Special Council
Agenda

Date: March 2, 2026
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

Pages

1. **Call to Order**

2. **Land Acknowledgement**

   Burlington as we know it today is rich in history and modern traditions of many First Nations and the Métis. From the Anishinaabeg to the Haudenosaunee, and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history.

   The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway and other allied Nations to peaceably share and care for the resources around the Great Lakes.

   We acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.

3. **National Anthem**

4. **Roll Call**

5. **Approval of the Agenda**

6. **Declarations of Interest**

7. **Presentations**

8. **Delegations**

   In order to speak at a Council meeting, Individuals must register as a delegation no later than noon the business day before the meeting. To register, complete the online application at www.burlington.ca/delegation or by submitting a written request by email to the Legislative Services at clerks@burlington.ca

If you do not wish to delegate, but would like to submit feedback, please email your comments to clerks@burlington.ca by noon the business day before the meeting. Your comments will be circulated to Council members in advance of the meeting and will be attached to the minutes, forming part of the public record.

9. Items to be considered at the Special Meeting of Council

9.1 Committee of the Whole meeting of February 9 and 10, 2026

a. 2026 Halton Court Services business plan and budget (LLS-06-26) (CCS)

Approve the 2026 Halton Court Services (HCS) budget attached as Appendix A to legal services report LLS-06-26.

b. Reserve fund request to strengthen municipal resilience (PWS-02-26) (PW)

Authorize the Chief Financial Officer to transfer $75,000 from the Tax Rate Stabilization reserve fund to strengthen municipal resilience through supporting the Emergency and Continuity Program as outlined in public works report PWS-02-26.

c. Heritage Conservation Agreement for 461 Elizabeth Street (Knox Presbyterian Church) (DGM-09-26) (GM)

Authorize the Mayor and City Clerk to sign the Heritage Conservation Agreement in connection with Heritage Grant Program application No. 501-06-7-01/25 (the “Application”) for 461 Elizabeth Street (Knox Presbyterian Church), as outlined in development and growth management report DGM-09-26.

d. Heritage Conservation Agreement for 2411 Lakeshore Road (DGM-10-26) (GM)

Authorize the Mayor and City Clerk to sign the Heritage Conservation Agreement in connection with Heritage Grant Program Application No. 501-06-7-02/25 (the “Application”) for 2411 Lakeshore Road, as outlined in development and growth management report DGM-10-26.

e. Amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)

Enact a by-law to amend Procedure By-law No. 59-2024, substantially attached as Appendix A to legislative services

report LLS-07-26.

f. Recreation Fee Assistance Program improvements 2025 (CSS-02-26)

Receive for information community services memo CSS-02-26 regarding Recreation Fee Assistance Program improvements 2025.

g. Motion Memorandum regarding City of Burlington leaving X social media (COW-05-26) (SD)

Direct the Director of Corporate Communications and Engagement to report back in Q4 2026 to the Committee of the Whole on best use of social media platforms and the potential consequences and mitigation strategy of leaving the X social media platform.

h. Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26) (SD)

Direct the City Clerk to review the Staff Council relations policy including consideration of a section designed to guide the Mayor’s decision making when considering the use of Strong Mayor Powers., including that ”Strong Mayor Powers directions will only be delivered in writing in accordance with Ontario Regulation 530/22,” and to review the option of stipulating that staff are only to implement directions from the mayor that are delivered in writing in accordance with Ontario Regulation 530/22; and

Direct the City Clerk, in consultation with the Integrity Commissioner, to review Council's Code of Good Governance with a view to (a) alignment with the region's code; (b) clarity regarding the ability of member of council make directions to local boards and committees; and

Direct the CAO to review staff policies to ensure clarity around the roles of staff with respect to local boards and committees; and

Direct the City Clerk to report back to Committee of the Whole by May 11, 2026.

i. 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26) (SD)

Note: item 16.1 provides supplemental information regarding this item.

Receive for information community services report CSS-01-26 regarding 2026 Lakeshore Music & Arts Festival – event overview; and

Direct the Director of Recreation Community and Culture to be available to support a community-driven parade at the same time as the Lakeshore Music & Arts Festival in 2026.

j. E-Scooter Micromobility Pilot Program update (PWS-04-26)

Receive for information public works memo PWS-04-26 regarding the E-Scooter Micromobility Pilot Program update.

k. Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26) (PW)

Approve the Burlington Climate Action Plan: Taking Action to Reduce Community Greenhouse Gas Emissions contained in Appendix A to public works report PWS-01-26.

l. Final Burlington Avenue and Ontario Street Heritage Conservation District Plan and Guidelines (DGM-04-26)

Approve a by-law, substantially in the form attached as Appendix D to development and growth management report DGM-04-26, to designate the Study Area as a Heritage Conservation District under section 41(1), Part V of the *Ontario Heritage Act;* and

Adopt the Burlington Avenue – Ontario Street Heritage Conservation District Plan dated January 2026 under section 41 and subsection 41.1 (1), Part V of the *Ontario Heritage Act*.

m. Heritage response to Bill 23 - Phase II shortlist of designation candidates (DGM-07-26)

Direct the Director of Community Planning to retain a consultant to assess the eligibility of the following properties for potential heritage designation under Part IV of the *Ontario Heritage Act*, consult the Heritage Burlington Advisory Committee, and report back to Council with statements explaining the cultural heritage value or interest of qualifying properties prior to January 1, 2027:

1. 2137 Lakeshore Rd. (The Sewage Pumping Station

aka 2137 Junction St.)

2. 1419 Ontario St. (The O'Brien-Connell House)
3. 2464 Dundas St. (St. John's Anglican Church)
4. 1264 Lemonville Rd. (A. Lemon Family Farmhouse)
5. 5534 Guelph Ln. (The Thomas Colling Centennial Farmhouse)
6. 1391 Ontario St. (The New George Allen House)
7. 1454 Birch Ave. (The Edwin Thorpe Retirement House)
8. 566 Locust St. (The Harry Blessinger Retirement House)
9. 2187 Lakeshore Rd. (The Dalton-Bell House)
10. 524 Hager Ave. (The Bamford House).

n. Options for the temporary elimination of Development Charges (DGM-03-26) (SD)

Note: Items 16.2, 16.3 and 16.4 provide supplemental information regarding this item.

Direct the Commissioner of Development & Growth Management and Chief Financial Officer to initiate a temporary Development Charge bylaw amendment for a two-year residential Development Charges exemption on all units that pull a building permit and demonstrate active construction within the two-year period, as outlined in Option 1A in development and growth management report DGM-03-26; and

Direct the Head of Corporate Affairs to initiate an advocacy and government relations campaign to advocate that the federal and provincial governments make good on their promise to keep municipalities whole from any DC reductions, to offset any lost DC or other revenues, and further, advocate that the MMAH provide clarity or changes to regulation related to repaying DC grants; and

Direct the Chief Financial Officer to provide an uptake on the program as part of the quarterly financial reporting.

o. New Residential Zoning By-law - Final (DGM-05-26)

Note: Item 16.5 provides supplemental information regarding this item.

Approve and enact the new Burlington Residential Zoning By-laws in accordance with Appendices A and B of development and growth management report DGM-05-26; and

Deem that the new Burlington Residential Zoning By-laws will conform to the 2020 Official Plan of the City of Burlington, the 1997 Official Plan of the City of Burlington, and the 1995 Burlington Regional Official Plan, as applicable; and

State that in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the changes to the proposed Zoning By-laws.

9.2 Pipeline to Permit Committee meeting of February 12, 2026

a. Staff presentation regarding Faster, Smarter, Simpler: Transforming the Site Plan Process (PP-04-26)

Refer staff presentation regarding Faster, Smarter, Simpler: Transforming the Site Plan Process (PP-04-26) to the March 5, 2026 Pipeline to Permit Committee meeting.

b. Staff presentation regarding Burlington's New Residential Zoning By-law (PP-06-26)

Refer staff presentation regarding Burlington's New Residential Zoning By-law (PP-06-26) to the March 5, 2026 Pipeline to Permit Committee meeting.

10. Motion to Approve Standing Committee Minutes

Approve the following minutes:

10.1	Committee of the Whole meeting minutes of February 9 and 10, 2026	1 - 14
10.2	Pipeline to Permit Committee meeting minutes of February 12, 2026	15 - 18

11. Urgent Business

12. Confidential Items and Closed Meeting

12.1 Motion to approve Confidential closed meeting minutes

Distributed under separate cover.

Approve the confidential closed meeting minutes from the Committee of

the Whole for February 9 and 10, 2026

13. Rise and Report

14. Motions of Members

15. Council Information Packages

15.1 Council Information Package January 30, 2026

15.2 Council Information Package February 6, 2026

15.3 Council Information Package of February 13, 2026

16. Motion to Receive and File Information Items

Receive and file information items, having been considered by Council:

16.1 Supplemental staff memorandum regarding 2026 Lakeshore Music & Arts Festival – event overview (CCS-01-26) 19 - 21

Note: This item provides supplemental information regarding item 9.1 i.

16.2 Supplemental staff memorandum regarding Options for the temporary elimination of Development Charges (DGM-03-26) 22 - 23

Note: This item provides supplemental information regarding item 13.1 n. re: Financial Impact and Funding Strategy for Temporary Residential DC Exemptions.

16.3 Supplemental staff memorandum regarding Options for the temporary elimination of Development Charges (DGM-03-26) 24 - 34

Note: This item provides supplemental information regarding item 13.1 n. regarding Mayoral Decision 2026-03 requesting additional information regarding a temporary elimination of Development Charges.

16.4 Memorandum from Mayor Meed Ward regarding DRAFT Correspondence to Federal and Provincial Ministers – Development Charge Exemption Funding Request 35 - 40

This item provides supplemental information regarding item 13.1 n.

16.5 Supplemental staff memorandum regarding New Residential Zoning By-law – Final Draft – Statutory Public Meeting and Recommendation Report (DGM-05-26) 41 - 44

Note: This item provides supplemental information regarding item 9.1 o.,

18.4 and 18.5

REVISED schedules to by-laws 09-2026 and 10-2026 are attached to items 18.4 and 18.5

16.6	Correspondence from Hallett Homes regarding Options for the temporary elimination of Development Charges (DGM-03-26)	45 - 45
16.7	Correspondence from The Atmospheric Fund regarding New Residential Zoning by-law (DGM-05-26)	46 - 48
16.8	Correspondence from Trans-Northern Pipeline regarding New Residential Zoning by-law (DGM-05-26)	49 - 50
16.9	Correspondence from WSP regarding New Residential Zoning by-law (DGM-05-26)	51 - 66
16.10	Correspondence from Halton Faith Communities regarding New Residential Zoning by-law (DGM-05-26)	67 - 72
16.11	Correspondence from Joe Gaetan regarding amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)	73 - 73
16.12	Correspondence from Cynthia Shanahan regarding Options for the temporary elimination of Development Charges (DGM-03-26)	74 - 75
16.13	Delegation material from Jim Thomson regarding Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)	76 - 83

17. Notice of Motion

18. Motion to Approve By-Laws

Enact and pass the following by-laws which are now introduced, entitled and numbered as indicated below:

18.1	06-2026: A by-law to amend By-law 86-2007, as amended, being a by-law for the regulation of traffic. Delegated Authority	84 - 86
18.2	07-2026: A by-law to amend By-law 59-2024 as amended to provide for changes to speaking times in Sections 49.12 and 49.3. Report LLS-07-26, Committee of the Whole February 9 and 10, 2026	87 - 88

18.3 08-2026: A by-law to designate the Burlington Avenue-Ontario Street Heritage Conservation District and adopt the Burlington-Avenue Ontario Street Heritage Conservation District Plan. 89 - 251

Report DGM-04-26, Committee of the Whole February 9 and 10, 2026.

18.4 09-2026: A by-law to repeal Zoning By-law 2020, as amended, and replace it with a new Residential Zoning By-law only as it applies to certain residentially zoned lands. As amended with the revised schedule. 252 - 407

Report DGM-05-26, Committee of the Whole February 9 and 10, 2026

Note: Item 16.5 provides information regarding the attached REVISED schedule.

18.5 10-2026: A by-law to repeal Zoning By-law 2020, as amended, and replace it with a new Residential Zoning By-law Near Rail. As amended with the revised schedules. 408 - 566

Report DGM-05-26, Committee of the Whole February 9 and 10, 2026

Note: Item 16.5 provides information regarding the attached REVISED schedule.

19. Confirmatory By-Law 567 - 568

Enact and pass By-law Number 12-2026 being a by-law to confirm the proceedings of Council at its meeting held March 2, 2026 being read a first, second and third time.

20. Statements of Members and Staff

21. Motion to Adjourn

Adjourn this Council now to meet again at the call of the Mayor.

Committee of the Whole

Minutes

Date:	February 9, 2026
Time:	9:30 am
Location:	Council Chambers, City Hall, second floor
Members Present:	Councillor Kelvin Galbraith (Chair) Councillor Rory Nisan Councillor Shawna Stolte Councillor Paul Sharman Councillor Angelo Bentivegna Mayor Marianne Meed Ward
Member Regrets:	Councillor Lisa Kearns
Staff Present:	Jacqueline Johnson, Commissioner, Community Services (Acting CAO) Blake Hurley, Commissioner, Legal and Legislative Services/City Solicitor Scott Hamilton, Commissioner, Public Works Craig Millar, Chief Financial Officer Stephen Robichaud, Commissioner, Development and Growth Management Sue Evfremidis, Chief Human Resources Officer Emilie Cote, Director, Recreation Community and Culture Jo-Anne Rudy, Committee Clerk Suzanne Gillies, Committee Clerk

1. Call to Order

The Chair called the meeting to order.

2. Land Acknowledgement

The Chair read the Land Acknowledgement.

3. Approval of the Agenda

Moved by Councillor Stolte

Approve the agenda as presented.

CARRIED

Moved by Mayor Meed Ward

Motion to change the order of the agenda to discuss Item 12.3 after Item 8.4, in accordance with Procedure By-law 59-2024, Section 33.5.

CARRIED

4. Declarations of Interest

Councillor Galbraith declared an interest with item 9.4 Confidential real estate matter (LLS-05-26) as he owns property in close proximity to the land being discussed.

5. Presentations

None

6. Delegations

6.1 Mike Collins-Williams, West End Home Builders Association (WE HBA), spoke regarding options for the temporary elimination of Development Charges (DGM-03-26)

6.2 Travis Nolan, National Homes Inc., spoke regarding options for the temporary elimination of Development Charges (DGM-03-26)

6.3 Victoria Mortelliti, Building Industry and Land Development Association (BILD), spoke regarding options for the temporary elimination of Development Charges (DGM-03-26)

6.4 Carmina Tupe, Trinity Point Developments, spoke regarding options for the temporary elimination of Development Charges (DGM-03-26)

6.5 Adam Vickers, MRG Live, spoke regarding 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26)

6.6 Amy Schnurr, BurlingtonGreen Environmental Association, spoke regarding Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26)

6.7 Jesse Elders, Bay Area Climate Change Council, spoke regarding Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26)

6.8 Jim Thomson spoke regarding motion memorandum pertaining to amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)

7. Consent Items

7.1 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26) (CCS)

Note: this item was moved to Community and Corporate Services Regular Items

7.2 2026 Halton Court Services business plan and budget (LLS-06-26) (CCS)

Moved by Mayor Meed Ward

Approve the 2026 Halton Court Services (HCS) budget attached as Appendix A to legal services report LLS-06-26.

CARRIED

7.3 Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26) (PW)

Note: this item was moved to Public Works Regular Items

7.4 Reserve fund request to strengthen municipal resilience (PWS-02-26) (PW)

Moved by Mayor Meed Ward

Authorize the Chief Financial Officer to transfer $75,000 from the Tax Rate Stabilization reserve fund to strengthen municipal resilience through supporting the Emergency and Continuity Program as outlined in public works report PWS-02-26.

CARRIED

7.5 Heritage Conservation Agreement for 461 Elizabeth Street (Knox Presbyterian Church) (DGM-09-26) (GM)

Moved by Mayor Meed Ward

Authorize the Mayor and City Clerk to sign the Heritage Conservation Agreement in connection with Heritage Grant Program application No. 501-06-7-01/25 (the “Application”) for 461 Elizabeth Street (Knox Presbyterian Church), as outlined in development and growth management report DGM-09-26.

CARRIED

7.6 Heritage Conservation Agreement for 2411 Lakeshore Road (DGM-10-26) (GM)

Moved by Mayor Meed Ward

Authorize the Mayor and City Clerk to sign the Heritage Conservation Agreement in connection with Heritage Grant Program Application No. 501-06-7-02/25 (the “Application”) for 2411 Lakeshore Road, as outlined in development and growth management report DGM-10-26.

CARRIED

8. Community and Corporate Services

Note: view February 10, 2026 video for discussion of Item 8.4

8.1 Amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)

Moved by Councillor Stolte

Enact a by-law to amend Procedure By-law No. 59-2024, substantially attached as Appendix A to legislative services report LLS-07-26.

CARRIED

8.2 Recreation Fee Assistance Program improvements 2025 (CSS-02-26)

Moved by Mayor Meed Ward

Receive for information community services memo CSS-02-26 regarding Recreation Fee Assistance Program improvements 2025.

CARRIED

8.3 Motion Memorandum regarding City of Burlington leaving X social media (COW-05-26) (SD)

Moved by Councillor Nisan

Direct the Director of Corporate Communications and Engagement to report back in Q4 2026 to the Committee of the Whole on best use of social media platforms and the potential consequences and mitigation strategy of leaving the X social media platform.

CARRIED

8.4 Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26) (SD)

Moved by Councillor Sharman

Direct the City Clerk to **review the** Staff Council relations policy **including consideration of** a section designed to guide the Mayor's decision making when considering the use of Strong Mayor Powers., including that "Strong Mayor Powers directions will only be delivered in writing in accordance with Ontario Regulation 530/22," **and to review the option of stipulating that staff are only to implement directions from the mayor that are delivered in writing in accordance with Ontario Regulation 530/22**; and

Direct the City Clerk, in consultation with the Integrity Commissioner, **to review Council's Code of Good Governance with a view to (a) alignment with the region's code; (b) clarity regarding the ability of member of council make directions to local boards and committees**; and

Direct the CAO to review staff policies to ensure clarity around the roles of staff with respect to local boards and committees; and

Direct the City Clerk to report back to Committee of the Whole by May 11, 2026.

CARRIED

Amendment:
Moved by Councillor Nisan

Replace the following words in the first paragraph 'report back to Council by May 2026 with an updated' and replace with 'review the';

Replace the following words in the first paragraph 'to include' with 'including consideration of';

Add the following to the end of the first paragraph 'and to review the option of stipulating that staff are only to implement directions from the mayor that are delivered in writing in accordance with Ontario Regulation 530/22';

Delete all words in the second paragraph after 'Integrity Commissioner' and replace with 'to review Council's Code of Good Governance with a view to (a) alignment with the region's code; (b) clarity regarding the ability of member of council make directions to local boards and committees;

Add the following third and fourth paragraph:

Direct the CAO to review staff policies to ensure clarity around the roles of staff with respect to local boards and committees; and

Direct the City Clerk to report back to Committee of the Whole by May 11, 2026.

CARRIED

8.5 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26) (SD)

Note: this item was moved from Consent Items and discussed before item 8.1

Moved by Mayor Meed Ward

Receive for information community services report CSS-01-26 regarding 2026 Lakeshore Music & Arts Festival – event overview; **and**

Direct the Director of Recreation Community and Culture to be available to support a community-driven parade at the same time as the Lakeshore Music & Arts Festival in 2026.

CARRIED

Amendment:
Moved by Mayor Meed Ward

Direct the Director of Recreation Community and Culture **to be available to support a community-driven parade at the same time as** the Lakeshore Music & Arts Festival in 2026.

CARRIED

Amendment:
Moved by Councillor Nisan

Replace the words 'to explore opportunities for a parade in conjunction with' with 'to be available to support a community-driven parade at the same time as'.

CARRIED

9. Confidential Items and Closed Meeting

Moved by Mayor Meed Ward

Proceed into closed session on Monday February 9, 2026 at 1:04 p.m. in accordance with the following provisions under the Municipal Act:

Pursuant to Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board **regarding Item 9.1**; and

Pursuant to Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board **regarding Items 9.3 and 9.4**; and

Pursuant to Section 239(2)(f) advice that is subject to solicitor – client privilege including communications necessary for that purpose **regarding Item 9.5**

CARRIED

9.1 Confidential triannual litigation update report (LLS-01-26)

9.2 Confidential status report on the Contingency Reserve - December 31, 2025 (FIN-02-26)

Moved by Mayor Meed Ward

Receive for information confidential Finance report FIN-02-26 providing an update on the Contingency Reserve - December 31, 2025

CARRIED

9.3 Confidential report regarding Halton District School Board lands (DGM-08-26)

9.4 Confidential real estate matter (LLS-05-26)

9.5 Confidential legal advice regarding Lakeshore Music and Arts Festival (LLS-10-26)

10. Rise and Report

Committee reconvened into open session on February 9, 2026 at 3:07 p.m.

In closed session Committee discussed and provided instructions to staff for the following items:

9.1 Confidential triannual litigation update report (LLS-01-26)

9.3 Confidential report regarding Halton District School Board lands (DGM-08-26)

9.4 Confidential real estate matter (LLS-05-26)

9.5 Confidential legal advice regarding Lakeshore Music and Arts Festival (LLS-10-26)

11. Public Works

Note: view February 10, 2026 video for discussion of Items 11.1 and 11.2

11.1 E-Scooter Micromobility Pilot Program update (PWS-04-26)

Moved by Councillor Nisan

Receive for information public works memo PWS-04-26 regarding the E-Scooter Micromobility Pilot Program update.

CARRIED

11.2 Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26) (PW)

Note: this item was moved from Consent Items and was discussed before Item 11.1

Moved by Councillor Nisan

Approve the Burlington Climate Action Plan: Taking Action to Reduce Community Greenhouse Gas Emissions contained in Appendix A to public works report PWS-01-26.

CARRIED

12. Growth Management

Note: view February 10, 2026 video for discussion of Items 12.1 to 12.3

12.1 Final Burlington Avenue and Ontario Street Heritage Conservation District Plan and Guidelines (DGM-04-26)

Moved by Mayor Meed Ward

Approve a by-law, substantially in the form attached as Appendix D to development and growth management report DGM-04-26, to designate the Study Area as a Heritage Conservation District under section 41(1), Part V of the *Ontario Heritage Act;* and

Adopt the Burlington Avenue – Ontario Street Heritage Conservation District Plan dated January 2026 under section 41 and subsection 41.1 (1), Part V of the *Ontario Heritage Act*.

CARRIED

12.2 Heritage response to Bill 23 - Phase II shortlist of designation candidates (DGM-07-26)

Moved by Mayor Meed Ward

Direct the Director of Community Planning to retain a consultant to assess the eligibility of the following properties for potential heritage designation under Part IV of the *Ontario Heritage Act*, consult the Heritage Burlington Advisory Committee, and report back to Council with statements explaining the cultural heritage value or interest of qualifying properties prior to January 1, 2027:

1. 2137 Lakeshore Rd. (The Sewage Pumping Station aka 2137 Junction St.)
2. 1419 Ontario St. (The O'Brien-Connell House)
3. 2464 Dundas St. (St. John's Anglican Church)
4. 1264 Lemonville Rd. (A. Lemon Family Farmhouse)
5. 5534 Guelph Ln. (The Thomas Colling Centennial Farmhouse)
6. 1391 Ontario St. (The New George Allen House)
7. 1454 Birch Ave. (The Edwin Thorpe Retirement House)
8. 566 Locust St. (The Harry Blessinger Retirement House)
9. 2187 Lakeshore Rd. (The Dalton-Bell House)
10. 524 Hager Ave. (The Bamford House).

CARRIED

12.3 Options for the temporary elimination of Development Charges (DGM-03-26) (SD)

Note: this item was discussed after Item 8.4

Moved by Mayor Meed Ward

Direct the Commissioner of Development & Growth Management and Chief Financial Officer to initiate a temporary Development Charge bylaw amendment for a two-year residential Development Charges exemption on all units that pull a building permit and demonstrate active construction within the two-year period, as outlined in Option 1A in development and growth management report DGM-03-26; and

Direct the Head of Corporate Affairs to initiate an advocacy and government relations campaign to advocate that the federal and provincial governments make good on their promise to keep municipalities whole from any DC reductions, to offset any lost DC or other revenues, and further, advocate that the MMAH provide clarity or changes to regulation related to repaying DC grants; and

Direct the Chief Financial Officer to provide an uptake on the program as part of the quarterly financial reporting.

CARRIED

Amendment:
Moved by Councillor Nisan

Add the following at the end of the first paragraph 'conditional on being made whole for the DC reductions by the provincial and/or federal governments'

LOST

Amendment:
Moved by Councillor Nisan

Refer development and growth management report DGM-03-26 back to staff to provide a financing strategy for a 2-year temporary DC elimination, with a report back to the April 13, 2026 COW meeting.

LOST

13. Statutory Public Meetings

Note: view February 10, 2026 video for discussion of Item 13.1

13.1 New Residential Zoning Bylaw – Final (DGM-05-26)

Moved by Mayor Meed Ward

Approve and enact the new Burlington Residential Zoning By-laws in accordance with Appendices A and B of development and growth management report DGM-05-26; and

Deem that the new Burlington Residential Zoning By-laws will conform to the 2020 Official Plan of the City of Burlington, the 1997 Official Plan of the City of Burlington, and the 1995 Burlington Regional Official Plan, as applicable; and

State that in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the changes to the proposed Zoning By-laws.

CARRIED

a. Sandra Longden, Cornerstone Association Realtors, spoke regarding New Residential Zoning Bylaw – Final (DGM-05-26)

b. Steven Barrow, Community Development Halton, spoke regarding New Residential Zoning Bylaw – Final (DGM-05-26)

c. Albert Faccenda, Coral Gables Homes Ltd., spoke regarding New Residential Zoning Bylaw – Final (DGM-05-26)

d. Lloyd Ripani, Coral Gables Homes Ltd., spoke regarding New Residential Zoning Bylaw – Final (DGM-05-26)

e. Garth Napier and Jill Randall, Burlington Accessibility Advisory Committee, spoke regarding New Residential Zoning Bylaw - Final (DGM-05-26)

f. Daintry Klein, Millcroft Greenspace Alliance, spoke regarding New Residential Zoning Bylaw - Final (DGM-05-26)

g. Tyler Ripani, Coral Gables Homes Ltd., spoke regarding New Residential Zoning Bylaw - Final (DGM-05-26)

h. Delegation material from Steven Barrow, Community Development Halton, regarding New Residential Zoning Bylaw - Final (DGM-05-26)

i. Delegation material from Garth Napier and Jill Randall, Burlington Accessibility Advisory Committee, regarding New Residential Zoning Bylaw - Final (DGM-05-26)

j. Delegation material from Albert Faccenda, Coral Gables Homes Ltd., regarding New Residential Zoning Bylaw - Final (DGM-05-26)

k. Staff presentation regarding New Residential Zoning Bylaw - Final (DGM-05-26)

l. Correspondence from Kareem Elhelaky regarding New Residential Zoning Bylaw - Final (DGM-05-26)

m. Additional public comments regarding New Residential Zoning Bylaw - Final (DGM-05-26)

14. Information Items

Moved by Mayor Meed Ward

Receive for information the following 15 items, having been given due consideration by the Committee of the Whole.

CARRIED

14.1 Legislative Services forecast for standing committee reports (COW-06-26)

14.2 Delegation material from Adam Vickers, MRG Live, regarding 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26)

14.3 Correspondence from Anita Cassidy, BEDT, regarding 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26) (CCS)

14.4 Correspondence from Lawson Hunter, regarding Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26) (PW)

14.5 Delegation material from Jim Thomson regarding motion memorandum pertaining to amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)

14.6 Staff presentation regarding options for the temporary elimination of Development Charges (DGM-03-26)

14.7 Delegation material from Mike Collins-Williams, West End Home Builders Association (WE HBA), regarding options for the temporary elimination of Development Charges (DGM-03-26)

14.8 Delegation material from Victoria Mortelliti, Building Industry and Land Development Association (BILD), regarding options for the temporary elimination of Development Charges (DGM-03-26)

14.9 Correspondence from Terry Caddo, Burlington Chamber of Commerce, regarding options for the temporary elimination of Development Charges (DGM-03-26)

14.10 Correspondence from Vince Molinaro, Molinaro Group, regarding options for the temporary elimination of Development Charges (DGM-03-26)

14.11 Correspondence from Dave Pitblado, Alinea, regarding options for the temporary elimination of Development Charges (DGM-03-26)

14.12 Correspondence from Jason Pantalone, National Homes Inc., regarding options for the temporary elimination of Development Charges (DGM-03-26)

14.13 Correspondence from Sandra Longden, Cornerstone Association of REALTORS, regarding options for the temporary elimination of Development Charges (DGM-03-26)

14.14 Correspondence from Elisha Vankleef, New Horizon Development Group, regarding options for the temporary elimination of Development Charges (DGM-03-26)

14.15 Correspondence from Kimberley Harrison-McMillan, BetterLife, regarding options for the temporary elimination of Development Charges (DGM-03-26)

15. Staff Remarks

16. Committee Remarks

17. Adjournment

11:00 a.m. (recessed), 11:10 a.m. (reconvened), 11:55 a.m. (recessed), 1:00 p.m. (reconvened), 1:04 p.m. (closed), 3:07 p.m. (open, recessed), 3:15 p.m. (reconvened), 4:28 p.m. (recessed)

Meeting was reconvened on February 10, 2026 at 9:30 a.m.

11:05 a.m. (recessed), 11:15 a.m. (reconvened), 12:14 p.m. (recessed), 12:16 p.m. (reconvened), 12:45 p.m. (recessed), 1:30 p.m. (reconvened), 2:41 p.m. (recessed), 2:46 p.m. (reconvened)

Note: Councillor Sharman left the meeting at 12:45 p.m. on February 10, 2026

Chair adjourned the meeting at 3:27 p.m.

Pipeline to Permit Committee

Minutes

Date:	February 12, 2026
Time:	9:30 am
Location:	Council Chambers, City Hall, second floor

Members Present:	Mayor Marianne Meed Ward (Co-Chair) Councillor Shawna Stolte (Co-Chair) Councillor Kelvin Galbraith Councillor Paul Sharman Elisha Vankleef Jason Sheldon Kristen Delong Jim Dunn John Doyle Kellie McCormack Mike Collins-Williams
Member Regrets:	Bianca Steer Jackie Isada
Staff Present:	Jacqueline Johnson, Commissioner, Community Services (Acting CAO) Stephen Robichaud, Commissioner, Development and Growth Management Craig Millar, Chief Financial Officer Jo-Anne Rudy, Committee Clerk

1. Entrance

1.1 Call to Order

The Chair called the meeting to order.

1.2 Land Acknowledgement

The Chair read the Land Acknowledgement.

1.3 Approval of the Agenda

Moved by Jim Dunn

Approve the agenda as presented.

CARRIED

1.4 Declarations of Interest

None

1.5 Written Delegations

None

2. Enlightenment

2.1 Presentations

a. Monica Carnicelli, Carriage Gate Homes, provided a presentation regarding Hamilton Roxborough Case Study (PP-01-26)

b. Anthony Passarelli, Canada Mortgage and Housing Corporation (CMHC), provided a presentation regarding CMHC housing observations (PP-05-26)

3. N2: News and Numbers

3.1 Pipeline to Permit Report

a. Staff presentation regarding Pipeline to Permit 2025 Year in Review: Tracking the Delivery of Housing (PP-02-26)

Note: this item was received for information with Item 7

3.2 Contextual Updates

4. Enactions

4.1 Next Steps and Action Identification

None

5. Envisions

5.1 Verbal update regarding options for the temporary elimination of Development Charges (PP-07-26)

Note: this item was received for information with Item 7

6. Enhancements

6.1 Staff presentation regarding Faster, Smarter, Simpler: Transforming the Site Plan Process (PP-04-26)

Moved by Mike Collins-Williams

Refer staff presentation regarding Faster, Smarter, Simpler: Transforming the Site Plan Process (PP-04-26) to the March 5, 2026 Pipeline to Permit Committee meeting.

CARRIED

6.2 Staff presentation regarding Burlington's New Residential Zoning By-law (PP-06-26)

Moved by Mike Collins-Williams

Refer staff presentation regarding Burlington's New Residential Zoning By-law (PP-06-26) to the March 5, 2026 Pipeline to Permit Committee meeting.

CARRIED

7. Information Items

Moved by Kristen Delong

Receive and file the following 4 items, having been given due consideration by the Pipeline to Permit Committee.

CARRIED

7.1 Presentation from Monica Carnicelli, Carriage Gate Homes, regarding Hamilton Roxborough Case Study (PP-01-26)

7.2 Presentation from Anthony Passarelli, Canada Mortgage and Housing Corporation (CMHC), regarding CMHC housing observations (PP-05-26)

7.3 Staff presentation regarding Pipeline to Permit 2025 Year in Review: Tracking the Delivery of Housing (PP-02-26)

7.4 Verbal update regarding options for the temporary elimination of Development Charges (PP-07-26)

8. Staff Remarks

9. Committee Remarks

10. Adjournment

The Chair adjourned the meeting at 11:30 a.m.

Supplemental Staff Memo

SUBJECT: Parade Delivery Considerations in conjunction with the 2026 Lakeshore Music & Arts Festival

TO: Council

FROM: Community Services

Recreation, Community and Culture

Report Number: CSS-01-26

Wards Affected: all

Date to Council: February 17, 2026

Purpose

The purpose of this memo is to provide Council with additional background and analysis following direction provided at the Committee of the Whole meeting on February 9, 2026:

> "Direct the Director of Recreation, Community and Culture to be available to support a community-driven parade at the same time as the Lakeshore Music & Arts Festival in 2026, to be funded from the Community Investment Reserve Fund."

This memo summarizes the operational, policing, route, staffing, and financial considerations identified through further review and presents two options for Council's consideration.

Background & Analysis

Following Council's direction, staff reviewed historical parade routes, assessed logistics from previous festival years, and consulted with key partners—including the Halton Regional Police Service (HRPS)—to identify parade formats that could be accommodated in June 2026. This review considered available dates, route conditions, infrastructure placement, and the resources required to safely integrate a parade into the Lakeshore Music & Arts Festival weekend.

Through this analysis, staff determined that a traditional Saturday morning street parade presents multiple challenges. HRPS has advised that policing resources on Saturday (and Sunday) are significantly constrained due to festival-related deployment, and the early installation of the Community Stage at Brant Street and James Street will block the Brant

Street parade route. As a result, staff developed two alternative approaches for Council's consideration that remain aligned with operational, safety, and resource requirements.

The first option is a scaled down parade—a small march featuring the Burlington Teen Tour Band—delivered along the Promenade on Saturday morning. This approach avoids major road closures, requires minimal staffing and police involvement, and can be delivered with a modest budget. The second option is a traditional street parade held on Friday, June 19, 2026, at 7:00 p.m., using a Brant Street route from Baldwin to Elgin (refer to Appendix A). This option is supported by HRPS, aligns with available resources, avoids conflicts with Saturday festival infrastructure, and provides a more traditional parade experience for spectators and participants. The estimated cost of a Friday evening parade is approximately $50,000, including required road closures, signage, paid duty policing, event staffing, rentals, and performer support.

Conclusion

In conclusion, this memo provides additional information on the feasible parade options for June 2026 while outlining the operational considerations associated with each. Staff will proceed as directed by Council and collaborate with partners to support the selected option.

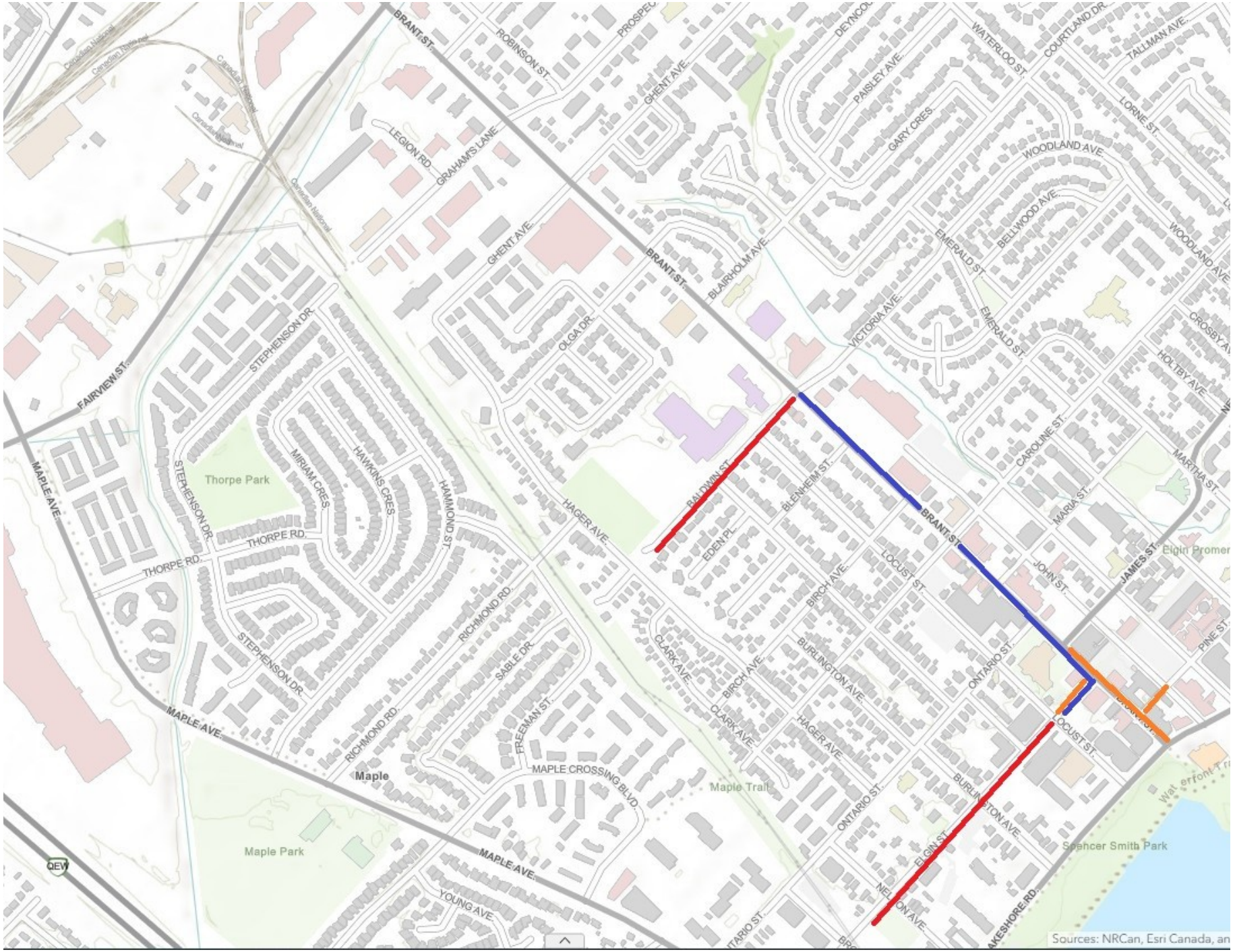
Author:

Kim Ingram
Senior Manager of Cultural Services
Recreation, Community and Culture Department

Attachments:

A. Parade Route #1 Baldwin to Elgin

Memo Approval:
Supplemental staff memos are reviewed and approved by the Commissioner.


BRANT ST.
ROBINSON ST.
GHENT AVE.
LEGION RD.
GRAHAM'S LANE
BLAIRHOLM AVE.
OLGA DR.
PAISLEY AVE.
GARY CRES.
WATERLOO ST.
COURTLAND DR.
TALLMAN AVE.
LORNE ST.
WOODLAND AVE.
BELLWOOD AVE.
EMERALD ST.
VICTORIA AVE.
CROSBY AVE.
HOLTBY AVE.
CAROLINE ST.
MARIA ST.
MARTHA ST.
JAMES ST.
JOHN ST.
LOCUST ST.
BIRCH AVE.
BURLINGTON AVE.
ONTARIO ST.
PINE ST.
ELGIN ST.
NELSON AVE.
LAKESHORE RD.
Elgin Promenade
Spencer Smith Park
Waterfront Trail
FAIRVIEW ST.
MAPLE AVE.
STEPHENSON DR.
Thorpe Park
THORPE RD.
MIRIAM CRES.
HAWKINS CRES.
HAMMOND ST.
HAGER AVE.
BALDWIN ST.
EDEN PL.
BLENHEIM ST.
RICHMOND RD.
SABLE DR.
FREEMAN ST.
CLARK AVE.
MAPLE CROSSING BLVD.
Maple
Maple Trail
Maple Park
YOUNG AVE.
QEW
Sources: NRCan, Esri Canada, an

Supplemental Staff Memo

SUBJECT: Financial Impact and Funding Strategy for Temporary Residential DC Exemptions

TO: Council

FROM: Finance

N/A

Report Number: DGM-03-26

Wards Affected: All

Date to Council: February 17, 2026

The purpose of the memo, as discussed at Committee of the Whole (COW) on February 10, 2026, is to provide some additional information on the potential financial impact and funding sources for the following committee approved motion related to staff report DGM-03-26:

“Direct the Commissioner of Development & Growth Management and Chief Financial Officer to initiate a temporary Development Charge bylaw amendment for a two-year residential Development Charges exemption on all units that pull a building permit and demonstrate active construction within the two year period, as outlined in Option 1A in report DGM-03-26”.

While the intent of the motion is to stimulate development by increasing building permits being issued for the next two years. The City’s financial subsidy of DCs could extend for a number of years beyond the two-year exemption period. For example, under the Development Charges Act, DCs rates are locked in or frozen at the time of site plan approval, provided a building permit is issued within 18 months of the application approval. Therefore, any site plans approved towards the end of year 2 of the DC exemption period will be locked into the exemption for another 18 months to pull permits. Once construction is completed and occupancy achieved, the City will have to subsidize DCs, several years past the intended DC exemption period.

As a result, it is difficult to estimate the dollar amounts and timelines and the City will have to subsidize the DCs related to this exemption. However, in the short term, there will be no impact on the approved 2026 operating or capital budget. Going forward, each year as part of the year-end reporting and the annual budgeting exercise, staff will make recommendations on funding options for any required DC subsidies including any impacts on the City’s capital plan.

Capital Plan:
As presented in the 2026 Capital Budget, the 10-year growth expenditure is forecasted at $126.5M, and $94.4M is currently expected to be funded from DCs.

Potential Funding Sources:
1.) Retained Savings
As alluded to during COW, staff anticipates that year-end retained savings would be utilized to fund exemptions provided in 2026. Funds from retained savings are typically used to replenish the City's reserves and reserve funds, including the Tax Rate Stabilization reserve fund. This reserve fund is used to finance one-time expenditure and a tool to support financial stability.

Although staff are currently in the process of closing for 2025 year-end, it is important to note that the target balance for the City's consolidated stabilization reserve funds (excluding Building Permit Stabilization Reserve Fund) is set at 10%-15% of the city's own source revenues. As referenced in staff report FIN-11-25, Operating Budget Performance Report as of December 31, 2024, and Summary of Year End Financial Position, as of December 2024, the consolidated balance of these reserve funds is below target at 5.6%.

2.) Infrastructure Renewal Reserve Funds
The next funding source to be considered would be the Capital Infrastructure Renewal reserve funds. These reserve funds are supported by the City's Infrastructure Renewal Levy and allocated to the City's infrastructure renewal projects. However, as per the City's 2025 Asset Management Plan, the City is currently facing a deficit of an estimated $350M over 10 years. The approved levy for 2026 was 2%.

3.) Increased use of Debt to fund the City's capital plan.
The City's debt capacity is currently at 8.42% for total debt (the limit is 12.5%). Our current outstanding debt as of December 31, 2025, is $139.4M.

Author:

Craig Millar
Chief Financial Officer

Memo Approval:
Supplemental staff memos are reviewed and approved by the Commissioner.

Supplemental Staff Memo

SUBJECT: To address Mayoral Decision requesting additional information regarding a temporary elimination of Development Charges

TO: Council

FROM: Finance

N/A

Report Number: Mayoral Decision 2026-03

Wards Affected: All

Date to Council: February 17, 2026

This memo is to provide additional information as requested in Mayoral Direction 2026-03, in response to Report DGM-03-26, Options for a Temporary Elimination of Development Charges.

QUESTION 1: Development Charge Exposure Assumptions
Provide a detailed breakdown of the assumptions underlying the estimated Development Charge (DC) exposure range of $16 million up to $42 million, including:

- The assumed total number of residential units;
- The assumed unit mix by housing type;
- The applicable DC rate per unit type; and
- The resulting aggregate totals supporting both the $16 million and $42 million scenarios.

This information shall be presented in chart form and clearly outline all assumptions used in each scenario to enable Council to evaluate the likelihood and scale of the potential financial exposure.

ANSWER:
Under the Development Charges Act, the DC rate is locked in at time of submission of a development application for 24 months and 18 months after an approval is granted. Development Charges are confirmed at the time of issuance of the Building Permit but are collected at occupancy. This means that if a 2 year residential DC freeze were to be implemented, not only would the freeze apply to building permits but also to development applications and that the reduced/eliminated DC rate would effectively extend beyond the 2 year time frame.

The analysis undertaken by staff was based not only on the potential number of units that will be authorized to be constructed through the issuance of a building permit, but also took into consideration existing and pending development applications.

The data supporting the potential impact of $42M was pulled from the P2P dashboard and further vetted by Planning staff. Objectively, the data collectively records the range of projects that have a high likelihood of being in a position to obtain building permits because of the state of their planning approvals, through discussions with development proponents or other evidence. This assumption does not consider broader challenges or market absorption capability it simply reflects the number of units that could be pulling building permits in the two-year period.

Please see Attachment A for financial breakdown of $16.7M and $42M.

QUESTION 2: Forecast of 2026 Residential Completions
Provide a forecast, informed by recent CMHC data and historical local development trends, identifying the number and type of residential units reasonably anticipated to achieve substantial completion in 2026, together with the corresponding DCs payable under current rates.

ANSWER:
Staff considered the number of “building permit approved housing units” in 2023, 2024 and 2025 as reported in the City’s Pipeline to Permit Dashboard.

At the time of the staff analysis and preparation of the staff report, the CMHC 2026 Housing Forecasts were not available. While the Pipeline to Permit Dashboard data is not exactly the same as either the CMHC housing starts or “substantial completion” the number of housing units approved over the past 3 years provides useful context. Please refer to Table 1 in Attachment B.

CMHC anticipates that in 2026, that a low range of 400 housing starts could be expected, of which 100 would be ARUs and that a high range of 650 housing starts could be expected, of which 150 would be ARUs. Conservatively, staff may expect that annually, over the next two years it is possible to see as low as 400 units per year reaching substantial completion.

In accordance with the Development Charges Act, ARU’s are exempt from DCs.

Although 2025 saw a low number of total units authorized based on building permit approvals in the context of the past three years (i.e. 467 units in 2025 vs an average of 778 units), the 2025 data provide an estimate consistent with the range provided by CMHC and there it may

be useful to assume similar activity.

Staff propose to use the low estimate for housing starts (400) to represent the number of units expected to achieve substantial completion. Based on the past three years staff assume approximately 20% of the units will be in the form of ARUs these units would not be included, as ARUs are not subject to DCs, in accordance with the DC Act.

Of the balance, 320 units, looking at the past three years the percentage of Low and Mid to High Rise Residential vary tremendously. For the purposes of assumption if staff were to generally apply the same percentages as were seen in 2025 we could expect to see 40% Low Rise and 60% Mid and High Rise. To translate the pipeline to permit data to reflect DC categories this would mean annually for the next two years:

- 128 units (40%) are singles and semis
- 192 units (60%) are Apartments
  - 60% assumed Bachelor/1BR
  - 40% assumed 2BR+

These estimates are significantly lower than both the growth forecasts in the Development Charges By-law background study and the recently updated Growth Forecasts. The housing type assumption is also significantly different from the forecasted mix in the growth analysis, which favours mid- and high-rise development. Please see Table 2 in Attachment B.
Staff continue to believe that the long-term forecasts are still appropriate and have always noted that those forecasts are higher than historical trends, as identified in the City's Growth Analysis. These assumptions are provided for the purposes of understanding potential foregone DC revenues. Please see Table 3 in Attachment B.

While not accounting for units that are not subject to Site Plan Control, the City historically has received 15 Major Residential Site Plan Applications annually, though 2025 saw significant application volume declines. The average number of units in Major Residential Site Plan applications in 2023 and 2024 was 263 units. If we were to assume lower average (125 units) and a lower than historical average volume (8) then potentially 1,000 units, annually, may be able to take advantage of the temporary exemption, well beyond the two-year time frame.

QUESTION 3: Associated Development Revenues
For the realistic forecast described in Item 2, as well as for the $16 million and $42 million scenarios, provide the estimated corresponding:

- Assessment growth;
- Building permit revenue;
- Parkland dedication revenue;
- Community Benefits Charge (CBC) revenue; and

o Any other development-related revenues.

The analysis should clearly identify revenues that would not be realized if such projects do not proceed.

ANSWER:
Assessment Growth – More time is required to complete this request.

Building permit revenue - Due to limited time, staff was unable to prepare a fulsome analysis. However, based on recent high-density applications, permit fees average $2900/unit based on high-density residential applications. Typical 150-unit developments range from $400k to $500k in permit fees based on scope, complexity and depth of parking structures. Please see Attachment C for more information.

Parkland dedication revenue – Due to limited time, staff was unable to prepare a fulsome analysis. However, the 2023 Parkland Dedication by-law Review (staff report F-11-23, Bill 23 Parkland Dedication Bylaw Review) identifies estimated revenues of $147.69M over the forecast period of 2022-2041.

Community Benefits charge revenue – Due to limited time, staff was unable to prepare a fulsome analysis. However, the 2024 Community Benefits Charge Strategy (staff report F-05-24, 2024 Community Benefits Strategy and Bylaw) identifies estimated revenues of $14.96M over ten years.

QUESTION 4: Historical Residential Assessment Growth
Provide the City's residential assessment growth for each of the past ten (10) year.

ANSWER:
Please see Attachment D

QUESTION 5. Historical and Recent Residential Development Charge Revenues
Provide the actual residential DC revenues collected in each of the past ten (10) years, together with the amount of DC revenues received in January 2024, January 2025, and January 2026, to provide historical context and assist in assessing recent trends relative to the projected exposure scenarios.

ANSWER:
Please see Attachment E

QUESTION 6. Anticipated Funding Source – Realistic Scenario
For the realistic forecast described in Item 2, identify the anticipated funding source(s) required

to offset any foregone Development Charge revenue, including:
- The potential use of operating surplus;
- The potential use of capital reserves and any other applicable reserves;
- The current balance of applicable capital reserves and other reserves available to support such funding

ANSWER:
As alluded to during COW on February 10, 2026, staff anticipates that year-end retained savings would be first utilized to fund exemptions provided in 2026. Estimating amounts are difficult, as various factors, of which many are beyond the City's control, contribute to the magnitude of the annual surplus. If retained savings are insufficient, staff will be drawing from Capital Infrastructure Renewal reserve funds.

Staff are in the process of closing 2025 year-end and December 2025 reserve fund balances are unavailable. The September 30, 2025, uncommitted balances are as follows:
- Tax Rate Stabilization RF - $11.3M
- Infrastructure Renewal RFs - $9.2M

QUESTION 7. Alternative Implementation – Development Charge Grant Program
Provide an analysis of whether, as an alternative to amending the City's DC Bylaw, Council could establish a Development Charge Grant program that would:
- Provide a grant equivalent to the DC payable upon commencement of construction within a defined two-year period;
- Avoid amendments to the DC By-law; and,
- Reduce the risk of potential statutory challenges or unintended rate locking implications associated with future by-law revisions.

ANSWER:
To clarify, the staff recommendation in DGM-03-26 to pursue an amendment to the existing housing related Community Investment Plan (CIP) would not be limited to only affordable or rental tenure housing, an amendment also has the potential to rebrand the existing CIP to focus on supporting the creation of housing generally. Pursuing an amendment to the CIP presents the opportunity to identify criteria for a temporary program that meets the needs of the City and the development community. Those criteria could be location based, type of housing based or a combination of both.

A fulsome legal analysis has not been completed. However, as mentioned through a CIP, the City could include the aforementioned criteria and provide a grant equivalent to DCs payable, which would avoid amendments to the DC By-law, and reduce other risks associated with timing and costs. Providing such a grant outside of a CIP and not amending the DC by-law,

would be considered bonusing under the Municipal Act.

QUESTION 8. Eligibility Criteria for Grant Program
As part of the analysis in Item 7, assess whether eligibility for a DC Grant program could be limited to residential units below a specified value threshold (for example, $1.75 million or another defined amount), thereby excluding luxury residential units from eligibility

ANSWER:
Similar to the answer for item 7, as noted in report DGM-03-26, through a CIP, Council could establish targeted criteria for a DC grant program. Providing such a targeted grant outside of a CIP would be considered bonusing under the Municipal Act.

Author:

Craig Millar
Chief Financial Officer
905-335-7777, Ext. 7652

Attachments:

A. Question 1
B. Question 2
C. Question 3
D. Question 4
E. Question 5

Memo Approval:
Supplemental staff memos are reviewed and approved by the Commissioner.

Attachment A - Question 1

P2P Dashboard Data : $42M

Estimated Residential Units Receiving Building Permits Within Two Years				
	Single and Semi-Detached	Mutiples	Apartments	Total
# of Units	604	133	2,622	3,359

Apartment Unit Assumption: 50% bachelor/1BR & 50% 2+BR	Single and Semi-Detached	Mutiples 1 or 2 bds	Apartments 2 or more bds	Apartments 1 or less bds	Total
Current DC Rate	$ 21,672	$ 12,382	$ 11,547	$ 8,732	
# of Units	604	133	1,311	1,311	3,359
Total	**$ 13,089,888**	**$ 1,646,806**	**$ 15,138,117**	**$ 11,447,652**	**$ 41,322,463**

2YR Estimate Based on Historical Collection: $16M

Year	Historical DC Revenue
2022	$ 3,825,884
2023	$ 8,256,336
2024	$ 11,109,558
3-Year Average	**$ 7,730,593**

Year	Projected DC Revenue	Notes
2026	$ 8,042,909	3-Year average inflated by 2% each year
2026 Adjusted	$ 7,042,909	$1M reduction due to market conditions
2027	$ 8,203,767	3-Year average inflated by 2% each year
Total	$ 15,246,675	
Revised in alignment with Apartment Unit Assumption	**$ 16,740,849**	

Attachment B - Question 2

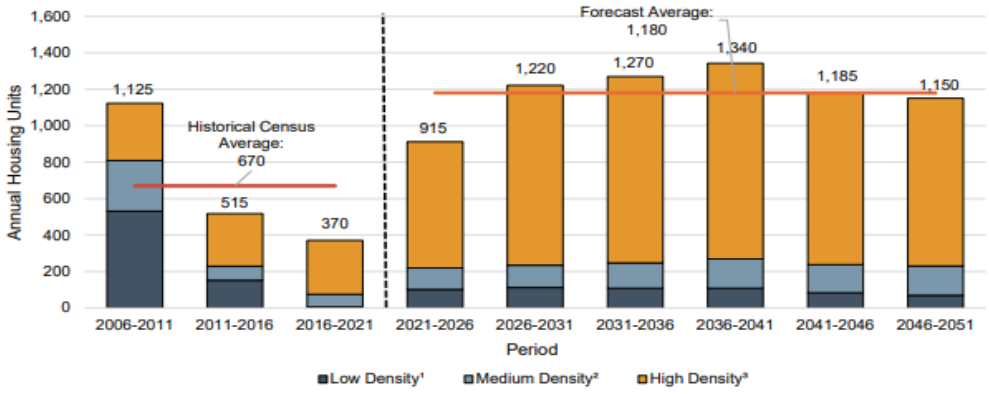
Table 1 - Building Permit Approved Housing Units

	ARU	Low Rise	Mid and High Rise	Total Building Permit Approved Housing Units*
2023	37	303	328	668
2024	55	77	1068	1200
2025	95	165	207	467
				2,335

*From Pipeline to Permit Dashboard – Approved Housing Units Details.

Table 2 -Forecast by Structure Type and Building Permit Approved Housing Units

Figure ES-2
City of Burlington
Housing Forecast by Structure Type, 2001 to 2051



[1] Low Density includes singles and semi-detached houses.
[2] Medium Density includes townhouses and apartments in duplexes.
[3] High Density includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.
Note: Figures have been rounded and may not add up precisely.
Source: Historical data derived from Statistics Canada Census profiles; forecast prepared by Watson & Associates Economists Ltd.

Table 3 -Estimated DC Revenues (2026 only)

	Single and Semi-Detached	Apartments 2+ BDs	Apartments 1 BD or less	ARUs*	Total
Current DC Rate	$ 21,672	$ 11,547	$ 8,732	$ -	
# of Units	128	77	115	80	400
Total	**$ 2,774,016**	**$ 886,810**	**$ 1,005,926**	**$ -**	**$ 4,666,752**

**ARUs are currently exempt from DCs as per current DCA legislation*

Attachment C - Question 3

Building Permit Revenue

Folder#	Address	Type	Description	Units	Est. Constr. Value	Permit Fees Collected	Permit Fee/Unit
2022 018005 COM 00 M3	2075 Lakeshore Road	Issued	30 Storey Residential Building	314	$ 158,759,838.00	$ 1,008,463.67	$ 3,211.67
2023 013802 FND 00 M3	2082 James Street	Issued	14 Storey Residential Building	150	$ 42,000,000.00	$ 493,245.47	$ 3,288.30
2023 018708 FDN 00 M3	490 Plains Road East	Issued	9 Storey Residential Building	153	$ 65,000,000.00	$ 417,933.27	$ 2,731.59

Folder#	Address	Type	Description	Units	Est. Constr. Value	Permit Fees Collected	Permit Fee/Unit
2025 005365 FND 00 M3	141 Plains Rd W	Application	12 Storey Residential Building	150	$ 18,000,000.00	$ 400,885.55	$ 2,672.57
2025 004946 000 00 M3	420 Guelph Line	Application	11 Storey Residential Building	170	$ 65,000,000.00	$ 494,224.01	$ 2,907.20
2025 002943 000 00 M3	484 Plains Rd W (Ph 2)	Application	9 Storey Residential Building	166	$ 62,000,000.00	$ 444,884.00	$ 2,680.02
No application yet	409 Brant St		18 Storey Residential Building	161			
						Avg Permit Fee/Unit	**$ 2,915.23**

Attachment D - Question 4

Historical Residential Assessment Growth

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Assessment Growth%	0.15%	0.41%	0.64%	1.07%	0.34%	0.47%	0.61%	1.02%	0.89%	0.27%
Assessment Growth$	$ 219,719	$ 626,458	$ 1,024,665	$ 1,780,425	$ 593,082	$ 862,762	$ 1,149,555	$ 2,232,180	$ 2,181,744	$ 714,754
Annual Levy	$ 152,794,527	$ 160,103,940	$ 165,960,609	$ 174,435,833	$ 182,276,388	$ 191,592,567	$ 219,206,545	$ 244,042,994	$ 264,723,845	$ 280,849,396

Attachment E - Question 5

10-Year Historical DC Revenues

Year	Residential	Non-Residential	Total
2016	$ 2,235,057	$ 1,423,610	**$ 3,658,668**
2017	$ 3,136,916	$ 3,187,365	**$ 6,324,280**
2018	$ 4,299,867	$ 2,929,316	**$ 7,229,183**
2019	$ 1,440,903	$ 1,691,516	**$ 3,132,419**
2020	$ 3,192,439	$ 1,209,556	**$ 4,401,995**
2021	$ 3,689,023	$ 5,638,936	**$ 9,327,959**
2022	$ 2,295,997	$ 1,529,887	**$ 3,825,884**
2023	$ 3,761,400	$ 4,494,936	**$ 8,256,336**
2024	$ 9,402,577	$ 1,706,981	**$ 11,109,558**
2025	$ 1,593,852	$ 5,282,621	**$ 6,876,473**

No Residential DC Revenues collected in January 2024, January 2025 and January 2026

Memorandum

SUBJECT: DRAFT Correspondence to Federal and Provincial Ministers – Development Charge Exemption Funding Request

TO: Members of Council

From: Office of the Mayor

Date to Committee: N/A

Date to Council: February 17, 2026

CIP Date: N/A

Reason:

To advise Council of **DRAFT correspondence** to the federal and provincial governments regarding Burlington's two-year, 100% residential Development Charge (DC) exemption.

This report is provided for Council's awareness and inclusion on the agenda.

Implications:

Financial: Potential financial impact of the City's two-year residential DC exemption. Estimates indicate that foregone DC revenue could range from approximately $6M to $41M annually, depending on uptake. Replacement funding and legislative flexibility are being requested to mitigate potential impacts on municipal reserves and the property tax base.

Communication/Engagement:
The letter is intended to be transmitted to the federal and provincial governments and shared publicly through the Council agenda process.

References:

February 10, 2026 Committee of the Whole Motion – Two-Year Residential DC Exemption

Strategic Alignment

☑ Designing and delivering complete communities

☐ Providing the best services and experiences

☐ Protecting and improving the natural environment and taking action on climate change

☑ Driving organizational performance

Approved as per form by the City Clerk

February 12, 2026

Honourable Gregor Robertson
Minister of Housing and Infrastructure
180 Kent Street, Suite 1100
Ottawa, ON K1P 0B6

Honourable Rob Flack
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, ON M7A 2J3

Dear Minister Robertson and Minister Flack,

Burlington shares your focus on one outcome: more homes built, faster—so more people can find a home they can afford, and our communities can grow in a healthy, sustainable way.

Current market conditions are presenting real challenges, particularly across the GTA, as many projects are struggling to move from approvals to construction. New home sales in the GTA hit record lows in 2025 – in May 2025, total new-home sales in the GTA were 87% below the 10-year average—with condominium apartment sales 93% below and single-family (ground-oriented) sales 74% below the 10-year average. CMHC's 2026 Housing Market Outlook points to ongoing headwinds, including trade uncertainty, slower population growth, and a softer job market, which are expected to keep demand below historical averages this year.

What that means on the ground is that the project math often doesn't work. Financing is harder to secure, construction and servicing costs remain high, and for many multi-residential projects it's harder to reach the pre-sale thresholds needed to start construction. The result is delay, pause, or cancellation—even where approvals are in place.

In that context, Burlington is moving quickly with a practical, time-limited measure designed to improve project feasibility and help get more shovels in the ground. On February 10, 2026, Burlington's Committee of the Whole endorsed a motion directing staff to bring forward a by-law amendment for a two-year, 100% residential Development Charge (DC) exemption for units that:

- pull a building permit; and
- demonstrate active construction within the two-year period.

This is a significant step for our city. We're doing it for a clear purpose: to reduce upfront costs so more projects can move to construction in today's market—and so those costs aren't simply passed along in the price of a new home. It's about improving affordability so that people are able to achieve the dream of home ownership – whether that be for first time homebuyers or families that want to move into our community.

This matters for Burlington, as our future housing supply depends on redevelopment and intensification. With the city largely built out, most new homes will come from

building within the city. These projects are often more complex and more sensitive to broader economic and market conditions. When factors such as interest rates, construction costs, or financing, projects can slow down or pause, directly affecting the number of homes that actually get built.

That's why Burlington is taking bold action and doing our part to create the right conditions by focusing on what we can control locally: reducing upfront costs that can help more projects reach construction in today's market. This is where senior government partnership matters. We can reduce upfront costs to help projects move—and protect homeowners from a cost shift—if we do this together.

We recognize that both orders of government have introduced important housing measures aimed at improving affordability and increasing supply including the removal of the PST and GST relief for first-time buyers on new homes. At the same time, the current economic environment means we need additional, targeted actions that directly improve project feasibility.

Development charges help pay for the growth-related infrastructure that new housing requires—water and wastewater capacity, roads, parks, community facilities, and through Educational Development Charges under provincial legislation, land for new schools.

If Burlington waives DCs without replacement funding, the infrastructure still has to be built. The shortfall is absorbed through municipal reserves and can eventually put pressure on the property tax base. At the same time, Educational Development Charges continue to apply. The cumulative impact of all growth-related charges is an important consideration as we work to improve project feasibility and accelerate housing starts.

Without coordination, homeowners and renters through pass-through costs, end up paying for housing-enabling infrastructure in a less transparent way. Burlington wants to avoid that outcome. Our goal is to support housing starts without creating new financial pressure for households who are already managing higher costs.

Based on City of Burlington staff estimates, a full waiver of residential development charges could reduce Burlington's DC revenue by approximately $16M to $41M annually, depending on uptake. Even using a more restrained scenario—grounded in 2025 activity and a lower-uptake assumption—the impact is estimated at closer to $6M. That is a significant pressure on municipal finances.

Under the Development Charges Act, 1997, when DC revenue is not collected, municipalities must still fund the growth-related infrastructure those charges were intended to support. In practice, that means drawing from municipal reserves or identifying other sources of funding. This is the challenge municipalities face: we can take steps to improve project feasibility and accelerate housing starts, but without

replacement funding, the financial impact can flow back to homeowners and the community over time.

Despite this, Burlington is prepared to take decisive, time-limited action with a two-year, 100% residential DC exemption because we believe it can help move more projects to construction in today's market.

However, the legislative requirements under the Development Charges Act, 1997 were designed to ensure fiscal discipline during normal market conditions. Without replacement funding during the exemption period, this measure cannot be implemented in a financially sustainable way.

That is why Burlington is calling on both orders of government to fulfill their public commitments related to development charge relief in a coordinated approach to cover the DC exemption value for eligible units over the two-year period.

Specifically:

- Federally, Burlington is requesting that the Government of Canada fulfill its commitment to cover 50% of municipal DC reductions, including the program mechanism, how funding will be calculated and distributed, and when municipalities can expect those supports to flow.
- Provincially, Burlington is requesting the Province of Ontario fulfill its commitment to keep municipalities whole by covering the remaining 50% of the DC relief, or any amounts not covered by the federal government. As the Building Faster Fund (BFF) is currently under review and has been underutilized due to market conditions and the broader housing slowdown, a revised BFF framework could serve as an appropriate source of funding for municipal DC relief measures.

Burlington has not qualified for BFF funding to date, in large part because our housing supply is predominantly multi-residential—and that segment has been the most constrained under current market conditions. This is despite Burlington achieving a record 10-year high in housing starts.

Burlington is committed to enabling housing through practical tools and policy choices, and we believe this is an opportunity to demonstrate what effective intergovernmental partnership looks like: municipalities taking immediate steps to unlock projects, with provincial and federal governments providing the predictable funding support needed to make those steps workable and durable.

We respectfully request your response outlining any commitments each of your governments may be prepared to offset the financial impacts of Burlington's two-year residential DC exemption. The City of Burlington remains committed to working collaboratively with the Province and the Government of Canada to build our way out of this housing crisis, while ensuring communities continue to have the infrastructure and services that new housing depends on.

Sincerely,

INSERT SIGNATURE

Mayor Marianne Meed Ward
City of Burlington

CC:

Honourable Mark Carney, Prime Minister of Canada
Honourable François-Philippe Champagne, Minister of Finance and National Revenue
Honourable Adam van Koeverden, Secretary of State for Sport
Honourable Karina Gould, M.P. Burlington
Honourable Doug Ford, Premier of Ontario
Honourable Peter Bethlenfalvy, Minister of Finance
Honourable Graydon Smith, Associate Minister of Housing
Honourable Zee Hamid, Associate Solicitor General for Auto Theft and Bail Reform
Natalie Pierre, M.P.P. Burlington
Effie Triantafilopoulos, M.P.P. Oakville—North Burlington

Supplemental Staff Memo

SUBJECT: Supplemental Staff Memo for DGM-05-26 (New Residential Zoning By-law – Final Draft – Statutory Public Meeting and Recommendation Report)

TO: Council

FROM: Development and Growth Management

Community Planning

Report Number: DGM-05-26

Wards Affected: All

Date to Council: February 17, 2026

The purpose of this memo is to provide supplemental information to Council regarding staff report DGM-05-26 and present a revised recommended Residential Zoning By-law and a revised recommended Residential Zoning By-law Near Rail to Council for approval, in response to comments and questions received at the statutory public meeting to consider the recommended by-laws at Committee of the Whole (COW) on Feb. 10, 2026.

Staff's recommended revisions are outlined and explained below, and relate to:

1. Hazardous lands and setbacks from Open Space Zones
2. Setback to pipelines
3. Holding provisions near rail
4. Other minor edits of clarification

These revisions apply to both by-laws, except those that relate to holding provisions near rail apply only to the Burlington Residential Zoning By-law Near Rail. As noted in staff report DGM-05-26, staff will monitor the efficacy of the Residential Zoning By-laws following enactment, and will bring forward zoning by-law amendments to Council or initiate minor zoning by-law amendments under delegated authority in a timely manner as necessary.

1. Hazardous Lands & Setbacks from Open Space Zones

Revisions are proposed to provide greater clarity in the role of Conservation Halton in regulating development in hazardous lands, including shoreline hazards. Revisions are also proposed to ensure that appropriate setbacks are provided to Open Space Zones in the Zoning By-law 2020, which may contain natural heritage features that are not regulated by

Conservation Halton but which may be located within Conservation Halton's regulated area for natural hazard purposes. Specifically, the following edits are proposed:

- Explanatory Note in Section 1.3 (Compliance with other regulations), to unbold "development", and mention watercourses and shorelines;
- Section 2.3 e) (Zone Boundaries), to clarify that zone boundaries follow the greater of: stable top of bank, meander belt, or floodplain, plus 6 metres, which reflects how Conservation Halton's regulated area is defined;
- Definition of "Flood Hazard", to include shoreline-related hazards, reflecting the definition in the Provincial Planning Statement, 2024;
- Section 5.13 b) (Uses Permitted in All Zones), to replace "public" with "essential emergency services", reflecting the Policy 5.2.6 in the Provincial Planning Statement, 2024;
- Section 5.43 (Setbacks Abutting Creek Blocks and Other Zones), to clarify the applicable setbacks abutting a creek block and open space zones to ensure that appropriate setbacks are provided to lands containing hazardous lands and natural features and areas, regardless of whether it is regulated by Conservation Halton, since lands regulated by Conservation Halton for natural hazard reasons may also contain natural heritage features that fall outside Conservation Halton's scope of review and regulation; and,
- Section 5.44 (Setback from a Watercourse), to clarify that a 6 metre setback for buildings is required from the greater of: the floodplain, meander belt, or stable top of bank, which reflects how Conservation Halton's regulated area is defined.

