

## Planning Application for: 961 & 970 Zelco Drive and 4425 South Service Road File: 520-06/20

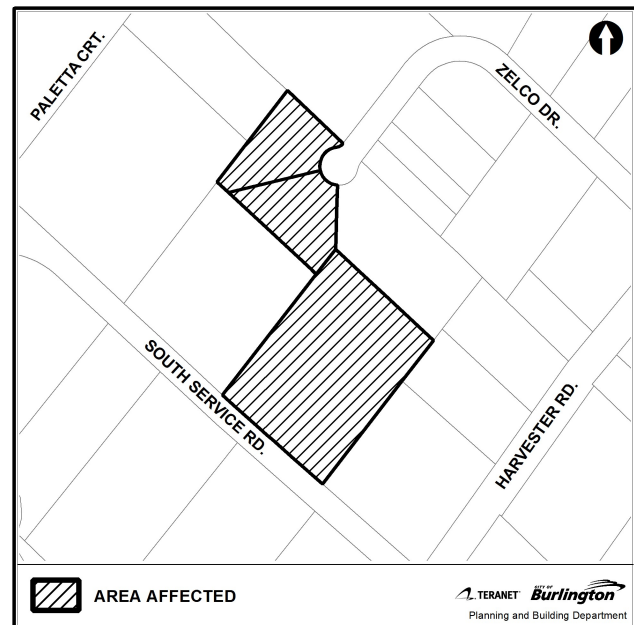
As you may remember from the previous Notice letter that was mailed on July 6, 2020, the City of Burlington has received an application from UrbanSolutions Planning and Land Development Consultants to rezone the subject lands located on 961 & 970 Zelco Drive and 4425 South Service Road as shown on the sketch below.

The purpose of this application is to amend the Zoning By-law for the subject lands to permit a Motor Vehicle Wrecking Yard within the existing zone. The property owner is currently operating a metal recycling facility on the subject lands with the aim of providing motor vehicle wrecking services as defined by Burlington Zoning By-law 2020.

The property is currently designated "Employment Lands – General Employment" within the city's Official Plan. This designation permits a broad range of employment and office uses, including industrial and limited retail uses with a separation from sensitive land uses such as residential uses.

The property is currently zoned "General Employment (GE1)" which permits office and industrial uses including a recycling facility, however a Motor Vehicle Wrecking Yard is a prohibited use.

**Location of Proposal**



### **Statutory Public Meeting Information**

Due to COVID-19 this Statutory Public meeting will be conducted virtually. Only the chair of the meeting, along with a clerk and audio/visual technician will be in council chambers, with all other staff, members of council and delegations participating in the meetings remotely.

You are invited to participate in this virtual Statutory Public Meeting to consider the proposed zoning by-law amendment application for 961 & 970 Zelco Drive and 4425 South Service Road. This meeting will take place on:

**Date:** Tuesday September 22, 2020  
**Start Time:** 6:30 pm  
**Location:** City Website – [www.burlington.ca](http://www.burlington.ca)

### **How to Obtain the Staff Report:**

An information report concerning the application will be available for public review on September 11, 2020. This report does not include a recommendation about the application at this time. The purpose of the information report is to update all members of Council about the development proposal. The report will be available on the City's website at [www.burlington.ca/calendar](http://www.burlington.ca/calendar) by searching for the meeting date for the Planning and Development Committee. A copy of the report can also be picked up at the City Clerk's Department on the main level of City Hall.

### **Speaking at the Meeting:**

Since this is a statutory public meeting, you do not have to register in advance in order to speak. However, if you wish to arrange in advance to speak at the statutory public meeting, please register online at [www.burlington.ca/delegation](http://www.burlington.ca/delegation) or contact Jo-Anne Rudy, Committee Clerk at (905) 335-7600 Ext. 7413 or [Jo-Anne.Rudy@burlington.ca](mailto:Jo-Anne.Rudy@burlington.ca). Speakers are limited to a maximum of 10 minutes each and are webcasted online.

Also, if you have presentation materials, they must be submitted to Ms. Rudy by noon the 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 to be public and will be posted to the city's website.

### **Future Notification:**

No decisions about this application have been made yet. The staff report prepared for this public meeting does not include a recommendation on the application at this time. A recommendation report will be presented to the Planning and Development Committee in the future. Notice of an upcoming recommendation report will be sent to the following people:

- 1) People who submitted written comments to the Community Planning Department on the application;
- 2) People who speak at this Statutory Public Meeting on September 22, 2020; and,
- 3) Those who submit a request to be notified of this future meeting date.

To be added to the list of people to be kept informed about this development and upcoming meetings, or if you have questions about this application, please contact Mariana Da Silva, Planner I at the phone number or email address provided on the last page of this notice.

**Please note:** If you do not include your name and address with written comments about the application or speak at the public meeting, you may not be able to appeal the decision of Council to the Local Planning Appeal Tribunal or appear as a Party to any future Hearing about this issue. For more information about this matter, including information about preserving your appeal rights, contact Mariana Da Silva, Planner I using the contact information below.

Should you wish to be notified of the Council decision to approve, refuse, or approve with modification this application, or of any subsequent Local Planning Appeal Tribunal appeal of this matter, you must submit a written request to the Clerk's Department to the attention of Jo-Anne Rudy.

**Looking for more information?**

You can access the City of Burlington's website for more information about this application. The application has its own webpage which contains additional material, including supporting studies that have been submitted by the applicant. To access the webpage for this file please go to:  
[www.burlington.ca/961zelcodrive](http://www.burlington.ca/961zelcodrive).

If you have any questions about this application, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to be "MD" or "MDS", written in a cursive style.

**Mariana Da Silva**

**Planner I – Development Review**

**Phone: 905-335-7600 Ext. 7536**

**Email: [mariana.dasilva@burlington.ca](mailto:mariana.dasilva@burlington.ca)**

**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 a Local Planning Appeal 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 City of Burlington to the Local Planning Appeal 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 zoning 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 zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

