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INTRODUCTION

The City of Burlington is at a turning point in its evolution and is transitioning from a suburban to an urban community. The city's growth is shifting from building new greenfield communities to accommodating more residents and jobs within existing areas through *intensification* targeted to specific areas of the city. This is to ensure that denser *development* is carefully co-ordinated with *infrastructure,* either by *encouraging development* in areas that make efficient use of existing or planned *infrastructure*, and/or by effectively co-ordinating any *infrastructure* enhancements to accommodate future growth. This targeted approach also ensures that existing residential neighbourhoods of the city are protected from major change. All remaining *Designated Greenfield Areas* will be developed as *complete* and *sustainable communities.*

The focus on accommodating growth through *intensification* within the existing Urban Area aligns with the *City's* interest in protecting and strengthening the rural community and in retaining the special character of North Aldershot as a distinct, identifiable area. It supports the protection of *agricultural* lands and *agricultural* operations and the protection of natural heritage and water resources in line with the *City's* Strategic Plan and Provincial Plans and policies.

Provincial Plans and policies have directed that Burlington must grow and must grow within the existing Urban Area. The *City* has developed a new Official Plan in recognition of the challenges and opportunities ahead as it continues to evolve into a *sustainable*, resilient and *complete community*. A *complete community* offers and supports opportunities for people of all ages and abilities to conveniently access the necessities for daily living, providing convenient access to an appropriate mix of jobs, shopping and personal services, housing, transportation options and *public service facilities* such as recreation and open space.

The Official Plan is a policy document that sets out the *City's* directions for growth and *development,* and continues the commitment to building a *complete community*. It was developed through planning analysis and research but also through significant collaboration and dialogue with the community as well as internal and external stakeholders. The Official Plan fuses the local community interests with Regional and Provincial policy direction and articulates the City of Burlington vision to 2031 and beyond. It includes policy to manage physical change in relation to land use and *development*, transportation, *infrastructure*, the natural environment, heritage, parks, and social, economic and environmental *sustainability*.

The Official Plan sets out a clear vision and establishes strategic priorities for

sustainable growth, *complete communities*, environment and *sustainability,* economic activity, *infrastructure*, design excellence, land uses and public participation. This Plan sets out *development*-ready provisions and guides *development* within certain parameters allowing for private sector flexibility while ensuring the public interest is maintained. The Plan also includes criteria for when and how changes to the Plan are to be considered. At times, refinements to policies of the Plan *may* be appropriate. The Plan will be used to guide the decision making and approval processes of the *City,* ensuring that all new *development* contributes to Burlington's long-term vision.

1.1 PURPOSE OF THE PLAN

This document constitutes the Official Plan (the "Plan") for the City of Burlington. The Plan has been prepared and enacted to comply with The Planning Act of Ontario.

The Planning Act defines an Official Plan as a document containing goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the city. An Official Plan includes a description of the measures and procedures for informing and obtaining the views of the public along with other matters prescribed by The Planning Act.

The purpose of the Plan is to outline a long-term vision of the community and quality of life for Burlington residents through statements of objectives and policies. The Plan provides policy direction to both the public and private sectors on land use, *development* and resource management matters to guide the future planning and *development* of the City of Burlington towards the desired community vision.

1.2 CONTEXT

Burlington is situated on the western shore of Lake Ontario, adjacent to Hamilton and approximately 70 km west of Toronto, in the urbanized area of Southern Ontario, known as the "Greater Golden Horseshoe (GGH)". The GGH is a dynamic and diverse area, one of the fastest growing regions in North America, and the largest urban region in Canada.

The city is one of four area municipalities within the Region of Halton. The Regional Municipality of Halton, the Regional Municipalities of Peel, York, and Durham and the cities of Hamilton and Toronto form the Greater Toronto and Hamilton Area (GTHA), established by the Provincial government for planning purposes.