2. Setbacks to Pipelines

City staff received new comments from Trans-Northern Pipelines Inc. on Feb. 10, 2026. The pipeline operator recommends a 10 metre setback from a pipeline right-of-way, and notes that the required setback from a pipeline depends on the type of pipeline and stress level of the pipeline. The recommended by-laws have been revised to require a 11 metre setback from a Trans-Northern Pipeline Inc. right-of-way, which can be reduced by up to 1 metre through as-of-right variance permissions under the *Planning Act*. Additional flexibility is also provided for a further reduced setback in consultation with the pipeline operator. Staff note that separate written consent from pipeline operators are required for ground disturbance activities 30 metres of a pipeline, in accordance with the *Canada Energy Regulator Act*.

3. Holding Provisions Near Rail

Staff recommend revisions to the holding provisions in the proposed Burlington Residential Zoning By-law Near Rail, which:

- Clarify that alterations and minor additions to existing buildings are only permitted if they do not result in an increase in the number of dwelling units, except for additional residential units; and,
- Exclude home day cares as an interim use that is allowed prior to the removal of the holding provision.

The proposed holding provisions allow a minor addition to an existing building without the need to remove the H provision, provided the addition does not exceed 25% of the existing gross floor area. On Feb. 9, 2026, additional comments were received from CN Rail, stating concerns that 25% could be significant for larger buildings such as apartment buildings, and could result in significant intensification. In response, staff propose a minor revision to the holding provisions to clarify that alterations and minor additions are allowed provided they do not result in an increase in the number of dwelling units, except for additional residential units, in accordance with the additional residential unit regulations of the by-law.

The proposed holding provisions in the proposed Burlington Residential Zoning By-law Near Rail allow for home occupations as an interim use before the removal of the H provision. An edit is proposed to exclude home day cares from the type of home occupations that may be allowed without removing the H, to prevent the introduction of new sensitive land uses before land use compatibility can be assessed and mitigated.

4. Other Minor Edits of Clarification

To facilitate consistent interpretation, the following minor edits of clarification are proposed:

- Section 1.10 (Non-Complying Buildings and Structures), to replace the words “lawfully constructed” with “legally established” to be consistent with similar regulations in Section 1.7;
- Section 1.17a) (Continuation of Approved Applications), to include zoning clearance certificate applications that have been approved on or before the effective date of the by-laws, to ensure that building permits for those developments may continue to be issued under Zoning By-law 2020;
- Section 3.3 (Interpretation of Tables), to reflect how footnotes are shown in tables;
- Part 4 (Definitions):
    - “Body-rub Parlour”, to clarify that non-licensed practitioners that are not designed to appeal to erotic or sexual appetites or inclinations, such as osteopaths, are not considered a body-rub parlour.
    - “Dwelling, Semi-Detached”, to clarify that lot standards apply to each unit.
- Section 5.4e) (Balconies, Decks, Residential Patios, and Porches), to include a maximum encroachment restriction of 2 metres for porches located more than 1.2 metres above grade into the required rear yard, similar to regulation 5.4 d) vii) for

porches with a platform 1.2 metres or less above grade, to ensure compatibility between porches in the rear yard and surroundings;

- Section 5.14, Table 2 (Provisions for Accessory Buildings Containing an Additional Residential Unit - Detached), to delete Footnote (1) regarding lot coverage to reduce redundancy, since lot coverage is already regulated in Section 7 of the by-laws; and,
- Sections 7.3 and 7.4 (Provisions for Detached or Semi-Detached Dwellings in the LN1 to LN6 zones), to clarify that maximum dwelling depth is measured from the minimum required front yard or established front yard to the rear wall greater than 0.5 metres above grade.

Authors:

Victoria Coates, MCIP, RPP
Senior Planner, Special Projects
905-335-7777 ext. 7409

Rebecca Lau, MCIP, RPP
Senior Planner, Special Projects
905-335-7777 ext. 7860

Todd Evershed, MCIP, RPP
Supervisor, Special Projects and Urban Design
905-335-7777 ext. 7870

Attachments:

A. Revised Residential Zoning By-law
B. Revised Residential Zoning By-law Near Rail

Memo Approval:

Supplemental staff memos are reviewed and approved by the Commissioner.

HALLETT HOMES

February 5, 2026

Mayor Marianne Meed Ward and Members of Council
City of Burlington
426 Brant St.
Burlington, ON
L7R 3Z6

RE: **Item 12.3 Options for the temporary elimination of Development Charges (DGM-03-26)**

Committee of the Whole
February 9, 2026

Support for the Temporary Elimination of Development Charges

Hallett Homes, a Burlington-based homebuilder, acknowledges receipt of Item 12.3: Options for the Temporary Elimination of Development Charges, which is scheduled for presentation to the Committee of the Whole on February 9.

After reviewing the report, we are writing to express our support for a two-year elimination of development charges on all types of housing tenures. We believe that implementing this program would enable homebuilders throughout Burlington to expedite their projects and increase the pace of home construction. As a homebuilder, we are highly aware of the challenges faced by homebuyers both in Burlington and across Ontario and strongly believe that reducing development charges for all unit types will contribute significantly to delivering more homes at better prices to families and individuals in Burlington in a timely manner.

While we recognize that development charges are only one factor affecting the current challenging housing market and economy, we view this proposed measure as a positive step toward rebuilding consumer confidence and ultimately ensuring more residents have access to suitable housing.

In light of these considerations, we respectfully request that you support the elimination of development charges for all housing tenures. We appreciate your attention to this important matter and look forward to collaborating on policies such as this, which foster the creation of outstanding new homes in the City of Burlington.

Kind Regards,

Ryan Bennett
Operations Manager
Hallett Homes

Committee of the Whole
City of Burlington
426 Brant St
Burlington, ON
L7R 3Z6

February 10, 2026

RE: 13.1 New Residential Zoning Bylaw (DGM-05-26)

Dear Committee Members,

The Atmospheric Fund (TAF) is a regional climate agency that invests in low-carbon solutions in the Greater Toronto and Hamilton Area. We are providing feedback on the City's proposed new Residential Zoning Bylaw. TAF applauds Burlington's work to streamline the Residential Zoning Bylaw, making it more accessible and easier to interpret. We particularly support the modernization of the bylaw through the introduction of new technologies, including heat pumps and renewable energy systems, into the Bylaw's definitions, which provides greater clarity and reflects current building and energy technologies. TAF would like to offer the following recommendations for the City's consideration:

- **Mechanical Equipment including Rooftop Mechanicals**

TAF supports the proposed ground-level setbacks for unitary mechanical equipment, including heat pumps. However, the proposed rooftop provisions for mechanical equipment are overly restrictive and risk minimizing opportunities for low-carbon retrofits and rooftop energy systems. On many residential buildings, a five metre setback from all building edges effectively eliminates most of the usable roof area, leaving little or no space to install heat pumps or rooftop solar at all. **TAF recommends replacing the five metre rooftop setback with a more permissive standard for heat pumps and rooftop solar**. The City is currently proposing a reduced 1.5 metre setback for enclosed rooftop mechanical equipment, and TAF recommends extending a similar approach to heat pumps and solar installations.

- **Electric Vehicle (EV) Parking Requirements for Multi-Unit Residential Buildings (MURBs)**

We note that the proposed zoning bylaw introduces a minimum EV parking requirement for MURBs containing 11 dwelling units or more. However, this is limited to a single parking space equipped with Level 2 charging. As currently drafted, this minimum does not scale with the building size and may not adequately support growing EV adoption among residents in larger developments in line with current adoption trends and future demand.

An earlier draft of the proposed Residential Zoning Bylaw included more robust, scalable EV parking requirements. These were removed in response to development industry feedback citing feasibility concerns and a preference for allowing the market demand to determine the amount and type of parking provided. While we agree with the underlying rationale to allow market demand to dictate parking available in new developments, we recommend removing parking minimums entirely, municipality wide. **Where parking infrastructure is provided in MURBs, we recommend mandating that 100% of parking spaces be EV-ready** to avoid significant future retrofit costs and to support long-term electrification. This approach aligns with The EV-ready parking requirements Burlington is currently assessing under the

Community Planning Permit By-Law for new development in Major Transit Station Areas, which proposes that where buildings contain four or more dwelling units, 20% of parking spaces be equipped as EV parking spaces and the remaining 80% be provided as designed EV-ready spaces. This approach is prudent as retrofitting existing parking spots to be EV-ready can be three to four times more expensive than ensuring spaces are EV-ready at the time of construction.

- **Exterior Recladding and Insulation**

The proposed new Residential Zoning Bylaw **permits exterior recladding to project a maximum of 0.05 metres** from the wall of an existing building. **We recommend increasing the permitted projection for exterior insulation and recladding to 0.15 metres and exempting this additional projection from gross floor area.** This approach is consistent with changes recently made by the City of Toronto to better accommodate common energy retrofit measures, including the addition of exterior insulation required for high-performance building envelopes, supporting building decarbonization and climate resilience. The City of Toronto has recently taken a more permissive approach by allowing exterior cladding to encroach into required setbacks for existing residential buildings, recognizing that deeper retrofit measures can be accommodated without adverse impacts.

Thank you for the opportunity to provide this feedback. We applaud the City's ongoing efforts to simplify zoning rules and advance climate action across Burlington.

Sincerely,

Bryan Purcell



VP of Policy & Programs

The Atmospheric Fund

About the Atmospheric Fund

The Atmospheric Fund (TAF) is a regional climate agency that invests in low-carbon solutions for the Greater Toronto and Hamilton Area (GTHA) and helps scale them up for broad implementation. Please note that the views expressed in this submission do not necessarily represent those of the City of Toronto or other GTHA stakeholders. We are experienced leaders and collaborate with stakeholders in the private, public and non-profit sectors who have ideas and opportunities for reducing carbon emissions. Supported by endowment funds, we advance the most promising concepts by investing, providing grants, influencing policies and running programs. We're particularly interested in ideas that offer benefits in addition to carbon reduction such as improving people's health, creating local jobs, boosting urban resiliency, and contributing to a fair society.

Trans-Northern // Trans-Nord

March 6th, 2020

City of Burlington
426 Brant Street
Burlington, Ontario
L7R 3Z6

Attention: New Zoning Bylaw Project Team

RE: File/application No/ Name.: proposed new residential zoning Bylaws
Proposed Development location: City Wide

Dear Project Team:

Thank you providing Trans-Northern (TNPI) with the opportunity to offer comments on the proposed new residential zoning Bylaws. As you are likely aware, TNPI operates a petroleum products transmission pipeline through the City of Burlington just north of Lakeshore Blvd between Burloak Drive and Maple Ave and continuing down Burlington Beach.

Please note the following as requested additions to the draft plan for planning purposes as follows, with a section dedicated to TNPI pipelines:

- Protection for the TNPI pipeline right-of-way for current and projected needs
- Recognition that increased population growth may impact our pipelines and might drive our need to upgrade/replace a pipeline portion. Eary consultation recommend within 200m to recognize potential impacts on the pipeline industry, striving to avoid adverse impacts to energy infrastructure
- CER Prescribed Area of 30 m from the pipeline, requiring authorizing within this area
- Setbacks to be determined based on the type of pipeline and stress level of the pipeline with consultation with the pipeline operator – recommended 10 m from the pipeline Right-of-Way
- Easements to be incorporated into development plans, recommending open spaces, walkways and not to be incorporated into individual lots. Consultation with operator and written consent for right-of-way or near the right-of-way

Please note, any development plans within the right-of-way will require a permit which can be requested by following the steps described near the end of this response.

TNPI reminds the City that section 335 (1) and (2) of the Canada Energy Regulator Act provide that:

- ***335 (1)*** *It is prohibited for any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the prescribed area unless the construction or activity is authorized or required by the orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them.*
- ***Prohibition — vehicles and mobile equipment***

  (2) *It is prohibited for any person to operate a vehicle or mobile equipment across a pipeline unless*

TORONTO
310-45 Vogell Road, Richmond Hill ON L4B 3P6
TEL (289) 475-5369 • FAX 905-770-8675

CALGARY
109-5305 McCall Way NE, Calgary AB T2E 7N7
TEL (403) 476-1646 • FAX 905-770-8675

TRANS-NORTHERN PIPELINES INC.

- ***(a)*** *that operation is authorized or required by orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them; or*
- ***(b)*** *the vehicle or equipment is operated within the travelled portion of a highway or public road.*

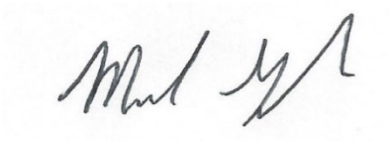
Additionally, should the applicant propose to cross the pipeline with a vehicle or construct a facility across, on, along or under the pipeline, the applicant would be required to contact TNPI prior to commencement of their work to receive the required authorization.

Our pipelines are registered with On1Call, which upon receiving your request, quickly connects you/your representative with an individual at TNPI who will determine if a written approval is required before you can begin your proposed activities. If required, you will be prompted to request a Crossing Agreement/Permit and provided with information on how to proceed. Crossing Permits, issued for activities proposed within TNPI's easement, can be requested by email submission at crossingrequestseast@tnpi.ca. Please note that it may take up to 10 business days to receive approval once all necessary information has been received.

Should the applicant require further information on the technical requirements related to ground disturbance or crossing of the pipeline, they may contact Michelle Gruszecki, Property and Right-of-Way Administrator via email at : mgruszecki@tnpi.ca

As always, Trans-Northern Pipeline Inc. appreciates being circulated development applications.

Yours truly,



Michelle Gruszecki
Property and Right of Way Administrator

2026-02-09

City of Burlington
426 Brant Street,
Burlington, Ontario
L7R 3Z6

Via e-mail: newzoning@burlington.ca;

Re: City of Burlington's Residential Zoning By-law ("Residential ZBL") and Residential Zoning By-law Near Rail ("Residential ZBL Near Rail")

Response on behalf of Canadian National Railway ("CN Rail") to the Draft Zoning By-laws

To whom it may concern;

CN Rail is pleased to have the opportunity to participate in the City of Burlington's update to the City's Zoning By-law. It is our understanding that Community Meetings to receive feedback on Phase 1 of the Draft Zoning By-law (Residential Zones) was held on August 14, 2025, and an additional meeting was held on August 24, 2025. WSP provided comments on the Draft Residential Zoning By-law, dated June 2025 (**Appendix A**) on August 27, 2025. WSP provided an additional letter (**Appendix B**) on January 20, 2026 at Staff's request to confirm the boundary of the Aldershot Rail Yard.

The comments herein are in response to the Residential Zoning By-law and Residential Zoning By-law Near Rail, to be considered in the Public Meeting scheduled for February 10, 2026. CN Rail is appreciative of Staff's efforts to address the concerns of prominent railway operators present in the City of Burlington through the Draft Residential Zoning By-law Near Rail and look forward to working together.

CN Rail acknowledges and appreciates the preparation of a Zoning By-law ("ZBL") to address residential areas within proximity to rail. A review of the proposed Zoning Schedules for the Draft Residential ZBL Near Rail shows proposed changes of zones with one of four Holding Provisions (H1, H2, H3 and H4). Part 8 Holding Provisions of the Residential ZBL Near Rail outlines the conditions for removal of the Holding Provision associated with the proposed zoning.

CN Rail maintains the opinion as provided in the Comment Letter dated August 27, 2025 ("Original Comment Letter"). The Residential ZBL Near Rail continues to propose as-of-right intensification along portions of the Railway Corridor, without robust legal mechanisms to ensure land use compatibility measures are secured and implemented.

Intensification of Development

Sections 8.2, 8.3, 8.4 and 8.5 include the same sub provision (a), which states:

> *A minor addition to an existing building is permitted provided it does not exceed 25% of the existing gross floor area, and provided it complies with the lot and building requirements of the underlying zone.*

This provision permits as-of-right intensification along portions of the Railway Corridor. As CN Rail stated in the Original Comment Letter dated August 27, 2025, CN Rail does not ask that the municipality introduce non-conforming uses by prohibiting the existing uses of a zone, however, CN Rail remains concerned regarding the expansion or intensification of existing uses without having land use compatibility matters addressed.

We note that the provision does restrict expansion to the proposed building envelope, however, there are scenarios where that envelope is substantial. As an example, there are some parcels identified in the proposed zoning schedules that are identified as HN(H1) with unlimited and/or substantial height. If an existing use is an apartment building within 75 metres to 300 metres of a rail line, Provision 8.2(a) permits additions of 25% of GFA, which could be additional storeys of residential dwellings, without review of supporting land use compatibility studies, or implementation of land use compatibility strategies that cannot be secured via the Site Plan approval process. As discussed in the Original Comment Letter of August 27, 2025, mitigation measures that can not be secured during the site plan approval process are matters related to manners and standards of construction that are often used to implement mitigation measures.

Use of Holding Provisions

CN Rail acknowledges the City of Burlington's efforts to address potential land use compatibility issues for lands within 75 metres and 1000 metres of rail properties with the use of Holding Provisions H1, H2, H3 and H4.

However, Section 8.2(c)(ii), Section 8.3(c)(ii), Section 8.4 (c)(ii) and Section 8.5 (c) (ii) does not adequately address CN Rail's concern for securing and implementing mitigation measures. The Provision states:

> *Submission of a letter of undertaking from the owner agreeing to undertake the study's recommended mitigation measures and incorporate them into the building permit plans and as part of any applicable Planning Act application to the satisfaction of the Director of Community Planning*

CN Rail has concerns with respect to the reference to a "letter of undertaking", as it is not a defined term in the Planning Act, and it is not clear whether such a document will be

able to bind either the owner of the land or the Chief Building Official to ensure mitigation is incorporated into the building permit approval process. Furthermore, CN Rail typically requires mitigation measures to be secured via a standard development agreement between CN Rail and the Developer ("CN Development Agreement") that binds the owner to implement mitigation measures.

The CN Development Agreement ensures that warning clauses are registered on title, mitigation measures are implemented through the lifetime of the development, such as should the buildings/structures require the replacement of windows, etc. These agreements are more easily obtained through a rezoning in-lieu of a holding provision. Where appropriate, we trust that staff will continue to work with CN Rail to secure mitigation measures to the benefit of all parties involved.

Summary

It is CN Rail's preference that intensification along the rail corridor is thoughtfully planned to acknowledge, study, and identify recommended mitigation strategies prior to development approval. As currently proposed, as-of-right intensification along the rail corridor leaves limited opportunities to identify land use compatibility conflicts, and secure recommended land use compatibility mitigation strategies that can not be secured at site plan.

Therefore, it is CN Rail's preference that as-of-right zoning in proximity to the rail corridor is generally limited to the existing land uses and development parameters, and that site specific amendments be utilized where land use compatibility mitigation strategies can be assessed and secured through specific zoning provisions where site plan is not the appropriate planning tool. This would be done in-lieu of holding provisions. The intended goal is to ensure that public health and safety is protected, and that the economic competitiveness of industries in the City of Burlington is maintained. Such an approach also allows for the involvement of rail and other industries in the community and where appropriate site-specific zone standards and/or development agreements to secure appropriate mitigation measures.

Conclusion

We would like to thank you again for the opportunity to comment on the City of Burlington New Zoning By-law Project. We look forward to continuing to work with the City of Burlington throughout this process to ensure that this important industry is protected in the land use framework in Ontario. Please forward all future documents to proximity@cn.ca and the undersigned.

Thank your time and we look forward to receiving further information on this initiative.

Yours very truly.

WSP CANADA INC.

C.B. John-Baptiste

Chad B. John-Baptiste, MCIP, RPP
Senior Principal, Urban and Community Planning – Ontario

Copy: proximity@cn.ca
Saadia.Jamil@cn.ca

Appendix A

Response to Phase 1 Draft Zoning By-law (Residential Zones) dated August 27, 2025

2025-08-27

City of Burlington
426 Brant Street,
Burlington, Ontario
L7R 3Z6

Via e-mail: newzoning@burlington.ca;

Re: City of Burlington's Draft Phase 1 Zoning Bylaw – Residential Zones ("Draft Zoning By-law") Response on behalf of Canadian National Railway ("CN Rail") to the Draft Zoning By-law

To whom it may concern;

CN Rail is pleased to have the opportunity to participate in the City of Burlington's update to the Zoning By-law. It is our understanding that Community Meetings to receive feedback on Phase 1 of the Draft Zoning By-law (Residential Zones) was held on August 14, 2025 and an additional meeting is scheduled for August 24, 2025. We request that the comments herein be considered.

We recognize and understand that there is growing emphasis on the delivery of housing units and strategic intensification as per the Provincial Policy Statement, 2024 ("PPS, 2024"). The Province of Ontario continues to emphasize the importance of maintaining and promoting economic competitiveness in an evolving economy, in addition to the provincial goals to increase housing. As such, the PPS 2024 maintains that development in proximity to rail shall be compatible with, and supportive of, the long-term purposes of goods movement corridors. Additionally, development of sensitive land uses in proximity to goods movement corridors like the CN Rail infrastructure, including rail lines and rail yards, should be avoided. If the development of sensitive land uses cannot be avoided, then the development approvals should be designed to mitigate and minimize potential adverse effects on public health and safety.

CN Rail is the owner and operator of the Aldershot Rail Yard, and several main rail lines in the City of Burlington including all or a portion of the Halton and Oakville Subdivision lines. The Halton and Oakville Subdivision lines transverse the City of Burlington and are an integral component of railway and transit infrastructure. The rail lines and Aldershot Rail Yard are embedded within existing residential neighbourhoods, industrial areas, and open spaces. The Aldershot Rail Yard is located within the middle of the proposed Aldershot GO MTSA Secondary Plan Area, awaiting Minister of Municipal Affairs and Housing approval. The eastern boundary of the Aldershot Yard is approximately Hidden Valley Road, and the western boundary of the Aldershot Yard is approximately King Road.

We are providing this letter on behalf of CN Rail to outline CN's comments regarding Phase 1 of the Draft Zoning By-law for Residential Zones, dated June 2025. CN Rail is of the opinion that the Zoning By-laws are one of the most effective opportunity to introduce robust zoning provisions to protect and mitigate current and future residents/sensitive uses in proximity to rail infrastructure from potential adverse effects from railway operations. **Please note that text in red indicates a requested consideration or proposed amendment to the Zoning By-law.**

***Request**: It is our request that the following feedback on the provisions of the Draft Zoning By-law for Residential Zones be implemented into the final version of the Zoning By-law.*

Land Use Compatibility and Separation Distances for Sensitive Uses

CN Rail objects, in principle, to sensitive land uses within 300 m of a Rail Yard. Within 300 m to 1000 m of a Rail Yard, a proposed development requires a land use compatibility study to determine the required mitigation strategies from rail operations.

Furthermore, CN Rail requires that land use compatibility studies and/or noise assessments are necessary to identify mitigation strategies for sensitive uses proposed within 300 metres of a rail line, such as the Oakville and Halton Subdivisions.

CN Rail acknowledges that several neighbourhoods abut or are in proximity to the Rail Lines and the Aldershot Rail Yard. CN Rail is not suggesting altering existing zones to introduce legal non-conforming uses for existing residential homes within 300 metres of the Rail Lines or Yard. However, CN Rail requests that new zoning does not expand upon, intensify, or introduce new sensitive uses to these areas without the proper land use compatibility assessments being completed, or the requirement for a Development Agreement with CN Rail.

Noise and vibration produced from rail yard and railway operations are extremely difficult to mitigate at source. In addition, there are existing land use planning conflicts in the area of the Aldershot Yard, as a result of yard operations and residential development abutting and in proximity to the yard. CN Rail has received multiple complaints about current yard operations from existing residents in the vicinity of the Aldershot Yard. We also understand that City Council has also received complaints from existing residents due to CN's operations. These complaints represent a real risk to CN Rail's operations and CN's ability to serve industries in and around Southern Ontario.

We acknowledge and appreciate the inclusion of Section 5.34 Setback from a Railway Right-of-Way in the Draft Zoning By-law. Section 5.34 currently states:

Notwithstanding any other rules in this Bylaw, all buildings and structures containing a dwelling, additional dwelling unit, place of worship, day care centre, school, college or university, hospital, long-term care facility, retirement home, group home, correctional group home, emergency shelter and boarding house shall be located no closer than 30 metres from any railway corridor.

However, Section 5.34 does not adequately capture the scope of potential adverse effects from railway operations and facilities as currently written. Nor does it capture all of the sensitive land uses that are contemplated in the draft zoning by-law. CN Rail requests that all sensitive uses not be permitted within 300 m of the Aldershot Yard, and not within 30 metres of a Main Line. Setbacks for uses from a Rail Yard or main line to address rail safety (i.e. derailment) concerns should be 30 m, unless a Development Viability Assessment per FCM-RAC is done to address rail safety matters and design for a crash wall if required.

Furthermore, Section 5.34 of the Draft Zoning By-law does not currently require a land use assessment within certain distances from rail infrastructure for the expansion or introduction of new sensitive uses. Land Use Compatibility impacts from noise and vibration of rail operations on sensitive uses should be studied within 300 m of a rail line or spur. CN Rail's position regarding assessing land use compatibility matter for sensitive land uses from a Rail Yard should reflect the 1,000 m study area in the D-series guidelines. The D-Servies Guidelines are one of several documents which inform the Land Use Compatibility guidelines and procedures as mentioned in the PPS 2024.

CN Rail proposes the following additions to Section 5.34:

***Request**: Notwithstanding any other rules in this Bylaw, all buildings and structures containing a dwelling, additional dwelling unit, place of worship, day care centre, school, college or university, hospital, long-term care facility, retirement home, group home, correctional group home, emergency shelter, boarding house, hotel, community centre, and outdoor patio/amenity areas shall be located no closer than 30 metres from any railway corridor.*

***Request:** Notwithstanding any other rules in this Bylaw, all sensitive land uses (list above) within 300 metres of Aldershot Rail Yard , shall be prohibited, excluding uses that existed on the date of the passing of this zoning by-law. For the purpose of this Zoning By-law addition, the eastern boundary of the Aldershot Yard is Hidden Valley Road, and the western boundary of the Aldershot Yard is King Road.*

Request: Development of sensitive land uses (list above) within 300 metres of a rail line shall require a land use compatibility assessment to identify the required land use compatibility mitigation strategies necessary to mitigate the potential adverse effects from railway operations. Such an assessment must identify the legal mechanism to secure

the mitigation strategies (if required), and the legal mechanism must be entered into prior to the lifting of holding provision.

***Request**: All sensitive land uses (list above) within 1000 metres of Aldershot Rail Yard shall require a land use compatibility assessment to identify the required land use compatibility necessary to mitigate the potential adverse effects from railway operations. For the purpose of this Zoning By-law addition, the* eastern boundary of the Aldershot Yard is *Hidden Valley Road, and the western boundary of the Aldershot Yard is King Road. Such an assessment must identify the legal mechanism to secure the mitigation strategies (if required), and the legal mechanism must be entered into prior to the lifting of holding provision.*

Proposed Zoning

The Interactive Zoning Map provided on the City's website provides the location of the proposed zones corresponding to the Draft Zoning By-law. As mentioned, it is acknowledged that the CN Rail Halton and Oakville Subdivisions currently run through many established neighbourhoods in the City. However, CN is of the opinion that it is inappropriate to propose new, higher density and intensified zones near or along railway lines without the appropriate provisions to mitigate potential adverse effects from railway activities. Furthermore, railway property is not clearly identified on the draft mapping.

***Request**: CN RAIL requests that the railway properties are clearly identified on the future zoning schedule.*

As mentioned, CN Rail does not wish to amend the proposed zoning to introduce legal nonconforming uses for existing developments within 300 metres of the Rail Line or 1,000 metres of the Rail Yard. However, CN Rail objects in principle to the expansion or introduction of new sensitive uses through as-of-right zoning unless required land use compatibility assessments have been completed, and land use compatibility measures have been incorporated into the Zoning By-law. For example, the Draft Zoning By-law is proposing to change the existing RM2 zones located near Glendor Avenue & Plains Road East, Plains Road East & Maple Avenue, and Fairview Street & Brant Street, to LN8. The table below summarizes the existing and proposed as-of-right zoning for area at Plains Road East and Glendor Avenue:

Current	Proposed
Table 2.7.1 RM Zone Permitted Uses	**Part 7 Residential Zones Table 4: Permitted Uses in All Residential Zones**
RM2	**LN 8**
• **Detached Dwelling** • **Semi-detached Dwelling** • **Duplex Building** • **Triplex Building** • **Fourplex Building** • **Townhouse** • **Retirement Home** • **Lodge, Fraternity, Private Club** • **Community Institution**	• Detached Dwelling • Semi-detached dwelling • Duplex Dwelling • Triplex Dwelling • Fourplex Dwelling • Multiplex • Block Townhouse • **Apartment Building**

The introduction of the LN8 zone is a substantial expansion of residential uses within proximity of the CN Rail Line. As currently written, there are no zoning provisions in place to secure noise mitigation strategies necessary to protect expanded or newly introduced sensitive uses. In addition, we are not aware of any land use compatibility studies that have been completed to determine whether potential adverse effects can be avoided, or if potential adverse effects cannot be avoided, they have been minimized and mitigated. CN Rail is concerned that this approach to intensification without mitigation leaves limited opportunities in the development approvals process to introduce the appropriate requirements to ensure land use compatibility. As an example, if the lands at Plains Road East and Glendor Avenue are developed into a high-rise apartment building, facilitated by as-of-right zoning, it is not clear what mitigation measures are required and there are no provisions in the Zoning By-law to ensure that the recommended noise mitigation strategies are implemented.

As CN Rail has reiterated, CN Rail does not object to the expansion or introduction of sensitive uses only when it is accompanied by robust planning or legal mechanisms to ensure that recommended noise mitigation strategies, including but not limited to upgraded windows, brick façades, and noise berms, are implemented.

Enclosed Noise Buffers

The CN Rail Aldershot Rail Yard is classified as a Class 3 facility per the D-Series Guidelines. Development near rail yards often require on-building mitigation for nearby sensitive uses, including residential dwelling units. An example of on-building mitigation includes Enclosed Noise Buffers, as permitted through a Class 4 designation for the sensitive land use under NPC-300. It is our recommendation that the City defines Enclosed Noise Buffers and amends the Zoning By-law to prohibit their use. Therefore, any development which requires an enclosed noise buffer as a mitigation strategy must apply for an amendment to the Zoning By-Law.

Request: *it is our recommendation that a provision prohibiting the use of enclosed noise buffers is added as a general provision in Section 5, to require any development necessitating such mitigation strategy to apply for a Zoning By-law Amendment to Council.*

***Planning Act* Changes**

It is common that mitigation measures with respect to noise and vibration are often executed through the layout of interior and exterior areas, the placement of windows, and the use of upgraded construction materials. It is a misconception between City Staff and Developers alike that all types of land use compatibility measures and recommended mitigation strategies can be addressed at the Site Plan stage of the development approvals process. However, recent *Planning Act* changes have excluded the type and manner of construction from Site Plan Control. Specifically, Section 41, Subsection 4.1 of the Planning Act which states that the following matters are excluded from site plan control:

a) Interior Design

b) Exterior design, except to the extent that it is a matter relating to exterior access to a building that will contain affordable housing units or to any part of such a building or is a matter referred to in subparagraph 2 (d) of subsection (4).

c) The layout of interior areas, excluding interior walkways, stairs, elevators and escalators referred to in subparagraph 2 (c) of subsection (4).

d) The manner of construction and standards for construction. 2006. c.23, s. 16 (5); c. 21, Sched 9, s. 11(3).

Furthermore related to the Site Plan approval process, Section 41, subsection 4.1.1 of the Planning Act states that “The appearance of the elements, facilities and works on the land or any adjoining highway under a municipality’s jurisdiction is not subject to site plan control, except to the extent that the appearance impacts matters of health, safety, accessibility, sustainable design or the protection of adjoining lands”.

As such, the mitigation measures related to noise, including interior design and material requirements, fall outside the scope of site plan control and cannot be secured in the site plan control process. It is for this reason that provisions to require appropriate land use compatibility studies and demonstrate how the recommended noise mitigation measures will be secured, prior to the site plan approval process, need to be included within the Zoning By-law.

It is CN Rail’s preference that intensification along the rail corridor is thoughtfully planned to acknowledge, study, and identify recommended mitigation strategies prior to development approval. As currently proposed, as-of-right intensification along the rail corridor leaves limited opportunities to identify land use compatibility conflicts, and secure recommended land use compatibility mitigation strategies. CN Rail encourages the City of Burlington to ensure proposed areas of intensification along the rail corridor pre-emptively protect land use compatibility through zoning, separate restrictions on title (ie. a CN Development Agreement), or other land use planning approval mechanisms (ie. a Subdivision Agreement). Therefore, it is CN Rail’s preference that as-of-right zoning in proximity to the rail corridor is generally limited to the existing land uses, and that site specific amendments be utilized where land use compatibility mitigation strategies can be assessed and secured. The intended goal is to ensure that public health is protected, and that the economic competitiveness of industries in the City of Burlington is maintained.

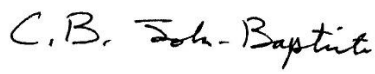
Conclusion

We would like to thank you again for the opportunity to comment on the City of Burlington Draft Zoning By-law review (Phase 1). We look forward to continuing to work with the City of Burlington throughout this process to ensure that this important industry is protected in the land use framework in Ontario. Please forward all future documents to proximity@cn.ca and the undersigned.

Thank your time and we look forward to receiving further information on this initiative.

Yours very truly.

WSP CANADA INC.



Chad B. John-Baptiste, MCIP, RPP
Senior Principal, Urban and Community Planning – Ontario

Copy: proximity@cn.ca
Saadia.Jamil@cn.ca

Appendix B

Response to Staff's Request to Confirm the Boundary of Aldershot Yard dated January 20, 2026

WSP
150 Commerce Valley Drive West
Thornhill, ON L3T 7Z3
Canada
wsp.com

Victoria Coates MCIP RPP
Senior Planner, Special Projects
Community Planning, Development and Growth Management
City Hall
426 Brant Street., PO Box 5013
Burlington ON

January 20, 2026

RE: Confirmation of the CN Rail Aldershot Yard Boundary

Dear Ms. Coates,

WSP submitted a Formal Comment Letter (**Enclosed**) in response to the City of Burlington's Draft Residential Zoning By-law (Phase 1) on August 27, 2025. Further to the City's email request on December 18, 2025, please consider this letter as CN Rail's confirmation of the current Aldershot Yard Boundary, solely for the purposes of its inclusion in the Residential Zoning By-law, and subject to the qualifications set out in this letter.

The City of Burlington is proposing to consider the boundary for the Aldershot Yard for the purposes of the Residential Zoning By-law (and potentially other land use planning documents) according to the image provided on December 18, 2025, and shown in **Figure 1**.

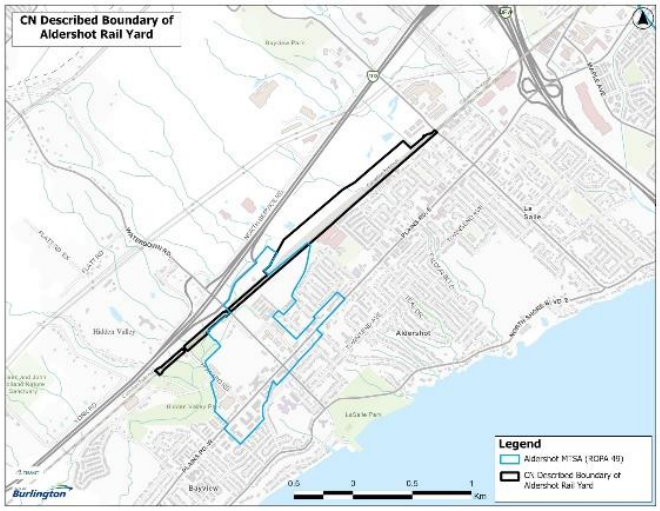


Figure 1. CN Described Boundary of the Aldershot Rail Yard, provided by the City of Burlington on December 18, 2025.

Please be aware that CN Rail is subject to federal jurisdiction, including the *Canadian Transportation Act* (CTA) and the *Railway Safety Act* (RSA), which defines CN Rail's operational parameters. Per the CTA, CN Rail has the right to expand yard operations outside the depicted limits shown in **Figure 1**. Subject to the relevant statutes, CN Rail has the right to expand rail infrastructure and intensify yard operations within their property limits. The scale and location of yard operations is largely dependent on CN Rail's customer demand and operational needs to service industries located in and around southern Ontario.

For example, expansion of rail tracks within CN Rail's property limits is permitted by the relevant statues, without requiring CN Rail to notify the municipality. Furthermore, we note that there is existing non-mainline tracks that extend beyond the area outlined in **Figure 1** that lead into Aldershot Yard, and which may be used for Yard operations.

Therefore, the expansion and/or intensification of yard operations may occur and extend beyond the area outlined in **Figure 1**.

CN Rail does not oppose the Aldershot Yard Boundary being identified as noted in **Figure 1** for land use planning purposes. However, the scale of the Aldershot Yard may evolve over time, and **Figure 1** or the Residential Zoning By-law should not be interpreted as constraining the limits of the Aldershot Yard or CN's operations, which are subject to change in accordance with applicable law and at CN's discretion. CN retains all rights to participate in, comment on, and appeal development applications that are impacted by or will impact the Aldershot Yard or any of its holdings in the City, in its sole and absolute discretion, and in accordance with the *Planning Act* and the applicable federal, provincial, and municipal policies and guidelines.

We look forward to continuing to work with the City of Burlington on this matter, and other land use planning initiatives currently in progress.

Thank you,

C.B. John-Baptiste

Chad B. John-Baptiste BES MCIP RPP
Senior Principal

Enclosure: Draft Phase 1 Residential Zoning Bylaw – CN Rail Response dated August 27, 2025

CC: Saadia.Jamil@cn.ca
Proximity@cn.ca
Max.Reedjik@dentons.ca

From: Cathy Greven
To: Mailbox, Clerks
Cc: Phillips, Sarah; Rishia Burke; Steven Barrow; Laurel Grace; Heather Stewart; Michael Brooks
Subject: Writing in support of the Residential Zoning By-law Update
Date: Monday, February 09, 2026 11:40:11 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Burlington Councillors and Mayor Meed Ward,

As a founding member of the Halton Communities of Faith Advocates for the Unhoused, I would like to support the changes to the Residential Zoning By-law to allow for the gentle increase in density in our neighbourhoods in Burlington.

Our Advocates group has been learning about the complexity of living in a precarious housing situation, or even 'living rough' on our streets as many have been forced to do because of the lack of deeply affordable and supportive housing in our City.

The problem is getting worse, and we are keenly aware that land is a major issue along with funding, which we need to have released from the Provincial Government.

We have been very happy to see how keenly involved the Region and the City have been to try to solve this societal issue. We want to let you know that we, as a group of concerned people of Faith, want to support your initiatives as you work towards creating appropriate levels of Housing for All.

Thank you,

Cathy

Catherine Greven
Positive Transitions Coaching
Burlington, Ontario
[redacted]

From: Karen hicks
To: Mailbox, Clerks
Subject: Zoning by law
Date: Tuesday, February 10, 2026 8:33:54 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

I am just writing to support the zoning by law change to enable more affordable housing in Burlington.

I am a member of the Halton Faith Communities Advocates(for the Unhoused).

I would like to see more solutions for affordable rent . I see this backyard option for housing being one of these solutions.

Signed Karen Hicks

From: Anne C
To: Mailbox, Clerks
Subject: Support For Increased Density In Residential Areas
Date: Tuesday, February 10, 2026 6:57:32 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a member of the Halton Faith Communities Advocates for the Unhoused group and I am writing to support the move toward increased density in residential areas of the city in order to support the City's planning department. I know we desperately need housing - the numbers of unhoused have reached crisis proportion.

Unfortunately I am unable to attend the meeting this morning at City Hall but I am writing to express my support for a report on Bylaw changes to allow for a gentle increase in density in residential areas.

Kind regards,

Anne Cholewka

Anne Cholewka, Co-President
Society of St. Vincent de Paul
St. John the Baptist Conference

From: Lori Pedder
To: Mailbox, Clerks
Subject: Affordable Housing
Date: Monday, February 09, 2026 10:02:03 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern:

My name is Lori Pedder, I am a member of the St Vincent DePaul Society at St. John's parish.
I would like to support the city's move toward increased density in residential areas to add additional affordable housing.
We have a large amount of people that are unhoused including families living in our city that desperately need safe and affordable housing.

Thank you and God Bless
Lori Pedder

I say Yes In Our Backyard.

From: Claire D"Addario
To: Mailbox, Clerks
Subject: Affordable housing Please circulate to committee members
Date: Monday, February 09, 2026 9:16:53 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a member of the Halton Faith Communities who advocates for the Unhoused group.
I support affordable housing.
I want to write to support the move toward increased density in residential areas of the city in order to support the City's planning department.
Claire D'Addario

From: May Griffiths-[redacted]
To: Mailbox, Clerks
Subject: Proposed Zoning Bylaw Changes
Date: Monday, February 09, 2026 4:14:36 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am advocating for the City of Burlington – Residential Zoning By-law Update because I believe it will be part of the solution to improving housing availability and affordability in Burlington. Wages and fixed incomes have not kept up with inflation and cost of living, including housing, and Burlington's vacancy rate has been historically and presently very tight (2-3% for the past 15 years). This means there is a need for housing development that meets the needs of the population, the majority of whom are two-person households. There is a need for smaller, cheaper housing that can accommodate seniors and older adults, as well as younger singles and couples, and housing that addresses the gaps in affordability for racialized residents. With the increased availability of ARUs and more dense housing construction rather than single detached homes, Burlington can become a more affordable and accessible city for all.

Sincerely,

A Halton Faith Communities Advocate for the Unhoused group member,
May Griffiths-Turner
Burlington ON L7M 2R4
[redacted]

February 14,2026

Subject: Agenda Item 22.2, 07-2026: A By-law to amend By-law 59-2024, As amended to provide for changes to speaking times in Sections 49.12 and 49.3

Dear Mayor and Councillors,

I am writing with respect to Agenda Item 22, Motion to Approve By-laws, and in particular Item 22.2, By-law 07-2026, being a by-law to amend By-law 59-2024, as amended, to provide for changes to speaking times in Sections 49.12 and 49.3.

Notwithstanding the definition of "majority" in By-law 59-2024, Section 1.15, which states, "*majority" for the purpose of voting means more than half of the total of members present and not prohibited by statute from voting, the proposed amendment raises broader procedural considerations*.

The term "*two-thirds*" appears at least eleven times throughout the procedural by-law. In some instances, the language refers to "two-thirds of the members present," while in others it refers to "two-thirds of members of Council," "two-thirds (5 members)," "consent of," or "approval of," sometimes within the context of a defined vote and at other times without explicit reference to the term "vote."

Examples include, but are not limited to:

Section 14.3 – approval of two-thirds of members of Council

Section 33.4 – two-thirds vote of members present to adopt

Section 36.4 – successful two-thirds vote of members present to waive notice

Section 41.5(c) – overridden by a two-thirds (5 members) vote of Council

Section 49.12 – passing of a two-thirds vote

Section 52.3(c) – affirmative vote of two-thirds of members present

Section 2.5 – appeal of the Chair decided by a two-thirds vote

Section 9.1(c) – motion to suspend the rules requiring a two-thirds majority vote

Given the varying terminology - including distinctions between "members present," "members of Council," fixed numerical references (5 members), "consent," "approval," and "vote".
I respectfully request that Council undertake a full discussion to clarify interpretation, consistency, and application of these thresholds before any vote is taken on Agenda item 22., 07-2026.

For greater certainty, procedural clarity in a governing by-law is foundational to fairness, transparency, and the lawful conduct of meetings. Ensuring consistent language and understanding across all references to supermajority requirements would strengthen confidence in Council's decision-making framework.

Thank you for your consideration of this request. I trust this matter will be addressed prior to the vote under Item 22.2.
Respectfully submitted,

Joseph A. Gaetan BGS
[redacted]

From:	[redacted]
To:	Bentivegna, Angelo
Cc:	Meed Ward, Marianne; Mailbox, Office of the Mayor; Galbraith, Kelvin; Kearns, Lisa; Nisan, Rory; Stolte, Shawna; Sharman, Paul; Mailbox, Clerks
Subject:	Options for the temporary elimination of Development Charges (DGM-03-26)
Date:	Monday, February 16, 2026 8:05:32 PM
Importance:	High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Angelo,

Thank you for helping me manoeuvre and absorb the issues/concerns with the possible temporary elimination of Development Charges.

I would like to have the following considered prior to the approval to temporarily eliminate Development Charges either through a by-law amendment or a grant program.

1. Prior to voting on the temporary elimination of DC charges, it is suggested the City await replies from the Federal and Provincial governments with regards to making the City whole. Should the replies be positive, angst due to the potential magnitude of $6-41 million may be negated.

2. Prior to voting on the temporary elimination, it is suggested the City provide the public with the reserve fund(s) details available as of year end fiscal 2025, and how the reserve funds will be used to fund the temporary elimination of DC. Dependent on the reserve funds' reporting, it is suggested the by-law amendment or grant program provide a total dollar to be approved throughout the applicable period to limit the risk exposure. Once, the total dollar is achieved, the grant would no longer be available.

3. It is suggested a criteria for the elimination of DC charges be that the application was approved by the City and not the result of an OLT decision. This will ensure the City is providing the elimination of DC charges to those developments that are in keeping with the City's Official Plan, development in the right place at the right time.

Lastly, this matter seems to be rushed and may not ignite "shovels in the ground", resulting in monies lost to the city and its residents, without any gain. It is suggested further review be done, i.e. financial, legal, etc. including public input.

Thank you in advance for considering the above.

Regards,

Cynthia Shanahan
[redacted]

Burlington, ON L7M 3V5

Cynthia L. Shanahan CSCMP, CPSM
[redacted]

February 6, 2026

Subject: Item 8.4 Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)

Both the Code of Good Governance and the Council Staff Relations Policy are past their review by dates.

The Council-Staff Relations Policy was due to be reviewed by 22-02-01.

The Code of Good Governance was due to be reviewed by 2022-10-1.

The Integrity Commissioner report of June 2023 included the following

"As part of our responsibilities as Integrity Commissioner, we have suggested that the City of Burlington's Code of Good Governance be updated on the basis that the document lacks several 'best practices' provisions and contains no explanations, examples or other commentary to assist the reader. We are encouraged that progress will be made under collaboration with the Executive Director of Community Relations & Engagement. We encourage Council to consider updating its Code to a more robust version with better policy guidance to serve members of Council and the public."

Council has not acted on the Integrity Commissioners advice.

Council is failing to provide "Excellence in Governance" by ignoring the periodic review of corporate policies.

More than 50% of the Corporate Policies listed on the City Website are past the due date for review.

There are policies listed on the City website that have hot been reviewed in over 10 years.

Many policies are listed as being under review for 5 or more years.

This indicates a systemic failure.

Council is responsible for approving policies but has not set in place a mechanism to ensure that reviews are conducted in a timely manner.

With respect to the Integrity Commissioner portion of the Motion, staff are not governed by the Code of Good Governance. Issues with staff are dealt with in-house and appeal is to the Ombudsman not the Integrity Commissioner.

Council should direct staff to review both the Code of Good Governance and the Council Staff Relations Policy and provide a schedule for the review of all the other policies along with a mechanism that keeps policies up to date in future.

Regards

Jim Thomson

Delegation material from Jim Thomson regarding Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)

Review Status of City of Burlington Corporate Policies

				Date Printed		
Title	Summary	Status	Next Review	2026-02-12	Accountable	Resposible
Accountability and Transparency	This policy will outline the manner in which the City of Burlington will try to ensure that it is accountable to the public for its actions and its actions are transparent to the public as outlined in Section 270(1) of the Municipal Act.	N/A	2022-04-18	1	Clerk	Council
Appointment to Council Vacancies	If a vacancy on Council is to be filled by appointment, the following process and criteria apply.	N/A	2024-05-01	1	Clerk	Clerk
Audit Committee Representatives/Staff Protocol	This protocol has been developed in order to clarify roles and expectations and to support highly effective working relationships between citizen representatives of the Audit Committee and City staff. It is intended to be reviewed at the beginning of each term of new citizen representatives of the Audit Committee (at least once every four years).	Under Review	2014-12-01	1	City Auditor	Audit Com
Budgeting for New Staff	To reduce the multi-year impact of hiring new staff.	Under Review	2021-12-30	1	Coordinator of Budgets and policies	Financial Analysts
Captial Budget Variance Reporting	This policy identifies the requirements for the reporting of variances between actual costs incurred and financing and estimates approved by Council for capital projects. It also identifies the methodology to be used to establish estimates for Capital Work in Progress accounts and the timing of the transfer of funds to the Capital Work in Progress account, to finance the project.	Under Review	2023-11-14	1	Manager of Budgets and Policy	Financial Analysts
Capital from Current Financing	Capital from Current Financing allows the City to reduce its reliance on debentures while at the same time provide more capital from current funding reflecting a “pay as you go” approach to financing.	Under Review and Scheduled to be Repealed	2021-12-30	1	Manager of Financial Planning and Policy	Manager of Financial Planning and Policy
Charitable donations Receipt Policy	This policy formalizes the charitable donations receipt program, including accounting for donations of cash or in-kind made to the City.		2022-06-01	1	Controller	Controller
Closed Meeting Protocol	This Closed Meeting Protocol is intended to assist The Corporation of the City of Burlington (the “City”) ensure compliance with the statutory requirements for holding Closed Meetings as well as to enhance the transparency of the City decision-making process.		No review date	0	none	none
Code of Conduct for Local Boards and Committees	The policy outlines the Code of Conduct for the City of Burlington’s Local Boards and Committees; it guides members to act with honesty and integrity, serving in a diligent manner, and performing their duties in a manner which promotes public confidence		2022-02-25	1	Clerk	Members/integrity Commissioner/ Staff
Code of Good Governance	The Council of the City of Burlington is committed to achieving excellence in governance, and doing so in a way that maintains and ensures public trust and confidence in the City's decision making. The elements of this code that are subject to a formal complaint are intended to act as a Code of Conduct as required under the Municipal Act.		2022-10-01	1	Clerk	Council Members
Commercial Filming and Photography	The City of Burlington is under no obligation to allow commercial filming and/or photography events to be held on its property. If the City chooses to allow such events, it may impose any restrictions it deems appropriate. This policy is to outline the parameters required to allow for filming on City of Burlington property.		2025-08-01	1	Director of Recreation Community and Culture	Manager of Recreation Community and Culture
Procurement Services – Commodity Price Hedging	The purpose of this policy is to adopt a statement of the municipality’s commodity price hedging policies and goals. The Municipal Act 2001, under Sections 5, 6, 7(1) of Reg. 653/05, requires the adoption of such statement before the municipality may enter into commodity price hedging agreements.		2026-12-21	0	Manager of Procurement Services	Staff
Community Initiated Public Art Policy	The City of Burlington through the Community Initiated Public Art Policy will create an atmosphere that encourages and supports the development of community-initiated public art projects. This policy will ensure that all community projects align with the identified vision of the Public Art Policy.		2028-01-01	0	Director of City Building	Manager of Ars and Culture

Community Investment Policy	Establish the principles and practices around how the City of Burlington will invest in our community.		2023-09-30	1	Manager of Community Developmant Services	Manager of Community Developmant Services
Corporate Accessibility Policy	This policy interprets the legislated requirements of the Accessibility for Ontarians with Disabilities Act, 2005 and its regulations as they apply to the City of Burlington and provides a framework of how the city will apply the requirements to develop and/or review other corporate policies, procedures, by-laws, standards and guidelines.		2023-01-01	1	The Accessibility Coordinator+Supervisor?	Everyone
A Framework for Community Recreation in the City of Burlington	The Framework for Community Recreation in the City of Burlington (Framework), as shown in Appendix A, will be the guiding policy document for the department of Recreation, Community and Culture.		2024-02-01	1	Director of Recreation, Community and Culture	Recreation Community and Culture Staff
Council - Staff Relations Policy	The purpose of this policy is to outline the roles and working relationship of council and staff. The City of Burlington will promote a respectful, tolerant and harassment-free relationship and workplace between Members of Council and the officers and employees of the corporation, guided by the Code of Good Governance for Members of Council, the Employee Code of Conduct, the Respect in the Workplace Policy and the Procedure By-law.		2022-02-01	1	Clerk	Clerk+ Director of Human Resources
COVID-19 Staff Vaccination Organizational Policy	This Policy applies to all City of Burlington (the “City” or the “Corporation”) staff (full time, part time, seasonal, temporary, contract, interns/co-op/students, volunteer firefighters) and council members.		2023-05-01	1	City Manager	Executrive Director of Human Resources
Current Budget Variance Reporting	To provide a system for the reporting on current budget variances between approved budgets and actual results, favourable and unfavourable.	Under Review	2021-12-30	1	Coordinator of Budget and Policy	Financial Analyst
Debt Policy	The city’s debt policy is established to ensure the City undertakes the principle of Responsible Debt Management in accordance with the city’s long-term financial plan framework. The city will make every effort to minimize the impact of debt servicing costs on the taxpayer and manage existing and future debt levels, to ensure that the city demonstrates strong financial planning and fiscal responsibility.		2021-06-01	1	none	none
Deputy Mayors	The purpose of this policy is to provide guidance to Members of Council when working as a Deputy Mayor for Emergencies/Ceremonial or a Deputy Mayor with Portfolio.	N/A	2026-012-01	0	City Clerk	City Manager
Development Charges Borrowing	The governing legislation that permits a municipality to borrow for capital projects is the Municipal Act. Specific restriction with respect to inter-fund borrowing for growth related capital projects is set out in section 36 of the Development Charges Act, 1997. Section 36 states that a municipality may borrow money from a reserve fund, but if it does so, the municipality shall repay the amount used plus interest at a rate not less than the prescribed minimum interest rate (the Bank of Canada rate on the day the bylaw came into force updated quarterly). As such borrowing from reserve funds or through debt is permitted under existing legislation.		2024-06-01	1	Coordinator of Financial Strategies and Business Consulting	Finacial Analyst
Development Charges Payment	Development charges are a way of recovering that net cost of capital expenditures attributable to growth.		2023-06-01	1	Coordinator of Financial Strategies and Business Consulting	Finacial Analyst
Disclosure of External Legal Costs	This policy governs the disclosure of external legal costs.		2022-01-01	1	City Solicitor and Director of Legal Services	Legal Department Staff
Donations and Sponsorships	City of Burlington Council and staff will be proactive in revenue generation by identifying potential fundraising opportunities to assist in meeting identified community needs.		2025-06-25	1	Manager of Government Relations and Strategic Communications	All Staff working on fundraising and sponsorship

Energy and Sustainable Buildings	The purpose of this policy is to achieve sustainable City operated facilities through design, construction, operations, and management measures.		2029-01-01		Executive director of Environment Infrastructure and Community Services	The Supervisor Enery and Emissions.
Enterprise Risk Governance and Management Policy	The purpose of this policy is to describe the City of Burlington's enterprise risk governance and management philosophy and the processes and practices that are in place to identify, communicate, and manage risks across the organization. The policy also ensures that responsibilities have been appropriately delegated for risk management.		2022-12-14	1	Executive Director of Strategy Risk and Accountabiliey	The Corporate Strategy and Risk Manager
Festival and Events	The City of Burlington supports vibrant and inclusive events and experiences that enhance the quality of life for our residents and visitors. Events throughout the city are diverse, innovative, promote safety and sustainability and foster a sense of belonging where all are welcome.		2025-09-01	1	Director of Recreation, Community and Culture	Manager of Festivals and Events
Flag Raising, Proclamations and Pier Lighting	The purpose of this policy is to provide a standard for which flag raising, proclamations, and pier lighting requests are received by the City of Burlington, processed and issued in recognition of individuals, events, organizations or community groups of significance in Burlington, in a consistent, respectful, inclusive, and appropriate manner.		2028-03-01	0	City Clerk	City Clerk
French Language Services	The City of Burlington recognizes the special status that the French language is entitled to receive in those areas of Canada that are traditionally English-speaking, and the special status that the English language is entitled to receive in those areas of Canada traditionally French-speaking.		2022-08-01	1	Senior Manager of Government Relations & Strategic Communications	All staff who serve customers
Procurement Services - Green Procurement Policy	As a sustainable development community, the implementation of this policy will support the City's commitment to sustainability by requiring the procurement of goods and services that will minimize the City's impact on the environment and provide best value for the corporation.		2026-12-21	0	Manager of Procurement Services	All departments/staff
Growth Projects Policy	To provide direction regarding the City of Burlington growth related projects and the appropriate use of Development Charges Reserve Funds.		2022-11-01	1	Director of Finance	Respective Asset Category Lead
Hydro Services	The intent of the city's Hydro Services Policy is to set out the basic principles that will guide the city's actions. More specifically, for matters within the city's jurisdiction, this policy will formalize the standard practice relating to the construction, expansion and maintenance of the city's hydro network.		2019-02-18	1	none	none
Information Management Policy	A policy to establish the framework for effectively managing information assets at the City.		2024-11-23	1	Burlington Leadership Team	All City Employees
Information Technology Security	To ensure that the City's information technology (hardware, software, communication equipment) is properly secured and controlled. Information technology is provided to employees of the City of Burlington to improve and enhance communication and productivity of City business activities. Employees are expected to use information technology property in a legal, ethical, effective, responsible and efficient manner.	Under Review	2020-01-01	1	Information Security Manager	All staff
Infrastructure Renewal Policy	To provide direction regarding infrastructure renewal principles and the appropriate use of the Infrastructure Renewal Reserve Fund.		2022-11-01	1	Director of Finance	Respective Asset Category Lead
Infrastructure Renewal Reserve Fund and Capital Leasing	The Director of Finance is authorized to transfer annually all the dividends from Burlington Hydro Electric Inc. (BHEI) to the Hydro Reserve Fund. The Hydro Reserve Fund shall be the funding source for the Infrastructure Renewal Reserve Fund to be established on an annual basis.		2021-12-30	1	Manager of Financial Planning and Policy	Manager of Financial Planning and Policy and Coordinator of Accounting

International Sport Event Hosting	The International Sport Events Hosting Policy provides the basis for the municipal decision-making process with respect to the City of Burlington's level of partnership involvement in the bidding for and hosting of international sport events. It identifies the conditions for the City's involvement in bids; provides a framework for the City to review and make decisions on opportunities for hosting international sport events; and provides an outline for financial support.		2022-09-01	1	Manager of Community Development	Council and staff
Investment Policy	This policy formalizes the Investment Policy and prescribes the limits for investing.		2022-11-01	1	Chief Financial Officer	Controller
Joint Ventures	This policy covers collaborative arrangements through joint venture agreements and applies to all Parks & Recreations services, programs and facilities.		2023-09-30	1	Manager of Community Development, Parks & Recreation	Parks and Recreation Staff
Letters of Credit	To provide a City policy for acceptance of letters of credit (LOC) that is consistent with the Region of Halton's LOC policy. To provide consistency to the development community who are providing letters of credit to both the Region and the City.		2021-11-30	1	Manager of Financial Planning and Policy	Financial Analysts
Mayor and Council Discretionary Budget Policy	On an annual basis the City will provide to the Mayor and Council an office expense budget and a discretionary budget.		2025-11-01	1	Mayor and Council	Chief Financial Officer
Mileage and other Expenses for City of Burlington Committees	This policy outlines the applicable rules and guidelines for applicable milage and other expenses for members of a City of Burlington Citizen Committee.		2024-05-01	1	Manager of Committee and Election Services	Committee Clerk
Municipal Alcohol Policy	The purpose of the Municipal Alcohol Policy (MAP) is to define the conditions for the service and consumption of alcohol for Special Occasion Permit (S.O.P) Events which occur on City of Burlington property. The policy outlines the additional requirements beyond those set by the Alcohol and Gaming Commission of Ontario (AGCO) through the issuance of a S.O.P.		2023-12-01	1	Manager of Community Development Services	Director of Recreation, Community and Culture
Naming of Corporate Assets	To encompass the naming of any corporate asset including parks, trails, open spaces, facilities, streets and other municipal buildings or properties, including assets managed by the City's boards and agencies and joint venture associations.		2026-04-01	0	Director of Corporate Communications & Engagement	City Council,
One-Time Funding Usage	To clarify the use of one time revenues.	Under Review	2021-12-30	1	Manager of Financial Planning and Taxation	Financial Analysts
Outdoor Display Cases	To provide direction on the use of the outdoor display cases located at City Hall.		2023-12-01	1	Manager, Customer Experience	Customer Experience Representatives
Pregnancy and Parental Leave for Members of Council	The City of Burlington recognizes a member of Council's right to take leave for the member's pregnancy, the birth of the member's child or the adoption of a child by the member as required by and in accordance with section 270 of the Municipal Act, 2001.		2022-10-01	1	City Clerk	Members of Council
Privacy and Protection of Personal Information	The Privacy and Protection of Personal Information policy is to maintain privacy of personal information as a public service throughout the information lifecycle of collection, use, retention, disclosure and disposition.		2025-02-01	1	Manager of Records and Information	Staff
Private Sector Public Art Policy	The City of Burlington through the Private Sector Public Art Policy will encourage the inclusion of public art in all significant private sector development across the City.		2028-01-01	0	Director of City Building	Manager of Arts and Culture
Public Appointment Policy	The purpose of this policy is to provide a process on how public appointments to advisory committees and local boards are conducted at the City of Burlington.		2026-11-10	0	City Clerk,	Committee Clerk
Public Art	The City of Burlington through its Public Art Policy will create an atmosphere that encourages and supports the development of Public Art throughout the City.		2028-01-01	0	Director of City Building	Manager of Arts and Culture

Public Conduct Policy	This Public Conduct Policy affirms that the City of Burlington is committed to delivering exceptional service to members of the public and to engaging with all residents in a consistent and fair manner, but recognizes that there may be circumstances that require action to protect staff, volunteers, Members of Council, and residents of the City from inappropriate behaviour.		2026-07-01	0	City Clerk	Staff
Public Notice Policy	The purpose of the policy is to provide notice to the public when required by the Municipal Act, 2001, S.O. 2001, c. 25, as amended		2025-06-01	1	City Clerk	Directors
Public Recreational Spaces Allocation	The City of Burlington (City) is committed to a fair and balanced allocation of public recreational spaces (facilities). The Public Recreational Spaces Allocation Policy (Allocation Policy) and the Parks and Recreation Department (Department) approved Facility-Allocation Procedures (Allocation Procedures) will be guided by the principles and practices set out in the Allocation Policy. Allocations will ensure the fair and balanced distribution of the City's facilities in compliance with the City's Leisure Services Policy, Community Development Policy, Gender Equity in the Allocation of Public Recreational Spaces Policy (Gender Equity Policy) and related policy requirements, strategic priorities and operational procedures. The allocation of Public Recreational Spaces will maximize the utilization of facilities and be approached in a consistent manner while being responsive to community need.		2017-06-01	1	Recreation Services Supervisor for Sport	Staff and users
Public Tree Management	To provide direction regarding tree protection and preservation requirements and actions to be undertaken prior to and during any city Capital Project, which may impact or cause to be removed one or more public trees.		2024-05-01	1	Director of Roads, Parks and Forestry	Manager of Urban Forestry
Recreational Trail and Pathway Surface Selection	To provide guidance for determining recreational trail and pathway surface materials in our parks and open spaces.		2022-06-12	1	Manager of Parks and Open Spaces	City staff
Recreation Facility Space Allocation Policy	The purpose of this policy is to align the facility space allocation process with the Framework for Recreation (PR-11-19) that is to fulfill the commitment to the community by partnering with others, providing recreation and culture opportunities through a fair, transparent and balanced distribution of the public recreation facilities for community access and use.		2028-07-01	0	Director of Recreation, Community and Culture	Manager, Community Development within Recreation, Community and Culture
Recreation Partnerships	The City of Burlington supports the sharing of Recreation, Community and Culture Department resources and the development of partnerships with social service providers to advance the universal accessibility of recreation and to promote recreation as a response to community and individual needs.		2023-08-01	1	Manager of Recreation Services	Supervisor of Recreation Services
Recreation Services for Indvidiuals with a Disability	The Recreation, Community and Culture Department continues its procedure towards the integration of persons with disabilities into recreation services, encouraging and supporting persons with disabilities to participate in programs and facilities operated by the Recreation, Community and Culture Department, as well as other community recreation agencies.		2023-08-01	1	Manager of Recreation Services	Recreation services staff
Refund for Development Application Fees	Refund Policy for Development Application Fees.		2023-11-01	1	Manager of Planning Implementation; Manager of Development and Design	Director of Community Planning
Right of Way Management	To ensure that the City maintains control of the use and management of the road right-of-way and to mitigate the cost of occupancy by utility and telecommunication infrastructure.		2024-04-01	1	Executive Director of the Capital Works Department	Various
Road Closures - Temporary and Permanent	To provide guidance for the approval of requests to utilize the City's public roadway in a manner that will impede the movement of traffic.	Under Review	2017-04-01	1	Various	Various
Sale of Real Property	Applies to all municipally owned property.		2024-05-01	1	Manager of Realty Services	Legal Department Staff

Sidewalk Warrants and Installation	To evaluate the need for installing new sidewalk in mature areas of the City	Under Review	2017-05-01	1	Director of Tranporation and Director of Engineering	Various
Speed Limit Policy	This policy provides guidance in the review and implementation of speed limits on roadways under City of Burlington jurisdiction.		2026-05-01	0	Manager of Traffic Operations and Signals	Supervisor of Traffic Operations
Stabilization Reserves and Reserve Funds Policy	Stablization Reserves and Reserve Funds will ensure the sustainability of the city's finances in the long-run. These reserves and reserve funds will help to manage cash flows and will contribute to financial fexibily to respond to uncontrollable factors (economic cycles), short-term or one time requirements.		2024-06-01	1	Coordinator of Financial Reporting	Coordinator of Financial Reporting
Staff Attendance at Hearings	Authorizes staff to attend hearings.		2022-01-01	1	Legal Department	Legal Department
Stormwater Management Facilities Servicing A Single New Development	N/A	NA?	2017-04-01	1	Director of Engineering +General Manager of Community Services	Manager of Development & Environmental Engineering
Strategic Asset Management Policy	Ontario Regulation 588/17 Asset Management Planning for Municipal Infrastructure in the Infrastructure for Jobs and Prosperity Act, 2015 sets out principles to guide asset management planning in Ontario municipalities.		2024-07-01	1	none	various
Strategic Real Estate Acquisition Policy	The Strategic Real Estate Acquisition Policy identifies the various means available to the City to acquire real estate, as well as providing a framework to guide decision-making. The Policy enables the City to proactively pursue land opportunities with transparency while following the objective framework. The City of Burlington, Realty Services and Burlington Land Partnership will undertake the acquisition of real property interests in conformity with this Policy, unless otherwise directed by City Council.		No review date		Realty Services	Realty Services and Burlington Land Partnership
Tax Billing and Collection	To ensure that property taxes are billed and collected in a timely and effective manner to coincide with budgetary and legislative requirements To ensure all taxpayers are treated fairly and equitably and to provide staff guidance for decision-making especially for situations where provincial legislation provides a choice, allows for the city and/or Treasurer discretion and for issues on which the legislation is silent. The policy will conform to current legislation and the Municipal Act. In the case where current legislation differs from this policy, legislation shall be followed.		2022-12-01	1	Manager of Financial Planning and Taxation	Coordinator of Tax Billing and Collections
Telecommunications Servicing - Open Competition Model	N/A	NA?	2017-04-01	1	Director of Engineering	Various
Temporary Roadside Memorials	The purpose of this policy is to establish practices related to the placement of temporary roadside memorials.		2023-09-11	1	Director of Roads, Parks & Forestry	Manager of Road Operations
Traffic Calming Policy - Under Review	To provide a process for evaluating requests for the installation of traffic calming measures on streets under the City of Burlington's jurisdiction.		2019-03-01	1	Director of Transportation Services	Manager of Traffic Services
Tree Protection and Canopy Enhancement	This policy provides direction regarding tree protection, maintenance, and canopy enhancement practices across the City, in order to support the growth of the urban forest and to achieve a canopy cover target of 35 percent by 2041.		2027-02-01	0	Director of Roads, Parks and Forestry	Manager of Urban Forestry
Tree Root Infiltration	Geographically road allowances within the City of Burlington		2024-05-01	1	Director of Roads, Parks and Forestry	Manager of Urban Forestry
Use of Corporate Resources during an Election - Under Review	This policy provides guidance for the appropriate use of corporate resources and/or funding during a municipal election period.	Under Review	2025-10-01	1	City Clerk	City Clerk
Vehicle Replacement Funding Policy	To provide direction regarding fleet asset management principles and the appropriate use of the various Vehicle Depreciation Reserve Funds (VDRF).		2022-06-01	1	Director of Finance	Various

Zero Waste	The Zero Waste Policy provides guidance on waste reduction and diversion activities indoors and outdoors on City property such as City Hall, arenas, community centres, parks, etc. Although achieving zero waste is an ambitious goal, it is one that we can all aspire to over time.		2029-01-01	0	Executive Director Environment, Infrastructure and Community Services	Various

79 63

The Corporation of the City of Burlington

City of Burlington By-law 06-2026

A by-law to amend By-law 86-2007, as amended, being a by-law for the regulation of traffic.
Delegated Authority

Whereas pursuant to subsection 27 (1) of the Municipal Act, 2001, S.O. 2001, c. 25, a municipality may pass by-laws in respect of a highway only if it has jurisdiction over the highway;

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows;

1. Schedule 1 of By-law 86-2007, as amended, (Section 12 (1) – Through Highways – Stop) is amended by adding the following line items in alphabetical order:

Cardinal Avenue	West limit	West limit of Eagle Drive
Eagle Drive	North limit of Shoreview Road	South limit of Townsend Avenue (north intersection)
Falcon Boulevard	South limit of Plains Road East	North limit of Townsend Avenue (north intersection)
Partridge Drive	North limit of Cardinal Avenue	South limit of Townsend Avenue

2. Schedule 2 of By-law 86-2007, as amended, (Section 12 (2) – Intersections – Stop Signs) is amended by removing the following line items in alphabetical order:

Cardinal Avenue and Eagle Drive	Eastbound and westbound	Cardinal Avenue
Eagle Drive and Townsend Avenue	Northbound and southbound	Eagle Drive
Falcon Boulevard and Townsend Avenue	Southbound and northbound	Falcon Boulevard
Falcon Boulevard and Townsend Avenue East	Northbound	Falcon Boulevard

Townsend Avenue East and Eagle Drive	Eastbound and westbound	Townsend Avenue East
Townsend Avenue East and Falcon Boulevard	Eastbound and westbound	Townsend Avenue East
Townsend Avenue East and Shadeland Avenue	Eastbound and westbound	Townsend Avenue

3. Schedule 2 of By-law 86-2007, as amended, (Section 12 (2) – Intersections – Stop Signs) is amended by adding the following line items in alphabetical order:

Eagle Drive and Townsend Avenue (north intersection)	Northbound and southbound	Eagle Drive
Falcon Boulevard and Townsend Avenue (north intersection)	Eastbound and southbound	Falcon Boulevard
Townsend Avenue and Eagle Drive (north intersection)	Eastbound	Townsend Avenue (north intersection)
Townsend Avenue and Falcon Boulevard (north intersection)	Westbound	Townsend Avenue (north intersection)
Townsend Avenue and Falcon Boulevard (south intersection)	Eastbound	Townsend Avenue (south intersection)

4. Schedule 4 of By-law 86-2007, as amended, (Section 13 (2) – Intersections – Yield Signs) is amended by deleting the following line items in alphabetical order:

Finch Avenue and Falcon Boulevard	Eastbound	Finch Avenue
Lark Avenue and Falcon Boulevard	Eastbound	Lark Avenue
Partridge Drive and Cardinal Avenue	Southbound	Partridge Drive

5. That in all other respects By-law 86-2007, as amended, be and is hereby confirmed.

6. That this by-law comes into force the day it is passed.

Passed this 17th day of February, 2026.

