

BY-LAW NUMBER 2020.499, SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.499

A By-law to amend By-law 2020, as amended; 2169-2175 Ghent
File No.: 520-14/24, DGM-15-2025

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 DGM-15-2025 on February 18, 2025, to amend the City's existing Zoning By-law 2020, as amended, to permit two, three storey apartment buildings on the subject lands;

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

1. Zoning Maps Numbered 14-W & 14E of PART 15 to By-law 2020, as amended, are 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 R2.3 to H-RM3-550.
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:

H-RM3-550	Map 14-W & 14-E	Resolution: #95
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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 Region accepts revisions to the Functional Servicing Report which demonstrate that the proposed flows from the development can be accommodated in the downstream sewer system.
- b) The following is required with respect to neighbouring tree groupings including but not limited to P20, P28, and P29 (the "Offsite Trees"), to the satisfaction of the Manager of Urban Forestry:

- (i) a letter from the neighbouring property owners consenting to any proposed injury and/or removal of the Offsite Trees; or
- (ii) a letter from a certified arborist confirming the Offsite Trees will not be injured or removed.

4. PART 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by adding Exception 550 as follows:

Exception 550	Zone H-RM3	Map 14W & 14E	Amendment 2020.499	Enacted Feb 18/25
<p>1. Regulations for an Apartment Building:</p> <p>a) Lot Area: 0.17 ha</p> <p>b) Yards:</p> <ul style="list-style-type: none"> i) Front Yard: 4.5 m, 2.5 m to porch, 2.9 m to balcony ii) Southwest Side Yard: 2 m, roof overhang may encroach ii) Rear Yard abutting R1, R2, R3 Zone: 10 m <p>c) Density: 60 units/ha min. 70 units/ha max.</p> <p>d) Amenity Area: 19 m² for each bedroom in a unit</p> <p>e) Privacy Area: 4.8 m² per unit, privacy screens not required</p> <p>f) Landscape Area abutting a street:</p> <ul style="list-style-type: none"> i) Abutting a building: 4.5 m, sidewalk, porch and balconies may encroach ii) Abutting a parking lot: 0.5 m <p>g) Landscape Buffer abutting an R1, R2, R3 zones:</p> <ul style="list-style-type: none"> i) East side yard: 3.0 m, excluding bicycle parking area ii) Rear yard abutting parking area: 2.6 m iii) Rear yard abutting a building: none required <p>j) Accessory Structure:</p> <ul style="list-style-type: none"> i) Rear Yard: 0.6 m ii) Maximum Height: 3.7 m iii) Maximum size: 30 m² <p>i) Building or Structure for the Storage of Garbage: Minimum setback from a residential zone: 12 m</p>				

- j) Visitor Parking: 0.15 spaces per unit
- k) Designated accessible parking pathway: 1.5m
- l) Driveway and parking spaces from an R1, R2, R3 Zone:
 - i) Rear Yard: 2.6 m
 - ii) East Side Yard: 3 m
- m) Driveways and parking lots shall be setback 1.8m from a wall of a building containing windows of habitable rooms

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

ENACTED AND PASSED this 18th day of February 2025.

MAYOR

CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.499

By-law 2020.499 rezones lands on 2169-2175 Ghent Avenue, to permit two, three storey apartment buildings and the associated relief.

For further information regarding By-law 2020.499, please contact Benjamin Kissner of the Burlington Community Planning Department at (905) 335-7600, extension 7913

