

Legend

- D1 Deferred by the Region of Durham
- Gateways
- Hamlets / Settlements
- Major Transit Station
- Major Central Area / Intensification Area
- Urban Central Area / Intensification Area
- Waterfront Place / Intensification Area
- 2031 Urban Area Boundary
- Agricultural
- Greenbelt Protected Countryside
- Intensification Corridor
- Lands Subject to Durham Regional Official Plan Policy 14.13.7
- Oak Ridges Moraine
- Open Space / Linkages / Conservation
- Urban Area

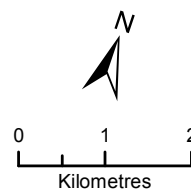
Official Plan - Town of Whitby

Map

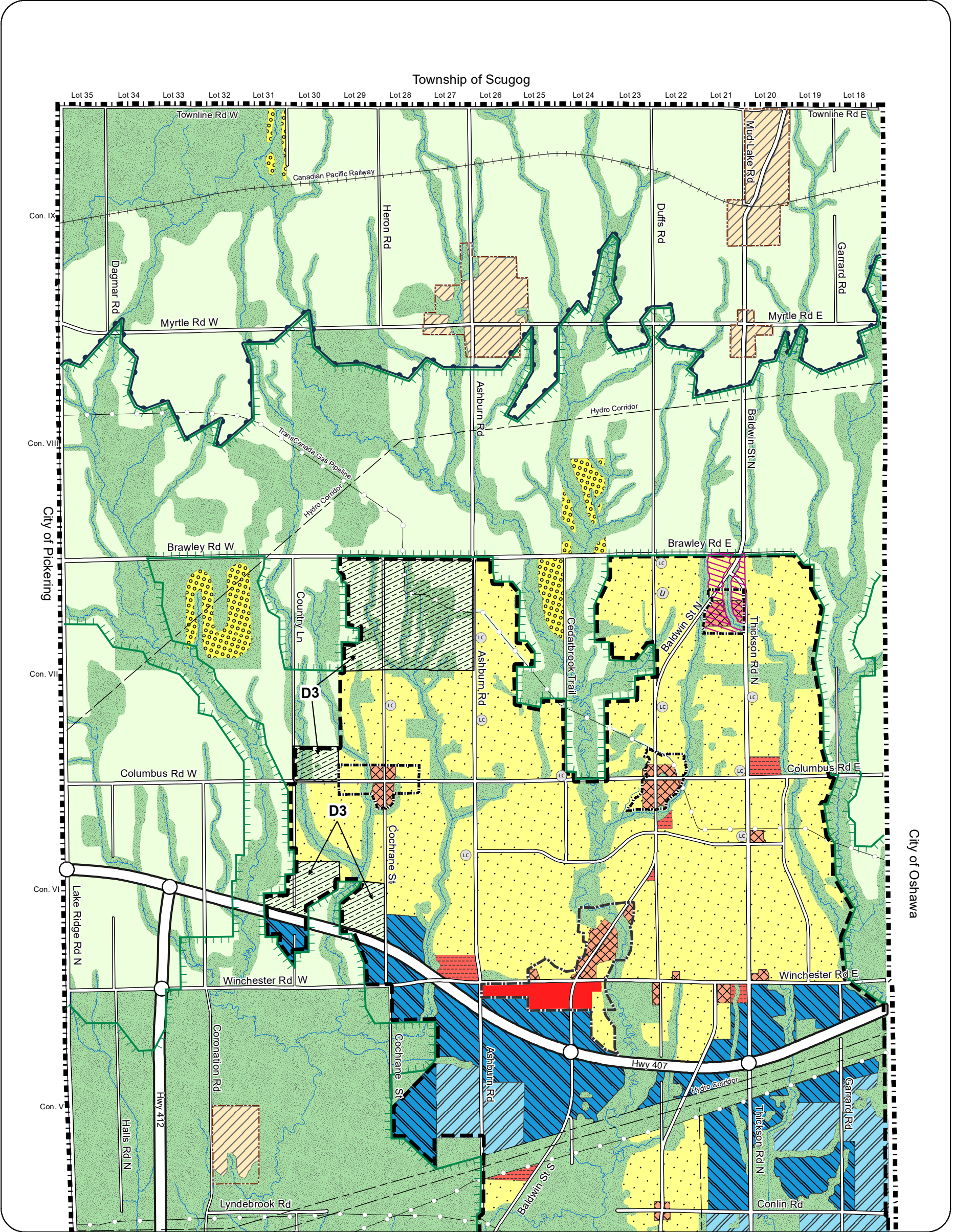
Municipal Structure

1

Consolidation Date:
December 2024



This map 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 map are to be considered conceptual.



Legend

Residential	Lands Subject to Durham Regional Official Plan Policy 14.13.7	D3 (Deferred by Region of Durham)
Major Commercial	Special Policy Area Refer to section 11.4.31.6	
Community Commercial	D Deferred by the Region of Durham	
Special Purpose Commercial	Local Central Area	
Mixed Use	Resource Extraction Area (See Section 4.12)	
Prestige Industrial	Utility	
General Industrial	Hydro Corridor	
Special Activity Node	Major Central Area Boundary	Hamlet Boundary
Institutional	Urban Central Area Boundary	2031 Urban Area Boundary
Major Open Space	Community Central Area Boundary	Municipal Boundary
Agricultural	Future Urban Development Area Boundary	
Hamlet	Greenbelt Protected Countryside Boundary	
Estate Residential	Southern Boundary of Oak Ridges Moraine	

Notes: Refer to the applicable Secondary Plan for more detailed land use designations. Secondary Plan boundaries can be found on Schedule 'E', including the Oak Ridges Moraine Secondary Plan. Some legend items may not appear on the displayed figure extent.

Scugog

Sheet
1 of 2

Sheet
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Lake Ontario

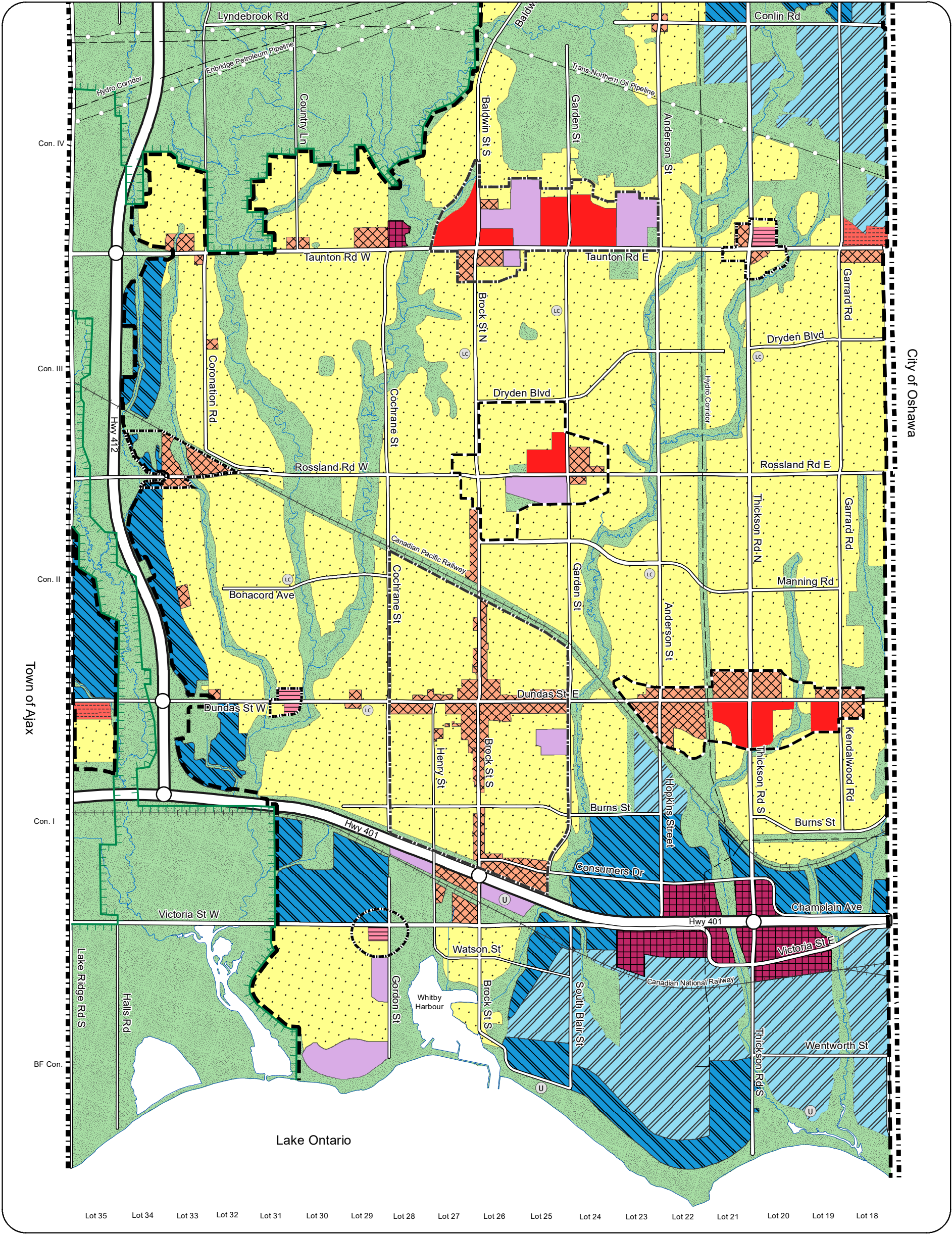
Official Plan - Town of Whitby Schedule

Land Use

A

0 500 1,000
Metres

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.



Legend

Residential

Major Commercial

Community Commercial

Special Purpose Commercial

Mixed Use

Prestige Industrial

General Industrial

Special Activity Node

Institutional

Major Open Space

Agricultural

Hamlet

Estate Residential

Lands Subject to Durham Regional Official Plan Policy 14.13.7

Special Policy Area Refer to section 11.4.31.6

D

Deferred by the Region of Durham

LC

Local Central Area

Resource Extraction Area (See Section 4.12)

U

Utility

Hydro Corridor

Major Central Area Boundary

Urban Central Area Boundary

Community Central Area Boundary

Future Urban Development Area Boundary

Greenbelt Protected Countryside Boundary

Southern Boundary of Oak Ridges Moraine

D3 (Deferred by Region of Durham)

Hamlet Boundary

2031 Urban Area Boundary

Municipal Boundary

Notes: Refer to the applicable Secondary Plan for more detailed land use designations. Secondary Plan boundaries can be found on Schedule "E", including the Oak Ridges Moraine Secondary Plan. Some legend items may not appear on the displayed figure extent.

