
SUBJECT: Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road

TO: Committee of the Whole

FROM: Development and Growth Management
Community Planning

Report Number: DGM-36-26

Wards Affected: 1

Date to Committee: May 12, 2026

Date to Council: May 26, 2026

Recommendation

Approve and enact a Zoning By-law Amendment in accordance with Appendix C of development and growth management report DGM-36-26; and

Deem that Zoning By-law 2020.518 conforms to the 2020 Official Plan of the City of Burlington, the 1997 Official Plan of the City of Burlington, and the 1995 Burlington Regional Official Plan, as applicable.

Executive Summary

Purpose of report:

- The purpose of this report is to provide Council with information concerning the City Initiated Zoning By-law Amendment at 1022, 1028, and 1030 Waterdown Road to align the zoning with Official Plan Amendment #2 and the vision for the Emery Commons Precinct, as outlined in the City's New Official Plan (2020).
- The report recommends approval of the proposed City Initiated Zoning By-law Amendment, attached to this report as Appendix C.

Key findings:

- The proposed City Initiated Zoning By-law Amendment is:
 - Consistent with the Provincial Planning Statement (2024);
 - The proposed amendment maintains the general intent of the Burlington Official Plan (2020, as amended) and the applicable policies in Burlington Official Plan (1997, as amended);

- Maintains the general intent of Zoning By-law 2020;
- Staff is of the opinion that the City Initiated Zoning By-law Amendment represents good planning as it adheres to the vision of the Emery Commons Precinct in the Council adopted and MMAH approved Official Plan Amendment #2 and would permit residential use on the subject properties.

RECOMMENDATION:		Approval	Ward:	1
Amendment Details	APPLICANT:	City Initiated		
	OWNERS:	City of Burlington		
	FILE NUMBERS:	520-03/26		
	TYPE OF Amendment:	Zoning By-law Amendment		
	PROPOSAL:	Rezone the property from Mixed Use Corridor Employment (MXE) to Mixed Use Corridor General (MXG) to allow for residential uses to align with the vision for the Emery Commons Precinct in the Council adopted and Ministry of Municipal Affairs and Housing (MMAH) approved Official Plan Amendment #2 (OPA2).		
Property Details	PROPERTY LOCATION:	Northwest of the intersection of Waterdown Road and Plains Road.		
	MUNICIPAL ADDRESS:	1022, 1028, and 1030 Waterdown Road		
	PROPERTY AREA:	0.27 ha		
	EXISTING USE:	Employment		
Documents	1997 OFFICIAL PLAN:	Mixed Use Corridor - Employment		
	2020 OFFICIAL PLAN:	Urban Corridor Employment; As discussed in the Detailed Planning Analysis (Appendix D to DGM-36-26), the current designation has not yet been withdrawn from the site, however, Official Plan Amendment 2 which is an amendment to the Burlington Official Plan, 2020, provides an updated framework for authorized land uses including residential uses as well as assisted and special needs housing. The Council adopted and MMAH approved OPA		

	<p>ZONING Existing:</p> <p>ZONING Proposed:</p>	<p>2 introduces a new designation 'Emery Commons Precinct'.</p> <p>'Mixed Use Corridor – Employment' (MXE and MXE-H)</p> <p>'Mixed Use Corridor General' (MXG-569) with site specific exceptions as amended</p>
Processing Details	TECHNICAL CIRCULATION:	March 4, 2026
	PUBLIC CIRCULATION:	March 9, 2026
	NOTICE OF PUBLIC OPEN HOUSE:	March 17, 2026
	PUBLIC OPEN HOUSE:	March 31, 2026
	STATUTORY PUBLIC MEETING:	May 12, 2026
	PUBLIC COMMENTS:	At the time of writing this report, 11 written public letters were received out of 106 notices.