Mayor Marianne Meed Ward _____

City Clerk Mike de Rond _____

The Corporation of the City of Burlington

City of Burlington By-law 07-2026

A by-law to amend By-law 59-2024 as amended to provide for changes to speaking times in Sections 49.12 and 49.3
(LLS-07-26)

Whereas section 238(2), of the *Municipal Act, S.O. 2001, c.25* requires that every municipality and local board shall pass a procedure by-law for governing the calling, place and proceeding of meetings; and

Whereas The Corporation of the City of Burlington (the "City of Burlington") has enacted Procedure By-law No. 59-2024; and

Whereas clarity is required for speaking time limits for members of committee and council to ensure meeting efficiency.

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. Sections 49.12 and 49.3 of By-law No. 59-2024 are deleted in their entirety and replaced with the following new sections 49.12 and 49.3:

   49.12 that each member will have a limit of three minutes to speak on a motion and will be given the option of an additional three minutes after every member has been allowed to speak. Any unused speaking time cannot be reclaimed. An additional three minutes will only be provided to members through the passing of a two-thirds vote.

   49.3 that each member will have a limit of one minute to ask a question. Any unused time cannot be reclaimed. A member may ask a question only for the purpose of obtaining facts relevant to the matter under discussion and necessary for a clear understanding. All questions will be stated succinctly and will not be used as a means of making statements, or assertions.

   .

2. Subject to the amendments made in this By-law, in all other respects, By-law No. 59-2024, is hereby confirmed unchanged.

3. This By-law comes into force on the date of its passing.

Passed this 17th day of February, 2026

Mayor Marianne Meed Ward _____

City Clerk Mike de Rond _____

The Corporation of The City of Burlington

By-Law Number 08-2026

A By-law to designate the Burlington Avenue-Ontario Street Heritage Conservation District and adopt the Burlington-Avenue Ontario Street Heritage Conservation District Plan and Guidelines dated January 2026 under subsections 41(1) and 41.1(1) of the *Ontario Heritage Act*.
DGM-04-26

Whereas pursuant to subsection 41(1) of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18 (the "Act"), the Council of a municipality may by by-law designate the municipality or any defined area thereof as a heritage conservation district; and

Whereas pursuant to subsection 41.1(1) of the Act, a municipality shall adopt a heritage conservation district plan for each district that is designated in the by-law; and

Whereas the Official Plan for the City of Burlington contains policies relating to the establishment of heritage conservation districts; and

Whereas Council intends to designate the area defined by the by-law as a heritage conservation district; and

Whereas Council intends to adopt a heritage conservation district plan and guidelines for this heritage conservation district; and

Whereas pursuant to subsection 41.1 (6) of the Act, information relating to the proposed Burlington Avenue-Ontario Street Heritage Conservation District Plan, including a copy of the proposed Plan, has been made available to the public, and a public meeting was held with respect to same on December 2, 2025; and

Whereas the Heritage Burlington Advisory Committee was consulted with respect to the proposed Plan at their meeting on September 10, 2025;

Council enacts as follows:

1. The area shown on Schedule "A" attached hereto and forming part of this bylaw is hereby designated as a heritage conservation district known as Burlington Avenue-Ontario Street Heritage Conservation District.

2. The Plan set out in Schedule "B" attached hereto and forming part of this by-law is hereby adopted as the Heritage Conservation District Plan and Guidelines for the Burlington Avenue – Ontario Street Heritage Conservation District.

3. This by-law shall come into force in accordance with section 41 of the Act, either on the day following the last day of the prescribed appeal period or as otherwise provided by section 41(10) of the Act.

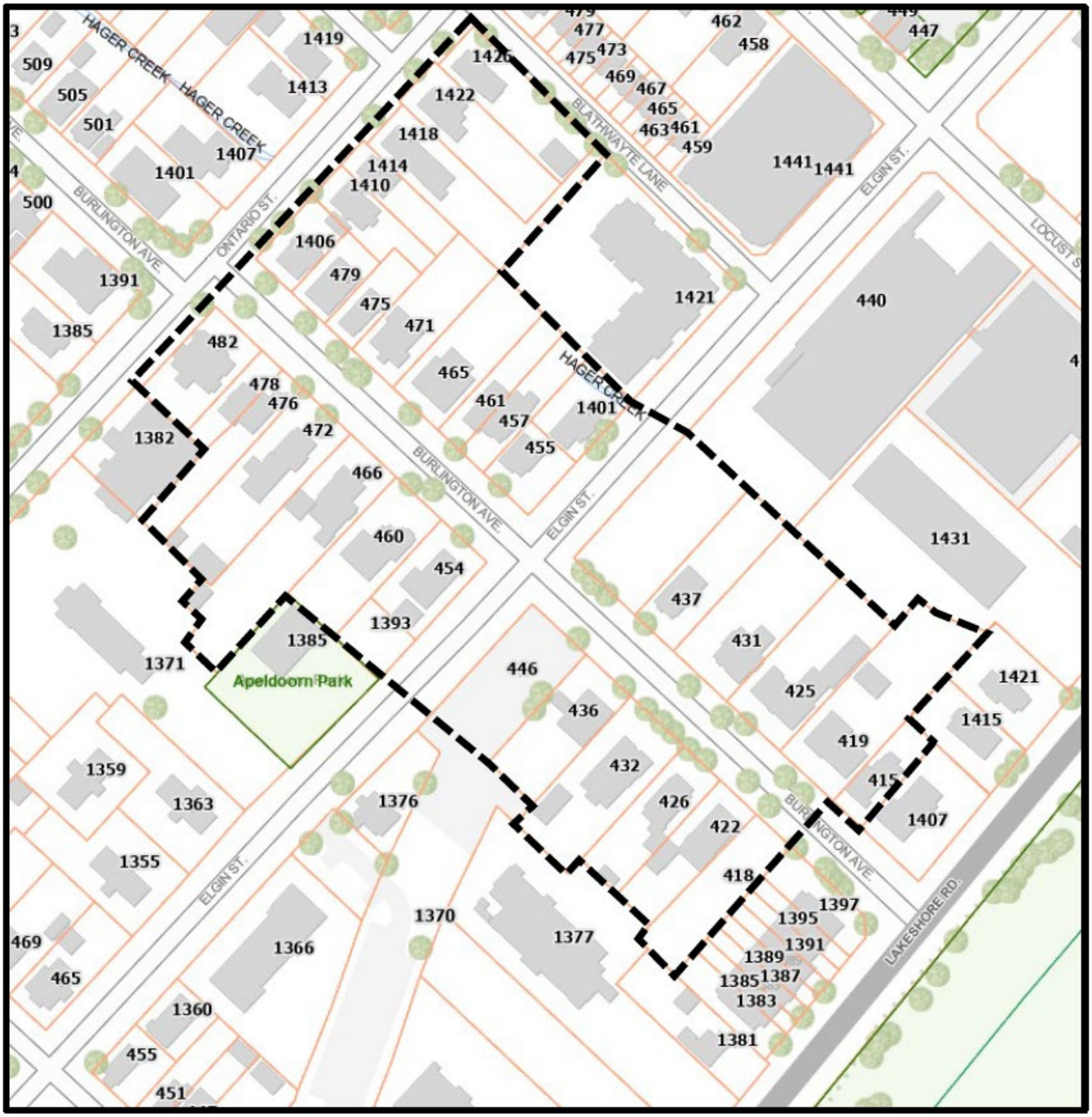
Passed this 17th day of February, 2026

Mayor Marianne Meed Ward _____

City Clerk Michael de Rond_____

SCHEDULE "A" to BY-LAW 08-2026

Burlington Avenue and Ontario Street Heritage Conservation District Study Area



Burlington Avenue – Ontario Street Heritage Conservation District Plan

City of Burlington

January 2026



TRACE architectures

Parts include:

Reader's Guide

Part 1 – Plan Framework

Part 2 – Policy Framework

Part 3 – Plan and Guidelines

Part 4 – Implementation

Appendix

Reader's Guide

Purpose of the Plan

The purpose of the Burlington Avenue–Ontario Street Heritage Conservation District Plan is to conserve the District's cultural heritage value through the protection, conservation, and management of its heritage attributes, in accordance with the Plan's objectives. The objectives, policies, and guidelines contained in this Plan will guide the review of development applications and heritage permits within the District, while informing the decisions of property owners, City staff, and Council.

This Plan applies to all privately and municipally owned properties within the District. It is a regulatory tool under Part V of the Ontario Heritage Act and complements the City of Burlington's Official Plan and related by-laws. Background research and analysis for the District are documented in the Burlington Downtown Heritage Study and Engagement Program (2023), which forms the foundation for this Plan and is available through the City's website.

Introduction

The Burlington Avenue–Ontario Street Heritage Conservation District (HCD) is one of Burlington's earliest and best-preserved historic neighbourhoods. Defined by late 19th- and early 20th-century homes, mature tree canopies, landscaped gardens, and landmark views to Lake Ontario, the District has maintained its character despite ongoing urban growth pressures. It is a significant cultural landscape at the heart of the city.

This HCD Plan provides a clear framework to conserve and manage change within the District. Its purpose is to ensure that new development is compatible with the area's heritage character while maintaining its vibrancy, livability, and long-term resilience.

The Plan is organized into four parts:

- **Part 1 – Plan Framework**
- **Part 2 – Policy Framework**
- **Part 3 – Policies and Guidelines**
- **Part 4 – Implementation**

Each part focuses on a distinct aspect of heritage conservation, together providing the City, property owners, and the community with the tools needed to understand, protect, and enhance the District.

Part 1 – Plan Framework

The HCD Plan builds on the Downtown Heritage Study (2023–2025), which confirmed that Burlington Avenue–Ontario Street meets provincial heritage criteria. The City retained consultants to prepare a formal HCD Plan and Guidelines under Part V of the Ontario Heritage Act (OHA). The District, extending along Burlington Avenue from Lakeshore Road to Ontario Street, contains 33 properties, more than 79% of which meet multiple criteria under O. Reg. 9/06. Its cultural heritage value lies in its cohesive streetscapes, diverse architecture, mature landscapes, and close ties to Burlington's early growth.

From the beginning of the Study Phase in 2024, and throughout the plan Phase that has run from March 2025, engagement took place through property owner interviews, heritage week activities, neighbourhood pop-ups, and open houses. Residents expressed strong support for designation, highlighting the need for a balance between conservation, flexibility, and transparent permitting processes. The Plan sets out objectives to conserve heritage value, manage change with clear policies, promote compatible development, and reinforce community identity.

Part 2 – Policy Framework

The Policy Framework situates the HCD within national, provincial, and municipal legislation and guidance. It is:

- Guided by the Ontario Heritage Act (1975, amended 2023), O. Reg. 9/06 heritage criteria, and the updated Ontario Heritage Toolkit (2025).
- Anchored in Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (2011), which establish best practices for preservation, rehabilitation, and restoration.
- Integrated with the Provincial Planning Statement (PPS, 2024), which emphasizes housing supply, intensification, climate resilience, and Indigenous engagement.
- Aligned with Burlington's Official Plan, zoning initiatives, and heritage bylaws to ensure consistency with municipal planning and property standards.

Part 3 – Plan and Guidelines

The Plan sets out objectives to preserve and enhance the District's heritage character while supporting sustainable, community-driven growth. Emphasis is placed on walkability, canopy trees, landmark views, and architectural variety.

Key Policies and Guidelines include:

- Landscape & Public Realm: Maintain trees, gardens, and pedestrian pathways; limit front yard parking.
- Demolition & Relocation: Demolition of contributing properties is strongly discouraged and only considered under extraordinary structural circumstances.
- New Construction & Infill: Permitted where compatible with heritage character; requires Cultural Heritage Impact Assessments and adherence to lot patterns, setbacks, massing, and materials.

- Alterations & Repairs: Prioritize repair over replacement; ensure roofs, windows, porches, and additions are sympathetic in design and scale.
- Views & Vistas: Protect sightlines to Lake Ontario and through the tree canopy as defining elements of the District.

All properties are designated under Part V of the OHA. Contributing properties face higher conservation requirements, while clear permit processes and alignment with public works ensure consistent stewardship.

Part 4 – Implementation

The Implementation section provides the tools for ongoing management of the District. It integrates the HCD into Burlington's Official Plan and zoning by-laws, establishes clear permitting procedures, and reinforces the City's role in monitoring and enforcement.

How to Use this Plan

Owners of Contributing Properties

Owners of contributing properties are encouraged to first consult the property classifications provided in the Appendix to understand how their property contributes to the cultural heritage value of the District. They should then review Section 3.2.1 – Contributing vs. Non-Contributing Properties and the related subsections.

Policies and guidelines for conservation, maintenance, and repair are found in Section 3.3.7 – Repairs and Alterations and related sections on roofs, walls, windows, doors, porches, and verandas. Even if no immediate work is planned, owners are encouraged to review these sections, as they outline both mandatory requirements and best practices that will help ensure the long-term conservation of their property and the District's cultural heritage value.

Where additions or alterations are proposed, owners should consult Section 3.3.12 – Additions and Section 3.3.13 – New Construction, which provide policies and guidelines for design, siting, and compatibility. Demolition and relocation are addressed in Section 3.3.2 – Demolition and Relocation.

Policies for the landscape and public realm, including tree conservation, views, gardens, fencing, lighting, and driveways, are found in Section 3.3.1 – Landscape and Public Realm, and apply to contributing properties in order to maintain the District's cohesive streetscape and setting.

Owners of Non-Contributing Properties

Owners of non-contributing properties should refer to Section 3.2.1 – Contributing vs. Non-Contributing Properties to confirm the details around classification. While non-contributing properties do not individually express the heritage character of the District, all properties within the boundary are designated under Part V of the Ontario Heritage Act and are therefore subject to the Plan.

Policies and guidelines for alterations, additions, and new development are outlined in Section 3.3.12 – Additions and Section 3.3.13 – New Construction, which ensure that change is compatible with the surrounding heritage context. Section 3.3.2 – Demolition and Relocation provides requirements for demolition of non-contributing properties. While there is greater flexibility around non-contributing properties, work of this nature is subject to approval and with plans for replacement construction.

Landscape and public realm policies in Section 3.3.1 also apply to non-contributing properties, with particular emphasis on preserving tree canopy, gardens, pedestrian walkways, and the overall character of the streetscape.

Heritage Permits

Owners of both contributing and non-contributing properties should refer to Section 4.0 – Implementation, which provides direction on the heritage permit process. This section clarifies what types of work require a heritage permit, outlines application requirements, and explains

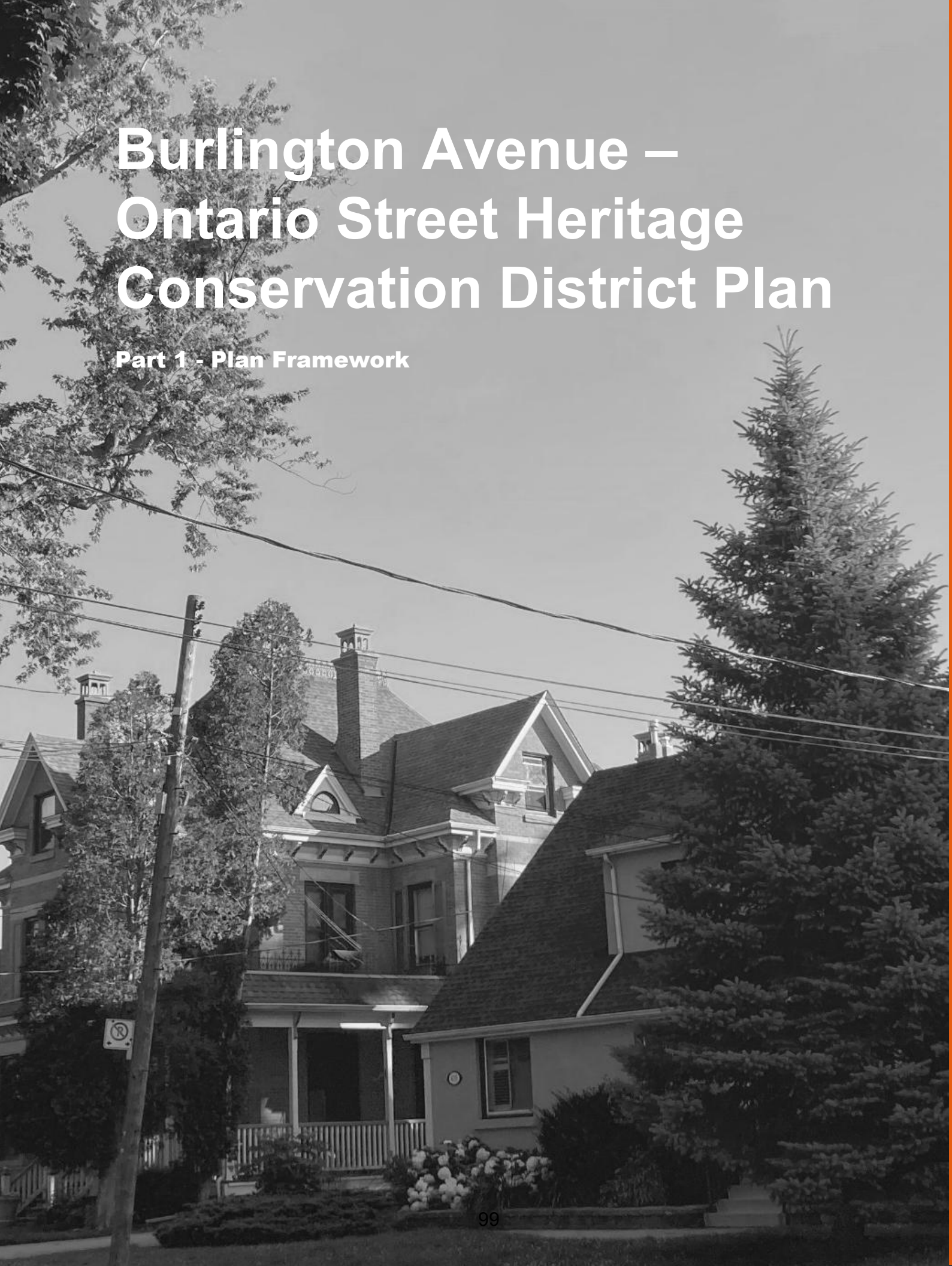
how proposed changes will be evaluated against the Plan's policies and guidelines. Applications for major alterations or new construction may also require a Cultural Heritage Impact Assessment (CHIA).

Distinction Between Policies and Guidelines

Within this Plan, policies (shown in bold and using "shall" language) establish mandatory requirements under the Ontario Heritage Act. Guidelines (shown in italic and using "should" language) are not mandatory but provide practical advice and recommended approaches for achieving compliance with the policies. Together, policies and guidelines help owners, City staff, and Council evaluate proposals in a consistent and transparent way.

Conclusion

The Burlington Avenue–Ontario Street HCD Plan provides a balanced framework to protect one of the city's most historic neighbourhoods. By aligning national, provincial, and municipal policies with strong community input, the Plan ensures that growth enhances, rather than erodes, the District's cultural heritage. It equips the City, property owners, and residents with practical tools for conservation, compatible development, and sustainable urban design.



Burlington Avenue – Ontario Street Heritage Conservation District Plan

Part 1 - Plan Framework

Contents

1. Plan Framework 2
1.1. Project Background & Introduction 2
1.2. Heritage Conservation District Process 3
1.3. Heritage Conservation District Boundary 5
1.4. Statement of Significance & Heritage Attributes 6
1.5. Engagement Process 8
1.6. Goals and Objectives 9
1.7. How to Use this Plan 11

1. Plan Framework

1.1. Project Background & Introduction

Urban sprawl and intensification have been advancing at increasing rates across Canada, particularly in Ontario. Urbanization, along with unchecked development, present a challenge that frequently poses a threat to the integrity of the heritage character of cities, towns, and villages, and often overlooks the delicate balance between growth and conservation. Architectural landmarks, historic streetscapes, and rich landscapes are vulnerable to expansion and are at risk of erasure of both built and natural heritage. The conservation of these areas is not rooted in the desire to “halt” progress or development; rather, it is about establishing a framework to guide development in a way that integrates well with existing heritage resources as well as with historic context. Formally recognizing and protecting these heritage assets is an important and powerful tool for maintaining and safeguarding the unique essence of our collective past, while also ensuring future enrichment of our communities.

The City of Burlington retained the TRACE Architectures and B+H Team to undertake a Heritage Conservation District (HCD) Study and Plan for a two-block section of Burlington Avenue, from Lakeshore Road to Ontario Street. This work builds upon the foundational research and community consultation undertaken through the Downtown Heritage Study and Engagement Program, which assessed Burlington Avenue along with five other areas in the city’s core to determine their eligibility as Cultural Heritage Landscapes (CHLs) under the Burlington Official Plan (1997) and the Provincial Planning Statement (2024). Initiated in 2023, the Downtown Heritage Study combined detailed heritage analysis with extensive public engagement to identify places of historical, architectural, and cultural significance, ultimately providing the basis for informed heritage planning and protection strategies. The findings from that study have directly informed the current HCD process, offering critical insights into the area's heritage character and reinforcing the City’s ability to manage change through designation tools outlined in Section 8.3.4 of the Official Plan and enabled by the Ontario Heritage Act.

The Burlington Avenue-Ontario Street HCD Study was presented to the Committee of the Whole in March 2025 and was unanimously approved at Council. The consultant team proceeded with the second phase of the project in April 2025. This document is the Heritage Conservation District Plan and Guidelines.

1.2. Heritage Conservation District Process

The Plan and Guidelines document is designed to assist residents of Burlington, property owners, tenants, and the City of Burlington in preserving and enhancing the unique characteristics and qualities of the Burlington Avenue-Ontario Street District. The Plan uses the legislation outlined in Part V of the *Ontario Heritage Act* (OHA) to manage change in ways that highlight and preserve character defining elements, while encouraging compatible development.

The *Ontario Heritage Act* (Subsection 41. (1)) enables municipalities to designate HCDs. An HCD is an area which contains a concentration of heritage resources, with special character and/or historical association that distinguishes the area from its surroundings. The designation of an HCD affords the municipality the ability to enforce the protection of the character of an area by designating character-defining elements, as well as the public realm, under Part V of the OHA. The municipality can then guide future changes and development within a carefully designed framework document called the HCD Plan & Guidelines. This protection is not meant to hinder nor prevent change, but rather to manage change in ways that are positive for the District and for the wider community. Many people now consider an HCD to be one of the most effective tools, not only for historic conservation, but also for effective and sound urban design, planning, and development.

Phase 1: HCD Study

An HCD Study marks the initial step in determining the cultural and historical significance within a community, neighbourhood, or District in Ontario. This phase focuses on the comprehensive assessment of what is important to a community in terms of heritage value. It involves detailed gathering and analysis of geographical features, historical data, and current cultural elements, aiming to understand the intrinsic heritage character that defines the area. This information is then analyzed holistically to gain an overall sense of the uniqueness the community possesses. By collecting this information, the study seeks to understand not only what exists, but also why it matters to the community.

This process is guided by a Study Area, which is sometimes determined at the onset of the HCD Study. However, in this case, the Study Area was pre-determined by the City of Burlington, to allow for sufficient time to focus on the properties included within the pre-defined area. The HCD Study involved the development of a database to store a detailed property inventory, policy, and historical research (including archival documents), preparation of maps, as well as photos (historic, satellite, and from site visits), plans, and other documentation.

Once the information was gathered, and public consultation took place, the Consultant Team proceeded with the analysis to determine whether the given area warranted consideration for Heritage Designation under the OHA. This includes assessing the

eligibility of the proposed area, based on the new requirements of *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest* (updated as of 1 January 2023 via Bill 23).

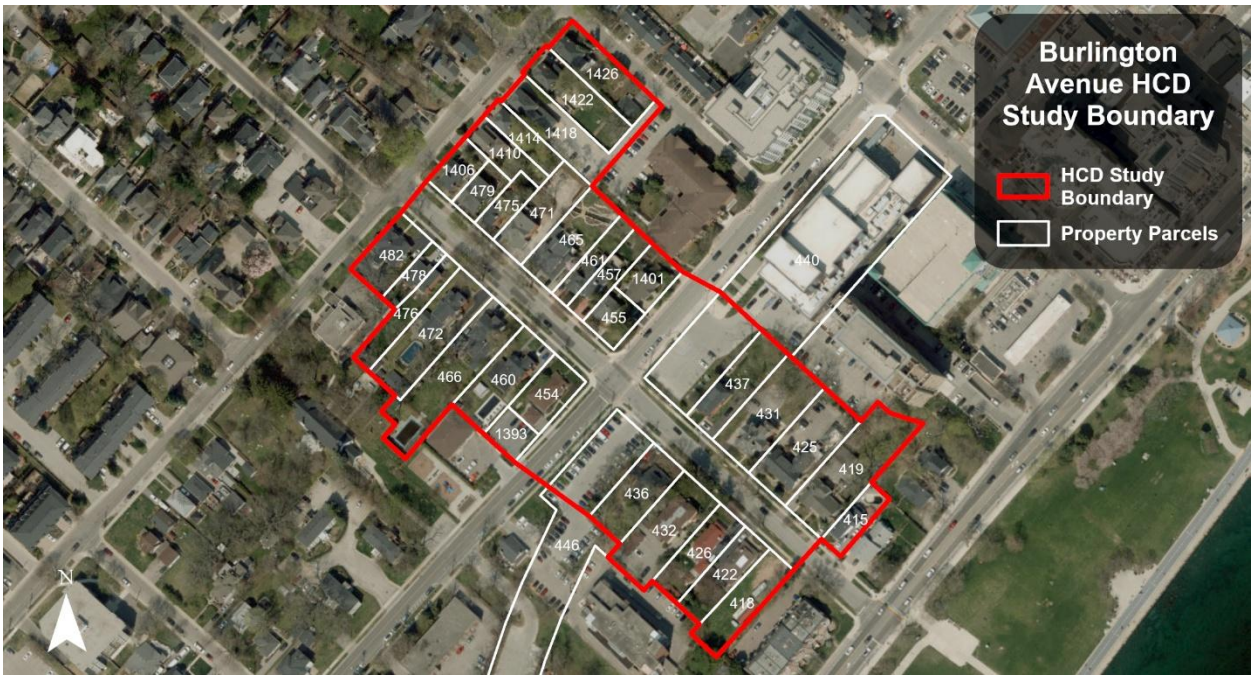


Figure 1.1: Burlington Avenue Ontario Street District Study Boundary.

1.3. Heritage Conservation District Boundary

The rationale for the recommended designation of the Burlington Avenue-Ontario Street HCD is grounded in a combination of heritage significance, community values, and policy. The area demonstrates a strong heritage character, reflected in its built form, landscape features, and historical associations with important individuals and events in Burlington's development. While much of Burlington has experienced substantial intensification and redevelopment, this District stands out as a rare enclave that retains a high degree of historical integrity. A comprehensive inventory and evaluation of properties within the study area confirmed that the heritage resources merit conservation, with over 79% of properties meet more than two of the nine criteria set out in *O. Reg. 9/06* under Part V of the OHA.

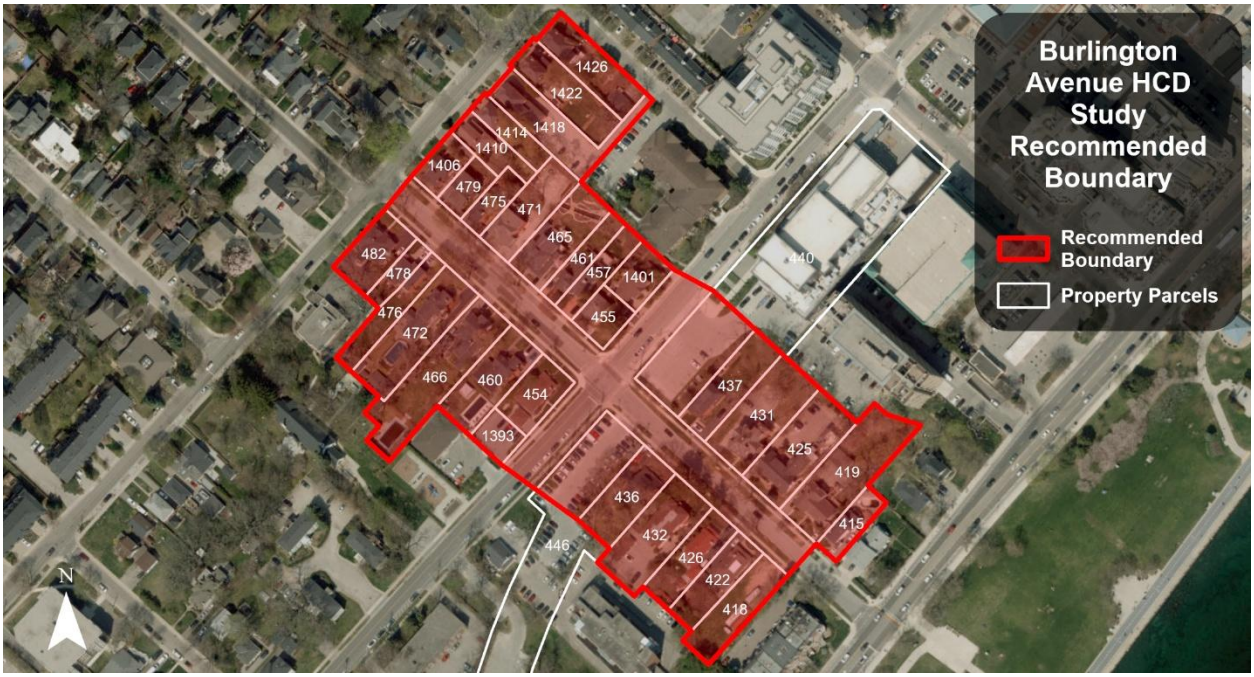


Figure 1.2: Burlington Avenue Ontario Street District Boundary.

1.4. Statement of Significance & Heritage Attributes

The Statement of Cultural Heritage Value or Interest (CHVI) summarizes the heritage value/interest and attributes of the recommended HCD Area, and is the basis for the evaluation of the level of contribution of individual properties found within the study area.

Statement of Cultural Heritage Value or Interest Under OHA Part V

Description of the Burlington Ontario Context

The area now known as Burlington, Ontario, has been home to Indigenous peoples for thousands of years. The land is rich in the history and traditions of the Anishinaabeg, Haudenosaunee, and Métis peoples, and is part of the Treaty Lands and Territory of the Mississaugas of the Credit. It is also covered by the Dish with One Spoon Wampum Belt Covenant, a historic agreement to share and protect the resources of the Great Lakes region.

Located in the heart of Burlington, Ontario, the Burlington Avenue-Ontario Street District area has long been valued for its architectural heritage and historical value. Stretching north-south near the city's waterfront and the downtown area, the area was once part of Burlington's earliest settlements, Wellington Square. In 1873 the area merged with Port Nelson to form the Village of Burlington, after Burlington Bay (named after Bridlington, England which was called Burlington until the 19th century). This section of Burlington was developed under the subdivision Plan of William Bunton, registered in 1881, and stretched from Lakeshore Road to Ontario Street, west of Brant Street. Bunton sub-divided and sold off plots of his land for residential development, and the neighbourhood began to develop rapidly. The District is known for its late 19th century and early 20th-century homes, mature tree canopy, and cohesive residential streetscape. Most of the buildings in the District are single, detached homes. The street is characterized by consistent setbacks, large lots, and a variety of architectural styles that showcase Burlington's growth over the past century.

Cultural Heritage Value

The Burlington Avenue-Ontario Street District is a street born from its views to the waterfront and proximity to the historic downtown. The area has largely retained its character for the past one hundred years, which is very challenging in areas with significant urban development. The District incorporates one of the most historic residential areas in downtown Burlington, and most of the properties have retained their original residential use.

The District's origins are directly linked to the prosperity and appeal of Burlington, which brought the commercial, residential, and institutional buildings to the City as a whole. The area was developed at the same time Burlington emerged as a central hub along

Lake Ontario, and the proximity to the lake and to downtown made the area a desirable residential neighborhood for prominent families. The role of the waterfront in Burlington has evolved over time, and continues to change in response to human activity, related to the settlement, growth, industry, and social life in Burlington. It remains, however, a key landscape feature of the District and the downtown area.

The District's architectural value lies in its diverse, yet harmonious, blend of architectural styles, intricate woodwork, decorative brickwork, landscaped gardens, and a welcoming and cohesive streetscape. The streets are lined with wide walkable sidewalks, and a mature, diverse, tree canopy. There is a direct view to Lake Ontario from Burlington Avenue, and as a result, the street becomes an informal pedestrian route to the lakefront. Combined, these elements and their associated features, such as the walkability, views, and aesthetic charm, make it a vibrant and appealing space for residents and visitors alike.

Description of Heritage Attributes

- Consistent building setbacks and large lots, contributing to a spacious, orderly streetscape;
- Generous front lawns with similar setbacks amongst dwellings, even from different building periods, providing a measure of consistency in scale and sense of place within the area;
- The variety of architectural styles, with representative examples of Arts and Crafts, Vernacular, Georgian, Edwardian, and Victorian homes;
- Original materials and craftsmanship, including brick façades, woodwork, and decorative features in windows, doors, and verandas. Where brick is used, shades of reds are predominate;
- A mature, diverse, and high tree canopy lining the streets in the *District*, enhancing the neighborhood's historic ambiance and walkable appeal;
- Views between buildings of gardens, trees and/or Hager Creek;
- The key views and vistas towards Lake Ontario, particularly from Burlington Avenue, creating a gateway to the waterfront.

1.5. Engagement Process

Successful implementation of a district will ultimately depend on wide-spread public support for district designation based on a clear understanding of the objectives for designation and appreciation of the proposed HCD plan, policies and guidelines.

Decisions about policies and guidelines should be made in an open forum, where the benefits of designation and the responsibilities that come with it can be clearly communicated. There should be a clear agenda and timetable for proceeding with the district study and well-publicized public meetings at important stages, to allow for

From June 2024 to September 2025, the Burlington Avenue–Ontario Street HCD Study and Plan engaged the community through a series of targeted events, presentations, and public activities. The goal was to gather feedback, answer questions, and build understanding and support for the potential HCD designation. Efforts included property owner interviews, participation in Burlington Heritage Week, pop-up events, city-wide engagement activities, committee presentations, and an open house to review the draft plan.

Community Involvement and Feedback
Engagement began with one-on-one property owner interviews in July 2024, which allowed early communication, discussion of heritage objectives, and sharing of local history and photographs. These conversations underscored the importance of preserving not only buildings, but also landscapes, trees, gardens, and street character. Broader community participation followed during Burlington Heritage Week in August 2024, and in 2025 where residents learned about the study and the plan. A September Harvest Pop-Up brought the discussion directly into the neighbourhood, drawing about 40 attendees who shared strong support for conservation, as well as concerns about potential restrictions, costs, and political will to protect heritage assets.

City-Wide Engagement Events
The September 2024 and 2025 “Food for Feedback” events expanded outreach to a wider audience, gathering comments on the importance of heritage to Burlington’s identity and tourism appeal. Residents expressed interest in extending the study area boundaries, identifying heritage areas with signage, and sharing family histories tied to Burlington’s development. During the 2025 event, productive conversations were had, and feedback at this stage consistently emphasized the need to protect the District’s unique character from unsympathetic development pressures.

Draft Plan Open House and Key Themes
In June 2025, an open house presented the draft HCD Plan, generating discussion around policies vs. guidelines, incentives such as the Heritage Property Tax Rebate Program, heritage-inspired infrastructure improvements, and flexibility in design regulations. Concerns about restrictions on windows, additions, and parking were balanced by the plan’s emphasis on compatibility and case-by-case review. Frustrations

over past demolitions and the massing of infill projects reinforced the need for a robust HCD framework to manage change. Questions about District boundaries were addressed with the explanation that the current limits were based on heritage integrity and manageability, with opportunities for review and expansion in the future.

Overall Outcomes
Across all engagement activities, there was broad consensus that the study area is a culturally and historically significant place worth protecting. While residents sought clarity on processes, costs, and flexibility, the majority supported the designation as a means to maintain Burlington's unique character. The input gathered has directly shaped the HCD Plan's policies, guidelines, and recommendations, ensuring they reflect community values while providing a balanced, practical framework for heritage conservation.

1.6. Goals and Objectives

HCDs provide guidance for the conservation of cultural heritage resources policies and guidelines that will assist in the protection and enhancement of the cultural heritage value of a district. District designation enables City Council to manage and guide future change in the area. HCDs take many different forms and variations, depending on the location and its history. However, they form an integral part of Ontario's cultural heritage and contribute to an understanding and appreciation of the cultural identity of the place, and as a collection, the province.

In accordance with *Subsection 40 (2)* of the OHA, the HCD Study considers the objectives around the recommended designation and the content of the future HCD Plan, should Council move forward with the adoption of an HCD. Therefore, the following objectives should be re-confirmed for continued relevance throughout the Plan Phase. This includes additional consultation with the public, completion of the landscape analysis and heritage evaluation, a formal statement of significance, and an updated boundary property inventory.

Based on the results of this HCD Study, the prospective HCD Plan for Burlington should consider addressing the following objectives:

- Conserve and enhance the cultural heritage value and character-defining elements of the HCD, including built forms, street and landscape elements, and landmarks that contribute to the District's sense of place;
- Encourage the conservation, rehabilitation, adaptive reuse, and maintenance of contributing existing buildings that express the heritage character of the HCD, while providing guidelines on appropriate change to the buildings;
- Encourage the retention of the landscape and streetscape elements such as the existing mature tree canopy, property setbacks, and views to Lake Ontario;

- Develop alteration, infill, and new development guidelines, with the primary goal of promoting compatible development on fallow or non-contributing properties, that appropriately manage and preserve the cultural heritage value of the area's history;

- Ensure that new construction and development on vacant, underdeveloped lots and on large parcels responds to the character of contributing properties through their retention and the compatible design of new structures;

- Reinforce and conserve the District's significant built forms, streetscapes, materiality, and character that reflect its cultural heritage values;

- Develop appropriate setbacks and step backs for new development;

- Maintain and establish architectural details and consistent street walls where appropriate and which maintain and support accessible, vibrant, and walkable pedestrian environments;

- Maintain, conserve, and enhance the historic residential character of the streets, using harmonious materials, height limits, architectural details or other design measures, enhanced and protected tree canopy, and views to the lake;

- Incorporate the policies and guidelines of the HCD Plan into the regulatory framework, as well as other studies and programs, to encourage the conservation and enhancement of the HCD;

- Establish a Heritage Permitting process to assist property owners with conservation, maintenance, and alteration efforts, as well as provide guidance for appropriate restoration, repair, and on-going maintenance of all buildings within the District; and

- Encourage active participation from residents, property owners, and businesses, in the promotion and implementation of the HCD, including development of a streamlined and proactive heritage permitting process with the City, to ensure that requirements of property owners are understood early in the process and revisions to project plans are mitigated and reduced.

1.7. How to Use this Plan

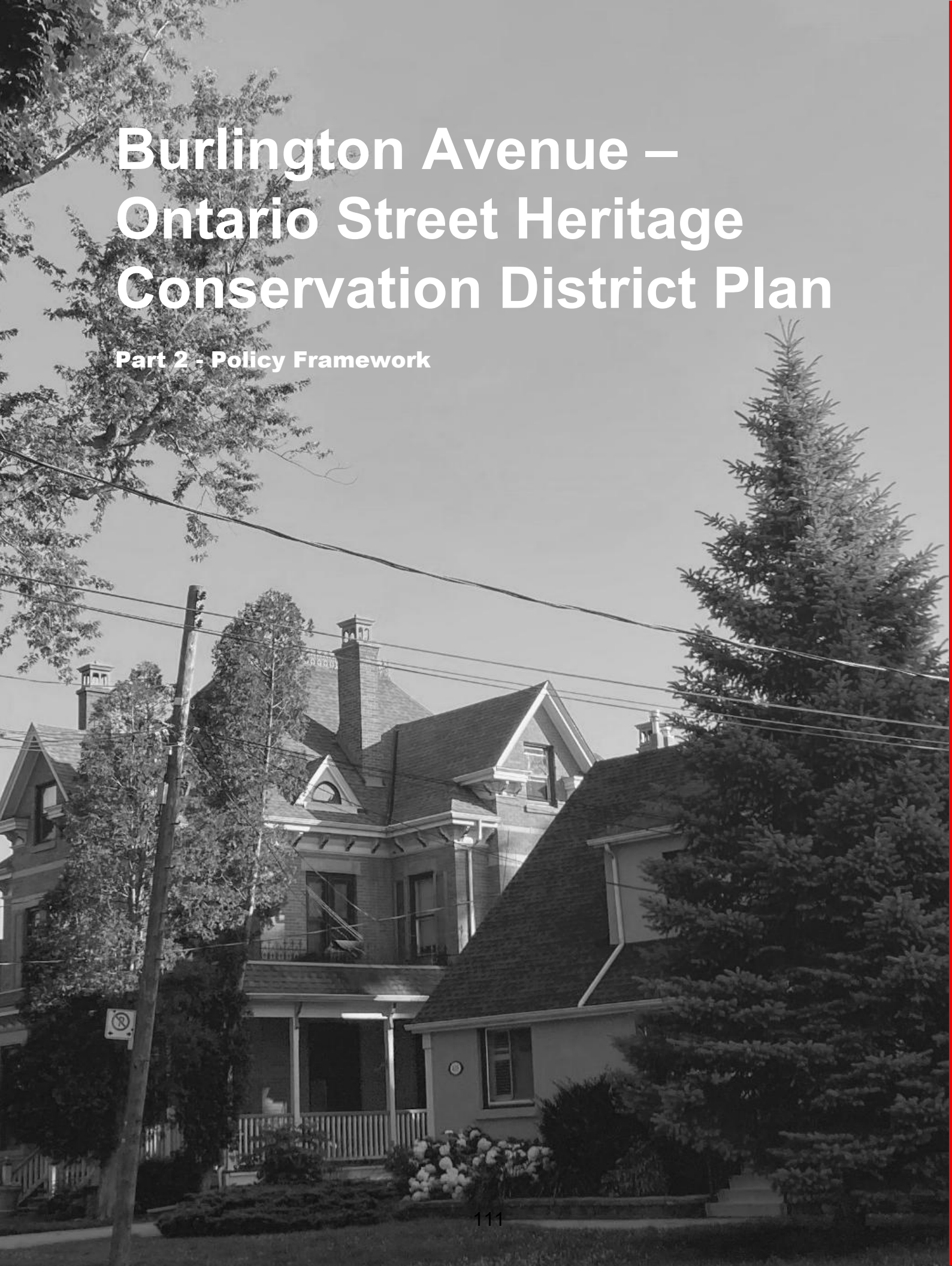
This Plan is intended to better understand the cultural heritage value of the Burlington Avenue-Ontario Street District, as well as provide policies and guidelines for its protection and conservation. Parts 1, 2, and 4 include information of the District's cultural heritage value and significance while Part 3 include **Policies** and Guidelines.

Part 1 – Plan Framework (this document) includes an introduction and overview of the Plan's organization and five Part document. Part 1 introduces the Heritage Value of the District, including its reasons for designation, its statement of significance, and a list of its heritage attributes. The Plan Framework introduces the District's boundary. The introduction sets the tone of the document, identifying the goals and objectives of the District.

Part 2 – Policy Framework reviews the national, provincial, and municipal legislations that apply, including existing applicable studies and plans and guidelines that apply.

Part 3 – Policy and Guidelines for All Properties reviews the applicable policies for all properties within the District.

Part 4 – Implementation includes information and a step-by-step guide relevant to the heritage approval process for alterations and additions to properties within the District. It also reviews various available financial incentives that can assist owners in securing grants to assist with heritage conservation.



Burlington Avenue – Ontario Street Heritage Conservation District Plan

Part 2 - Policy Framework

Contents

2. Policy Framework 2
2.1. National Framework 2
2.1.1 Standards and Guidelines for the Conservation of Historic Places in Canada (2011) 2
2.1.2 The Standards & HCDs 2
2.2. Provincial Legislation 4
2.2.1 Ontario Heritage Act 4
2.2.2 Part V: Heritage Conservation Districts 5
2.2.3 O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest 7
2.2.4 Ontario Heritage Toolkit 8
2.2.5 Document on Heritage Conservation Districts 10
2.2.6 Provincial Planning Statement, 2024 11
2.2.7 Heritage Conservation Districts & the PPS 12
2.3. Municipal Legislation 14
2.3.1 City of Burlington Official Plan 14
2.3.2 Low Rise Neighbourhood Precinct (Section 8.1.1 (3.13) of Official Plan) 15
2.3.3 New Zoning Bylaw Project: Residential Zones 16
2.3.4 City of Burlington HCD study area Bylaw No. 02-2024 (2024) 17
2.3.5 City of Burlington Property Standards Bylaw No. 28-2009 (2009) 17
2.3.6 Designated Heritage Properties 18

2. Policy Framework

2.1. National Framework

2.1.1 Standards and Guidelines for the Conservation of Historic Places in Canada (2011)

The Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and Guidelines) serve as the first Canadian benchmark for heritage conservation practices. They provide comprehensive guidance for making informed decisions regarding the planning, intervention, and utilization of historic places, aiming to establish a consistent set of principles and guidelines across Canada. This document is especially important for ensuring sound conservation practices and is widely adopted by various levels of government for assessing conservation interventions on historic places.

The document underwent revisions for its second edition, which was issued by Parks Canada in 2011. These revisions aimed to address feedback to clarify the relationship between the Standards and Guidelines and statements of significance, enhance the explanation of the conservation decision-making process, provide a clearer interpretation of the 14 Standards, add guidance for sustainability related interventions, and address new topics, such as cultural landscapes and the conservation of modern materials. The Guidelines also expanded to offer more comprehensive advice for archaeological sites and engineering works, among other areas.

The Standards and Guidelines emphasize a three-phase conservation decision-making process: understanding the historic place through research and investigation, planning for its conservation while considering all factors affecting its future and intervening in a manner that respects and protects the site's heritage value. The document outlines specific standards for general conservation practices, rehabilitation, and restoration, ensuring that any physical changes to character-defining elements are minimized and compatible with the historic places overall character.

2.1.2 The Standards & HCDs

The Standards and Guidelines significantly support and reinforce the establishment of heritage conservation districts by providing a detailed framework for the conservation of cultural landscapes, including heritage districts. This document helps in understanding, planning, and intervening in historic places to maintain their heritage value, which is imperative for the conservation of Heritage Conservation Districts (HCDs). The guidelines offer practical advice and a consistent set of principles that can be applied to the diverse character and requirements of each HCD, whether residential, commercial, institutional, or a mix of these, often incorporating natural heritage features such as green spaces and waterways.

Municipalities across Ontario use the Standards and Guidelines as a reference point when reviewing heritage permit applications for alterations, demolitions, or new construction within HCDs. The document ensures that any changes respect the heritage values and character-defining elements of the district, maintaining the district's overall heritage integrity. This approach is visible in the detailed processes and requirements set out for permit applications within HCDs, which include providing comprehensive plans, drawings, and specifications that clearly show how the proposed changes align with heritage character of the area.

The Standards and Guidelines provide a foundational framework that supports the establishment, management, and conservation of heritage conservation districts, ensuring that the heritage and character of these districts are preserved for future generations.

2.2. Provincial Legislation

2.2.1 Ontario Heritage Act

The *Ontario Heritage Act* (OHA) is a provincial statute that provides a framework for identifying, preserving, and protecting cultural heritage properties and archaeological sites. Enacted in 1975, the *Act* enables municipalities and the provincial government to designate properties of historical, architectural, archaeological, or cultural significance, to ensure their conservation for future generations.

Key components of the OHA include:

- **Designation of Heritage Properties (Part IV):** the Act allows for the designation of properties as being of cultural heritage value or interest. This can be done either individually or as part of a HCD. A designated property is subject to legal protections and restrictions to ensure its preservation;
- **Heritage Conservation Districts (Part V):** The Act enables the creation of HCDs within municipalities. These districts are areas with a concentration of heritage properties that are protected and managed through district plans to maintain their historical integrity;
- **Heritage Permits:** For individually designated heritage properties or properties within HCDs, owners must obtain consent from the local municipal heritage committee or the municipality before making significant alterations, demolitions, or new constructions that might affect their property's heritage attributes;
- **Municipal Heritage Committees:** The *Act* encourages the establishment of municipal heritage committees, which advise local councils on heritage matters, including property designations, alterations to designated properties, and HCD Plans;
- **Heritage Easements:** The *Act* allows for heritage easements, which are agreements between property owners and the Ontario Heritage Trust or municipalities to protect and preserve the heritage attributes of a property;
- **Ontario Heritage Trust:** The *Act* established the Ontario Heritage Trust, an agency of the provincial government with a mandate to identify, preserve, protect, and promote Ontario's built, cultural, and natural heritage; and
- **Archaeological Sites:** The *Act* provides a framework for the conservation and protection of archaeological sites, requiring reporting and assessment of sites where archaeological resources are discovered or expected.

The OHA represents an important tool for heritage conservation, empowering local communities and the provincial government to work together in preserving Ontario's rich historical and cultural legacy.

2.2.2 Part V: Heritage Conservation Districts

A HCD is a specific area within a municipality that is recognized for its special character and heritage value and is protected and managed through policies and guidelines under the OHA. The *Act* allows municipalities to designate areas as HCDs to conserve and enhance the character of historic neighbourhoods, landscapes, or areas, including their built heritage, cultural heritage landscapes, and archaeological resources.

HCDs are geographically defined areas within a municipality, recognized for their distinct heritage character. They can vary greatly in size and character, from single properties to large neighborhoods, and are designated under local Bylaws to conserve their heritage attributes. These districts can include a mix of residential, commercial, institutional, and natural heritage features, each contributing to the overall heritage character of the area.

Under Part V of the OHA, municipalities have the authority to designate areas as HCDs in order to conserve and manage their collective cultural heritage value. The process for establishing an HCD is guided by specific legislative requirements that ensure thorough research, public consultation, and transparent decision-making. These steps move from the initial authorization of a study through to the adoption of an HCD Plan and its ongoing implementation. The table below outlines the key stages and statutory obligations involved in designating and managing an HCD in Ontario.

Step	Ontario Heritage Act Requirement	Description	Relevant Section of OHA
1. Authorization to Undertake Study	Municipal Council passes a by-law to study a defined area for potential HCD designation.	The by-law must identify study area boundaries and state that the area will be subject to interim heritage protection during the study.	s. 40.1(1)
2. Interim Protection	Once the study by-law is passed, alterations and demolitions in the study area require Council approval.	Protects heritage resources from loss or inappropriate changes before formal designation.	s. 40.1(4)–(6)

Step	Ontario Heritage Act Requirement	Description	Relevant Section of OHA
3. Preparation of HCD Study	Conduct research, evaluation, and mapping of the study area's heritage attributes.	The study must determine if the area meets criteria for designation as a district of cultural heritage value or interest.	s. 40.1(2)
4. Public Consultation – Study Phase	Provide opportunities for the public and stakeholders to comment on the study findings.	Engagement may include meetings, workshops, and notice of public input opportunities.	s. 40.1(3)
5. Council Decision on Proceeding to Plan	Council decides whether to proceed with an HCD Plan based on the study's recommendations.	If proceeding, a second by-law is passed authorizing the preparation of the Plan.	s. 41(1)
6. Preparation of HCD Plan	Develop a plan that includes objectives, policies, heritage attributes, guidelines for alterations/new construction, and implementation tools.	The plan becomes the regulatory framework for managing change within the district.	s. 41.1(5)
7. Public Consultation – Plan Phase	Engage the public, property owners, and other stakeholders on the draft HCD Plan.	The plan must reflect input while protecting the district's heritage character.	s. 41.1(6)
8. Adoption of HCD Plan	Council passes a by-law designating the area as an HCD and adopting the HCD Plan.	The by-law is registered on title for all properties within the district.	s. 41(2) & s. 41.1(1)
9. Notice & Appeals	Notice of the designation by-law must be given; property owners and certain bodies may appeal.	Appeals are heard by the Ontario Land Tribunal.	s. 41(3)–(8)

Step	Ontario Heritage Act Requirement	Description	Relevant Section of OHA
10. Implementation & Ongoing Management	All alterations, new construction, and demolitions within the HCD must comply with the HCD Plan and require heritage permits.	Ensures consistent conservation and compatible development.	s. 42

2.2.3 O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest

The Criteria for Determining Cultural Heritage Value or Interest (*O. Reg. 9/06*), amended by *O. Reg. 569/22*, part of the OHA, sets standardized criteria for assessing cultural heritage value, which municipalities must apply when designating properties. It was introduced to bring consistency to the designation process, ensuring that properties meet a comprehensive set of heritage value criteria before being designated. This regulation, along with *O. Reg. 10/06*, has significantly influenced heritage conservation practices in Ontario, guiding both municipal decisions and the Ontario Land Tribunal (OLT) evaluation of heritage properties.

For an HCD to be designated under the updated regulations, at least 25% of the properties within the District or defined area must satisfy two or more of a set criterion. These criteria assess various aspects of the properties, including their design or physical value, historical or associative value, and contextual value. This means that not all properties within an HCD need to meet the heritage criteria individually. However, a significant portion (i.e. 25%) must meet these standards to collectively uphold the District's heritage value.

For a property to be considered as a contributor to heritage character of an area, it must meet two or more of the following criteria:

1. **Design Value or Physical Value:** Properties that are rare, unique, representative, or early examples of a style, type, expression, material, or construction method;

2. **Design Value or Physical Value for Craftsmanship:** Properties that display a high degree of craftsmanship or artistic merit;

3. **Design Value or Physical Value for Technical Achievement:** Properties that demonstrate a high degree of technical or scientific achievement;

4. **Historical Value or Associative Value for Direct Association:** Properties that have a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community;

5. **Historical Value or Associative Value for Potential to Yield Information:** Properties that yield, or have the potential to yield, information that contributes to an understanding of a community or culture;

6. **Historical Value or Associative Value for Work or Ideas:** Properties that demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist, who is significant to a community;

7. **Contextual Value for Character:** Properties that define, maintain, or support the character of the District;

8. **Contextual Value for Linkage:** Properties that are physically, functionally, visually, or historically linked to each other; and

9. **Contextual Value for Landmark Status:** Properties that are defined by, planned around, or are themselves, a landmark.

2.2.4 Ontario Heritage Toolkit

The Ontario Heritage Toolkit is a collection of guides designed to assist municipalities, heritage professionals, and the public in understanding and implementing the provisions of the Ontario Heritage Act. The Toolkit provides practical advice and detailed procedures for identifying, preserving, and managing cultural heritage resources in Ontario. In May 2025, the Ontario Ministry of Citizenship and Multiculturalism (MCM) released a revised version of the Toolkit, replacing the earlier 2006 edition. The update reflects recent amendments to the OHA, evolving heritage conservation practices, and current policy directions, with expanded guidance on topics such as Indigenous heritage, cultural heritage landscapes, and enhanced public engagement strategies.

The 2025 Toolkit is organized five main documents, each focusing on a different aspect of heritage conservation as outlined in the OHA. These documents include:

- Your community, your heritage, you committee;
- Heritage property evaluation;
- Designating heritage properties;
- Heritage conservation districts;
- Heritage places of worship.

The following chart specifically outlines the changes made in the updated 2025 version of the Ontario Heritage Toolkit:

Topic	2006 Toolkit	2025 Toolkit (Updated)
Legislative Alignment	Based on the Ontario Heritage Act as it stood pre-2019 amendments; some sections now outdated due to changes in terminology, process, and timelines.	Fully updated to reflect all legislative amendments up to 2023, including new procedural requirements for designation, timelines for notices/appeals, and Ontario Land Tribunal processes.
Cultural Heritage Landscapes (CHLs)	Limited discussion; CHLs mentioned but not comprehensively defined or integrated into designation processes.	Expanded and clarified CHL definition; integrated guidance on identifying, evaluating, and protecting CHLs in both Part IV and Part V contexts, aligned with PPS 2020 and OP conformity.
Indigenous Heritage	Very limited coverage; minimal reference to Indigenous perspectives or engagement.	New dedicated sections on engaging Indigenous communities, respecting Indigenous knowledge systems, and considering Indigenous cultural heritage values in evaluations and planning.
Public Engagement	General recommendations for public meetings and consultation.	Enhanced step-by-step public engagement framework, including early engagement, accessible communication tools, and integration of feedback into decision-making.
Heritage Conservation Districts (Part V)	Overview of HCD studies and plans, but less emphasis on procedural details and content requirements for HCD Plans.	Expanded HCD guidance reflecting Ontario Heritage Act s. 40.1–42 requirements, with model by-laws, plan templates, and compliance checklists.
Evaluation Tools	Relied heavily on the 2005 Ontario Regulation 9/06 criteria; limited practical examples.	Updated with expanded case studies, flowcharts, and worksheets; integrates Ontario

Topic	2006 Toolkit	2025 Toolkit (Updated)
		Regulation 10/06 for provincially owned properties.
Legal Guidance	Brief procedural advice; limited discussion on appeals.	More robust legal process section, including Ontario Land Tribunal appeal procedures, enforcement powers, and compliance monitoring.
Best Practices & Case Studies	Basic examples focused mainly on municipal heritage registers and designations.	New, broader examples from across Ontario; emphasis on adaptive reuse, climate resilience, accessibility, and integration of heritage with planning for growth.

2.2.5 Document on Heritage Conservation Districts

The document dedicated to Heritage Conservation Districts under Part V of the OHA is an essential resource for understanding and implementing HCDs.

The volume covers:

- An overview of what HCDs are, their purpose, and their importance in preserving the character and heritage of broader areas beyond individual buildings or sites;
- Detailed explanation of the legal basis for HCDs under the OHA, including the roles and responsibilities of municipalities, property owners, and other stakeholders in the designation and management process;
- Step by step guidance on how to establish an HCD, from initial study and research, through public consultation and engagement, to the adoption of the Bylaw that formally designates the area as an HCD;
- Insights into creating an effective district plan, which is a critical component of an HCD. This includes guidelines for permitted alterations, new constructions, and other interventions within the district to ensure they maintain or enhance its heritage value;
- Best practices for the ongoing management, conservation, and enhancement of HCDs, including advice on maintenance, funding, and heritage impact assessments;

- Real world examples and case studies that illustrate the successful implementation of HCDs, providing practical insights and lessons learned;

- Additional resources, such as templates, checklists, and reference materials, to assist municipalities and stakeholders in effectively managing HCDs.

This volume provides a comprehensive framework for the protection and management of areas with significant heritage value. It emphasizes a collaborative approach, involving community stakeholders in the preservation of their heritage, and provides a road map for balancing heritage conservation with sustainable development and change.

2.2.6 Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) 2024, issued on August 20, 2024, has replaced the 2020 PPS as Ontario's primary land use planning document. The primary motivator behind the 2024 update is the government's effort to cut red tape and create a more streamlined path to increasing housing construction across the province. This overarching goal is reflected in how the policies have been presented, namely, to facilitate faster development processes, particularly in areas such as settlement expansions and infrastructure development. The PPS 2024 came into effect October 20, 2024.

In terms of heritage impacts, the 2024 PPS introduces significant changes, including a stronger focus on Indigenous engagement, proactive conservation strategies, and adapting to climate change. Overall while some elements from the 2020 PPS have been removed or de-emphasized, the 2024 PPS appears to balance heritage conservation with the need for accelerated growth and development by creating a more integrated framework for managing Ontario's cultural heritage within the context of these broader goals. This framework is intended to ensure that heritage is not treated as a separate or isolated issue but instead incorporated into the overall planning process. This integration involves more proactive strategies for heritage conservation; to help ensure heritage resources are considered early in the planning process, particularly in areas that have been targeted for significant development.

The 2024 PPS focuses on several key areas that reflect the Ontario government's priorities for land use planning and development. These focus areas are designed to support growth, development, and sustainability across the province. Key principles and policy areas include:

- **Housing Supply and Affordability:** The 2024 PPS prioritizes increasing housing supply and affordability by streamlining development processes and encouraging higher density in urban areas;

- **Settlement Area Expansions and Intensification:** Supports expanding settlement areas and promotes intensification to accommodate growth efficiently and sustainably;
- **Infrastructure Development and Modernization:** Emphasizes developing and modernizing infrastructure, including transportation and utilities, to support economic growth and connectivity;
- **Economic Development and Job Creation:** Focuses on fostering economic development and job creation through the development of employment lands and strategic growth areas;
- **Climate Change Adaptation and Resilience:** Integrates climate change adaptation into planning decisions to enhance community resilience and manage natural hazards;
- **Heritage and Cultural Resource Management:** Includes provisions for conserving cultural heritage and archaeological resources, with a focus on Indigenous engagement and proactive strategies;
- **Sustainable Land Use and Resource Management:** Promotes sustainable land use practices to balance growth with the protection of agricultural, natural, and cultural resources.

The PPS provides a broad framework, requiring that all decisions related to land use planning “shall be consistent with” the Provincial Policy Statement. Municipalities and decision makers must interpret and apply these policies within their local context, considering other provincial interests and policies, as well as local circumstances and priorities. The PPS is intended to balance flexibility for local decision making with provincial interests, ensuring that the growth and development across Ontario occur in ways that are sustainable, resilient, and aligned with provincial goals.

2.2.7 Heritage Conservation Districts & the PPS

In addition to the focus areas noted above, the Provincial Planning Statement also provides policy guidance on the conservation of cultural heritage resources. When it comes to the designation of a HCD under the OHA, the PPS sets a broader policy framework that encourages the conservation of cultural heritage and built heritage resources as part of promoting sustainable and healthy communities.

The PPS supports the conservation of these heritage resources by:

- Encouraging the conservation, use, and management of resources in a manner that maintains their heritage, cultural, and archaeological value for present and future generations;

- Advising on integrated planning approaches that consider cultural heritage and archaeological resources as part of making decisions on land use planning; and

- Encouraging adaptive reuse of heritage buildings and structures to maintain their heritage value while accommodating new functions, which can contribute to reducing urban sprawl and promoting more efficient land use.

While the PPS provides the policy framework, the actual designation, protection, and management of HCDs are directly governed by the OHA, which empowers municipalities to enact Bylaws for the designation of these districts. The PPS reinforces the importance of these district*s* within the broader context of provincial land use planning objectives, ensuring that their conservation is considered, alongside other provincial interests such as economic development, environmental protection, and the efficient use of land and infrastructure

2.3. Municipal Legislation

2.3.1 City of Burlington Official Plan

The City of Burlington's land use planning framework is currently in a period of transition. On November 30, 2020, Halton Region approved the new Burlington Official Plan (2020). However, several parts of that plan remain under appeal and are not yet in effect pending resolution by the Ontario Land Tribunal (OLT). In the interim, parts of the earlier Burlington Official Plan (1997) remain active policy. Further complicating the planning landscape, as of July 1, 2024, the Province amended the Planning Act to remove Halton Region's role as an upper-tier planning authority. As a result, the Halton Regional Official Plan (1995) has been deemed an official plan of each lower-tier municipality, including Burlington, until such time as each municipality updates or revokes it. Consequently, three Official Plans now inform planning decisions in Burlington: The Regional Plan (1995), the Burlington Official Plan (1997), and the Burlington Official Plan (2020). In response, the City has initiated a realignment process to streamline its policies, ensure consistency with provincial directions, and consolidate its planning vision moving forward.

The discussion below relies on BOP, 2020 as approved by the Region and subsequent amendments thereto, while acknowledging that the policies related to the Downtown Urban Centre remain under appeal. The BOP, 2020 establishes that the Downtown Urban Centre is envisioned as a vibrant, mixed-use core that accommodates residential growth, economic activity, cultural vitality, and civic life. Growth is a focal point for intensification, but that growth is intended to be context-sensitive, reflecting the area's historic character and urban fabric. Heritage properties and character-defining areas within the Downtown are integral to this vision. They contribute to the city's identity, provide a sense of continuity, and help define the unique precincts that structure development policies. The Official Plan emphasizes compatibility with the physical character of these precincts, ensuring that new development maintains transitions in height, scale, and massing, particularly adjacent to heritage sites and low-rise neighbourhoods. The policies are further supported by subsequent Regional Official Plan Amendments namely, 48 and 49 to the ROP (1995) which are in force and effect. ROPA 48, among other things adjusted the Urban Growth Centre boundary to be centred on Burlington GO Station and identified the Downtown Urban Centre, Burlington as a Secondary Regional Node.

Heritage conservation plays a critical role in supporting key objectives of the Downtown, preserving historic streetscapes and view corridors, reinforcing pedestrian-oriented environments, and enhancing cultural tourism and public space activation. While intensification is encouraged, the plan explicitly requires that growth be managed in a way that sustains and leverages the Downtown's cultural heritage assets. This includes protecting historic buildings and streetscapes, integrating heritage into new development through design excellence, and conserving the fine-grained grid street

network that underpins the walkability and transit-supportive built form. As such, heritage policies are not barriers to growth but essential tools in shaping a distinct, complete, and resilient urban core that balances new development with enduring character.

2.3.2 Low Rise Neighbourhood Precinct (Section 8.1.1 (3.13) of Official Plan)

The Burlington Avenue-Ontario Street HCD is in St. Luke's Precinct, which is considered a low-rise neighbourhood. These are neighbourhoods characterized by their historic and low-rise built form and are areas that are recognized for their cultural heritage value and play an important role in defining the historic character of the broader Downtown Urban Centre.

The Official Plan supports the preservation of the historic and residential character of these neighbourhoods by allowing only limited, context-sensitive development. While a range of low-rise residential types and select non-residential uses are permitted, new development within the St. Luke's Precinct is strictly regulated. In St. Luke's, new buildings are limited to a maximum height of 2.5 storeys and a density of 25 units per net hectare, or the legally existing density as of the Plan's approval, whichever is greater. These restrictions ensure that any development or infill within the St. Luke's HCD is compatible with its heritage context, aligns with the physical character of the area, and maintains the precinct's unique identity within the Downtown.

Zoning Maps

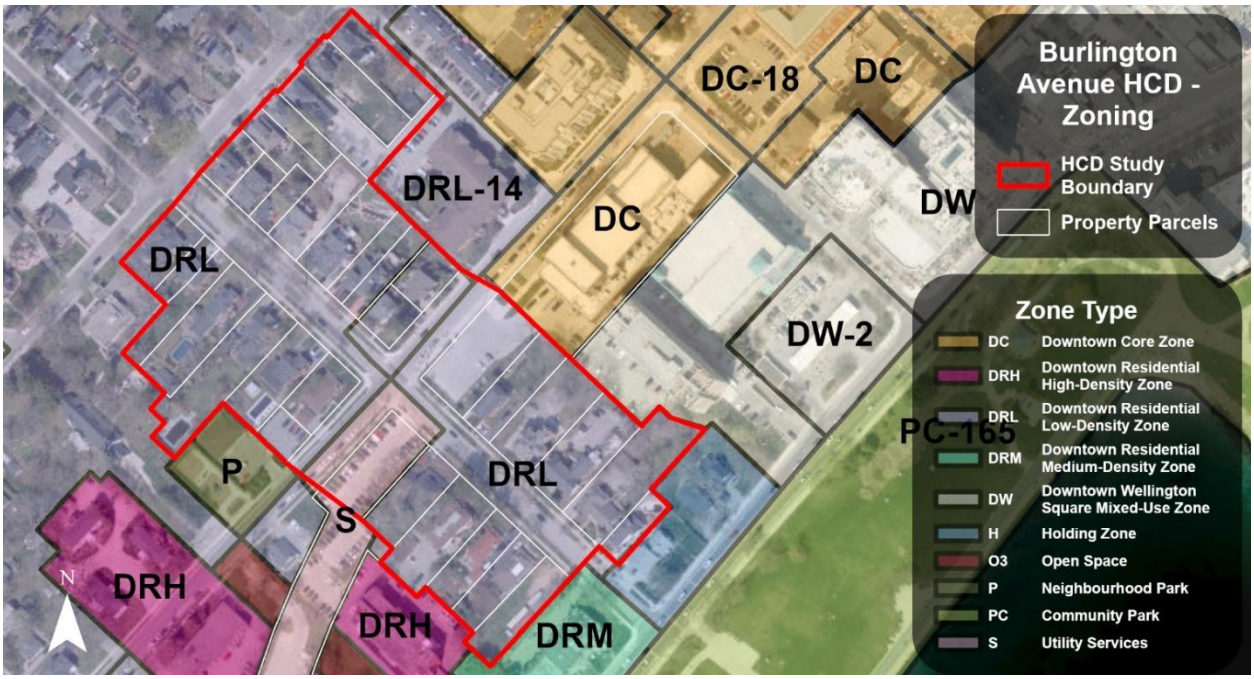


Figure 2.1: Burlington Zoning Type Map with District boundary outlined in red.

