

Recommendation Report

Application to amend Zoning By-law

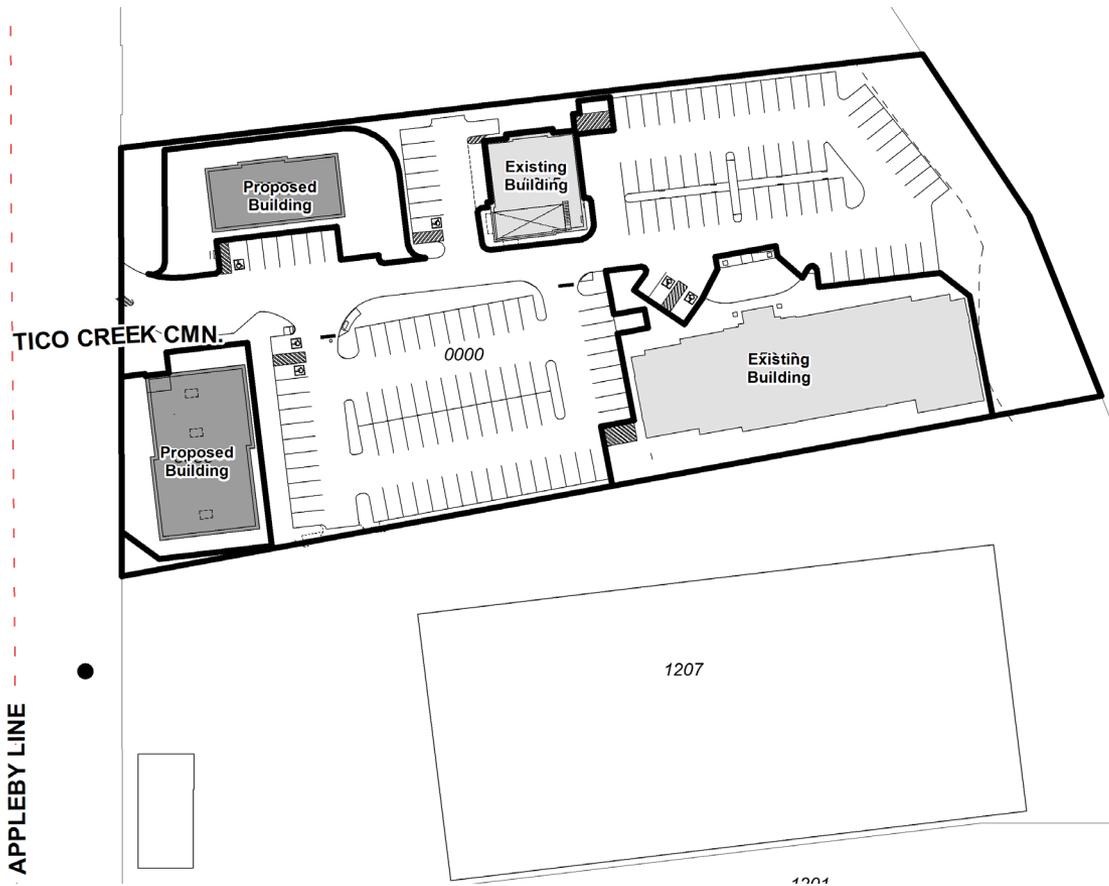
Applicant: Wellings Planning Consultants Inc.
Addresses: 5030-5045 Tico Creek Common
File: 520-13/21
Date: July 5, 2022
Report: PL-51-22

