BY-LAW NUMBER 2021.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; 284 and 292 Plains Road East

File No.: XXX-XX/XX

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 _____, 202_ to amend the City's existing Zoning By-law 2020, as amended, to permit a residential building consisting of 6 storeys, 117 residential units and a floor area ratio of 2.96:1.

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

1. Zoning Map Number 5 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 by adding Exception XXX as follows:

Exception XXX	Zone MXG	Map 5	Amendment 202X.XXX	Enacted MM DD, YYYY
1. <u>Floor Area, Floor Area Ratio, and Density</u> (a) Maximum Floor Area Ratio			2.96:1	
2. <u>Building Height</u> (a) Maximum Building Height			6 storeys	
(b) In MXG, MXC, and MXT zones, the floor area of the second, third, and fourth storeys of a building containing more than one storey must be at least 50% of the floor area of the first storey.			Shall not apply.	

3. **Landscape Buffer**
   (a) Abutting a residential zone — 3 metres and may include seasonal snow storage

4. **Parking**
   (a) Residential Dwelling Unit — 1.00 spaces per unit
   (b) Visitor Parking — 0.21 spaces per unit

5. **Amenity Area**
   (a) Residential Dwelling Unit — 15.8 m^2 per unit

6. **Parking Space Size and Accessibility**
   (a) Notwithstanding subsections 2.26(1), six (6) parking spaces may have a reduced minimum length of 5.7 metres.

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

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 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 202X.XXX

By-law 202X.XXX rezones lands at 284 and 292 Plains Road East to permit a residential building consisting of 6 storeys, 117 residential units and a floor area ration of 2.96:1.

For further information regarding By-law 202X.XXX, please contact _____ of the Burlington City Building Department at (905) 335-7600, extension XXXX.