

**APPENDIX D – Draft Zoning By-law**

**BY-LAW NUMBER 2020.468, SCHEDULE ‘A’ AND EXPLANATORY NOTE**

**THE CORPORATION OF THE CITY OF BURLINGTON**

**BY-LAW NUMBER 2020.468**

A By-law to amend By-law 2020, as amended; 336 Appleby Line  
File No.: 520-10/23 (PL-07-24)

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-07-24 on February 13, 2024, to amend the City’s existing Zoning By-law 2020, as amended, to permit a semi-detached dwelling of two (2) storeys in height fronting onto Cottonwood Drive;

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

- 1. Zoning Maps Number 21-E & 26-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 R2.4 to R4-533.
- 3. Part 11 of By-law 2020, as amended, Holding Zone Provisions, is hereby amended by the addition of the following section to Appendix A:

|     |          |                 |             |
|-----|----------|-----------------|-------------|
| #79 | H-R4-533 | Map 21-E & 26-W | Resolution: |
|-----|----------|-----------------|-------------|

The Holding symbol shall be removed from the zone designation by way of an amending zoning by-law when the following has been completed:

- a) The owner obtains a Tree Permit for all work proposed around City and private trees.
- 4. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception 533 as follows:

|                          |                      |                                |                               |                              |
|--------------------------|----------------------|--------------------------------|-------------------------------|------------------------------|
| <b>Exception<br/>533</b> | <b>Zone<br/>H-R4</b> | <b>Map<br/>21-E &amp; 26-W</b> | <b>Amendment<br/>2020.468</b> | <b>Enacted<br/>Feb 16/24</b> |
|--------------------------|----------------------|--------------------------------|-------------------------------|------------------------------|

1. Regulations:

- a) Lot Width: 9.4 m
- b) Lot Area: 325 m<sup>2</sup>
- c) Rear Yard: 5.8 m
- d) Street Side Yard:
  - i. 5.3 m to dwelling
  - ii. 4 m to basement walkout
- e) Maximum Height for Flat Roof Dwellings: 8.1 m
- f) Notwithstanding Part 1 Section 2.24 a) and b), a maximum of one driveway shall be permitted per semi-detached dwelling unit.

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 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 ..... 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.468

By-law 2020.468 rezones lands on 336 Appleby Line, to permit a semi-detached dwelling of two (2) storeys in height fronting onto Cottonwood Drive.

For further information regarding By-law 2020.468, please contact Mariana Da Silva of the Burlington Community Planning Department at (905) 335-7600, extension 7536.

# SCHEDULE "A"



 Area 'A'  
R2.4' to 'R4-533'

Area 'A'

LAKE ONTARIO

LAKE ONTARIO

SCHEDULE 'A' TO BY-LAW 2020.468 AMENDING MAP NOS. 21E & 26W PART 15, BY-LAW 2020 AS AMENDED.  
PASSED THE 13th DAY OF FEBRUARY, 2024

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MAYOR

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CITY CLERK