Overview of Development Site



Site Area: 1.2 hectares

The Application

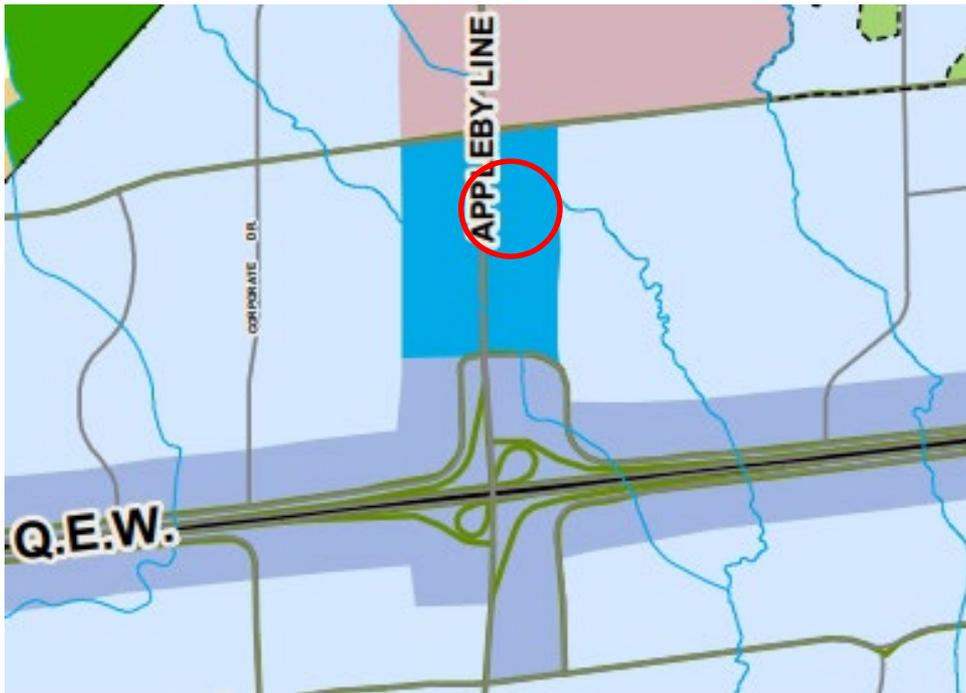


- Increase in the maximum building floor area as well as to expand retail store permissions for the two (2) proposed 1-storey buildings on the west side of the site directly abutting and fronting onto Appleby Line

Policy Context

- Provincial Policy Statement (PPS), 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan (ROP)
- City of Burlington Official Plan
- City of Burlington Zoning By-law 2020

