



April 14, 2005

Dear Sir or Madam:

**Subject: Public Meeting Concerning a Proposed Official Plan Amendment and Rezoning - Wal-Mart Canada Corp.
2055, 2075 and 2085 Fairview Street, 915 Brant Street**

FILE: 505-09/02 and 520-27/02

The Community Development Committee of City Council will hold a public meeting on May 17, 2005 commencing at 4:00 p.m. in the Council Chambers, Level 2, City Hall, 426 Brant Street to consider a proposed Official Plan Amendment and rezoning under Sections 22 and 34 of the Planning Act.

The City of Burlington has received applications from Wal-Mart Canada Corp. to re-designate and rezone property located east of Brant Street and north of Fairview Street as shown on the attached Location/Zoning Sketch No. 1.

The purpose of these applications is to permit the development of a large retail warehouse, with approximately 12,000 m² of floor space, as shown on the attached Detail Sketch No. 2. The property is presently zoned MXR – Mixed Use Corridor Retail, which permits a wide range of retail, service commercial, financial, office, entertainment, recreational and medium and high-density residential uses. Retail warehouses are permitted with a gross floor area between 1800 m² and 5600m². A large retail warehouse, defined as “a building where a single user occupies a minimum gross floor area of 5600m² and where the principal use is the sale of products displayed and stored in one and the same area”, is prohibited.

City staff have reviewed these applications in conjunction with all comments received from the area residents and various public agencies, and will be recommending approval of the amendments.

The staff report containing the proposed Official Plan Amendment and zoning amendment, as well as additional information concerning the proposed amendments, will be available to the public for inspection at any time on or after May 3, 2005 and may be obtained from the City Clerk's Department on the Main Level, City Hall. In addition, the staff report will be contained in the Community Development Committee Agenda, which will be available on the City's web site two weeks prior to the meeting, at <http://www.burlington.ca>, under “Meeting Calendar”.

If you require any additional information regarding these applications, please contact me at the above number.

April 14, 2005

The aforementioned public meeting will be held in two sessions; commencing at 4 pm and 7 pm. We encourage you to make advance arrangements if you wish to appear as a delegation. You may state a preference for either session you wish to attend. Please call Mariana Iglesias, Committee Clerk at (905) 335-7600 Ext. 7865 to schedule your delegation. Delegations are limited to a maximum of 10 minutes each. In accordance with the Procedural By-law of the City of Burlington, groups or associations are encouraged to appoint a spokesperson to represent the views of the group, for the purposes of expediency.

Written submissions with respect to the proposed amendments may be made to Mariana Iglesias. Please remit any presentation material prior to the meeting to allow distribution and review by all members of Committee. If you wish your written submission to be included in the Committee Agenda, please submit your correspondence prior to April 29, 2005.

A copy of the proposed Official Plan Amendment is available for inspection at the Clerk's Department, 1st floor, City Hall, during regular business hours. If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to Mariana Iglesias, Committee Clerk, City of Burlington, City Hall, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6.

If a person or public body that files a notice of appeal of a decision of the City of Burlington in respect of the proposed Official Plan Amendment does not make oral submission at a public meeting or does not make written submissions to the City of Burlington before the proposed Official Plan Amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

If a person or public body that files an appeal of a decision of the City of Burlington in respect of the proposed by-law does not make oral submissions at a public meeting or written submission to the City of Burlington before the proposed by-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

Yours truly,

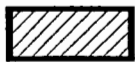
A handwritten signature in black ink, appearing to read 'Marilyn Lagzdins', written in a cursive style.

Marilyn Lagzdins, Senior Planner

Attach.

