



SUBJECT: Housekeeping Amendments to Zoning By-law 2020 – Removal of a Holding Zone

TO: Community Planning, Regulation & Mobility Cttee.

FROM: Community Planning Department

Report Number: PL-30-21

Wards Affected: 2

File Numbers: 520-03-02/21

Date to Committee: June 8, 2021

Date to Council: June 22, 2021

Recommendation:

Approve the proposed housekeeping amendments to Zoning By-law 2020 as outlined in community planning department report PB-30-21; and

Enact By-law 2020.430 as outlined in Appendix A to community planning department report PB-30-21.

PURPOSE:

This report recommends City-initiated general housekeeping amendments to Zoning By-law 2020 addressing general matters of accuracy and clarity.

Vision to Focus Alignment:

- Deliver customer centric services with a focus on efficiency and technology transformation
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Background and Discussion:

Since the adoption of Comprehensive Zoning By-law 2020 in June 1999, Planning staff have periodically prepared housekeeping amendments to the by-law. The most recent housekeeping by-law, enacted by Council in July 2018, was By-law 2020.394.

The purpose of the amendments recommended in this report is to update regulations and maps contained in Zoning By-law 2020, so the By-law remains accurate and clear while providing consistency for implementation and enforcement. The identified modifications are minor and considered to be of a housekeeping nature.

Table 1 presents the recommended housekeeping amendments to Zoning By-law 2020 and the staff explanation to provide context.

TABLE 1 – PROPOSED ZONING BY-LAW AMENDMENTS

PROPOSED ZONING BY-LAW AMENDMENT		STAFF EXPLANATION
PART 11 – HOLDING ZONES		
1 Ward 2	Amend Appendix A – Site Specific Requirements for Removal of an “H” Holding Symbol, Subsection 22 as follows: i. Delete: Subsection 22 in its entirety.	To resolve a conflict with land use permissions whereas the holding zone was originally intended for land consolidation to accommodate more intense housing yet the Official Plan designation (Residential Medium Density) and underlying Zoning designation (RM2) permit detached dwellings as of right.
PART 15 – ZONING MAPS		
2 Ward 2	Amend Map 9E as follows: i. Remove: the H-Zone Designation from 2023-2059 Ghent Avenue.	To update the map in the Zoning By-law to reflect the removal of the H-Zone designation.
3 Ward 2	Amend Map 14W as follows: i. Remove: the H-Zone Designation from 2023-2059 Ghent Avenue.	To update the map in the Zoning By-law to reflect the removal of the H-Zone designation.

Financial Matters:

Not applicable.

Climate Implications

Not applicable.

Engagement Matters:

In accordance with the policies of the City's Official Plan for general or city-wide Zoning By-law amendments, notice of the subject public meeting was provided by way of a newspaper notice in the Burlington Post thirty days prior to the public meeting. A letter outlining all of the proposed amendments was also sent to all external public agencies thirty days in advance of the public meeting.

Conclusion:

The recommended City-initiated amendments to Zoning By-law 2020 will ensure that the By-law remains accurate and clear. The proposed amendments meet the intent of the Burlington Official Plan and conform to applicable Provincial Plans.

Respectfully submitted,

Jamie Tellier, MCIP RPP
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Appendices

- A. Draft Zoning By-law 2020.430

Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.