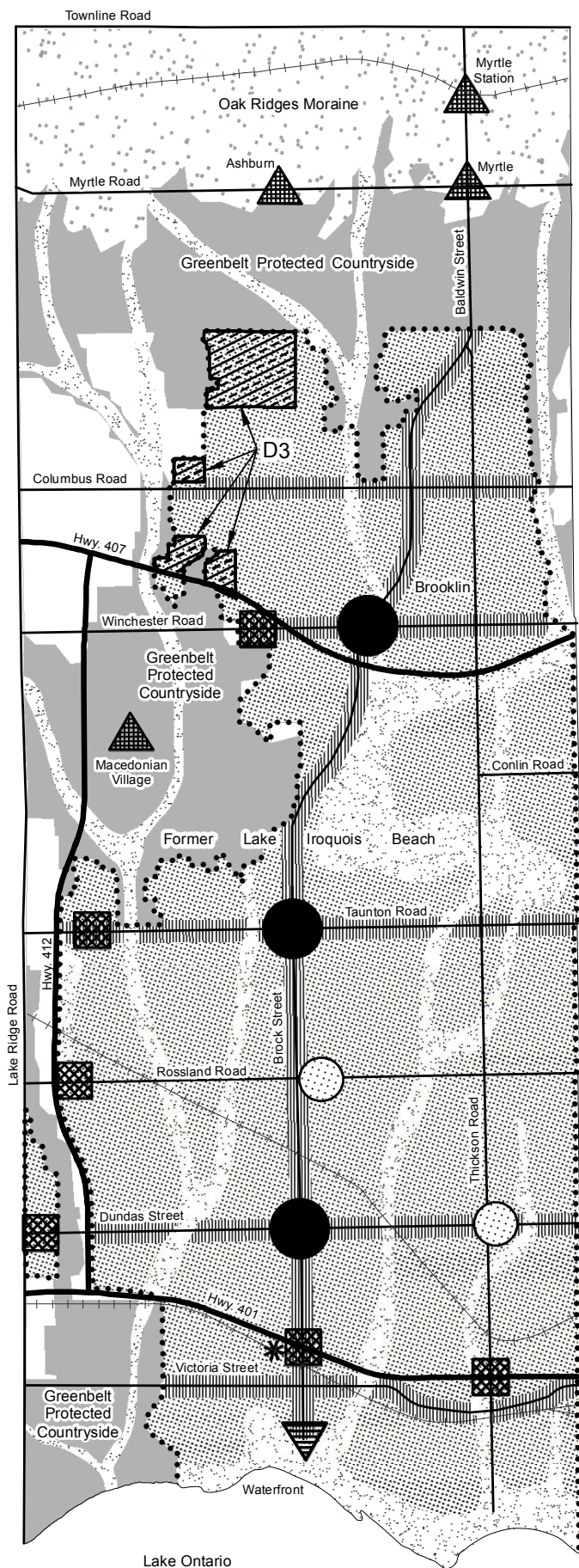




Legend

- 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

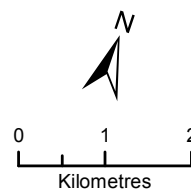
Official Plan - Town of Whitby

Map

Municipal Structure

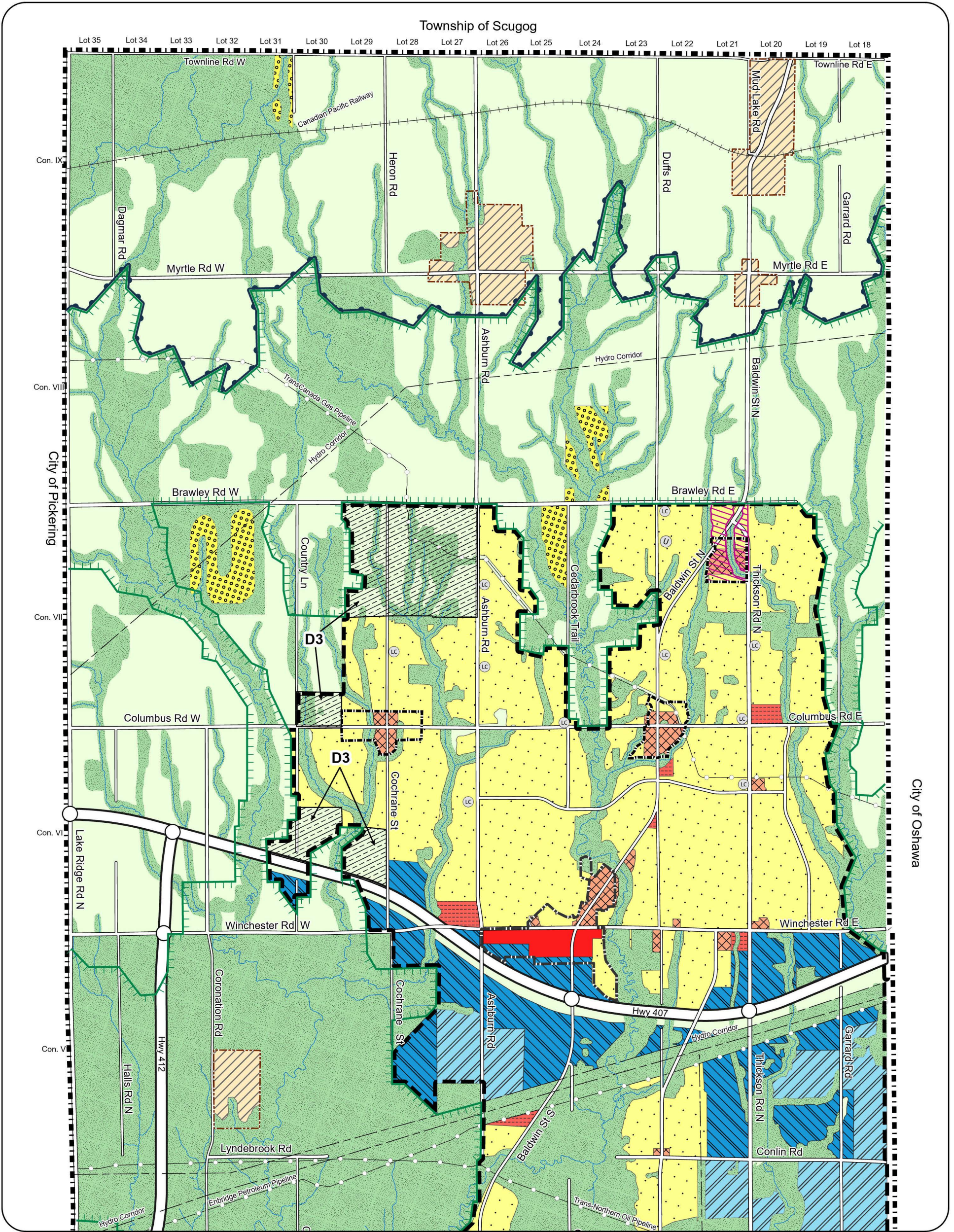
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Consolidation Date:
April 2026



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.

Township of Scugog



Legend

- | | | |
|---|---|---|
| <ul style="list-style-type: none">ResidentialMajor CommercialCommunity CommercialSpecial Purpose CommercialMixed UsePrestige IndustrialGeneral IndustrialSpecial Activity NodeInstitutionalMajor Open SpaceAgriculturalHamletEstate Residential | <ul style="list-style-type: none">Lands Subject to Durham Regional Official Plan Policy 14.13.7Special Policy AreaRefer to section 11.5.31.6Deferred by the Region of DurhamLocal Central AreaResource Extraction Area (See Section 4.12)UtilityPipelineHydroMajor Central Area BoundaryUrban Central Area BoundaryCommunity Central Area BoundaryFuture Urban Development Area BoundaryGreenbelt Protected Countryside BoundarySouthern Boundary of Oak Ridges MoraineWhitby GO Protected Major Transit Station Area Boundary | <ul style="list-style-type: none">D3 (Deferred by Region of Durham)Hamlet Boundary2031 Urban Area BoundaryMunicipal 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

Sheet 1 of 2

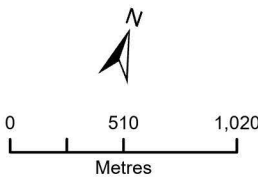
Sheet 2 of 2

Lake Ontario

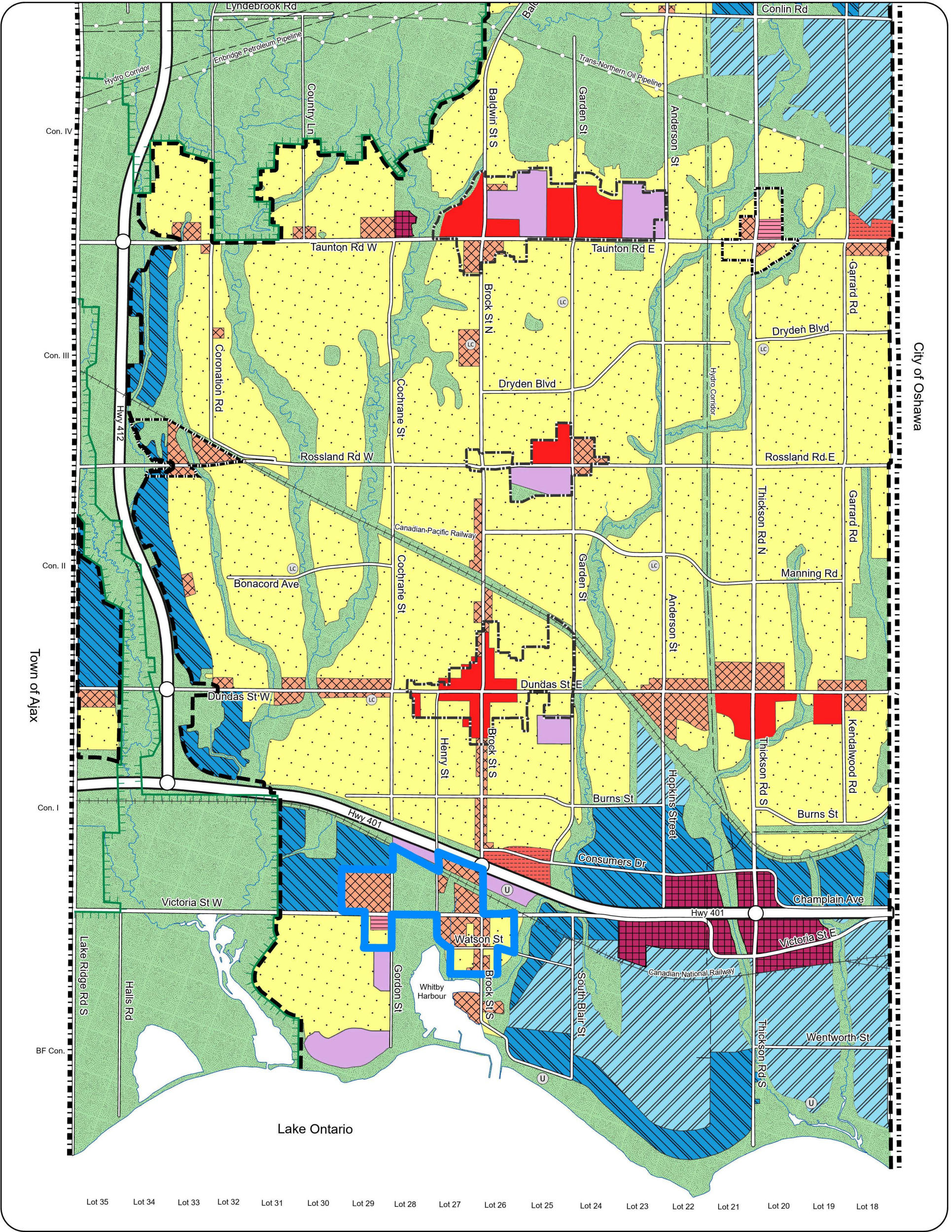
Official Plan - Town of Whitby Schedule

Land Use

A



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 11.5.31.6

Deferred by the Region of Durham

Local Central Area

Resource Extraction Area (See Section 4.12)

Utility

Pipeline

Hydro

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

Whitby GO Protected Major Transit Station Area Boundary

Hamlet Boundary

2031 Urban Area Boundary

Municipal Boundary

D3 (Deferred by Region of Durham)

