



Statutory Open House & Public Meeting

The City of Burlington is looking for your feedback on changes happening in your neighbourhood.

**City-Initiated Official Plan Amendment
and Community Planning Permit By-law for the
City's Major Transit Station Areas**
Downtown Burlington UGC/Burlington GO, Aldershot GO, Appleby GO
getinvolvedburlington.ca/mtsa

What is Proposed?

The City of Burlington is recommending an Official Plan Amendment and a Community Planning Permit (CPP) By-law that will affect lands within the City's three Major Transit Station Areas (MTSAs): Downtown Burlington Urban Growth Centre/Burlington GO, Aldershot GO and Appleby GO.

Together, the Official Plan Amendment and CPP By-law identify and implement a vision for the MTSAs to redevelop into complete communities that will accommodate a significant share of the City's future population and job growth in a mixed-use format that is transit-supportive, safe, and respectful of surrounding areas.

The Amendment and By-law set up new permitted land uses, development standards, and development review procedures in the MTSAs. The City's Zoning By-law 2020 will be replaced with the CPP By-law for the lands within the MTSAs.

Zoning amendment, minor variance and site plan application processes will be replaced with the Community Planning Permit application process.

Once the CPP By-law is in place, development in the MTSAs will only be allowed with a Community Planning Permit, with some exceptions. The By-law requires public engagement to set the vision and standards for development, so public engagement on individual Community Planning Permit applications will not be needed if the development meets the standards or variation criteria of the by-law.

Statutory Public Meeting Information

You are invited to attend a Statutory Public Meeting on Tuesday, June 11th concerning a city-recommended Official Plan Amendment (OPA) and Community Planning Permit (CPP) By-law.

An initial Statutory Public Meeting on a draft version of the OPA and CPP By-law took place on Tuesday, October 31st, 2023, and three Open Houses were held in October 2023. City staff reviewed the comments received from the public and technical agencies and revised the draft October 2023 version of the OPA and CPP By-law. City staff are now presenting a recommended OPA and CPP By-law for further public consultation and adoption by Council.

Statutory Public Meeting Date: June 11, 2024

Time: 9:30 a.m.

Location: Online at www.burlington.ca/calendar or in person at Burlington City Hall, Council Chambers, 2nd floor, 426 Brant St., Burlington, Ontario.

See next page for Access instructions.

Written Comments:

Any written comments about the recommended Official Plan Amendment and Community Planning Permit By-law can be submitted by mail or e-mail directly to Jo-Anne Rudy, Committee Clerk at Jo-Anne.Rudy@burlington.ca no later than noon, Monday, June 10, 2024

For more information, please contact:

Community Planning Department
PO Box 5013, 426 Brant St., Burlington, ON L7R 3Z6
mtsa@burlington.ca

Please note that an owner of any land that contains seven or more residential units should post this notice in a location that is visible to all residents.

How to Participate in the Statutory Public Meeting

The recommended Official Plan Amendment and Community Planning Permit By-law will be available for public review on Tuesday, May 21, 2024.

The staff recommendation report, and a discussion of staff's Official Plan Amendment and Community Planning Permit By-law recommendations, will be available for public review on Friday, May 31, 2024.

The report will be available on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Committee of the Whole, or by visiting www.getinvolvedburlington.ca/mtsa. If you require a hard copy of the report, please email the Clerks Department at clerks@burlington.ca to arrange pick-up.

Delegating at the Statutory Public Meeting:

To speak at the statutory Public Meeting, there are two options:

1. Pre-register to speak by noon on Monday, June 10, 2024. You can pre-register by:
 - a. filling in the delegation request form at www.burlington.ca/delegation;
 - b. submitting a written request by email to the Office of the City Clerk at clerks@burlington.ca or
 - c. calling 905-335-7600, ext. 7481.
2. Register during the Public Meeting.
 - a. If you are attending the meeting virtually, you can register to speak by emailing clerks@burlington.ca.
 - b. If you are attending the meeting in person, you can register to speak during the meeting by following instructions provided at the meeting.

