



### Application Submitted

The City of Burlington is looking for your feedback on a development application in your area.

### Planning Application submitted by:

Bloomfield Developments Inc.

### Site Address – Ward 4

143 Blue Water Place &

105 Avondale Court

**Files:** 510-01/19 & 520-04/19

[www.burlington.ca/BluewaterAvondale](http://www.burlington.ca/BluewaterAvondale)

### Planner on File:

**Name:** Rebecca Lau

**Phone:** 905-335-7600 ext. 7860

**E-mail:** [rebecca.lau@burlington.ca](mailto:rebecca.lau@burlington.ca)

### What is Proposed?

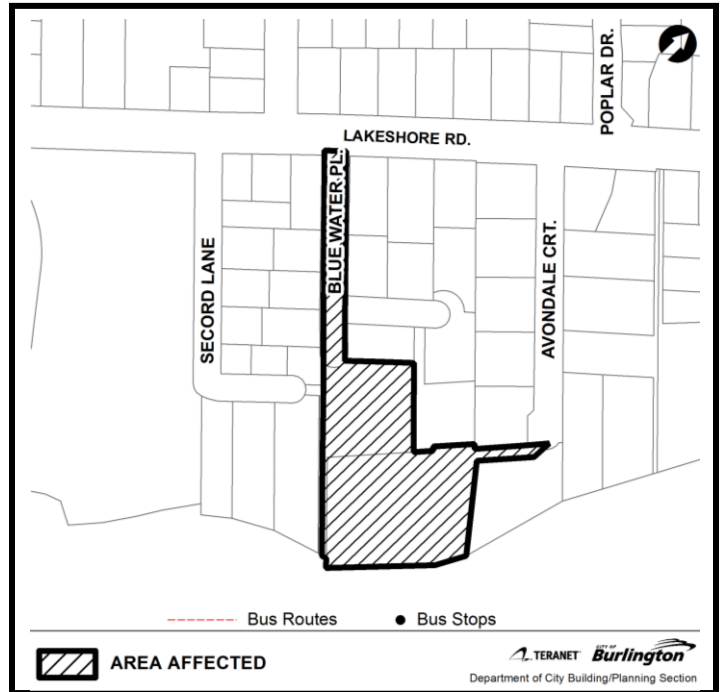
A private land owner has made an application to change the zoning and subdivide the lands located at 143 Blue Water Place & 105 Avondale Court.

This will allow 8 single detached dwellings, a public street, and a public waterfront trail to be developed. The development will have a density of 12.9 units per net hectare.

Blue Water Place is currently a private laneway and is proposed to be reconstructed and transferred to the City as a public road. Private services under this road will be replaced by municipal water and sanitary service, and reattached to existing private services on adjacent properties.

Lands are also proposed to be dedicated to the City for a waterfront trail and for the protection of an existing creek.

The proposed detached dwellings will be two storeys in height. The rezoning application is to allow smaller lot areas, lot widths, setbacks, and greater lot coverage and dwelling depths than currently permitted.



### Written Comments:

No decisions about this application have been made yet. We are asking for your feedback before we make a recommendation to the Planning and Development Committee of Council to either approve or refuse the application. Any written comments you may have about the proposal can either be mailed or e-mailed to the planner assigned to this file. Your comments will be included in the staff report about the application which will be posted on the City's web site.

**To submit written comments, or for more information, please contact:**

#### Department of City Building

P.O. Box 5013, 426 Brant St.  
Burlington, ON, L7R 3Z6

**Attn:** Rebecca Lau

**Phone:** 905-335-7600 ext.7860

**E-mail:** [rebecca.lau@burlington.ca](mailto:rebecca.lau@burlington.ca)

**Your written comments should be submitted by: May 31, 2019**

## Site Summary

**Property Address:** Ward 4, 143 Blue Water Place & 105 Avondale Court

**Property Size:** 1.6 ha

### Existing Official Plan designation:

“Residential – Low Density”, which permits single-detached homes with a maximum density of 25 units per net hectare.

### Existing Zoning By-law designation:

“Residential – Low Density (R1.2)”. Single detached dwellings are permitted.

### What is proposed to change?

The proposed development does not meet the minimum required lot area, lot width and setbacks, and exceeds the maximum permitted lot coverage and dwelling depth regulations of the R1.2 zone. A Zoning By-law Amendment application has therefore been submitted.

A plan of subdivision has been submitted to create the new lots.

## Looking for more information?

You can access the City of Burlington’s website for more information about this 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 and will include information about a future Public Meeting.

To access the webpage for this file please go to: [www.burlington.ca/BluewaterAvondale](http://www.burlington.ca/BluewaterAvondale)

To learn more about the planning process visit: [burlington.ca/planningprocess](http://burlington.ca/planningprocess)

---

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/en/services-for-you/official-plan.asp](http://burlington.ca/en/services-for-you/official-plan.asp)

---

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.

