CITY OF Burlington

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.

CITY OF Burlington

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

Office Use Only

Date Received	Date Complete	File No(s)	Fee(s) Paid

Application For: ☐ *City Official Plan* ☑ *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 Weston Consulting c/o Martin Quarcoopome (give name).

NAME	***ADDRESS***	***PHONE/FAX***
*Registered Owner(s)** Upper Middle Road Enclave Inc.	77 Cedar Ridge Road Gromley, ON, L0H 1G0	*Bus.* 416 617 9909 *Fax* *E-Mail/www:* selva@bloomfieldhomes.ca *Home*
Applicant(s) Selva Chelliah Bloomfield Developments Inc.	77 Cedar Ridge Road Gromley, ON, L0H 1G0	*Bus.* 416.617 .9909 *Fax* *E-Mail/www:* selva@bloomfieldhomes.ca *Home*
Agent (eg. Planning Consultant) Martin Quarcoopome Weston Consulting	201 Millway Avenue, Suite 19 Vaughan, ON, L4K 5K8	*Bus.* 905.738.8080 ext. 266 *Fax* 905.738.6637 *E-Mail/www:* mquarcoopome@westonconsulting.com *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)	*Concession*	*Registered Plan No.*
262, 263	1	20M824
Reference Plan No.	*Part(s)*	*Parcel No.*
	Lot 4	
Former Township	*Municipal Address*	
	5219 Upper Middle Road, 204 Georgina Court, 205 Georgina Court	
Assessment Roll #:		

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

(Combined Site)

Frontage	*Depth*	*Area*
101.2 metres	54.4 metres	5,024 metres square

3.0 EXISTING AND PREVIOUS USES OF THE SUBJECT LANDS

3.1 What is the existing use of the subject lands? Residential and

3.2 What is the length of time the existing uses of the subject land have continued? 1987

3.3 What were the previous uses of the subject land, if known? Unknown

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***			
5219 Upper Middle Road Dwelling	6.1m	22.4m	23.7m	31.8m	2		
5219 Upper Middle Road Brick Garage	15.95m	33.46m	13.28m	79.81m	1		
5219 Upper Middle Road Wood Shed	33.55m	17.80m	29.23m	63.39m	1		

* 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 ✓

(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: 8 freehold semi detached dwelling units and 14 condominium townhouses

4.2 List any Proposed Buildings and Structures

See Enclosed Concept Plan

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

* Zoning applications only

4.3 Indicate Land Uses on Abutting Properties

North Residential - single detached dwellings

South Institutional - Corpus Christi Secondary School

East Residential - Single Detached Dwellings and Townhomes

West Residential - Townhouses and Open Space

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* ✓

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*✓

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.

The Official Plan designates the subject lands as Residnetial- Medium Density. This designation permits ground and non-ground oriented dwelling units with a density ranging from 26-50 units per hectare. The proposed development (townhouses and semi-detached dwellings) is consistent with the policies of the Official Plan. Further justification is provided in the enclosed Planning Justification Report.

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? D and RM3-138

6.2 What is the proposed Zoning designation on the subject lands? Modified RO2 Zone

6.3 What land uses will be permitted in the proposed designation? Residential uses including 8 semi-detached dwelling units and 14 townhouses

6.4 What is the reason for the proposed rezoning? To allow for the proposed use which are permitted in the Official Plan

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

Not specified in the Zoning By-law

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

D zone - 2.5 storeys, RM3-138 - 3 storeys

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.

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) File # 510-08/00 Bronte Woods (Metro) Phase 1 Subdivision Agreement: 20M-824

The legal description of the land that is the subject of the application(s) Lot 8, 9 Plan 20M824 & Block 262 263 Plan 20M824 & Pt Lt 4 Con 1 As In 646694 (5219 Upper Middle Road)

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

The status of the application(s) _____

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: N.A

8.0 REGIONAL OFFICIAL PLAN

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

Urban Area

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

N.A

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

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_____*

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 rezoning does not conflict with the policies of the Growth Plan for the Greater Golden Horseshoe as it is supportive of an intensified development within the City of Burlington`s built-up area and is assisting in meeting its growth targets. Further, the proposed development completes the adjacent residential community by utilizing left over part blocks.

For further details please refer to the Planning Justification Report accompanying this 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 proposal supports a more efficient land use and will provide a greater range of residential uses to the site by introducing semi-detached and townhouse units, creating a more compact form of development that will facilitate intensification within Burlington`s built boundary. The increased residential density can be entirely supported by the existing and planned services and amenities in the area.

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 ✓ 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)
The subject lands will be accessed by open municipal road and a private road

Name of Road Georgina Court

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 _____ NO _____

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

YES _____ NO _____

Official Plan Amendment/Rezoning File No. _____

CITY OF BURLINGTON

DECLARATION

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

I, Selva Chelliah *(name of applicant)* *of the* hamlet of Gramley *(name of City, Town, Township, etc.)*
in the Region/County/District of York *do solemnly declare that all of the statements contained in the application* Zoning By-law Application 5219 Upper Middle Road *(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:

Region of York *(municipality)* *in the Region/County/District of*
City of Vaughan *this* 17th *day of* March 2017

JULIA ANNA PIERDON, a Commissioner, etc., Province of Ontario, for Weston Consulting Group Inc. Expires January 7, 2018.

Commissioner of Oaths

Signature of Applicant

Selva Chelliah
Please Print Name of Applicant

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) Upper Middle Road Enclave Inc. c/o Selva Chelliah ***(name(s) of owner, individuals or company)***
being the registered owner(s) of the subject lands, hereby authorize Weston Consulting c/o Martin Quarcoopome ***(name of agent)***
to prepare and submit an Official Plan Amendment and/or rezoning (if applicable) for approval.

Signature

17 *Day* 03 *Month* 2017 *Year*

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.

Selva Chellian (*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, Selva Chellian (*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

17 (Day) 03 (Month) 2017 (Year)

Official Plan Amendment/Rezoning File No._____

AUTHORIZATION FROM THE OWNER OF THE SUBSURFACE RIGHTS

if different from the Owner above

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

(signature)

17 03 2017
(date)

5219 Upper Middle
(address)

416 617 9909
Telephone Number

Facsimile Number

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

The City of Burlington
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