

CPRM, October 31, 2023

PL-59-23

Staff Presentation



**Major Transit
Station Area (MTSA)
Area-Specific Planning Project**

**Official Plan Amendment and
Community Planning Permit System**

Statutory Public Meeting

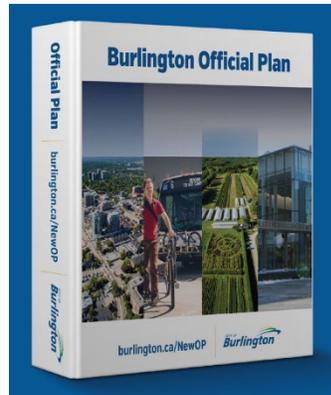
October 31, 2023

[Getinvolvedburlington.ca/mtsa](https://getinvolvedburlington.ca/mtsa)

What is proposed?

Official Plan Amendment

- Sets the boundaries, density targets, Authorized uses and vision
- Identifies future transportation and infrastructure needs
- Provides the policies to implement a CPPS



Community Planning Permit System

- A land use planning tool available to municipalities through the *Planning Act*
- Replaces the Zoning By-law
- Sets up Community Planning Permit System



What is a Community Planning Permit System?

CURRENT PROCESS

Approvals

Zoning By-Law Amendments (ZBA) are approved by Council.

 **90 days**

Minor Variances (MV) are approved by Committee of Adjustment.

 **Generally ~90 days**

Site Plan Approval (SPA) delegated to staff*.

 **60 days**

Public Consultation and Appeals

ZBA has mandatory notification requirements, public meetings, and are subject to third-party appeals.

MV has mandatory public notice, public comments at hearing, no third-party appeals.

SPA no legislative public consultation/notices.

COMMUNITY PLANNING PERMIT

Include classes of approvals, e.g. Class 1 delegated to staff, Class 2 to Staff or Committee and Class 3 to Council.

 **45 days**

- **No mandatory public meetings/notice** as part of a development application.
- **Only the applicant has the right to appeal** a permit decision to the Ontario Land Tribunal (OLT).

*Unless a specific application is undelegated

Why use a CPPS for Burlington's MTSAs?

- Area Specific Plans identify the vision and core policies to guide development of the MTSAs
- CPPS provides a number of benefits to the City when implementing the ASPs:

Implementation concerns include the need for:

- Community services, facilities and parks
- Affordable and rental housing
- Employment in mixed use Precincts



Streamlines the development approvals;



Utilizes significant upfront community engagement undertaken as part of the ASPs;



More certainty in implementation and reduced likelihood of appeals;



Broader catchment of projects;



Provides a framework for delegation of approvals;



Flexibility with discretionary uses, ability to capture variations; and



Ability to obtain “services, facilities and matters” for height and density.

What is it intended to achieve?



- **A City that Grows:** Complete communities, mix of uses, housing forms, employment, infrastructure



- **A City that Moves:** Multi-modal transportation network, complete streets, active transportation, public realm

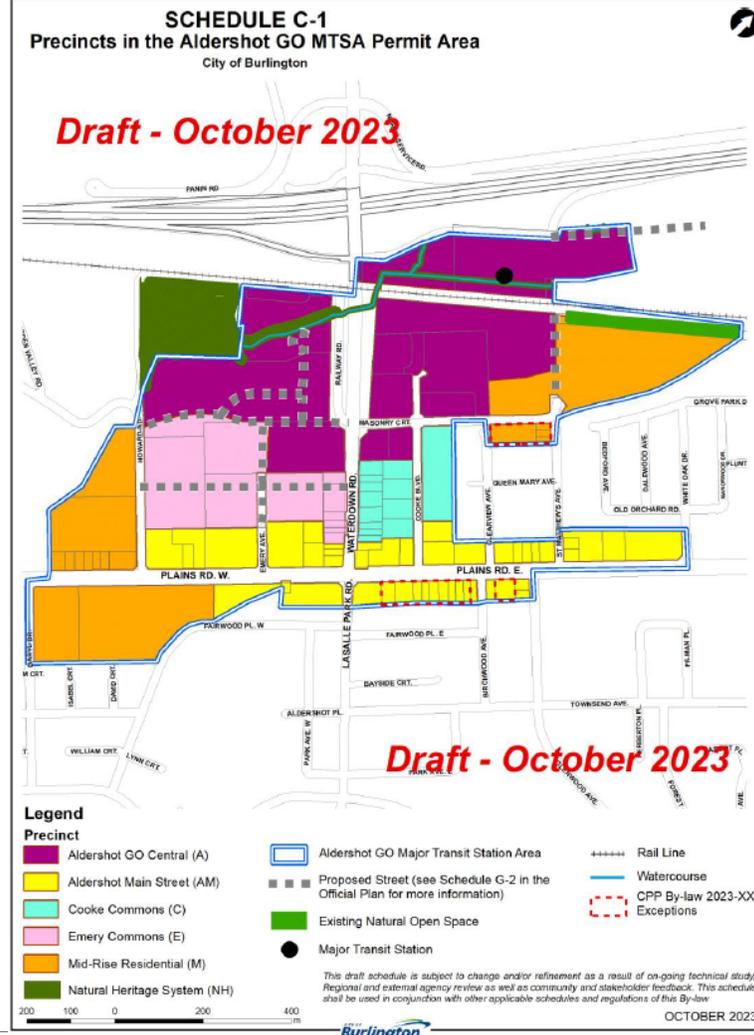


- **A Healthy & Greener City:** Long-term ecological integrity and biodiversity, public health and safety, natural hazards, sustainability, open spaces



- **An Engaging City:** Public service facilities, activated streets, built form transitions, design excellence, history, culture, collaboration and coordination

Overview of the 3 Permit Areas



Application Process

Step 1: Pre Application Process

Pre-Consultation with the City of Burlington and other Relevant Agencies to define if permit is required, class and complete application requirements

Step 2: Submission

Applicant submits Community Planning Permit Application (Class 1, Class 2, or Class 3) and support studies

Step 3: Application Review (45 Days)

Application is deemed “Complete” once all information requested through Step 1 is submitted, notice is posted on city website and application is reviewed by staff

Step 4: Decision

Decision on application is made: 1) approve with no conditions, 2) provisional approval with conditions, 3) approval with conditions or 4) refusal

Types of Applications

Class 1 Standards Met

- Meets all development standards of the by-law, no variation is required
- Includes Permitted Use
- Minimum size and type of units set out in the Burlington Housing Strategy

Staff approval

Class 2 Staff Variation

- Variation to a development standard within the staff variation threshold
- Includes a listed Discretionary Use
- Any Parking Variations
- Building Height within maximum Class 2 Threshold

