

**OFFICIAL PLAN AMENDMENT**  
**AMENDMENT NO. 132 TO THE OFFICIAL PLAN**  
**OF THE BURLINGTON PLANNING AREA**

**CONSTITUTIONAL STATEMENT**

The details of the Amendment, as contained in Part B of this text, constitute Amendment No. 132 to the Official Plan of the Burlington Planning Area, as amended.

**PART A – PREAMBLE**

**1. PURPOSE OF THE AMENDMENT**

The purpose of this Amendment is to redesignate the lands at 276, 284 and 292 Plains Road East from “Residential – Medium Density” to a site specific “Mixed Use Corridor – General”. The redesignation of this property will permit a 7-storey residential apartment building on the subject lands.

**2. SITE AND LOCATION**

The subject lands are located on the south side of Plains Road, east of Shadeland Avenue and have an area of approximately 0.50 hectares.

**3. BASIS FOR THE AMENDMENT**

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan).
- b) The proposal conforms to the Halton Region Official Plan and the Official Plan for the Burlington Planning Area, upon finalization of this Amendment;
- c) The proposal can be adequately serviced;
- d) The proposal is well-served by existing community infrastructure including public transit, parks, schools and recreation facilities; and,
- e) The applicant submitted technical studies with the application that provide adequate and appropriate information to support the development.

## **PART B – THE AMENDMENT**

### **1. DETAILS OF THE AMENDMENT**

#### **Map Change:**

“Comprehensive Land Use Plan – Urban Planning Area”, being Schedule B of the Official Plan of the Burlington Planning Area, as amended, is modified by the attached Schedule B1.

Schedule B1 indicates the area to be re-designated from “Residential – Medium Density” to “Mixed Use Corridor – General” as ‘A’.

#### **Text Change:**

The text of the Official Plan of the Burlington Planning Area, as amended, is hereby amended as follows:

By adding the following site-specific policy t) at the end of Part III, Land Use Policies – Urban Planning Area, Section 5.3 Mixed Use Corridors (General, Employment and Commercial Corridor), Subsection 5.3.2 General Policies:

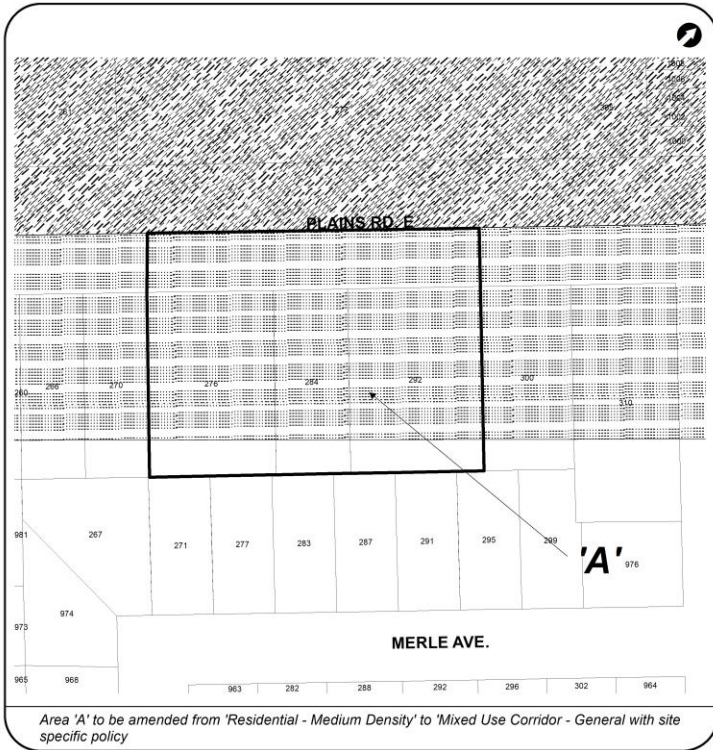
South side of Plains Road, east of Shadeland Avenue – 276, 284 and 292 Plains Road East	ab) Notwithstanding the policies of Part III, Subsections 5.3.2 d) i) and d) ii) of this Plan, a maximum <i>Floor Area Ratio</i> of 2.6:1 and a maximum building height of 7 storeys <i>shall</i> be permitted.
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### **2. INTERPRETATION**

This Official Plan Amendment shall be interpreted in accordance with the “Interpretation” policies of Part VI, Implementation, Section 3.0, Interpretation, of the Official Plan of the Burlington Planning Area.

### **3. IMPLEMENTATION**

This Official Plan Amendment will be implemented in accordance with the appropriate “Implementation” policies of Part VI of the Official Plan of the Burlington Planning Area.






Area 'A' to be amended from 'Residential - Medium Density' to 'Mixed Use Corridor - General with site specific policy

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MAP 1

File Nos. 505-07/21  
& 520-08/21

Legend

-  Residential - Medium Density
-  Residential - Low Density
-  MUC - General

Date: April 10, 2024  
Community Planning Department