Scugog

Pickering

Oshawa

Ajax

Lake Ontario

Sheet 1 of 2

Sheet 2 of 2

Official Plan - Town of Whitby

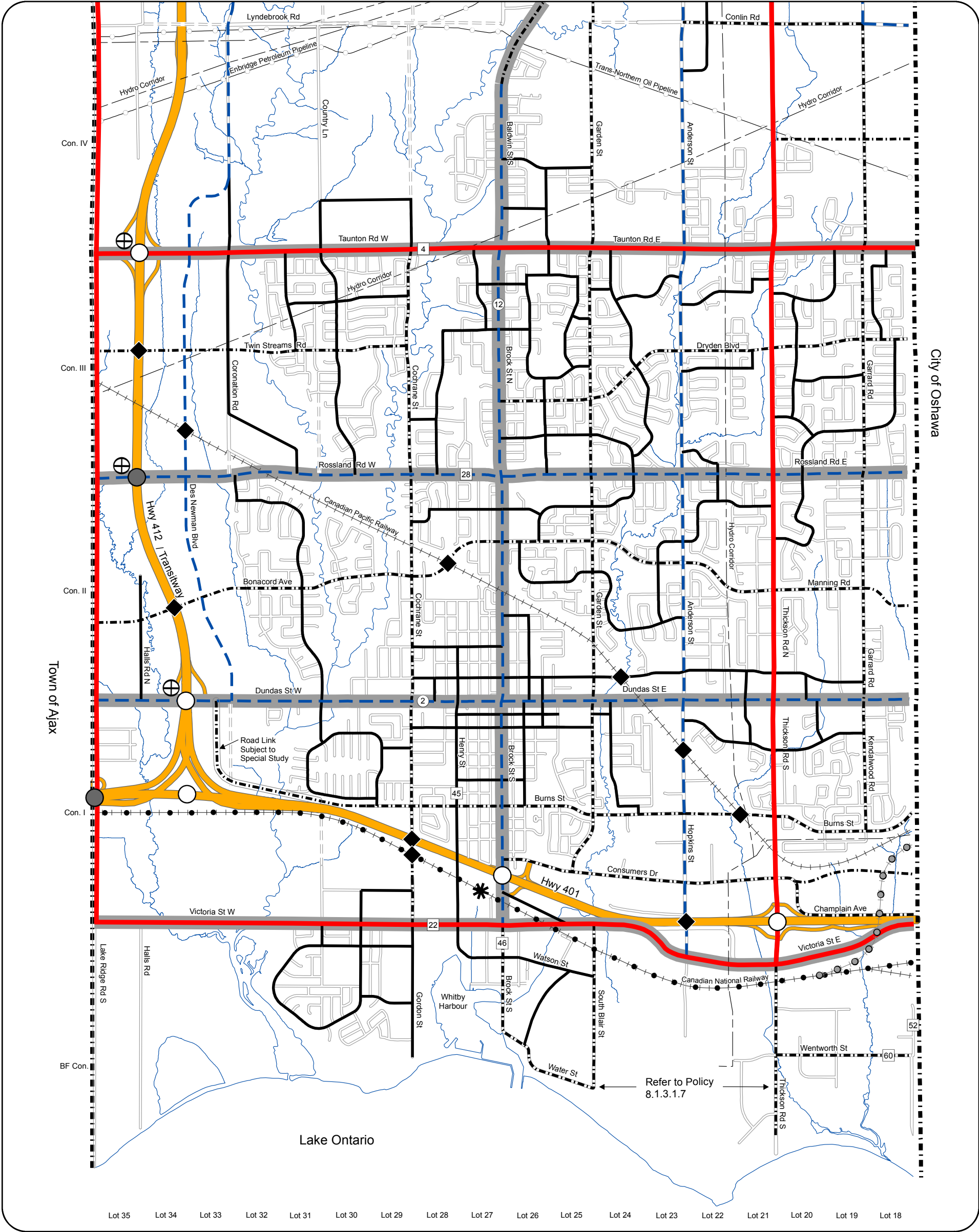
Schedule

A

Land Use

0 500 1,000 Metres

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Legend

- Existing Interchange
- Proposed Interchange
- Proposed Grade Separation
- Hydro Corridor
- Municipal Boundary
- Pipeline Corridor
- Railway Corridor

Transit:

- Future Transitway Station
- Major Transit Station
- Commuter Rail
- Future Commuter Rail
- Transit Spine

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

- Lands Subject to Durham Regional Official Plan Policy 14.13.7
- Special Policy Area Refer to section 11.4.31.6

Road Network:

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

- Provincial Highway
- 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

D3 (Deferred by Region of Durham)

Scugog

Pickering

Oshawa

Ajax

Lake Ontario

Sheet 1 of 2

Sheet 2 of 2

Official Plan - Town of Whitby

Schedule

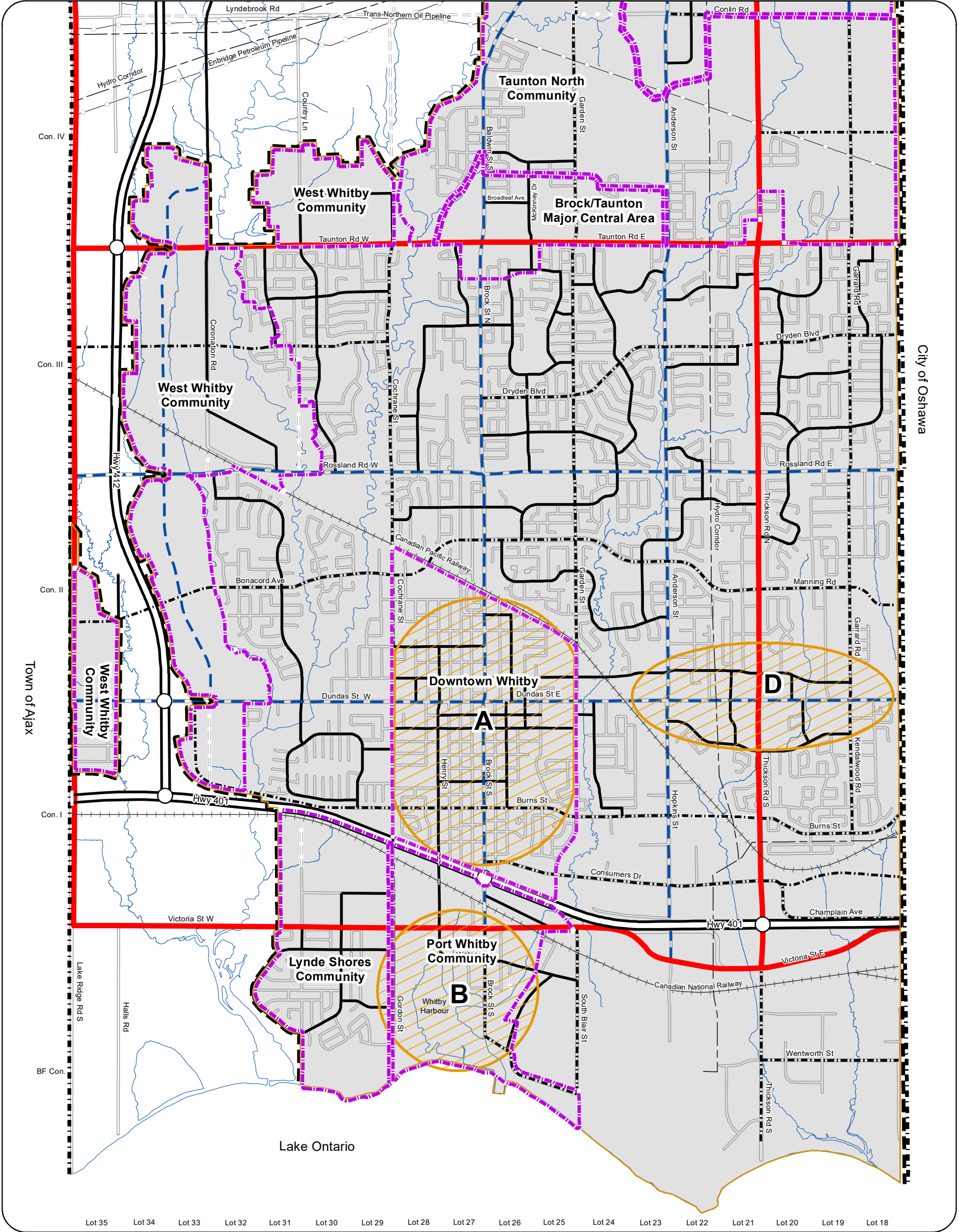
D

Transportation

Consolidation Date: December 2024

0 500 1,000 Metres

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Legend

- Community Improvement Areas A to D
- Community Improvement Area E
- Lands Subject to Durham Regional Official Plan Policy 14.13.7
- Deferred by the Region of Durham
- Secondary Plan Boundary
- 2031 Urban Area Boundary
- Municipal Boundary

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

Scugog

Pickering

Oshawa

Ajax

Lake Ontario

Sheet 1 of 2

Sheet 2 of 2

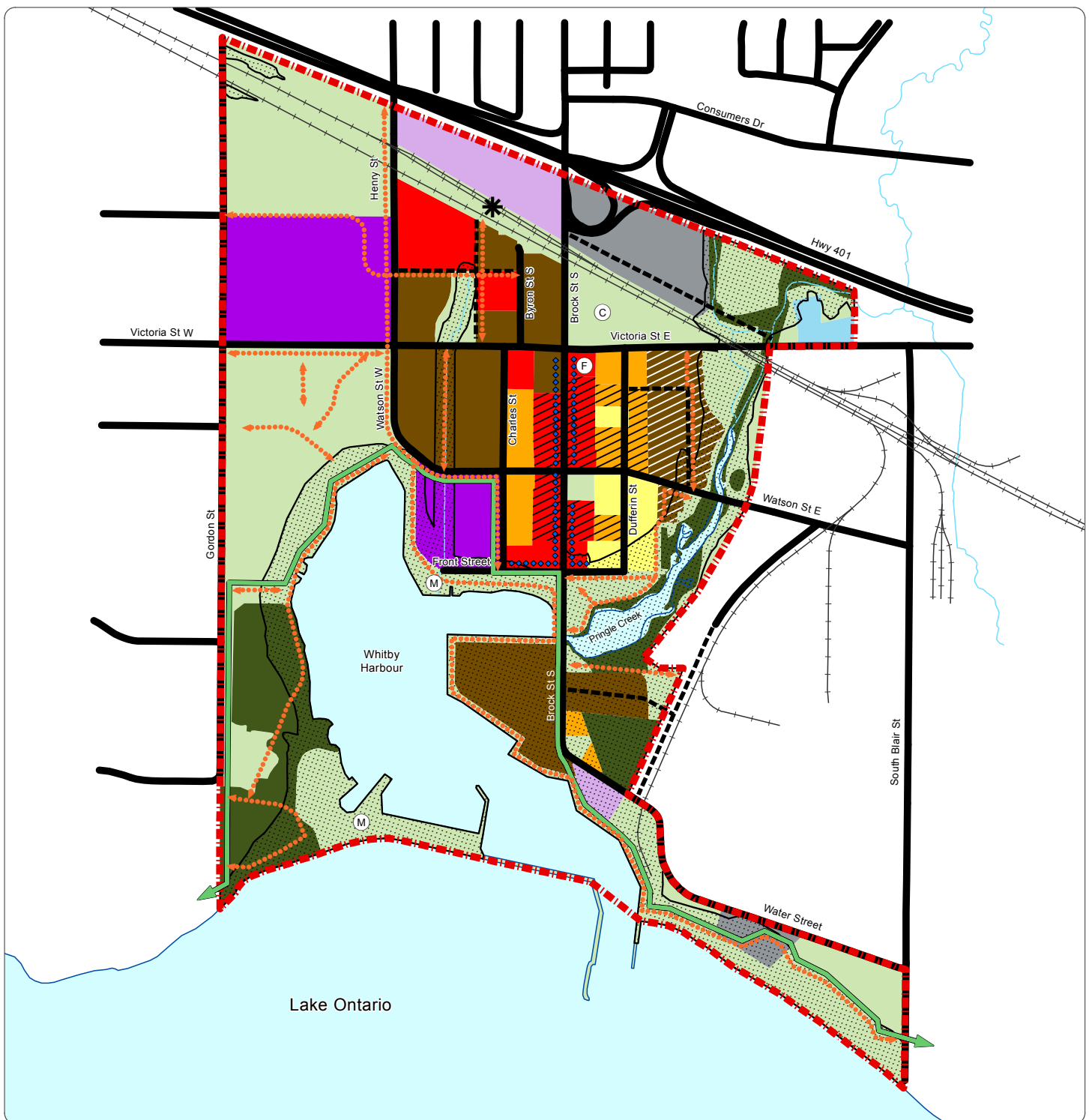
Official Plan - Town of Whitby

Secondary Plans and Community Improvement Areas

Schedule **E**

0 500 1,000 Metres

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Legend

	Boundary of Port Whitby Community		Major Open Space
	Low Density Residential		Natural Hazard Area
	Medium Density Residential One		Environmental Protection Area
	Medium Density Residential Two		Cemetery
	Mixed Use Residential One		Marina
	Mixed Use Residential Two		Fire Station
	High Density Residential Mixed Use		Major Transit System
	High Density Residential		Proposed Roads
	Community / Institutional		Existing Road Network
	Commercial		Active Transportation Network / Connections
	Utilities		Waterfront Trail (Improved)
	Prestige Industrial		Ground Floor Animation

