

Planning Application for: 961 & 970 Zelco Drive and 4425 South Service Road File: 520-06/20

As you may remember from the previous Notice letter that was mailed on July 6, 2020, the City of Burlington has received (an) application(s) from Urban Solutions Planning and Land Development Consultants to rezone the subject lands located on 961 & 970 Zelco Drive and 4425 South Service Road as shown on the sketch below.

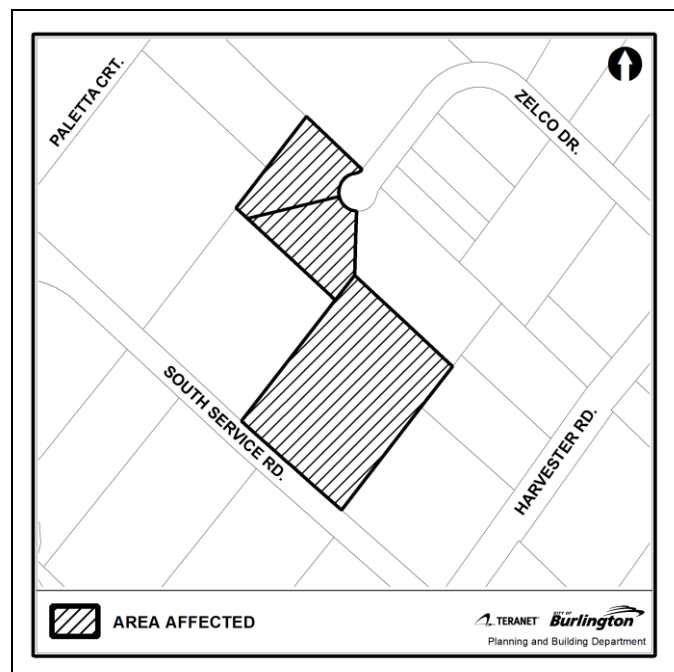
The purpose of this application is to amend the Zoning By-law for the subject lands to permit a *Motor Vehicle Wrecking Yard* within the existing zone. The property owner is currently operating a metal recycling facility on the subject lands with the aim of providing motor vehicle wrecking services as defined by Burlington Zoning By-law 2020.

The property is currently designated “Employment Lands – General Employment” within the city’s Official Plan. This designation permits a broad range of employment and office uses, including industrial and limited retail uses with a separation from sensitive land uses such as residential uses.

The property is currently zoned “General Employment (GE1)” which permits office and industrial uses including a recycling facility, however a *Motor Vehicle Wrecking Yard* is a prohibited use.

Burlington Community Planning staff have reviewed this application along with the comments received from the public and technical agencies to date. Staff will be recommending **approval** of the amendment to the City’s Planning and Development Committee of Council.

Location of Proposal



Public Meeting Information

You are invited to attend a Public Meeting to consider the recommendation report concerning the above mentioned application. This meeting will take place on:

Date: Thursday January 14, 2021
Start Time: 9:30 am
Location: City Website – www.burlington.ca

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. To access the webpage for this file please go to: www.burlington.ca/961zelcodrive.

How to Obtain the Staff Report:

The staff recommendation report which contains the proposed zoning by-law amendment as well as discussion and review of the application, will be available for public review on January 7, 2020. The report will be available on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Planning and Development Committee.

Speaking at the Meeting (delegation):

If you wish to make a delegation to the Planning and Development Committee regarding the(se) application(s) please register online at www.burlington.ca/delegation or contact Jo-Anne Rudy, Committee Clerk at (905) 335-7600 Ext. 7413 or Jo-Anne.Rudy@burlington.ca. Speakers are limited to a maximum of 10 minutes each and are webcasted online.

Also, if you have presentation materials, they must be submitted to Ms. Rudy by noon the 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 to be public and will be posted to the city's website.

Additional Notice:

Should you wish to be notified of City Council's decision to approve, refuse, or approve with modification this application, or of any subsequent Local Planning Appeal Tribunal appeal of this matter, you must submit a written request to the Clerk's Department to the attention of Jo-Anne Rudy.

If you do not include your name and address with written comments about the application or speak at the public meeting, you may not be able to appeal the decision of Council to the Local Planning Appeal Tribunal 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 Mariana Da Silva, Planner I, using the contact information below.

If you have any questions about this application, please contact me.

Yours truly,



Mariana Da Silva – Planner I

Phone: 905-335-7600 Ext.7536

Email: mariana.dasilva@burlington.ca

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 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.

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.