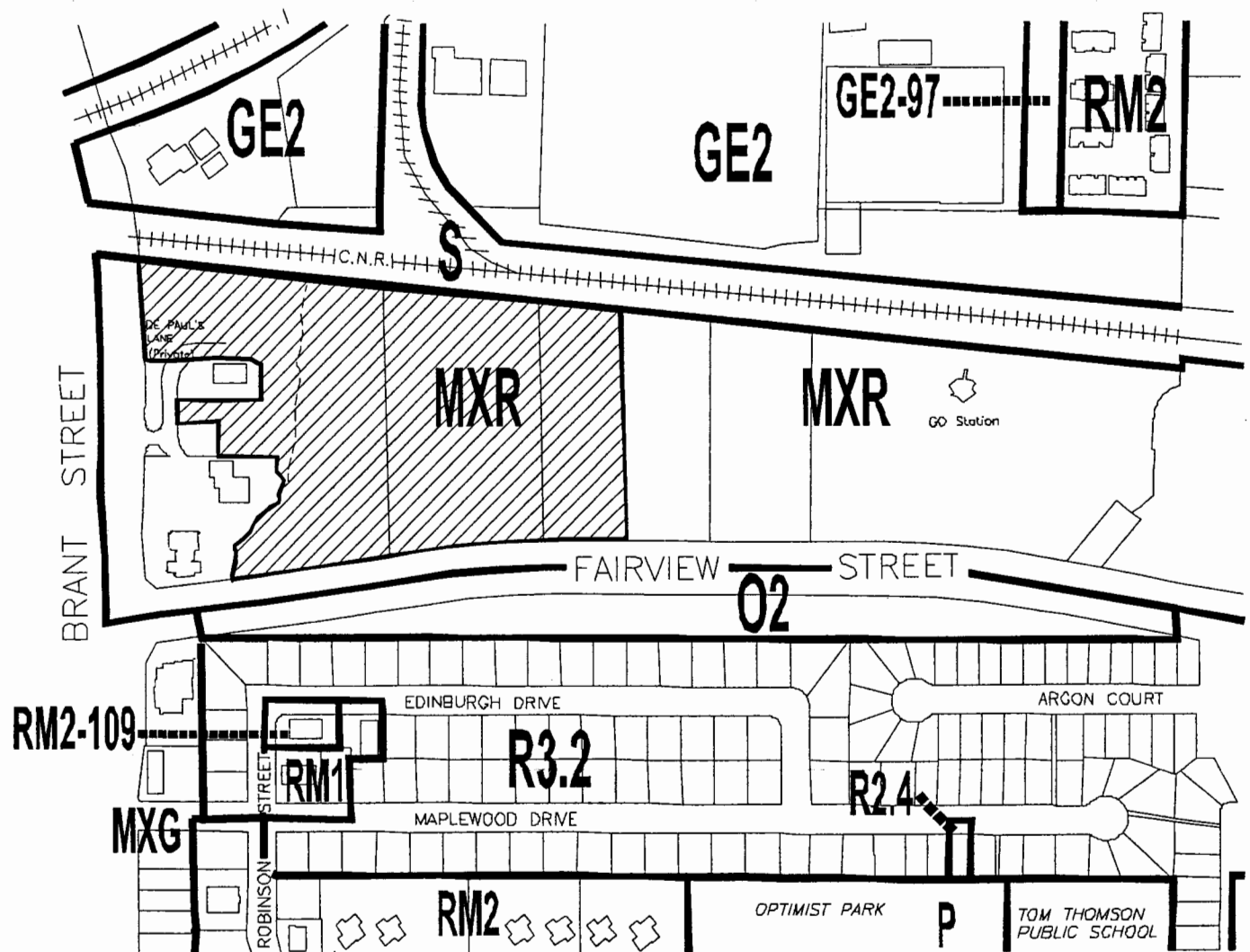
Sketch No. 1 LOCATION/ZONING SKETCH

Application by WAL-MART CANADA CORP. to permit the development of a large retail warehouse.



AREA AFFECTED

FILE NO.: 520-27/02
505-09/02



NOTE: See By-law 2020, Map No. 14

NOTE: Zones may be followed by exception numbers which denotes specific property regulations in the By-law

GENERAL ZONING LEGEND

LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY	MIXED USE	COMMERCIAL	EMPLOYMENT	OTHER
R2.4 R3.2	RM1 RM2		MXR MXG		GE2	O2 P

DATE: April 5, 2005

SCALE: N.T.S.

TR
ML

Burlington

Sketch No. 2 SITE PLAN



Application by WAL-MART CANADA CORP. to permit the development of a large retail warehouse.

FILE NO.: 520-27/02
505-09/02