Staff approval

Class 3 Council Variation

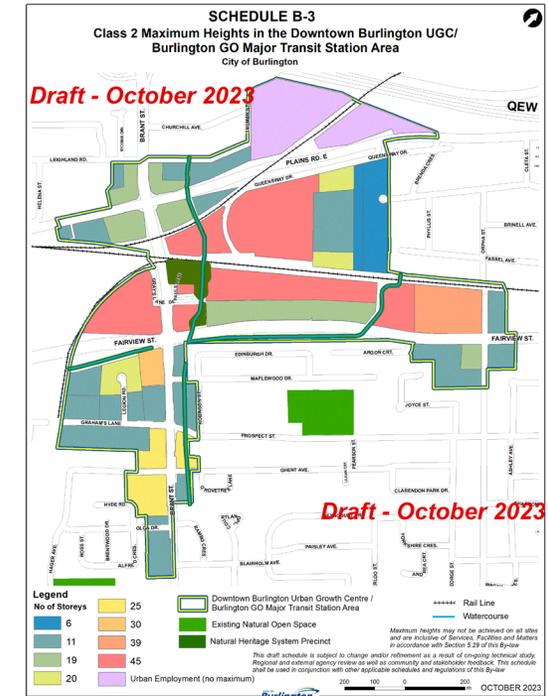
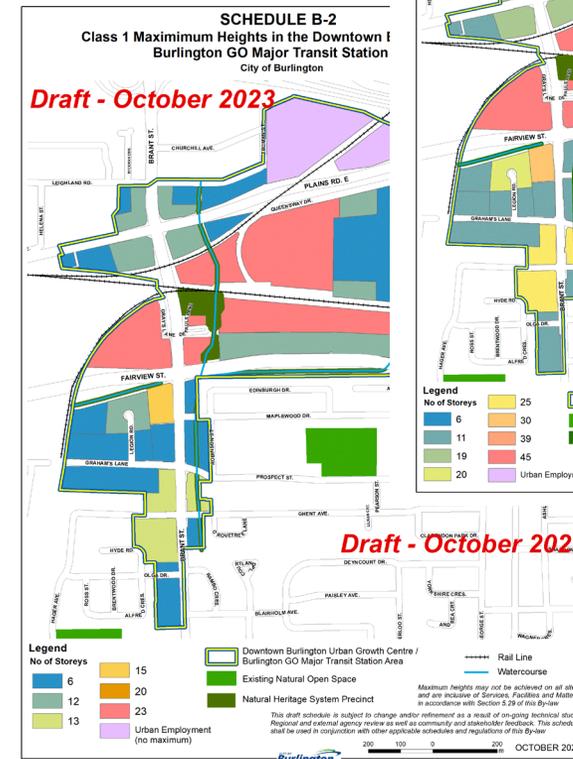
- Variation to development standard beyond the staff threshold
- Building Height above maximum Class 2 Threshold with no defined limit

Council approval

Applicant is required to address **variation criteria** (e.g., Guiding Principles, complete communities, off-site impacts, other policies, regulations, standards and guidelines).

Securing Essential Community Needs

- All applications are required to:
 - Provide parkland dedication in accordance with Section 42 and additional monetary contribution for parkland to achieve the City’s Park Provisioning Master Plan service level needs;
 - Provide a monetary contribution towards complete communities; and
 - Provide a portion of residential units as ownership or rental units that are affordable or attainable as set out in the by-law
- Additional requirements for applications involving a Class 2 or 3 height variation



Attainable and Affordable Housing

All applications are required to:	Class 1 applications with <u>ownership units</u> are required to:	Class 1 application with <u>rental units</u> are required to:	Class 2 max height may be granted based on the applicant demonstrating:
<ul style="list-style-type: none"> • Minimum target of 3-bedroom units • Demonstrate housing strategy vision 	<ul style="list-style-type: none"> • 2%+ of units deeply affordable, or • 7%+ of units moderately affordable, or • 15%+ of units as attainable 	<ul style="list-style-type: none"> • 3%+ of rental units attainable 	<ul style="list-style-type: none"> • Proposed development meets or exceeds one or more of the city-wide annual housing targets and provides: <ul style="list-style-type: none"> • Class 1 requirements plus <ul style="list-style-type: none"> ○ additional affordable ownership units, or ○ affordable rental units, or ○ contribution of land at or above service level target.

What we've Heard To Date

- **Clarity:** Affordable housing, flood hazard overlay, who is responsible for development approvals
- **Flexibility:** Option for applicants to go to Council if desired, flexible parking standards
- **General Concerns:** Parking requirements, behavior changes, land use compatibility, maximum heights are too low, how can be public be involved, use of new MTSA names, tertiary planning, requirements for services, facilities and matters
- **Some questions:**
 - Are the boundaries finalized for the Aldershot area?
 - How were the draft height limits determined in the MTSA areas?
 - How will essential services be accommodated as part of the CPP By-law?
 - How is climate change addressed?
 - How to provide feedback through this process?



Two Chamber of Commerce Meetings
(August 16 and October 23, 2023)



Circulation of **Preliminary Draft CPP By-law** to Development Industry
(August 2023)



One Virtual Open House
(October 12, 2023)



Two Drop-in Sessions
(October 16 & 17, 2023)

Next Steps

Engagement Opportunities

- Email us at mtsa@burlington.ca
- Feedback to inform recommended versions by **December 4, 2023**
- Updates to Draft OPA and Draft CPP By-law based on what we heard



getinvolvedburlington.ca/mtsa

Reference Slides

Creating a CPP By-law for Burlington

Introduction

- Introductory section includes community vision and goals, etc.

Definitions and Interpretation

- List of defined terms used throughout the by-law

Administration

- Defines how the by-law is to be administered and implemented, e.g. defining classes of permit

Other Administrative Matters

- Transitional provisions, Process for By-law Amendments, previous holding provisions

General Provisions

- Sets out provisions/regulations which apply to all classes of development and all geographic permit areas and specific use provisions

MTSA Permit Area Provisions

- Sets out provisions/regulations which apply to specific precincts in each MTSA

Site Specific Provisions

- Sets out provisions/regulations which apply to specific properties (likely due to integration of former zoning regulations)

