

THE CORPORATION OF THE CITY OF BURLINGTON
ZONING BYLAW 2020 AS AMENDED
JUNE 1999

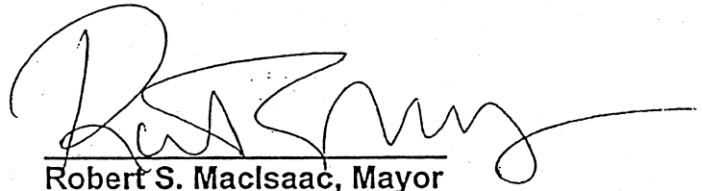
REVISED JUNE 2011

Angela Morgan
CITY CLERK

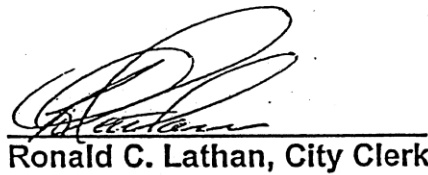
ENACTMENT

Zoning by-law 2020 shall be deemed to have come into force on the day it was passed by council.

ENACTED AND PASSED this 21st day of June, 1999

A handwritten signature in black ink, appearing to read 'Robert S. MacIsaac', written over a horizontal line.

Robert S. MacIsaac, Mayor

A handwritten signature in black ink, appearing to read 'Ronald C. Lathan', written over a horizontal line.

Ronald C. Lathan, City Clerk

APPEALS TO ZONING BY-LAW 2020

NO.	APPELLANT	LOCATION
4	1600670 Ontario Ltd., 1314244 Ontario Limited and 2159804 Ontario Limited	421-431 Brant Street and 2007-2015 James Street
5	1600670 Ontario Ltd., 1314244 Ontario Limited and 2159804 Ontario Limited	2107-2119 Old Lakeshore Road and 2114 Lakeshore Road
7-A	Paletta International Corporation	1200 King Road
7-G	Paletta International Corporation	1664 Waterdown Road, 1600, 1630, 1640 & 1751 Flatt Road (Eagle Heights)
7-H	Paletta International Corporation	5164, 5366, 5470 & 5900 Upper Middle Road, 1268 & 1278 Burloak Drive and 5201 Mainway (Bronte Creek Meadows)

Amendments to By-Law 2020

By-Law/ OMB #	Enacted	File	Map	Explanation
2020.1	21/06/99	520-32/98	9A	To allow for development of a festival retail and commercial building (Except. 167)
2020.2	21/06/99	520-7/99	9	To allow 18 townhouse units
2020.3	12/07/99	520-34/98	29	To permit eight detached dwelling units- (Except. 207)
2020.4	12/07/99	520-6/95	29	To permit detached dwellings, community park, parkettes, open space and stormwater management uses
2020.5	09/08/99	520-8/95	29	To permit detached and street townhouse dwellings, neighbourhood park, separate elementary school, woodlot, parkette, open space and stormwater management pond uses (Except. 211, 212, 213)
2020.6	13/09/99	520-2/99	27	To permit the phased development of a 5 storey office building and attached fast food restaurant
2020.7	13/09/99	520-8/99	28	To permit a maximum front yard of 8 m for street townhouses (Except. 69)
2020.8	04/10/99	502-02-20		Housekeeping Amendments
2020.9	04/10/99	502-02-20		Housekeeping Amendments
2020.10	04/10/99	502-02-20		Housekeeping Amendments
2020.11	04/10/99	502-02-20		Housekeeping Amendments
2020.12	04/10/99	502-02-20		Housekeeping Amendments
2020.13	13/09/99	520-27/98	9	To permit above-ground and underground parking areas
2020.14	28/10/99	502-02-29	1	To permit various and multiple dwelling units (Except. 214,215,216)
2020.15	28/10/99	520-13/95	29	To permit maximum of approximately 100 detached dwelling units, creek block and stormwater management uses
2020.16	28/10/99	520-5/98		To amend R3.1-105 which permits maximum of 11 detached dwellings
2020.17	07/12/99	502-02-20	6	To permit the outside storage of finished materials associated with an approved brick plant (Except. 217)
2020.18	07/12/99	502-02-20	5	To permit a maximum of 11 condominium detached and/or semi-detached dwelling units (Except. 218)
2020.19	07/12/99	502-02-20	1	To permit one single detached dwelling on a lot with a minimum width of 15 metres
2020.20	07/12/99	502-02-20	3	To permit 12 freehold triplex or semi-detached dwelling units. (Except.219)
2020.21	17/01/00	502-02-20	23	To allow additional retail commercial uses (Except.227)
2020.22	17/01/00	502-02-20	12	To rezone lands to a 'D' zone for future development and to '02' to preserve creek valley lands
2020.23	17/01/00	502-02-20	14	To recognize existing funeral home as permitted use (Except. 221)
2020.24	17/01/00	502-02-20	14	To permit supermarket, retailing of furniture and appliances and veterinary services (Except. 222)
2020.25	17/01/00	502-02-20	18	To permit offices as additional permitted use, limit of 6 office uses, max floor space of 400m ² , provided use within existing building (Except. 223)
2020.26	17/01/00	502-02-20	9	To permit 7 condo detached dwelling units (Except.224)
2020.27	07/12/99	520-18/92	24	To allow medium, low density residential and open space (Except. 108)
2020.28	07/12/99	520-24/98	1	To permit various and multiple dwelling units
2020.29 PL968268	18/11/01	520-18/95	3	To permit mixed use and industrial uses - Approved by OMB under File #Z960105 and Order #2104
2020.30	28/02/00	520-18/99	29	To permit maximum number detached dwelling units

