

DRAFT BY-LAW NUMBER 2020.XXX, SCHEDULE 'A' AND
EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.XXX

Being a By-law to amend By-law 2020, as amended: for 4721 Palladium Way, for the purpose of facilitating the development of a place of worship.

File Nos.: 520-12/17 (PB-72-18)

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Zoning By-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the City of Burlington approved PB-72-18 on XXXXX, to amend the City's existing Zoning By-law 2020, as amended, to permit a place of worship;

THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Zoning Map Number 25E of PART 15 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.
2. The lands designated as "A" on Schedule "A" attached hereto are hereby rezoned from BC1-319 to BC1-492.
3. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception 492 as follows:

Exception 492	Zone BC1	Map 25E	Amendment 2020.XXX	Enacted
<p>1. <u>Regulations for all Uses</u></p> <p>(a) Yard Abutting a street: 6 m minimum 9 m maximum</p> <p>(b) A hydro transformer or switch station shall be permitted in the landscape area or buffer</p> <p>(c) Parking areas shall contain a maximum of 261 spaces. Any parking area of 261 spaces or less shall not be required to be separated by a landscaped area.</p> <p>2. <u>Additional Permitted Use:</u></p> <p>(a) Place of Worship</p> <p>3. <u>Additional Regulations for Places of Worship</u></p> <p>(a) Yard Abutting a street: 6 m minimum 9 m maximum</p> <p>(b) Prayer Hall Area 910 m² maximum</p> <p>(c) Side Yard: (i) East 20 m minimum (ii) West 15 m minimum</p> <p>(d) Rear Yard and/or setback abutting a creek block or 02 zone 7.5 m</p> <p>(e) Landscape Areas: (i) Abutting the northerly lot line 4 m (ii) A hydro transformer or switch station shall be permitted in the landscape area or buffer</p> <p>(f) Required Parking: (i) Prayer Hall: 18 spaces per 100 m² gross floor area (ii) All other floor areas: 1 space per 4 persons capacity</p> <p>(g) Accessory uses, including Emergency Shelters, Day Care Centres, an attached or detached manse or an accessory dwelling unit for a watchman and any other associated residential buildings are not permitted in conjunction with a Place of Worship.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply</p>				

4. a) When no notice of appeal is filed pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed

4. b) If one or more appeals are filed pursuant to the provisions of the *Planning Act*, as amended, this By-law does not come into force until all appeals

have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.

ENACTED AND PASSED thisday of 201 .

_____MAYOR

_____CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.XXX

By-law 2020.XXX rezones lands on 4721 Palladium Way, to permit a place of worship.

For further information regarding By-law 2020.XXX, please contact Lisa Stern of the Burlington City Building Department at (905) 335-7600, extension 7824.

