



Statutory Public Meeting

The City of Burlington is looking for your feedback on a development application in your area.

Planning Application submitted by:

MHBC Planning on behalf of Summit Industrial Operating LP

Site Address - Ward 6

3399 Appleby Line

Planner on File

Name: Mariana Da Silva

Mailing Address:

426 Brant St., Burlington, ON L7R 3Z6

Email: mariana.dasilva@burlington.ca

Phone: 905-335-7600, ext. 7536

File: 520-10/22

burlington.ca/3399appleby

What is Proposed?

A private landowner has made an application to amend the Zoning By-law on the property located at 3399 Appleby Line.

The proposed development contemplates a one (1) storey industrial building with accessory office uses and access to Appleby Line (as shown on the attached Concept Plan). The building proposed contains a total gross floor area of approximately 17,639 m² of which approximately 369 m² would be dedicated to the accessory office space. Additionally, 199 parking spaces are being provided along the north and west property lines, facing Appleby Line and Highway 407.

Application materials are posted on the City's Development Project webpage at **www.burlington.ca/3399appleby**.

Have your say:

No decisions about these applications have been made yet. The City is asking for your feedback to inform a future decision. You can provide feedback by submitting written comments and/or by speaking at the Statutory Public Meeting.

Submit written comments:

Any written comments you may have about the proposal can either be mailed or e-mailed to the planner assigned to this file, using the contact information provided on the left side of this page. Your comments will be included in a future staff report about the application which will be posted on the City's web site.

Attend the Statutory Public Meeting:

You are invited to attend a Statutory Public Meeting under the Planning Act to consider the staff report concerning these applications. This meeting will be held using a hybrid model, allowing members of Council, City staff and the public the option of participating remotely or in person at Burlington City Hall, 426 Brant St.

Meeting Date: February 28, 2022

Time: 9:30 a.m.

Location: Online at

www.burlington.ca/calendar or in person at Burlington City Hall, Council Chambers, 2nd floor, 426 Brant St., Burlington, Ont.

Requests to delegate to this hybrid meeting can be made by completing the online delegation registration form at www.burlington.ca/delegate, by submitting a written request by email to the Office of the City Clerk at clerks@burlington.ca, or by phoning 905-335-7600, ext. 7481 by noon the business day before the meeting is to be held.

Detailed information about how to participate in the Statutory Public Meeting is provided below.

Site Summary

Property Address: 3399 Appleby Line (Ward 6)

Property Size: 4.76 ha

Existing Official Plan designation:

The site is designated 'Business Corridor' which may permit a broad range of office, industrial, utilities, transportation and service trade uses provided these are located within an enclosed building and are unlikely to cause significant pollution or excessive noise. A limited range of retail commercial and service commercial uses as well as recreation uses may be permitted subject to specific provisions. Additionally, hotel, conference and convention uses as well as residence for a watchman or caretaker may be permitted. An eastern portion of the property is also designated as 'Greenlands'.

New Official Plan designation:

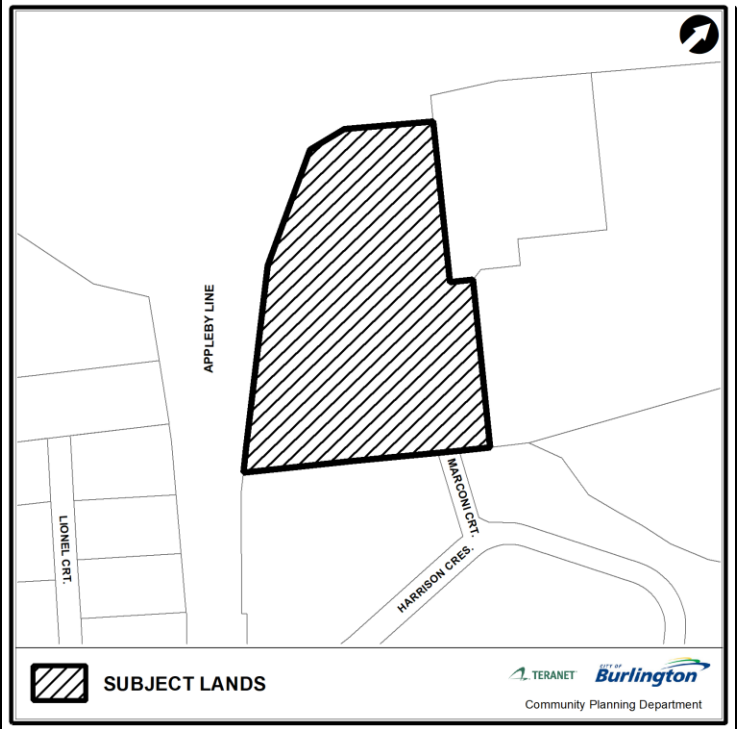
The site is designated 'Business Corridor' which may permit a broad range of office, industrial, utilities, transportation and service trade uses provided these uses are located within an enclosed building and are unlikely to cause significant adverse effects such as noise, vibration, odours or dust. A limited range of accessory retail, a full range of accessory service commercial, a limited range of recreation uses may be permitted subject to specific provisions. Additionally, large-scale motor vehicle dealerships, hotel, conference and convention uses may be permitted. An eastern portion of the property is also designated as "City's Natural Heritage System".