Amendments to By-Law 2020

By-Law/ OMB #	Enacted	File	Map	Explanation
2020.31	28/02/00	520-1/00	31	To permit detached dwelling and barn and recognize detached dwelling on No.1 Side Rd. (Except. 228 & 229)
2020.32	07/02/00	520-19/99	18	To allow "Motor Vehicle Sales, Leasing, Rental" use
2020.33	07/02/00	520-19/99	22	To allow "Motor Vehicle Sales, Leasing, Rental" use
2020.34	07/02/00	520-19/99	22	To allow "Motor Vehicle Sales, Leasing, Rental" use
2020.35	07/02/00	520-19/99	27	To allow "Motor Vehicle Sales, Leasing, Rental" use
2020.36	07/02/00	520-19/99		Add to specified zones, amend, and modify definitions of "Motor Vehicle" and Recreational Vehicle"
2020.37	28/02/00	520-11/99	27	To permit semi-detached, street townhouses and open space (Except. 230, 231, 232, 233)
2020.38	28/02/00	520-12/99	27	To permit semi-detached, street townhouses and open space (Except. 234, 235, 236)
PL990726	03/03/00	502-02-20-5	10	1274 Plains Road East – Approved by OMB under File #R990168 and Order #0313 (Except. 220)
2020.39	08/05/00	502-02-20		Zoning provisions for storage and parking of recreational vehicles and utility trailers
2020.40	17/04/00	520-14/99		To permit a decrease in minimum lot width and amend certain regulations for street townhouses
2020.41	17/04/00	520-9/95	29	To permit attached dwelling and townhouse units and open space (Trans Canada pipeline easement) (Except. 243)
2020.42	08/05/00	520-16/99	16	To permit detached and semi-detached dwelling units (Except. 244, 245)
2020.43	08/05/00	502-02-20		Housekeeping Amendments
2020.44	08/05/00	502-02-20	1	To rezone lands from R2.1 to D-176, which recognizes existing greenhouse buildings
2020.45	08/05/00	502-02-20	14	To rezone specific properties in order to correct minor mapping error
2020.46	19/06/00	520-9/99	10	To permit a wide range of free-standing retail uses plus residential, office, entertainment and recreational (Except. 147)
2020.47	19/06/00	520-03-1/00		To allow certain essential public and private utilities as uses permitted in all zones
2020.48	18/09/00	520-17/99	14 & 15	To place a three storey height limit on all development or redevelopment of affected properties (Except 180)
2020.49	19/06/00	520-22/98	24	To allow street townhouses and establish a creek block (Except. 208, 209, 210)
2020.50	10/07/00	520-9/99	3	To rezone specific property to a modified Mixed Use Corridor Retail zoning (Except. 175)
2020.51	10/07/00	520-9/99	3	To rezone specific property to a modified Mixed Use Corridor Retail zoning (Except. 175)
2020.52	10/07/00	520-9/99	22	To rezone specific property to a modified Mixed Use Corridor Retail zoning (Except. 175)
2020.53	10/07/00	520-9/99	22	To rezone specific property to a modified Mixed Use Corridor Retail zoning (Except. 175)
2020.54	18/09/00	520-9/99	22	To rezone specific property to a modified Mixed Use Corridor Retail zoning (Except. 175)
2020.55	19/06/00	520-13/99	24	To rezone affected property to a modified neighbourhood commercial zone (Except. 246)
2020.56	18/09/00	520-5/00	18	To allow freestanding restaurants as additional permitted use (Except. 225, 226)
2020.57	19/06/00	502-02-20 (520-3/00)	29	Housekeeping Amendment
2020.58	18/09/00	520-9/99		To permit retail uses within the MXE zone