PORT WHITBY COMMUNITY SECONDARY PLAN



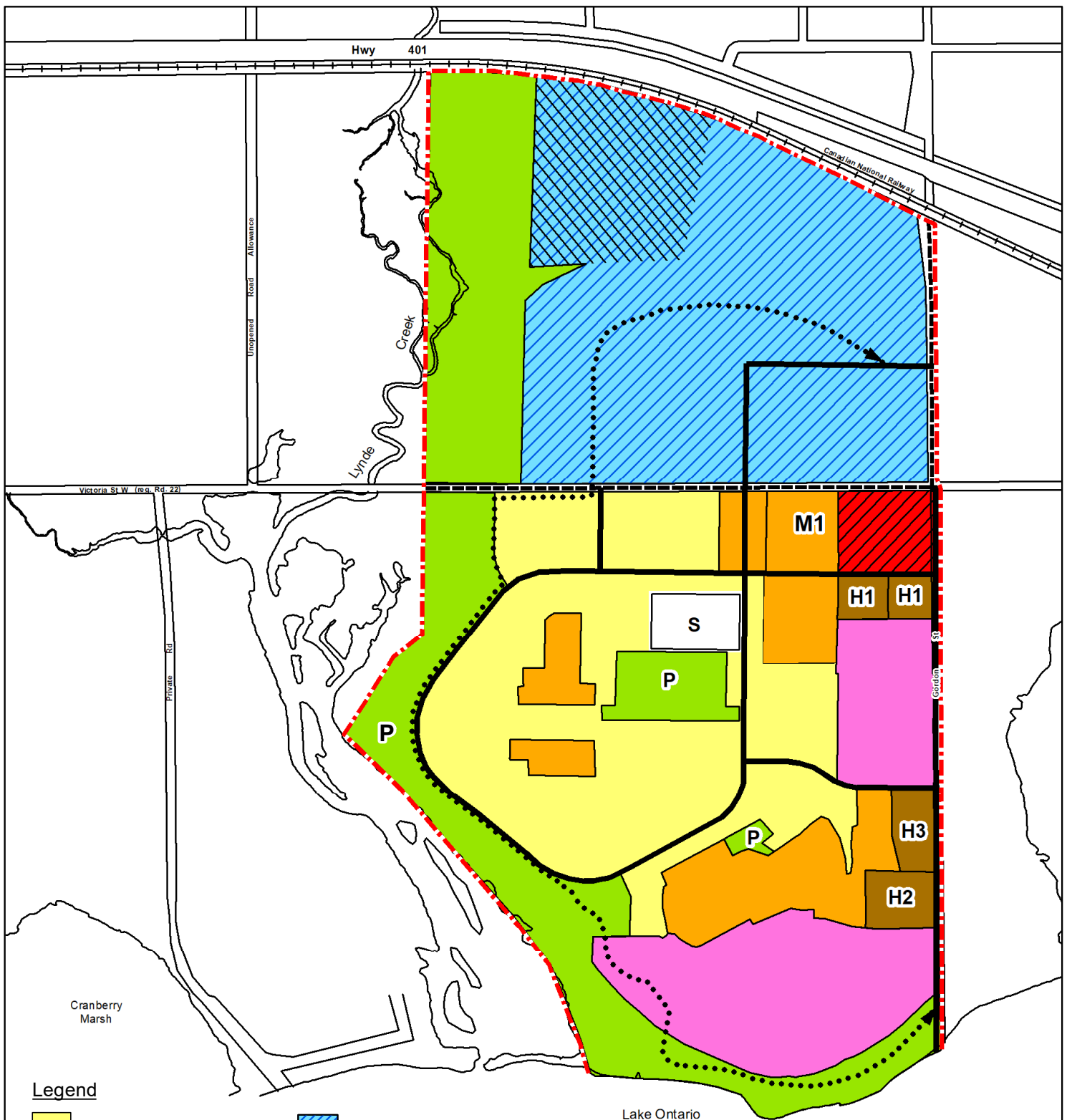
Official Plan
Town of Whitby

Schedule

F

Consolidation Date:
December 2024

0 50 100 200
Metres



Legend

	Low Density Residential		Business Park
	Medium Density Residential		Hazard
	Medium Density Residential 1		Arterial Road
	High Density Residential 1		Collector Road
	High Density Residential 2		Lynde Shore Boundary
	High Density Residential 3		Pedestrian Walkways
	Institutional		Park
	Major Open Space/Park		Elementary School
	Community Commercial		

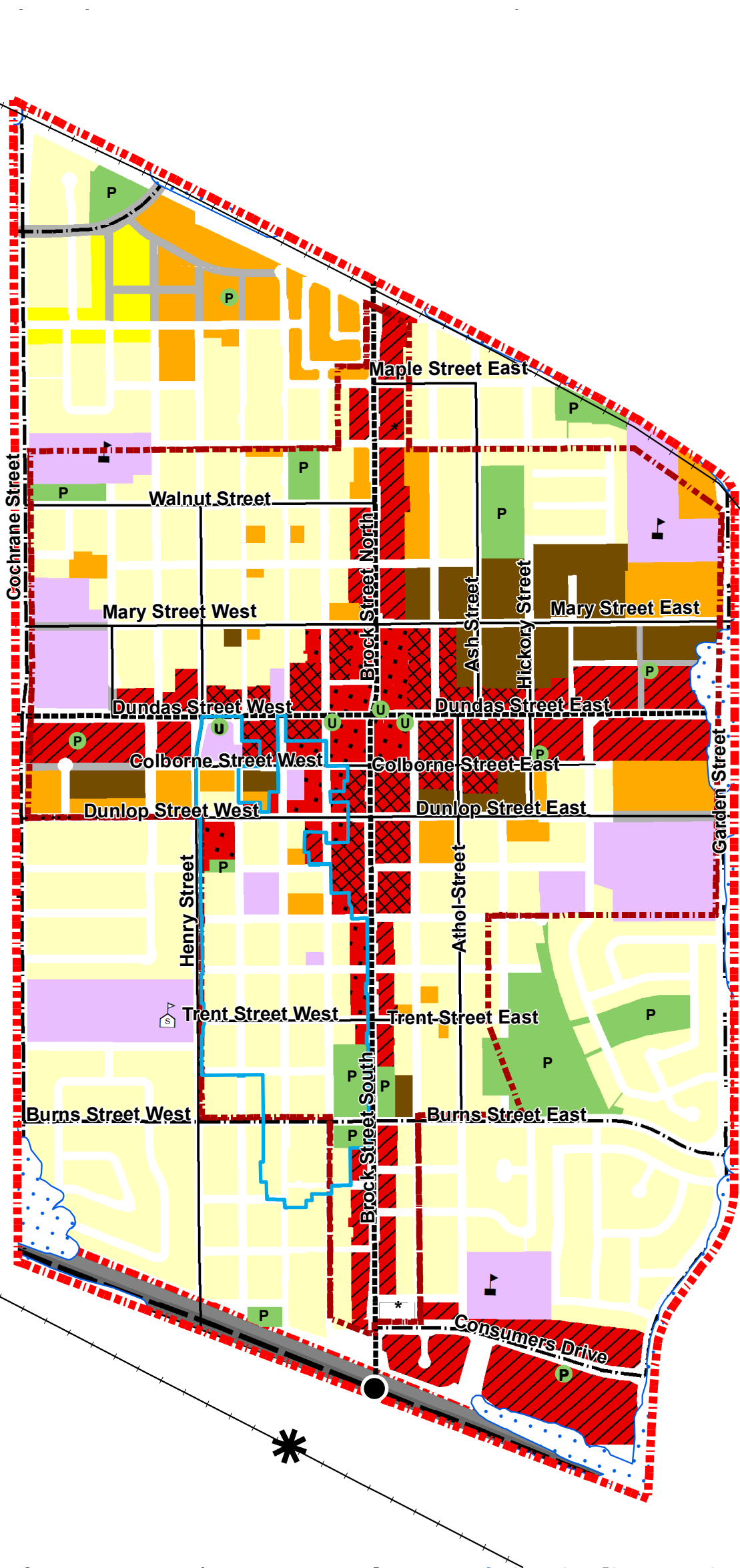
Lynde Shores Secondary Plan Official Plan

Schedule
G
Town of Whitby



This Schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text

100 0 100 200 300
m



Legend

- | | | | |
|------------------------------------------------------------|----------------------------------|-----------------------|---------------------|
| Secondary Plan Area Boundary | Low Density Mature Neighbourhood | Proposed Park | Urban Square |
| Major Central Area Boundary | Low Density Residential | Elementary Schools | Secondary Schools |
| Werden's Plan Neighbourhood Heritage Conservation District | Medium Density Residential | Type B Arterial | Type C Arterial |
| Natural Hazards | High Density Residential | Collector Road | Proposed Connection |
| | Downtown Mixed Use Area | Railway | Full Interchange |
| | Corridor Mixed Use Area | Major Transit Station | |
| | Heritage Mixed Use Area | | |
| | Institutional | | |
| | Existing Park & Open Space | | |

**Downtown Whitby Community
Secondary Plan
Land Use**

**Official Plan
Town of Whitby**

Schedule **H**

Consolidation Date:
December 2024

0 100 200 400 600 Metres



Downtown Whitby Community

Secondary Plan

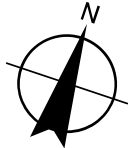
Building Height

Legend

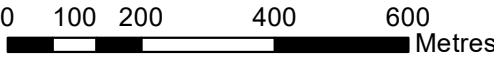
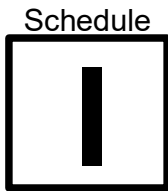
 Secondary Plan Area Boundary

