**BY-LAW NUMBER 2021.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; 276, 284 and 292 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 a residential building consisting of 7 storeys, 141 residential units and a floor area ratio of 2.4:1.

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

1. Zoning Map Number 5 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 RM1-346 to MXG-XXX.

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

| Exception<br>XXX | Zone<br>MXG | Map<br>5 | Amendment<br>202X.XXX | Enacted<br>MM DD, YYYY |
|---|---|---|---|---|
| **1. Floor Area, Floor Area Ratio, and Density**<br>(a) Maximum Floor Area Ratio | | | 2.4:1 | |
| **2. Lot Width, Area and Yards**<br>(a) **Yard abutting a residential zone:**<br>**Floors 1 to 3 (Side, East)**<br>**Floors 1 to 3 (Side, West)** | | | <br><br>10.5 metres<br>3.00 metres | |
| **3. Building Height**<br>(a) Maximum Building Height | | | 7 storeys | |
| **4. Landscape Area and Buffer**<br>(a) Abutting a street | | | 3 metres | |

| | |
|---|---|
| (b) Abutting a residential zone | |
| East | 2 metres |
| West | 1 meter<br>Landscape buffer may include seasonal snow storage |
| **5. <u>Parking</u>** | |
| (a) Residential Dwelling Unit | 1.00 spaces per unit |
| (b) Visitor Parking | 0.08 spaces per unit |
| **6. <u>Amenity Area</u>** | |
| (a) Residential Dwelling Unit | 19.70 $m^2$ per unit |
| **7. <u>Encroachment Into Yards</u>** | |
| (a) Balcony projection into permitted yard | 1.2 metres |

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

5. 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

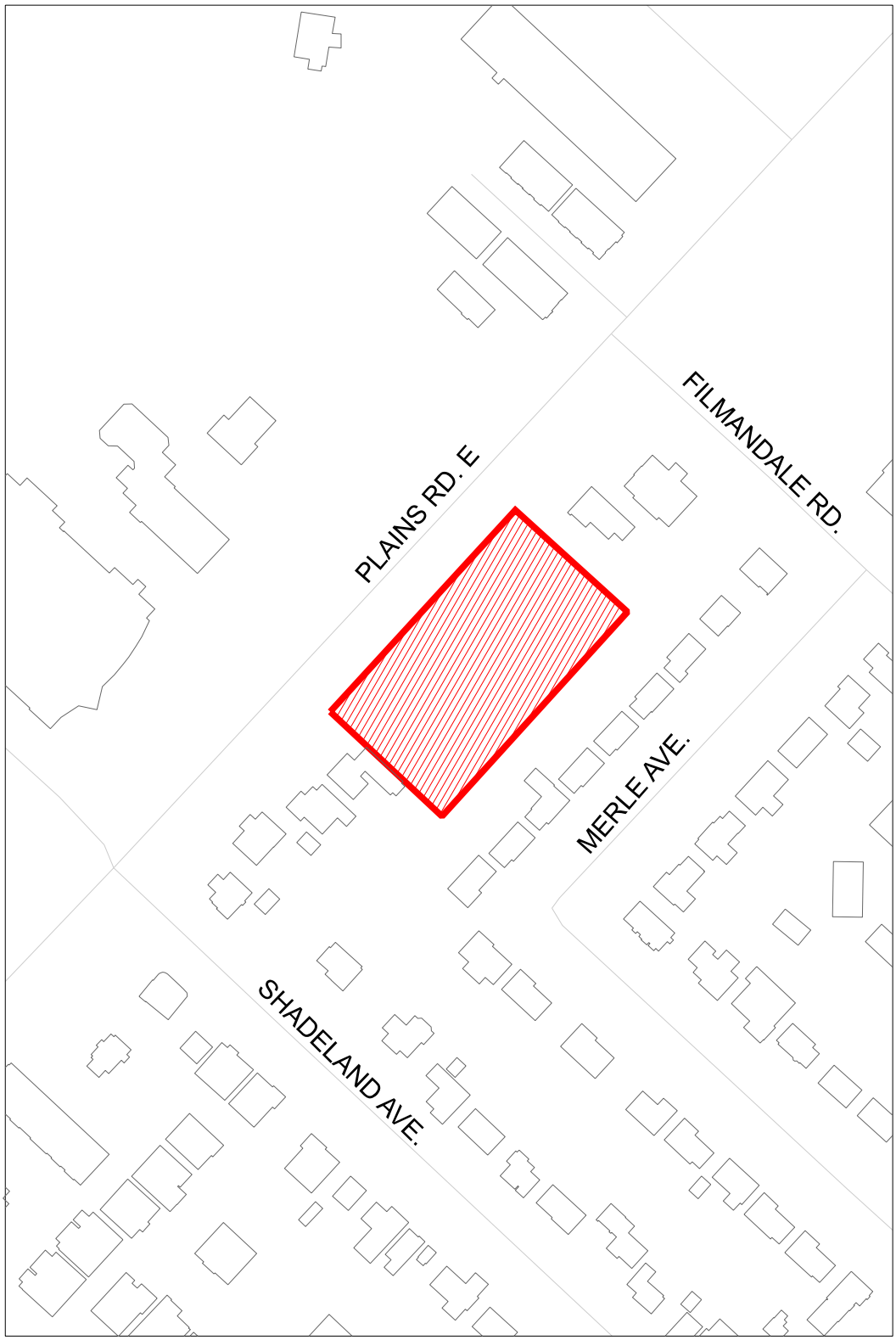
_____CITY CLERK

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

By-law 202X.XXX rezones lands at 276, 284 and 292 Plains Road East to permit a residential building consisting of 7 storeys, 141 residential units and a floor area ration of 2.4:1.

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

# The Corporation of the City of Burlington Zoning By-law Amendment 2023.XXX




AREA 'A'
to be rezoned from
RM1-346 to MXG-XX

SCHEDULE 'A' TO BY-LAW 2023.XXX AMENDING MAP NO. XX-X, BY-LAW 2023 AS AMENDED.
PASSED THE ____ DAY OF ____ 2023.

MAYOR _____ CLERK _____

City of Burlington
Planning and Building Department
Development and infrastructure Division