Amendments to By-Law 2020

By-Law/ OMB #	Enacted	File	Map	Explanation
2020.59	08/08/00	520-02/00 520-3/99	24	To allow medium density residential cluster and street townhouses, and establish a creek block (Except. 247, 248, 249)
2020.60	08/08/00	520-20/99	15	To include chemical manufacturing (Except. 251)
2020.61	08/08/00	520-06/00	26	To permit detached dwellings with specified lots widths and areas
2020.62	08/08/00	520-3/00	29	To permit approximately three detached dwellings and two reserved blocks for future townhouse development (Except. 252)
2020.63	18/09/00	520-4/00	23	'H' removal
2020.64	10/10/00	520-9/00	14	To amend zoning to permit Community Institution (Except. 174)
2020.65	10/10/00	520-14/98	23	'H' removal
PL990726	04/12/00	502-02-20- 8 thru 13	3,10,14, 19,23	General and Site Specific Amendments for Motor Vehicle Dealerships – Approved by OMB under File #R990168 and Order #0001 (Except. 237, 238, 239, 240, 241, 242)
2020.66	15/01/01	520-11/96	23	To permit residential "life-equity" community, and private and public open space and a public hospital (Except 253, 254, 255, 256, 182)
2020.67	15/01/01	520-12/00	23	To permit expanded range of retail commercial uses, medium density residential uses, and delete certain heavy industrial uses (Except 254, 259,135)
2020.68	17/04/01	520-14/00	23	To permit a maximum of 67 townhouse (Except 139)
2020.69	28/11/00	520-30/98	29	To permit a residential subdivision
2020.70	15/01/01	520-8/96	12	To permit detached dwellings and open space (Except 260)
2020.71	05/02/01	520-19/00	29	To permit residential subdivision
2020.72	17/04/01	520-10/00	29	To permit development of lands for maximum of 56 condominium townhouse units and preserves woodlot open space (Except 258)
2020.73	26/02/01	520-15/00	6	'H' removal to allow uses permitted in the BC2 zone
2020.74	11/06/01	520-26/00	1	'H' removal to permit freehold detached and condo detached and semi-detached dwellings
2020.75	17/04/01	520-16/00	29	To permit approximately 28 street townhouse dwellings (Except 243)
2020.76 PL000528	12/02/02	520-5/99	25	Prohibit supermarket & place conditions for "H" removal. (Approved by OMB under file Z000073 and Order Number 0261) (Except 261)
2020.77	15/10/01	501-01-1.48		To amend the definitions of Group Home and Correctional Group Home
2020.78	22/05/01	520-7/01	24	To allow a minimum lot width of 15 metres
2020.79	22/05/01	520-3/01	29	To permit residential subdivision and open space
2020.80	17/04/01	520-23/00	24	To allow detached dwellings
2020.81	15/10/01	520-02-20	5,19	Housekeeping Amendments
2020.82	07/05/01	520-04/01		Housekeeping Amendments – Night Club Land Use Study
2020.83				
2020.84	07/05/01	520-03-2/00		To permit swimming pools on lots where rear yard is 12 m or greater in width
2020.85		520-21/00	28	'H' removal to permit mixed commercial/residential uses.
2020.86	17/04/01	520-11/00	29	To permit residential community consisting of dwellings, office and convenience commercial, community park, school, etc. (Except 262)
2020.87	26/04/01	520-16/99	1	To permit 20 detached dwellings – OMB Order #0496

Amendments to By-Law 2020

By-Law/ OMB #	Enacted	File	Map	Explanation
2020.88	07/08/01	520-01/01	1	'H' removal to permit condo detached dwellings and condo townhouse units
2020.89	25/02/02	520-10/01	23	To permit commercial/office uses as a one storey use and not as part of a multi-level development (Except 259)
2020.90	03/07/01	520-22/00	11	To permit development of specific parcels for arterial commercial uses, limited retail commercial and neighbourhood park (Except 33, 34, 263)
2020.91	03/07/01	520-25/00	29	To permit residential subdivision of detached dwellings and street townhouses
2020.92	07/08/01	520-13/00	6	To allow a higher coverage of buildings and impervious surfaces on certain lands
2020.93	15/10/01	502-02-38		Regulations for outdoor patios
2020.94	24/09/01	520-5/01	26	To permit a 6-unit residential apartment building (Except.264)
2020.95	07/08/01	520-6/01	29	To permit approximately 38 street townhouse units
2020.96	05/11/01	502-02-37		Residential Building Height
2020.97	15/10/01	520-9/01	29	To permit revisions to the building forms and lot sizes of various types of residential uses (Except. 38)
2020.98				
2020.99	05/11/01	520-14/01	29	To permit medium density residential and open space
2020.100	24/09/01	520-8/01	14	To permit existing house to be used in sale of antiques, reproduction furniture and decorative accessories (Except 266)
2020.101	15/10/01	520-18/00	19	To permit limited range of freestanding retail and service commercial uses in "BC1" zone (Except 267)
2020.102	05/11/01	520-15/01	14	'H' (Holding) removal to permit a land severance and the construction of a detached dwelling
2020.103	04/02/02	502-02-37		Introduction of building height limits in residential zones
2020.104 PL011221	28/10/02	520-17/01	28	Uptown centre zones to allow a mixture of residential, commercial and employment uses – (Approved by OMB under file Z010185 and Order Number 1576) (Exceptions 269, 270, 271, 272, 273)
2020.105	14/01/02	520-15/00	6	'H' (Holding) removal to allow employment uses
2020.106 PL010539	16/08/02	520-27/00	28	Additional regulations for a Motor Vehicle Service Station - (Approved by OMB under file Z010092 and Order Number 1118) (Except 261)
2020.107	18/03/02	520-13/01	18	To allow standard restaurants and permit free-standing retail and service commercial uses on this property (Except 268)
2020.108	14/01/02	520-19/01	29	To permit mixed multiple residential and neighbourhood commercial uses
2020.109	25/02/02	520-11/01	23	To recognize existing fast food restaurant on the site and to permit additional standard restaurant uses. (Except 275)
2020.110	18/03/02	502-02-39		Body-rub parlour permitted areas
2020.111	18/03/02	502-02-20	20	To correct the zoning designation of 2015 to 2065 Headon Road
2020.112	08/04/02	520-4/02 520-1/00	23	To allow design changes to an approved maximum residential life equity community (Except 253, 254)
2020.113	29/04/02	520-23/01	20	Replaces obsolete former zoning by-law and also allows for continuation of 2 existing group home uses (Except 278)
2020.114	08/04/02	520-25/01	24	To allow street townhouses (Except 276)