Schedules and Appendices

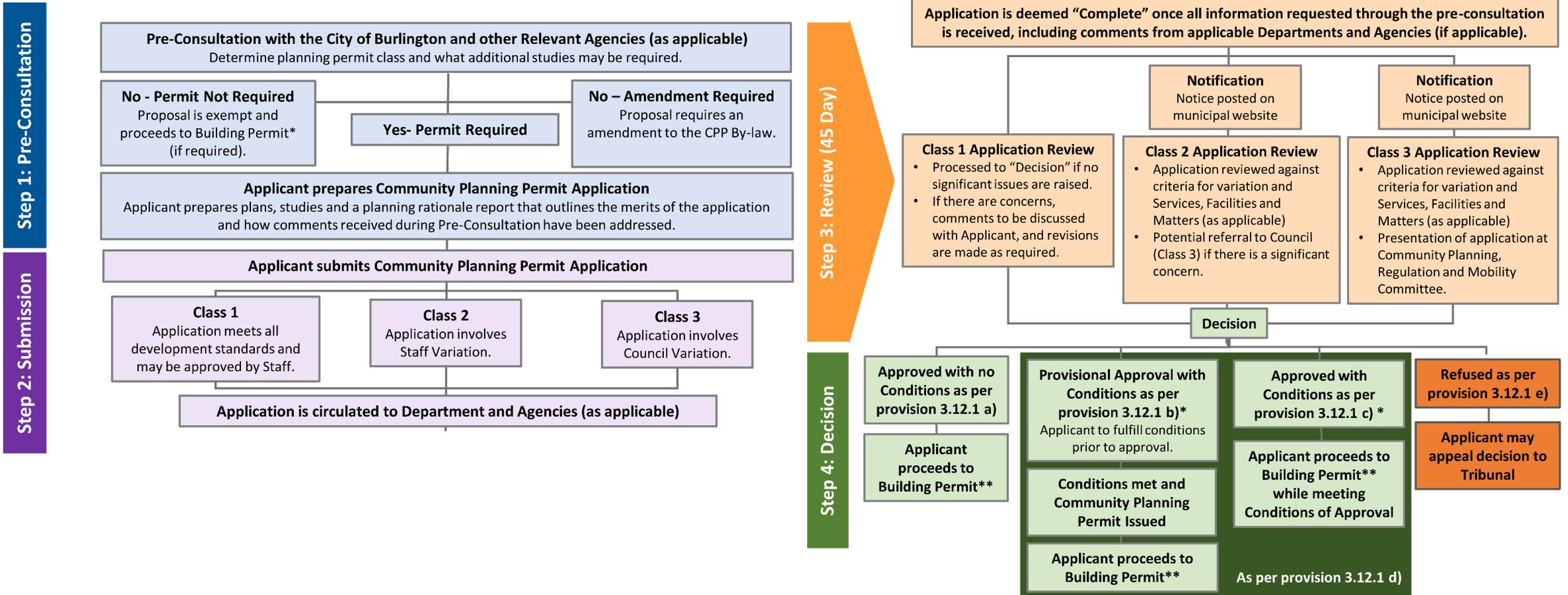
- Mapping (geographic boundaries of the precincts) and Appendices (Conditions of approval, Conservation Halton regulatory mapping, affordability threshold values and previous Holding provisions)

Controlling what matters

- Update parking standards
- Focus on strategic development controls:
 - Setbacks
 - Landscape area
 - Residential amenity areas
 - Services, Facilities, and Matters to support complete communities
 - Permitted and Discretionary Uses
 - Building Height and Length
 - Gross Floor Area
 - Building in Proximity to Hazard Areas

Application Process

Figure 3.1: Community Planning Permit Review Process Diagram



Performance Standards

Building Podium Design



Built Form Transitions



Permitted and Discretionary Uses

Table 6.1: Permitted and Discretionary Uses in the Downtown Burlington UGC / Burlington GO MTSA Permit Area

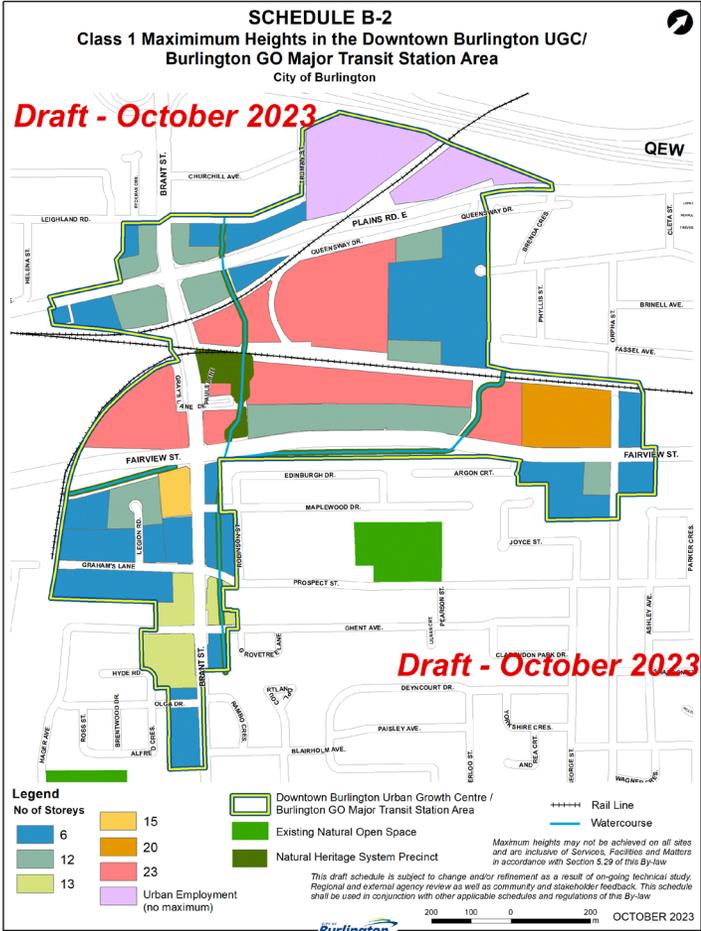
Permitted or Discretionary Use	Precincts									
	Burlington GO Central (B)	Queensway Commons (Q)	Fairview Frequent Transit Corridor (F)	Urban Employment (UE)	Drury Node (D)	Legion Commons (LC)	Leighland Node (LL)	Upper Brant (UB)	Mid-Rise Residential (M)	Low to Mid-Rise Residential (LM)
Rowhouse						D(b)		D(b)	D(b)	P
Dwelling units above the first two storeys in a mixed use building	D(c)	P	P		P	P	P	P	P	
Apartment building, single use		D(b)	D(b)			P	D(b)	D(b)	D	p
Office, single use building	P		P	P	P				D	
Office, mixed use building	P	P	P	P	P	P	P	P(a)	P	

