



Planning Application submitted by:

Millington & Associates Inc. on behalf of
Arianna Developments Inc.

Site Address - Ward 6

2154 Walker's Line

Planner on File

Name: Mariana Da Silva

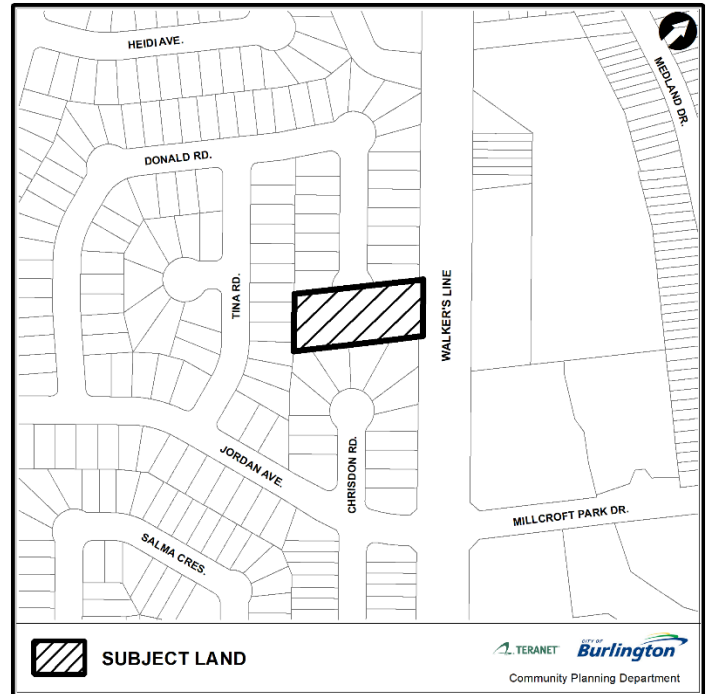
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Files: 520-02/22



What is Proposed?

Millington & Associates Inc. has applied on behalf of Arianna Developments Inc. to amend the Zoning By-law for the property located west of Walker's Line between Upper Middle Road and Dundas Street at 2154 Walker's Line in Ward 6.

The application proposes to amend the Zoning Bylaw to permit a nine (9) townhouse units of two (2) storeys in height on a private road with access to Walker's Line (as shown on the attached Concept Plan).

The subject land is currently designated 'Residential Low Density' in the City of Burlington Official Plan (1997), as amended and in the New Official Plan (2020). The applicable zoning of the subject lands is 'Residential Medium Density' (R2.3).

A site-specific 'Residential Medium Density' (RM2-517) zone has been proposed, with amendments including: reduced lot width; reduced density; reduced front and rear yard setback; reduced west and north yard setback abutting a R1, R2 or R3 zone; reduced landscape area abutting Walker's Line and to permit a transformer and noise wall to encroach; reduced south landscape buffer within 11m of Walker's Line and a hammer head to encroach; reduced rear landscape buffer; to permit the proposed noise wall to encroach into the north landscape buffer abutting a R1, R2 or R3 zone; increased fence height and a reduction to zero (0) visitor parking spaces.

Application materials are posted on the City's Development Project webpage at www.burlington.ca/2154walkers.

Public Meeting Information

You are invited to attend a Public Meeting to consider the recommendation report concerning the above mentioned applications.

City staff have reviewed the applications along with the comments from the public and technical agencies received to date. Staff will be recommending **approval** of the amendments to the City's Community Planning, Regulation and Mobility Committee.

This meeting will be held using a hybrid model, allowing members of Council, City staff and the public the option of participating remotely or in person at Burlington City Hall, 426 Brant St. This meeting will take place on:

Meeting Date – September 13, 2022

Time: 9:30 A.M.

Location: Virtual Meeting held in hybrid model
(See next page for Access Instructions)

Options for Participating in the Public Meeting

How to Obtain the Staff Report:

The staff recommendation report which contains a discussion and review of the applications, will be available for public review on Friday, September 9, 2022. The purpose of the report is to update all members of Council about the development proposal and recommend that Council **approve** the application. The report will be available on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Community Planning, Regulation and Mobility Committee. If you require a hard-copy of the report, please email the Clerks Department at clerks@burlington.ca to arrange pick-up.

Speaking at the Statutory Public Meeting as a Delegation:


To speak at the statutory Public Meeting, there are two options:

1. Pre-register to speak by noon the business day before the meeting is to be held. You can pre-register in one of the following ways:
 - a. complete the online delegation request form at www.burlington.ca/delegation;
 - b. submit a written request by email to the Office of the City Clerk at clerks@burlington.ca, or
 - c. phone 905-335-7600, ext. 7481.
2. Register during the Public Meeting.
 - a. If you are attending the meeting virtually, you can register to speak by emailing clerks@burlington.ca, as noted in the ticker tape that will be scrolling along the bottom of the live stream webcast of the meeting with registration information.
 - b. If you are attending the meeting in person, you can register to speak during the meeting by following instructions provided at the meeting.

Speakers are limited to a maximum of 10 minutes each and are webcasted online. If you have presentation materials, they must be submitted to Kristin Sprukulis, Committee Assistant at kristin.sprukulis@burlington.ca no later than noon, one business day before the meeting to allow for their distribution and review by all members of the Committee. Please note the content of all submissions is considered public and will be posted to the City's website.

To Watch the Public Meeting Online:

To watch the live stream webcast of the Statutory Public Meeting, please:

1. Visit the City of Burlington website at www.burlington.ca.
2. Click on the 'live stream' button 
3. You will be directed to the Council and Committee Meetings page. The 'Council and Committee Live Stream' link is located in the right column of the page.
4. Click on the link to view the virtual statutory Public Meeting in progress at the time listed on this Notice.

The live webcast can also be accessed on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Community Planning, Regulation and Mobility Committee and clicking the 'Video - Live' link.

Looking for more information?

You can access the City of Burlington's website for more information about the application. The application has its own webpage which contains additional material, including supporting studies that have been submitted by the applicant. This webpage will be updated throughout the process.

To access the webpage for this application please go to: burlington.ca/2154walkers.

To learn more about the planning process visit: burlington.ca/planningprocess

If you wish to be notified of the decision on the proposed Official Plan Amendment and/or proposed Zoning By-law amendment, you must make a written request to Jo-Anne Rudy, Committee Clerk, City of Burlington, City Hall, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6.

The Official Plan is the City's blueprint for the future. It includes policies to guide planning decisions made by the City. The Official Plan must be consistent with provincial and regional plans and policies.

Learn more at burlington.ca/newop

The Zoning By-law contains specific rules about how each property should develop and includes details like permitted uses, maximum heights, building setbacks, and lot coverage, etc.

Learn more at burlington.ca/zoning

Legal Notices: 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 Land Tribunal 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.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Burlington to the Ontario Land Tribunal but the 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 official plan amendment is adopted and/or the by-law is passed, the person or public body is not entitled to appeal the decision.

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 official plan amendment is adopted and/or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

CONCEPT PLAN



Application to amend the Zoning By-law to allow nine (9) townhouse units of 2-storeys in height.

 SUBJECT PROPERTY

File No. 520-02/22



Date: March 14, 2022
Community Planning Department