Mariana Da Silva
Planner – Development Review
Community Planning
City of Burlington
426 Brant St, PO Box 5013
Burlington, ON
L7R 3Z6

Arcadis Professional Services (Canada) Inc.
55 St. Clair Avenue West
7th Floor
Hamilton, Ontario L8L 1H5
Phone: 905 546 1010

Date: September 27, 2024
Our Ref: 145256
Subject: Request for Zoning By-law Amendment – Mr. Grant Burlie – 759 Maple Avenue, Burlington

Dear Ms. Da Silva,

On behalf of our client, Mr. Grant Burlie, please accept this letter and the following materials as part of our complete submission of a Zoning By-law Amendment application ("ZBLA") for the lands municipally known as 759 Maple Avenue, Burlington:

- Completed Application Form
- Planning Justification Report prepared by Arcadis Professional Services (Canada) Inc. (which includes a summary of the Pre-Application Neighbourhood Meeting along with comments and responses)
- Comment Response Matrix
- Functional Servicing Report and Stormwater Management Plan prepared by Arcadis Professional Services (Canada) Inc.
- Grading and Site Servicing Plans prepared by Arcadis Professional Services (Canada) Inc. (which includes full size Grading and Servicing plans as Exhibits)
- Noise Assessment prepared by Valcoustics Inc.
- Landscape Plan prepared by Seferian Design Group
- Arborist Report and Tree Inventory and Preservation Plan prepared by Seferian Design Group
- Phase I and II Environmental Site Assessments prepared by Arcadis Professional Services (Canada) Inc.
- Height Survey of Adjacent Buildings prepared by A.J. Clarke and Associates Ltd.
- Architectural Drawings prepared by Structured Creations Inc.
- Site Plan prepared by Arcadis Professional Services (Canada) Inc.
- Waste Management Report prepared by Arcadis Professional Services (Canada) Inc.
- Sustainable Building and Development Guidelines Checklist
- Parcel Register
- Halton Region Environmental Site Screening Questionnaire
- Pre-Consultation Checklist

- Cheque made payable to the City of Burlington in the amount of $18,850.00 which represents the Minor Rezoning Fee and Minor Variable Fee (delivered directly by Owner)
- Cheque made payable to the Region of Halton in the amount of $1,123.00 which represents the Minor Rezoning Free (delivered directly by Owner)

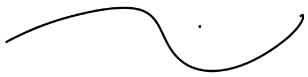
Our client is seeking a ZBLA on the subject lands to permit the development of four (4) townhouse units with frontage onto a private road and access onto Maple Avenue. The proposed rezoning would amend the current H-RM5 zone to an H-RM2 zone with Site-Specific Exemptions. A Holding provision would continue to apply to the site until such time that a Record of Site Condition is submitted to and accepted by the City. We advise that at the time of submitting this application, the filing of the RSC has been initiated, and we expect that the RSC will be issued prior to a decision by Council on the ZBLA, in which case the Holding provision would no longer be necessary. Nonetheless, for the purposes of a complete application, we are proposing a Holding Symbol at this time in lieu of the RSC, so that the application can be accepted and processed.

A Pre-Consultation meeting was held for this application on July 26, 2023 during which the requirements for a complete application were outlined. The current submission meets all of these requirements with the exception of the RSC as stated above. A Neighbourhood Pre-application Consultation meeting was also held virtually on February 28, 2024, during which the proposed development was presented to the neighbours, members of Council, and planning staff, and feedback was solicited. All comments received were addressed as part of the submission package.

A preliminary submission package was submitted to the City for their review dated May 23, 2024. Comments were received on July 8, 2024 and have been addressed through the current submission.

We trust that the attached materials provide you with sufficient information for the processing of this application. Should you have any further questions or require anything more for the processing of this file, please do not hesitate to contact the undersigned.

Sincerely,
Arcadis Professional Services (Canada) Inc.



Mike Crough, MCIP RPP
Principal - Planning



Ritika Nair
Planner