Development Standards

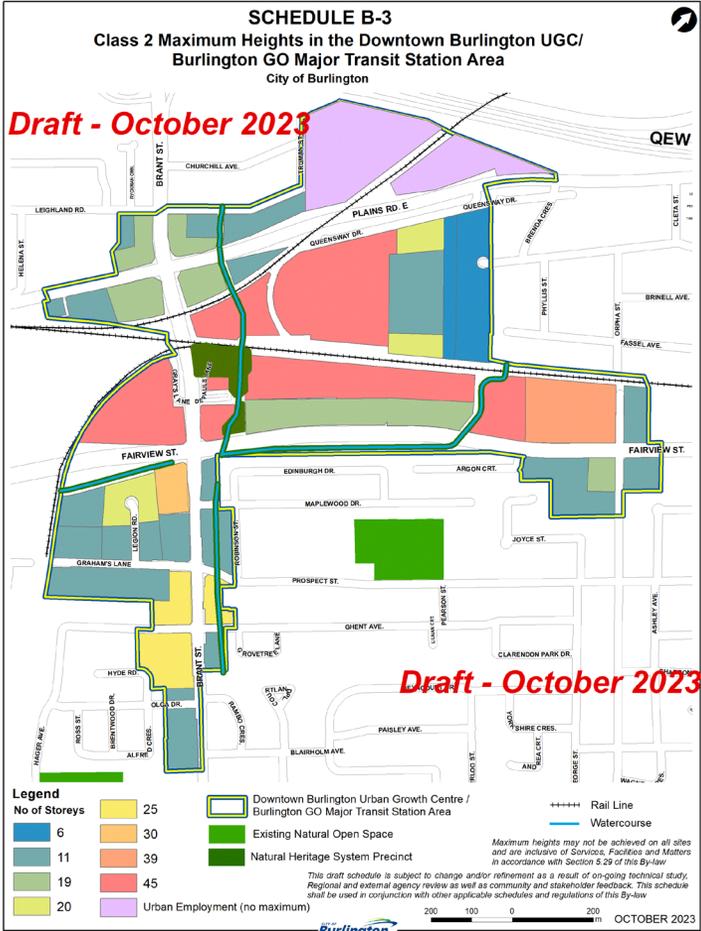
Table 6.2: Development Standards in the Downtown Burlington UGC / Burlington GO MTSA Permit Area

Precinct	Burlington GO Central (B)	Queensway Commons (Q)	Fairview Frequent Transit Corridor (F)	Urban Employment (UE)	Drury Node (D)	Legion Commons (LC)	Leighland Node (LL)	Upper Brant (UB)	Mid-Rise Residential (M)	Low to Mid-Rise Residential (LM)	Class 2 Variation Limit
Front yard setback (minimum)	1.5m for retail at grade	1.5m for retail at grade	1.5m for retail at grade	3.0m	1.5m for retail at grade	3.0m for retail at grade	4.5m	Up to 20%			
	3.0m for residential (if permitted)	3.0m for residential (if permitted)	3.0m for residential (if permitted)		3.0m for residential (if permitted)						
Front yard setback (maximum)	3.0m(a)	3.0m(a)	3.0m(a)	--	3.0m(a)	3.0m(a)	3.0m(a)	3.0m(a)	7.0m	7.0m	Up to 20%

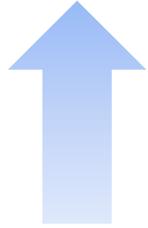
Building Heights



Class 1 Maximum Heights



Class 2 Maximum Heights



Class 3: No Maximum Height

Considerations related to height include:

- City urban design guidelines
- Variation Criteria if heights beyond Class 1 max are proposed (s. 3.5)
- Provision of services, facilities and matters (s. 5.29)
- Building transitions

Clarity in Maximum Height While Obtaining Essential “Services, Facilities and Matters”

- Under a CPPS, a CBC does not apply, therefore the CPP By-law needs to identify where services, facilities and matters are required.
- **Class 1:** parkland dedication (Sec 42 and Park Provisioning Master Plan service level needs) + Contribution towards complete communities + affordable ownership units or affordable rental units
- **Class 2:** Class 1 requirements plus additional affordable ownership units, or affordable rental units or contribution of land at or above service level target

Class 3 Variation for Height

5.29.6 The **City** may require the provision of additional services, facilities and matters when applying the provisions of 5.29.3:

- a) Land to be conveyed to the **City** for municipal purposes;
- b) **Residential units** comprised of 3 or more bedrooms, beyond those required in Section 5.28;
- c) Accessible **dwelling units**;
- d) Purpose-built rental;
- e) Additional affordable housing units, beyond those required for a Class 2 permit;
- f) **Dwelling units** to be disposed of land to Halton Region or a not-for-profit housing provider for use as part of their housing portfolio;
- g) Community or institutional facilities;
- h) Public transportation infrastructure, facilities and services;
- i) **Active transportation infrastructure** and facilities;
- j) Public parking and improvements to existing public parking;
- k) Improvements to off-site streetscaping, beyond the City's streetscape guidelines;
- l) Public art;
- m) Urban forestry;
- n) Parkland and improvements to existing parks in excess of what is otherwise required in Table 5.4; and
- o) **Conservation**, protection and preservation of **cultural heritage resources** or **natural heritage features** and systems.

Building Heights (Aldershot)



Class 1 Maximum Heights



Class 2 Maximum Heights

Building Heights (Appleby)



Class 1 Maximum Heights



Class 2 Maximum Heights

Class 1 Services, Facilities and Matters

Services, Facilities and Matter Element	Contribution Requirement
Parkland Dedication	Contribution of Planning Act Section 42 Parkland Dedication as per City of Burlington Parkland Dedication By-law 55-2023 in addition to the following as required to meet the needs of the Park Provisioning Master Plan: <ul style="list-style-type: none"> • 3.3% of land value for low density*** • \$22,090 per unit for medium density*** and • \$15,610 per unit for 51 units/net hectare and more***
AND	
Contribution towards Complete Communities	<ul style="list-style-type: none"> • \$488 per unit for apartment 2 bedrooms or more • \$362 per unit for apartment bachelor and 1 bedroom
AND	
Residential Units, Ownership**	One of the following shall be provided: <ul style="list-style-type: none"> • At least 2% of units exceed the affordability threshold for low-income deciles on average or; • At least 7% of units are affordable dwelling units to moderate income deciles* (5% required to be within 4th and 5th deciles on average) or; • At least 15% of units are attainable to low-to moderate income deciles (10% required to be within 2nd, 3rd, 4th deciles on average).
OR	
Residential Units, Rental**	At least 3% of units are attainable to low-to-moderate income deciles on average (1% required to be within 1 st , 2 nd , 3 rd deciles on average).

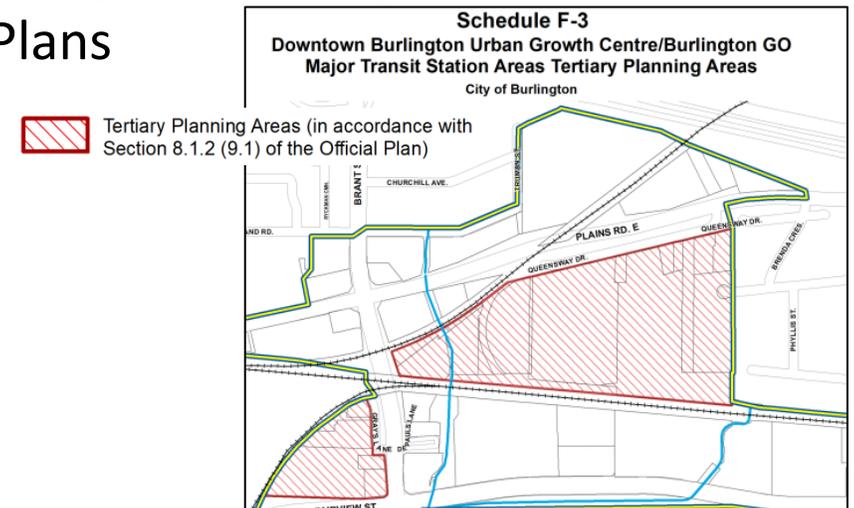
Community Services and Facilities

Official Plan Amendment

- Conceptual locations for new parks, potential linear parks and greenways
- Public service facilities and institutional uses permitted in all precincts with some exceptions
- CPPS Monitoring Report to monitor tool and inform future adjustments as needed
- Tertiary planning requirements
- Allows the CPP By-law to outline requirements for services, facilities and matters