2.3.3 New Zoning Bylaw Project: Residential Zones

The City of Burlington is developing a new Zoning Bylaw to modernize and simplify land use regulations across the city. This multi-phase project aims to make zoning rules easier to navigate, align them with contemporary planning practices, streamline development approvals, and implement the objectives of Burlington's Official Plans. The first draft, now available for public review and comment, focuses on residential zones and reflects a shift toward supporting more housing options in local neighbourhoods. Phase 1, Residential Zones, builds on ongoing work to address Burlington's housing needs. It integrates key City initiatives such as the Housing Strategy Actions, Council's direction to permit four residential units as-of-right, the Housing Accelerator Fund Action Plan, and Official Plan Amendment No. 3 to Increase Housing Options. This phase is intended to enable diverse, accessible, and sustainable housing forms while responding to community growth pressures and aligning with broader municipal planning goals.

As part of the new Zoning Bylaw, policies for Additional Residential Units (ARUs) and garden suites will align with Burlington's Official Plans and recent provincial legislation. On October 17, 2023 the Burlington City Council unanimously approved a motion to declare its intention to allow four residential units per lot as-of-right and directed Staff to engage with the community to implement four units as-of-right and the other actions of the Housing Strategy, including implementing opportunities to increase housing options.

Also OPA 3 modified the ARU policies to permit 3 in addition to the principal unit, for a total of four residential units. In all cases a maximum of one (1) additional residential unit may be located within a building or structure accessory to the principal unit. Where a parcel of urban residential land has an existing garden suite, a maximum of two additional residential units may be permitted, only within the principal building.

These units are exempt from maximum density limits but must meet health, safety, and zoning requirements, and are not permitted in hazardous areas or flood zones. Ontario's *More Homes Built Faster Act, 2022* (Bill 23) has shaped these provisions by requiring municipalities to allow up to three residential units per lot "as of right" in areas with full municipal water and sewer services, and by removing development charges for ARUs in both principal dwellings and ancillary structures. While these provincial changes limit certain municipal controls, Burlington continues to apply Official Plan policies to ensure ARUs and garden suites are compatible with neighbourhood character, with special attention to heritage districts such as the St. Luke's Neighbourhood and the Burlington Avenue-Ontario Street District. In these areas, design, scale, and siting will be managed to maintain historical integrity while supporting gentle residential intensification.

2.3.4 City of Burlington HCD study area Bylaw No. 02-2024 (2024)

Bylaw 02-2024, enacted on January 16, 2024, designates a group of properties on Burlington Avenue and Ontario Street as a Heritage Conservation District (HCD) Study Area. This designation, valid for one year, aims to evaluate the area's cultural heritage significance and guide future changes. During this period, demolition or removal of buildings is restricted. The City will conduct a detailed study (this report) to determine the area's eligibility for HCD designation and based on the study's findings, may recommend updates to municipal Bylaws and the Official Plan.

2.3.5 City of Burlington Property Standards Bylaw No. 28-2009 (2009)

Bylaw Number 28-2009 of the City of Burlington establishes comprehensive standards for the maintenance and occupancy of properties to ensure safety, habitability, and preservation of the city's cultural heritage. This Bylaw applies to all properties within Burlington, excluding those owned by the City or the Regional Municipality of Halton. It sets minimum standards for structural integrity for foundations, walls, roofs, doors, windows, and balcony maintenance. Specific requirements are detailed for boarded buildings, chimneys, and graffiti removal to uphold safety and aesthetic standards.

Standards for building services cover elevating devices, heating and ventilation systems, electrical systems, drainage, and plumbing. Maintenance requirements for parking garages, toilet facilities, and security features are included, along with guidelines for snow removal and maintaining proper egress. The Bylaw also mandates the upkeep of land, accessory buildings, swimming pools, fences, and trees.

Burlington's Urban Design Guidelines (2006) form a key part of the City's planning framework. Developed to address increasing development pressures, particularly in the downtown core, the Guidelines provide clear direction on how new projects can contribute to Burlington's vitality while respecting its established character, including areas with notable heritage value. They serve as both a resource for developers to anticipate municipal expectations and a tool for City staff to evaluate proposals, encouraging high-quality, context-sensitive built form. While they do not directly pertain to the HCD, the Downtown Urban Design Guidelines also identify opportunities for public realm improvements and outline strategies for preserving neighbourhood identity, particularly within established residential areas such as St. Luke's and Emerald, where slower traffic, narrow blocks, and a walkable environment contribute to a strong sense of place.

Within this framework, the Downtown Streetscape Guidelines 2019 (DSG) set out detailed standards for streetscape elements that reinforce Burlington's identity and enhance pedestrian comfort. A consistent, simplified approach to furnishings, such as benches, bollards, bicycle infrastructure, lighting, and waste receptacles, is recommended to balance heritage character with contemporary downtown development. Specific provisions address the spacing, orientation, and materiality of benches; the protective and functional role of bollards; the placement of bus shelters, bike racks, and waste receptacles; and the selective use of tree grates and guards. Key strategies emphasize removing unnecessary elements, adhering to design standards, and incorporating multi-stream waste solutions. Together, these guidelines ensure that Burlington's downtown streetscapes remain functional, accessible, visually cohesive, and reflective of the city's character. The HCD Plan functions in line with these guidelines.

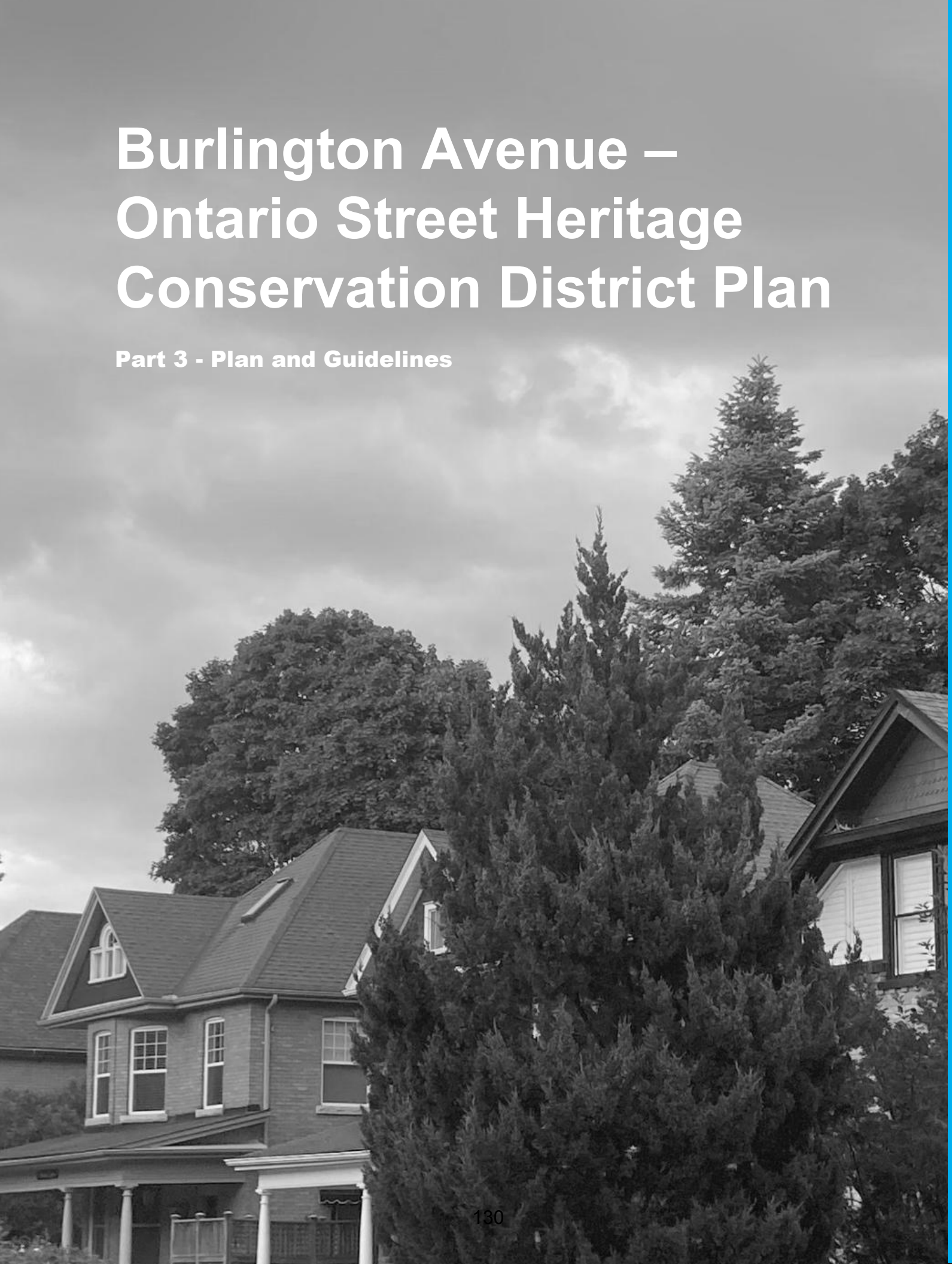
2.3.6 Designated Heritage Properties

For designated heritage properties, the Bylaw provides additional standards to ensure the maintenance and preservation of heritage attributes. It includes requirements for the repair and replacement of heritage features, using recognized conservation methods and guidelines for vacant or damaged heritage properties, to protect against neglect and unauthorized access.

Administration and enforcement are handled by appointed Property Standards Officers with the authority to inspect properties, issue orders for compliance, and, if necessary, carry out repairs or demolitions at the owner's expense. A Property Standards Committee is established to hear appeals related to property standards orders, and penalties are outlined for non-compliance, including fines and additional charges for ongoing violations.

Burlington Avenue – Ontario Street Heritage Conservation District Plan

Part 3 - Plan and Guidelines



Contents

3. Plan and Guidelines for Properties 2
3.1. Objectives of the Plan and Guidelines 2
3.2. District Boundary 3
3.2.1 Contributing VS Non-Contributing Properties 4
3.2.2 Classification 5
3.2.3 Differentiating Policies and *Guidelines* 6
3.2.4 Existing Part IV Designations 8
3.2.5 Heritage Conservation Districts and the Official Plan(s) 8
3.3. Policies and Guidelines 9
3.3.1 Landscape and Public Realm 10
3.3.2 Demolition and Relocation 26
3.3.3 New Construction and Infill Development 27
3.3.4 Massing and Density 28
3.3.5 Sustainability and Utility Equipment 29
3.3.6 Adjacency to the District 29
3.3.7 Repair and Alterations 30
3.3.8 Roofs and Rooflines 32
3.3.9 Exterior Walls 34
3.3.10 Window and Door Openings 37
3.3.11 Porch and Verandah Repairs and Alterations 40
3.3.12 Additions 43
3.3.13 New Construction 52

3. Plan and Guidelines for Properties

3.1. Objectives of the Plan and Guidelines

The Burlington Avenue-Ontario Street Heritage Conservation District (HCD) represents a critical opportunity not only to preserve and enhance the area's cultural heritage value but also to position it within a broader vision of sustainability. This includes protecting and celebrating its character-defining elements, such as historic built forms, streetscapes, mature tree canopies, property setbacks, and landmark views to Lake Ontario, while ensuring these features are resilient and aligned with both municipal sustainability goals and Indigenous approaches to stewardship.

The HCD Plan encourages the conservation, rehabilitation, and adaptive reuse of existing buildings that contribute to the district's character, while offering clear guidelines for sensitive change. Infill, alteration, and new development shall be guided to ensure compatibility with the heritage context, particularly on vacant or underutilized parcels. This includes setting appropriate setbacks and step backs, maintaining architectural details and consistent street walls, and enhancing the walkability and vibrancy of the public realm. The goal is to sustain the District's residential and cultural identity through thoughtful design, use of harmonious materials, height controls, and preservation of views and landscape features.

To support these efforts, this Plan shall be integrated into the regulatory framework and complemented by a heritage permitting process that is clear, proactive, and responsive to property owners. This process will guide restoration, repair, and maintenance activities while fostering active participation from residents, businesses, and stakeholders. Ultimately, the HCD will serve as a model for how heritage conservation can be a catalyst for sustainable, community-driven, and forward-looking place-making.

3.2. District Boundary

The City of Burlington has a rich and layered history. Burlington, Ontario, is located on the traditional territory of the Mississaugas of the Credit First Nation, part of the Anishinaabeg peoples, and within the wider lands of the Haudenosaunee and Huron-Wendat Nations. For thousands of years, these Indigenous peoples lived, traveled, and traded along the shores of Lake Ontario, including the area now known as Burlington. The Burlington Avenue-Ontario Street District, located near the city's waterfront and downtown, holds significant architectural and cultural heritage. Originally part of Wellington Square, the District became part of the Village of Burlington in 1873. It was later developed under the 1881 subdivision plan of William Bunton, who sold off lots for residential development. The neighbourhood quickly grew into a cohesive and attractive residential area, characterized by late 19th- and early 20th-century homes, mature trees, and a wide pedestrian-friendly streetscape.

Despite urban pressures, it has retained much of its original form, offering a rare example of an intact historic neighbourhood. Its proximity to downtown and the waterfront made it a desirable location, reinforcing its importance in Burlington's urban growth. The area's blend of architectural styles, landscaped gardens, walkable sidewalks, and direct lake views contributes to its charm and vibrancy. As both a residential enclave and a scenic route to the waterfront, the District continues to serve as a testament to Burlington's evolution and enduring connection to its landscape.

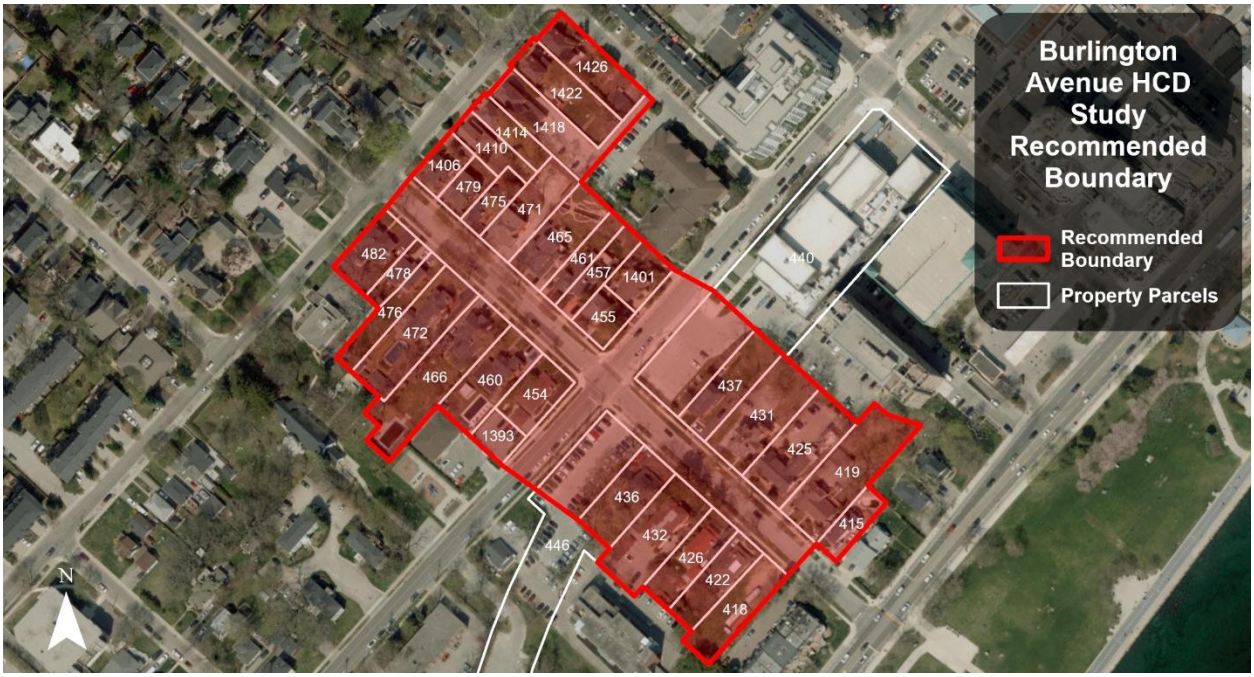


Figure 3.1: Burlington Avenue-Ontario Street Heritage Conservation District Boundary.

3.2.1 Contributing VS Non-Contributing Properties

All properties within the Burlington Avenue–Ontario Street Heritage Conservation District (HCD), whether publicly or privately owned, are designated under Part V of the Ontario Heritage Act (OHA) and are therefore subject to the policies and guidelines of this HCD Plan. Within the *District*, properties are classified as either contributing or non-contributing based on their heritage value and their role in supporting the District's overall character. Contributing properties directly reflect the cultural heritage value and integrity of the HCD and are subject to a higher standard of conservation.

Non-contributing properties, typically newer buildings, or those that have been significantly altered, do not individually express the District's heritage character but are still subject to design guidelines to ensure compatibility with the surrounding context. Under Part V of the OHA, contributing status is determined by a property's ability to support the cultural heritage value, character, or integrity of the District. As identified in the HCD Study, all properties in the study area, except for the three municipal parking lots, meet at least one contributing criterion, with the majority meeting three or more. Please see appendix for individual property classification.

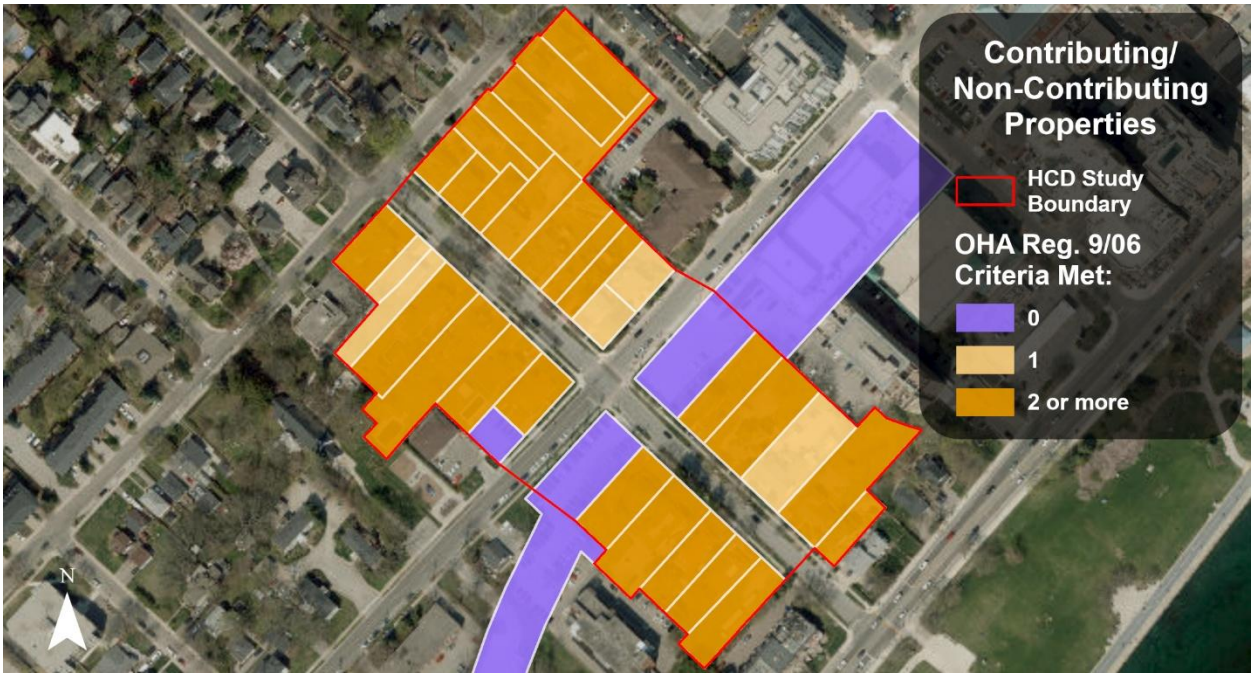


Figure 3.2: Number of criteria met under OHA Reg. 9/06 criteria by property parcel in the District.

3.2.2 Classification

The classification of properties as either contributing or non-contributing relied on evaluating each property against the framework of the Ontario Heritage Act Section 9/06 and the Statement of Cultural Heritage Value (SCHV). This includes the identified design, contextual, historical, social and community values of the District as expressed through the heritage attributes identified in SCHV. The complete SCHV can be found in **Section 2.0** of this report.

Properties that have been identified as contributing:

- Well-preserved examples of the architectural diversity of the area, such as Arts and Crafts, Vernacular, Georgian, Edwardian, and Victorian styles. Many of the properties retain original materials and craftsmanship, including brick façades in predominant red hues, intricate woodwork, and decorative detailing in windows, doors, and verandas;

- Represent the District's historic evolution as a cohesive residential enclave characterized by consistent and large lots, which contribute to a spacious and orderly streetscape;

- Exhibit generous front and side lawns with similar setbacks across homes from different periods, creating a unified scale and strong sense of place within the neighbourhood;

- Have a mature, varied tree canopy, supporting a walkable, inviting environment;

- Exhibit key views such as those between homes, offer glimpses of landscaped gardens, tree cover, and natural features such as Hager Creek, as well as those from Burlington Avenue that frame Lake Ontario, and establish a powerful visual connection to the waterfront, reinforcing the *District's* identity as a gateway to the lake.

Furthermore, to meet the requirements of Section 41(1)(b) of the Ontario Heritage Act, Contributing properties within the District were evaluated according to Ontario Regulation 9/06 section 3(1).

3.2.3 Differentiating Policies and *Guidelines*

This section contains **policies (in bold)** and *guidelines (italicized)* intended to manage change within the District to meet the objectives of this Plan and to conserve the District's cultural heritage value.

The **policies** set the direction for the management of the District in a clear and direct manner. The directions provided by the **policies** generally use either 'shall' or 'should' language and are to be interpreted accordingly. The *guidelines* are not mandatory and provide suggested ways in which the Plan's **policies** might be achieved, however there may be other methods for satisfying related **policies.** *Guidelines* are useful directions on how to meet the **policies** of the Plan.

In brief:

- Policies are requirements under the *Ontario Heritage Act*.
- They use **"shall" or "must"** language to make clear what is mandatory.
- Policies provide certainty and establish the rules that must be followed when making decisions on heritage permits.

Example: **"New development shall be designed to be compatible with the scale, form, and massing of adjacent contributing properties."**

- Guidelines are recommendations and best practices.
- They use **"should"** language to signal flexibility and encourage good design outcomes.
- Guidelines help applicants, staff, and Council understand how policies can be met in a practical way.

Example: *"Window replacements should reflect the proportions and rhythm of existing openings on the street."*

3.2.3.1. Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is a national framework developed by Parks Canada to guide the conservation of heritage properties across the country. It establishes best practices for preserving historic sites while allowing for change and adaptation. The document outlines three primary approaches to conservation:

1. Preservation – Maintaining a historic place with minimal intervention to retain its heritage value;

2. Rehabilitation – Making necessary repairs or alterations while protecting character-defining elements; and

3. Restoration – Returning a site to an earlier state by removing later additions or reconstructing missing elements.

The Standards and Guidelines emphasize the importance of understanding a site's heritage value, conserving character-defining elements, and ensuring any new work is physically and visually compatible while remaining distinguishable from the original fabric.

In the context of an HCD, the Standards and Guidelines inform policies and guidelines by:

- **Defining Conservation Approaches**: Ensuring that interventions respect the *District's* overall heritage character and support its long-term sustainability;

- **Guiding Alterations and New Development**: Providing criteria for appropriate changes to individual properties while maintaining the District's integrity;

- **Ensuring Material and Design Compatibility**: Encouraging the use of compatible materials, forms, and construction techniques in new work;

- **Protecting Views and Spatial Organization**: Recognizing the importance of key sightlines, streetscapes, and public spaces within the District*; and*

- **Balancing Change and Continuity**: Supporting sensitive adaptation that allows for growth while retaining the area's cultural significance.

The integration of these principals in the **policies** and *guidelines* of an HCD Plan can create a strong policy framework that ensures conservation efforts align with National best practices while addressing the specific heritage attributes of the District.

3.2.4 Existing Part IV Designations

All properties located within this District are designated under Part V of the OHA. Some properties are also designated under Part IV of the OHA. Part IV designation protects the cultural heritage value of an individual property and its identified heritage attributes. These properties are designated by municipal by-law, each containing a Statement of Significance, that defines its cultural heritage value and attributes for that particular property. Interventions on properties designated under Part IV must also conserve the individual property's cultural heritage value and heritage attributes. Part IV properties in Burlington are included on the City's Heritage Register and by-laws are available on the Ontario National Trust's database.

1. **In situations where the cultural heritage value and heritage attributes of a designation by-law enacted pursuant to subsection 29(1) of the *Ontario Heritage Act* differ from this Plan, conservation of the cultural heritage values and heritage attributes specified in HCD designating by-law will prevail, unless doing so would expressly conflict with the individual by-law, and/or interior features are protected; and**

2. **In situations where the requirements of any heritage easement agreement conflict with the requirements of this Plan, conservation of the cultural heritage values and heritage attributes specified for the property subject to the heritage easement agreement will take precedence over the conservation of District-wide cultural heritage values and heritage attributes.**

    a) In accordance with the City's Official Plan, a property that is included in an area designated as HCD may subsequently be designated under Part IV of the *Ontario Heritage Act*.

3.2.5 Heritage Conservation Districts and the Official Plan(s)

The Burlington Avenue-Ontario Street Heritage Conservation Districts (HCD) is the City of Burlington's first HCD. As such, the City must amend the Official Plan to reflect this to explicitly allow for HCDs and include policies related to their establishment and management. This process should take place in accordance with ongoing evaluation and update of the Burlington Official Plan(s).

3.3. Policies and Guidelines

The value of a HCD lies not just in its individual buildings, but in the collective character they create together, including the streetscapes, mature trees, walkability, open spaces, and other landscape features that define the District's setting and contribute to its sense of place. District-wide policies are essential tools for protecting this shared identity. By focusing on the broader context, including both built form and landscape elements, these policies ensure that change within the District supports its overall heritage character. They also play a key role in guiding conservation efforts to meet the objectives outlined in the District's Statement of Cultural Heritage Value (SCHV).

1. **The cultural heritage values and character of the District, as defined in the SCHV and the Description of Heritage Attributes, including its walkable scale and cohesive landscape, shall be conserved;**

2. **Repair and restoration of heritage attributes will be considered before replacement;**

3. **Contributing properties will be maintained as ongoing maintenance prevents deterioration of heritage attributes and is the most cost effective means of preserving heritage resources. Enforcement of the City's Property Standards Bylaw (Bylaw 80-2019) shall be consistently undertaken by City staff. Enforcement will have regard for Policies and Guidelines within this Plan;**

4. **New construction and alterations shall be in conformity with the policies and guidelines outlined in this Plan;**

5. **All public works will conserve the cultural heritage values and character of the District and shall have regard for the Policies and Guidelines found in this Plan;**

6. **The existing tree canopy will be maintained, conserved, and enhanced;**

7. **Future amendments to the City of Burlington's Official Plan and Zoning Bylaw shall be in accordance with the objectives set out in this Plan.**

3.3.1 Landscape and Public Realm

The study area presents a cohesive yet varied residential fabric, brought together and distinguished by its mature landscape character. While there is a diversity of lot sizes and historic urban forms, it is the continuity of landscape features such as deep building setbacks which allow for healthy mature trees within expansive lawn areas, well tended gardens, pathways that lead to the front entrances, and pedestrian-friendly streetscapes, that express its cultural heritage value. These landscape elements are what truly bring the area together, enhancing its sense of place and making it special.

The streetscapes in the District are generally pedestrian-oriented, with sidewalks that promote walkability and visual connectivity. On Burlington Avenue, grass boulevards separate sidewalks from the curb, extending the green character of the street and creating a comfortable buffer between pedestrians and traffic. Ontario Street's compact street profile features sidewalks directly adjacent to the roadway. Heritage-appropriate lamp posts provided by the City of Burlington reinforce the historic character. Residential frontages typically include mature vegetation, front gardens, traditional fencing or hedging, and original pedestrian pathways leading to front entrances, reinforcing the walkable, human-scaled character of the District. While parking arrangements vary throughout the district, often with a predominance of side and rear yard access, it is the continuity of the landscape that defines the District’s charm, coherence, and enduring heritage value. Preserving this continuity is essential to maintaining the area's historic character and sense of place. To that end, future planning and development should prioritize the protection and enhancement of this landscape framework, actively discouraging the introduction or expansion of front yard parking lots, which would fragment the streetscape and erode the visual and cultural integrity of the District.

Ontario Street Landscape

Ontario Street is characterized by a mix of long and short lots with shorter front yards all reinforcing the area’s low-density residential form. For many properties, front yard parking has taken the place of the front lawn, trees, and garden, impacting the continuous and lush front landscape character of the street. Commercial properties have used of rear parking to minimize visual impacts along the street. The retention of original pedestrian walkways in many homes maintains traditional way of accessing the front entrance of the home The overall continuity of the mature street trees, combined with landscaped gardens, hedges, and intermittent fencing, contribute to an attractive, continuous green streetscape which needs to be maintained.

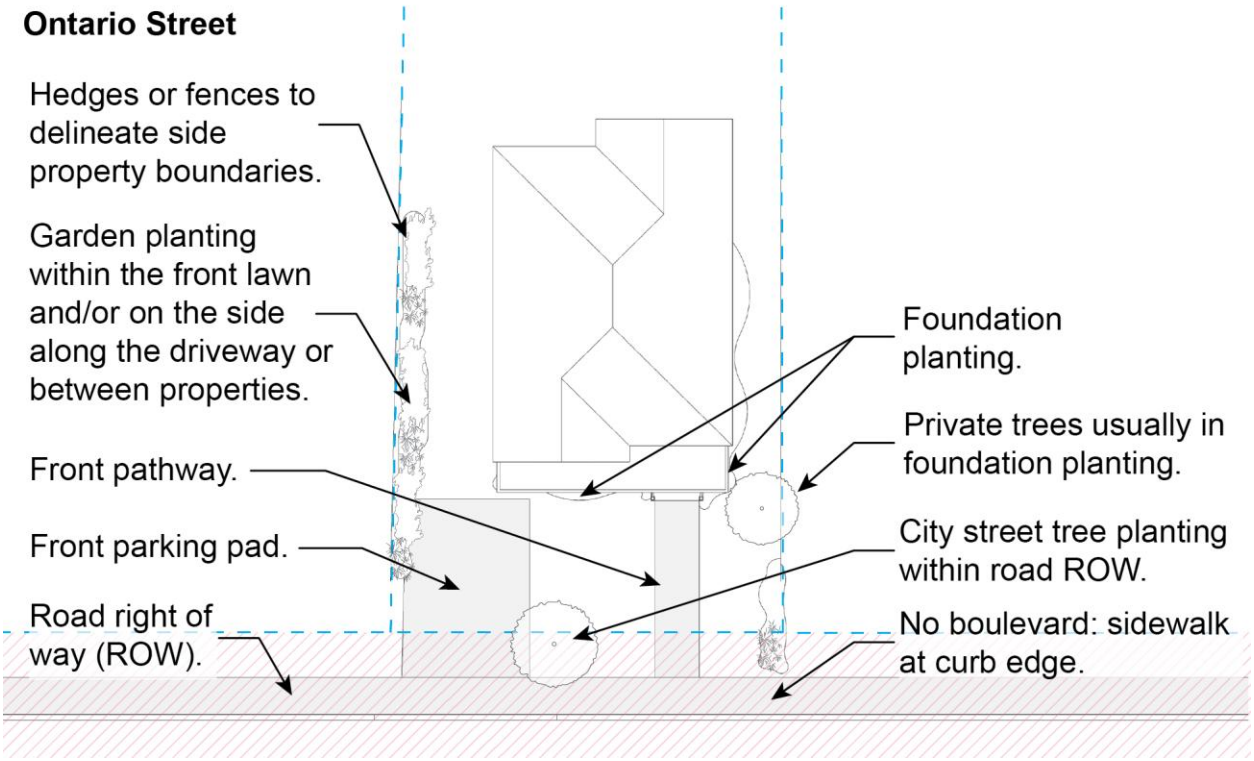


Figure 3.3: Typical heritage landscape characteristics within study area.

Burlington Avenue (between Elgin and Ontario)

This segment of Burlington Avenue displays a diverse lot structure, with a combination of narrow and wide lots forming a streetscape that is varied yet cohesive. Side driveways dominate in the District, although recent alterations have introduced both front and rear parking solutions. Historically, this street was characterized by expansive front lawns, foundation garden plantings, mature street and garden trees, and a distinct pedestrian pathway leading to the front door, elements that collectively contributed to a cohesive and inviting streetscape. A shift, however, has occurred over time as front yard parking pads are increasingly being introduced or expanded, reducing the amount of lawn and other soft surface areas. This gradual transformation not only alters the visual character of the District but also poses a threat to the health of street trees and the long-term integrity of the public realm. The area is notable for its mature tree canopy, ornamental gardens, and prominent side yards. Boundaries are often marked by low wooden fences or hedges, softening transitions between private and public space. Original pedestrian walkways are evident in older dwellings, reinforcing the historical front yard character and circulation pattern intended to enhance the pedestrian entry experience through a green landscape.

Burlington Avenue (between Lakeshore and Elgin)

Between Lakeshore and Elgin, Burlington Avenue is composed primarily of long lots, including several narrow parcels that reflect earlier subdivision patterns. Parking treatments are varied but are primarily side yard driveways being used for parking, and rear yard parking - particularly for multi-residences that accommodate larger parking areas. The streetscape benefits from mature trees and a mix of heritage and contemporary landscape layouts, where in addition to foundation planting, there is more planting within the lawn areas. As with other sections of the District, many older homes retain walkways leading to the main entrance, maintaining a strong visual and direct circulatory connection from the sidewalk to the front door.

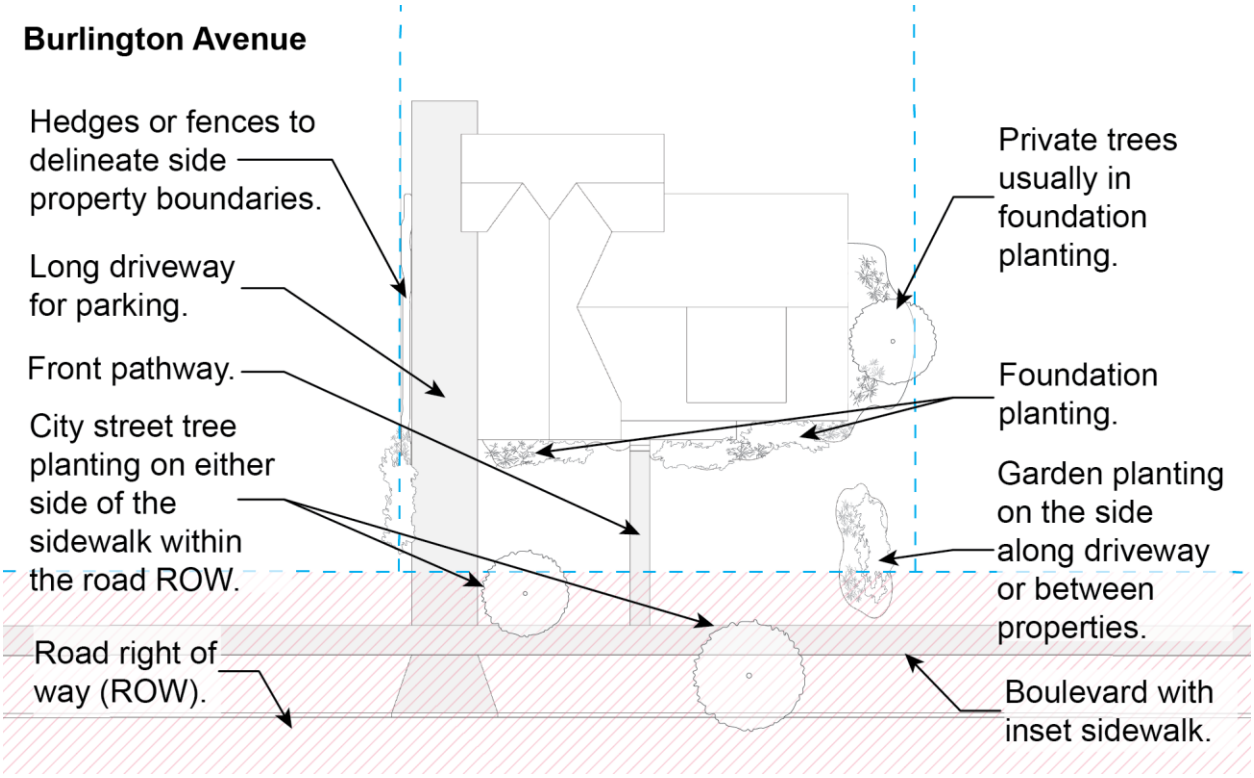


Figure 3.4: Typical heritage landscape characteristics within study area.

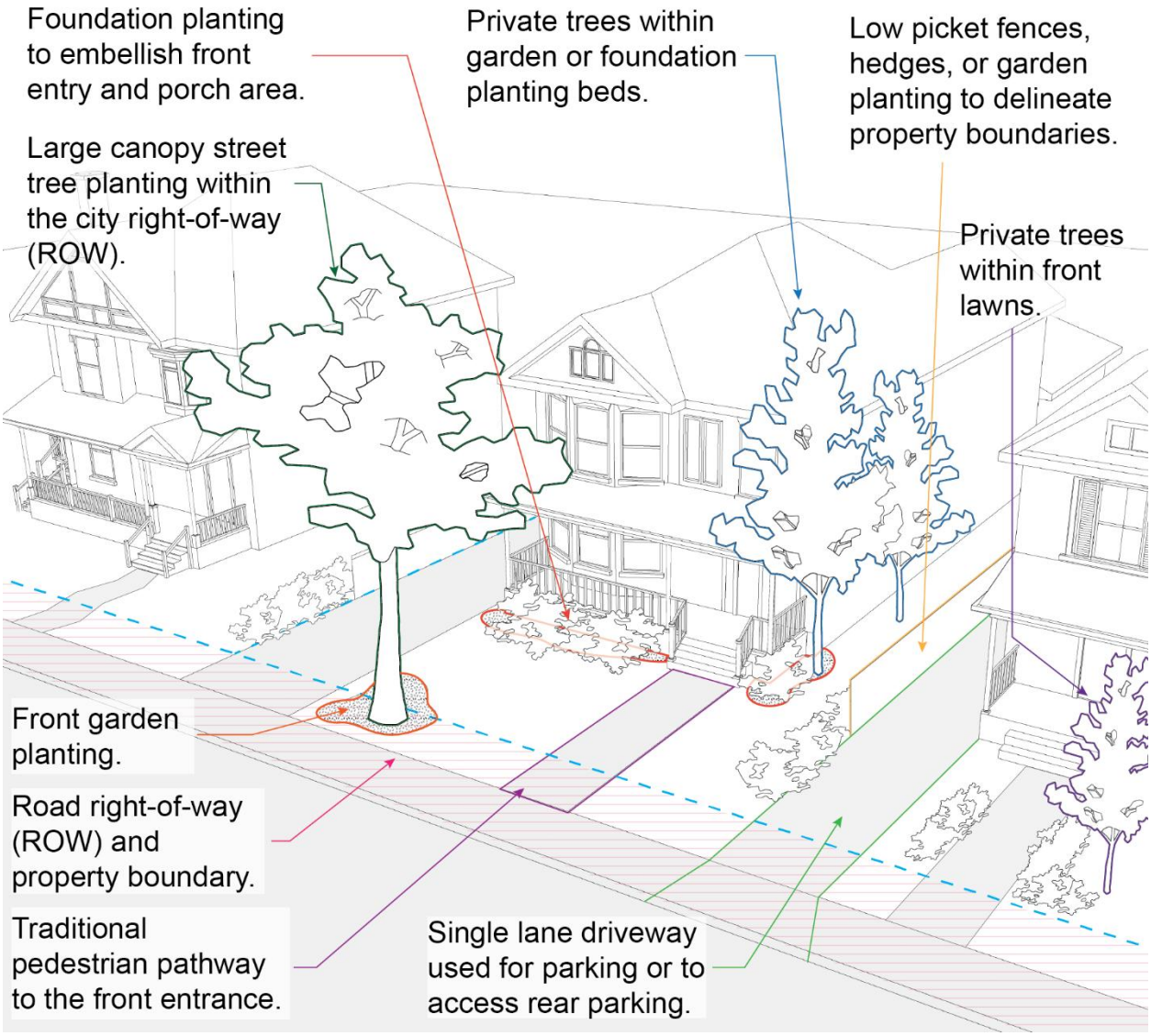


Figure 3.5: Typical heritage landscape characteristics within study area.

3.3.1.1. Trees & Vegetation on Private and Public Lands

The mature tree canopy is a heritage attribute of the District that contributes to the cultural heritage value of the area. This tree canopy is primarily the result of District residents and the municipality, past and present, who had the foresight to plant trees. Proper tree planting conditions should be provided to support healthy tree growth which includes minimizing the impact to the root systems. The street tree and front yard tree conditions should be an integral part of the Municipal landscape infrastructure requirements.

1. **Every effort should be made to maintain existing mature trees on all properties in the District, where they do not pose a significant risk to health and safety or damage to nearby buildings;**

2. **Street trees should be retained, and new trees should be planted to enhance the existing tree canopy and pattern of tree planting along the street. New street trees should be deciduous, developing large canopies that will frame the street. Any alteration of city street trees is administered by the City of Burlington in compliance with municipal street tree Bylaws;**

3. **Mature trees on private lots on all properties in the District shall be maintained. Removal of trees should comply with all relevant municipal tree Bylaws as well as any other provincial requirements (i.e for endangered or protected species);**

4. **Species and location of newly planted city street trees in the District shall be compatible with significant viewscapes.**

    a) *City Tree selection should prioritize biodiversity; non-invasive, native or native adaptive species; low maintenance requirements; resistance to drought, pests, diseases; and species that are generally considered hardy overall;*

    b) *New trees and shrubs added to front and side yards should be selected from native or native adaptive species;*

    c) *Where a tree has to be removed, it should be replaced. New trees should be deciduous that develop a broad overhanging leaf canopy. For pruning advice, owners are encouraged to contact an arborist and the City's existing tree bylaws;*

    d) *Construction damage is one of the most common causes of tree death and decline in urban areas due to underground root damage. Tree protection zones should be utilized for their protection and in line with the City's existing tree bylaws.*



Figure 3.6: Mature Trees at 432 Burlington Avenue.

3.3.1.2. Views

This residential character of the District is defined by its intimate scale, cohesive streetscape, and proximity to Lake Ontario. The established street layout creates a series of subtle yet meaningful views and sightlines throughout the neighbourhood. These include framed views toward Lake Ontario, often glimpsed between houses or at street ends, as well as the overarching presence of a mature tree canopy that defines the character of the area. The consistent rhythm of built form, combined with landscaped front yards and broad and large canopy street trees, contributes to a layered visual experience that shifts with the seasons. Preserving these key views particularly those toward the lake and through the treed streetscape is essential to maintaining the area's heritage character and sense of place.

1. **Development in the District shall respect and be compatible with identified views from the public realm, including but not limited to prominent buildings, structures, landscapes, and natural features, as identified and described in the Statement of Cultural Heritage Value (SCHV);**

2. **Key views, including framed views toward Lake Ontario, street-end vistas, and views along treed streetscapes, shall be conserved as important contributors to the District's cultural heritage value;**

3. **Development proposals in the District shall be assessed for their potential impact on key views identified in this Plan, including changes in massing, siting, and vegetation removal;**

4. **In addition to identified key views, other views that contribute to the District's heritage character shall be considered in the application of these policies, depending on the nature and scale of the proposed development;**

5. **Prominent sites with high visibility within the District and those sites that terminate a view will be required to meet a higher standard of architectural quality and urban design.**

    a) *Design new development and undertake alterations and/or additions to existing buildings to enhance identified views. This may include design of new buildings, alterations, and/or additions to match established proportions and avoid introduction of features that will negatively alter or obscure historical visual relationships;*

    b) *New development and alterations should be designed to frame and reinforce views to Lake Ontario where they exist, avoiding obstruction of these important vistas;*

c) Landscaping and site planning should maintain and enhance views along streetscapes, particularly those shaped by mature tree canopies and consistent front yard patterns;

d) Where possible, design solutions should seek to create or improve secondary views (such as glimpses between buildings or views into landscaped front yards) that contribute to the overall character of the District;

e) Applicants should consult early with Heritage Planning staff to confirm whether other context-specific views may be considered as part of a Heritage Permit review.

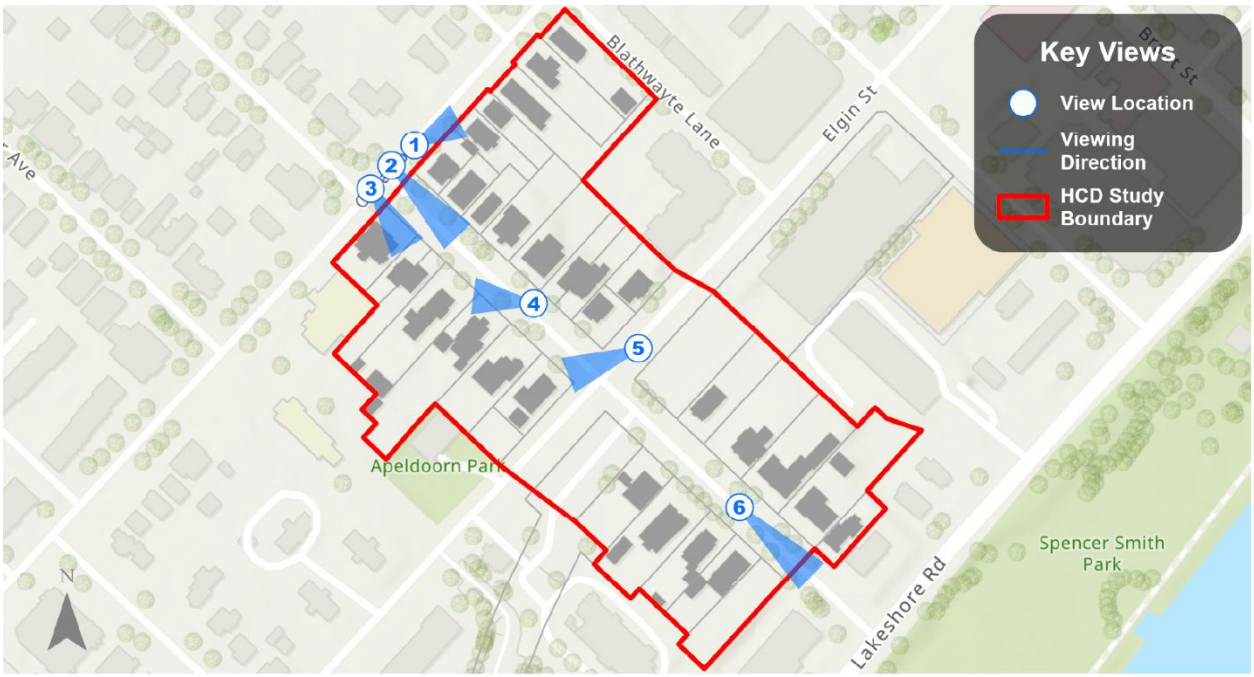




Figure 3.7: Key views within the HCD Boundary. While these are Key views, they do not express all important views in the District. Please see policies and guidelines above regarding views in the District.

3.3.1.3. Private Gardens and Landscape

The streetscapes in the District exhibit a varied pattern of front yard setbacks, contributing to a dynamic and visually engaging public realm. Properties feature a combination of front and side lawns, many of which are well-maintained and enhanced with mature gardens and ornamental shrubbery. This diversity in landscape treatment, along with the consistent presence of greenery, reinforces the area's established residential character and supports a strong sense of place. The cumulative effect of these landscaped elements contributes to the greening of the neighbourhood, which functions as an important heritage attribute by maintaining the historical relationship between built form and the natural environment.

1. **Front and side yard landscaping within the District shall be consistent with the heritage landscape setting of contributing properties.**

2. **Gardens shall be designed and maintained in a manner that complements the architectural features of contributing properties and reflects traditional landscape practices where appropriate;**

3. **Conserve the existing unimpeded, soft landscaped character of front yards (and side yards on corner lots), as well as mature trees on existing properties within the District;**

4. **Large areas of hard paving are prohibited.**

    a) *Continuous green pedestrian character of the open space, the setting of heritage properties and enhance the cohesive, green, and character of the neighbourhood;*

    b) *Gardens should be proportionate to the lot and maintain visual openness to the street;*

    c) *Formal or informal arrangements are acceptable, provided they are compatible with the character of the property and surrounding streetscape;*

    d) *Use of native, historically appropriate, or traditional plant species is encouraged;*

    e) *The integration of perennial beds, ornamental shrubs, foundation plantings, and tree canopies is supported to reinforce the District's established garden character;*

    f) *Garden elements such as stone edging, heritage-style borders, low retaining walls, and gravel paths are permitted where they align with the heritage character;*

g) Modern hardscape materials (e.g., plastic edging, brightly coloured concrete) should be avoided or screened from view;

h) There should be maximizing of landscaped open space in front yards, particularly along the sidewalk frontages of residential properties.



Figure 3.8: Property at 482 Burlington Avenue with front/side lawn and landscaped garden beds.

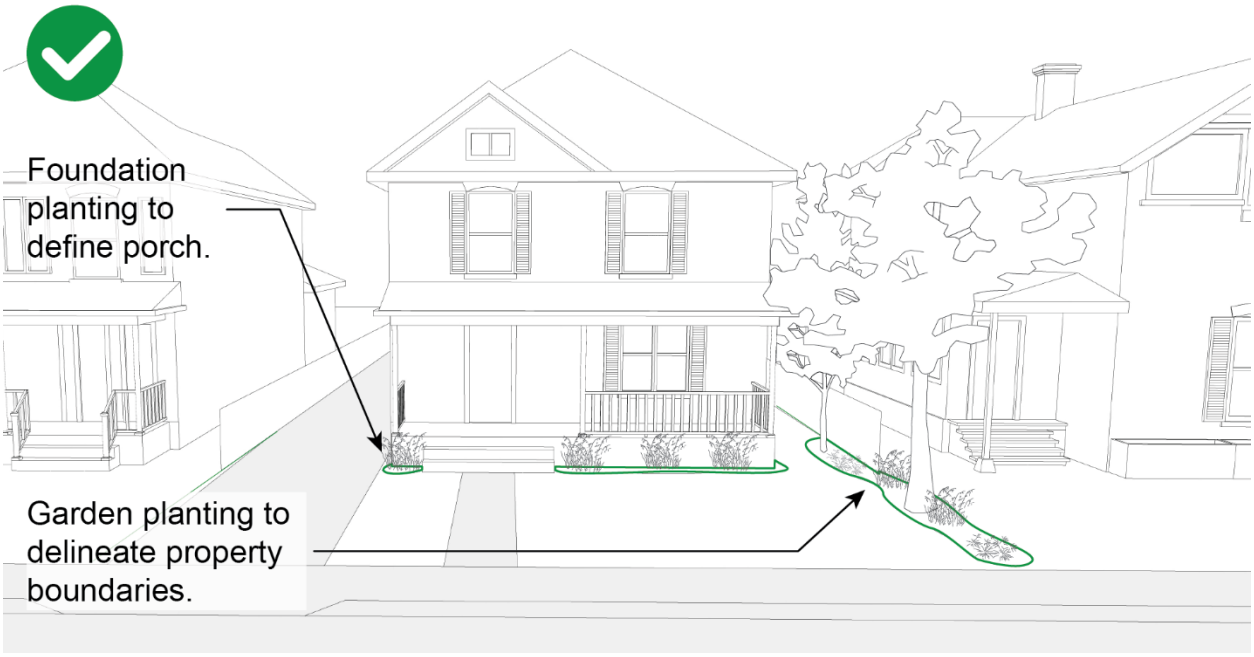


Figure 3.9: Graphic displaying garden and landscaping that is consistent with the heritage landscape setting of surrounding contributing properties.

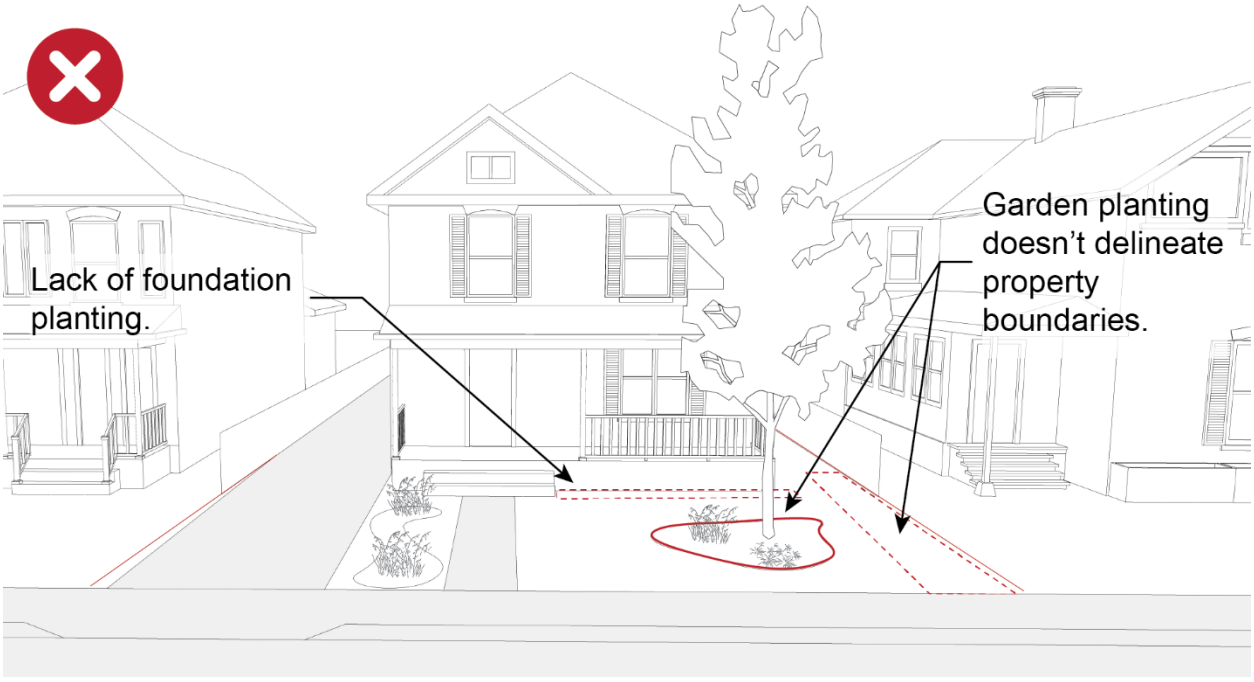


Figure 3.10: Graphic displaying garden and landscaping that is not consistent with the heritage landscape setting of surrounding *Contributing* properties.

3.3.1.4. Fencing

1. **Fencing in the shall support the visual openness, rhythm, and landscape character typical of the heritage District;**

2. **New or replacement fences in the District shall be compatible with the scale, materials, and detailing of the streetscape and adjacent properties;**

3. **Fencing shall not obscure or detract from the heritage attributes of a property or District.**

    a) *When applicable, traditional materials like wood or wrought iron are often preferred to maintain historical authenticity;*

    b) *Fences are typically recommended to be low in height and set back from the front façade to minimize visual impact on the streetscape;*

    c) *Owners should consult the City's Division Fence Bylaw in addition to these guidelines.*



Figure 3.11: An example of complimentary modern wood fencing at 460 Burlington Avenue.

3.3.1.5. Amenity Lighting

1. **The installation of new amenity lighting shall ensure that the heritage attributes of the property are not adversely affected, and that there is no light trespass or spillover towards adjacent properties and the public realm.**

    a) *Replicas of historical light standards are not required, as installing replicas of a particular era contrasts with the variety of eras represented by the District resources. Contemporary light standards are appropriate.*

3.3.1.6. Walkways and Driveways

There are a variety of driveways and walkways in the District. Most of the driveways and parking are on the sides of the properties and may lead to additional parking at the rear of the property. Driveways tend to be narrow at the sides of properties, although there are some crescent shaped and front parking areas, particularly on Ontario Street.

1. **The general pattern of walkways and driveways of contributing properties shall continue to prevail.**

    a) *Maintain the historical character of streetscapes by preserving original driveway and walkway materials where possible;*

    b) *The paving of landscaped open space to provide additional parking areas in front yards on all properties in the District is strongly discouraged;*

    c) *Minimize the visual impact of new driveways and walkways on heritage buildings and landscapes;*

    d) *Encourage the use of materials that are historically appropriate and compatible with the District;*

    e) *The use of permeable materials and surface treatments for hardscaping and hard surfaces, including driveways and pathways, is encouraged;*

    f) *Accessibility should be considered in the selection of materials and installation (refer to the Accessibility for Ontarians with Disabilities Act guidelines);*

    g) *Changes to driveway entrances, parking, and other hard-surface areas on private property should be carefully planned to ensure that compaction of the street tree root system does not occur. Generally, an area around the base of the tree equal in diameter to the crown of the tree should remain undisturbed to protect the long-term health and survival of the tree.*

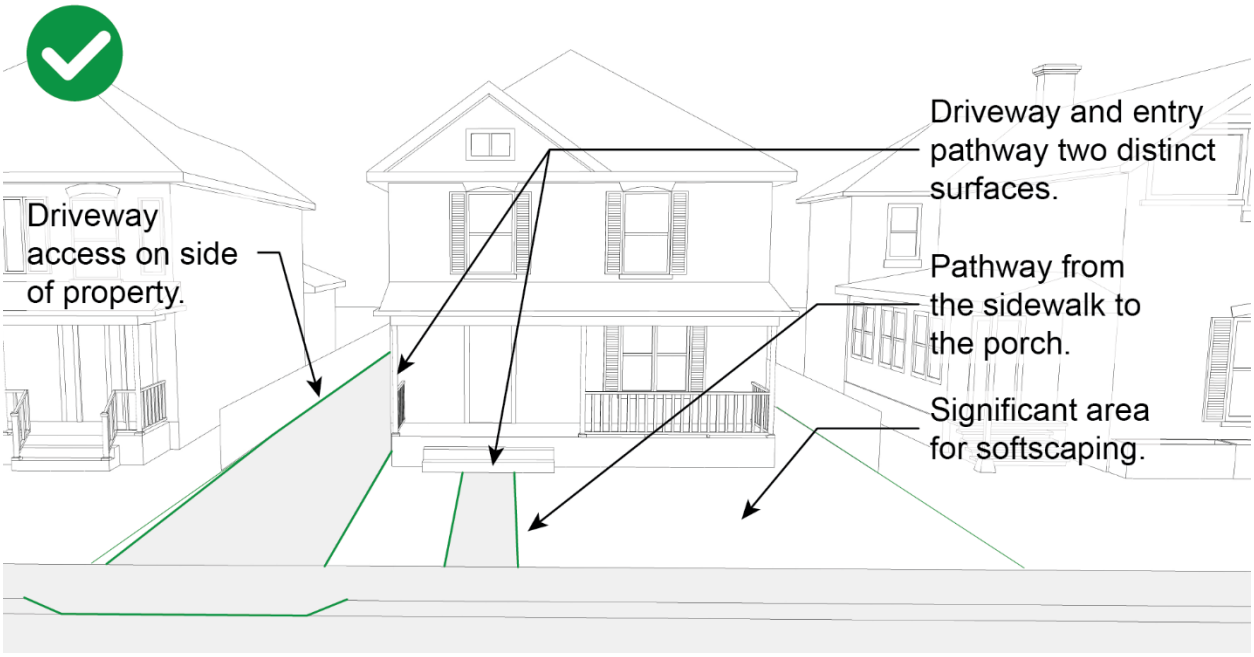


Figure 3.12: Graphic displaying walkways and driveways that are consistent with the heritage landscape setting of surrounding *Contributing* properties.

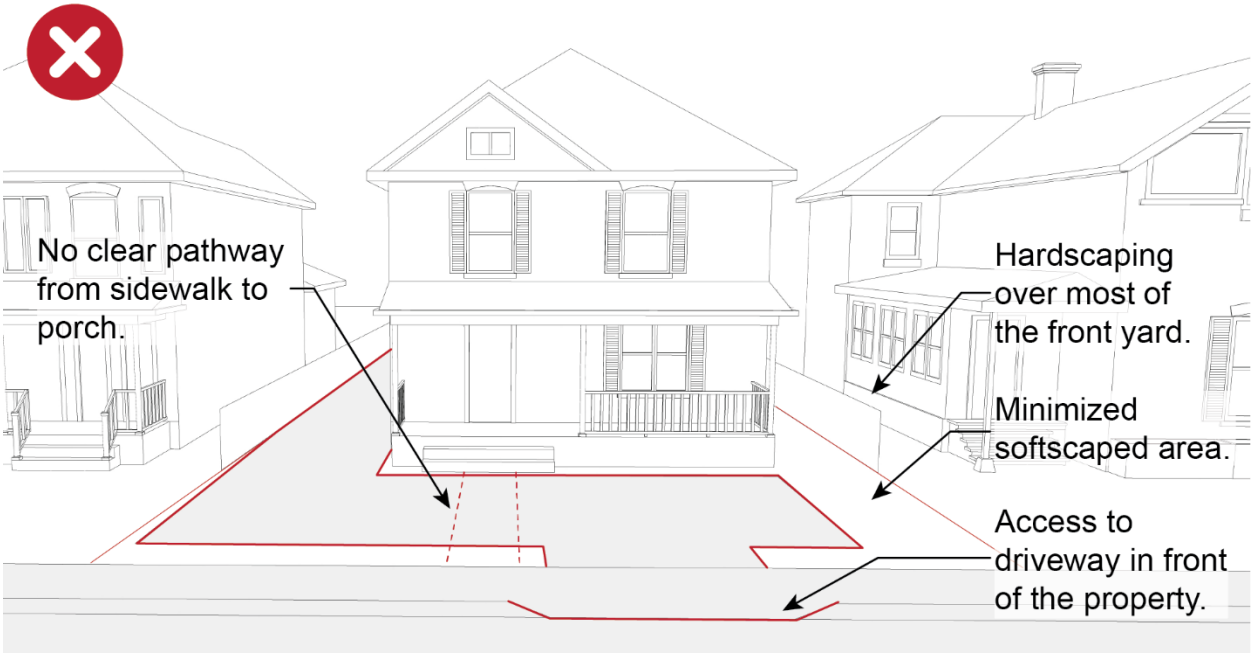


Figure 3.13: Graphic displaying walkways and driveways that are not consistent with the heritage landscape setting of surrounding *Contributing* properties.

3.3.2 Demolition and Relocation

The District displays a high level of integrity and visual cohesiveness expressed by its historic building stock. Given the objectives of this HCD Plan, there are few opportunities for demolition and relocation.

1. **Demolition or relocation of contributing properties will not be supported, except in cases of extraordinary circumstances;**

2. **Demolition by neglect will not be considered an extraordinary circumstance;**

3. **The following must be confirmed as part of a complete application under the *Ontario Heritage Act* for the demolition of a contributing building;**

    I. **There is structural instability or damage resulting from an extraordinary circumstance as assessed by a structural engineer with expertise in heritage buildings;**

    II. **The building is damaged beyond reasonable repair to the extent that it no longer contributes to the cultural heritage value of the District;**

    III. **A thorough assessment of the building's condition has been completed by a qualified professional (e.g architect, heritage professional, engineer);**

    IV. **It has been demonstrated that alternative retention options have been meaningfully considered (e.g preservation, rehabilitation, restoration, reinvestment, retrofitting, re-use, mothballing etc.);**

4. **Demolition of non-contributing properties shall be considered, however, demolition activity shall not begin until plans for the replacement building(s) or structure(s) have been approved, and a heritage permit issued by the City.**

    a) *Substantial progress should be made in the construction of the replacement building(s) within two years of the demolition of the previous building;*

    b) *In the rare instance that a contributing property is approved for demolition, the City may require that the building be recorded (e.g documentation photos, plans etc.) and the information be deposited at the City Archives.*

3.3.3 New Construction and Infill Development

There may be locations within the District where infill development may occur over time, if buildings that do not contribute to the historic or architectural character are demolished or other circumstances arise to allow infill construction. New construction is permitted, provided it is compatible with the heritage character and conforms to the policies in this section.

1. **New construction will be required to be compatible with the heritage character and attributes of adjacent heritage properties and the cultural heritage value of the District. This means adhering to the character of the surrounding neighbourhood of the District with regards to lot patterns, heights, massing, setback, building scale, roof pitches and exterior materials;**

2. **All new buildings, except for accessory buildings, for all properties on public or private lands in the District, must be accompanied by a Cultural Heritage Impact Assessment (CHIA);**

3. **The CHIA must demonstrate that the proposed building aligns with the policies and guidelines of this HCD Plan pertaining to New Construction and Infill Development.**

    a) *New residential buildings should reflect contemporary design while respecting the heritage context. They should not replicate historic architectural styles or incorporate authentic historic details inappropriately;*

    b) *While modern interpretations of historic forms and elements are encouraged, exact reproductions of historic buildings that create a false sense of history and disrupt the organic evolution of the built environment are not permitted;*

    c) *Roof designs should use simple, compatible forms and pitches found in the District, avoiding exaggerated or incongruous shapes;*

    d) *Exterior materials should be of high quality and compatible in texture, scale, and colour with those traditionally used in the District, while allowing contemporary equivalents where appropriate;*

    e) *A Cultural Heritage Impact Assessment (CHIA) should clearly identify adjacent contributing properties and key views that may be affected by the new construction;*

    f) *The CHIA should include a streetscape elevation or massing study to illustrate how the proposed development relates to its immediate context in scale, height, and setbacks;*

g) *Proposed mitigation measures (e.g., stepbacks, material transitions, landscape buffers) should be explicitly documented in the CHIA to show how compatibility will be achieved;*

h) *Applicants should consult with Heritage Planning staff early in the process to confirm the scope and expectations for the CHIA.*

3.3.4 Massing and Density

The District boundary is located in the St. Luke's Precinct and is presently zoned as a low-rise precinct in the City of Burlington. Massing and density shall comply with the density, heights, and zoning updates, which are outlined in detail in **Section 2.3.1** of this report. These policies apply to new buildings and additions, as well as to additional residency units (ARUs), secondary suites, and garden suites.

1. **New development or additions within the HCD, whether on contributing or non-contributing properties, shall respect the prevailing building heights and rooflines of contributing properties within the immediate context to ensure visual continuity and preserve the established streetscape rhythm;**

2. **Modest variations in height may be considered where they:**

    I. **Occur in transition areas between differing building scales;**
    II. **Contribute positively to the character of the streetscape or riverfront;**
    III. **Do not overwhelm or diminish adjacent heritage resources;**

3. **Proposals for increased height must be accompanied by a Cultural Heritage Impact Assessment (CHIA) demonstrating that the change will not negatively impact the District's heritage attributes or its overall cultural heritage value.**

    a) *Infill or new construction should generally not exceed the average height of existing heritage buildings on the block;*

    b) *New construction should reflect the established rhythm of lot widths and spacing of adjacent heritage properties to maintain the continuity of the streetscape;*

    c) *Building heights should align with the prevailing cornice or eave lines of adjacent contributing properties, allowing for modest variation to distinguish new development as contemporary;*

    d) *Front and side yard setbacks should be consistent with adjacent contributing properties to reinforce the existing streetscape pattern.*

3.3.5 Sustainability and Utility Equipment

The following section recognizes that there may be opportunities to add new features that allow for improved energy efficiency, provided they are installed appropriately and with minimal impact on the heritage attributes of the HCD and the existing building.

1. **Improvements for energy efficiency will be considered provided they are compatible with, and do not detract from, the cultural heritage value or attributes of the District and adjacent contributing properties.**

    a) *Solar panels should be located so that they are not visible from the street or as discretely as possible; they should be installed in a way that minimizes damage and impact to the heritage fabric of the building;*

    b) *Modern utilities and other equipment such as (but not limited to) hydro or water meters, satellite dishes, vents and ducts, skylights, or HVAC units should be located away from primary façades (and side elevations on corner lots), in an inconspicuous location wherever feasible or when technical requirements allow. They should be installed in a manner that does not damage the building.*

3.3.6 Adjacency to the District

The Provincial Planning Statement (PPS) provides direction for managing the impacts of development on lands adjacent to protected heritage properties, including HCDs. While the HCD Plan does not extend to adjacent properties, major development proposals, such as new buildings or significant additions, on adjacent lands consider the potential impact on the cultural heritage value and attributes of the District. Please see more information about the rationale behind the policies and guidelines for lands adjacent to HCDs in **Section 4.1.3** of this document.

1. **Development and site alteration to properties adjacent to the District shall conserve the cultural heritage value, heritage attributes, and integrity of the District.**

    a) *City staff will determine the need and scope of a CHIA based on the scale and nature of the proposed work, its proximity to the District, and the type of potential impact. Examples include visual impacts on key sight lines or views, shadowing, physical or visual isolation of heritage attributes, or construction-related effects.*

3.3.7 Repair and Alterations

Repairs and alterations are often undertaken to improve the comfort, function, and appearance of properties. This can be done through various means, such as re-siding façades, upgrading insulation, modifying entrances, or creating new window openings. Within the District, these types of changes occur against a backdrop of rich architectural diversity, with buildings representing styles such as Bungalow, Craftsman, Edwardian, Queen Anne Revival, Victorian, Georgian, and Contemporary forms.

Many properties also feature later additions that, when designed sympathetically, successfully blend with the historic character of the area. Materials play an important role in this visual cohesion: while red brick predominates, stucco, cedar shingles, fish-scale detailing, and other cladding types contribute to the district's layered and evolving architectural identity. The goal of these policies and guidelines is to ensure that necessary repairs and alterations respect and reinforce this character, allowing properties, whether historic or contemporary, to adapt while contributing positively to the overall streetscape.

