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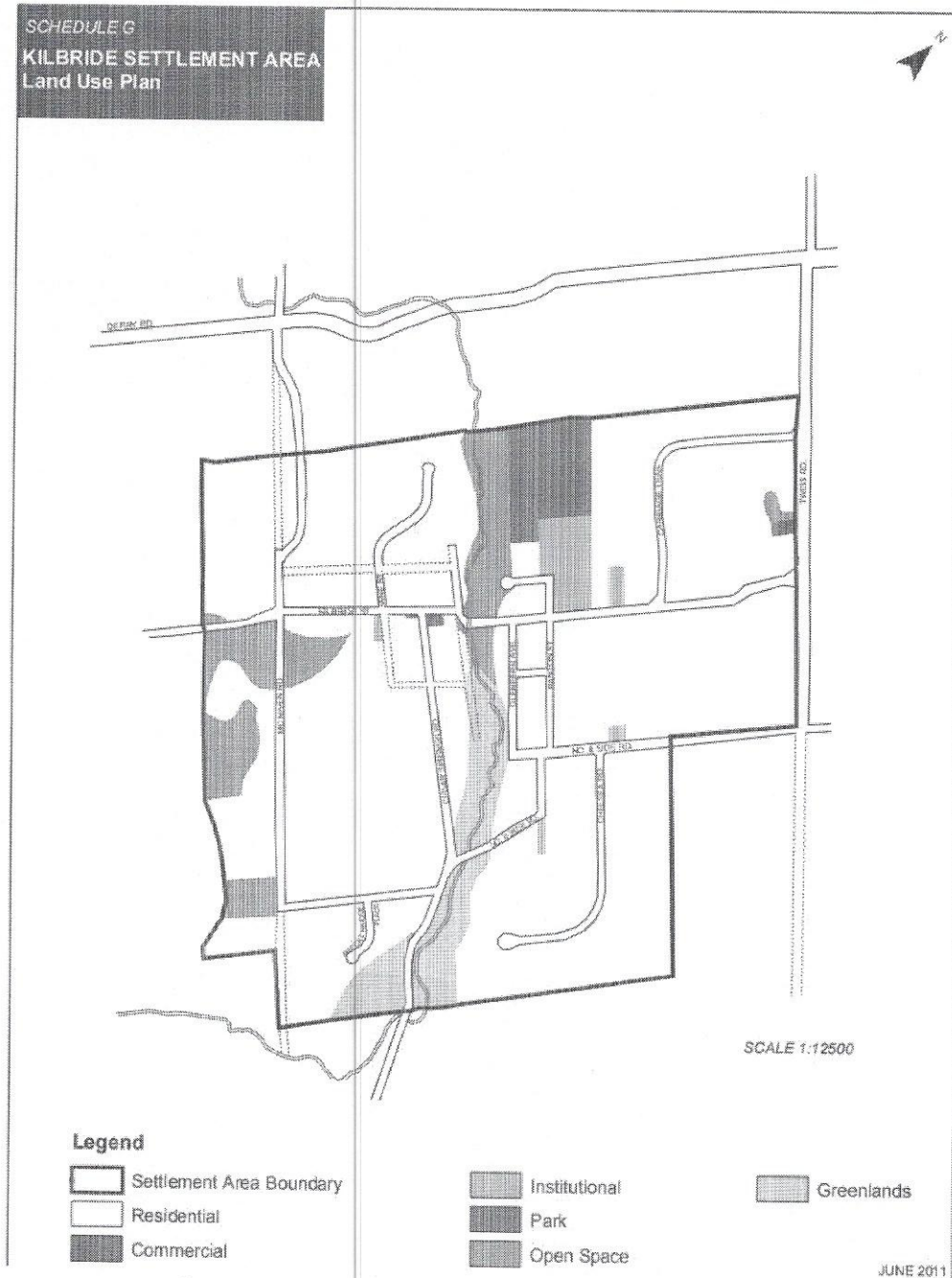


Figure 15 – City of Burlington Official Plan Schedule G

Figure 16 – City of Burlington Official Plan Policy Matrix

Policy Section	Policy Details
2.6 Escarpment Protection Area Designation	2.6.1 Objectives a) To maintain and enhance the open landscape character of Escarpment features.

