

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

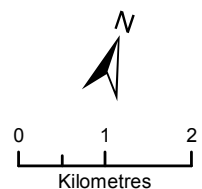
Official Plan - Town of Whitby

Map

Municipal Structure

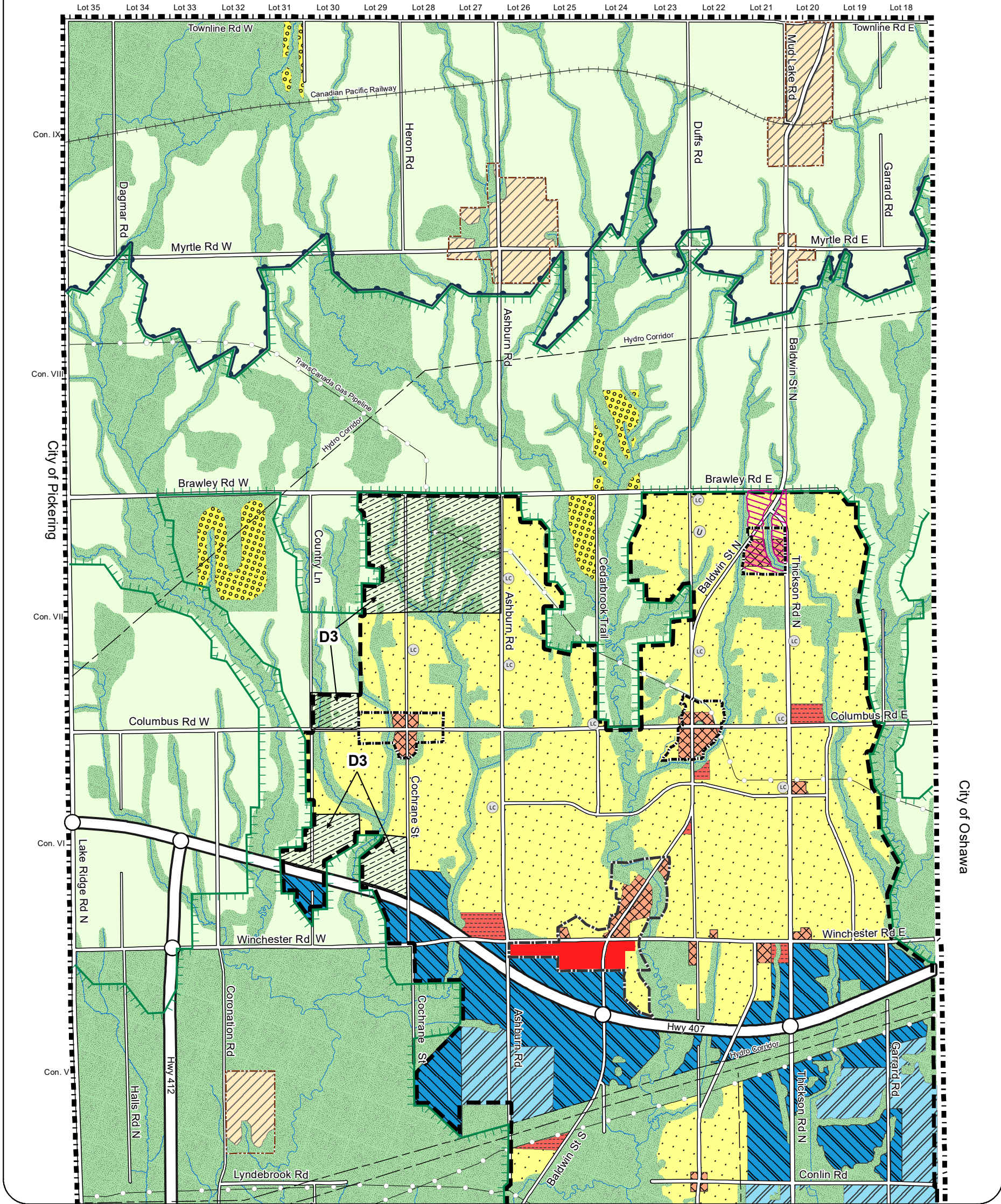
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Consolidation Date:
December 2024



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.

Township of Scugog



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 11.5.31.6	
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	Hamlet Boundary
Special Activity Node	Major Central Area Boundary	2031 Urban Area Boundary
Institutional	Urban Central Area Boundary	Municipal Boundary
Major Open Space	Community Central Area 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

Pickering

Sheet 1 of 2

Oshawa

Sheet 2 of 2

Alax

Lake Ontario

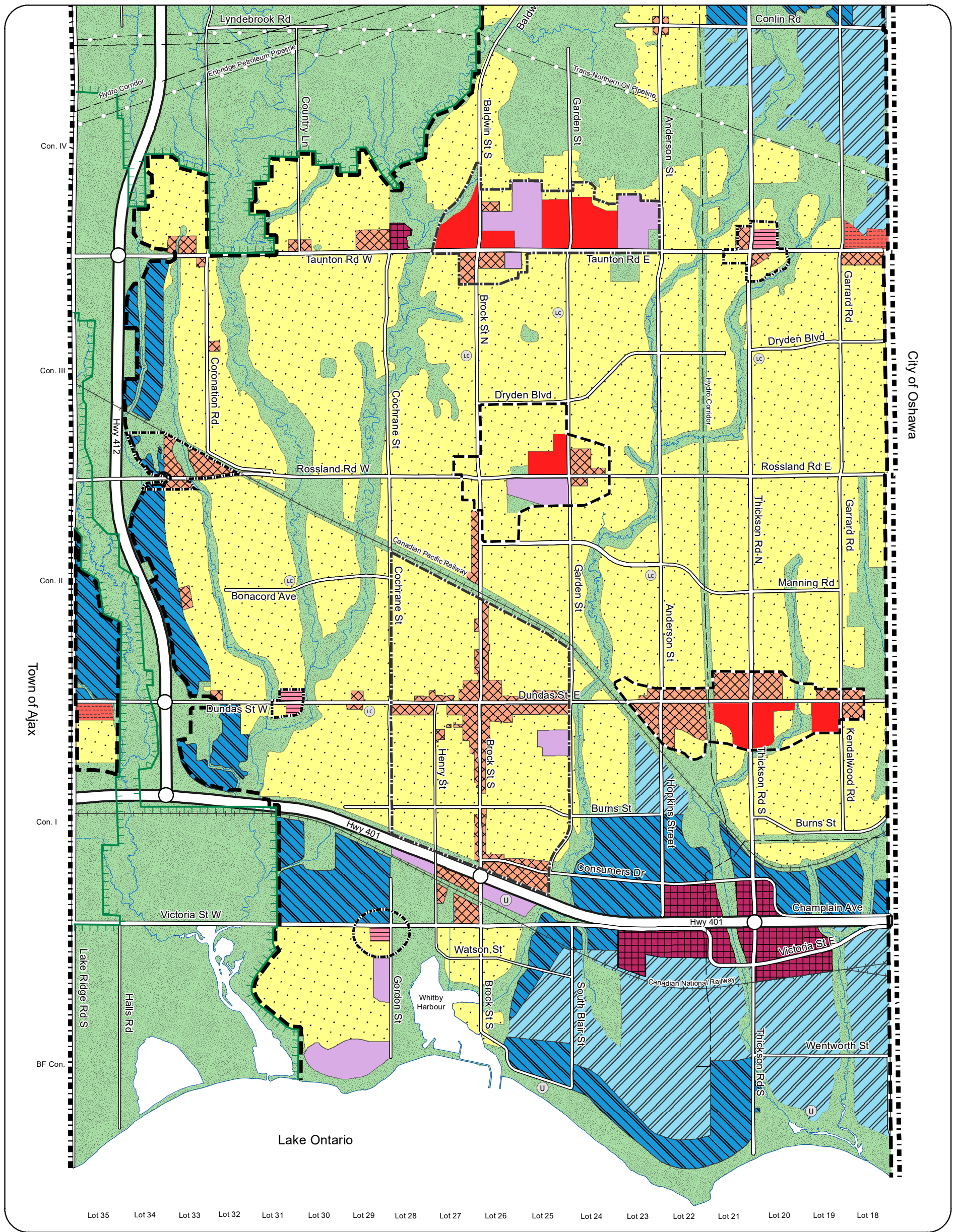
Official Plan - Town of Whitby Schedule

Land Use

A

0 500 1,000 Metres

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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 11.5.31.6 | |
| 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 | Hamlet Boundary |
| Special Activity Node | Major Central Area Boundary | 2031 Urban Area Boundary |
| Institutional | Urban Central Area Boundary | Municipal Boundary |
| Major Open Space | Community Central Area 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

Pickering

Oshawa

Ajax

Lake Ontario

Sheet 1 of 2

Sheet 2 of 2

Official Plan - Town of Whitby Schedule

Land Use

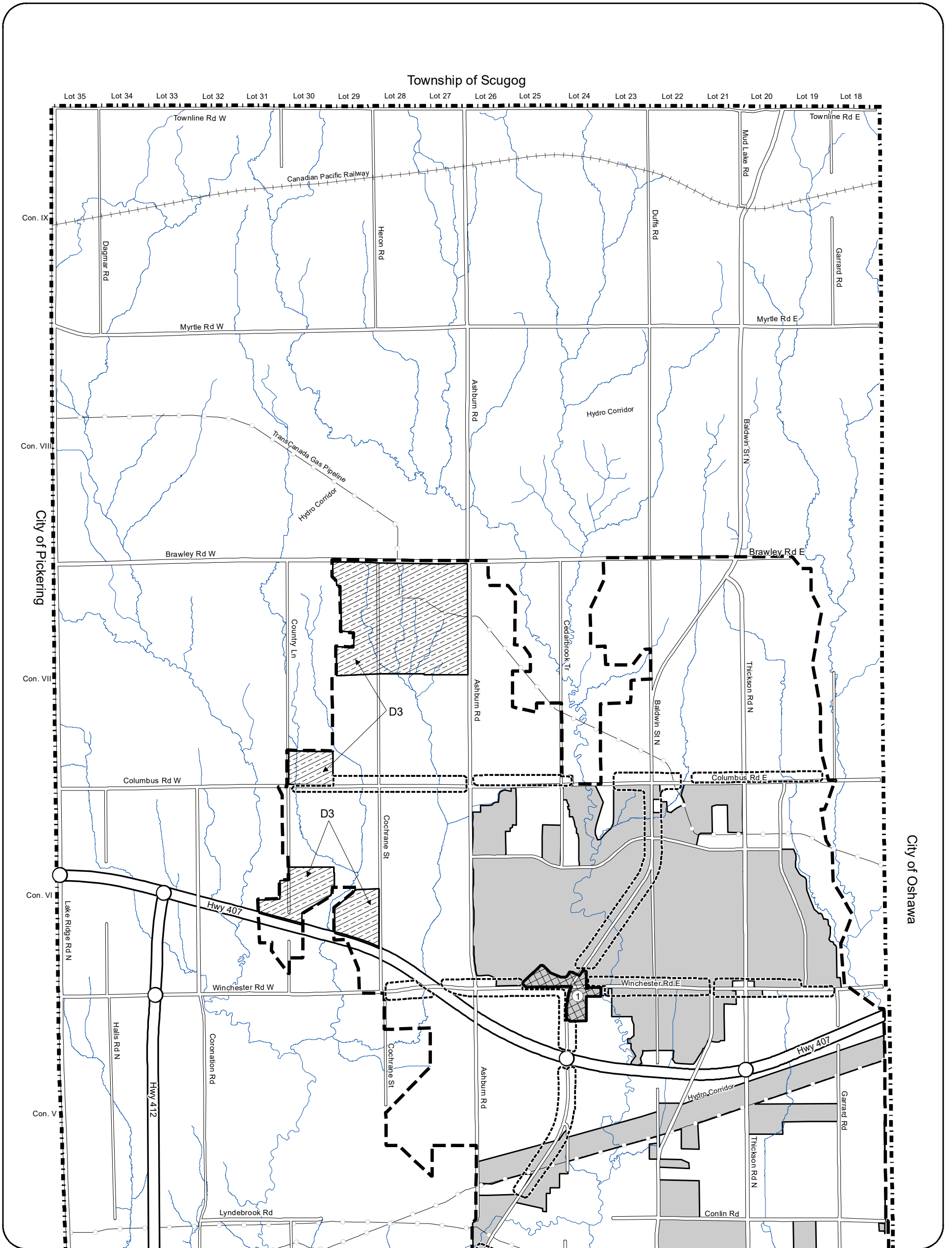
A

0 500 1,000

Metres

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Township of Scugog



Legend

- Mature Neighbourhoods - Under Appeal - OLT-23-000616
- Built Boundary (2006)
- Intensification Area
- Intensification Corridor
- Lands Subject to Durham Regional Official Plan Policy 14.13.7
- D Deferred by the Region of Durham
- * Major Transit Station
- 2031 Urban Area Boundary
- Municipal Boundary

Intensification Areas:

- ① Downtown Brooklin
- ② Brock / Taunton
- ③ Rossland / Garden
- ④ Downtown Whitby
- ⑤ Dundas East
- ⑥ Port Whitby