1. **Repairs and alterations on all properties shall respect and/or conserve the cultural heritage value of the District, as applicable;**

2. **Repairs and alterations on non-contributing properties shall respect the heritage attributes of adjacent contributing properties;**

3. **Original materials and architectural features on all properties within the District shall be repaired rather than replaced, wherever feasible;**

4. **Repairs and alterations on all properties within the District shall be compatible with the character of the property and streetscape, in terms of scale, form, materials, and detailing;**

5. **Repairs and alterations on contributing properties shall not obscure or remove key character-defining elements;**

    a) *Historical, architectural and landscape features and building materials should be maintained and enhanced;*

    b) *Any proposed change to a contributing property should be based upon a clear understanding of the issue with the building or site. Wherever possible, proposed alterations should be based on a sound knowledge of the building type, materials, and form;*

    c) *Contemporary alterations should be distinct yet sympathetic, using compatible materials and forms;*

    d) *Avoid mimicking historic styles in a way that creates a false sense of history;*

e) Where repairs alterations are necessary, every attempt should be made to make changes on the least visible façades, in discreet locations, away from the street presence of the building;

f) Maintain proper site drainage in any work so that water does not collect or drain towards foundations;

a) A heritage permit may be required for repairs, alterations and additions on non-contributing properties depending on the scope of the project. This will be at the discretion of the Heritage Planning staff.

3.3.8 Roofs and Rooflines

The diversity of roof types found within the District reflects the influence of a range of architectural styles and contributes to the cultural heritage value.

1. **Alteration or removal of roof features of a contributing property shall only be permitted where determined to be appropriate, including roof features that are not prominently visible from the public realm or do not contribute to the cultural heritage value and heritage attributes of the District.**

2. **Where a roof or roof features of a contributing property are damaged or deteriorated beyond repair, replacements shall reference the existing roof and/or roof features.**

    a) *Maintain historic rooflines and pitches;*

    b) *Replace only those portions that have deteriorated beyond repair, rather than replacing the entire roof or roof feature;*

    c) *Replacement roofs and roof features should be physically compatible with the contributing property and not result in damage or removal of other building features that reflect the District's heritage attributes;*

    d) *Vents, skylights and other new roof elements should be sympathetic in type and material and should be located out of general view from the public realm.*

    e) *Avoid oversized dormers or rooftop additions that overwhelm the existing form;*

    f) *The addition of solar panels or solar hot water heaters may be permitted on roofs but shall not permanently damage or remove heritage fabric. The installation of this type of equipment should be in the same plane as the roof (e.g., at the rear slope of a roof or on a flat or low-pitched roof) and not visible from the street wherever possible;*

    g) *Chimneys can be important heritage attributes and should be retained wherever possible. Non-functioning chimneys should be retained, capped, and re-pointed*.

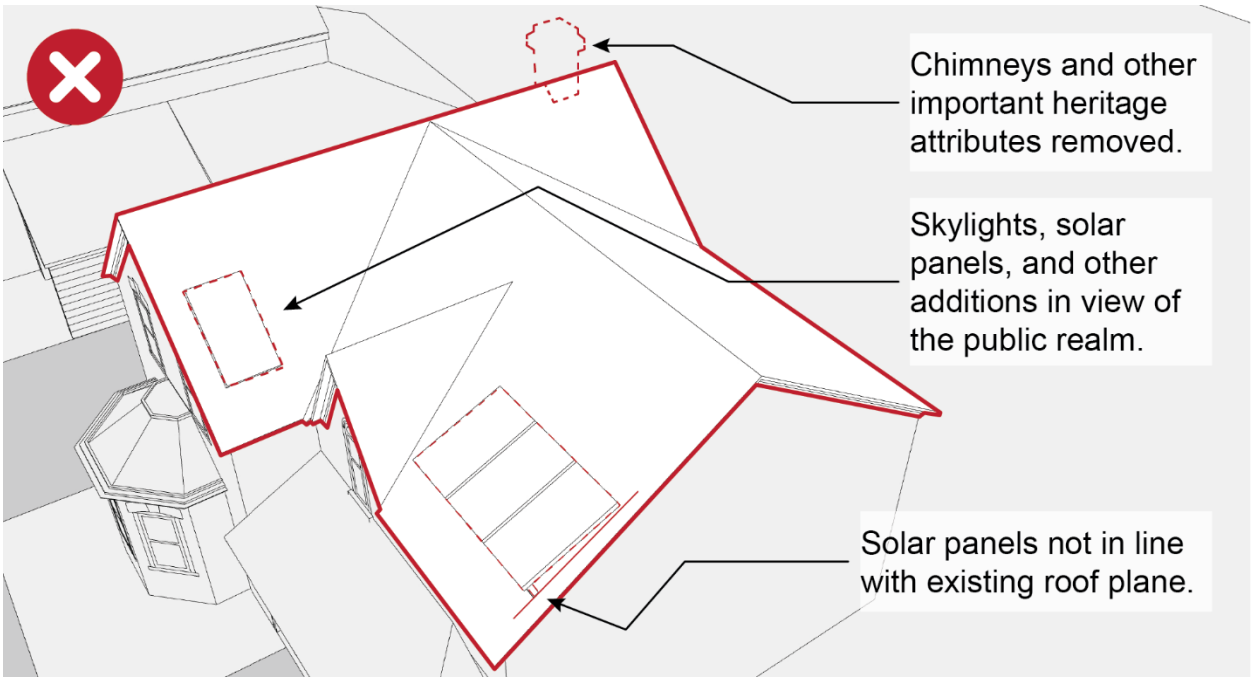


Figure 3.14: Graphic of incompatible roof alterations to including removed chimneys and visible additions from the public realm such as skylights and solar panels.

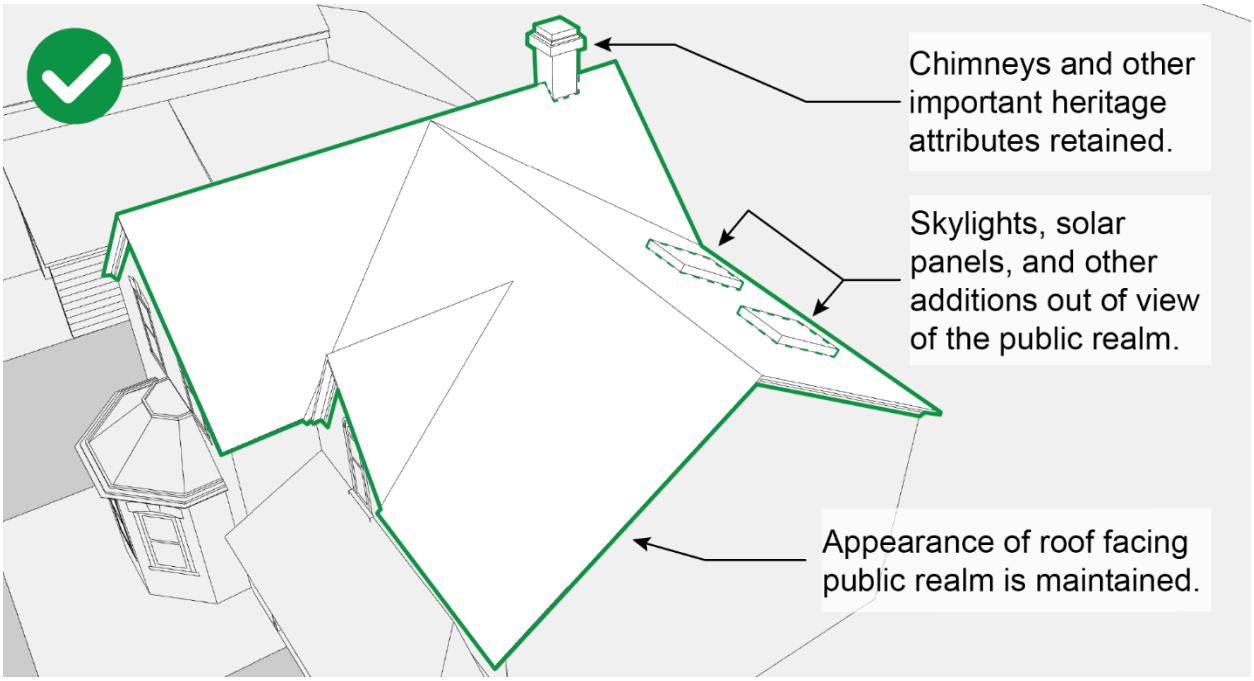


Figure 3.15: Graphic showing compatible roof modifications that meet the policies and guidelines This includes retaining heritage attributes such as chimneys and ensuring any roof additions such as skylights and solar panels are out of view from the public realm.

3.3.9 Exterior Walls

Exterior walls include foundation walls, raised basements, and walls from the ground through attic levels, and may include the walls of projecting elements such as parapets, dormers, bays, and turrets. Exterior features include decorative details, sills, lintels, and other features within the plane of the wall.

1. **Alterations to exterior wall features of contributing properties shall conserve the legibility of the primary structure's architectural style and typology;**

2. **Authentic heritage fabric on contributing properties must be retained and maintained;**

3. **Damaged or deteriorated exterior wall cladding or exterior wall features on contributing properties shall be repaired rather than replaced;**

4. **Alterations to exterior walls on non-contributing properties shall respect the heritage attributes of adjacent properties, and of the District.**

    a) *If replacement is necessary, select materials that are visually compatible with the historic palette of the District;*

    b) *Repairs to exterior cladding or wall features should use appropriate and compatible materials and methods to avoid causing damage to existing materials, such as the use of compatible mortar mixture and traditional pointing methods when repointing brick masonry;*

    c) *Avoid synthetic or highly reflective materials that disrupt the heritage character;*

    d) *Brick masonry requires re-pointing from time to time and this process should be undertaken by tradespeople with experience in historic masonry techniques and materials;*

    e) *Generally, lime-based mortar should be used, and joints should replicate the original in finish, colour, and texture. Hard, cement-based mortars are more rigid during freeze-thaw cycles and can cause brick units to deteriorate;*

    f) *New cladding should not be applied to exterior brick walls on contributing properties that have not been previously over-clad;*

    g) *Removing over-cladding from exterior brick walls on properties that have been previously re-clad is encouraged where the existing over-cladding may cause deterioration to the underlying brick over time;*

h) Protect original wall surfaces from cleaning methods that may permanently alter or damage the appearance of the surface or give a radically new look to the building. Sandblasting, strong chemical cleaning solutions or high-pressure water blasting are discouraged.

i) The application of waterproofing and water repellant coatings should be avoided;

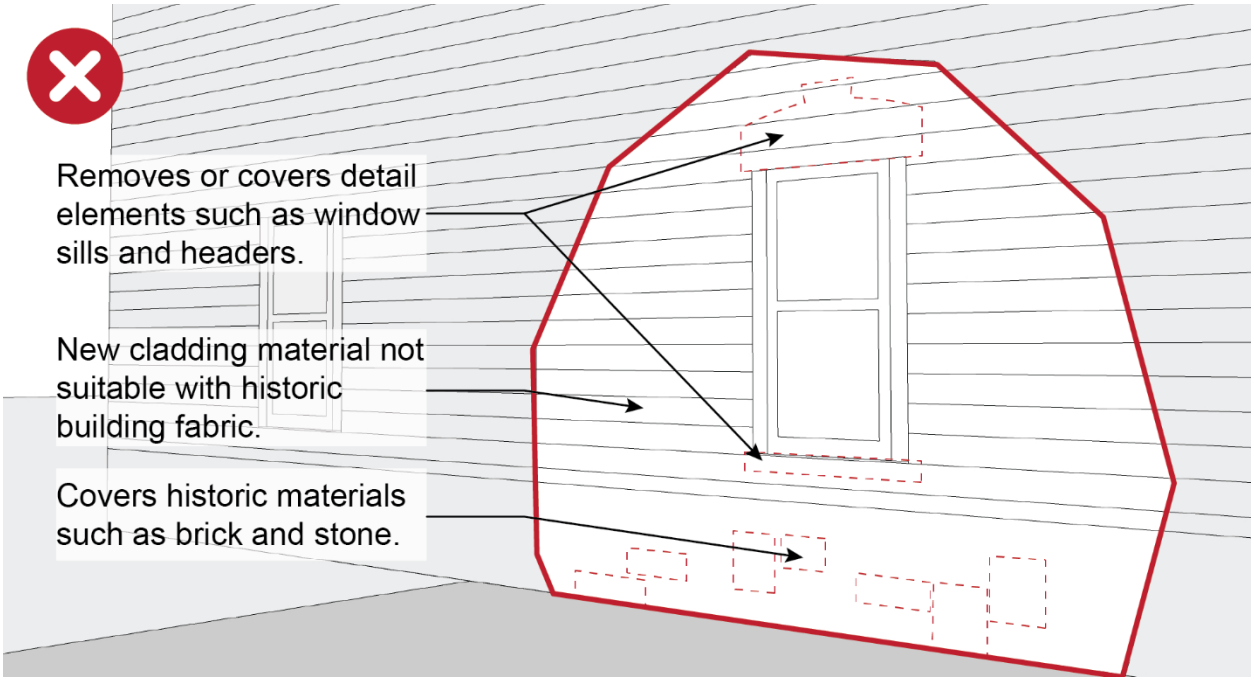


Figure 3.16: Graphic demonstrating incompatible alterations to exterior walls. This includes covering original materials.

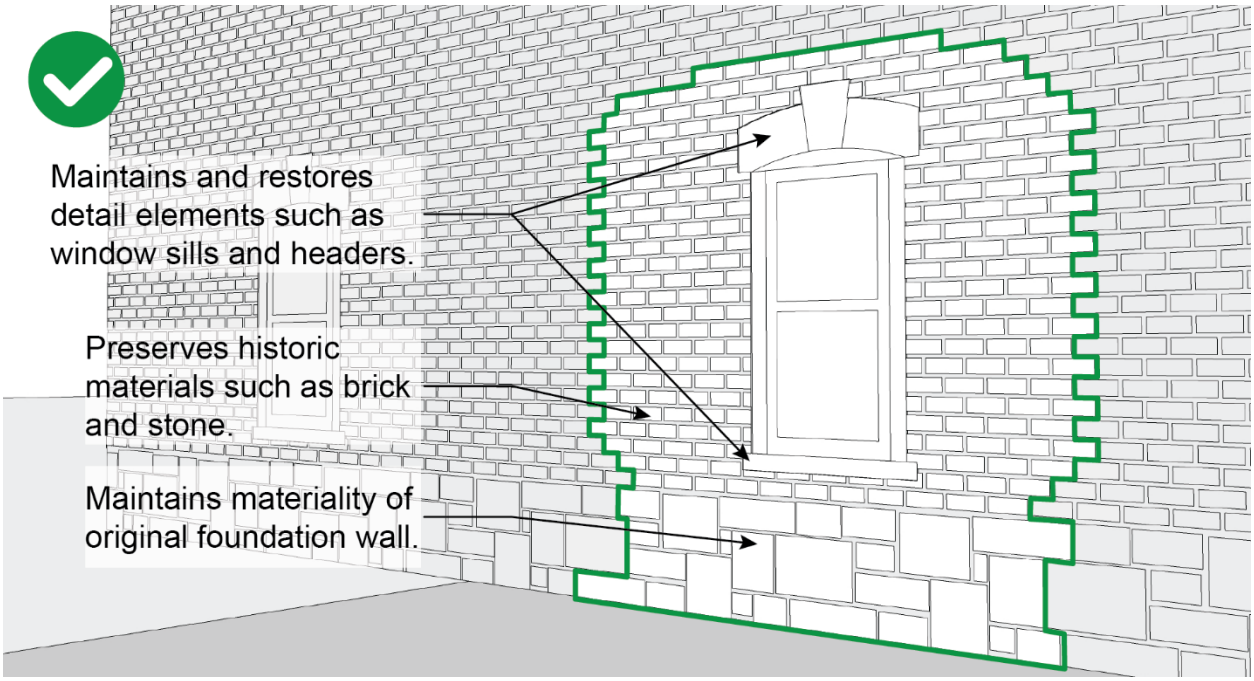


Figure 3.17: Graphic demonstrating appropriate alterations to exterior walls.

3.3.10 Window and Door Openings

The form and shape of window and door openings and their features are important to the integrity of contributing properties and the District overall. Windows punctuate an elevation and establish the horizontal and vertical datum lines that organize and structure an elevation. Similarly, doors and door openings often provide a focal point for an elevation and structure the geometry and rhythm of its bays.

Exterior window and door features include architectural detail such as plain, stained, or coloured glass, original, distinctive frames of wood or metal, with divided lights, decorative treatments, and hardware. There may be mouldings that make the transition between the frame and the framed opening. Some window frames, door frames, sidelights, transoms, and glazing are original to the building, and these elements may be important features to the property's significance.

1. **Alterations to the size, shape, and placement of windows and doors of contributing properties shall conserve the legibility of the primary structure's architectural style and typology;**

2. **Maintain original window openings and entrances of contributing properties that are important to the architectural character and symmetry of contributing properties;**

3. **The removing or blocking-up of window and entrance openings that are important to the architectural character and symmetry of the contributing properties is not permitted;**

    a) *Where historic windows or doors survive, repair and maintain them rather than replace;*

    b) *New window or door openings should be proportional to the façade and aligned with the rhythm of openings on adjacent properties;*

    c) *Preserve original doors, surrounds, sidelights, transoms, and hardware wherever feasible;*

    d) *Repair deteriorated wood or metal elements in-kind rather than replacing the entire unit. Where repair is not possible, replace only the damaged parts rather than the whole door system;*

    e) *Maintain the historic proportions of door openings, sidelights, and transoms;*

    f) *New door openings on principal façades are discouraged. Where required for functional or accessibility reasons, new openings should be placed on secondary elevations and designed to minimize visual impact;*

g) New windows shall be compatible with the original/historic windows in terms of material (such as wood), proportions (such as ratio of horizontal to vertical dimensions), rhythm and scale (such as number of openings per building façade), and glazing patterns (i.e. sashes and glazing);

h) Avoid inappropriate vinyl windows or oversize glazing that alters the building's scale. Replacement windows shall convey the same, or a similar appearance as the historic window and be physically and visually compatible;

a) Conserving the historic muntin, sash profile, and dimensions of windows is encouraged, where they exist.

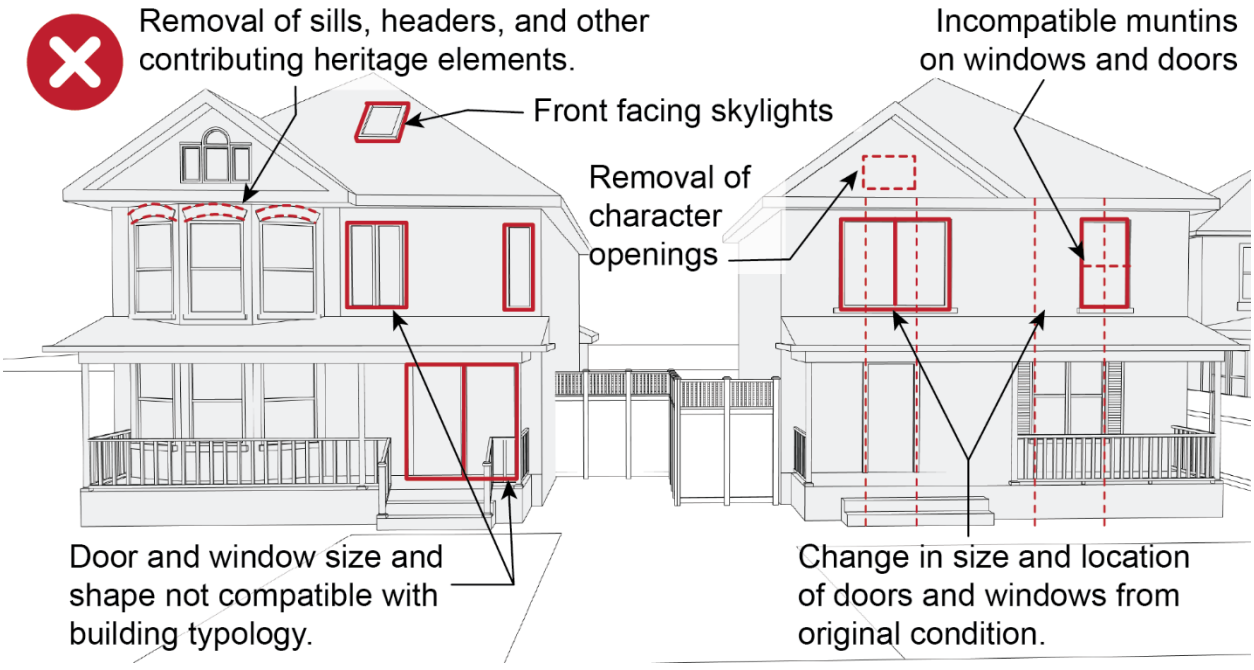


Figure 3.18: Graphic showing incompatible alterations to window and door openings of contributing residential properties. This includes the removal of architectural elements as well as altering the size and location of original openings.

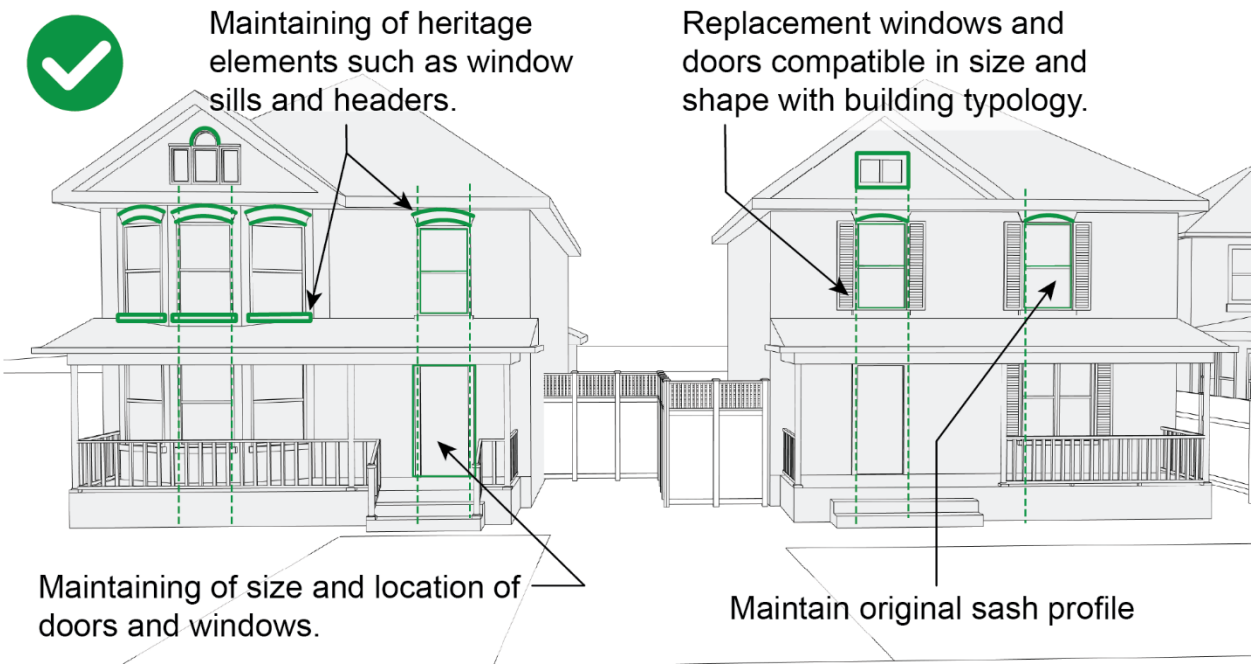


Figure 3.19: Graphic showing modifications to contributing residential properties that meet the policies and guidelines such as maintaining original opening locations and all heritage elements.

3.3.11 Porch and Verandah Repairs and Alterations

A wide variety of porch and verandah styles, types and treatments reflect the range of architectural styles and expressions found in the District. Features of porches and balconies in the District may include stairs, ramps, railings, porticos, canopies, gables, pilasters, balustrades, metal work, woodwork detail, and decorative treatments.

1. **Repairs and alterations to the features and details of entrances, porches and balconies of contributing properties shall conserve the legibility of the primary structure's architectural style and typology;**

2. **Damaged or deteriorated entrance, porch, and balcony features of contributing properties shall be repaired rather than replaced;**

3. **Character-defining porches or verandahs of contributing properties shall only be removed where they pose a life/safety threat. In such cases, they shall be thoroughly recorded prior to removal to allow for their accurate reconstruction;**

4. **Restoration of a missing porch must be based upon historical, pictorial and physical documentation, rather than conjecture, wherever possible;**

5. **New entrances, porches and balconies of all properties shall be physically and visually complementary to the District's cultural heritage value and heritage attributes.**

    a) *Historic wood railings, balustrades and columns that are part of entrances, porches, and verandahs that reflect the architectural character of the contributing property should be conserved, where they exist;*

    b) *Alterations to entrances or porches to increase accessibility should conserve the legibility of the property's architectural style where possible to minimize the impact to the District's cultural heritage value and attributes;*

    c) *Where exterior staircases are required, they should be installed away from principal façades (i.e. on secondary elevations), wherever possible;*

    d) *Wood is encouraged to be used in the construction of new entrances and porches. Other materials, such as synthetic wood products will be considered on a case-by-case basis through the heritage permit process;*

    e) *Contemporary design and materials may be used for new entrances, porches, and balconies;*

    f) *New or reconstructed porches should be simple, compatible in scale and material, and avoid false historic detailing.*



Figure 3.20: Image of an excellent example of an addition respecting the massing, window line, porch and roofline of the existing building at 471 Burlington Avenue.

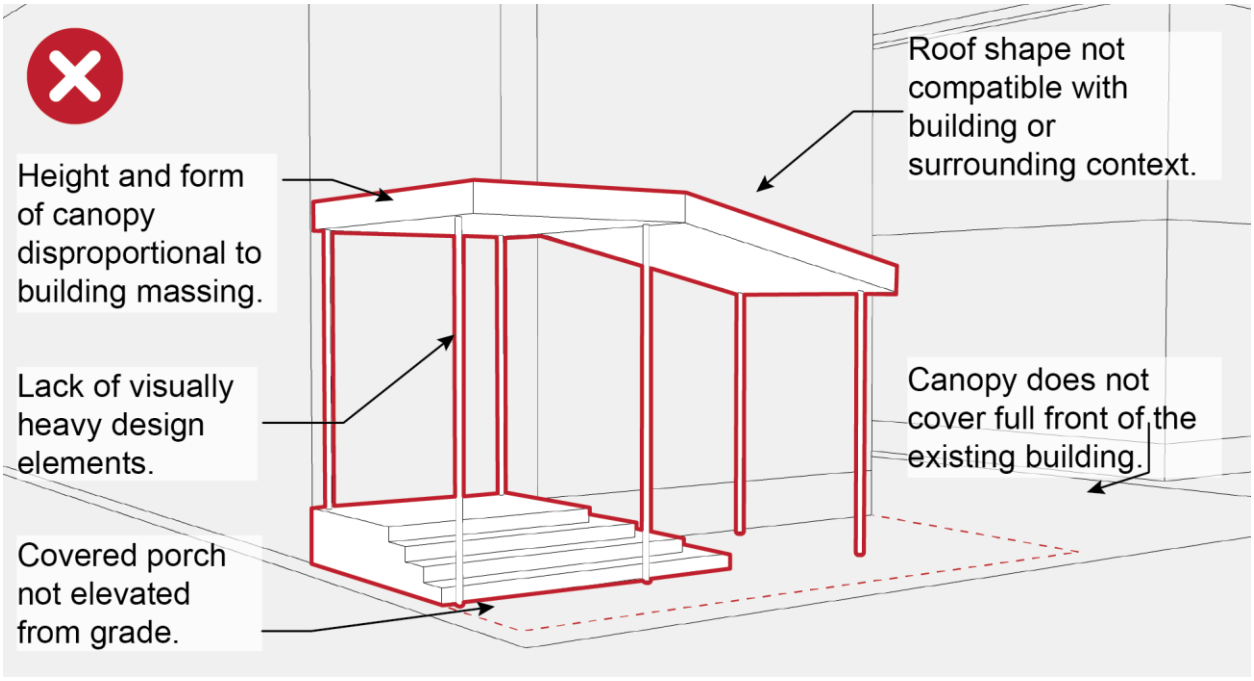


Figure 3.21: Graphic showing modifications to front porches and verandas of contributing residential properties that do not meet the policies and guidelines. This includes modifications to the porch roof that are not compatible with the surrounding context, or its height that is disproportionate to the property.

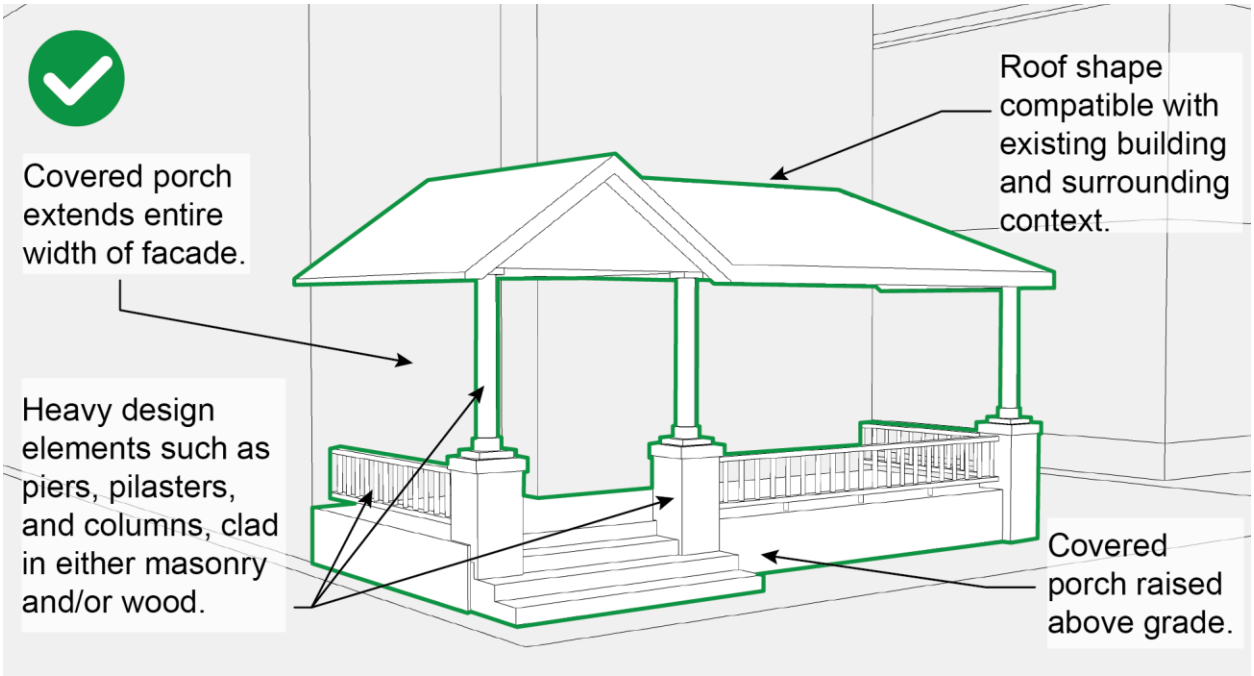


Figure 3.22: Graphic of a porch and verandah alteration that meets the policies and guidelines. The proportions and contributing heritage elements are conserved.

3.3.12 Additions

This section outlines guidelines for additions to properties within the District. Additions to contributing and non-contributing properties are an important aspect of a building, and the District's, evolution.

3.3.12.1. Location, Massing and Form

1. **Additions to all properties in the District shall be subordinate in scale and massing to the primary building, ensuring the original form remains legible;**

2. **Additions are not permitted on the front façade and shall be located at the rear or to the side for all properties;**

3. **Additions on the front façade of all properties shall not be permitted;**

4. **Rooftop additions for all properties shall be stepped back from the primary street-facing façade to minimize visibility from the public realm;**

5. **Additions on all properties shall be limited in size and scale to complement the existing building and neighbouring properties;**

6. **Multi-storey exterior additions on all properties must be set back as deeply as possible from the existing front wall plane in order to be unobtrusive in the streetscape and differentiate the addition from the older structure;**

7. **The original roof configuration of contributing properties, at the front of the building shall be maintained and not obscured by any addition. Roofing materials and associated features, such as fascia, trim, and brackets shall be retained and not obstructed by an addition.**

    a) *Additions should be complementary to the main building and clearly secondary in terms of scale, massing, and height; they should also be clearly distinguishable in form and detail;*

    b) *The height of the addition should be no more than that of the main building and, preferably lower, in order to clearly distinguish it from the original building;*

    c) *The roofline of a rear addition should not exceed the height of the existing building's roof ridgeline, otherwise it should be stepped back from the street elevation to reduce its visual impact when viewed from the street;*

    d) *Construction of additions should not entail removal, covering, or other adverse impacts on the heritage attributes or other important architectural features of the original building;*

e) *Where additions are visible from the street, their design should consider the horizontal and vertical patterns of the existing and/or neighbouring buildings, including overall proportions, alignment of windows and doors, as well as of cornice lines and rooflines;*

f) *For corner lots, additions should face the secondary street, not the primary heritage frontage;*

g) *Rooftop additions should be set back at least one bay or a full storey from the primary façade to remain visually recessive;*

h) *On non-contributing properties, additions may introduce contemporary forms, provided they reinforce the established massing patterns of the District.*

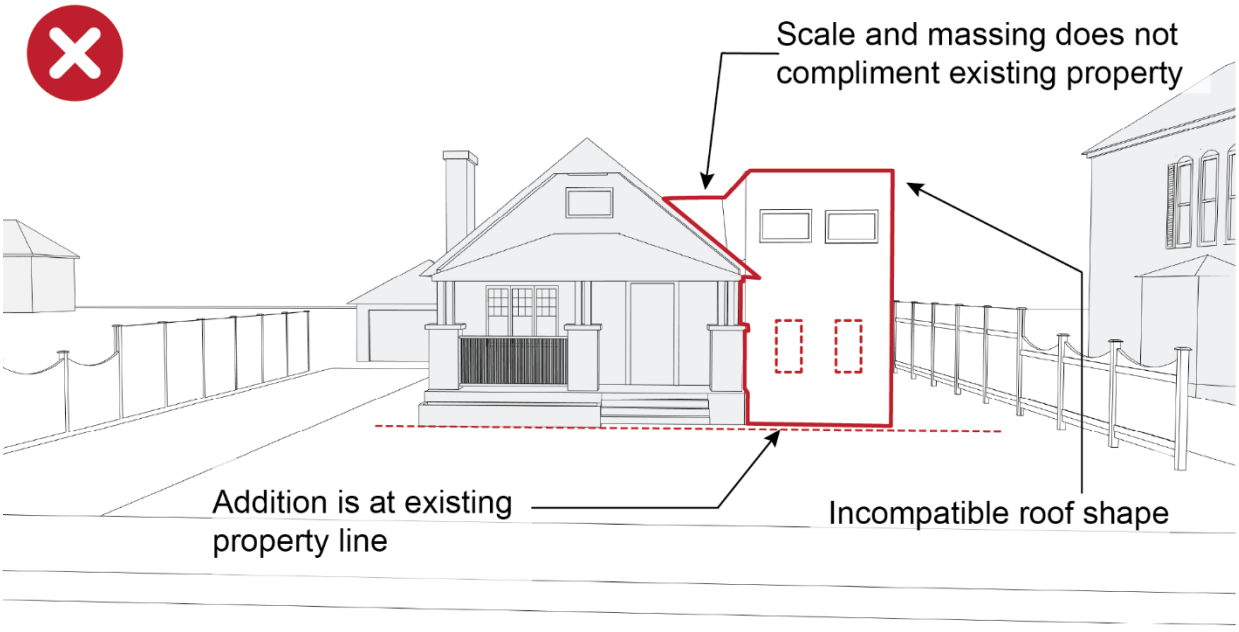


Figure 3.23: Graphic showing an addition location that does not meet the policies and guidelines. This includes an addition of a larger scale and massing than the contributing property and a building footprint that is not set back from the property's primary façade.

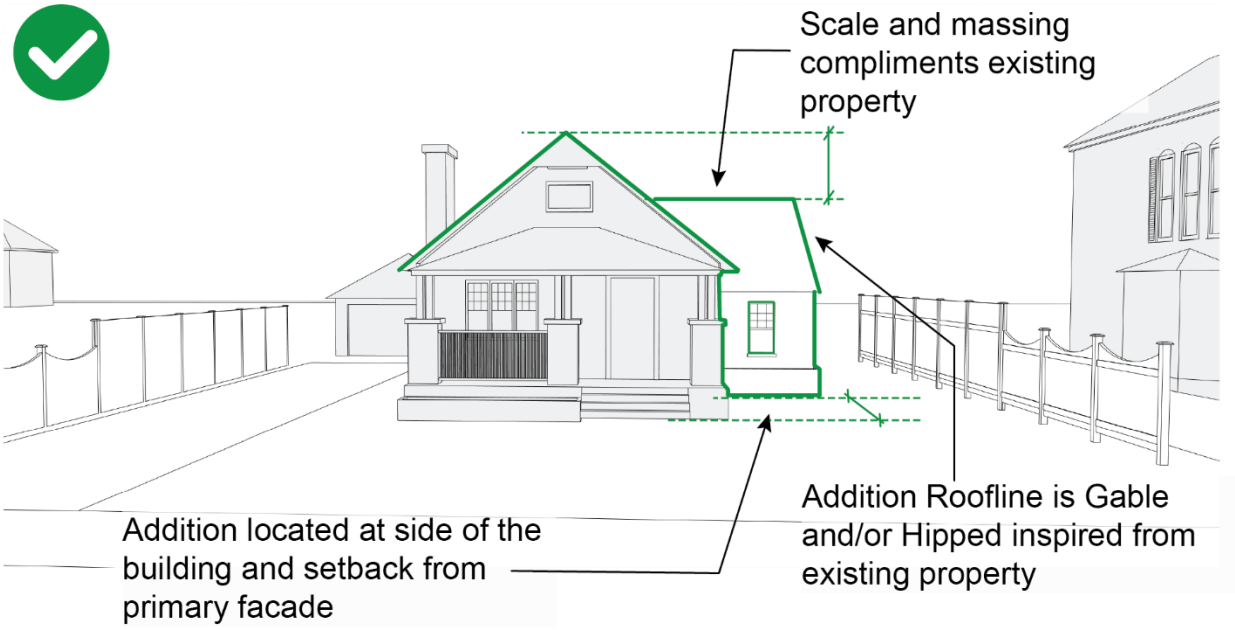


Figure 3.24: Graphic illustrating an addition to a contributing residential property that meets the policies and guidelines. The scale and massing of the addition is complimentary and subordinate to the contributing property, and its footprint is set back from the primary façade. The roof line and openings are inspired by designs from the District and more importantly, the existing contributing property.



Figure 3.25: Addition at the rear of 437 Burlington Avenue.

3.3.12.2. Addition Designs

1. **Additions to contributing properties must be carefully designed so that they support and do not overwhelm the heritage value of the property or the District.**

2. **Additions to non-contributing properties shall improve compatibility with the HCD, offering an opportunity to reinforce district character;**

3. **New additions on all properties shall be designed in a manner which distinguishes between old and new and is compatible with the architectural style of the existing building, adjacent contributing properties and the District as a whole;**

    a) *Design of additions or those additions that reference design motifs of the existing building is to be encouraged. Compatible additions are complementary in terms of scale, mass, materials, form, and colour.*

3.3.12.3. Materials and Detailing

1. **Materials for additions shall be compatible but distinguishable from the original construction;**

2. **Authentic historic details shall not be replicated in a manner that creates a false sense of history;**

3. **Additions to all properties should employ materials that are compatible with those historically found within the Heritage Conservation District.**

    a) *The application of new cladding, surfaces or coatings, including synthetic materials such as vinyl or aluminum siding, acrylic stucco, and Exterior Insulation and Finish Systems (EIFS) are discouraged on building façades facing the public realm. These materials and others, such as fibre cement board, metal panels, synthetic wood products, and other modern materials will be considered on a case-by-case basis;*

    b) *Additions should use high-quality materials that are durable and complementary to the District, such as brick, stone, wood, or compatible contemporary finishes;*

    c) *Use of lightweight materials (e.g., glass, metal) may be appropriate for rooftop or rear additions to reduce visual impact;*

    d) *Ensure that vents, skylights, and other new roof elements are sympathetic in type and material and that they are discretely placed out of general view from the street and public rights-of-way;*

    e) *Use of false-historic cladding, decorative trim, or replicated historic details should be avoided;*

    f) *Where possible, additions should enhance energy performance (e.g., through sensitive insulation or glazing strategies) without compromising heritage character.*

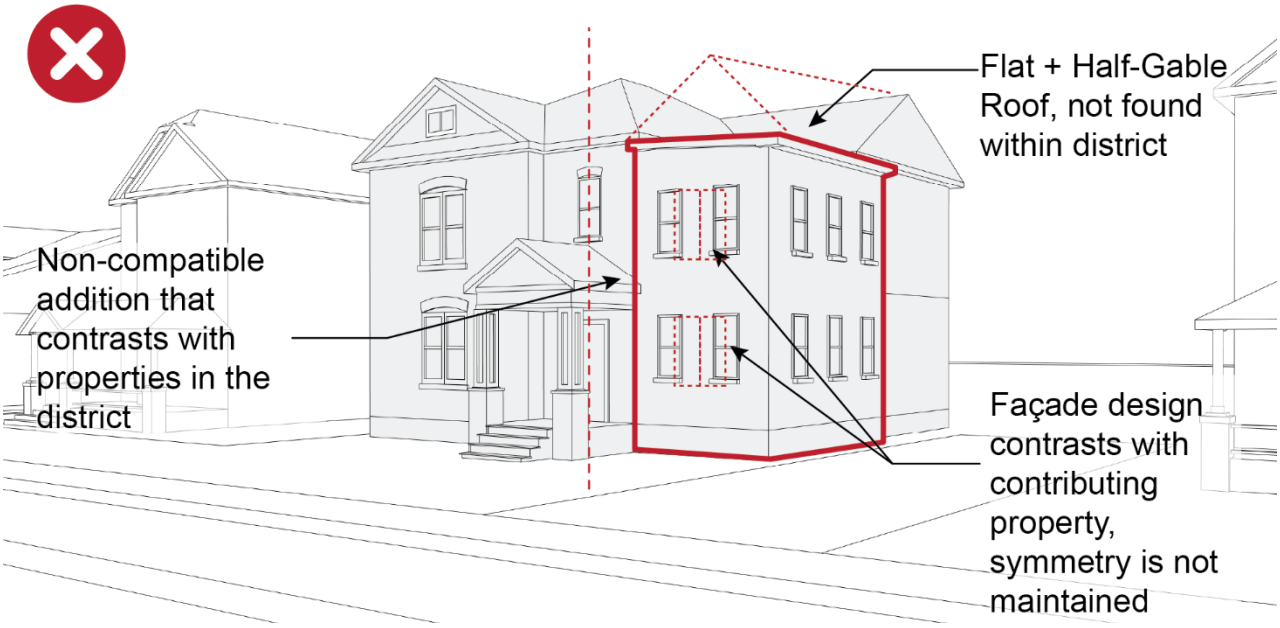


Figure 3.26: Graphic illustrating an addition that creates a false sense of history of the property. While the addition appears to be subordinate to and complementary of the contributing property, it is not distinguishable as a contemporary addition.



Figure 3.27: Graphic illustrating an addition of a similar scale however the design remains distinguishable from the original property. The addition is thus legible as a contemporary addition.

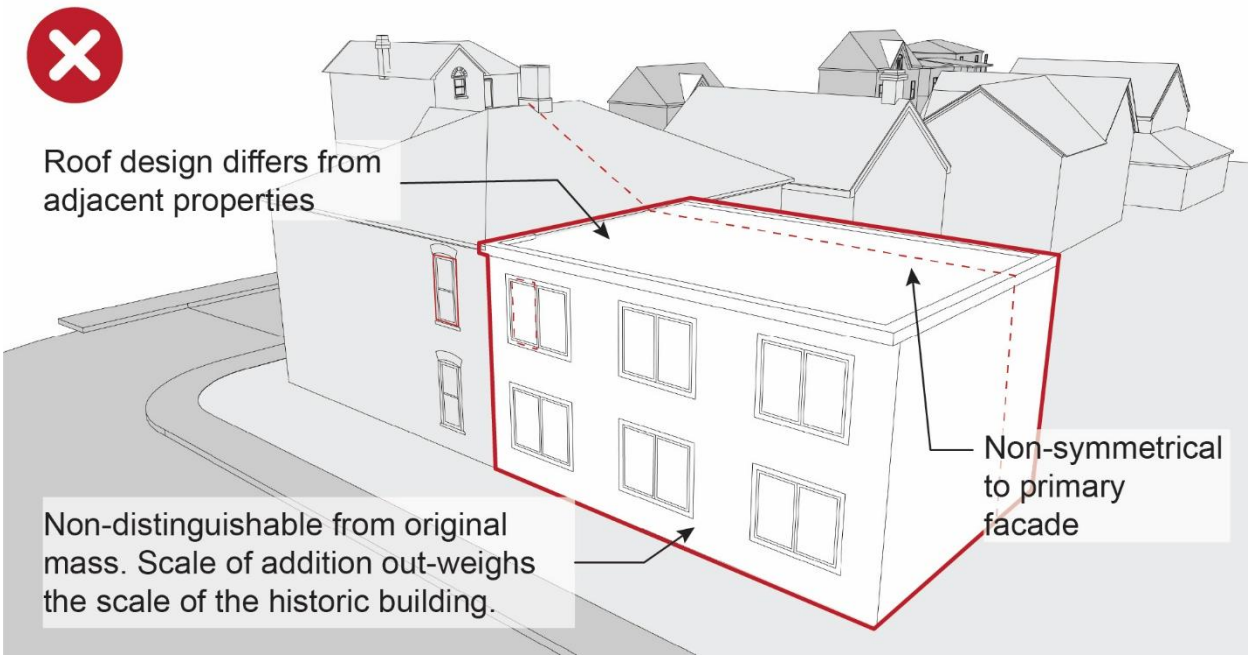


Figure 3.28: This addition does not meet the policies and guidelines due to contrasting roof designs and the loss of symmetrical qualities to the overall property.

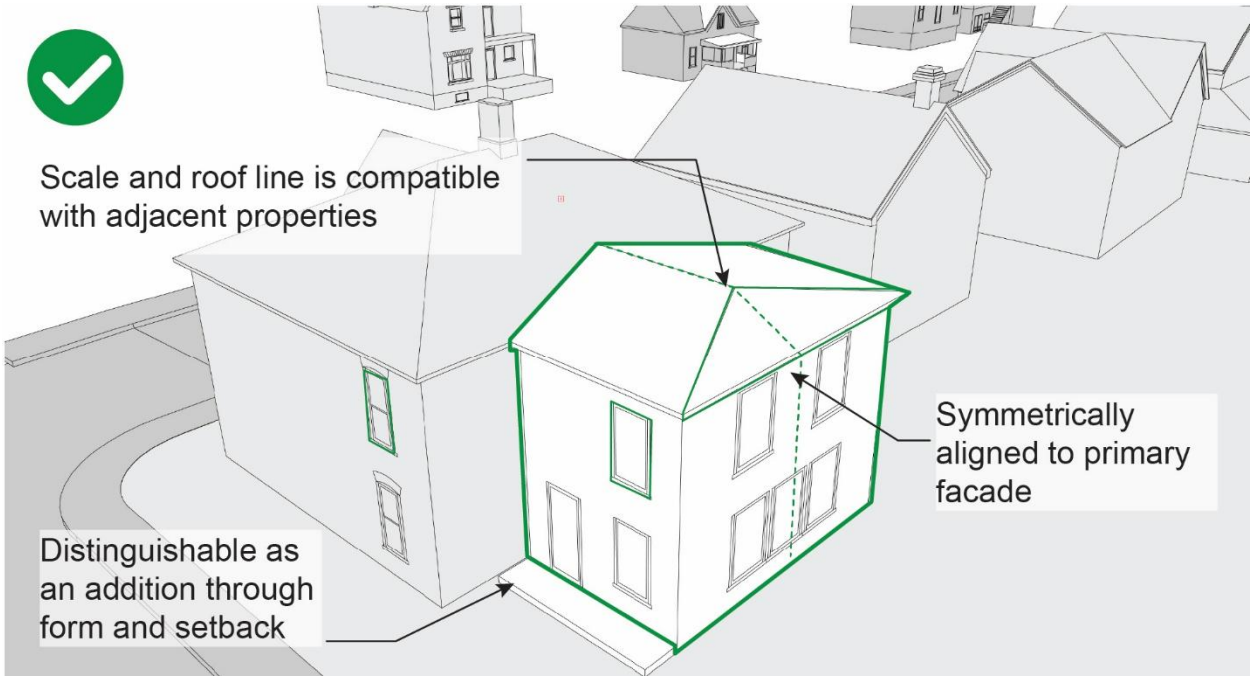


Figure 3.29: Graphic of a compatible addition to a corner contributing property. The addition honours the symmetry of the primary façade, is compatibly scaled to adjacent properties, and is distinguishable, through form and setback.

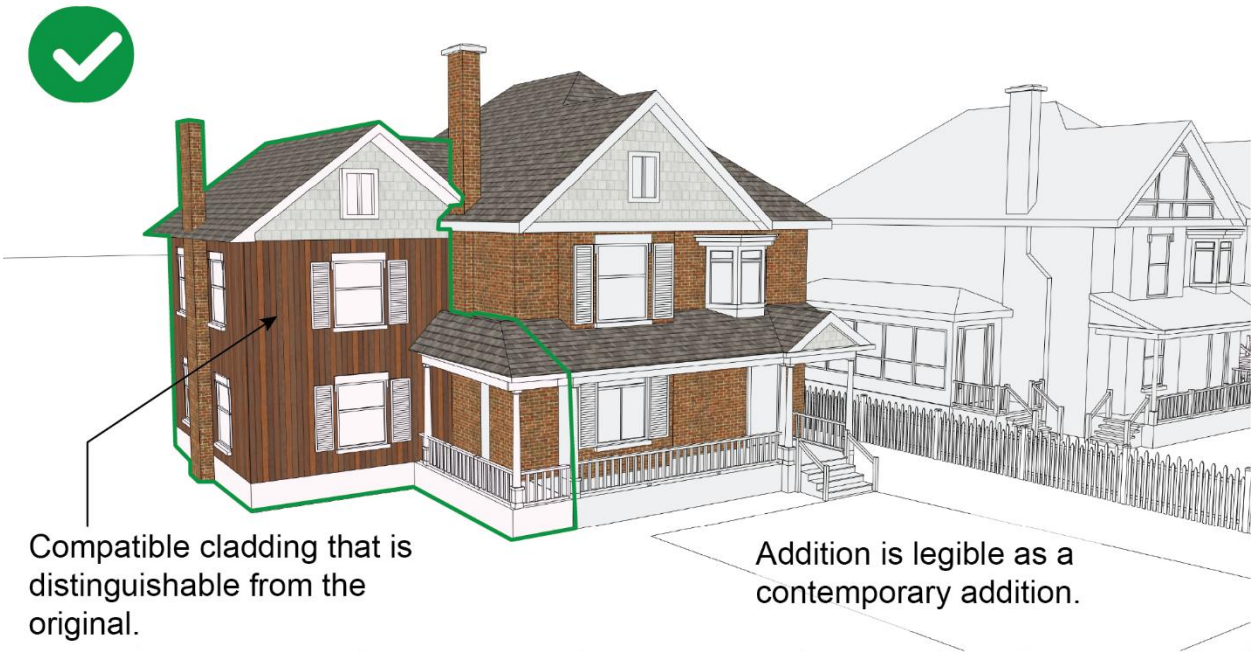


Figure 3.30: Graphic example of an addition to a contributing property that meets the guidelines.

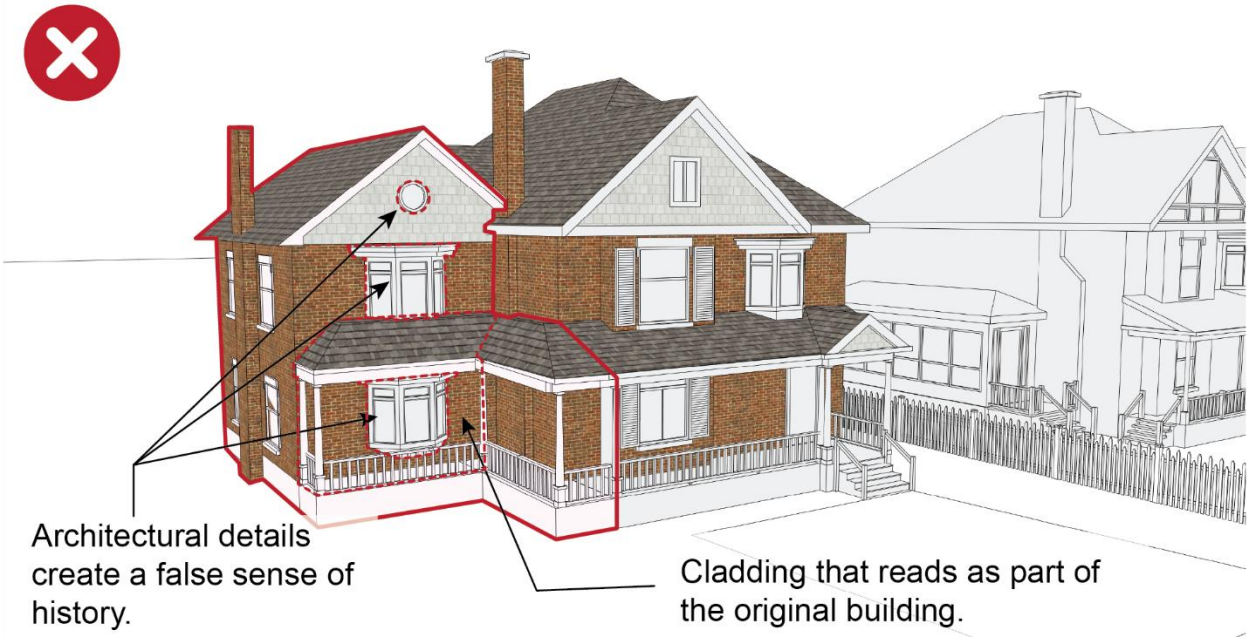


Figure 3.31: Graphic example of an addition to a contributing property that does not meet the guidelines. Although upon first glace the property appears compatible, it creates a false sense of history using architectural elements that were not there originally.

3.3.12.4. Window and Entrance Additions

1. **Additions to contributing properties shall protect and maintain original and/or historic window openings;**

2. **New windows on additions visible from the public realm should be compatible with the windows of the original structure of contributing properties, in terms of proportions (such as ratio of horizontal to vertical dimensions) as well as rhythm and scale (such as number of openings per building façade).**

    a) *Where new entrances or exterior staircases are required, they should be installed on secondary elevations and/or set back from the existing front building elevation;*

    b) *Large expanses of unbroken glazing should be avoided on street-facing elevations;*

    c) *Entrances for additions should be secondary, ensuring the primary entrance of the heritage building remains the focal point.*

3.3.13 New Construction

The Burlington Avenue-Ontario Street Heritage Conservation District (HCD) comprises a mix of building forms and architectural styles. New residential development may occur in an HCD in various circumstances, including the construction of buildings on vacant lots or the replacement of existing structures with new ones. Infill development should respect the established character of the District by considering factors such as scale, massing, setbacks, materials, and architectural details. While new construction is permitted, it must be compatible with the heritage character of the area and align with the policies set out in this HCD Plan. Thoughtful design that reflects and reinforces the *District*'s historical context is essential to maintaining its integrity.

1. **New construction will be required to be compatible with the heritage character and attributes of adjacent heritage properties and the cultural heritage value of the District;**

2. **New construction shall respect and adhere to the to established lot patterns, heights, massing, setback, building scale, roof pitches; and exterior materials of the District;**

3. **New construction should reflect contemporary design while respecting the heritage context. They should not replicate historic architectural styles or incorporate authentic historic details inappropriately;**

4. **Primary façades of new buildings shall face the street, maintaining the historic orientation of buildings in the District;**

5. **Setbacks for new construction shall align with those of adjacent contributing properties, unless otherwise directed by the Plan;**

6. **Stepbacks or modulation shall be used where required to reduce bulk and maintain rhythm;**

7. **Blank façades facing the street are not permitted, including on new residential buildings situated on corner lots;**

8. **Roof forms on new construction shall be compatible with those found within the District, reflecting prevalent pitches, shapes, or parapet heights.**

    a. *Modern interpretations of traditional forms for porches, rooflines and materials are encouraged if they respect the character of the streetscape;*

    b. *Buildings should be maintain consistent front yard setbacks with adjacent properties to reflect the rhythm of the streetscape;*

    c. *The height of new construction should not exceed that of adjacent contributing properties by more than one storey;*

d. *Window and door openings should reflect the proportion, rhythm, and placement of openings on adjacent contributing properties;*

e. *Large expanses of uninterrupted glazing should be avoided on street-facing façades;*

f. *Entrances should be oriented to the street and designed to reinforce the pedestrian-friendly scale of the District;*

g. *Rooflines should relate to those on adjacent heritage properties, whether through slope, parapet height, or rhythm;*

h. *Preferred materials should include brick, wood, or compatible contemporary equivalents;*

i. *Synthetic cladding (e.g., vinyl siding) should be avoided where visible from the street;*

j. *Secondary materials may be used on side and rear elevations, provided the overall quality and compatibility remain high.*

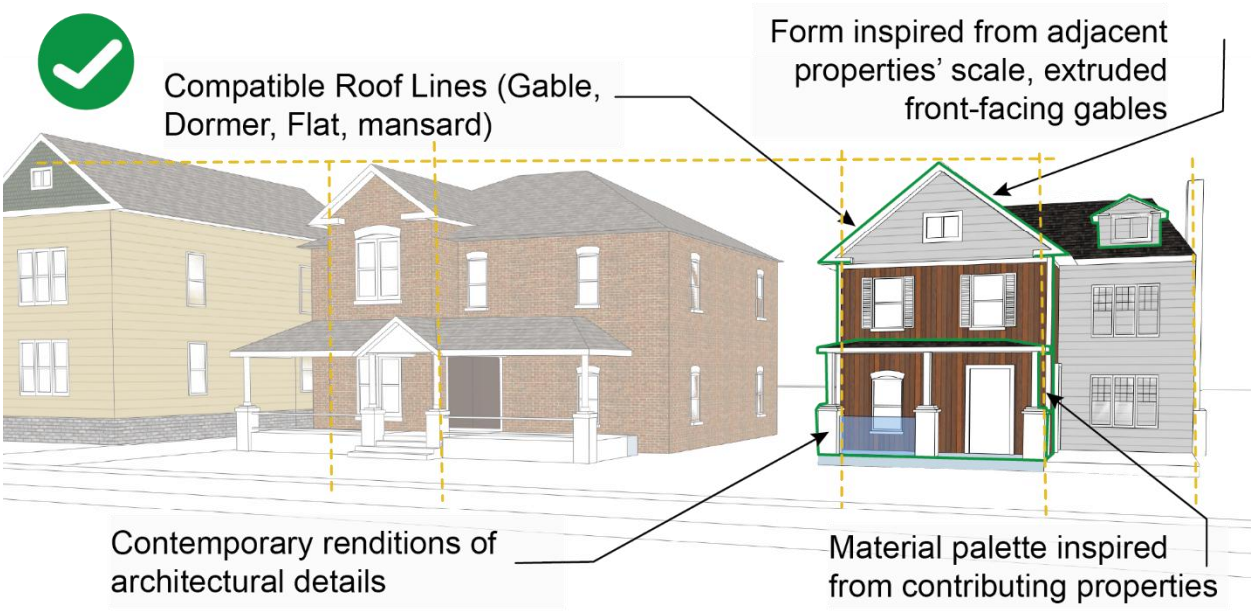


Figure 3.32: Graphic example of new construction within the District, using form, scale and architectural details as inspiration for new buildings.



Figure 3.33: Graphic example of new construction of multi-unit residential property that meets the guidelines and inspires from some of the larger contributing properties found within the District.

3.3.13.1. Additional Residential Units

Secondary structures and outbuildings, including Additional Residential Units (ARUs) may be permitted within the HCD subject to compliance with the Official Plan, Zoning By-law, and the policies and guidelines of this HCD Plan. ARUs must be designed and located to conserve and support the cultural heritage value and attributes of the District.

1. **The construction of small-scale outbuildings in the rear yard, such as garden sheds, greenhouses, or storage structures shall be permitted on both contributing and non-contributing properties, provided they are appropriately scaled and sited to minimize their visibility from the public realm;**

2. **The design of ARUs shall consider the lot size, configuration and heritage context and not have adverse impacts of the heritage character of the property;**

3. **The sitting of ARUs shall not require the demolition or removal of heritage contributing resources;**

4. **ARUs should be located to the rear or side of the main dwelling and be clearly subordinate in scale and massing;**

5. **Original landscape features, mature vegetation, and historic accessory structures should be retained where possible when siting ARUs.**

    a) *For contributing properties, new outbuildings should be clearly distinguishable from the historic building, yet compatible in form, scale, and massing. Materials and detailing should be simple and subordinate, avoiding mimicry of historic architecture while complementing the character of the property and the District;*

    b) *For non-contributing properties, greater flexibility in the design of outbuildings may be allowed. However, materials, scale, and placement should still respect the character of the surrounding contributing properties and reinforce the heritage setting of the District;*

    c) *Where visible from public areas, mechanical equipment or utility elements (e.g., vents, skylights) should be discreetly integrated.*

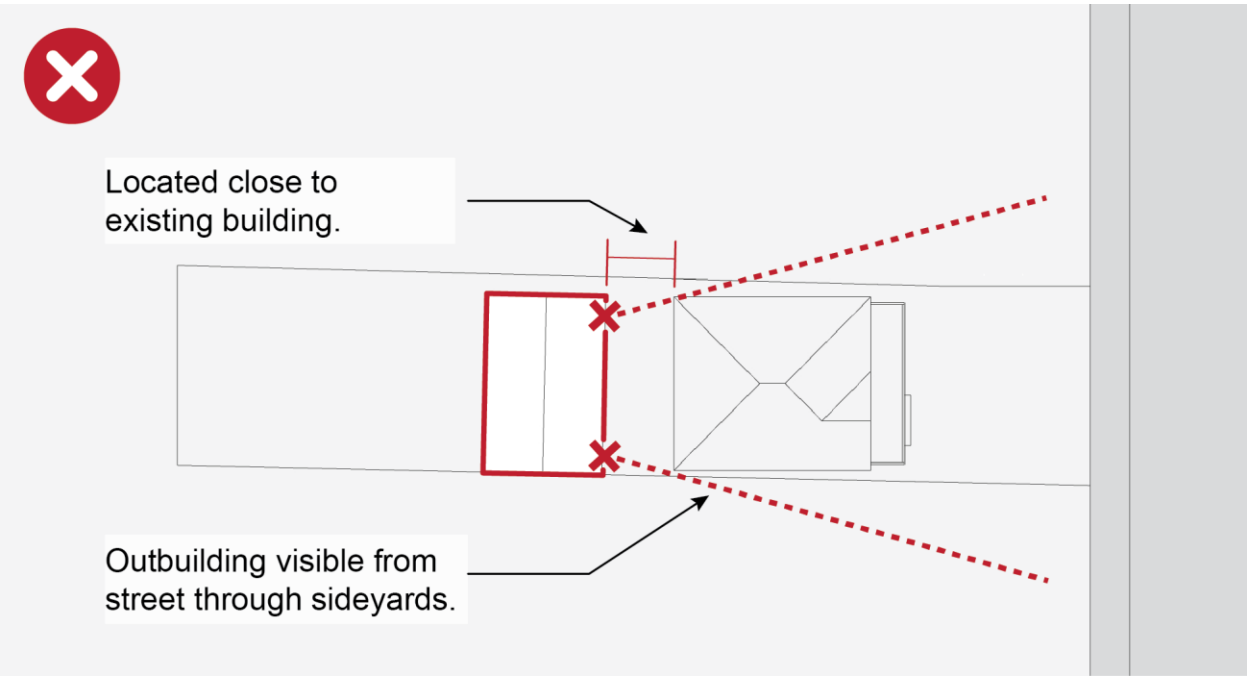


Figure 3.34: Diagram illustrating inappropriate location for a secondary structure on a contributing residential property.

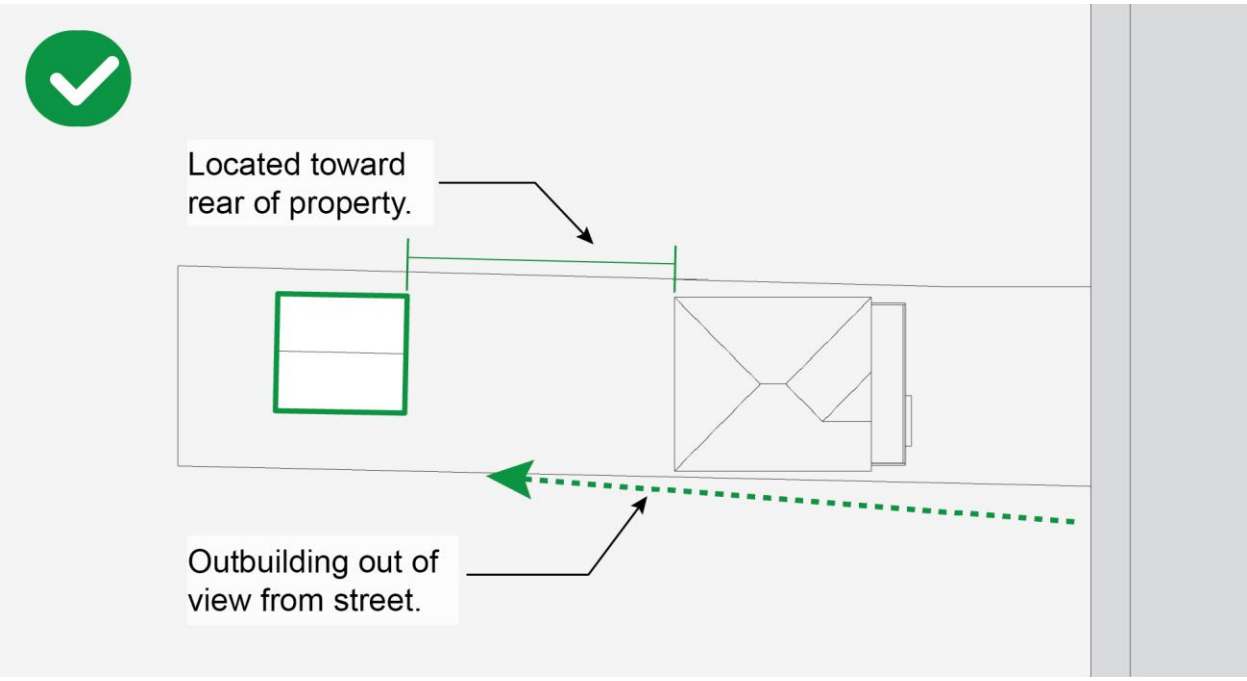


Figure 3.35: Diagram illustrating appropriate location for a secondary structure on a contributing residential property.

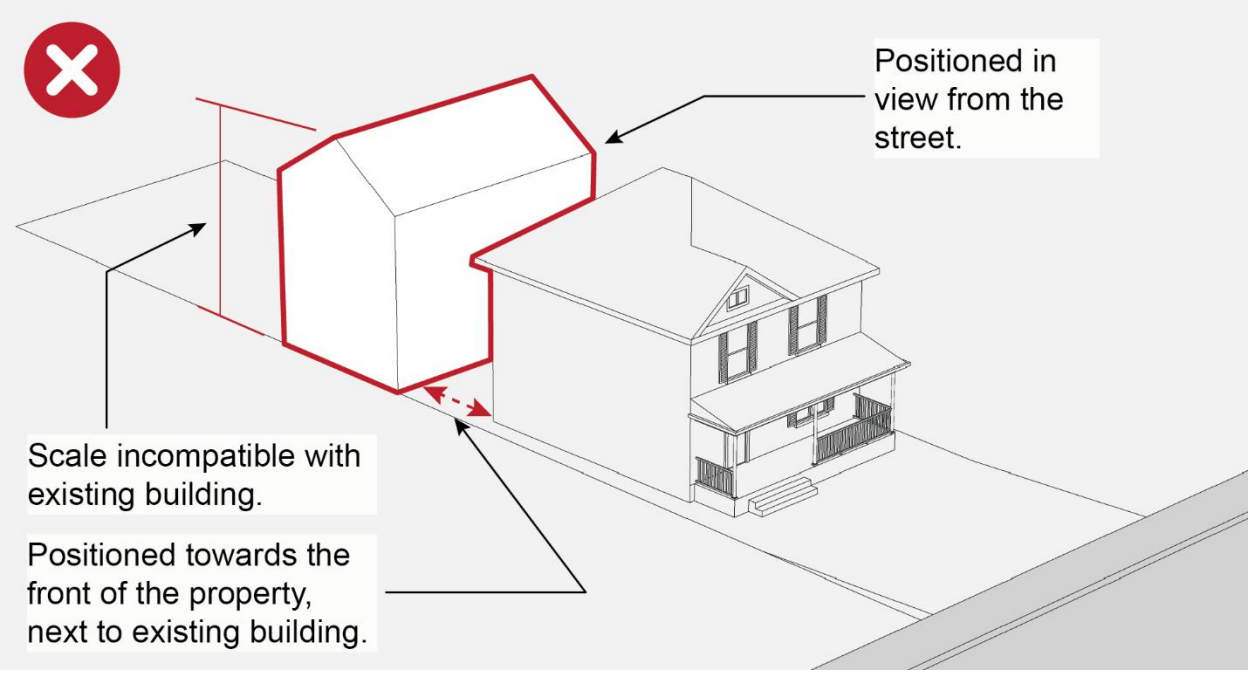


Figure 3.36: Diagram illustrating inappropriate scale and location of a secondary structure on a contributing residential property.