Existing Zoning By-law designation:

The site is zoned 'Development' (D) and the easterly portion of the subject lands, containing the existing driveway to the adjacent Regional facility, is zoned 'Open Space' (O3). The D zone is an interim zone that permits a Detached Dwelling as well as a limited range of other uses, as set out in Part 12, section 1 "D Zone", and Part 1, subsection 2.21 "Uses Permitted in All Zones". The O3 zone permits the uses described under Part 10, section 6 of the Zoning By-law.

What is proposed to change?

The applicant is proposing to rezone the property from a 'D' and 'O3' zone to a 'BC1' zone to allow a 1 (one) storey industrial building with accessory office uses. The layout of the proposed plan is illustrated on the Concept Plan (next page).



Looking for more information?

Visit the City of Burlington's website for more information about the applications. The applications have their own webpage with more material, including studies that have been submitted by the applicant, and copies of the proposed Zoning By-law Amendment. This webpage will be updated throughout the process and will include information about a future Council Meeting.

To learn more about this application, visit burlington.ca/3399appleby.

To learn more about the planning process, visit: burlington.ca/planningprocess

If you cannot access the webpage and wish to review the proposed Zoning By-law Amendment, contact Mariana Da Silva at mariana.dasilva@burlington.ca or (905) 335-7600, ext. 7536.

If you wish to be notified of the decision of the City of Burlington on the proposed passing of the proposed By-law, you must make a written request to Jo-Anne Rudy, Committee Clerk, City of Burlington, City Hall, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6.

The Official Plan is the City's blueprint for the future. It includes policies to guide planning decisions made by the City. The Official Plan is consistent with provincial and regional plans and policies.

Learn more at burlington.ca/newop

The Zoning By-law contains specific rules about how each property should develop and includes permitted uses, maximum heights, building setbacks, lot coverage, etc. Learn more at burlington.ca/zoning

Options for Participating in the Statutory Public Meeting

How to get the Staff Report:

The staff report provides:

- a description of the application,
- updates on the technical review that is underway, and
- public comments received to date.

This report will be available for public review on Friday, February 24, 2022. The report will update all members of Council about the development proposal and recommend that Council direct staff to continue to review and process the application. The report will be available on the City's website at www.burlington.ca/calendar by searching for the February 28, 2023 meeting date for the Community Planning, Regulation and Mobility Committee – Public. If you need a hard copy of the report, please email the Clerks Department at clerks@burlington.ca to arrange pick-up.

Speaking at the Statutory Public Meeting as a Delegation:

To speak at the statutory Public Meeting, there are two options:


1. Pre-register to speak by noon the business day before the meeting is to be held. You can pre-register in one of the following ways:
 - a. complete the online delegation request form at www.burlington.ca/delegation;
 - b. submit a written request by email to the Office of the City Clerk at clerks@burlington.ca, or
 - c. phone 905-335-7600, ext. 7481.
2. Register during the Statutory Public Meeting.
 - a. If you are attending the meeting virtually, you can register to speak by emailing clerks@burlington.ca, as noted in the ticker tape that will be scrolling along the bottom of the live stream webcast of the meeting with registration information.
 - b. If you are attending the meeting in person, you can register to speak during the meeting by following instructions provided at the meeting.

Speakers are limited to a maximum of 10 minutes each and are webcasted online.

If you have presentation materials, they must be submitted to Kristin Sprukulis, Committee Assistant at kristin.sprukulis@burlington.ca no later than noon, one business day before the meeting to allow for their distribution and review by all members of the Committee. Please note the content of all submissions is considered public and will be posted to the City's website.

To Watch the Statutory Public Meeting Online:

To watch the live stream webcast of the Statutory Public Meeting, please:

1. Visit the City of Burlington website at www.burlington.ca.
2. Click on the 'live stream' button 
3. You will be directed to the Council and Committee Meetings page. The 'Council and Committee Live Stream' link is located in the right column of the page.
4. Click on the link to view the virtual statutory Public Meeting in progress at the time listed on this Notice.

The live webcast can also be accessed on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Community Planning, Regulation and Mobility Committee and clicking the 'Video - Live' link.

Future Notification:

No decisions about this application have been made yet. The staff report prepared for this Statutory Public Meeting includes a recommendation to continue processing the application. If Committee approves staff's recommendation to continue processing the application, another report will be presented to the Community Planning, Regulation and Mobility Committee in the future with a recommendation for approval, refusal, or modified approval of the applications. Notice of the future recommendation report will be sent to:

- 1) People who submitted written comments to the Community Planning Department on the application;
- 2) People who speak at the Statutory Public Meeting on February 28, 2023; and,
- 3) Those who submit a request to be notified of the future meeting date.

