CITY OF Burlington

DEVELOPMENT APPLICATION PRE-CONSULTATION FORM

Meeting Date: May 4, 2022 – Updated February 17, 2023	**Site Address:** 1450 King Road
Property Owner: Astra Capital Properties Inc. (c/o Ken Szekely)	**Applicant / Address / Phone / Email** MHBC (c/o Oz Kemal) 442 Brant Steet, Suite 204 Burlington, ON L7R 2G4 519-498-8819 okemal@mhbcplan.com
Site Area: ± 3.14 ha	

APPLICATION TYPE (check applicable applications):

Local Official Plan Amendment		Zoning By-law Amendment	**X**	Plan of Subdivision		Parkway Belt Amendment	
Other Application							

1. **Brief description of proposed development:**

   Relocation of the City's stormwater pond from the lot that fronts onto North Service Road and King Road to the northern property line. There are no buildings or structures proposed on the subject site.

   **The change is to the yards and landscaped area fronting King Road and North Service Road that is proposed to be reduced 9 m and 14m.*

2. **Conformity with Regional Official Plan Designation?** YES __x__ NO _____

   Has an application been made to amend the Regional Official Plan: YES _____ NO _____x_____

3. **1997 Official Plan Designation:** Business Corridor

   Conformity with 1997 Official Plan land use designation? YES __X__ NO _____

   If 'NO' what is the nature of the OP amendment needed? N/A

4. **2020 Official Plan Designation:** Business Corridor

   Conformity with 2020 Official Plan land use designation? YES __X__ NO _____

   If 'NO' what is the nature of the OP amendment needed? N/A

4. **Existing Zoning:** 'Business Corridor' (BC2) with the south-east corner of the site zoned as (O2).

   Conformity with existing zoning? YES _____ NO __X__

If 'NO' what is the nature of the zoning amendment needed? Rezoning to allow for the relocation of the City's stormwater pond

5. Design Guidelines in effect? YES _____ NO X

Name of Design Guidelines N/A

6. Is the property listed in Municipal Heritage Register, designated under the Ontario Heritage Act or adjacent to a designated property?

YES _____ NO X

7. Fees Required at Time of Application

APPLICATION	CITY	REGION	CONSERVATION HALTON
Official Plan Amendment:	--	--	--
Rezoning - Base Fee:	$23,370.00	$1,048.96	TBD
Rezoning - Variable Fee:	$21,980.00	--	--
Subdivision - Base Fee:	--	--	--
Subdivision - Variable Fee:	--	--	--
TOTAL	$45,350.00	$1,048.96	TBD

Separate payments are required for the City, Halton Region and Conservation Halton

Calculations based on the site area being approximately 3.14 hectares

8. Additional Agencies to be contacted: Ministry of Transportation (MTO), Burlington Hydro, Union Gas

9. Pre-Application Public Consultation Meeting

Is a pre-application consultation meeting required?

YES x NO _____

The following steps must be completed if a Pre-Application Public Consultation Meeting is required:

- *The consultation meeting is to be organized by the proponent and must be held before the application is submitted.*
- *Circulation of the meeting invitation to residents and tenants within 120 metres of the development site will be completed by the City for a fee. Provide the required materials to the City at least one month prior to the meeting. Notice must be sent a minimum of 21 days in advance of the meeting.*
- *Please notify the Ward Councillor, Mayor, and the Coordinator of Development Review of the date, time & location of the meeting. Be sure your meeting location is accessible and close to the development site.*
- *During the meeting, provide a detailed overview of the development proposal and allow time for questions and comments from the public. Planning staff will provide an overview of the development application review process. Take notes of the discussion.*
- *As part of a complete application, you must provide consultation meeting minutes which include a written summary of public input received at the meeting. As part of the Planning Justification Report, you must explain how this public input was considered and used to modify the development proposal.*

10. Community Benefits

Is this an application for a building of five (5) or more storeys and ten (10) or more residential units?

YES _____ NO __X__

If "YES" Community Benefits **may be** required. Please consult City of Burlington By-law 66-2022, Community Benefits Charges.

11. Required Information for Complete Application

1)	Completed Application Form	Required
2)	Fees for the processing of planning application(s)	Required
Supporting Reports, Studies, Plans **In accordance with Policies contained within 11.1.2 of the City's Official Plan, all identified materials must be submitted in accessible PDF format consistent with the City's standards and the standards of <u>The Accessibility for Ontarians with Disabilities Act</u> before an application is deemed complete.**		**Required (Yes/No)**
i.	Planning Justification Report, including employment or residential needs analysis, where required	Yes
ii.	Land Assembly Documents	No
iii.	Survey and Severance Sketch, prepared by an Ontario Land Surveyor	Yes
iv.	Land Use Compatibility Study	No
v.	Retail and Service Commercial Needs Assessment	No
vi.	Financial Impact Study	No
vii.	Housing Impact Statement	No
viii.	Park Concept Plan	No
ix.	Agricultural Impact Assessment	No
x.	Social Impact Assessment	No
xi.	Archeological Report	No
xii.	Heritage Impact Study	No
xiii.	Cultural Heritage Landscape Impact Assessment	No
xiv.	Conceptual Site Plan Layout	No
xv.	Architectural Plans	No
xvi.	3-D Model of Proposed Buildings	No
xvii.	Burlington Urban Design Advisory Panel (BUD) Comments	No
xviii.	Height Survey of Adjacent Buildings	No
xix.	Angular Plane Study	No
xx.	Shadow Analysis Plan	No
xxi.	Wind Impact Study	No

xxii.	Arborist's Report	Yes
xxiii.	Tree Inventory and Preservation Plan	Yes
xxiv.	Landscape Plan	Yes
xxv.	Water & Wastewater Functional Servicing Report	Yes
xxvi.	Hydrogeology Study / Water Budget & Hydrology Study	No
xxvii.	Source Protection Disclosure Report	No
xxviii.	Noise Feasibility Study / Vibration Study	No
xxix.	Transportation Impact Study	No
xxx.	Transportation Demand Management Plan and Implementation Strategy	No
xxxi.	Parking Justification Report	No
xxxii.	Storm Water Management Report / Functional Drainage Report, Storm Services Plan and Flooding Hazard Delineation and/or Grading and Drainage Plans	Yes
xxxiii.	Environmental Impact Assessment	Yes (unless otherwise demonstrated)
xxxiv.	Top-of-bank Demarcation / Slope Stability Assessment / Creek Erosion Assessment / Geomorphic Study	Yes
xxxv.	Shoreline Hazardous Land Studies	No
xxxvi.	Geotechnical Report	Yes
xxxvii.	Phase One Environmental Assessment	Yes
xxxviii.	Phase Two Environmental Assessment / Record of Site Condition	No (Unless otherwise demonstrated)
xxxix.	Landfill Assessment	No
xl.	Sustainable Building and Development Guidelines Checklist	No
xli.	Phasing Strategy for Development of Retail and Service Commercial Uses	No
xlii.	Public Consultation Strategy	No
xliii.	Response to Comments Received at a Community Meeting Held in Advance of a Formal Development Application	Yes
xliv.	Comprehensive Block Plan	No
xlv.	Urban Design Brief	No
xlvi.	Tenant Relocation and Assistance Plan	No
xlvii.	**Other** Environmental Site Screening Checklist Draft Zoning By-law Amendment Construction & Mobility Management Plan	 Yes Yes No

	PIN Report (including any agreements on Title)	Yes
	Draft Reference Plan	Yes

12. ADDITIONAL REQUIREMENTS: See attached meeting notes & application checklist

NOTES:

1. **The applicant may request a Technical Preconsultation prior to submission of the application. This optional process involves electronic submission of the draft materials and a preliminary municipal review to determine whether there are technical issues which could be resolved prior to formal submission of the application.**

2. **Notwithstanding the fees noted above, all fees are payable based on the rate in the fee schedule by-law in effect on the date the payment is made.**

3. **The purpose of this document is to identify the information required to commence processing a complete application as set out in the Planning Act. Pre-consultation does not imply or suggest any decision whatsoever on behalf of City staff or the Corporation of the City of Burlington to either support or refuse the application.**

4. **This document expires 180 days from the date of signing or at the discretion of the Director of Community Planning. Please note that development application fees may change during this period and it is the applicant's responsibility to ensure that the correct fees are paid at time of application.**

5. **Beyond 180 days, but prior to 1 year from the date of signing, proponents may submit a request to have this document updated for an additional 180 days. A detailed changed matrix must accompany an update request. Beyond 1 year from the date of signing of the original pre-consultation form, a new pre-consultation request must be submitted.**

6. **In the event this Pre-consultation Document expires prior to the application being accepted by the City, another meeting will be required.**

7. **The applicant acknowledges that submission requirements are subject to change and that additional reports, studies, plans or information may be required beyond what is identified within this document in advance of an application being deemed complete.**

8. **The City may require the peer review of any technical report or study submitted by the applicant. If this is required, the applicant will be advised and will be charged a fee equal to the cost of the peer review.**

9. **Application materials submitted without the information identified in this Pre-consultation Document, or without the supporting technical studies prepared in accordance with the direction provided in Appendix 1, the meeting notes, and the Pre-submission checklist attached to this Document, will be returned to the applicant based on insufficient information to properly evaluate the application.**

10. **The applicant acknowledges that the City considers the application forms and all supporting materials, including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the City copying and releasing the application and any supporting materials either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.**