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

Ajax

Oshawa

Lake Ontario

Sheet 1 of 2

Sheet 2 of 2

Official Plan - Town of Whitby

Schedule

Land Use

A

N

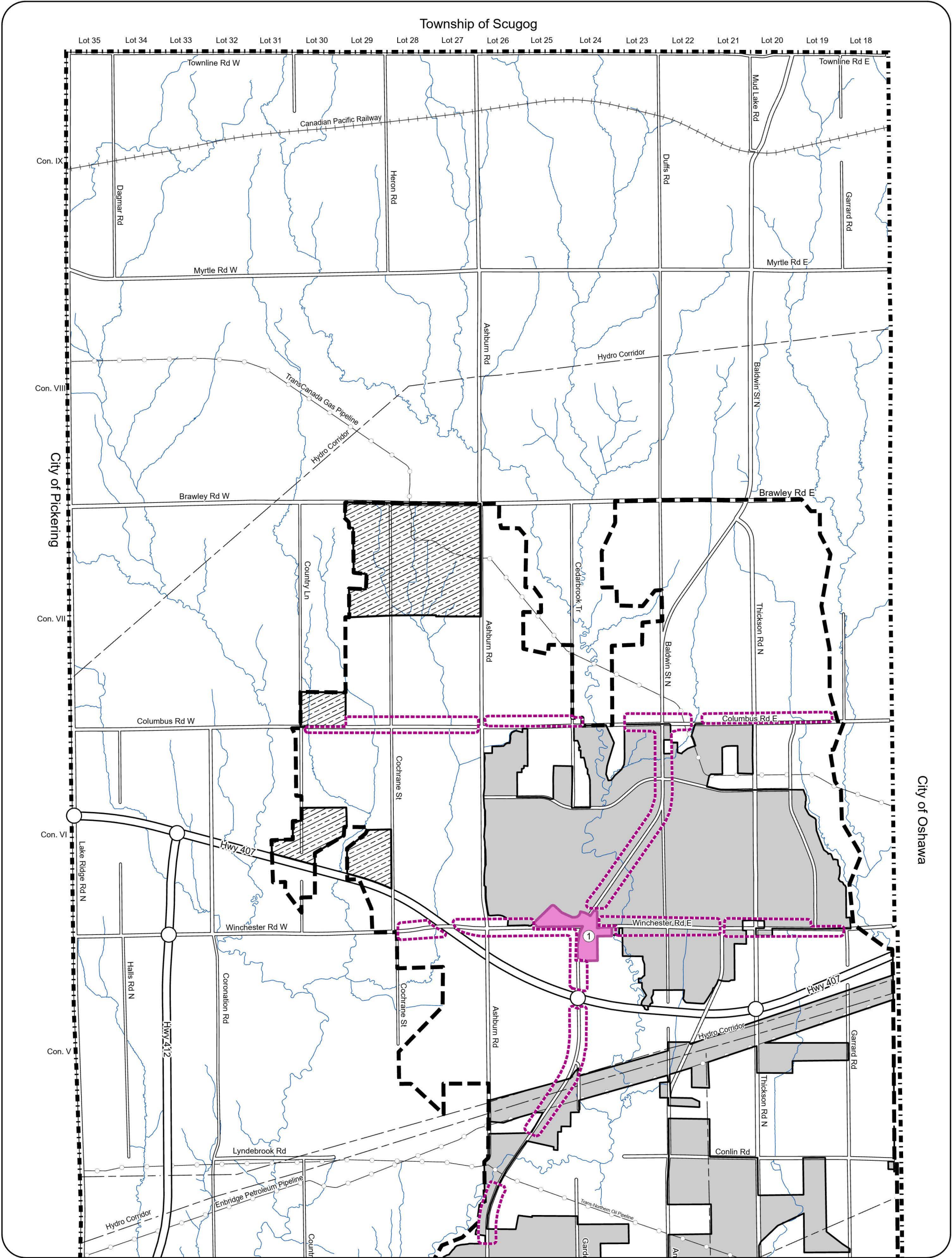
0

510

1,020

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

- Mature Neighbourhoods
- Major Transit Station
- 2031 Urban Area Boundary
- Municipal Boundary
- Whitby GO Protected Major Transit Station Area Boundary
- Built Boundary (2006)
- Intensification Area
- Intensification Corridor
- Rapid Transit Intensification Corridor
- Lands Subject to Durham Regional Official Plan Policy 14.13.7

Intensification Areas:

- ① Downtown Brooklin
- ② Brock / Taunton
- ③ Rossland / Garden
- ④ Downtown Whitby
- ⑤ Port Whitby

D3 (Deferred by Region of Durham)

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

Schedule

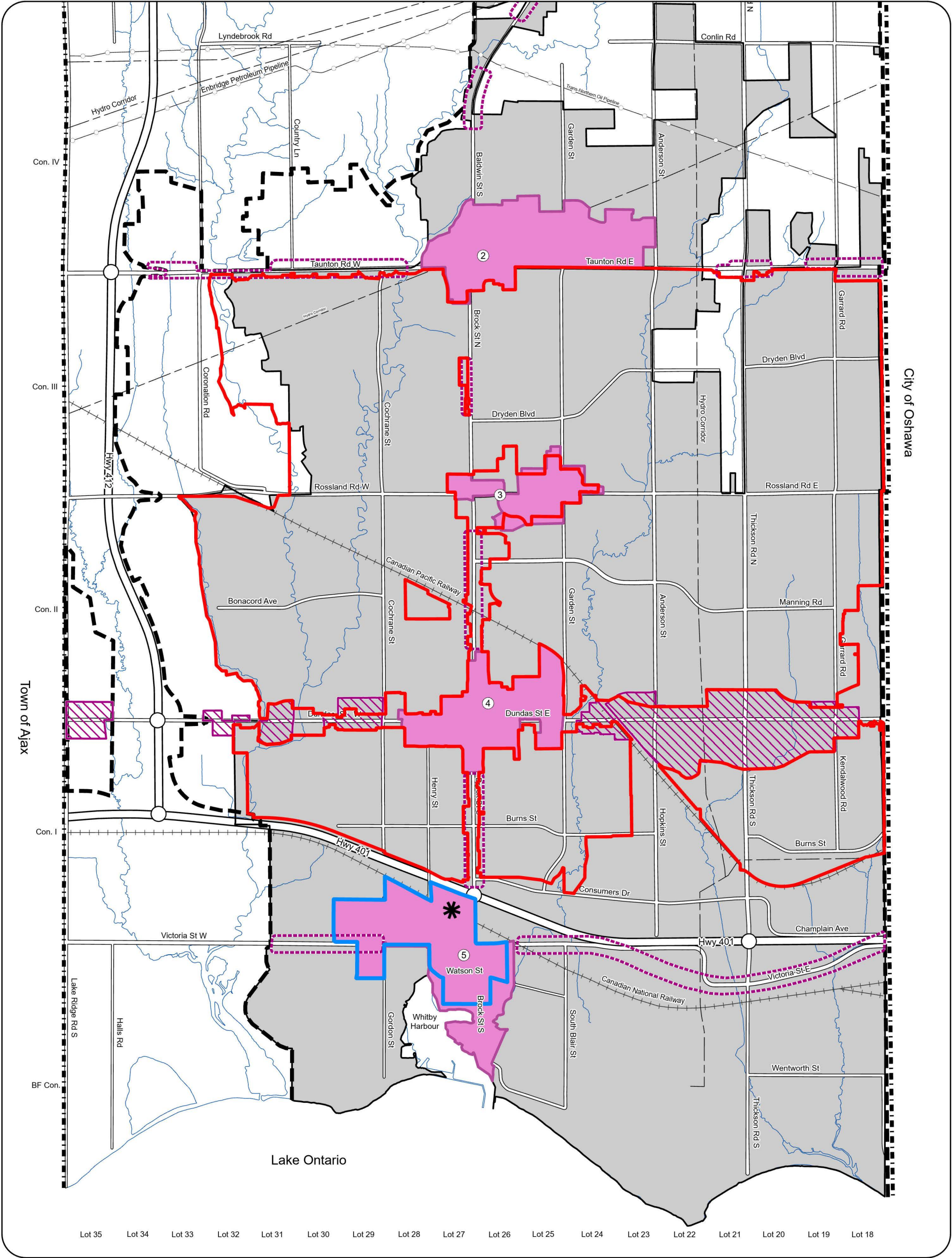
B

Intensification

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

- Mature Neighbourhoods
- Major Transit Station
- 2031 Urban Area Boundary
- Municipal Boundary
- Whitby GO Protected Major Transit Station Area Boundary
- Built Boundary (2006)
- Intensification Area
- Intensification Corridor
- Rapid Transit Intensification Corridor
- Lands Subject to Durham Regional Official Plan Policy 14.13.7

Intensification Areas:

- ① Downtown Brooklin
- ② Brock / Taunton
- ③ Rossland / Garden
- ④ Downtown Whitby
- ⑤ Port Whitby

D3 (Deferred by Region of Durham)

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

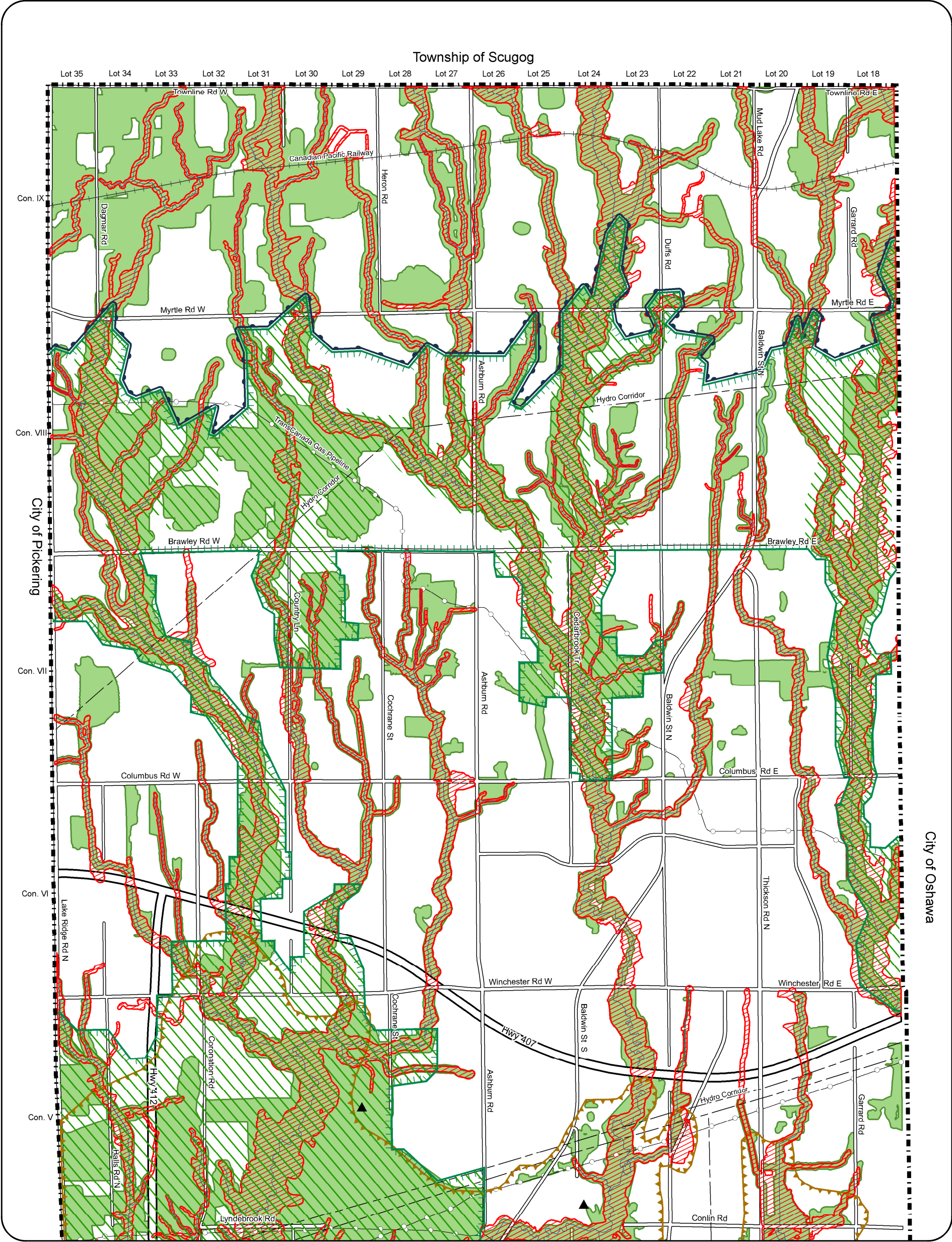
Official Plan - Town of Whitby

Schedule

B

Intensification

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

- Natural Heritage System
- Natural Hazards
- Greenbelt Natural Heritage System
- Former Lake Iroquois Beach
- ▲ Former Waste Disposal Site ← D12 (Deferred by Region of Durham)
- 1 km Lake Ontario Shoreline Limit
- Southern Boundary of Oak Ridges Moraine
- Greenbelt Protected Countryside Boundary
- Municipal Boundary

