CITY OF Burlington

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

Office Use Only

Date Received	File No(s)

Application For:

X	*City Official Plan*
X	*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.

NAME	***ADDRESS***	***PHONE/FAX***
*Registered Owner(s)** 1511 Old Plains Road West Inc.	3170 Harvester Rd., Suite 200 Burlington, ON L7N 3W8	*Bus.* 905-777-0000 ext. 111 *Fax* *E-Mail/www:* elisha@nhdg.ca *Home* Cell: 905-510-8797
Applicant(s) 1511 Old Plains Road West Inc.	3170 Harvester Rd., Suite 200 Burlington, ON L7N 3W8	*Bus.* 905-777-0000 ext. 111 *Fax* *E-Mail/www:* elisha@nhdg.ca *Home* Cell: 905-510-8797
Agent (eg. Planning Consultant) **PC** GSP Group Inc. Attn: Sarah Knoll	162 Locke Street South, Suite 200 Hamilton, ON L8P 4A9	*Bus.* 289-778-1430 *Fax* *E-Mail/www:* sknoll@gspgroup.ca *Home* Cell: 289-776-6445
Solicitor Scarfone Hawkins LLP		*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

Municipal Address 1497-1511 Old Plains Road West		
Lot(s)/Block(s)	*Concession*	*Registered Plan No.*
Reference Plan No.	*Part(s)*	*Parcel No.*
Assessment Roll #:	Legal Description: PARK LOTS 1 &: 2 AND PART OF THE UNOPENED ROAD ALLOWANCE ADJACENT TO PARK LOTS 1 & 2 and part of THE UNOPENED ROAD ALLOWANCE BETWEEN PARK LOTS 2 & 3 REGISTERED PLAN 338 and part of THE ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2 Geographic TOWNSHIP OF EAST FLAMBOROUGH	

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

Frontage Old Plains Rd West: +/- 134.95m Plains Rd West: +/- 107.46m	*Depth* +/- 110m	*Area* +/- 1.15 ha

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? Approximately since 2019

3.3 What were the previous uses of the subject land, if known? Residential - Single detached dwellings

3.4 List any existing Buildings or Structures on the Property **N/A - There are no buildings/ structures on the property.**

Buildings or Structures	***Yard Setbacks***				***No. of Storeys***	***Building Height***	****Ground Floor Area***
	Front	***Rear***	***Side***	***Side***			

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? Residential townhouse development.

Please refer to the cover letter for further information regarding the proposed development.

4.2 List any Proposed Buildings and Structures

Buildings or Structures	**Yard Setbacks**				***No. of Storeys***	***Building Height***	****Ground Floor Area***
	Front	***Rear***	***Side***	***Side***			
75 Stacked townhouse units	4.2m (Old Plains Rd)	3.2m (to north lot line in Ph 2)	14m	3m (External)	3	+/- 11m	Refer to architectural drawing set included in submission

4.3 Indicate Land Uses on Abutting Properties

North Carpool parking lot

South Old Plains Road West, beyond this is a commercial RV centre.

East Plains Road West, beyond this are townhouses and single-detached dwellings

West Highway 6

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 X *NO* _____

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

Lands are within the Regional Official Plan Urban Area boundary. The proposed OPA brings the site into the urban area within the Burlington OP, including policies related to urban area, residential neighbourhood area, designated greenfield area, and residential medium density.

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 [X] *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?

North Aldershot - Commercial

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

Smaller scale retail, service commercial and personal uses; financial institutions and services; offices; standard restaurants, recreation, entertainment and community facilities such as libraries and day care centres.

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

"Urban Area" within Schedule A, "Residential Neighbourhood Area" within Schedule B, "Designated Greenfield Area on Schedule B-1, and "Residential Medium Density". Site Specific wording is to be included to allow for the future Residential use across the entirety of the site if and when the Parkway Belt West governance is removed.

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

Strictly residential 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.

Please refer to Sections 4, 5, and 6 of the Planning Justification Report included in this submission.

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? CNA - North Aldershot Commercial

6.2 What is the proposed Zoning designation on the subject lands? Site specific RM3

6.3 What land uses will be permitted in the proposed designation? Residential, retirement home

6.4 What is the reason for the proposed rezoning? To permit to the development of stacked townhouses on the subject lands.

6.5 What is the minimum and maximum density requirement in the existing zoning?

N/A - No minimum or maximum density requirements under the CNA zone. Commercial uses are only permitted.

6.6 What is the minimum and maximum height requirement in the existing zoning?

2 storeys or 8m maximum. Commercial uses are only permitted.

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.

The subject land is not within an area where zoning with conditions applies.

6.8 Include with your application a concept plan 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 X *NO* _____

b) that is within 120 metres of the subject land? YES _____ *NO* X

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) OPA: 505-04/18
ZBA: 520-04/18

The legal description of the land that is the subject of the application(s)
Legal Description: PARK LOTS 1 &: 2 AND PART OF THE UNOPENED ROAD ALLOWANCE ADJACENT TO PARK LOTS 1 & 2 and part of THE UNOPENED ROAD ALLOWANCE BETWEEN PARK LOTS 2 & 3 REGISTERED PLAN 338 and part of ~~THE ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2 Geographic TOWNSHIP OF EAST~~ FLAMBOROUGH

The purpose of the application(s) and the effect of the application(s) on the proposed official plan amendment,

Sought a site-specific amendment to the Official Plan and Zoning Bylaw to permit five self-storage buildings and an office building between one and two storeys in height.

