

The Corporation of the City of Burlington By-law
City of Burlington By-law 77-2024

A by-law to adopt Official Plan Amendment No. 5 to the
Burlington Official Plan 2020 to amend the site specific policy on the lands at
291 North Service Road within the City of Burlington
File: 505-04/24 (PL-89-24)

Whereas the Council of the Corporation of the City of Burlington in accordance
with the provisions of Section 16 and 17 of the Planning Act, 1990, as amended,
approved the recommendation in community planning department report PL-89-
24 at its meeting held on December 10, 2024.

Now therefore the Council of the Corporation of the City of Burlington hereby
enacts as follows:

1. That Amendment No. 5 to the Burlington Official Plan (2020) consisting of
the attached amendment and supporting documentation is hereby
adopted.
2. That this by-law shall come into full force and take effect of the final day of
passing thereof.

Enacted and passed this 10th day of December, 2024

Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____

OFFICIAL PLAN AMENDMENT

PROPOSED AMENDMENT NO. 5 TO THE OFFICIAL PLAN OF THE CITY OF BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The Amendment contained in Part “B” of this document, constitutes Amendment No. 5 to the Official Plan of the City of Burlington, 2020.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to further amend the site-specific policy on the lands at 291 North Service Road designated as to “Business Corridor” to permit asphalt manufacturing and outdoor open storage of aggregates with a maximum height of 20 metres for manufacturing equipment and 25 metres for unenclosed silos.

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 policies at the end of Chapter 8, Land Use Policies – Urban Planning Area, Section 8.2.4 Business Corridor, Subsection 8.2.4 (3)
b) Site Specific Policies:

(v) For the lands located at 291 North Service Road asphalt manufacturing with unenclosed equipment and a maximum building height of 20 metres for manufacturing equipment and 25 metres for silos *shall* be permitted.