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

Scugog

Pickering

Ajax

Oshawa

Lake Ontario

Sheet 1 of 2

Sheet 2 of 2

Official Plan - Town of Whitby

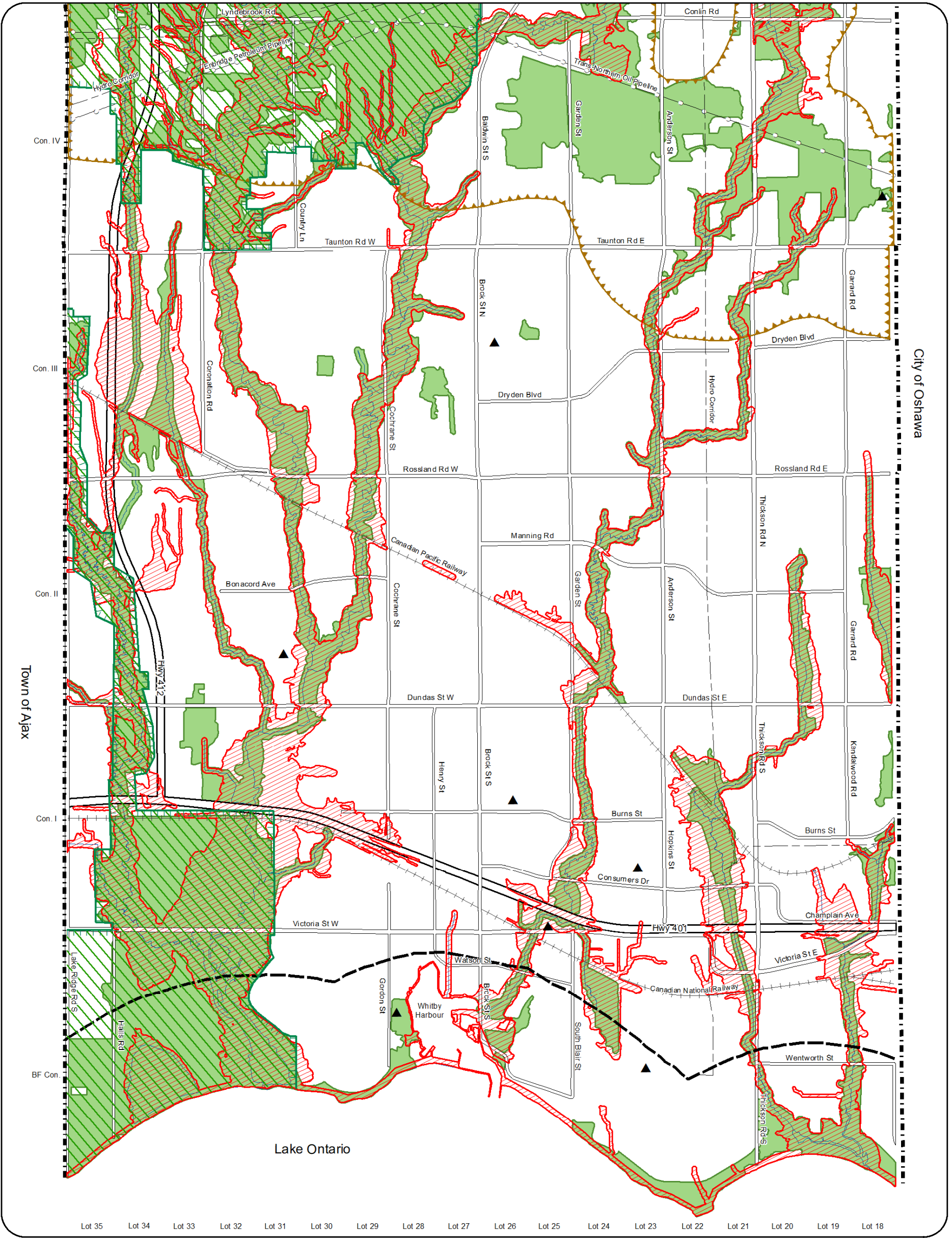
Environmental Management

Schedule **C**

Consolidation Date: April 2026

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

- Natural Heritage System
- Natural Hazards
- Greenbelt Natural Heritage System
- Former Lake Iroquois Beach
- Former Waste Disposal Site
- D12 (Deferred by Region of Durham)
- 1 km Lake Ontario Shoreline Limit
- Southern Boundary of Oak Ridges Moraine
- Greenbelt Protected Countryside Boundary
- Municipal Boundary

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

Scugog

Sheet 1 of 2

Sheet 2 of 2

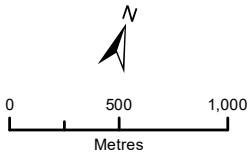
Lake Ontario

Official Plan - Town of Whitby

Schedule

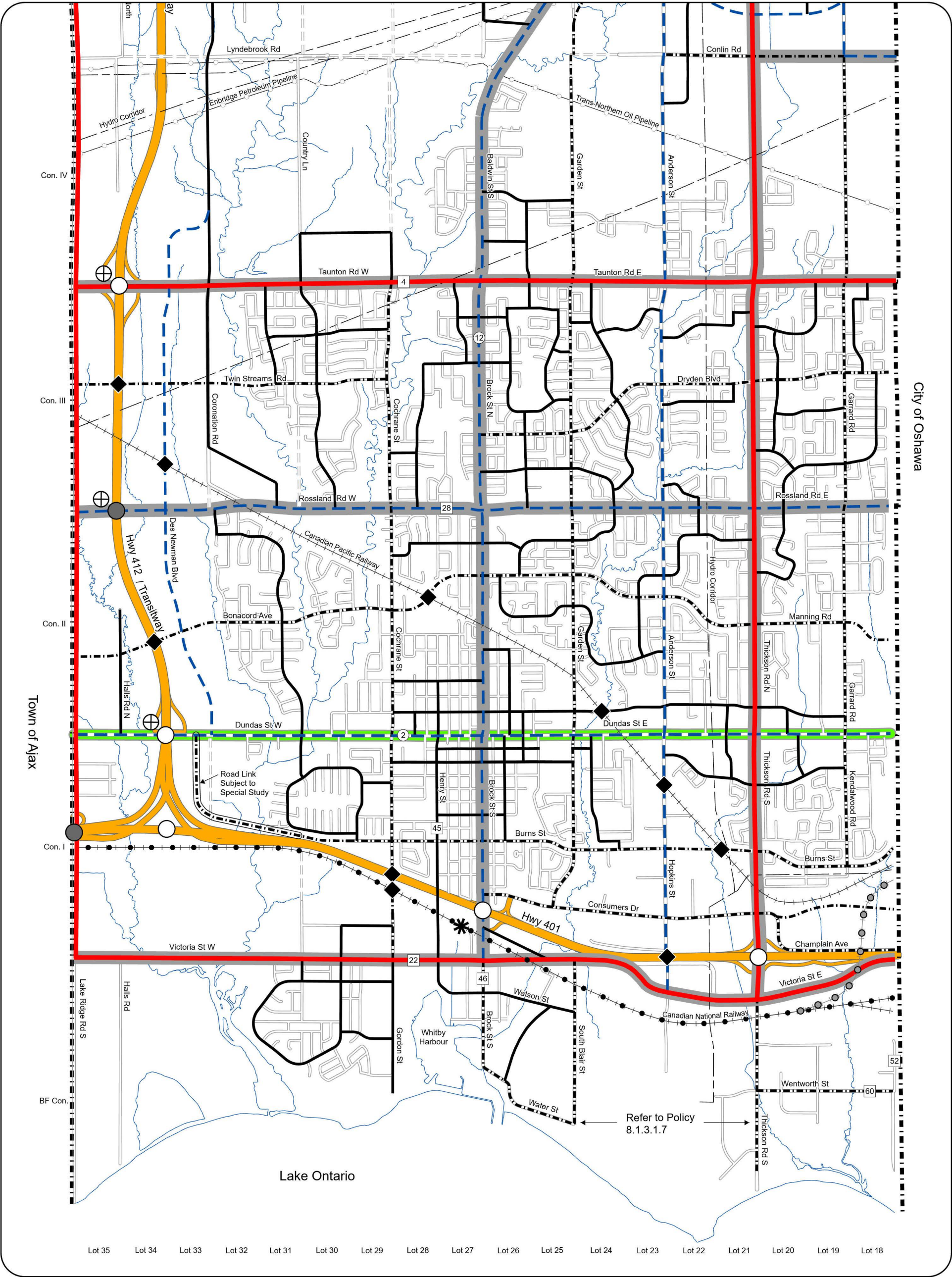
Environmental Management

C



Consolidation Date: April 2026

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

- 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
- Rapid Transit Corridor

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 11.5.31.6

Road Network:

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

- 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

Scugog

Pickering

Oshawa

Ajax

Lake Ontario

Sheet 1 of 2

Sheet 2 of 2

Official Plan - Town of Whitby

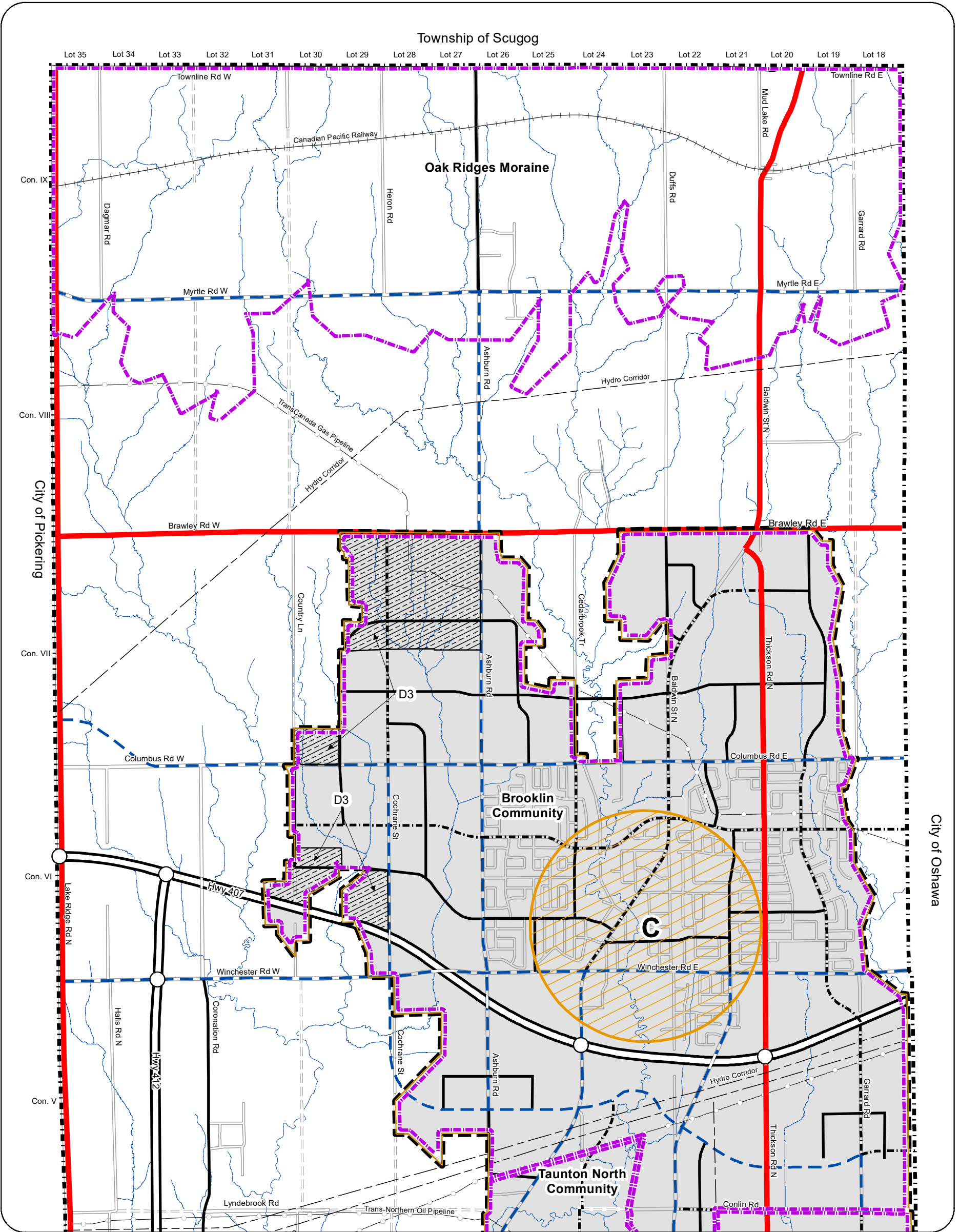
Schedule

D

Transportation

0 500 1,000 Metres

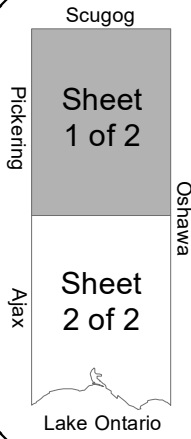
This schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text. For all intents and purposes, the elements within this schedule are to be considered conceptual.



Legend

- 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.

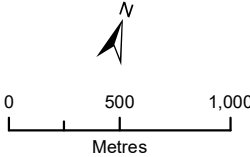


Official Plan - Town of Whitby

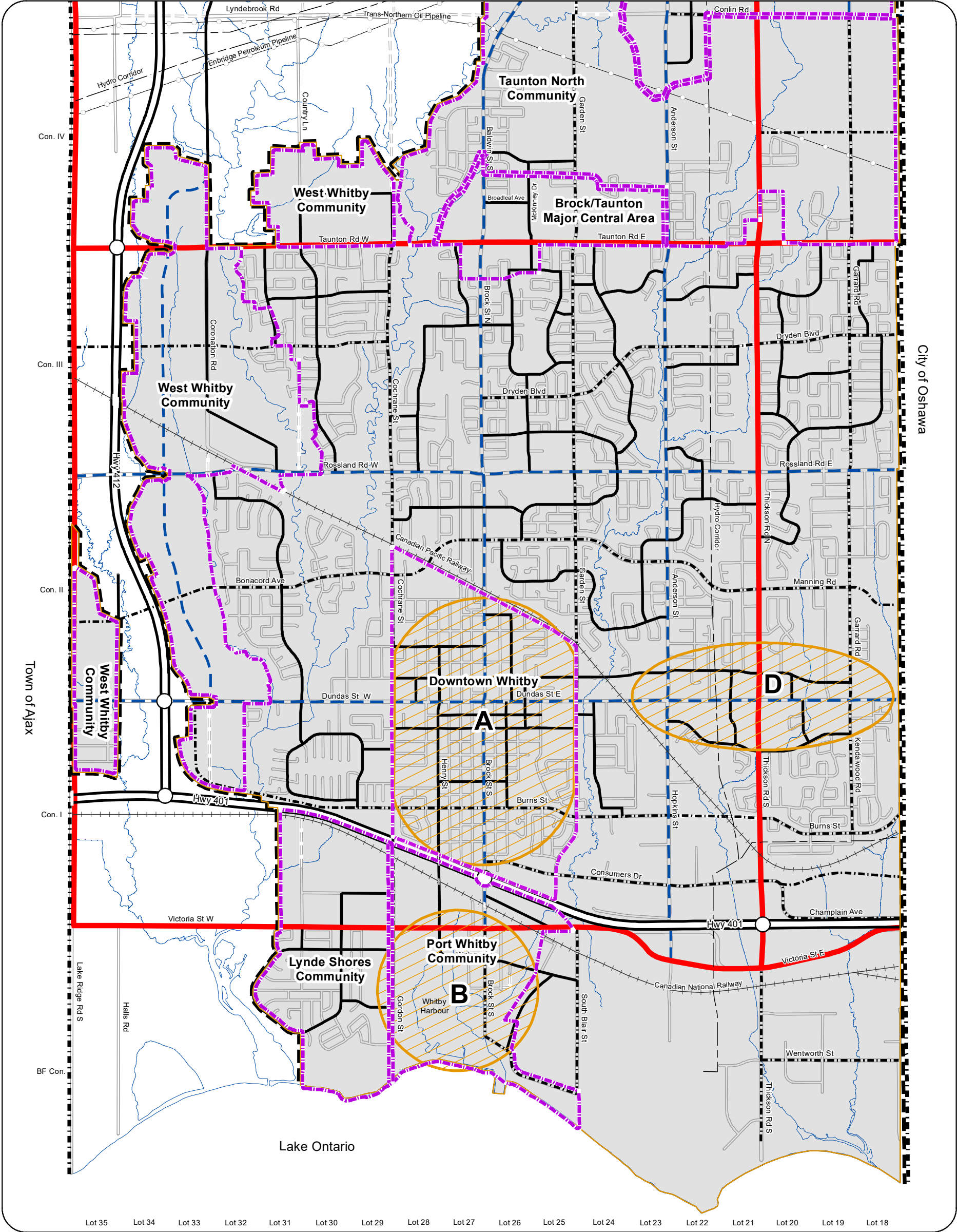
Secondary Plans
and Community
Improvement Areas

