

April 20, 2018

APR 20 PM 2:28

To: The Mayor and Members of Council

Re: Official Plan – 103 Panin Road, Burlington

I have reviewed the City's proposed official plan and found that our lands located at 103 Panin Road in the area of the westbound 403 on ramp is still outside the urban boundary. We expected our lands to be included in the urban area. We do apologize for our discovering this issue so late in the process. We would request that our lands be located within the urban boundary. Our lands are designated for estate type lots; in the new official plan we are designated infill residential. Also, in Bylaw 2020, we are zoned HRNA1 which reinforces the lots sizes as designated in the New Official Plan. We note there is an H on our lands, which is basically a holding zone. This H is usually placed on lands for several reasons: land assembly, servicing issues, etc. None of these H related issues are relevant to our lands. The reasons I feel we should be included in the urban area are the following.

- 1 – Our parcel is in close proximity to a major mobility hub (the Aldershot Go Station). The City of Burlington, as you are aware, is intensifying all areas around mobility hubs.
- 2 – We are adjacent to one of the 400 series highways (403).
- 3 – The city has actually constructed a westbound ramp (interchange) to the 403 on lands formerly owned by our group.
- 4 - Waterdown Road has been widened, all road widenings have been taken.
- 5 - There is a 300 mm diameter watermain on Waterdown Road, with the actual water reservoir to the north of our lands. Therefore, there should be more water pressure to handle our lands.
- 6 – There is also a 200 mm diameter sanitary sewer in front of our lands
- 7 – Normally, lands are kept out of the Urban Area if services do not exist, which is not the case with our lands.
- 8 – Waterdown Road is designated as a Rural Major Arterial Road with multi pathways. We feel the designation Rural is incorrect because most, if not all the traffic is from Waterdown and areas north of Waterdown. People travelling along Highway 5 from Oakville, Mississauga, etc. use Waterdown Road as a shortcut to the 403 Hamilton, Toronto or Aldershot.

9- The road, as stated in the New Official Plan, serves inter regional traffic travel demands, thereby inferring a greater demand than that of a rural road.

We trust the above information is sufficient to include 103 Panin Road in the Urban Area of the City's Official Plan.

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