

DRAFT BY-LAW NUMBER 2020.XXX

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.XXX

A By-law to amend By-law 2020, as amended, 1159 Bellview Crescent
File No.: _____

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 the recommendations in Report _____ on _____, 2018, to amend the City's existing Zoning By-law 2020, as amended, to permit up to 5 detached residential dwellings;

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

1. Zoning Map Number 9 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 R3.2 to R3.2-xxx
3. The lands designated as 'B' on Schedule 'A' attached hereto are hereby rezoned from R3.2 to R3.4-xxx
4. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception xxx as follows:

Exception xxx	Zone R3.2	Map 9	Amendment 2020.xxx	Enacted
1 <u>Regulations:</u>				
Lot width:			13m	
Lot area:			400 m ²	
Front Yard			4.5 m to dwelling 6.0 m to garage	
Rear yard:			7.5 m	
Side yard for 2 storey dwelling			1.2 m	
Street side yard			3.0 m abutting a private road	
Lot coverage for 2 storey dwelling			40% Lot 2, 45% Lot 1	
Maximum porch projection into a front yard including stairs and overhangs:			1.5 m	
Building Height 2-Storey Dwelling:			11.5 m	
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

5. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception xxx as follows:

Exception xxx	Zone R3.4	Map 9	Amendment 2020.xxx	Enacted
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1 Regulations for Lots / Parcels of Tied Land shown on Diagram xxx::

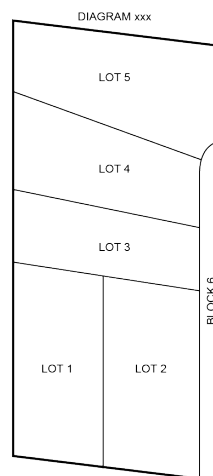
Lot width:	11 m
Lot area:	300 m ²
Front Yard:	4.5 m to dwelling, 6.0 m to garage
Rear Yard:	6 m
Side Yard Lots 3 and 4:	1.2 m / 0.6 m
Lot 5	1.8 m / 1.2 m
Lot coverage For 2-Storey Dwelling:	40% Lot 5 45% Lots 3 and 4
Driveway length for each lot / parcel of tied land:	6 m
Building Height 2-Storey Dwelling:	11.5 m

The provisions of Section 2.25.4 Table 1.2.6 of By-law 2020 as amended shall not apply to a detached dwelling on a parcel of tied land fronting onto a common element condominium road.

Notwithstanding Part 1, Section 2.33 of Zoning By-law 2020, the minimum side yard adjacent to an exterior wall of a building and the minimum yard abutting a public street shall not apply.

The provisions of Section 2.24.3(a) of By-law 2020 as amended shall not apply.

The provisions of Section 4.8(a) and (b) of By-law 2020 as amended shall not apply.



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

- 6.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.
- 6.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 day of, 2018

_____ MAYOR

_____ CITY CLERK