To be added to the list of people who will be notified about this development and upcoming meetings, or if you have questions about this application, please contact Mariana Da Silva, Planner II, at mariana.dasilva@burlington.ca or (905) 335-7600, ext. 7536.

Please note: If you do not include your name and address with written comments about the application or speak at the Statutory Public Meeting, you may not be able to appeal the decision of Council to the Ontario Land Tribunal or appear as a Party to any future hearing about this issue. For more information about this matter, including information about appeal rights, contact Mariana Da Silva, Planner II.

If this Notice is received by property owner(s) of land containing seven or more residential units, please post in a location that is visible to all of the residents.

If you wish to be notified of the decision of Council to approve, refuse, or approve with modification the application, or of any subsequent Ontario Land Tribunal appeal of this matter, you must submit a written request to the Clerks Department to the attention of Jo-Anne Rudy, Committee Clerk.

Legal Notices: Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be contained in an Appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record.

The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal Hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Burlington to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted and/or the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted and/or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

CONCEPT PLAN



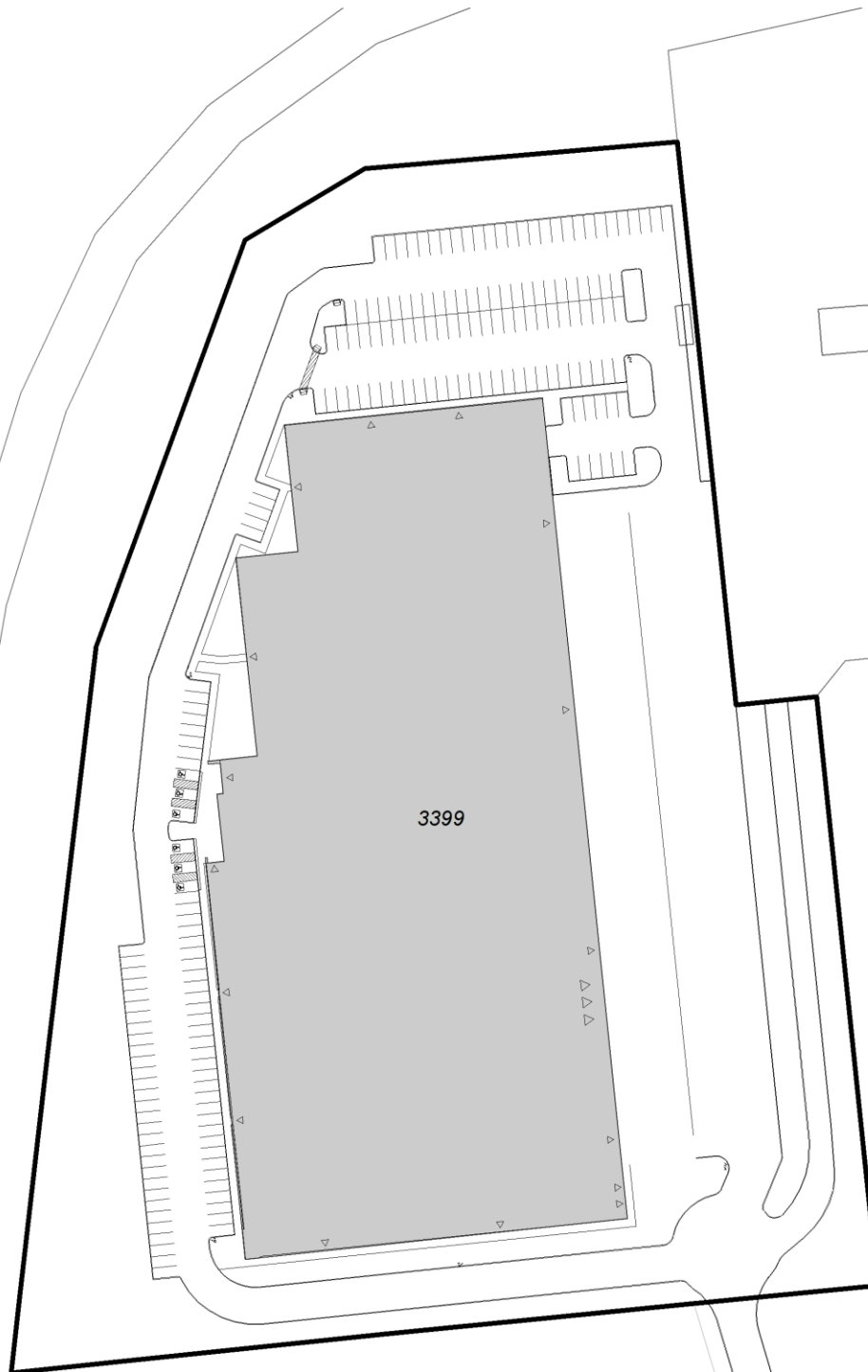
1 (one) storey industrial building with accessory office uses.



SUBJECT PROPERTY

File Nos. 520-10/22

APPLEBY LINE



3309

MARCONI CRT.