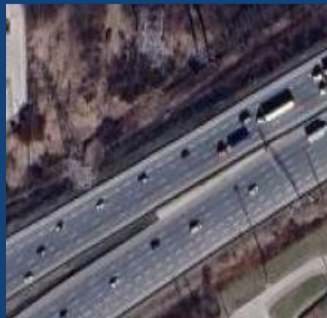


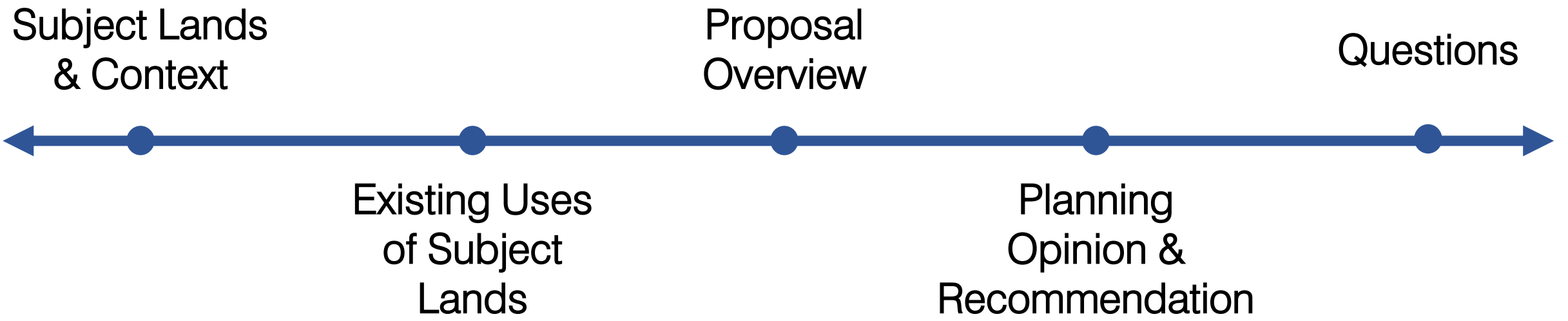
1510 - 1511 North Service Road & 2202 - 2208 Industrial Road



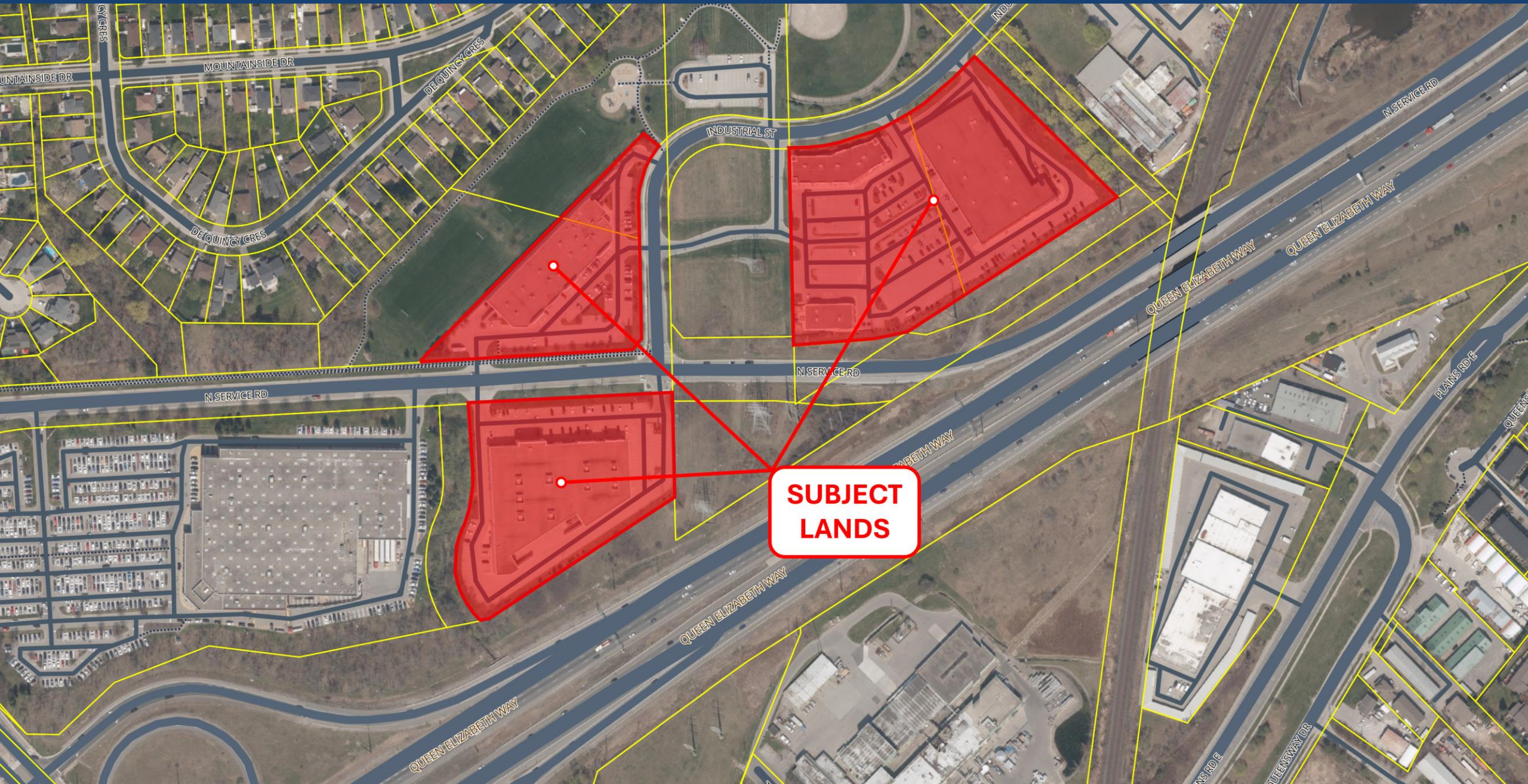
Zoning By-law Amendment
Statutory Public Meeting