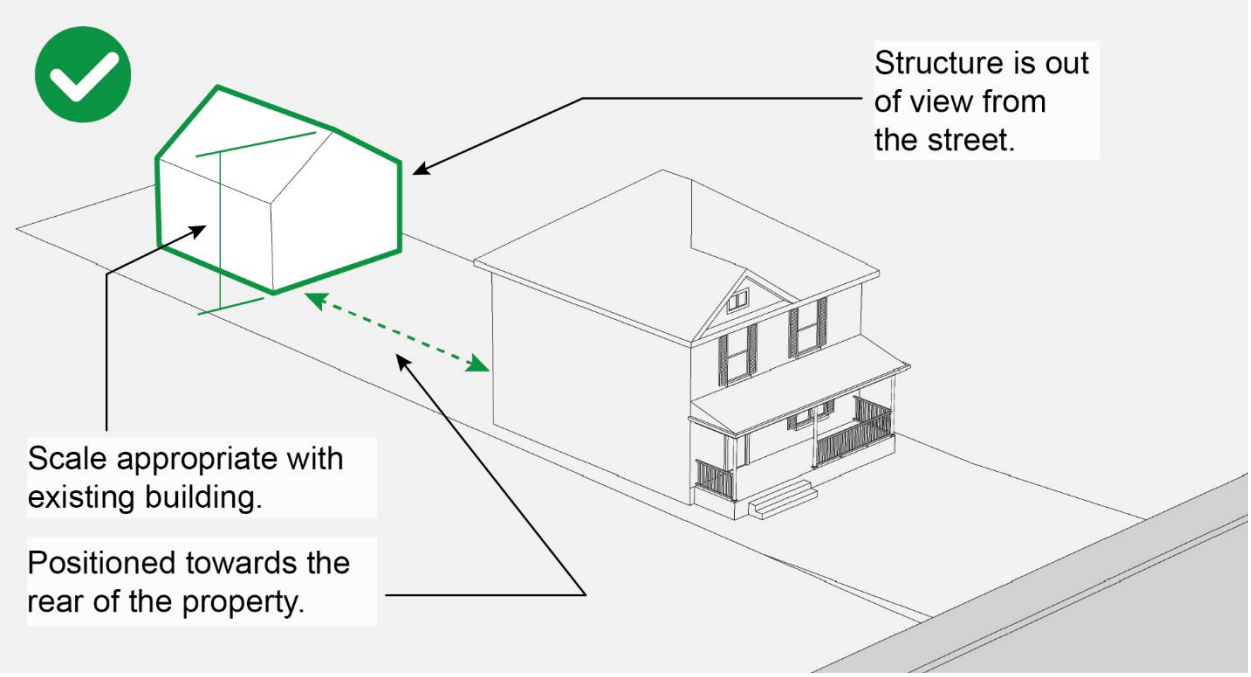


Figure 3.37: Diagram illustrating appropriate scale and location of a secondary structure on a contributing residential property

3.3.13.2. Garages and Sheds

1. **While these structures are often utilitarian, their design, placement and materials should respect the heritage value of the District;**

2. **New garage entries shall not be located on primary street-facing façades of contributing or non-contributing properties;**

3. **Detached garages shall be located to the rear or side of the property, behind the primary building massing;**

4. **Attached garages, where permitted, shall be recessed from the front façade and designed to minimize visual prominence;**

5. **Garages shall be subordinate in height, scale, and footprint to the primary building;**

6. **Exterior materials for garages shall be compatible with the primary building and the surrounding streetscape.**

    a) *Architectural elements (roof form, windows, doors, trim) of new detached garages or sheds should be compatible with the character-defining features of the main building and the District;*

    b) *Detached garages should be placed at the rear of lots, with minimal visibility from the public street;*

    c) *Side-yard garages should be set back from the primary façade to avoid dominating the streetscape;*

    d) *Materials should be similar to those found in the district, such as wood siding or brick, rather than modern synthetic materials that contrast with the historic fabric. Doors should avoid highly reflective or manufactured finishes (e.g., bright aluminum, plastic);*

    e) *Existing detached garaged, carriage houses and sheds that contribute to the heritage character of the property or the district should be preserved and maintained;*

    f) *Any repairs or alternations should use materials and details that match or compliments the heritage character of the original building;*

    g) *Where attached garages are permitted, they should be integrated into the overall building massing rather than appearing as a dominant projecting element;*

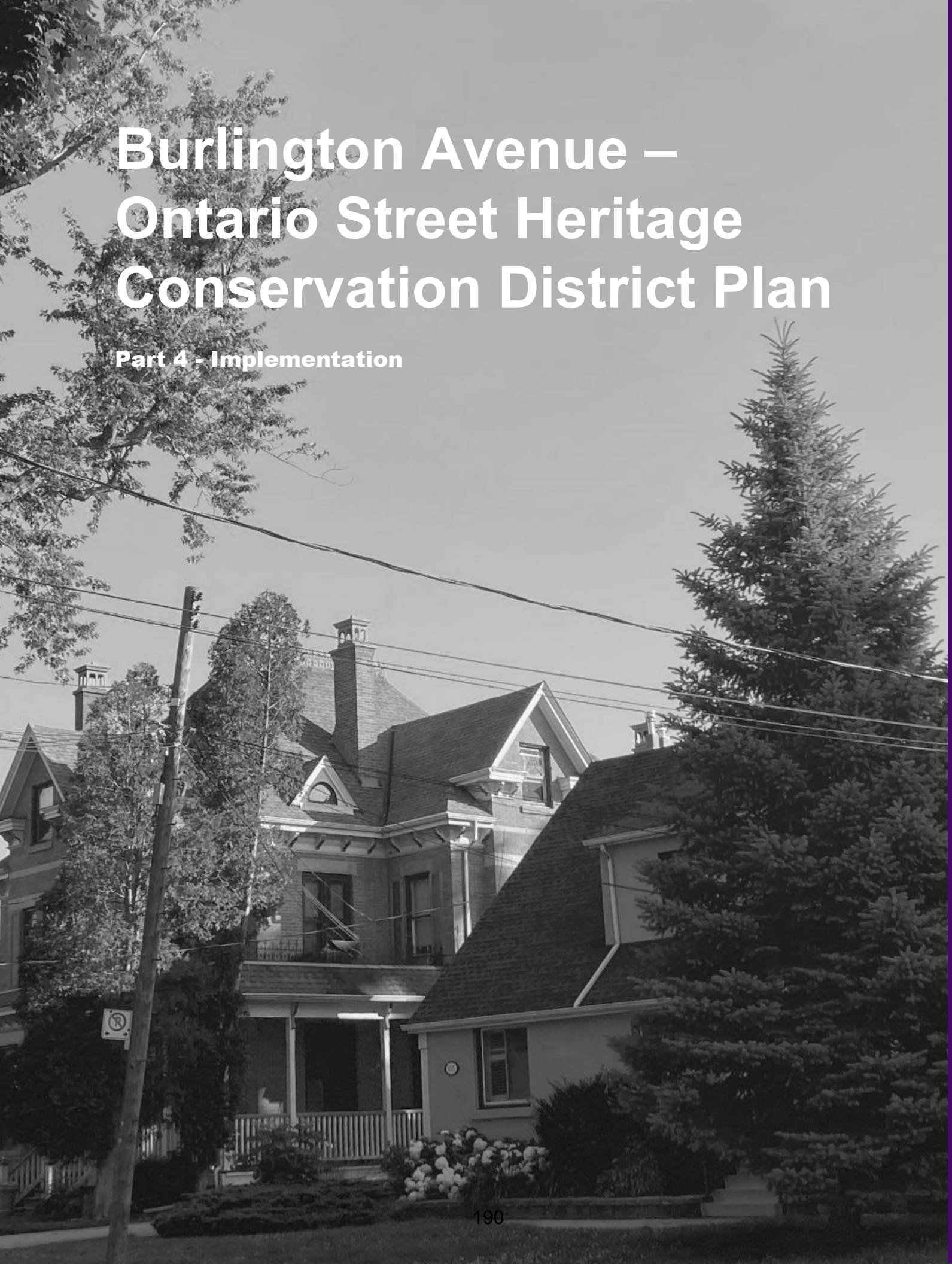
h) Recessed or side-loaded garages are preferred to front-facing attached garages;

i) On non-contributing properties, garages should follow these same siting and design principles to maintain district character, even where more flexibility exists;

j) Any repairs or alternations should use materials and details that match or compliments the heritage character of the original building.



Figure 3.38: Driveway and Garage located at 466 Burlington Avenue.



Burlington Avenue – Ontario Street Heritage Conservation District Plan

Part 4 - Implementation

Contents

4. Implementation 2
4.1. Heritage Permit Process 2
4.1.1 When is a Heritage Permit Required 2
4.1.2 Heritage Permit Process 4
4.1.3 Cultural Heritage Impact Assessment 5
4.1.4 Adjacent Lands Development 6
4.2. Financial Incentives 8
4.3. Frequently Asked Questions Relating to Heritage Conservation Districts 9
4.4. Designation and Property Values 11
4.5. Property Insurance 12

4. Implementation

4.1. Heritage Permit Process

The *Ontario Heritage Act* (OHA) requires property owners to obtain a heritage permit prior to undertaking the alteration or demolition of a property. These guidelines are intended to provide direction to property owners intending to undertake projects within the HCD. This process ensures that changes align with the City's heritage conservation goals. Before proceeding with any modifications, property owners should consult the City's Heritage Planning staff to determine if a permit is necessary. If required, they must complete a Heritage Permit Application Form, providing a detailed description of the proposed work along with supporting materials such as photographs, drawings, or plans. You're also required to obtain a permit for the removal or demolition of structures on designated heritage properties.

Once submitted, the application undergoes a review process. Heritage Planning staff assess compliance with heritage policies, and in some cases, the Heritage Burlington Advisory Committee (HBAC) may provide additional recommendations. This review can take up to 90 days. Following the review, the City will either approve the application, approve it with conditions, or deny it. If approved, property owners may need additional permits, such as building permits, before starting work. To ensure a smooth process, applicants are encouraged to engage with Heritage Planning staff early and refer to the City of Burlington's Heritage Planning webpage for further guidance at https://www.burlington.ca/en/planning-and-development/heritage-conservation-planning.aspx

4.1.1 When is a Heritage Permit Required

In HCDs, a heritage permit is generally required for any exterior alterations, new construction, additions, or demolition that could affect the heritage character of a property. This includes visible changes such as replacing windows with a different style, adding dormers, altering exterior materials, or constructing new buildings. Routine maintenance and in-kind repairs, however, are typically exempt.

All properties located within the boundaries of the HCD are designated and regulated under Part V of the Ontario Heritage Act regardless of age, type or style. Most exterior alterations require the approval of the City of Burlington and shall comply with the Policies and Guidelines of this Plan. Property owners proposing to alter their building should consult with staff in the Heritage Services Section prior to submitting an application. Staff will advise the property owner if a heritage permit is required.

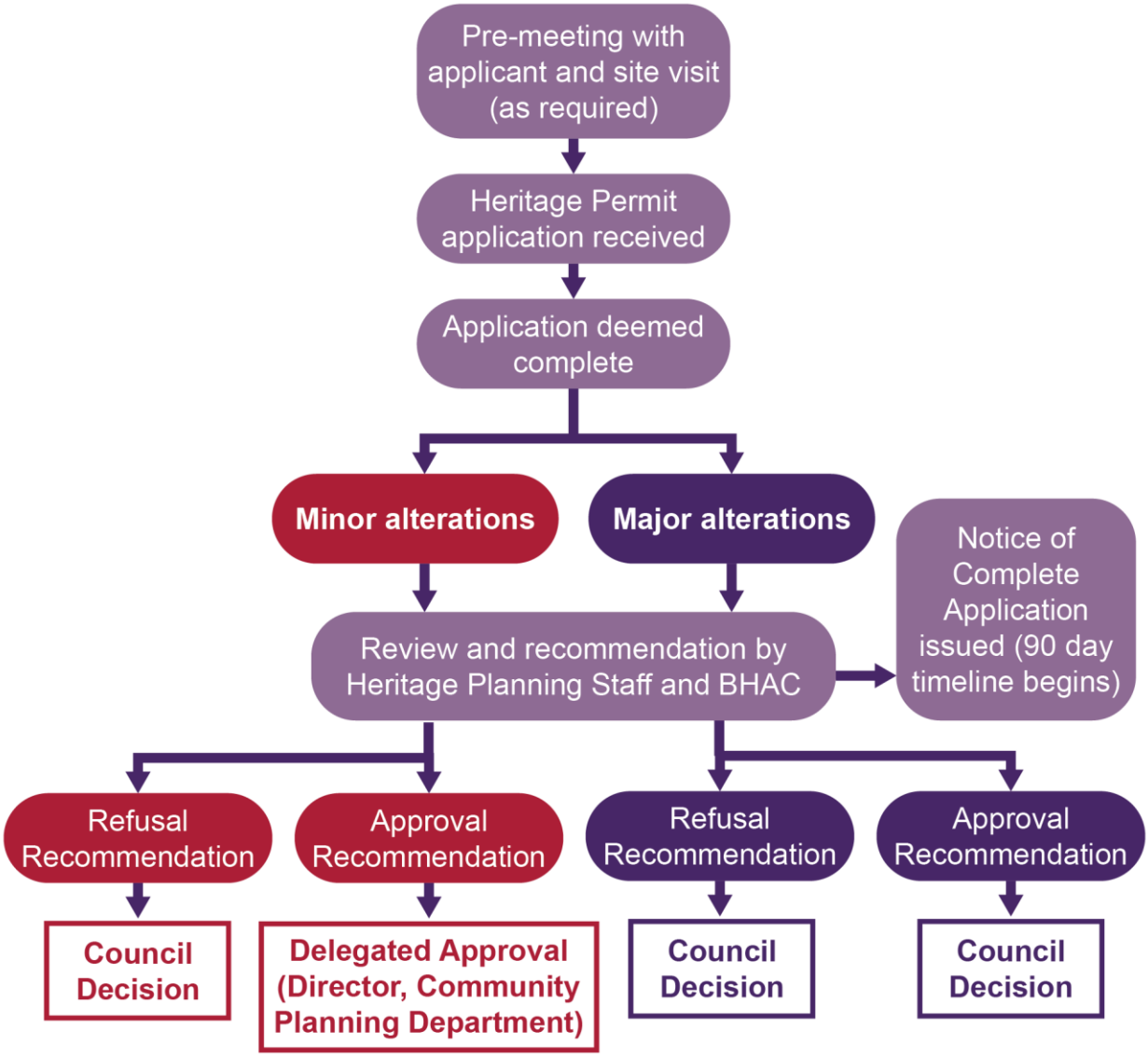
Sometimes a heritage permit is not needed. A heritage permit is not required if an alteration or renovation is not visible from the street, or if it only affects the interior of a building. Routine maintenance activities do not require a heritage permit, either.

The following are examples of interventions do not require a Heritage Alteration Permit under the *Ontario Heritage Act*:

- Interior alterations
- Insulating, weather stripping, caulking
- Painting/paint colour
- Regular on-going building maintenance such as repointing and foundation repairs using heritage-sensitive methods
- Planting, gardening and minor landscaping that is in character with the streetscape
- Pools and pool fences shall obtain the appropriate pool permits, and conform to these guidelines, but do not require a heritage permit.

For all other types of work, a heritage permit is likely required. Depending on the scale of the project, approval may be delegated to staff. To ensure a smooth process, applicants are encouraged to engage with Heritage Planning staff early and refer to the City of Burlington's Heritage Planning webpage for further guidance at https://www.burlington.ca/en/planning-and-development/heritage-conservation-planning.aspx

4.1.2 Heritage Permit Process



4.1.3 Cultural Heritage Impact Assessment

A Cultural Heritage Impact Assessment (CHIA) evaluates the impact of a proposed development, building alteration or site alteration on a built heritage resource(s) or a cultural heritage landscape(s) and recommends mitigative measures or alternative development approaches to conserve the heritage attributes of that resource/landscape. CHIAs are an important planning tool to ensure the heritage values, attributes and integrity of cultural heritage resources are considered in the land development process.

When is a CHIA Required

At the discretion of staff, a CHIA is required for certain applications involving the following types of properties:

- For additions to properties, and at the discretion of staff, a CHIA may be required for additions to contributing (also for non-contributing) properties to determine the impact of the addition on the cultural heritage value and attributes of the District.
- In the case of demolitions, a CHIA will be required to determine the impact of replacement buildings on the cultural heritage value and [heritage] attributes of the District.
- In the case of new development, a CHIA may be required to determine the impact of new buildings and structures on the cultural heritage value and attributes of the District.

At City Staff's discretion, the content of a CHIA may be scoped to reflect anticipated impacts to a heritage resource or waived if there is sufficient information to suggest there will be no impacts to a heritage resource (i.e., erection of a temporary structure). Where staff is of the opinion the potential impacts to a resource will be minor, the discussion of impacts may be integrated into an Urban Design Brief or Urban Design Study.

Notification

A CHIA is most effective when it is conducted early in the development application process and should form part of a complete application. The findings, conclusions and recommendations of the CHIA as well as HBAC's comments on the report should be reflected in the development concept advanced to the City and thus should be implemented prior to final site plan or building permit approval. City of Burlington staff will inform property owners and/or their representative of the need for a CHIA. Applicants considering development, building or site alterations are encouraged to contact one of the Senior Heritage Planners early in their project planning process to determine if a CHIA is required. If so, they will be provided a copy of this Terms of Reference.

Qualified Heritage Conservation Professional

A CHIA must be prepared by a qualified heritage conservation professional, such as a heritage planner, heritage architect and/or heritage landscape architect, with demonstrated knowledge of accepted heritage conservation standards, and experience with historical research and identification/evaluation of cultural heritage value. The professional should be registered with the Canadian Association of Heritage Professionals (CAHP) and be in good standing. The qualifications and background of the professional completing the CHIA must be included in the report in the form of a Curriculum Vitae (CV).

4.1.4 Adjacent Lands Development

Adjacent lands policies pertaining to a Heritage Conservation District (HCD) typically aim to protect the District's heritage character from indirect impacts caused by new development or alterations on nearby properties. These policies are guided by provincial, municipal, and District-specific heritage guidelines. Adjacent lands are contiguous to, or located nearby, a designated Heritage Conservation District (HCD) such that development or site alteration on those lands has the potential to impact the heritage attributes, character, or setting of the HCD.

The policies and guidelines for Adjacent Lands can be found in **Section 3.3.6** of this document. The summary below provides greater detail around the rationale for policies and guidelines for lands adjacent to a HCD.

Requirement for a Heritage Impact Assessment (HIA)

- A CHIA may be required if a proposed development or alteration on adjacent lands has the potential to impact the heritage attributes, views, or character of the HCD.

Compatibility of New Development

- New buildings or additions on adjacent lands should be compatible with the scale, massing, materials, and architectural style of the HCD; and
- Designs should not overshadow, dominate, or detract from the character of the District.

Protection of Views and Vistas

- Development should maintain important sightlines and views into and out of the HCD, especially if the District includes landmarks or culturally significant streetscapes.

Mitigation of Negative Impacts

- If a project on adjacent lands could negatively affect the HCD, mitigation measures such as setbacks, buffering (e.g., landscaping), and sympathetic design may be required.

Alignment with Municipal and Provincial Policies

- Adjacent land developments must comply with the Ontario Heritage Act, Provincial Planning Statement (PPS), and municipal heritage guidelines that regulate land use near heritage resources.

Public and Municipal Review

- Developments on adjacent lands often require review by heritage planners, committees, or municipal councils, to ensure heritage conservation principles are upheld.

The policies and guidelines concerning Adjacent Lands help to ensure that changes on adjacent properties do not erode the historic integrity and sense of place of a HCD while allowing for context-sensitive development.

4.2. Financial Incentives

The City of Burlington offers two main financial incentive programs to support the conservation of designated heritage properties. The Heritage Property Tax Rebate Program provides a 40% property tax rebate for eligible residential heritage properties and a 20% rebate for eligible commercial properties, covering City, regional, and school board portions. Properties must be in good repair, and the program assists owners with conservation, protection, and restoration work.

The Community Heritage Fund offers grants of up to 25% of eligible project costs (to a maximum of $15,000) and interest-free or low-interest loans covering up to 50% of costs (also capped at $15,000), with repayment terms of up to 10 years. Eligible work includes conservation, major repairs, and restoration of heritage features identified in the property's designation bylaw, as well as structural repairs and, in limited cases, exterior painting in historically appropriate colours. Routine maintenance, minor repairs, or work on non-heritage features are not eligible. Both programs require applicants to follow specific guidelines and, upon approval, sign a Conservation Agreement with the City. More information is available on the City of Burlington's website here: https://www.burlington.ca/en/planning-and-development/supporting-burlington_s-heritage.aspx

Research on other municipalities indicates that only contributing properties in HCDs as eligible for the heritage tax rebate program, however this will be determined by the City of Burlington.

4.3. Frequently Asked Questions Relating to Heritage Conservation Districts

Q: Are properties within Heritage Conservation Districts "Designated Heritage Properties"?

A: Yes, properties within an HCD are considered designated under the Ontario Heritage Act.

Q: How much does a Heritage Permit cost?

A: The City of Burlington does not charge a fee for Heritage Permits.

Q: If my neighbourhood becomes a Heritage Conservation District, does it mean I'll need to spend more money maintaining my property?

A: No, designation does not impose any additional maintenance requirements. Regular city by-laws still apply. Note that older buildings may inherently require more maintenance due to their age.

Q: Is there any assistance available to help owners maintain their properties?

A: Yes, for properties within an HCD as well as individually designated properties, please see section 4.2 above.

Q: Will this affect my property taxes?

No, inclusion within an HCD does not affect property taxes. Property taxes are set by property class, using the assessed value calculated by the Municipal Property Assessment Corporation.

Q: Does a heritage designation reduce a property's resale value?

This claim has been investigated and, in many cases, is found to be untrue. There are many published case studies and research online, including studies done by McMaster University and Canada's Historic Places.

Q: Will this affect my property insurance?

A Heritage Conservation District should not increase your insurance costs. Note that older buildings may inherently be more difficult to insure due to the risk associated with their age. Please see section 4.4 below.

Q: If my neighbourhood becomes a Heritage Conservation District, does that mean that I can't make changes to my property?

A: No, properties within a Heritage Conservation District can be altered and renovated. An HCD Plan will provide guidelines for maintenance, renovations, and new development that respects the neighbourhood characters. A heritage permit is required for some exterior work. Interior work does not require a heritage permit.

4.4. Designation and Property Values

A frequent concern expressed by property owners is whether heritage designation will negatively affect the market value of their property. Research undertaken in Ontario and across Canada, however, demonstrates that this is not the case. In fact, most studies show that designation is either value-neutral or positively associated with property values. Heritage neighbourhoods are often sought after because of their architectural character, walkability, mature landscapes, and sense of place, all of which contribute to their long-term desirability.

A recent study undertaken by McMaster University's Research Shop (2023) for the City of Hamilton examined the relationship between designation and residential property values. The researchers analyzed approximately 178,000 property sales records from across Hamilton-area municipalities, of which 301 were designated heritage properties. Using statistical tools that estimate the influence of different property attributes such as size, materials, location, and year of sale, the study compared designated and non-designated homes. The findings were consistent across different model specifications: heritage designation was statistically, significantly associated with higher sale prices, even after accounting for other variables. This evidence confirms that designation in Hamilton has not depressed property values, rather, it has been linked to measurable financial benefits for owners.

These conclusions are reinforced by earlier studies. Robert Shipley's landmark Ontario study (2000), which examined roughly 3,000 designated properties in 24 communities, found that heritage homes generally performed as well as or better than non-designated homes in terms of sale price. Importantly, designated properties also tended to be more resilient during economic downturns, maintaining their value more consistently. Municipal studies, including those conducted in Toronto, have reached similar conclusions, noting that properties within Heritage Conservation Districts often hold or increase in value after designation.

While every property and HCD in Ontario is unique, for Burlington, this body of evidence supports the use of district designation as a planning tool that benefits both cultural and economic interests. It indicates that designation should not be viewed as a burden on property owners, but rather as a means of safeguarding heritage character while supporting property stability and value. At the same time, the City recognizes that costs associated with conservation, such as repairs, materials, and specialized trades, can pose challenges. The Burlington Avenue–Ontario Street HCD Plan aims to address those by providing clarity through consistent policies and guidelines, while also supporting the use of the City's incentive programs and clear permitting processes to balance the responsibilities and rewards of designation. Please see the full McMaster Study here:
https://macsphere.mcmaster.ca/bitstream/11375/28406/1/McMaster%20Research%20Shop%20Report%20-%20City%20of%20Hamilton%20Heritage%20Properties.pdf

4.5. Property Insurance

A common misconception about heritage designation is that it automatically increases property insurance costs. In reality, insurance premiums are typically based on a property's age, condition, construction materials, and replacement costs, not its heritage status. While designated heritage properties may require more specialized materials or craftsmanship for repairs, this does not necessarily translate to higher insurance rates. In fact, some insurers view designated properties as lower risk due to the regular maintenance and oversight they receive. Owners are encouraged to shop around and speak directly with brokers familiar with heritage properties to ensure they are properly and fairly insured.

The Province of Ontario states specifically that insurance premiums should not go up because of a heritage designation. Insurance companies may increase premiums for older buildings for a variety of reasons such as outdated wiring, old heating systems, etc. Some companies do not insure buildings over a certain age, but designation itself does not place additional requirements on the insurer and should not affect premiums.

Heritage planners in Ontario play an important role in supporting property owners by offering guidance, clarification, and practical advice about the implications of heritage designation. When concerns arise, such as the fear that designation will increase insurance premiums, heritage planners can help homeowners understand what designation does and does not mean, including the fact that it does not mandate full restoration or require period-specific reconstruction after damage. They can provide resources, case studies, and referrals to insurance providers familiar with heritage buildings. Many municipalities also offer dedicated heritage staff who can help navigate repair or alteration processes, provide guidance on conservation best practices, and explain available financial incentives such as grants or tax relief programs. In some cases, municipalities may also provide formal letters clarifying the designation status of a property and its implications, which homeowners can share with insurance companies to help avoid misunderstandings.

Property Insurance Risk Prospectus

The Insurance Bureau of Canada (IBC) encourages heritage homeowners to complete a *Property Risk Prospectus*, a tool used to document the condition of key building systems like wiring, plumbing, roofing, and heating. This helps insurers assess actual risk rather than relying on assumptions about older or designated properties. The prospectus can also highlight safety upgrades and clarify the scope of heritage designation, which can help prevent misunderstandings and potentially lower insurance premiums. Heritage homeowners are also advised to shop around for coverage, maintain clear records, and ensure they have adequate replacement-cost insurance. Please see an example of Property Risk Prospectus below.

For more information and resources from the Insurance Bureau of Canada, please see https://www.ibc.ca/insurance-basics/home/types-of-home-insurance-coverage

IBC
Insurance Bureau of Canada

Heritage Property Risk Prospectus

Owner occupied: YES ◯ NO ◯

Owner name(s): _____

Property address: _____

Lender/mortgagee (if applicable): _____

Heritage designation/bylaw: _____

PROPERTY DETAILS

Item	Description	Additional comments
Property type		
Year of construction		
Dwelling History: Please describe the historical significance, if known. (Attach a separate document if more space is required).		
Construction type (wood-frame, brick, other) or style		
Occupancy (e.g. single family, duplex, triplex, etc.)		
Services (water/sewer)		
Detached structures on the property		
Foundation type		
Private Protection	Fire detection: Yes ◯ No ◯ Monitored off site: Yes ◯ No ◯ Service provider Burglar detection: Yes ◯ No ◯ Monitored off site: Yes ◯ No ◯	
Public Protection:	Distance to responding fire hall: _____ Distance to nearest fire hydrant: _____	

EXTERIOR PROPERTY FEATURES OR UPGRADES

Item	Feature	Year upgraded/updated (Attach invoices/contractor name)
Roofing (metal, slate, cedar, asphalt, other)		
Exterior cladding		
Windows (style)		
Distinctive architectural details and other unique exterior features		

INTERIOR FINISHES AND MECHANICAL DETAILS

Item	Description	Year upgraded/updated (Attach invoices/contractor name)
Electrical		
Heating/ventilation		
Plumbing		
Appliances		
Other unique features (mantle, lighting fixtures, millwork)		
Wood-burning units/fireplace		
Fire/smoke & CO detectors		

OTHER INFORMATION

Include recent property photos:

- ☐ Exterior front, sides and back, outbuildings, general exterior of property, and close-ups of any distinctive architectural details
- ☐ Neighbourhood, if a heritage district
- ☐ Interiors of all rooms, basement, oil tank, furnace, fireplace(s), electrical panel, hot water tanks and other infrastructure

Include documentation (if available):

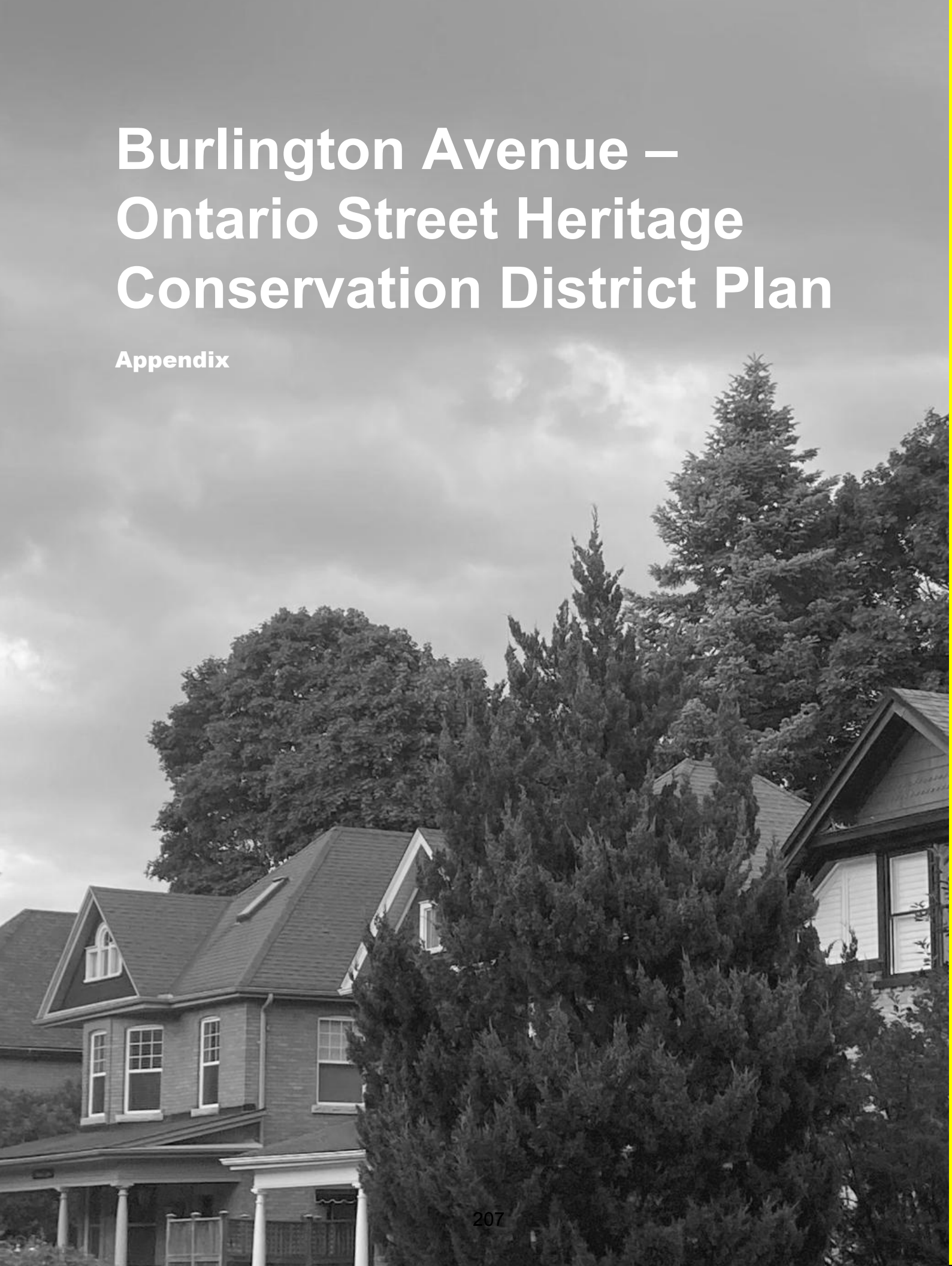
- ☐ Heritage bylaw for property and/or conservation district, noting any restrictions or requirements
- ☐ Recent provincial tax assessment
- ☐ Lot survey
- ☐ Old photos of exterior
- ☐ Other relevant documentation
- ☐ Contractor invoices
- ☐ Recent Replacement Cost appraisal by qualified appraiser (AACI or CRA)
- ☐ WETT Survey on Wood-burning units/fireplaces

Notes:

Disclaimer: This document is meant for illustration purposes only and is not a definitive list of items needed to qualify for insurance coverage. Individual insurance representatives may have restrictions on binding authority that may or may not include heritage properties.

Burlington Avenue – Ontario Street Heritage Conservation District Plan

Appendix



Contents

1. Glossary of Terms 2
2. Ontario Heritage Toolkit 2025 Compliance Checklist 6
3. Schedule of Properties 9

1. Glossary of Terms

Addition	New construction beyond an existing building's envelope that increases the building's volume in any direction.
Adjacent	Lands, buildings or structures that are directly across from and near to the property in question.
Alteration	To change or to alter a property within the District by means of restoration, repair or removal that may result in a change to a property.
Character Sub-Area	A geographic area within the District whose grouping of properties contributes to the District's Cultural Heritage Value. Each Sub-Area reflects a distinct character.
Compatible	Compatibility refers to the physical and visual impacts of new development, additions and alterations that have low impacts to properties within the District. Visual compatibility refers to designing while complimenting existing forms, scale that does not detract or negatively impact the property's heritage attributes.
Conservation	The identification, protection, management and use of built heritage resources that ensures its heritage value is retained under the Ontario Heritage Act. Conservation includes preservation, rehabilitation, restoration or a combination of these treatments.
Conservation Treatments	Under the Standards and Guidelines for Conservation of Historic Places in Canada, the act of preserving, rehabilitating or restoring heritage fabric when undertaking conservation projects.
Contributing property	A property, structure, landscape or other feature that supports the identified cultural heritage value and heritage attributes of the District.
Cultural Heritage Landscape	A defined geographical area that may have been modified by human activity and has been identified as having cultural heritage value or interest, by the community. The area may include buildings, structures, important views,

	plant species or bodies of water that hold value or meaning as a collective.
Cultural heritage value	The aesthetic, historic, scientific, cultural, social or spiritual significance of a place that holds importance or significance. Cultural heritage value is embodied in its heritage attributes or character defining elements such as materials, forms, locations, cultural affiliations or spatial configurations.
Demolition	The complete destruction of a heritage structure or property from its site. This includes demolition for reassembly.
Distinguishable	The visual contrast of an element being different from an existing structure, building or cultural heritage landscape.
District	The short form of the Heritage Conservation District, as defined by this Plan and previous Study, designated under Part V of the Ontario Heritage Act.
Guideline	Guidelines included in this document are not mandatory, but rather provide suggestions for how the plan's policies may be achieved. There may be other means of satisfying related policies otherwise not included as a guideline.
Heritage attributes	Heritage attributes are the principal features that contribute to their cultural heritage value as described in the Statement of Significance of this Plan or within the bylaw of individual properties designated under Part IV of the Ontario Heritage Act. Heritage attributes may be built or manufactured elements, natural landforms, vegetation, landscapes, forms, materials or spatial configurations that contribute to cultural heritage value.
Integrity	Integrity measures wholeness and intactness of cultural heritage values and heritage attributes of a contributing property or the District as a whole. Examining integrity requires examination to ensure the property retained all elements that contribute to its cultural heritage value and

	its features convey its significance. Integrity may be assessed within a Heritage Impact Assessment (HIA).
New development	The construction of additions or new construction to properties within the boundaries of the District.
Non-Contributing Property	A property, structure, building or landscape element that does not support the overall cultural heritage value, heritage attributes and integrity of the District.
Ontario Heritage Act	The Ontario Heritage Act (OHA) empowers municipalities and the Minister of Citizenship and Multiculturalism to designate property of cultural heritage value or interest.
Policy	As it relates to this document, policies refer to the bylaw requirements for managing change within the boundaries of the District. Policies use direct language such as “shall” or “should” to be interpreted accordingly.
Public Realm	Spaces intended for public use, including but not limited to streets, sidewalks, laneways, parks, publicly accessible open spaces, walkways or easements.
Rehabilitation	The action or process of making a compatible use of a historic place. As defined under the Standards and Guidelines for the Conservation of Historic Places in Canada, rehabilitation shall be the primary treatment when i) repair or replacement of deteriorated features is necessary, ii) alterations or additions to the historic place are planned for a new or continued use; and, iii) depiction during a particular period in its history is not appropriate.
Relocation	The removal and reinstatement of a building or structure from one portion of a property to another within the same or different property. Relocation and relocate have corresponding meanings.
Removal	The permanent act or removing or dislocating a building, structure or heritage attribute from its site or property. Removal and Remove have corresponding meanings.

Repair	Is maintenance work that does not require a change to material or form and therefore has no negative impact on the property's integrity.
Restoration	Entails accurately revealing, recovering or representing the state of a historic element or heritage attribute, as it appeared at a particular period in history, while protecting heritage value. Restoration must be based on clear evidence and detailed knowledge of earlier forms and materials being recovered. Restoration and restored have corresponding meaning.
Setback	A horizontal distance measured at a right angle from any lot line to the nearest part of the main wall of a building or structure.
Stepback	The measure by which a portion of a building mass above grade level is recessed from the wall of the mass directly below.
Streetwall	The portion of a building immediately fronting onto a mainstreet, forming a built wall adjacent to the right of way.
Subordinate	Subordinate entails that the new development must not detract from the historic place or impair its heritage value. Subordination does not exclusively include size.
Three-dimensional integrity	A building in three dimensions, on all its sides including its roof plane.

2. Ontario Heritage Toolkit 2025 Compliance Checklist

Below is a Heritage Conservation District (HCD) Compliance Checklist modeled on the 2025 Ontario Heritage Toolkit's recommendations and aligned with *Ontario Heritage Act*, Part V requirements. It's structured so municipalities, consultants, and property owners can verify that both the process and the plan content meet legislative and best practice standards.

A. Study Phase (s. 40.1 OHA)

Requirement	Yes/ No	Notes / Evidence
Council Authorization – By-law passed to authorize HCD study, identifying boundaries and interim protection measures.		
Interim Protection in Effect – Council approval required for alterations/demolitions during study period.		
Heritage Research Completed – Historical, architectural, and contextual analysis undertaken for all properties in study area.		
Evaluation Criteria Applied – Ontario Regulation 9/06 (and/or 10/06 for provincial property) applied consistently to determine cultural heritage value.		
Mapping Prepared – Study area boundaries and contributing/non-contributing resources clearly mapped.		
Public Consultation Held – Minimum one public meeting; records of stakeholder input documented.		
Study Report Completed – Includes findings, evaluation, and recommendation on whether to proceed to HCD Plan.		
Council Decision – Resolution to proceed (or not) with HCD Plan preparation.		

B. Plan Phase (s. 41–41.1 OHA)

Requirement	Yes/ No	Notes / Evidence
Plan Objectives Defined – Statement of purpose and goals for the HCD.		
Statement of Cultural Heritage Value or Interest – Clear description of heritage attributes at district level.		
Boundaries Confirmed – Final HCD boundaries set and justified.		
Heritage Attributes Listed – Physical, spatial, and associative attributes identified and mapped.		
Policies for Conservation – Preservation, rehabilitation, and restoration policies included.		
Alteration Guidelines – Clear criteria for assessing alterations, additions, and infill.		
New Construction Guidelines – Scale, massing, materials, and siting guidance provided.		
Demolition & Removal Policies – Conditions and review process outlined.		
Public Realm & Landscape Policies – Streetscape, open space, and landscaping guidance included.		
Implementation Tools – Heritage permit process, maintenance requirements, incentives, and enforcement measures detailed.		
Public Consultation – At least one public meeting on draft plan; feedback documented and incorporated where appropriate.		
Council Adoption – By-law passed designating HCD and adopting Plan.		

Requirement	Yes/ No	Notes / Evidence
Registration on Title – HCD by-law registered on all affected properties.		
Notice & Appeal Process – Notice given to property owners and Ontario Heritage Trust; appeals managed via Ontario Land Tribunal.		

C. Ongoing Management (s. 42 OHA)

Requirement	Yes/ No	Notes / Evidence
Heritage Permit Process Operational – All alterations, new construction, and demolitions reviewed under HCD Plan.		
Monitoring & Enforcement – Regular review of compliance; enforcement actions taken where necessary.		
Periodic Review – HCD Plan reviewed periodically to ensure relevance and alignment with policy changes.		
Community Engagement Maintained – Ongoing communication with property owners and stakeholders.		

3. Schedule of Properties

Please see the Schedule of Properties for the Burlington Avenue – Ontario Street HCD.

Properties noted as Contributing meet at least 2 of 9 criteria under the *Ontario Heritage Act*, while Non-Contributing properties meet less than 2. For more information on the *Act* and the criteria please consult Part 2 of the Plan and Guidelines Document.

Burlington Avenue HCD

1393 Elgin St.

Non-contributing Property

General Information

Property Address: 1393 Elgin St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: N/A

Date of Construction: N/A

Architectural Style: N/A

Property Type: Empty lot, parking

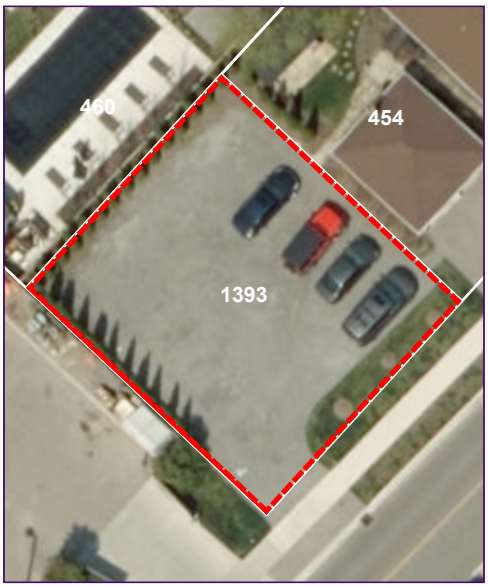
Cladding: N/A

N/A

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	N	N	N

Aerial view of 1393 Elgin St.



Street view of 1393 Elgin St.



1401 Elgin St.

Non-contributing Property

General Information

Property Address: 1401 Elgin St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: N/A

Architectural Style: Contemporary Revival

Property Type: 1.5 Storey, single-detached

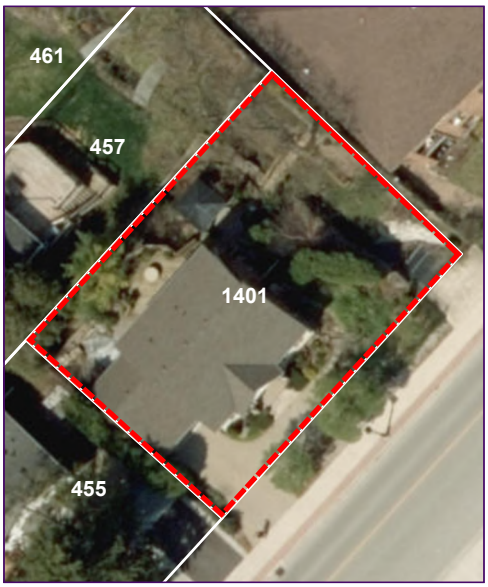
Cladding: Stucco

One-and-a-half storey symmetrical gable roof structure with centrally placed portico and pediment, and british-style half timbering detailing. Portico supported by two large brick based square columns. Symmetrical double windows with sashed transom windows.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	N	N

Aerial view of 1401 Elgin St.



Street view of 1401 Elgin St.



1406 Ontario St.

Contributing Property

General Information

Property Address: 1406 Ontario St.

Property Name: The Robert John Allen House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Robert John Allen

Date of Construction: 1884

Architectural Style: Stripped Edwardian Classicism, Craftsman

Property Type: 2 storey, single-detached

Cladding: Brick, cedar shingle siding

One-and-a-half storey stretcher-bond brick structure with Edwardian elements. Front gable and large dormer clad in cedar shakes. Bay window with stone lintel and decorative trim. Double-hung windows with stone sills and brick voussoirs throughout. Large veranda below extended gable supported by brick columns and arched fascias.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	Y	N	Y	Y	Y	N

Aerial view of 1406 Ontario St.



Street view of 1406 Ontario St.



Burlington Avenue HCD

1410 Ontario St.

Contributing Property

General Information

Property Address: 1410 Ontario St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1884

Architectural Style: Edwardian Classicism

Property Type: 2 Storey, single-detached

Cladding: Brick

"L" shape footprint, two storey brick structure with a hipped roof and bonnet eaves. Front gable with clapboard pediment above centrally located double window and shutters. Decorative brick string course. Windows adorned by stone lintels and brick voussoirs.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	Y	N	N	Y	Y	N

Aerial view of 1410 Ontario St.



Street view of 1410 Ontario St.



Burlington Avenue HCD

1414 Ontario St.

Contributing Property

General Information

Property Address: 1414 Ontario St.

Property Name: The John Foster House

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1910

Architectural Style: Stripped Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Two-and-a-half storey brick structure with front gable with clapboard siding. Symmetrically placed upper windows with stone sills and brick voussoirs, placed above lower floor openings. Full width veranda with "Tuscan" columns and decorative cornice.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	Y	Y	Y	N

Aerial view of 1414 Ontario St.



Street view of 1414 Ontario St.



Burlington Avenue HCD

1418 Ontario St.

Contributing Property

General Information

Property Address: 1418 Ontario St.

Property Name: The Ephraim Burns House

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Ephram Burns

Date of Construction: 1911

Architectural Style: Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Two-and-a-half storey brick structure with front gable and clapboard siding. Two-storey bay windows with stone sill and brick voussoirs. Third storey arched window with simplified decorative trim. Full width veranda supported by "Tuscan" columns and carved cornice and freize.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 1418 Ontario St.



Street view of 1418 Ontario St.



1422 Ontario St.

Contributing Property

General Information

Property Address: 1422 Ontario St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Charles Allen

Date of Construction: 1910

Architectural Style: Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Two-and-a-half storey brick structure with two-storey extruded window bay. Hipped roof with front gable with decorative carved trim and cornice. Full-width veranda with pediment above entrance, supported by "Tuscan" columns, a low ballustrade and carved cornice and freize. Second storey oriel.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 1422 Ontario St.



Street view of 1422 Ontario St.



Burlington Avenue HCD

1426 Ontario St.

Contributing Property

General Information

Property Address: 1426 Ontario St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Ephraim Burns

Date of Construction: 1908

Architectural Style: Edwardian Classicism

Property Type: 2.5 Storey, single-detached

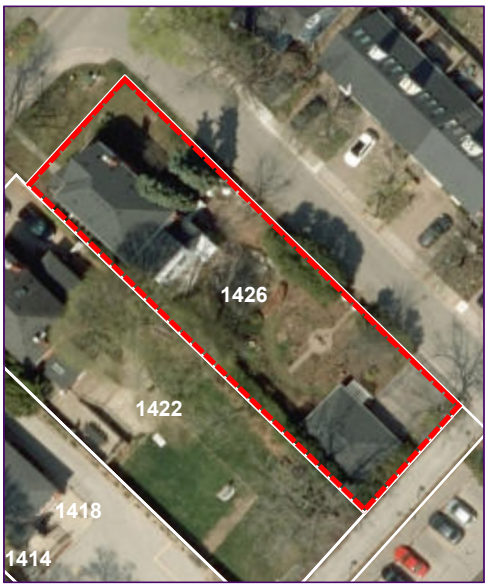
Cladding: Brick

Two-and-a-half storey brick structure with front gable with fish-scale shingles. Extruded two-storey bay with centrally placed windows with stone sills and lintels. Upper storey oriel with carved trim. Full-width veranda with pediment above entrance, supported by "Tuscan" columns and ballustrade, decorative cornice and frieze. Side oval window. windows with stone sills and brick voussoirs throughout.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 1426 Ontario St.



Street view of 1426 Ontario St.



415 Burlington Ave.

Contributing Property

General Information

Property Address: 415 Burlington Ave.

Property Name: The George & Josephine Noyes House

Heritage Designation

Property is not listed on the Municipal Heritage Register, but is designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: A.B. Coleman

Date of Construction: 1895

Architectural Style: Stripped Edwardian Classicism (modified)

Property Type: 2 storey, single-detached

Cladding: Clapboard Siding

Two-storey front gabled frame structure with horizontal clapboard siding, double-hung windows, and bay-window at front. Front porch with decorative wooden posts and brackets (likely non-original). Placement of upper windows likely non-original.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	Y	N	Y	Y	Y	N

Aerial view of 415 Burlington Ave.



Street view of 415 Burlington Ave.



418 Burlington Ave.

Contributing Property

General Information

Property Address: 418 Burlington Ave.

Property Name: The John Bell House

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1885

Architectural Style: N/A

Property Type: Empty lot,

Cladding: N/A

The property is the former site of the John Bell House, designed by George Blair and built in 1885. The building was demolished between 2019-2020 after years of neglect.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	Y	Y	Y	N

Aerial view of 418 Burlington Ave.



Street view of 418 Burlington Ave.



419 Burlington Ave.

Contributing Property

General Information

Property Address: 419 Burlington Ave.

Property Name: The Bunton-Knife-Flock House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1860

Architectural Style: Stripped Edwardian with Craftsman elements

Property Type: 2 storey, single-detached

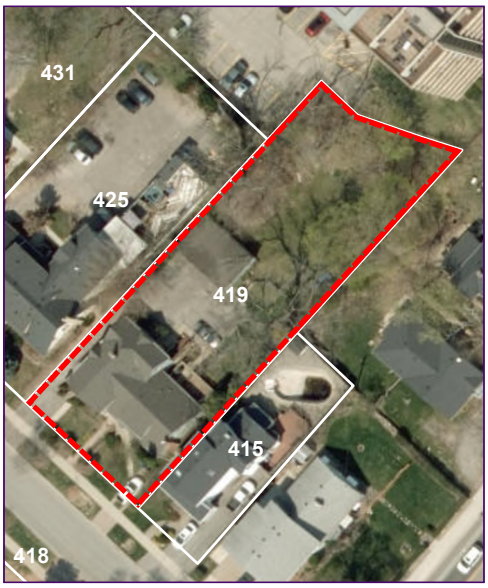
Cladding: Clapboard, stone

Oldest house on Burlington Avenue.
Two-storey front-gabled frame structure clad with horizontal clapboard, double hung windows and centrally placed door. The house appears to have been noticeably modified over time. The house was built for George Knife, a painter and wood grainer.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	Y	Y	N	Y	Y	N

Aerial view of 419 Burlington Ave.



Street view of 419 Burlington Ave.



422 Burlington Ave.

Contributing Property

General Information

Property Address: 422 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1920

Architectural Style: Craftsman

Property Type: 1.5 storey, single-detached

Cladding: Stucco

One-and-a-half storey craftsman bungalow characterized by a full width verandah with tuscan columns. Asymmetrical façade with doorway to one side of a set of four six-over-one windows and bay window centrally placed at first storey.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	N	N	N	N	N	Y	Y	N

Aerial view of 422 Burlington Ave.



Street view of 422 Burlington Ave.



425 Burlington Ave.

Non-contributing Property

General Information

Property Address: 425 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1940

Architectural Style: Stripped Craftsman

Property Type: 2 storey, single-detached

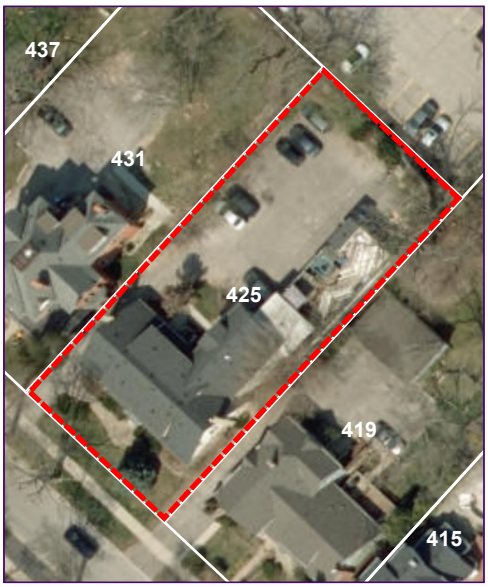
Cladding: Stucco

Two-storey side-gable, front dormer with three asymmetrical windows. Centrally-placed front door with sidelights, entrance portico plain cornice and fluted square columns. Appears to have been heavily modified over time.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	N	Y	N

Aerial view of 425 Burlington Ave.



Street view of 425 Burlington Ave.



426 Burlington Ave.

Contributing Property

General Information

Property Address: 426 Burlington Ave.

Property Name: The William Emory House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1922

Architectural Style: Craftsman

Property Type: 1.5 storey, single-detached

Cladding: Clapboard

One-and-a-half storey, front gable, craftsman bungalow with front veranda with solid posts and tapered square columns.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	N	N	N	N	N	Y	Y	N

Aerial view of 426 Burlington Ave.



Street view of 426 Burlington Ave.



431 Burlington Ave.

Contributing Property

General Information

Property Address: 431 Burlington Ave.

Property Name: The William Graham-Margaret Rutherford House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1887

Architectural Style: Queen Anne Revival

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Three original standing gas lamps. Two-and-a-half storey brick structure in Queen Anne Revival
style with wrap-around veranda. Bonnet-hipped roof with dormers and widow's walk. Decorative iron ballustrate at widows walk and veranda. Decorative wooden cornice and brackets. The house was built for William Graham, manager of the Merchant's Bank.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	Y	Y	Y	N

Aerial view of 431 Burlington Ave.



Street view of 431 Burlington Ave.



432 Burlington Ave.

Contributing Property

General Information

Property Address: 432 Burlington Ave.

Property Name: Langhome House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1885

Architectural Style: Georgian

Property Type: 2 Storey, single-detached

Cladding: Stucco

Two-storey hipped roof symmetrical structure with 4 sets of windows with arched lintels and extruded sills, a recessed central bay with a centrally placed arched window. Extended portico with double-door and transom. Simplified cornice with decorative brackets placed at corners.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	Y	Y	Y	N

Aerial view of 432 Burlington Ave.



Street view of 432 Burlington Ave.



Burlington Avenue HCD

436 Burlington Ave.

Contributing Property

General Information

Property Address: 436 Burlington Ave.

Property Name: The Toronto & Niagara Power Company Office & House

Heritage Designation

Property is not listed on the Municipal Heritage Register, but is designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1914

Architectural Style: Craftsman

Property Type: 1.5 Storey, single-detached

Cladding: Brick, fish-scale shingles

One-and-a-half storey side-gabled roof with bonnet slope above the full-width porch with tuscan columns. Second storey front-dormer with two double-hung windows with wooden fish-scale shingles and simplified trim. Front facade has two grouped windows at both sides of the centrally-placed entrance.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	Y	Y	N	Y	Y	N

Aerial view of 436 Burlington Ave.



Street view of 436 Burlington Ave.



Burlington Avenue HCD

437 Burlington Ave.

Contributing Property

General Information

Property Address: 437 Burlington Ave.

Property Name: Thomas Colling-Susan & Percy Dawson House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1885

Architectural Style: Victorian

Property Type: 2 storey, single-detached

Cladding: Brick

Two-and-a-half storey Victorian style with Italianate influence masonry dwelling. Red brick with buff brick accents around the window arches. Full arched windows at second storey with segmental arched windows at the ground-storey. Also features carved Victorian style trim in the main gable and decorative brackets. Inclosed front vestibule with window panes, and decorative cornice.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	Y	Y	Y	N

Aerial view of 437 Burlington Ave.



Street view of 437 Burlington Ave.



440 Locust St.

Non-contributing Property

General Information

Property Address: 440 Locust St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: N/A

Date of Construction: N/A

Architectural Style: N/A

Property Type: Empty lot, parking

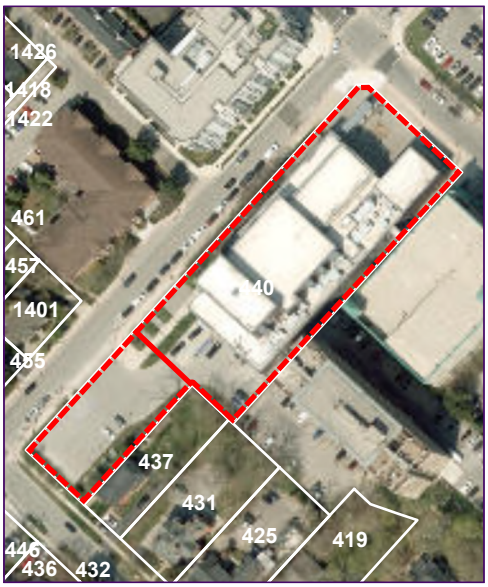
Cladding: N/A

N/A

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	N	N	N

Aerial view of 440 Locust St.



Street view of 440 Locust St.



446 Burlington Ave.

Non-contributing Property

General Information

Property Address: 446 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: N/A

Date of Construction: N/A

Architectural Style: N/A

Property Type: Empty lot, parking

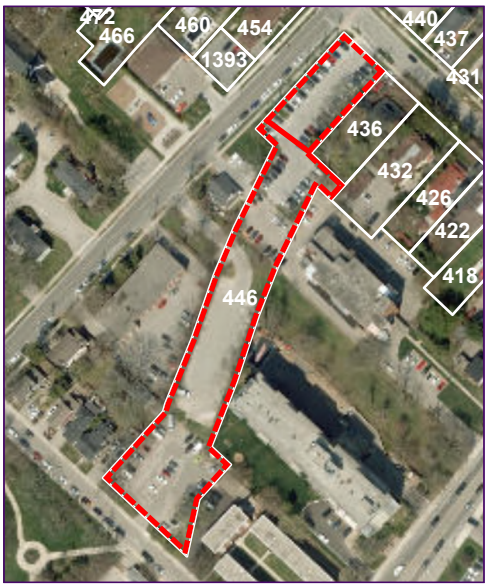
Cladding: N/A

N/A

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	N	N	N

Aerial view of 446 Burlington Ave.



Street view of 446 Burlington Ave.



454 Burlington Ave.

Non-contributing Property

General Information

Property Address: 454 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Clarence E. Hewitt

Date of Construction: 1942

Architectural Style: Suburban

Property Type: 1 Storey, single-detached

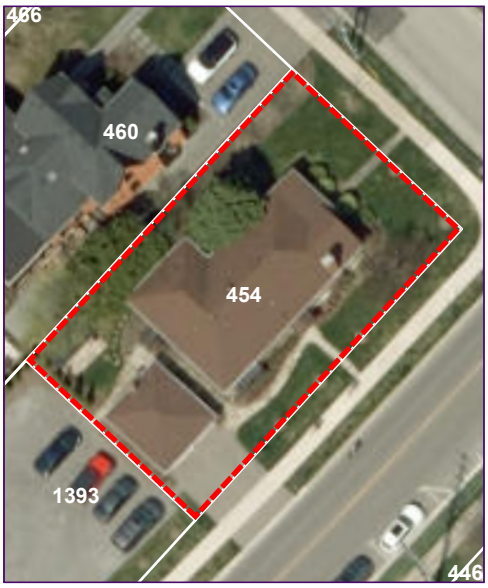
Cladding: Brick

One storey brick strcuture with a front gable with decorative trim, a set of three double-hung windows with vertical brick decorative lintel. Front veranda enclosed with double-hung windows and window paned door.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	Y	N

Aerial view of 454 Burlington Ave.



Street view of 454 Burlington Ave.



455 Burlington Ave.

Non-contributing Property

General Information

Property Address: 455 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: N/A

Architectural Style: Craftsman

Property Type: 1 Storey, single-detached

Cladding: Stucco

One storey stucco "L" footprint structure with a front gable with decorative brackets and centrally placed bay window. Flat roof addition likely non-original.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	N	N

Aerial view of 455 Burlington Ave.



Street view of 455 Burlington Ave.



457 Burlington Ave.

Non-contributing Property

General Information

Property Address: 457 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: John Williams

Date of Construction: 1993

Architectural Style: Contemporary Revival

Property Type: 2 Storey, duplex

Cladding: Brick, clapboard

Two-storey likely addition to the property at 461. Brick and capboard structure with front dormers with decorative cornices, lintels and frames. First storey has arched window symmetrically echoed by the open veranda's frieze, held by square columns with "tuscan" capitals.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	Y	N

Aerial view of 457 Burlington Ave.



Street view of 457 Burlington Ave.



460 Burlington Ave.

Contributing Property

General Information

Property Address: 460 Burlington Ave.

Property Name: The Henry Foster House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1881

Architectural Style: Stripped Victorian

Property Type: 2 Storey, single-detached

Cladding: Brick

Two-storey Victorian vernacular brick "L" footprint structure with front gable and large bay window with decorative cornice. All windows decorated by brick voussoirs and corner quoining with petruding sills. The house was relocated from a property along the Halton Radial Line in the late 1890's to it's current address.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	N	Y	Y	N

Aerial view of 460 Burlington Ave.



Street view of 460 Burlington Ave.



461 Burlington Ave.

Contributing Property

General Information

Property Address: 461 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Ephram Burns

Date of Construction: 1905

Architectural Style: Stripped Edwardian Classicism

Property Type: 2 Storey, duplex

Cladding: Brick

Two Storey brick structure with front gable and finial. Second floor symmetrically placed set of arched windows with decorative brick voussoirs. First storey asymmetrical bay window and decorative doorcase with transom.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 461 Burlington Ave.



Street view of 461 Burlington Ave.



465 Burlington Ave.

Contributing Property

General Information

Property Address: 465 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1904

Architectural Style: Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Two-and-a-half storey hipped roof structure with dormer window and front gable with simplified cornice and decorative brackets. Wrap-around veranda with central pediment supported by square columns and decorated doorcase.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 465 Burlington Ave.



Street view of 465 Burlington Ave.



466 Burlington Ave.

Contributing Property

General Information

Property Address: 466 Burlington Ave.

Property Name: The O.T. Springer House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1908

Architectural Style: Queen Anne Revival

Property Type: 2.5 Storey, single-detached

Cladding: Brick, fish-scale shingles

Two-and-a-half storey structure in eclectic Queen Anne Revival style with brick and fish-scale wood shingle cladding. Centrally located grand-dormer at second level with carved decorative trim and pediment. Assymetrical veranda supported by a brick base and ionic short columns. Carved wooden bay-window frame at first storey, centrally-placed front door with carved doorcase and transom. Second storey double-sash window. Most windows have brick vouissoirs.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	N	Y	Y	Y	N

Aerial view of 466 Burlington Ave.



Street view of 466 Burlington Ave.



Burlington Avenue HCD

471 Burlington Ave.

Contributing Property

General Information

Property Address: 471 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Robert John Allen

Date of Construction: 1904

Architectural Style: Stripped Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick, fish-scale shingles, clapboard

Two-and-a-half storey hipped roof brick structure with front gable clad in fish-scale shingles. Assymetrically placed door and petruding porch supported by square columns, decorative freize, cornice and pediment. Window openings have stone sills and brick soldier-course lintel.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	Y	N	N	Y	Y	N

Aerial view of 471 Burlington Ave.



Street view of 471 Burlington Ave.



472 Burlington Ave.

Contributing Property

General Information

Property Address: 472 Burlington Ave.

Property Name: The George Blair House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1885

Architectural Style: Queen Anne Revival

Property Type: 2.5 Storey, single-detached

Cladding: Brick, fish-scale shingles

Two-and-a-half storey brick structure built by George Blair one of Burlington's most eminent builders, in Queen Anne Style categorized by asymmetrical entrance, and decorative cornice and trim with floral designs. Front and side gables with fish-scale shingles, front dormer with decorative pediment. Grand, decorated bay windows and a front veranda supported by decorative trim, posts and brackets. Carved doorcase with arched transom. Second-storey windows adorned by a painted brick arched lintel.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	Y	Y	Y	N

Aerial view of 472 Burlington Ave.



Street view of 472 Burlington Ave.



475 Burlington Ave.

Contributing Property

General Information

Property Address: 475 Burlington Ave.

Property Name: The Kitching-Vance House

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Robert John Allen

Date of Construction: 1910

Architectural Style: Stripped Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick, clapboard

Two-and-a-half storey brick structure with full-width veranda with pediment, supported by tuscan columns. 3-storey front gable and side dormers with clapboard siding. Second storey windows with stone sills and brick voussoirs. Simplified carved eaves throughout.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 475 Burlington Ave.



Street view of 475 Burlington Ave.



476 Burlington Ave.

Non-contributing Property

General Information

Property Address: 476 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1985

Architectural Style: Contemporary Revival

Property Type: 2 Storey, duplex

Cladding: Brick

Two Storey brick structure, since converted into two dwellings. Front gable, with arched vent. Second storey equally spaced double hung windows, with brick sills. First storey bay windows with a decorative doorcase with carved flutted pilasters. Simplified carved eaves throughout.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	N	N

Aerial view of 476 Burlington Ave.



Street view of 476 Burlington Ave.



Burlington Avenue HCD

478 Burlington Ave.

Non-contributing Property

General Information

Property Address: 478 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1985

Architectural Style: Contemporary Revival

Property Type: 2 storey, duplex

Cladding: Brick

Two Storey brick structure, since converted into two dwellings. Front gable, with arched vent. Second storey equally spaced double hung windows, with brick sills. First storey bay windows with a decorative doorcase with carved flutted pilasters. Simplified carved eaves throughout.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	N	N

Aerial view of 478 Burlington Ave.



Street view of 478 Burlington Ave.



479 Burlington Ave.

Contributing Property

General Information

Property Address: 479 Burlington Ave.

Property Name: The Allen-McIlwain House

Heritage Designation

Property is not listed on the Municipal Heritage Register, but is designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Robert John Allen

Date of Construction: 1914

Architectural Style: Craftsman

Property Type: 1.5 storey, single-detached

Cladding: Brick, cedar shingle siding

One-and-a-half storey structure with side gable and central dormer clad in cedar shakes. Symmetrical double hung windows with extended veranda supported by brick columns and decorative brackets. Windows at first storey adorned by brick voussoirs.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	N	N	N	N	N	Y	Y	N

Aerial view of 479 Burlington Ave.



Street view of 479 Burlington Ave.



482 Burlington Ave.

Contributing Property

General Information

Property Address: 482 Burlington Ave.

Property Name: Maplelawn: The Gordon-Smith-Hyslop House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1905

Architectural Style: Mixed Bungalow

Property Type: 1.5 Storey, single-detached

Cladding: Brick, cedar shingle siding

One-and-a-half storey brick structure with corner tourret and dormers. Hipped roof with dormers clad in cedar shakes. Centrally placed front dormer with simplified carved cornice and pediment. Central veranda supported by "Tuscan" columns and wood ballustrade and simplified carved cornice and frieze. First storey double-hung windows with stone sills and brick voussoirs.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	Y	Y	Y	N

Aerial view of 482 Burlington Ave.



Street view of 482 Burlington Ave.



OHA Reg. 9/06 Criteria

1	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9	The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

The Corporation of the City of Burlington

City of Burlington By-law 09-2026

A by-law to repeal Zoning By-law 2020, as amended, and replace it with a new Residential Zoning By-law only as it applies to certain residentially zoned lands
DGM-05-26

Whereas Council of the City of Burlington has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended to pass this By-law;

Whereas this By-law conforms to the City of Burlington Official Plan, as amended;

And whereas, Council deems that adequate notice of the public meetings was provided and adequate information regarding this By-law was provided at the public meetings and through the public open house and community engagement events held between June 2024 and December 2025, and that a further public meeting is not considered necessary to proceed with this By-law,

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That this By-law shall apply to residentially zoned lands in the City of Burlington, Regional Municipality of Halton as shown on Maps 1-32 attached hereto and forming Schedule A in Part 10 of the By-law;

2. That Zoning By-law 2020, as amended, except for lands subject to sections 1.16 and 1.17 of this By-law, is repealed as it applies to lands identified as “Residential Zones” on Maps 1-32 and forming Schedule A in Part 10 of this By-law;

3. And that this By-law comes into force on the day it is passed, subject to the provisions of the Planning Act.

Enacted and passed this 17th day, of February, 2026.