11. **It may be determined during the review of the application that additional studies or information will be required as a result of issues arising during the processing of the application.**

12. **The applicant must grant permission for municipal and agency staff to visit and access the property while the application is being processed.**

13. **There may also be financial requirements arising from the application, including, but not limited to, park dedication, development charges, payment of outstanding property taxes, deferred local improvement charges, costs for lifting 0.3-metre reserves, and reimbursement for road widening acquisition or road improvements.**

14. **Personal information contained in this form is collected under the authority of the Planning Act, R.S.O. 1990, cP.13, as amended. The information will be used for the purpose of administering the City of Burlington's pre-consultation process on development applications.**

15. **The applicant requests that the information submitted on this pre-consultation form and associated documents be kept confidential. It is understood; however, that an access request may be filed under the Municipal Freedom of Information and Protection of Privacy Act, and information may be subject to release, notwithstanding the request to keep information confidential.**

Staff and Agency Signatures:

Planning Staff	Planning Staff (Signature)	Date
Site Engineering Staff	Site Engineering Staff (Signature)	Date
Site Engineering Staff	Site Engineering Staff (Signature)	Date
Capital Works Staff	Capital Works Staff (Signature)	Date
Transportation Staff	Transportation Staff (Signature)	Date
Regional Staff	Regional Staff (Signature)	Date
Regional Staff	Regional Staff (Signature)	Date
Conservation Halton Staff	Conservation Halton Staff (Signature)	Date

Proponent Sign-off (In Lieu of Signatures):

I acknowledge that the City will require the provision of the drawings, reports and other requirements indicated in Section 11 of the Development Application Pre-Consultation Form, in addition to a completed Application Form, any information or materials required by Statute, the required application fees and a signed copy of this acknowledgement prior to the planning application being deemed complete, pursuant to the *Planning Act* and applicable City of Burlington Official Plan policy. These items should be completed in accordance with the direction in this Development Application Pre-Consultation Form, the attached Notes, and the attached Pre-Submission Document Terms of Reference, in order to allow for the

full consideration of the planning application. I have read and acknowledge the Notes listed in Section 12 of the Development Application Pre-Consultation Form. I have authority to bind the Owner.

Property Owner	Property Owner (Signature)	Date
Agent (I have authority to bind the owner)	Agent (Signature)	Date

APPENDIX ONE: REQUIREMENTS FOR REPORTS/STUDIES AND PLANS

i. Planning Justification Report
A qualified planner (Registered Professional Planner) must submit a signed report providing planning justification for the proposed amendment in light of the objectives and policies of the City's Official Plan and the technical studies accompanying the application. The goal of the report is to document how the proposed departure from the local policies and regulations represents good planning and is in the public interest. The report must include items listed in the attached Pre-Submission Checklist.

ii. Land Assembly Documents
Required for applications where, in the opinion of the Community Planning Department, the assembly of additional lands is required to facilitate orderly development of the area. Applicants are required to submit documentation demonstrating that a reasonable, bona fide offer has been made to acquire such lands.

iii. Survey and Severance Sketch, prepared by an Ontario Land Surveyor
Survey / Reference Plan of site showing PINs, easements, property boundaries etc.

iv. Land Use Compatibility Study
Required for applications proposing sensitive land uses in proximity to existing industrial uses, or proposing industrial uses in proximity to existing sensitive uses, in accordance with 4.6.2 of the City's Official Plan, Part IV, Sections 143 of the Regional Official Plan, and the Ministry of the Environment D-6 series guidelines or other Provincial land use compatibility guidelines.

v. Retail and Service Commercial Needs Assessment
Required in accordance with Chapter 8 of the Official Plan.

vi. Financial Impact Study
Required for a major development application which is deemed to have a potential impact on the City's financial sustainability and which meets the criteria listed in Subsection 6.5.2. of the Official Plan.

vii. Housing Impact Statement
Required for a development proposal which includes more than 100 dwelling units. Required in accordance with Subsection 3.1.1(2) h) of the Official Plan.

viii. Park Concept Plan
Required to illustrate how a parkette, neighbourhood park, community park, city-wide park, special resource area / linkage, and / or privately-owned publicly accessible open space (POPS) could be provided and function on a site in accordance with the applicable policies of Subsection 3.3.2 of the Official Plan.

ix. Agricultural Impact Assessment
Required In accordance with Subsection 9.2.2 (d) of the Official Plan, the Regional Official Plan and Halton Region's 'Agricultural Impact Assessment (AIA) Guidelines'.

x. Social Impact Assessment
Required to analyze, monitor and manage the intended and unintended social consequences of a development proposal, an infrastructure project, a policy or project, or any social change processes invoked by those interventions in accordance with Subsection 6.1.2 h) of the Official Plan.

xi. Archaeological Report
Required for all applications in or near areas of archaeological potential, as determined by the Region of Halton. Reports must be completed in accordance with Provincial requirements, the Regional Archaeological Master Plan and Subsection 3.5.2(5.2) of the City's Official Plan.

xii. Heritage Impact Study
Required where the City foresees potential unacceptable impacts on heritage attributes (including important landscapes, vistas and streetscapes) of a property designated pursuant to The Ontario Heritage Act, or of a property that in the opinion of the City has the potential to meet eligibility criteria for designation under The Ontario Heritage Act, in accordance with Subsection 3.5.2(5) of the Official Plan.

xiii. Cultural Heritage Landscape Impact Assessment
Required for a major development or infrastructure proposal within a Cultural Heritage Landscape Study Area Boundary or potential Cultural Heritage Landscape Study Area in accordance with Subsection 3.5.2(5.1) of the Official Plan.

xiv. Conceptual Site Plan Layout
General plan required showing proposed building envelopes, setbacks, driveways, parking and landscape areas.

xv. Architectural Plans
Architectural plans to include floor plans and elevation plans.

xvi. 3-D Model of Proposed Buildings
Required for major development proposals within the City's intensification areas, in accordance with the City's 3D Model Specifications, as amended.

xvii. Burlington Urban Design Advisory Panel (BUD) Comments
The Burlington Urban Design Advisory Panel (BUD) is an independent advisory body comprised of design professionals that provides urban design advice to the Community Planning Department. Advice from BUD will be integrated early in the review process to reinforce the City's expectation for a high standard of design excellence resulting in a more efficient and effective municipal development review. A copy of BUD meeting minutes must be submitted with the application along with a Design Brief explaining how their advice has been incorporated into the development proposal, in accordance with Subsection 12.1.2 (1.2) of the Official Plan.

xviii. Height Survey of Adjacent Buildings
Required for all infill and intensification development applications adjacent to residential properties, in accordance with Subsection 8.3.3(1) e) of the Official Plan. A surveyor's report must identify the highest points of the existing adjoining roofs measured from the existing average grade of the shared property line.

xix. Angular Plane Study
Identifies visual (height & overlook) impacts, sun shadow and wind impacts, and demonstrates how any adverse impacts can be mitigated to acceptable levels in accordance with Subsection 12.1.2 (1.2) of the Official Plan.

xx. Shadow Analysis Plan
May be required to demonstrate the potential shadow impacts of a proposed development on its surrounding context, in accordance with Subsections 7.3.2 and 12.1.2 (1.2) of the Official Plan and in compliance with the City's Shadow Study Guidelines and Terms of Reference.

xxi. Wind Impact Study
May be required to predict and assess the wind impacts of proposed buildings and site designs on surrounding public and private spaces in addition to on-site wind conditions, in accordance with Subsections 7.3.2 and 12.1.2 (1.2) of the Official Plan and in compliance with the City's Pedestrian Level Wind Guidelines and Terms of Reference.

xxii. Arborist's Report
Required in accordance with Subsection 4.3.2 of the Official Plan.

xxiii. Tree Inventory and Preservation Plan
Required when a property under application contains woodlots, tree stands or hedgerows, in accordance with Subsection 4.3.2 of the City's Official Plan and Part IV, Sections 146-147 of the Regional Official Plan. A tree survey must be prepared by a qualified professional, identifying all existing trees, their type, size and condition, those trees proposed to be removed and retained, and the methods to be used to ensure preservation and protection of those trees to be retained.

xxiv. Landscaping Plan
Required in accordance with Subsections 4.3.2 and 7.3.2 of the Official Plan. The Landscaping Plan must be prepared by a qualified professional (certified member of the Ontario Association of Landscape Architects), identifying the location and general design intent of the proposed plantings, identifies minimum required soil volumes for proposed planting areas and location of any structural soil cell installation areas.

xxv. Water and Wastewater Functional Servicing Report
Required for all applications in urban areas in accordance with Part III, Sections 87-89 of the Regional Official Plan. Municipal (Urban) Servicing Guidelines are available from the Halton Region.

xxvi. Hydrogeology Study / Water Budget & Hydrology Study
Required for all applications in areas subject to private water and septic services, in accordance with Subsections 9.1.2 and 9.5.2 of the Official Plan, the Regional Official Plan and Halton Region's 'Hydrogeological Studies & Best Management Practices for Groundwater Protection Guidelines.'

xxvii. Source Protection Disclosure Report
Required where there would be significant drinking water threats from activities associated with a proposed development, in accordance with Subsections 4.4.2(2) o) and p) of the Official Plan.

xxviii. Noise Feasibility / Vibration Study
Required for applications in accordance with Subsections 4.6 and 6.2.5 (2) of the Official Plan, Part IV, Sections 142-143 of the Regional Official Plan, and for all properties abutting arterial roads. In the case of Regional roads, applicants shall refer to Halton Region's 'Noise Abatement Guidelines'.

