

APPENDIX D – Draft Zoning By-law

BY-LAW NUMBER 2020.457, SCHEDULE ‘A’ AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.457

A by-law to amend By-law 2020, as amended; 3402 & 3416 Appleby Line
File No.: 520-02/23 (PL-06-24)

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-06-24 on January 9, 2024, to amend the City’s existing Zoning By-law 2020, as amended, to permit one (1) storey building for warehousing and logistics uses with accessory office uses;

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

1. Zoning Maps Number 25-E & 30-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 hereby rezoned from D to BC1-528.
3. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception BC1-528 as follows:

Exception 528	Zone BC1	Map 25-E & 30W	Amendment 2020.457	Enacted Jan 16/24
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1. Regulations:

- a) Parking areas shall contain a maximum of 235 parking spaces. Any parking area of 235 spaces or less shall not be required to be separated by a Landscape Area.
- b) Parking:
 - i) Warehouse and Logistics: 0.98 spaces per 100 sqm of gross floor area
 - ii) Office: 2.30 spaces per 100 sqm of gross floor area
- c) The southern exterior wall facing RAL3 and RAL4 zones is permitted to have a maximum length of 217m

Except as amended herein, all other provisions of this By-law, as amended, shall apply

- 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this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Land Tribunal this By-law shall be deemed to have come into force on the day it was passed.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 2024.

_____MAYOR

_____CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.457

By-law 2020.457 rezones lands on 3402 & 3416 Appleby Line, to permit a one (1) storey industrial building for warehousing and logistics uses with accessory office uses.

For further information regarding By-law 2020.457, 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
'D' to 'BC1-528'



Area 'A'

SCHEDULE 'A' TO BY-LAW 2020.457 AMENDING MAP NOs. 25E & 30W PART 15, BY-LAW 2020 AS AMENDED.
PASSED THE 16TH DAY OF JANUARY, 2024

MAYOR

CITY CLERK