The 185 sq km of land within Burlington's municipal boundary is characterized by the Niagara Escarpment, the Burlington Bay and Lake Ontario shorelines, and a Natural Heritage System comprising numerous creeks and *woodlands.* Around this natural framework, a number of human-made features have come to further define the landscape, such as settlement areas, *agricultural* areas, and *infrastructure* including highways, railways, and hydro corridors.

The Official Plan divides the city into three planning areas which each possess a unique combination of these features: the Urban Area, the Rural Area, and North Aldershot, and these constitute 8,747 ha, 8,593 ha and 1,365 ha in area, respectively. These planning areas are further described in Chapter 2: Sustainable Growth, of this Plan.

Indigenous peoples inhabited the land that now makes up the City of Burlington long before the arrival of the first European and American Loyalist settlers. Indigenous peoples have continued to play a role in shaping the city since this time, notably including the sale of parcels of land to settlers from Joseph Brant's Block.

The municipality of Burlington was born of the union of numerous smaller communities. The Town of Burlington, created in 1873 from the villages of Wellington Square and Port Nelson, developed primarily as a residential area through the early 1900s. In 1958, Burlington, Aldershot and Nelson Township were amalgamated and in 1973 the present municipal boundary was established through The Regional Municipality of Halton Act.

In the second half of the 20th century, Burlington experienced tremendous growth and expansion of its urban area, with greenfield *development* spreading east to Burloak Drive and north of the QEW Highway to Dundas Street.

The development of the Orchard and Alton communities in the early 21st century extended the developed area of the city to its urban boundary. Now with little land left available for greenfield *development*, the city is transitioning to accommodate future growth predominantly through targeted *intensification* of its existing urban area. This new approach to growth will enable the *City* to protect the character of its Rural and North Aldershot areas while also achieving more *sustainable development* patterns in its urban area.

1.3 JURISDICTION

This Official Plan, adopted in 2018 and approved in 2020, replaces Burlington's former Official Plan, adopted in 1994 and approved in 1997, as amended. This Plan was prepared to conform and/or be consistent, as applicable, with the Provincial land use plans, regulations, Policy/Planning Statements and Guidelines that were

in effect at the time of Plan approval.

Burlington's Official Plan policies reflect the *City's* individual community interests within the Provincial planning framework. In this manner, the Plan may be more restrictive than the policies contained in Provincial Government planning documents but is not permitted to conflict with these documents. External policies and plans that will be referred to in conjunction with any interpretation or amendment of an Official Plan of the City of Burlington are:

a) any Provincial Policy/Planning Statement issued by the Province of Ontario, as amended from time to time, subject to requirements under The Planning Act;

b) Provincial Land Use and Transportation Plans, including specifically the Niagara Escarpment Plan, the Greenbelt Plan, the Parkway Belt West Plan, the Regional Transportation Plan (The Big Move) and any applicable amendments; and

c) other government agencies' policies and plans, where applicable.

1.4 STRATEGIC DIRECTIONS

The Official Plan has also been prepared in alignment with the vision expressed in the 2016 Council Strategic Plan. In 2016, Burlington approved a 2015 - 2040 Strategic Plan that included four key strategic directions. This Official Plan builds upon the following four strategic directions in the context of a statutory land use plan with a planning horizon of 2031:

A CITY THAT GROWS: The City of Burlington attracts talent, good jobs and economic opportunity while having achieved *intensification* and balanced, targeted population growth for youth, families, newcomers and seniors.

A CITY THAT MOVES: People and goods move throughout the city more efficiently and safely. A variety of convenient, affordable and green forms of transportation that align with regional patterns are the norm. Walkability within new/transitioning neighbourhoods and the downtown are a reality.

A HEALTHY AND GREENER CITY: The City of Burlington is a leader in the stewardship of the environment while encouraging healthy lifestyles.

AN ENGAGING CITY: Community members are engaged, empowered, welcomed and well-served by their *City*. Culture and community activities thrive, creating a positive sense of place, inclusivity and community.