Mayor Marianne Meed Ward _____

City Clerk Michael de Rond_____

Burlington Residential Zoning By-law

City of Burlington

February 2026

Table of Contents

Part 1: Administration 1
1.1 Title 1
1.2 Compliance with this By-law 1
1.3 Compliance with other Regulations 1
1.4 Area to which the Burlington Residential Zoning By-law Applies 2
1.5 Repeal of Existing By-laws 2
1.6 Effective Date 2
1.7 Existing Buildings and Structures 2
1.8 Legal Non-conforming Uses 3
1.9 Non-complying Lots 3
1.10 Non-complying Buildings and Structures 3
1.11 Lots Reduced by Acquisition for Road Widening or Park Dedications 3
1.12 Enforcement and Penalties 3
1.13 Technical Revisions not Requiring a By-law Amendment 4
1.14 Illustrations and other Reference Aids not Part of the By-law 4
1.15 Severability / Validity 4
1.16 Transition for Complete Applications 4
1.17 Continuation of Approved Applications 5
Part 2: Establishment of Zones and Uses 7
2.1 Zone Designations 7
2.2 Zoning Exceptions 7
2.3 Zone Boundaries 7
2.4 Zone Maps 8
2.5 Multiple Zones on One Lot 8
2.6 Holding Provisions 8
Part 3: Interpretation 10
3.1 Defined terms 10
3.2 Interpretation of Words 10
3.3 Interpretation of Tables 11
3.4 Interpretation of Permitted Uses 11
3.5 Interpretation of Phased Condominium Registration or Multiple Standard Condominiums on One Lot 11
3.6 0.3 metre Reserves 11
3.7 Rounding to Determine By-law Compliance 11
3.8 Multiple Building Connections 12

Table of Contents

3.9 Purpose Statements 12
3.10 Daylight Triangles 12
3.11 Development Comprising Contiguous Multiple Lots 12
3.12 Stratified Severances as One Lot 12
Part 4: Definitions 13
Part 5: General Provisions 32
5.1 Accessory Uses 32
5.2 Accessory Buildings and Accessory Structures 32
5.3 Garbage, Refuse and Storage 33
5.4 Balconies, Decks, Residential Patios, and Porches 33
5.5 Fencing and Privacy Screens 35
5.6 Swimming Pools 35
5.7 Trailers, Recreational Vehicles and Commercial Vehicles 36
5.8 Visibility Triangles 37
5.9 Encroachments and Projections 37
5.10 Frontage on a Public Street 38
5.11 Home Occupation 38
5.12 Office Uses in Residential Zones 39
5.13 Uses Permitted in All Zones 40
5.14 Additional Residential Units 41
5.15 Schools 42
5.16 Long-Term Care Facility and Retirement Home 43
5.17 Public and Private Hospitals 44
5.18 Places of Worship 44
5.19 Day Care Centre 44
5.20 Group Home 45
5.21 Correctional Facility 45
5.22 Emergency Shelter 46
5.23 Boarding House 46
5.24 Additional Needs Housing 46
5.25 Utility 47
5.26 Agricultural Uses 47
5.27 Bed and Breakfast 47
5.28 Model Homes 47
5.29 Temporary Sales Offices 47

Table of Contents

5.30 Temporary Building and Structures for Construction 48
5.31 Tents and Temporary Structures 48
5.32 Temporary Storage and Shipping Containers 48
5.33 Number of Buildings Per Lot 49
5.34 Availability of Municipal Services and Utilities 49
5.35 Outdoor Patios 49
5.37 Exceptions to Height Provisions 49
5.38 Mechanical Equipment including Roof Top Mechanicals 50
5.39 Roof Top Solar Panels 50
5.40 Structures Related to Below-grade Parking 51
5.41 General Landscaping Provisions 51
5.42 Exterior Barrier-Free Accessibility Ramp 51
5.43 Setback Abutting Creek Blocks and Other Zones 51
5.44 Setback from a Watercourse 52
5.45 Setback from a Pipeline Right-of-Way 52
5.46 Setback from a Highway Corridor 52
Part 6: Parking and Loading 54
6.1 Off-Street Parking and Loading Space Requirements 54
6.2 Parking Space & Loading Space Size 56
6.3 Surface Treatment 58
6.4 Parking Structures 58
6.5 Designated Accessible Parking Spaces 58
6.6 Bicycle Parking 59
6.7 Driveway Width, Length and Landscaped Open Space Area 62
6.8 Tandem Parking 63
Part 7: Residential Zones 64
7.1 Purpose Statements for Residential Zones 64
7.2 Permitted uses 65
7.3 Provisions for Detached Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones 66
7.4 Provisions for Semi-Detached Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones . 68
7.5 Provisions for Street Townhouses in the Low-Rise Neighbourhood 1 Zone 69
7.6 Provisions for Cluster Homes in the Low-Rise Neighbourhood 7 Zone 70
7.7 Low-Rise Neighbourhood 8 Residential Zone Provisions 71
7.8 High-Rise Neighbourhood (HN) Residential Zone Provisions 75
Part 8: Holding Zone Requirements 77

Table of Contents

8.1 General Requirements for Lands Subject to a Holding Provision 77
Part 9: Site-Specific Exceptions 78
Part 10: Maps 79
Appendices to the By-law (Not Operative Parts of the By-law) 80

Part 1: Administration

1.1 Title

This By-law may be cited as the Burlington Residential Zoning By-law.

1.2 Compliance with this By-law

a) No **building** or **structure** shall be erected or altered, no change of **use** or occupancy of any **building**, **structure**, land, premises, or any part thereof shall be made, and no **lot** shall be created except in compliance with the regulations of this By-law.

b) Where there is a conflict between regulations of this By-law, the most restrictive regulation shall prevail.

c) The regulations of this by-law shall be held to be the minimum requirements except where the word maximum is used, such regulation shall apply as a maximum.

d) The regulations of this By-law shall not apply to a **public authority** in any **zone**, except the following regulations shall apply:

i) Section 5.13 Uses Permitted in all Zones and any related regulations;

ii) Section 5.43 Setback abutting Creek Blocks and Other Zones;

iii) Section 5.44 Setback from a Watercourse;

iv) Section 5.45 Setback from a Pipeline Right-of-Way;

v) Section 5.46 Setback from a Highway Corridor; and

vi) Part 6: Parking and Loading.

1.3 Compliance with other Regulations

a) Compliance with this By-law does not exempt any person from the requirements of any Federal, Provincial, Conservation Authority, Regional or Municipal legislation, approval process, licensing or permitting regime, agreements, or other **City** by-laws.

b) Compliance with the requirements of any Federal, Provincial, Conservation Authority, Regional or Municipal legislation, approval process, licensing or permitting regime, agreements, or other **City** by-laws does not exempt any person from the requirements of this By-law.

Note: A permit from Conservation Halton may be required prior to development occurring on lands within Conservation Halton's regulated area, such as lands next to a **watercourse** or along the shoreline of Lake Ontario or Burlington Bay. Where there is a conflict between the regulations of this By-law and Conservation Halton requirements, the requirements of Conservation Halton shall prevail.

The delineation of Conservation Halton's regulated area, including **hazardous lands** and wetlands, is defined by and subject to the *Conservation Authorities Act* and Ontario Regulation 41/24, which are administered by Conservation Halton. A map showing the Approximate Regulation Limit of Conservation Halton is attached as Appendix A.

1.4 Area to which the Burlington Residential Zoning By-law Applies

This By-law applies only to the residential zoned areas within the City of Burlington shown on the zoning maps forming Schedule A in Part 10 of this By-law.

1.5 Repeal of Existing By-laws

City of Burlington Zoning By-law 2020 and all amendments thereto are hereby only repealed as it applies to the areas shown in Schedule A.

1.6 Effective Date

The effective date of this By-law is XX.

1.7 Existing Buildings and Structures

a) Nothing in this By-law shall prevent the reconstruction, restoration, or repair of an **existing building** or **structure** that has been deemed unsafe by the **City's** Chief Building Official or that has been severely damaged or destroyed by natural causes or fire, in whole or in part, provided the reconstruction will not increase the **height**, size, or volume or change the location or **use** of the **building** or **structure**.

b) Nothing in this By-law shall prevent the reconstruction, restoration or repair of a legally established **existing building** or **structure** in whole or in part, provided the reconstruction will not increase the **height**, size, or volume or change the location of the **building** or **structure**.

c) Nothing in this By-law will prevent a legally established **existing building** or **structure** which does not conform to the **yard**, **lot coverage**, or **building height** regulations of the applicable **zone**, from changing to any **use** which is permitted within the **zone** designation of the **lot**.

1.8 Legal Non-conforming Uses

Nothing in this By-law shall apply to prevent the continuation of the **use** of land, **buildings** or **structures** for a purpose which is not listed as a **permitted use** in the **zone** applying to the land, but which was lawful on the effective date of this By-law.

1.9 Non-complying Lots

Where a **lot** in existence prior to the effective date of this By-law does not meet the minimum **lot area** or **lot frontage** requirements of the applicable **zone**, the **lot** is permitted to be used and **buildings** and **structures** thereon erected, enlarged, rebuilt, repaired or renovated, provided the **use** conforms with this By-law and the **buildings** and **structures** comply with all other regulations of this By-law.

1.10 Non-complying Buildings and Structures

A **building** or **structure**, which was legally established prior to the effective date of this By-law, but which does not comply with one or more of the applicable **zone** standards is permitted to be enlarged or altered provided that the **use** is permitted in the **zone** applying to the land or is a legal non-conforming **use** described in Section 1.8 and the enlargement or alteration itself complies with all applicable provisions of this By-law.

1.11 Lots Reduced by Acquisition for Road Widening or Park Dedications

Nothing in this By-law prevents the continued **use** of a **lot** that no longer conforms to the **zone** regulations in which the **lot** is located, provided that the non-conformity is a result of land acquisition for road widening or park dedication purposes by a **public authority**, and provided that:

a) no further reduction is made in the dimensions, area or any other characteristics of the **lot** as reduced, subsequent to the date of such acquisition, that would increase the extent of the said non-compliance; and

b) no **building** or **structure** or addition thereto is erected on the **lot** as reduced, subsequent to the date of such acquisition, except in accordance with all the regulations for the **zone** in which such **lot** is located.

1.12 Enforcement and Penalties

a) Any person or corporation who uses land contrary to any provision of this By-law and any person who owns land which is used contrary to any provision of this By-law is guilty of an offence.

b) Any person convicted of an offence under any provision of this By-law shall be liable to a penalty as set out in section 67(1) of the *Planning Act*, or its successor, as amended.

c) Any corporation convicted of an offence under any provision of this By-law shall be liable to a penalty as set out in section 67(2) of the *Planning Act*, or its successor, as amended.

1.13 Technical Revisions not Requiring a By-law Amendment

Provided that the purpose, effect, meaning, and substance of this By-law are in no way affected, the following technical revisions to this By-law are permitted without public notice or a Zoning By-law Amendment:

a) correction of grammar, punctuation, spelling errors or typographical errors;

b) changes to section numbering;

c) additions or revisions to technical information on maps or schedules including, but not limited to matters such as updating and correcting infrastructure information, keys, legends or title blocks; and

d) changes to appendices, footnotes, headings, indices, notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this By-law and are editorially inserted for convenience or reference only.

1.14 Illustrations and other Reference Aids not Part of the By-law

Illustrations, appendices, purpose statements, indices, marginal notes, and tables of contents do not form part of the By-law and are inserted for clarification and reference only.

1.15 Severability / Validity

A decision of a court of competent jurisdiction that one or more of the regulations of this By-law or any portion of the zoning maps to this By-law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other regulations or parts of the regulations of this By-law.

1.16 Transition for Complete Applications

Complete building permit applications

a) Nothing in this By-law prevents the **development** or **use** of a **lot** or **building** for which a complete application for a building permit was received by the **City** on or before the effective date of this By-law if the **development** or **use** complies, or the building permit application is amended to comply, with the provisions of the City of Burlington Zoning By-law 2020 as it read immediately prior to the effective date of this By-law.

Complete *Planning Act* applications

b) Where a complete application was received but not approved by the **City** on or before the effective date of this By-law for the **development** or **use** of a **lot** or one or more **buildings**, approval shall be granted under City of Burlington Zoning By-law 2020 as it read immediately prior to the effective date of this By-law, or this By-law, whichever regulations are the most consistent with the intent of the complete application:

   i) Any application under Section 45 of the *Planning Act*;

ii) Site Plan Control application under Section 41 of the *Planning Act*;

iii) Zoning By-law Amendment application under Section 34 of the *Planning Act*;

iv) Consent pursuant to Section 53 of the *Planning Act*;

v) Draft Plan of Subdivision pursuant to Section 51 of the *Planning Act* or a description under the *Condominium Act*;

vi) A Part Lot Control exemption pursuant to Section 50 of the *Planning Act*; and

vii) A zoning clearance certificate application.

c) For the purpose of Section 1.16 b), “complete application”:

i) Means an application for which the **City** has deemed complete before the effective date of this By-law;

ii) does not include documents submitted for the purpose of consultation with city staff under section 41(3.1) of the *Planning Act*, or its successor, as amended.

Building permits may be issued

d) Where the **development** or **use** of a **lot** of one or more **buildings** was the subject of a complete application and approved under City of Burlington Zoning By-law 2020 in accordance with Section 1.16 b) of this By-law, a building permit may be issued after final approval is received for all required applications if the **development** or **use** complies, or the building permit application for the **development** or **use** is amended to comply, with the provisions of By-law 2020 as it read immediately prior to the effective date of this By-law.

Expiration of Transition

e) Sections 1.16 a) and b) shall not apply beyond the issuance of the final building permit.

Repeal

f) Section 1.16 is repealed in its entirety five years after the effective date of this By-law.

1.17 Continuation of Approved Applications

Approved applications

a) Nothing in this By-law prevents the issuance of a building permit for a **use** of a **lot** or a **building** for which one or more approvals under Section 34, 41, 45, 51 or 53 of the *Planning Act* or approval of a zoning clearance certificate were issued on or before the effective date of this By-law if the **development** or **use** complies, or is amended to comply, with the provisions of City of Burlington Zoning By-law 2020 as it read immediately prior to the effective date of this By-law.

Repeal

b) Section 1.17 a) is repealed in its entirety three years after the effective date of this By-law.

Part 2: Establishment of Zones and Uses

2.1 Zone Designations

This By-law establishes the following residential **zones** and places all lands subject to this By-law in one or more of the following **zones**:

Low-Rise Neighbourhood 1 (LN1)
Low-Rise Neighbourhood 2 (LN2)
Low-Rise Neighbourhood 3 (LN3)
Low-Rise Neighbourhood 4 (LN4)
Low-Rise Neighbourhood 5 (LN5)
Low-Rise Neighbourhood 6 (LN6)
Low-Rise Neighbourhood 7 (LN7)
Low-Rise Neighbourhood 8 (LN8)
High-Rise Neighbourhood (HN)

2.2 Zoning Exceptions

a) Where a **zone** symbol shown on Schedule A contains a hyphen followed by a number, the number represents a site-specific exception that applies to the lands noted.

b) The regulations of the site-specific exceptions are included in Part 9 of this By-law.

c) The regulations of the site-specific exception supersede any inconsistent regulations in the remainder of this By-law.

2.3 Zone Boundaries

When determining the boundary of any **zone** as shown on Schedule A, the following regulations apply:

a) Where a **zone** boundary is shown following a **street**, **lane**, unopened road allowance; railway right-of-way; or **utility** corridor, the centreline of such **street**, **lane**, unopened road allowance, railway right-of-way or **utility** corridor is the boundary and the **zone** designations shall be deemed not to be **abutting**;

b) Where a **zone** boundary is shown as running substantially parallel to a **street** or **lane**, and the distance from the **street** or **lane** is not indicated, the distance shall be determined by the scale of the zoning map measured from the limit of the **street** or **lane**;

c) Where a **zone** boundary is shown as substantially following **lot lines**, the **zone** boundary follows such **lot lines**;

d) Where a **zone** boundary is shown following a **watercourse**, the **zone** boundary shall be the greater of the stable top-of-bank, meander belt, or **floodplain** of the **watercourse**, plus a 6 metre erosion access allowance as determined by Conservation Halton;

e) Where a **zone** boundary is shown as following **floodplain** hazard limits established by Conservation Halton, the **zone** boundary shall be the **floodplain** hazard limits plus a 6 metre access allowance as determined by Conservation Halton;

f) Where a **zone** boundary is shown following a **natural heritage feature or area**, or other key feature including buffers or other wetlands, the boundary shall be determined by the scale of the zoning map. Where **existing** features on the ground are at variance with the zoning maps, the actual location on the ground shall govern;

g) Where none of the above applies, the **zone** boundary shall be scaled from the Schedule(s); and

h) The determination of the boundaries of Niagara Escarpment Development Control is administratively the responsibility of the Niagara Escarpment Commission in accordance with regulations passed under the *Niagara Escarpment Planning and Development Act.*

2.4 Zone Maps

The **zones** and **zone** boundaries are shown on the Zoning Maps, which are attached as Schedule A and form Part 10 of this By-law.

2.5 Multiple Zones on One Lot

a) Where a **lot** falls into two or more **zones**, the **use** permissions and regulations for the applicable **zone** shall apply to that portion of the **lot**. Except, in cases where a **building** or **structure** is located on two or more **zones**, the more restrictive regulations shall apply to the entire **building**.

b) Notwithstanding a) above, **parking spaces**, **driveways**, aisles and stacking spaces required by this By-law may be provided anywhere on a **lot** that falls into two or more **zones** except that portion of a **lot** in any Open Space Zone of the City of Burlington Zoning By-law 2020.

c) A **zone** boundary dividing a **lot** into two or more **zones** is not a l**ot line** for the purposes of this By-law.

d) Notwithstanding c) above, where two or more **zones** apply to a **lot** and one of the **zones** is an Open Space Zone of the City of Burlington Zoning By-law 2020, the boundary between the Open Space Zone and the other **zone**(s) is considered a **lot line** for the purposes of **setbacks** and **lot coverage** requirements.

2.6 Holding Provisions

a) Where a **zone** symbol shown on Schedule A has a prefix with the letter (H) and a number within a set of brackets, the lands affected are subject to a holding provision in accordance with Section 36 of the *Planning Act*.

b) Part 8 of this By-law contains general requirements for lands subject to a holding provision as well as the conditions that must be satisfied prior to the removal of the (H) symbol and any permitted interim **uses**.

Part 3: Interpretation

3.1 Defined terms

a) Terms that are defined in Section 4 have been bolded in the text of the By-law.

b) The definitions of words in this By-law are not intended to preclude the applicability of a definition under the *Ontario Building Code Act* or any other Act or its regulations for the purpose of obtaining a building permit or approval.

c) Words not defined in this By-law shall take on their usual meaning within a dictionary determined by the Director of Community Planning, or their meaning as they are defined in other relevant policy documents such as the Burlington Official Plan, Site Plan Guidelines, provincial policies, and the *Planning Act.*

d) The Director of Community Planning may exercise discretion in interpreting defined and undefined words in this By-law.

3.2 Interpretation of Words

For the purposes of this By-law,

a) words used in the present include the future;

b) words in the singular include the plural and words in the plural include the singular;

c) the words ‘used’ and ‘occupied’ shall include the words ‘arranged’ and ‘designed to be ‘used’ or ‘occupied’ respectively;

d) where a provision or standard involves two (2) or more conditions, connected by a conjunction, the following shall apply:

   i) ‘and’ means all the connected items shall apply in combination; and

   ii) ‘or’ means that the connected items may apply singly or in combination.

e) the words ‘provision’, ‘standard’ and ‘requirement’ are sometimes used interchangeably to refer to the regulations of this By-law, and may be further interpreted as follows:

   i) ‘standard’ and ‘requirement’ refer to matters that are regulating the position of **buildings** or **structures** on a **lot**, such as required **yards** and **setbacks**;

   ii) ‘provision’ refers to all other regulations, such as regulations setting out permitted and prohibited land **uses**.

3.3 Interpretation of Tables

a) Where a “P” appears in a table it shall mean that the use is permitted in that zone.

b) “--” shall mean the use is not permitted in that zone.

c) “P” followed by number in superscript “P (#)” means a qualification to the permitted use applies and is listed as a footnote to the table.

d) A standard followed by a number in superscript (such as "1.2 metres (1)") means one or more additional regulations apply and are listed as a footnote to the table.

e) “m” means metres.

f) “m^2” means square metres.

g) “N/R” means no requirement.

3.4 Interpretation of Permitted Uses

a) A **use** listed as a **permitted use** in a table of this By-law shall be permitted only within the **zone** in which it is listed as permitted.

b) A **use** not listed as a **permitted use** in a **zone** in a table of this By-law shall not be permitted in that **zone**, whether defined in Part 4: Definitions or not.

3.5 Interpretation of Phased Condominium Registration or Multiple Standard Condominiums on One Lot

Where a Plan of Condominium has received Draft Plan Approval and where registration of the Plan is intended to occur in phases or multiple standard condominiums, the draft approved plan of condominium shall be deemed to be one **lot** for purposes of applying zoning regulations. Zoning regulations shall apply only to the external limits of the Plan, not to interior boundaries resulting from the registration of each phase or condominium.

3.6 0.3 metre Reserves

For the purposes of this By-law, a 0.3 metre reserve shall be considered to be part of the **abutting road**.

3.7 Rounding to Determine By-law Compliance

All measurements shall be rounded to 1 decimal place, based on the following regulations of rounding numbers, to determine By-law compliance:

a) For regulations calculated as a whole number, numbers less than 0.5 shall be rounded downward to the nearest whole number, and the numbers 0.5 and greater than shall be rounded upward to the nearest whole number;

b) For regulations calculated as a number with one decimal place, numbers less than 0.05 shall be rounded downward to the nearest one-tenth number, and the numbers 0.05 and greater than shall be rounded upward to the one-tenth number; and

c) For the purposes of calculating required **parking spaces**, **accessible parking spaces**, **bicycle parking spaces** and **loading spaces**, the number of required spaces shall be rounded upward to the next whole number.

3.8 Multiple Building Connections

a) Where **buildings** are connected only below ground, they are considered separate **buildings** for the purposes of applying the regulations of the By-law.

b) Except where a contrary intention is evident from the context, separation distances required by this By-law between **buildings** do not apply to those portions of the **building** below ground.

c) **Buildings** connected above the ground floor by features such as pedways, breezeways, bridges, or other connections and that do not create additional **gross floor area** within these connections are not considered one **building** for the purposes of applying the regulations of the By-law.

3.9 Purpose Statements

Purpose statements are included in this By-law for each **zone** and are intended to assist in the understanding of the By-law's objectives and purpose, the planning principles underlying the **use** provisions and the regulatory provisions of the **zone**. They do not form part of this By-law.

3.10 Daylight Triangles

For purposes of determining a **front lot line**, or an **exterior side lot line** or any **yard** dimension, a **daylight triangle** shall be deemed to be part of the **lot**, provided the minimum distance of any **building** or **structure** from the hypotenuse of the **daylight triangle** is 3 metres.

3.11 Development Comprising Contiguous Multiple Lots

Where multiple contiguous **lots** are developed under a single comprehensive site plan and under one ownership, all contiguous **lots** shall be deemed to be one **lot** for purposes of applying zoning regulations.

3.12 Stratified Severances as One Lot

Where a conditional stratified severance has been approved, the lands to which it applies, shall be deemed to be one **lot** for the purposes of applying zoning regulations.

Part 4: Definitions

A

Abutting: means having a **lot line** or portion thereof in common with another **lot line** or with a **street line**.

Accessible Access Aisle: means a barrier-free space located adjacent to an **accessible parking space**, designed and marked in accordance with applicable Provincial accessibility standards to provide room for persons with disabilities to safely transfer to or from a vehicle.

Accessible Parking Space: means a **parking space** for the use of persons with a valid accessible parking permit issued by the Province of Ontario.

Accessory Building or Structure: means a detached **building** or **structure**, the **use** of which is **accessory** to the principal **use**, **building**, or **structure** located on the same **lot**.

Accessory Use / Accessory: means a **use** of land, a **building**, or a **structure** that is naturally and normally incidental to, subordinate to, and exclusively devoted to the principal **use**, **building**, or **structure**, and located on the same **lot**.

Additional Needs Housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of **additional needs housing** may include, but are not limited to **long term care facility**, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Additional Residential Unit - Attached: means a self-contained **dwelling unit** which is located on a **lot** and contained within a **detached dwelling**, **semi-detached dwelling**, **street townhouse** or **rear lane townhouse**.

Additional Residential Unit – Detached: means a self-contained **dwelling unit** which is located within an **accessory building** on the same **lot** that contains a **detached dwelling**, **semi-detached dwelling**, **street townhouse**, or **rear lane townhouse**.

Agricultural Use: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm **buildings** and **structures**, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

Amenity Area, Common: means an area on a **lot** provided for the common active or passive recreation and enjoyment of all occupants of a residential **development**, excluding a **driveway** or any other **parking area**. Located inside or outside a **structure**, **common amenity areas** may include landscape open space, **building** rooftops, **patios**, terraces,

above ground **decks**, **swimming pools**, party rooms, tennis courts and the like, but shall not include **balconies**.

Amenity Area, Private: means an area on a **lot** provided for private **use** for the active or passive recreation and enjoyment of the occupants of a **dwelling unit**, and may include **balconies** but excluding a **driveway**, **parking area**, or **walkway**, which is **accessory** to, directly accessible from, and outside of a **dwelling unit**.

Antenna System: means any apparatus, including antennas (such as panel, whip, or dish types), supporting masts, poles, towers, or other **structures**, and associated **accessory** equipment (such as cabinets, shelters, transmission lines, and electrical components), designed or intended for transmitting or receiving radiocommunication, broadcasting, or telecommunication signals. This definition excludes: (a) Antennas used solely for **accessory** household television or radio reception (e.g., typical residential TV antennas or satellite dishes); and (b) Antennas used by a federally licensed amateur radio operator.

Apartment Building: means a **building** containing five or more **dwelling units** which share a common entrance and utilize a common internal corridor, stairway, and/or elevator system. Occupants commonly share access to **common amenity area** and **yards**.

B

Balcony: means an outdoor platform adjoining a **dwelling unit** that has no direct access to the ground, and which is used as **private amenity area**. A **balcony** may be covered by a roof or another **balcony** and has at least one side open except for required railings or guards.

Basement: means that portion of a **building** situated wholly or partly below the **first storey**.

Bay Window: means a window assembly projecting outward from a wall of a **building**, which may be multi-sided, boxed-out, or curved, and is not supported by a foundation or footings extending below ground.

Bed and Breakfast: means an **accessory use** in which temporary sleeping accommodation, with or without meals, is provided for compensation within a **dwelling unit** that is the principal residence of the operator. Guest accommodation shall consist of guest rooms that do not contain cooking facilities. This **use** does not include a hotel, motel, or **boarding house**.

Bicycle Parking Space: means an area for the purpose of parking and securing bicycles.

Bicycle Parking Space, Long Term: means an area for the purpose of parking and securing bicycles that: is intended for use by the usual occupants of a **building**; is accessible, secure, and weather protected; is equipped with a bicycle rack or bicycle locker; and is not provided within a **dwelling unit**, suite, or on a **balcony**.

Bicycle Parking Space, Short Term: means an area for the purpose of parking and securing bicycles for use by visitors, customers, or other non-regular users of a **building**, typically at ground level and accessible to a **building**.

Bicycle Parking Space, Stacked: means a two-tier bicycle parking solution comprised of horizontal spaces with one tier of **bicycle parking spaces** at ground level and a second tier of **bicycle parking spaces** directly above it, equipped with a mechanical device providing ground level access.

Boarder: means any person who pays rent, fees or other valuable consideration for living accommodation in a **boarding house**.

Boarding House: means a **building** or part of a **building**, which provides, with or without meals and care, lodging to a **boarder** or **boarders** as the principal **use**, and may include one **dwelling unit** for the owner or caretaker but shall not include a hotel, **bed and breakfast** establishment, **dwelling unit**, **additional residential unit**, or any other residential **use** otherwise defined in this By-law.

Body-rub Parlour: means any premises or part thereof where a body-rub is performed, offered, or solicited in pursuance of a trade, calling, business or occupation as a service designed to appeal to erotic or sexual appetites or inclinations, but does not include any premises or part thereof where the body-rubs performed are for the purpose of medical or therapeutic treatment or are performed or offered by persons otherwise duly qualified, licensed, or registered to do so under the laws of the Province of Ontario.

Building: means a fully enclosed roofed **structure** used or intended for supporting or sheltering any **use** or occupancy by persons, animals or property. For greater clarity, the following items are excluded from this definition: **mobile homes**; trailers; and vehicles.

C

Canopy: means a roof-like cover projecting from an exterior wall of a **building** or **structure**, primarily intended to provide shelter over entrances, windows, **walkways**, or service areas, and which is unenclosed (excluding necessary supports).

Cemetery: means land that has been established as a **cemetery** under the *Funeral, Burial, and Cremation Services Act* or under a predecessor of that Act, and in respect of which a certificate of consent issued by the registrar is registered in the land registry office; or land that is otherwise set aside to be used either for the interment of human and/or animal remains or for the scattering of cremated human and/or animal remains, or for both of these purposes, but does not include a crematory.

City: means the Corporation of the City of Burlington.

Cluster Home: means a multiple-unit residential **development** on a single **lot**, comprised of one- and/or two-unit **buildings** with attached units divided vertically from adjoining units.

Commercial Vehicle: means a **motor vehicle** having attached to it a truck or delivery body, and may include a food truck, bus, cube van, tow truck, tilt and load trucks or trailers, dump trucks, tractor trailers, semitrailers, or construction equipment that is self-propelled or designed to be towed.

Common Wall: means a vertical wall separating two or more units.

Community Garden: means an area of land operated and maintained by the **City**, an organization, or a group of individuals for the cultivation of fruits, vegetables, flowers, or herbs, primarily for personal use, donation, or incidental sale by the members, utilizing individual or shared plots.

Correctional Facility: means a facility supervised by staff on a daily basis for persons who have been placed on probation, released on parole, or admitted for correctional purposes. A **correctional facility** shall be funded, licensed, approved, or supervised by the Province of Ontario, Corrections Canada, or any other Federal Government agency or by any organization on behalf of the Federal or Provincial Government, for the accommodation of not less than 3 and not more than 8 residents, exclusive of staff.

Creek Block: means a parcel or block of land, owned by the City of Burlington or other **public authority**, containing a **watercourse** defined as the greater of the Regulatory **Floodplain** or the valley through which the **watercourse** flows and may include an open space buffer area beyond the top-of-bank, but which shall not include a separate parcel or block of land for a storm water detention pond.

D

Day Care Centre: means a premises licensed or required to be licensed as a child care centre under the *Child Care and Early Years Act, 2014*, as amended, providing temporary care or supervision for children. This term also includes premises providing similar temporary day-time care or supervision for adults.

Daylight Triangle: means a triangular shaped area which if required, forms part of an intersecting **street**.

Deck: means an outdoor platform, including any steps, adjoining a **dwelling unit** that has direct access to the ground, having a floor height 0.6 metres or more above **grade**, and which is used as a **private amenity area**. A **deck** is not covered by a roof and is not enclosed except by railings, guards or **privacy screens**.

Development: means the creation of a new **lot**, a change in land use, or the construction of **buildings** and **structures** requiring approval under the *Planning Act*, but does not include: (a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or (b) works subject to the *Drainage Act*.

Driveway: means a single passageway or series of interconnected passageways, for exclusive or shared private **use**, providing vehicular access between a **street** or condominium common element roadway and an area used for the parking, loading, or storage of a vehicle.

Dwelling Unit: means a single **habitable room**, or a suite of **habitable rooms**, located in a **building**, that is used or may be used as a residence by one or more persons living together as a single housekeeping unit, in which both private cooking facilities and private sanitary facilities are provided for the exclusive use of the occupants, and which has an independent

entrance either directly from outside the **building** or through a common hallway or stairway inside the **building**.

Dwelling, Detached: means a **building** containing only one **dwelling unit** but may contain one or more **additional residential units** where permitted by this By-law.

Dwelling, Semi-Detached: means a **building** that is divided vertically by a **common wall** into two **dwelling units**, where each **dwelling unit** has independent access and is situated on its own legally conveyable **lot** or **parcel of tied land** having **lot frontage** on a **public street** or **private street**. **Semi-detached dwellings** may contain one or more **additional residential units** where permitted by this By-law.

E

Electric Vehicle (EV): means a **motor vehicle** that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries.

Electric Vehicle Parking Space: means a **parking space** equipped with **electric vehicle supply equipment**.

Electric Vehicle Supply Equipment: means the equipment, including the connectors, attachment plugs, charging cables, and controls, installed specifically for the purpose of safely delivering electrical energy to an **electric vehicle** at a Level 2 charging level or higher.

Emergency Shelter: means a premises providing temporary overnight lodging, meals, and essential support services in a supervised setting for persons requiring immediate shelter.

Established front yard or exterior side yard: means, in the case of an **interior lot**, the average distance from the **street line** to the **wall** of **existing buildings** situated on the two **lots** on either side of the subject **lot**, or where one of those **lots** is vacant, the next adjacent occupied **lot**. In the case of a **corner lot**, the distance from the **street line** to the **wall of the existing building** situated on the **lot** adjacent to the subject **lot**, or where that **lot** is vacant, then next adjacent occupied **lot**.

Existing: means **existing** as of the effective date of the provision that contains that word.

F

Fence: means a barrier erected for the purpose of enclosing all or part of a **lot**, or marking a boundary. This includes associated gates, but excludes retaining walls or landscape features such as trellises or arbours unless they form an integral part of the **fence structure** itself.

Fitness Centre: means premises operated for profit or gain where facilities are provided for physical fitness activities such as weightlifting, exercise equipment use, and fitness classes, and may include **accessory** facilities.

Flooding Hazard: means the inundation, under the conditions specified below, of areas adjacent to shoreline or a river or stream system and not ordinarily covered by water:

a) Along shorelines of the Great Lakes – St. Lawrence River System and large inland lakes, the **flooding hazard** limit is based on the one hundred year flood level plus an allowance for wave effects and other water-related hazards;.
b) Along river, stream and small inland lake system, the **flooding hazard** limit is the greater of:
   i) The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954), transposed over a specific watershed and combined with local conditions, where evidence suggests that the storm event could have potentially occurred over watershed in the general area;
   ii) The one hundred year flood; and,
   iii) a flood which is greater than i) or ii) which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

   except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodplain: means the area, usually low lands, adjoining a **watercourse**, which has been or may be subject to **flooding hazards**.

Floor Area, Accessory Building or Structure: means the sum of the total horizontal area of each floor located at or above **grade**, measured to the outside of the exterior walls or posts of an **accessory building or structure**.

Floor Area, Gross: means the sum of the total horizontal area of each floor of a **building** measured from the exterior face of the exterior walls and the centre line of walls separating two **buildings** or uses but excluding the following areas: **motor vehicle parking areas**; bicycle **parking areas** located in a **parking structure**; loading areas; **basements**; **mechanical penthouses** and **floor area** used exclusively for mechanical or electrical systems serving the **building** (including mechanical shafts); elevator shafts; stairwells; and non-habitable attics.

G

Garage, Private: means an enclosed **accessory building**, or an enclosed portion of a **principal building**, designed or used primarily for the parking or storage of **motor vehicles** and **accessory** to the principal **use** conducted on the same **lot**.

Grade: means, when used with reference to a **building**, **structure, deck** or **porch**, the lowest elevation of the finished surface of ground where it meets the **building**, **structure**, **deck** or **porch**.

Grade, Established: means the geodetic elevation taken at the midpoint of the **front lot line**.

Group Home: means a single housekeeping unit in a residential **building** that is occupied by 6 to 8 persons (excluding staff or receiving family), living together under supervision that is licensed, approved, or funded under an Act of the Parliament of Canada or the Province of Ontario for the provision of specialized care or supervision.

H

Habitable Room: means a room within a **dwelling unit** that is used or may be used for living, sleeping, eating, or cooking. This excludes a bathroom, water closet compartment, laundry room, pantry, corridor, stairway, closet, lobby, **private garage**, **basement** primarily used for storage/**utility**, non-habitable attic, sunroom not usable year-round, or any space used for **building** services or common access.

Hazardous Lands: means property or lands that could be unsafe for **development** due to naturally occurring processes. Along the shorelines of the Great Lakes – St. Lawrence River System, this means the land, covered by water, between the international boundary, where applicable, and the furthest landward limit of the **flooding hazard**, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the **flooding hazard** or erosion hazard limits.

Height, Building: means, in the **case of a principal building**, the vertical distance between the **established grade** of a **building** and the top of such **building**. In the case of an **accessory building or structure,** it means the vertical distance between the **grade** of the **accessory building or structure** and the top of such **accessory building or structure**. The top is the highest point of the roof surface, **parapet**, or exterior wall, whichever is greater. In the case of a **structure** with no roof, the top is the highest point of the **structure**.

Height, Podium: means the vertical distance measured from **established grade** to the highest point of the main roof surface of the **podium**.

Home Day Care: means an **accessory use** where temporary care or supervision is provided within a **dwelling unit**, or a **building accessory** thereto, operated by a resident of that **dwelling unit**. Where care is provided for children, it must be in accordance with the regulations, including the maximum number of children permitted, under the *Child Care and Early Years Act, 2014*, as amended (whether licensed or unlicensed under that Act). Where care is provided for adults, it shall be for no more than five adults. Overnight accommodation shall not be provided for persons receiving care as part of a **home day care**.

Home Occupation: means an activity that provides a service as an **accessory use** within a **dwelling unit**. A **home day care** is considered a **home occupation**.

I

Internal Roadway: means a right-of-way or roadway that provides vehicular access to the **parking areas** and **parking spaces** on a residential property intended for multi-unit residential **development** and is not a **lane** or **private street**.

K

Kennel: means an establishment **accessory** to a residential or **agricultural use** for the keeping, breeding, and raising of domesticated animals for profit or gain but which does not include a veterinary establishment.

L

Landscaped Open Space: means that portion of the **lot area** which is required by this By-law to be used for landscaping, and which excludes the area occupied by: **buildings**, **driveways**, bicycle parking, snow storage, transformers, **parking areas**, **parking spaces**; and **loading spaces**. For clarity, **landscaped open space** includes areas defined as **hard landscaped open space**, and **soft landscaped open space**, and may include green roofs and approved low impact **development** or stormwater management features when integrated as landscape elements, subject to any specific regulations elsewhere in this By-law.

Landscaped Open Space, Hard: means an area of land within a **lot** dedicated to a **walkway** or other area on a **lot** surfaced by stable or fitted materials such as unit pavers, patio stones, concrete, gravel, stonework or artificial turf or similar materials, but does not include any **driveway**, **internal roadway**, **private street**, ramp or **parking area**, **parking space** or **loading space**, whether surfaced or not.

Landscaped Open Space, Soft: means an area of land within a **lot** which is open and uncovered to the sky and dedicated to the planting of trees, shrubs, flower beds, grass or other vegetative landscaping and may also include **accessory** ground cover as well as other decorative landscape features, but excludes hard surfaces such as **driveways**, **walkways**, **patios** or **decks**.

Lane: means a public or private right-of-way providing a means of access to **lots abutting** thereon.

Licensed Establishment: means premises, which may include a **restaurant**, nightclub, micro-brewery, or micro-distillery, that sells, provides, or serves alcohol pursuant to a licence issued by the Alcohol and Gaming Commission of Ontario (AGCO), but does not include premises operating solely under a Special Occasion Permit or premises owned and operated by the **City**.

Loading Space: means an off-street space for the temporary parking of vehicles while loading or unloading merchandise or materials.

Long Term Care Facility: means a premises licensed or approved as a long-term care home under the *Fixing Long-Term Care Act, 2021*, as amended.

Lot: means a parcel of land under one ownership which is established as a separate parcel of land in accordance with the **lot** creation sections of the *Planning Act* which **abuts** a **public street**, except if it has been created as a **parcel of tied land** or unit in a vacant land condominium, in which case, it may **abut** a **private street**.

Lot Area: means the total horizontal area within the **lot lines** of a **lot**.

Lot, Corner: means a **lot** situated at the intersection of and **abutting** upon two or more **streets** or two parts of the same **street**, where the **street lot lines** have an angle facing the **lot** of 135 degrees or less. In the case of a curved **street lot line**, such angle shall be formed by the projected tangents drawn from the end points of the **street lot line**. A **corner lot** does not include an angle formed by a **lot abutting** the bulb of a cul-de-sac or a turning circle.

Lot, Interior: means a **lot** other than a **corner lot** or a **through lot**.

Lot, Through: means a **lot** bounded on two opposite sides by **streets** provided that if any **lot** qualifies as both a **corner lot** and a **through lot**, it shall be deemed a **corner lot** for the purposes of this By-law.

Lot Coverage: means the percentage of the **lot area** covered by **buildings, porches, decks** containing a **basement** under the platform, and **accessory buildings and structures**, measured to the outside of the exterior walls, including all **buildings** and projections (cantilevered floor space, window projections, etc.).

Lot Depth: means the horizontal distance between the **front** and **rear lot lines**. If the **front** and **rear lot lines** are not parallel, **lot depth** means the length of a straight line joining the middle of the **front lot line** with the middle of the **rear lot line**.

Lot Frontage: means the horizontal distance between the **side lot lines** measured along the **front lot line**, provided that where the **front lot line** is not a straight line, or where the **side lot lines** are not parallel, the **lot frontage** shall be measured by a line at the **front yard setback** and parallel to the chord of the **front lot line**. For the purposes of this By-law, the chord of the **front lot line** is a straight line joining the two points where the **side lot lines** intersect the **front lot line**.

Lot Line: means any boundary of a **lot**.

Lot Line, Exterior Side: means a **side lot line** that abuts a **street**.

Lot Line, Front: means the **lot line** dividing a **lot** from a **street**. On a **corner lot**, the shorter **lot line abutting** a **street** is the **front lot line**; if such lines are equal, the **front lot line** shall be designated by the **City**. On a **through lot**, the **front lot line** is typically the one providing primary vehicular access to the principal **use**, but may be otherwise designated by the **City**.

Lot Line, Interior Side: means a **side lot line** that abuts another **lot**.

Lot Line, Rear: means the **lot line** or point of intersection of the **side lot lines** farthest from and opposite the **front lot line**.

Lot Line, Side: means a **lot line** other than a **front lot line** or a **rear lot line**.

Lot Line, Street: means the division between a **street** and a **lot**.

Lot of Record: means a **lot** according to a registered plan of subdivision, or a parcel of land, the deed to which was registered prior to December 31, 1970, but does not include a **lot** in a registered plan which has been designated by By-law as a plan which shall be deemed not to be a registered plan of subdivision in accordance with the regulations of the *Planning Act.*

M

Mechanical Equipment: means equipment, devices, apparatus, and systems necessary for the functional operation and maintenance of a **building**, **structure**, or **use** located therein, including but not limited to equipment associated with heating, ventilation, air conditioning (HVAC), plumbing, electrical distribution, emergency power generation, fire suppression, elevators, communication systems, or **swimming pool** filtering and heating. This term applies to the equipment itself, whether located inside or outside a **building** or **structure**.

Mechanical Penthouse: means a fully enclosed **structure** located on the roof of a **building**, used exclusively for housing **mechanical equipment**, electrical equipment, elevator equipment, ventilation equipment, communication equipment, water tanks, or similar systems necessary for the operation of the **building**. A **mechanical penthouse** may include the minimum necessary associated stair or elevator shaft overruns providing access only to the roof level for service and maintenance purposes, but shall not include any **floor area** designed or used for human habitation, amenity space, or access thereto.

Medical Office: means premises used for the consultation, examination, diagnosis, or therapeutic treatment of human patients primarily on an out-patient basis by one or more physicians, dentists, or other health professionals governed by the *Regulated Health Professions Act, 1991*, as amended. A **medical office** may include a medical laboratory, diagnostic imaging facility, pharmacy, or dispensary as an **accessory use**, but does not include a hospital.

Mezzanine: means an intermediate floor assembly between the floor and ceiling of any room or **storey**, which may be enclosed or open to the room or **storey** below, and includes an interior **balcony**. For the purposes of calculating **gross floor area** and the number of **storeys** in this By-law, a **mezzanine** shall be included in **gross floor area** and considered a separate **storey** if: (a) it is enclosed by walls (other than required railings or guards) and its **floor area** exceeds 10% of the **floor area** of the room or **storey** in which it is located; or (b) it is not enclosed by walls and its **floor area** exceeds 40% of the **floor area** of the room or **storey** in which it is located.

Mid-Rise Building: means a **building** five to eleven **storeys** in height.

Mobile Home: means a dwelling designed to be mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with the applicable Canadian Standards Association standard.

Model Home: means a **building** constructed as an example of a **dwelling unit** type offered for sale or lease within an approved plan of subdivision, plan of condominium, or site plan **development**, which is used temporarily for marketing and display purposes and including **office** and / or show room and / or sales centre but is not occupied for residential purposes during its use as a **model home**.

Motor Vehicle: means an automobile, truck, and any other vehicle propelled or driven by other than muscular power, but does not include the cars of electric or steam railways, or other **motor vehicles** running solely upon rails, or a traction engine, farm tractor, self-propelled implement of husbandry or road-building machine within the meaning of the *Highway Traffic Act.*

N

Natural Heritage Features and Areas: means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands, fish habitat, significant woodlands, significant valleylands, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

O

Office: means premises used primarily for conducting the affairs of a business, profession, service, industry, or government, including administration, clerical work, management, consulting, or the practice of a profession. A **medical office** is considered an **office**. This **use** does not include a **retail store**, **personal service** establishment, or industrial activities such as manufacturing or warehousing, unless otherwise specifically defined or permitted as **accessory**.

Outdoor Patio: means an outdoor area **accessory** to a permitted non-residential use, such as a **restaurant** or **licensed establishment**, equipped and used for the seating of patrons for the consumption of food or beverages.

P

Parapet: means an extension of a wall of a **building** above the roof line that forms a barrier at the edge of the roof.

Parking Aisle: means an internal access way located within a **parking area** that provides direct access to a **parking space** or **loading space** but shall not be considered a **driveway**.

Parking Area: means a **parking aisle** and **parking space** but does not include any part of a **street**.

Parking Lot: means the total outdoor area of a **lot** used for the temporary parking of 5 or more **motor vehicles**, comprising **parking spaces**, **parking aisles**, **driveways**, the interior landscaped islands and medians, and may include EV Charging Stations, but excludes the required perimeter landscaped buffer to a **lot line,** for the accommodation of clients, customers, tenants, lessees, employees, or owners, but shall not include occupant **parking spaces** in the **driveway** of individual **dwelling units**.

Parking Space: means an area provided for the parking of a vehicle and includes **electric vehicle parking spaces**.

Parking Structure: means a **building** or other **structure**, or part thereof, located above or below **grade**, used primarily for the parking or storage of five or more **motor vehicles**, and which may include **electric vehicle parking spaces** or **electric vehicle supply equipment**. This definition excludes a **private garage accessory** to a residential **use** with less than four **dwelling units**.

Parcel of Tied Land (POTL): means any parcel of land legally bound and tied to a common element condominium. A **parcel of tied land** must front on either a **public street** or **private street** and shall, subject to the regulations of this By-law that relate strictly to **parcels of tied land**, be regarded as a type of **lot**.

Parcel of Urban Residential Land: means a parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by By-law and that is served by,

a) sewage works within the meaning of the *Ontario Water Resources Act* that are owned by,
   i) a municipality,
   ii) a municipal service board established under the *Municipal Act, 2001,*
   iii) a city board established under the *City of Toronto Act, 2006,*
   iv) a corporation established under sections 9, 10 and 11 of the *Municipal Act, 2001* in accordance with section 203 of that Act, or
   v) a corporation established under sections 7 and 8 of the *City of Toronto Act, 2006* in accordance with sections 148 and 154 of that Act, and

b) a municipal drinking water system within the meaning of the *Safe Drinking Water Act, 2002*.

Passive Recreational Use: means outdoor recreational areas and facilities requiring minimal land alteration, including walking or hiking trails, interpretative or educational signage, lookouts, boardwalks, picnic areas, benches, shade structures, and bicycle paths, but does not include trails primarily for use by motorized vehicles, formalized sports fields, or significant **buildings**.

Patio, Residential: means an outdoor platform adjoining a **dwelling unit** that has direct access to the ground, having a floor height less than 0.6 metres above **grade**, and which is used as a **private amenity area**. **A patio, residential** is not covered by a roof and is not enclosed except by guards or **privacy screens**.

Permitted Use: means a **use** permitted by this By-law.

Personal Service: means a **building** or part of a **building** where services are provided and administered to individuals and their personal needs and where **accessory** retail sales is permitted and include but is not limited to hair care, esthetics, health and beauty treatment including alternative healthcare services, dressmaking, tailoring, tattooing, piercing, shoe repair, dry cleaner's distribution station, printing and photocopying, and laundromat or similar uses, but shall not include a **body-rub parlour** or **medical office.**

Podium: means the lower portion or base of a **mid-rise building** or **tall building**, including the ground floor and potentially **storeys** above, which is clearly differentiated from the **building** portions vertically above it.

Porch: means an outdoor platform, including any steps, adjoining a **dwelling unit** that has direct access to the ground, and which is used as a **private amenity area**. A **porch** is covered by a roof and shall have at least one side open except for required railings or guards.

Principal Building: means the **building** on a **lot** in which the principal **use** of the **lot** is conducted. A **lot** may have more than one **principal building** only where specifically permitted by this By-law.

Privacy Screen: means a decorative wall, **fence** or barrier designed primarily to provide visual privacy for a **patio**, **deck**, **balcony**, or part of a **yard**.

Private Street / Road: means a private right-of-way providing a means of access to **lots abutting** thereon and is not owned by a **public authority**.

Public Authority: means any federal, provincial, Regional Municipality of Halton, or City of Burlington agency, and includes any commission, board, authority, or department established by such an agency exercising any power or authority under a Statute of Canada or Ontario.

Public Street / Road: means a public right-of-way providing a means of access to **lots abutting** thereon and owned by a **public authority**.

R

Recreational Vehicle: means a vehicle which provides short-term occupancy intended and used exclusively for travel, recreation, and vacationing, designed to be towed or propelled by a **motor vehicle** or self-propelled, and includes such vehicles commonly known as travel trailers, camper trailers, truck campers, motor homes, or other similar vehicles but does not include a **mobile home**.

Renewable Energy System: means a device or collection of devices that generates thermal energy or electrical power from **renewable energy** sources including, but not limited to, solar radiation, wind, geothermal energy, or biomass. This includes associated components such as photovoltaic panels, solar thermal collectors, turbines, ground or air source heat pumps, inverters, mounting **structures**, and transmission equipment, typically **accessory** to a principal **use** on the same **lot**.

Restaurant, Standard: means a premises where food and beverages are primarily prepared and offered for consumption on the premises, typically involving service to seated patrons. Any take-out service is **accessory**, and it may include an associated **outdoor patio** or **licensed establishment** component but does not include an associated drive-through facility.

Restaurant, Take-Out: means a premises where food and beverages are primarily prepared for consumption off the premises, and which typically has limited or no seating area designed primarily for patrons consuming meals on the premises. This **use** may include an associated drive-through facility where permitted.

Retail Store: means premises where merchandise is offered or kept for sale or rental directly to the public and includes a convenience store.

Retirement Home: means a **building** or part of a **building** that is a **retirement home** as defined in the *Retirement Homes Act, 2010.*

Roof, Flat: means a roof having a slope of less than 1:10.

Roof, Peaked: means a roof having a slope of 1:10 or greater.

Rooftop Terrace: means an outdoor space located on the roof of a **building** which is improved and intended for **use** as **private or common amenity area**.

S

School: means a premises used primarily for elementary or secondary academic instruction that meets the requirements of the *Education Act, R.S.O. 1990, c. E.2*, as amended, and any **accessory uses** such as **school board administrative uses**. This includes public **schools** and private **schools** offering curriculum approved by the Province of Ontario, but does not include a **school, commercial** or **school, post-secondary.**

School Board Administrative Uses: means non-instructional, **office uses** that support the operation of a district school board as defined under the *Education Act, R.S.O. 1990, c. E.2*, as amended.

School, Commercial: means premises used for providing private instruction or training in a particular skill, trade, art, or subject, operated primarily for profit or gain. Examples may include, but are not limited to, **schools** for business, computer training, driving, language, music, dance, or arts & crafts, but does not include a **school**, **school**, post-secondary, or **fitness centre**.

School, Post-Secondary: means premises used for post-secondary education and instruction, such as a university or a college of applied arts and technology, authorized by the Province of Ontario to grant degrees, diplomas, or certificates, and may include associated research facilities, student residences, and other **accessory uses**.

Setback: means the horizontal distance between a **lot line** or other specified boundary, and the nearest point of any **building** or **structure** on the **lot**, measured perpendicular to the **lot line** or boundary.

Shipping Container: means a standardized, reusable container designed for the transport of goods by one or more modes of transportation (such as ship, rail, or truck), and may be used for **accessory** storage or other purposes as permitted by this By-law but does not include a **building, structure,** or vehicle otherwise defined or regulated.

Stepback: means the horizontal recess of an exterior wall of a **building** from the exterior wall of the **storey(s)** immediately below.

Storage Yard: means an outdoor area on a **lot** used primarily for the keeping or storage of goods, materials, equipment, or vehicles. Examples include, but are not limited to, storage for construction supplies, landscaping materials, road maintenance materials, **shipping containers**, contractor's equipment, **motor vehicles** (including salvage or impound **yards** where permitted), **recreational vehicles**, or **utility trailers**. A **storage yard** may include an **accessory** maintenance or repair facility related to the stored items, but does not include a **parking lot**, **loading space**, or areas used primarily for retail display.

Storey: means that portion of a **building** included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the surface of such floor and the ceiling or roof above it, but does not include a **basement**, attic primarily used for insulation or mechanical systems, **mezzanine**, or **mechanical penthouse**.

Storey, First: means the lowermost **storey** of a **building** having its ceiling 1.8 metres or more above **established grade** of the **front wall** of the **building**. In the case of an **accessory building** containing an **additional residential unit – detached**, **first storey** shall mean the lower most **storey** having its ceiling 1.8 metres or more above the **grade** of the **accessory building**.

Street / Road: means a **public street/road** or **private street/road**.

Street Line: means a **lot line** dividing a **lot** from a **street** and is the limit of the street allowance.

Structure: means anything that is constructed, erected, or placed on land, or affixed to something located on land, requiring a fixed location on the ground or attachment to something having a fixed location on the ground, but specifically excludes: (a) Signs; (b) **fences**; (c) **swimming pools** and hot tubs; (d) platforms or **patios** with a floor height less than 0.6 metres above adjacent **grade**; (e) **walkways**, **driveways**, sports courts, and similar surfaces constructed essentially at **grade**; (f) minor **accessory** landscape, recreational or decorative elements such as residential play equipment, planters, flagpoles, or garden ornaments; (g) retaining walls having an exposed height less than 1.0 metre; and (h)

components of a **utility installation** such as individual poles, lines, pipes, or pedestals located within a public right-of-way or registered easement.

Swimming Pool: means any privately-owned outdoor tank or body of water used or which is intended to be used and maintained for swimming or display purposes and which has a maximum depth of water greater than 0.6 metres, other than an **existing** natural body of water or stream.

T

Tall Building: means a **building** twelve **storeys** or higher.

Tandem Parking Space: means a **parking space** that can only be accessed by passing through another **parking space** from a **street**, **lane** or **driveway**.

Temporary Sales Office: means a temporary **building**, **structure**, or portion thereof (which may include part of a **model home** or its garage), used exclusively for the initial marketing, sale, or leasing of **lots** or units within an approved plan of subdivision, plan of condominium, or site plan **development**, and permitted only for a limited duration as specified elsewhere in this By-law.

Tower: means that portion of a **tall building** located vertically above a **podium**, generally characterized by a smaller **tower floor plate** than the **podium**.

Tower Floor Plate: means the **gross floor area** of any individual **storey** located within the **tower** portion of a **building**.

Tower Separation Distance: means the minimum required horizontal distance between the exterior faces of the **tower** portions of **buildings**. This distance shall be measured between **towers** located on the same **lot**, and between a **tower** on one **lot** and a **tower** on an adjacent **lot**. For the purpose of measuring **tower separation distance**, permitted projections such as **balconies** shall not be included.

Townhouse Building: means a **building** containing four or more **dwelling units**, each divided from the others primarily by vertical **common walls** extending generally from foundation to roof, and each **dwelling unit** having an independent exterior entrance accessible directly from the ground level.

Townhouse, Block: means a **townhouse building** where all **dwelling units** are located on one **lot** and may share common vehicular access to a **public street**, but shall not include a **street townhouse**.

Townhouse, Back-to-Back: means a **townhouse building** in which **dwelling units** are attached side-by-side and back-to-back by **common walls**, including a common **rear wall**, such that individual units do not have a **rear yard**, and where each unit has an independent entrance from the outside.

Townhouse, Rear Lane: means a **townhouse building** where each individual **dwelling unit** is situated on its own legally conveyable **lot** or **parcel of tied land** and is accessed by a rear **lane**, with garages or **parking spaces** located at the rear of the **lot**. A **rear lane townhouse** may contain one or more **additional residential units** where permitted by this By-law.

Townhouse, Podium: means a **dwelling unit** constructed in a townhouse form, typically having direct exterior access from the ground level or from a courtyard, located within the **podium** of a **mid-rise building** or **tall building**.

Townhouse, Stacked: means a **townhouse building** in which **dwelling units** are placed over or under other units, such that individual units are separated from each other both vertically (by common floor/ceiling assemblies) and horizontally (by **common walls**), and where each unit has an independent exterior entrance accessible from the ground level (which may include via an exterior or common interior stair).

Townhouse, Stacked Back-to-Back: means a **stacked townhouse** where **dwelling units** also share a common **rear wall**.

Townhouse, Street: means a **townhouse building** where each individual **dwelling unit** is situated on its own legally conveyable **lot** or **parcel of tied land** having **lot frontage** on a **public street** or **private street**. A **street townhouse** may contain one or more **additional residential units** where permitted by this By-law.

U

Unitary Equipment: means standalone equipment including central air conditioning units, heat pumps, pool equipment, residential generators and gas metres.

Unit Width: means the horizontal distance across the front of an individual unit measured from one **side wall** to the other, parallel to the **street** or main access. Where units share walls with adjacent units, **unit width** is the horizontal distance measured from the middle of one shared wall to the middle of the other shared wall.

Upper Building: means the portion of a **mid-rise building** located vertically above the **podium**.

Use: means: (a) when used as a noun, the purpose for which land, a **building**, or a **structure** is designed, arranged, intended, occupied, or maintained; and (b) when used as a verb ("to use" or "using"), the act of utilizing land, a **building**, or a **structure** for a purpose.

Utility: means a water supply, storm water or wastewater system, gas or oil pipeline, electricity generation facilities and transmission and distribution systems including **renewable energy systems** and district energy systems for electricity, heating and/or cooling, the generation, transmission and distribution of steam or hot water, towers, communication or telecommunication facilities and other cabled services, a public transit or transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest, but does not include a new sanitary landfill site, incineration facilities or large-scale packer and/or recycling plants or similar uses.

Utility Installation: means the **buildings**, **structures**, equipment, lines, pipes, towers, poles, pedestals, or other physical works used to provide a **utility** service. This includes but is not limited to facilities associated with water supply, wastewater systems, energy generation, transmission, and distribution (including electrical, gas, district energy, **renewable energy**), or communication/telecommunication systems, but excludes **antenna systems**.

Utility Trailer: means a vehicle designed to be towed by a **motor vehicle** for the purpose of transporting or storage of goods, materials, equipment or livestock such as boat and snowmobile trailers.

V

Visibility Triangle: means a triangular area of land required at the intersection of two **public streets** or at the intersection of a **driveway**, **lane**, **parking aisle**, or other vehicular access with a **public street**, for the purpose of preserving sight lines for vehicular traffic. The boundary of a **visibility triangle** shall be defined by two intersecting property lines or access lines and a straight line drawn between specified points along them.

W

Wall, Front: means the wall of a **building** above ground that contains the primary pedestrian entrance.

Wall, Rear: means the wall of a **building** above ground that is opposite to the **front wall**.

Wall, Side: means the wall of a **building** above ground that is not a **front wall** or **rear wall.**

Walkway: means a surface treated area that provides pedestrian access to and from a **driveway**, a **street** or condominium common element roadway, and a **dwelling unit**.

Watercourse: an open channel, ditch or depression, whether naturally or artificially created, in which flow of water occurs either continuously or intermittently.

Window Well: means a recessed area at or below **grade**, between a below **grade** window and the surrounding earth, and which is constructed adjacent to the foundation of the **building** to permit light and air to the below-**grade** window.

Y

Yard: means an area extending from the lowest level below **grade** to the sky, open and uncovered, appurtenant to a **building** and unoccupied by any **building**, except as specifically permitted in this By-law. In determining **yard** measurements, the minimum horizontal distance from the respective l**ot lines** to the nearest wall of a **building** above or below **grade** shall be used.

Yard, Exterior Side: means a **yard** extending from the **front yard** to the **rear yard** between an **exterior side lot line** and the nearest wall of any **principal building** on the **lot**.

Yard, Front: means a **yard** extending across the full width of the **lot** between the **front lot line** and the nearest wall of the **principal building** located on the **lot**.

Yard, Interior Side: means a **yard** extending from the **front yard** to the **rear yard** between an **interior side lot line** and the nearest wall of any **principal building** on the **lot**.

Yard, Rear: means a **yard** extending across the full width of the **lot** between the **rear lot line** and the nearest wall of the **principal building** located on the **lot**.

Z

Zone: means a specific category of permitted land **uses**, **lot** standards, and **building** regulations established by this By-law, applicable to defined areas of land as delineated on the schedules forming part of this By-law.

Part 5: General Provisions

5.1 Accessory Uses

Where this By-law provides that land may be used or a **building** or **structure** may be erected and used for a **permitted use**, that **use** shall include any **accessory use** provided:

a) the **accessory use** is located on the same **lot**;

b) the **gross floor area** of the **accessory use** is less than 50% of the **gross floor area** of the principal **use**;

c) except for **home occupations**, where the **accessory use** is located within the **principal building**, customer/client access to the **accessory use** shall be provided from the **principal building** interior only.

5.2 Accessory Buildings and Accessory Structures

The erection, alteration, enlargement, maintenance and **use** of **accessory buildings or structures** shall comply with the regulations of the applicable **zone**, except as otherwise provided for in this section.

a) An **accessory building or structure** shall not be used for habitation except as an **additional residential unit - detached** in accordance with Section 5.14.

b) An **accessory building or structure** shall not be located within a **front yard** or required **exterior side yard**.

c) The **floor area** of each **accessory building or structure** in a residential **zone** shall count towards the maximum **lot coverage** requirements of the **zone** and shall not exceed 10% of the **lot area**, except when approved as an **additional residential unit - detached**.

d) **Accessory buildings and structures** in a residential **zone** shall be subject to the regulations of Table 1:

Table 1: Setback, Overhang and Height Requirements for Accessory Buildings and Structures

Setbacks, Overhang and Heights	Requirement
Minimum **setback** to the **rear lot line**	0.6 m
Minimum **setback** to the **interior side lot line**	0.6 m
Maximum roof overhang from a wall or post	0.5 m
Maximum **building height** (**peaked roof**)	4.6 m
Maximum **building height** (**flat roof**)	3.5 m

5.3 Garbage, Refuse and Storage

a) No garbage or refuse shall be stored on any **lot** in a residential **zone** except within the **building** or **structure** on such **lot** or in a container in the **interior side yard** or **rear yard** of such **lot**.

b) A dumpster or garbage container shall be regulated in the same manner as an **accessory building or structure** in accordance with Section 5.2.

c) Garbage containers for a **detached dwelling**, **semi-detached dwelling, additional residential unit**, **street townhouse**, and **rear lane townhouse** are exempt from the regulations of Section 5.3 when an individual container is less than 1 cubic metre in size.

d) Notwithstanding Section 5.2 d), a **building** or **structure** for the storage of garbage shall comply with the following regulations:

i) Shall not be located in a required **landscaped open space**.

ii) Shall not be located in a front or **exterior side yard**.

iii) Minimum **setback** from a **rear lot line**: 1 metre

iv) Minimum **setback** from an **interior side lot line**: 1 metre

v) Minimum **setback** from an LN1 to LN7 **zone**: 15 metres

vi) Maximum height: 3.7 metres

vii) Shall not be located in any required **parking space** or obstruct any required **parking aisle**.

5.4 Balconies, Decks, Residential Patios, and Porches

a) A **balcony**, **deck**, **residential patio** or **porch** is permitted in all residential zones.

b) A **porch** is not permitted above the **first storey**.

c) **Balconies** and **decks** located above the **first storey** and adjoining a wall facing the **interior side yard** or **rear yard** are not permitted in the LN1 to LN7 **zones** outside the following areas:

i) Alton Community (lands bounded by Highway 407 to the north, Appleby Line to the east, and Dundas Street to the south); and

ii) Orchard Community (lands bounded by Upper Middle Road to the south, Bronte Creek Valley to the east, Dundas Street and the CN rail line to the north, and Appleby Line to the west).

d) Additional regulations for a **balcony**, **deck**, or **porch** with a platform less than or equal to 1.2 metres above **grade**:

i) Maximum 2 metres encroachment into a required **front yard** or **exterior side yard**.

ii) Maximum 1 metre encroachment into a required **interior side yard**.

iii) Minimum **setback** from **front lot line**: 1.5 metres

iv) Minimum **setback** from **exterior side lot line**: 1.5 metres

v) Minimum **setback** from **interior side lot line**: 0.6 metres

vi) Minimum **setback** of a **deck** from **rear lot line**: 1.8 metres

vii) Maximum 2 metre encroachment into a required **rear yard** for a **porch** or a **balcony**.

viii) Where a **side lot line** extends from a **common wall** dividing attached **dwelling units** the **interior side yard setback** shall not apply.

e) Additional regulations for a **balcony**, **deck**, or **porch** with a platform more than 1.2 metres above **grade**, but not above the **first storey**:

i) Maximum 2 metres encroachment into a required **front yard** or **exterior side yard**.

ii) Minimum **setback** from **front lot line**: 1.5 metres

iii) Minimum **setback** from **exterior side lot line**: 1.5 metres

iv) Minimum **setback** from **interior side lot line**: **Principal building setback**

v) Minimum **setback** from **rear lot line**: 4.5 metres

vi) Maximum 2 metre encroachment into a required **rear yard** for a **porch** or a **balcony**.

f) Additional regulations for **balconies,** and **decks** above the **first storey**:

i) Subject to **principal building setbacks**, except that a **balcony** or **deck** with a width of 3 metres or less may encroach 1.5 metres maximum into a required **front yard**, **rear yard**, or **exterior side yard**. The width of a **balcony** or **deck** is measured along the exterior wall to which it is attached.

ii) Maximum projection from exterior wall: 3 metres.

Note: The regulations in this section do not apply to **basements** under a **deck**, **residential patio**, or **porch**. **Basements** are subject to regulations applying to **buildings**, including minimum **yards** and **setbacks**.

5.5 Fencing and Privacy Screens

a) For a **fence** located on the common **lot line** between a non-residential **use** and a residential **use**, the maximum **fence** height shall be 3 metres.

b) For all residential **uses** the following regulations apply:

i) Maximum **fence** height: 2.5 metres.

ii) Within a **front yard**, maximum **fence** height shall be 1.2 metres within 3 metres of a **front lot line**.

iii) Notwithstanding ii) above, where a **front yard** abuts the **rear yard** of a **corner lot** the maximum **fence** height shall be 2.5 metres along the common **lot line** within 3 metres of a **front lot line**.

iv) For a **townhouse building,** the maximum **fence** height shall be 1.2 m within 3 metres of a **lot line abutting** a **public street**.

v) Fencing for the purpose of enclosing a sport court is permitted to a maximum height of 3 metres.

c) **Fence** height shall be measured vertically from **grade**, exclusive of any artificial embankment, to the highest point of each 3 metres section of **fence**, excluding decorative post caps.

d) Where the **grade** elevations along the **fence** vary, maximum **fence** height may be increased by 0.3 metres provided that the lowest height of the same 3 metre **fence** section does not exceed the maximum permitted height.

e) **Privacy screens** are permitted on all **porches**, **decks** and **balconies** to a maximum height of 1.8 metres from the floor surface of the **porch**, **deck** or **balcony**.

5.6 Swimming Pools

a) A **swimming pool** shall be permitted as an **accessory use** to any residential **use**, in accordance with the following regulations:

i) Not permitted in a **front yard** or required **exterior side yard**.

ii) On **lots** less than 12 meters **wide**, permitted in a **rear yard** only.

iii) Minimum **setback** from a **lot line**: 1.5 metres measured from the inside wall of the **swimming pool** and 0.9 metres measured from the outside of any **hard landscaped open space**.

iv) Notwithstanding iii) above, where the height of the **swimming pool** is greater than 1.5 metres, the minimum **setback** from any **lot line** shall be 3 metres.

v) Maximum height of a **swimming pool**: 2 metres, measured from the lowest point of **grade** at the perimeter of the **swimming pool**.

vi) Notwithstanding v) above, the maximum height shall not apply to a **swimming pool** that is located on a **rooftop terrace** of an **apartment building**.

b) A hydro-massage pool or hot tub having a water surface area which is less than 8 square metres shall not be subject to the above regulations.

c) A **swimming pool** shall maintain a minimum **setback** of 3.3 metres from a pipeline right-of-way.

d) Notwithstanding c) above, an in-ground **swimming pool** shall maintain a minimum **setback** of 7.7 metres from a TransCanada Pipelines Limited (TCPL) pipeline right-of-way.

e) Any **structure** used to contain **mechanical equipment** that is **accessory** to the operation of a **swimming pool** shall be considered an **accessory building or structure** and subject to the general regulations for **accessory buildings and structures** in Section 5.2.

5.7 Trailers, Recreational Vehicles and Commercial Vehicles

a) The following regulations apply to parking of trailers and **recreational vehicles** in all residential **zones**:

i) Any **recreational vehicle**, trailer, or any load thereon including a boat, whether on or off a trailer or other supporting device, which does not exceed a height of 2 metres, may be parked or stored in any **yard**.

ii) Any **recreational vehicle**, trailer, or any load thereon including a boat, whether on or off a trailer or other supporting device, which exceeds a height of 2 metres, may be parked or stored in a **rear yard** or **interior side yard**.

iii) Notwithstanding ii) above, the parking or storage of a **recreational vehicle**, trailer, or any load thereon including a boat, whether on or off a trailer or other supporting device, which exceeds a height of 3.6 metres, is prohibited.

iv) Parking and storage of **recreational vehicles** and trailers is not permitted within a **visibility triangle** or a required **landscaped open space** area.

b) The parking of a maximum of one **commercial vehicle** shall be permitted in a residential **zone** subject to the following regulations:

i) The parking of a **commercial vehicle** shall only be permitted in **a private garage** or **driveway**.

ii) Where parked in a **driveway**, the **commercial vehicle**, including any attached equipment or accessories, shall not exceed 6 metres in length and 2.3 metres in height.

iii) A **commercial vehicle** in excess of the dimensions in ii) above shall only be permitted within a fully enclosed **private garage**.

iv) The minimum number of required **parking spaces** shall not be occupied or otherwise obstructed by the parking of a **commercial vehicle**.

5.8 Visibility Triangles

a) At every **street** intersection, a 6 metre x 6 metre **visibility triangle** shall be provided.

b) At every **driveway**, **lane**, **parking aisle** or other vehicular access intersecting a **street**, 3 metres x 3 metres **visibility triangles** shall be provided.

c) Within a **visibility triangle**, **buildings**, **structures**, solid fencing, **mechanical equipment** and landscaping shall not exceed a height of 1 metre above the elevation of the **street** pavement measured at the centre point of intersecting **streets**.

d) Notwithstanding c) above, the maximum height shall not apply to one private or municipal deciduous tree located within a **visibility triangle**.

