

APPENDIX – E

BY-LAW NUMBER 2020.510, SCHEDULE ‘A’ AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.510

A By-law to amend By-law 2020, as amended for 3011, 3019, 3023, 3027, 3035, 3047, 3051
 Appleby Line
File No.: 520-08/25

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-55-25 on September 9, 2025, to amend the City’s existing Zoning By-law 2020, as amended, to remove Supermarket / Grocery Store and Department Store from the Prohibited Uses list.

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

- 1. Part 14 of By-law 2020, as amended, Exception 312 to Zone Designations, is amended by repealing and replacing Exception CR-312 with the following:

Exception 312	Zone CR	Map 30	Amendment 2020.192 PL010857 (OMB) 2020.205 2020.283 PL 070927 (OMB) 2020.298 PL070927 (OMB) 2020.371 2020.510	Enacted Jun 9/05 (OMB) Apr 28/08 Jan 20/10 (OMB) Jan 18/11 (OMB) Jan 23/17 Sept 16/25
1. The uses permitted in the CR zone, unless specifically prohibited below, and the following additional uses are permitted up to a maximum floor area of 15,250 m ² .				
(a) Additional Permitted Uses: Warehouse Club				

Retail Uses between 1800 m² and 5600m² in gross floor area where food products are not the principal goods retailed

Other Retail Uses

Indoor Farmer's Market

Indoor Physical Fitness Centre

(b) Prohibited Uses:

Industrial Uses:

Plastic Film Extrusion

Printing

Painting and Coating Processes

Food Production

Photofinishing

Electronic Component Manufacturing

Schools

Long Term Care Facilities

Public and Private Hospitals, Public Health Care, Social Services

Places of Worship, Monasteries, Convents, and Cemeteries

Day Care Centre

Motor Vehicle Sales, Leasing, Rental and Service

Boat, Motorcycle, Snowmobile Sales and Service

Recreational Vehicle, Utility Trailer Sales and Service

Vehicle Paint or Body Shop

Recreational Establishment except Indoor Physical Fitness

Centres Entertainment Establishment

Community Institution

Outdoor Patio Accessory to any Permitted Use

Outdoor Farmer's Market

Hotel

Dwelling Units on Second and Third Floors

Terrace Patio

Night Club

2. Regulations:

(a) Any outdoor sales or the outdoor display of goods offered for sale in conjunction with a permitted use shall be within an enclosed structure, with the exception of building and construction material and/or nursery stock.

(b) A car wash shall only be permitted within a distance of 90 metres from Appleby Line.

- (c) The following noise criteria shall be utilized for purposes of designing the necessary noise mitigation:

Criteria (Leq 1 hour)

Indoor Sound Level

Retail Uses:

All: 45 dBA

Service Commercial:

Fast Food Restaurant: 45 dBA

Convenience Restaurant: 45 dBA

Standard Restaurant: 40 dBA

Veterinary Service: 40 dBA

Other Service Commercial: 45 dBA

Office Uses:

Individual Offices: 40 dBA

Reception Areas: 45 dBA

General Offices: 45 dBA

Hospitality:

All: 40 dBA

Automotive:

All: No limit

Outdoor Sound Level

Outdoor Sales Area

All: 60 dBA*

*or the ambient due to road traffic, whichever is

higher

- (d) Parking Rate: 4.8 spaces / 100 square metres of gross floor area

3. All parking areas are to be provided as surface parking. No above grade or below grade parking structures are permitted.

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

- 2 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 16th day of September, 2025.

Mayor Marianne Meed Ward _____

City Clerk _____

Explanation of Purpose and Effect of By-Law 2020.510

By-law 2020.510 amends the current zone at 3011 Appleby Lines to permit grocery stores and departments stores.