

AMENDMENT NO. 155 TO THE OFFICIAL PLAN OF THE CITY OF BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part “B” of this text, constitute Amendment No. 155 to the Official Plan of the City of Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to add a site-specific policy to the lands at 291 North Service Road designated as to “Business Corridor” to permit asphalt manufacturing and outdoor open storage of aggregates.

2. SITE AND LOCATION

The subject lands are located on the north side of North Service Road. The subject lands are approximately 1.4 hectares in size and have a frontage of approximately 70 metres along North Service Road.

3. BASIS FOR THE AMENDMENT

- a) The application proposes land use that is consistent with the Provincial Policy Statement (PPS, 2020). The PPS promotes economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.
- b) The proposed development is located on lands with adequate infrastructure and provides employment opportunities on underutilized lands.
- c) The proposed development supports the City’s Official Plan objective to permit a wide range of *employment uses including office, industrial and related uses*.
- d) 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: None proposed.

Text Change:

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

By adding the following site-specific policy to Part III, Land Use Policies – Urban Planning Area, Section 3.4 Business Corridor, Subsection 3.4.3 Site Specific Policies, at the end of site specific-policy b):

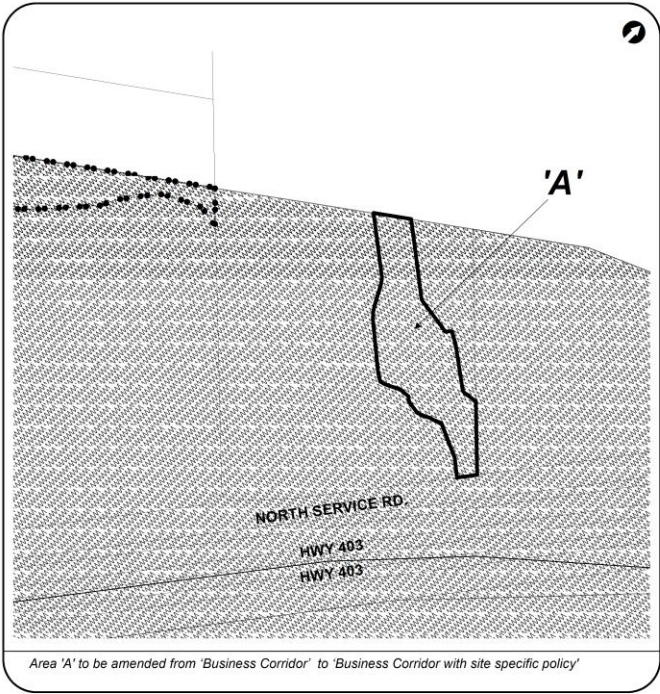
291 North Service Road	(iv) Notwithstanding 3.4.2 a) and d) asphalt manufacturing with unenclosed equipment <i>shall</i> be permitted and a maximum building height of 18 metres for manufacturing equipment and 25 metres for silos <i>shall</i> be permitted.
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2. 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 City of Burlington.

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 City of Burlington.



Area 'A' to be amended from 'Business Corridor' to 'Business Corridor with site specific policy'

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OF THE BURLINGTON PLANNING AREA

Schedule 'B'

File No. 505-04/24

Legend

- Business Corridor
- Environmentally Sensitive Area

Date: November 20, 2024
Community Planning Department