

BY-LAW NUMBER 2020.493, SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.493

A By-law to amend By-law 2020, as amended; 291 North Service Road
File No.: 520-09/24 (PL-89-24)

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 approved, on December 10, 2024, to amend the City’s existing Zoning By-law 2020, as amended, to permit asphalt manufacturing including open storage of aggregates.

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

- 1. Zoning Map Number 3-E of PART 15 to By-law 2020, as amended, is hereby amended as shown on Schedule “A” attached to this By-law.
 - a) The lands designated as Area “A” on Schedule “A” attached hereto are hereby rezoned from “H-BC2” to “H-BC2-547” (Business Corridor with holding symbol and site-specific exception).
 - b) The lands designated as Area “B” on Schedule “A” attached hereto are hereby rezoned from “H-BC2” to “O3-549” (Open Space).
- 2. Part 11 of By-law 2020, as amended, Holding Zone Provisions, is hereby amended by the addition of the following section to Appendix A:

#90	H-BC2-547	Map 3-E	Resolution:
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The Holding symbol shall be removed from the zone designation by way of an amending zoning by-law following:

- a) The owner shall submit a revised Functional Servicing Report that demonstrates that the existing downstream sanitary sewer system can accommodate the proposed development, to the satisfaction of Halton Region;
- b) The owner shall submit confirmation from the Ministry of Environment, Conservation and Parks (MOECP) that the proposed development satisfies the provisions of the Environmental Protection Act and that all

studies have been carried out to the satisfaction of the MOECP, to the satisfaction of the Director of Community Planning.

- c) The owner shall submit correspondence from the Ministry of Environment, Conservation and Parks (MOECP) confirming that the proposed tree removals for snag do not need to be protected as part of the Natural Heritage System for significant habitat of endangered and threatened species, to the satisfaction of the MOECP, to the satisfaction of the Director of Community Planning.
 - d) The owner shall submit a revised Environmental Impact Assessment addressing staff and Conservation Halton comments, dated November 7, 2024, to the satisfaction of the Director of Community Planning.
 - e) The owner shall submit for review and approval a draft reference plan identifying the deemed right of way widening dedications for review and approval prior to depositing at the Land Registry Office, to the satisfaction of the Director of Transportation Planning
3. PART 14 of By-law 2020, as amended, Exceptions to Zone Designations is amended by adding Exception 547 as follows:

Exception 547	Zone H-BC2	Map 3-E	Amendment 2020.493	Enacted December 10, 2024
1. <u>Additional Permitted Use:</u>				
Asphalt manufacturing including associated buildings and structures with open storage of aggregates.				
2. <u>Regulations:</u>				
a) Lot Width			40 m	
b) Minimum Rear Yard:			42 m	
c) Yards				
i. Abutting North Service Road:			73 m	
ii. Abutting an O3 Zone:			5 m	
d) Maximum Building Height:				
i. Silos:			25 m	
ii. Manufacturing Equipment:			20 m	
iii. Administrative Buildings (Control Centre and Motor Control Centre)			10 m	
e) Maximum Site Coverage:			88%	
f) Landscape Area				

i. Abutting North Service Road:	0 m
ii. Abutting an O3 Zone:	0 m
g) Outdoor storage of aggregate is only permitted within 60 m of the hydro corridor	
h) Loading is only permitted within 81 m of a yard abutting a street	
Except as amended herein, all other provisions of this By-law, as amended, shall apply.	

Exception 549	Zone O3	Map 3-E	Amendment 2020.493	Enacted December 10, 2024
1. <u>Additional Permitted Use:</u> Storm water management and erosion control, including permanent detention and retention ponds.				
1. <u>Regulations</u>				
a) A stormwater management pond is only permitted within 100 m of North Service Road and 150 m of the west property line.				
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

