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SUBDIVISION/CONDOMINIUM APPLICATION FORM
(ATTACH CITY OFFICIAL PLAN AMENDMENT/REZONING APPLICATION IF APPLICABLE)

For applying For Approval Under Section 51 of The Planning Act and Section 50 of The Condominium Act

OFFICE USE ONLY	File Name:
City File Number:	Regional File Number:

APPLICATION TYPE

- [x] Subdivision
- [x] City Official Plan Amendment (Additional form required
- [ ] Condominium
- [ ] Condominium Exemption
- [x] Zoning By-law Amendment (Additional form required)

1. **A COMPLETE APPLICATION includes** both prescribed and required information:

   Information Prescribed by O. Reg. 544/06 is mandatory, must be provided and is indicated in *italics*. All declarations are mandatory.
   Required information (normal type) is necessary for efficient processing and a proper planning evaluation. Without it, the application could be refused.

Please Attach:

1.1 ___ 1 original of the completed application form and declaration; 20 copies of the application form for subdivisions and 10 copies of the application form for condominiums

1.2 ___ 35 copies of the draft plan of subdivision with key maps; 10 copies of a draft plan of condominium with key maps, (folded to 8-1/2" x 14" size); 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.

1.3 ___ Application Fees;

1.4 ___ Preconsultation Form signed by the City and Region;

1.5 ___ required copies of all supporting technical and background information reports shown as listed on the Preconsultation Form and this application form; (In addition, please provide a CD containing PDF versions of all technical reports.)

1.6 ___ Digital Map File (Two copies of GIS Shape File or AutoCAD 2007 or earlier, on CD)

Please list the reports or studies that accompany this application (and supply copies of each as outlined in the preconsultation form and notes).

2. LOCATION OF LAND

2.1 *General Description* Northwest corner of Mainway and Burloak Drive, bounded by Upper Middle Road to the north and Sheldon Creek to the west.

2.2 *Lot(s)/Block(s)* 3 and 4 *Concession(s)* 2 S.D.S *Registered Plan No.* _____

2.3 *Street Address (if appropriate)* 5164-5900 Upper Middle Road and 5201 Mainway

2.4 *Are there any easements or restrictive covenants affecting the subject lands? YES* ____ *NO* __
If YES, describe the easement or covenant and its effect _____

3. APPLICANT INFORMATION

3.1 Complete the information below and indicate one contact as the Prime Contact. All communications will be directed to the Prime Contact.

NAME	ADDRESS	PHONE/FAX
*Registered Owner(s)** Alinea Land Corporation c/o Dave Pitblado (Paletta Bros. Four Ltd. 2362302 Ontario Inc. Qualico Foods (1994) Inc. Paletta International (1990) Inc.)	4480 Paletta Court Burlington, ON L7L 5R2	*Bus.* 905-632-6036 ext. 404 *Fax* *E-Mail/www:* dpitblado@thealineagroup.ca *Home*
Applicant(s) Alinea Land Corporation c/o Dave Pitblado (Paletta Bros. Four Ltd. 2362302 Ontario Inc. Qualico Foods (1994) Inc. Paletta International (1990) Inc.)	4480 Paletta Court Burlington, ON L7L 5R2	*Bus.* 905-632-6036 ext. 404 *Fax* *E-Mail/www:* dpitblado@thealineagroup.ca *Home*
Agent (eg. Planning Consultant) Bousfields Inc. c/o David Falletta	1 James Street South, 9th Floor Hamilton, ON L8P 4R5	*Bus.* 416-947-9744 ext. 401 *Fax* *E-Mail/www:* dfalletta@bousfields.ca *Home*
Solicitor		*Bus.* *Fax* *E-Mail/www:*
Other (Specify)		*Bus.* *Fax* *E-Mail/www:*

3.2 Which of the above is the Prime Contact? Bousfields Inc. attn: David Falletta

4. PROPOSED LAND USE
Please fill out the table below:

PROPOSED USES	No. of Residential Units	No. of Lots /Blocks (as labeled on plan) Lots	Blocks	Area in Hectares	Density Proposed (Specify Units per Hectare)	Parking Provided	This Section For Condominium Applications Only: Floor Cover - age m^2	This Section For Condominium Applications Only: Bedroom Count (Specify by No. of residential Units)
RESIDENTIAL								
Detached Dwellings	190	190		7.286 ha	26	TBD	TBD	TBD
Semi-detached Dwellings	0							
Row, Townhouse (Multiple Attached) Dwellings	247	45		5.144	48	TBD	TBD	TBD
Apartments Residential *- less than 2 bdrms* *- 2 bdrms or more*	160	1		0.430	68.8	TBC	TBD	TBD
Other (Specify)								
NON-RESIDENTIAL								
Neighbourhood Commercial								
Other commercial								
Industrial								
Local and Community Park		1		1.102		N/A		
Open Space and Hazard Lands		2		0.053		N/A		
Institutional (Specify)								
Road Allowances				9.676		N/A		
Other (Specify)	Refer to enclosed Draft Plan of Subdivision							
TOTAL								

5.0 ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY:

New Building

a) Has the City of Burlington approved a site plan? YES _____ NO ✓____

Site Plan File # _____

b) Has a site plan agreement been entered into? YES ___ NO ✓

c) Has a building permit been issued? YES ___ NO ✓

d) Is the proposed development under construction? YES _____ NO ✓

e) If construction is completed, indicate date of completion _____

Existing Building

a) Is this a conversion of an existing building containing rental residential units?

