THE CORPORATION OF THE CITY OF BURLINGTON
BY-LAW NUMBER 2020.xxx

A By-law to amend By-law 2020, as amended; Millcroft Greens Corporation
File No.: TBC

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-20 on _____, 2020 to amend the Zoning By-law 2020, as amended, to permit 98 single detached dwellings on four (4) parcels of land, and one (1) six (6) storey residential condominium apartment building at 4252 Dundas Street.

Now, therefore, the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. Zoning Map Number 24 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 shown as "Area A" on Schedules "A" and "B" attached hereto are hereby rezoned from O1 to R3.2-xxx.

3. The lands shown as "Area B" on Schedules "A" and "B" attached hereto are hereby rezoned from O1 to R3.2-xxx.

4. The lands shown as "Area C" on Schedules "A" and "C" attached hereto are hereby rezoned from O1 to R3.2-xxx.

5. The lands shown as "Area D" on Schedules "A" and "D" attached hereto are hereby rezoned from O1 to R3.2-xxx.

6. The lands shown as "Area E" on Schedule "A" attached hereto are hereby rezoned from O1 to RH3-xxx.

7. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by including Exceptions xxx and xxx as follows:

Exception xxx (Parcels A-D)	Zone R3.2	Map 24	Amendment 2020.xxx	Enacted
1. <u>Regulations for Detached Dwellings/Parcels of Tied Land (Areas A-D):</u> a) Front Yard: 6 m to attached garage and 4.5 m to dwelling b) Minimum Driveway length: 6 m c) Rear Yard: i) One storey: 4.5 m ii) One and one-half storey: 6.0 m iii) Two storeys: 7.5 m				

d) Side Yards:
    i) One and One and one-half storey: 1.2 m and 0.6 m
    ii) Two storeys or more: 1.2 m and 1.2 m
    iii) Exterior Side Yard: 3.0 m
    iv) Abutting a creek block: 1.2 m
e) Building Height:
    i) One storey: 7.5 m
    ii) One and one-half storey: 9.0 m
    iii) Two storeys or more: 12 m
f) Lot Coverage/Floor Area Ratio/Dwelling Depth: The Lot Coverage, Floor Area Ratio and Dwelling Depth provisions in Sections 4.2, 4.5 and 4.6 of By-law 2020 shall not apply.
g) Building setback abutting a pipeline easement: 7 m
h) Building setback abutting a railway right-of-way: 30 m
i) Notwithstanding the provisions of Section 2.13, Encroachment into Yards is permitted as follows:
    i) 1.5 m into a Front Yard and Exterior Side Yard for an unenclosed porch and/or stairway.
    ii) 3.0 m into a Rear Yard for a lanai/loggia.

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

Exception	Zone	Map	Amendment	Enacted
xxx (Parcel E)	RH3	24	2020.xxx	

1. Regulations for Apartment Building:

    a) Lot Area: 0.65 ha
    b) Front Yard: 3.0 m to building and 0.5 m to below grade parking garage
    c) Side Yards: 20 m (west) to building and 3 m to below grade parking garage; and 6 m (east)
    d) Rear Yard: 3.0 m to building and 0.5 m to below grade parking garage
    e) Density: 200 units/ha
    f) Building Height: 6 storeys or 24 m
    g) Amenity Area: 20 m^2 per unit

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

8. 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.

9. 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 Local Planning Appeal Tribunal this By-law shall be deemed to have come into force on the day it was passed.

