BY-LAW NUMBER 202X.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; 236 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 6 4-storey townhouse units with a density of 40 units per hectare.

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

1. Zoning Map Number 9 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 to RM2-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 RM2	Map 3	Amendment 202X.XXX	Enacted MM DD, YYYY
1. Building Height (a) Maximum Building Height			4 storeys to 13.75 metres	
2. Lot Width			30 metres	
3. Lot Area			0.15 hectares	
4. Front Yard			4.75 metres	
5. Rear Yard			3.10 metres	
6. Street Side Yard			1.70 metres	
7. Yard Abutting R1, R2, R3 Zone			8.30 metres	

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8.	**Encroachment Into Yards**	1.80 metres
	(a) Maximum projection into any other required yard	
9.	**Landscape Area**	1.35 metres
	(a) Abutting a street having a deemed width up to 26 metres	
10.	**Landscape Buffer Abutting R1, R2, R3 Zone**	0 metres

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

11. 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.

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By-law does not come into force until all appeals have been finally disposed of, and except for such parts of as are repealed or amended in accordance with an order of the Ontario Municipal board this By-law shall be deemed to have come into force on the day it was passed.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

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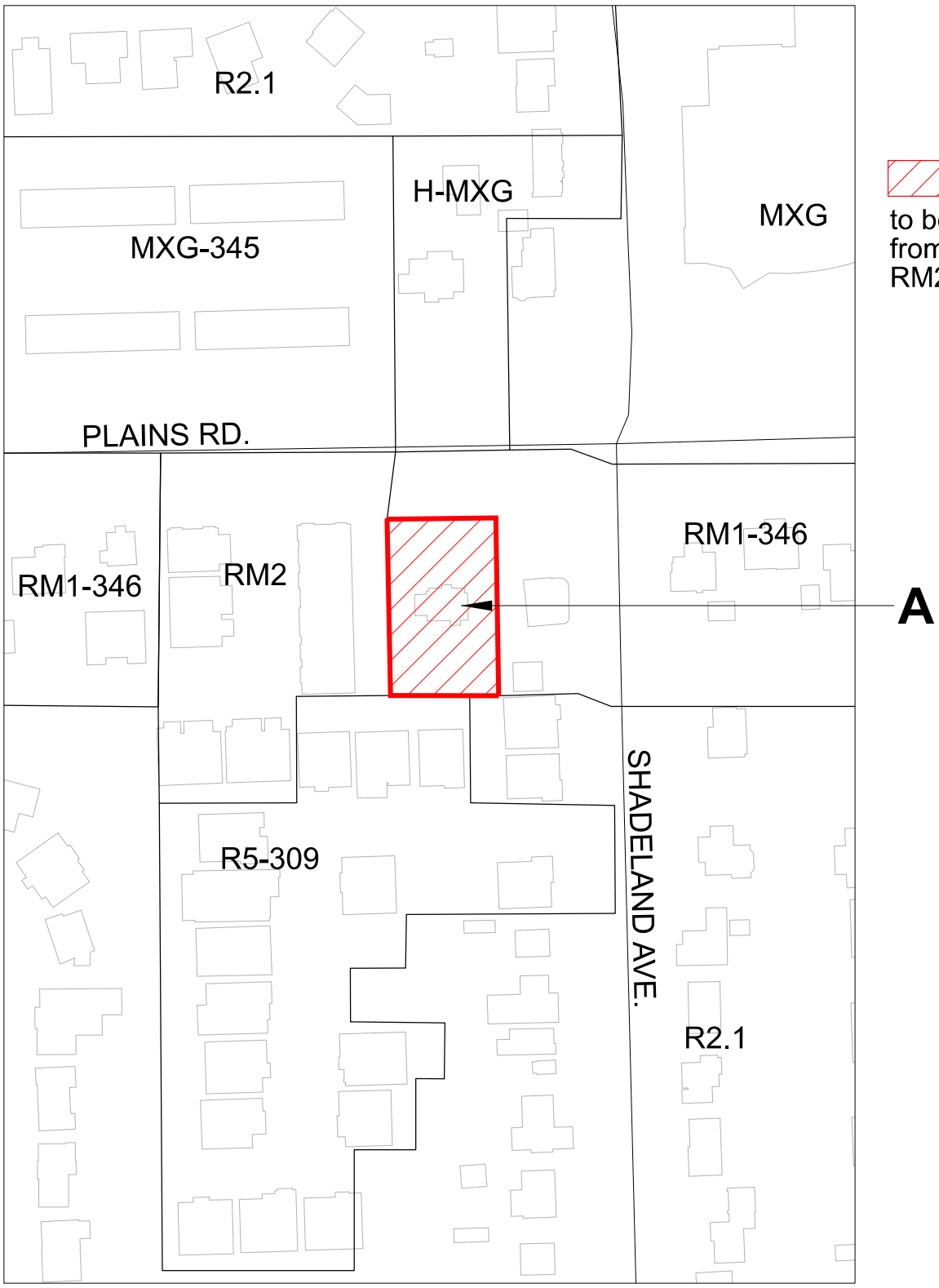
EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 202X.XXX

By-law 202X.XXX rezones property at 236 Plains Road East to permit six 4-storey townhouse units with a density of 40 units per hectare.

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

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The Corporation of the City of Burlington Zoning By-law Amendment 2024.XXX



SCHEDULE 'A' TO BY-LAW 2020. XXX AMENDING MAP NO. XX-X BY-LAW 2020 AS AMENDED.
PASSED THE ___ DAY OF _____ 2024.

MAYOR _____ CLERK _____

CITY OF Burlington
Planing and Building Department
Development and Infrastructure Division