Community Planning Permit By-law

- Public Realm Figures 1a, 2a, 3a
- Permitted, discretionary uses and development standards
- Complete application requirements –
Tertiary Plans



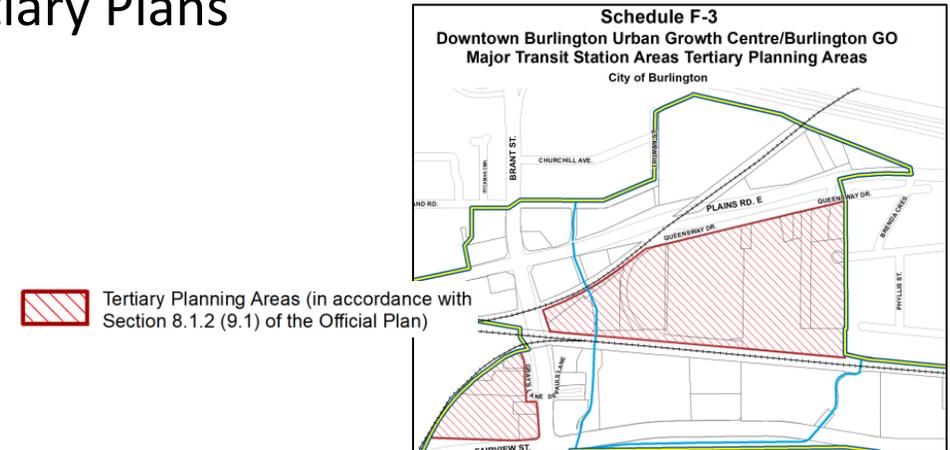
Planning for Complete Communities

Official Plan Amendment

- Identifies conceptual locations for new parks, potential linear parks and greenways
- Permits public service facilities and institutional uses in all Precincts with some exceptions
- Identifies the preparation of a CPPS Monitoring Report to inform future adjustments as needed
- Sets out tertiary planning requirements
- Allows the CPP By-law to outline requirements for services, facilities and matters

Community Planning Permit By-law

- Public Realm Figures 1a, 2a, 3a
- Permitted, discretionary uses and development standards
- Complete application requirements – Tertiary Plans



Mixed Use & Employment

Activated Streets & Minimum Number of Uses



- Retail, service commercial or office required continuously at grade fronting MTSA Major Mixed Use Streets
- Minimum two uses required in some precincts
- Seeking input on required minimum job-related gross floor area

— MTSA Major Mixed Use Street
— MTSA General Mixed Use Street

Mixed Use & Employment

Employment Precincts and Land Use Compatibility



- Industrial uses allowed in Urban Employment (Burlington; Appleby) and General Employment precincts (Appleby)
- Existing major facilities in Aldershot
- Sensitive land uses (such as residential) are Discretionary Uses, subject to land use compatibility study

Parking

All parking variations would be considered a **Class 2 (staff variation)**

Type of Development	Type of Parking	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Stand-alone ground-oriented dwellings	Resident parking	1.00 parking spaces per dwelling unit	1.20 parking spaces per dwelling unit
Bachelor unit in a mixed use building or apartment building	Resident parking	0.70 parking spaces per dwelling unit	0.85 parking spaces per dwelling unit
	Visitor parking	0.15 visitor spaces per dwelling unit	0.15 visitor spaces per dwelling unit
	Resident parking	0.80 parking spaces per dwelling unit	1.00 parking spaces per dwelling unit
1 bedroom unit in a mixed use building or apartment building	Visitor parking	0.15 visitor spaces per dwelling unit	0.15 visitor spaces per dwelling unit
2 bedroom unit in a mixed use building or apartment building	Resident parking	1.00 parking spaces per dwelling unit	1.20 parking spaces per dwelling unit
	Visitor parking	0.15 visitor spaces per dwelling unit	0.15 visitor spaces per dwelling unit
3 or more bedroom unit in a mixed use building or apartment building	Resident parking	1.00 parking spaces per dwelling unit plus	1.20 parking spaces per dwelling unit plus
	Visitor parking	0.15 visitor spaces per dwelling unit	0.15 visitor spaces per dwelling unit

Residential Parking Standards

TABLE 5.2: Required Residential Parking Spaces

Type of Development	Type of Parking	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Stand-alone ground-oriented dwellings	Resident parking	1.00 parking spaces per dwelling unit	1.20 parking spaces per dwelling unit
	Visitor parking	0.15 visitor spaces per dwelling unit	0.15 visitor spaces per dwelling unit
Bachelor unit in a mixed use building or apartment building	Resident parking	0.70 parking spaces per dwelling unit	0.85 parking spaces per dwelling unit
	Visitor parking	0.15 visitor spaces per dwelling unit	0.15 visitor spaces per dwelling unit
	Resident parking	0.80 parking spaces per dwelling unit	1.00 parking spaces per dwelling unit
	Visitor parking	0.15 visitor spaces per dwelling unit	0.15 visitor spaces per dwelling unit
1 bedroom unit in a mixed use building or apartment building	Resident parking	1.00 parking spaces per dwelling unit	1.20 parking spaces per dwelling unit
	Visitor parking	0.15 visitor spaces per dwelling unit	0.15 visitor spaces per dwelling unit
2 bedroom unit in a mixed use building or apartment building	Resident parking	1.00 parking spaces per dwelling unit	1.20 parking spaces per dwelling unit
	Visitor parking	0.15 visitor spaces per dwelling unit	0.15 visitor spaces per dwelling unit
3 or more bedroom unit in a mixed use building or apartment building	Resident parking	1.00 parking spaces per dwelling unit plus	1.20 parking spaces per dwelling unit plus
	Visitor parking	0.15 visitor spaces per dwelling unit	0.15 visitor spaces per dwelling unit

5.19 Parking Flexibility

5.19.1 Notwithstanding Section 5.15:

- a) Where a **dwelling unit** qualifies as an affordable dwelling unit, the minimum number of required resident parking spaces for the **dwelling units** may be reduced by 30% for greater clarity, this reduction does not apply to the required visitor parking spaces, at the discretion of the Approval Authority;
- b) The minimum number of required parking spaces may be reduced by 1 space for every 15 square metres of **gross floor area** of locker, change room or shower facility provided by a **development**, specifically accessible to all of the secure **long-term bicycle parking** spaces;
- c) Where the minimum number of required parking spaces for residential and non-residential land uses are provided on the same **lot**, the number of required parking spaces may be reduced by 1 parking space for every 5 **dwelling units**, at the discretion of the Approval Authority.