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

Scugog

Pickering

Sheet
1 of 2

Oshawa

Ajax

Sheet
2 of 2

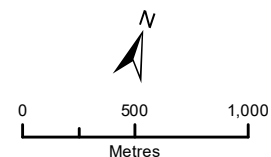
Lake Ontario

Official Plan - Town of Whitby

Schedule

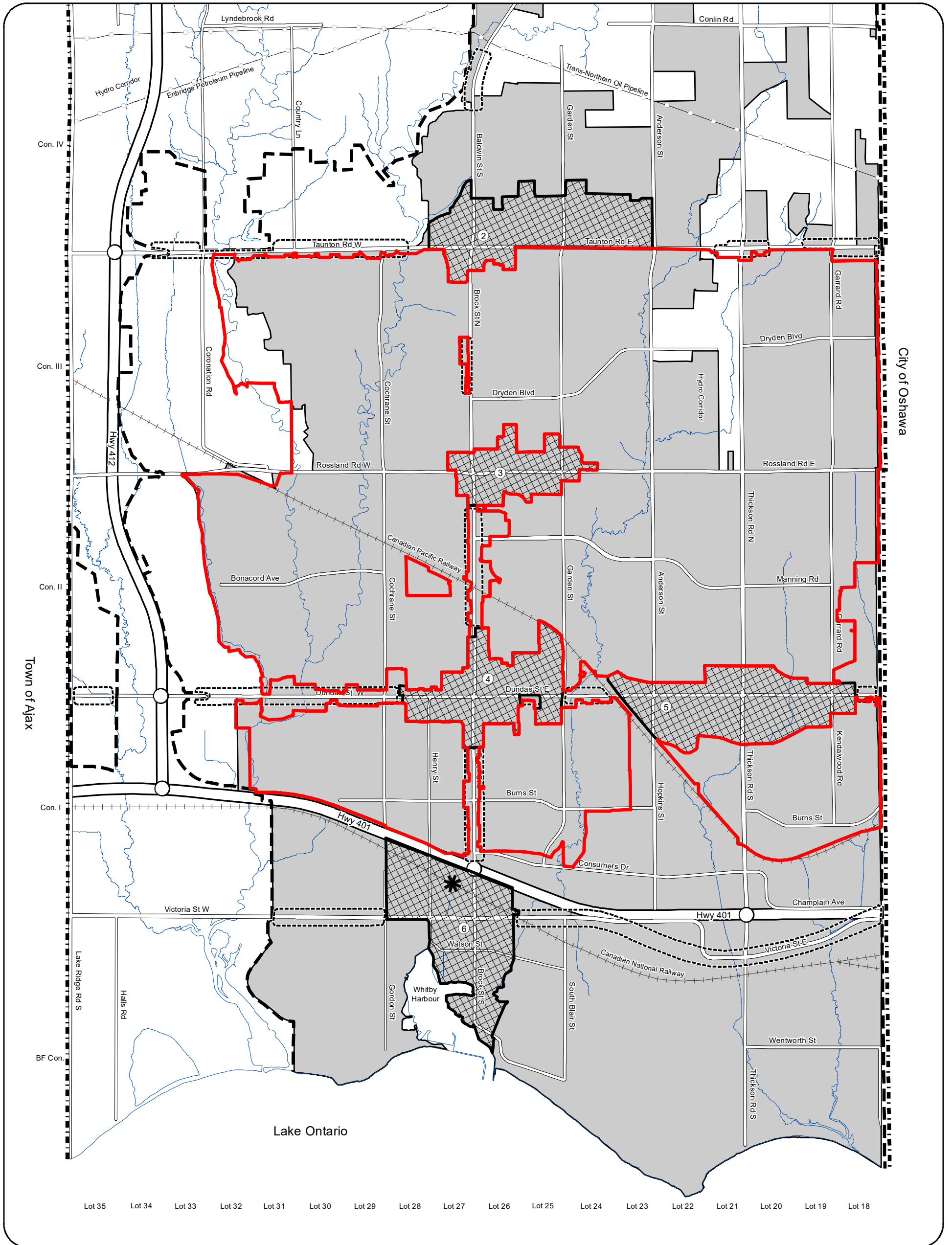
Intensification

B



Consolidation Date:
December 2024

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Legend

- Mature Neighbourhoods - Under Appeal - OLT-23-000616
- Built Boundary (2006)
- Intensification Area
- Intensification Corridor
- Lands Subject to Durham Regional Official Plan Policy 14.13.7
- D Deferred by the Region of Durham
- ✳ Major Transit Station
- 2031 Urban Area Boundary
- Municipal Boundary

Intensification Areas:

- ① Downtown Brooklin
- ② Brock / Taunton
- ③ Rossland / Garden
- ④ Downtown Whitby
- ⑤ Dundas East
- ⑥ Port Whitby

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Scugog

Pickering

Oshawa

Ajax

Lake Ontario

Official Plan - Town of Whitby Schedule

Intensification

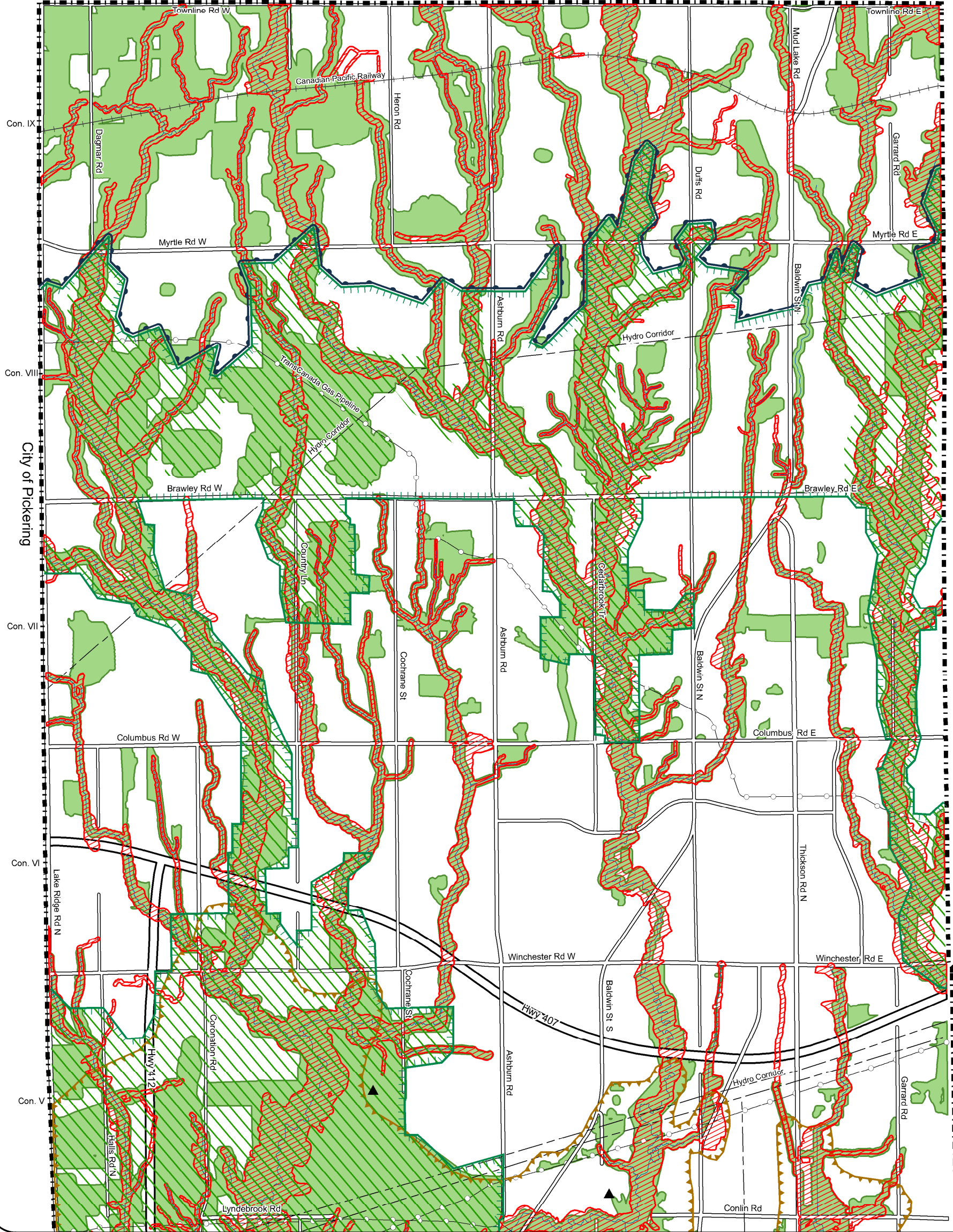
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Township of Scugog

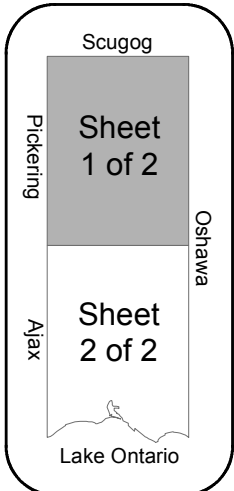
Lot 35 Lot 34 Lot 33 Lot 32 Lot 31 Lot 30 Lot 29 Lot 28 Lot 27 Lot 26 Lot 25 Lot 24 Lot 23 Lot 22 Lot 21 Lot 20 Lot 19 Lot 18



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.



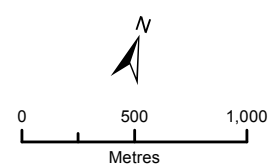
Official Plan - Town of Whitby Schedule

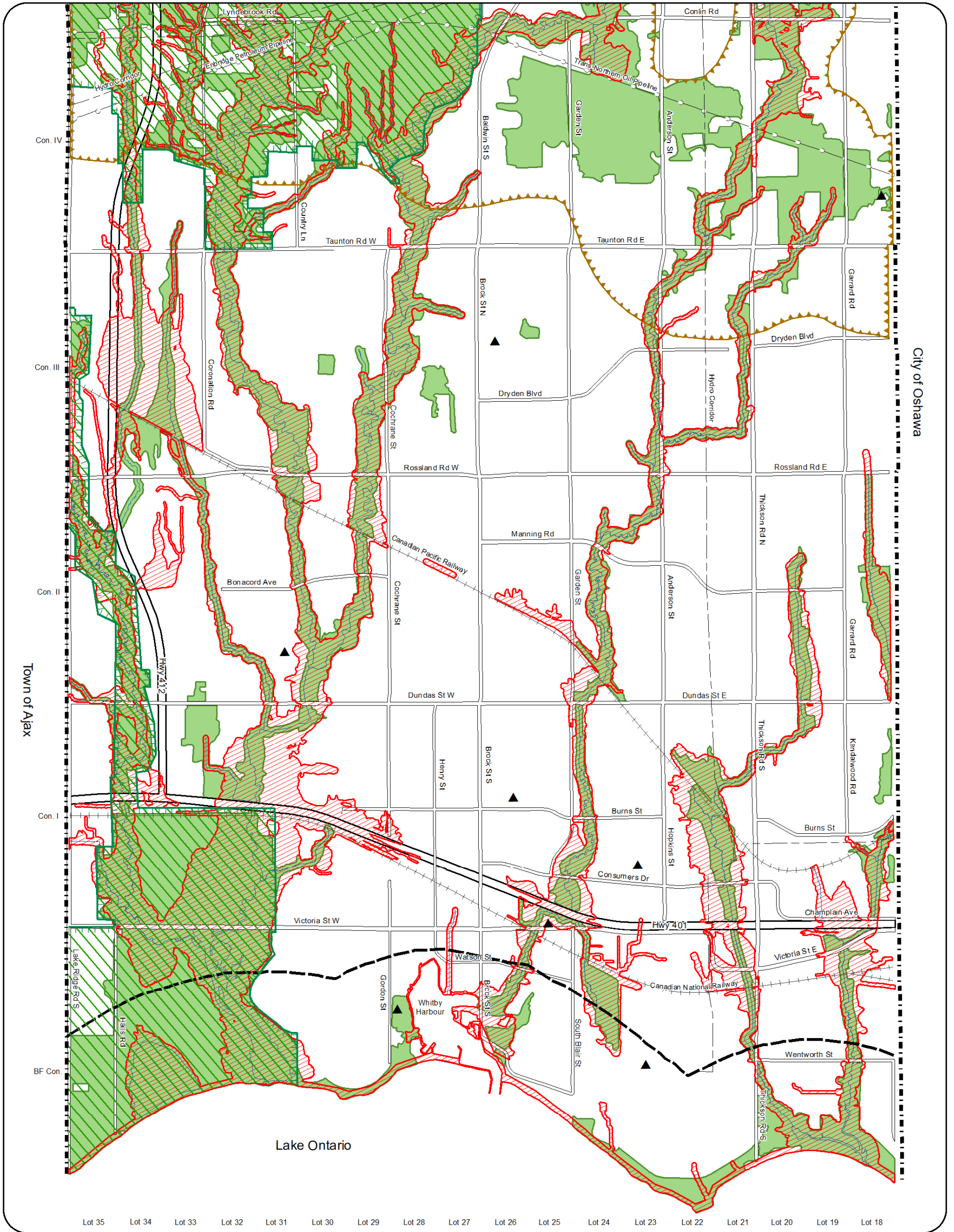
Environmental Management

C











Consolidation Date: December 2024

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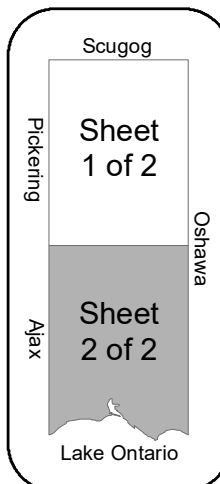




Legend

-  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


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Official Plan - Town of Whitby Schedule

