

City of Burlington

Description

A By-law to amend By-law 2020, as amended; 143 Blue Water Place and 105 Avondale Court. File No.: XXX-XX/16

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-16 on _____, 2016, to amend the City's existing Zoning By-law 2020, as amended, to permit semi-detached and townhouse units;

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

Content

Part 14 of By-law 2020, as amended, Exceptions to Zone Designations, is hereby amended by adding Exception XXX as follows:

1. Part 14 of By-law 2020, as amended, Exceptions to Zone Designations, is hereby amended by adding Exception XXX as follows:

Exception XXX, Zone RM2, Map 21, Amendment 2020-XXX, Enacted XXX, XX, 2016

- i. Permitted Uses:

Only the following use is permitted:	Semi- detached dwelling, Townhouse dwelling
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- ii. Regulations for Semi- Detached Dwelling:

Maximum number of semi-detached dwellings	4
Lot Width	6m/ unit
Front Yard	0m
Rear Yard	7.5m
Side Yard	0m, 4.8m other side (0m abutting a fire route)

iii. Regulations Townhouse Dwelling:

Maximum number of townhouse dwellings	35
Lot Width	24m
Front Yard	0m
Rear Yard	7.5m
Side Yard	3.4m, (0m abutting fire a route or private access easement)
Yard abutting R1 zone	3.4m
Density	Part 9, Table 2.9.1 footnote b) shall not apply
Amenity Area	N/A

iv. Regulations for all Dwellings:

Maximum Net Density	25 units per ha.
Landscape Buffer abutting R1 zone	0m
Covered or uncovered porch encroachment	1.2m
Below Grade Parking Structure Setback from Property Lines	1.0m
Height	2 Storeys, 6.5m
Landscape Area abutting as street upto 26m in width	N/A
Minimum Distance between Buildings	3m
Minimum Residents Parking	2.0 spaces per unit
Minimum Visitor' Parking	0.5 spaces per unit

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

2. Zoning Map Number 21 of Part 15 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.
3. The lands designated as "Area A" on Schedule "A" attached hereto are hereby rezoned from R1.2 to RM2-XXX.
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.

- 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.

Enactment

Enacted and passed this XX day of XXX, 2016.