Amendments to By-Law 2020

By-Law/ OMB #	Enacted	File	Map	Explanation
2020.115	08/04/02	520-8/96	12	To allow detached dwellings in a specific area, and also open space zoning on portions (Except 277)
2020.116	29/04/02	520-20/01	19	To permit additional retail commercial uses (Except 28,29)
2020.117	21/05/02	520-02/02	29	To permit one detached and approximately 38 semi-detached dwellings
2020.118	29/04/02	520-24/00	9	To allow for the construction of 2 additional residential buildings (Except 281)
2020.119	29/04/02	520-17/00	18	To allow retail and service commercial uses (Except 280)
2020.120	21/05/02	520-22/01	29	To permit 25 detached dwellings and 34 street townhouse units
2020.121	10/06/02	520-12/02	11	To permit a 4-cinema expansion to existing 8-plex cinema
2020.122	24/06/02	520-10/02	24	To allow a reduced lot area for detached dwellings (Except 282)
2020.123	12/08/02	502-02-20	5,8,9a,20,26,27,29	Housekeeping Amendments
2020.124	10/06/02	520-03/02	18	To permit a 4-storey, 160-bed long term care facility as an additional permitted use (Except 283)
2020.125	24/06/02	520-12/01	23	To permit a seniors-oriented retirement community (Except 284, 285)
2020.126	08/07/02	520-16/01	24	To allow medium density residential development (Except 286, 287)
2020.127	23/05/06	520-18/01	14,18	To implement the revised Official Plan Amendment No. 31 for the area previously known as the Midtown Mixed Use Centre (Except 50, 51, 222, 268, 280, 288 thru 290, 333 thru 338)
2020.128	12/08/02	520-16/02		To allow freehold lots to abut a condominium common element internal driveway instead of a public road (Except 104)
2020.129	12/08/02	520-07/02		To allow freehold lots to abut a condominium common element internal driveway instead of a public road (Except 4)
2020.130	26/07/02	520-14/02	3	'H' (Holding) removal to permit potential sale or future redevelopment and site plan review of property
2020.131	12/08/02	520-9/02	1	To permit single detached homes on individual lots, and a City park (Except 291)
2020.132	21/10/02	520-18/02	29	To permit detached dwellings
2020.133	30/09/02	520-20/02	18	To permit office and manufacturing uses
2020.134	30/09/02	520-5/02	23	To recognize existing motor vehicle dealership and allow the use to expand onto abutting lands (Except 292)
2020.135	21/10/02	520-23/02	29	'H' (Holding) removal to permit construction of seven single family dwellings on specific sites
2020.136	21/10/02	520-6/02	10	To allow medium density residential development of semi-detached and triplex dwellings (Except 293, 294)
2020.137	11/11/02	520-19/02	23	To permit private elementary school (Except 135)
2020.138	16/12/02	520-7/00	29	To permit 6, 4-storey condo apartment buildings and open space (Except 81)
2020.139	16/12/02	505-08/02	24	To permit development of an elementary school (Except 295)
2020.140	24/02/03	520-01/03	16	To provide maximum floor area and building height regulations (Except 296)
2020.141	28/04/03	520-28/02	29	To permit detached dwellings and to recognize an existing City-owned storm water management pond
2020.142	17/03/03	520-22/02	21	To permit development of specific lands for a freestanding commercial building (Except 297)

Amendments to By-Law 2020

By-Law/ OMB #	Enacted	File	Map	Explanation
2020.143	07/04/03	520-15/02		To recognize the existing metal casting industrial operation on specific property (Except 56)
2020.144	20/05/03	520-08/03	11	'H' (Holding) removal to permit the construction of a Commercial Arterial project
2020.145	11/08/03	520-11/03	24	To allow a reduced lot area for detached dwellings (Except 299)
2020.146	11/08/03	520-2/01	25	To prohibit supermarket use, contain special building and driveway setbacks and establish a minimum floor area requirement for a convenience store associated with an auto commercial use (Except 300)
2020.147	11/08/03	520-2/03		To allow an increase in townhouse density, and common element condo ownership of the proposed townhouses (Except 172)
2020.148	29/09/03	520-12/03	29	To permit approximately 17 detached dwellings
2020.149	07/07/03	520-08/03	24	To allow residential development and preserve a creek block (Except 301, 302)
2020.150	07/07/03	520-21/02	9A	To permit a 12 storey mixed-use residential and commercial building with underground parking (Except 305)
2020.151	11/08/03	520-26/02	29	To permit semi-detached, townhouse and condo townhouse units, and preserve open space (Except 306)
2020.152	11/08/03	520-17/02	24	To permit the development of street and common element townhouses (Except 303, 304)
2020.153	09/09/03	520-29/02	25	"H" (Holding) removal to permit the construction of a commercial arterial project
2020.154	24/11/03	520-18/03	29	To allow maximum driveway widths on adjacent detached dwelling lots (Except 307)
2020.155	29/09/03	520-05/03	29	To permit 19 condo townhouse units, and to preserve open space (Except 308)
2020.156	02/02/04	520-15/03	14	Removal of 'H' (Holding) prefix to permit the construction of two triplex buildings
2020.157	24/11/03	520-03-1/03		Housekeeping amendments
2020.158				
2020.159 PL040067	12/01/05	520-30/02	3	To permit 6 detached dwelling units and a common element condominium road. (Approved by OMB under files R040010, S040003 and Order Number 0057) (Except 309) Replaced By Zoning By-Law 2020.224
2020.160	02/02/04	520-19/03	9A	Removal of 'H' (Holding) prefix to permit construction of a building addition
2020.161				
2020.162	21/03/05	520-02/04		Amend permitted uses for CC1 & CC2 zones to require majority of building area for commercial uses
2020.163	13/04/04	520-03-01/04	3	To reduce the minimum permitted front yard setback for a specific area (Except 55)
2020.164	13/04/04	520-03-01/04	11,12,14, 27, 29, 30	Housekeeping amendments
2020.165	15/11/04	520-05/04	22	To recognize the existing free-standing standard restaurant use and allow additional retail and service commercial uses (Except 311)
2020.166	13/04/04	520-23/03	23	Removal of 'H' (Holding) prefix to permit construction of cluster dwellings and a four-storey apartment bldg.
2020.167	22/03/04	520-13/03		To permit a 44 unit common element condominium townhouse development (Except 93)