Environmental Management

C

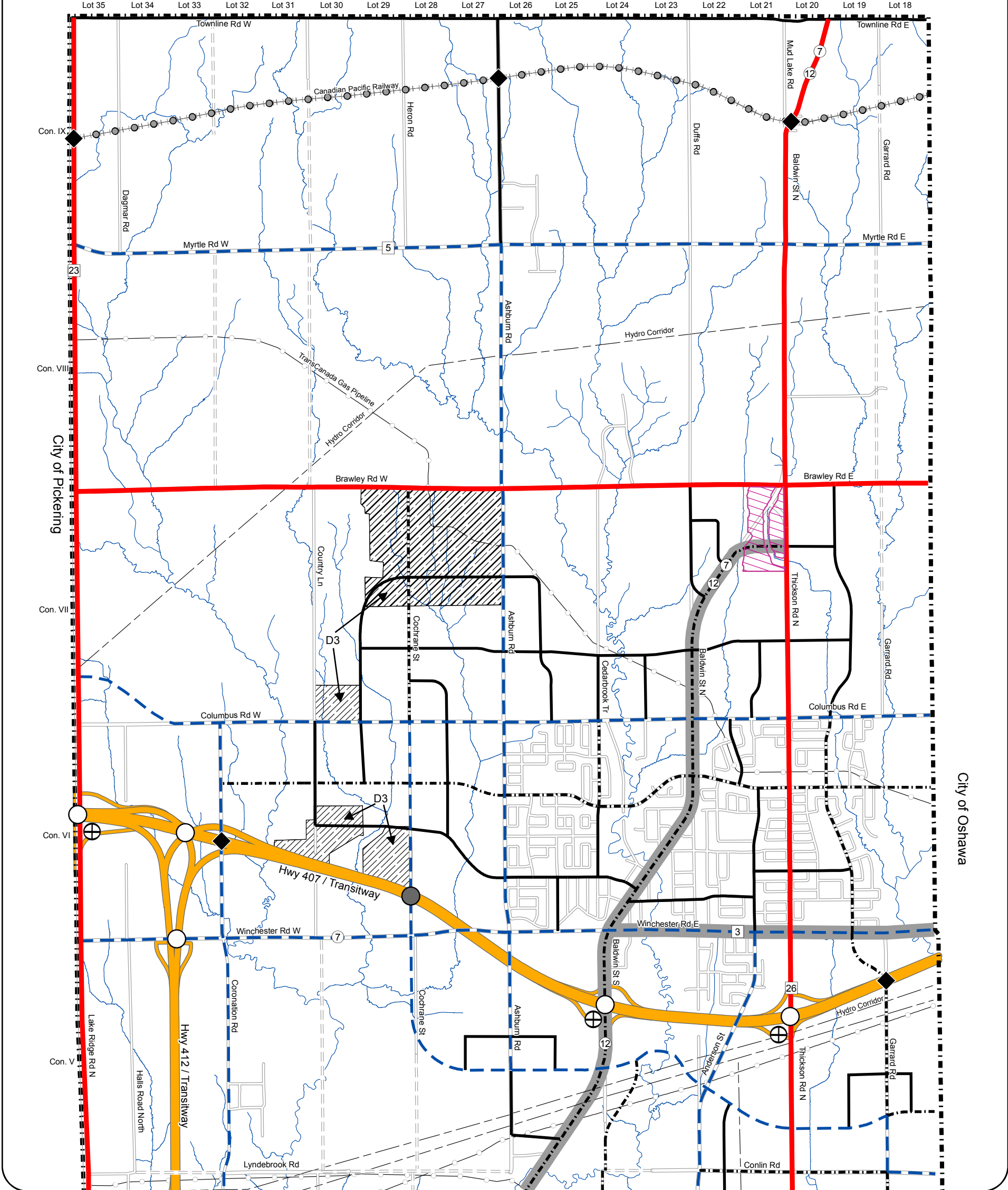


0 500 1,000
Metres

Consolidation Date:
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Township of Scugog



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

- ▨ Lands Subject to Durham Regional Official Plan Policy 14.13.7
- ▨ Special Policy Area Refer to section 11.5.31.6
- Road Network:**
- 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
- ← D3 (Deferred by Region of Durham)

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

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

Scugog

Pickering

Oshawa

Sheet 1 of 2

Sheet 2 of 2

Alax

Lake Ontario

Official Plan - Town of Whitby Schedule

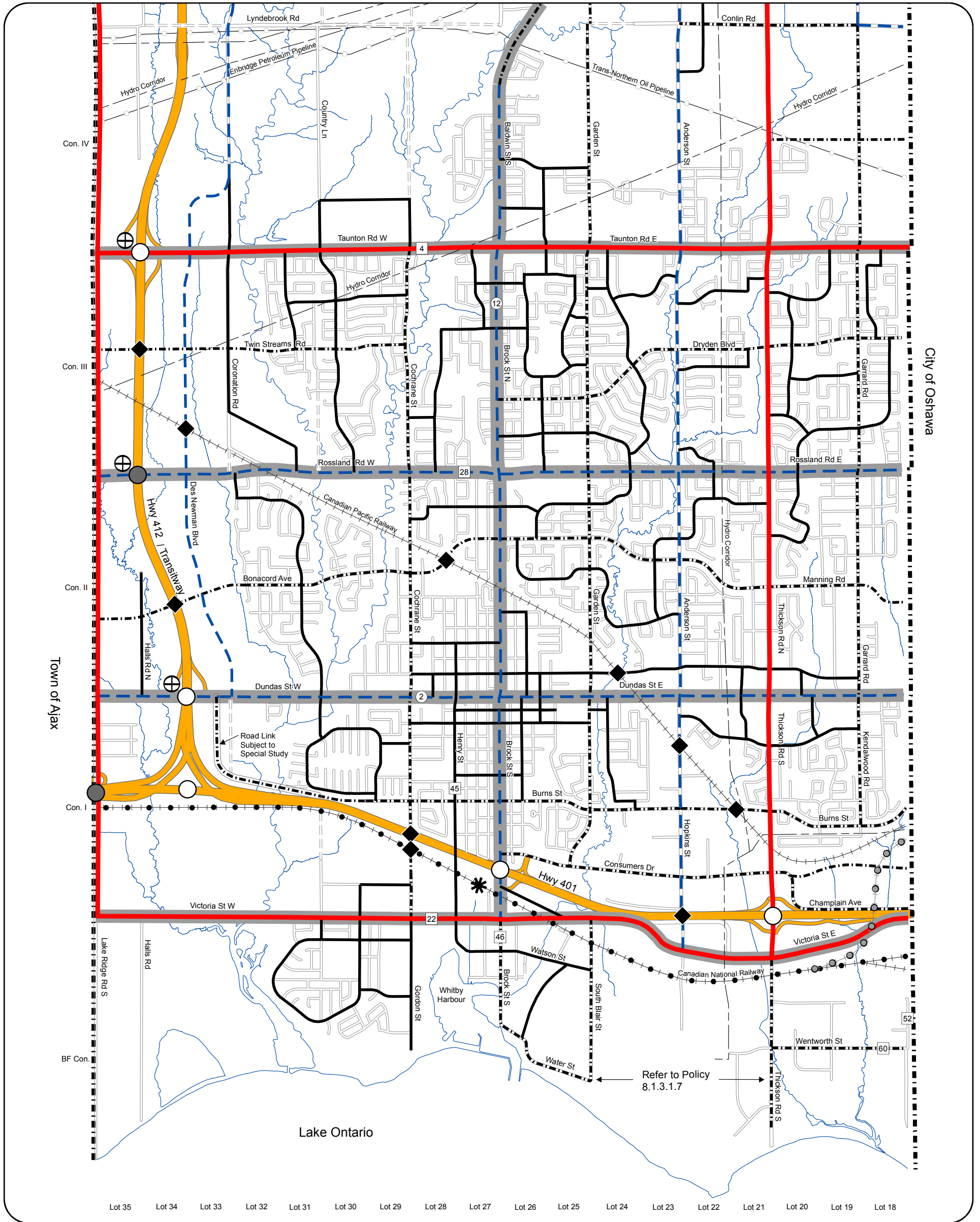
D

Transportation

Consolidation Date: December 2024

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

Road Network:

- Lands Subject to Durham Regional Official Plan Policy 14.13.7
- Special Policy Area Refer to section 11.5.31.6
- 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

Other:

- D3 (Deferred by Region of Durham)

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Scugog

Pickering

Oshawa

Sheet 1 of 2

Sheet 2 of 2

Whitby

Alax

Lake Ontario

Official Plan - Town of Whitby

Schedule **D**

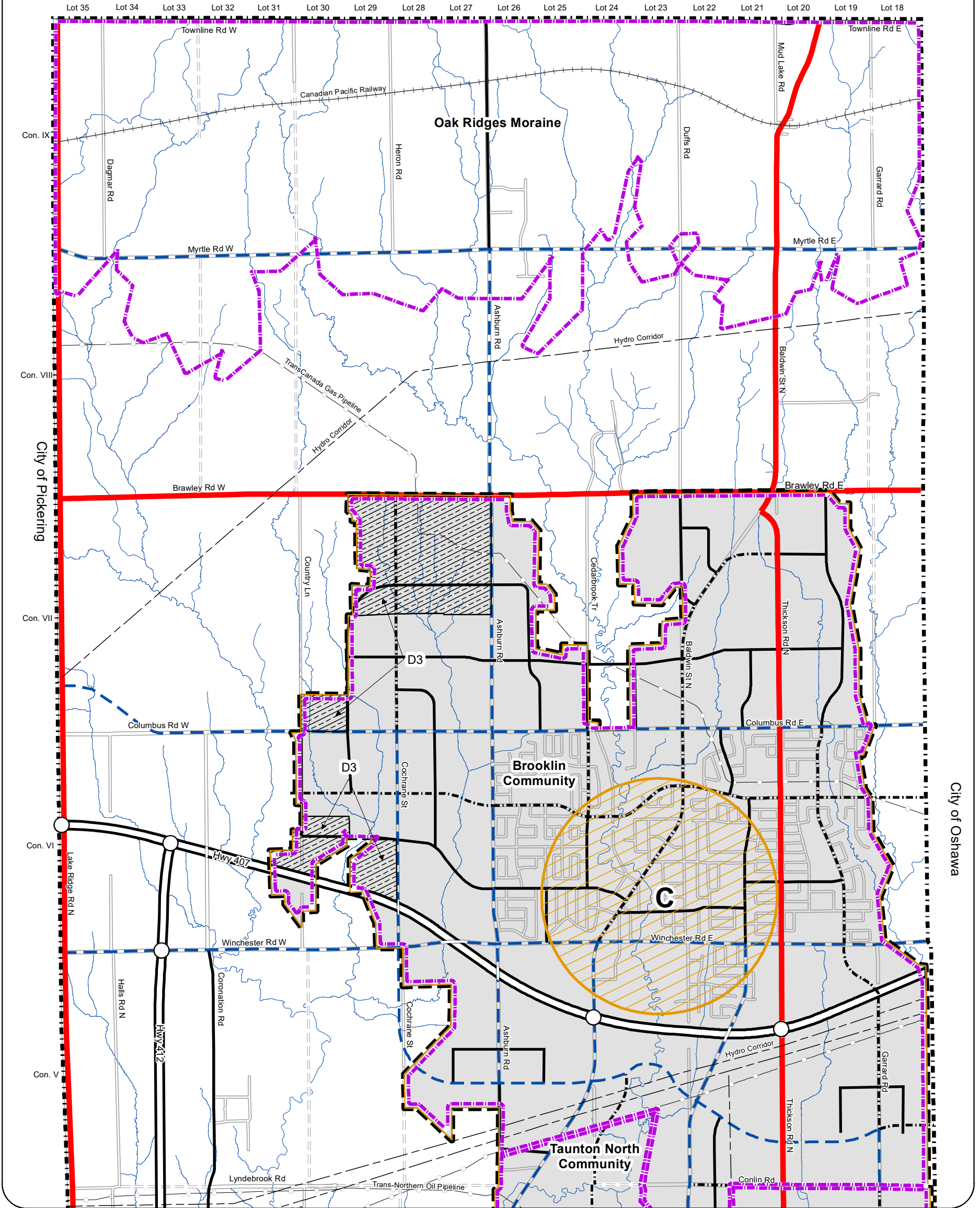
Transportation

Consolidation Date: December 2024

0 500 1,000 Metres

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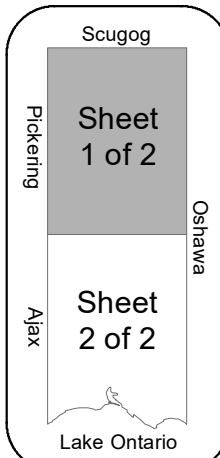
Township of Scugog



