



Application Submitted

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

Planning Application submitted by:

IBI Group Inc.

Site Address – Ward 4

1860, 1880 and 1900 Appleby Line

Files: 520-01/19

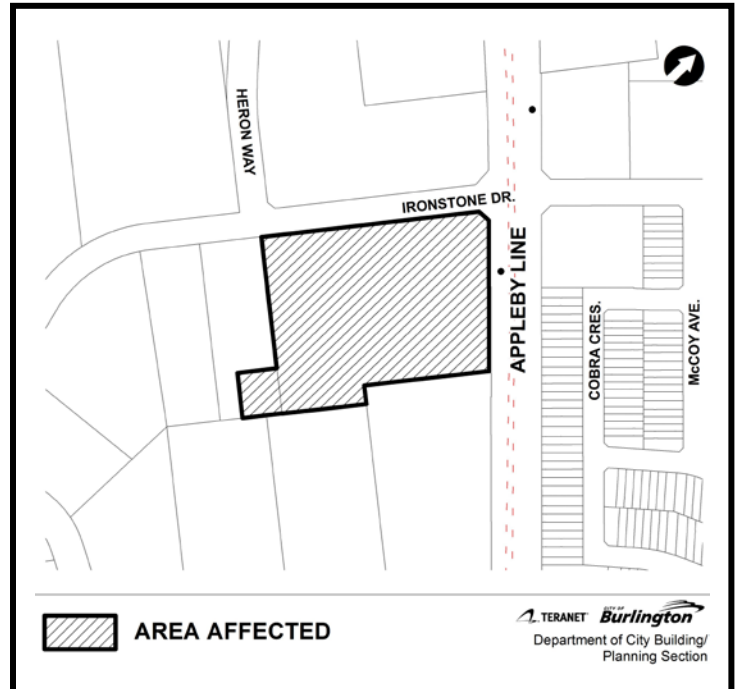
www.burlington.ca/1900Appleby

Planner on File:

Name: Lauren Vraets

Phone: 905-335-7600 ext. 7536

E-mail: lauren.vraets@burlington.ca



What is Proposed?

A private land owner has made an application for a Temporary Use By-law for the property located at 1860, 1860 and 1900 Appleby Line.

This will recognize the existing retail and service commercial uses on the property as permitted uses for a temporary period of time, not to exceed 3 years.

The property is developed with an existing retail and service commercial plaza containing restaurants, office uses, commercial uses and retail uses. The property owner had received approval for these uses through a variance application in 2014 which required the development of a 4-storey office building on the property within 5 years. The office building has not been constructed and the owner has requested a Temporary Use By-law in order to allow the continued use of the property and to extend the timeframe for development of the office use.

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: Lauren Vraets

Phone: 905-335-7600 ext. 7536

E-mail: lauren.vraets@burlington.ca

Your written comments should be submitted by: March 1, 2019

Site Summary

Property Address: Ward 4
1860, 1860 and 1900 Appleby Line
Property Size: 2.2 ha.

Existing Official Plan designation:

Uptown Employment
Uptown General Employment

Existing Zoning By-law designation:

Uptown Employment (UE)
Employment General (GE1)

What is proposed to change?

There is no proposed change to the existing buildings or uses that currently operate on the property. The Temporary Use By-law will allow these uses to continue while the land owner plans for the development of additional office use on the site.

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: burlington.ca/1900Appleby

To learn more about the planning process visit: 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/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.

Learn more at 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.

Detail Sketch