Amendments to By-Law 2020

By-Law/ OMB #	Enacted	File	Map	Explanation
2020.168	14/06/04	520-17/03	10	To permit a retail commercial development (Except 313)
2020.169	05/07/04	520-17/04	13	Removal of 'H' (Holding) prefix to permit the development of high density residential use
2020.170	11/08/04	520-04/04	14	To permit 14 detached, condominium dwellings (Except 314)
2020.171	04/10/04	520-03-2/04		Housekeeping amendment
2020.172	11/08/04	520-16/04	30	To permit wholesaling of stone products and landscape contracting. (Exception 315)
2020.173	20/09/04	520-21/03	23	To permit office use as an additional use within a new building (Exception 316)
2020.174	20/09/04	520-3/04	18	To permit 8 common element, condominium townhouse units (Exception 317)
2020.175	21/02/05	520-14/03	16	To establish special zoning regulations for a place of worship (Exception 318)
2020.176	23/05/06	520-22/03	25	To permit detached, semi-detached and townhouse dwellings, employment, mixed use, neighbourhood commercial, park, creek and storm water management uses in the northwest corner of Dundas and Walker's Line in Alton Community (Exceptions 319, 320, 321, 322)
2020.177	13/06/05	520-20/03	29	To allow development for commercial use in conjunction with abutting commercial zoned land to west
2020.178	06/12/04	520-24/03	18	To permit a second apartment building defined as a "sponsored residence" (Exception 323)
2020.179	15/11/04	520-03-3/04	1, 15, 16, 25, 27,	Housekeeping Amendments (Exception 146)
2020.180	15/11/04	520-14/04	20	To permit an 18 unit condo townhouse development and an open space creek block (Except 324)
2020.181	06/12/04	520-07/04		To increase floor area for the permitted retail commercial uses (Exception 29)
2020.182	21/03/05	520-12/04		To permit expanded seasonal outdoor garden centre
2020.183				
2020.184	25/04/05	520-09/04	25	To permit employment, mixed use corridor, neighbourhood commercial, detached, semi-detached, townhouse and apartment units, neighbourhood park, school, open space and storm water management uses in Alton Community (Exceptions 319, 322, 325, 326, 327)
2020.185	24/05/05	520-03-3/05	17, 18, 24, 29	Housekeeping Amendment
2020.186	25/04/05	520-02/05	21	To provide maximum building height regulations (Exception 328)
2020.187	04/07/05	520-04/05		Amendment of definition of Group Home
2020.188	08/08/05	520-10/04	25	To permit detached, semi-detached, employment, neighbourhood park, open space and storm water management uses
2020.189	07/04/05	520-03/05	14	'H' (Holding) Removal to permit the development of a medium density residential land use
2020.190	04/07/05	520-03-2/05		To facilitate development of Parcels of Tied Land (POTL) at Common Element Condominium developments
2020.191	04/07/05	565-02, 520-01, 520-03		To ensure all municipal services are constructed and available to development sites prior to the issuance of a building permit