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	<p>b) To provide a buffer to prominent Escarpment features. c) To maintain natural and cultural heritage areas and features of local and regional significance. d) To encourage agriculture and forestry.</p> <p>2.6.2 Policies</p> <p>b) The following uses may be permitted in the Escarpment Protection Area:</p> <ul style="list-style-type: none"> (i) agricultural operations including accessory buildings, structures, facilities; (ii) existing uses; (iii) single-detached dwellings on existing lots created under The Planning Act; (iv) mobile or portable dwellings accessory to an agricultural operation will be subject to the development criteria of the Niagara Escarpment Plan; (v) forest, wildlife and fisheries management; (vi) archaeological activities; (vii) transportation and utility facilities; (viii) accessory buildings, structures and facilities (e.g., a garage or farm pond) and site modifications to accommodate them; (ix) incidental uses (e.g., swimming pools, tennis courts and ponds) and site modifications to accommodate them, provided the impact on the natural environment is minimal; (x) uses permitted in Park or Open Space Master/Management Plans which are not in conflict with the Niagara Escarpment Plan; (xi) home occupations and cottage industries with a gross floor area not exceeding 100 sq. m. in a dwelling unit or in an addition to a dwelling unit, to a maximum of 25 per cent of the residential living area, whichever is the lesser, and 125 sq. m. if the use is located in an accessory building to the dwelling; (xii) home industries with a gross floor area not exceeding 200 sq. m. and located on a commercial farm; (xiii) veterinary clinics serving the agricultural community; (xiv) animal kennels in conjunction with a single-detached dwelling; (xv) small-scale recycling depots for paper, glass and cans, etc., serving the local community; (xvi) the Bruce Trail; (xvii) commercial uses that meet all of the following criteria: the use is accessory to and located on a commercial farm and secondary to the farming operation; the retail component has a gross floor area not exceeding 250 sq. m; and the majority of the goods for sale, measured by monetary value, were produced or manufactured on the farm; and the buildings, structures and facilities are designed and located to minimize the impact on the agricultural use, adjacent land use and the rural open landscape character; (xviii) bed and breakfast uses with three or less guest bedrooms; (xix) a second single dwelling on an existing lot of record where there is an existing dwelling designated and an easement agreement registered under The Ontario Heritage Act for a dwelling of local cultural heritage value or interest or where the dwelling is considered to be of provincial or national cultural heritage value or interest and, in the opinion of City Council the allowance of the second single dwelling is the only viable way to preserve the local, provincial or national cultural heritage value or interest of the existing single dwelling on the lot, and where there is no conflict with all other provisions of this Plan; (xx) watershed management and flood and erosion control projects carried out or supervised by a public agency; <p>c) Residential plans of subdivision or condominium shall not be allowed. d) Notwithstanding the other policies of this Plan, the maximum number of dwelling units on a farm shall be three.</p>
<p>3.0 RURAL SETTLEMENT AREAS</p>	<p>3.1 Principles</p> <p>a) Growth and development within Rural Settlement Areas shall be compatible with and provide</p>

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- protection for the natural environment and have regard for existing settlement patterns.
- b) Rural Settlement Areas shall provide limited opportunities for rural, non-farm residences, commercial and institutional uses within the Rural Planning Area.
- c) Expansion of the Rural Settlement Areas shall not be permitted.

3.2 Objectives

- a) To provide limited opportunities for rural, non-farm residences in certain rural communities where most future residential growth will take place.
- b) To direct rural, non-farm uses, including small-scale commercial and industrial development servicing agriculture and the rural community, as well as small-scale public uses such as postal outlets, maintenance buildings, and small meeting halls, to Settlement Areas.
- c) To ensure the impacts on groundwater supplies of Rural Settlement Area development are evaluated and considered.