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

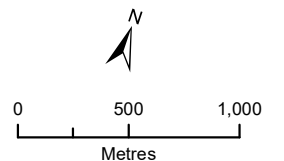
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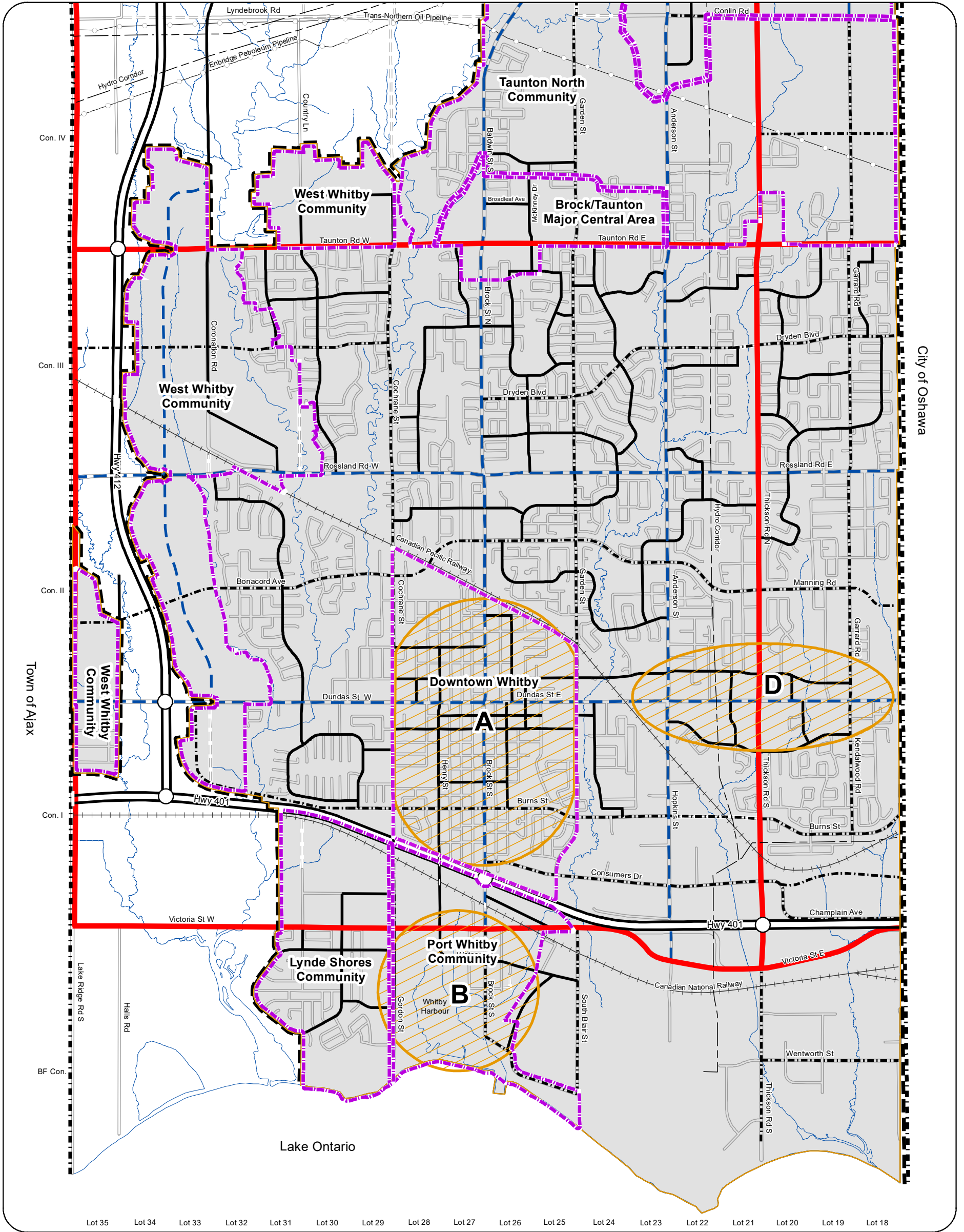
Official Plan - Town of Whitby
**Secondary Plans
 and Community
 Improvement Areas**

Schedule

E

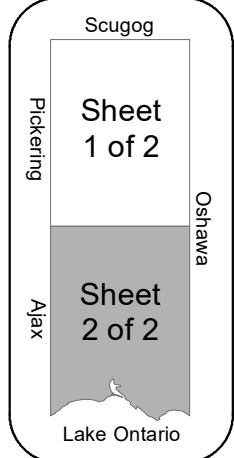


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- Legend**
- A Community Improvement Areas A to D
 - E Community Improvement Area E
 - Lands Subject to Durham Regional Official Plan Policy 14.13.7
 - D Deferred by the Region of Durham
 - Secondary Plan Boundary
 - 2031 Urban Area Boundary
 - Municipal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

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

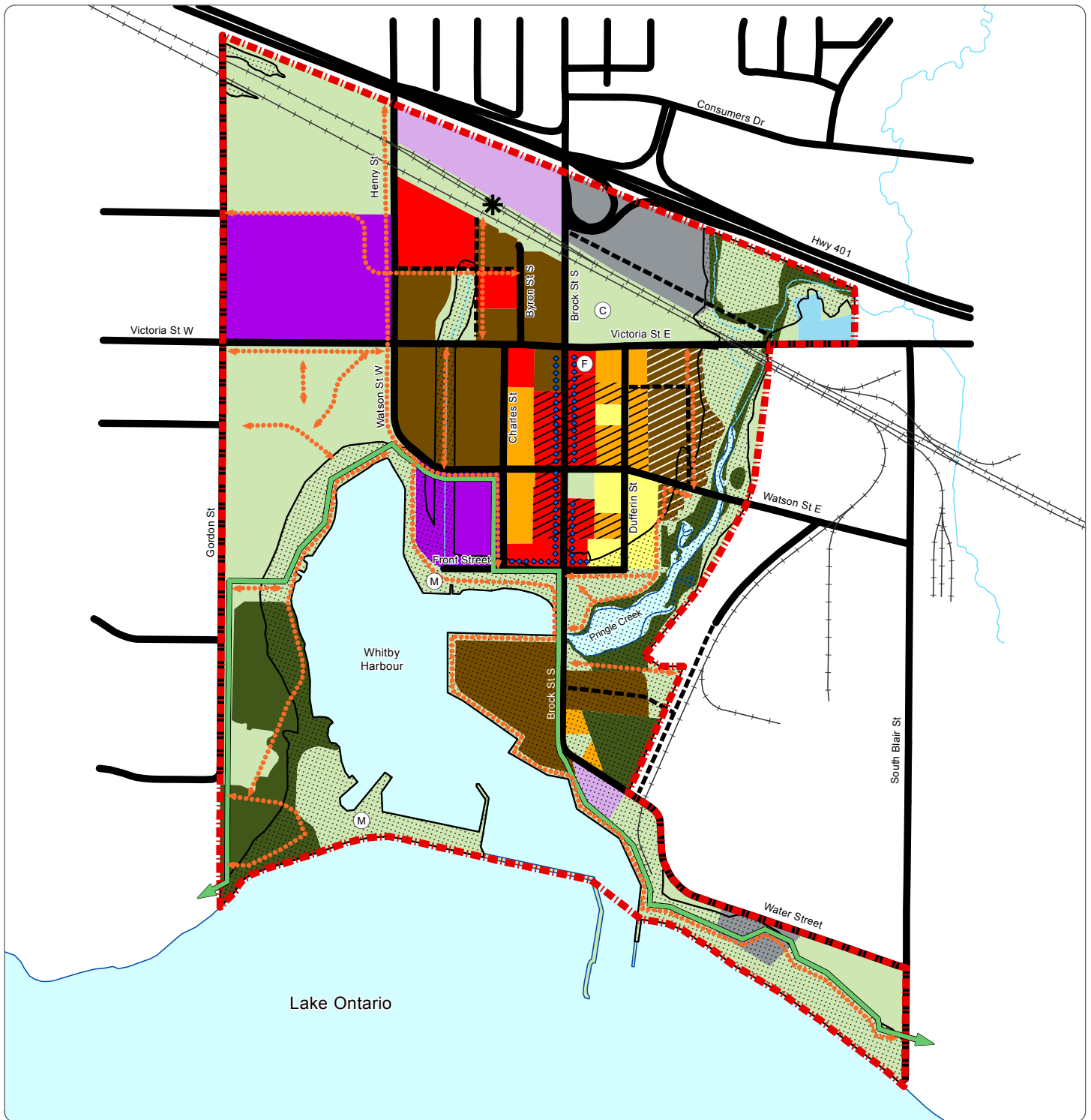


Schedule

Official Plan - Town of Whitby Secondary Plans and Community Improvement Areas

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

- Boundary of Port Whitby Community
- Low Density Residential
- Medium Density Residential One
- Medium Density Residential Two
- Mixed Use Residential One
- Mixed Use Residential Two
- High Density Residential Mixed Use
- High Density Residential
- 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

PORT WHITBY COMMUNITY SECONDARY PLAN

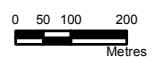


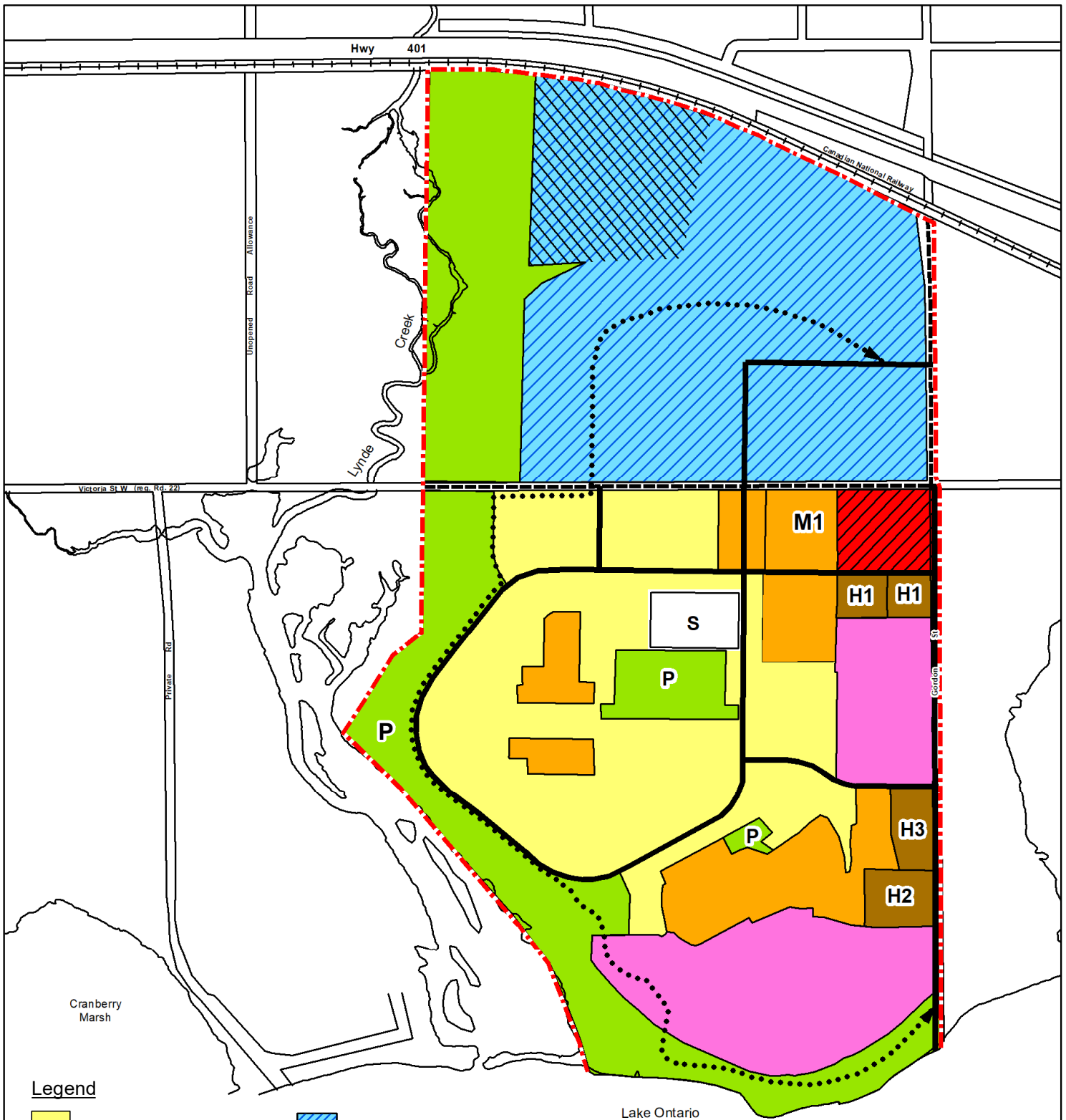
Official Plan
Town of Whitby

Schedule




















Consolidation Date:
December 2024





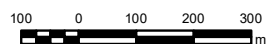
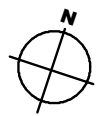
Legend

- | | | | |
|---|------------------------------|---|----------------------|
|  | 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 | | |

