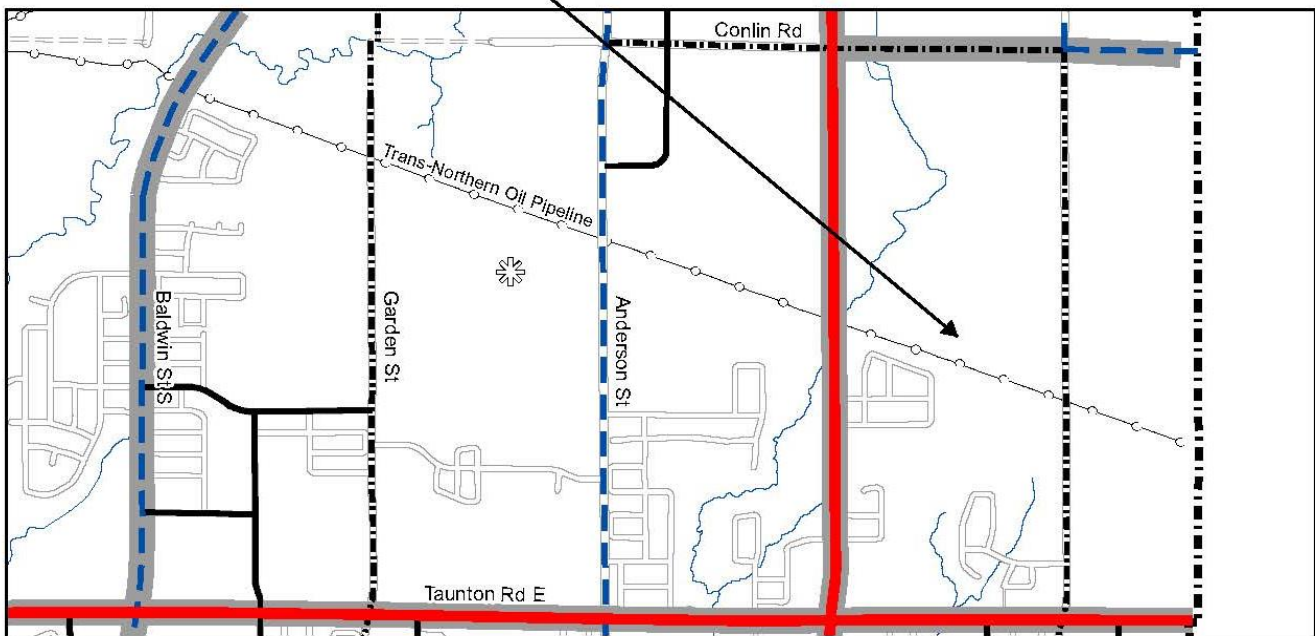
**Implementation:** The provisions set forth in the Town of Whitby Official Plan, as amended, regarding the implementation of the Plan shall apply in regard to this amendment.

**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.

# Exhibit 'A' to Official Plan Amendment #145 to the Town of Whitby Official Plan



**Remove: Type C Arterial Road**



## Legend

- Existing Interchange
- Proposed Interchange
- ◆ Proposed Grade Separation
- Hydro Corridor
- Municipal Boundary
- Pipeline Corridor
- Railway Corridor
- Deferred by the Region of Durham
- Transit**
- ⊕ Future Transitway Station
- \* Major Transit Station
- Commuter Rail
- Future Commuter Rail
- Transit Spine

▨ Lands Subject to Durham Regional Official Plan Policy 14.13.7

▨ Special Policy Area  
Refer to section 11.5.31.6

## Road Network:

**Note:** Refer to Section 8.1.3.1.6 regarding alternative route to Baldwin Street for goods and people movement.

- ⑦ Provincial Highway
- ④ Regional Road
- Controlled Access Highway (Freeway)
- Type A Arterial Road
- Type B Arterial Road
- Type C Arterial Road
- Collector Road
- Local Road
- Unopened Road Allowance

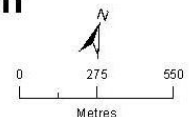
**Note:** Some legend items may not appear on the displayed figure extent.

