THE CORPORATION OF THE CITY OF BURLINGTON

DRAFT BY-LAW NUMBER 2024.XXX, Schedule 'A' AND EXPLANATORY NOTE

A By-law to amend By-law 2020, as amended, for 2169 & 2175 Ghent Avenue, Burlington, to facilitate the two proposed three-storey buildings that would provide 12 dwelling units.

File No.: XXX-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-_____ on _____, 2024, to amend the Zoning By-law 2020, as amended, to permit a mixed-use building**.**

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

1. Zoning Map Number 14-E 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 on Schedule "A" attached hereto are hereby rezoned from "Low-Density Residential (R2.3)" to "'Residential – Medium Density (RM3-XX)" with site-specific provisions.
3. Part 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by adding Exception XXX as follows:

Exception XXX	**Zone RM3**	**Map 14-E**	**Amendment 2024.XXX**	**Enactment XXX.XX.XX**
a) Permitted Uses			• Detached Dwelling • Semi-Detached Dwelling • Duplex Building • Triplex Building • Fourplex Building • Townhouse Building • Street Townhouse Building • Back-to-Back Townhouse Building • Stacked Townhouse Building • Apartment Building • Retirement Home • Lodge, Fraternity, Private Club • Community Institution • Additional Residential Units	
b) Minimum lot area			0.17 hectares	

c) Minimum Front Yard Setback	4.5 metres
d) Minimum Side Yard Setback	2.0 metres
e) Minimum Yard Abutting R2 Zone	10.0 metres
f) Minimum Landscaped Buffer	2.0 metres
g) Minimum Garbage Storage Side Setback	2.0 metres
h) Density	70 units/ hectare
i) Minimum Amenity	19 square metres/bedroom
j) Privacy Area	4.8 square metres/unit

4. Except as amended herein, all other provisions of this By-law, as amended, shall apply:

    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.

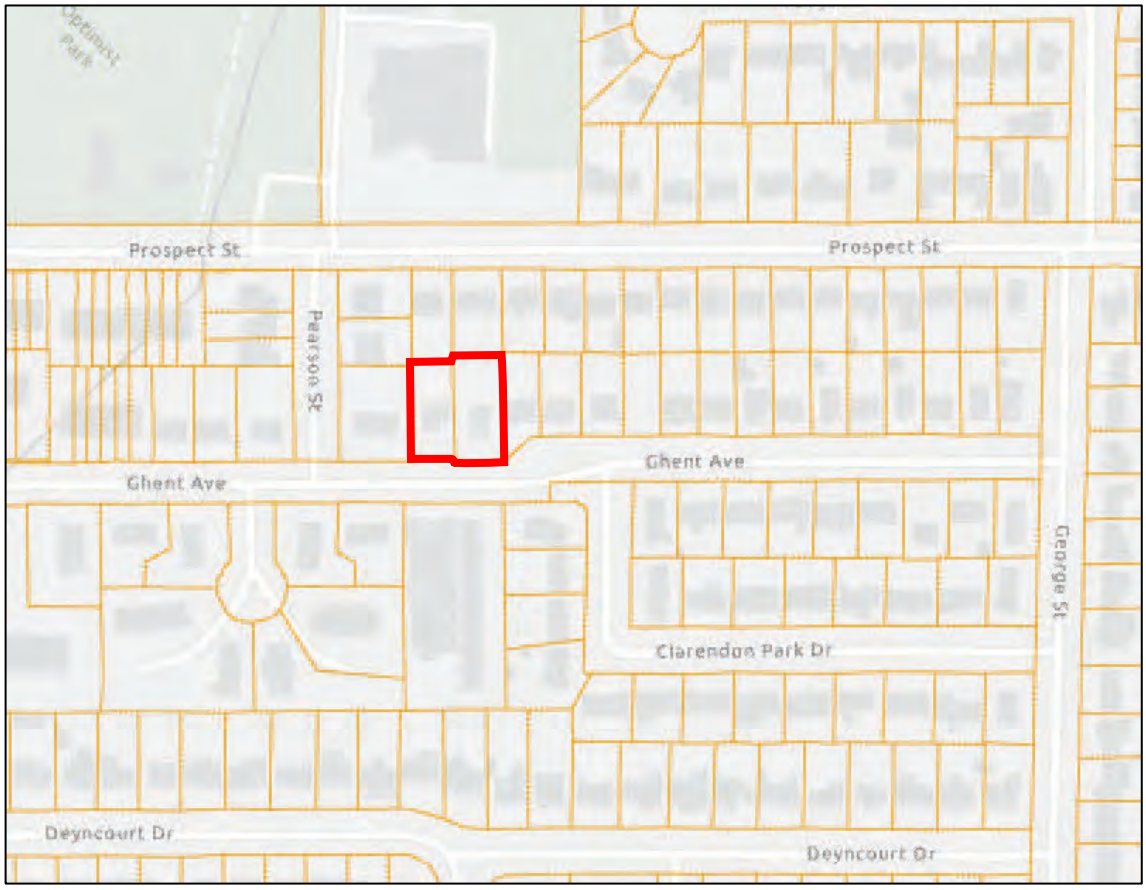
    b. If one or more appeals are filed pursuant to the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Local Planning Appeals Tribunal this By-law shall be deemed to have come into force on the day it was passed.

Enacted and passed this ____ day of _____, 20__.

Mayor Marianne Meed Ward _____

Acting City Clerk Samantha Yew _____

Schedule ‘A’



Area ‘A’ – Area ‘A’ to be rezoned from “Low-Density Residential (R2.3)" to “Residential – Medium Density (RM3-XX)”

SCHEUDLE ‘A’ TO BY-LAW 2024.### AMENDING MAP NO.14 PART 15, BY-LAW 2020 AS AMENDED. PASSED THE _____ DAY OF_____.

_____ MAYOR

_____ CITY CLERK