Amendments to By-Law 2020

By-Law/ OMB #	Enacted	File	Map	Explanation
2020.192 PL010857	09/06/05	520-16/03	30	To permit the development of a range of retail and service commercial uses, including a retail warehouse - (Approved by OMB under file Z030168 and Order Number 1500) (Except 312)
2020.193	08/08/05	520-10/04		To add visibility triangle regulations to existing Alton residential zones and to amend the lot area regulations for semi-detached dwellings
2020.194	04/07/05	520-25/04	29	'H' (Holding) Removal to permit the construction of an arterial commercial shopping centre
2020.195	04/07/05	520-21/04	1	To permit a retirement home and semi-detached dwellings (Except 329)
2020.196 PL051069	26/09/05	520-06/05		To amend the permitted uses for all CC1 and CC2 zones, (other than the Aldershot Plaza site), so as to ensure that a majority of the building area designated for Community Shopping Areas is developed for retail and service commercial uses (Approved by OMB under file R050229 and Order Number 2894)
2020.197	04/10/05	520-22/04	25	To permit detached and semi-detached selling units, employment, creek and stormwater management pond blocks
2020.198	26/09/05	520-01/05	25	To permit detached and semi-detached residential dwelling units, elementary school and creek block uses
2020.199	28/11/05	520-03-5/05	12,21,23, 24,26,29	Housekeeping Amendments
2020.200	30/01/06	520-03-1/05		Housekeeping amendment implementing minimum internal dimensions for private garages on residential lands
2020.201	12/12/05	520-10/03	31	To permit on-site extraction and storage of aggregate material
2020.202	20/02/06	520-03-1/06	1,29	Housekeeping Amendments
2020.203	10/04/06	520-05/05	25	To permit employment uses; detached, semi-detached and street townhouse units; future medium and high density residential blocks; neighbourhood commercial and creek block uses (Except 330, 331 and 332)
2020.204	12/06/06	520-20/04	9	To allow a 17 storey apartment building with mixed uses on first two floors (Except 358)
2020.205 PL080169 and PL080632	28/04/08	505-07	Numerous	Implementation of Five Year Official Plan Review (Exceptions 341 thru 355, 367, 368, 371, 372, 382)
2020.206	08/08/06	520-10/05	16	To permit a single retail use in a neighbourhood commercial zone (Except 339)
2020.207	01/05/06	520-03/03	14	To allow 6 condo townhouse units
2020.208	08/08/06	520-09/05	23	To permit a motor vehicle dealership in a business corridor designation (Except 356)
2020.209	18/12/06	520-08/05	18	To permit a variety of employment uses, including a freestanding restaurant.
2020.210	25/09/06	520-06/03	12	To establish site-specific regulations for a detached dwelling (Except 357)
2020.211	08/08/06	520-05/06	14	Removal of 'H' prefix to permit residential medium density development
2020.212	08/08/06	520-08/06	3	Removal of 'H' prefix for development of 7 townhouse condominium units

Amendments to By-Law 2020

By-Law/ OMB #	Enacted	File	Map	Explanation
2020.213 PL061117	10/10/06	520-13/06	14	To allow for more intensive mixed use development in the vicinity of the Burlington GO Station, once the Holding 'H' symbol has been removed. (Approved by OMB under file R060320 and Issued March 31, 2008) (Except 386)
2020.214	18/12/06	520-07/05	1	To permit a residential development (Except 360, 361, 362)
2020.215	27/11/06	520-03-2/06	29	Housekeeping Amendments
2020.216	10/10/06	520-06/06	2	To permit 6 detached dwellings and 14 townhouses (Except 364, 365)
2020.217	10/10/06	520-04/06	15	To allow property to be subdivided into 11 parcels (Except 369)
2020.218	18/12/06	520-02/06	15	To permit 20 townhouse units (Except 370)
2020.219	22/10/07	520-12/06	25	To permit the development of two 4-storey apartment buildings, standard townhouses and back-to-back townhouses (Except 376)
2020.220	30/04/07	745-02		Downtown Parking Exemption Area – enlarging existing parking exemption area
2020.221 PL070079	18/12/06	520-07/03	2	To permit buildings and structures associated with the cemetery and establish regulations for such uses, such as setbacks, floor area and maximum height. (Approved by OMB under file PL070079 and Order number 1669) (Except 363)
2020.222				
2020.223	15/06/09	520-15/04	9A	To permit construction of a mixed-use residential, commercial and hotel development. (Except 373)
2020.224	26/02/07	520-14/06	3	To permit up to 16 detached units (Except 309) Replaces Zoning By-Law 2020.159
2020.225 PL070648	03/07/07	520-9/03	2	To allow a cemetery and related uses and structures to continue to be permitted and allow the introduction of a crematorium. (Approved by OMB under files R070179 and M070074 and Issued March 27, 2008) (Except 374, 375)
2020.226	28/01/08	502-02-48	22, 27, 28	To regulate the location and form of adult entertainment uses in the City.
2020.227	30/04/07	520-18/06	19	To permit expansion of an existing automotive dealership (Except 377)
2020.228	30/04/07	520-07/06	23	To permit development of a mixed-use complex, which will be oriented and marketed to the seniors' community (Except 378)
2020.229	22/05/07	520-01/07	23	Removal of 'H' prefix to permit the development of an automobile dealership
2020.230	22/10/07	520-11/06	25	To permit a plan of subdivision, including a lot containing the existing 'Thomas Alton Homestead' which is designated under the <i>Ontario Heritage Act</i> . (Except 379)
2020.231	13/08/07	520-03-1/07	2, 4, 7, 12, 15, 18, 25, 31, 32	Housekeeping amendments for the purpose of updating, clarifying and correcting various provisions and regulations in the by-law
2020.232	01/10/07	520-09/06	14	Removal of 'H' (Holding) prefix to permit semi-detached residential building
2020.233	01/10/07	520-21/06	9	To permit the development of 17 townhouse units (Except 380)