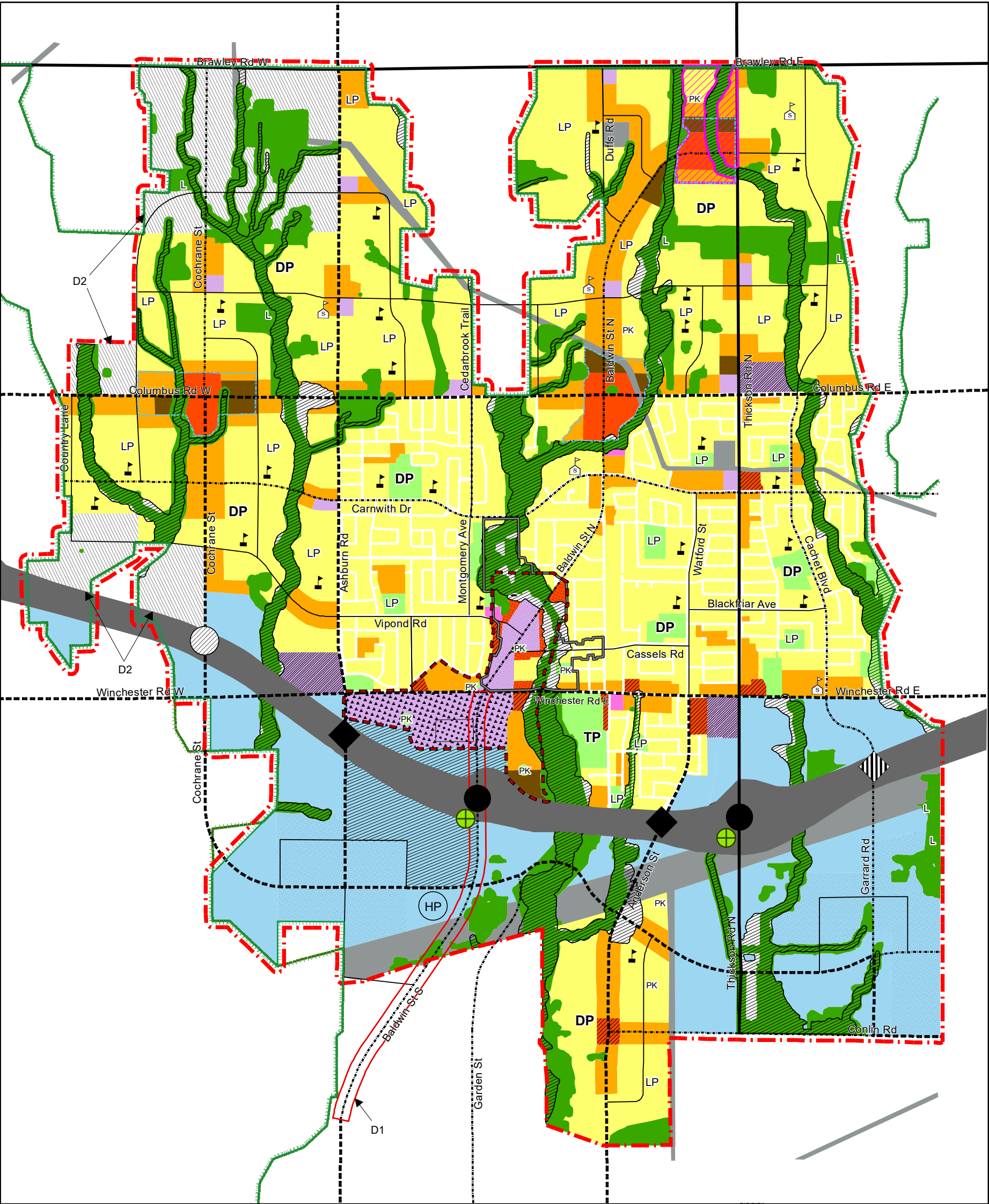
Maximum Building Height

 2 Storeys	 5 Storeys
 3 Storeys	 6 Storeys
 4 Storeys	 8 Storeys



Official Plan
Town of Whitby





LEGEND:

- | | |
|--------------------------------------|---------------------------------------------------------------|
| Low Density Residential | General Industrial |
| Medium Density Residential | Lands subject to Durham Regional Official Plan Policy 14.13.7 |
| High Density Residential | Major Open Space |
| Local Commercial | DP District Park |
| Special Purpose Commercial | LP Local Park |
| Heritage Commercial | PK Parkette |
| Major Commercial | TP Town Park |
| Mixed-Use 1 - Community Central Area | Institutional |
| Mixed-Use 2 - HCD | Secondary Schools |
| Mixed-Use 3 | Elementary Schools |
| Prestige Industrial | |
| Business Park | |

- | | |
|--------------------------------------------------|----------------------------------------|
| Natural Heritage System | L Linkage in NHS |
| D Deferred by the Region of Durham | Natural Hazards |
| Utility | HP Health Precinct Special Policy Area |
| Community Central Area | Major Central Area |
| Heritage Conservation District Boundary | Secondary Plan Boundary |
| Special Policy Area - Refer to Section 11.4.31.6 | |

- | | |
|-------------------------------------|--------------------------------------------------|
| Controlled Access Highway (Freeway) | Full Interchange |
| Type A Arterial | Potential Interchange (Subject to Further Study) |
| Type B Arterial | Grade Separation |
| Type C Arterial | Potential Grade Separation |
| Collector Road | Future Transitway Station |
| Greenbelt Plan Boundary | |

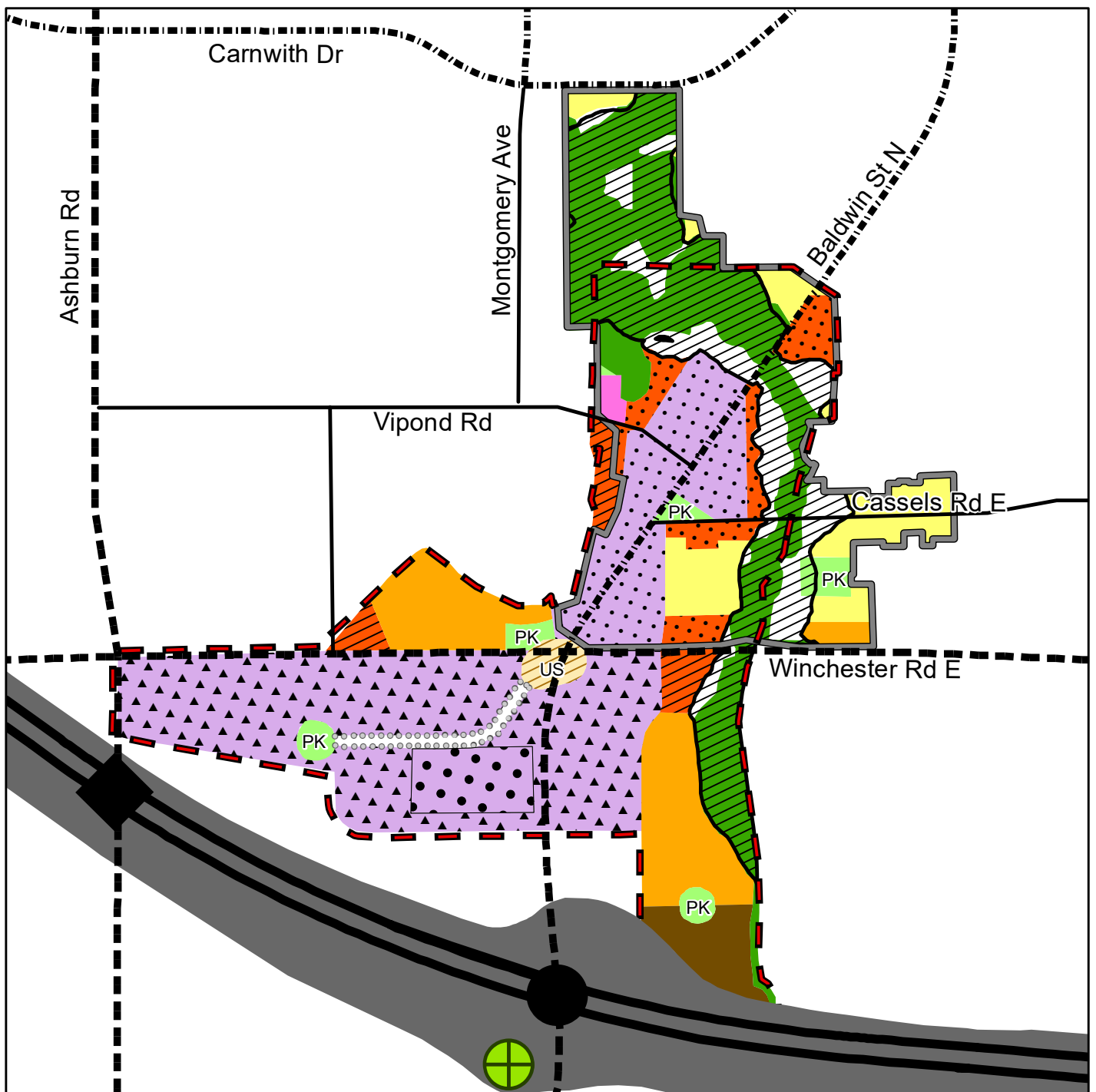
**Brooklin
Community
Secondary Plan
Official Plan** Schedule **J**
Town of Whitby

Consolidation Date:
December 2024



0 125 250 500 750 1,000 Metres

This schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text.



Legend

Low Density Residential	Natural Hazards	Controlled Access Highway (Freeway)
Medium Density Residential	Parkette	Full Interchange
High Density Residential	Urban Square	Grade Separation
Heritage Commercial	Institutional	Future Transitway Station
Major Commercial	Major Central Area	
Major Commercial -1	Heritage Conservation District Boundary	
Mixed-Use 2 - HCD	Pedestrian Promenade with Ground Floor Animation	
Mixed-Use 3	Type A Arterial	
Major Open Space	Type B Arterial	
Natural Heritage System	Type C Arterial	
	Collector Road	

Downtown Brooklin Major Central Area Brooklin Community Secondary Plan

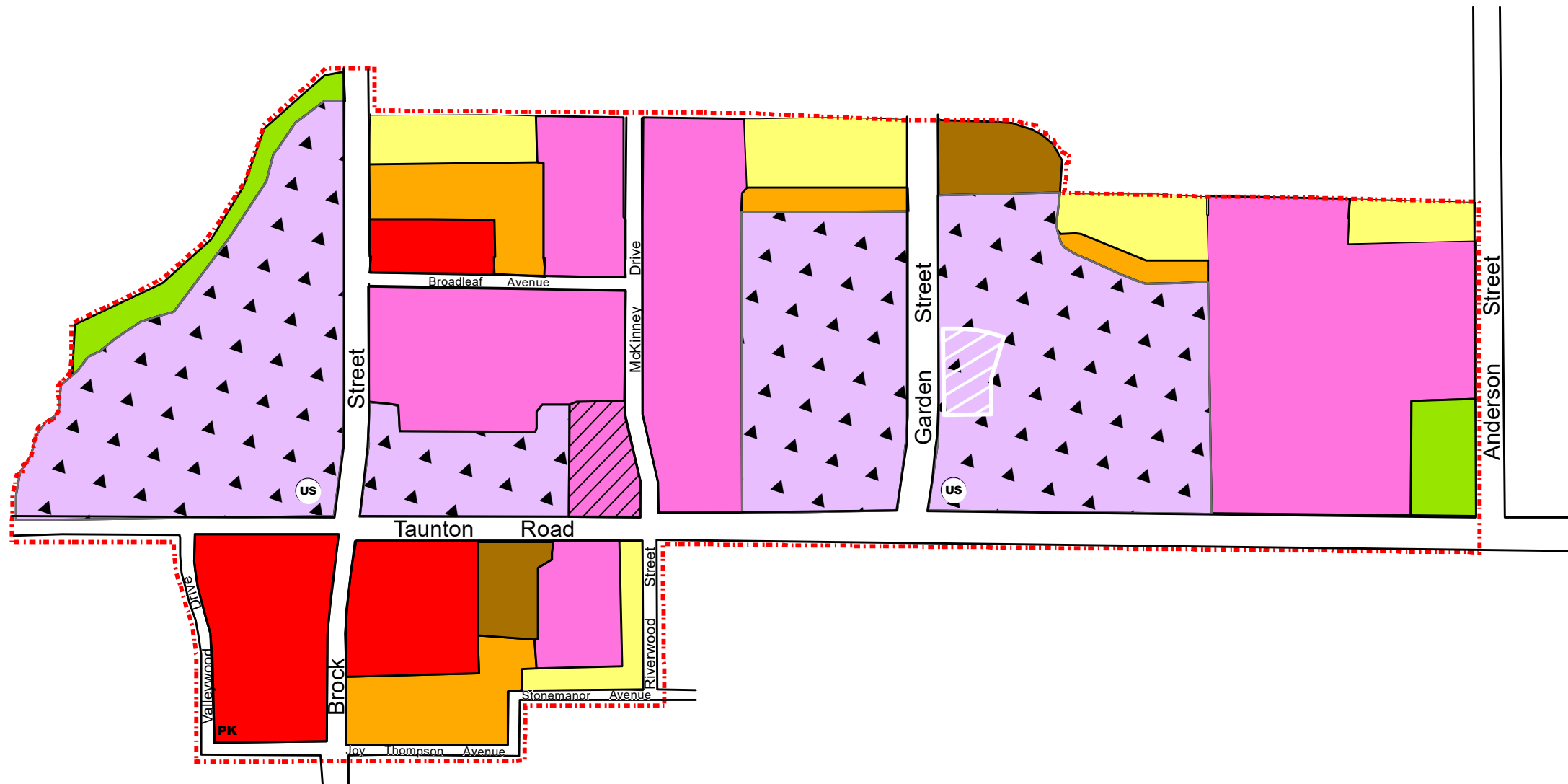
Schedule
Official Plan
Town of Whitby **J1**

