

BY-LAW NUMBER 2020.508, SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.508

A By-law to amend By-law 2020, as amended; 1510 & 1515 North Service Road
and 2202-2208 Industrial Street
File No.: 520-08/25, DGM-52-2025

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 DGM-52-2025 on July 15, 2025, to amend the City's existing Zoning By-law 2020, as amended, to add one Convenience/Specialty Food Store and add Recreational Establishments to the CE-33 and CE-34 zones, and add Automotive Uses, Restaurant Uses, and Veterinary Services to the CE-33 zone;

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

1. Part 11 of By-law 2020, as amended, Holding Zone Provisions, is hereby amended by the addition of the following section to Appendix A:

#103 and #104 H-CE-33 and H-CE-34 Map 15W Resolution: XXX

The Holding symbol shall allow for all permitted uses within Part 2 of H-CE-33 and CE-34 and Part 4, Commercial Zones, and only apply to the Recreational Establishment and be removed from the zone designation by way of an amending zoning by-law when the following has been completed:

- A. The submission of a Phase 1 ESA in accordance with O.reg 153/04 and a Record of Site Condition to address the Recreational Establishment Use to the satisfaction of the Director of Community Planning.
2. PART 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by repealing and replacing Exception 33 and Exception 34 as it pertains to 1510 and 1515 North Service Road and 2202-2208 Industrial Street, with the following:

Exception 33	Zone H-CE-33	Map 15W	Amendment 2020.90 2020.205 2020.293 (PL080169 and PL080632) 2020.365 2020.508	Enacted July 3/01 April 28/08 June 2/10 April 11, 2016
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(1) Holding Provision:

Notwithstanding the regulations of Part 11, Section 1.1, where the zone designation includes an 'H' Holding symbol prefix, the following shall apply:

- a) Permitted uses prior to "H" (Holding) being lifted:
 - i. all permitted uses in the CE zone and CE-33 zone, except recreational establishments
- b) Additional permitted use following H being lifted:
 - i. Recreational establishment

(2) Additional Permitted Uses:

Caterer
 Fitness Club/Health Spa
 Hotel subject to footnote (e) of Part 3, Table 3.2.1

Retailing of:

Furniture
 Billiard Tables
 Garden, Patio Furniture & Accessories
 Fitness Equipment
 Home Appliances
 Tools, Equipment, and Special Events Rental
 Fireplaces
 Designer and Landscape services
 Fabrics, Upholstery and associated supplies and equipment
 A maximum of one Convenience/Specialty Food Store on all lands zoned CE-33

(3) Prohibited Uses:

Pharmaceuticals and Medicines
 Automotive Uses
 Convention/Conference Centre

Banquet Centre
 Outdoor Patio
 Night Club
 Private Propane Facility
 Machinery and Equipment
 Night club, banquet, or conference facilities are prohibited as accessory uses to a hotel

(4) Regulations:

a) Building Height:

- i. North of North Service Road: Two storeys up to 8.8 metres maximum, plus an additional height of architectural parapet is permitted of 4.3 metres along a maximum of 40% of any building elevation.
- ii. Two storeys up to 13.5 m maximum south of North Service Road

b) Yard

- i. Yard abutting a street: 6 m
- ii. Yard abutting a P zone: 1.2 m
- iii. Yard abutting the Queen Elizabeth Way: 14 m
- iv. Landscape area abutting a P zone: 1.2 m
- v. Landscape area abutting the Queen Elizabeth Way: 6 m
- vi. Outside Storage: Prohibited

- c) One standard restaurant with a maximum gross floor area of 560 m² and one accessory outdoor patio are permitted in a multi-unit building on a property south of North Service Road.

d) Parking

- i. Off-street parking for all permitted uses shall be provided at the rate of 3.2 spaces per 100 m² gross floor area.

- e) Garbage facilities, loading, parking, driveways and docks for loading or unloading are not permitted between any building and the boundary of a P zone.

- f) Part 4, Commercial Zones, Section 5, CE Zone Regulations, Subsection 5.5, Floor Area, shall not apply.

- g) On lots or blocks located north of the North Service Road, garbage facilities, vehicles for loading, driveways and docks for loading or unloading are permitted along 25% of the total building elevation facing North Service Road and Industrial Street.
- h) Garbage facilities, loading and docks for loading or unloading are only permitted along the southerly, easterly, and westerly building elevations of lots or blocks abutting the Queen Elizabeth Way, provided that the docks and doors are screened from view from the Queen Elizabeth Way.
- i) An exterior wall facing a residential zone may have a maximum length of 110 m.
- j) The total floor area of the following “additional permitted uses” and those uses listed in footnote (c) of Part 4, Table 4.2.1, located on all lands zoned CE-33 and CE-34, shall not exceed 15,800 m²:
 - i. Furniture
 - ii. Garden, Patio Furniture & Accessories
 - iii. Home Appliances
- k) Banks, Trust Companies, and Credit Unions shall not be subject to footnote (h) to Part 4, Table 4.2.1
- l) Notwithstanding footnote (h) to Part 4, Table 4.2.1, the total floor area of “Other Service Commercial Uses” shall not exceed 15% of the floor area of all buildings on the lot.