Recommendation Report

Background

In 2024, City Council adopted Official Plan Amendment (OPA) No. 2 which implemented the findings of the Major Transit Station Area (MTSA) Area Specific Planning Project for the City's three MTSA's. OPA 2 identified these areas as Protected MTSA's in accordance with the *Planning Act*, and delineated the boundaries, sets the minimum density targets, and established authorized uses of the land. OPA 2 also establishes the vision and supporting policy framework for each MTSA to evolve as complete communities over time. OPA 2 includes enabling policies to allow the city to implement a Community Planning Permit System (CPPS) for the MTSA's. In October 2025, the Ministry of Municipal Affairs and Housing (MMAH) approved OPA 2 with modifications. The Minister's decision on policies and schedules of OPA 2 related to the elements of a Protected Major Transit Station Area including the number of residents and jobs per hectare planned to be accommodated within the MTSA, the authorized uses of the land and buildings/structures and the boundaries was final and not subject to appeal. The approval of the authorized uses of land within the MTSA set the stage to allow for the land use vision set out by OPA 2 to occur.

At the [March 3, 2026 Committee of the Whole meeting](#), reports [LLS-16-26](#) and [DGM-11-26](#) were presented. Legal and Legislative Services Report LLS-16-26 recommended that the City declare intent to enter into a long-term lease on 1022, 1028, and 1030 Waterdown Road to facilitate a mid-rise residential development in partnership with Indwell. Development and Growth Management Report DGM-11-26 recommended that the City endorse an Indwell project concept for 1022, 1028, and 1030 Waterdown Road, subject to final design, applicable planning approvals, securing required funding and financing, and Council approval of the disposition of City lands by way of a long-term land lease. The concept plan in DGM-11-26 has been considered in the Zoning By-law Amendment review; however, the intent of this amendment is to permit mixed use development and establish a transitional area between tall and mid-rise precincts which aligns with the vision for the Emery Commons Precinct in the Council adopted and MMAH approved OPA 2.

For the purposes of this development amendment staff rely on the most recent land use policies in effect in the 1997 and 2020 OPs.

Description of Subject Property and Surrounding Land Uses

The subject properties are known as 1022, 1028 and 1030 Waterdown Road and are generally located northwest of the intersection of Plains Road West and Waterdown Road. The subject lands are approximately 0.27 hectares in size and have a combined frontage of approximately 50 metres on Waterdown Road. 1022 Waterdown Road is currently occupied by a commercial

building, 1028 Waterdown Road is currently vacant and 1030 Waterdown Road contains an accessory building.

Surrounding uses are as follows:

- North: Residential building, fire station, industrial development and Highway 403 beyond.
- East: Residential and commercial uses with industrial and commercial development beyond.
- South: Automotive repair and sales with residential development beyond.
- West: Vacant land with industrial and commercial development beyond.

Aldershot GO Station is approximately 850 metres away travelling along Waterdown Road and Masonry Court.

The closest bus routes (1 and 4) are located along Plains Road West and Waterdown Road, which provide access to the Aldershot, Burlington and Appleby GO stations, the downtown and regional connections to the City of Hamilton.

Description of Amendment

This is a City Initiated Zoning By-law Amendment for the subject lands at 1022, 1028, and 1030 Waterdown Road. The intent is to align the zoning of the subject properties with the vision for the Emery Commons Precinct in the Council adopted and MMAH approved Official Plan Amendment 2 (OPA 2) as outlined in Official Plan Amendment 2 (OPA 2) by introducing mixed-use development permissions in a built form that will serve as a transitional area between tall and mid-rise precincts.

Discussion: Policy Analysis

The proposed City Initiated Zoning By-law Amendment is subject to the following policy framework: Planning Act; Provincial Planning Statement (2024); Halton Region Official Plan (1995, as amended); City of Burlington Official Plan (1997, as amended); and City of Burlington New Official Plan (2020, as amended). Planning staff are of the opinion that the City Initiated Zoning By-law Amendment is consistent with and conforms to the applicable policy framework and represents good planning, as discussed below and under Appendix D – Detailed Planning Analysis.

Aldershot GO Major Transit Station Area

The Provincial Planning Statement (the “PPS”) directs that growth and development be focused in ‘Settlement Areas’. Settlement Areas include built-up urban areas where development is concentrated, and which have a mix of land uses and lands which have been designated in an

Official Plan for development over the long term. Settlement Areas also include Strategic Growth Areas such as Major Transit Station Areas (MTSA), where growth should be mainly focused.

