

**APPENDIX D – Draft Zoning By-law**

**BY-LAW NUMBER 2020.445, SCHEDULE ‘A’ AND EXPLANATORY NOTE**

**THE CORPORATION OF THE CITY OF BURLINGTON**

**BY-LAW NUMBER 2020.445**

A By-law to amend By-law 2020, as amended; 2154 Walker’s Line  
File No.: 520-02/22

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-63-22 on September 20, 2022, to amend the City’s existing Zoning By-law 2020, as amended, to permit nine (9) townhouse units of 2-storeys in height to be developed on a private road;

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

1. Zoning Map Number 20-E 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 RM2-517.
3. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception RM2-517 as follows:

Exception 517	Zone RM2	Map 20-E	Amendment 2020.445	Enacted Sept 20/22
<p>1. Regulations for the entire site:</p> <ul style="list-style-type: none"> <li>i) Lot Width: 40.5 m</li> <li>ii) Lot Area: 0.37 ha</li> <li>iii) Front Yard Setback: 5.3 m</li> <li>iv) Rear Yard Setback: 7.5 m</li> <li>v) Yard abutting R1, R2, R3 zone: <ul style="list-style-type: none"> <li>a. West: 7.5 m</li> <li>b. North: 8.9 m</li> </ul> </li> <li>vi) Minimum density: 23 units per net hectare</li> <li>vii) Landscape Buffer abutting R1, R2, R3 zone: <ul style="list-style-type: none"> <li>a. South: 5.2 m, driveway within 11m of Walker's Line and hammer head may encroach</li> <li>b. Rear: 5.9 m</li> <li>c. North: noise wall may encroach</li> </ul> </li> <li>viii) Landscape Area abutting Walker's Line: 5.3 m, transformer and noise wall may encroach</li> <li>ix) Maximum fence height: 2.2 m, 1.2 m within 3 m of a street line</li> <li>x) Visitor Parking: none required</li> </ul> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply</p>				

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

**ENACTED AND PASSED** this .....day of ..... 2022.

\_\_\_\_\_MAYOR

\_\_\_\_\_CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.445

By-law 2020.445 rezones lands on 2154 Walker's Line, to permit nine (9) townhouse units of 2-storeys in height to be developed on a private road.

For further information regarding By-law 2020.445, please contact Mariana Da Silva of the Burlington Community Planning Department at (905) 335-7600, extension 7536.