ENACTED AND PASSED this 10th day of December 2024

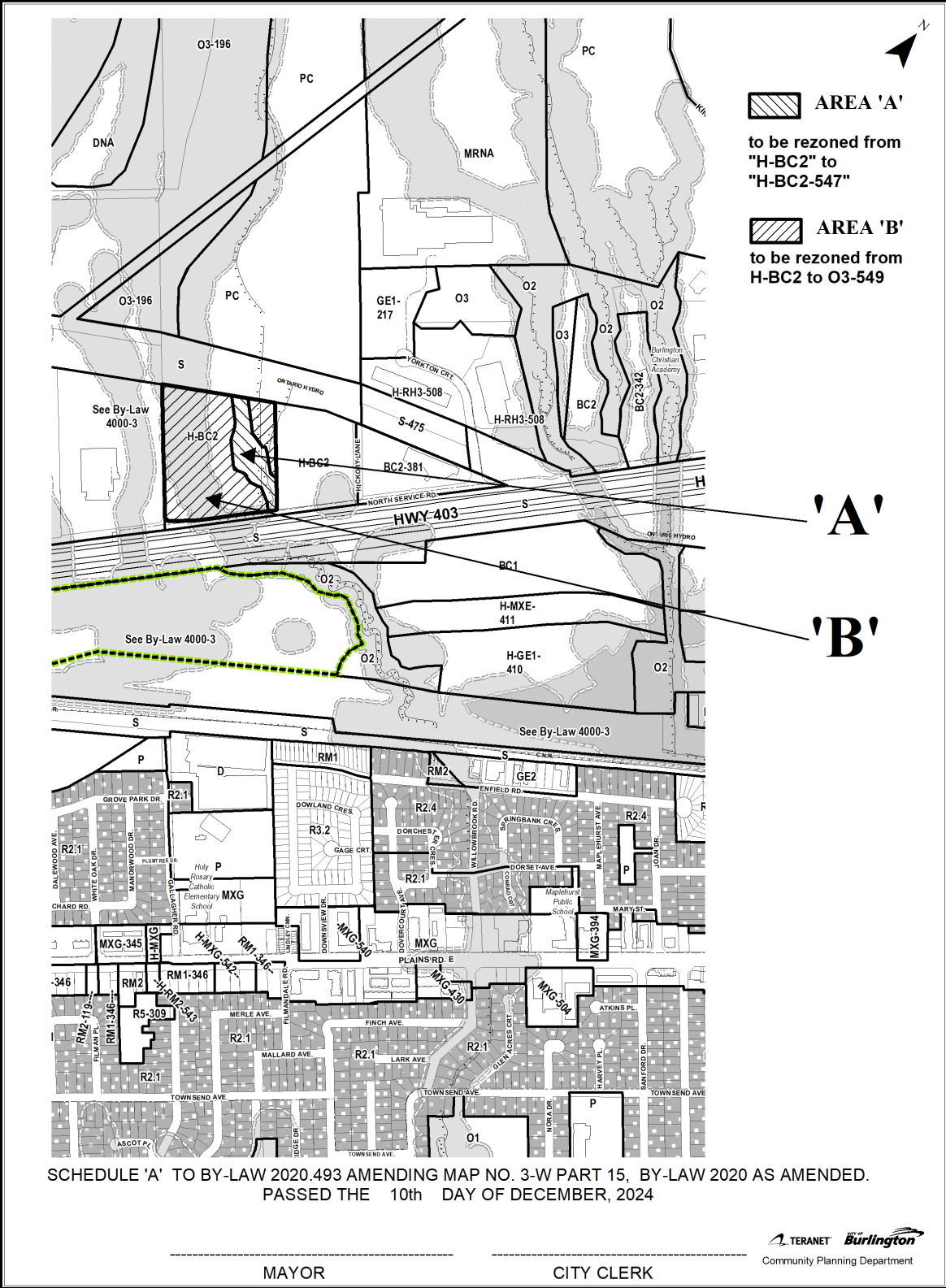
_____MAYOR

_____CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.493

By-law 2020.493 rezones lands on 291 North Service Road, to permit asphalt manufacturing and outdoor storage of aggregates.

For further information regarding By-law 2020.493, please contact Elyse Meneray of the Burlington Community Planning Department at (905) 335-7600, extension 7642.



AREA 'A'
to be rezoned from
"H-BC2" to
"H-BC2-547"

AREA 'B'
to be rezoned from
H-BC2 to O3-549

'A'

'B'

SCHEDULE 'A' TO BY-LAW 2020.493 AMENDING MAP NO. 3-W PART 15, BY-LAW 2020 AS AMENDED.
PASSED THE 10th DAY OF DECEMBER, 2024

MAYOR

CITY CLERK