The Corporation of the City of Burlington

City of Burlington By-law XX-2026

A by-law to adopt Official Plan Amendment No. XXX to permit a 3-storey townhouse development at 2105 Headon Road
File: -

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 _____ at its special meeting held on _____, 2026.

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

1. That Amendment No.XXX to the City of Burlington Official Plan, 2020, 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 _____, 2026

Mayor_____

Deputy Clerk_____

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AMENDMENT NO.XXX TO THE OFFICIAL PLAN OF THE CITY OF BURLINGTON

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part "B" of this text, constitute Amendment No.XXX to the Official Plan of the City of Burlington, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this amendment is to permit a 3-storey townhouse development.

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 comprised of a rectangular-shaped parcel with a lot area of approximately 0.4 ha (1.0 ac); a lot frontage of approximately 40 m along Headon Road; and a lot depth of approximately 100 m. The subject lands currently contain a single-detached dwelling and detached garage/storage shed and are largely covered in trees and abut Cleaver Park.

3. BASIS FOR THE AMENDMENT

a) The subject application proposes intensification that is consistent with the Provincial Policy Statement (PPS), 2024. The PPS promotes a range and mix of uses and 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 underutilized residential lands.

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 proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities so satisfies Official Plan policies to provide housing opportunities in locations that can reduce travel times and decrease dependence on the car.

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e) 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: None proposed.

Text Change:

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

By adding the following site-specific policy to Section 8.3.3 (2), Land Use Policies – Urban Area:

2105 Headon Road	m) Notwithstanding the policies of subsections 8.3.3(1) c) of this plan, the maximum height for townhouses shall be 3-storeys and the development shall include a maximum of eight (8) units.

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 City of Burlington.

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.

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