

ZONING BY-LAW AMENDMENT

CARRIAGE GATE HOMES

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER _____

A By-law to amend By-law 2020, as amended; 421-431 Brant Street

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 Recommendation PB-_____ on _____, 2016 to amend the Zoning By-law 2020, as amended, to permit an industrial/condominium.

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

1. Zoning Map Number 9A 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 "DC" and "DC-434" to "DC-_____"
3. Part 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception ____ as follows:

Exception No. _____

1. Regulations: "DC" zone regulations apply except as amended below:
 - (a) Maximum building height of 26 storeys
 - (b) Maximum floor area ratio of 11.5:1
 - (c) Maximum yard abutting James Street of 3.0 metres
 - (d) Minimum parking of 1.0 spaces per unit
 - (e) Minimum of 6 accessible parking spaces

4. 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. 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this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.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 , 2016.

_____MAYOR

_____CITY CLERK