Schedule

E



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

- 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

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

- Boundary of Port Whitby Community
- Low Density Residential
- Mid Rise Residential 1
- Mid Rise Residential 2
- Mixed Use Main Street
- Mid Rise Residential 3
- High Rise Mixed Use
- Community / Institutional
- Commercial
- Utilities
- Prestige Industrial

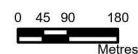
- Major Open Space
- Natural Hazard Area
- Environmental Protection Area
- C Cemetery
- M Marina
- F Fire Station
- * Major Transit System
- Proposed Roads
- Existing Road Network
- Active Transportation Network / Connections
- Waterfront Trail (Improved)
- Ground Floor Animation
- Whitby GO Protected Major Transit Station Area Boundary

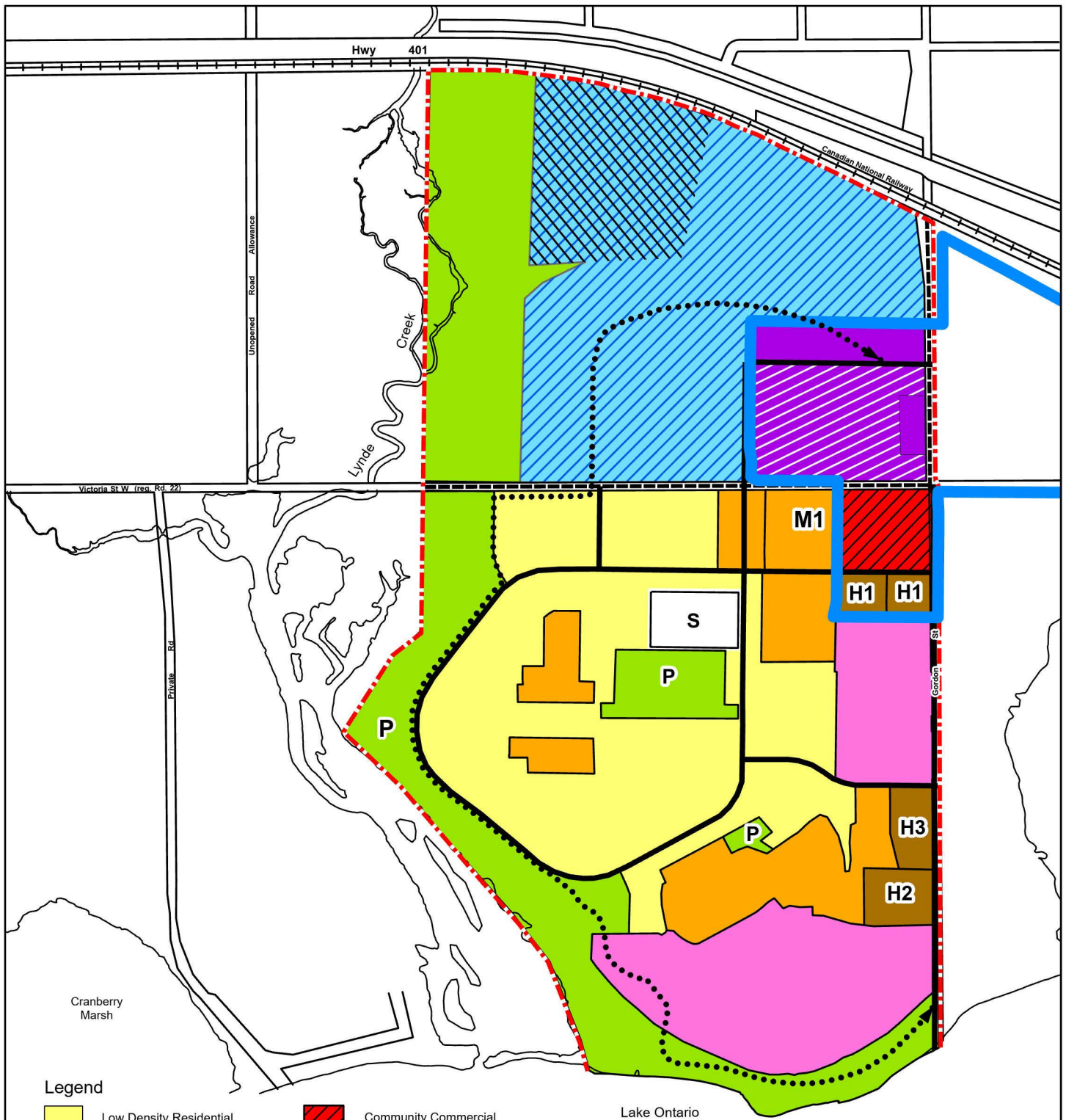
PORT WHITBY COMMUNITY SECONDARY PLAN



Official Plan
Town of Whitby

Schedule





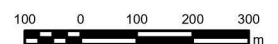
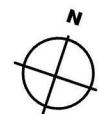
Legend

	Low Density Residential		Community Commercial
	Medium Density Residential		Business Park
	Medium Density Residential 1		Hazard
	High Density Residential 1		Arterial Road
	High Density Residential 2		Collector Road
	High Density Residential 3		Lynde Shore Boundary
	Institutional		Pedestrian Walkways
	Major Open Space/Park		Whitby GO Protected Major Transit Station Area Boundary
	Mixed Use		Park
	Mixed Use (Refer to Policy 11.2.7.6)		Elementary School

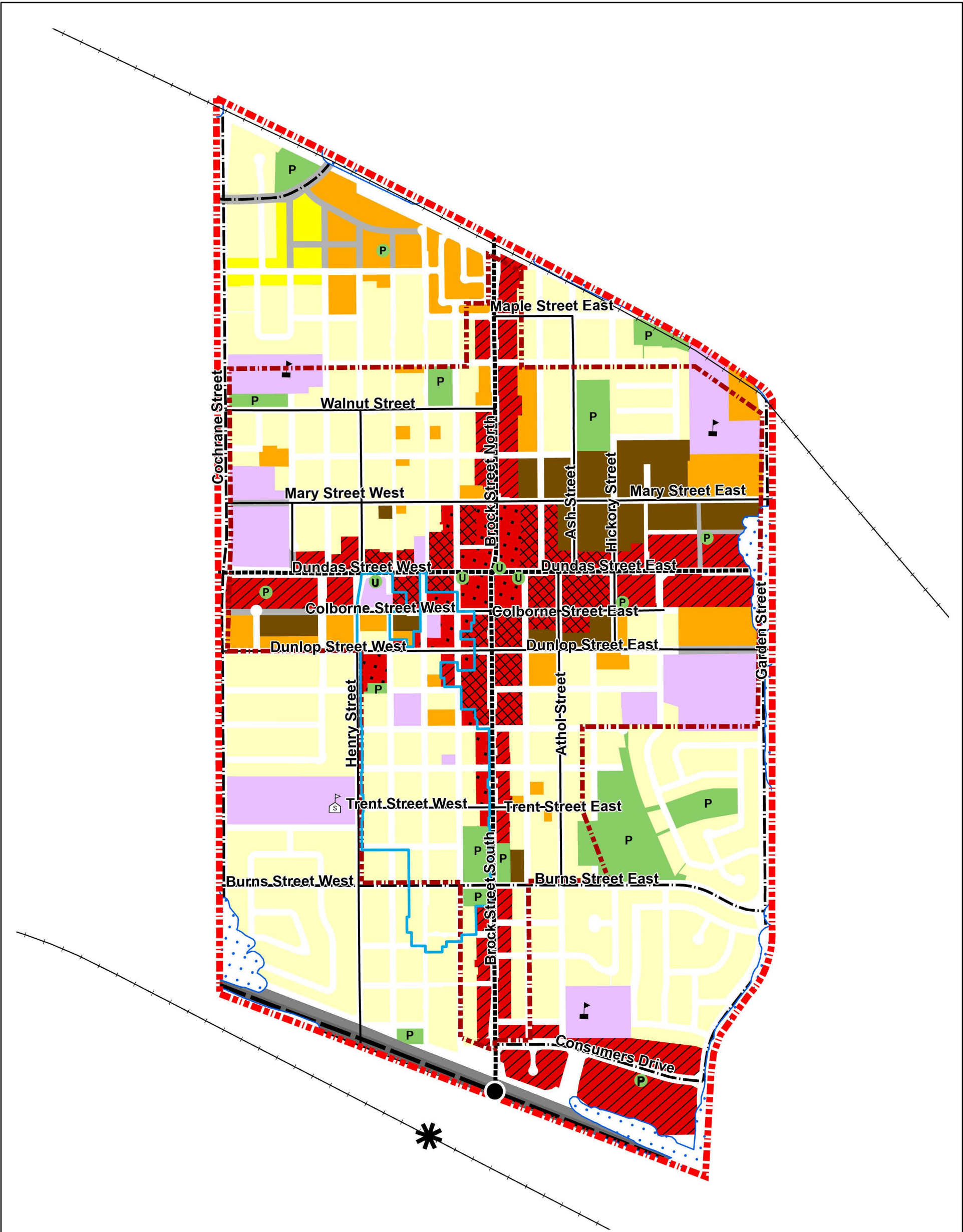
Lynde Shores Secondary Plan Official Plan

Town of Whitby

Schedule **G**



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



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 Schedule
Town of Whitby



0 95 190 380 570
Metres



Downtown Whitby Community

Secondary Plan

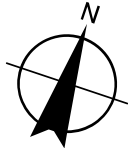
Building Height

Legend

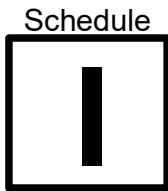
 Secondary Plan Area Boundary

Maximum Building Height

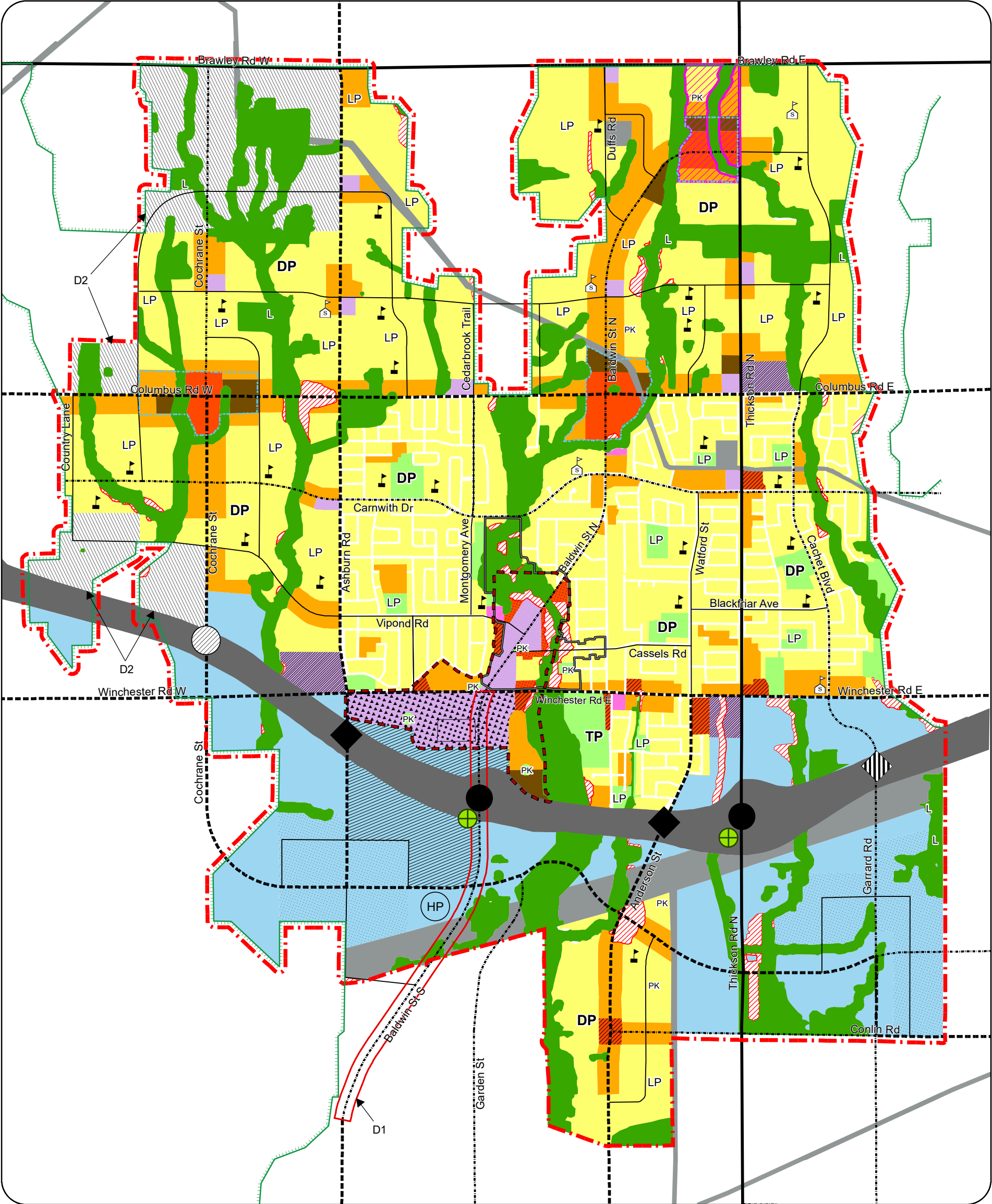
 2 Storeys	 5 Storeys
 3 Storeys	 6 Storeys
 4 Storeys	 8 Storeys