Non-Residential Parking Standards

TABLE 5.3: Required Non-Residential Parking Spaces

Type of Development	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Day Care Centre	0.8 parking spaces per 100 square metres of GFA	0.95 parking space per 100 square metres of GFA
Entertainment	4.0 spaces per 100 square metres of GFA	4.4 spaces per 100 square metres of GFA
Hotel	0.75 parking spaces per unit plus 7.5 per 100 square metres of public areas	0.85 parking spaces per unit plus 8.5 per 100 square metres of public areas
Industrial	1.0 parking space per 100 square metres of GFA	1.5 spaces per 100 square metres of GFA
Institutional uses	3.0 parking spaces per 100 square metres of GFA	3.3 parking spaces per 100 square metres of GFA
Office/ Major Office/ Office for Industrial	3.0 parking spaces per 100 square metres of GFA	3.3 parking spaces per 100 square metres of GFA

Type of Development	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Place of Assembly	2.0 parking spaces per 100 square metres of GFA	2.2 parking spaces per 100 square metres of GFA
Recreation use	4.0 spaces per 100 square metres of GFA	4.4 spaces per 100 square metres of GFA
Restaurant	3.0 parking spaces per 100 square metres of GFA	3.3 parking spaces per 100 square metres of GFA
Retail	1.5 parking spaces per 100 square metres of GFA	2.0 parking spaces per 100 square metres of GFA
Service Commercial	3.0 parking spaces per 100 square metres of GFA	3.3 parking spaces per 100 square metres of GFA

Criteria for Variations from Standards

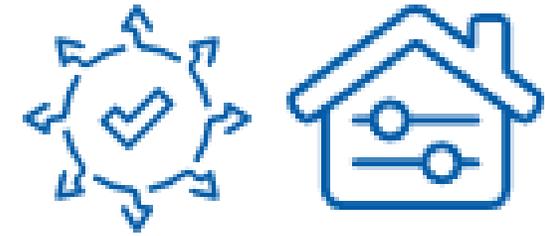
3.5 Criteria for Variations from Standards

- 3.5.1 Where a Class 2 or Class 3 Permit is required, in addition to the requirements of this By-law and in accordance with the objectives of this By-law, the following variation criteria **shall** be addressed to the satisfaction of the Approval Authority, prior to the issuance of a Community Planning Permit;
- a) the proposed **development** implements the Guiding Principles of this By-law;
 - b) the proposed **development** implements the **complete community** requirements and maintains the general intent of the Burlington Official Plan;
 - c) the proposed **development** does not result in significant off-site impacts, or any potential significant off-site impacts can be mitigated to the satisfaction of the Approval Authority;
 - d) the proposed **development** demonstrates consideration for provincial, regional and municipal guidelines and regard for technical studies; and
 - e) the proposed **development** is consistent with provincial policy, regulations and standards, as amended.

Class 2 Thresholds (example)

Precinct	Aldershot GO Central (A)	Aldershot Main Street (AM)	Cooke Commons (C)	Emery Commons (E)	Mid-Rise Residential (M)	Class 2 Variation Limit
Front Yard Setback (minimum)	1.5m for retail at grade	3.0 m for retail at grade	Up to 20%			
	3.0m for residential (if permitted)					
Front Yard Setback (maximum)	3.0m(a)	3.0m(a)	3.0m(a)	3.0m(a)	7.0m	Up to 20%
Interior Side Yard Setback (minimum)	3.0m, 7.5m(b)	Up to 35%				

Flexibility with discretionary uses



- Allows the municipality to establish conditions in which additional permitted uses will be considered
- Provides municipality flexibility by adding “other similar uses” as a discretionary use, and picking up in **Class 2**

Example of potential approach for GO Central Permitted Uses:

- Office
- Retail and service commercial
- Hotel
- Entertainment and Recreation

Discretionary Uses:

- Residential

Precincts	
	Burlington GO Central (B)
	Drury Node (D)
	Fairview/Brant Frequent Transit Corridor (F)
	Legion Node (LG)
	Leighland Node (LL)
	Low to Mid-Rise Residential (LM)
	Mid-Rise Residential (M)
	Queensway Main Street (Q)
	Upper Brant (UB)
	Urban Employment (UE)

Land Use Compatibility

Official Plan Amendment:
Engagement with existing
industry landowners is required.

5.24 Land Use Compatibility

- 5.24.1 Proponents of **development** containing **sensitive land uses** must incorporate measures to avoid, or if avoidance is not possible, minimize and mitigate potential impacts and ensure long-term operational and economic viability of **major facilities** in accordance with provincial guidelines, standards and procedures.
- 5.24.2 Notwithstanding Tables 6.1, 7.1, and 8.1, any proposed **development** containing **sensitive land uses shall** require a land use compatibility assessment to be prepared in accordance with a Terms of Reference approved by the **City** prior to submitting a Community Planning Permit Application, demonstrating that potential impacts to industrial, **manufacturing** or other uses are minimized and mitigated in accordance with provincial guidelines, standards and procedures.
- 5.24.3 On lands planned for industrial uses, where a development proposal contains a heavy industrial or manufacturing use, compatibility studies **may** be required as part of a development application, and an appropriate transition to adjacent non-industrial lands should be provided.

Mixed Use & Employment

Official Plan Amendment:

- Sets minimum density and % mix of people and job targets for each MTSA
- Generally, allows a range of residential and non-residential uses in the MTSA
- Outlines a vision for each precinct (sub-area) within the MTSA

Community Planning Permit By-law:

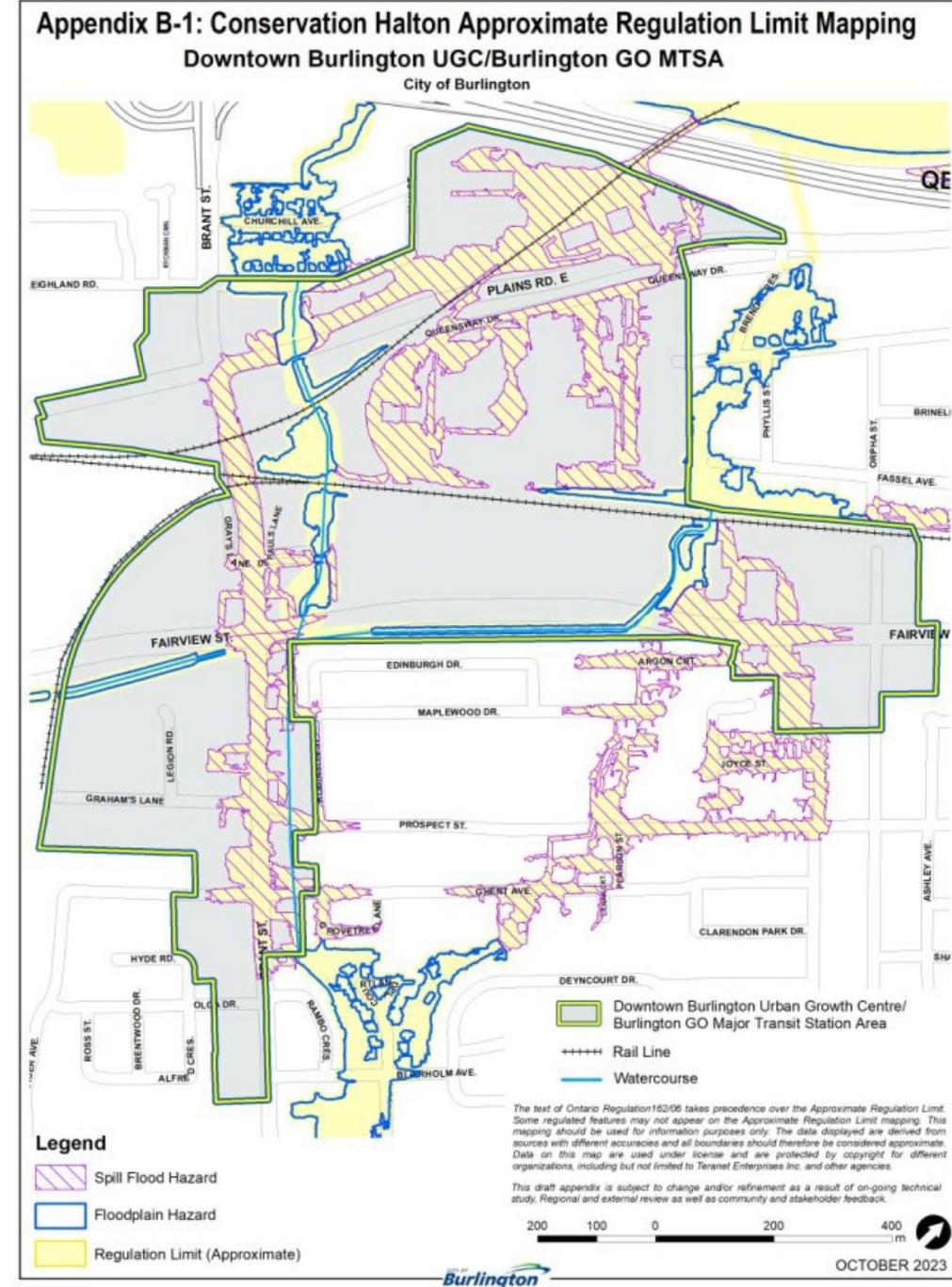
- Provides list of permitted and discretionary uses allowed in each precinct
- Sets development standards to ensure transitions to low-rise neighbourhoods



Flood Hazards

6.4 Conservation Halton Regulatory Limit

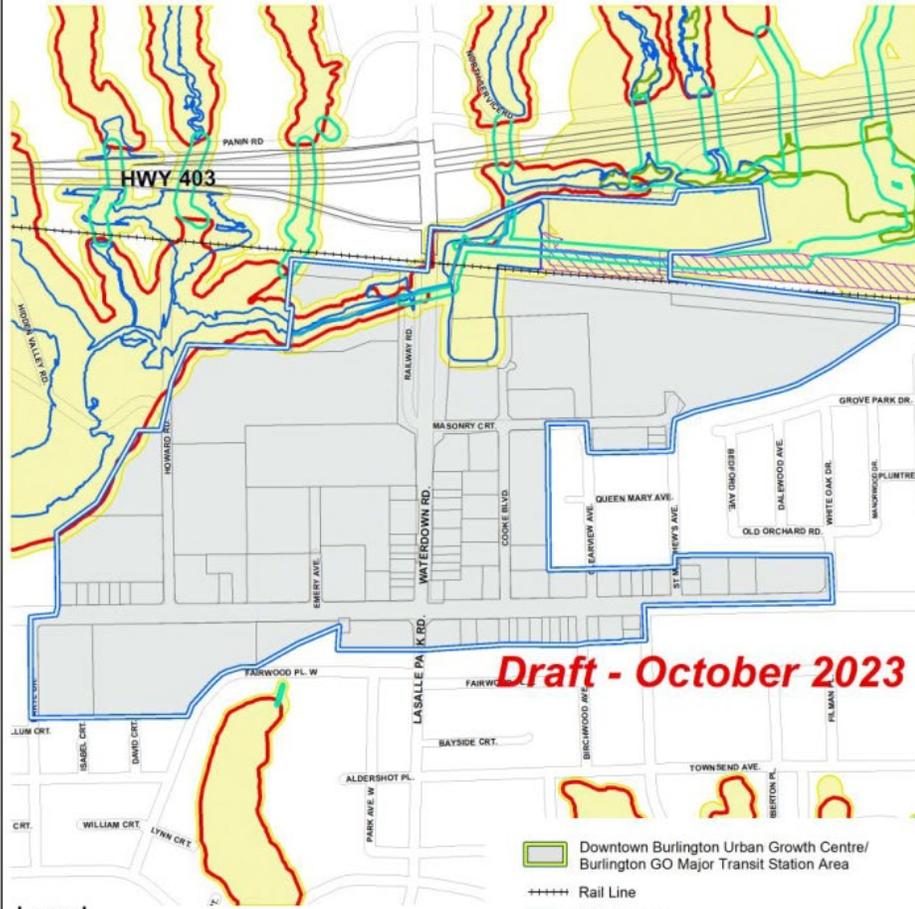
- 6.4.1 Lands within the Conservation Halton Regulatory Limit are depicted in Appendix B-1, B-2 and B-3 attached to this By-law, and include **hazardous lands**, **hazardous sites** and other natural features. Conservation Halton regulates lands in or adjacent to river or stream valleys, including (flooding and erosion hazards), wetlands, shorelines and other **hazardous lands**. The features mapped are approximate and there **may** be some **hazardous lands** and regulated areas which have not been included. Conservation Halton must be contacted to confirm the hazard limits.
- 6.4.2 **Development** in the Conservation Halton Regulatory Limit, as depicted in Appendix B-1, B-2 and B-3 attached to this By-law, **may** require additional studies to delineate and address technical requirements related to flooding and/or erosion hazards and any associated regulatory allowances/**setbacks**. **Development** in **hazardous lands** and **hazardous sites** must be consistent with provincial natural hazard policy and permission is required from Conservation Halton to undertake **development** within these areas, in accordance with Conservation Halton's regulation and regulatory policies.



