

Official Plan and Zoning Amendments

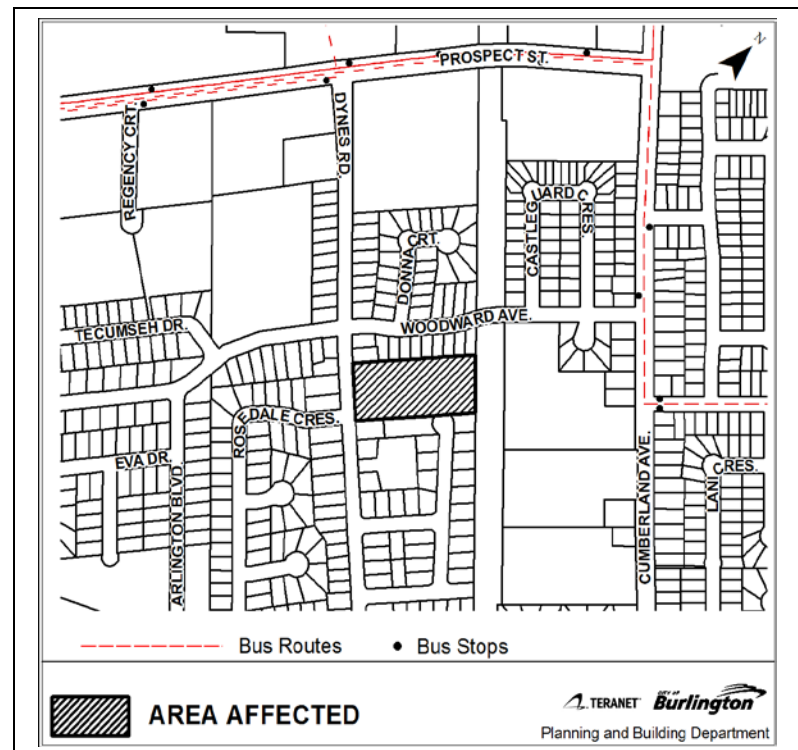
Application for 607 Dynes Road, Files: 505-04/16 and 520-10/16

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

Date: Thursday, October 13, 2016
Time: 6:00-8:00 PM
**Place: John Calvin Christian School,
607 Dynes Road, Burlington**

Proposal:

A Planning application has been made to amend the Official Plan and the Zoning By-law for a property off of Dynes Road in Burlington to permit the development of 23 townhouse units and one semi-detached unit, for a total of 25 residential units. The subject property contains both a church and a school. The church site will remain; the eastern portion of the site containing the school will be severed. Road access for the severed parcel will be from Maplehill Drive which is currently a cul-de-sac. The existing school will be demolished to accommodate the proposed development.



Further information is available at: www.burlington.ca/607dynes

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 Development & Infrastructure Committee of Council to approve or refuse the application. Your comments will form an appendix to a staff report about the proposed rezoning which will be posted on the City's web site. Notice of the Development & Infrastructure Committee public meeting to consider the applications will be sent to you later on.

**Your written comments should be submitted
by: October 21, 2016**

**To submit written comments, or for more
information, please contact:
Mark Hefferton, Planner II
(905) 335 7600 ext. 7860
e-mail: mark.hefferton@burlington.ca**

Please note that if you do not send in written comments about the application or speak at the public meeting, 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. For more information about this matter, including information about preserving your appeal rights, contact Mark Hefferton using the information on page 1 of this notice.

Site Summary:

Official Plan Designation:

Residential - Low Density: The objective of this designation is to provide Residential-Low Density areas, single-detached and semi-detached housing units with a density to a maximum of 25 units per net hectare.

This application is proposing 23 townhouse dwellings units and 2 semi-detached units fronting on a private road with a density of 46.3 units per hectare. An amendment to the Official Plan is required to redesignate the subject lands from the "Residential Low Density" to "Residential Medium Density".

Zoning By-Law Designation:

R3.1 (Low Density) Zone which permits single-detached dwellings only. The applicant is proposing to change the zoning to a medium density zone (a modified RM2 zone) to allow for the desired use.

Property Size:

0.54 hectares. The applicant would sever the existing parcel into two lots, redeveloping the school site.

Surrounding Land Uses:

- South: Maplehill Drive, Oakhurst Road, Willow Lane and low-density detached homes
- East: A Hydro Corridor with trailways, Assumption Catholic Secondary School and Cumberland Park
- North: Woodward Avenue, Tecumseh Park and low-density detached homes
- West: Dynes Road and low-density residential development

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 (905) 335-7642