xxix. Transportation Impact Study
Required to assess the impact of a proposed development on current travel patterns and/or future multi-modal transportation requirements in accordance with Subsection 6.2.1(2) d) of the Official Plan and Sections 171-173 of the Regional Official Plan. Contact City Transportation Services staff (City roads) or Regional Public Works staff (Regional roads) for background information and to discuss TIS requirements. For Regional roads, applicants shall refer to Halton Region's 'Transportation Impact Study Guidelines.' The Ministry of Transportation must be contacted for development proposals near provincial highways or interchanges.

xxx. Transportation Demand Management and Implementation Strategy
Required for development proposals within Primary, Secondary and Employment Growth Areas and may be required within other areas of the City, excluding Residential Low-Density areas, in accordance with Subsection 6.2.10(2) of the Official Plan.

xxxi. Parking Justification Report
Required for development proposals that are requesting a reduced parking rate in order to assess the potential impacts and appropriateness of reduced parking rates, in accordance with Subsection 12.1.2 (1.2).

xxxii. Stormwater Management Report / Functional Drainage Report, Storm Services Plan and Flooding Hazard Delineation and/or Grading and Drainage Plans
Required for development proposals in accordance with Subsections 4.4.2(2) and 12.1.2 (1.2) of the Official Plan to understand and mitigate the effects of urbanization / development on the hydrologic and hydraulic cycle including increased runoff, and decreased infiltration or rain and snowmelt.

xxxiii. Environmental Impact Assessment
Required in accordance with Subsection 4.2.4 of the Official Plan, the Regional Official Plan and the Region's Environmental Impact Assessment Guidelines to demonstrate that a proposed development or site alteration will result in no negative impacts to the City's Natural Heritage System, its ecological functions, or hydrologic functions, to sensitive surface water features, or groundwater features or their hydrologic functions, or to key natural features.

xxxiv. Top-of-bank Demarcation / Slope Stability Assessment / Creek Erosion Assessment / Geomorphic Study
Required for applications on any property containing, or abutting a creek or valley feature, Lake Ontario or Burlington Bay shoreline, in accordance with Subsection 4.4.2 (3) of the Official Plan.

xxxv. Shoreline Hazardous Land Studies
Required in accordance with Subsection 4.5.1(2) of the Official Plan for applications along Lake Ontario and Burlington Bay/Hamilton Harbour.

xxxvi. Geotechnical Report
Required for proposals with underground parking structures or to determine stable top-of-bank in accordance with Subsection 4.4.2(2) of the Official Plan.

xxxvii. Phase I Environmental Assessment
Required to assess matters related to known or potential site contamination in accordance with Subsection 4.7.2 of the Official Plan, the Regional Official Plan and Halton Region's 'Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites'. All requirements of O. Reg. 153/04 must be met for Phase One and Two studies and required Records of Site Condition (RSCs). A letter of reliance from the Environmental Consultant/Qualified Person, confirming the City of Burlington and the Region of Halton can rely on the information contained in the report(s) is required. All reports must be signed by a Qualified Person as defined under O. Reg. 153/04.

xxxviii. Phase II Environmental Assessment
Required to assess matters related to known or potential site contamination in accordance with Subsection 4.7.2 of the Official Plan, the Regional Official Plan and Halton Region's 'Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites'. All requirements of O. Reg. 153/04 must be met for Phase One and Two studies and required Records of Site Condition (RSCs). A letter of reliance from the Environmental Consultant/Qualified Person, confirming the City of Burlington and the Region of Halton can rely on the information contained in the report(s) is required. All reports must be signed by a Qualified Person as defined under O. Reg. 153/04.

xxxix. Landfill Assessment
Required for development proposals on or within 500 metres of an area identified as a former Waste Disposal Site, in accordance with Subsection 4.8.2 of the Official Plan.

xl. Sustainable Building and Design Guidelines Checklist
Required for high and medium density residential, mixed use, commercial, industrial, office, institutional and public service facilities in accordance with Subsection 7.4.1 of the Official Plan, the Regional Official Plan and Halton Region's 'Healthy Communities Guidelines.'

xli. Phasing Strategy for Development of Retail and Service Commercial Use
Required for applications proposing a comprehensive development of a site that include the replacement of existing commercial floor area. Required to demonstrate that the proposed development does not adversely impact the long-term provision of goods and services as the site transitions to its complete stage of development in accordance with Chapter 8 of the Official Plan.

xlii. Public Consultation Strategy
Required for individual development applications and outlines a proposed strategy for consulting with the public, in accordance with Subsection 12.1.2 (1.2)

xliii. Response to Comments Received at a Community Meeting Held in Advance of a Formal Development Application
In accordance with Subsection 12.1.2 (1.2).

xliv. Comprehensive Block Plan
Required to provide a framework for the distribution of development and provide design direction on streets and blocks, land use, parks and open space, building massing, building setbacks, public realm and streetscapes, parking and access, landscape, pedestrian connections and heritage integration in accordance with 8.1.1(3.7) and 8.1.1(3.20) of the Official Plan.

xlv. Urban Design Brief
Required to be prepared by a qualified person, and demonstrates how a proposed development meets the policies of the Official Plan and addresses the relevant design guidelines in accordance with Subsection 7.1.2 of the Official Plan.

xlvi. Tenant Relocation and Assistance Plan
Required for development applications which include the demolition of residential rental properties or the conversion to condominium tenure or owner occupancy, including the right to return and alternative accommodations to lessen hardship in accordance with Subsection 3.1.2 (2) and 12.1.2 (1.2) of the Official Plan.

xlvii. Other
Any other studies as determined to be necessary to facilitate proper consideration of the application.

Draft Plan of Subdivision
The plan of subdivision map is to contain information required under Section 51(17) of the Planning Act, as well as: legend, map scale, boundary of property to be subdivided, north marker, address, registered plan number, lot and concession, date plan prepared and date of any revisions, name of person or firm who prepared the plan, all landowners names, signatures and date, and the Ontario land surveyor's name, signature and date.

Preconsultation Meeting Notes

Address: 1450 King Road - Date: May 4, 2022

** The meeting notes have been updated February 17, 2023 to reflect the review of the updated submission materials. The meeting notes have been updated by Jaclyn Schneider, Planner II, jaclyn.schneider@burlington.ca*

Attendees: *(attendance from the May 4, 2022 meeting)*
City of Burlington – Kyle Plas, Mariana Da Silva, Annette Simpson, Trevor Clark, Zelaikha Shareqi, Malik Umar
Region of Halton – Adam Huycke, Kayleigh Arnott, John Kisneris, Ivy Liang, Alex Hilder
Proponent – Tamara Tannis (MHBC), Shaun Harcus (Astra Capital), Lucas Mollame (MHBC)

Description of Development Concept:

- The proposal consists of relocating the City's stormwater pond from the lot that fronts onto North Service Road and King Road, to the northern property line.
- There are no buildings or structures proposed on the subject sites.

**The changes to the pre-consultation are to reduce the landscape area and yard setbacks abutting King Road and North Service Road, which is outlined in the December 16, 2022 letter. The updated pre-consultation materials have the landscape area and yard abutting King Road to be reduced to 9m and abutting North Service Road to be 14m.*

Planning Comments:

1997 Official Plan (as amended)

- The subject site is designated as 'Business Corridor' under Schedule B – Urban Planning Area. The objective of this designation is to provide locations in the City for prestige-type offices and industrial uses that require good access and high visibility along major transportation routes, to permit a wide range of employment uses including office, industrial and related uses and to establish high design and development standards for Business Corridor lands.
- In accordance to Part III, subsection 3.4.2 a) this designation may permit a broad range of office, industrial, research and information processing, communications, utilities, transportation, hotel, conference and convention uses. This designation also permits service trade uses provided these are located within an enclosed building and are unlikely to cause significant pollution or excessive noise.
- Additionally, a limited range of retail commercial and service commercial uses as well as recreation uses such as restaurants, banks and fitness centres, subject to specific provisions of Part III, Subsection 3.4.2 e) and a residence for a watchman or caretaker are permitted.
- According to Subsection 3.4.2 e) the retail, service commercial and recreation uses permitted under Part III, subsection 3.4.2 a) (ii) shall be subject to the following:
    - (i) such uses shall be ancillary to, and primarily serve, uses, businesses and employees within the surrounding employment area;
    - (ii) such uses shall only be permitted on lands having one or more buildings with a total floor area greater than 3,000 sq.m;
    - (iii) no more than 15 per cent of the total floor area of any one building shall be used for ancilliary uses, expect that a restaurant subject to specific criteria.

Current Zoning

- The site is predominantly zoned as 'Business Corridor' (BC2) with the south-east corner of the site zoned as 'Open Space' (O2).
- The BC2 zone permits a broad range of industrial, office, hospitality, automotive as well as a limited range of retail, service commercial and recreation uses.
- The O2 zone permits municipal parks and public open spaces, Storm water management and erosion control, Public Utilities and services, Cultural Heritage Resources and Non-Intensive Outdoor

Recreation uses such as walking trails, nature viewing, bird watching, etc. This zone may permit a building and structures as well as accessory buildings and structures for permitted uses.

- Part I subsection 2.25 and 2.26 of the Zoning By-law identifies the required parking rates for the BC2 zone.

