



URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT





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)





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





MOBILE DRAINAGE STATION

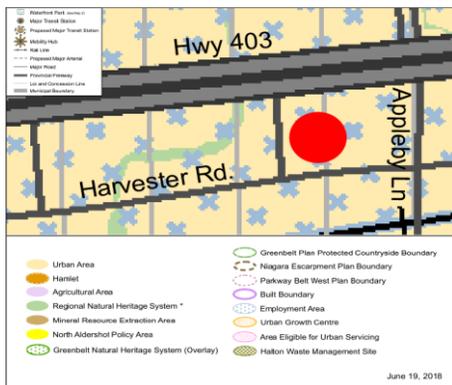


Safe Motor Vehicle Fluid Removal:

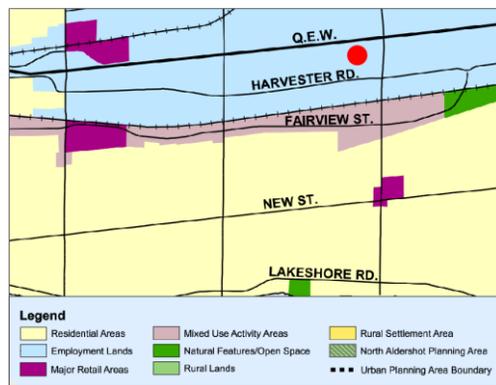
- Gas
- Diesel
- Oil
- Break Fluid
- Coolant
- Washer Fluid



POLICY FRAMEWORK



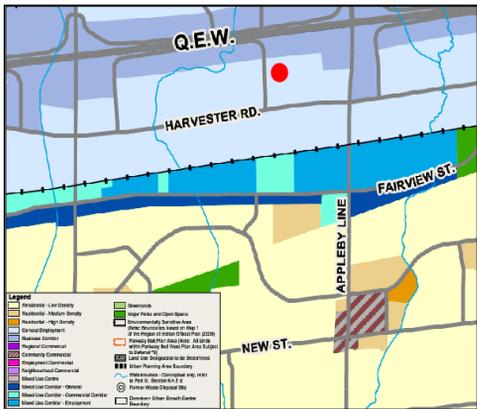
Regional Official Plan – Map 1, Regional Structure
(Urban Area and Employment Area)



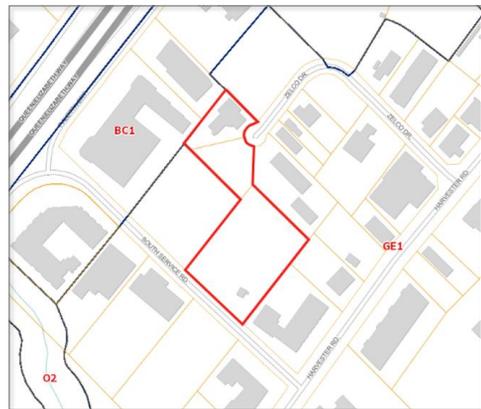
City of Burlington Official Plan – Schedule A, Settlement Patterns
(Employment Lands)



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



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
January 14, 2021	Community Planning, Regulation & Mobility Committee
January 19, 2021	Council Meeting



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Thank You!