

# Statutory Public Meeting

## Application for Zoning By-law Amendment

**Applicant:** UrbanSolutions Planning and  
Development Consultants Inc.

**Addresses:** 961 & 970 Zelco Drive and 4425 South  
Service Road

**Date:** September 22, 2020



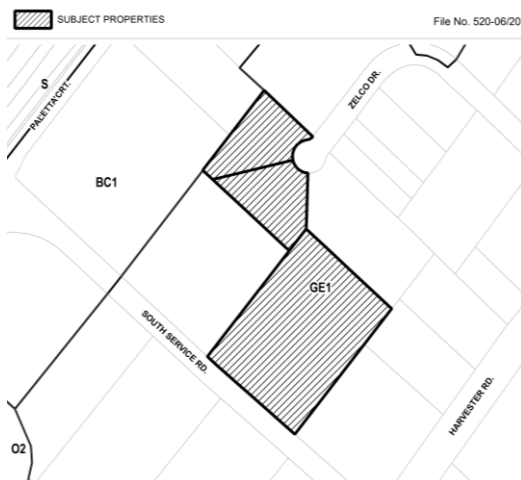
## Overview of Development Site



Subject Lands Area:  
2.33 hectares



## Burlington Official Plan & Zoning By-law



### Existing Land Use Designation:

- General Employment

### Existing Zoning:

- General Employment (GE1)



## The Application



- To amend the Zoning By-law to allow for a Motor Vehicle Wrecking Yard which in the existing GE1 zone is a prohibited use.
- No development is proposed on the subject lands at this time. Only a Mobile Drainage Station is proposed.



## Public Consultation

- Public comments are attached as Appendix C to report PL-50-20
- General themes:
  - Concerns about the subject lands not being utilized for office, commercial and residential uses and their intensification since these are located adjacent to the Appleby GO Mobility Hub
  - Concerns about proposed use being incompatible with the surrounding land uses and its impact onto other sites to develop into high class office uses.
  - Concerns about potential environmental and ground contamination.
  - Concerns about truck traffic speed limit and dangerous maneuvering/turning on Zelco Drive.



## Update on the Application Process

- At this time, we are seeking more time to work with the applicants in order to finalize outstanding technical matters, including the required number of loading spaces and their location on the subject lands.
- The applicant is requesting a reduction in the required number of loading spaces to 1 space and has provided a revised concept plan to better depict the parking and loading space layout.



**For more information:**

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