3.2.3 City of Burlington Zoning By-Law

The Subject Property and surrounding areas are currently zoned “NEC Dev Control Area” under Zoning By-Law 2020, as illustrated in the excerpt from the interactive online mapping in **Figure 17**. Thus, the regulatory authority for development comes from the Niagara Escarpment Plan policies. Should an amendment to the NEP and the Official Plans be pursued, a concurrent Zoning By-Law Amendment application would be submitted to establish site-specific regulations for the Subject Property.

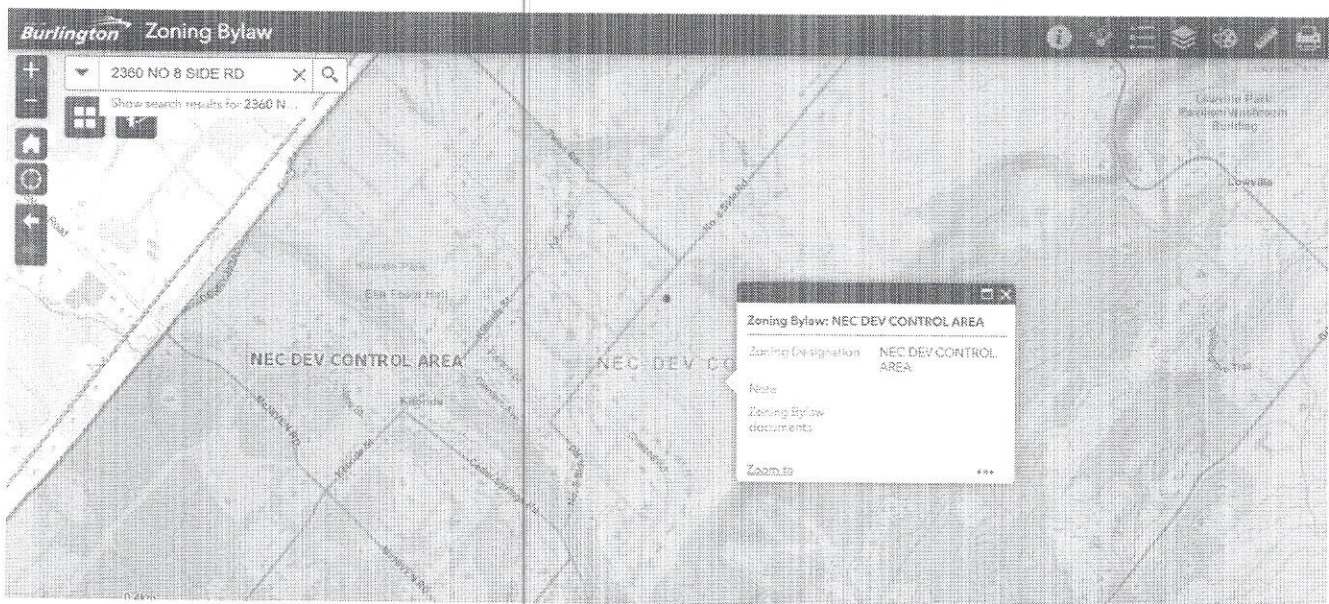


Figure 17 – City of Burlington Interactive Zoning By-Law Mapping

4. Conclusions and Recommendations

- The location of the Subject Property within the Niagara Escarpment Plan Area establishes specific policies for land use and development.
- The Official Plans of the Region of Halton and City of Burlington, in conjunction with the City of Burlington Zoning By-Law, have established designations and policies that implement the policy intent of the Niagara Escarpment Plan.
- While land use and development options are available within the existing Provincial and Municipal policy context, amendments to these policy documents would facilitate the maximum development potential of the Subject Property.

Regards,



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President

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