In accordance with Section 2.4.2. of the PPS, in order support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development Strategic Growth Areas should be planned to:

- a. accommodate significant population and employment growth;
- b. be focal areas for education, commercial, recreational, and cultural uses;
- c. accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
- d. support affordable, accessible, and equitable housing.

In accordance with Section 2.4.2 2. of the PPS, within MTSAs on higher order transit corridors, planning authorities shall plan for a minimum density target of 150 residents and jobs combined per hectare for those that are served by commuter or regional rail. The City's Integrated Mobility Plan (IMP) envisions Plains Road as a future Bus Rapid Transit Corridor with dedicated lanes.

The Halton Region Official Plan (ROP) considers the subject lands to be within as a Strategic Growth Area as they are found within a Protected Major Transit Station Area (PMTSA). Section 81 and 82.3, describes that some the objectives of the Major Transit Station Areas (MTSAs) and the Regional Intensification Corridors are to provide a range and mix of transit-supportive uses, such as higher-density mixed uses such as residential, retail, office and public uses, as well as public service facilities and parks and open spaces that support the area in a pedestrian-oriented urban environment.

At the June 18, 2024 Council meeting, Council adopted OPA 2 and approved in principle the Community Planning Permit System By-law for the City's MTSAs. The Major Transit Station Area (MTSA) Community Planning Permit System (CPPS) is identified in the City's Action Plan for the Housing Accelerator Fund to create more housing supply at an accelerated pace and to enhance certainty in the approvals process. OPA 2 proposes to replace policies and schedules from the Burlington Official Plan, 2020 to implement the findings of the MTSA Area Specific Planning Project for the Downtown Burlington UGC/Burlington GO MTSA, Aldershot GO MTSA, and the Appleby GO MTSA and establish these areas as Protected Major Transit Stations in accordance with the Planning Act. OPA 2 establishes a vision for the MTSAs to evolve into three distinct and complete communities that will accommodate a significant share of the City's population and employment.

Portions of Official Plan Amendment 2 has been appealed, and therefore is not fully in effect. City staff are working through the process at the Ontario Land Tribunal (OLT) to confirm which policies can be deemed in effect. The PMTSA elements in accordance with the Planning Act, including identified authorized uses, protected MTSA boundaries and minimum density

targets for the MTSAs are not subject to appeal. The subject lands are found within the 'Emery Commons' Precinct in accordance with the Council adopted and Ministry approved OP amendment which envisions mixed use development and serves as a transitional area between tall and mid-rise precincts.

The City Initiated Zoning By-law Amendment would seek to permit a 5-11 storey mixed-use built form with residential use above the first floor. This aligns with the approved vision for the Emery Commons Precinct as well as the vision for Waterdown Road which is identified as a Major Mixed-Use Street. The subject property is well connected to transit as it is located within the Aldershot GO Major Transit Station Area and connected to bus stops along Waterdown Road and Plains Road (bus routes 1 and 4). The City Initiated Zoning By-law Amendment has been reviewed along with the applicable in effect Official Plan policies and associated design guidelines as later discussed under Appendix D – Detailed Planning Analysis.

Built Form

In accordance with Section 2.4.1.3. of the PPS, planning authorities should identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas, as well as permit development and intensification within these areas to support the achievement of complete communities and a compact built form. Similarly, Section 81 of the ROP describes that some of the objectives of the MTSAs are to provide a range and mix of transit-supportive uses, to support the area in a pedestrian-oriented urban environment while considering contextually appropriate intensification opportunities to ensure the protection of neighbourhood character.

The City Initiated Zoning By-law Amendment proposes a mid-rise and mixed-use built form on the subject property to align with the vision of the Emery Commons Precinct. The current zoning of Mixed Use Corridor Employment prohibits residential use which does not align with the City's vision for the area as articulated through its Official Plan or the Emery Commons Precinct. City planning staff are recommending that the property be rezoned Mixed Use Corridor - General with site-specific amendments as later discussed in the Zoning By-law 2020 section of this report and under Appendix D – Detailed Planning Analysis. City planning staff is of the opinion that the proposed Zoning By-law Amendment in Appendix C aligns with the character of the Emery Commons Precinct in terms of scale, massing, height, siting, setbacks, coverage as outlined in Appendix D – Detailed Planning Analysis.