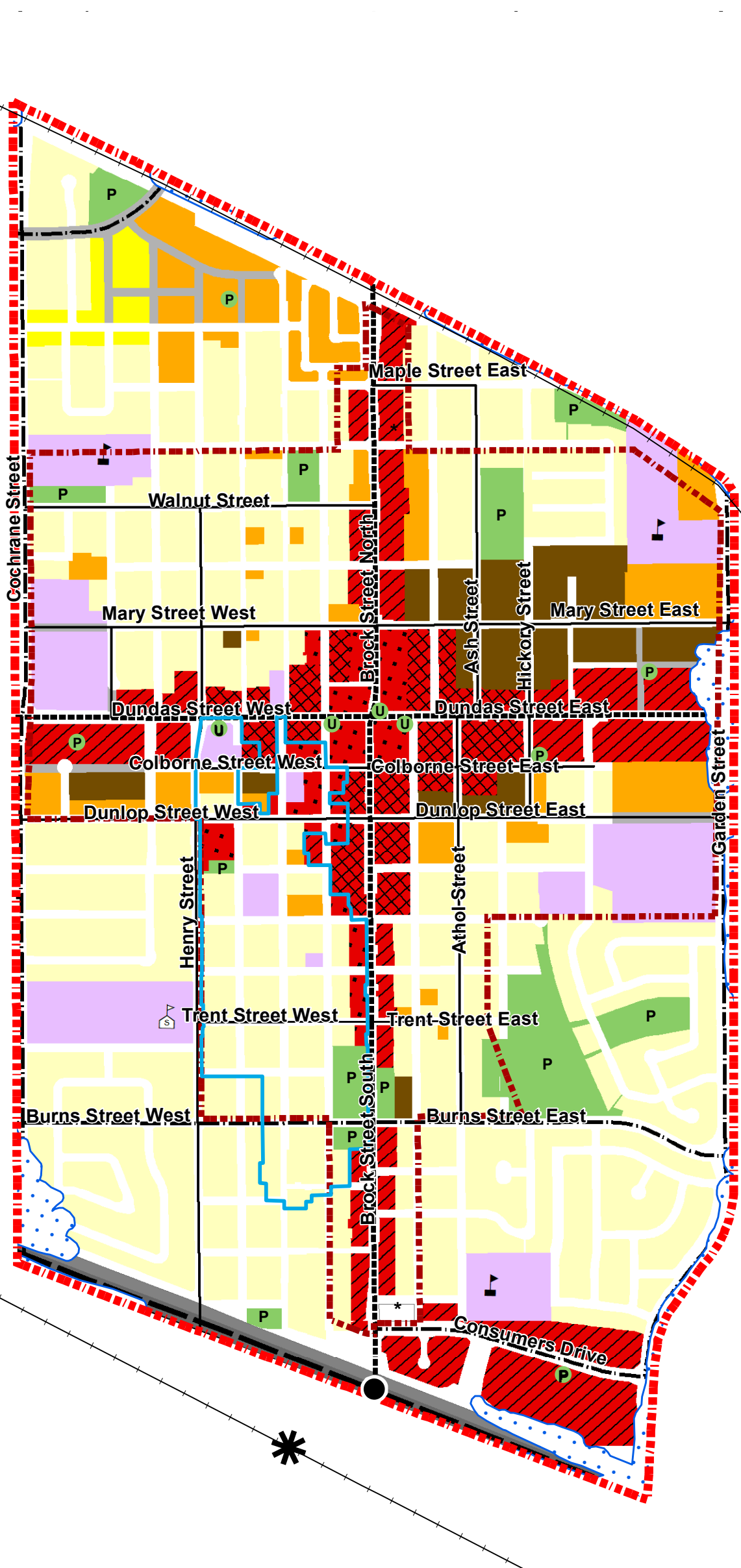
**Lynde Shores
Secondary Plan
Official Plan**

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



Legend

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

**Downtown Whitby Community
Secondary Plan
Land Use**

Schedule **H**

**Official Plan
Town of Whitby**



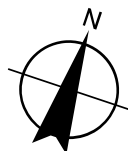
Downtown Whitby Community Secondary Plan Building Height

Legend

Secondary Plan Area Boundary

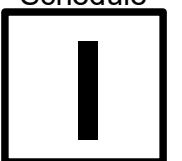
Maximum Building Height

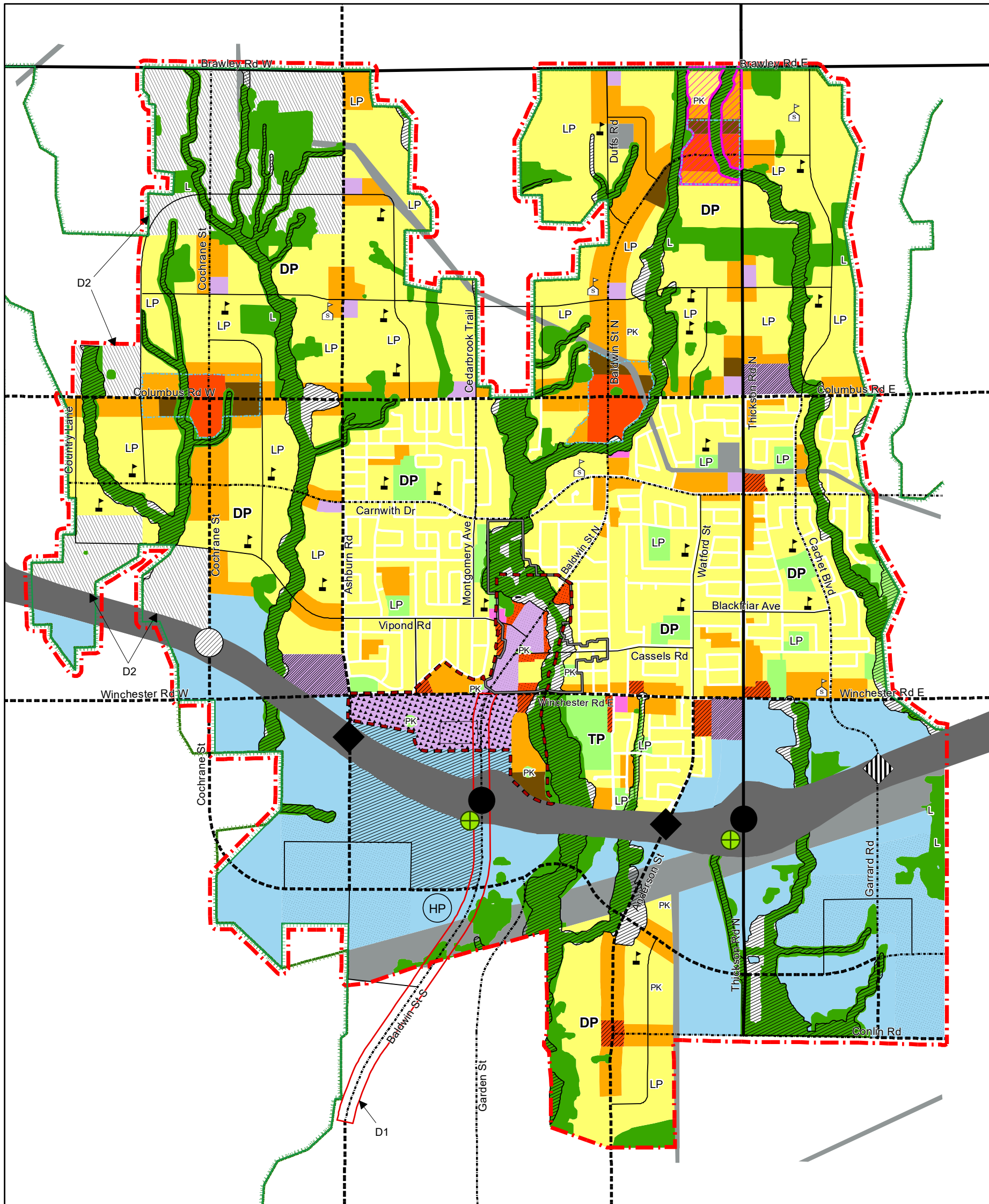
2 Storeys	5 Storeys
3 Storeys	6 Storeys
4 Storeys	8 Storeys



Official Plan
Town of Whitby

Schedule



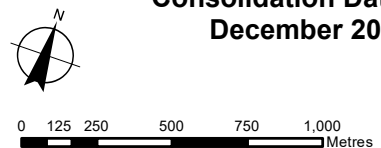


LEGEND:

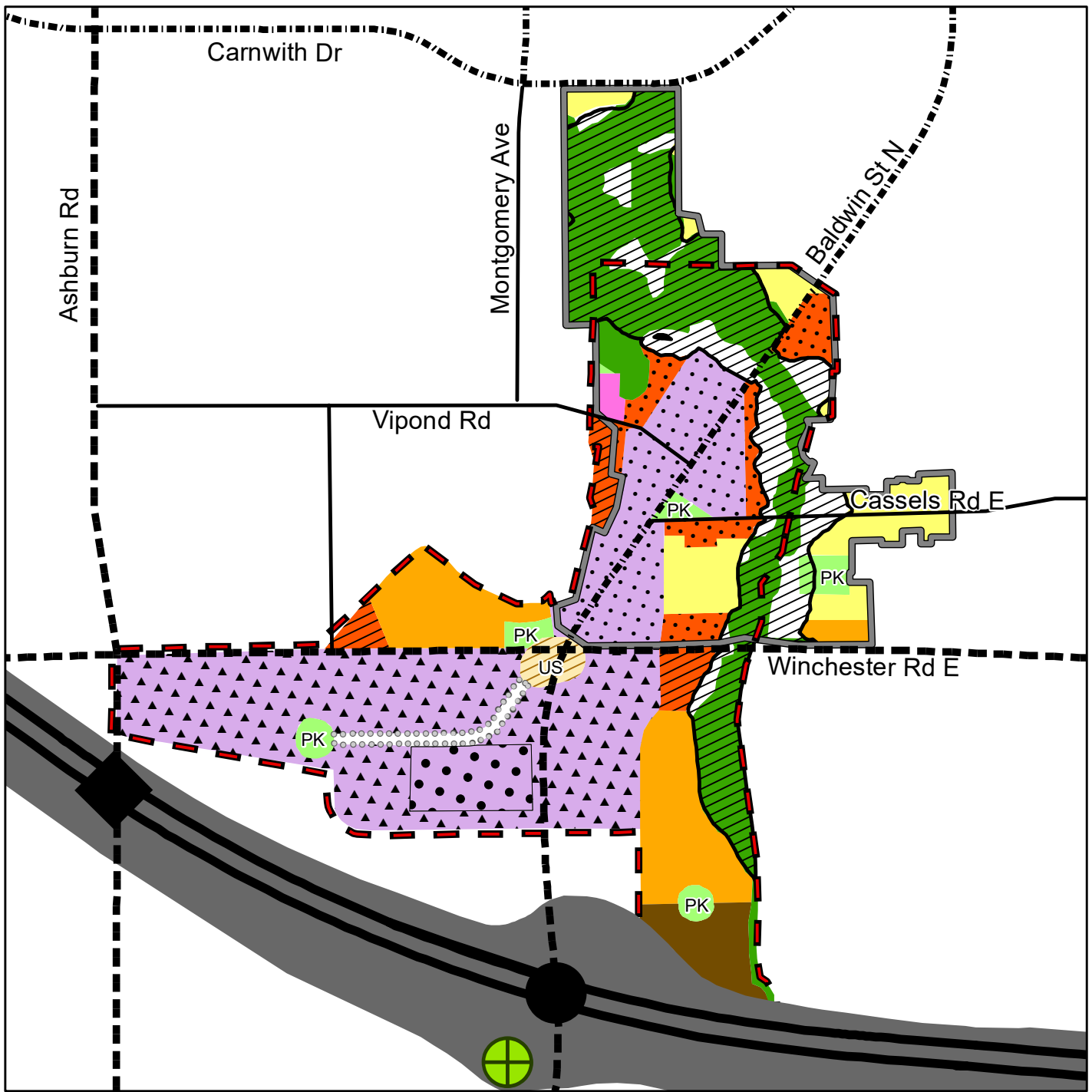
Low Density Residential	General Industrial	Natural Heritage System	Controlled Access Highway (Freeway)
Medium Density Residential	Lands subject to Durham Regional Official Plan Policy 14.13.7	L Linkage in NHS	Type A Arterial
High Density Residential	Major Open Space	D Deferred by the Region of Durham	Type B Arterial
Local Commercial	DP District Park	Natural Hazards	Type C Arterial
Special Purpose Commercial	LP Local Park	Utility	Collector Road
Heritage Commercial	PK Parkette	Health Precinct Special Policy Area	Greenbelt Plan Boundary
Major Commercial	TP 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
Official Plan** Schedule
Town of Whitby **J**

**Consolidation Date:
December 2024**



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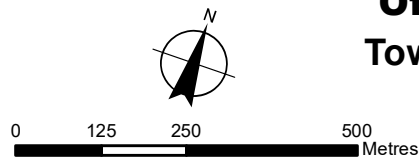
Legend

- | | | |
|----------------------------|--|-------------------------------------|
| 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 | |