Speakers are limited to a maximum of 10 minutes each and are webcasted online.

If you have presentation materials, they must be submitted to Jo-Anne Rudy, Committee Clerk at Jo-Anne.Rudy@burlington.ca no later than noon, Monday, June 10, 2024 so they can be distributed and reviewed by all members of the Committee. The content of all submissions is considered public and will be posted to the City's website.

To Watch the Statutory Public Meeting Online:

The live webcast can also be accessed on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Committee of the Whole and clicking the 'Video - Live' link.

What is proposed to change?

The recommended **Official Plan Amendment** to the City of Burlington Official Plan (2020) will:

- set the boundaries, density targets and identify the MTSA as Protected Major Transit Station Areas to conform to the Halton Region Official Plan;
- change the authorized land uses in the MTSA to allow for a mix of residential and non-residential uses, and identify a new transportation network aligned with property lines where possible for each MTSA;
- provide policies relating to infrastructure, transportation, land use compatibility, natural heritage and hazards, urban design and public realm, housing; and
- provide implementation policies relating to the Community Planning Permit By-law, tertiary planning, phasing, and monitoring.

The recommended **Community Planning Permit By-law** implements the recommended Official Plan Amendment and will identify:

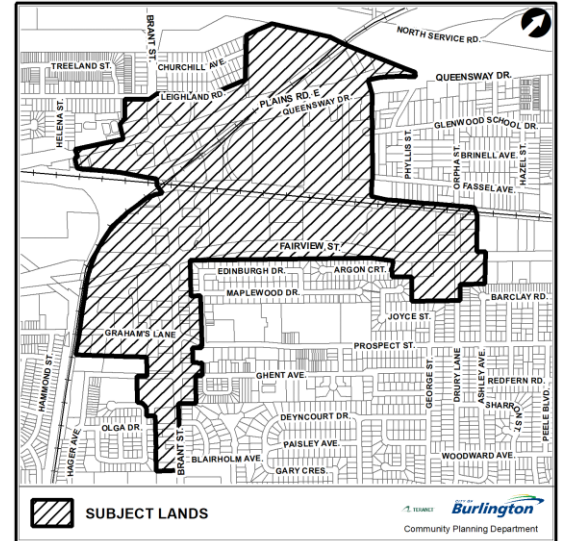
- permitted and discretionary land uses, and development standards, such as building heights, setbacks, and the introduction of no parking space minimums for residential, visitor and non-residential uses aligned with the recently proposed Provincial Bill 185, Cutting Red Tape to Build More Homes Act, 2024
- for some standards, a range of variation that may be approved as part of the Community Planning Permit application process without the need for an amendment to the By-law; and
- the procedures for reviewing Community Planning Permit applications (see next page for more information).

Together, the recommended Amendment and By-law will set up a Community Planning Permit System that will support the evolution of MTSA into complete communities and transform how development is assessed and approved in the MTSA.

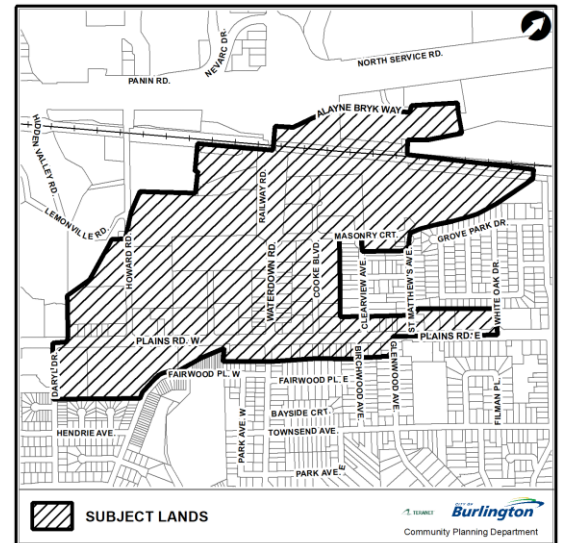
The **Official Plan** is the City's blueprint for the future. It includes policies to guide planning decisions made by the City. The Official Plan must be consistent with the PPS and conform to provincial and regional plans and policies. Learn more at burlington.ca/newop