New Official Plan (2020)

On November 30, 2020, the Region of Halton issued a Notice of Decision approving the new Burlington Official Plan. Section 17(27) of the Planning Act (R.S.O. 1990, as amended) sets out that all parts of an approved official plan that are not the subject of an appeal will come into effect on the day after the last date for filing a notice of appeal - that date being December 22, 2020 for the new Burlington Official Plan. The appeal record submitted to the Local Planning Appeal Tribunal (LPAT) by the Region of Halton indicates that a total of 48 appeals to various parts of the new Burlington Official Plan were received during the appeal period.

Although the City is preparing a working version of the new Official Plan, it is the LPAT that will issue Orders throughout the appeal process to establish and confirm which portions of the Plan remain subject to appeal, and which portions are in effect. The City anticipates that the first of these Orders will be issued by the Ontario Lands Tribunal (OLT) following the 2nd case management conference in this matter, which has been scheduled for August 4, 2021. At the appropriate time, City staff will also bring forward a repeal by-law(s) for the former Burlington Official Plan (1997, as amended).

As the OLT process advances, the working version of the Burlington Official Plan, 2020 is subject to change. Users of the document must satisfy themselves as to the legal status and applicability of the polices. Interested parties are encouraged to monitor the City of Burlington's website for updates regarding the LPAT process, the Burlington Official Plan, 2020 and the Burlington Official Plan, 1997: https://www.burlington.ca/en/services-for-you/Official-Plan-Review.asp

- The subject site is designated as 'Business Corridor' under Schedule C (Land Use – Urban Area). The objective of this designation is to provide locations in the City for prestige-type offices and industrial uses that require good access and high visibility along major transportation routes.
- In accordance to Subsection 8.2.4(2) a) this designation permits a broad range of office and industrial uses, a limited range of accessory retail, a full range of accessory service commercial, a limited range of recreation uses and large-scale motor vehicle dealerships.
- Accessory retail and service commercial uses permitted under this designation are subject to the provisions of Subsection 8.2.2 c) and d).
- According to Subsection 8.2.4 (2) c) The City will encourage a minimum floor area ratio of development of 0.25:1 for office development in Business Corridor lands in order to promote more efficient use of land.
- For any future development proposals Chapter 12.1.2(2) Development Criteria and Chapter 7.3.2(3) Employment Growth Area policies shall be satisfied where applicable.

Preliminary Review of the Concept Plan

NOTE: Section 22(2.1) of the Planning Act states that no person or public body shall request an amendment to a new official plan before the second anniversary of the first day any part of the plan comes into effect. Exceptions include where a council has declared by resolution that such a request is permitted.

- The properties directly abutting the site to the north are zoned as BC2 and to the west O2. Additionally, to the south of the site is North Service Road and to the east of the site is King Road.
- There is an easement running from the north neighbouring property into site related to stormwater management pipe.
- For any future development on the subject site an additional pre-consultation may be required and the development criteria identified in the above sections related to both Official Plans and Zoning By-law will need to be addressed.

Application Requirements

- A Zoning By-law amendment application is required to facilitate the proposed development.
- Prior to submitting the application, a Pre-Application Public Consultation Meeting is required:
    - The meeting is to be organized by the applicant and must be held before the application is submitted. Please try to avoid holding meetings in late December.
    - Circulation of the meeting invitation to residents and tenants within 120 metres of the development site will be completed by the City for a fee. Provide a PDF of the meeting invitation on the applicant's letterhead for distribution. Notice must be sent a minimum of 20 days in advance of the meeting.
    - Please notify the Ward Councilor, and the Coordinator of Development Review of the date, time and location of the meeting. Be sure your meeting location is accessible and close to the development site. Please contact William Wallace, Coordinator of Development Review, at William.wallace@burlington.ca for further instructions on hosting a virtual meeting.
    - During the meeting, provide a detailed overview of the development proposal and allow time for questions and comments from the public. Take notes of the discussion.
    - As part of a complete application, the applicant must provide neighbourhood meeting minutes which include a written summary of public input received at the meeting. As part of the Planning Justification Report, the applicant must explain how this public input was used to modify the development proposal.
    - If a complete application is not submitted within six months of this pre-consultation form, another community meeting may be required.
- A Planning Justification Report will be required:
    - to discuss the impact of Provincial, Regional and local planning policy (including both 1997 and New Official Plan (2020)) on the proposed land use;
    - to explain how the proposed land use works within the context of the greater area, is desirable and represents good planning;
    - to discuss how the results of required technical studies have been used to refine the proposal;
    - to explain how input received at the pre-application public consultation meeting has been used to refine the proposal; and
    - to explain how the proposed development is appropriate for the Business Corridor designation and is compatible with surrounding land uses.
- For any future developments proposed on this site please consult with Burlington Hydro and Union Gas in regard to servicing supply and requirements and consider the sustainable building design, using the City's Sustainable Building and Development Guidelines. An introductory letter from the Burlington Sustainable Development Committee is provided.
- Staff contact: Jaclyn Schneider, Planner II, jaclyn.schneider@burlington.ca

Region of Halton Planning Comments:
REGIONAL OFFICIAL PLAN, 2009

Designation & Overlays: Urban Area (Map 1), Employment Area, Built Boundary.

Regional Official Plan Amendment No. 48

Regional Official Plan Amendment (ROPA) 48 was adopted by Regional Council on July 7, 2021 and approved by the Province on November 10, 2021. This amendment is the first amendment to be advanced as part of the Regional Official Plan Review under Section 26 of the Planning Act. The amendment defines specific elements of a Regional Urban Structure including strategic growth areas and the delineation of Urban Growth Centres and Major Transit Station Areas. ROPA 48 also includes a limited number of Employment Area conversions, establishes targets for strategic growth areas and updates the population and employment allocations assigned to Halton Region to 2051 by the Growth Plan, 2019.

Regional Official Plan Amendment No. 49

Regional Official Plan Amendment (ROPA) 49 was adopted by Regional Council on June 15, 2022 and is the second amendment to be advanced as part of the Regional Official Plan Review under Section 26 of the *Planning Act*. The amendment is to implement the results of the Region's Integrated Growth Management Strategy (IGMS), which considered how to accommodate growth in Halton to the 2051 planning horizon as part of the municipal comprehensive review process. The amendment also includes changes that support planning for growth in Halton and achieving conformity with the Provincial Growth Plan for the Greater Golden Horseshoe.

The Ministry of Municipal Affairs and Housing is the approval authority of ROPA 49 and issued a decision on November 4th 2022. The minister's decision is final and not appealable.

Urban Area, as amended by ROPA 48 & 49

- The Urban Area (Section 72) policies of the Regional Official Plan (ROP) identify that the goal of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improves housing affordability, sustainability and economic prosperity.
- The subject lands are also within an Employment Area as outlined on Map 1H of the ROP and further delineated by ROPA 48 & 49. The Region's policy for Employment Areas is to promote intensification and increased densities in both new and existing Employment Areas by facilitating compact, transit-supportive built form and minimizing surface parking. While the current application does not propose the introduction of employment uses on the Subject Lands, it is our understanding that should the proposed application be approved, a subsequent application for employment uses will follow.

Regional Natural Heritage System

- In accordance with ROP Policy 139 (12), other Key Features may exist within the Greenbelt and Regional Natural Heritage Systems that are not shown on Map 1G, or that may exist in other land use designations. Local Municipalities in their official plans shall ensure that these Key Features are protected through area specific plans or studies related to development and/or site alteration applications in accordance with Section 118.
- As noted above, it appears that a portion of the subject lands are adjacent to lands that would appear to form part of Halton's Natural Heritage System.
  Additionally, the subject lands contain or are adjacent to:
    - Features identified as Key Features, as illustrated on Map 1G of the 2009 ROP and potential unmapped features, including:
        - Candidate significant woodlands;
        - Habitat of endangered or threatened species;
        - Significant wildlife habitat; and
        - Fish Habitat.
    - Watercourse and floodplain areas regulated by Conservation Halton (CH).
- Based on the Regional Natural Heritage System policies, the proposed development would trigger the Region's Environmental Impact Assessment (EIA) requirements in accordance with Section 139 (12). The purpose of the EIA would be to demonstrate that the proposed development will result in *no negative impacts* to that portion of the RNHS or unmapped Key Features by identifying components of the RNHS as listed in Section 115.3 and their associated ecological functions and assessing the potential environmental impacts, requirements for impact avoidance and mitigation measures, and opportunities for enhancement.
- Through the EIA, the applicant must be able to demonstrate the limits of development for both the application at hand (i.e. the relocation of the SWM pond) and the future application. Confirming the limits of development will establish the total usable area of the respective lot, while ensuring the no negative impact test is upheld in a comprehensive manner.

- Conservation Halton staff provide technical review services to the Region with respect to the delineation and protection of watercourses, wetlands, fish habitat, natural hazards and related concerns. The applicant should have regard to any comments/concerns provided by Conservation Halton staff relating to these matters as conformity with CH Regulations and PPS policy direction will need to be addressed.
- All lands identified as forming part of the Regional Natural Heritage System are to be properly designated and zoned, and should be dedicated at the appropriate stage of development approval.
- Please be advised that effective January 1st 2022, the Region of Halton's 2022 fee by-law has come into force and effect. The 2022 fee by-law includes applications requiring natural heritage review and their associated fees. Fees are in accordance with the Conservation Halton Interim Service Delivery Agreement for Ecological Review Service fees incurred by the Region of Halton. A copy of the Region of Halton's 2022 fee by-law can be found here.