Consolidation Date:
December 2024

0 125 250 500
Metres



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Legend:

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use



Major Commercial



Major Commercial - 1



Corporate Office / Institutional



Institutional



Major Open Space



Secondary Plan Boundary



Mixed Use Special Policy
(refer to text)



Parkette



Urban Square

This Schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text

**Brock/Taunton
Major Central Area
Secondary Plan**

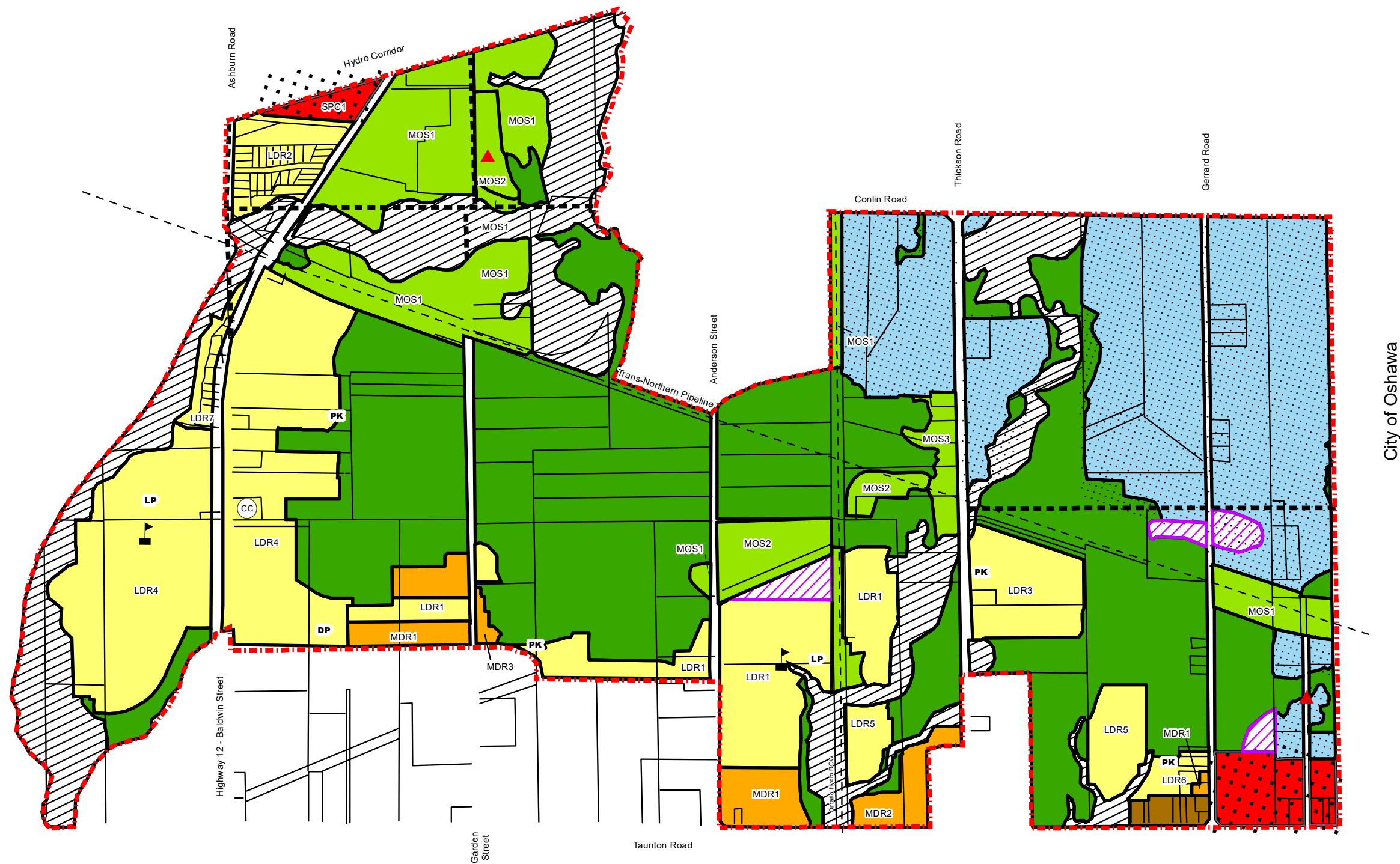
Official Plan
Town of Whitby

Schedule **K**



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m

Consolidation Date:
December 2024



Legend

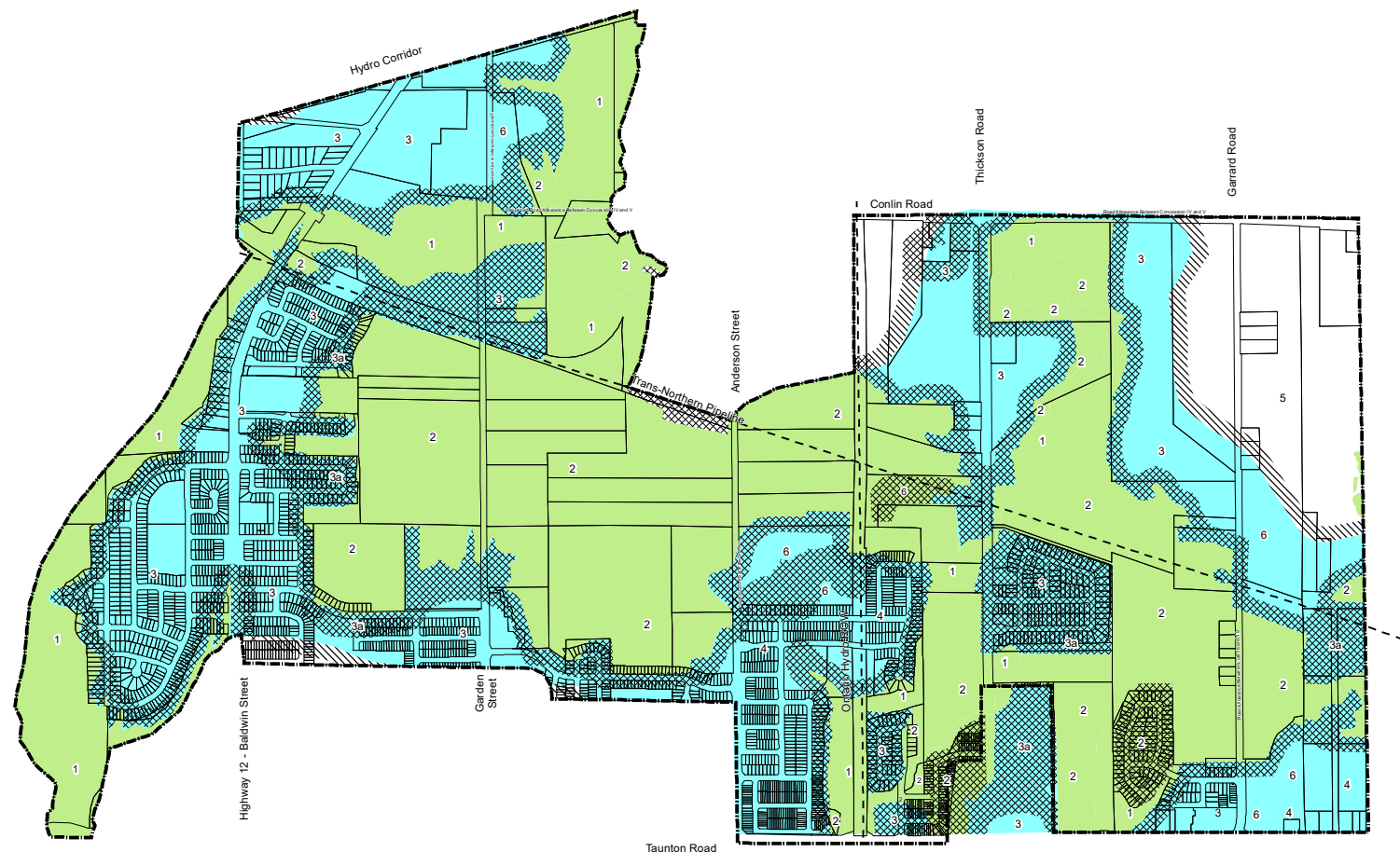
- | | | | | | |
|-----------------------------------------------------|-----------------------------------------------------|-------------------------------|------------------------------------------------------------------|------------------------|-------------------------|
| Low Density Residential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

Taunton North Community
Secondary Plan

Official Plan
Town of Whitby

Schedule





Legend

Environmental Sensitivity:

- High
- Unit 1 - Valley Corridors
 - Unit 2 - Core Woodland
 - Unit 3, 3a - Major Groundwater Resource
 - Unit 4 - Moderate Groundwater Resource
- Low
- Unit 5 - Non-Forested Glacial Till



Unit 6 - Fill Areas



Zone- 1 (Requires Full Environmental Impact Study (E.I.S.))



Zone- 2 (Requires Scoped Environmental Impact Study (E.I.S.))

