The Corporation of the City of Burlington

Burlington By-Law number 202X.XX

A By-law to amend By-law 2020, as amended; 5051 Harvester Road
File No.: XXXX

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

Now therefore, the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. Zoning Map Number XXX 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, as amended, Exceptions to Zone Classifications, is amended by amending Exception 62 as follows:

Exception 62	Zone BC1-62	Map XXX	Amendment 202X.XX	Enacted XXXXXX

For the lands designated as "A" on Schedule "A":

1) **Permitted Uses:**
Notwithstanding the uses permitted in a BC1 zone, the following uses are also permitted:

(a) Service Commercial: Fast Food Restaurant with Drive-Through Facilities

(b) Office Uses: All Office Uses

(c) Self-storage facility

(d) Accessory retail use

2) **Regulations:**

All permitted uses are subject to the following regulations:

(a) Lot Area (minimum):	1.2 ha
(b) Floor area office use (minimum):	0.1 times the lot area
(c) Floor area (maximum):	2.5 times the lot area
(d) Maximum Height	5 storeys, 35 m
(e) Required Parking Spaces	160 parking spaces
(f) Loading Spaces	1 interior space
(g) Accessible Parking Spaces	5 spaces

For the lands designated as "B" on Schedule "A":

3) **Permitted Uses:**
Notwithstanding the uses permitted in a BC1 zone, the following uses are also permitted:

(a) Service Commercial: Fast Food Restaurant with Drive-Through Facilities

(b) Office Uses: All Office Uses

4) **Regulations:**

(a) Lot Area (minimum):	0.8 ha
(b) Landscape strip:	0 m

Floor Area

Office Building:	no minimum floor area required

Fast Food Restaurant: no maximum floor area Except as amended herein, all other provisions of this By-law, as amended, shall apply

4 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.

4 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this by-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.

Enacted and passed this XXX day of XXX.

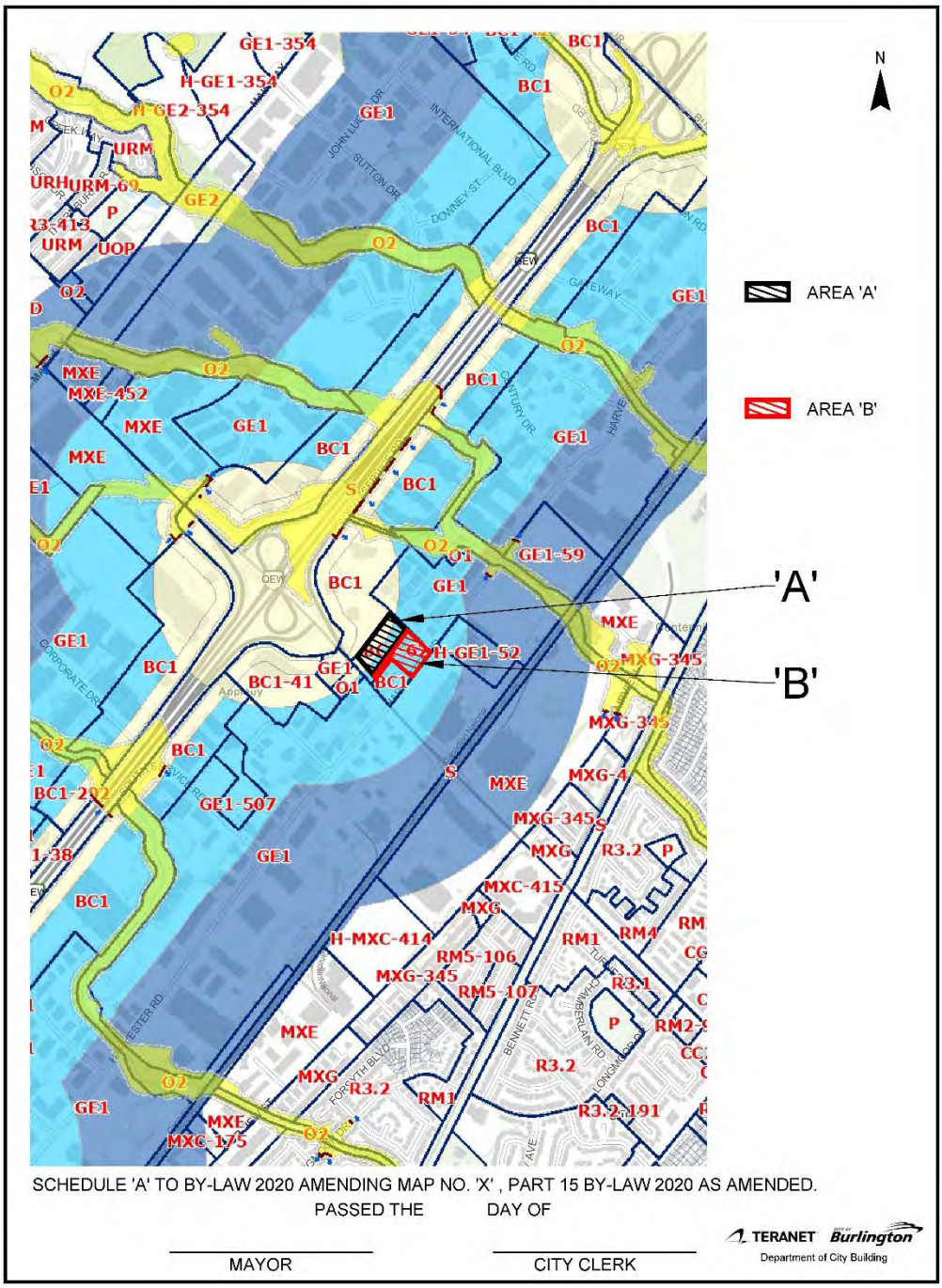
Mayor Marianne Meed Ward _____

City Clerk Kevin Arjoon _____

Explanation of Purpose and Effect of By-Law 2020.XXX

By-law 2020.XXX rezones 5051 Harvester Road to permit a 5-storey non-residential building and existing non-residential uses.

Schedule “A”


N
AREA 'A'
AREA 'B'
'A'
'B'
GE1-354
H-GE1-354
H-GE2-354
BC1
GE1
GE2
O2
MXE
MXE-452
GE1-59
H-GE1-52
MXG-345
BC1-41
GE1-507
MXC-415
H-MXC-414
RM5-106
RM5-107
R3.2
R3.1
RM1
RM4
R3.2-191
MXC-175
SCHEDULE 'A' TO BY-LAW 2020 AMENDING MAP NO. 'X' , PART 15 BY-LAW 2020 AS AMENDED.
PASSED THE DAY OF
MAYOR
CITY CLERK
TERANET
Burlington
Department of City Building