

Statutory Public Meeting & Recommendation Report

Application for a Plan of Subdivision

Applicant: Bloomfield Developments Inc.

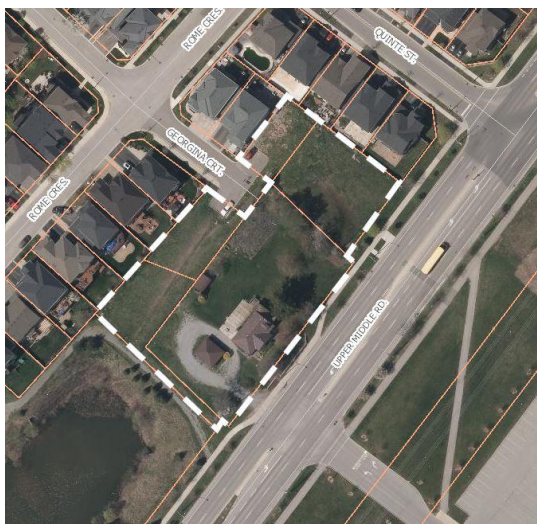
Address: 5219 Upper Middle Road, 2004-2005
Georgina Court

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





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.