

**APPENDIX D – Draft Zoning By-law**

**BY-LAW NUMBER 2020.479, SCHEDULE 'A' AND EXPLANATORY NOTE**

**THE CORPORATION OF THE CITY OF BURLINGTON**

**BY-LAW NUMBER 2020.479**

A By-law to amend By-law 2020, as amended; 2071 Fairview Street  
File No.: 520-03/24

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-51-24 on July 16, 2024, to amend the City's existing Zoning By-law 2020, as amended, to permit a reduction in the minimum required office space for the two (2) 18-storey towers;

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

1. Zoning Maps Number 14-W of PART 15 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.
2. PART 14 of By-law 2020, Exceptions to Zone Designations, Exception 448, be amended by:
  - i. deleting "The minimum gross floor area requirement for office uses is 2991 m<sup>2</sup>" and replacing it with "The minimum gross floor area requirement for office uses is 1000 m<sup>2</sup>"
- 3 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.
- 3 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this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed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 .....day of ..... 2024.

\_\_\_\_\_MAYOR

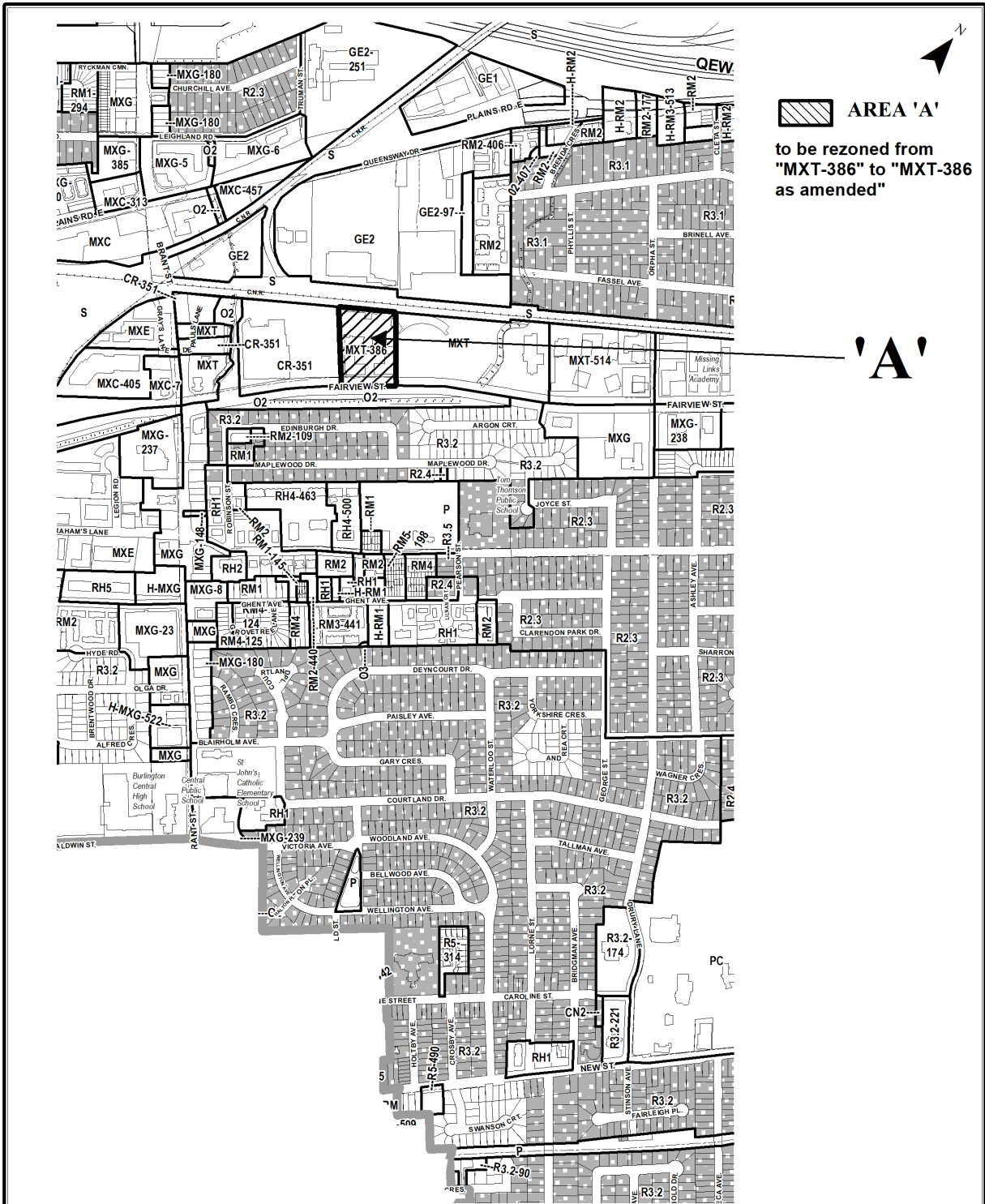
\_\_\_\_\_CITY CLERK


## EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.479

By-law 2020.479 rezones lands on 2071, 2081, 2087, 2093 & 2097 Fairview Street, to permit a reduction in the minimum required office space for the two (2) 18-storey towers.

For further information regarding By-law 2020.479, 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  
"MXT-386" to "MXT-386  
as amended"

**'A'**

SCHEDULE 'A' TO BY-LAW 2020.479 AMENDING MAP NO. 14-W PART 15, BY-LAW 2020 AS AMENDED.  
PASSED THE 16th DAY OF JULY, 2024

MAYOR

CITY CLERK

