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 compete
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.