Housing

In accordance with Section 2.2, 1. of the Provincial Planning Statement (PPS, 2024), planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by, for instance, permitting and facilitating all types of residential intensification, including the development and redevelopment of underutilized lands for residential use, development and introduction of new

housing options within previously developed areas, and redevelopment as well as prioritizing intensification, in proximity to transit, including corridors and stations.

Section 75 of the ROP projects that for the City of Burlington, a population target of 240,050 people as well as a density target of 20,500 Housing Units by 2041 and a minimum density target of 150 residents and jobs combined per hectare of which 80% would constitute residents and 20% would constitute jobs. Furthermore, in accordance with Section 86, (6) of the ROP, the percent of new housing units produced annually in Halton in the form of townhouses or multi-storey buildings is to be at least 65 per cent to 2031 and at least 75 per cent each year thereafter.

In accordance with Section 84, the goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs and some of the objectives include: to make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods.

The City Initiated Zoning By-law Amendment would allow for residential uses to be permitted on the subject property. The Zoning By-law Amendment in Appendix C would allow for mid-rise and mixed-use development to align with the Emery Commons Precinct. The permission of residential use on the subject property will also allow for the permissions of Assisted and Special Needs Housing as per Section 3.1.4 of the Official Plan (2020, as amended) which permits assisted and special needs housing in all residential neighbourhoods in the Urban Area of the city.

Section 3.1.1(2)(g) of the City of Burlington Official Plan (2020) and the City's Strategic Plan, direct the City to develop a city-wide housing strategy to, among other things, support the Region of Halton's Housing Strategy, describe the current range and mix of housing in the City, establish city-wide housing objectives, examine opportunities for partnerships to increase the supply of affordable housing, to develop minimum targets in support of achieving the Region of Halton's housing mix. The Burlington Housing Strategy and the Annual Housing Targets (Appendix B to the Housing Strategy) were approved by City Council on June 21, 2022. The City's Housing Strategy provides a roadmap for addressing local housing needs and increasing housing options that meet the needs of current and future residents at all stages of life and at all income levels. The Housing Strategy identifies 12 Actions to move toward the vision for housing in Burlington. It provides a set of action-oriented housing objectives (Themes) and an associated implementation plan.

One of the housing objectives (Theme 2) of the Housing Strategy is to Support a Broad Variety of Housing Types and Forms to increase housing options that meet the needs of all current and future residents at all stages of life. This theme describes there is an important need to diversify the existing housing stock to include additional semi-detached, townhouse, mid-rise, high rise,

and alternative housing forms as the City's current housing stock is primarily composed of single-detached dwellings. Furthermore, Action 4 of the Housing Strategy established minimum targets around housing that builds upon the policies of the City of Burlington Official Plan (2020) and uses the findings of the Housing Strategy Project. These targets are appended to the Housing Strategy and establish that out of all new dwellings in the City, 1- and two-bedroom dwellings should make up 55 per cent out of the 80 per cent of new Apartment Dwellings. City Planning staff is therefore of the opinion that the Zoning By-law Amendment in Appendix C aligns with the City's Housing Strategy.

Zoning By-law

The subject lands are currently zoned 'MXE' and 'H-MXE' (Mixed Use Corridor - Employment) as shown on Appendix A – Existing Zoning. The MXE zone prohibits residential uses as employment areas are anticipated for uses that are not compatible with sensitive uses. However, the Aldershot GO Major Transit Station Area is envisioned to be a primary growth area for residential and mixed-use development. The MXG (Mixed Use Corridor – General) zone permits residential, a range of retail and service commercial uses as well as office, community, automotive, entertainment and recreation. City Planning staff are of the opinion that this is the most appropriate zone to align with OPA2.

As per the analysis provided of the Zoning By-law 2020 under Appendix D – Detailed Planning Analysis, City Planning staff is of the opinion that the proposed amendments, are consistent with Provincial directions, conform to the Regional Plan and maintain the general intent of the Local Official Plans and are appropriate for the subject lands.

