MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

June 30, 2026

Mark Johnson, MCIP, RPP
City of Burlington
426 Brant Street,
Burlington, ON L7R 3Z6

Dear Mr. Johnson:

RE: ZONING BY-LAW AMENDMENT APPLICATION
4495 NORTH SERVICE ROAD, BURLINGTON
MHBC FILE: Y013F

On behalf of our client, Dream Summit Industrial (1250 Appleby Line) LP, we are pleased to submit the enclosed materials in support of our Zoning by-law Amendment application for the lands municipally addressed as 4495 North Service Road, in the City of Burlington (herein referred to as the "Subject Lands").

No.	Material	Doc.	Date	Consultant
14	Application Form	-	2026-06-26	-
2	Planning Justification Report, including draft Zoning By-law	-	2026-06-30	MHBC
3	Architectural Set	A-1.0 – A3.1B	2026-06-23	Baldassarra Architects Inc.
4	Survey	3220-5SSK	2026-05-07	R. Avis
5	Draft R-Plan	3220-5R	2018-10-16	R. Avis
6	Financial Impact Study	-	2026-06-30	Petramala Research
7	Letter of Use	-	2026-06-26	Dream
8	Functional Servicing/Stormwater Management Report	221385	2026-06-25	Husson Engineering
9	Site Grading Plan	SW-1	2026-06-25	Husson Engineering
10	Site Servicing Plan	SW-2	2026-06-25	Husson Engineering
11	Erosion and Sediment Control Plan	SW-3	2026-06-25	Husson Engineering
12	Storm Drainage Plan	SW-4	2026-06-25	Husson Engineering
13	Transportation Impact Study/Vehicle Turning Plans	-	2026-06-22	BA Group
14	Landscape Plan	LS.000, LS.100 & LS.101	2026-06-25	Studio TLA
15	Arborist Report	-	2026-06-30	LGL Group
16	Tree Inventory and Protection Plan	-	2026-06-30	LGL Group
17	Environmental Impact Assessment	-	2026-06-24	LGL Group
18	Fluvial Geomorphological Assessment	24130	2025-03-11	GeoMorphix
19	Slope Stability Assessment	371371.002	2026-06-25	Pinchin Ltd
20	Phase One Environmental Site Assessment	371371	2026-06-12	Pinchin Ltd

21	Phase Two Environmental Site Assessment	371371.001	2026-06-12	Pinchin Ltd
22	Geotechnical Study	318728	2023-02-15	Pinchin Ltd
23	Hydrogeological Assessment	371371.003	2026-06-25	Pinchin Ltd
24	Noise and Vibration Feasibility Study	WA26-015	2026-06-25	SS Wilson
25	Sustainability Checklist	-	2026-06-25	Inviro

The required application fee will follow under separate cover.

THE PROPOSAL

The Subject Lands are split zoned 'General Employment, GE1' on the western portion of the Subject Lands and 'Mixed-Use – Employment Corridor, MXE' on the eastern portion. The proposed development consists of two single storey industrial buildings with associated office space in each.

The buildings are anticipated to have a combined GFA of approximately 39,450.63 sqm. The development will consist of 499 parking spaces and 108 trailer spaces. The concept proposes a single entrance on North Service Road.

The intent of the Zoning Application is to rezone the site to a single designation, incorporating uses from both the GE1 and MXE zone.

If you require further information, please do not hesitate to contact the undersigned.

Yours truly,
MHBC

Oz Kemal, BES, MCIP, RPP
President

Katherine Rauscher, MCIP, RPP
Associate