Appendix B-2: Conservation Halton Approximate Regulation Limit Mapping

Aldershot GO MTSA

City of Burlington



Draft - October 2023

Legend

- Spill Flood Hazard
- Floodplain Hazard
- Meander Belt Hazard
- Stable Top of Bank Hazard
- Wetland Hazard
- Regulation Limit (Approximate)

- Rail Line
- Watercourse

The text of Ontario Regulation 162/06 takes precedence over the Approximate Regulation Limit. Some regulated features may not appear on the Approximate Regulation Limit mapping. This mapping should be used for information purposes only. The data displayed are derived from sources with different accuracies and all boundaries should therefore be considered approximate. Data on this map are used under license and are protected by copyright for different organizations, including but not limited to Teranet Enterprises Inc. and other agencies.

This draft appendix is subject to change and/or refinement as a result of on-going technical study, Regional and external review as well as community and stakeholder feedback.



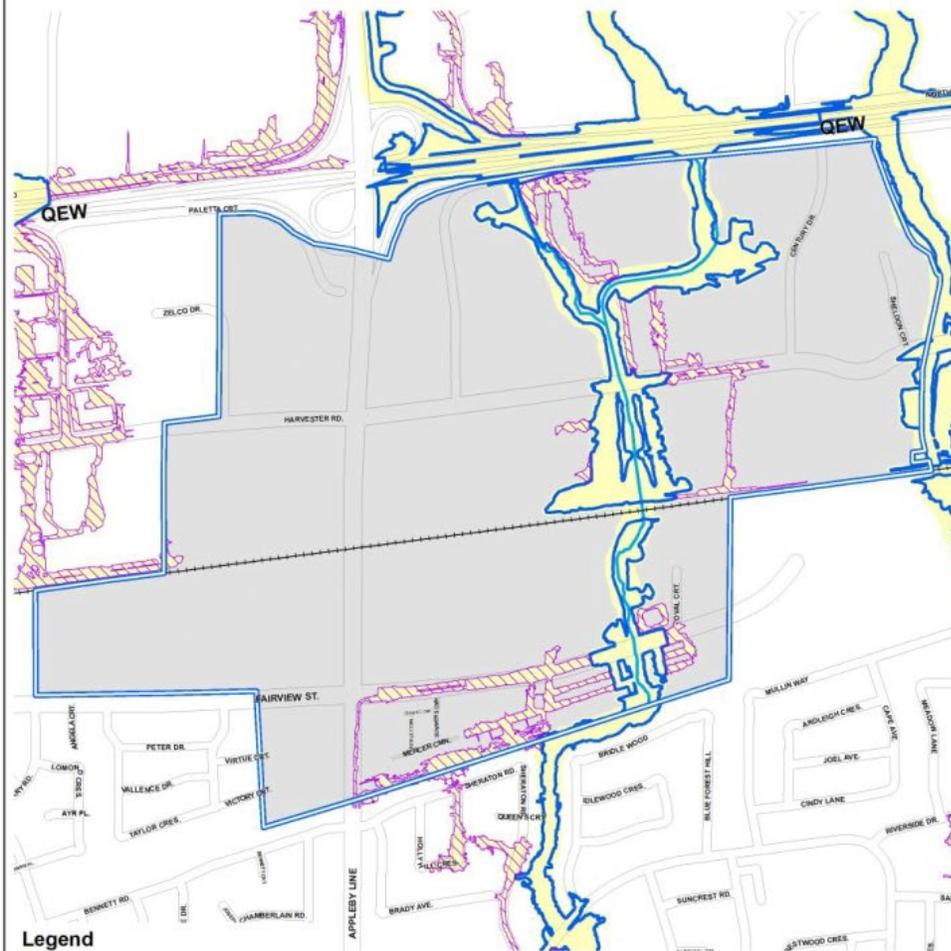
OCTOBER 2023



Appendix B-3: Conservation Halton Approximate Regulation Limit Mapping

Appleby GO MTSA

City of Burlington



Legend

- Spill Flood Hazard
- Floodplain Hazard
- Regulation Limit (Approximate)
- Appleby GO Major Transit Station Area
- Rail Line
- Watercourse

The text of Ontario Regulation 162/06 takes precedence over the Approximate Regulation Limit. Some regulated features may not appear on the Approximate Regulation Limit mapping. This mapping should be used for information purposes only. The data displayed are derived from sources with different accuracies and all boundaries should therefore be considered approximate. Data on this map are used under license and are protected by copyright for different organizations, including but not limited to Teranet Enterprises Inc. and other agencies.

This draft appendix is subject to change and/or refinement as a result of on-going technical study, Regional and external review as well as community and stakeholder feedback.

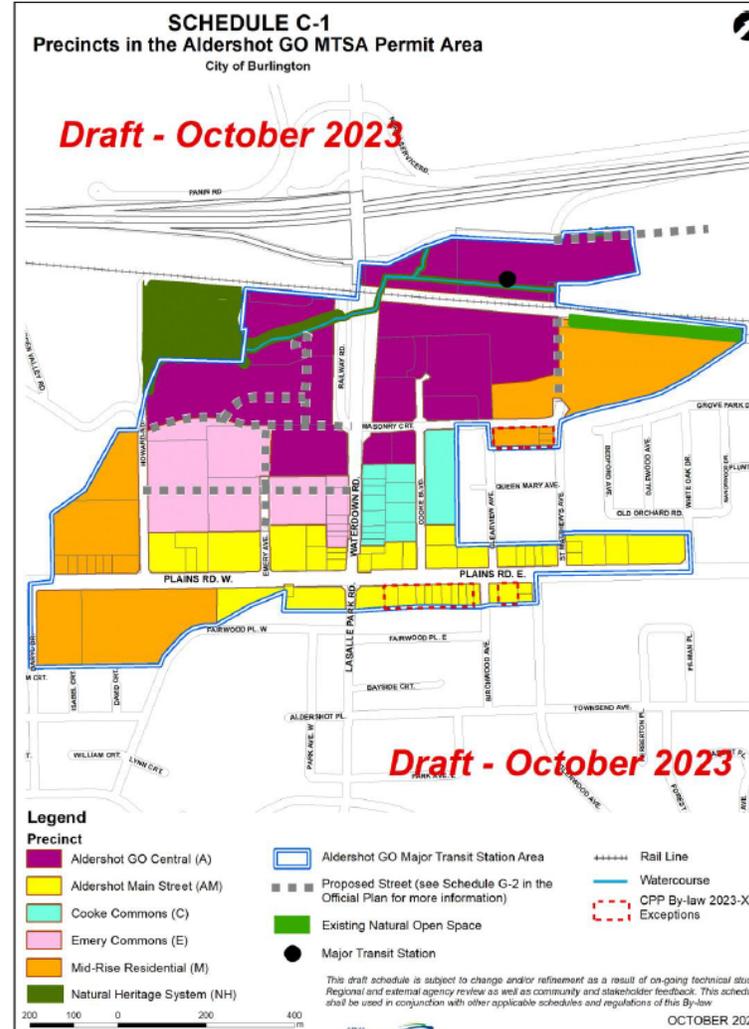


OCTOBER 2023



Site-Specific Exceptions

CPP By-law 2023-XX - Exceptions



Public Realm Figures