1.4.1 PRINCIPLES

The following principles will guide all land use decision making to achieve *sustainable development* and a *complete community* in accordance with the *City*'s four key strategic directions.

1.4.2 A CITY THAT GROWS

a) Co-ordinates land use and *infrastructure* strategies to achieve *complete,* diverse, adaptable and *sustainable communities* that are attractive and livable;

b) Maintains the urban boundary and recognizes the distinct role and function of the Urban Area, Rural Area and North Aldershot;

c) Accommodates population and employment growth through *development* and *intensification* within targeted locations of the city's Urban Area;

d) Provides for the long-term protection of the city's established neighbourhoods, and natural and *cultural heritage resources*;

e) Promotes design excellence at every *scale* to create safe, accessible, attractive, vibrant and sociable places that people are drawn to;

f) Grows and invests in a manner that supports the long-term financial *sustainability* and prosperity of a built-out city in the context of a two-tier municipality;

g) Provides for the efficient, effective and financially responsible provision, use and maintenance of *infrastructure* and *public service facilities* to support planned growth;

h) Ensures *employment* lands are protected over the long term to provide certainty to economic enterprises and promote economic activity and job growth; and

i) Promotes economic development and competitiveness in all areas of the city by providing for a diverse and appropriate mix and range of *employment, public service facilities* and *institutional uses* to meet long-term needs.

1.4.3 A CITY THAT MOVES

a) Integrates and prioritizes land use planning and transportation decision making to provide a range of *multi-modal* and *sustainable* transportation choices connecting people, goods and places; and

b) Achieves land use patterns, densities and quality urban design that supports travel by walking, cycling and transit.

1.4.4 A HEALTHY AND GREENER CITY

a) Supports and protects important and unique geographic features of the city, including the Lake Ontario waterfront and the Niagara Escarpment;

b) Protects and strengthens the character of the rural community, protects *Prime Agricultural Areas* and supports and enhances the long term viability of the *Agricultural System*;

c) Maintains and enhances a healthy and *sustainable natural environment* for present and future generations;

d) Protects, restores and, where possible, enhances the long-term *ecological function,* connectivity and biodiversity of the Natural Heritage System;

e) Promotes conservation and the responsible and *sustainable* use of natural resources;

f) Promotes *development* measures and patterns to achieve a low carbon, energy secure and climate resilient community, protect life and property from natural hazards, and achieve *sustainable* community and building design;

g) Promotes health, safety and social well-being in the community through equitable access to a wide range of choices in housing, jobs, transportation, health care and recreation facilities, parks, green spaces and other public spaces and facilities, and amenities for all ages and abilities; and

h) Maintains and grows healthy urban greenspace through the provision of *green infrastructure*.

1.4.5 AN ENGAGING CITY

a) Involves citizens to enhance land use decision making and maintain active and engaged neighbourhoods;

b) Recognizes the important role that culture, arts and design excellence play in creating a liveable community, as shaped through engagement with citizens;

c) Fosters the evolving urban nature and community identity of key areas of the city, including the Downtown and Uptown Urban Centres, *Major Transit Station Areas* and identified *Intensification Areas;* and

d) Seeks partnership, collaboration and participation with other agencies, stakeholders and community groups to achieve the long term vision of this Plan.

1.5 PLANNING HORIZON

The Plan will manage and direct the *development* and planning of land uses for a period extending to the year 2031. It is the intent of the Plan to accommodate and to plan for the growth associated with the underlying housing, population and employment projections. The planning horizon serves as an appropriate measure of the duration of the Plan and should not be regarded as a specific completion date for its implementation. There are durable elements of the urban system that extend beyond the horizon of the plan. The Plan establishes a long term vision for the urban area of a built out municipality that will grow primarily through *intensification*. Furthermore, the Plan should not be regarded as a static or inflexible document that is resistant to the pressures of economic, social or environmental change during the planning period. The validity and relevance of the Plan will be maintained through a process of monitoring, review and modification, as required.

