



**APPLICATION FOR
AN OFFICIAL PLAN AMENDMENT and/or ZONING BY-LAW AMENDMENT
under Subsection 22(1) and/or 34 of the Planning Act
(A PRIVATELY INITIATED APPLICATION)**

NOTE TO APPLICANTS:

This application form is to be used to request amendments to the land use designation(s) (City Official Plan and/or zoning) for a specific property. In this form, the term "subject land" means the land that is subject of the proposed amendment. It is also to be used for any proposal to amend existing approved Official Plan policy.

N.B. If this application is being made concurrently with a Draft Plan of Subdivision or condominium, PLEASE USE THE ADDITIONAL APPLICATION FORM which can be obtained from the City of Burlington.

Completeness of the Application:

The information in this application form that must be provided by the applicant is indicated in *italics*. This information is prescribed in Section 6 and the Schedule to Ontario Regulation 543/06 and 545/06 made under the Planning Act, and by Municipal By-law. **This prescribed information must be provided along with the appropriate fee.** If the prescribed information and fee are not provided, the City will return the application or refuse to further consider the application until the prescribed information and the fee are provided.

The Planning Act also allows for the City to "require" by By-law, additional information (eg. Technical information and reports) that will assist in the planning evaluation of the proposal. To ensure the quickest and most complete review, this "required" information should be submitted along with the prescribed information. All applicable questions should be answered or identified as Not Applicable with an explanation as to why. In the absence of the required information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result the proposal may be denied.

Submission of the Application:

The Applicant must consult with City and Regional Planning staff (Pre-consultation Meeting) prior to submission of the following:

- Preconsultation Agreement completed in conjunction with appropriate Planning staff
- 8 copies of the completed application form (including 1 with original signatures)
- 8 copies of the information/reports as required on the Preconsultation form and the application form. The nature of the information/reports varies with the type of land uses proposed and the existing land use and topographic features. (In addition, please provide a CD containing PDF versions of all technical reports.)
- Drawing information as required by the City, in the form of 8 hard copies and one Autocad or GIS Shape File on CD.

This information will be used to consult with various interested agencies. Where the scale or nature of the land use changes appear to require a large number of agencies to be consulted, additional copies of the application may be required.

Contact the Planning Department for the City of Burlington at (905) 335-7642 to set up a Pre-consultation meeting before completing this application form.



**Application for Planning Document Amendment:
Official Plan and Zoning By-law**

Office Use Only

Date Received	Date Complete	File No(s)	Fee(s) Paid
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Application For:

<input type="checkbox"/>	City Official Plan
<input checked="" type="checkbox"/>	Zoning By-law

1.0 APPLICANT INFORMATION

1.1 Complete the information below and indicate one contact as the Prime Contact (PC). All communications will be directed to the Prime Contact Michael Lipkus - IBI Group (give name).

NAME	ADDRESS	PHONE/FAX
Registered Owner(s)* <i>Halton District School Board</i>	2050 Guelph Line Burlington, Ontario L7P 5A8	Bus. 905-335-3665 x.3375
		Fax
		E-Mail/www: <i>renzellad@hdsb.ca</i>
		Home
Applicant(s) <i>IBI Group - Michael Lipkus</i>	55 St. Clair Avenue West Toronto, ON M4V 2Y7	Bus. (416)-596-1930 x.61329
		Fax (416)-596-0644
		E-Mail/www: <i>michael.lipkus@ibigroup.com</i>
		Home
Agent (eg. Planning Consultant) <i>same as above</i>		Bus.
		Fax
		E-Mail/www:
		Home
Solicitor		Bus.
		Fax
		E-Mail/www:
Other (Specify)		Bus.
		Fax
		E-Mail/www:

* if a numbered company, please give name and phone number(s) of principal owner (or president)

2.0 LOCATION OF PROPERTY

Lot(s)/Block(s) <i>Part of Lot 4</i>	Concession <i>1, S.D.S</i>	Registered Plan No. <i>20M-857, 20M-794</i>
Reference Plan No.	Part(s)	Parcel No.
Former Township <i>Nelson</i>	Municipal Address <i>5209 Stonehaven Drive</i>	
Assessment Roll #:		

2.1 Particulars of the Subject Land: (in metric units)

Frontage <i>62.6m</i>	Depth <i>104.2m</i>	Area <i>8,716.2sq.m (0.87ha)</i>
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3.0 EXISTING AND PREVIOUS USES OF THE SUBJECT LANDS

3.1 What is the existing use of the subject lands? *Vacant*

3.2 What is the length of time the existing uses of the subject land have continued? *+ 10 years*

3.3 What were the previous uses of the subject land, if known? *Landscaping Company*

3.4 List any existing Buildings or Structures on the Property

Buildings or Structures	*all Yard Setbacks				No. of Storeys	Building Height	*Ground Floor Area
	Front	Rear	Side	Side			
<i>N/A - site currently vacant</i>							

* Zoning applications only

3.5 Is the Subject Land (or Buildings) subject to a Demolition Control By-law or is it either Designated or identified for possible Designation under the Ontario Heritage Act?