Official Plan - Town of Whitby

Schedule

## Excerpt from Schedule 'D' Transportation

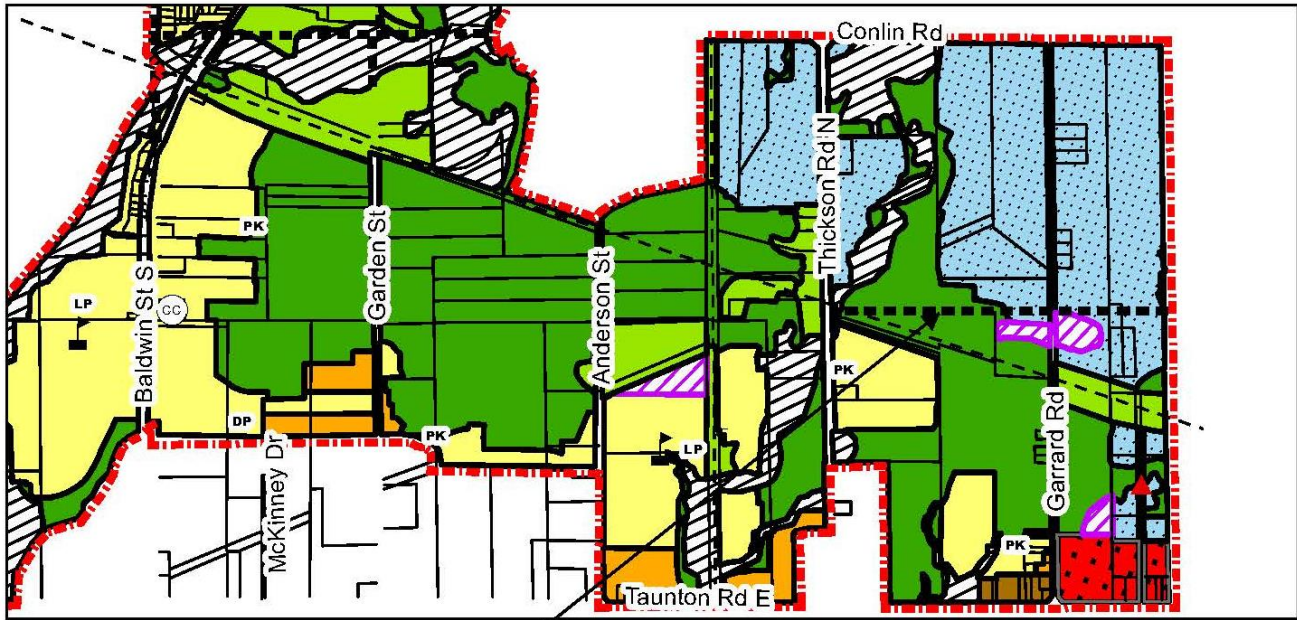
**D**



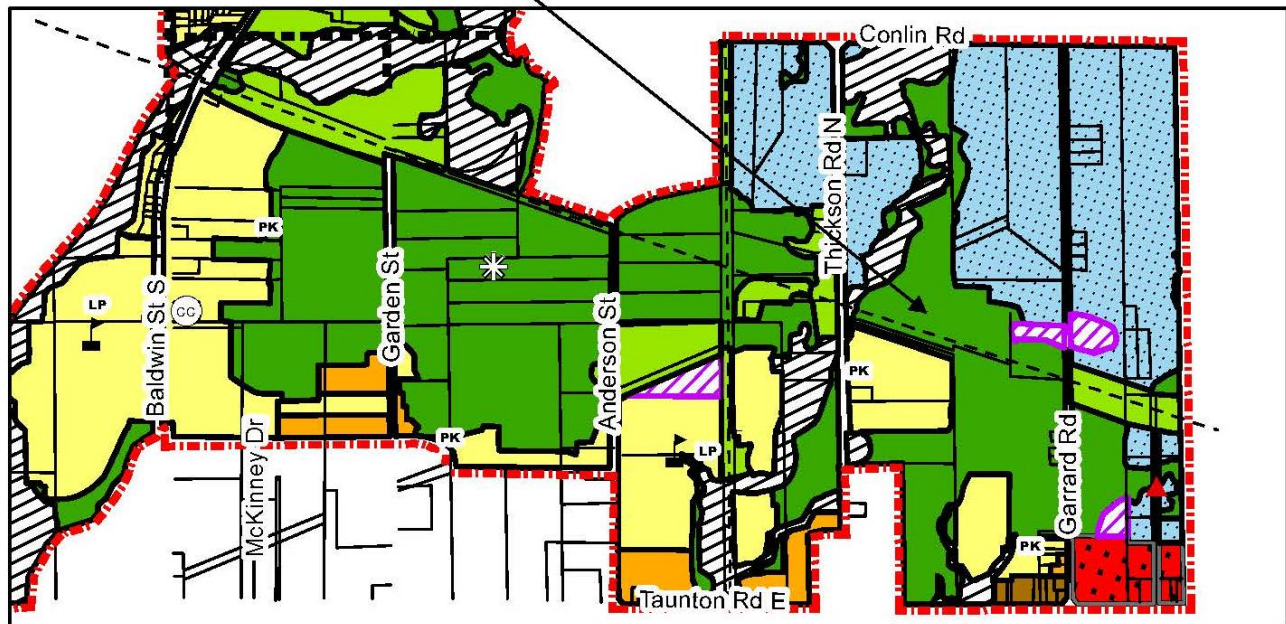
This schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text. For all intents and purposes, the elements within this schedule are to be considered conceptual.



# Exhibit 'B' to Official Plan Amendment #145 to the Town of Whitby Official Plan



Remove: Type C Arterial Road



## Legend

Low Density Residential (LDR) (refer to text)	Natural Heritage System (NHS)	District Park
Medium Density Residential (MDR) (refer to text)	Special Policy Area (SPA)	Local Park
High Density Residential	Secondary Plan Boundary	Parkette
General Industrial	Utility Corridors	Convenience Commercial
Special Purpose Commercial (SPC) (refer to text)	Proposed Collector Road	
Major Open Space (MOS) (refer to text)	Proposed Arterial Road	
Natural Hazard (NH)	Former Waste Disposal Site D12 (Deferred by Region of Durham)	
	Public Elementary School	
	Separate Elementary School	

