

DECISION

With respect to Town of Whitby Official Plan Amendment No. 138 Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve the Town of Whitby Official Plan Amendment No. 138 as adopted by By-law 8148-25 subject to the following modifications, as shown below, with additions in **bold underline** and deletions in **~~bold strikethrough~~**.

1. Item 39 is added to read as follows:

39. By adding a new Policy 4.2.9.5 as follows: “The authorized uses of land in the Whitby GO Protected Major Transit Station Area shall be in accordance with the land use designations shown on Schedule “F” - Port Whitby Community Secondary Plan and Schedule “G” - Lynde Shores Secondary Plan.

2. Item 40 is added to read as follows:

40. By adding a new Policy 4.2.9.6 as follows: “The minimum density requirements with respect to buildings and structures for each land use designation in the Whitby GO Protected Major Transit Station Area are identified in the Port Whitby Secondary Plan and Lynde Shores Secondary Plan.”

3. Item 41 is added as follows:

41. By adding a new policy 4.2.9.7 as follows: “Minor additions, extensions, conversions and renovations to existing buildings, or new ancillary buildings or structures are not required to meet the minimum densities identified in the Port Whitby Secondary Plan and Lynde Shores Secondary Plan.”

4. Item 42 is added as follows:

42. By adding a new policy 11.1.5.7 as follows: “The minimum residential density for lands designated as Low Density Residential within the Whitby GO Protected Major Transit Station Area on schedule “F” shall be greater than 25 dwelling units per net hectare.”

5. Item 43 is added to read as follows:

43. By adding a new policy 11.1.12.5 as follows: “The minimum density shall be greater than a Floor Space Index of 0.25.”

6. Item 44 is added to read as follows:

44. By amending policy 11.1.13.3 as follows: “The minimum density for the portion within the Whitby GO Protected Major Transit Station Area shall be greater than a Floor Space Index of 0.15 or as otherwise provided in Sections 11.1.13.2 and 11.1.9 of this Plan.”

7. Item 45 is added to read as follows:

45. By adding a new policy 11.1.13.4 as follows: “The minimum density for lands designated as Community/Institutional bounded by Jim Flaherty Street, Victoria Street West, and Henry Street shall be greater than a Floor Space Index of 0.30.”

8. Item 46 is added to read as follows:

46. By adding a new policy 11.2.5.4 as follows: “The minimum density for the lands designated as Community Commercial within the Whitby GO Protected Major Transit Station Area on Schedule “G” shall be greater than a Floor Space Index of 0.25.”

Dated at Toronto this 16th day of MARCH, 2026



Sean Fraser
Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing