

Application to create an Industrial/Commercial Plan of Subdivision for: 1200 King Road. FILE: 510-01/14

The City of Burlington invites you to attend a Neighbourhood Meeting where you can learn more about this planning application, ask questions, and share your comments.

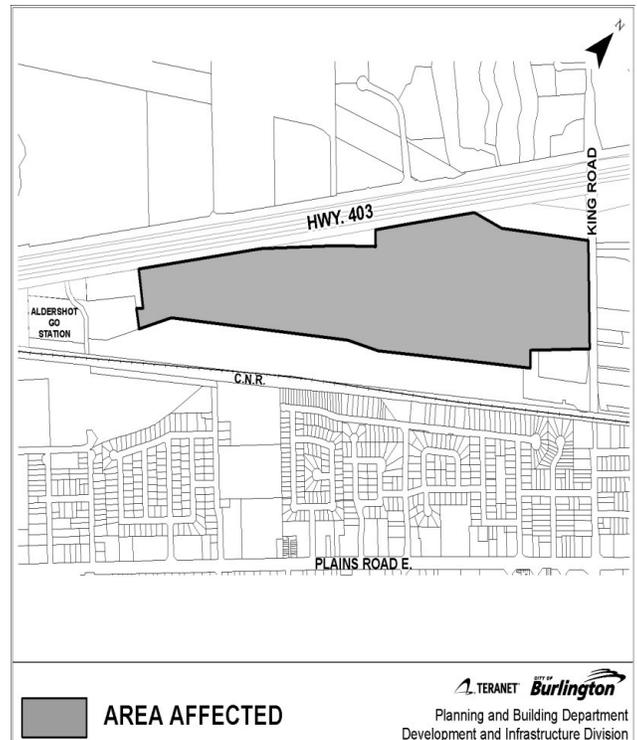
Date: Wednesday January 13, 2016

Time: 7:00pm

**Place: Maitre D' Catering,
1159 King Road**

DEVELOPMENT PROPOSAL:

Metropolitan Consulting Inc. on behalf of Penta Properties has submitted an application to proposing to create 27 lots and 8 blocks representing various employment and commercial land uses, and stormwater and open space blocks east of Falcon Creek. Lands west of Falcon Creek are proposed to be divided into two large blocks on either side of the future South Service Road allowance between King Road and the GO Transit Station. Lands west of Falcon Creek are still under appeal at the Ontario Municipal Board, developable area and land uses are subject to further review of natural heritage and environmental features as a part of a future application.



The applicant submitted technical reports in support of the application including a planning justification report, traffic impact study, functional servicing report, and environmental impact assessment. These reports are available for public review in the Burlington Planning & Building Department and on the city's website at www.burlington.ca/1200KingRoad.

PROVIDE YOUR COMMENTS:

You are invited to submit written comments about the proposed development to the City of Burlington. Your comments will be considered by the Planning Department when we make our recommendation to the Community Development Committee of Council to approve or refuse the application. Your comments will form an appendix to a staff report about the proposed Plan of Subdivision which will be posted on the City's web site. Notice of the Community Development Committee public meeting to consider the applications will be sent to you later on.

**Your written comments should be submitted by:
January 27, 2016.**

**To submit written comments, or for
more information, please contact:
Lisa Stern, Development Planner
email: Lisa.Stern@burlington.ca
phone: 905-335-7600 ext. 7674**

Please note that if you do not send in written comments about the application or speak at the public meeting(s), you may not be able to appeal the decision of Council to the Ontario Municipal Board or appear as a Party to any future Hearing about this issue.

Site Summary:

Property Description: The 49.17ha site is bounded by Hwy 403 to the north, King Road to the east, CN Railway lands to the south, and the Aldershot GO station to the east.

The site is vacant and contains portions of the Falcon Creek, Grindstone Creek and Indian Creek. The western portion of the site is well treed and contains a pond, while the eastern portion has historically been used for agricultural purposes.

Official Plan Designation: East of Falcon Creek the subject lands are designated as General Employment, Business Corridor, Mixed Use Corridor – Employment, Employment Commercial, Watercourse.

West of the Falcon creek the lands are subject to Deferral 49 (OPA 49) to the Official Plan and are designated for Industrial uses in the previous OP.

Zoning By-Law Designation: East of Falcon Creek, lands are zoned Business Corridor (BC1), General Employment (H-GE1-410), Mixed Use Employment Corridor (H-MXE-411), Employment Commercial (CE-412), and Open Space (O2). These zones allow for the development of various industrial, office, hospitality, automotive, entertainment, service commercial, retail uses, and open space uses.

West of the Falcon Creek is zoned T-MR3. These lands are subject to the City's previous Zoning bylaw, Bylaw 4000-3. The MR3 zone permits a wide range of industrial and employment uses. The T- prefix means that this is a transitional zone, which is much like a holding provision.

Legal Notices (Required under the Planning Act)

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed zoning by-law is passed and before the approval authority gives or refuses to give approval to the draft plan of subdivision:

- a) the person or public body is not entitled to appeal the decision of the City of Burlington to the Ontario Municipal Board; and
- b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Municipal Board hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning & Building Department, (905) 335-7642.