Technical Review

The amendments were circulated to internal staff and external agencies on March 4, 2026, for review. The following are summaries of the comments received:

Conservation Halton - Based on our Approximate Regulation Limit Mapping, the subject properties are not regulated by CH. Given the size and current imperviousness of the site, we defer stormwater management review to City staff.

City of Burlington - Finance - Taxes must be paid on parcels associated with this file. This includes all outstanding balances plus current year taxes that have been billed but not yet due.

Halton District School Board - Please be advised that the Halton District School Board has no objection to the proposed subdivision application as submitted, subject to the conditions provided in the Appendices being completed *prior* to final approval.

Halton Catholic District School Board - In terms of school accommodation, if the residential development were to proceed today, elementary students generated from the development would be accommodated at Holy Rosary (B) CES located at 261 Plains Road East. Secondary school students would be directed to Assumption CSS located at 3230 Woodward Avenue.

Should you proceed with the Zoning By-law amendment, we require that the following conditions be placed in any subsequent agreements (e.g. Subdivision, Condominium, and Site Plan). The conditions are to be fulfilled prior to final approval:

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the City's subsequent agreements, to be registered on title:
 - a. Prospective purchasers are advised that Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.
 - b. Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs and private roads.
2. In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.
3. That the owner agrees to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to final approval.

Imperial Infrastructure - Please be informed, there is no active Imperial infrastructure in the vicinity of this location, and there is no need for further engagement.

Metrolinx - Please be advised that the subject lands fall outside of the designated Metrolinx review zones. Metrolinx therefore has no comments and / or concerns.

Ministry of Transportation - 1022, 1028, 1030 Waterdown Road are out of MTO Permit Control, we have no comments.

Police - We have no concerns with this proposal as it doesn't interfere with our line-of-sight radio system.

Sun-Canadian Pipe Line - Sun-Canadian Pipe Line does not operate any facilities near the lands described in the proposed zoning By-Law Amendment at 1022, 1028 & 1030 Waterdown Road in Burlington. Sun-Canadian has no objection to this project or amendment.

City of Burlington - Transportation - no issues or concerns with the Traffic Impact and Parking Brief.

City of Burlington – Zoning - Amendments required to the Zoning By-law have been identified and included as part of the amending by-law under Appendix C – Zoning By-law Amendment to reflect the proposed development.

Aldershot BIA - We are supportive of this proposal and believe the project aligns well with the broader vision for the Emery Commons Precinct and the needs of the Aldershot community.

City of Burlington – Urban Forestry and Landscaping - Urban Forestry and Landscape staff are supportive of the proposed Zoning By-law Amendment, provided that the assessment of on-site and neighbouring trees along with securing any required written permissions to injure or remove neighbouring trees is completed. The subsequent design must be revised as needed to minimize impacts of the Minimum Tree Protection Zones (MTPZs) of all trees to be retained.

City of Burlington – Development Engineering - The detailed design review will occur during the subsequent Site Plan application or Subdivision application or Pre-Building Approval application review and additional supporting materials may be required.

Recommendation Details

- The proposed amendment is consistent with the Provincial Planning Statement (2024);
 - The proposed amendment conforms with the Regional Official Plan (1995, as amended);
 - The proposed amendment maintains the general intent of the Burlington Official Plan (2020, as amended) and the applicable policies in Burlington Official Plan (1997, as amended);
 - The proposed amendment maintains the general intent of Zoning By-law 2020.
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Key Dates & Milestones

- Technical Circulation: March 4, 2026
 - Public Circulation: March 9, 2026
 - Notice of Public Open House: March 17, 2026
 - Public Open House: March 31, 2026
 - Statutory Public Meeting: May 12, 2026
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Implications

Financial

All application fees have been received in accordance with the Development Application Fee Schedule.

Climate

In February 2020, City Council approved the City of Burlington Climate Action Plan to support the City's path towards a low-carbon future, focusing on mitigating greenhouse gases and reducing energy consumption. The Plan identifies seven implementation programs, including, programs to enhance energy performance for new and existing buildings; increase transit and

active transportation mode shares; encourage the adoption of electric mobility and equipment through personal and commercial vehicles and other currently gas-powered equipment; and support waste reduction and diversion.