YES _____ NO *X*

(If yes, it is possible that a Heritage Permit Application will be required. Please consult with Planning Staff.)

4.0 PROPOSED USE OF THE SUBJECT LANDS (please attach any additional information on a separate page)

4.1 What is the Proposed use of the Subject Lands? 10 Residential - Detached Dwellings and 8 Residential - Street Townhouses

4.2 List any Proposed Buildings and Structures

Buildings or Structures	*all Yard Setbacks				No. of Storeys	Building Height	*Ground Floor Area
	Front	Rear	Side	Side			
Detached Dwellings	5.5m	7m	1.2m	0.6m	2	Unknown	Unknown
Townhouse Dwellings	5.5m	7m	0.8m	1.2m	2	Unknown	Unknown

* Zoning applications only

4.3 Indicate Land Uses on Abutting Properties

North Dundas Street and industrial uses (Dufferin Concrete, Forterra Brick)

South Single detached and street townhouse residential dwellings

East Institutional - John William Boich Public School

West CN Rail Corridor and Commercial uses located west of the railway.

4.4 Will the requested amendment or rezoning alter all or any part of the urban planning area boundary or the boundary of a rural settlement area?

YES _____ NO X

If YES, list the current Official Plan policies dealing with the alteration or establishment of an area of settlement.

4.5 Will the requested amendment or rezoning remove the subject land from an Employment Lands or Mixed Use Corridor –Employment Oriented designation, as outlined in the Official Plan?

YES _____ NO X

If YES, list the current Official Plan policies dealing with the removal of land from an area of employment.

5. TYPE OF PROPOSED AMENDMENT

Check the appropriate boxes and complete the section(s). Depending on the purpose of the proposed plan amendment, more than one box may need to be checked.

5.1 An official plan amendment that proposes to add new policy or to change, delete, or replace an approved Official Plan policy

a) Describe the purpose of the proposed amendment

b) Identify the policy to be changed, replaced or deleted

c) What is the current official plan land use designation on the subject land?

d) What land uses are permitted by the current official plan designation on the subject land?

e) What land uses would be permitted by the proposed official plan amendment on the subject land?

5.2 An official plan amendment that proposes to change or replace the approved Official Plan land use designation on the subject land.

a) What is the current official plan designation of the subject land?

b) What land uses are permitted by the current designation on the subject land?

c) What is the proposed designation on the subject land?

d) What land uses will be permitted by the proposed designation on the subject land?

5.3 Justification

Provide justification for this application to amend the Official Plan and/or Zoning By-law. (Attach a separate report if necessary). *Attach the text of any requested Official Plan amendment and the amended Official Plan schedule as required.*

In the case of an Official Plan Amendment, the applicant is required to provide complete planning evidence outlining the justification for the amendment. This should address, but not be limited to, why the proposed change is desirable and how it relates to the overall goals and objectives of the Burlington Official Plan, Region of Halton Official Plan, Comprehensive Provincial Policy Statement and any applicable Provincial Plans. Further studies may be required by the applicant depending on the nature of the application.

6.0 ZONING DESIGNATION

***This Section MUST be completed when applying for Zoning By-law Amendment**

- 6.1 What is the existing Zoning designation on the subject lands? Development (D) & Residential (Orchard Community) - RO3
- 6.2 What is the proposed Zoning designation on the subject lands? RO3 with Site Specific provisions
- 6.3 What land uses will be permitted in the proposed designation? Detached Dwellings, Semi-Detached Dwellings, Duplex, Triplex, Fourplex, Street Townhouses
- 6.4 What is the reason for the proposed rezoning? To apply the RO3 Zone for the entire subject property and include site-specific provisions to permit the proposed detached and townhouse dwelling units.
- 6.5 What is the minimum and maximum density requirement in the existing zoning?
No density requirement for 'D' zone and 50% lot coverage for 'RO3' zone
- 6.6 What is the minimum and maximum height requirement in the existing zoning?
Max. 2.5 Storeys or 13m for 'D' zone and Max. 2 Storeys or 11.5m for 'RO3' zone
- 6.7 Is the subject land within an area where zoning with conditions applies? Is so, explain how the application conforms to the Official Plan policies relating to zoning with conditions.
N/A - No zoning conditions apply to the subject lands
- 6.8 Attach to your application a sketch showing, in metric units:
- a) The boundaries and dimensions of the subject land;
 - b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 - c) The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of creeks, wetlands, wooded areas, wells and septic tanks) that are located on the subject land or on land that is adjacent to it, and in the applicant's opinion may affect the application;
 - d) The current uses of land that is adjacent to the subject land;
 - e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way; and
 - f) The location of any easements affecting the subject land.

7.0 STATUS OF OTHER PLANNING APPLICATIONS

7.1 Are there any existing, or have there been previous application made under the Planning Act or the Planning and Development Act, such as for approval of an official plan amendment, zoning by-law, plan of subdivision, a minor variance, a Minister's zoning order amendment or a site plan or for a consent that involves the land:

- a) that is the subject land? YES NO _____
- b) that is within 120 metres of the subject land? YES NO _____
- c) If YES to a) or b), list below or attach on a separate page:

The type of application(s) and the file number(s) _____

Subdivision and ZBLA applications for Orchard East Community. File number unknown.

