

**APPENDIX C: Draft Zoning By-Law**

**BY-LAW NUMBER 2020.424, SCHEDULE 'A' AND EXPLANATORY NOTE**

**THE CORPORATION OF THE CITY OF BURLINGTON**

**BY-LAW NUMBER 2020.424**

A By-law to amend By-law 2020, as amended; 961 & 970 Zelco Drive and 4425  
South Service Road  
File No.: 520-06/20

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 Recommendation PL-03-21 on January 19, 2021 to amend the City's existing Zoning By-law 2020, as amended, to permit a Motor Vehicle Wrecking Yard;

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

1. Zoning Map Number 22E & 23E 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 GE1 to GE1-507.
3. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception GE1-507 as follows:

Exception 507	Zone GE1	Map 22	Amendment 2020.424	Enacted
<div>1. <u>Additional Permitted Use</u><div>a. Motor Vehicle Wrecking Yard</div></div> <div>2. <u>Additional Regulations for a Motor Vehicle Wrecking Yard</u><div>b. The crushing of motor vehicles is prohibited</div><div>c. Maximum of one mobile structure is permitted to be used for the motor vehicle wrecking use</div><div>d. One loading space for the properties zoned GE1-507</div><div>e. Loading /unloading activities are permitted in a yard abutting Zelco Drive</div></div> <div>Except as amended herein, all other provisions of this By-law, as amended, shall apply</div>				

- 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this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Local Planning Appeal Tribunal this By-law shall be deemed to have come into force on the day it was passed.

**ENACTED AND PASSED** this .....day of ..... 2021.

\_\_\_\_\_MAYOR

\_\_\_\_\_CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.424

By-law 2020.424 rezones lands on 961 & 970 Zelco Drive and 4425 South Service Road to permit a Motor Vehicle Wrecking Yard.

For further information regarding By-law 2020.424, please contact Mariana Da Silva of the Burlington Community Planning Department at (905) 335-7600, extension 7536.



**SCHEDULE "A"**



**AREA 'A'**  
To be rezoned from  
GE1 to GE1-507

**'A'**

SCHEDULE 'A' TO BY-LAW 2020.424 AMENDING MAP NOS. 22E & 23E PART 15, BY-LAW 2020 AS AMENDED.  
PASSED THE 19th DAY OF JANUARY, 2021.

MAYOR

CITY CLERK