

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

City of Burlington

Description

A By-law to amend By-law 2020, as amended; 4407 Spruce Avenue and 4417 Spruce Avenue.
File No.: XXX-XX/19

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-18 on _____, 2018, to amend the City's existing Zoning By-law 2020, as amended, to establish a site specific provision;

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 XX, Zone R2.1, Map 21, Amendment 2020-XXX, Enacted XXX, XX, 2018
 - i. Regulations applying to single detached dwellings permitted in Area A on Diagram XXX:
 - a. Minimum Lot Width 17.5 metres
 - b. Minimum Lot Area 600 square metres
 - c. Minimum Lot Coverage 27%
 - ii. Regulations applying to single detached dwellings permitted in Area B on Diagram XXX:
 - a. Minimum Lot Area 600 square metres
 - b. Minimum Lot Coverage 27%

- iii. Regulations applying to a place of worship permitted in Area C on Diagram XXX:
 - a. Setback to East Property Line 6.1 metres
 - b. Side Yard Setback abutting Henderson Road 12.5 metres
 - c. Minimum Parking Space Area 15.125 square metres
 - d. Minimum Number of Parking Spaces 58 spaces

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", "Area B", and "Area C" on Schedule "A" attached hereto are hereby rezoned from R2.1 to R2.1-XXX.
- 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does not come into force and effect until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Local Planning Appeals Tribunal, this By-law shall be deemed to have come into force on the day it was passed.

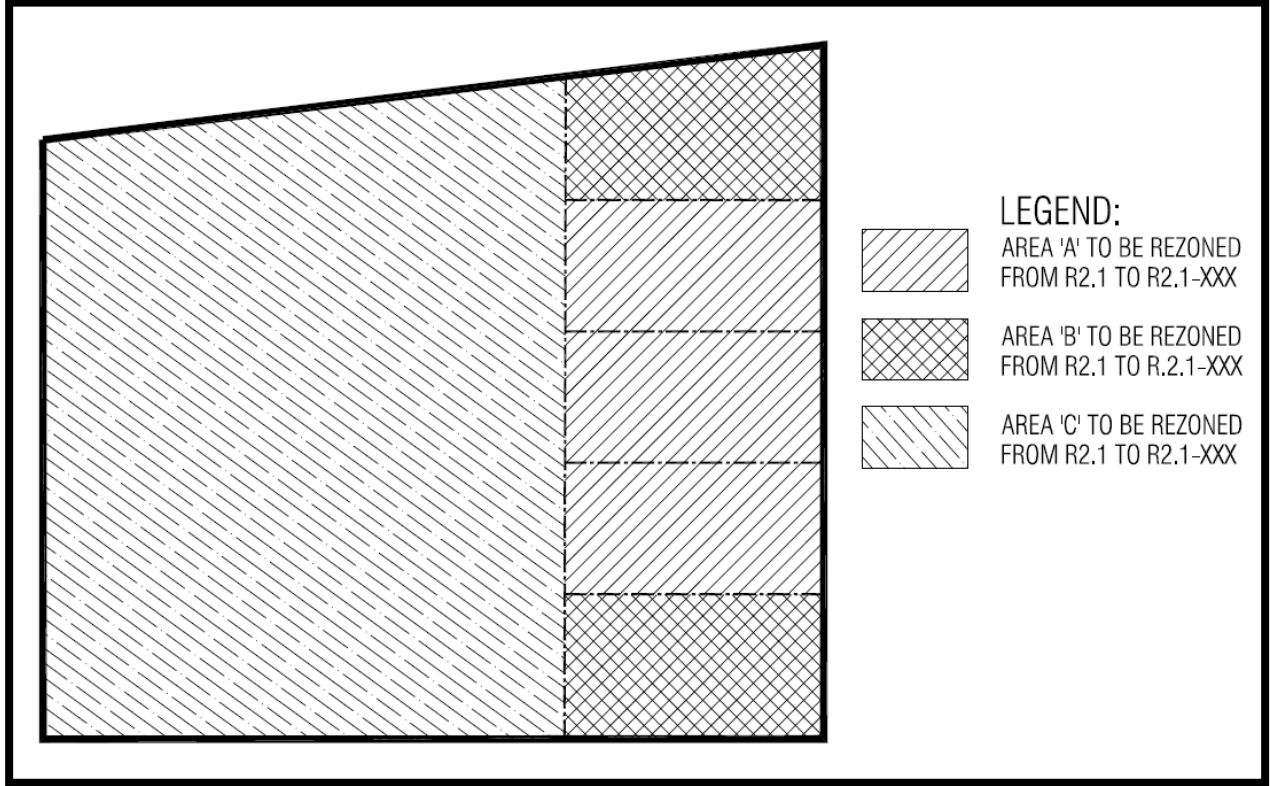
Enactment

Enacted and passed this XX day of XXX, 2018.

Mayor Rick Goldring

Angela Morgan, City Clerk

THE CORPORATION OF THE CITY OF BURLINGTON ZONING BY-LAW AMENDMENT
2020.XXX



SCHEDULE 'A' TO BY-LAW 2020.XXX AMENDING MAP NO. 21, BY-LAW 2020 AS AMENDED.

PASSED THE ____ DAY OF _____, 2018.

MAYOR _____ CLERK _____