

The Corporation of The City of Burlington

City of Burlington By-Law 2020.448

A By-law to amend By-law 2020, as amended; 3110 South Service Road
File No.: 505-04/22 & 520-05/22 (PL-74-22)

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-74-22 on December 6, 2022 to amend the City's existing Zoning By-law 2020, as amended, to allow a three (3) storey office building including training facilities and a veterinary clinic fronting onto the South Service Road;

The Council of The Corporation of The City of Burlington hereby enacts as follows:

1. Zoning Map Number 18-W 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 subject to Exception BC1-225 as amended by this by-law.
3. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by replacing Exception BC1-225 with the following:

Exception 225	Zone BC1	Map 18-W	Amendment 2020.56 2020.448	Enacted Sept 18/00 Dec 13/22
<p>1. <u>Additional Permitted Use</u></p> <ul style="list-style-type: none"> a) Veterinary Services containing a Training Facility b) Retail Sales of Pet foods and supplies <p>2. <u>Regulations</u></p> <ul style="list-style-type: none"> a) Yard abutting the South Service Road: 14 m b) Landscape Area abutting the South Service Road: 3 m c) Loading/Unloading activities can occur in a yard abutting the South Service Road d) Notwithstanding Part 3, Section 4.10 and Part 1, Section 2.2.3: Waste containers and/or garbage enclosures are permitted in a yard abutting the South Service Road e) Floor Area of Retail Sales of Pet foods and supplies: 28 m² maximum f) Floor Area of Veterinary Services containing a Training Facility: 51% maximum with a minimum 13% of the Floor Area devoted to the Training Facility use. g) Maximum Floor Area Ratio for all uses: 0.65:1 <p>Except as amended, 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 Land Tribunal this By-law shall be deemed to have come into force on the day it was passed.

Enacted and passed this 13th day of December, 2022

Mayor Marianne Meed Ward _____

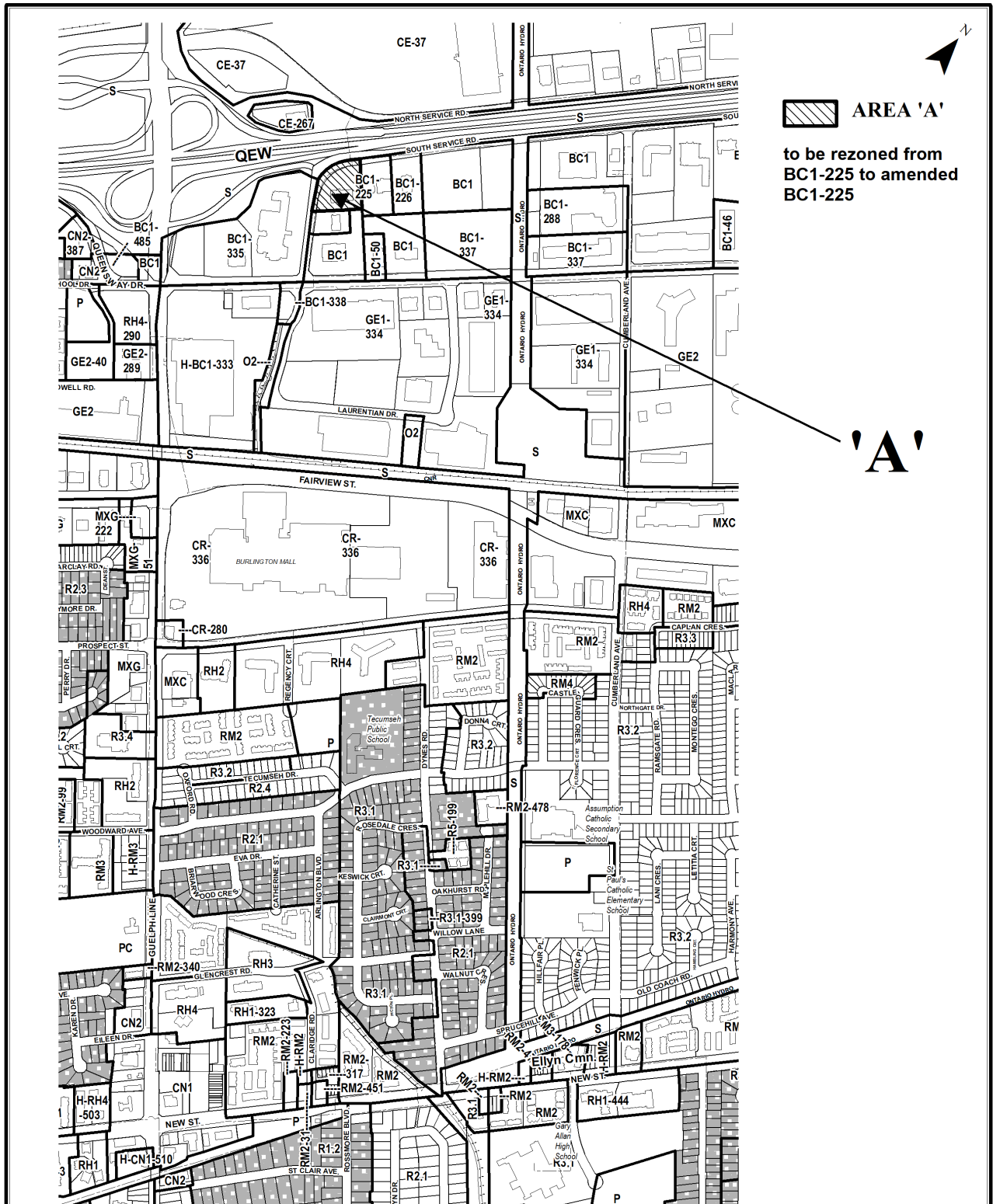
City Clerk Kevin Arjoon _____

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.448

By-law 2020.448 rezones lands on 3110 South Service Road, to allow a three (3) storey office building including training facilities and a veterinary clinic fronting onto South Service Road.

For further information regarding By-law 2020.448, 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
BC1-225 to amended
BC1-225

'A'

SCHEDULE 'A' TO BY-LAW 2020.448 AMENDING MAP NO. 18-W PART 15, BY-LAW 2020 AS AMENDED.
PASSED THE 13th DAY OF DECEMBER, 2022

MAYOR

CITY CLERK