

APPENDIX B to PB-69-19

BY-LAW NUMBER 2020.417, SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.417

A By-law to amend By-law 2020, as amended;
143 Blue Water Place & 105 Avondale Court
File No.: 520-04/19

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-69-19 on November 12, 2019, to amend the City's existing Zoning By-law 2020, as amended, to permit eight detached lots fronting a public road and blocks for a park, open space, and stormwater management;

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

1. Zoning Map Number 21E 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 R1.2 to O2.
3. The lands designated as "B" on Schedule "B" attached hereto are hereby rezoned from R1.2 to R1.2-502.
4. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception 502 as follows:

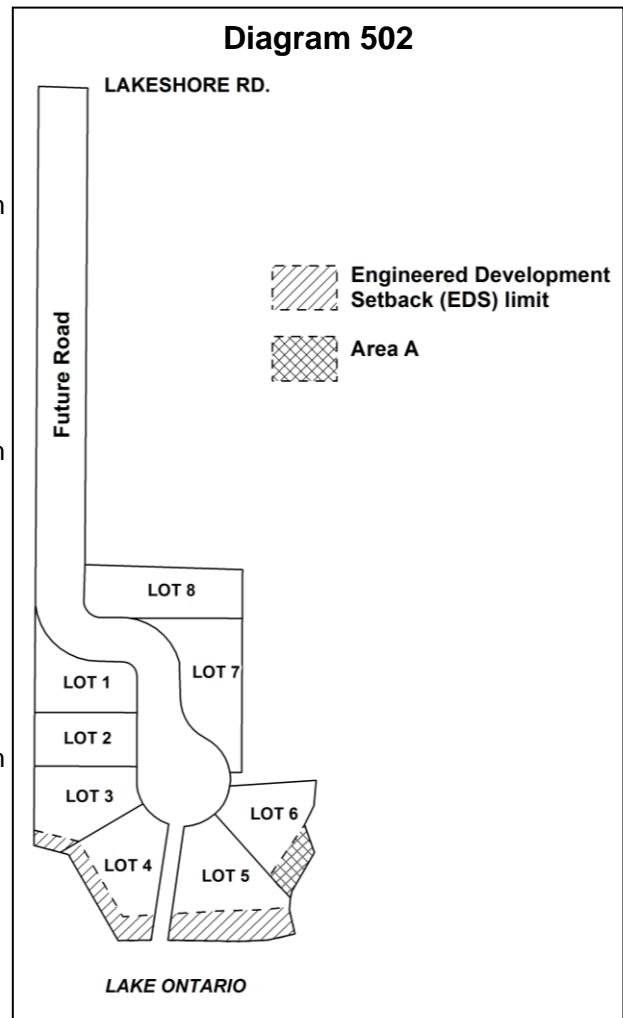
Exception 502	Zone R1.2	Map 21E	Amendment 2020.417	Enacted
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1. General Regulations (Refer to Diagram 502)

- a) All accessory buildings and structures, unitary equipment, patios, decks, and swimming pools on Lot 7 shall maintain a minimum 4.5 m setback from the rear lot line.
- b) All accessory buildings and structures, unitary equipment, patios, decks, and swimming pools are prohibited within Area A of Lot 6, as shown in Diagram 502.
- c) Notwithstanding Part 1, 2.30 of this By-law, buildings and structures are permitted landward of the Engineered Development Setback (EDS) limit shown in Diagram 502 below. Accessory buildings and structures may be permitted within the EDS limit. All development within Conservation Halton's regulated area (shown as regulatory floodplain on Part 15, Map 21E of this By-law), shall be subject to approval by Conservation Halton.
- d) Part 1, 2.36 of this By-law shall not apply for Lots 3-7.

2. Regulations for Detached Dwellings (Refer to Diagram 502)

- a) Lot 1:
 - i. Lot width: 16 m
 - ii. Lot area: 610 m²
 - iii. Front yard: 6.5 m
 - iv. Side yard: 1.2 m
 - v. Street side yard: 3 m
 - vi. Maximum height:
 - Peaked roof dwelling: 2 storeys to 11.5 m
 - Flat roof dwelling: 2 storeys to 7 m
- b) Lot 2:
 - i. Lot width: 17 m
 - ii. Lot area: 550 m²
 - iii. Front yard: 6.7 m
 - iv. Maximum height:
 - Peaked roof dwelling: 2 storeys to 11.5 m
 - Flat roof dwelling: 2 storeys to 7 m
- c) Lot 3:
 - i. Lot width: 17 m
 - ii. Lot area: 720 m²
 - iii. Front yard: 8 m
 - iv. Rear yard: 6.5 m
 - v. Side yard: 1.5 m
 - vi. Maximum height:
 - Peaked roof dwelling: 2 storeys to 11.5 m
 - Flat roof dwelling: 2 storeys to 7 m
- d) Lot 4:
 - i. Lot width: 19 m
 - ii. Lot area: 870 m²
 - iii. Front yard: 8 m
 - iv. Rear yard: 5 m
 - v. East side yard: 1.5 m