DRAFT

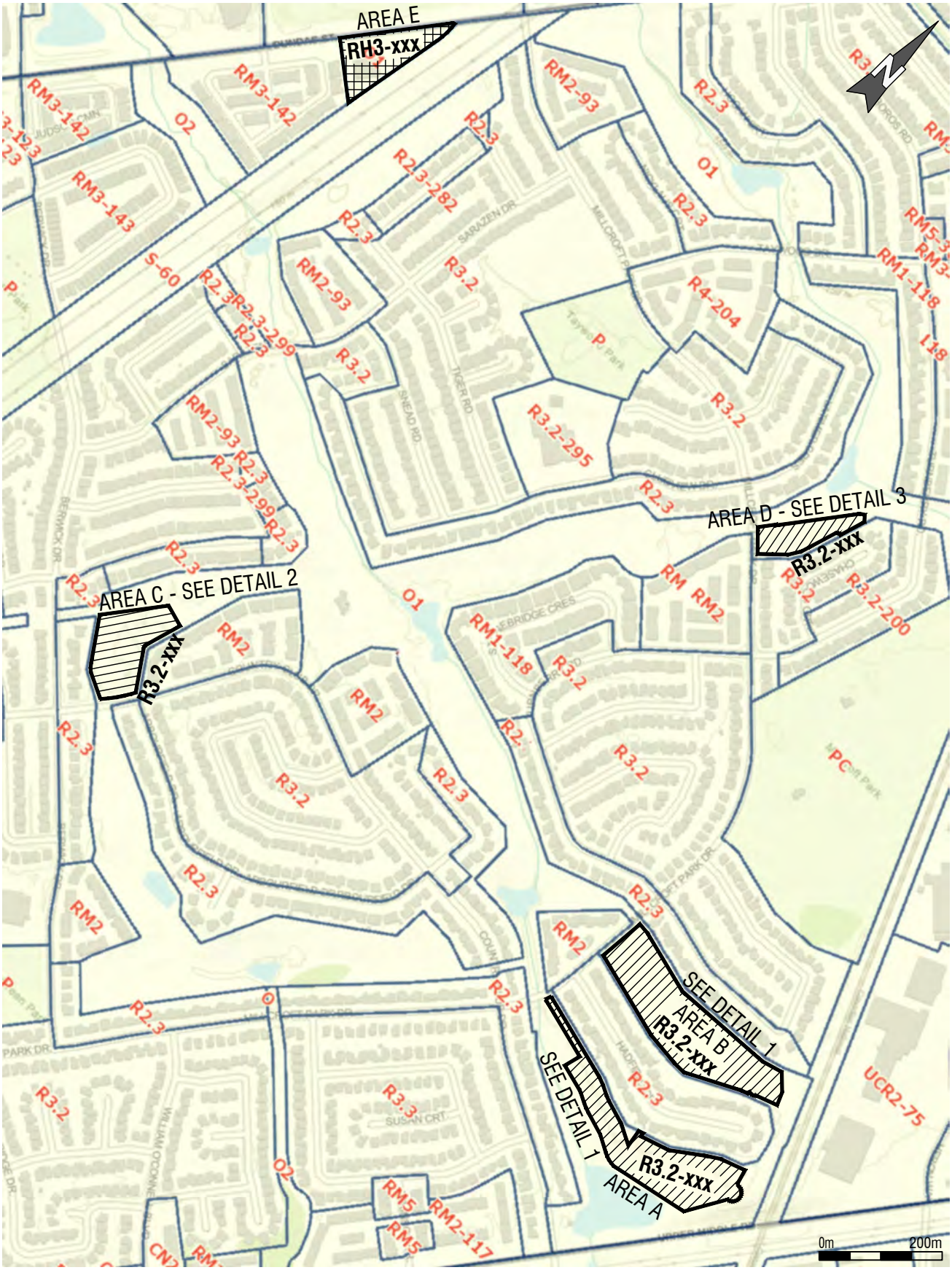
ENACTED AND PASSED this _____day of _____2020.

