SHAPING GREAT COMMUNITIES

May 16th , 2025 File No. 25042

City of Burlington
Development Review, Community Planning Department
426 Brant Street, PO Box 5013
Burlington, Ontario L7R 3Z6

Attn: Alicia West, MCIP RPP, Planner

Re: Letter of Use Requirement – Official Plan and Zoning By-law Amendments Application 3011, 3019, 3023, 3027, 3035, 3047, 3051 Appleby Line

Dear Ms. Alicia West,

In the December 18th, 2024 Pre-Consultation Meeting Notes for this Official Plan and Zoning By-law Amendment Application identified the requirement for a Letter of Use. The Zoning Department stated the required letter is to, "outline the proposed uses and descriptions of each use that is to be removed from the prohibited use list or added to the permitted use list in the exception."

In response, we provide that the following uses are proposed to be removed from the prohibited section within the CR-312 Exception Zone in Zoning By-law 2020 and added to the permitted uses:

- **Supermarket/grocery store:** A retail establishment with a floor area greater than 1800m^2, engaged primarily in the sale of a general line of food, such as canned, dry and frozen foods; fresh fruits and vegetables; fresh and prepared meats, fish, poultry, dairy products, baked products and snack foods; and which also retails a range of non-food products, such as household paper products, toiletries and non-prescription drugs, and in which a minimum of 51% of the total sales floor area of the establishment is devoted to the sale of food; and,

- **Department store:** A retail establishment primarily engaged in retailing a wide range of products, with each merchandise category or product group constituting a separate department within the store. Some departments may be operated on a concession basis.

The site-specific zoning is expected to apply to these additional uses.

Sincerely,
GSP Group Inc.

Sarah Knoll, BES, MCIP RPP
Vice President