The Corporation of the City of Burlington City

of Burlington By-law number 2026.XXX

A by-law to amend By-law 09-2026, as amended; 2105 Headon Road
File No.: _____

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 approved, on _____, 2026, to amend the City's existing Residential Zoning By-law 09-2026, as amended, to rezone 2105 Headon road to Low-Rise Neighborhoods 8 (LN8(_)) to permit an 8-unit townhouse development.

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

1. PART 9 of By-law 09-2026, as amended, Exception XXX to Zone Designations is amended by adding Exception _____ with the following:

Exception _____	**Zone LN8_**	**Map 20**	**Amendment**	**Enacted**
a) Notwithstanding Section 7.7e) iv) the minimum distance from an integral private garage of a block townhouse unit to an internal roadway shall be 0.0m. b) Notwithstanding the definition of a lot in Part 4 of this By-law, the provisions of the LN8(_) zone that apply to 2105 Hedon Road shall apply to the entire property despite any future severance, partition, or division of the lot within a condominium plan, the provisions of this By-law shall apply to the whole lot as if no severance, partition or division had occurred. c) Notwithstanding Section 2.5 d) where two or more zones apply to a lot and one of the zones is an Open Space Zone in the City of Burlington Zoning By-law, the boundary between the Open Space Zone and the other zone(s) is not considered a lot line for the purposes of yards, setbacks and lot coverage requirements and all measurements will be made to the lot line.				
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

Enacted and passed this _____, 2026

Mayor_____

Deputy Clerk_____

DRAFT

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

By-law 2026.XXX rezones lands on 2105 Headon Road, to permit a block townhouse development on a portion of the property.

SCHEDULE 'X'