The **Proposed Community Planning Permit By-law** is similar to the Zoning By-law. It contains details like permitted uses, maximum heights, building setbacks and lot coverage. It differs from the Zoning By-law by containing procedures for how development will be reviewed, including rules to guide when development can vary from the development standards of the By-law, and includes direction on the delegation of approval authority.

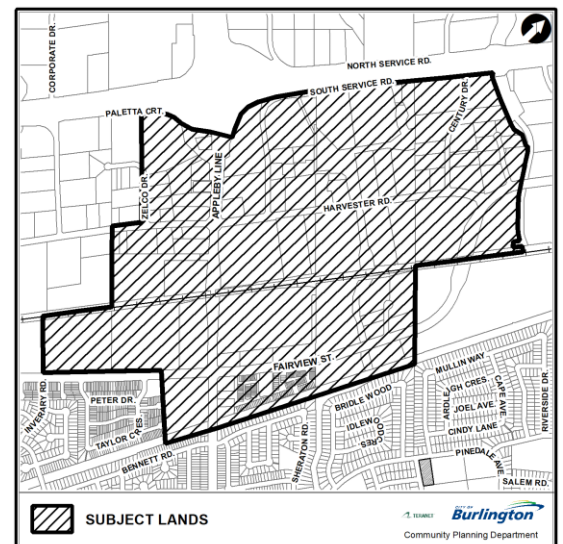
Downtown Burlington Urban Growth Centre/Burlington GO MTSA



Aldershot GO MTSA



Appleby GO MTSA



Proposed Community Planning Permit Application Review Procedures

The recommended Community Planning By-law will change how development is reviewed and approved in the MTSAs.

Key aspects of the proposed Community Planning Permit application review procedures are:

- **Pre-consultation** with City staff will be required to determine complete application submission requirements. In some cases, supporting materials from other public agencies and bodies may be required to be obtained before a Community Planning Permit application may be submitted.
- **Approval authority:** Staff will be allowed to make decisions on applications that fully meet the standards of the By-law or vary from the By-law within a specified range. A decision from City Council or Committee will be required only for applications that vary from the By-law beyond the specified ranges that staff can approve, or for applications that would benefit from Council/Committee review.
- **Conditions of approval:** Depending on the proposal, the City may require that the owner provide facilities, services, and matters (such as affordable housing, City facilities or additional parkland) as a condition of approval.
- **Appeals:** An appeal to the Ontario Land Tribunal (OLT) against a decision on a Community Planning Permit application may only be made by the owner of the land to which the application relates.

Looking for more information?

For more information, visit the City of Burlington's Major Transit Station Area webpage:
[getinvolvedburlington.ca/mtsa](https://www.burlington.ca/getinvolvedburlington.ca/mtsa)

You will find information on the recommended Official Plan Amendment and Community Planning Permit By-law, and the upcoming statutory public meeting. The webpage also contains additional material, including supporting studies prepared to inform the recommended amendment and By-law.

The Official Plan Amendment and By-law will be posted to the project webpage on May 21, 2024.

To learn more about the planning process visit:
[burlington.ca/planningprocess](https://www.burlington.ca/planningprocess)

If you wish to be notified of the decision on the proposed Official Plan Amendment and/or proposed Community Planning Permit By-law, you must make a written request to Jo-Anne Rudy, Committee Clerk, City of Burlington, City Hall, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6, Jo-Anne.Rudy@burlington.ca.

Legal Notices: Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be contained in an Appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record.

The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal Hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Burlington to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted and/or the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted and/or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.