

**To: Mayor Meed Ward and Members of City Council**

**From: Elyse Meneray, Planner**

**Cc: Hassaan Bassit, Chief Administrative Officer  
Curt Benson, Commissioner, Development & Growth  
Management  
Jamie Tellier, Director of Community Planning  
Kyle Plas, Manager of Development & Design  
William Wallace, Supervisor of Development Review**

**Re: Official Plan Amendment and Zoning By-law  
Amendment for 291 North Service Road (PL-89-24)**

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**Changes to Appendix F – Zoning By-law Amendment in PL-89-24:**

**Text Changes:**

**1. Holding Provision**

Since the Committee of a Whole meeting held December 3, 2024, staff have received an updated Functional Servicing Report, prepared by S. Llewellyn & Associates Limited, dated November 2024, and Environmental Impact Assessment (EIA), prepared by GeoProcess, dated November 2024 from the Applicant. These materials have been reviewed by the Region and City staff and deemed satisfactory for the purposes of the Official Plan and Zoning By-law Amendment applications.

Therefore, staff are recommending that Appendix F – Zoning By-law Amendment be revised to remove the Functional Servicing Report and Environmental Impact Assessment from the Holding Provision as the Servicing and Environmental matters have been satisfactorily addressed.

**2. Removal of Site-Specific Exception for the Open Space (O3) Zone**

Staff are recommending that the Zoning By-law be revised to reflect the final Environmental Impact Assessment mapping by removing the site-specific exception for the Open Space O3 Zone. Staff are satisfied that the revised EIA is

acceptable for the purposes of the Official Plan and Zoning By-law Amendment and that the proposed change would not impact the natural features on site.

**Mapping Change:**

Staff are recommending that Schedule 'A' to Zoning By-law No. 493 be revised to reflect the final mapping of the approved Environmental Impact Assessment, prepared by GeoProcess, dated November 2024. The following changes are proposed to Schedule 'A':

- Refine the limits of the Open Space O3 Zone to reflect the final approved Environmental Impact Assessment mapping;
- Remove the site-specific exception for the Open Space O3 Zone, as the stormwater management pond will now be captured under the site-specific Business Corridor (H-BC2-547) Zone;
- Expand the site-specific Business Corridor (H-BC2-547) Zone to include the stormwater management pond; and,
- Rezone the remainder of the lands outside of the Open Space O3 Zone and site-specific Business Corridor H-BC2-547 Zone as Business Corridor BC2 Zone.

**Amended Recommendation for Staff Report PL-89-24:**

As staff are recommending that the Zoning By-law be revised to reflect the final conclusions and mapping of the Environmental Impact Assessment, the staff recommendation will need to be amended to reflect this change. Therefore, staff are recommending the following amended Recommendation for Staff Report PL-89-24:

Approve the applications for Official Plan Amendment and Zoning By-law Amendment submitted by DeLoyde Development Solutions on behalf of King Paving proposing asphalt manufacturing with outdoor open storage of aggregates; and

Approve Official Plan Amendment No. 155 to the City of Burlington Official Plan 1997, as provided in Appendix D of community planning department report PL-89-24, to modify the "Business Corridor" Designation at the lands located at 291 North Service Road; and

Deem that the Official Plan Amendment No. 155 is consistent with The Planning Act;  
And

Approve Official Plan Amendment No. 5 to the City of Burlington Official Plan 2020, as provided in Appendix E of community planning department report PL-89-24, to modify the "Business Corridor" Designation at the lands located at 291 North Service Road;

and

Deem that the Official Plan Amendment No. 5 is consistent with The Planning Act; and, Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 155 and Official Plan Amendment No. 5 as contained in Appendices D and E to community planning department report PL-89-24 to be presented for approval at the same time as the associated by-law to amend Zoning By-law 2020, as amended, for the development proposal; and

Approve Zoning By-law 2020.493, attached as Appendix F to planning report PL-89-24, to rezone the lands at 291 North Service Road from “H-BC2” to “H-BC2-547”, H-BC2 to O3 and H-BC2 to BC2; and

Deem that Zoning By-law 2020.493 will conform to the 1997 Official Plan of the City of Burlington once Official Plan Amendment No. 155 is adopted; and

Deem that Zoning By-law 2020.493 will conform to the 2020 Official Plan of the City of Burlington once Official Plan Amendment No. 5 is adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 155 is adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 5 is adopted.

Respectively submitted,

Elyse Meneray  
Planner – Development Review  
905-335-7600 ext. 7462

**Attachment:**

Appendix F – Revised Zoning By-law