



961 & 970 Zelco Drive, and 4425 South Service Road Burlington, Ontario Zoning By-law Amendment

> Owner/Applicant: Giampaolo Investments Ltd. Agent: UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston & Ava Barnett



# SUBJECT LANDS

- Location: 961 & 970 Zelco Drive, and 4425 South Service Road, Burlington
- Size: 5.76 acres (2.33 hectares)
- Current Use: Industrial (metal recycling facility permitted use)



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## PROPOSED DEVELOPMENT

Zoning By-law Amendment to permit within the existing zone:

 A Motor Vehicle Wrecking Yard
 Safe fluid removal using a Mobile Drainage Station

> Proposed Location of Mobile Drainage Station



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### MOBILE DRAINAGE STATION

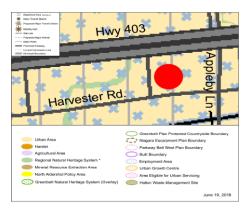


Safe Motor Vehicle Fluid Removal:

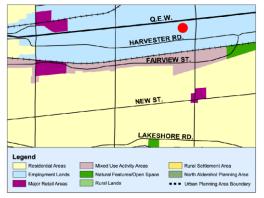
- Gas
- Diesel
- Oil
- Break Fluid
- Coolant
- Washer Fluid



#### POLICY FRAMEWORK



Regional Official Plan – Map 1, Regional Structure (Urban Area and Employment Area)



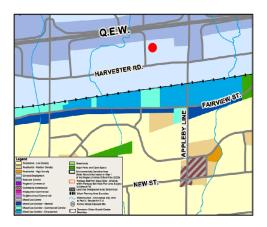
City of Burlington Official Plan – Schedule A, Settlement Patterns (Employment Lands)

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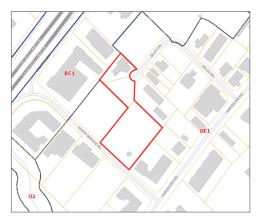
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### POLICY FRAMEWORK



City of Burlington Official Plan – Schedule B, Land Use Plan (General Employment Area)



The subject lands are currently in the General Employment (GE1) Zone in City of Burlington Zoning By-law No. 2020.



### PLANNING APPLICATIONS

- Pre-Consultation meeting held on May 15, 2019.
- Zoning By-law Amendment to change the zoning to a site specific General Employment (GE1) Zone in the City of Burlington Zoning By-law No. 2020.
- Supporting Studies/Plans:
  - ✓ Site Plan
    ✓ Plan of Survey
    ✓ PIN Report
    ✓ Noise & Vibration Study
- ✓ Functional Servicing Brief
- ✓Grading & Servicing Plans
- ✓ Stormwater Management Brief
- ✓Traffic Impact Brief
- ✓ Fire Access Route Plan
- ✓ Environmental Site Screening Checklist
- ✓ Environment Compliance Approval Certificate

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## CHRONOLOGY

| Date               | Description   |
|--------------------|---|
| May 15, 2019       | Formal Consultation Meeting Held                    |
| February 14, 2020  | Zoning By-law Amendment Application Submitted       |
| July 02, 2020      | Zoning By-law Amendment Application Deemed Complete |
| September 22, 2020 | Statutory Public Meeting                            |

