

City of Burlington By-law 2020. XXX

Description

A by-law to amend By-law 2020, as amended, to permit 25 townhouse and back to back residential units at 2294-2300 Queensway Drive, Burlington. File No.: XXX-XX-XX (PB-XX-XX)

Preamble

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-XX-XX on XXXX, 2018, to amend the City's existing Zoning By-law 2020, to re-zone the lands at 2294 and 2300 Queensway Drive from "HRM2" to "RM3 – XXX" to permit a residential development consisting of 25 units.

The Council of the Corporation of the City of Burlington hereby enacts as follows:

Content

1. Zoning Map Number XX of Part XX of By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to the By-law.
2. The land designated as "A" on Schedule "A" attached hereto are hereby rezoned from H-RM2 to RM3-XXX.
3. Part 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception XXX as follows:

"Exception XXX"

Exception XXX	Zone RM3	Map XX	Amendment 2020.XXX	Enacted
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1. Regulations for Entire Site

a) **Yard Requirements**

- i. Front Yard (Queensway Drive) 1.70 m
- ii. Rear Yard (South) 5 m
- iii. Side Yard (East and West) 1.2 m
- iv. Yard Abutting R1, R2, R3 Zone 6m (south)
- v. Density 63 Units per hectare maximum

c) **Landscape Area and Buffer**

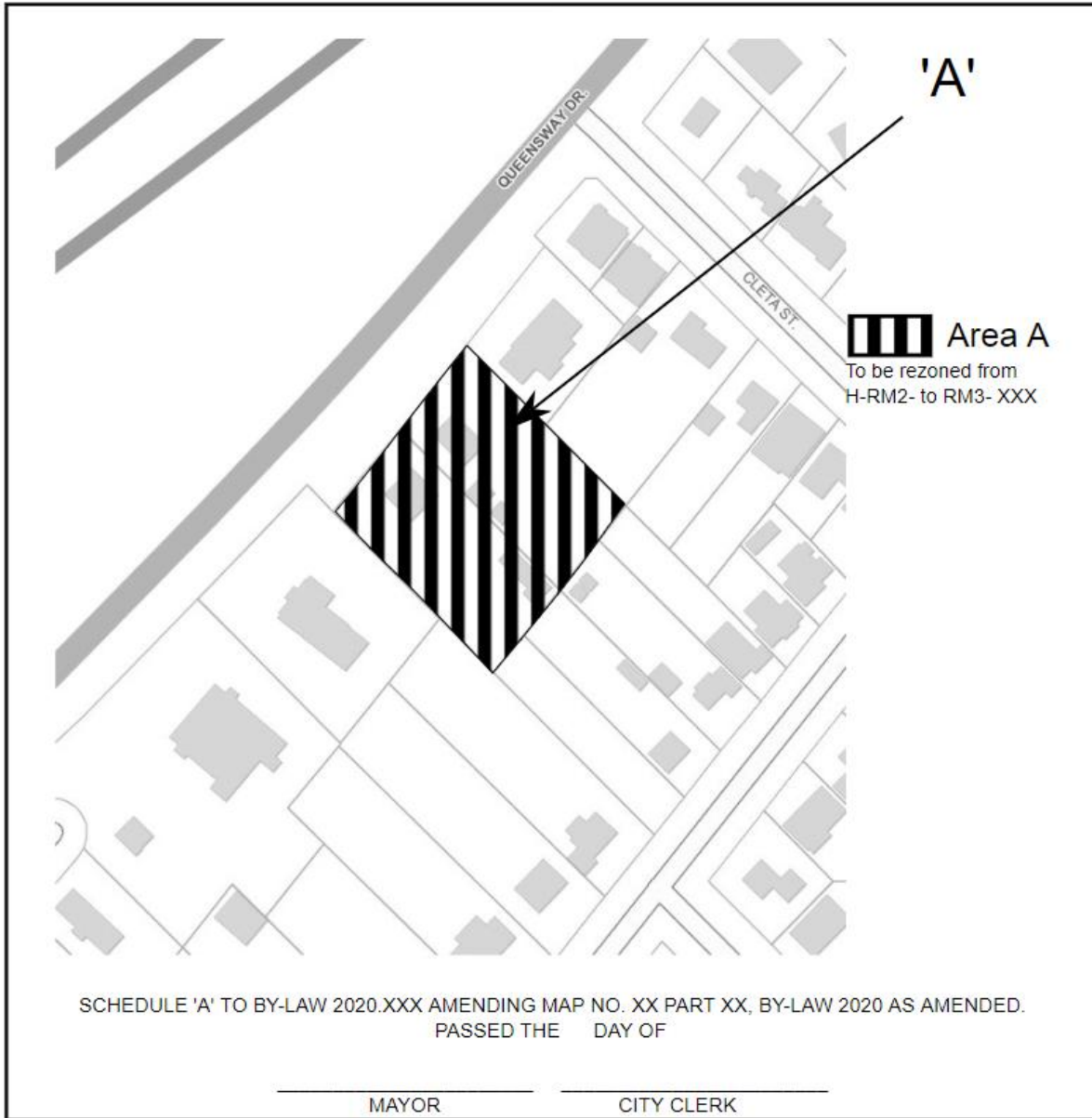
- i. Abutting a street 1.7 m abutting a street having a width deemed width greater than 30 m
- ii. Landscape Buffer- Abutting R1, R2, R3 zones 6m, including porches, decks, stairs, and other landscape features

e) **Building Height**

3 Storeys

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

Schedule A



SCHEDULE 'A' TO BY-LAW 2020.XXX AMENDING MAP NO. XX PART XX, BY-LAW 2020 AS AMENDED.
PASSED THE DAY OF

MAYOR

CITY CLERK