

Statutory Public Meeting and Information Report and Recommendation Report

Applications to amend Zoning Bylaw and for Plan of Subdivision

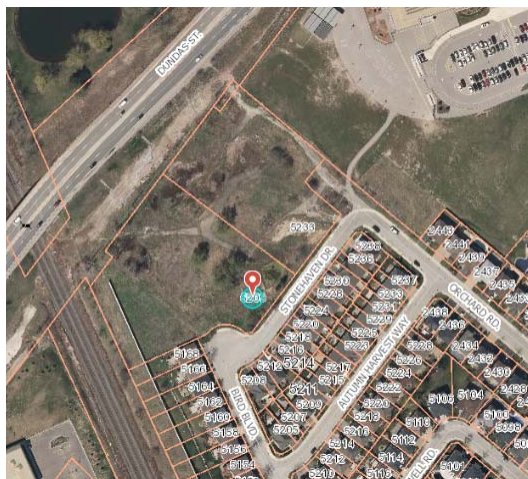
Applicant: Mantella Corporation

Address: 5209 Stonehaven

Date: June 5, 2018



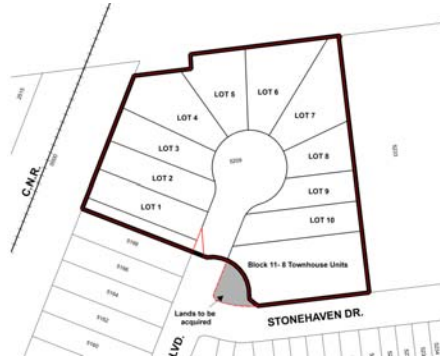
Overview of Development Site



Site Area: 0.86
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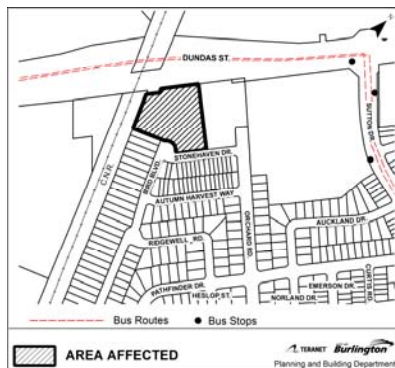


The Application



- The applicant has proposed ten single detached building lots and one townhouse block consisting of eight units.

Burlington Official Plan & Zoning Bylaw



Existing Land Use Designation: Residential Low Density – Orchard Community

Existing zoning: Residential – Orchard Community (RO3) and Development (D)



Applications

Zoning By-law Amendment

- To rezone the entire property to “Residential – Orchard Community (RO3)”, lot width, setbacks

Plan of Subdivision

- The applicant is also proposing to subdivide the property into ten single detached building lots and one townhouse block for eight future townhouse units



Provincial Policy

- The proposed development is in keeping with the Provincial Policy Statement (PPS)
 - Accommodates an appropriate range and mix of housing types to meet long-term needs of community
 - Proposes to use existing infrastructure
- The proposed development is in keeping with the Places to Grow Act
 - Supports a complete community

Public Consultation

- A neighbourhood information meeting to present the original proposal was held September 6, 2017.
- Public comments are attached as Appendix D to report PB-44-18
- General Themes:
 - Potential Traffic
 - Impacts of Construction (noise, dust, etc)

Recommending Approval

- Development is consistent with Provincial, Regional and Municipal policy frameworks;
- Staff recommends approval of the Rezoning and Plan of Subdivision applications, subject to the conditions outlined in Report PB-44-18.