The Corporation of The City of Burlington

City of Burlington By-law 2020.XXX

A By-law to amend By-law 2020, as amended; 759 Maple Avenue
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 of the Corporation of the City of Burlington approved Recommendation PL-XX on XX, 2024, to amend the City's existing Zoning By-law 2020, as amended, to permit four (4) townhouse dwellings with access provided from Maple Avenue;

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

1. Zoning Maps Number 21-E & 26-W 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 H-RM5 to H-RM2-XXX.

3. Part 11 of By-law 2020, as amended, Holding Zone Provisions, is hereby amended by the addition of the following section to Appendix A:

   The Holding symbol shall be removed from the zone designation by way of an amending zoning by-law when the following has been completed:

   a) A Record of Site Condition (RSC) for the subject lands has been submitted to the satisfaction of the City.

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

Exception XXX	Zone H-RM2	Map 21-E & 26-W	Amendment 2020.XXX	Enacted ##

1. Regulations:

    a) Minimum Lot Width: 21 m
    b) Minium Lot Area: 0.1 ha
    c) Minium Side Yard: 1.6 m (Southerly Side Lot Line)
    d) Minimum Landscape Area Abutting a Street: 3.8 m
    e) Minium Landscape Buffer Abutting an R1, R2 or R3 Zone: 0.3 m (Easterly Rear Lot Line)
    f) Maximum Building Height: 4 storeys and 9.12 m
    g) Minimum Driveway Length: 5.7 m
    h) Minimum Parking Setback: 2.6 m

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this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Land Tribunal this By-law shall be deemed to have come into force on the day it was passed.

Enacted and passed this XX day of , 2024.

Mayor Marianne Meed Ward _____

Deputy Clerk Samantha Yew_____

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.XXX

By-law 2020.XXX rezones lands on 759 Maple Avenue, to permit four (4) townhouse dwelling units with access onto Maple Avenue.

The proposed rezoning and Site-Specific Amendments would be required to permit the appropriate residential intensification of the subject lands that is compact and has regarding for the established dimensions of the parcel.

For further information regarding By-law 2020.XXX, please contact Mariana Da Silva of the Burlington Community Planning Department at (905) 335-7600, extension 7536.

Burlington

Schedule 'A'

Legend

Areas to be zoned:

[III] **LANDS TO SE REZONED FROM H-RM5 TO H-RM2 • XX**

0 **Scale: N.T.S.**

File Number:

This is Schedule 'B' to By-law No. __ - 2024
to amend Zoning Bylaw No. 2020.

Passed the ___ day of _____ 2024.

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CLERK

