

Recommendation Report

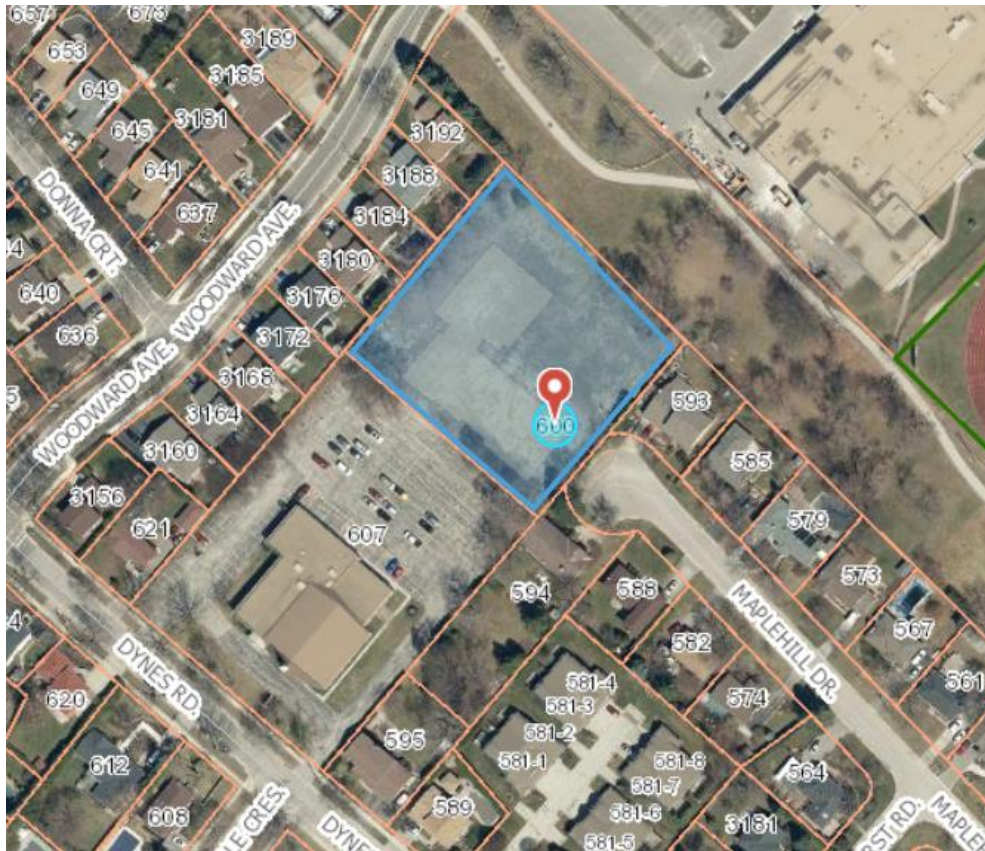
Application for Draft Plan of Subdivision Approval

Applicant: 2531820 Ontario Inc.

