

# **Recommendation Report**

## **Application to amend Zoning By-law**

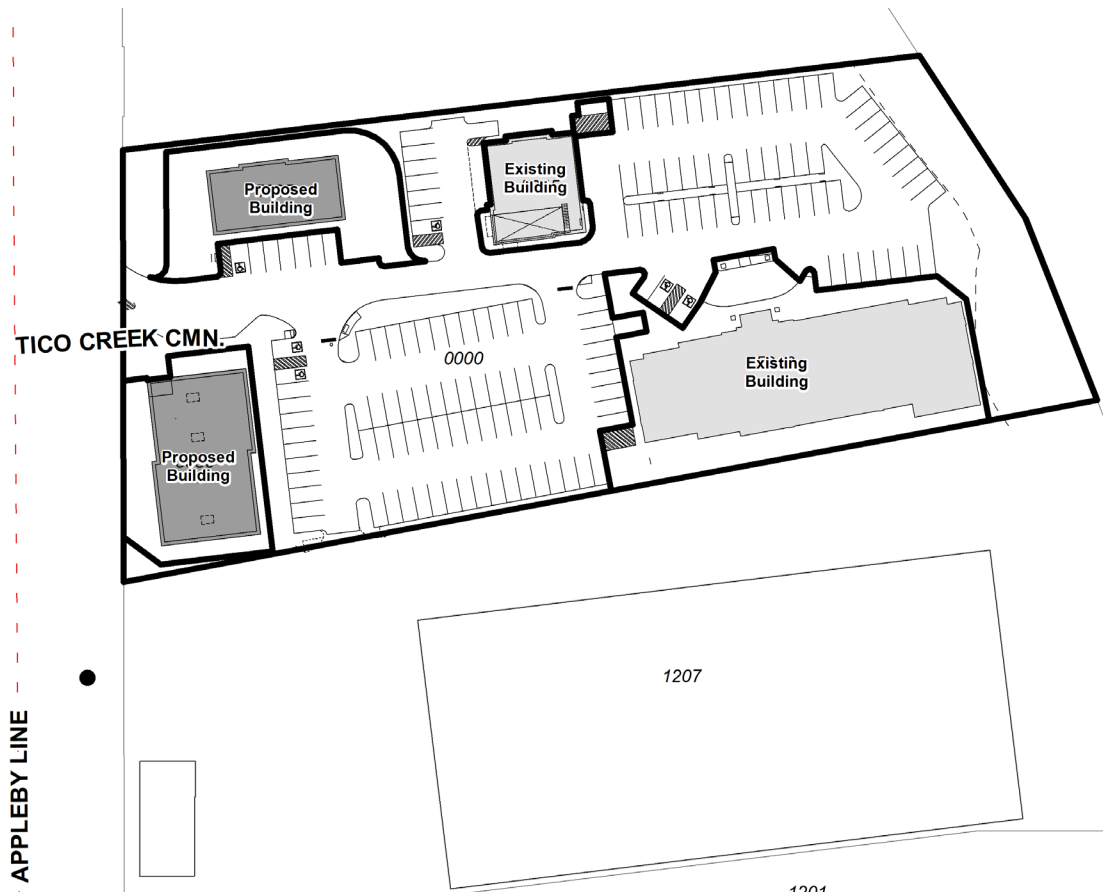
**Applicant:** Wellings Planning Consultants Inc.  
**Addresses:** 5030-5045 Tico Creek Common  
**File:** 520-13/21  
**Date:** July 5, 2022  
**Report:** PL-51-22

