



Powell Planning & Associates

Evolution through planning & development

Sent electronically

June 29, 2026

Attn: Ryan Kochuta

Planner – Site Plan Review, Community Planning

Development and Growth Management

City Hall, 426 Brant St., PO Box 5013, City of Burlington, ON

L7R3Z6

Re: Application for Site Plan Approval Submission, 3110 S Service Rd, Proposed Data Center

Powell Planning & Associates has been retained by the landowner of the lands municipally known as 3110 S Service Road, City of Burlington (subject lands), to facilitate the submission of an application for Site Plan Approval for a proposed, new two-storey data center on the subject lands.

A Pre-Consultation application for the proposed development was submitted to the City of Burlington and a Pre-Consultation Meeting was held on April 16, 2025 (File No. PRCN-SP-009-25). Powell Planning & Associates was not retained at the time of the Pre-Consultation application but is in receipt of the comments provided by City departments and external agencies. The Pre-Consultation application process concluded with the understanding that an application for Site Plan Approval is required to facilitate the proposed development of the new two-storey data center on the subject lands. The Site Plan Approval application submission has been prepared to reflect comments resulting from the Pre-Consultation process. A Comment Response Matrix has been prepared and submitted under separate cover, which addresses comments received through the Pre-Consultation application process from the following City departments and external agencies:

City Departments

- Building Department, March 17 & 26, 2025
- Fire Department, March 19, 2025
- Development and Design, Community Planning, March 31, 2025
- Planning and Building Department, April 7, 2025
- Realty Services, April 9, 2025
- Engineering Services Department, Park Design and Construction, April 9, 2025
- Transportation Services Department, April 10, 2025
- Development Engineering, April 11, 2025

External Agencies



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- Halton Region (no date identified)
- Rogers, March 13, 2025
- Halton District School Board, March 14, 2025
- Metrolinx, March 14, 2025
- Bell, March 14, 2025
- Trans-Northern Pipelines Inc., March 17, 2025
- Halton Police, March 26, 2025
- Enbridge Gas, April 1, 2025
- Conservation Halton April 9, 2025

The following materials were identified as requirements for a Complete Application to support the proposed development's application for Site Plan Approval and are included within the overall submission package:

#	Submission Material	Prepared By
1	Cover Letter	Powell Planning & Associates
2	Pre-Consultation Comment Response Matrix	Powell Planning & Associates – responses provided by applicable members of consultant team
3	Application Form for Site Plan Approval (and applicable processing fees)	Powell Planning & Associates/Landowner
4	Site Plan	Cuadro Arch Ltd.
5	Elevations and Floor Plans	Cuadro Arch Ltd.
6	Detailed Letter of Use	Landowner
7	Detailed Civil Engineering Plans	Trafalgar Engineering Ltd.
8	ESA Phase 1 & Letter of Reliance	Soil-Mat Engineers & Consultants Ltd.
9	Functional Servicing & Stormwater Management Report	Trafalgar Engineering Ltd.
10	Noise & Vibration Study	SS Wilson Associates
11	Lighting & Photometric Plan	Optimal Engineering
12	Geotechnical/Hydrogeological Reports & Letter of Reliance	Trafalgar Engineering Ltd.
13	Construction and Mobility Management Plan	Trafalgar Engineering Ltd.



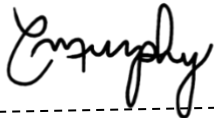
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14	Pre-development CCTV inspection of receiving storm system	Trafalgar Engineering Ltd.
15	Vehicle Turning Plan	LMM Engineering Inc.
16	Arborist Report	adesso design inc.
17	Tree Inventory and Protection Plan	adesso design inc.
18	Landscape Plan	adesso design inc.
19	Shoring Design Package	TEG Structures
20	Mechanical Design Brief (Cooling System)	Optimal Engineering

In trusting the enclosed documents satisfy the requirements that may be necessary for the City's review, we request that notice be provided on the status of completion of this submission of the application for Site Plan Approval as soon as time permits. We look forward to hearing from you at your earliest convenience and extend thanks for your assistance and ability to advise on next steps in the application process.

Respectfully submitted,



Carly Murphy, MPI.
Planner
Powell Planning & Associates