

Statutory Public Meeting

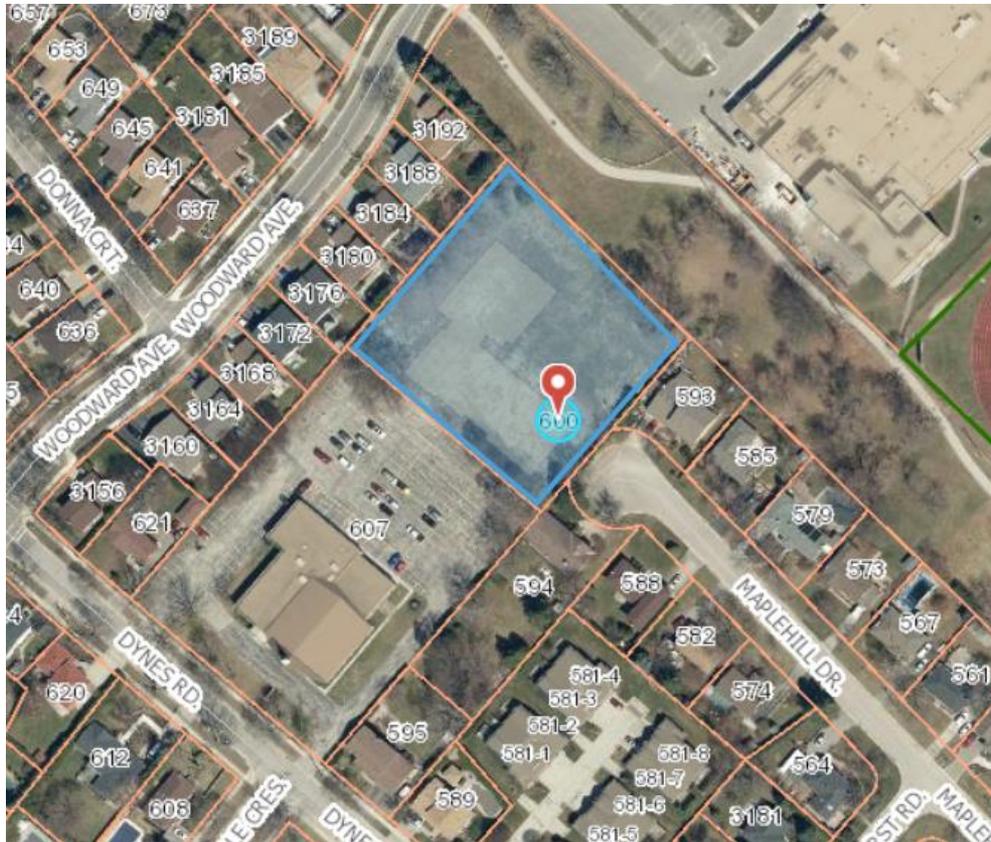
Application for Draft Plan of Subdivision Approval

Applicant: 2531820 Ontario Inc.

