

The Corporation of the City of Burlington

City of Burlington By-law 42-2026

A by-law to adopt Official Plan Amendment No. 10 to the Burlington Official Plan 2020 to permit eight (8) 3-storey townhouse units within a single building block at 2105 Headon Road
File: 505-08/26 and 520-08/26 (DGM-44-26)

Whereas the Council of the Corporation of the City of Burlington, in accordance with the provisions of Sections 22 and 34 of the Planning Act, 1990, as amended, approved the recommendation in Development and Growth Management report DGM-44-26 at its meeting held on July 21, 2026;

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

1. That Amendment No. 10 to the Burlington Official Plan, 2020, as amended, consisting of the attached amendment 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 21st day, of July, 2026.

Mayor Marianne Meed Ward _____

City Clerk Mike De Rond _____

AMENDMENT NO.10 TO THE OFFICIAL PLAN OF THE CITY OF BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part “B” of this text, constitute Amendment No.10 to the Official Plan of the City of Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this amendment to the Burlington Official Plan, 2020 is to permit eight (8) 3-storey townhouse units within a single building block.

2. SITE AND LOCATION

The subject lands are located on the northeast side of Headon Road approximately 370m north of Upper Middle Road. The subject lands are approximately 0.4 hectares in size and are currently occupied by a single-detached dwelling and detached garage.

Surrounding land uses consist of a mix of residential, open space and institutional uses.

3. BASIS FOR THE AMENDMENT

- a) The subject application proposes intensification that is consistent with the Provincial Planning Statement (PPS), 2024. The PPS promotes housing that 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 which meets the intent of the Halton Region Official Plan, 1995 (an Official Plan of the City of Burlington).
- c) The proposed development supports the City's objective to broaden the range of housing forms and supply to meet City needs in a manner that is compatible with surrounding properties and uses.
- d) The applicant submitted technical studies that provide adequate and appropriate information to support the development.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:

Schedule B – Comprehensive Land Use Plan – Urban Planning Area

The lands designated as “A” on Schedule “A” attached hereto are hereby amend the ‘Low-Rise Neighbourhoods I’ to ‘Low-Rise Neighbourhoods I’ with site specific policies.

Text Change:

The text of the Official Plan of the City of Burlington, 2020, as amended, is hereby amended as follows:

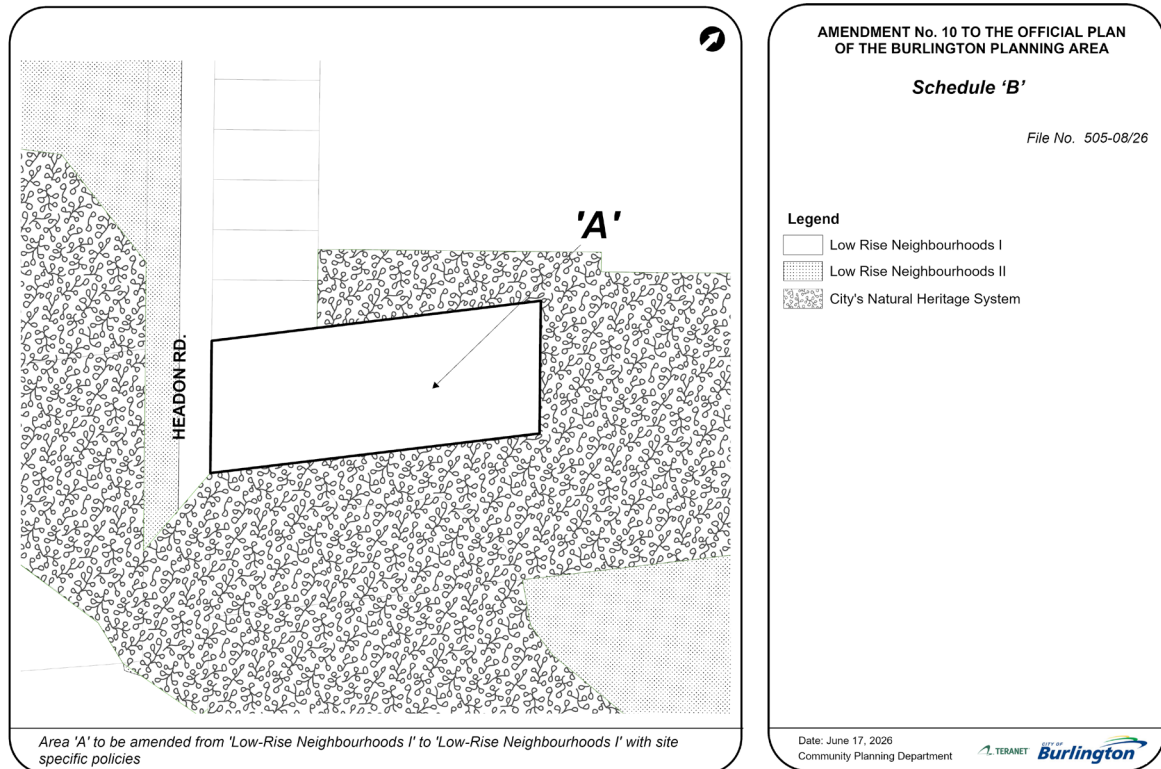
By adding the following site-specific policy in Chapter 8 – Land Use Policies – Urban Area, Subsection 8.3.3(2) Site-Specific Policies for Low-Rise Neighbourhoods I:

- 2105 Headon Road c) Notwithstanding the policies of Subsection 8.3.3 (1) c) of this Plan, for the properties identified as 2105 Headon Road, the following policies *shall* apply:
- (i) the *development shall* include up to a maximum of 8 principal *dwelling units*; and
 - (ii) the *development may* be permitted to a maximum height of three (3) storeys.

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the “Interpretation” policies of Chapter 12 of the Official Plan of the City of Burlington, 2020.

3. IMPLEMENTATION



This Official Plan Amendment will be implemented in accordance with the appropriate “Implementation” policies of Chapter 12 of the Official Plan of the City of Burlington, 2020.