Official Plan
Town of Whitby



0 100 200 400 600 Metres



LEGEND

- | | | | |
|--------------------------------------|---|--|--|
| Low Density Residential | General Industrial | Natural Heritage System | Controlled Access Highway (Freeway) |
| Medium Density Residential | Lands subject to Durham Regional Official Plan Policy 14.13.7 | Linkage in NHS | Type A Arterial |
| High Density Residential | Major Open Space | Deferred by the Region of Durham | Type B Arterial |
| Local Commercial | District Park | Natural Hazards | Type C Arterial |
| Special Purpose Commercial | Local Park | Utility | Collector Road |
| Heritage Commercial | Parkette | Health Precinct Special Policy Area | Greenbelt Plan Boundary |
| Major Commercial | Town Park | Community Central Area | Full Interchange |
| Mixed-Use 1 - Community Central Area | Institutional | Major Central Area | Potential Interchange (Subject to Further Study) |
| Mixed-Use 2 - HCD | Secondary Schools | Heritage Conservation District Boundary | Grade Separation |
| Mixed-Use 3 | Elementary Schools | Secondary Plan Boundary | Potential Grade Separation |
| Prestige Industrial | | Special Policy Area - Refer to Section 11.5.31.6 | Future Transitway Station |
| Business Park | | | |

Brooklin Community Secondary Plan

Schedule **J**

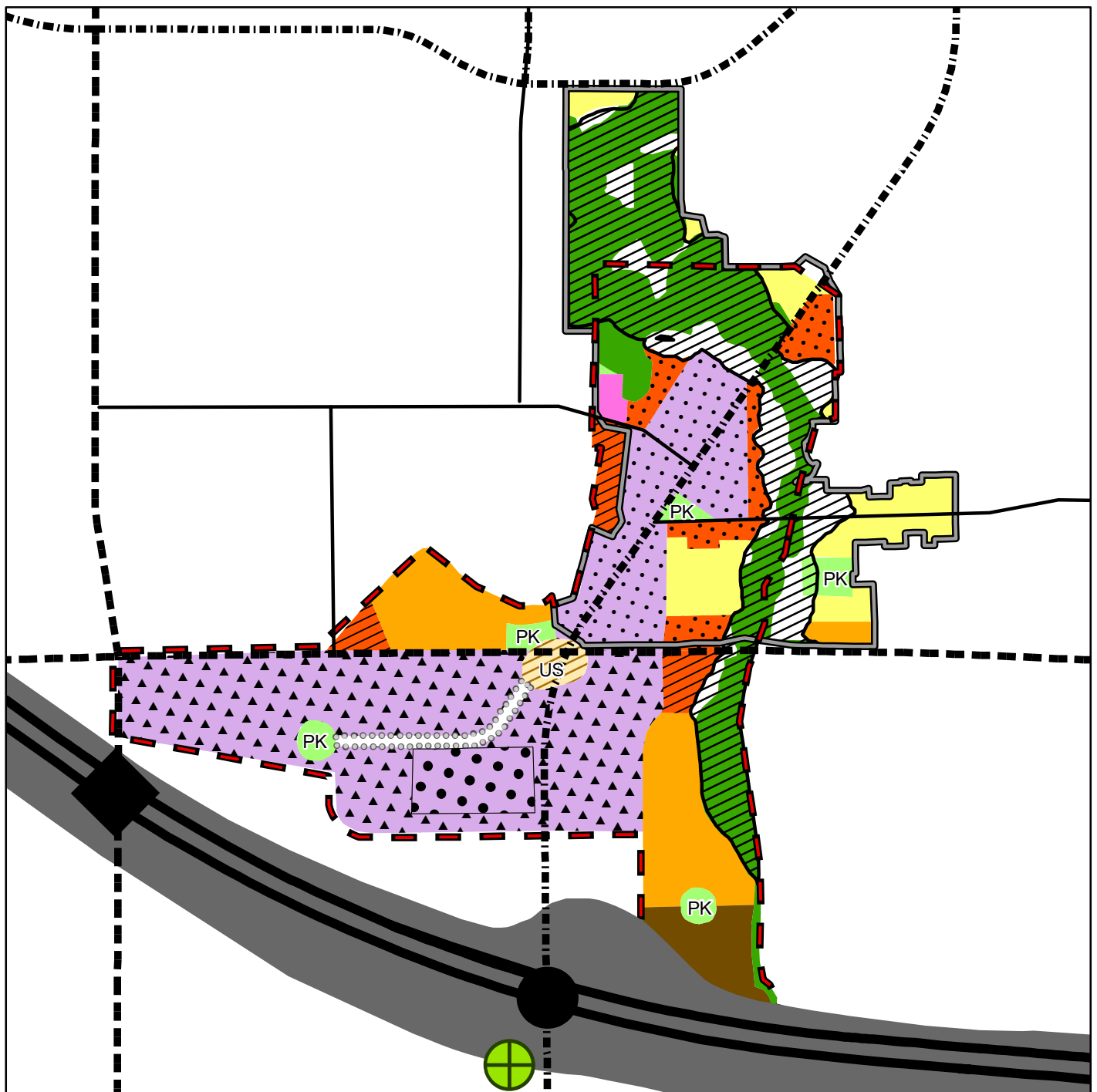
Official Plan

Town of Whitby

Consolidation Date: April 2026

0 200 400 800 Metres

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



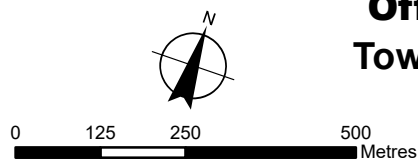
Legend

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	

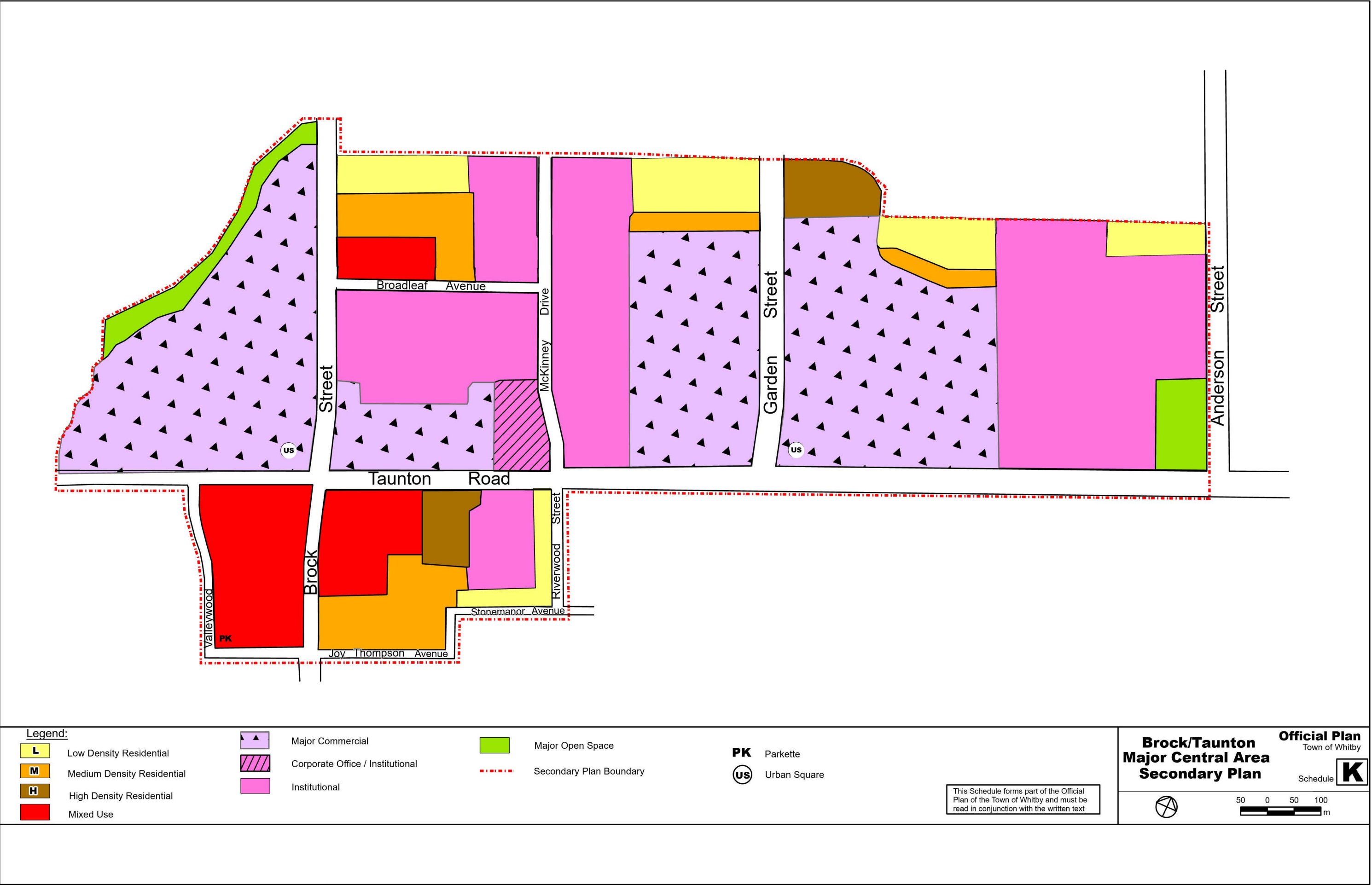
Downtown Brooklin Major Central Area Brooklin Community Secondary Plan

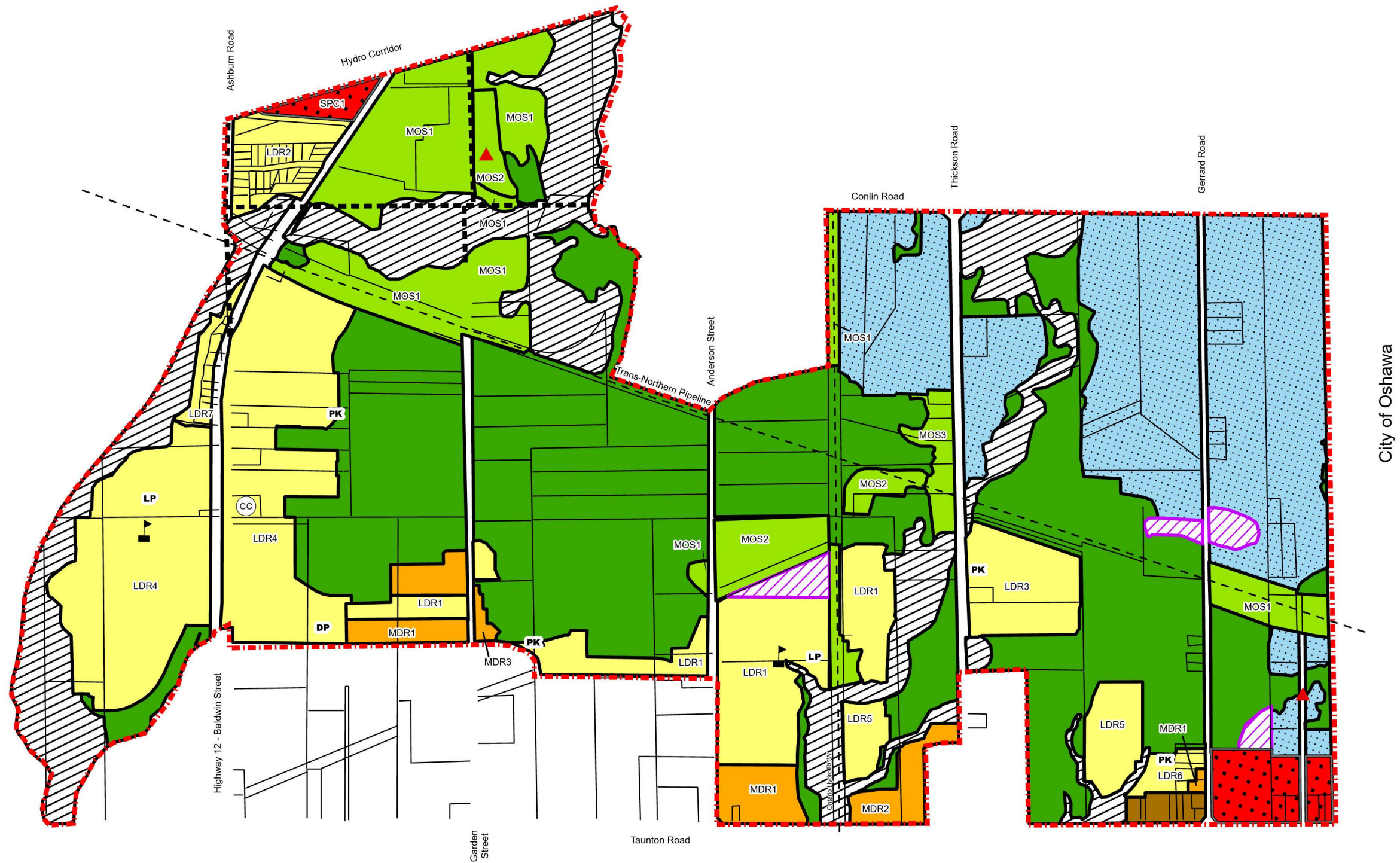
Official Plan
Town of Whitby

Schedule
J1



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 (LDR) (refer to text)	 General Industrial	 Natural Hazard (NH)	 Former Waste Disposal Site D12 (Deferred by Region of Durham)	DP 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	LP Local Park	 Utility Corridors
 High Density Residential	 Major Open Space (MOS) (refer to text)	 Special Policy Area (SPA)	 Seperate Elementary School	PK Parkette	 Proposed Collector Road
				 Convenience Commercial	 Proposed Arterial Road

