

Statutory Public Meeting

Applications to amend the Zoning By-law

Applicant: MHBC Planning
Addresses: 3399 Appleby Line
Files: 520-10/22
Date: February 28, 2023
Report: PL-14-23

Overview of Development Site




Site Area: 4.76 hectares

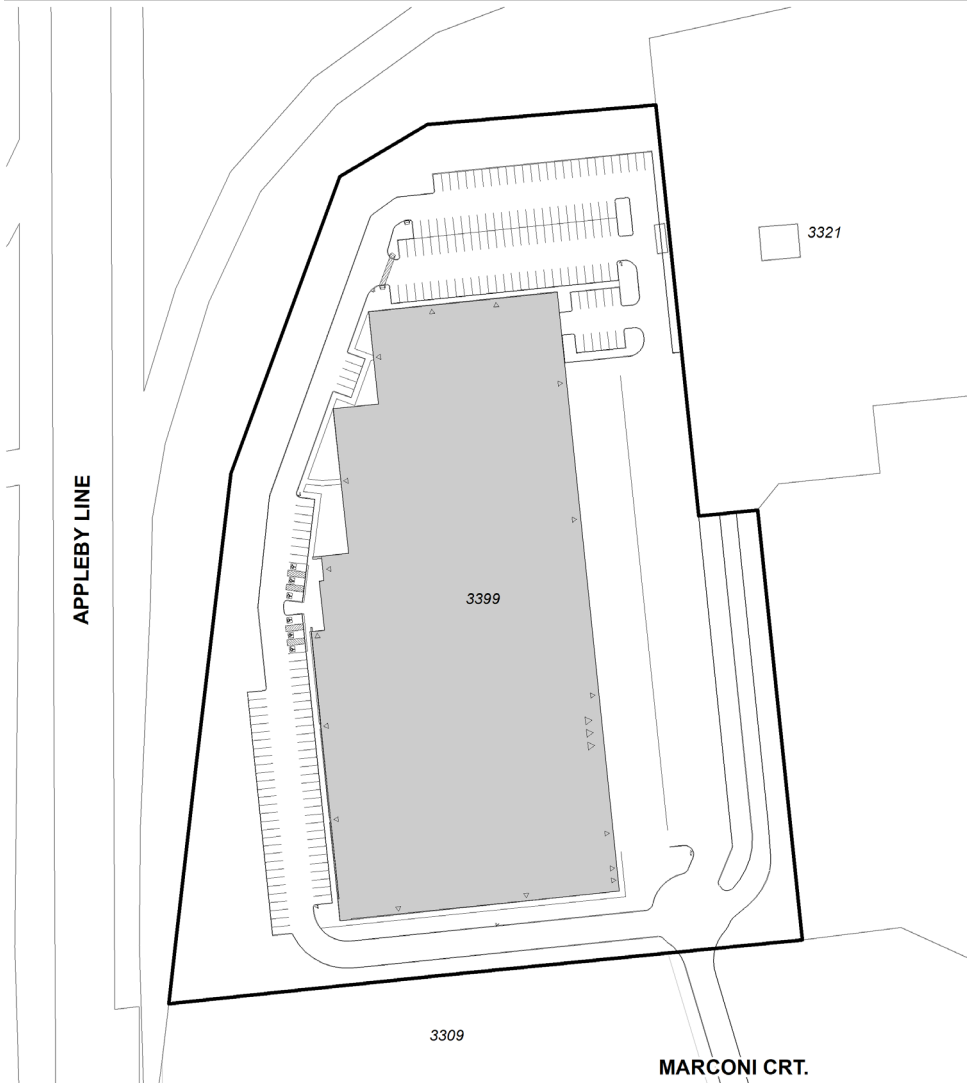
Policy Context

- 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 (1997, as amended)
- City of Burlington New Official Plan (2020)
- City of Burlington Zoning By-law 2020