Address: 600 Maplehill Drive

Date: November 10, 2020

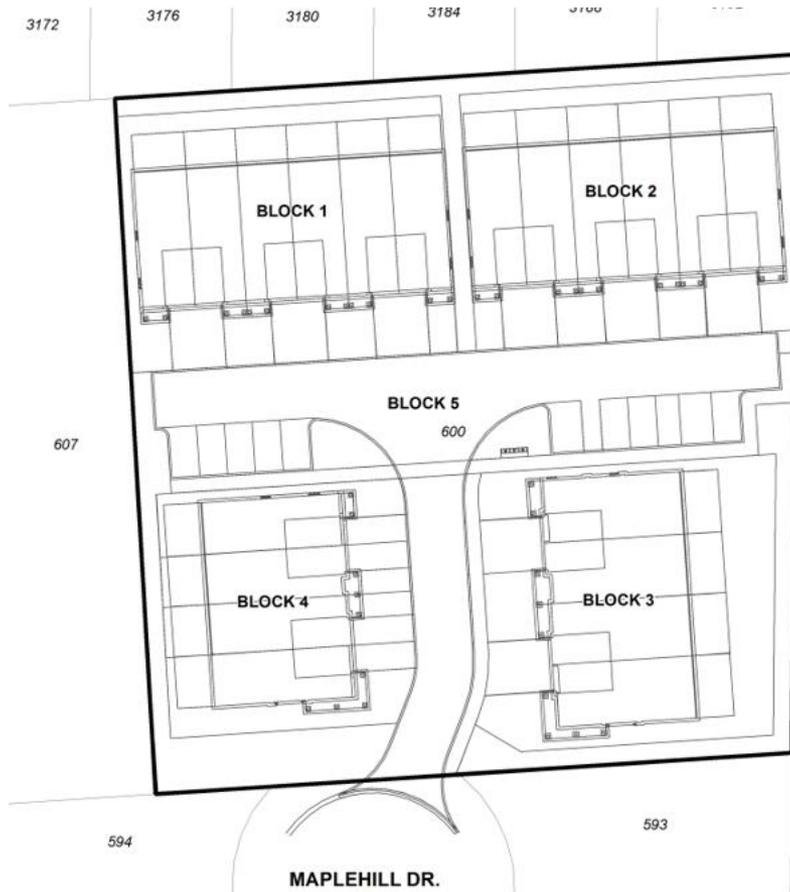
Overview of Development Site



Site Area: 0.54 hectares

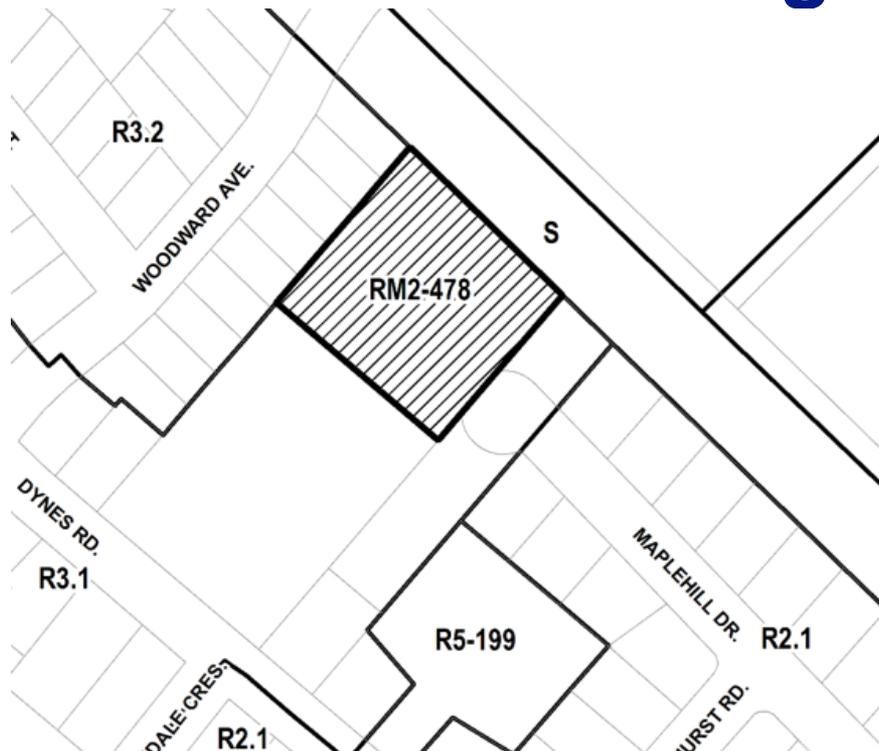
Location: East of Dynes Road, located at the north end of Maplehill Drive

The Application



- Proposed plan of subdivision consisting of four townhouse blocks and private condominium roads.
- Would reflect approved Official Plan and Zoning By-law Amendment applications for 20 townhouse units.
- Official Plan and Zoning By-law Amendments approved by LPAT on March 26, 2019.

Burlington Official Plan & Zoning By-law



Existing Land Use Designation: Residential – Medium Density

Existing zoning: Medium Density Residential with Site Specific Exception (RM2-478)

Public Consultation

- Public comments are attached as Appendix “C” to Report PL-58-20
- General Themes of Comments
 - Access to the site via Maplehill Drive
 - Proposed watermain easement across adjacent church property
 - Construction management and possible disruption
 - Traffic and safety concerns resulting from proposed development
 - Disappointment in planning process

Access to Site and Proposed Servicing Easement

- Vehicular access to site approved via Maplehill Drive right-of-way
- Easement proposed through adjacent church property
 - Easement for watermain only; no vehicular access proposed
- Previous and currently proposed easements between private landowners, not the City

For more information:

Contact: Melissa Morgan, Planner II

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Visit the City's website:

www.burlington.ca/600Maplehill