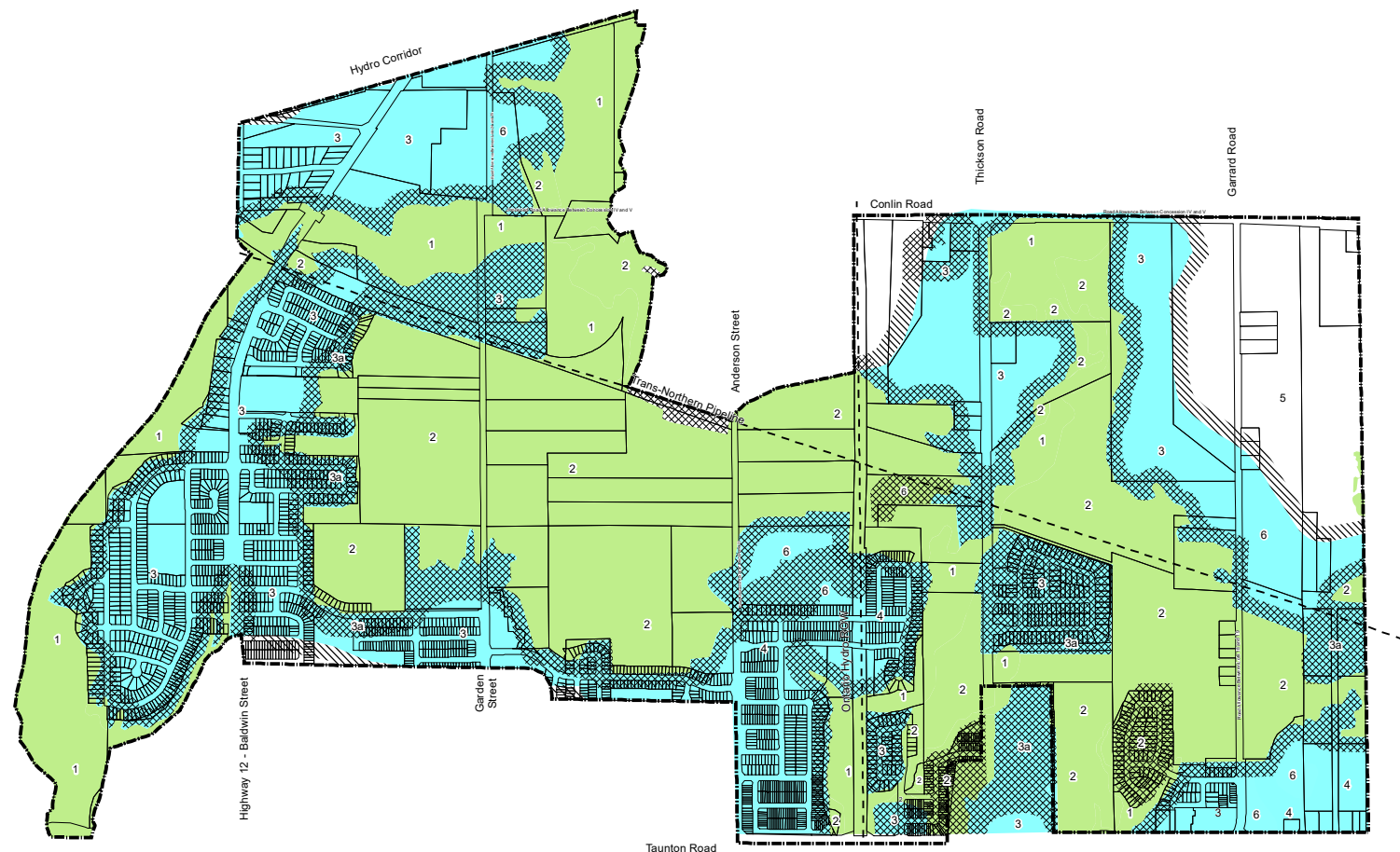
Taunton North Community Secondary Plan

Official Plan
Town of Whitby

Schedule



City of Oshawa



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

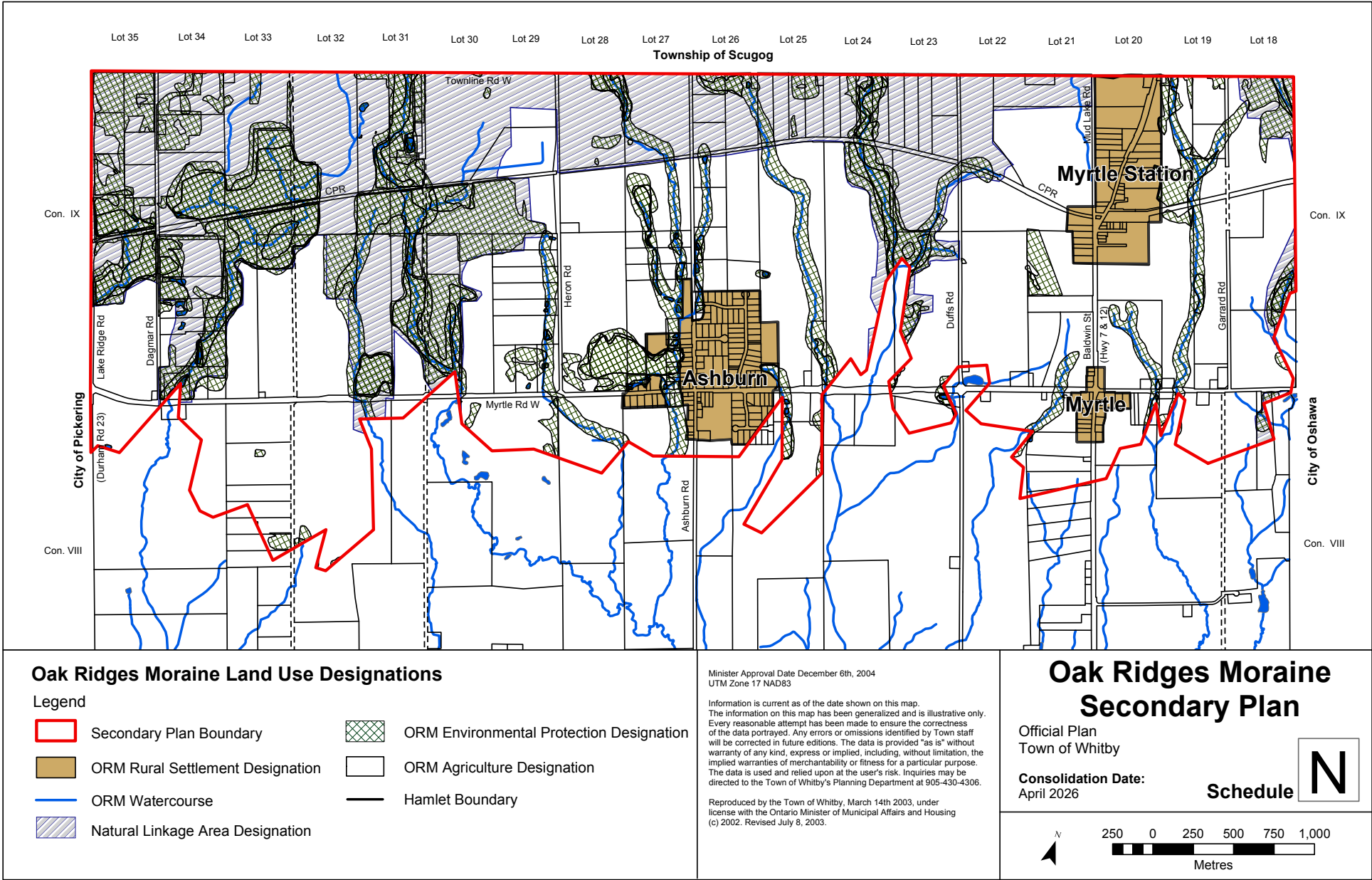
**Taunton North Community
Secondary Plan**

