

The Corporation of the City of Burlington
City of Burlington By-law 56-2025

A by-law to adopt Official Plan Amendment No. 163 to allow
grocery stores and department stores as permitted uses
at 3011, 3019, 3023, 3027, 3035 3047, 3051 Appleby Line
File: 520-08/25 and 505-06/25 (DGM-55-25)

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 17 and 21 of the Planning Act, 1990, as amended, approved recommendation DGM-55-25 at its regular meeting held on September 16, 2025.

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

1. That Amendment No.163 to the Official Plan (1994) of the Burlington Planning Area, as amended, consisting of the attached amendment and supporting documentation is hereby adopted.
2. That this by-law shall come into full force and take effect on the final day of passing thereof.

Enacted and passed this 16th day of September, 2025

Mayor Marianne Meed Ward _____

Deputy Clerk Lisa Palermo _____

**AMENDMENT NO. 163 TO THE OFFICIAL PLAN
OF THE BURLINGTON PLANNING AREA**

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 17 and 21 of the Planning Act, 1990, as amended, approved the recommendation in community planning department report DGM-55-25 at its meeting held on September 9, 2025.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to amend the existing “Regional Commercial” designation of 3011, 3019, 3023, 3027, 3035, 3047, 3051 Appleby Line to permit supermarkets/grocery stores and department stores.

2. SITE AND LOCATION

The subject lands are municipally known as 3011, 3019, 3023, 3027, 3035, 3047, 3051 Appleby Line and are located on the north-east quadrant of Dundas Street and Appleby Line. The subject lands are irregular in shape and have an area of 5.98 hectares.

3. BASIS FOR THE AMENDMENT

- a) The subject applications propose intensification that is consistent with the Provincial Planning Statement (PPS), 2024. The PPS promotes a range and mix of uses efficiently uses land, resources, infrastructure, and public service facilities and is supportive of public transit.
- b) Intensification of land within built-up, serviced areas of the City makes more efficient use of existing developed lands and meets the intent of the Region of Halton Official Plan.
- c) The proposal amends the site specific policies to permit grocery/supermarket stores and department stores where currently prohibited.
- d) The subject lands are within close proximity of commercial land uses, various community services and facilities, and is directly serviced by Burlington Transit.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:

Schedule B indicates the lands to be maintained within the designation of Regional Commercial with site specific uses.

Text Change:

The text of the Official Plan of the City of Burlington, as amended, is hereby amended as follows:

By deleting site-specific policy i) of Section 4.3 Regional Commercial, Subsection 4.3.2 Site Specific Policies in Part III, Land Use Policies – Urban Planning Area, and replacing it with the following site-specific policy:

3011, 3019, 3023, 3027, 3035, 3047, 3051 Appleby Line	<p>i) Notwithstanding the policies of Part III, Subsection 4.3.2 of this plan on the lands identified as 3011, 3019, 3023, 3027, 3035, 3047, 3051 Appleby Line and designated “Regional Commercial”, the following policies shall apply:</p> <p>i) land uses sensitive to noise, vibration, dust, odours or other effects caused by transportation or industrial facilities, such as residential and certain institutional uses as outlined in Part II, Subsection 4.3 d), are not permitted;</p> <p>(ii) subject to the above, uses permitted in the Mixed Use Corridor-Employment designation shall also be permitted.</p>
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2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the “Interpretation” policies of Part VI, Implementation, Section 3.0, Interpretation, of the Official Plan of the Burlington Planning Area.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate “Implementation” policies of Part VI of the Official Plan of the City of Burlington.