

2018-04-17

VIA EMAIL: Leah.Smith@burlington.ca

Ms. Leah Smith
Manager of Policy and Research
Planning and Building Department
426 Brant St.
Burlington, ON L7R 3Z6

Dear Ms. Smith,

Re: Written Submission for Consideration – Planning and Development Committee April 24, 2018

We represent Mr. Douglas DeBruin with regards to properties located at 6409 Appleby Line and on 6380 Bell School Line in the City of Burlington. We have reviewed the proposed Burlington Official Plan for Adoption April 2018 in regards to his property and the impact that the new Burlington Official Plan may have on his ability to continue his existing farming operations on the subject lands. Our client is concerned about the potential impact of the updated Natural Heritage policies on his properties and the confusion created by multiple layers of land use and policy designations and mapping that has been applied by the new proposed Official Plan, some of which appears to have been without appropriate public consultation.

Mr. DeBruin's properties appear to be subject to a number of land use designations and overlays within the new Burlington Official Plan. "Schedule I Land Use – Rural Area" identifies the properties as being located within the Agricultural Area and the Natural Heritage System and recognizes the Greenbelt Natural Heritage System and Greenbelt Plan Protected Countryside designations that apply to the property. The property also is subject to the Agricultural System and the Natural Heritage System overlays created by the Province of Ontario.

Mr. DeBruin's property is comprised of two distinct lots under different ownership. Both lots are being actively farmed over their entirety and one lot is the location of a single family residence. We have reviewed the layers of policies that appear to apply to the properties and have a number of concerns respecting the potential validity of the applied designations in the context of the physical reality of the properties and their ongoing agricultural use. In addition, we are concerned about the impacts of additional environmental policies in **Section 4.2** that apply to a portion of our client's properties and that may impact his ability to continue to develop both lots separately for agricultural purposes.

We note that it appears that new mapping was added to the proposed Burlington Official Plan based on the Province of Ontario's Natural Heritage System and Agricultural System provincial mapping outside of the public consultation process. Accordingly, we respectfully request that Council delay the adoption of the new Proposed Official Plan to allow additional public consultation to provide information to residents on the impact of these additional maps and the layers of designations and policies that apply to their properties, particularly within the agricultural area. Please do not hesitate to contact us should have any questions or require further information on this matter.

Sincerely,

LARKIN+



Michele Freethy, MA, RPP
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cc D. DeBruin