

**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; 2130 & 2136 New Street  
File No.: 520-23/17

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

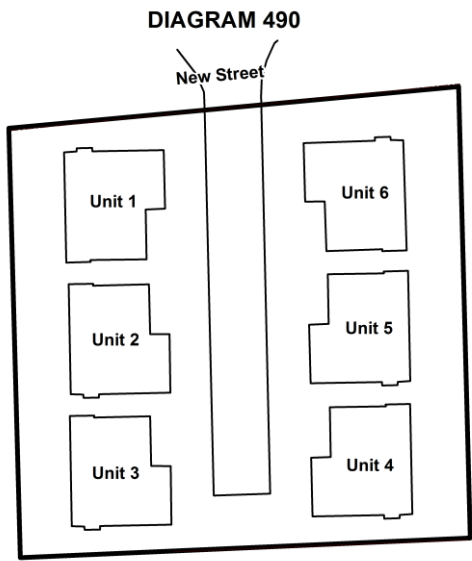
WHEREAS the Council of the Corporation of the City of Burlington approved Recommendation PB-50-18 on \_\_\_\_\_, to amend the City's existing Zoning By-law 2020, as amended, to permit cluster homes;

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

1. Zoning Map Numbers 9A, 13W and 14W 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 R3.2 to R5-490.
3. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception 490 as follows:

Exception 490	Zone R5	Map 9A	Amendment 2020.XX	Enacted
1. <u>Regulations:</u>				
	Maximum number of dwelling units:	6		
	Separation between dwelling units:	2.4 m		
	Yard abutting a street:	Unit 1: 3 m Unit 6: 4.7 m		
	Yard abutting a street to unenclosed 1-storey porch:	Unit 1: 1.9 m Unit 6: 2.8 m		
	Yard abutting a rear building elevation:	6 m		
	Yard abutting a side building elevation:	3 m		
	Landscape area abutting a street:	1.9 m		
	Landscape buffer along rear lot line:	2 m		
	Individual privacy fences may encroach into required landscape buffers.			
	Occupant parking:	3 spaces per unit		
	Visitor spaces:	None required		
	Maximum deck area per unit:	12 m <sup>2</sup>		
	Maximum encroachment of deck into required yard abutting a rear building elevation:	3 m		
	Maximum deck height:	0.9 m		
	Where multiple contiguous lots are developed as one comprehensive development or under a single comprehensive site plan, all lots shall be deemed to be one lot for the purposes of applying zoning regulations.			

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



- 4 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.
- 4 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.XXX

By-law 2020.XXX rezones lands on 2130 & 2136 New Street to permit a cluster home development consisting of six detached units fronting on a private road.

For further information regarding By-law 2020.XXX, please contact Rebecca Lau of the Burlington City Building Department at (905) 335-7600, extension 7860.

SCHEDULE 'A' TO ZONING BY-LAW 2020.XXX

