

Statutory Public Meeting

Application to amend the Official Plan to
permit the creation of two new residential
lots at 6515 McNiven Road

Report PB-54-16

Applicant: Fothergill Planning & Development
for A. & L. McLean

Addresses: 6515 McNiven Road

Date: September 13, 2016



Property under Application



6515 McNiven Road

- Lot area: 2.51 ha
- Lot width: 178.75 m
- Existing use:
 - 1 detached house
 - woodlot
- Surrounding uses: Residential
- Lot was created through severance in 2001



Official Plan Designation



Kilbride Settlement Area

- Intended to provide limited opportunities for rural, non-farm residences, businesses, and institutional uses, while ensuring impacts on groundwater supplies from development are considered
- Minimum lot size: 0.8 ha or as determined by hydrogeological studies
- Kilbride is also recognized by the Niagara Escarpment Plan

CITY OF
Burlington

Official Plan Designation



Kilbride Settlement Area

Residential (yellow)

- Currently applies to the south part of the subject property where the existing house is
- Permits detached houses
- Minimum lot width: 60 m

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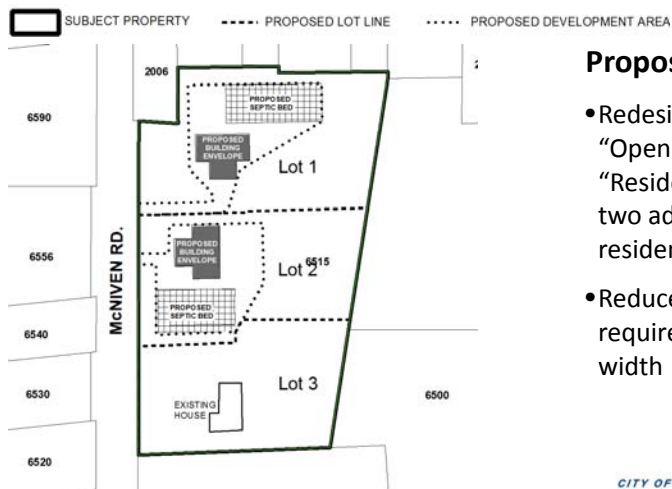


Kilbride Settlement Area **Open Space (green)**

- Currently applies to the wooded part of the subject property
- Applies to lands that are flood-susceptible, within defined creek valleys, have rock outcrops or wooded areas, or are imperfectly drained due to shallow depth of overburden
- There shall be no encroachment of development or major landscape alteration on Open Space lands
- Open Space designation is not the same as public land



Official Plan Amendment Application



Proposal:

- Redesignate land from "Open Space" to "Residential", to permit two additional residential lots
- Reduce minimum required lot area and width



Zoning and NEC

- No zoning regulations in place because Kilbride is located within the Niagara Escarpment Commission (NEC)'s Development Control Area
- Applicant requires permits from NEC before development can occur
 - Applicant has submitted concurrent applications to:
 - City of Burlington → Official Plan Amendment (OPA) Application
 - NEC → Development Permit Application



Public Consultation

- Notice sign posted on property
- Public circulation → 4 letters received
 - Public comments are attached as Appendix 3 to report PB-54-16
- Neighbourhood Meeting held June 27, 2016
 - Residents concerned about groundwater impact, loss of trees, and impacts to wildlife





Next Steps

- Applicant to provide responses to technical review
- Staff to complete technical analysis and evaluation of application in light of applicable policy framework
- A staff report with recommendations on the application will be presented at a future meeting