1.6 LEGAL STATUS

For the purpose of The Planning Act and The Municipal Act, Chapters 1 through 14 inclusive of any schedules, figures or tables shall be considered the Official Plan of the City of Burlington.

The official portion of this Plan has been prepared and adopted pursuant to The Planning Act and other pertinent Provincial legislation. No by-law may be passed, and no public work may be undertaken by the *City,* which does not conform with this Plan. The capital works program and the capital budget are intended to provide the *infrastructure* required to implement the community land use vision, objectives and policies of this Plan.

1.7 ORGANIZATION OF THE OFFICIAL PLAN

The Official Plan consists of fourteen chapters and appendices.

Chapter 1. Introduction provides the vision and overall context within which the objectives and policies of the Official Plan have been prepared.

Chapter 2. Sustainable Growth outlines a community vision for the Plan and presents the City System, which describes the physical make-up of the city over the long-term and provides the comprehensive overall framework to guide growth and *development* over the horizon of the Plan and beyond.

Chapter 3. Complete Communities outlines components of the Plan which contribute to the development of *complete communities*, including housing, *institutional uses, public service facilities, cultural resources* and *cultural heritage resources.*

Chapter 4. Environment and Sustainability reflects the *City*'s intention to continue to be a prosperous, liveable and *healthy community* through the process of s*ustainable development.* This includes policies to protect and enhance the Natural Heritage System, *urban forest*, and *watersheds*, to achieve *sustainable* design and environmental *compatibility* and address the *impacts of a changing climate*, contamination and other environmental matters.

Chapter 5. Economic Activity sets out policies for supporting a diverse economy including the protection and enhancement of the city's *employment* lands, and the promotion of economic development objectives throughout the city and in particular Primary Growth Areas, which are critical to the long-term economic *sustainability* of the city.

Chapter 6. Infrastructure, Transportation and Utilities contains policies for the planning and delivery of municipal transportation, *infrastructure* and *utilities,* which are critical to the support of the Plan's community vision and an essential part of a *sustainable* city.

Chapter 7. Design Excellence contains policies designed to achieve a high quality environment, *encourage* innovative design and recognize land use *compatibility* through design.

Chapter 8. Land Use Policies-Urban Area establishes objectives and policies for major land use designations shown on the City System and the Urban Area-Land Use Plan. Objectives and policies are presented for Mixed Use Intensification Areas, Employment Lands, Residential Neighbourhood Areas, the Natural Heritage

System, and Parks and Open Space. Specific use policies related to uses in the Urban Area are also included.

Chapter 9. Land Use Policies-Rural Area establishes objectives and policies for major land use designations shown on the City System and the Rural Area-Land Use Plan. Objectives and policies are presented for the Rural Community, the Agricultural System, the Natural Heritage System, Mineral Resource Extraction Area and Rural Settlement Area designations.

Chapter 10. Land Use Policies – North Aldershot establishes objectives and policies for major land use designations shown on the City System and the North Aldershot-Land Use Plan. Objectives and policies are presented for Residential Area, Office Area, Environmental Protection Area, Commercial Area, Parkway Belt West Area, Mineral Resource Extraction Area, Recreation/Open Space, Special Study Area and Niagara Escarpment Plan designations.

Chapter 11. Public Participation and Engagement sets out commitments, policies and procedures for public participation and engagement in the planning process.

Chapter 12. Implementation and Interpretation establishes policies affecting the use and *development* of lands in the city under The Planning Act, and monitoring to achieve the stated vision for the city.

Chapter 13. Definitions contains a glossary of terms used throughout the Plan. These terms are indicated in *italic* type throughout the text of the Plan.

