

**BY-LAW NUMBER 2020.518, SCHEDULE 'A' AND EXPLANATORY NOTE**

**THE CORPORATION OF THE CITY OF BURLINGTON**

**BY-LAW NUMBER 2020.518**

A By-law to amend By-law 2020, as amended for 1022, 1028, and 1030 Waterdown Road to facilitate residential use as permitted by the Emery Commons Precinct.

File No.: 520-03/26

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-36-26 on May 19, 2026, to amend the City's existing Zoning By-law 2020, as amended, to facilitate residential use as permitted by the Emery Commons Precinct.

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

1. Zoning Map Number 3E 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 Mixed Use Corridor – Employment (MXE) to Mixed Use Corridor – General (MXG-569).
3. The lands designated as "B" on Schedule "A" attached hereto are hereby rezoned from Mixed Use Corridor – Employment (H-MXE) to Mixed Use Corridor – General (MXG-569).
4. PART 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by adding Exception 569 as follows:

<b>Exception 569</b>	<b>Zone MXG</b>	<b>Map 3E</b>	<b>Amendment 2020.518</b>	<b>Enacted May 19/26</b>
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1) Additional Prohibited Uses:	
a) Residential dwelling units at-grade	
2) Additional Permitted Uses:	
a) Farmers' Market	
3) Regulations for a Mixed-Use Apartment Building:	
a) Building Height:	5-storeys minimum, 11-storeys maximum
b) Floor Area Ratio:	No minimum
c) Yards:	
i) Front:	2 m
ii) South Side:	3 m
iii) North Side:	3 m
iv) Rear Yard:	3 m
d) Parking:	
i) Occupant and Visitor Residential:	No minimum
ii) Non-Residential:	No minimum
iii) Residential Bicycle parking:	0.1 spaces per dwelling unit
iv) Non-Residential Bicycle parking:	2 spaces
e) Amenity Area:	8 sqm per residential unit
f) Landscape Area Abutting a Street:	2 m
Except as amended herein, all other provisions of this By-law, as amended, shall apply.	

- 5 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.

- 5 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 ..... 2026.

\_\_\_\_\_MAYOR

\_\_\_\_\_CITY CLERK


EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.XXX


By-law 2020.518 rezones lands on 1022, 1028, and 1030 Waterdown Road, to facilitate residential use as permitted by the Emery Commons Precinct.

For further information regarding By-law 2020.518, please contact Jaclyn Schneider, Planner, of the Burlington Community Planning Department at (905) 335-7600, extension 7326.

# SCHEDULE "A"



 **Area 'A'**  
Mixed Use Corridor –  
Employment (MXE)  
to Mixed Use  
Corridor – General  
(MXG-569)

 **Area 'B'**  
Mixed Use Corridor –  
Employment (H-  
MXE) to Mixed Use  
Corridor – General  
(MXG-569)

Area 'B'

Area 'A'

SCHEDULE 'A' TO BY-LAW 2020.518 AMENDING MAP NO. 3E PART 15, BY-LAW 2020 AS AMENDED.  
PASSED THE 26th DAY OF MAY, 2026

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MAYOR

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CITY CLERK