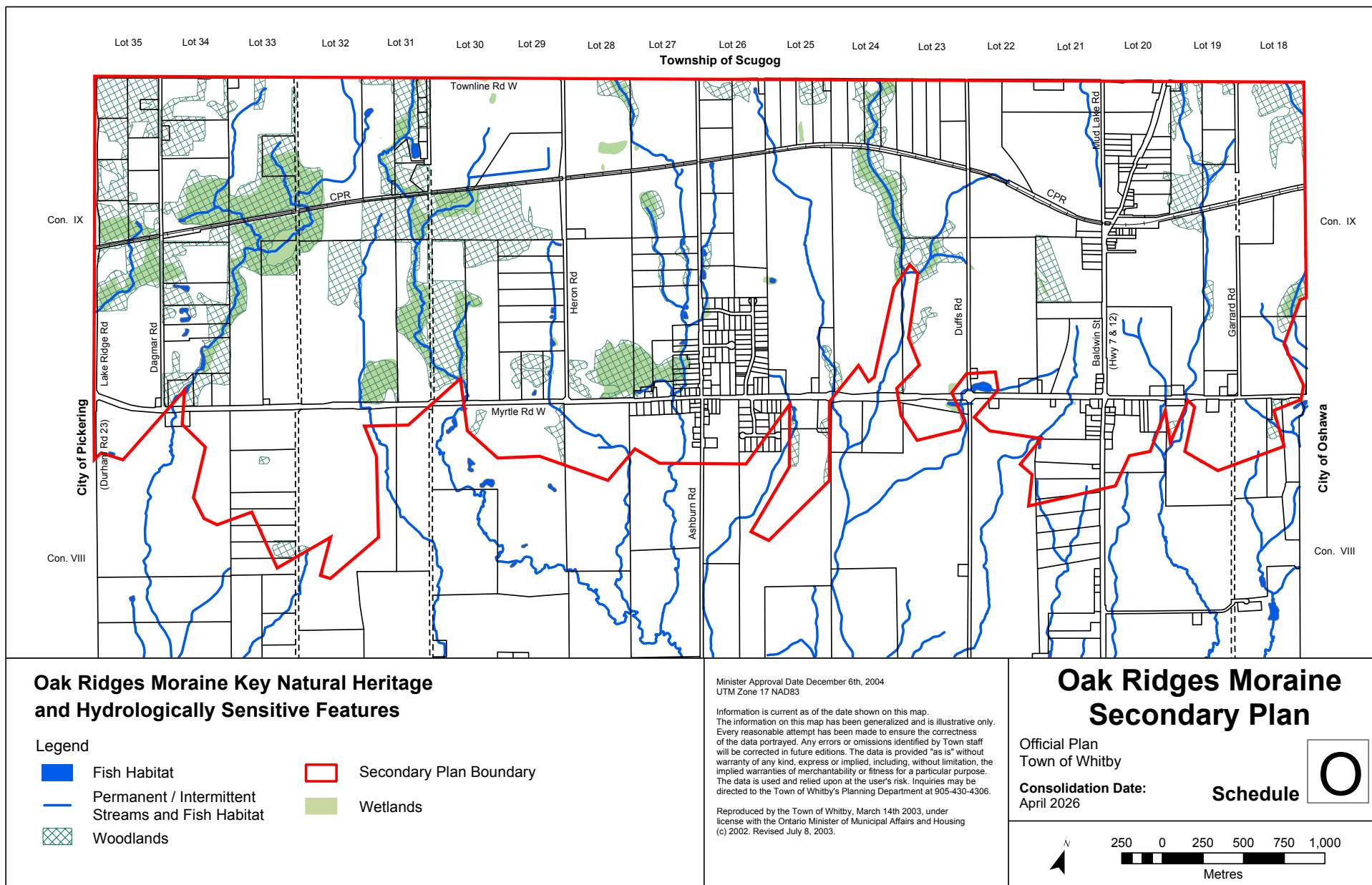
Official Plan
Town of Whitby

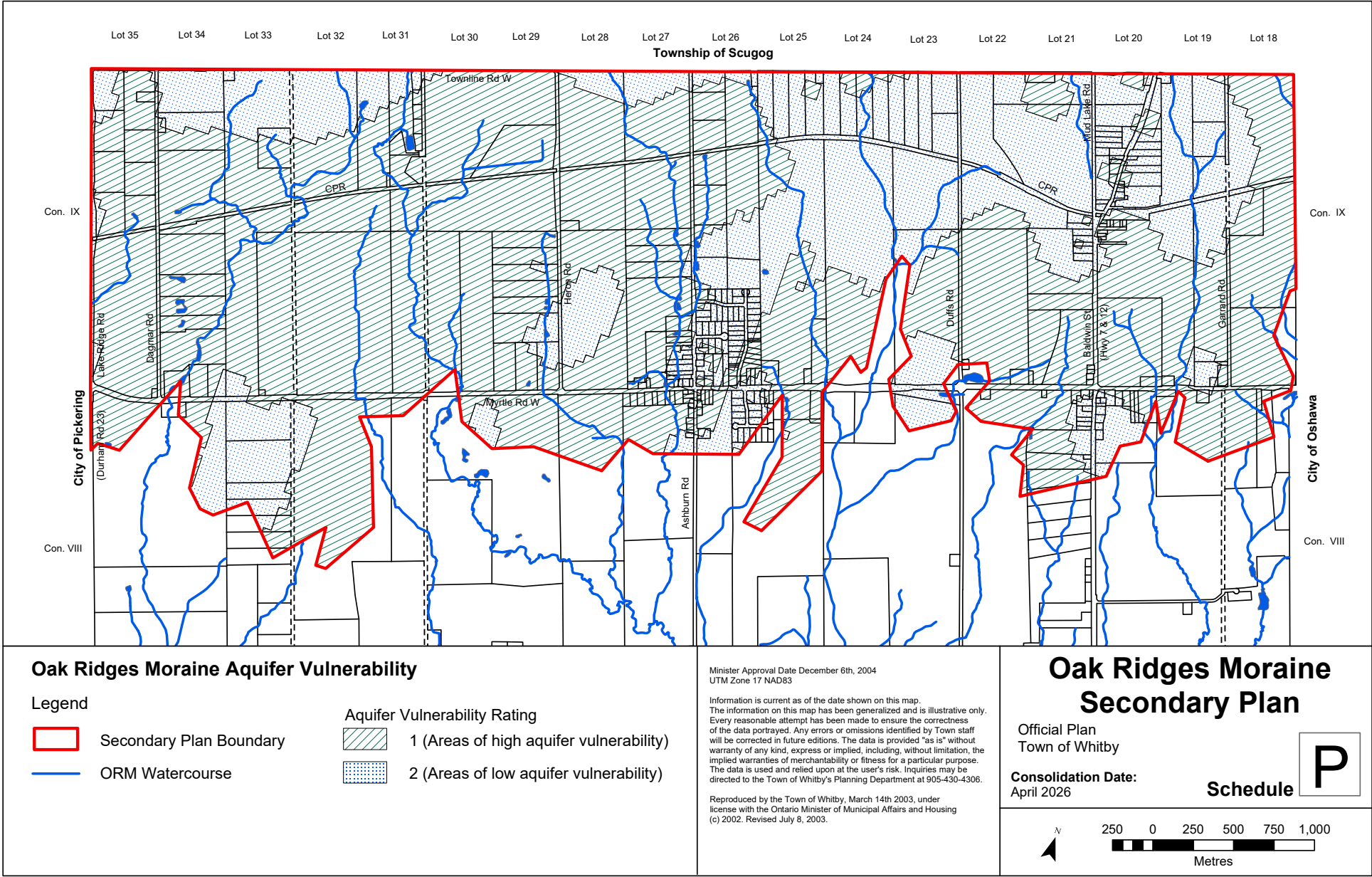
Schedule **M**

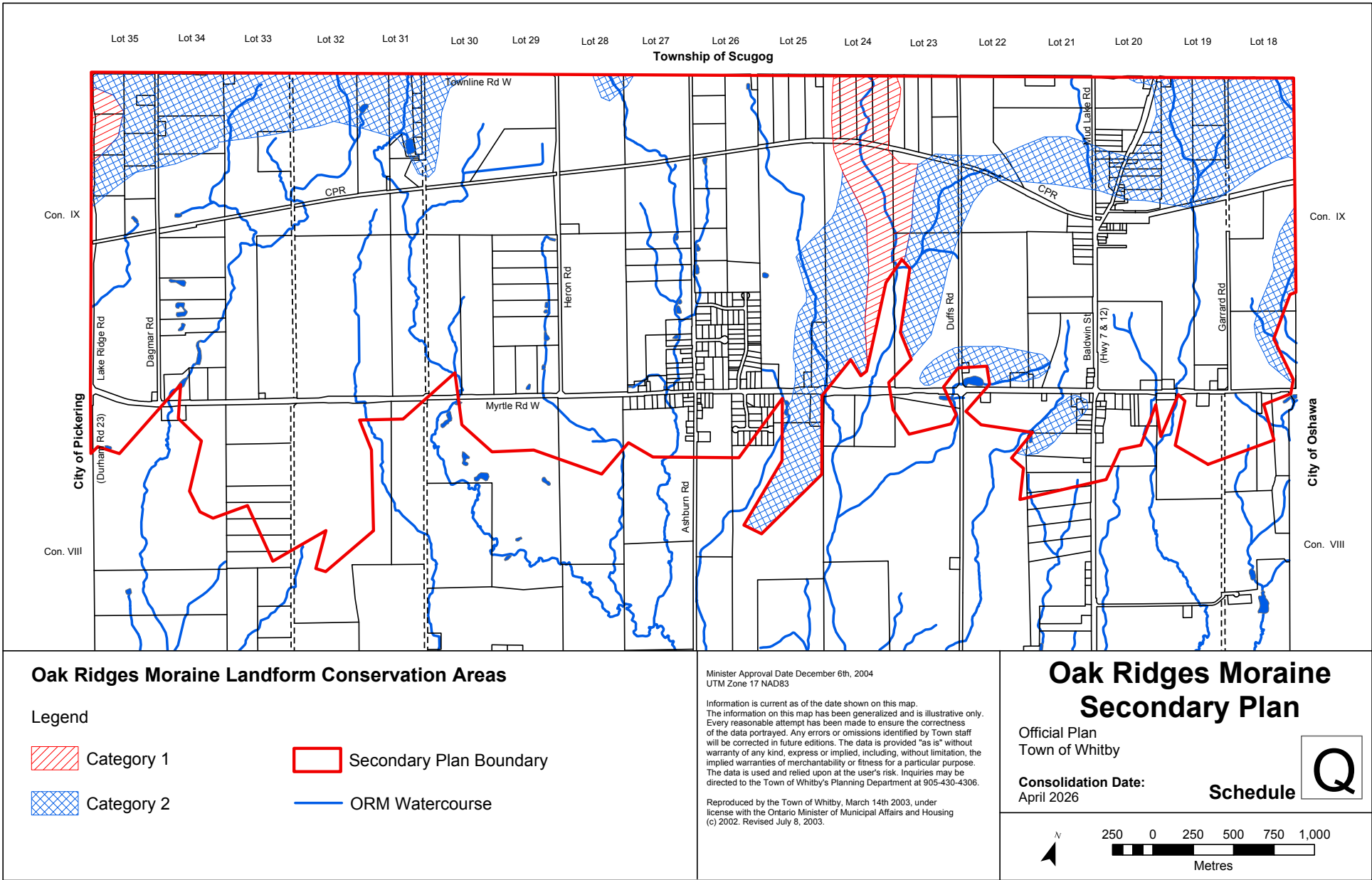


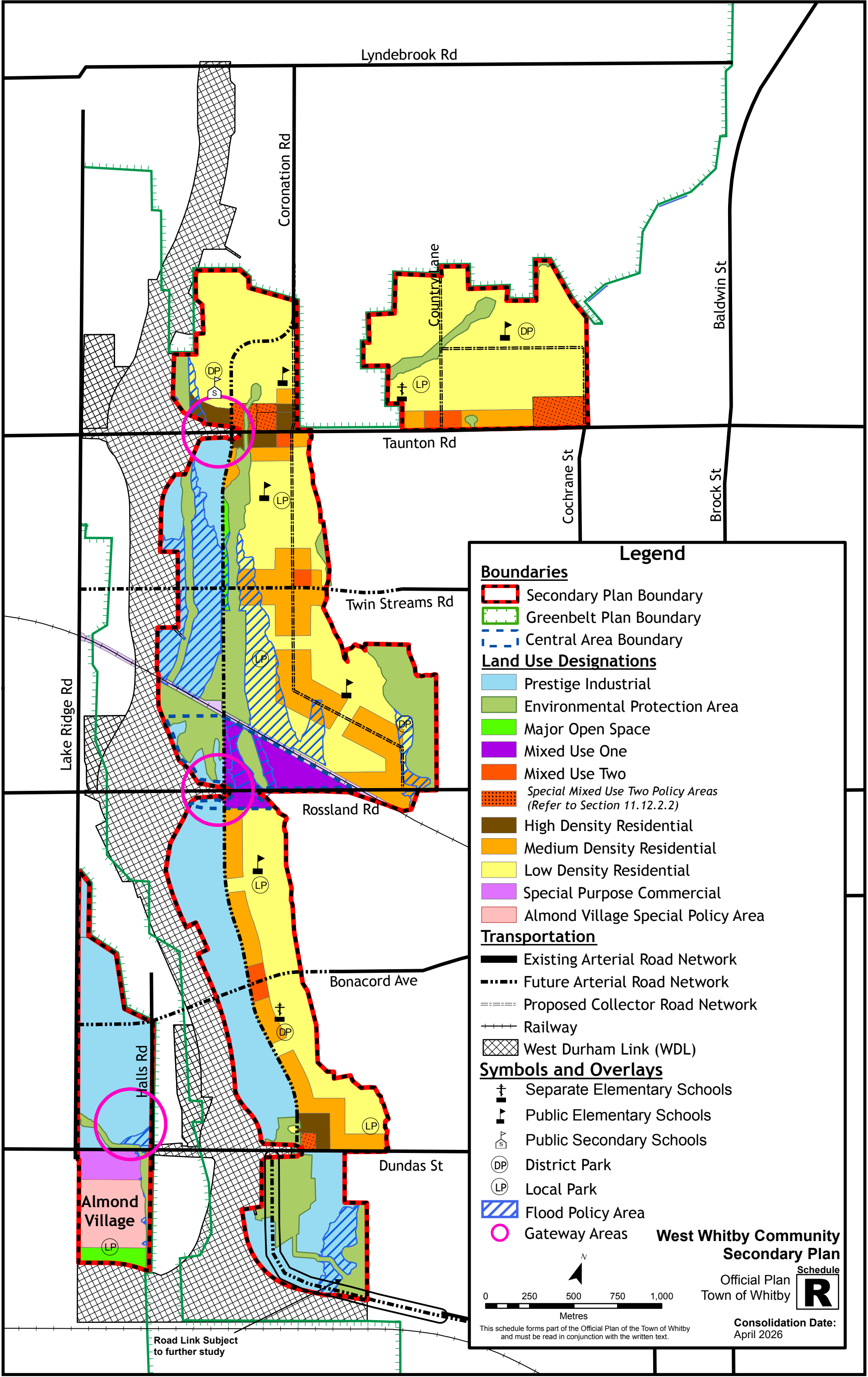
Consolidation Date:
April 2026



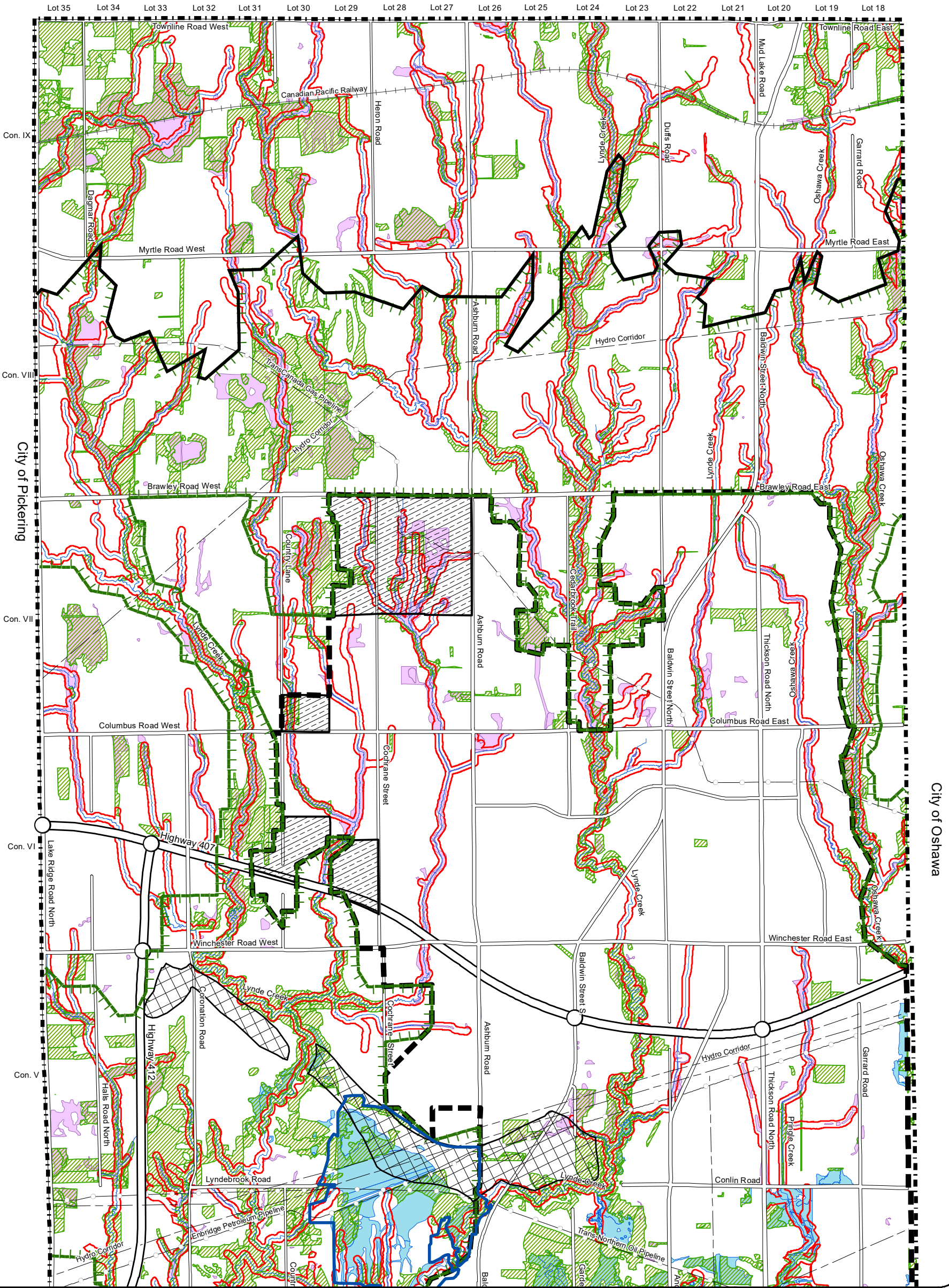








Township of Scugog



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

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

Scugog

Sheet
1 of 2

Sheet
2 of 2

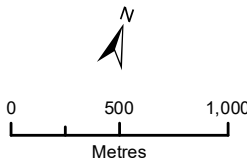
Lake Ontario

Official Plan - Town of Whitby

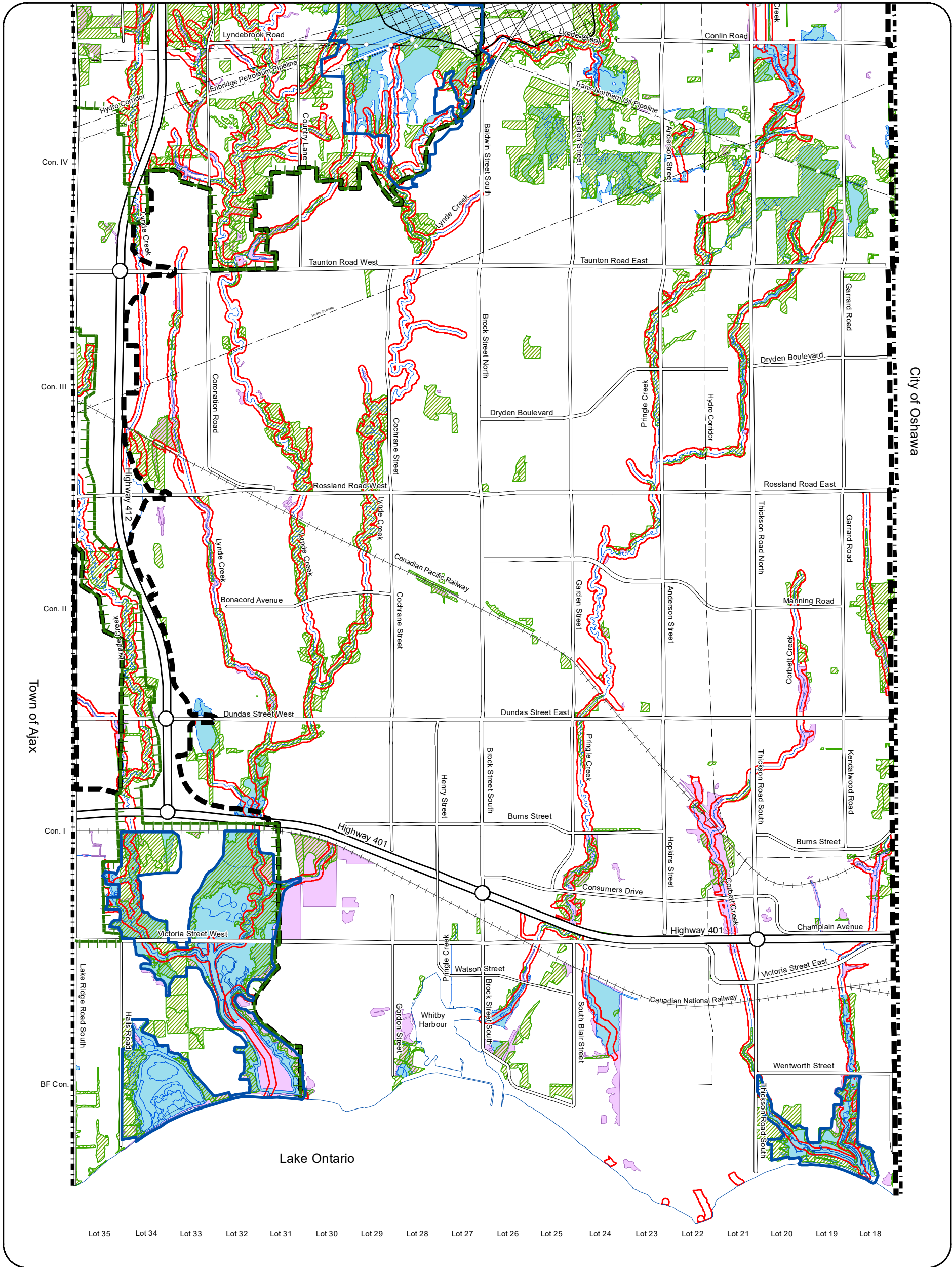
Technical Mapping of
Environmental
Elements

Appendix

1



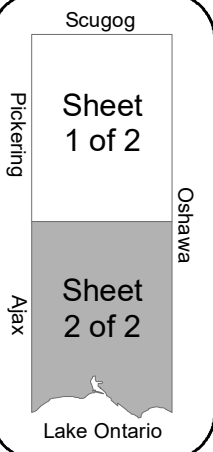
This appendix does not form part of the Statutory Official Plan. The information contained herein may be updated without amendment when new information is available.



Legend

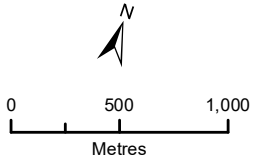
- 2031 Urban Area Boundary
- Greenbelt Protected Countryside Boundary
- Municipal Boundary
- Southern Boundary of Oak Ridges Moraine
- Watercourse
- Riparian Corridors
- Areas of Natural and Scientific Interest (ANSI) (LIO, 2016)
- High Potential Aggregate Resource Area (MNR, 2015)