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

Exception 34	Zone H-CE-34	Map 15W	Amendment 2020.90 2020.205 2020.293 (PL080169 and PL080632) 2020.306 2020.508	Enacted July 3/01 April 28/08 June 2/10 October 4/11
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(1) Holding Provision:

Notwithstanding the regulations of Part 11, Section 1.1, where the zone designation includes an ‘H’ Holding symbol prefix, the following shall apply:

- a) Permitted uses prior to “H” (Holding) being lifted:
 - i. all permitted uses in the CE zone and CE-34 zone, except recreational establishments
- b) Additional permitted use following H being lifted:
 - i. Recreational establishment

(2) Additional Permitted Uses:

Hotel subject to footnote (e) of Part 3, Table 3.2.1

Caterer

Fitness Club/Health Spa

Retailing of:

Furniture

Garden, Patio Furniture, and Accessories

Home Appliances

Fireplaces

Fabrics, Upholstery, and associated supplies and equipment

Designer and Landscape services

Billiard Tables

Fitness Equipment

Tools, Equipment, and Special Events Rentals

Sporting Goods

A maximum of one Convenience/Specialty Food Store on all lands zoned CE-34

(3) Prohibited Uses:

Convention/Conference Centre

Banquet Centre

Night Club

Night club, banquet, or conference facilities are prohibited as accessory uses to a hotel

(4) Regulations:

a) Yards

i. Yard abutting Industrial Street and the North Service Road: 6 m

ii. Yard abutting the Queen Elizabeth Way: 14 m

iii.	Landscape Area abutting Industrial Street:	6 m
iv.	Landscape Area abutting the southerly property boundary:	6 m
v.	Building Height:	2 storeys up to 13.5 m maximum
vi.	Outdoor Storage:	Prohibited
vii.	Maximum floor area ratio:	0.33:1
b)	One standard restaurant with a maximum floor area of 560 m ² and one accessory outdoor patio is permitted, subject to the following:	
i.	Setback from Industrial Street to a restaurant use:	50 m
ii.	Setback from the easterly property line to a restaurant use:	100 m
iii.	Setback from a residential zone to an outdoor patio use:	220 m
c)	Garbage facilities are not permitted in any building elevation facing a street. These facilities are permitted along other elevations, only provided that they are screened from view of a street.	
d)	Notwithstanding the above, one garbage compactor with one attached garbage bin may be permitted in a building elevation facing Industrial Street and North Service Road without screening, provided it is set back a minimum of 80 m from the property line abutting Industrial Street and a minimum of 30 m from the south property line.	
e)	Parking for all permitted uses shall be provided at the rate of 3.2 spaces per 100 m ² gross floor area. Except that parking for a sporting goods store shall be provided at the rate of 4 spaces per 100 m ² gross floor area.	
f)	The total floor area of the following “additional permitted uses” and those uses listed in footnote (c) of Part 4, Table 4.2.1, located on all lands zoned CE-33 and CE-34, shall not exceed 15,800 m ² :	
i.	Furniture	
ii.	Garden, Patio Furniture & Accessories	
iii.	Home Appliances	
g)	Banks, Trust Companies, and Credit Unions shall not be subject to footnote (h) to Part 4, Table 4.2.1.	
h)	Notwithstanding footnote (h) to Part 4, Table 4.2.1, the total floor area of “Other Service Commercial Uses” shall not exceed 15% of the floor area of all buildings on the lot.	

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| <p>i) Part 4, Commercial Zones, Section 5, CE Zone regulations, Subsection 5.5, Floor Area, shall not apply.</p> <p>j) Notwithstanding Part 4, subsection 5.7 (a), a loading/unloading dock is permitted on a building elevation facing Industrial Street, provided the loading/unloading dock is set back a minimum of 80 m from the property line abutting Industrial Street.</p> |
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Except as amended herein, all other provisions of the By-law, as amended, shall apply.
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- 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 thisday of 2025.

_____MAYOR

_____CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.508

By-law 2020.508 rezones lands on 1510 & 1515 North Service Road and 2202-2208 Industrial Street, to add additional permitted uses into the existing CE-33 and CE-34 zones on the subject lands.

For further information regarding By-law 2020.508, please contact Jaclyn Schneider of the Burlington Community Planning Department at (905) 335-7600, extension 7326.