- e) Lot 5:
 - i. Lot width: 19 m
 - ii. Front yard: 7 m

Exception 502	Zone R1.2	Map 21E	Amendment 2020.417	Enacted
<p>f) <u>Lot 6:</u></p> <ul style="list-style-type: none"> i. Lot width: 19 m ii. Lot area: 720 m² iii. Front yard: 7 m iv. Rear yard: 6 m v. Maximum height: <ul style="list-style-type: none"> Peaked roof dwelling: 2 storeys to 11.5 m Flat roof dwelling: 2 storeys to 7 m <p>g) <u>Lot 7:</u></p> <ul style="list-style-type: none"> i. Lot area: 850 m² ii. Front yard: 3 m iii. Rear yard: 8 m iv. South side yard: 22 m v. North side yard: 1.5 m vi. Maximum height: <ul style="list-style-type: none"> Peaked roof dwelling: 2 storeys to 11.5 m Flat roof dwelling: 2 storeys to 7 m <p>h) <u>Lot 8:</u></p> <ul style="list-style-type: none"> i. Lot width: 16 m ii. Lot area: 800 m² iii. Front yard: 8 m iv. Street side yard: 2 m v. Maximum height: <ul style="list-style-type: none"> Peaked roof dwelling: 2 storeys to 11.5 m Flat roof dwelling: 2 storeys to 7 m <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				

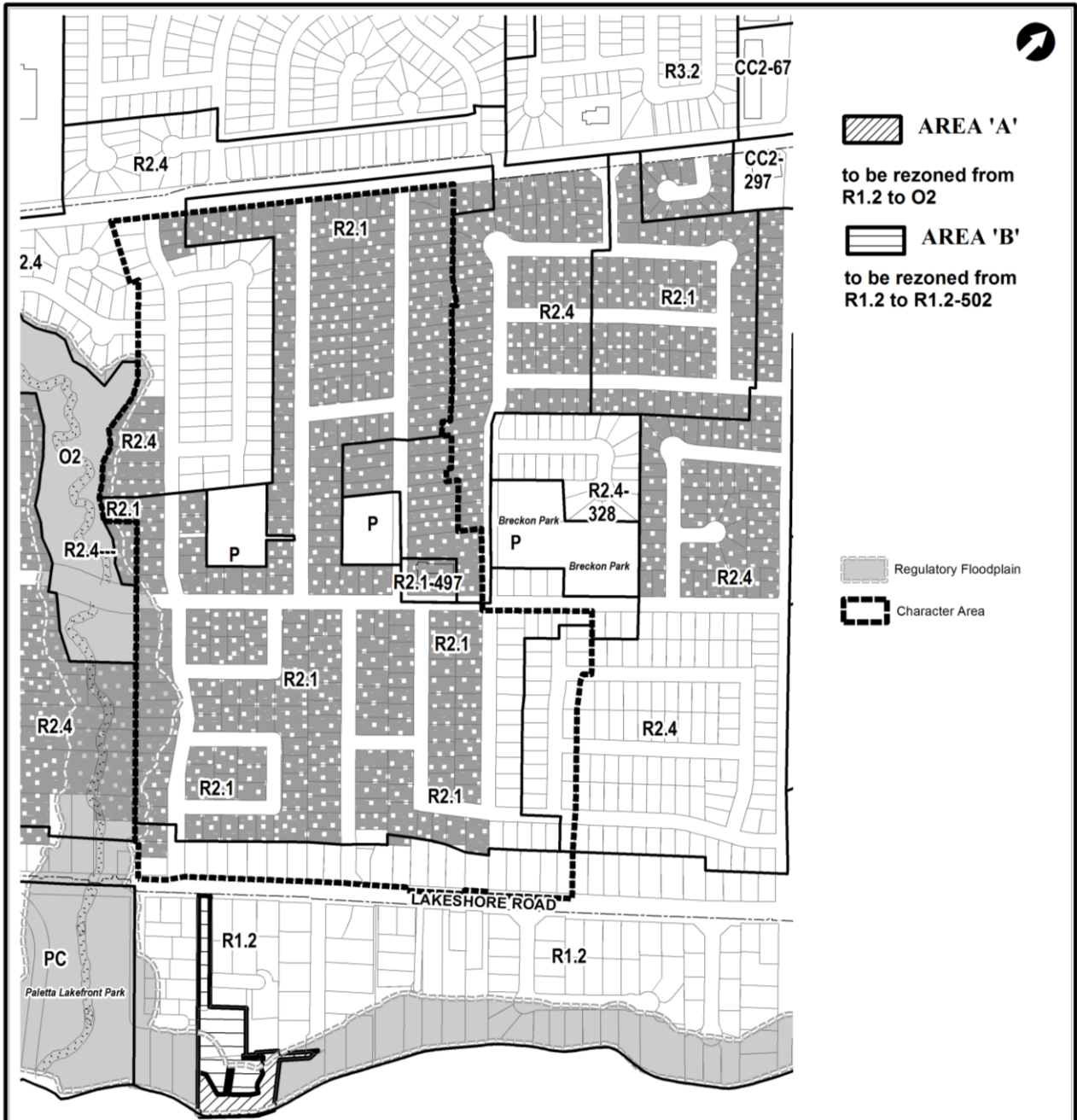
- 6 a) When no notice of appeal is filed pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed
- 6 b) If one or more appeals are filed pursuant to the provisions of the *Planning Act*, as amended, 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 thisday of 201 .

_____MAYOR

_____CITY CLERK

SCHEDULE 'A' TO ZONING BY-LAW 2020.417



LAKE ONTARIO

SCHEDULE 'A' TO BY-LAW 2020.417 AMENDING MAP NO. 21E PART 15, BY-LAW 2020 AS AMENDED.
 PASSED THE DAY OF

 MAYOR

 CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.417

By-law 2020.417 rezones lands at 143 Blue Water Place and 105 Avondale Court to allow 8 single detached dwellings fronting a public road, and blocks for a park, open space, and stormwater management.

For further information regarding By-law 2020.417, please contact Rebecca Lau of the Burlington City Building Department at (905) 335-7600, extension 7860.