Chapter 14. Schedules and Tables to the Plan includes City System, Urban Structure and Growth Framework Schedules showing major land use activity areas such as Urban, Rural, North Aldershot, Urban Growth Centre and Rural Settlement Areas. These schedules show, in broad terms, the spatial orientation and relationship of various major land use activity areas. Land Use Plans are presented in more detail for the Urban, Rural, and North Aldershot Areas. These schedules show how lands within the major land use activity areas will be developed or maintained. Land use schedules that show the results of a*rea-specific planning* studies are included for Rural Settlement Areas within the Rural Area and for the Uptown Urban Centre, the Official Plan level policies related to the Downtown and the study areas for the *Major Transit Station Areas* within the Urban Area. The city's roadway classification is shown on separate schedules. Transportation Tables to the Plan also includes tables outlining the function and classification of transportation facilities and road allowance widths. In addition, Schedules are included that show Provincial Land Use Plan boundaries and designations and the Provincial Agricultural Land Base and Natural Heritage System for the Greater Golden Horseshoe.

The Appendices contain additional information, and while the appendices do not constitute part of the Official Plan, they *shall* be applicable in implementing the Plan policies, such as the City's Urban Structure Vision, approved Design Guidelines, Watershed Plan, Sub-watershed and other related Studies, principles and objectives of *Sustainable Development,* Conservation Halton Regulation Limit Mapping, Regional and Provincial Guidelines, former Waste Disposal sites and *cultural heritage landscape* study areas. These Appendices *may* be amended from time to time without requiring a formal amendment to this Plan.

1.8 A GENERAL GUIDE TO THIS PLAN

To understand the intent of this Official Plan, the document should be read in its entirety and all relevant text, schedules and definitions are to be applied in each unique instance.

CONNECTIONS AMONG POLICIES AND SCHEDULES

Notwithstanding that the Official Plan should be read in its entirety to gain full understanding of the intent of the document, several cross-references have been added to assist the reader. Cross-referencing between policies is not exhaustive; rather, select cross-references have been added between sections of the Plan that are commonly read together. Urban Structure, Growth Framework and Land Use sections of the Official Plan are related, and therefore cross-referenced to each other. These same sections are also linked through cross-references to other policies throughout this Plan.

The purpose of each of the key inter-related land use schedules that apply in the Urban Area are described below. Reference must be made to all schedules to identify the relevant policies of the Plan.

SUMMARY OF KEY INTER-CONNECTED OFFICIAL PLAN SCHEDULES

The purpose of the following table is to summarize four key inter-related Official Plan schedules. The objectives and policies for each land use designation are to be read in conjunction with the objectives and policies in other parts of the Plan.

Official Plan Map	What does this map show?
Schedule A: City System	• Describes the physical make up of the whole city • Shows three major areas of the city: Urban, Rural, North Aldershot

Official Plan Map	What does this map show?
	• Shows the networks that connect the city: Green System; Infrastructure and Transportation system.
Schedule B: Urban Structure	• Establishes a community vision for the Urban Area identified in Schedule A • Shows seven major components: Mixed Use Intensification Areas; Region of Halton Employment Areas; Employment Lands; Residential Neighbourhood Areas; Natural Heritage System; Major Parks and Open Space; Mineral Resource Extraction Area; and Infrastructure and Transportation Corridors.
Schedule B-1: Growth Framework	• Communicates type and location of growth in the Urban Area • Shows four Growth Framework Areas: Primary Growth Areas; Secondary Growth Areas; Employment Growth Areas; and Established Neighbourhood Areas.
Schedule C: Land Use – Urban Area	• Shows the land use designations for the Urban Structure components identified on Schedule B.

UNDERSTANDING THE POLICIES

Each chapter of the Official Plan generally contains a preamble, objectives and policies. The preamble sets the general vision for the topic of the chapter to assist with interpretation of intent of the objectives and policies of the chapter. The objectives set the framework to which the policies are linked. Interpretation of the Plan is also supported by definitions in Chapter 13: Definitions.

