BY-LAW NUMBER 2026.XXX, SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER XXXX.XXX

A By-law to amend By-law 2020, as amended:

517 Plains Road East

File No.: XXX-XX/XX

WHEREAS Sec on 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 _____, 202_ to amend the City's existing Zoning By-law 2020, as amended, to permit a mixed-use building consisting of 11-storeys, 179 total residents, and a floor area ratio of 4.41:1.

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

1. Zoning Map Number X of PART 14 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.

2. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception XXX as follows:

Exception XXX	Zone MXG	Map 3	Amendment 202X.XXX	Enacted MM DD, YYYY

1. Building Height

Maximum Building Height	11 storeys

2. Floor Area Ratio

Maximum Floor Area Ratio (Other Buildings)	4.41:1

3. Yard Setback

Yard abutting a residential zone	4.5 metres
Yard abutting any other street	37.65 metres

4. Landscape Area and Buffer

Abutting a residential zone	2.78 metres

5. Amenity Area

Minimum Amenity Area	8.8 square metres/unit

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

3. 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.

4. If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this Bylaw does not come into force until all appeals have been finally disposed of, and except for such parts of as are repealed or amended in accordance with an order of the Ontario Municipal board this By-law shall be deemed to have come into force on the day it was passed.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 _____, 202__

_____MAYOR

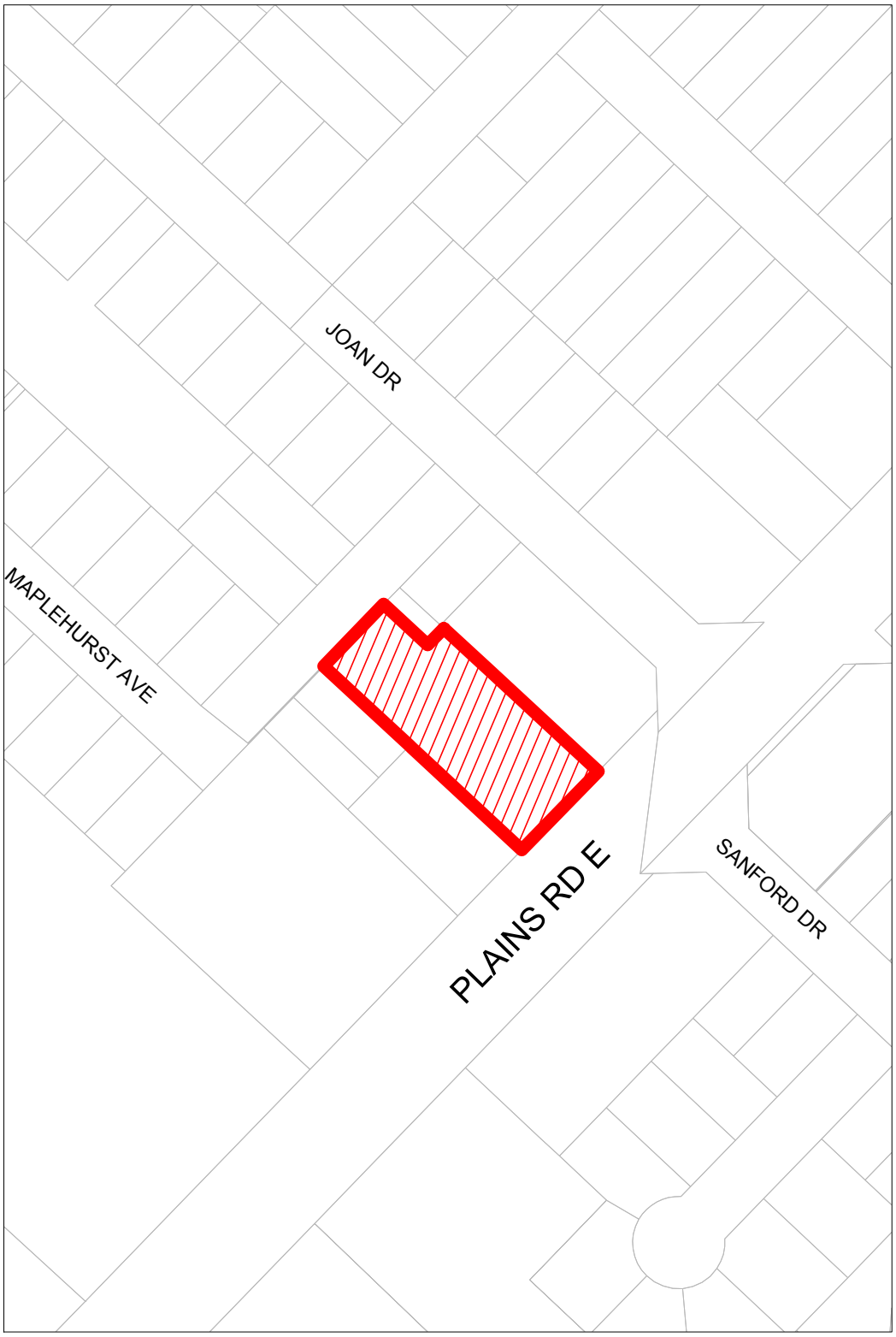
_____CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2026.XXX

By-law 2026.XXX rezones lands at 517 Plains Road East to permit mixed-use building consisting of 11-storeys, 179 total residents, and a floor area ratio of 4.41:1.

For further information regarding By-law 2026.XXX, please contact _____ of the Burlington City Building Department at (905) 335-7600, extension XXXX.

The Corporation of the City of Burlington Zoning By-law Amendment 2026.XXX



AREA 'A'
to be rezoned from
MXG to MXG-XX

SCHEDULE 'A' TO BY-LAW 2026.XXX AMENDING MAP NO. XX-X, BY-LAW 2026 AS AMENDED.
PASSED THE ____ DAY OF ____ 2026.

MAYOR _____ CLERK _____

Planning and Building Department
Development and Infrastructure Division