Learn more at [burlington.ca/zoning](http://burlington.ca/zoning)

If a person or public body would otherwise have an ability to appeal the decision of the City of Burlington to the Local Planning Appeal 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 zoning 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 zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. For more information about preserving your appeal rights, contact the Planner on file using the contact information in this notice.


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 a Local Planning Appeal 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. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642.

Sketch No. 2  
DETAIL SKETCH

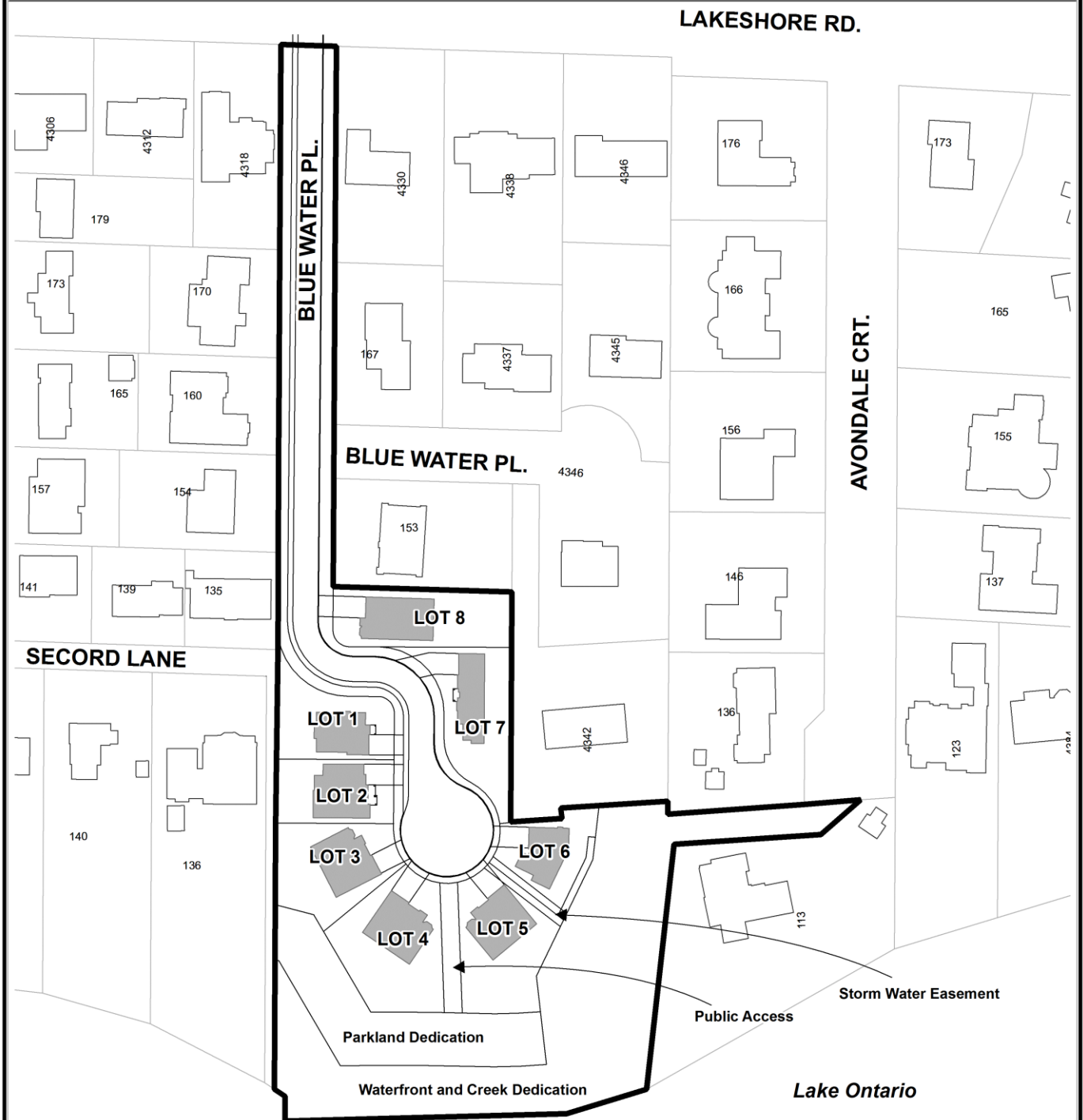


Applications for a plan of subdivision and to amend the Zoning By-law for 143 Blue Water Place and 105 Avondale Court to allow the creation of 8 lots for single detached dwellings, and blocks for a public road and waterfront trail.

 SUBJECT PROPERTY

 PROPOSED 2 STOREY DWELLING

File Nos. 510-01/19 &  
520-04/19



Date: May 01, 2019  
Department of City Building/Planning Section