For detailed guidance to assist in understanding the policies of this Plan, reference should be made to the Interpretation policies in Chapter 12: Implementation and Interpretation.

The following terms express either flexibility or strength in the policy language and are used when considering *development applications* or other matters related to The Planning Act, or other legislation:

- ***May*** - implies that there is discretion and flexibility or that criteria are to be satisfied in the application of an Official Plan policy.
- ***Should*** - implies that the policy is directive and a convincing planning reason is required in order not to fully comply with an Official Plan policy.
- ***Shall*** - implies that the policy is mandatory or it is required to comply with an Official Plan policy.

UNDERSTANDING RELATED IMPLEMENTATION INITIATIVES

This Plan identifies a number of related initiatives and actions that the *City* must carry out or implement over the course of the planning horizon of this Plan. These initiatives and actions are identified in policies throughout the plan using the phrase "The *City* will…". These initiatives will be prioritized by the *City*'s work plan and are subject to alignment with the *City*'s current Strategic Plan, other corporate initiatives such as transit and transportation plans, future strategic plans of Council, and annual budget processes.

UNDERSTANDING GROWTH, INTENSIFICATION AND DENSITY TARGETS

There are three broad types of targets related to growth, intensification and density in the Official Plan.

- Population and employment growth targets, see Subsection 2.2.4;
- Intensification targets, see Subsection 2.2.3 d) ii); and
- Density targets, see Subsection 2.2.3 d) iii), iv) and (v).

This Official Plan, in conformity with Provincial and Regional Planning documents, establishes density and *intensification* targets over areas larger than a given site. In each instance, the policies of this Plan will either:

- Establish the number of residential units required to meet the *intensification* target over a period of time. For example, in the case of the *intensification* target for the *Delineated Built Up Area*, 8,300 units will be added from 2015 to 2031; or
- Establish the number of residents and jobs combined and the area over which the target applies. For example, in the case of the *Designated Greenfield Area,* a minimum density target of 45 residents and jobs combined per hectare, measured across the entire *Designated Greenfield Area* within the city, netting out certain features in accordance with Provincial Plans.

It is not appropriate to apply growth, density and/or intensification targets on an area other than the entire area over which the target applies, as defined in policy.

For more details, reference should be made to the Regional Official Plan and

Places to Grow.

UNDERSTANDING METRICS

Metrics are occasionally used to clarify the objectives of policies in this Plan, when needed. Where the intent of the Official Plan is maintained, minor variations from those metrics may be appropriate. The Interpretation policies of Chapter 12: Implementation and Interpretation, and other policies of this plan assist in determining whether variation is appropriate, where the intent of the Official Plan is maintained.

SITE LEVEL METRICS: INTENSITY AND BUILT FORM

This Plan uses a number of metrics to describe the degree of *development* envisioned or required at a site level, within the various land use policies of this Plan. This is described as either built form or *intensity*. In each case, this Plan identifies the *intensity* or built form metric. There are two general categories

- In the case of both the Mixed Use Intensification Area and *employment* lands a measure of *intensity* is employed. *Intensity* is described as the *floor area ratio,* the relationship between the building(s) and the *net* area of the site on which they are located.
- In the case of the Residential Neighbourhood Areas, built form is employed. Built form is described as either *low-rise, mid-rise* or high-rise and is used to describe the *scale* of the residential building within the Residential Neighbourhood Areas.

These metrics provide appropriate means of understanding the degree of *development* at a site level.

HOW TO DETERMINE THE POLICIES THAT APPLY TO THE DEVELOPMENT OF A PROPERTY

STEP 1: Consult Schedule A to determine within what part of the City System the property is located.

- **If your property is located in the Urban Area**

  In the case of a property in the Urban Area, determine within which urban structure element the property is located on Schedule B: Urban Structure, including whether the site is captured within the Region of Halton Employment Area overlay, and the Growth Framework Area Schedule B-1: Growth Framework. Reference should be made to the Sustainable Growth policies, Urban Structure policies and the Growth

Framework policies in Chapter 2: Sustainable Growth, to provide details about the policies and objectives relevant to the property. To understand the role of each of these key schedules in the context of the Urban Area, please refer to the table above.

