



Public Meeting with Recommendation Report

Application for Zoning By-law Amendment

Applicant: UrbanSolutions Planning and
Development Consultants Inc.

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

Date: January 14, 2021

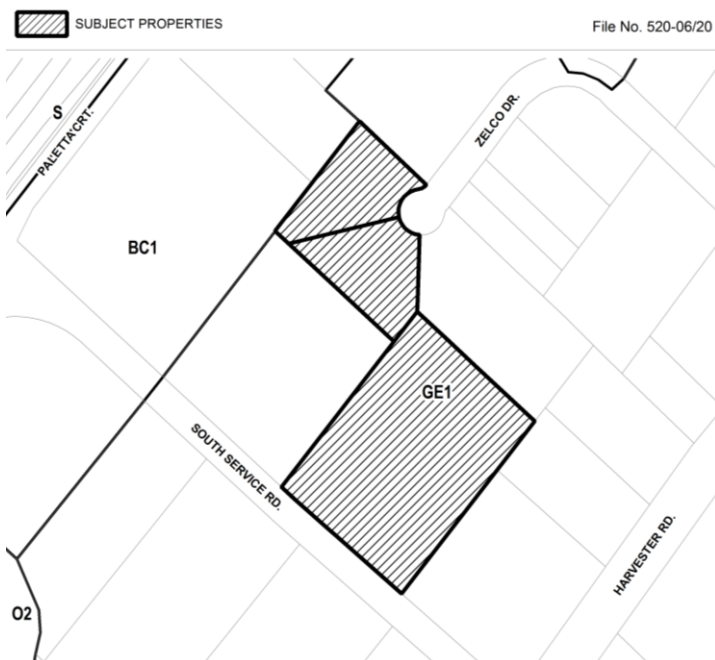


Overview of Development Site



Subject Lands Area:
2.33 hectares

Burlington Official Plan & Zoning By-law



Existing Land Use Designation:

- General Employment

Existing Zoning:

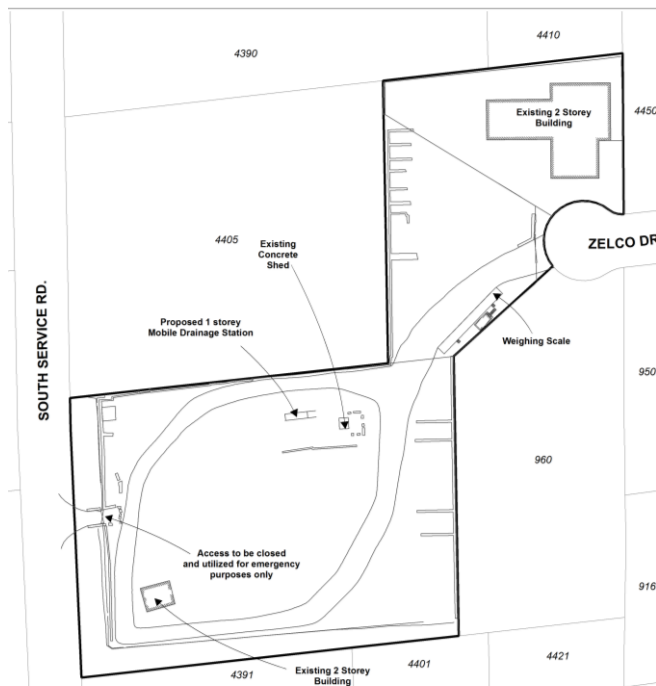
- General Employment (GE1)



The Application

☐ SUBJECT PROPERTY

File No. 520-06/20



Date: November 16, 2020
Planning and Building Department

TERANET City of Burlington

- 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-03-21
- 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.



History of Application and Recommendation

- September 22, 2020 – Statutory Public Meeting
 - Recommendation to continue to work with applicant
 - Committee questions included:
 - Proximity to MTSA boundary
 - Fire Access
- Technical matters have been resolved and therefore staff recommends approval of the application



For more information:

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Visit the City's website:

www.burlington.ca/961ZelcoDrive