The legal description of the land that is the subject of the application(s) Unknown

The purpose of the application(s) and the effect of the application(s) on the proposed official plan amendment,
Applications to permit the development of a residential subdivision. No official plan amendment required for the proposal.

The status of the application(s) Approved- subdivision is built

7.2 Has the subject land ever been the subject of a Minister's Zoning Order? If so, please note the Ontario Regulation number of that order: No

8.0 REGIONAL OFFICIAL PLAN NOT APPLICABLE

8.1 What is the current designation of the subject land in the Regional Official Plan?

8.2 Explain how the proposed City Official Plan amendment conforms to the above plan, if applicable.

8.3 Has a Regional Official Plan Amendment been applied for? YES _____ NO X

9.0 PROVINCIAL PLANS AND POLICIES

9.1 Is the subject land within an area designated under any of the following Provincial Plan(s)?

Greenbelt Plan _____ Niagara Escarpment Plan _____

Growth Plan for the Greater Golden Horseshoe X Parkway Belt West Plan _____

9.2 Explain how the requested amendment or rezoning conforms to or does not conflict with the applicable Provincial Plan(s) (Incorporate as part of Planning Justification Report if possible)

The requested Zoning By-law Amendment will allow the lands to be fully developed to permit residential uses, as only a portion of the lands are zoned to permit residential development. The Growth Plan encourages suitable residential development to support projected population growth and encourage growth within built-up areas of municipalities, and in locations which are along or adjacent to existing community and underground infrastructure services. The Orchard East Community is fully built and serviced, and provides existing community services in the form of parks and schools. The site is further serviced by public transit routes, and existing employment and commercial areas are located adjacent to the subject lands, further encouraging the development of complete communities. Additional residential development will utilize these existing services.

Further detail is provided in the enclosed Planning Justification Report.

9.3 Explain how the requested amendment or rezoning is consistent with the Comprehensive Provincial Policy Statement. (Incorporate as part of Planning Justification Report if possible)

The requested Zoning By-law Amendment will facilitate the development of detached and townhouse dwellings, offering a range and choice of new housing within the City of Burlington. The proposed development, located within an urban area of the City, will help to minimize land consumption and servicing costs through development on a vacant parcel of land within an existing residential subdivision. The proposed housing composition efficiently uses land through ~~proposing both detached and townhouse dwellings and provides housing where infrastructure and public service facilities are available.~~

Further detail is provided in the enclosed Planning Justification Report

10.0 SERVICING

10.1 Does the proposed amendment(s) conform to the approved servicing and phasing policies or servicing schedule in the Local and Regional official plans? YES X NO _____

10.2 Indicate the proposed servicing type for the subject land.

a. Water Supply

Piped Water Private Well Other, Specify _____

b. Sewage Disposal

Sanitary Sewer Septic Tank Other, Specify _____

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, include with this application:

- a. a servicing options report; and
- b. a hydrological report

10.3 Road Access and/or Frontage

Please Specify Road Type (eg. Open Municipal Road, Regional Road, Provincial Highway, Private Road)

Open Municipal Road - Stonehaven Drive and extension of Bird Blvd.

Name of Road Stonehaven Drive and Bird Blvd.

10.4 Storm Drainage

Indicate the proposed Storm Drainage System (eg. sewers, ditches, swales)

Sewers

10.5 Is the proposed plan amendment consistent with the recommendations of the watershed plan, if any?

YES X NO _____

10.6 Does the proposed plan amendment conform to the master drainage, sub-watershed or shoreline management plan, if any?

YES X NO _____

Official Plan Amendment/Rezoning File No. _____

CITY OF BURLINGTON

DECLARATION

This must be completed by the Applicant for the proposed development site.

I, Michael Lipkus of the City of Toronto
(name of applicant) (name of City, Town, Township, etc.)

in the Region/County/District of _____ do solemnly declare that all of the statements
contained in the application for zoning by-law amendment

(description)


and all supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act".

Declared before me at:

The City of Toronto in the
Region/County/District of _____
(municipality)

Province of Ontario this 10th day of
July, ~~2003~~ 2017 (go)


Signature of Applicant
Michael Lipkus
Please Print Name of Applicant


Commissioner of Oaths
**Jennifer Jane Oether, Notary Public,
City of Toronto, limited to the attestation
of instruments and the taking of affidavits,
for IBI Group and its affiliates.
Expires 20th day of May 2018.**

OWNER'S AUTHORIZATION (If the Owner is NOT the Applicant)
(If Multiple Owners, An Authorization Letter From Each Owner Is Required)


PLEASE PRINT

If an agent is employed, the owner(s) must complete the following (or provide similar authorization on the face of the draft plan):

I, (we) Halton District School Board
being the _____

(name(s) of owner, individuals or company)
registered owner(s) of the subject lands, hereby authorize IBI GROUP

(name of agent)
to prepare and submit an Official Plan Amendment and/or rezoning (if applicable) for approval.

 _____ 17 May 2017
Signature Day Month Year