Amendments to By-Law 2020

By-Law/ OMB #	Enacted	File	Map	Explanation
2020.234	13/12/07	502-02-51		Amends the Off-Street Parking Standard for a retail centre
2020.235				
2020.236	14/07/08	520-22/06	25	To permit a phased business park development that is planned for five multi-unit buildings. (Except 383)
2020.237	03/12/07	520-03/07	6	To permit a motor vehicle dealership and related uses (Except 381)
2020.238	13/12/07	520-06/07	23	To allow for multiple ownership of lands at 1950 Appleby Line (Except 384)
2020.239	17/03/08	520-03-1/08	14, 23, 25	Housekeeping Amendments
2020.240	28/01/08	520-09/07	24	Removal of 'H' (Holding) prefix to permit the development of the existing residential dwelling as an office use.
2020.241	06/02/08	520-10/07	10	To permit two-storey retail development. (Except 385)
2020.242	07/04/08	502-02-1	Numerous	To provide greater compatibility in redevelopment and intensification in low-density residential areas.
2020.243	28/04/08	520-08/07	25	To permit detached, semi-detached and street townhouse dwellings.
2020.244	28/04/08	505-07		To implement the City's Five Year Official Plan Review (Accessory Dwelling Units).
2020.245	29/10/08	520-11/07	14	To permit the development of a three-storey addition and a one-storey restaurant addition to an existing hotel (Except 66, 387)
2020.246	20/05/08	520-16/06	28	To permit the development of a 16-storey mixed use apartment building with commercial uses on the ground floor and residential uses on the upper floors. (Except 388)
2020.247 PL050493	03/20/07 06/13/07	520-27/02	14	To permit retail uses and a department store. (Approved by OMB Decision/Order 0717 issued March 20, 2007, as amended by Decision/Order 1629 issued June 13, 2007) (Except 389)
2020.248	06/23/08	520-05/07	25	To permit a plan of subdivision, neighbourhood commercial, employment, elementary and secondary school blocks and creek (open space) and transit corridor blocks. (Except 390, 391)
2020.249				
2020.250	14/07/08	520-04/07	28	To permit the development of a retirement home with ground floor retail uses. (Except 270)
2020.251	06/08/08	520-19/06	23	To permit the development of a phased retirement community in conjunction with the existing long term care facility. (Except 392)
2020.252				
2020.253				
2020.254	20/10/08	520-05/08	5	To permit a two-storey mixed use building (Except 394)
2020.255	14/07/08	520-16/06	28	To permit the development of a 16-storey mixed use apartment building with commercial uses on the ground floor and residential uses on the upper floors. (Except 388)
2020.256	10/11/08	520-03-2/08	1, 9A, 14, 15, 17, 22, 23	Housekeeping Amendments
2020.257	10/11/08	520-10/08	3	Removal of 'H' (Holding) prefix to permit the redevelopment of the property by adding one additional dwelling unit through a separate severance application
2020.258	01/12/08	520-07/08	30	To permit the development of a car wash
2020.259	09/03/09	520-17/06	9A	To permit a 21 storey apartment building (Except 395)

Amendments to By-Law 2020

By-Law/ OMB #	Enacted	File	Map	Explanation
2020.260	11/10/08	520-02/08	6	To rezone lands for creek blocks at 1135 King Road
2020.261	Issued by OMB 19/11/08	520-1/06		To permit an expansion of an existing department store and a decrease in required parking (Except 261) (OMB Case No. PL010857; File No. Z060169)
2020.262	23/02/09	520-13/08	25	To permit the development of a one-storey commercial building and a one-storey day care. (Except 396)
2020.263	14/04/09	520-11/08	24	To permit a 34 unit medium density residential project (Except 398)
2020.264	15/06/09	505-07-30	17, 30	General Amendments to address changes required between the time of the original approval of 2020.205 by Council and its final approval by the OMB (Except 400)
2020.265	04/05/09	520-15/08	18	To permit three single detached dwellings on three freehold lots (Except 399)
2020.266	15/06/09	520-20/06	1	To permit the construction of two commercial buildings (Except 401)
2020.267	15/06/09	520-14/08	27	To facilitate the redevelopment of the Appleby Mall plaza site (Except 402)
2020.268	15/06/09	505-07-30		To decrease the minimum setback of buildings from the shoreline of Lake Ontario and Burlington Bay. To delete the use Large Building Supplies/Garden Store from MXC zone
2020.269	15/06/09	520-04/08	24	To permit the construction of twenty townhouse units. (Except 403)
2020.270	08/09/09	505-07/09 & 520-04/09		City-initiated amendment to amend the regulations of Accessory Buildings and Structures and to amend definitions
2020.271	28/09/09	520-03/09	10	To permit additional commercial and hospitality uses at 1881 Fairview Street (Except 405)
2020.272				Repealed by By-law 2020.275
2020.273	19/10/09	520-07/09		City-initiated general amendment to amend the regulations for storage of perishable waste.
2020.274	Issued by OMB 17/09/09	520-12/07	3	To permit two single-detached dwellings on two freehold lots (Except 393) (OMB Decision PL081102)
2020.275	28/09/09	520-20/94	3	To repeal By-law 2020.272 and rezone the northeast corner of Waterdown Rd. and North Service Rd. to permit the development of an office building with a 15m open space buffer abutting the Sassafra Woods.
2020.276	26/09/11	520-07/07	14	To permit a 16-unit townhouse development (Except 406 and 407)
2020.277	Issued by OMB 23/10/09	520-15/06	30	To permit retail commercial and employment uses on lands on the east side of Appleby Line, South of Hwy 407 (Except 408, 409)
2020.278	Issued by OMB 28/09/09	505-07	3, 6, 22, 23, 27, 28, 29	Zoning changes resulting from Five Year Official Plan and Zoning By-law Review (Except 410, 411, 412, 413, 414, 415)
2020.279	14/12/09	502-02-44	9A-E	City initiated amendment to regulations for of the width of driveways, walkways, landscape open space areas
2020.280				
2020.281	Issued by OMB 01/12/09	505-07-30	25	Zoning changes resulting from Five Year Official Plan and Zoning By-law Review (Except 416)
2020.282	01/02/10	520-03/1/09	21, 23	Housekeeping Amendments
2020.283	Issued by OMB 20/01/10	520-03/08		To add an indoor physical fitness centre as an additional use, and also to revise the conditions of the H symbol on this property (OMB Case No. PL070927)