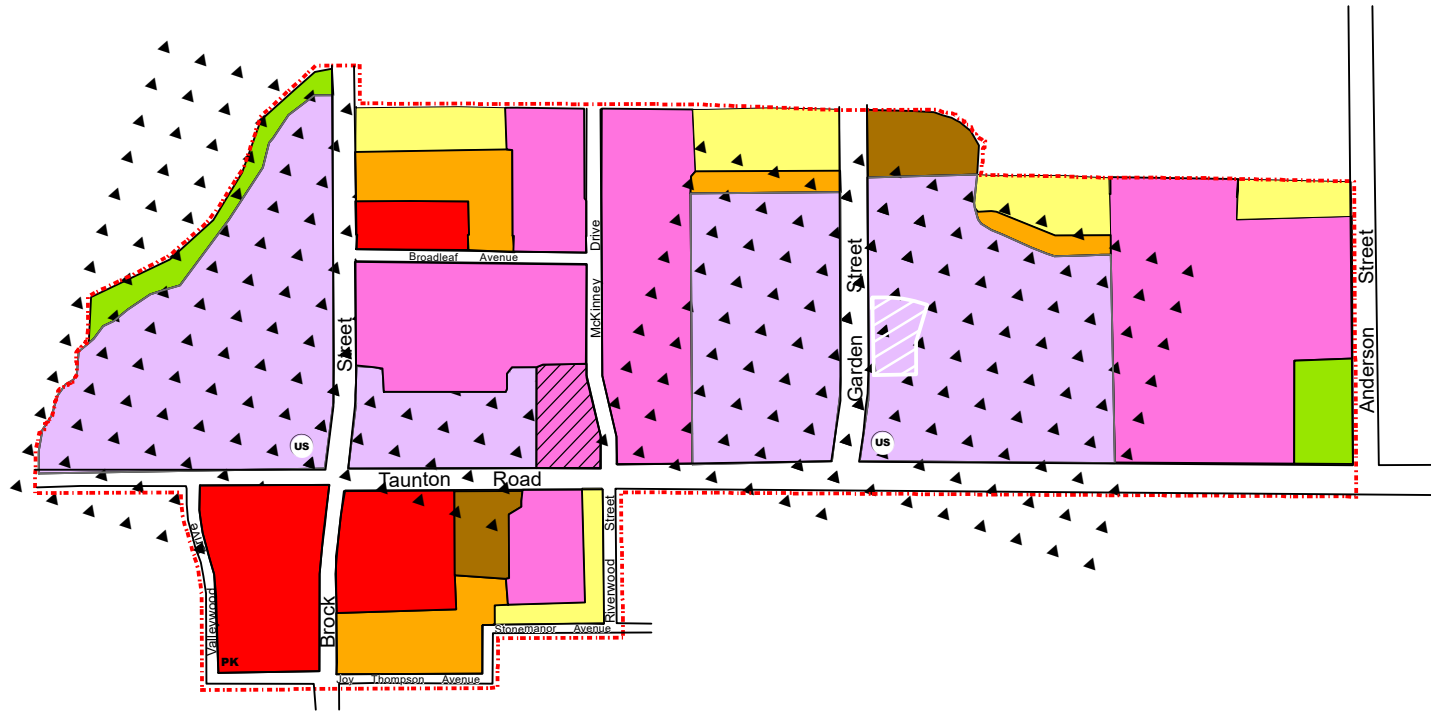
**Downtown Brooklin
Major Central Area
Brooklin
Community
Secondary Plan**

Schedule
Official Plan
Town of Whitby **J1**





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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
- MU** Mixed Use Special Policy (refer to text)

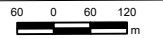
- PK** Parkette
-  Urban Square

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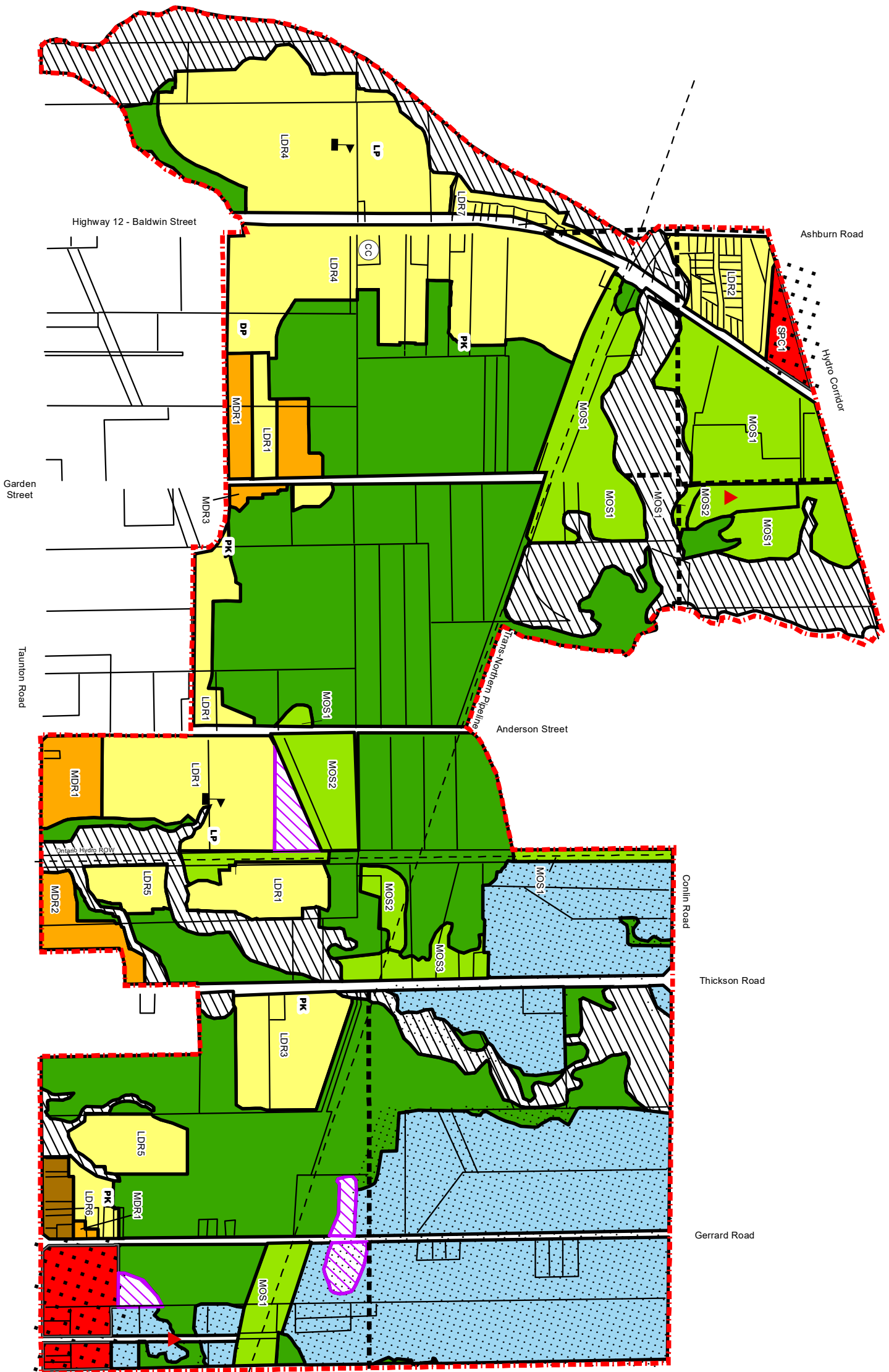
Brock/Taunton Major Central Area Secondary Plan

Official Plan
Town of Whitby

Schedule **K**



Consolidation Date:
December 2024



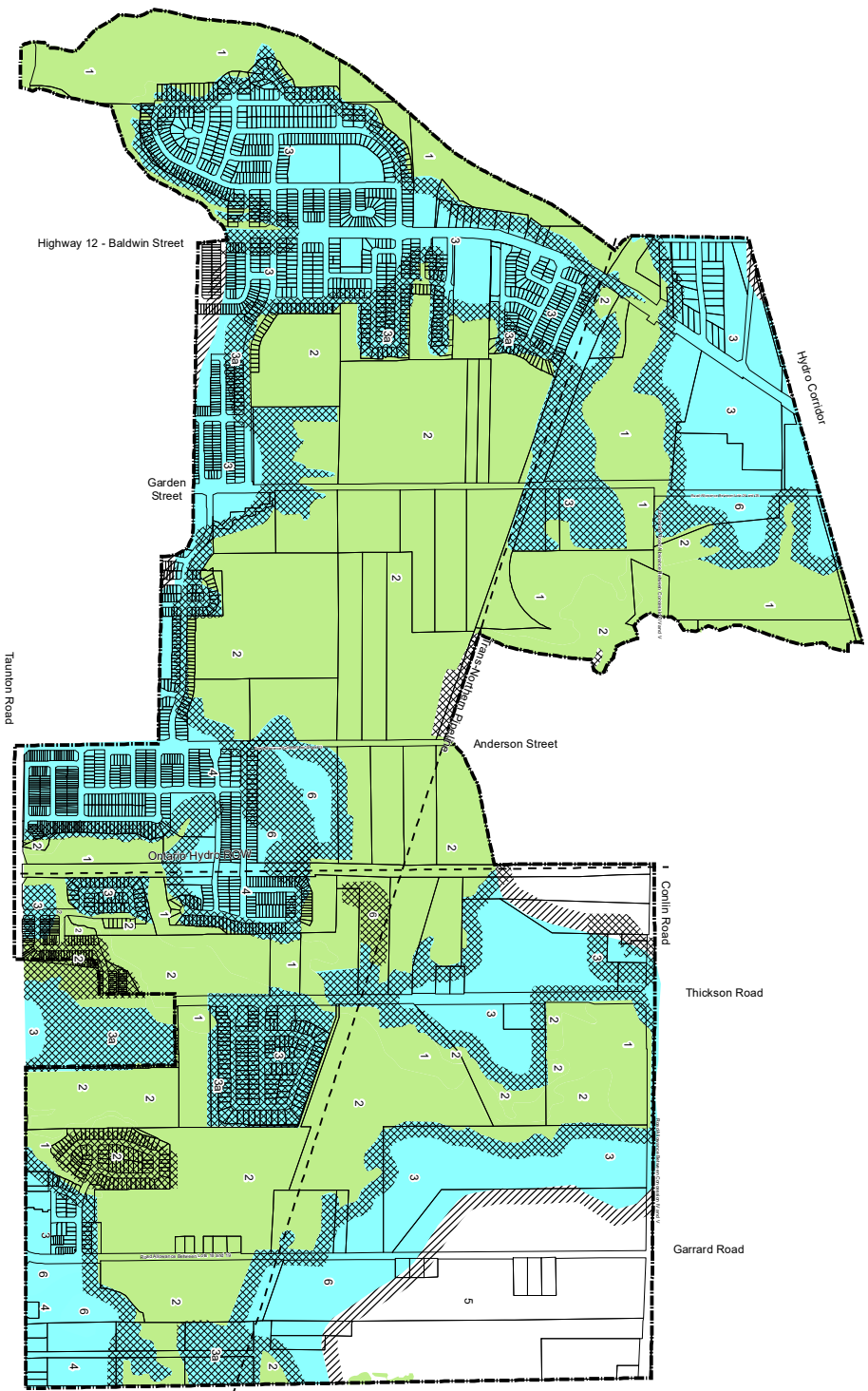
City of Oshawa

Taunton North Community Secondary Plan Schedule
 Official Plan
 Town of Whitley

Legend

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

Scale: 0 to 400 m




- Legend**
- Environmental Services:**
- Unit 1 - Valley Corridors
 - Unit 2 - Core Woodland
 - Unit 3 3a - Major Groundwater Resource
 - Unit 4 - Moderate Groundwater Resource
 - 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
Official Plan
Secondary Plan
Schedule


 Town of Windy

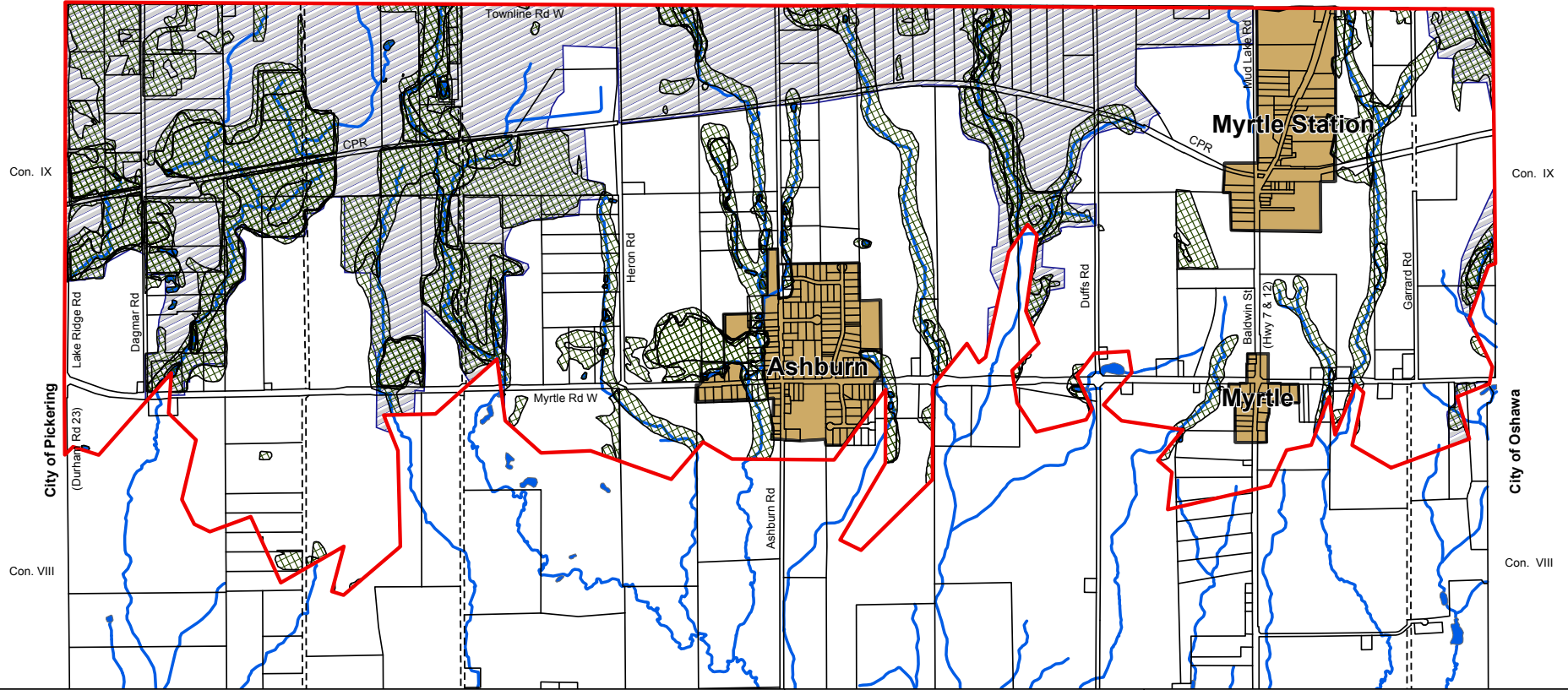
Consolidation Date:
 December 2024





Lot 35 Lot 34 Lot 33 Lot 32 Lot 31 Lot 30 Lot 29 Lot 28 Lot 27 Lot 26 Lot 25 Lot 24 Lot 23 Lot 22 Lot 21 Lot 20 Lot 19 Lot 18