_____
MAYOR

_____
CITY CLERK

DRAFT

Schedule "A"
By-Law No.____
City of Burlington

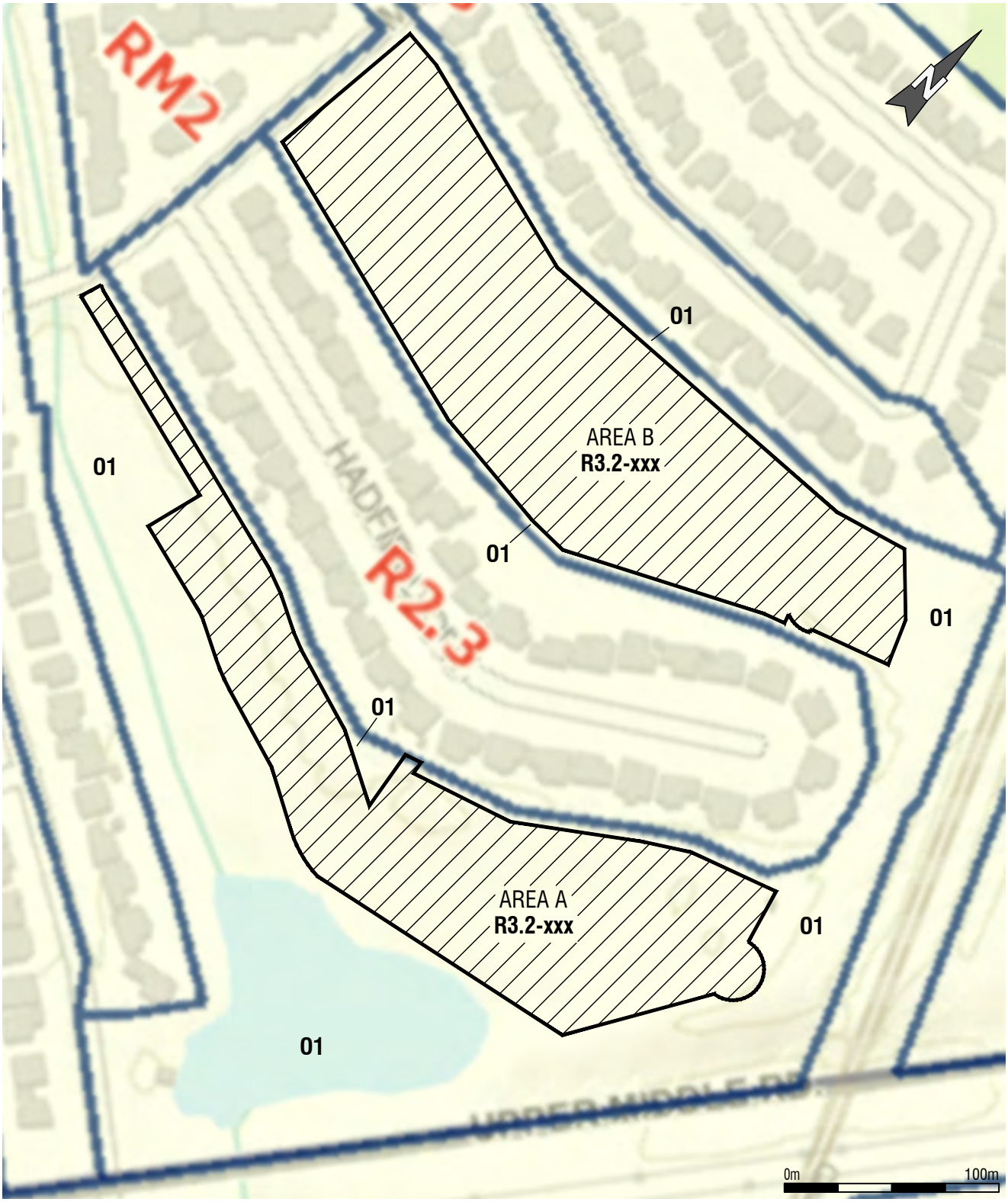


This is a Schedule "A"
To By-Law No. ____ Passed
This __Day of __, 2020

Lands to be Rezoned from "01" to "R3.2-xxx"

Lands to be Rezoned from "01" to "RH3-xxx"

Schedule "B"
By-Law No.____
City of Burlington



This is a Schedule "B"
To By-Law No. ____ Passed
This __Day of __, 2020

Lands to be Rezoned
from "01" to "R3.2-xxx"

Schedule "C"
By-Law No.____
City of Burlington



This is a Schedule "C"
To By-Law No. ____ Passed
This __Day of __, 2020

Lands to be Rezoned
from "01" to "R3.2-xxx"

Schedule "D"
By-Law No.____
City of Burlington



This is a Schedule "D"
To By-Law No. ____ Passed
This __Day of __, 2020

Lands to be Rezoned
from "01" to "R3.2-xxx"