Potential for Site Contamination

- In accordance with S.147(17) of the Region's Official Plan states that a property is to be free of contamination prior to any development/change of use taking place. As the property is not proposing a change to a more sensitive use, the Region will require:
    - Submission of a Regional Environmental Site Screening Questionnaire.

Municipal Servicing:

- Section 89 of the Regional Official Plan require that approvals for all new development within the Urban Area be on the basis of connection to Halton's municipal water and wastewater systems, unless otherwise exempt by other policies of this Plan.
- Detailed servicing comments are provided under separate cover.

Submission Requirements:

- All submission materials on a USB/CD
- Applicable Regional Fee(s)
- Complete Application forms
- Servicing Plans
- Environmental Impact Assessment (subject to an approved ToR)
- Environmental Site Screening Questionnaire (ESSQ)

- Staff contact: Adam Huycke, Senior Planner, adam.huycke@halton.ca

Region of Halton Servicing Comments:

- There are Halton Region local watermains within King Road and the North Service Road adjacent to the development property.
- There are Halton Region local wastewater mains (sanitary sewers) within King Road and the North Service Road adjacent to the proposed development.
- A review of the sketch that was submitted indicates that there is no water/wastewater site servicing proposed for the property at this time.
- The property owner / developer is hereby advised that should they require any plumbing alterations that result in the need for a new domestic water service, revised site water and/or wastewater servicing and/or water meter, or alterations to the sanitary servicing, then the Owner will be required to contact the Regional Services Permit Section (905-825-6000 extension 7879) for a more detailed review of the proposed water service connection lateral, wastewater service connection lateral and appurtenances and to obtain a Regional water and wastewater Services Permit (if required), and pay all necessary fees.
- Any water or wastewater service connections that currently exist to the property, that will not be utilized, are duplicate or are deemed substandard, will be required to be disconnected at their respective mains by the Owner.
- The property owner / developer will agree to comply with the Region's servicing policy that no watermains or water service lateral connections and no wastewater mains or wastewater service

lateral connections to the property are to cross existing or proposed property lines for this or future applications.

- The Region has a watermain replacement project forecast for the North Service Road in a future year. It is unknown at this time whether this project will impact the property. An example of possible impacts to the property, may be but not be limited to the following, the dedication of land or easements to the Region for infrastructure, site plan building and/or feature setbacks from Regional infrastructure, working easements for works projects, construction impacts, etc.
- Some of the external works associated with the previously submitted site plan application include the construction of a stormwater main within King Road, from the North Service Road northerly. Please note that one of the associated proposed stormwater manholes near the North Service Road may be in close proximity to the Region's existing watermain. The Utilities drawing happens to show the Region's watermain. Please note that the previous stormwater main/manholes drawing would benefit by showing the Region's existing watermain as well.
- Watermain and wastewater main (sanitary) servicing capacity is not guaranteed at the ReZoning stage. Servicing of development in the Burlington area of Halton Region is currently on a first-come-first-serve basis. The owner can pre-consult about servicing capacity with the Region at any time in the future going forward. This current development proposal capacity will be reviewed closely and commented upon at the time of Planning application receipt. Should a servicing capacity issue be identified at that time then it will have to be dealt with, working through it with the Region. Servicing capacity is deemed to be in hand at the issuance of a Regional Subdivision Agreement, Regional Servicing Agreement, Special Financial Agreement, and Regional Services Permit, which is reviewed and obtained toward the end of the City's Site Plan approval process, or Regional Subdivision/Servicing Agreement.
- Halton Region has initiated a Water and Wastewater Master Servicing Plan review exercise for the Region, together with, and in time, Background Studies and formal Programs. Please see the Planning comments for more context.
- Any water services, sanitary services and stormwater services that currently exist to the property that will not be utilized for any reason will be required to be disconnected right at the respective main by the developer.
- The developer's site servicing consultant can preconsult with the Region at any time regarding their proposed draft site servicing water design, wastewater design and identified utility conflicts (including storm).
- For information, Regional Policies state that water and wastewater services cannot cross lot lines for different property owners.

- Staff contact: John Kisneris, John.Kisneris@halton.ca

Conservation Halton Comments:
Conservation Halton (CH) staff has reviewed the above-noted pre-consultation materials as per our responsibilities under Ontario Regulation 162/06; and our provincially delegated responsibilities under Ontario Regulation 686/21 (i.e., represent provincial interests for Sections 3.1.1-3.1.7 of the Provincial Policy Statement (PPS).

On January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect which provides that conservation authorities (CAs) may not provide a municipal (Category 2) or other (Category 3) program or service related to reviewing and commenting on proposals, applications, or other matters under a prescribed Act, including the Planning Act. As a result, technical review services (e.g., technical reviews related to natural heritage and select aspects of stormwater management) that CH formerly provided under the Memorandums of Understanding (MOU, 1999 and 2018) and Interim Ecological Services Agreement (IESA, 2021) with Halton Region will no longer be provided for applications received after January 1, 2023. CH is working with its municipal partners to develop a transition plan for applications currently under review and submitted prior to January 1, 2023.

Ontario Regulation 596/22 does not affect CAs provision of mandatory or Category 1 programs or services (i.e., natural hazards and wetlands) related to reviewing and commenting on a proposal, application, or other matter made under those Acts. Municipalities are still required to circulate planning applications and technical reports to CAs so that we may review and comment on natural hazard and wetland matters per Ontario Regulation 686/21.

Given the above, CH staff provides the following updated pre-consultation comments for the proposed Zoning By-Law Amendment at 1450 King Road in Burlington (superseding our pre-con comments provided on May 4, 2022).

Ontario Regulation 162/06

CH regulates all watercourses, valleylands, wetlands, Lake Ontario and Hamilton Harbour shoreline and hazardous lands, as well as lands adjacent to these features. The subject property is located adjacent to Indian Creek and contains the erosion hazard associated with the valley of that watercourse. CH regulates a distance of 7.5 metres from the limit of the erosion hazard (stable top of bank) for this particular site. Permission is required from CH prior to undertaking development on a regulated property and must meet CH's *Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document,* dated April 27, 2006 (last amended, November 26, 2020) (https://conservationhalton.ca/policies-and-guidelines).

Proposed rezoning

CH staff understand that the proposed amendment is required to allow for the existing Open Space 2 (O2) zone and Business Corridor 2 (BC2) zone to switch, as part of a land exchange agreement between the City and the applicant to relocate an existing SWM pond to the northern portion of the property.

Note: CH staff reviewed the first submission of site plan application MM-01/22 for the proposed SWM pond relocation and provided comments on June 2, 2022. The following regulatory Key Comment was provided, and applies to the ZBA application as well:

- Site Plan and associated drawings need to be revised to accurately delineate erosion hazard (Long Term Stable Top of Bank) and associated 7.5m CH regulatory allowance. All development must be outside of the regulated area.

Planning Recommendations

Through the Zoning By-Law Amendment application, CH staff will recommend that the valleylands and associated 7.5 m allowance from the greatest hazard be zoned for protection and placed into public ownership.

Submission Requirements

- Draft Zoning Bylaw Amendment (associated map will need to accurately delineate hazard lands with associated 7.5m CH regulatory allowance to identify lands to be zoned for protection)
- Planning Justification Report
- Concept Plan (with accurate delineation of long term stable top of bank and associated 7.5m CH regulatory allowance, with all development outside of the regulated area)
- ZBA Application Fee: To be confirmed at the time of application receipt in accordance with CH's "Plan Review Fees 2023" fee schedule. Note: CH Fee schedules can be found on the CH website here: Plan Review Fees — Conservation Halton

- Staff contact: Colleen Bain, Environmental Planner, cbain@hrca.on.ca

Site Engineering Comments:
Right of Way:

1. North Service Road is a City of Burlington owned Road, the deemed width is 26m, actual width meets or exceeds deemed, no widening required.
2. King Road is a City of Burlington owned Road, the deemed width is 30m, actual width meets or exceeds deemed, no widening required.
3. As per Part II Section 3.3.2 e) of the OP, a 15m by 15m daylight triangle is required to be dedicated free of charge to the City at the intersection of King Road and North Service Road, through the Zoning By-Law Amendment Application, as confirmed with Transportation staff. Please provide a draft reference plan prepared by an Ontario Land Surveyor identifying the daylight triangle dedication, and submit with the application. Please ensure that the daylight triangle dedication is clearly identified on all drawings across all disciplines. Please be advised that all legal and survey costs for the daylight dedication are the responsibility of the developer/owner.
4. In 2028 there is a tentative municipal project scheduled for King Road (**RD-RA-1108**) in the vicinity of the site, in the Engineering Services Capital Budget and Forecast, please be advised that the budget and forecast is subject to change. We have advised the design and construction team of this development proposal, and if they have any comments to share, we may send under separate cover at a later date.
5. There is a culvert replacement project under the QEW tentatively scheduled this year (project No. **RD-BG-2064)**. The MTO will be performing the culvert replacement work in coordination with the City. All flows directed into the King Road culvert, which ultimately reaches the MTO infrastructure, will have to be confirmed with MTO. Broadly speaking, the amount of flow entering the King Road ROW under the existing conditions will have to match the flow reaching the culvert under the ultimate developed conditions i.e. the SWM Pond relocated and the parcel at the corner of King Road and North Service Road fully developed.