Amendments to By-Law 2020

By-Law/ OMB #	Enacted	File	Map	Explanation
2020.284	12/04/10	520-01/10	14	To remove the "H" (holding) prefix to permit development of properties as a 4 storey 90 unit retirement home
2020.285	12/04/10	520-08/08	9A	To permit a 14 storey retirement home with ground floor retail/service commercial uses (Except 417)
2020.286	Issued by OMB on 24/03/10	520-03/06	30	To permit retail and service uses. (Except 418) (OMB Case No. PL010857 and File No. PL080538)
2020.287	14/06/10	520-03/10	8, 9A	To permit various public, institutional and business uses - Downtown Institutional Zone. (Except 205)
2020.288	03/05/10	520-08/09	29	Removal of 'H' (Holding) prefix to permit the construction of a commercial shopping centre based on the CR (Regional Commercial) zoning at the submission of a site plan application.
2020.289	15/07/10	520-07/10		To establish new zoning regulations for "back to back" and standard townhouses
2020.290	15/07/10	520-08/10		To remove the maximum floor area ratio regulation from the RO4 zone affecting certain parcels located E of Appleby Line, N of UMR (Orchard Community)
2020.291	15/07/10	520-09/09	20	To permit convenience restaurants larger than 100 m ² and one fast food restaurant without drive-through. (Except 420)
2020.292				
2020.293	Issued by OMB on 06/02/10	505-07-31-1	15	To permit additional retail commercial uses and a decreased parking standard (Except 33, 34) (OMB Case/File No. PL080169 and OMB Case/File No. PL080632)
2020.294	25/11/10	520-05/10	6	To eliminate split zoning on a specific property and to permit an expansion of the existing automotive use (Except 421)
2020.295	25/11/10	520-06/09		To permit a reduction in the side yard setbacks and an increase in building height for 13 lots in Phase 2 of the Bluffs of Burlington development. (Except 367)
2020.296	11/04/11	520-03-1/11	6, 17, 18, 19, 20, 23, 28	City-initiated Amendments to various parts of the Zoning By-law
2020.297	31/01/11	520-06/10	3	To rezone lands to permit 12 detached dwellings. (Except 422)
2020.298	Issued by OMB on 18/01/11	520-03/08	30	Removal of 'H' (holding symbol) designation (OMB Case/File No. PL070927 and OMB Files: Z070130 and M070093)
2020.299				
2020.300	03/05/11	520-02/07	10	To permit the expansion of the existing office use. (Except 423)
2020.301				
2020.302	18/07/11	520-10/10	18	Removal of 'H' (Holding) prefix to permit development of a parking lot
2020.303	18/07/11	520-03-2/11		Housekeeping – to update and amend to various parts of by-law
2020.304	18/07/11	520-04/10	9A	To permit a 14 storey apartment building with ground floor office uses. (Except 425)
2020.305	18/07/11	520-02/09	24	To permit a 23-unit townhouse development (Except 419)

November, 2011

ZONING BY-LAW 2020 AS AMENDED

INDEX

ENACTMENT

AMENDMENTS

PART 1	GENERAL CONDITIONS AND PROVISIONS
PART 2	RESIDENTIAL ZONES
PART 3	EMPLOYMENT ZONES
PART 4	COMMERCIAL ZONES
PART 5	MIXED USE CORRIDOR ZONES
PART 6	DOWNTOWN MIXED USE CENTRE ZONES
PART 7	UPTOWN MIXED USE CENTRE ZONES
PART 8	RURAL ZONES
PART 9	NORTH ALDERSHOT ZONES
PART 10	PARKS AND OPEN SPACE ZONES
PART 11	HOLDING ZONE PROVISIONS
PART 12	DEVELOPMENT ZONE, UTILITY SERVICES ZONE
PART 13	INTERIM CONTROL BY-LAW
PART 14	EXCEPTIONS TO ZONE DESIGNATIONS
PART 15	ZONING MAPS
PART 16	DEFINITIONS