Township of Scugog



Oak Ridges Moraine Land Use Designations

Legend

- Secondary Plan Boundary
- ORM Rural Settlement Designation
- ORM Watercourse
- ORM Environmental Protection Designation
- ORM Agriculture Designation
- Natural Linkage Area Designation
- Hamlet Boundary

Minister Approval Date December 6th, 2004
UTM Zone 17 NAD83

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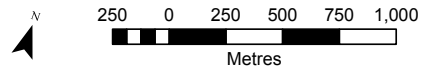
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**Oak Ridges Moraine
Secondary Plan**

Official Plan
Town of Whitby

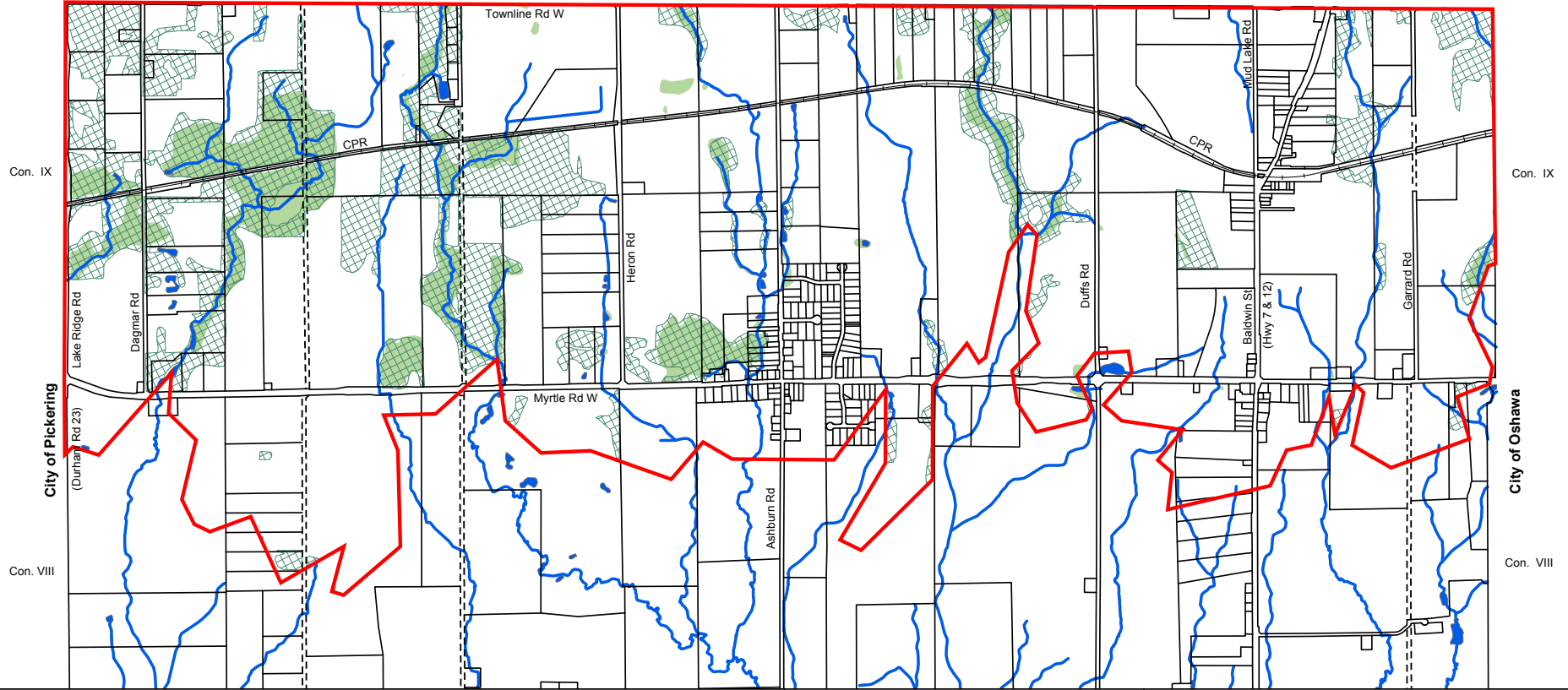
Consolidation Date:
December 2024

Schedule



Lot 35 Lot 34 Lot 33 Lot 32 Lot 31 Lot 30 Lot 29 Lot 28 Lot 27 Lot 26 Lot 25 Lot 24 Lot 23 Lot 22 Lot 21 Lot 20 Lot 19 Lot 18

Township of Scugog



Oak Ridges Moraine Key Natural Heritage and Hydrologically Sensitive Features

Legend

-  Fish Habitat
-  Permanent / Intermittent Streams and Fish Habitat
-  Woodlands
-  Secondary Plan Boundary
-  Wetlands

Minister Approval Date December 6th, 2004
UTM Zone 17 NAD83

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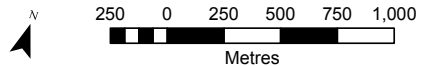
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Oak Ridges Moraine Secondary Plan

Official Plan
Town of Whitby

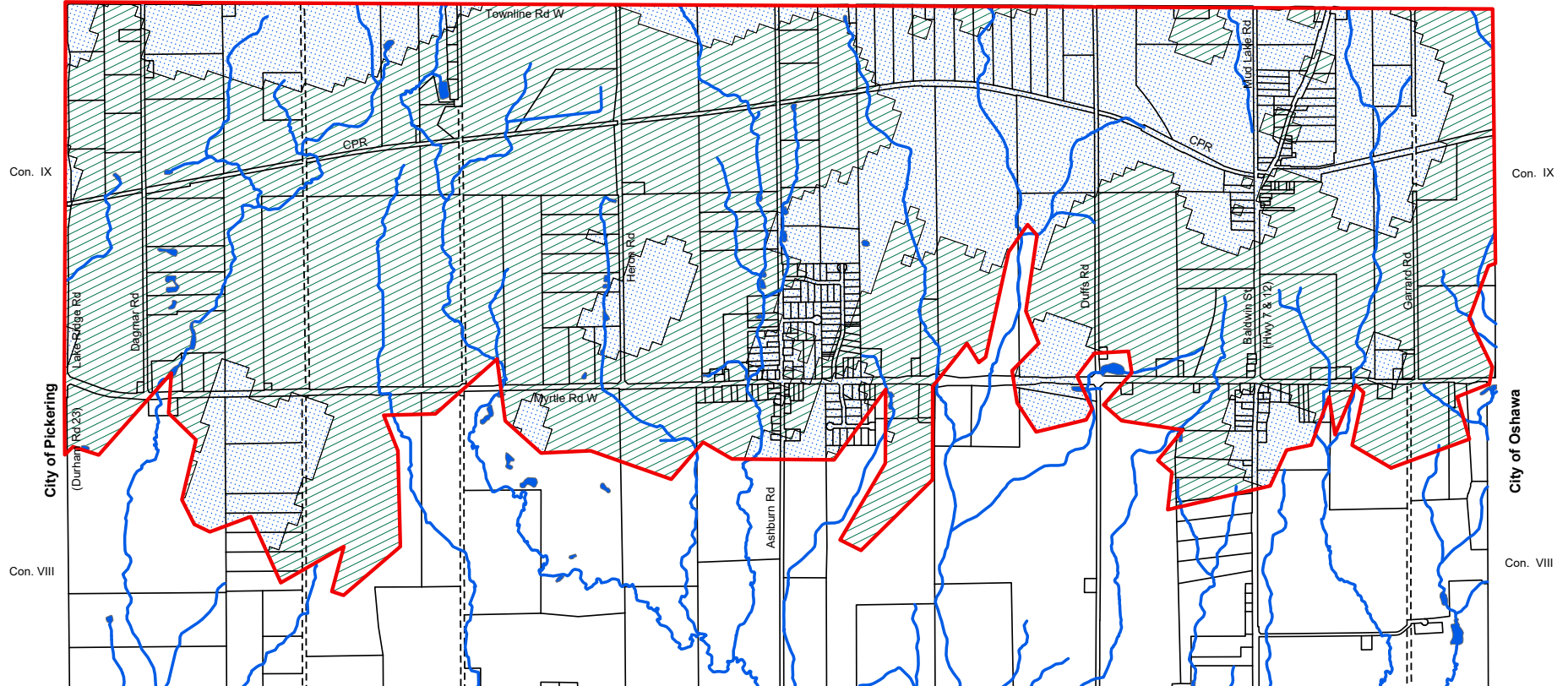
Consolidation Date:
December 2024

Schedule





Lot 35 Lot 34 Lot 33 Lot 32 Lot 31 Lot 30 Lot 29 Lot 28 Lot 27 Lot 26 Lot 25 Lot 24 Lot 23 Lot 22 Lot 21 Lot 20 Lot 19 Lot 18

Township of Scugog





Oak Ridges Moraine Aquifer Vulnerability

Legend

-  Secondary Plan Boundary
-  ORM Watercourse

Aquifer Vulnerability Rating

-  1 (Areas of high aquifer vulnerability)
-  2 (Areas of low aquifer vulnerability)

Minister Approval Date December 6th, 2004
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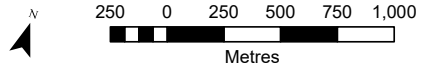
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**Oak Ridges Moraine
Secondary Plan**

Official Plan
Town of Whitby

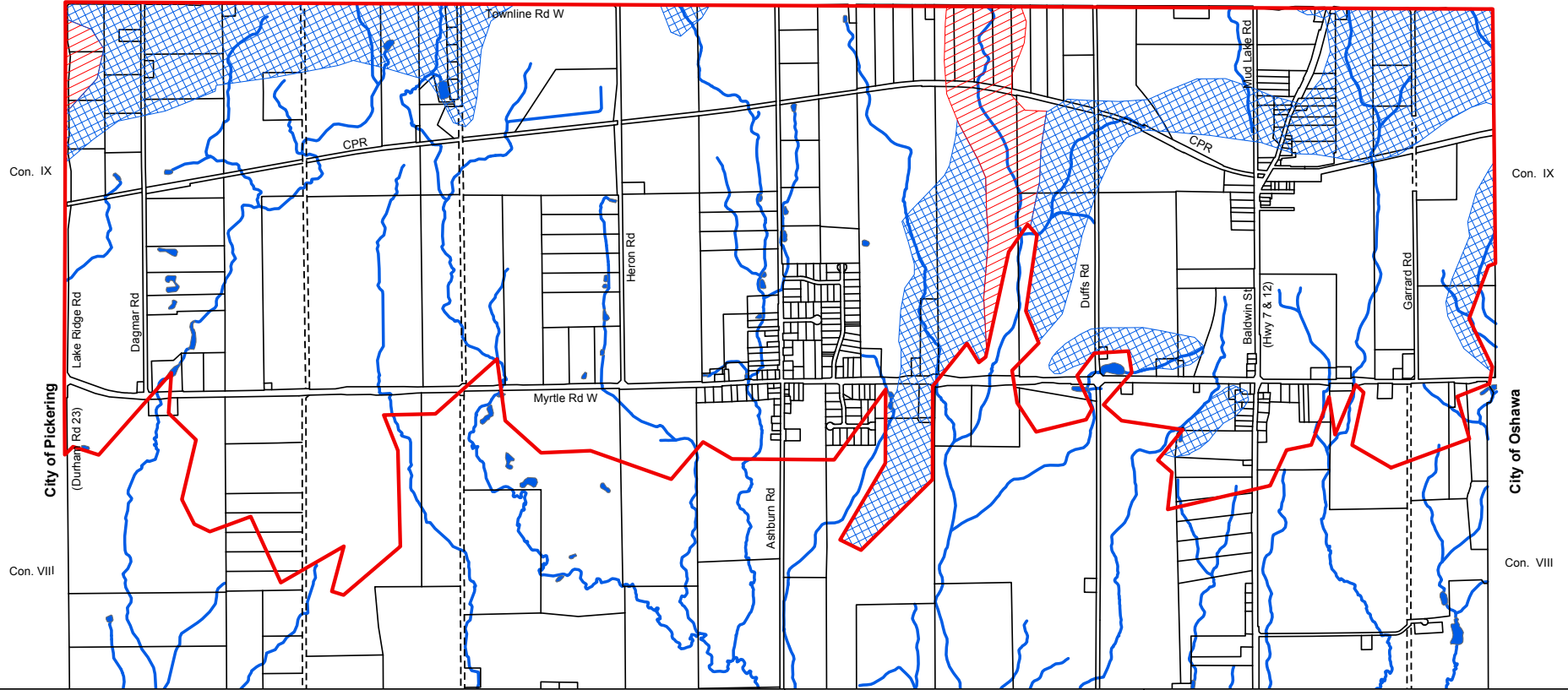
Consolidation Date:
December 2024

Schedule







Lot 35 Lot 34 Lot 33 Lot 32 Lot 31 Lot 30 Lot 29 Lot 28 Lot 27 Lot 26 Lot 25 Lot 24 Lot 23 Lot 22 Lot 21 Lot 20 Lot 19 Lot 18