General Comments:

1. The updated concept plan does not look to identify the 15m x 15m daylight triangle dedication at the NW corner of King Road and the North Service Road, this was advised as required at last years pre-consultation. Please ensure any drawings submitted with an application show the daylight triangle dedication.

2. The City's GIS mapping indicates the development site is partially within Conservation Halton's regulated area, please confirm regulated hazards and setbacks with Conservation Halton and clearly identify on all drawings. Please be advised that it is our understanding that regulated hazards and setbacks are to be dedicated to public ownership (City) through the development process. Please confirm hazards and setbacks with Conservation Halton and clearly identify them on all drawings.
3. Please preconsult with the MTO regarding their setback requirements and with regard to stormwater management storage requirements, i.e. they typically only support traditional stormwater storage features, i.e. not rooftop storage or plastic type underground storage chambers (for the proposed developed site on the ex. swm pond lands). Please clearly identify any MTO setbacks on all drawings.
4. There is a minor modification site plan application (MM-01/22) for the proposed stormwater management pond, the materials (or updated materials) submitted for the MM should also be submitted with the ZBA application.
5. There were no details for the development proposal for the existing pond lands included in the submission materials, when a concept plan for the proposed development is available we ask that a new pre-consultation be undertaken to discuss submission requirements for development of the lands. The comments for the current pre-consultation are scoped to the proposed municipal stormwater pond only.

Environmental Site Assessment

1. The proposed development involves moving a municipal stormwater management pond to existing privately owned lands, the City requires confirmation that the soils on the proposed stormwater management pond parcel meets the standards for Residential/Parkland/Institutional use as set out in the Soil, Ground Water and Sediment Standards for use under Part XV.1 of the *Environmental Protection Act* pursuant to O.Reg. 153/04 of said legislation.. To deem the application complete we will require at minimum a copy of the Region's Environmental Site Screening Questionnaire (ESSQ) and a Phase One Environmental Site Assessment. If the Phase One ESA indicates a Phase Two ESA is required then the Phase Two ESA must also be submitted with the application for it to be deemed complete. All reports must be completed in accordance with O. Reg. 153/04 (as amended), including a Letter of Reliance confirming the City (and Region) may rely on the information provided in the reports. If the Phase Two ESA is required and indicates remedial works are required to the site, the remediation plan is required to be submitted with the application to make the application complete, and an RSC would be required even if it is not mandatory under O.Reg. 153/04. Please be advised that if the reports are not in accordance with O. Reg. 153/04 (as amended) the application will be deemed incomplete.

Geotechnical Investigation:

1. Geotechnical Investigation (Stamped and certified by a P. Eng.) is required to make the application complete, outlining the site conditions and estimated seasonally high groundwater elevations, to support the design and construction of a municipal stormwater management pond.

Noise & Vibration Feasibility Brief (prepared by a P. Eng.)

1. Not required for the current zoning by law amendment application as there is no building proposed at this time, however, the CMMP does require a preliminary construction vibration assessment, and it is our understanding that an acoustical consultant could provide this information.

Stormwater Management Report :

1. Please provide a detailed design for the proposed municipal stormwater management pond The pond design must conform to the 2003 MECP guidelines. The pond must fully replicate all functions currently provided by the existing facility. Please also refer to the MM-01/22 engineering comments.
2. Please also provide a storm drainage area plan for the area to demonstrate that proposed flows to the culvert under the QEW are not increased from current conditions, nor will they be in the future. As mentioned above, broadly speaking, the amount of flow entering the King Road ROW under the existing conditions will have to match the flow reaching the culvert under the ultimate developed conditions i.e. the SWM Pond relocated and the parcel at the corner of King Road and North Service Road fully developed.
3. Please refer to and reference in the report, the City of Burlington Stormwater Management Design Guidelines, approved by City Council on June 22, 2020, please also be advised of new IDF curves for the City of Burlington: https://www.burlington.ca/en/services-for-you/Stormwater.asp
4. Please also reference the MOE Stormwater Management Planning and Design Manual
5. Please clearly show the overland flow route for this address and neighboring properties to ensure existing drainage patterns are maintained.

6. Please include both the new pond lands and the existing pond lands in the stormwater management report, to confirm that the re-developed condition matches or reduces flows from the existing conditions.
7. If there are any questions please contact us, we are happy to preconsult with the Civil Engineer if they have any questions, (umar.malik@burlington.ca or annette.simpson@burlington.ca and **adam.scott@burlington.ca**)

Detailed Engineering Plan(s):

1. Provide detailed stormwater management pond drawings (submit same (or updated) materials as MM-01/22)
2. Please ensure the following is clearly identified on the drawings:
    a. 15m by 15m daylight triangle dedication
    b. Property lines (proposed and existing)
    c. MTO setback
    d. Conservation Halton regulated hazards and setback lines
    e. General grading, including any retaining walls and swales that may be necessary
    f. Overland flow route
    g. easements
    h. Services, existing and proposed
    i. Existing utilities, both above ground and below

Other items needed for a Complete submission:

1. **Applicant to provide a reference plan** showing all existing property lines/blocks/easements/etc.
2. **Applicant to provide Title Search/PIN reports for the properties**, to verify any agreements on title, as well as copies of agreements on title for the properties.
3. **Draft Reference Plan** showing the 15m by 15m daylight triangle dedication, Conservation Halton regulated hazard and setback dedications, new property lines, easements, etc.

Future Site Plan:

1. The May 2022 pre-consultation notes included a requirement for a Construction and Mobility Management Plan (CMMP), this is now not required at the ZBA stage, but rather it will be required at the (minor modification) site plan stage. The CMMP shall include an assessment of construction vibration estimates, vibration monitoring during construction and pre-condition survey information will be required to be submitted at the Site Plan stage. Please refer to the City's CMMP policy https://burlingtonpublishing.escribemeetings.com/filestream.ashx?DocumentId=34323

- Staff contact: Annette Simpson, Annette.Simpson@burlington.ca

Urban Forestry & Landscape Comments:

Re: Existing Trees

1. A Tree Inventory and Preservation Plan and Arborist Report is required for all existing trees greater than 10cm DBH on site and on adjacent properties within 6m of the property lines, and trees of any size on city property. Please ensure that the Arborist Report includes a tree inventory chart consisting of all the requirements in the list below. See the City of Burlington: Pre-Submission Checklist for requirements.

Tree Inventory Table Requirements

- Please identify the tree id number to corresponding tree protection plan
- Please identify the botanical name and common name

- Please identify the DBH measurement and include all individual sized stems where co-dominant or multi-stems are present.
- Please confirm the structural and health rating as a percentage %
- Please confirm ownership of trees (e.g., public, private, boundary, neighbor). Where multiple types of public property are identified please further clarify the public property (e.g., public row, public parkland, public creek corridor or creek block) so it is clear.
- Please identify the subject property where the tree resides (e.g., if it is a neighboring tree please identify the address)
- Please include the critical root zone as identified in the City's specification document
- Please include percentage of impact in MTPZ and that of the CRZ
- Please identify the proposed recommendation (e.g., preserve, injury, destruction (removal).
- Please identify any tree related commentary such as evidence of pests and diseases or structural issues (e.g., EAB).
- Please provide this table in excel format with the next submission in addition to including it in the report.

2. If applicable, a Tree Permit is required for all works around city trees, in accordance with Public Tree Bylaw 68-2013, including the payment of the Tree Permit fee and securities for trees to be retained. The details of the Tree Permit will be finalized at the Site Plan stage.

3. The Private Tree By-law is applicable to subject properties within the Urban Planning Boundary and the City Public Tree By-law is applicable City-wide. Private trees that are regulated and require removal or injury to facilitate projects works may require a tree permit depending on the timing of project works relative to planning application(s). Please consult with the City at all stages of your project (e.g., demolition) to ensure compliance.

4. Existing private and neighboring trees that are injured or removed will need to be replaced using the City's method of calculation. The tree's size, as well as the overall condition rating will impact the total number of cm's required to be replaced or compensated for. Generally, one replacement tree is required for every 10 cm diameter removed. It is recommended that the replacement trees are replanted on the subject site. If there is no room on site for the replacement trees, there will be a charge of $400 per replacement tree. This information and calculations should be included in the submitted Arborist Report and Tree Preservation Plan.

5. Removal or damage to trees on neighboring properties within 6.0m of the property line and boundary trees (which are protected under the Provincial Forestry Act (RSO 1990) Section 10) will require:

    - The adjacent property owners shall be consulted and made aware of the proposed development and potential impacts to their trees and boundary trees and requested to submit in writing that there are no concerns with proposed treatment of the existing trees.

    OR

    - A qualified professional (as defined in Pre-Submission Checklist) shall be retained to address the potential impacts on the neighbor's trees and/or boundary trees and provide a letter or report confirming in their opinion regarding impacts to the boundary trees from proposed construction. The arborist letter or report shall also include the preservation methods, including pruning and fertilizing, that can be implemented by the owner to ensure the health of trees on neighboring properties.

6. All existing public and private trees to be retained require tree protection fencing. Please see the City of Burlington Tree Preservation and Protection Specification SS12A for further tree protection details. Minimum Tree Protection Zones (MTPZ) and Critical Root Zones (CRZ) should be clearly shown and labeled on the Tree Inventory and Preservation Plan, in addition to tree protection fencing. Any encroachments into the MTPZ of existing trees to retain should be discussed in the Arborist Report.