July 8th, 2025

City File No. 520-08/25



Context Map



**SUBJECT
LANDS**

Subject Lands



- Zoning By-Law Amendment to expand the range of permitted uses within current Site-Specific Employment Commercial Zoning
- Additional Uses Include:
 - Automotive uses
 - Recreational establishments
 - Restaurants (including fast food and convenience restaurants)
 - Veterinary Services
- No changes to existing built form or physical characteristics
- Maintains existing layout and enhances flexibility of permitted uses on Site

- The “proposal” seeks to expand the range of permitted commercial and employment uses on while maintaining the existing built form.

Key Changes Proposed:

- Permit additional uses:
 - ✓ Automotive uses
 - ✓ Recreational establishments
 - ✓ Restaurants (incl. fast food & convenience)
 - ✓ Veterinary services

Increase max floor area for Convenience/Specialty Food Store to **1,800 m² per property**

Add **Holding (“H”) Symbol** for recreational uses → Requires **Record of Site Condition (RSC)** prior to use

No Changes To:

Built form
Site layout
Parking provisions

- The proposed development:
 - ✓ Has appropriate regard for provincial interests under the Planning Act
 - ✓ Is consistent with the Provincial Planning Statement (PPS)
 - ✓ Conforms to both the Region of Halton and City of Burlington Official Plans

- However, a **Zoning By-law Amendment is Required:**
 - Amendment to Zoning By-law 2020, as amended
 - Seeks to expand permitted commercial and employment uses
 - Maintains the existing built form
 - Aligns with the Employment Commercial (CE) parent zone
 - Does not result in any physical changes to subject lands

- A draft Zoning By-law Amendment has been prepared:
 - Submitted as part of the complete applications
 - Outlines site-specific exceptions for each parcel

Provincial Planning Statement

- In our opinion, the proposal is consistent with the 2024 Provincial Planning Statement including the policies outlined for efficient use of land and infrastructure within settlement areas.

Halton Region Official Plan

- In our opinion, the proposed Zoning By-law Amendment conforms with the ROP by supporting a mix of appropriate commercial uses within the Built-Up, Urban Area, outside of the Region's protected employment areas.
- It aligns with the Plan's vision for complete communities, efficient land use, and economic diversification.
- The proposal respects the Regional structure and does not compromise the Region's long-term employment land strategy.

In-Force Burlington Official Plan

- In our opinion, the proposed ZBA to expand the list of permitted commercial uses on the lands conforms with the policy direction of the 1997 OP by preserving the existing character of the site, expanding uses in a manner that remains compatible with the surrounding context, and respecting the limits and intent of the Employment Commercial designation.
- The proposal advances the OP's goals of maintaining a strong economic base, supporting private-sector investment, and ensuring a balanced land use structure that accommodates both traditional and evolving forms of employment.

New Burlington Official Plan (2020)

- In our opinion the proposal conforms with the 2020 OP by helping to advance its vision for intensification and economic diversification within the Urban Area.
- It supports the Employment Commercial Centre designation by reinforcing the site's role as a hub for employment-related and large-format commercial uses, consistent with both the general and site-specific policies of the Plan.
- By maintaining the existing built form while broadening the range of permitted uses, the proposal aligns with the City's goals for a more urban, sustainable, and resilient community.

Targeted Realignment Exercise (TRE)

- The proposal aligns with the direction of Burlington’s ongoing Official Plan realignment, which emphasizes efficient land use and long-term planning for homes and jobs.
- Staff Report DGM-20-25 supports expanded land use permissions and identifies a near-term need for land flexibility to accommodate projected growth to 2051.

Zoning By-law 2020, As Amended

- The proposed ZBA is consistent with the general purpose and intent of the parent Employment Commercial (CE) zone.
- It expands permitted uses—such as automotive, recreational, restaurant, and veterinary services—already contemplated in the broader CE designation, while maintaining the existing built form and layout.

Conclusion

- The proposed ZBA appropriately balances economic flexibility, environmental responsibility, and land use compatibility.
- It reinforces the site’s established commercial role, supports job retention and growth, and aligns with current planning frameworks and long-term City objectives.

- The proposed Zoning By-law Amendment introduces modest, appropriate changes to align site-specific zones with the broader Employment Commercial (CE) zone.
- It permits additional commercial uses (e.g., automotive, recreational, restaurant, veterinary) and modestly increases the floor area for specialty food stores.
- The amendment maintains the existing built form, enhances leasing flexibility, and includes a Holding (“H”) Symbol to ensure environmental compliance.
- It is consistent with the 2024 PPS, conforms to the Halton ROP, and aligns with both the 1997 and 2020 Burlington OPs.
- ❖ **Recommendation:** Approve the proposed Zoning By-law Amendment as it represents good planning and supports long-term economic sustainability.

Questions?