THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.XXX

Being a By-law to amend By-law 2020, as amended; for 40-70 Plains Road East, for the purpose of facilitating the development of a 9- storey residential building.

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 XX on _____, to amend the City's existing Zoning By-law 2020, as amended, to permit a residential development consisting of a residential apartment building;

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

1. Zoning Map Number 3 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 RM1-346 to MXG-XXX.

3. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended with the following:

Exception XXX	Zone MXG-XX	Map 3	Amendment 2020.XXX	Enacted

Regulation	**Requirement**
Building Height – Maximum	9 storeys (plus mechanical) and 32.2 metres
Maximum Floor Area Ratio	4.33:1
Building Yard Setback abutting a Residential Zone - Minimum	3.0 metres
Floor Area Ratio	4.33:1 Maximum
Landscape Area and Buffer Abutting a Residential Zone – Minimum	3.0 metres
Parking - Maximum	Total - 424 spaces 0.87 space per Apartment Dwelling Unit 0.14 spaces per Apartment Dwelling Unit for visitors
Parking Regulations	Parking Space Minimum 2.6m x 5.6m

Amenity Area – Minimum	5.83 square metres per Apartment Dwelling Unit

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

5 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;

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this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Local Planning Appeals Tribunal this By-law shall be deemed to have come into force on the day it was passed.

ENACTED AND PASSED this……..day of …….2020.

_____MAYOR

_____CITY CLERK