# Overview of Development Site



Site Area: 1.2 hectares

# The Application

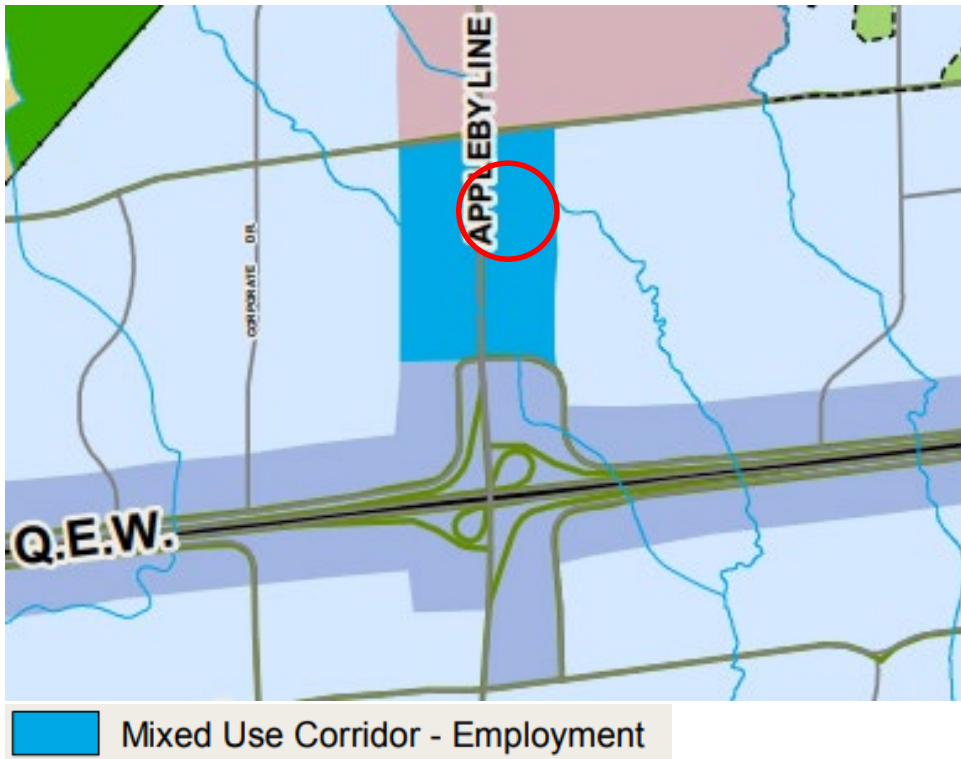


- Increase in the maximum building floor area as well as to expand retail store permissions for the two (2) proposed 1-storey buildings on the west side of the site directly abutting and fronting onto Appleby Line

