October 28, 2021

City of Burlington
Planning and Development Department
426 Brant Street
Burlington, ON L7R 2G2
Attention: Rebecca Lau, Kyle Plas

RE:

Salotto Building Group Inc.
4375 Millcroft Park Drive
Application for Draft Plan of Subdivision

Salotto Building Group Inc. ("Salotto") is the Owner of the lands located at 4375 Millcroft Park Drive ("Subject Lands") in the City of Burlington. We are pleased to submit this Draft Plan of Subdivision Application for the proposed development of 30 single-detached residential homes and a proposed new 18 metre public road.

The Subject Lands are designated Residential – Low Density in the City of Burlington Official Plan and are zoned R3.2 under the City of Burlington's Zoning By-law 2020. The proposed development conforms to the City's Official Plan policies and is consistent with the City's Zoning By-Law provisions for the Subject Lands.

The proposed lot frontages range between 15.3 metres to 19 metres with an average lot width of approximately 15.3 metres. The proposed lots are rectangular and have a minimum lot depth of 32 metres to a maximum depth of 42 metres. The lot areas range between 495 square metres to over 1,000 square metres. The proposed subdivision will provide lot sizes and housing types which are in keeping with the fabric of the surrounding existing residential lots and community.

All proposed lots would be accessed by a new proposed public local road in a crescent shape with sidewalks flanking both sides of the road. A proposed pedestrian pathway will connect the Subject Lands to the neighbouring Taywood Park.

A pre-application consultation meeting was held with City of Burlington and Halton Region staff members on June 23, 2021 to discuss the proposed development application and determine the required reports/studies for an application.

Furthermore, a virtual pre-application community meeting was held on September 23, 2021 to present the proposal to the public/community and to gain feedback/comments for consideration. The community meeting was attended by City of Burlington Staff, Councilor Angelo Bentivegna, Mayor Marianne Meed Ward, as well as the Salotto team members, and a number of local residents.

In support of the proposed development and in accordance with the submission requirements identified at the PAC meeting, the following documents and plans are submitted:

1) Development Application Form;

2) Receipt of Payment for the Application Fees to the City and the Region;
3) Draft Plan of Subdivision, dated October 14, 2021, prepared by KLM Planning Partners Inc.;
4) Area and Frontage Certificate, dated October 25, 2021, prepared by Schaeffer, Dzaldov, Bennett Ltd.
5) Boundary and Topographic Survey, dated August 11, 2021, prepared by Schaeffer Dzaldov Bennet Ltd.;
6) Parcel Register (PIN), dated October 21, 2021;
7) Planning Justification Brief, dated October 28, 2021, prepared by KLM Planning Partners Inc.;
8) Arborist Report, dated October 25, 2021, prepared by SBK Landscape Architecture;
    - Tree Inventory and Preservation Plan (L100), dated October 25, 2021, included in Report;
    - Landscape Plan (L100), dated October 25, 2021, included in Report;
9) Functional Servicing & Stormwater Management Report, dated October 2021, prepared by GEI Consultants;
    - Construction and Mobility Management Plan (601), dated October 19, 2021, included in Report;
    - Extra set of complete Engineer Drawings included;
10) Noise Impact Study, dated October 20, 2021, prepared by J.E Coulter Associated Ltd.;
11) Transportation Impact Study, dated October 2021, prepared by LEA Consulting Ltd.;
12) Geotechnical Report, dated April 9, 2021, prepared by Toronto Inspection Ltd.;
13) Phase 1 Environmental Site Assessment, dated August 26, 2021, prepared by Toronto Inspection Ltd.;
14) Environmental Site Screening Checklist, dated September 2, 2021;
15) Historic Water Wells and Septic Systems Report/Survey, dated August 26, 2021, prepared by Toronto Inspection Ltd.;
16) Reliance Letter to the City of Burlington and Halton Region, dated October 6, 2021, prepared by Toronto Inspection Ltd.

We trust everything is in order to begin circulation and review of this application. Should anything further be required, please contact the undersigned.

We look forward to working with you on this project.

Sincerely,
SALOTTO BUILDING GROUP INC.

Lisa La Civita, MCIP, RPP
Development Manager, Armland Group