7. Show existing trees to be preserved and tree preservation fencing on the Construction Management and Mobility Plan.

8. A qualified professional (as defined in the City of Burlington's Pre-submission Checklist) may be required to be retained to address potential impact on the existing trees on site during excavation operations to ensure no damage to the protected trees or their root systems. Requirement to be determined at the Site Plan stage.

Landscape

1. A Landscape Concept Plan will be required, showing the general layout and intent of what is proposed for landscaped areas, including landscape buffer planting and fence locations and types. See the Pre-Submission Checklist for requirements.
2. Proposed tree plantings should follow the ESA's guide *Planting Under or Around Powerlines & Electrical Equipment:* trees and/or shrubs with a max. mature height and spread of 4.5m in the Low Zone (to 4.5m from the power lines), trees with a max. mature height and spread of 7.6m in the Medium Zone (7.6m from the power line), and trees of any size beyond 7.6m from the power line. (See https://esasafe.com/assets/files/esasafe/pdf/Electrical_Safety_Products/Guidelines/Tree-Planting%20AODA%20Final%20Tagged.pdf).
3. Where required, landscape buffers should provide separation and to partially obstruct the views to adjacent properties should be provided along shared property lines. The landscape buffers should be a dense landscape screen consisting of evergreen trees or a combination of solid screen fencing with evergreen and deciduous trees and understory shrubs.
4. Show all hazard lines, regulated limits and setbacks and clearly label them on all drawings.
5. The property of 1450 King Road falls within the regulated limits of Conservation Halton (CH). Please show all regulated limits, hazard lines and setbacks to the satisfaction of CH.
6. Any recommendations or issues of compatibility (e.g. noise, light, uncomfortable wind conditions) noted in the Planning Justification Report, Noise Report and Wind Study should be addressed and reflected on the Landscape Concept Plan, for example with buffer planting, screens and fencing, trellises or awnings for outdoor areas including pedestrian walkways and amenity areas.
7. Please ensure that all trees proposed on the Landscape Concept Plan have sufficient soil volumes to thrive.
    - Minimum required soil volumes is 30m^3 of soil per tree in a single tree pit, 20m^3 per tree in a shared planting environment. Excavation for each planting environment should be 0.75m to 1.2m depth and should not exceed 1.5m depth. Smaller rooting volume (minimum 15-20m^3) may be proposed for smaller trees.
8. Screen parking from the road frontages.
9. Please provide a Construction Management and Mobility Plan (CMMP) and show existing trees to be preserved and tree preservation fencing.

- Staff Contact: Jeff McIsaac, Coordinator of Development Engineering, Jeff.McIsaac@burlington.ca

Parks & Open Space / Legal Comments:

- Comments may be provided at the time of a formal application submission.
- Staff Contact: Marion Rabeau, Marion.Rabeau@burlington.ca

Transportation Services Comments:

- No transportation concerns with this pre-con.
- Staff contact: Danijel Ozimkovic, Transportation Planning Technologist, Danijel.Ozimkovic@burlington.ca

Ministry of Transportation Comments:

The ZBA application proposes that the landscaped area and yard abutting King Road and North Service Road be reduced to 9m and 14m, respectively. The MTO has previously provided comprehensive comments on the design of the proposed pond and its outlet. The applicant should refer to the Minutes of Meeting(August 18,

2022) for further clarification on previously provided comments. We have reviewed the application and have the following comments:

- The site is within the MTO's permit control area. Any on-site development or construction is subject to MTO requirements.
- All buildings, structures and essential site features will be required to be set back a minimum of 14m from the existing or future North Service Road right-of-way.
- **Freeman EA Study** – The Freeman EA Study widening requirements are based on highway widening only. Please see below for property requirements related to the 407 Transitway. Attached is the relevant plan from the Freeman EA study which shows the MTO property requirement in the north-east quadrant of King Road and North Service Road(red dash line on the plan). The highway alignment assumes a full closure of King Road during the bridge replacement, as agreed to in principle with the city at the time of the EA Study's conclusion in the summer of 2020. If the closure of King Road is not permitted, King Road will have to be shift westerly to replace the Highway 403 structure off its existing alignment.
- **Future 407 Transitway EA/TPAP Study –** For this specific area of the 407 Transitway, the MTO has only undertaken a Feasibility Study Report which concluded there are three possible alignment options to be carried forward as part of a future EA/TPAP. The future EA/TPAP study will determine the exact preliminary design limits/property requirements for the Transitway connecting to Aldershot Go Station. The timing of the EA/TPAP initiation is currently unknown. Attached are the three Transitway West terminus alternatives that have been previously shared with the City and Region. All TWY alternatives will likely require a small re-alignment/expansion of the North Service Road/King Road intersection.
- Staff contact: Usman Akhtar, Usman.Akhtar@ontario.ca

City of Burlington: Pre-Submission Document Terms of Reference
Address: 1450 King Road
Date: May 4, 2022

NOTE: These general Terms of Reference (below) will be used to assess the materials and technical studies submitted in support of a *Planning Act* application(s) and are to be reviewed upon the submission of and prior to the deeming of 'complete' of the application(s). The following Terms of Reference are intended as a guide to assist proponents in the preparation of materials and technical studies due upon submission (see: Section 12 of Development Application Pre-Consultation Form) and to provide recommendations as to the information content of those materials that would assist City of Burlington, Region of Halton, Conservation Halton and external agency partners in their review, once circulated. In circumstances where these Terms of Reference are generally not adhered to, submission materials may be returned to the proponent/applicant and/or a file not initiated.

1) General Requirements

- Correct application fees (based on most current fee schedule)
- Correct number of application forms and copies of reports
- Application form fully completed and commissioned
- Landowner's authorization and consent to enter property signed
- Three CDs or flash drives containing electronic copies of all materials
- Consistency within technical reports in terms of the development concept evaluated, and supporting appendices and drawings.
- Consultants have coordinated data and conclusions so that reports are consistent between disciplines
- Clear and legible drawings
- All electronic file submissions must be named using the following naming protocol: "Address_StudyName_MM-DD-YYYY". If a document is revised and resubmitted the file name should indicate that it is a revised submission and the date of the revision should be noted: "Address_StudyName_Revised_MM-DD-YYYY".
- Two digital copies of all plans are required along with paper copies. Digital plans must be submitted in Autocad and/or GIS Shapefile format that must be geospatially positioned to match the City of Burlington's Geographic and Projected Coordinate Systems (Geographic Coordinate System: GCS_North_American_1983; Projected Coordinate System: NAD83_UTM_ZONE 17N).
- Pre-Application Community Meeting Notes

2) Planning Justification Report

- Signed by a Registered Professional Planner
- Contains a written acknowledgement by the RPP that they have reviewed all supporting technical studies in consideration of their planning opinion.
- Contains a review of the applicable policies of the Provincial Policy Statement.
- Contains a review of the applicable policies of A Place to Grow Growth Plan
- Contains a review of Ontario Regulation 162/06.
- Contains a review of all other relevant Provincial legislation.
- Contains a review of the applicable policies of the Region of Halton Official Plan.
- Contains a detailed explanation of how the proposed development is consistent and/or conforms to all relevant Provincial Plans and policies.
- Contains a review and analysis of the applicable policies of the City of Burlington Official Plan (2008) and 'New Official Plan' (2020).
- Contains a fulsome discussion of the results of the required technical studies and how they have been used to refine the redevelopment proposal.
- Contains a discussion of how input received at the Pre-application consultation meeting has been used to refine the redevelopment proposal.
- Contains a discussion of how input received from the Burlington Urban Design Panel has been used to refine the proposal.
- Draft Amending Zoning By-law.
- Contains a justification of any removal or conversion of employment lands.
- Contains an explanation of why the requested change represents good planning and adheres to Provincial and municipal plans and policies.

3) Survey and Severance Sketch / Conceptual Site Plan

- Legible, metric scale drawing on 24x36 inch paper (or digital)
- Prepared and signed by an OLS Surveyor
- Clearly identifies all development constraints including easements, MTO setbacks, floodlines & hazard lands, natural heritage buffers, required right-of-way widenings, daylight triangles, etc.
- Survey / Reference Plan of site showing PINs, easements and property boundaries, etc.

4) Land Assembly Documents

- Documentation which demonstrates that a reasonable, bona fide offer has been made to acquire lands to facilitate the orderly development of an area.