Mayor Rick Goldring _____

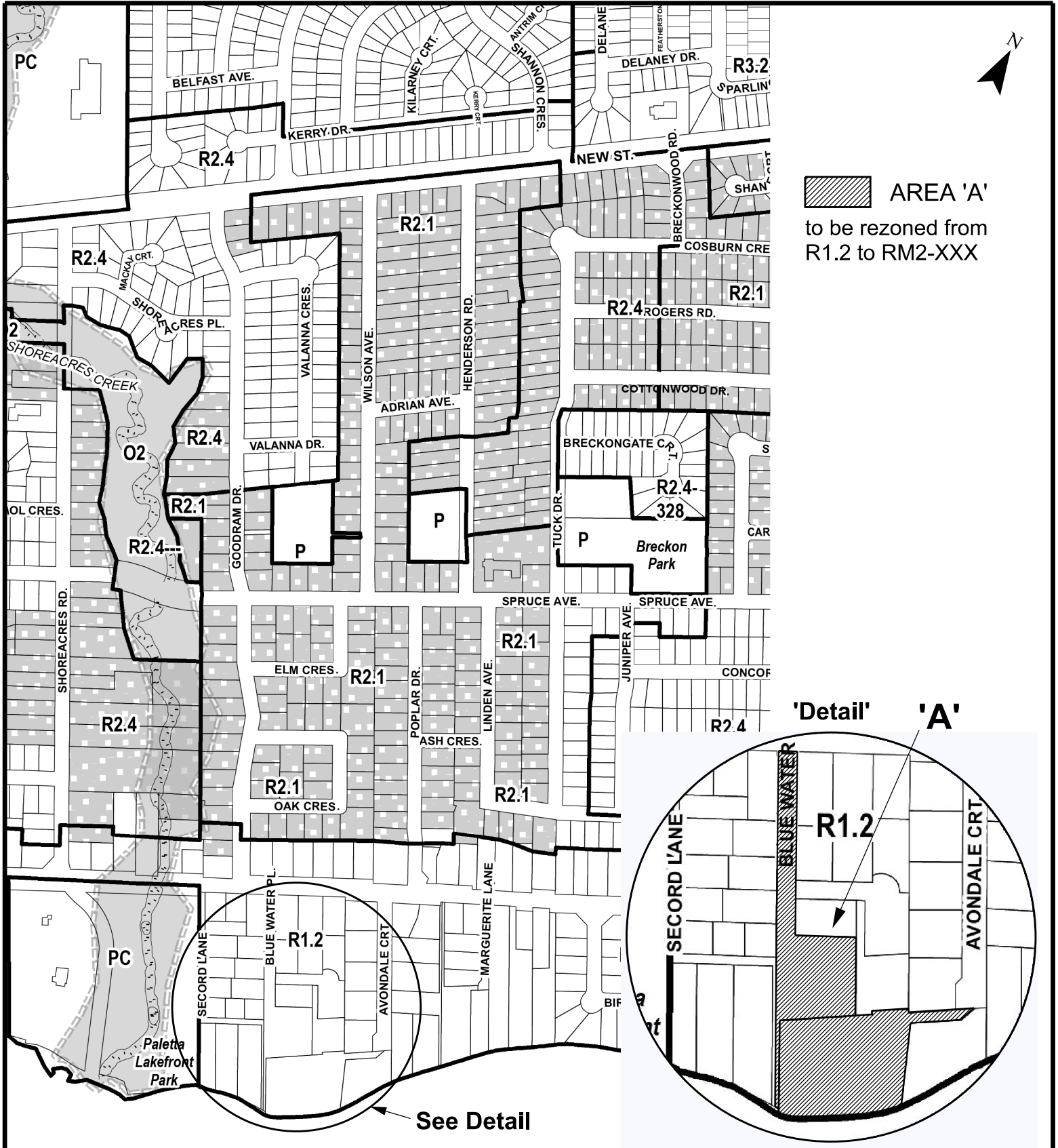
City Clerk Angela Morgan _____

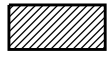
Explanation of Purpose and Effect of By-law 2020.348

By-law 2020.XXX rezones lands at 143 Blue Water Place and 105 Avondale Court from R1.2 to a modified RM2-XXX zone to permit the development of 39 two storey residential condominium semi- detached and townhouse units.

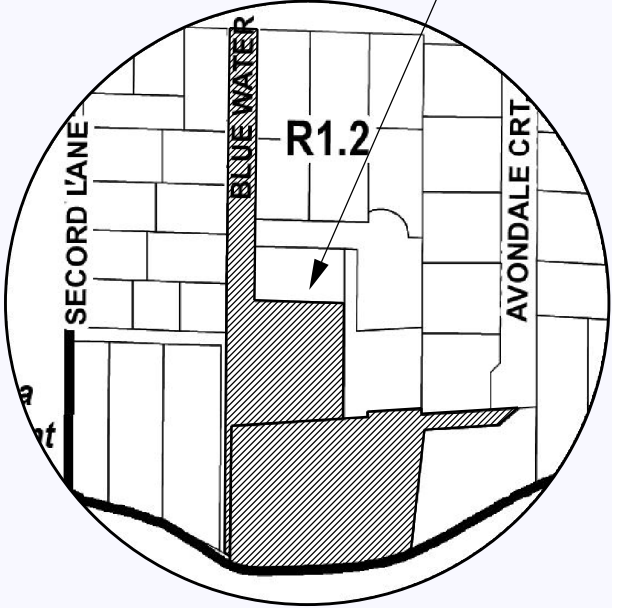
For further information regarding By-law 2020.XXX, please contact XXX of the City of Burlington Planning & Building Department at (905) 335-7600, extension XXXX.

The Corporation of the City of Burlington Zoning By-law Amendment 2020.XXX



 AREA 'A'
to be rezoned from
R1.2 to RM2-XXX

'Detail' 'A'



See Detail

LAKE ONTARIO

SCHEDULE 'A' TO BY-LAW 2020. XXX AMENDING MAP NO. 21, BY-LAW 2020 AS AMENDED.
PASSED THE ___ DAY OF _____ 2016.

MAYOR _____ CLERK _____