The Sustainable Building and Development Guidelines (2018) which provide an overview of the required and encouraged sustainable design measures for new development across the City will be required to be addressed at Site Plan.

Engagement Matters

Notice signs were posted on the subject lands on March 31, 2026. A public notice of the Zoning By-law Amendment was mailed to 106 addresses, which includes all property owners within 120 metres of the subject lands.

A webpage was created on the City of Burlington website, accessible at www.burlington.ca/1022waterdown. This webpage provides information about the proposed amendment including dates of public meetings, links to supporting studies, and contact information for the Community Planning Department.

As of the writing of this report, 11 written public letters have been received by staff with respect to the subject amendment. Of the public comments received 3 are in objection and 8 are in support of the rezoning. The public comments received to date have been included under Appendix B – Public Comments. The letters received in opposition of the amendment include the following themes:

Comment Theme	Staff Response
Assisted and Special Needs Housing	As per Section 3.1.4 of the City’s Official Plan (2020, as amended) Assisted and Special Needs Housing is permitted in any designation where residential use is permitted. The City Initiated Zoning By-law is seeking to align with the Emery Commons Precinct to allow for residential use on a property currently zoned Mixed Use Corridor – Employment where residential use is listed as a prohibited use. Therefore, the City Initiated Zoning By-law Amendment is recommending the change to Mixed Use Corridor – General to permit residential use which would also allow for Assisted and Special Needs Housing.
Proximity to Schools	The subject property is located 550 metres to Aldershot School and 900 metres from Glenview Public School when travelling along City streets. The public comment refers to the

	<p>possibility of locating Assisted and Affordable housing on the subject property. The City Initiated Zoning By-law Amendment is looking to implement the Emery Commons Precinct vision to allow for mixed-use development on the site and serve as a transitional area between tall and mid-rise precincts in alignment with OPA 2. The property is currently zoned Mixed Use Corridor Employment which prohibits residential use. The City Initiated Zoning By-law Amendment would allow for residential use on the subject property. As a result, Assisted and Affordable Housing would also be permitted as Official Plan (2020, as amended) Section 3.1.4 permits assisted and special needs housing in all residential neighbourhoods in the Urban Area of the city.</p>
Scale and Density	<p>The City Initiated Zoning By-law Amendment is proposing a height of 5-11 storeys as this is defined as a mid-rise building in the Design Guidelines for Mid-rise and Mixed-use Buildings (2019). The Emery Commons Precinct is within the Major Transit Station Area and the policies in OPA2 the precinct to serve as a transitional area between tall and mid-rise precincts.</p>
Mix of Uses	<p>The City Initiated Zoning By-law Amendment would permit non-residential use at grade. This aligns with the Activated Streets policies of the Community Planning Permitting System (May 2024). Waterdown Road is a Major Mixed Use Street and requires retail, service commercial, institutional uses, day care centre, public service facility or office uses at -grade.</p>
Trees	<p>City of Burlington Urban Forestry and Landscaping staff have reviewed the proposal and are supportive of the City Initiated Zoning By-law Amendment provided that the assessment of the on-site and neighbouring trees along with securing any required written permissions to injure or remove neighbouring trees is completed as part of the future Site Plan Application.</p>

References

The supporting documents have been uploaded on the City's website for the proposed amendment which can be found on the following link www.burlington.ca/1022waterdown.

Conclusion

Planning staff is of the opinion that the proposed City Initiated Zoning By-law Amendment is consistent with the Provincial Planning Statement (2024); conforms with the Region of Halton Official Plan; and maintains the general intent of the policies of the Regional Official Plan (1995, as amended), the City of Burlington Official Plan (1997, as amended) and City of Burlington Official Plan (2020, as amended), and therefore recommends approval of the proposed amendment.

Strategic Alignment

- Designing and delivering complete communities
 - Providing the best services and experiences
 - Protecting and improving the natural environment and taking action on climate change
 - Driving organizational performance
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Appendices:

- A. Existing Zoning
- B. Public Comments
- C. Draft Zoning By-law Amendment
- D. Detailed Policy Analysis

Draft By-laws for Approval at Council:

- By-law to Council on May 19, 2026 (subject to subsequent appeal period prior to coming into force and effect).

Report Approval:

All reports are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.