

# Statutory Public Meeting & Recommendation Report

## Application for a Plan of Subdivision

**Applicant:** Bloomfield Developments Inc.

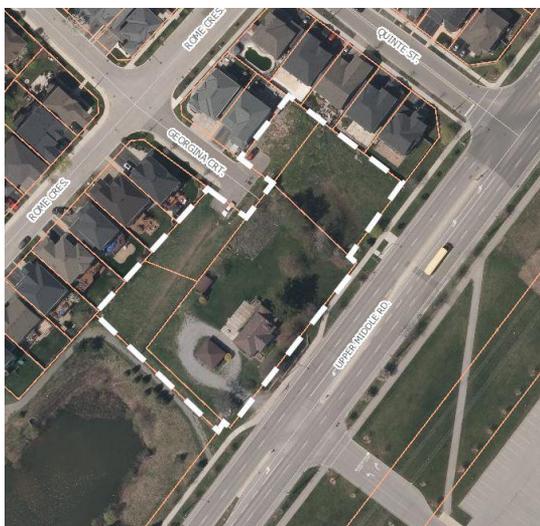
**Address:** 5219 Upper Middle Road, 2004-2005  
Georgina Court

**File:** 510-01/18 (24T-18001/B)

**Date:** January 13, 2020



## Overview of Development Site



Site Area:  
0.5 hectares

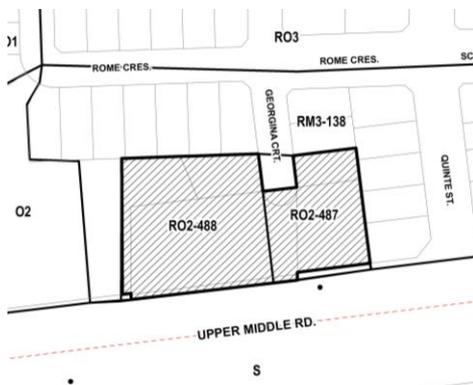


## History of Development & Subdivision Application

- May 2017** • Rezoning application deemed complete
- June 2018** • Plan of subdivision application deemed complete
- July 2018** • Rezoning approved by Council with modification
- August 2018** • Council's decision on rezoning appealed to LPAT  
• Plan of subdivision put on hold until resolved
- July 2019** • Rezoning appeal dismissed by LPAT  
• Zoning by-law amendment in force and effect
- August - October 2019** • Revised supporting materials for subdivision application submitted



## Burlington Official Plan & Zoning By-law



### Existing Land Use Designation:

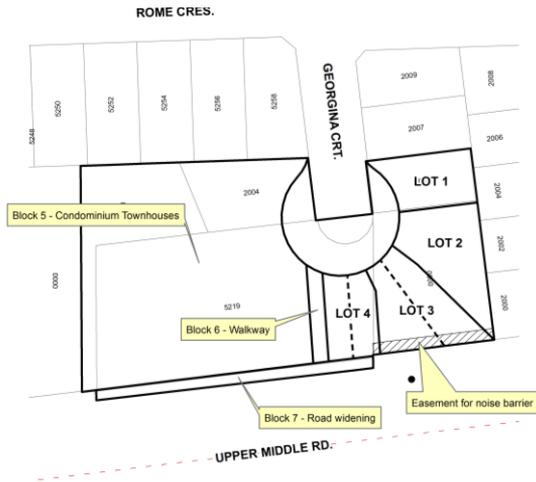
- Residential – Medium Density

### Existing zoning:

- Residential Medium Density with site specific exceptions (RO2-488 & RO2-487), which permits:
  - 2 detached dwellings
  - 2 semi-detached dwellings
  - 14 townhouse dwellings
  - Walkway



## The Application



- 2 Lots for detached dwellings;
- 2 Lots for semi-detached dwellings;
- 1 Block for condominium townhouses;
- 1 Block for road widening;
- 1 Block for public walkway/overland flow route;
- Easement to Halton Region for noise barrier;
- Public street (Georgina Court bulb).

## Public Consultation

- Notice Sign posted on property in June 2018
- Notice of Statutory Public Meeting and Recommendation Report mailed on December 13, 2019 to property owners and tenants within 120 m of site, and to households that commented on the associated rezoning application



## Recommendations

- Proposed plan of subdivision conforms to and implements the Zoning By-law, and is consistent with Provincial, Regional and City policy frameworks.
- Staff recommends draft approval of the subdivision application with conditions outlined in Appendix B of Report PL-05-20.
- Recommended conditions of approval include:
  - Noise mitigation barrier along Lots 2-4 beside Upper Middle Road;
  - Solid wall (1.2 m tall) along west side of townhouse block to prevent snow from being pushed onto City property;
  - Construction access required to be from Upper Middle Road.