BY-LAW NUMBER 2020.XXX, SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.XXX

A By-law to amend By-law 2020, as amended, for 2170 Ghent Avenue to facilitate the development of 21 townhouse building units.
File No. XXX-XX/24

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-XX on X X, 2024, to amend the City's existing Zoning By-law 2020, as amended, to permit the development of 21 townhouse building units;

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

1. Zoning Map Number X-X of PART 15 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached hereto this By-law.
2. The lands outlined on Schedule "A" of this By-law are hereby rezoned from Residential Medium Density 2 (RM2) to Residential Medium Density 2 – XX (RM2-XX);
3. PART 14 of By-law 2020, as amended, is hereby further amended by adding Exception XXX as follows:

Exception XXX	Zone RM2	Map X-X	Amendment 2020.XXX	
1. Regulations: a) Lot Width: 5.9 m b) Lot Area: Shall not apply c) Maximum density: Shall not apply d) Minimum Front Yard: 4.4 m e) Minimum Rear Yard: 2.9 m for Block B, 6.0 m for Blocks A and C f) Minimum Side Yard: 0.0 m on the attached side; 1.4 m on the unattached side g) Street Side Yard: 4.0 m h) Yard abutting R1, R2, R3: 3.0 m i) Amenity area: 31.5 m2 per unit j) Privacy area: 12.0 m2 per unit k) Landscape area: 4.0 m abutting a street l) Landscape buffer: 1.1 m abutting R1, R2, R3 Zones m) Maximum building height: 3 storeys n) Parking area setback: 2.3 m o) Driveway length: 6.0 m				

p) Projections: A front, at-grade porch may project 1.5 m into the required front yard; a 2nd level porch may project 1.5 m from the front main wall; a rear deck may project 1.5 m into the required rear yard

Except as amended herein, all other provisions of By-law 2020, 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.

ENACTED AND PASSED this _____ day of _____, 2024.

_____ MAYOR

_____ CITY CLERK

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

By-law 2020.XXX rezones lands on 2170 Ghent Avenue, to permit 21 townhouse building units.

For further information regarding By-law 2020.XXX, please contact X, Planner, of the Burlington Community Planning Department at 905-335-7600, extension XXX.