Address: 600 Maplehill Drive

Date: April 6, 2021

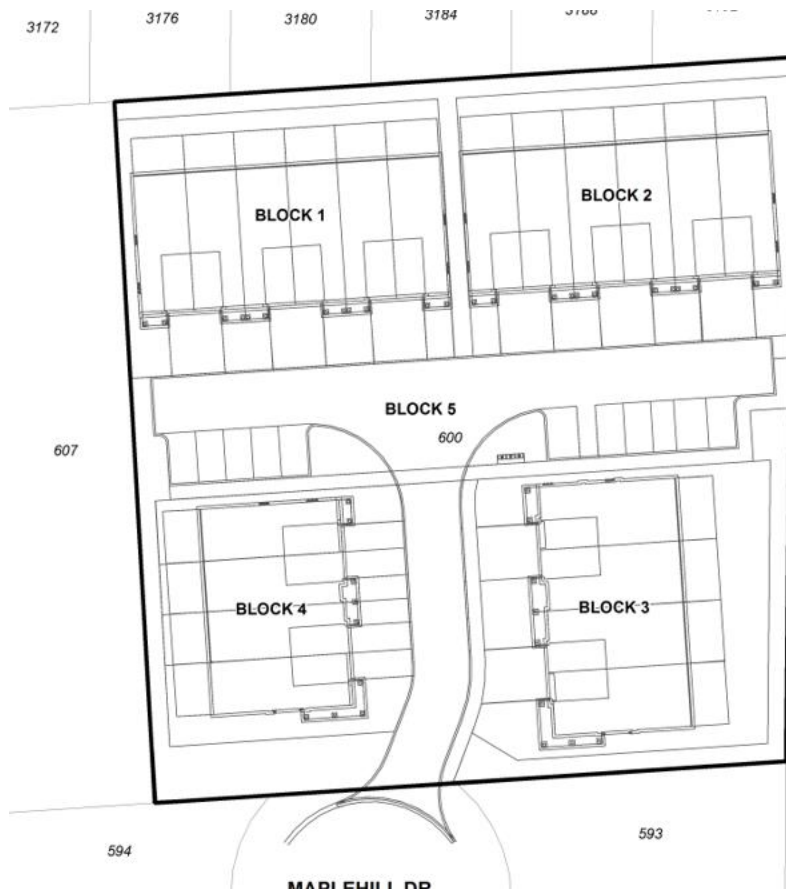
Overview of Development Site



Site Area: 0.54 hectares

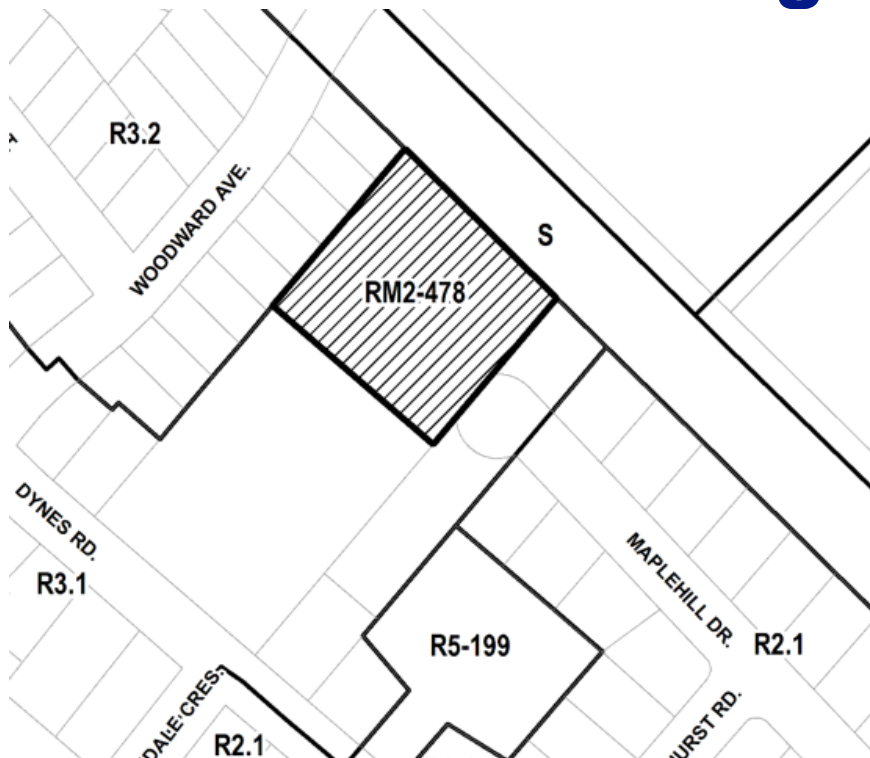
Location: East of Dynes Road, located at the north end of Maplehill Drive

The Application



- Proposed plan of subdivision consisting of four townhouse blocks and a private condominium road.
- Reflects 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

- A Statutory Public Meeting was held on November 10, 2020
- Public comments related to the application are attached as Appendix “D” to Report PL-19-21
- General Themes of Comments
 - Overall disappointment with previous Planning approvals
 - Concerns with access to the site via Maplehill Drive
 - Future construction of the development and possible disruption
 - Traffic and safety concerns resulting from proposed development

Access to Site and Servicing Easement

- Vehicular access to site via Maplehill Drive right-of-way approved by Local Planning Appeal Tribunal
- Easement through adjacent church property for watermain only, does not include vehicular access
- Previous and current easements are between private landowners, not the City

For more information:

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Visit the City's website:

www.burlington.ca/600Maplehill