The status of the application(s) Under Review

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: Rfc j_lbq _pc qs`hcar rm rfc ;N-piu_w @cjr Ucqr _lb ugrfgl 260-53 resulting gl lm bctcjmnment ml rfcsc j_lbq slrgj the Parkway Belt West emtcpl_lac gq pckmtcb.

8.0 REGIONAL OFFICIAL PLAN

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

Urban Area (Map 1), Parkway Belt Transportation Utility Corridor (constraint area)

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

Please refer to section 6.3 in the Planning Justification Report included in this submission.

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_____ Parkway Belt West Plan X

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)

Please refer to section 4.3 in the Planning Justification Report included in this submission.

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)

Please refer to Section 6.2 of the 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

[X] *Piped Water* [ ] *Private Well* [ ] *Other, Specify* _____

b. Sewage Disposal

[X] *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)

Old Plains Road West: Local Road
Plains Road West: Multi-Purpose Arterial

Name of Road Old Plains Road West and Plains Road West

10.4 Storm Drainage

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

Stormwater runoff will be captured by on-site catch basins, conveyed by internal storm sewers, and attenuated by orifice controls in conjunction with an underground storage tank. All storm flows from the site discharges to the existing 2.0x2.0m box culvert along Old Plains Road West as per pre-development conditions.

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 _____

CITY OF BURLINGTON

DECLARATION

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

I, 1511 Old Plains Road West Inc. *(name of applicant)* *of the* City of Burlington *(name of City, Town, Township, etc.)*

in the Region/County/District of Halton *do solemnly declare that all of the statements contained in the application* for lands municipally known as 1497-1511 Old Plains Road West *(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:

Burlington, Halton *(municipality)* *in the Region/County/District of*

Province of Ont. *this* 18th *day of* Dec., *20* 24

Ryan Paul Kett, a Commissioner, etc., Province of Ontario, for New Horizon Development Group Inc. and its associated companies. Expires February 12, 2027.

Signature of Applicant

1511 Old Plains Road West Inc.

Please Print Name of Applicant

Commissioner of Oaths

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) 1511 Old Plains Road West Inc. ***(name(s) of owner, individuals or company)***, ***being the registered owner(s) of the subject lands, hereby authorize*** GSP Group Inc. ***(name of agent)*** ***to prepare and submit an Official Plan Amendment and/or rezoning (if applicable) for approval.***

Signature

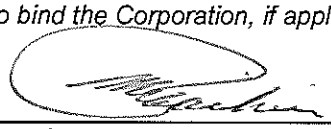
18/12/2024

Day *Month* *Year*

OWNER'S PERMISSION TO ENTER SITE

I, 1511 Old Plains Road West Inc. *(print owner's name), being the registered property owner of the above noted property, hereby irrevocably authorize and consent to the City of Burlington staff to enter upon the above noted property at any reasonable time for the purpose of evaluating the merits of this application.*

I have the authority to bind the Corporation, if applicable.



Owner's Signature

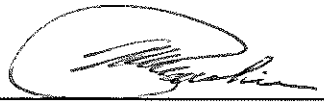
18/12/2024

Day *Month* *Year*

COMPLETE APPLICATION REQUIREMENTS

I, 1511 Old Plains Road West Inc. (name of applicant), declare that all of the following information specified has been submitted with this application.

- ☒ Pre-consultation Form completed in conjunction with appropriate Planning staff
- ☒ 8 copies of the completed application form (including 1 with original signatures)
- ☒ All required information/reports and number of copies specified on the Pre-Consultation Form including USB drives containing accessible PDF versions of all information/reports
- ☒ All digital files shall be named using the file naming protocol as specified on the Pre-Consultation Form.



Applicant's Signature

18/12/2024

Day Month Year

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.

APPLICANT'S CONSENT

In accordance with the provisions of the Planning Act, it is the policy of the City of Burlington to provide public access to all development applications and supporting documentation.

1511 Old Plains Road West Inc. (*print name of applicant or agent*) agrees and acknowledges that this application and any supporting material, including studies and drawings, filed with the application is public information, and forms part of the public record. As public information, 1511 Old Plains Road West Inc. (*the applicant or agent*) hereby consents to the City photocopying and releasing the application and supporting materials for either its own use in the processing of the application or at the request of any third party.

Signature

18/12/2024

Day Month Year

AUTHORIZATION FROM THE OWNER OF THE SUBSURFACE RIGHTS

if different from the Owner above

I, _____, owner of the subsurface rights for the subject property, am aware of this application and consent to it.

(signature) (date)

(address)

Telephone Number Facsimile Number

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

City of Burlington
Community Planning Department
426 Brant Street, Second Level
P.O. Box 5013
Burlington, Ontario
L7R 3Z6

Telephone Number: (905) 335-7642
Facsimile Number: (905) 335-7880
Internet Address: www.burlington.ca