Township of Scugog



Oak Ridges Moraine Landform Conservation Areas

Legend

-  Category 1
-  Category 2
-  Secondary Plan Boundary
-  ORM Watercourse

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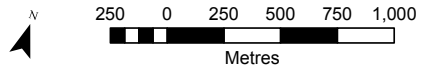
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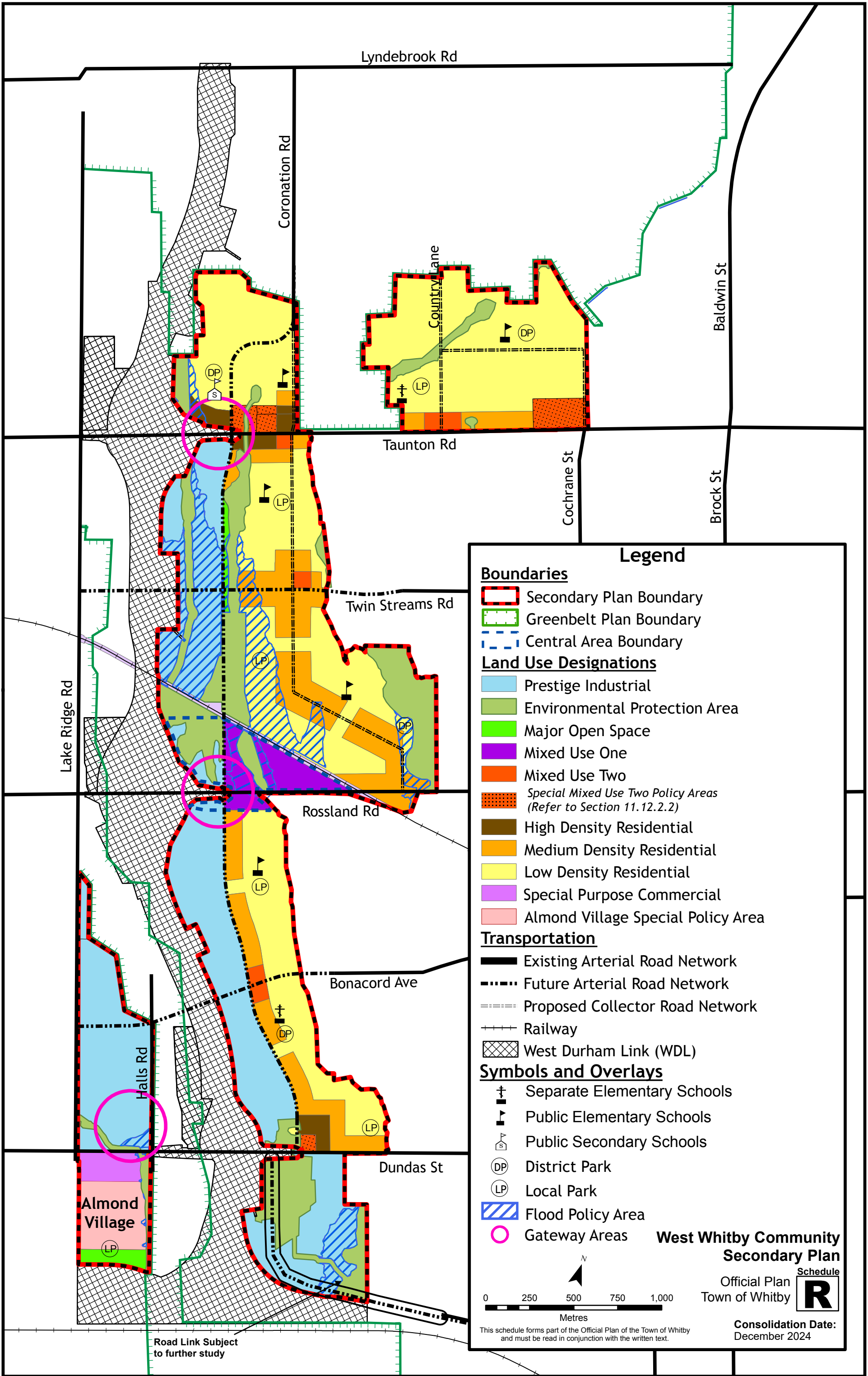
**Oak Ridges Moraine
Secondary Plan**

Official Plan
Town of Whitby

Consolidation Date:
December 2024

Schedule





Lyndebrook Rd

Coronation Rd

Country Lane

Baldwin St

Taunton Rd

Cochrane St

Brock St

Twin Streams Rd

Lake Ridge Rd

Rosland Rd

Bonacord Ave

Halls Rd

Dundas St

Almond Village

Road Link Subject to further study

Legend

Boundaries

- Secondary Plan Boundary
- Greenbelt Plan Boundary
- Central Area Boundary

Land Use Designations

- Prestige Industrial
- Environmental Protection Area
- Major Open Space
- Mixed Use One
- Mixed Use Two
- Special Mixed Use Two Policy Areas (Refer to Section 11.12.2.2)
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Special Purpose Commercial
- Almond Village Special Policy Area

Transportation

- Existing Arterial Road Network
- Future Arterial Road Network
- Proposed Collector Road Network
- Railway
- West Durham Link (WDL)

Symbols and Overlays

- Separate Elementary Schools
- Public Elementary Schools
- Public Secondary Schools
- District Park
- Local Park
- Flood Policy Area
- Gateway Areas

West Whitby Community Secondary Plan

Official Plan
Town of Whitby

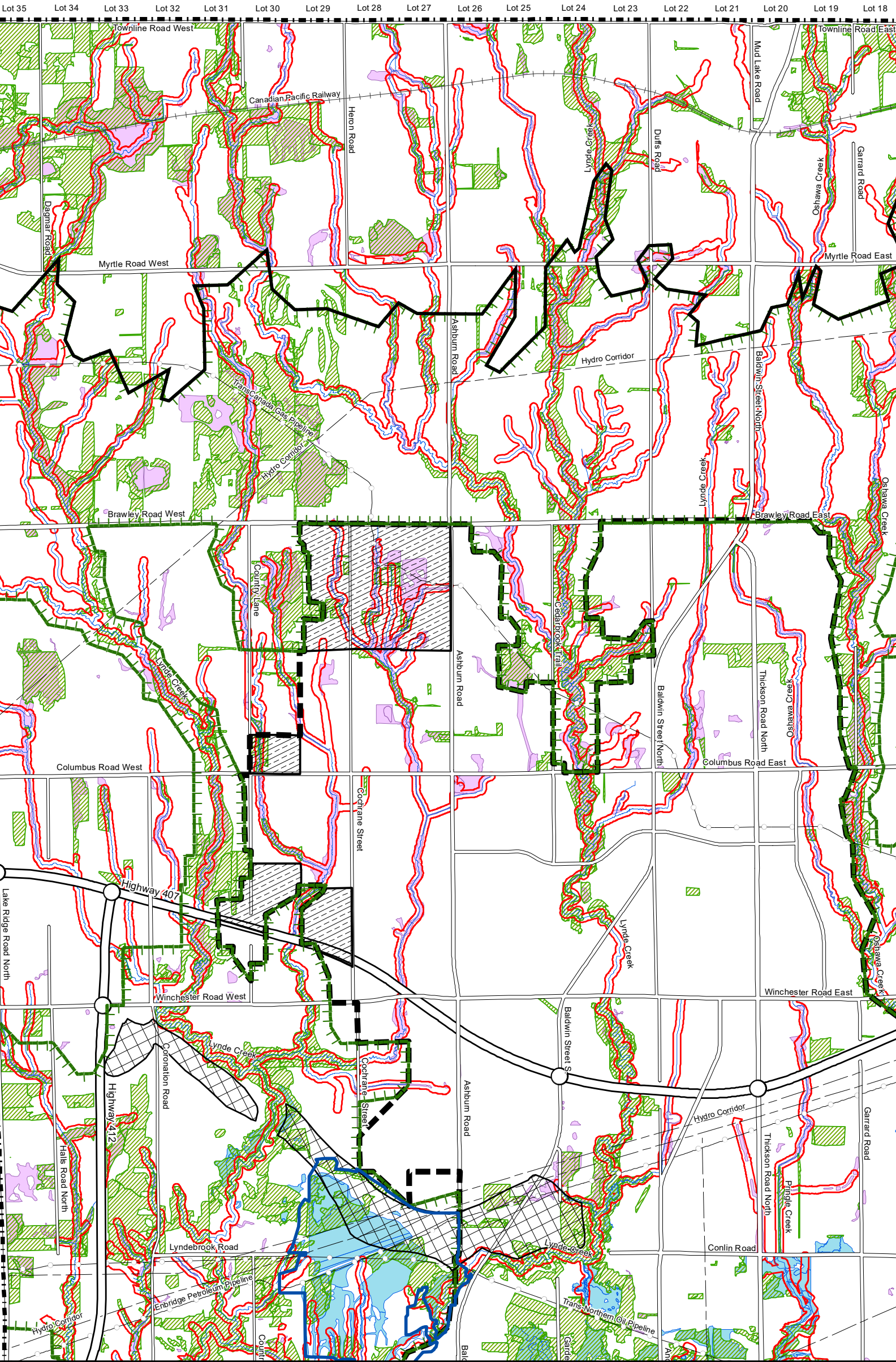
Schedule
R

0 250 500 750 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.

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
- 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

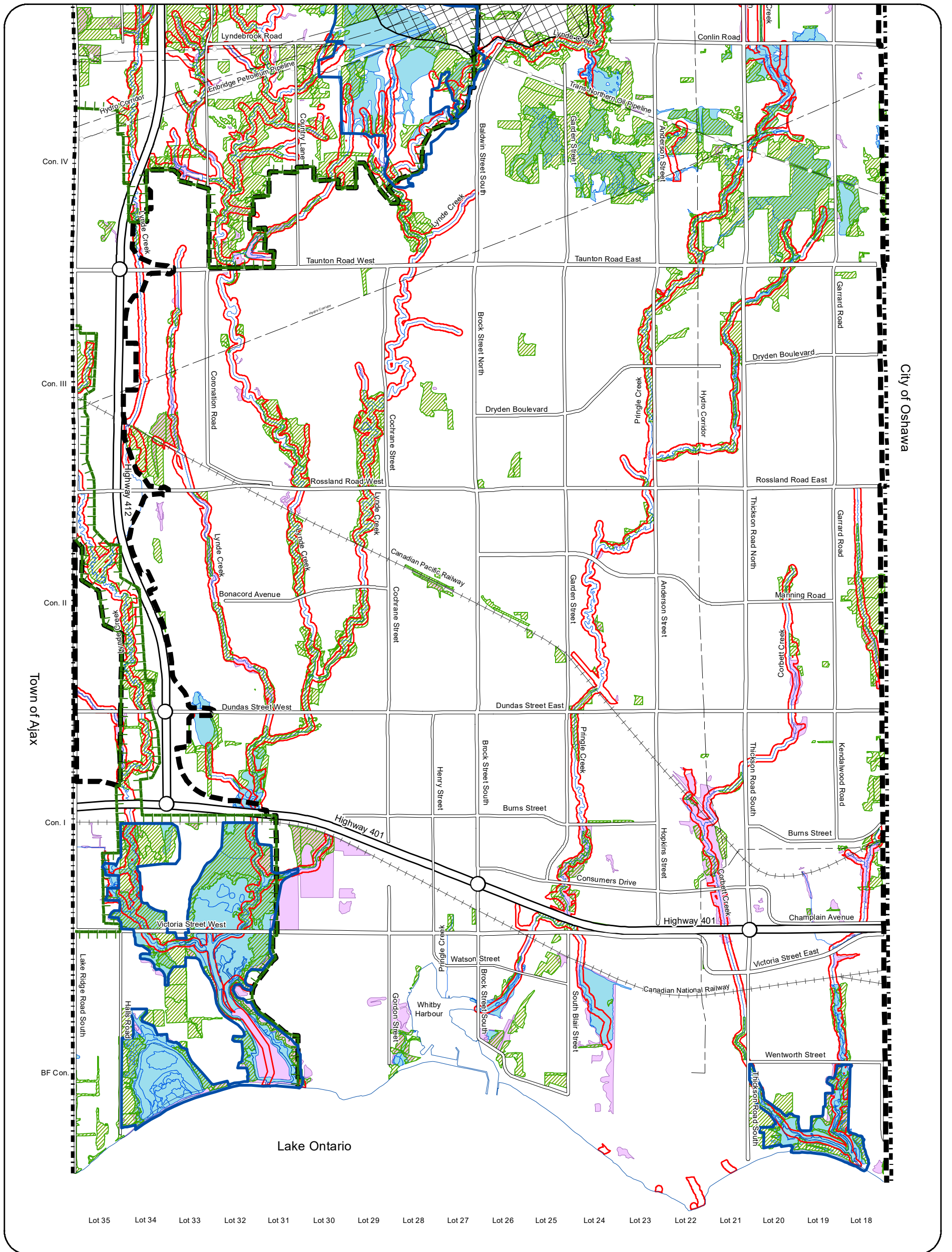
Official Plan - Town of Whitby Appendix

Technical Mapping of Environmental Elements

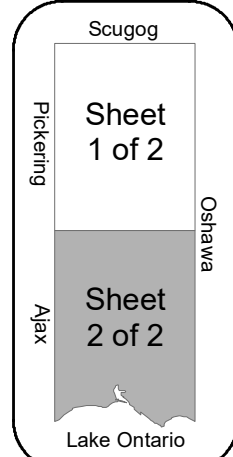
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0 500 1,000 Metres

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- Legend**
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Official Plan - Town of Whitby Appendix

Technical Mapping of Environmental Elements

1

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