# 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

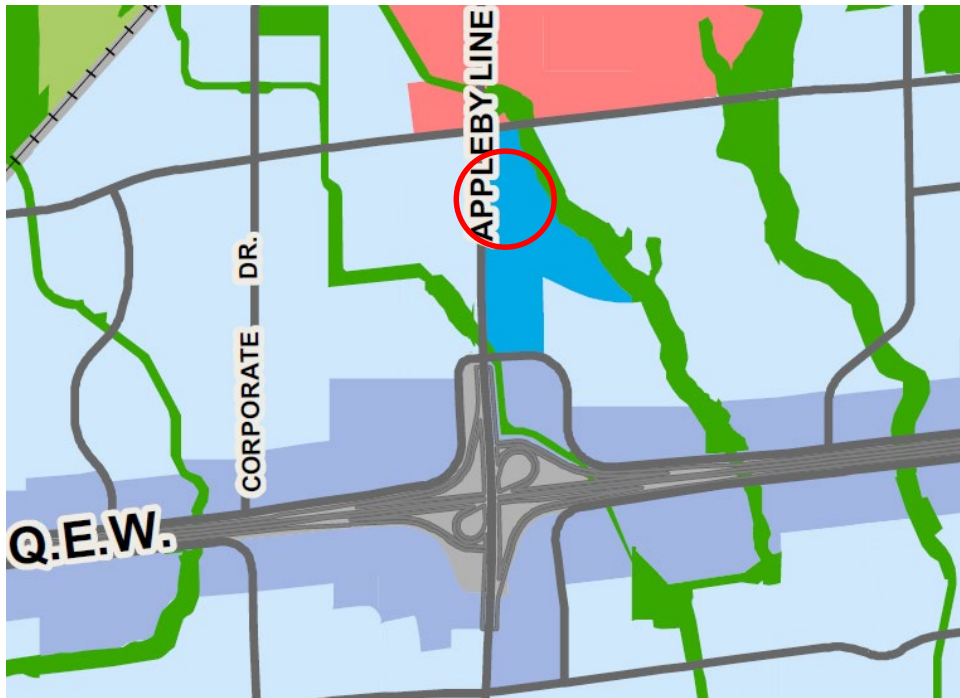
# Burlington Official Plan



**Current Official Plan Designation:**


Mixed Use Corridor - Employment

# Burlington Official Plan

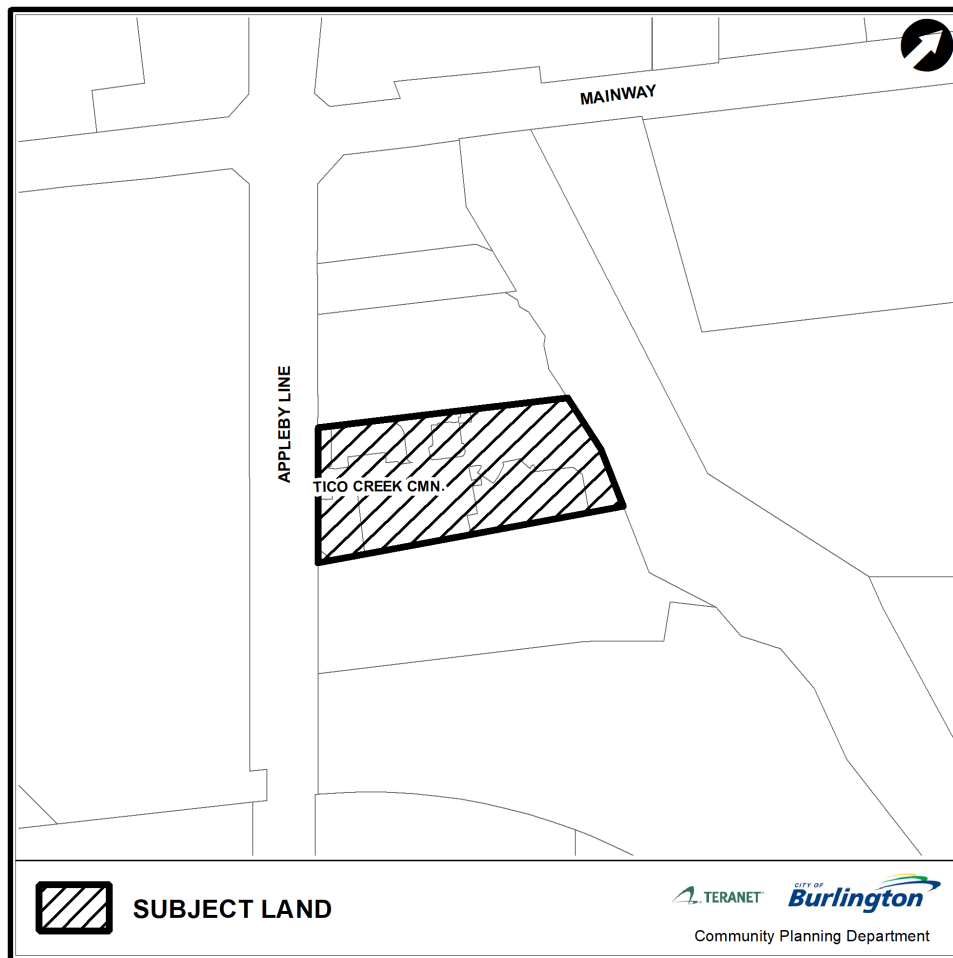


**New Official Plan Designation:**

Urban Corridor – Employment

 Urban Corridor - Employment

# Burlington Zoning By-law



## Existing zoning:

Mixed Use Corridor – Employment  
(MXE-452)

Contains site-specific exemption  
number 452.



# Burlington Zoning By-law

## Requested Zoning By-law Amendment

**Zone:** **MXE-452 (as amended)**

Amendments:

- Building A:
  - Maximum Floor Area: 560 square metres
  - Maximum Yard abutting a street: 5 m
  - Adjacent to Building A abutting Appleby Line: 1.5 m
- Building B:
  - Maximum Floor Area: 300 square metres
  - Minimum Yard abutting a street: 15m
  - Maximum Yard abutting a street: 20m

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# 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.