

## **APPENDIX B**

### **BY-LAW NUMBER 2020.XX, SCHEDULE 'A' AND EXPLANATORY NOTE**

#### **THE CORPORATION OF THE CITY OF BURLINGTON**

#### **BY-LAW NUMBER 2020.XX**

A By-law to amend By-law 2020, as amended; 3225-3237 New Street  
File No.: 520-06/17

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-17/18 on April 23, 2018, to amend the City's existing Zoning By-law 2020, as amended, to permit a townhouse development;

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

1. Zoning Map Number 18-W 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 H-RM2 to RM2-477
3. Notwithstanding the definition of "Lot" in Part 16 – Definitions, and notwithstanding any future change in land ownership or any severance, partition, division or creation of a Parcel of Tied Land, the lands zoned RM2-477 shall be considered one lot for the purposes of Zoning By-law 2020.
4. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception 477 as follows:

Exception 477	Zone RM2	Map 18-W	Amendment 2020.XX	Enacted April 23, 2018
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**1) Permitted Uses:**

Townhouses only

**2) Regulations for Townhouses from External Property Boundaries:**

- |  |  |
|--|--|
| (a) Lot Area:  | 0.18 ha  |
| (b) Front Yard   | 1.5 m  |
| (c) Porch and Stairs setback abutting New Street:  | 0 m  |
| (d) Rear Yard:   | 4.5 m  |
| (e) West Side Yard   | 1.3 m  |
| (f) Density  | 54 units/ha  |
| (g) Yard abutting a pipeline easement  | (i) 4.5 m<br>(ii) No buildings or structures are permitted in the yard abutting a pipeline easement, including: balconies, decks, patios, unitary equipment, walkways, swimming pools or hot tubs. |
| (h) Landscape Area abutting New Street   | (i) 1.5 m<br>(ii) Notwithstanding the definition of landscape area, to allow porches and stairs into a required landscape area abutting New Street   |
| (i) Maximum Height   | 4 storey to 14.5 m maximum   |
| (j) Driveway and parking setback from a wall of a building containing windows of a habitable room, except where a parking space and driveway is for the exclusive use of the unit occupant | 1.2 m  |

**3) Regulations for Parcels of Tied Land:**

- |   |   |
|---|---|
| (a) Front Yard                            | 1.3 m   |
| (b) Front Yard to porch                   | (i) 0.5 m for the easterly end units<br>(ii) 1 m to all other units |
| (c) Minimum Driveway Length:              | 6 m   |
| (d) Rear Yard abutting pipeline easement: | 4.5 m   |
| (e) Rear Yard abutting New Street:        | 1.5 m   |

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

- 5 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
- 5 b) 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 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 ..... 201 .

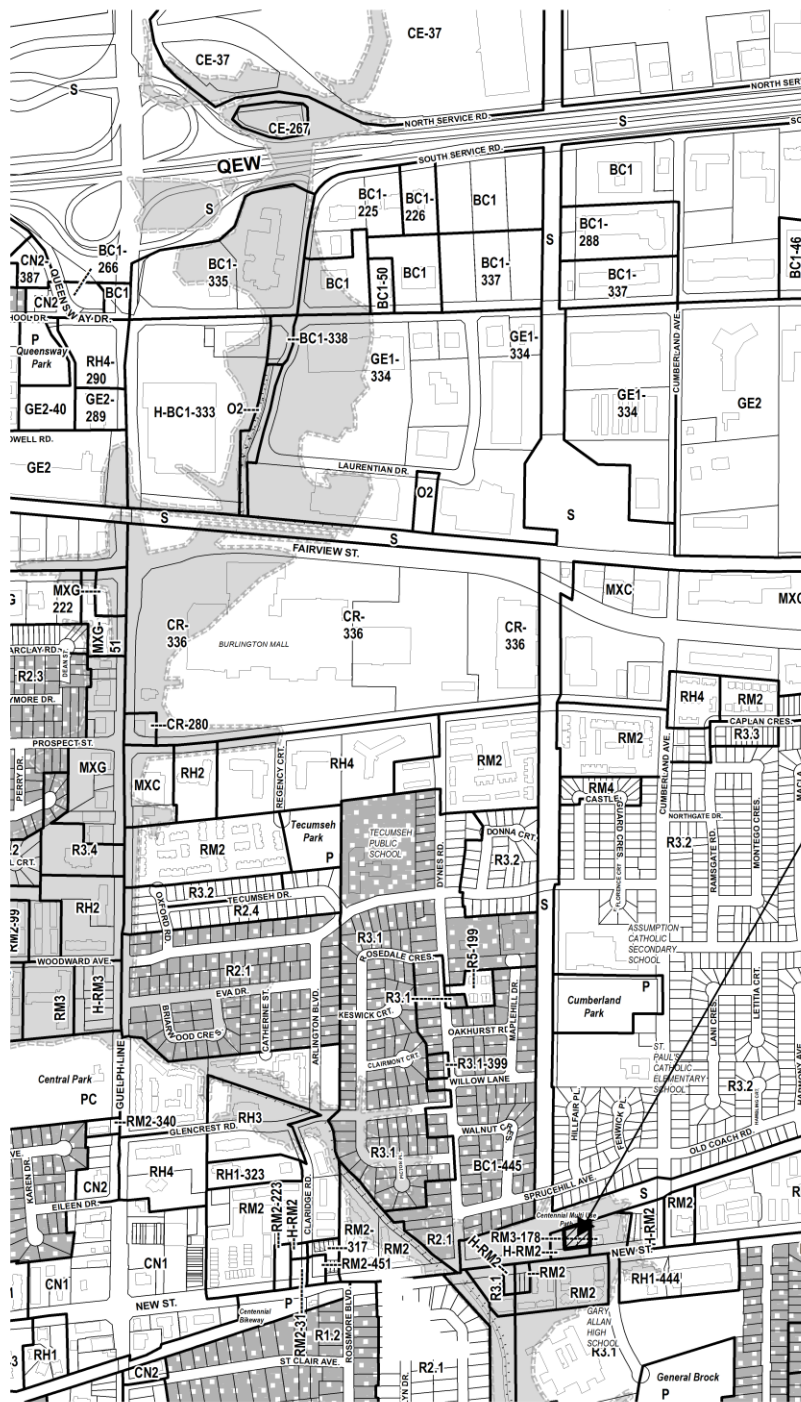
\_\_\_\_\_MAYOR

\_\_\_\_\_CITY CLERK

## EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.XX

By-law 2020.XX rezones lands on 3225 and 3237 New Street on April 23, 2018, to permit a 10-unit townhouse development.

For further information regarding By-law 2020.XX, please contact Melissa Morgan of the Burlington City Building Department at (905) 335-7600, extension 7788.



**AREA 'A'**

to be rezoned from H-RM2  
to RM2-377

**'A'**

SCHEDULE 'A' TO BY-LAW 2020.XXX AMENDING MAP NO. 18W, PART 15 BY-LAW 2020 AS AMENDED.  
PASSED THE DAY OF

MAYOR

CITY CLERK