In the case of a property captured within the *Employment Area* identified as an overlay on Schedule B: Urban Structure, reference should be made to Chapter 5: Economic Activity as these lands are protected from conversion from *employment* use to non-employment use outside of a *municipal comprehensive review*.

Next, locate the property on either Schedule C: Land Use –Urban Area; Schedule D: Land Use – Downtown Urban Centre, or Schedule E: Land Use – Uptown Urban Centre, and identify the designation. Consult the related policies of Chapter 8: Land Use Policies-Urban Area, including both the general policies of the Urban Structure element and the specific land use designation attributed to the site.

- **If your property is located in the Rural Area**

In the case of a property in the Rural Area, locate the property on either Schedule I, I-1, I-2 or I-3 and on Schedule J-1: Provincial Agricultural Land Base for the Greater Golden Horseshoe and consult the policies in Chapter 9: Land Use Policies - Rural Area.

- **If your property is located in North Aldershot**

In the case of a property in North Aldershot, locate the property on Schedule K: Land Use – North Aldershot and Schedules L-1 through L-11 if applicable, and consult the policies in Chapter 10: Land Use Policies - North Aldershot.

STEP 2: Determine if the property is located within, or adjacent to, the Natural Heritage System (Schedule M) or the Provincial Natural Heritage System for the Greater Golden Horseshoe (Schedule M-1).

Where the property is located within or adjacent to the Natural Heritage System, reference should be made to the general policies in Chapter 4: Environment and Sustainability, and the specific policies regarding the Natural Heritage System in Chapter 8: Land Use Policies - Urban Area or Chapter 9: Land Use Policies - Rural Area, Chapter 10: Land Use Policies – North Aldershot.

STEP 3: Reference should be made to the policies of Chapters 1, 3, 4, 5, 6, and 7, and Chapters 11, 12, 13 and 14 to understand how the policies, definitions and schedules of the Plan may affect how a property may be used.

A ROLE FOR PROCESS: DEVELOPMENT APPLICATIONS

As noted above, the Official Plan should not be regarded as a static or inflexible document. The role of the Official Plan is to provide general guidance for *development* that applies on a city-wide basis related to land use including designations and permissions. The policies of this Plan also provide guidance to inform *development application* processes and *area-specific planning* processes. The specific role for *development applications* like Official Plan Amendments, Zoning By-law Amendments and minor variance applications acknowledge that city-wide level policy cannot anticipate every circumstance related to a site or a *development*. The Official Plan has policies to ensure that *development applications* are considered against the policies of this Plan including a set of objective policies to ensure the outcome of a *development application* addresses the public interest.

The *area-specific planning* policies guide the preparation of more detailed policies that may be more prescriptive in terms of how development should take place. These policies would then inform the assessment of a *development application*.

GUIDANCE FOR DEVELOPMENT APPLICATIONS

All *development applications* will be considered in relation to the Development Applications section of the Plan, including the complete application requirements (Subsection 12.1.2(1)) and the development criteria (Subsection 12.1.2(2) and *shall* consider any additional policies established related to a given site. In the case of an application for Official Plan Amendment, additional official plan amendment criteria as contained in Subsection 12.1.1(3) will also apply.

GUIDANCE FOR UNDERSTANDING SITE SPECIFIC POLICIES

Properties throughout the City are designated land uses on Schedules in Chapter 14. All site specific policies are listed at the end of each land use designation policy section in Chapter 8. Please note that the land use schedules do not indicate the cases where a site specific policy applies. The site specific policies listed in each designation include municipal addresses as of the date of approval of the Official Plan. In addition to the site specific policies attributed to a site or group of sites, all other relevant policies of this Plan *shall* apply.

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