The Application

 SUBJECT PROPERTY
















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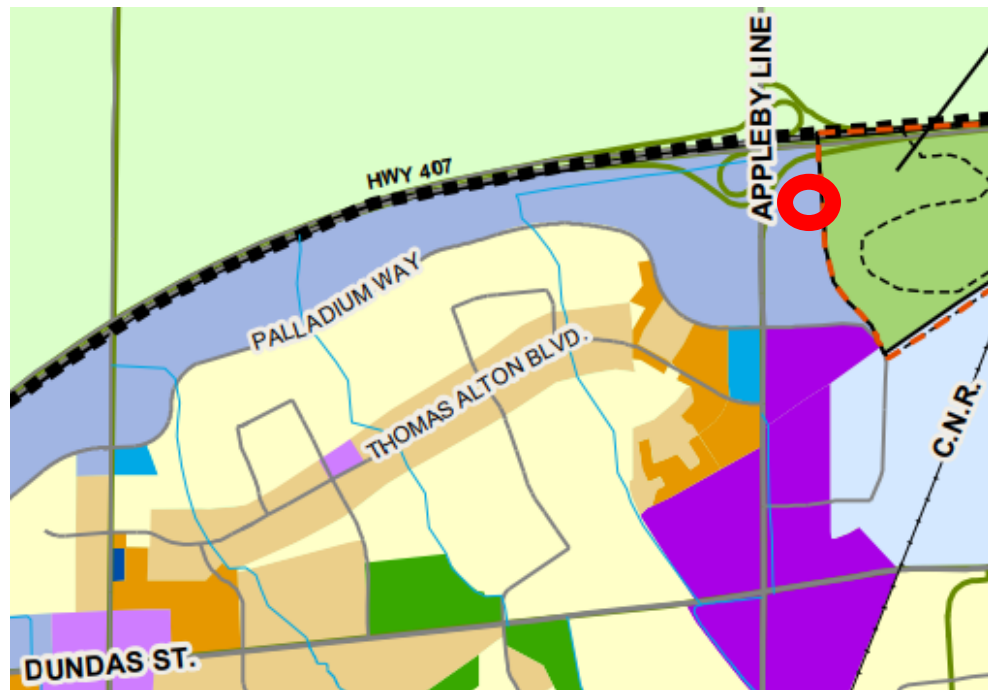


- A one (1) storey industrial building with accessory office uses with access to Appleby Line via Harrison Crescent and Marconi Court

Burlington Official Plan (1997, as amended)

Current Official Plan Designation: Business Corridor

	Residential - Low Density
	Residential - Medium Density
	Residential - High Density
	General Employment
	Business Corridor
	Regional Commercial
	Community Commercial
	Employment Commercial
	Neighbourhood Commercial
	Mixed Use Centre
	Mixed Use Corridor - General
	Mixed Use Corridor - Commercial Corridor
	Mixed Use Corridor - Employment
	Greenlands
	Major Parks and Open Space



 Subject Lands

Burlington New Official Plan (2020)

New Official Plan Designation:

Business Corridor

MIXED USE INTENSIFICATION AREAS

- Urban Centres
- Mixed Use Nodes and Intensification Corridors**
 - Mixed Use Commercial Centre
 - Neighbourhood Centre
 - Local Centre
 - Employment Commercial Centre
 - Urban Corridor
 - Urban Corridor - Employment

RESIDENTIAL NEIGHBOURHOOD AREAS

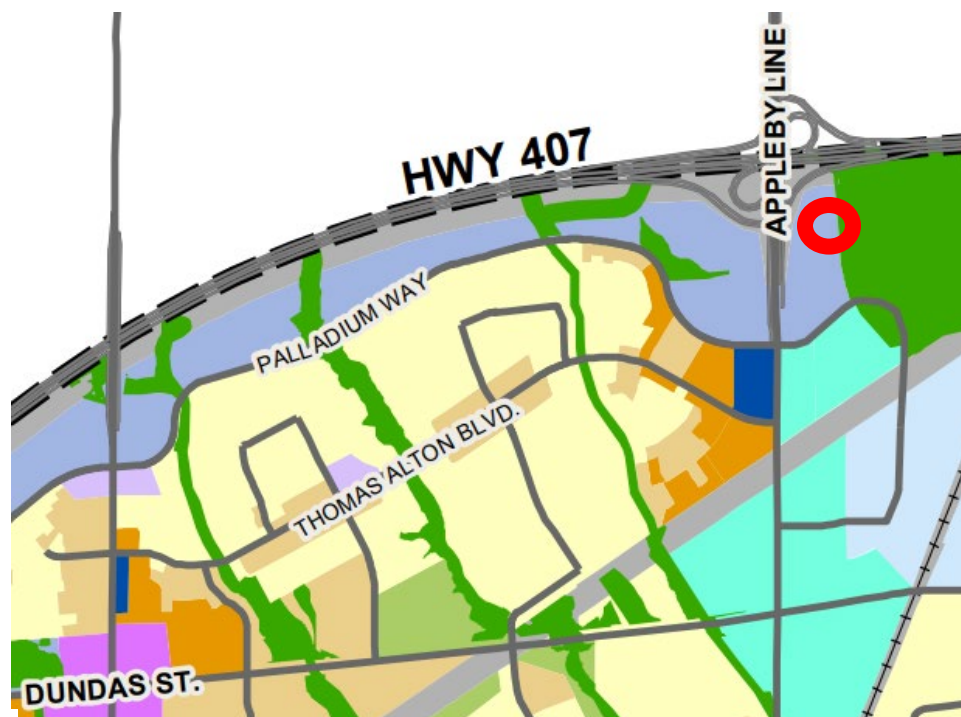
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density

