

APPENDIX D: Zoning By-law

BY-LAW NUMBER 2020.454 SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.454

A By-law to amend By-law 2020, as amended; 4103 Palladium Way
File No.: 505-02/22 & 520-03/22 (PL-13-23)

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-13-23 on March 21, 2023 to amend the City's existing Zoning By-law 2020, as amended, to allow a five (5) storey Long Term Care Facility building and a six (6) storey Retirement Home building with associated ancillary uses with access to Palladium Way;

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

1. Zoning Map Number 25W 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 BC1-505 as amended by this by-law.
3. PART 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by repealing and replacing Exception BC1-505 with the following:

Exception 505	Zone BC1	Map 25W	Amendment 2020.423 2020.454	Enacted Sept 28/20 March 20/23
<p>1. Additional Permitted Uses:</p> <ul style="list-style-type: none"> i) Long-Term Care Facility ii) Retirement Home <p>2. Permitted uses accessory to a Long-Term Care Facility and Retirement Home:</p> <ul style="list-style-type: none"> i) Accessory uses including Day Care Centre, Medical Clinic (with accessory Pharmacy), and convenience restaurant are permitted only as accessory to the approved Long-Term Care Facility and Retirement Home. ii) Retail pharmacy accessory to the medical office to a maximum floor area of 115 m² <p>3. Maximum Heights:</p> <ul style="list-style-type: none"> i) Long-Term Care Facility: 5 storeys ii) Retirement Home: 6 storeys <p>4. Additional regulations for Long-Term Care Facility and Retirement Home:</p> <ul style="list-style-type: none"> i) Yard abutting Palladium Way: 6 m minimum, 9m maximum ii) Yard abutting Walker's Line: 14 m iii) South Side Yard: 3.5 m iv) North Side Yard: 7.5 m v) Landscape Areas: <ul style="list-style-type: none"> i. Abutting Palladium Way: maximum 2m walkway in landscape area vi) Maximum Floor Area Ratio: 1.82:1 vii) A hydro transformer or switch station shall be permitted in the landscape area or buffer <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 Land Tribunal this By-law shall be deemed to have come into force on the day it was passed.

ENACTED AND PASSED thisday of 2023.

_____MAYOR

_____CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.454

By-law 2020.454 rezones lands on 4103 Palladium Way, to allow a five (5) storey Long Term Care Facility building and a six (6) storey Retirement Home building with associated ancillary uses with access to Palladium Way.

For further information regarding By-law 2020.454, please contact Mariana Da Silva of the Burlington Community Planning Department at (905) 335-7600, extension 7536.

Schedule A