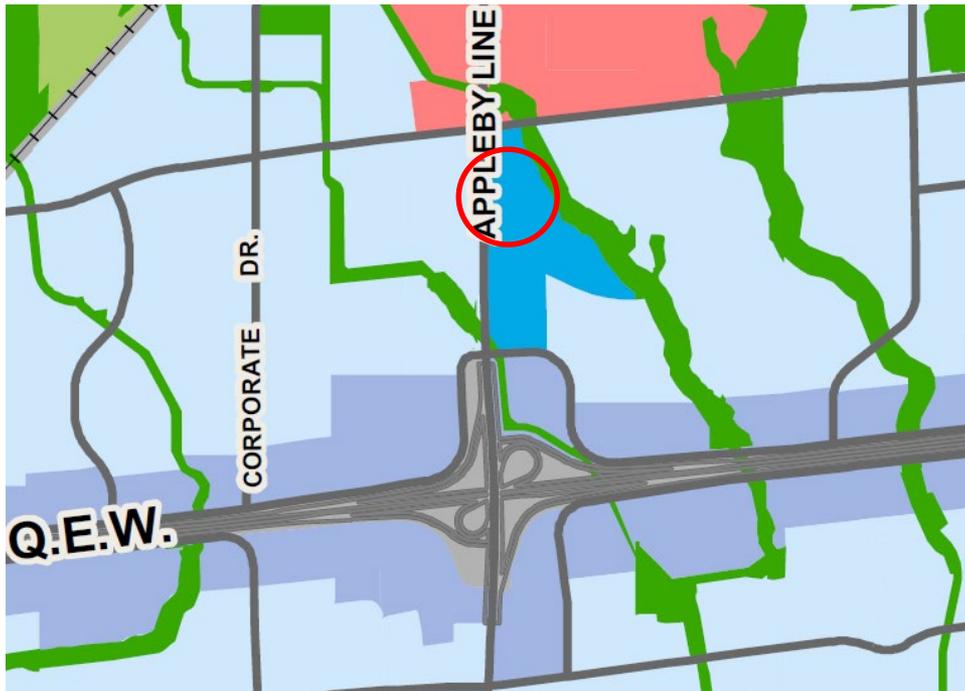
Burlington Official Plan



 Mixed Use Corridor - Employment

Current Official Plan Designation:
Mixed Use Corridor - Employment

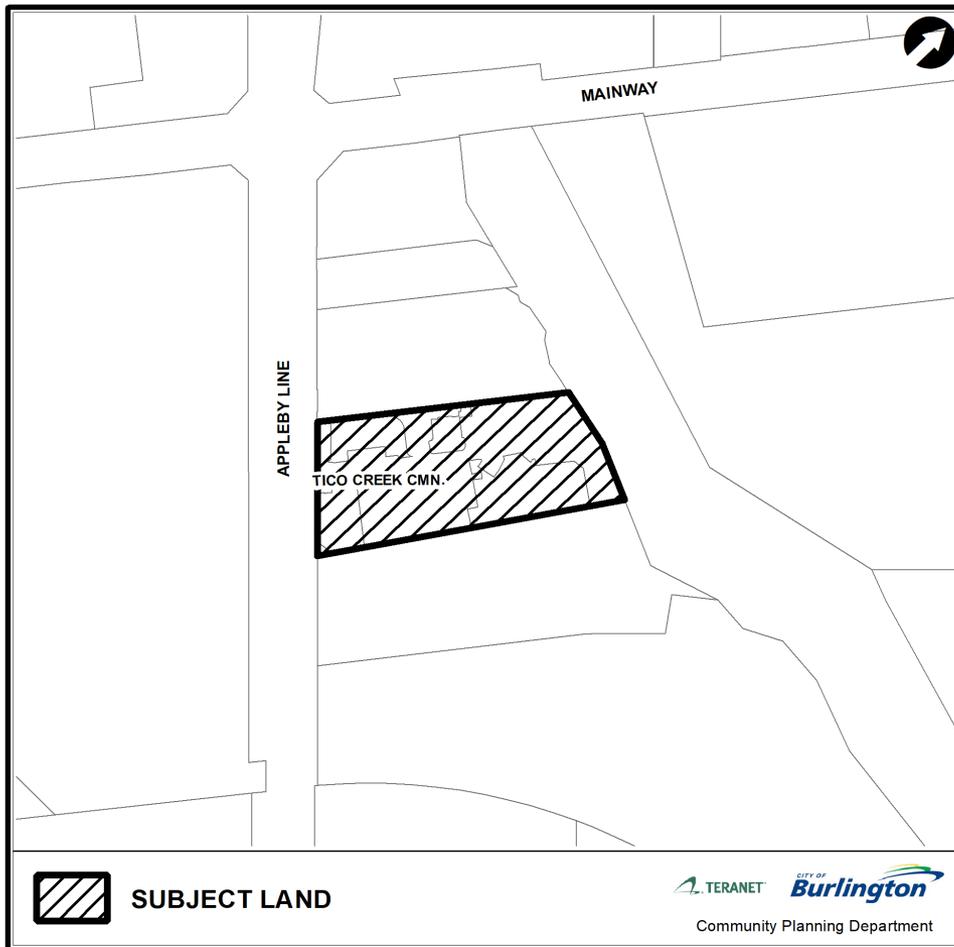
Burlington Official Plan



New Official Plan Designation:
Urban Corridor – Employment

 Urban Corridor - Employment

Burlington Zoning By-law



Existing zoning:

Mixed Use Corridor – Employment
(MXE-452)

Contains site-specific exemption
number 452.

Public Consultation

- A virtual Pre-Application Community Meeting to present the original proposal was held on August 12, 2021
- Notice signs were posted on the subject lands and public notices of the Zoning By-law amendment application and today's meeting details have been mailed to 56 members of the public.
- 1 written public comment has been received by staff with respect to the subject application. This has been included as part of the report discussed today.

History of Application and Recommendation

- March 1, 2022 – Statutory Public Meeting
 - Recommendation to continue to work with applicant
- Technical and public comments have been received, and a fulsome review and analysis has been completed based on the applicable planning policies. Staff therefore recommends approval of the application.