YES ___ NO ✓

Date of Construction of existing building _____

If YES, indicate the number of units to be converted. _____ Units

b) Have the existing tenants been surveyed for their position on the proposed conversion?

YES _____ NO _____

If YES, provide the results of the survey. (attach material if necessary)_____

_____

c) The applicant is advised that an Engineering report, indicating the structural integrity of the building(s) proposed to be converted may be required as part of the processing of the application.

6.0. STATUS OF OTHER PLANNING APPLICATIONS

6.1 a) What is the land use designation of the site in the approved Regional Official Plan?
Urban Area and Regional Natural Heritage System

b) Has a separate application for a Regional Official Plan (and/or Provincial Plan) Amendment been made? YES ___ NO ✓ FILE # _____
OTHER ___(explain)

6.2 a) What is the land use designation of the site in the Burlington Official Plan?
General Employment and City's Natural Heritage System

b) Has a separate application for a City Official Plan Amendment been made?
YES ✓ NO ___

*OTHER (explain)*_____

6.3 Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent?

YES ___ NO ✓ UNKNOWN ___. If YES, and if known, indicate the application file number and the decision made on the application.

6.4 Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, Official Plan, zoning by-law or zoning order amendment application?

YES ✓ NO ___ UNKNOWN ___ If YES, and if known, indicate the file numbers and the status of the applications.
Concurrently with Draft Plan of Subdivision application

6.5 Does the proposal conform with the existing: Regional Official Plan? YES ✓ NO ____
Burlington Official Plan? YES ____ NO ✓____

NOTE: Section 7 of this application deals with all of the Servicing aspects of the proposal. Does this proposal conform with all servicing policies (i.e. phasing plans) of the approved Burlington and Region of Halton Official Plans?
YES ✓ NO ____

6.6 a) What is the existing zoning of the subject lands? _____
H-GE2-354 – Holding- General Employment Special Exception Zone, H-GE1-354 – Holding – General Employment Special Exception Zone, GE1-354 – General Employment Special Exception Zone, O2 – Open Space, O3 – Open Space
Does the proposal conform to the existing zoning? YES ____ NO ✓

b) Has a separate application for a zoning by-law amendment been made?
YES ✓ NO ___

7. *SERVICING*

	Yes	No	Studies Required	Attached
Water Supply and Sewage				
a) Public Services: (are the responsibility of the Region of Halton)				
7.1 municipal sanitary sewers	✓		none	N/A
7.2 municipal piped water	✓		none	N/A
b) Private Services:				
7.3 Wells and/or septics for a residential subdivision, with five or more lots (or units)			-Hydrogeological Study -Servicing Options Report	
7.4 Wells and/or septics for a residential subdivision only, with six or more lots (or units)			-Justification Study - including information on known water quality problems, depth of overburden, and soil types	
7.5 Any development on individual private services not covered in 6.3 and 6.4			-Hydrogeological Study	
*7.6 Septics for a residential subdivision only, with fewer than five lots (or units), and 4500 litres of effluent **or less** produced per day*			-Hydrogeological study	
*7.7 Septics for a residential subdivision only, with fewer than five lots (or units), and **more than** 4500 litres of effluent produced per day*			-Hydrogeological Study -Servicing Options Report	
***Storm Drainage** (is the responsibility of the City)*				
7.8 sewers	✓		Stormwater Management Study	
7.9 ditches, swales				
7.10 other (specify)				
Roads and Access				
7.11 public road	✓		Traffic Management Study may be required (see Pre-consultation form)	
7.12 private road			not usually permitted	n/a

8. LAND USES FOR THE SITE AND SURROUNDING AREA

8.1 Location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest

Upper Middle Road (North), other lands owned by applicant (east), Mainway (South), residential neighbourhood (west)

8.2 What is the current use of the Subject land? Vacant

8.3 What were the previous uses of the Subject land, if known?

Agricultural

8.4 Are the water, sewage and road works associated with the proposed development subject to the provisions of the Environmental Assessment Act? YES _____ NO _____

8.5 Subsurface Rights

Are the subsurface rights and the surface rights to the property held by the same owner?
YES __ NO __

If the answer is NO, who owns the subsurface rights? _____
(Please have the owner complete the declaration on page 12)

8.6 Does the subject land contain any areas of archaeological potential, or will the plan permit development of land that contains known archaeological resources or areas of archaeological potential?