Study Area Boundary

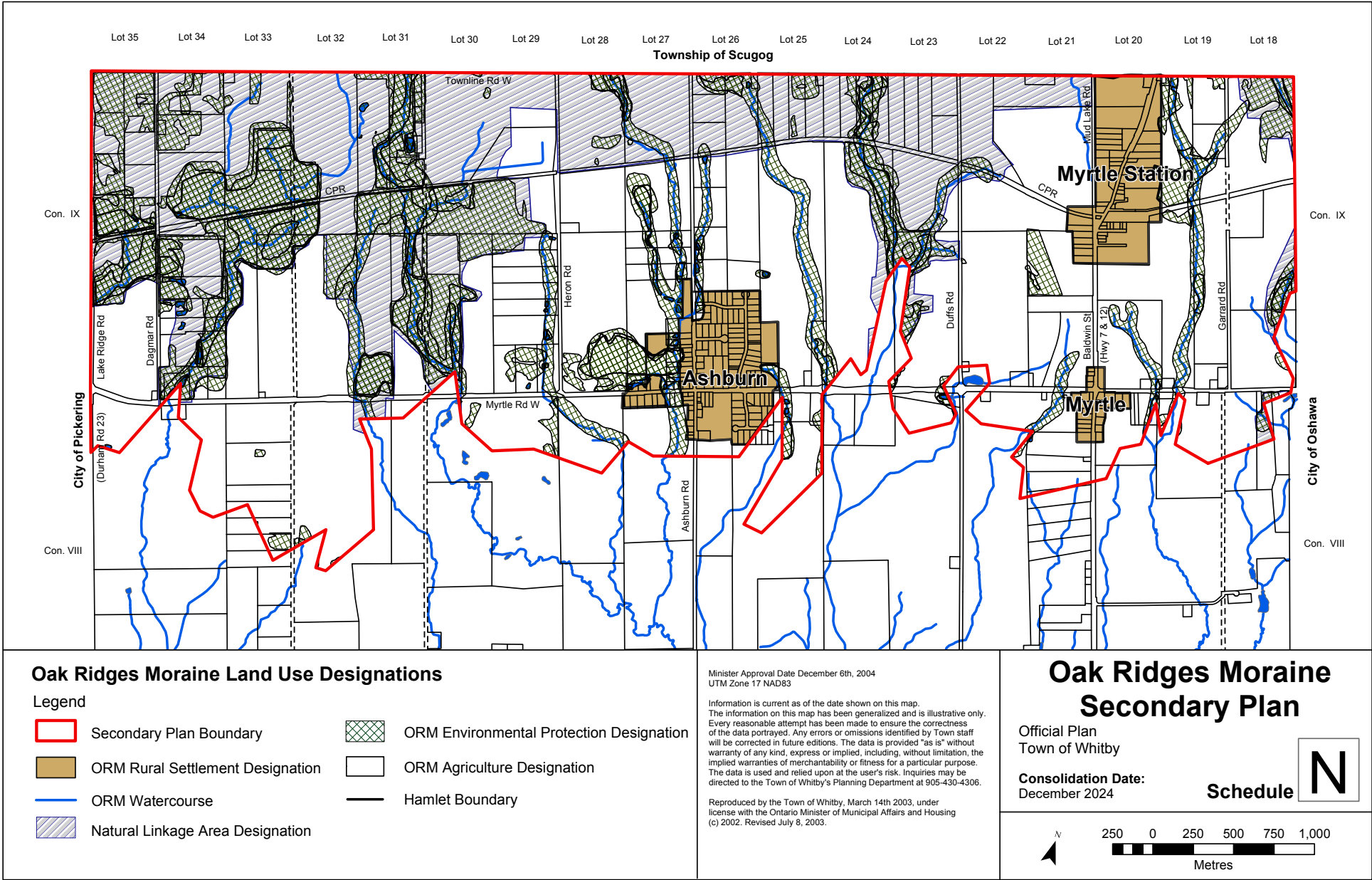
Taunton North Community
Secondary Plan

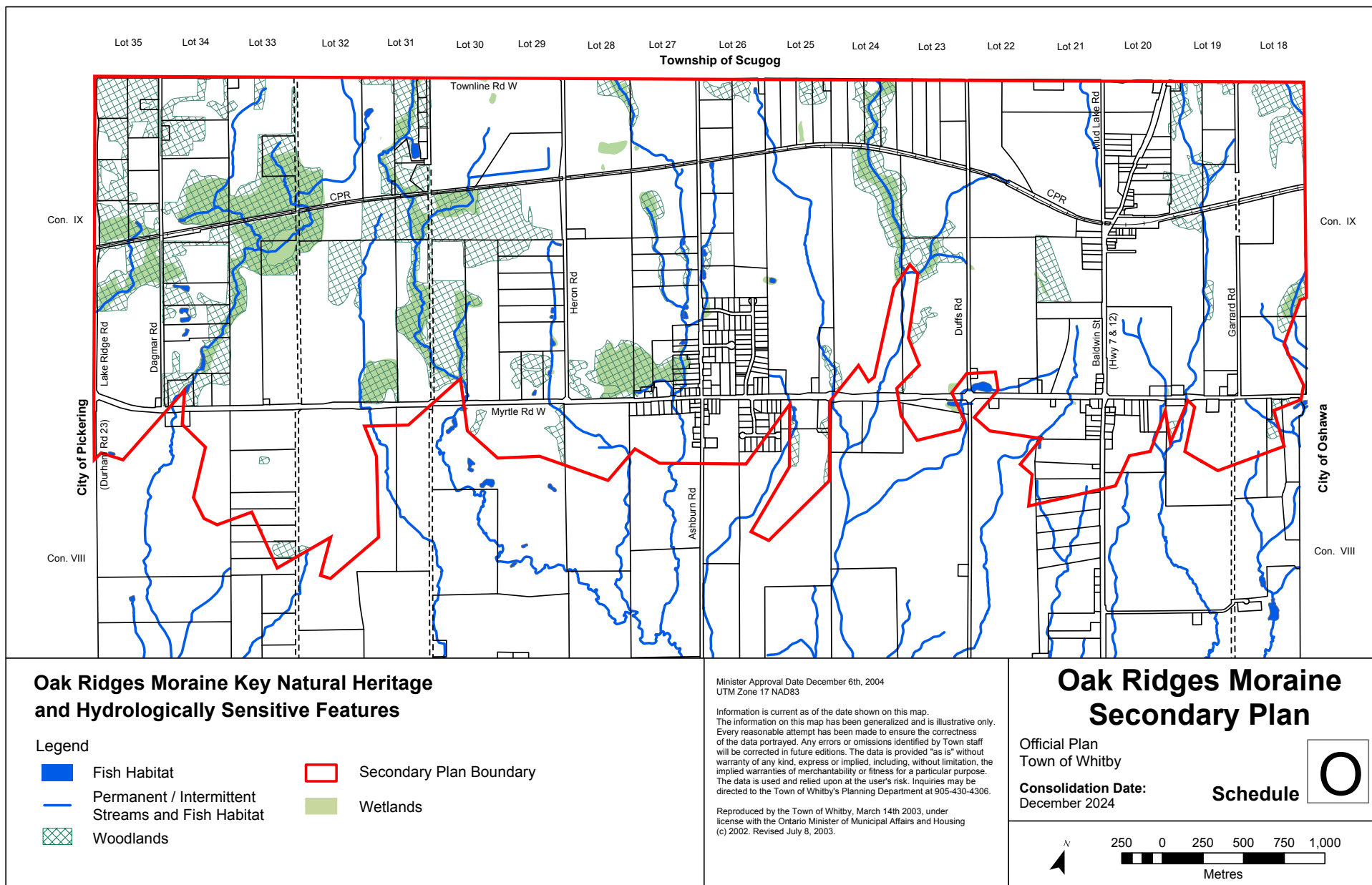
Official Plan
Town of Whitby

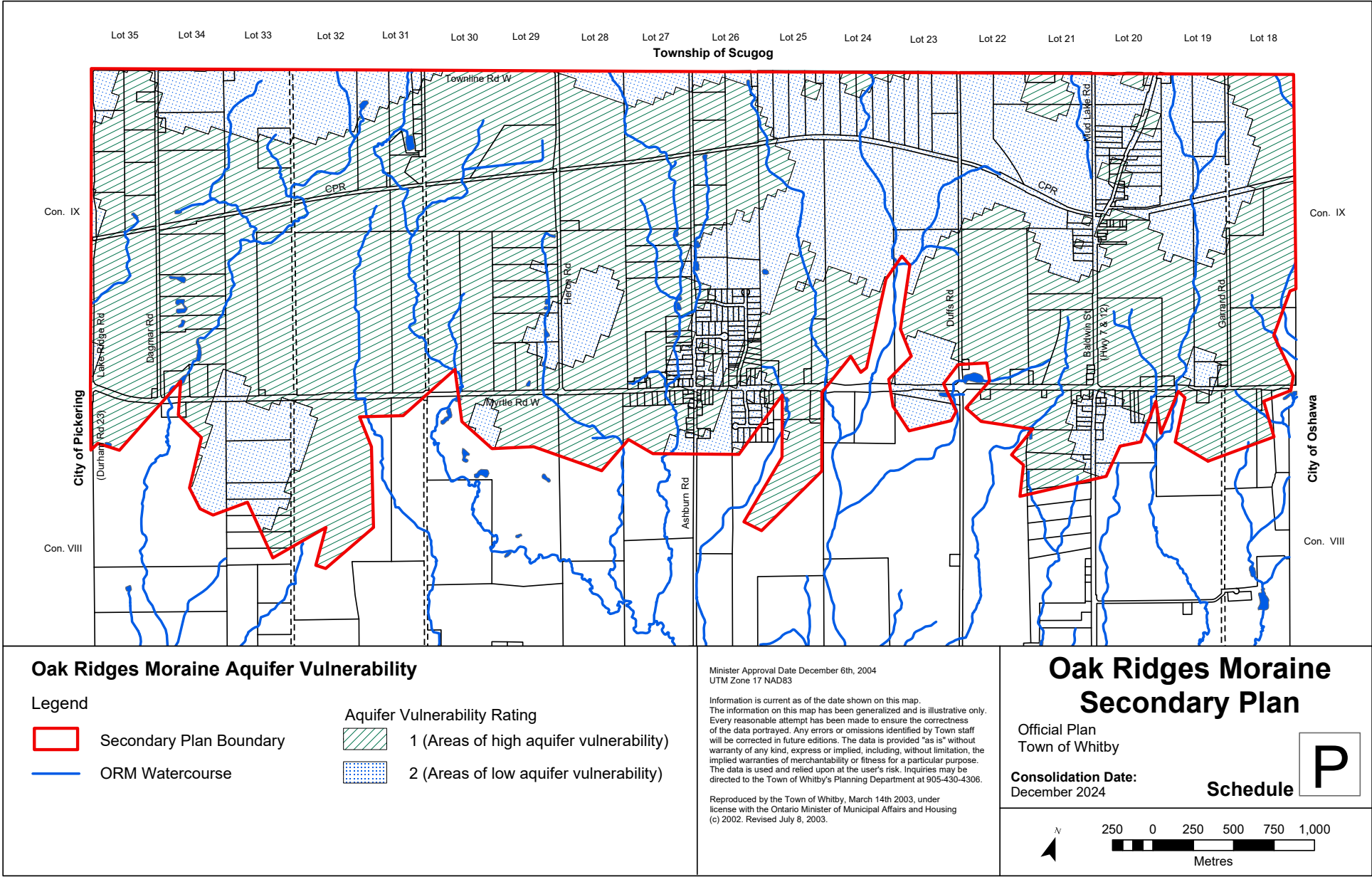
Schedule **M**

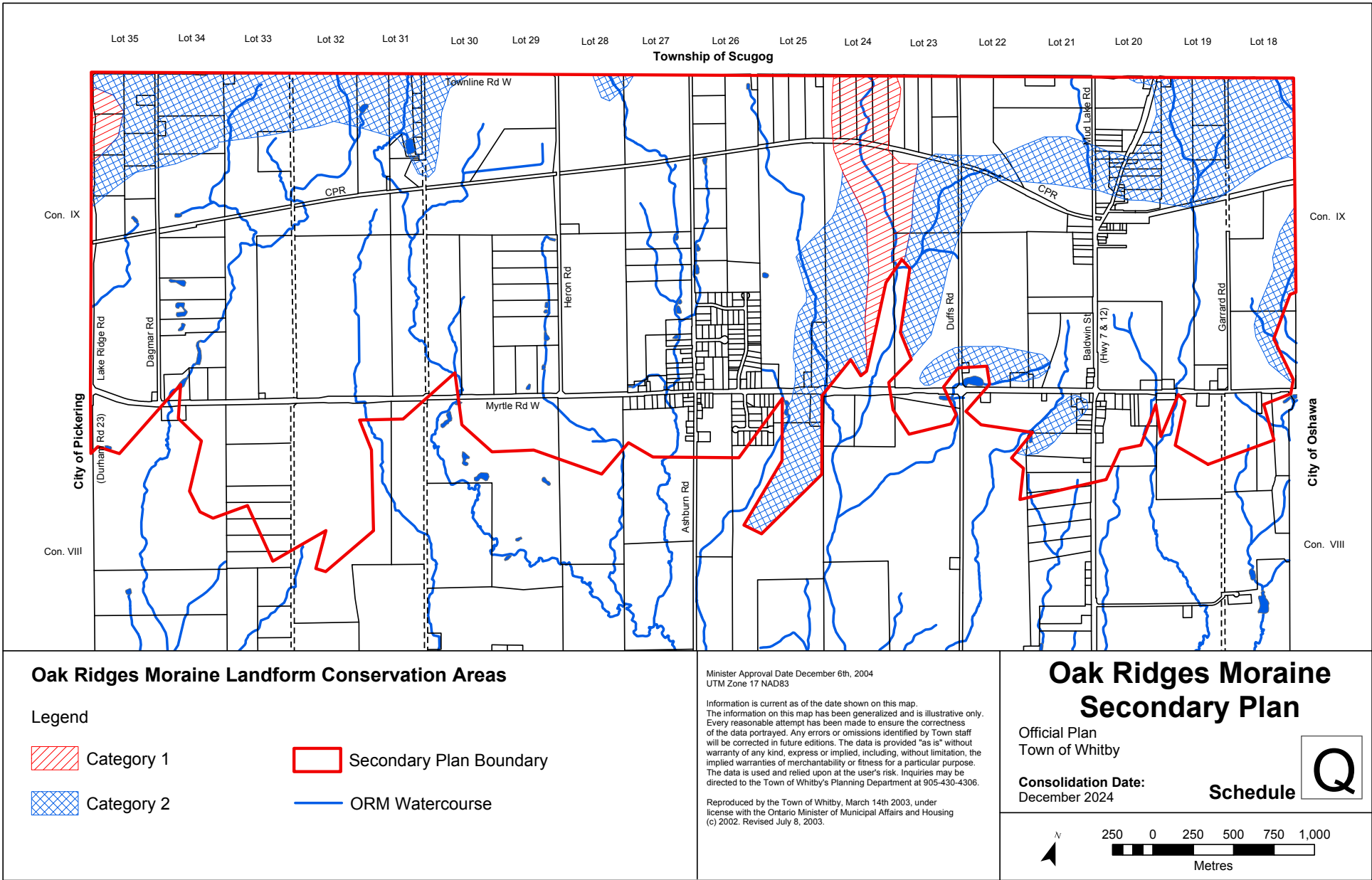


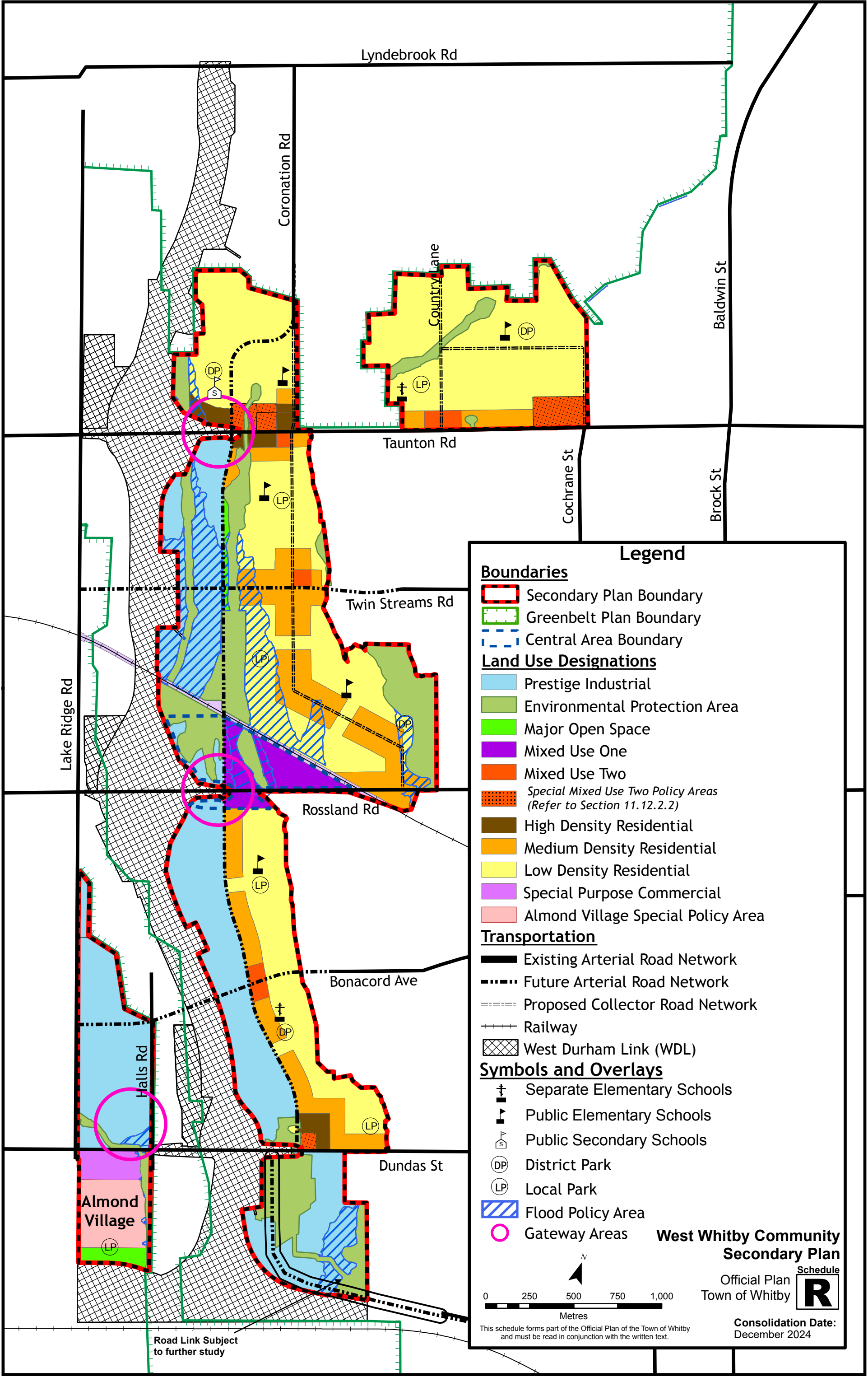
Consolidation Date:
December 2024



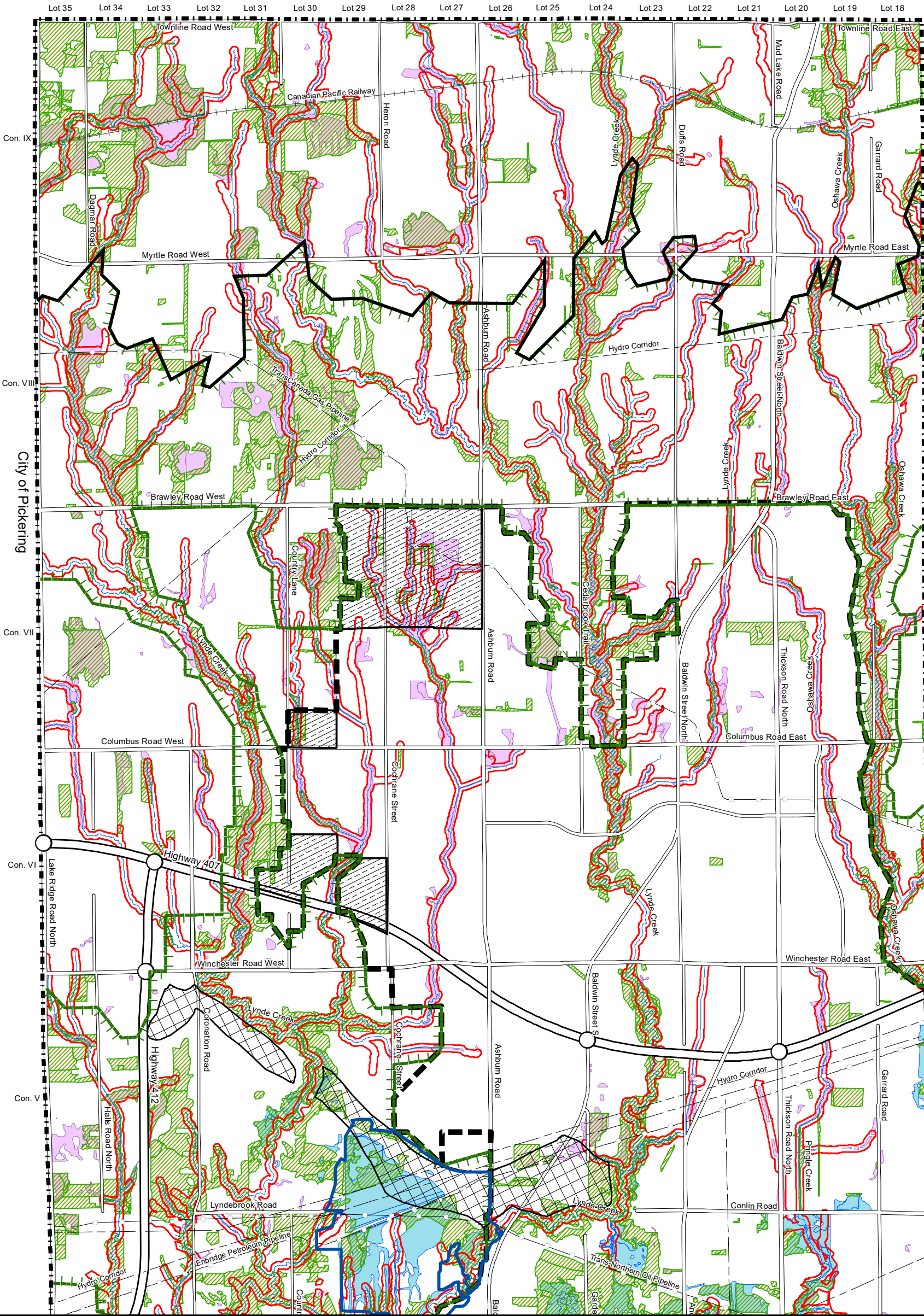








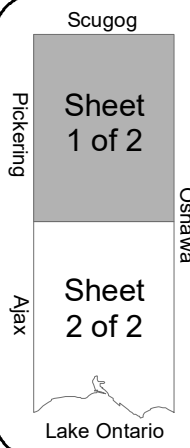
Township of Scugog



Legend

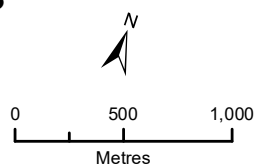
- 2031 Urban Area Boundary
- Greenbelt Protected Countryside Boundary
- Municipal Boundary
- Southern Boundary of Oak Ridges Moraine
- Watercourse
- Riparian Corridors
- Areas of Natural and Scientific Interest (ANSI) (LIO, 2016)
- High Potential Aggregate Resource Area (MNR, 2015)
- Sand and Gravel Resources - Secondary Significance
- Lands Subject to Durham Regional Official Plan Policy 14.13.7
- Provincially Significant Wetland (LIO, 2024)
- Wetland (Evaluated as Other / Not Evaluated) (LIO, 2024)
- Woodlands