EMPLOYMENT LANDS

- General Employment
- Business Corridor

NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE

- City's Natural Heritage System
- Major Parks and Open Space



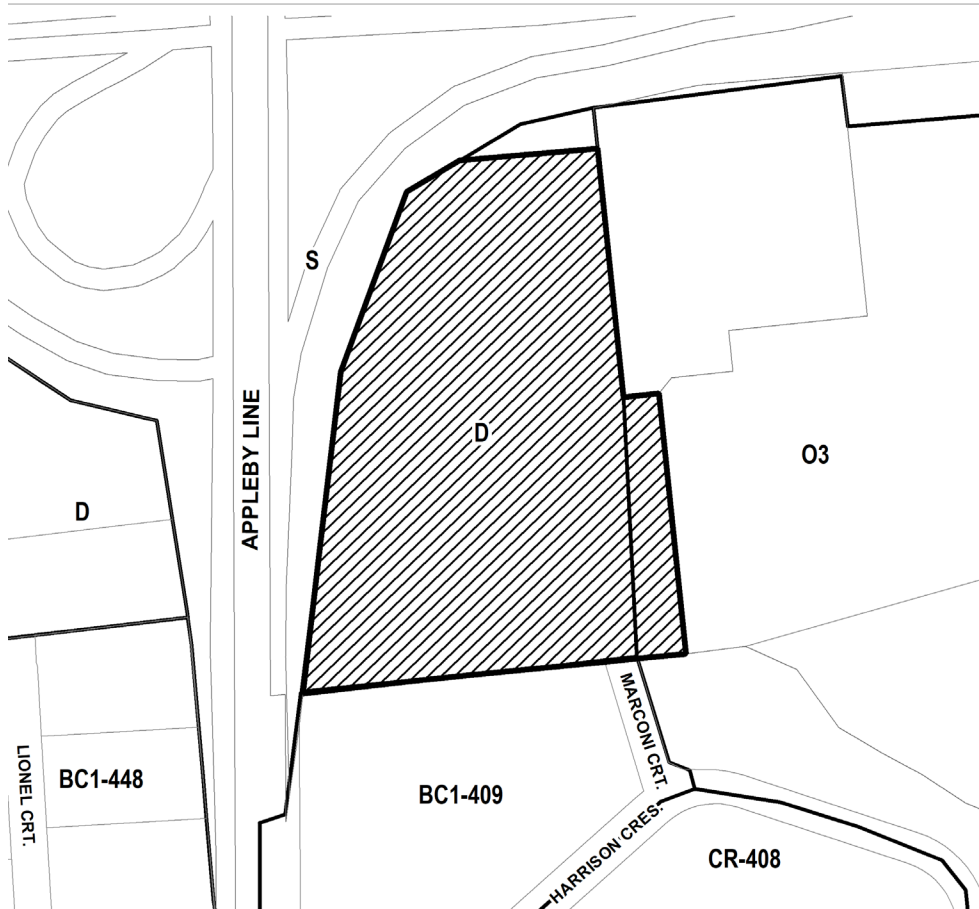
Subject Lands

Burlington Zoning By-law



SUBJECT PROPERTY

File Nos. 520-10/22



Existing zoning:

Development (D) and Open Space (O3)

- The D zone permits:
 - Detached Dwelling
 - Limited range of other uses, as set out in Part 1, section 2.21 “Uses Permitted in All Zones”.
- Proposing to rezone the property to Business Corridor (BC1) and Open Space (O3).

Public Consultation

- A virtual Pre-Application Community Meeting to present the original proposal was held on June 22, 2022
- Notice signs have been posted on the subject lands
- A public notice of the Zoning By-law amendment application and today's meeting details have been mailed to properties within 120 of the subject lands which includes 19 members of the public.
- no written public comments have been received by staff with respect to the subject application since the writing of the report. If comments are received, these will be included as part of a subsequent report to City Council.

Next Steps

- Technical and public comments will continue to be received, and a fulsome review and analysis will be completed.
- Staff is requesting direction to continue to review the subject application to bring a subsequent report to City Council in the future outlining staff's recommendation and an analysis of the proposal based on applicable planning policies.

For more information:

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Visit the City's website:

www.burlington.ca/3399appleby