YES ✓ *NO*_____

If YES, attach an Archaeological Assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI of the Ontario Heritage Act ***and*** *a Conservation Plan for any archaeological resources identified in the assessment.*

9. PROVINCIAL POLICY

9.1 *Is the subject land within an area designated under any of the following Provincial Plan(s)?*

Greenbelt Plan _____ Niagara Escarpment Plan_____

Growth Plan for the Greater Golden Horseshoe_____ Parkway Belt West Plan_____

Attach a Planning Justification Report which explains how the requested application conforms to or does not conflict with the applicable Provincial Plan(s)

Indicate pages in the report on which this discussion takes place: _____

9.2 Attach a Planning Justification Report which explains how the requested application is consistent with the Comprehensive Provincial Policy Statement.

Indicate pages in the report on which this discussion takes place: _____

10.0 PRELIMINARY ENGINEERING INFORMATION

If Regional services are proposed, or existing please submit a Pre-engineering Report satisfactory to the Region of Halton (8 copies) with the necessary drawings which indicate the proposed or existing overall servicing scheme and which also covers the following points:

Sanitary Sewers:

a) Location of existing sewers on/or adjacent to the proposed development.
b) If the land to be developed is 2ha or more, what will be the influence on trunk and semi-trunk mains in the area?
c) Will existing installations have to be adjusted or relocated to serve the proposed development?

Watermains:

a) Location of existing watermains on/or adjacent to the proposed development.
b) If development presents a major increase in demand, what effect is anticipated on the existing serviced area?
c) If lands beyond the proposed development are to be serviced through this development, suitable arrangements are to be indicated.
d) Will existing installations have to be adjusted or relocated to serve the proposed development?
e) Identify the pressure zones within which the proposed development lies.
f) Indicate the existing level of fire protection adjacent to the proposed development and the expected level of fire protection to the proposed development (static and residual pressures and expected flows).

Storm Sewers:

a) Indicate the quantity and direction of drainage.
b) For open ditches, indicate culverts, their size and the ditch inverts.
c) Show all topography within a 46 metre radius of the proposed streets.
d) Show all square iron bars and monuments.

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CITY OF BURLINGTON

DECLARATION

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

I, David Falletta, Bousfields, Inc *of the* City of Hamilton
(name of applicant) *(name of City, Town, Township, etc.)*
in the Region/County/District of Hamilton *do solemnly declare that all of the statements contained in the application* For DPOS, OPA and ZBA
(description)

and all supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act".

Declared before me at:

City of Hamilton *in the*
Region/County/District of
(municipality)

Province of Ontario *this* 10 *day of*

February ,2026.

Jasmine Danielle Connerty, a Commissioner, etc., Province of Ontario, for Bousfields Inc. Expires April 15, 2028.

Jasmine Connerty
Commissioner of Oaths

Signature of Applicant

David Falletta
Please Print Name of Applicant

OWNER'S AUTHORIZATION ***(If the Owner is NOT the Applicant)***

(If Multiple Owners, An Authorization Letter From Each Owner Is Required)

PLEASE PRINT

If an agent is employed, the owner(s) must complete the following (or provide similar authorization on the face of the draft plan):

I, (we) Paolo Paletta ***,***
being the
(name(s) of owner, individuals or company)
registered owner(s) of the subject lands, hereby authorize David Falletta, Bousfields Inc.
(name of agent)
to prepare and submit a draft plan of subdivision/condominium for approval.

Signed by:
Paolo Paletta
14E3BA9E781042E...

09 February 2026

Signature *Day* *Month* *Year*

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OWNER'S PERMISSION TO ENTER SITE

I, Paolo Paletta *(print owner's name), being the registered property owner of the above noted property, hereby irrevocably authorize and consent to Region of Halton & City of Burlington staff to entering upon the above noted property at any reasonable time for the purpose of evaluating the merits of this application.*

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

Signed by:
Paolo Paletta
14E3BA9F781042F...

Owner's Signature

09 *Day* February *Month* 2026 *Year*

COMPLETE APPLICATION REQUIREMENTS

I, David Falletta, Bousfields Inc. (name of applicant), declare that all of the following information specified has been submitted with this application.

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

Applicant's Signature

February 9, 2026
Day Month Year

This information will be used to consult with various interested agencies. Where the scale or nature of the land use changes appear to require a large number of agencies to be consulted, additional copies of the application may be required.

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APPLICANT'S CONSENT

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

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

Signature	Day	Month	Year
	February 9, 2026		

Subdivision/Condominium File No._____

AUTHORIZATION FROM THE OWNER OF THE SUBSURFACE RIGHTS

if different from the Owner above

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

_____ (signature) _____ (date)

_____ (address)

_____

_____

_____ Telephone Number _____ Facsimile Number

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

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

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