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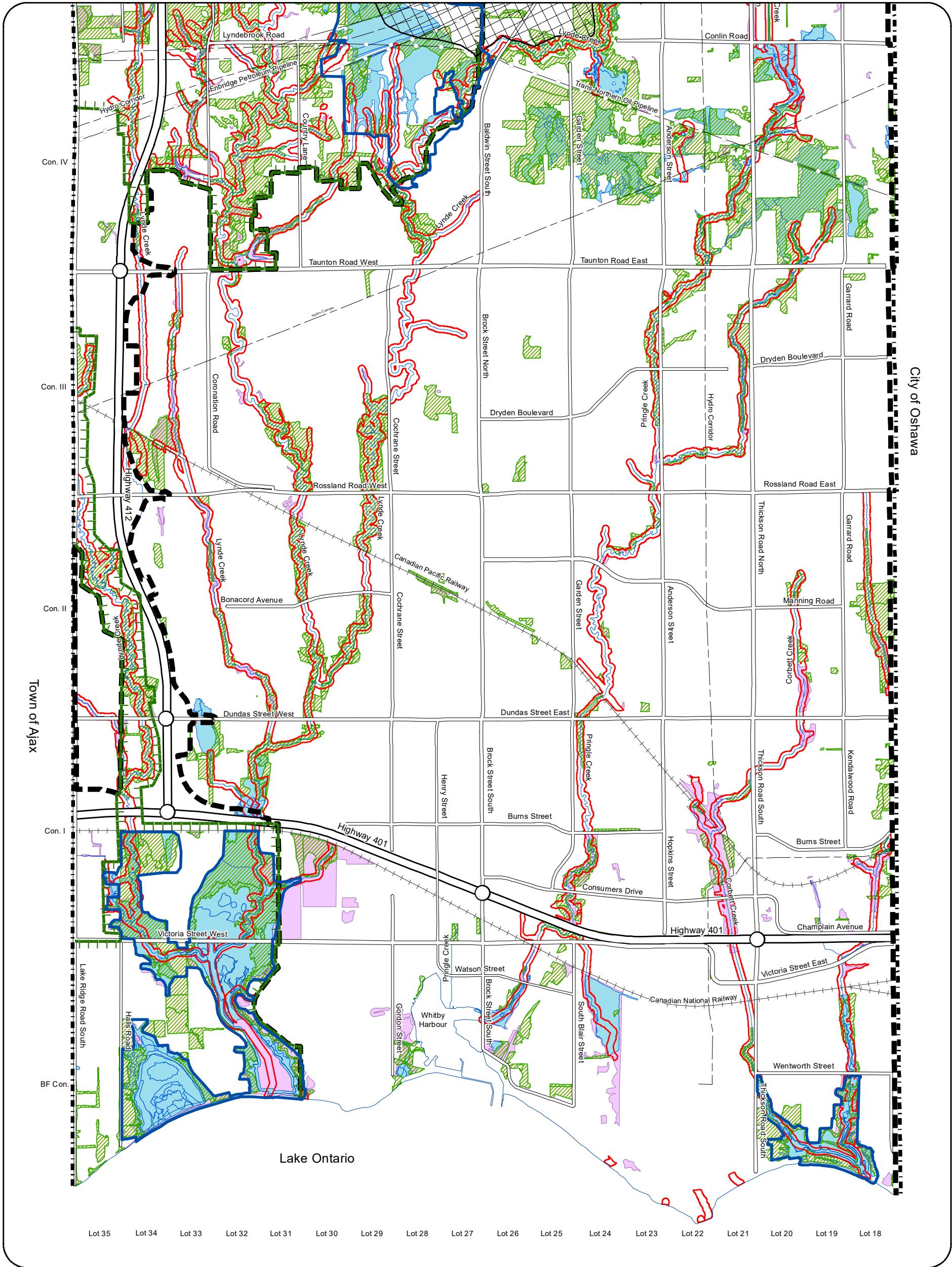


Official Plan - Town of Whitby
Technical Mapping of
Environmental
Elements

Appendix
1



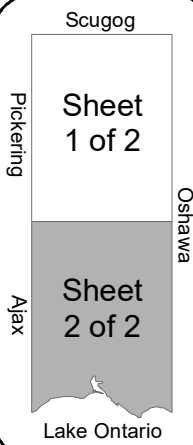
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Legend

- 2031 Urban Area Boundary
- Greenbelt Protected Countryside Boundary
- Municipal Boundary
- Southern Boundary of Oak Ridges Moraine
- Watercourse
- Riparian Corridors
- Areas of Natural and Scientific Interest (ANSI) (LIO, 2016)
- High Potential Aggregate Resource Area (MNR, 2015)
- Sand and Gravel Resources - Secondary Significance
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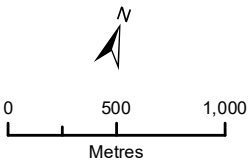


Official Plan - Town of Whitby

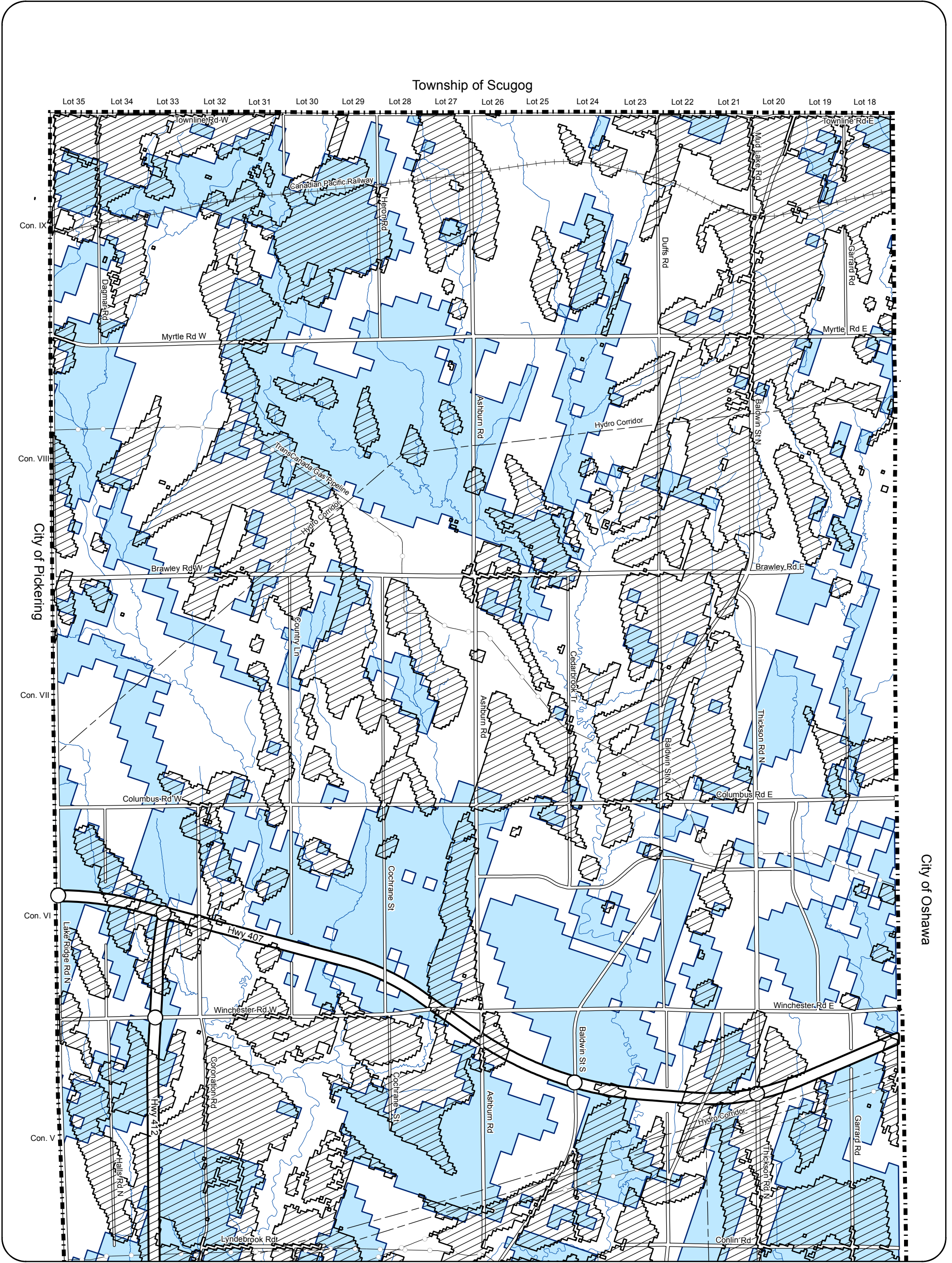
Technical Mapping of Environmental Elements

Appendix

1



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Legend

- Municipal Boundary
- Highly Vulnerable Aquifers (CLOCA, 2016)
- Significant Groundwater Recharge Areas (CLOCA, 2016)

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Scugog

Pickering

Ajax

Oshawa

Lake Ontario

Sheet 1 of 2

Sheet 2 of 2

Official Plan - Town of Whitby

Appendix

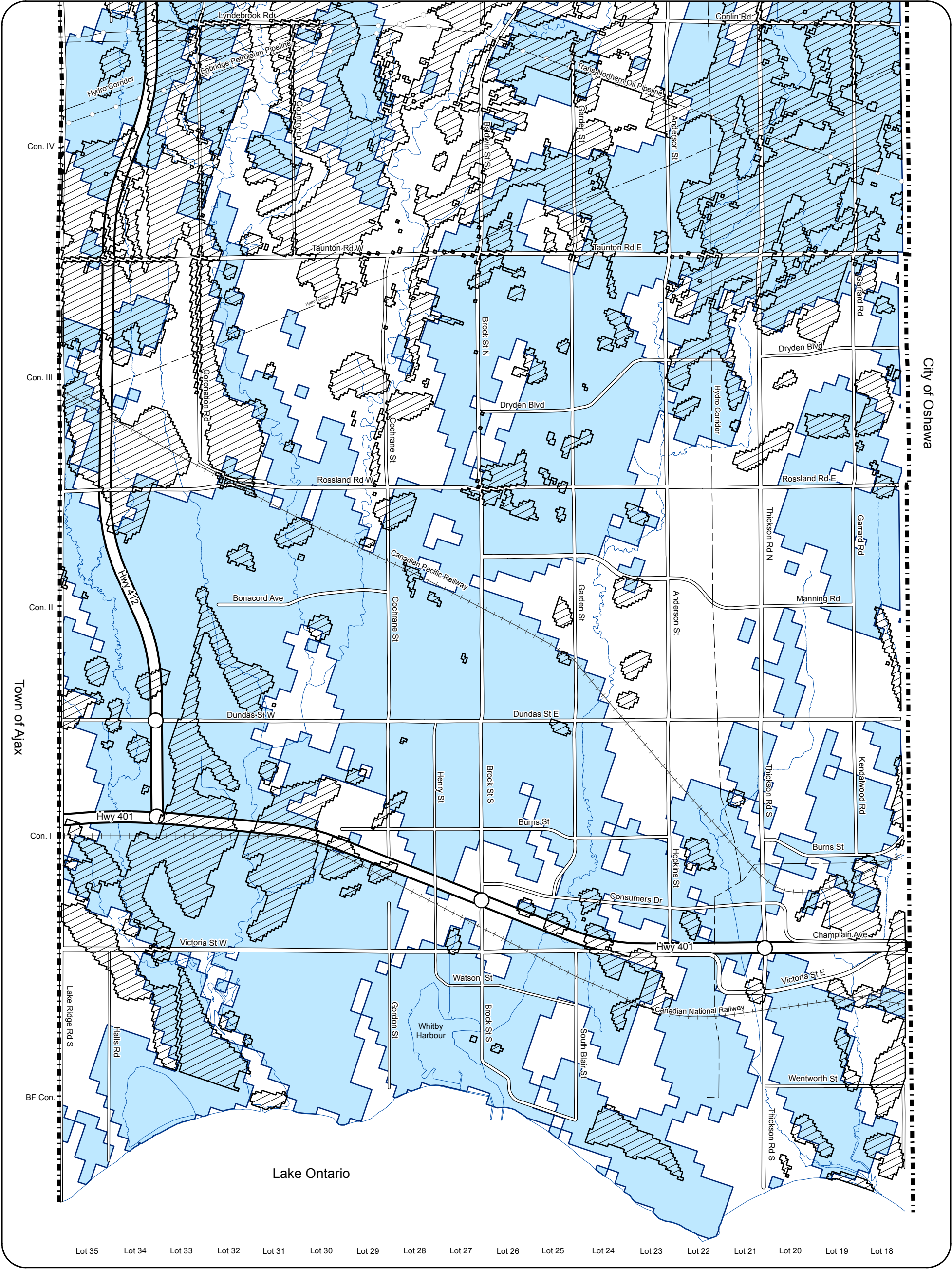
2

Water Resources

Consolidation Date:
February 2024

0 500 1,000
Metres

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Legend

- ■ Municipal Boundary
- Highly Vulnerable Aquifers (CLOCA, 2016)
- Significant Groundwater Recharge Areas (CLOCA, 2016)

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Scugog

Pickering

Oshawa

Ajax

Lake Ontario

Sheet 1 of 2

Sheet 2 of 2

Official Plan - Town of Whitby

Appendix

2

Water Resources

Consolidation Date:
February 2024

0 500 1,000
Metres

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