- Sand and Gravel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

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

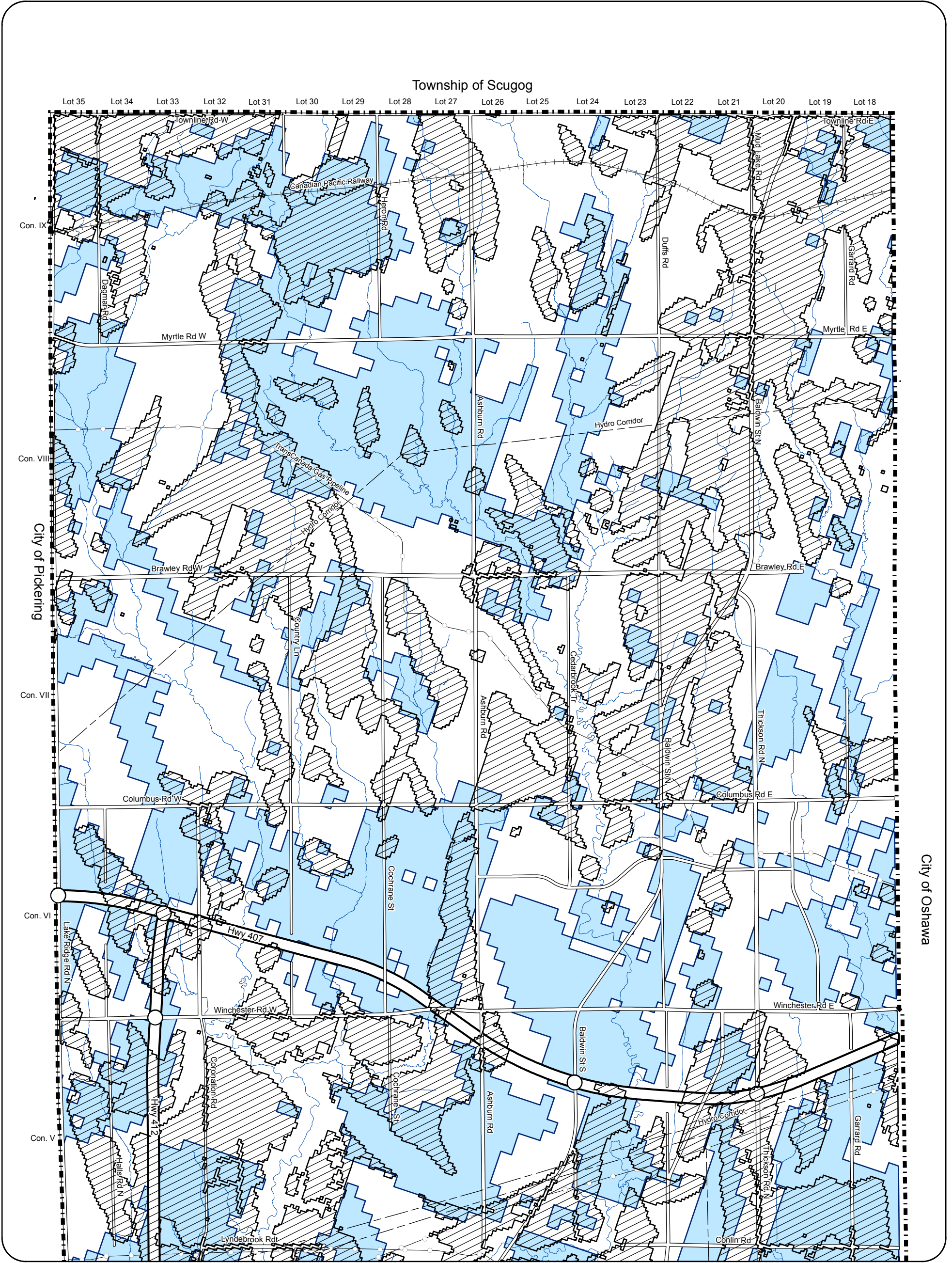


Official Plan - Town of Whitby
Technical Mapping of
Environmental
Elements

Appendix
1



This appendix does not form part of the Statutory Official Plan. The information contained herein may be updated without amendment when new information is available.



Legend

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

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

Scugog

Pickering

Ajax

Oshawa

Lake Ontario

Sheet 1 of 2

Sheet 2 of 2

Official Plan - Town of Whitby

Appendix

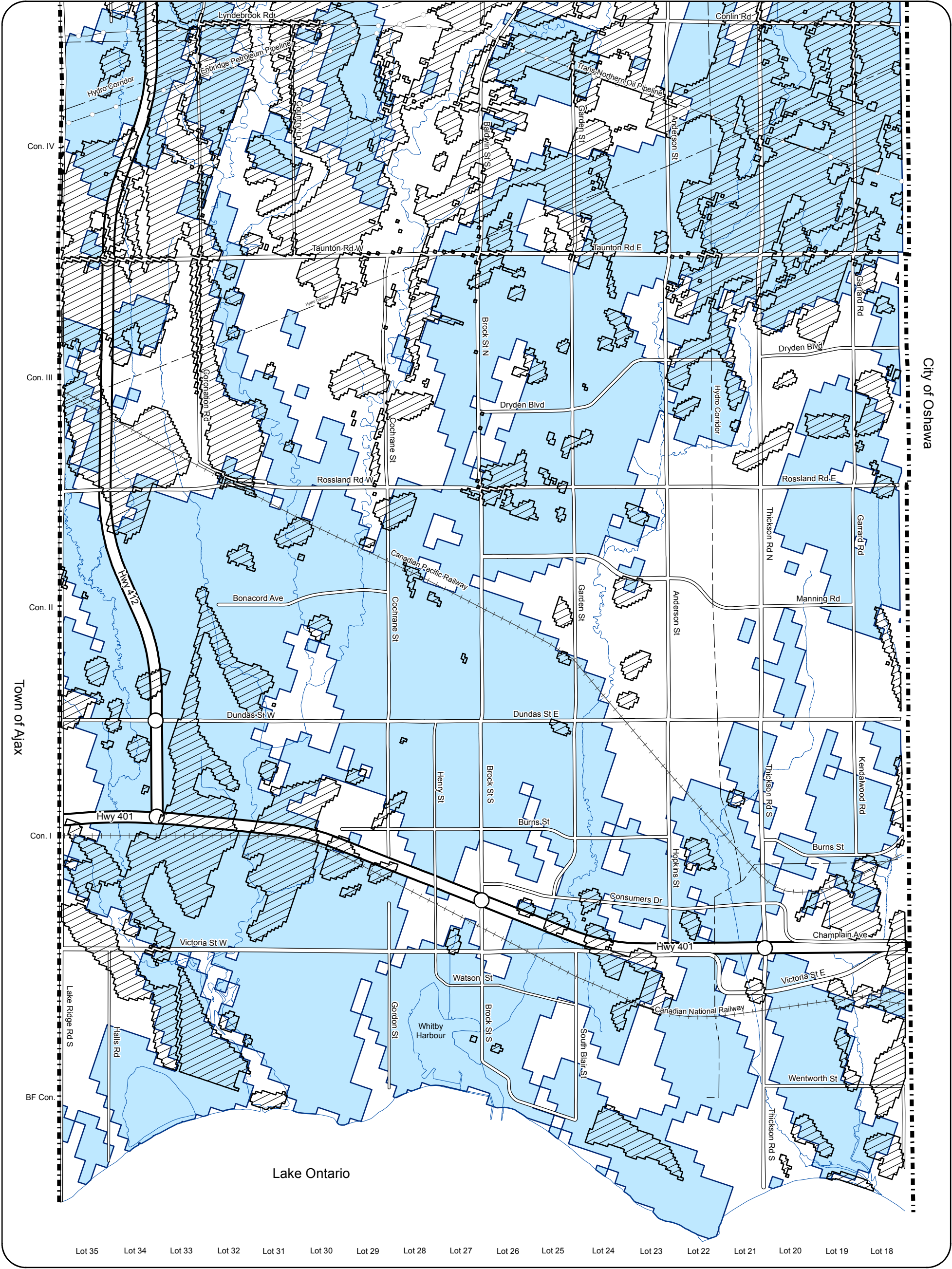
2

Water Resources

Consolidation Date:
April 2026

0 500 1,000
Metres

This appendix does not form part of the Statutory Official Plan. The information contained herein may be updated without amendment when new information is available.



Legend

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

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

Appendix

2

Water Resources

Consolidation Date:
February 2024

0 500 1,000
Metres

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