

Statutory Public Meeting

Application to amend the Zoning Bylaw

Applicant: Fellowship United Church

Addresses: 1350 Waterdown

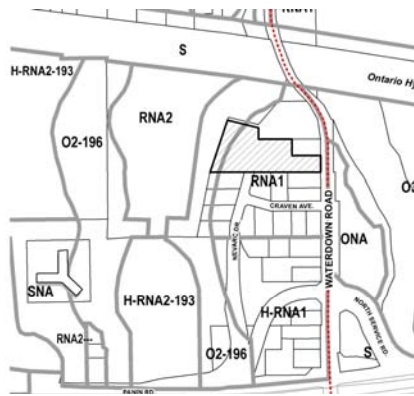
Date: January 12, 2016



Property under Application



Burlington Official Plan and Zoning



Existing Land Use Designation: North Aldershot – Infill Residential and Environmental Protection

Existing zoning: RNA1 & O2-196

Burlington Official Plan: North Aldershot: Institutional Uses

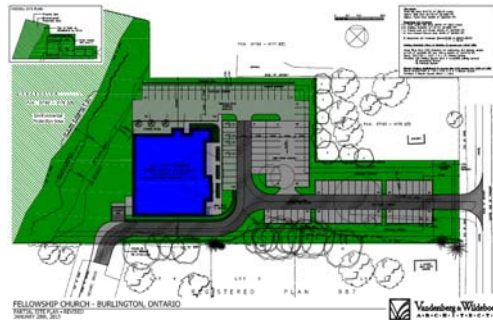
Institutional uses, including a Place of Worship, in North Aldershot should incorporate several design and natural area protection aspects.

These include:

- maximum impervious surface is not to exceed 40 per cent of the net developable area (excluding Environmental Protection Areas and public roads).
- maximum building height shall not exceed three storeys and shall not extend above the tree canopy.
- landscape buffers along the perimeter of the property boundary and within the grounds shall be employed to screen the visual impact of facilities from adjacent residences. The landscape buffers shall create a visual screen and be compatible with the natural landscape setting.



Development Proposal



Proposes to rezone to RNA1-exception to permit the development of a Place of Worship on the subject lands.



Public Consultation

- **A neighbourhood information meeting was held June 8, 2015.**
- **Public comments are attached as Appendix III to report PB-11-16**
- **General Themes:**
 - Provision of Sanitary Servicing for the residents of Craven and Nevarc.
 - Concern about increased traffic on Craven and Nevarc.
 - Concern regarding impacts of grading on adjacent properties.
 - Concern about proposed height of buildings.
 - Concern about construction practices.

Next Steps

- applicant requested to provide updates to the traffic brief, site plan and environmental report.
- staff to complete technical analysis and evaluation of application in light of applicable policy framework
- a staff report with recommendations on the applications is anticipated in Winter 2015/2016.