15) Tree Inventory and Preservation Plan and Arborist Report

- Is prepared by a qualified professional (e.g. Arborist certified by the International Society of Arboriculture (ISA), including ISA number; qualified by Ministry of Training, Colleges and Universities (MTCU) or Ontario Training and Apprentice Board (OTAB); registered professional Forester in Ontario, etc.)
- Contains legible drawings on 24x36
- Includes all dimensions in metric, to scale, and on a consistent base map layer
- Includes bar scale
- Shows the proposed development (including property lines, easements, regulated areas, paved areas, buildings and entrances, landscaped areas, regulated limits, etc.) and is coordinated with the Site Plan, Grading and Servicing drawings
- Arborist Report should describe the scope and methodology of proposed construction works and the tree preservation measures
- Identifies all existing trees (over 10cm diameter at breast height (DBH) measured at 1.4m above the ground) on site and within 6m of the property lines, and trees of any size on city property, their common and botanical name, size (DBH and height), structural and physiological condition, ownership, comments and notes, recommendations, and photos (particularly those requested for removal)
- Identifies trees proposed to be removed and retained, and the methods to be used to ensure preservation and protection of trees to be retained, including location and detail of tree protection fencing in accordance with the City of Burlington's Tree Protection and Preservation Specification SS12A: https://www.burlington.ca/en/services-for-you/resources/Forestry%20Operations/Tree_Protection_and_Preservation/City-of-Burlington-Standard-Specification-for-Tree-Protection-and-Preservation.pdf
- Minimum Tree Protection Zones and Critical Root Zones clearly shown and labeled in addition to tree protection fencing
- Percentage of injury should be clearly shown on the plan and noted in the Arborist Report, and impacts and damage mitigation methods outlined
- Clearly show the excavation limits on the plan (e.g. foundations or footings, trenching, etc.) and discuss damage mitigation measures (e.g. root pruning) in the Arborist Report
- Alternate layouts and construction measures should be considered and discussed in the Arborist Report to ensure any proposed removals are necessary and justified (i.e. there are no alternatives to the removal)
- Abbreviations should be defined and industry standard terminology used

- If removal or damage to trees on neighboring properties or boundary trees is required, provide either: 1) letter of consent from adjacent property owners that they are aware of the proposed development and potential impact to their trees or boundary trees and have no objections, OR 2) the Arborist Report should include preservation methods that can be implemented to mitigate damage to neighboring or boundary trees
- Arborist Report should describe compensatory tree planting if trees are proposed to be removed (layout to be shown on the Landscape Concept Plan)

16) Landscape Concept Plan

- Is stamped and signed by a qualified member of the Ontario Association of Landscape Architects
- Contains legible drawings on 24x36 inch paper
- Includes all dimensions in metric, to scale, and on a consistent base map layer
- Includes bar scale
- Identifies the location and general design intent of the proposed plantings and amenity areas
- Shows location and dimensions of pedestrian walkways and crossings. Include dimensions from open doors if doors open out onto walkways.
- Identifies minimum required soil volumes, and location of any structural soil cell installation areas to achieve minimum soil volumes ($30m^3$ of soil per tree in a single tree pit, $15m^3$ per tree in a shared planting environment. Excavation for each planting environment should be 0.75m to 1.2m depth and should not exceed 1.5m depth)
- Identifies the location, type and height of proposed fencing
- Identifies snow storage and bicycle parking areas
- Identifies the location of air vents/shafts
- Identifies property lines, easements, regulated areas, impermeable surfaces (including curbs, roads, driveways, sidewalks, etc.), buildings and entrances, landscaped beds, lawns or other permeable surface areas, other information as needed
- Identifies the location of all underground, at grade and overhead utilities
- Identifies the location of any storm water management infrastructure, including swales, sub-drains, catch basins, pipes, and other quality and quantity controls as required
- Is coordinated with the Site Plan, Grading and Servicing drawings, Planning Justification Report, Noise Study, Wind Study, and shows any recommended mitigation measures (e.g. buffer planting, screening, fencing) conceptually on the Landscape Concept Plans

5) Functional Servicing Report

- Is prepared, signed and stamped by a Professional Engineer.
- Contains legible drawings , including all dimensions, plotted to a metric scale of 1:200, 1:250, 1:300 or 1:500 on 24x36 inch paper, and on a consistent base map layer .
- Follows the terms of reference agreed upon by the Regional and City staff in advance of study commencement. Includes a copy of this approved Terms of Reference as an Appendix.
- Includes digital copies of models.
- Includes all dimensions in metric, to scale, and on a consistent base map layer.

6) Stormwater Management Report

- Please refer to the City of Burlington Stormwater Management Design Guidelines, approved by City Council on June 22, 2020, please be advised of new IDF curves for the City of Burlington: https://www.burlington.ca/en/services-for-you/Stormwater.asp
- Refers to the Ministry of the Environment "Stormwater Management Planning and Design Manual" and the TRCA/CVC Low Impact Development Stormwater Management Planning and Design Guide.
- Is prepared, signed and stamped by a Professional Engineer
- Includes pre and post development drainage area plans that are legible, plotted to an acceptable metric scale, plotted on 24" by 36" paper and plotted on a consistent base map layer
- Includes site grading and servicing plans that are legible, plotted to a metric scale of 1:200, 1:250, 1:300 or 1:500, plotted on 24" by 36" paper and plotted on a consistent base map layer
- Includes digital copies of modeling, modelling program acceptability to be confirmed with City Staff prior to use and prior to submission of report.
- Includes a list of all past reports and current technical documents that have been consulted.
- Includes all calculations, modelling, and parameters (as per City Standard Drawings S-IDF, S-2D, S-3D, etc., as amended)
- Includes clearly defined stormwater criteria for the site (including source) and demonstrates in report how these criteria will be satisfied.
- Addresses all interim conditions as well as the ultimate condition
- Contains engineering details and cross-sections showing existing utility locations if any temporary and/or permanent encroachments are proposed.

- Provide chemical analysis of groundwater to determine if it satisfies the City's storm sewer discharge criteria for water quality. (including documentation from the Geotechnical or Environmental Engineer in the appendix)
- If groundwater cannot be directly outletted to the municipal storm system, detail where it will outlet, i.e. treated then outlet to storm or outlet to the sanitary system.
- Provide an estimate of groundwater flow to be permanently managed in the site storm system (including documentation from the Geotechnical Engineer or Hydro-geologist in the appendix)
- Provide comment on whether or not it is anticipated a permit to take water would be necessary either temporarily during construction or permanently.

7) Grading and Servicing Plans

- Must be separate Plans
- Are stamped and signed by a Professional Engineer
- Contains legible drawings, plotted to a metric scale of 1:200, 1:250, 1:300 or 1:500, on 24" by 36" paper and plotted on a consistent base map layer
- Identifies property lines, dedications, easements, regulated areas, impermeable surfaces (including curbs, roads, driveways, sidewalks, etc.), buildings and entrances, and other information as needed
- Identifies the location of all underground, at grade and overhead utilities
- Identifies the location of all storm water management infrastructure, including swales, sub-drains, catch basins, pipes, and other quality and quantity controls as required
- Identifies Municipal Benchmark and Horizontal Control

8) Geotechnical Study (including Groundwater)

- Is prepared, signed and stamped by a Professional Engineer.
- Contains legible drawings
- Includes digital copies of models
- Includes all dimensions in metric, to scale, and on a consistent base map layer.
- Includes groundwater information (for example: dewatering during construction vs. permanent dewatering to be accommodated in a stormpond). Includes estimated volumes of groundwater to be permanently managed.
- Indicates if a Permit to Take Water would be required either during construction or permanently.

- Includes testing of groundwater to ensure it meets municipal stormwater discharge criteria. (City and Regional staff have been contacted if groundwater does not meet discharge criteria.)
- Contains sufficient quantity and distribution of boreholes to map soil and groundwater conditions for the soil type.
- Provides sufficient monitoring data to address groundwater level seasonality.
- Contains results of any geotechnical test completed.
- Discusses infiltration capabilities if Low Impact Development is proposed.
- Contains shoring and excavation details (for example: tiebacks, caissons, foundations, forming, piles) if underground parking or encroachments are proposed.
- Includes cross-sections, and dimensions from property lines and details of over-digging.
- Includes a stable slope assessment if required at the preconsultation stage. This study refers to the Ministry of Natural Resources and Forestry Technical Guidelines "Natural Hazards Manual Technical Guide – River and Stream Systems: Erosion Hazard Limit" and final topographical survey drawings with stable top of bank delineation signed and stamped by a Professional Engineer.
- Contains confirmation of the need for pre-construction surveys of surrounding buildings, to an extent determined by a Professional Engineer specializing in vibration, OR confirmation that pre-construction surveys are not warranted.

9) Environmental Site Assessment Report

- Completed in accordance with Ontario Regulation 153/04 as amended
- Regional Environmental Site Screen Questionnaire included
- Prepared, signed and stamped by a Qualified Person
- Letter of Reliance for City and Regional staff
- If the Phase One Study recommends a Phase Two Study, then the Phase Two is included with the submission
- If the Phase Two Study recommends site remediation, then the remediation plan is included to ensure that remediation feasibility has been considered.

10) Construction Management and Mobility Plan:

- Legible, metric scale drawing on 24" x 36" paper
- Clearly identify property lines, easements, floodlines & hazard lands, natural heritage buffers, existing trees/vegetation to be preserved (and tree preservation fencing), etc.
- Clearly identify limits of above ground development, including buildings, parking, sidewalks, curbs, etc.

- Clearly identify limits of underground parking structure, including dimensioning distance from property lines
- Includes shoring and excavation details
- Clearly identify limits of all elements of the underground parking structure including foundation drainage system/shoring/tiebacks/etc.
- Clearly identify limits of temporary perimeter/security fencing, covered sidewalk protection (if proposed) and tree protection fencing
- Clearly identify proposed temporary (trailers/material storage/fencing/etc.) and/or permanent encroachments (tiebacks/shoring/etc.) into the Right of Way and identify approximate time line of closure
- Clearly identify any proposed temporary sidewalk and/or lane closures and identify approximate time line of closure.
- Identify haul route, i.e. what roads are to be used for material deliveries
- Identify crane location and swing radius – please note that further detail/additional requirements will be provided at the site plan stage
- Drawing must clearly note that no trades parking or truck staging will be allowed on the Municipal Right of Way
- The applicant is advised that if the Official Plan Amendment/Re-Zoning application is approved, at the Site Plan stage additional construction management details may be required, including requirement of Road Occupancy and Municipal Consent permits if applicable.