Excerpt from:  
**Taunton North  
Community  
Secondary Plan**  
Town of Whitby

Schedule

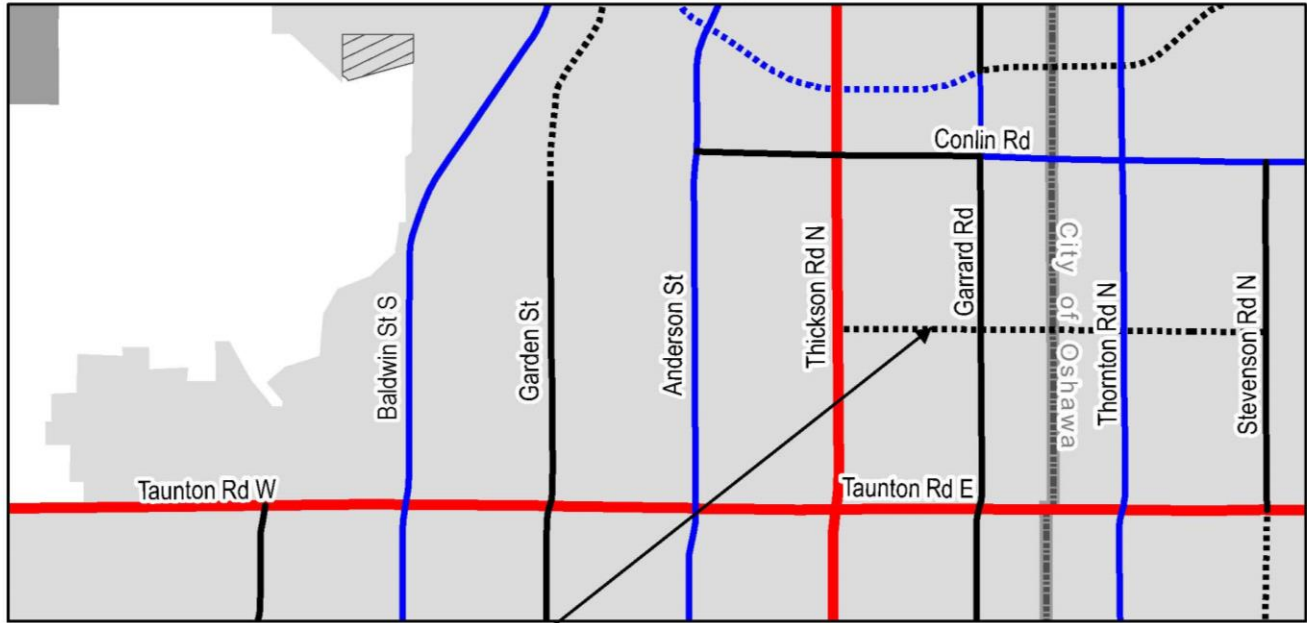
**L**



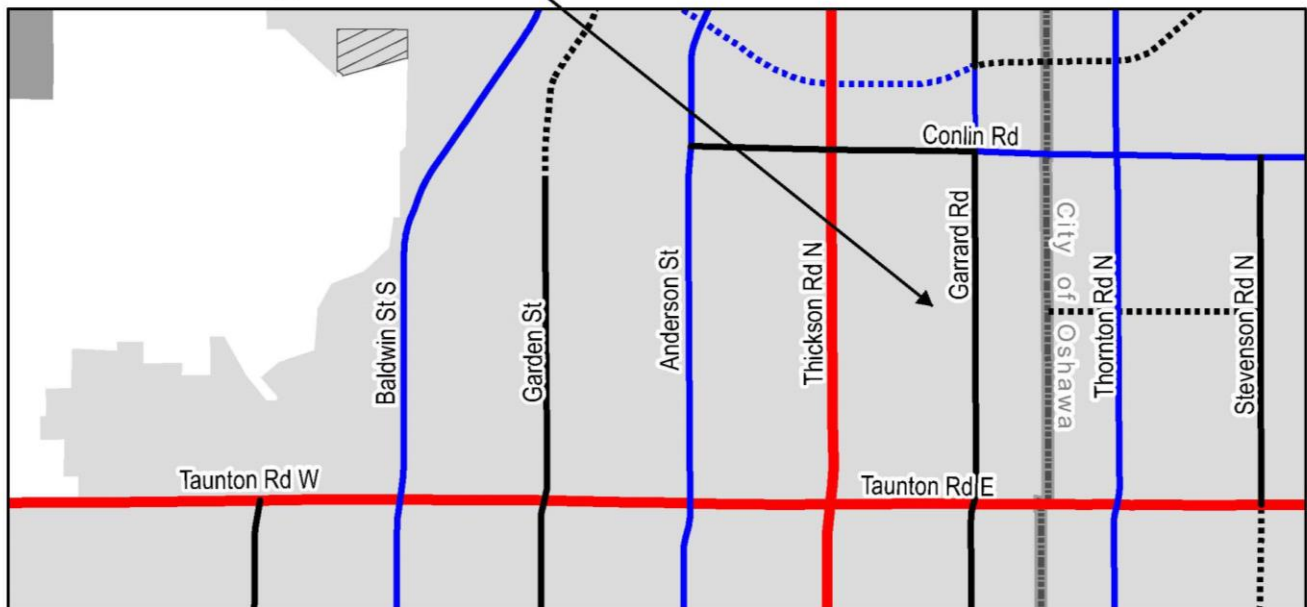
0 162.5 325 650 Metres



# Exhibit 'C' to Official Plan Amendment #145 to the Town of Whitby Official Plan



**Remove: Future Type C Arterial Road**



**Excerpt From Official  
Plan of the Regional  
Municipality  
of Durham**

**Map 3b. Road Network**