5.9 Encroachments and Projections

a) Every part of a required **yard** shall be unobstructed except for the encroachments or projections permitted in this By-law.

b) Exterior recladding of a **building** may project a maximum of 0.05 metres from the wall of the **existing building**.

c) A chimney; pilaster; belt course; sill; lintel; cornice; window box; ornamental projection:

i) May encroach a maximum of 0.5 metres into a required **interior side yard** and 1 metre into any other **yard**.

ii) Shall maintain a minimum 0.6 metre **setback** from any **lot line**.

d) Roof overhangs:

i) May encroach a maximum of 1 metre into any required **yard**.

ii) Shall maintain a minimum 0.3 metre **setback** from any **lot line**.

iii) Eavestroughs shall be included as part of the roof overhang.

e) Exterior stairs, fire escape, **basement** walkout stair:

i) May encroach a maximum of 1.6 metres into a required **rear yard**.

ii) Shall maintain a minimum **setback** of 0.6 metres from any **lot line**.

f) **Window wells**:

i) May encroach a maximum of 1 metre into any required **yard**.

ii) Shall maintain a minimum 0.6 metre **setback** from any **lot line**.

g) **Bay windows**:

i) May encroach a maximum of 0.5 metres into a required **interior side yard** and 1.6 metres into any other **yard**.

ii) Shall maintain a minimum 0.6 metre **setback** from any **lot line**.

iii) Maximum width for an encroaching **bay window** shall not exceed 3 metres.

iv) An encroaching **bay window** must have at least 30% of the surface area of the projection as a window.

h) Roofed or unroofed loading dock:

i) Not permitted in a **yard abutting** an LN1 to LN7 **zone**.

ii) May encroach a maximum of 3 metres into a required **rear yard**.

iii) Shall maintain a minimum 3 metre **setback** from a **rear lot line**.

i) An awning or **canopy**:

i) May encroach a maximum of 1 metre into any required **yard**.

ii) Shall maintain a minimum 0.3 metre **setback** from any **lot line**.

iii) In the HN **zone,** a **canopy** may project into a required **front yard** or **exterior side yard** up to half the distance of the required **yard**.

5.10 Frontage on a Public Street

a) Excepting **lots of record** and **parcels of tied land**, no **building** or **structure** shall be constructed on a parcel of land which does not have frontage on a **public street**.

b) Section 5.10 a) above does not apply to a **lot** used for:

i) a **utility installation**;

ii) a **cemetery**;

iii) a conservation/natural area.

c) Section 5.10 a) above shall not restrict the erection of any **building** on a **lot** in a registered plan of subdivision where a subdivision agreement has been entered into but the **streets** will not be assumed until the end of the maintenance period.

5.11 Home Occupation

A **home occupation** is permitted in all **dwelling units**, subject to the following regulations:

a) The **gross floor area** of the **home occupation** must be less than 50% of the **gross floor area** dedicated to the **dwelling unit**.

b) An integral **private garage** may be used for a **home occupation**, provided the minimum number of required **parking spaces** is maintained.

c) Persons employed by the **home occupation** business shall be limited to residents of the household from which the **home occupation** is conducted.

d) Where the business involves classes for teaching or instructional purposes, the maximum number of clients permitted at any one time shall be three.

e) For pet grooming and pet training, a maximum of four pets are permitted within a **dwelling unit**.

f) The following uses and activities are not permitted:

i) outside storage,

ii) outside manufacturing or processing activities,

iii) outside display and sales areas,

iv) automotive related uses,

v) small engine repair,

vi) **kennel**,

vii) **standard restaurant** and **take-out restaurant**,

viii) direct retail sales or customer merchandise pick up,

ix) **body-rub parlour**, and

x) nightclub.

5.12 Office Uses in Residential Zones

Office uses are permitted in a **building** constructed as a **detached dwelling** in all residential **zones** as a principal **use** or in combination with one or more **dwelling units**, provided the **detached dwelling** has existed on the **lot** for a minimum of 2 years, subject to the following regulations:

a) Minimum **lot** width: 18 metres.

b) The **lot** shall have a **front** or **side lot line** in common with a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street or Neighbourhood Connector identified on Schedule B in Part 10 of this By-law.

c) Maximum number of **office uses**: 2.

d) 50% of the **front yard** shall be maintained as **soft landscaped open space**.

e) 25% of the **rear yard** and **exterior side yard** shall be maintained as **landscaped open space**.

f) Solid screen fencing with a minimum height of 2.5 metres shall be installed along a **rear lot line** and along all **side lot lines** extending from the **rear lot line** to the **front wall** of the dwelling.

g) Parking shall be located in a **side** or **rear yard** only.

h) Where the **lot** abuts a residential **use**, any **parking area** or **driveway** shall maintain a minimum **setback** of 6 metres from the **rear lot line** and 3 metres along that portion of the **side lot line** which is located in the **rear yard**.

i) Storage or display of merchandise, material or equipment is prohibited.

5.13 Uses Permitted in All Zones

a) The following **uses** are permitted in all residential **zones**:

i) **Additional residential units** subject to Section 5.14;

ii) **Schools** subject to Section 5.15;

iii) Long-term care facility and **retirement home** subject to Section 5.16;

iv) Public and private hospitals subject to Section 5.17;

v) Parks and open space subject to the requirements of the Parks and Open Space **Zones** in the City of Burlington Zoning By-law 2020;

vi) Places of worship subject to Section 5.18;

vii) **Day care centre** subject to Section 5.19;

viii) **Group home** subject to Section 5.20;

ix) **Correctional facility** subject to Section 5.21;

x) **Emergency shelter** subject to Section 5.22;

xi) **Boarding house** subject to Section 5.23;

xii) **Additional needs housing** subject to Section 5.24;

xiii) **Utility** subject to Section 5.25;

xiv) **Community garden**;

xv) **Agriculture use** subject to Section 5.26;

xvi) **Bed and breakfast** subject to Section 5.27;

xvii) **Model homes** subject to Section 5.28;

xviii) **Temporary sales offices** subject to Section 5.29;

xix) Temporary **buildings** and **structures** for construction subject to Section 5.30;

xx) Temporary storage and **shipping containers** subject to Section 5.32; and

xxi) Infrastructure.

Subject to compliance with any other regulations or standards which are generally applicable and required elsewhere in this By-law or any other regulations or standards specified for the **use** in this By-law.

b) The **development** of essential emergency services or institutional uses including hospitals, **long term care facilities**, **retirement homes**, pre-schools, school nurseries, **day care centres**, and **schools**, are only permitted outside of **hazardous lands** and hazardous sites.

5.14 Additional Residential Units

a) Up to three **additional residential units** are permitted on a **parcel of urban residential land** in all residential **zones** where one **detached dwelling**, **semi-detached dwelling**, **street townhouse**, or **rear lane townhouse** is permitted.

b) Of the three **additional residential units** permitted in a) above, up to two are permitted to be an **additional residential unit – detached**.

c) A maximum of one **accessory building** containing **additional residential units – detached** is permitted on a **parcel of urban residential land**.

d) **Additional residential units** shall not be included in the calculation of minimum number of visitor **parking spaces**.

e) A 1.2 metre wide unobstructed pedestrian access shall be provided from the **street** to the entrance of an **additional residential unit – attached** or **additional residential unit – detached** located in the **rear yard** or **interior side yard**. A gate may be constructed within the pedestrian access, but no projections shall be permitted within the 1.2 metre width.

f) Notwithstanding Sections 5.2 c) and d) of this By-law, an **accessory building** containing an **additional residential unit – detached** shall be subject to the regulations of Table 2 and as follows:

   i) Exterior stairs above the **first storey** are not permitted to project into the **front yard**, **exterior side yard** or the required **interior side yard**.

   ii) **Decks** and **balconies** above the **first storey** of the **accessory building** and rooftop **common amenity areas** or **private amenity areas** are not permitted on or attached to an **accessory building** containing an **additional residential unit – detached**.

Table 2: Provisions for Accessory Buildings Containing an Additional Residential Unit - Detached

	Accessory Building containing an **Additional Residential Unit - Detached**
Maximum **gross floor area**	80 m^2 except in the LN5 and LN6 **zones**, the maximum **gross floor area** is 15% of the **lot area**.
Minimum setback from an **interior side lot line** or **rear lot line**	1.2 m, except 3 m for the portion of the **accessory building** that is greater than 4.6 m in **height** for a **peaked roof** or 3.5 m in **height** for a **flat roof**.
Maximum **height**	7 m for a **peaked roof** 6 m for a **flat roof**
Maximum roof overhang from a wall or post	0.5 m

g) A minimum separation distance of 4 metres shall be provided from an **additional residential unit – detached** and a **principal building** located on the same **parcel of urban residential land**.

5.15 Schools

The following regulations apply to **schools** and **post-secondary schools**:

a) Minimum **lot frontage**: 45 metres.

b) For **post-secondary schools,** the **lot** shall abut a Major Arterial, Multi-Purpose Arterial, Urban Avenue or Main Street identified on Schedule B in Part 10 of this By-law.

c) Minimum **setback** from any **street line**: 3 metres.

d) Maximum **setback** from a **street line** in an LN1 **zone**: 6 metres.

e) Minimum **interior side yard**: 3 metres plus an additional 3 metres where the **yard** is adjacent to an LN1 to LN7 zone, except the minimum **interior side yard** for a portable shall be 3 metres.

f) Minimum **rear yard:** 7.5 metres plus an additional 1.5 metres for a **building** greater than 11.25 metres in height.

g) Notwithstanding the **yard** requirements in Section 5.2, the **yard** requirements for portables shall comply with the regulations of this section.

h) Notwithstanding Section 5.2, seasonal sports domes are permitted on a secondary **school** or **post-secondary school** site, subject to the minimum **setback** and maximum **building height** regulations of Section 5.15 of this By-law.

i) The maximum **building height**: 15 metres; 25 metres for a seasonal sports dome.

j) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

k) **School board administrative uses** are permitted in a **building** constructed as a **school** in all residential zones as a principal **use**, provided the **building** has existed on the **lot** for a minimum of 2 years, and the **lot** has a **front** or **side lot line** in common with a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, Neighbourhood Connector or Industrial Connector as identified on Schedule B in Part 10 of this By-law.

l) Where a **school** site consists of multiple **lots**, the **school** site shall be considered one **lot** for the purposes of this By-law.

5.16 Long-Term Care Facility and Retirement Home

The following regulations apply to a **long-term care facility** and **retirement home**:

a) The **lot** shall **abut** a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, or Neighbourhood Connector identified on Schedule B in Part 10 of this By-law.

b) Minimum **lot frontage**: 30 metres.

c) Minimum **lot area**: 900 square metres.

d) Minimum **front yard**: 7.5 metres.

e) Minimum **rear yard**: 9 metres.

f) Minimum **interior side yard**: 3 metres plus an additional 3 metres where the **yard** is adjacent to an LN1 to LN7 **zone**.

g) Minimum **exterior side yard**: 6 metres.

h) Maximum **building height**: 15 metres.

i) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

5.17 Public and Private Hospitals

The following regulations apply to public and private hospitals:

a) Maximum **lot frontage**: 30 metres.

b) The **lot** shall **abut** a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, or Neighbourhood Connector identified on Schedule B in Part 10 of this By-law.

c) Minimum **setback** from any **street line**: 3 metres.

d) Minimum **setback** from all other **lot lines**: 15 metres.

e) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

5.18 Places of Worship

The following regulations apply to a place of worship:

a) Includes an attached or detached manse, an **accessory dwelling unit** for a watchman and any other associated **buildings** located on the same property.

b) Minimum **lot frontage**: 30 metres.

c) The **lot** shall **abut** a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, or Neighbourhood Connector identified on Schedule B in Part 10 of this By-law.

d) Minimum **setback** from any **lot lines** or **street line**: 15 metres.

e) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

5.19 Day Care Centre

a) The following regulations apply to a **day care centre**:

i) Minimum **lot frontage**: 15 metres.

ii) Shall provide services to more than 5 children or adults.

iii) Shall not provide for overnight accommodation to those being cared for.

iv) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

v) The **lot** shall **abut** a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, or Neighbourhood Connector, as identified on Schedule B in Part 10 of this By-law.

vi) Within the LN1 to LN7 **zones**, the maximum **gross floor area** shall be 300 square metres.

vii) Sections 5.19 a) v) and vi) shall not apply to a **day care centre** on a **school** site or within a **school building**.

b) For all other **lot** and **building** requirements, the following shall apply:

i) within the LN1 to LN7 **zones**, the regulations for **detached dwellings** in the respective **zone**.

ii) within the LN8 or HN **zones**, the regulations for **detached dwellings** in the LN1 **zone**.

iii) Notwithstanding ii), a **day care centre** contained within an **apartment building** in the LN8 or HN **zones** shall be subject to the regulations for **apartment buildings** in the respective **zone**.

iv) A **day care centre** is also permitted in conjunction with a **school** or place of worship where it will be subject to the **setback** requirements for a **school** or place of worship.

5.20 Group Home

The following regulations apply to a **group home**:

a) Minimum **lot frontage**: 15 metres.

b) In **apartment buildings** over 3 **storeys**, one **group home** is permitted for every 30 **dwelling units** and subject to one **group home** per floor.

c) The minimum **private amenity area** for any **group home** is 12 square metres for each resident, including live-in staff or receiving family.

d) Any **private amenity area** shall be located in the **rear yard**.

e) For all other **lot** and **building** requirements, the respective **zone** regulations for **detached dwellings** and **apartment buildings** shall apply.

5.21 Correctional Facility

The following regulations apply to a **correctional facility**:

a) Minimum **lot frontage**: 15 metres.

b) Minimum **lot area**: 500 square metres.

c) Maximum **lot coverage**: 35%.

d) The **lot** shall **abut** a Major Arterial, Multi-Purpose Arterial, or Urban Avenue as identified on Schedule B in Part 10 of this By-law.

e) Minimum **setback** from any **street line**: 3 metres.

f) Minimum **setback** from all other **lot lines**: 15 metres.

g) Maximum **building height**: 10 metres for a **peaked roof** or 7.5 metres for a **flat roof**.

h) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

5.22 Emergency Shelter

The following regulations apply to an **emergency shelter**:

a) Minimum **lot frontage**: 30 metres.

b) Minimum **setback** from any **street line**: 3 metres.

c) Minimum **setback** from all other l**ot lines**: 15 metres.

d) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

e) The maximum number of beds permitted in an **emergency shelter** is 20.

f) For all other **lot** and **building** requirements, the respective **zone** regulations for a **detached dwelling** shall apply.

5.23 Boarding House

The following regulations apply to a **boarding house**:

a) Minimum **lot frontage**: 18 metres.

b) The maximum number of beds permitted in a **boarding house** is 10.

c) For all other **lot** and **building** requirements, the respective **zone** regulations for a **detached dwelling** shall apply.

5.24 Additional Needs Housing

a) A **long-term care facility** shall be subject to the regulations of Section 5.16.

b) Other **additional needs housing** shall be permitted in any permitted housing form and subject to the regulations for the housing form in the respective **zone**.

5.25 Utility

Any **building** containing a **utility installation** must comply with **zone** regulations for a **detached dwelling** in the LN1 to LN7 **zones**, and in the LN8 and HN **zones**, the respective **zone** requirements for **detached dwellings** in the LN1 **zone** shall apply.

5.26 Agricultural Uses

a) Livestock operations, greenhouses, and outdoor cannabis production facilities are not permitted in a residential **zone**.

b) A minimum **setback** of 15 metres from a **street line** or l**ot line** is required for all **buildings** excluding a dwelling which shall be subject to the regulations of the respective **zone**.

5.27 Bed and Breakfast

A **bed and breakfast** is permitted in a **detached dwelling** subject to the following regulations:

a) Minimum **lot frontage**: 18 metres.

b) A maximum of three guest rooms or suites.

c) No one other than a resident of the dwelling may be employed or have their services retained in the operation of the **bed and breakfast**.

d) Meals shall be provided to the guests of the **bed and breakfast** only.

5.28 Model Homes

Model homes are permitted on lands that have received draft plan of subdivision or condominium approval for residential purposes, subject to the following regulations:

a) The number of **model homes** does not exceed 10 units or 10% of the **dwelling units** draft approved in the plan of subdivision or condominium whichever is the lesser.

b) The **model home** is built within a **lot** defined by the draft approved plan of subdivision or condominium.

c) The **model home** complies with all other requirements of this By-law for the applicable type of **dwelling unit** with the exception of the parking requirements.

5.29 Temporary Sales Offices

a) The **temporary sales office** is located in the plan of subdivision, condominium, or site plan where the **lots** or units are being sold or leased.

b) The **temporary sales office** shall not be permitted until an applicable plan of subdivision, condominium, or site plan control has received draft plan approval.

c) The **temporary sales office** shall only be permitted for such period that work within a relevant plan of subdivision, condominium, or site plan remains in progress, having not been finished or discontinued for 60 days.

d) The **temporary sales office** shall comply with the minimum **yards** for the applicable **zone**.

5.30 Temporary Building and Structures for Construction

a) Temporary **buildings** and **structures**, including a **shipping container**, normal and incidental to construction shall be permitted in all **zones**, provided that a valid **building** permit has been issued by the City of Burlington where a **building** permit is required, and that these uses shall only be permitted so long as the same are necessary for any work in progress which has been neither finished nor abandoned.

b) Temporary **buildings** and **structures** shall be removed from the site within 60 days of final building permit inspection.

5.31 Tents and Temporary Structures

a) The **use** of temporary **structures**, tents, trailers or **recreational vehicles** for human habitation, business, storage of merchandise or other purposes, is prohibited except:

i) Tents may be used for children's play, excluding camps.

ii) Tents maybe be used by the operators of a circus, carnival or carousel for a maximum period of 14 days.

iii) Tents or trailers may be used for a special occasion or special sale of goods or merchandise in conjunction with a **permitted use**, for a maximum of 30 days in a calendar year.

iv) One tent may be used for the seasonal sale of flowers, plants, shrubs, trees and other garden materials and landscape products, provided the zoning of the property permits the sale of these items, for a maximum period of 90 days and limited to one occasion in a 12 month period.

v) Temporary stages and other **structures** for entertainment purposes shall be permitted for a maximum period of 10 days.

vi) The temporary **structure**, tent, trailer or **recreational vehicle** shall be set back a minimum of 3 metres from a **street line** and shall not be located within a required **landscaped open space**.

5.32 Temporary Storage and Shipping Containers

a) A movable storage **structure** or a **shipping container** may be permitted in a **driveway** of a residential property for a period not exceeding 30 days in any given calendar year, provided that:

i) the movable storage or **shipping container** is not located within or blocking access to a required **parking space.**

ii) the movable storage or **shipping container** is set back a minimum of 0.6 metres from a **street line.**

iii) it does not exceed a maximum height of 3 metres and a maximum length of 6.1 metres.

b) In no case shall a movable storage **structure** or **shipping container** encroach onto a public sidewalk, or a public right-of-way, or create a site line obstruction.

5.33 Number of Buildings Per Lot

No more than one **building** shall be located on a **lot** in a LN1 to LN7 **zone**, with the exception of an **accessory building or structure** or an **additional residential unit – detached** as specifically permitted in this By-law, or on **school** sites.

5.34 Availability of Municipal Services and Utilities

No land shall be built upon and no **building** or **structure** shall be erected or expanded for any purpose unless municipal services and utilities including sanitary sewers, storm sewers and drains, water mains, electric power lines and roads are available and adequate.

5.35 Outdoor Patios

An **outdoor patio** is not permitted in a residential **zone.**

5.36 Kennels

A **kennel** is not permitted in a residential **zone**.

5.37 Exceptions to Height Provisions

The height restrictions of this By-law shall not apply to:

a) an antenna or mast (when attached to or on a **building**)

b) a chimney or smokestack

c) a spire or steeple on a place of worship

d) clock tower, bell tower, belfry, or church tower

e) ornamental architectural features such as, but not limited to, cupolas and finials

f) an electrical power transmission tower or line and related apparatus

g) rooftop **mechanical equipment** and **mechanical penthouse** (subject to Section 5.38)

h) a light standard, including outdoor sports field lighting facilities

i) a flag pole

j) a Federally regulated and authorized telecommunications tower

k) a water tower

l) a weathervane, lightning rod or other weather device

m) storage tank

n) roof top solar panel (subject to Section 5.39)

o) a required fire wall extending above the top of the roof of a **building**

p) **buildings** and **structures** that are **accessory** to a permitted **agricultural use**, provided that the **building** or **accessory structure** is not used for human habitation.

q) roof top access to a **rooftop terrace** provided that:

i) the feature must be set back a distance equal to its height from the **exterior front wall** and exterior **rear wall**;

ii) the maximum total area for the feature is 10.5 square metres;

iii) the maximum projection for eaves beyond the exterior walls of the feature is 0.6 metres; and

iv) the maximum height to the eaves of the roof top access is 3 metres.

5.38 Mechanical Equipment including Roof Top Mechanicals

a) Roof top **mechanical equipment**:

i) Shall have a minimum **setback** of 5 metres from the **building** edge.

ii) Notwithstanding i) above, shall have a minimum **setback** of 1.5 metres from the **building** edge provided it is enclosed on four sides and screened with solid screening equal to the height of rooftop mechanical unit.

iii) A **mechanical penthouse**, including any appurtenances thereto shall not exceed 6 metres above the maximum **building height**.

iv) Rooftop **mechanical equipment**, including any appurtenances thereto shall not exceed 2 metres above the maximum **building height**.

b) **Unitary equipment** not located on a rooftop shall be subject to the following regulations:

i) Permitted in all **yards**.

ii) Minimum **interior side yard**, **exterior side yard** and **rear yard**: 0.6 metres.

iii) When located in the **front yard**, shall be no further than 1.5 metres from the **front wall** of the **principal building**.

5.39 Roof Top Solar Panels

a) Rooftop solar panels that exceed a height of 0.9 metres above the roof upon which it is located shall be set back a minimum of 5 metres from all edges of a roof.

b) Notwithstanding a) above, rooftop solar panels shall not exceed a height of 2 metres above the roof upon which it is located.

5.40 Structures Related to Below-grade Parking

Notwithstanding any other requirement of this By-law, air ventilation shafts or an access staircase, shall be permitted anywhere on the same **lot** as the **parking structure** is located, subject to the following regulations:

a) Shall not be located in a required **front yard** or **exterior side yard**.

b) Shall have a minimum **setback** of 3 metres from any **lot line**.

5.41 General Landscaping Provisions

a) To qualify for any minimum **landscaped open space** or **soft landscaped open space** requirement of this By-law, an individual area of landscaping provided on a **lot** shall contain an area with minimum dimensions of 3 metres by 3 metres and may include additional area of lesser dimensions provided the additional area is contiguous to the 3 metres by 3 metres area.

b) Required **soft landscaped open space** shall **abut** the **front lot line**.

c) Landscaping provided on the roof of a **building** shall be included in the calculation of required **landscaped open space** on the **lot**, provided it meets the requirements of a) above and has a minimum soil depth of 1 metre.

5.42 Exterior Barrier-Free Accessibility Ramp

An exterior unenclosed ramp to provide a barrier-free path of travel to a **building** or **structure** as may be required under the *Ontario Building Code Act* or *Accessibility for Ontarians with Disabilities Act* shall be exempt from the provisions of this By-law except for the following requirements:

a) **Setback** from a **front lot line**: 0.5 metres.

b) **Setback** from a **side lot line abutting** a **street**: 0.5 metres.

c) **Setback** from all other **lot lines**: 1 metre.

5.43 Setback Abutting Creek Blocks and Other Zones

a) Notwithstanding the other regulations of this By-law, all **buildings** and **structures** shall maintain the following **setbacks** from lands zoned O2 or O3 in the following maps of the City of Burlington Zoning By-law 2020:

i) 15 metres from an O2 or O3 **zone** on Zoning Maps 1-W and 1-E north of Plains Road West;

ii) 3 metres if **creek block** includes a 3 metres buffer from limit of the **floodplain** and erosion hazards; and,

iii) 7.5 metres from an O2 or O3 **zone** on all other Zoning Maps except Zoning Maps 25, 30 and 29.

b) The above **setbacks** may be reduced to the applicable **setback** requirement contained in the base zoning, provided the approval of the **City** and, in the case of lands located within Conservation Halton's regulated area, the approval of Conservation Halton is obtained.

5.44 Setback from a Watercourse

Every **building**, including **accessory buildings** 15 square metres in size or greater, and **parking lots** shall maintain a minimum **setback** of 6 metres from the greater of the limit of the **floodplain**, meander belt, or stable top-of-bank of any **watercourse** which is not within a **creek block**, unless a reduced **setback** is specifically permitted by Conservation Halton or, in the case of a **watercourse** not regulated by Conservation Halton.

5.45 Setback from a Pipeline Right-of-Way

a) Every **building** and **accessory building** shall maintain a minimum **setback** of 7.7 metres from a pipeline right-of-way.

b) **Accessory structures** shall maintain a minimum **setback** of 3.3 metres from the pipeline right-of-way.

c) Notwithstanding a) above, every **building** and **accessory building** shall maintain a minimum **setback** of 11 metres from the Trans-Northern Pipeline Inc. pipeline right-of-way, unless a reduced **setback** is specifically permitted by the pipeline company.

d) Notwithstanding b) above, every **structure**, **parking area**, **parking lot**, or loading area, including any **parking spaces**, **loading spaces**, stacking spaces, and any associated **parking aisle** or **driveway** shall maintain a minimum **setback** of 7.7 metres from the TransCanada PipeLines Limited (TCPL) pipeline right-of-way.

5.46 Setback from a Highway Corridor

Notwithstanding any other provision of this By-law, all **buildings** and **structures** and the following features shall have a minimum **setback** of 14 metres from the **lot line abutting** the boundary of Highway 403, Highway 407 and the Queen Elizabeth Way:

a) Any required **parking area**, **parking lot** or loading area, including any required **parking space**, **loading space**, stacking space, or **bicycle parking space**, and any associated **parking aisle** or **driveway**;

b) A required **amenity area**; and

c) A stormwater management facility.

Part 6: Parking and Loading

6.1 Off-Street Parking and Loading Space Requirements

a) Whenever a new **development** occurs or whenever an **existing development** is enlarged, extended or increased in capacity, in accordance with this By-law, off-street vehicle **parking spaces** shall be provided and maintained.

b) Any **parking space**, **accessible parking space**, **bicycle parking space**, and **loading space** requirements of this By-law shall be provided for and located on the same **lot** as the **use** for which the parking is required.

c) The number of **parking spaces** required for **permitted uses** in all **zones** shall be in accordance with Table 3, unless otherwise specified in the respective **zones**. Where more than one **use** specified in Table 3 is provided on the same **lot** or in the same **building**, the **parking spaces** required shall be in respect of each **use**.

d) For **developments** containing 11 **dwelling units** or more, a minimum of one **electric vehicle parking space** shall be provided. If the **electric vehicle parking space** is provided as a visitor **parking space**, it shall not count towards meeting the minimum number of visitor **parking spaces** or **accessible parking spaces** required in Table 3 or Section 6.1 of this By-law, respectively.

Table 3: Off-Street Parking Standards

Use	Minimum Parking Standard
Cluster Home **Detached Dwelling** **Semi-Detached Dwelling**	2 **parking spaces** per unit; If on a **parcel of tied land** fronting onto a common element condominium road: 1.5 **parking spaces** per unit where 1 **parking space** shall be located on the **parcel of tied land** and 0.5 **parking spaces** per unit for visitor parking shall be located within the common element condominium block which contains the condominium roadway.
Street Townhouse, Rear Lane Townhouse	2 **parking spaces** per unit
Block Townhouse	2 **parking spaces** per unit, 0.25 visitor **parking spaces** per unit
Stacked Townhouse **Stacked Back-to-Back Townhouse**	1 **parking space** per unit, 0.25 visitor **parking spaces** per unit
Back-to-Back Townhouse	2 **parking spaces** per unit, 0.25 visitor **parking spaces** per unit
Apartment Building	1 **parking space** per one-bedroom unit 1.25 **parking spaces** per two-bedroom unit

Parking and Loading

Use	Minimum Parking Standard
	1.5 **parking spaces** per three or more bedroom unit 0.25 visitor **parking space** per unit 1 additional **parking space** per 75 units for the use of maintenance vehicles servicing the site
Dwelling Units on the 2nd or 3rd floor of a 2 or 3 storey commercial building	1.25 **parking spaces** per unit, inclusive of visitor parking
Additional Residential Unit	0 **parking spaces** for the first **additional residential unit** 1 **parking space** for the second or third **additional residential unit**
Bed and Breakfast **Boarding House**	1 **parking space** per guest room
Cemetery	1 **parking space** per employee plus 1 **parking space** per 4 seats chapel capacity
Convent, Monastery	1 **parking space** per 2 beds
Convenience Store, retail store	3.5 **parking spaces** per 100 m^2 **gross floor area**
Correctional Facility	0.85 **parking space** per employee 0.25 visitor **parking spaces** per resident
Day Care Centre	4 **parking spaces** per 100 m^2 **gross floor area**
Emergency Shelter	0.85 **parking space** per employee 0.25 visitor **parking spaces** per resident
Group Home	2 **parking spaces**
Home Occupation	None required
Home Day Care	None required
Hospital, Health Care Facility	0.65 **parking spaces** per patient bed
Long-Term Care Facility	0.35 **parking spaces** per bed
Medical Office	6 **parking spaces** per 100 m^2 of **gross floor area**
Office	3 **parking spaces** per 100 m^2 of **gross floor area**
Personal Service	4 **parking spaces** per 100 m^2 **gross floor area**
Place of Worship	0.2 **parking spaces** per seat or prayer space, or 6 **parking spaces** per 100 m^2 of **gross floor area**, whichever is higher
Restaurant, Standard	18.5 **parking spaces** per 100 m^2 of **gross floor area**
Restaurant, Take-Out	10 **parking spaces** per 100 m^2 of **gross floor area**

Use	Minimum Parking Standard
Retirement Home	0.6 **parking spaces** per unit 0.25 visitor **parking spaces** per unit 1 additional **parking space** per 50 units for the use of maintenance vehicles servicing the site
Retail Store	3.5 **parking spaces** per 100 m^2 of **gross floor area**
Retail Centre	5 **parking spaces** per 100 m^2 of **gross floor area**
School	For elementary **schools**: 1.5 **parking spaces** per classroom For secondary **schools**: 3 **parking spaces** per classroom
Post-Secondary School	5 **parking spaces** per classroom plus 1 **parking space** per 20 m^2 of **gross floor area** of auditoriums

e) In addition to **parking spaces**, a residential **building** containing 25 **dwelling units** or more shall provide and maintain on the same **lot** a minimum of 1 **loading space**.

f) In addition to **parking spaces**, industrial or commercial uses that require the receiving, shipping, loading or unloading of goods, wares, merchandise or raw materials, shall comply with the following minimum regulations:

i) 1 **loading space** for **gross floor area** between 300 square metres and 2,299 square metres;

ii) 2 **loading spaces** for **gross floor area** of 2,300 square metres to 7,360 square metres; and

iii) 1 additional **loading space** for each **gross floor area** increment of 9,200 square metres (or part thereof) over 7,360 square metres.

6.2 Parking Space & Loading Space Size

a) Unless otherwise specified in this By-law, all **parking spaces** shall have a minimum width of 2.75 metres and a minimum area of 16.5 square metres.

b) Parallel **parking spaces** shall comply with the following minimum dimensions:

i) 2.75 metres in width;

ii) 7.2 metres in length; and

iii) Unobstructed end spaces may be 6.7 metres in length.

c) Where a wall, column or other obstruction is adjacent to or within a **parking space** in a **parking structure**, the minimum width of the **parking space** shall increase by 0.3 metres.

d) Notwithstanding c) above, an additional 0.3 metres is not required when:

i) The maximum length of the wall, column or any other obstruction does not exceed 1.15 metres from the non-driving aisle end of the **parking space**;

ii) The wall, column or any other obstruction is located at the front or rear of the **parking space**.

e) Up to 5% of the minimum required **parking spaces** may be designed for a motorcycle, cargo bicycle or similar vehicle and shall be clearly identified as being reserved for the parking of motorcycles, cargo bicycles or similar vehicles only.

f) Notwithstanding any other provision in this By-law, a **parking space** for motorcycles, cargo bicycles or similar vehicles shall comply with the following minimum dimensions:

i) 1.3 metres in width; and

ii) 3 metres in length.

g) The minimum internal dimensions for a **private garage** shall comply with the following minimum dimensions:

i) 6 metres in depth;

ii) 3 metres in width; and

iii) 2 metres of height clearance.

h) The minimum internal dimensions for unobstructed area in the **private garage** shall comply with the following minimum dimensions:

i) 5.5 metres in depth;

ii) 3 metres in width; and

iii) 2 metres of height clearance.

One step is permitted in the unobstructed area.

i) **Loading spaces** shall comply with the following minimum dimensions:

i) 3 metres in width;

ii) 9.7 metres in length; and

iii) 3 metres of height clearance.

j) The location of loading doors and associated loading facilities:

i) Shall not be allowed within a **yard abutting** a **street**; and

ii) Shall not be allowed in a required **yard abutting** an LN 1 to LN8 **zone**.

6.3 Surface Treatment

Every **parking lot** shall be graded and drained and the surface treated so as to provide a permanent durable and dustless surface.

6.4 Parking Structures

a) Any part of a **parking structure** that projects 1.6 metres or more above **grade** shall be subject to the **yard** requirements of the **zone**.

b) Entrance and exit ramps to below-ground **parking structures** and above-ground **parking structures** or **buildings** shall be set back 7.5 metres from a **street line**.

c) A minimum **setback** of 2 metres from any **lot line** shall apply to below-ground **parking structures**.

d) Where a below-ground **parking structure** is located in accordance with c) above, and is located below a required **landscaped open space**, there shall be a minimum depth of 2 metres between **grade** and the top of the **structure**.

6.5 Designated Accessible Parking Spaces

a) Where **parking spaces** are required, **accessible parking spaces** shall be provided in accordance with this section.

b) The total number of **accessible parking spaces** required shall be in accordance with Table 4. Where both resident and visitor **parking spaces** are required for a residential **use**, the **accessible parking spaces** required shall be calculated as the sum of the requirements of Table 4 applied to each type of parking (i.e. resident and visitor).

Table 4: Accessible Parking Standards

Required Parking Spaces	Required Accessible Parking Spaces
12 or fewer	1 Type A space
13-100	4% of **parking spaces** with an equal number of Type A and Type B spaces (1)
101-200	1 space plus 3% of **parking spaces** with an equal number of Type A and Type B spaces (1)
201-1,000	2 spaces plus 2% of **parking spaces** with an equal number of Type A and Type B spaces (1)
1,001 or greater	11 spaces plus 1% of **parking spaces** with an equal number of Type A and Type B spaces (1)

Notes:

(1) If an odd number of **accessible parking spaces** is required, the additional space may be a Type B **accessible parking space**, except if only one **accessible parking space** is required, it shall be a Type A space.

c) Section 6.5 b) above shall not apply to **detached dwellings**, **semi-detached dwellings**, **cluster homes**, **street townhouses**, and **rear lane townhouses**.

d) **Accessible parking spaces** shall be counted towards the minimum number of required **parking spaces**.

e) Where an **accessible parking space** is provided, the **accessible parking space** shall:

i) be identified with a provincially regulated vertical sign displaying the international symbol for **accessible parking spaces** and, for a 'Type A' space, identifying the space as van accessible;

ii) be located adjacent to a delineated **accessible access aisle** with a minimum width of 2 metres;

iii) comply with the **accessible parking space** dimensions in Table 5.

Table 5: Accessible Parking Space Dimensions

Accessible Parking Space Type	Minimum Width	Minimum Length	Minimum Overhead Clearance
Type A	3.4 m	6 m	2.75 m
Type B	2.75 m	6 m	2.75 m

f) Where there are **accessible parking spaces** in a **parking lot**, the entrance of the **parking lot** and circulation to and from the **accessible parking spaces** shall include a minimum overhead clearance of 2.75 metres.

6.6 Bicycle Parking

a) A **bicycle parking space** not located in an enclosure must be separated from **parking spaces**, visitor **parking spaces** or **loading spaces** by 2 metres.

b) Each horizontal **bicycle parking space** shall be a minimum of 0.6 metres wide, 1.8 metres deep with 2 metres of height clearance, exclusive of parking racks and hardware.

c) Each vertical **bicycle parking space** shall be a minimum of 0.6 metres wide, 1.1 metres deep with 2.3 metres of height clearance, exclusive of parking racks and hardware.

d) A minimum of 5% of required **bicycle parking spaces** shall be designated spaces for large bicycles, such as cargo, recumbent and bicycles with trailers.

e) Each **bicycle parking space** for large bicycles, such as cargo, recumbent and bicycles with trailers shall be horizontal.

f) Each horizontal **bicycle parking space** for large bicycles, such as cargo, recumbent and bicycles with trailers shall be a minimum of 0.91 metres wide, 3.05 metres deep with 2 metres of height clearance, exclusive of parking racks and hardware.

g) Each **bicycle parking space** shall be accessed by an aisle with a minimum width of 1.5 metres.

h) **Bicycle parking spaces** and accesses shall be located on hard-surfaced areas.

i) **Short-term bicycle spaces** and **long term bicycle parking spaces** shall be provided in accordance with the minimum requirements in Table 6.

j) Where a **lot** contains more than one use, the required number of **bicycle parking spaces** is the sum of all **bicycle parking spaces** required for each use.

k) **Long term bicycle parking spaces**:

   i) A minimum of 25% of the required **long term bicycle parking spaces** shall be stored in a horizontal ground mounted position. The remainder of the spaces may be provided as **stacked** or vertical **bicycle parking spaces.**

   ii) A minimum of 50% of the required **long term bicycle parking spaces** must be horizontal. A **bicycle parking space** located on the lower level of stacked rack is considered a horizontal **bicycle parking space**.

l) **Short term bicycle parking spaces**:

   i) Shall be located no more than 25 metres from the primary pedestrian entrance to the **building**.

   ii) A minimum of 25% of the required **short term bicycle parking spaces** shall be weather protected, except none of the required **bicycle parking spaces** for an elementary **school** are required to be weather protected.

   iii) Must not be provided as **stacked** or vertical **bicycle parking space**.

Table 6: Bicycle Parking Space Requirements

Use	Bicycle parking spaces, long term – minimum required	Bicycle parking spaces, short term – minimum required
Apartment building	0.1 spaces per **dwelling unit**, 2 spaces minimum	0.5 space per **dwelling unit**, 2 spaces minimum
Commercial multi-unit **building** (includes individual **buildings** on the same **lot** as the multi-unit **building**)	0.2 spaces per 100 m^2 of **gross floor area**, 3 spaces minimum	0.1 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Retail Store	0.2 spaces per 100 m^2 of **gross floor area**, 3 spaces minimum	0.1 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Day Care Centre	0.1 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum	0.2 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Restaurant	3 spaces plus 1 space per 1000 m^2 of **gross floor area**	0.1 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Office/ medical office	0.13 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum	0.2 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum[1]
Elementary **School**	No minimum	4 spaces minimum
All other commercial uses not otherwise specified	0.05 spaces per 100 m^2 of **gross floor area**	2 spaces minimum 0.09 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Industrial uses	0.03 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum	0.07 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
All other non-residential uses not otherwise specified	2 spaces minimum	2 spaces minimum

6.7 Driveway Width, Length and Landscaped Open Space Area

a) A maximum of one **driveway** shall be permitted for each residential **lot**, except in the case of a **corner lot** or **through lot** where a maximum of one **driveway** per **street** frontage may be permitted if the second **driveway** location is approved by the **City**.

b) Where two **driveways** are permitted, the maximum width of one **driveway** shall be 4 metres inclusive of **walkways**.

c) Unless otherwise specified in this By-law, **driveways** shall be a minimum of 6 metres in length. For **driveways** with direct access to a **public street**, **driveway** length shall be measured from the **street line** to the front of garage or where there is no garage, to the end of the **driveway**. For **driveways** with direct access to a **private street**, **driveway** length shall be measured from back of sidewalk, or where there is no sidewalk from back of curb, to the front of garage or where there is no garage, to the end of the **driveway**.

d) **Driveways** shall have a minimum width of 2.75 metres. The width of **driveways** and **walkways** shall be measured perpendicular to the direction of travel of the vehicle or person.

e) Unless otherwise specified in this By-law, the combined maximum width of all hard surfaces (**driveways** plus **walkways**) for all dwelling types except **apartment buildings** shall be:

   i) For **lot frontage** less than 9 metres in width: 4.5 metres.

   ii) For **lot frontages** equal to or greater than 9 metres and less than 12 metres in width: 5.5 metres.

   iii) Notwithstanding the above, for **lot frontages** less than 12 metres in width with an **existing** dwelling containing a two-car garage on or before December 14, 2009: 7 metres.

   iv) For **lot frontages** equal to or greater than 12 metres and less than 18 metres in width: 7.5 metres.

   v) For **lot frontages** equal to or greater than 18 metres in width: 10 metres.

f) For **lots** identified in e) above, the remaining **lot area** between a **street line** and a **front wall** of the dwelling facing a **street** shall be **landscaped open space**, excluding **porches** and stairs.

g) Circular **driveways** are permitted subject to the following:

   i) **Lot frontage** is equal to or greater than 21 metres.

   ii) Must be located in a front or **exterior side yard**.

   iii) Maximum width of a **walkway** shall be 2 metres.

   iv) The combined width of the two points of access shall not exceed a maximum width of 9 metres.

v) The widest point beyond circular **driveway** shall not exceed a maximum width of 9 metres.

vi) Minimum width of 8 metres of **landscaped open space** between **driveway** access points.

6.8 Tandem Parking

a) Required **parking spaces** shall be readily accessible without obstructions at all times for parking and removal of a **motor vehicle** without the necessity of moving any other vehicle or obstruction.

b) Notwithstanding a) above, required **parking spaces** for the following uses are permitted to be provided as **tandem parking spaces**:

i) **Additional residential units**;

ii) **Group homes,** provided that at least 2 **parking spaces** are accessible at all times;

iii) **Dwelling units,** provided:

i. the **tandem parking spaces** are located in a **private garage** or on a **driveway** devoted exclusively to the **dwelling unit**; or

ii. the **tandem parking spaces** are located in a **parking lot** or **parking structure**, are occupant spaces, and comprise a maximum of 20% of the required occupant parking.

Part 7: Residential Zones

7.1 Purpose Statements for Residential Zones

Low-Rise Neighbourhood 1-6 (LN1 to LN6)
The purpose of these **zones** is to accommodate **detached dwellings**, **semi-detached dwellings** and, in the Orchard Community, **street townhouses**.

Low-Rise Neighbourhood 7 (LN7)
The purpose of this **zone** is to accommodate **cluster homes** on a single **lot.**

Low-Rise Neighbourhood 8 (LN8)
The purpose of this **zone** is to accommodate **existing detached dwellings,** new **detached dwellings** with at least one **additional residential unit – attached**, in addition to **semi-detached dwellings**, **block townhouses**, **street townhouses**, **rear lane townhouses**, **stacked townhouses**, **back-to-back townhouses** and **stacked back-to-back townhouses**. **Apartment buildings**, **personal services** and **retail stores** are also permitted subject to additional provisions.

High-Rise Neighbourhood (HN)
The purpose of this **zone** is to accommodate new **detached dwellings** with at least two **additional residential units – attached**, **block townhouses, street townhouses**, **rear lane townhouses**, **stacked townhouses**, **back-to-back townhouses**, **stacked back-to-back townhouses** and **apartment buildings**. **Personal services**, **restaurants** and **retail stores** are also permitted subject to additional provisions.

7.2 Permitted uses

The following Table 7 establishes the uses permitted in the Residential **Zones**.

Table 7: Permitted uses in residential zones.

Permitted uses	LN1	LN2	LN3	LN4	LN5	LN6	LN7	LN8	HN
Residential uses									
Detached Dwelling	P	P	P	P	P	P	--	P (1)(2)	P (3)
Semi-Detached Dwelling	P	P	P	P	P	P	--	P	--
Cluster Homes	--	--	--	--	--	--	P	--	--
Block Townhouse	--	--	--	--	--	--	--	P	P
Street Townhouse	P (4)	--	--	--	--	--	--	P	P
Rear Lane Townhouse	--	--	--	--	--	--	--	P	P
Back-to-back Townhouse	--	--	--	--	--	--	--	P	P
Stacked Townhouse	--	--	--	--	--	--	--	P	P
Stacked Back-to-Back Townhouse	--	--	--	--	--	--	--	P	P
Apartment Building	--	--	--	--	--	--	--	P (5)	P
Non-residential uses									
Personal Service	--	--	--	--	--	--	--	P (6)	P (6)
Restaurant Standard	--	--	--	--	--	--	--	P (6)	P (6)
Restaurant Take-Out	--	--	--	--	--	--	--	P (6)	P (6)
Retail Store	--	--	--	--	--	--	--	P (6)	P (6)

Notes:

(1) **Existing detached dwellings** are permitted.

(2) New **detached dwellings** containing a minimum of one **additional residential unit – attached** are permitted.

(3) New **detached dwellings** containing a minimum of two **additional residential units – attached** are permitted.

(4) Permitted only on **lots** in the Orchard Community (lands bounded by Upper Middle Road to the south, Bronte Creek Valley to the east, Dundas Street and the CN rail line to the north, and Appleby Line to the west).

(5) Permitted only on **lots** with a **front lot line abutting** a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, or Neighbourhood Connector identified on Schedule B in Part 10 of this By-law.

(6) Permitted on the ground floor of a **street townhouse** or **apartment building** located adjacent to a Major Arterial, Multi-Purpose Arterial, Urban Avenue, or Main Street identified on Schedule B in Part 10 of this By-law to a maximum **gross floor area** of 300 square metres.

7.3 Provisions for Detached Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones

a) Lot and Building Requirements by Building Type

The following Table 8 and additional regulations establish the **zone** standards that apply to **detached dwellings** in the Low-Rise Neighbourhood LN1 to LN6 **zones**. Regulations for **accessory buildings and structures** are set out in Section 5.2.

Table 8: Provisions for Detached Dwellings

	LN1	LN2	LN3	LN4	LN5	LN6
Minimum **Lot Area**	225 m^2	270 m^2	360 m^2	425 m^2	680 m^2	925 m^2
Minimum **Lot Frontage**	7.5 m	9 m	12 m	15 m	18 m	24 m
Minimum **Front Yard**	3 m (1)	3 m (1)	6 m (1)	6 m (1)	7.5 m (1)	9 m (1)
Maximum **Lot Coverage**	50%	50%	40% (2)	35% (2)	35% (2)	35% (2)
Minimum **Rear Yard**	6 m	7 m	7.5 m (3)	9 m (3)	9 m (3)	9 m (3)
Minimum **Interior Side Yard**	1.2 m one side, 0.6 m other side (4)	1.2 m one side, 0.6 m other side (4)	1.2 m one side, 0.6 m other side (4)	1.5 m (4)	1.8 m (4)	2.4 m (4)
Minimum **Exterior Side Yard**	3 m (1)	3 m (1)	4.5 m (1)	4.5 (1)	4.5 (1)	9 m (1)
Minimum **Front Yard Soft Landscaped Open Space**	30%	30%	30%	30%	40%	50%
Maximum **Building Height**	11.5 m for a **peaked roof** or 7.5 m for	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)(6)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (6)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (6)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (6)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (6)

	LN1	LN2	LN3	LN4	LN5	LN6
	a **flat roof**					

Notes:

(1) The minimum required **front yard** or **exterior side yard** may be reduced to the **established front** or **exterior side yard**, provided there is a minimum **setback** of 1 metre from the **street line**.

(2) Maximum **lot coverage** on a **lot** with one or more **additional residential units** shall be 45%.

(3) On a **corner lot** the **rear yard** may be 4.5 metres.

(4) Where a detached **private garage** is in the **rear yard**, the minimum **interior side yard** leading to the **rear yard private garage** shall be 3 metres.

(5) Properties in the Alton Community (lands bounded by Highway 407 to the north, Appleby Line to the east, and Dundas Street to the south) or Orchard Community (lands bounded by Upper Middle Road to the south, Bronte Creek Valley to the east, Dundas Street and the CN rail line to the north, and Appleby Line to the west)) shall have a maximum **building height** of 14 metres for a **peaked roof** or 10 metres for a **flat roof**.

(6) Properties with a **front** or **exterior side yard abutting** Lakeshore Road and North Shore Boulevard and all properties south of Lakeshore Road and North Shore Boulevard shall have a maximum **building height** of 13 metres for a **peaked roof** or 10 metres for a **flat roof**. For **through lots**, the front **building** elevation shall determine the front of the **lot** for this regulation.

b) Additional Provisions for Detached Dwellings

i) The total width of all **private garage** door openings facing a **street** shall not exceed 50% of the width of its **building** elevation.

ii) An attached **private garage** with a garage door facing a **street** is not permitted to project beyond the longest wall facing a **street** and containing residential floor area on the **first storey** of a dwelling, or where there is a **porch** attached to the longest wall facing a **street**, it shall not project past the **porch**.

iii) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

iv) In the LN5 and LN6 **zones**, the maximum **building** depth shall be 20 metres, measured from the minimum required **front yard** or **established front yard**, to the wall more than 0.5 metres above **grade** closest to the **rear lot line**.

7.4 Provisions for Semi-Detached Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones

a) Lot and Building Requirements by Building Type

The following Table 9 and additional regulations establish the **zone** standards that apply to each **semi-detached dwelling** unit in the Low-Rise Neighbourhood **zones**. Regulations for **accessory buildings and structures** are set out in Section 5.2.

Table 9: Provisions for Semi-Detached Dwellings

	LN1	LN2	LN3	LN4	LN5	LN6
Minimum **Lot Area**	165 m^2	165 m^2	270 m^2	270 m^2	400 m^2	500 m^2
Minimum **Lot Frontage**	6.5 m	6.5 m	9 m	9 m	9.5 m	13 m
Minimum **Front Yard**	3 m (1)	3 m (1)	6 m (1)	6 m (1)	7.5 m (1)	9 m (1)
Maximum **Lot Coverage**	50%	50%	40% (2)	40% (2)	35% (2)	35% (2)
Minimum **Rear Yard**	6 m	7 m	7.5m	9 m	9 m	9 m
Minimum **Interior Side Yard**	0.6 m (3)	0.6 m (3)	1.2 m (3)	1.5 m (3)	1.8 m (3)	2.4 m (3)
Minimum **Exterior Side Yard**	3 m	3 m	4.5 m	4.5 m	4.5 m	4.5 m
Minimum **Front Yard Soft Landscaped Open Space**	30%	30%	30%	30%	30%	30%
Maximum **Building Height**	11.5 m for a **peaked roof** or 7.5 m for a **flat roof**	10 m for a **peaked roof** or 7.5 m for a **flat roof** (4)(5)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)

Notes:

(1) The minimum required **front yard** or **exterior side yard** may be reduced to the **established front** and/or **exterior side yard**, provided there is a minimum **setback** of 1 metre from the **street line**.

(2) Maximum **lot coverage** on a **lot** with one or more **additional residential units** shall be 45%.

(3) Where an **interior side lot line** shares a **common wall**, no **setback** is required.

(4) Properties in the Alton Community (lands bounded by Highway 407 to the north, Appleby Line to the east, and Dundas Street to the south) or Orchard Community (lands bounded by Upper Middle Road to the south, Bronte Creek Valley to the east, Dundas Street and the CN rail line to the north, and Appleby Line to the west)) shall have a maximum **building height** of 14 metres for a **peaked roof** or 10 metres for a **flat roof**.

(5) Properties with a **front** or **exterior side yard abutting** Lakeshore Road and North Shore Boulevard and all properties south of Lakeshore Road and North Shore Boulevard shall have a maximum **building height** of 13 metres for a **peaked roof** or 10 metres for a **flat roof**. For **through lots**, the front **building** elevation shall determine the front of the **lot** for this regulation.

b) Additional Provisions for Semi-Detached Dwellings

i) The total width of all **private garage** door openings facing a **street** shall not exceed 50% of the width of the **building**.

ii) In the LN5 and LN6 **zones**, the maximum **building** depth shall be 20 metres, measured from the minimum required **front yard** or **established front yard**, to the wall more than 0.5 metres above **grade** closest to the **rear lot line**.

iii) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

7.5 Provisions for Street Townhouses in the Low-Rise Neighbourhood 1 Zone

a) Lot and Building Requirements for Street Townhouses

The regulations for permitted **street townhouses** in the Low-Rise Neighbourhood 1 **zone** shall be subject to the requirements of the LN8 **zone** in Section 7.7, except that the maximum **building height** shall be 11.5 metres for a **peaked roof** or 7.5 metres for a **flat roof**.

7.6 Provisions for Cluster Homes in the Low-Rise Neighbourhood 7 Zone

a) Lot and Building Requirements by Building Type

The following Table 10 and additional regulations establish the **zone** standards that apply to **cluster homes** in the Low-Rise Neighbourhood 7 **zone**.

Table 10: Provisions for Cluster Homes

	LN7
Minimum **Lot Area**	2000 m^2
Minimum **Lot Frontage**	12 m
Maximum **Lot Coverage**	40%
Minimum **yard abutting** a **street**	7.5 m
Minimum **yard abutting** a rear **building** elevation	6 m (1)
Minimum **yard abutting** a side **building** elevation	3 m (2)
Minimum **Landscaped Open Space**	35%
Maximum **Building Height**	10 m for a **peaked roof** or 7.5 m for a **flat roof**

Notes:

(1) Except 9 metres **abutting** an LN3, LN4, LN5 or LN6 **zone**.

(2) Except 4.5 metres **abutting** an LN3, LN4, LN5 or LN6 **zone**.

b) Additional Provisions for Cluster Homes

i) The minimum separation distance between **cluster homes** on the same **lot** shall be 2.4 metres for a **side wall** to **side wall** condition; 15 metres for a **rear wall** to **rear wall** condition; 15 metres for a **front wall** to **front wall** condition; 15 metres for a **front wall** to **rear wall** condition and 8.5 metres for a **side wall** to a **front wall** or **rear wall** condition.

ii) The minimum distance from a **side wall** to an **internal roadway, parking aisle**, **parking area, parking lot** or **parking space** shall be 1.5 metres.

iii) The minimum distance from a wall other than a **side wall** to an **internal roadway, parking aisle**, **parking area,** or **parking lot** shall be 3 metres.

iv) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

7.7 Low-Rise Neighbourhood 8 Residential Zone Provisions

a) Lot and Building Requirements for Detached Dwellings

The regulations for permitted **detached dwellings** in the Low-Rise Neighbourhood 8 **zone** shall be subject to the requirements of the LN1 **zone** in Section 7.3.

b) Lot and Building Requirements for Semi-Detached Dwellings

The regulations for **semi-detached dwellings** in the Low-Rise Neighbourhood 8 **zone** shall be subject to the requirements of the LN1 **zone** in Section 7.4, except that the maximum **building height** shall be 14 metres for a **peaked roof** or 10 metres for a **flat roof**.

c) Lot and Building Requirements for Townhouses and Back-to-Back Townhouses

i) The following Table 12 establishes the **zone** standards that apply to the various **townhouse** and **back-to-back townhouse** forms in the Low-Rise Neighbourhood 8 **zone**.

Table 12: Provisions for Block, Street, Rear Lane and Back-to-Back Townhouse

	Block Townhouse	Street Townhouse	Rear Lane Townhouse with detached rear garage	Rear Lane Townhouse with integral rear garage	Back-to-Back Townhouse (19)
Minimum **Lot Area**	4000 m^2	160 m^2 (1)	165 m^2	115 m^2	80 m^2
Minimum **Lot Frontage** or **Unit Width**	5.5 m	6 m (2)(3)	5.5 m (4)	5.5 m (4)	6 m
Minimum **Front Yard**	4.5 m	3 m	3 m	3 m	3 m
Minimum **Rear Yard**	7.5 m	6 m	1.75 m (5)	1.75 m (5)	0 m
Minimum **Interior Side Yard**	1.2 m (7)	1.2 m (6)(7)	1.2 m (6)(7)	1.2 m (6)(7)	1.2 m (6)(7)
Minimum **Exterior Side Yard**	3 m	3 m	3 m	3 m	3 m
Minimum **Common Amenity Area**	10 m^2/unit (8)	N/R	N//R	N/R	N/R

	Block Townhouse	Street Townhouse	Rear Lane Townhouse with detached rear garage	Rear Lane Townhouse with integral rear garage	Back-to-Back Townhouse (19)
Minimum **Private Amenity Area**	N/R	N/R	20 m^2/unit	15 m^2/unit	15 m^2/unit
Minimum **Front Yard Soft Landscaped Open Space**	N/R	25%	50%	50%	25%
Maximum Number of Attached Units	8	8	8	8	16
Maximum **Building Height**	14 m for a **peaked roof** or 10 m for a **flat roof**				

Notes:

(1) Except 145 square metres on a **private street**.

(2) Except 5.5 metres on a **private street**.

(3) Except that for a **corner lot**, the minimum **lot frontage** shall be 9 metres.

(4) Except that for a **corner lot**, the minimum **lot frontage** shall be 8.5 metres.

(5) To a **private garage**.

(6) Where an **interior side lot line** shares a **common wall**, no **setback** is required.

(7) Except when **abutting** a **detached dwelling** or **semi-detached dwelling** in an LN4, LN5 or LN6 **zone**, the **abutting yard** shall be a minimum of 4 metres.

(8) The minimum **common amenity area** requirement shall comprise at least one contiguous outdoor area of a minimum of 55 square metres at ground level.

(9) For multiple **back-to-back townhouses** occurring on one **lot**, the **lot area**, **lot frontage** and **amenity area** regulations in Table 12 shall apply to each unit.

d) Additional provisions for street townhouses and back-to-back townhouses

i) The total width of all **private garage** door openings facing a **street** shall not exceed 50% of its **building** elevation.

ii) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

iii) The minimum **lot depth** or unit depth of a **back-to-back townhouse dwelling unit** shall be 13 metres.

e) Additional Provisions for Block Townhouses

i) The minimum separation distance between **block townhouse buildings** on the same **lot** shall be 2.4 metres for a **side wall** to **side wall** condition; 12 metres for a **rear wall** to **rear wall** condition; 12 metres for a **front wall** to **front wall**

conditions; 12 metres for a **front wall** to **rear wall** condition and 7.5 metres for a **side wall** to a **front wall** or **rear wall** condition.

ii) The minimum distance from a **side wall** to an **internal roadway, parking aisle**, **parking area, parking lot** or **parking space** shall be 1.5 metres.

iii) The minimum distance from a wall other than a **side wall** to an **internal roadway, parking aisle**, **parking area or parking lot** shall be 3 metres.

iv) The minimum distance from an integral **private garage** of a **block townhouse** unit to an **internal roadway** shall be 5.5 metres.

v) The minimum **landscaped open space** on the **lot** shall be 30%.

vi) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

f) Additional Provisions for Rear Lane Townhouses

i) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

g) Lot and Building Requirements for Stacked Townhouse, Stacked Back-to-Back Townhouse and Apartment Buildings

i) The following Table 13 and additional regulations establish the **zone** standards that apply to **stacked townhouses**, **stacked back-to-back townhouses** and **apartment buildings**.

Table 13: Provisions for Stacked Townhouse, Stacked Back-to-Back Townhouse and Apartment Building

	Stacked Townhouse	Stacked Back-to-Back Townhouse	Apartment Building
Minimum **Lot Area**	2,000 m^2	2,000 m^2	4,000 m^2
Minimum **Lot Frontage**	50 m	50 m	30 m
Minimum **Unit Width**	5 m	5.5 m	N/A
Minimum **Front Yard**	3 m (1)	3 m (1)	3 m
Minimum **Rear Yard**	6 m (2)	0	6 m (2)
Minimum **Interior Side Yard**	1.2 m (2)	1.2 m (2)	4 m
Minimum **Exterior Side Yard**	3 m	3 m	3 m
Minimum **Common Amenity Area**	10 m^2/unit (3)	10 m^2/unit (3)	5 m^2/unit (3)
Minimum **Landscaped Open Space**	35%	35%	35%
Maximum **Building** Length	60 m	60 m	60 m

	Stacked Townhouse	Stacked Back-to-Back Townhouse	Apartment Building
Maximum **Building Height**	18 m for a **peaked roof** or 13 m for a **flat roof**		

Notes:

(1) Except that for the wall of a **private garage** containing an opening for a vehicle, the minimum **front yard** or **exterior side yard** to the garage door of the **private garage** shall be 5.5 metres.

(2) Except when **abutting** a **detached dwelling** or **semi-detached dwelling** in an LN4, LN5 or LN6 **Zone**, the **abutting** internal **side yard** shall be a minimum 4 metres, and the **abutting rear yard** shall be a minimum of 7.5 metres.

(3) The minimum **common amenity area** requirement shall comprise at least one contiguous outdoor area of a minimum of 55 square metres at ground level or on the roof of a **podium**, **tower**, or **building**.

h) Additional provisions for stacked townhouse, stacked back-to-back townhouse and apartment buildings

i) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

ii) When **abutting** a **detached dwelling** or **semi-detached dwelling** in an LN4, LN5 or LN6 **zone**, the fourth **storey** shall have a minimum **stepback** of 3 metres.

iii) The minimum separation distance between **buildings** on the same **lot** shall be 2.4 metres for a **side wall** to **side wall** condition; 12 metres for a **rear wall** to **rear wall** condition; 12 metres for a **front wall** to **front wall** conditions; 12 metres for a **front wall** to **rear wall** condition and 7.5 metres for a **side wall** to a **front wall** or **rear wall** condition.

iv) The minimum distance from a **side wall** to an **internal roadway**, **parking aisle**, **parking area**, **parking lot** or **parking space** shall be 1.5 metres.

v) The minimum distance from a wall other than a **side wall** to an **internal roadway**, **parking aisle**, **parking area, parking lot** or **parking space** shall be 3 metres.

i) Additional provisions for non-residential uses permitted in Table 7

i) Where there is a combination of two or more non-residential **uses** as permitted in Table 7, in one or more **buildings**, on one or more **lots**, designed as an integrated, planned **development** having common off-street parking and **driveways**, the non-residential **uses** shall be subject to the off-street parking standard for Retail Centre in Table 3.

7.8 High-Rise Neighbourhood (HN) Residential Zone Provisions

a) Lot and Building Requirements for Detached Dwellings

The regulations for permitted **detached dwellings** in the High-Rise Neighbourhood **zone** shall be subject to the requirements of the LN1 **zone** in Section 7.3, except that the maximum **building height** shall be 14 m for a **peaked roof** or 10 m for a **flat roof**.

b) Lot and Building Requirements for Townhouses, Back-to-Back Townhouses, Stacked Townhouses, and Back-to-Back Stacked Townhouses

The regulations for permitted **block**, **street**, **rear lane**, **back-to-back**, **stacked**, and **stacked back-to-back townhouses** in the High-Rise Neighbourhood **zone** shall be subject to the requirements of Section 7.7.

c) Lot and Building Requirements for Apartment Buildings

The following Table 14 and additional regulations establish the **zone** standards for **apartment buildings** in the High-Rise Neighbourhood **zone**.

Table 14: Provisions for Apartment Buildings

	Apartment Building
Minimum **Lot Area**	0.2 ha
Minimum **Lot Frontage**	30 m
Minimum **Front Yard**	3 m
Maximum **Front Yard**	7.5 m
Minimum **Rear Yard** i. Where **abutting** an LN1 to LN7 **Zone** ii. All other cases	 **Storeys** 1 to 3: 7.5 m **Storeys** 4 to 6: 16.5 m **Storeys** 7 and above: 25.5 m 7.5 m
Minimum **Interior Side Yard** i. Where **abutting** an LN1 to LN7 **Zone** ii. All other cases	 **Storeys** 1 to 3: 5.5 m **Storeys** 4 to 6: 14.5 m **Storeys** 7 and above: 25 m 4 m
Minimum **Exterior Side Yard**	3 m
Maximum **Exterior Side Yard**	7.5 m
Minimum **stepback** of a **Tower** or **Upper Building** from a **Podium**	3 m
Maximum Height of a **Podium**	3 **storeys**
Minimum **Tower Separation Distance**	25 m

Minimum **setback** of a **Tower** to a **lot line** that is not the **street line**	12.5 m
Minimum **setback** of an **Upper Building** to a **lot line** that is not the **street line**	10 m
Common Amenity Area	5 m^2/ unit (1)
Maximum **Building Height**	See Maximum Heights shown on the Zoning Maps in Schedule A
Minimum **Landscaped Open Space**	35%

Notes:

(1) The minimum **common amenity area** requirement shall comprise at least one contiguous outdoor area of a minimum of 55 square metres at ground level or on the roof of a **podium, tower** or **building**.

d) Additional Provisions

i) Where a **podium** wall contains windows opposite another **podium** containing windows, the minimum separation distance between the wall and the opposite **podium** shall be 15 metres. Where a **podium** wall contains no windows and is opposite another **podium** wall with no windows, the minimum separation distance shall be 2.4 metres. Where a **podium** wall contains no windows and is opposite another **podium** wall containing windows, the minimum separation distance shall be 8.5 metres.

ii) The minimum distance from an end wall to an **internal roadway** shall be 1.5 metres.

iii) The minimum distance from a wall other than an end wall to an **internal roadway** shall be 3 metres.

iv) A **podium** shall be provided for **mid-rise buildings** and **tall buildings**.

v) Where there is a combination of two or more non-residential **uses** as permitted in Table 7, in one or more **buildings**, on one or more **lots**, designed as an integrated, planned **development** having common off-street parking and **driveways**, the non-residential **uses** shall be subject to the off-street parking standard for Retail Centre in Table 3.

Part 8: Holding Zone Requirements

8.1 General Requirements for Lands Subject to a Holding Provision

a) No person shall **use** the land to which the letter (H) symbol applies, erect any **building** or **structure**, or expand an **existing building** or **structure**, until the (H) symbol is removed in accordance Section 36 of the *Planning Act*, except:

i) **Uses**, **buildings**, and **structures** that legally existed on the date the By-law applying the holding provision came into effect;

ii) Interim **uses** permitted in the applicable holding provision; and

iii) Any other exceptions permitted in the applicable holding provision.

Part 9: Site-Specific Exceptions

Note: This section has been intentionally left blank.

Part 10: Maps

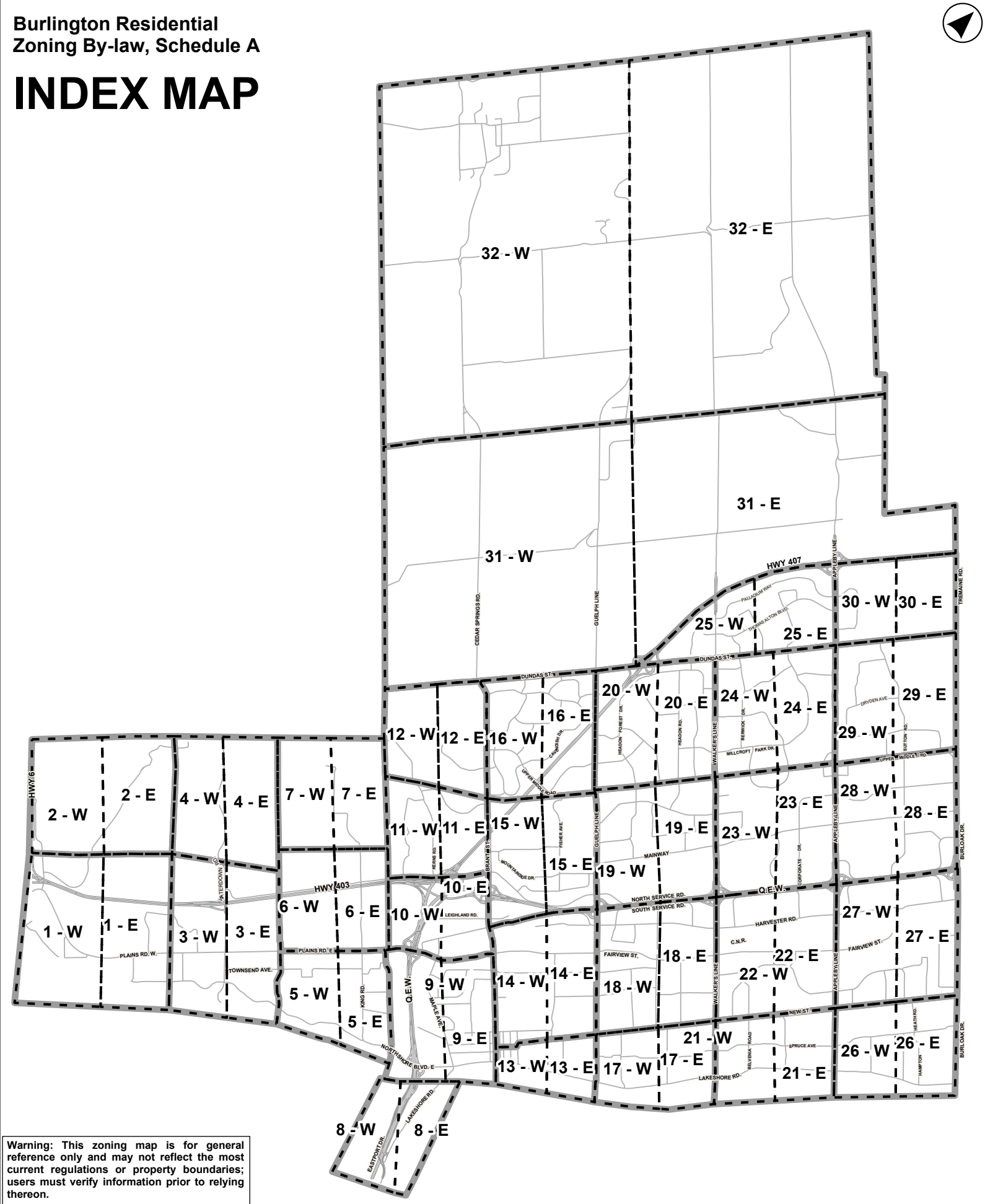
Schedule A: Zoning Maps
Schedule B: Road Classifications

Appendices to the By-law (Not Operative Parts of the By-law)

Appendix A: Approximate location of Conservation Authority Regulation Limit
Appendix B: Approximate location of highway and railway right-of-ways
Appendix C: Approximate location of pipeline right-of-ways

Burlington Residential Zoning By-law, Schedule A

INDEX MAP



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:80,000

1/26/2026

TERANET

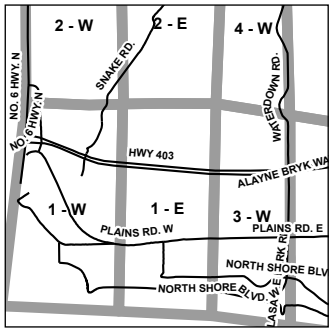
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.1 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

2/6/2026

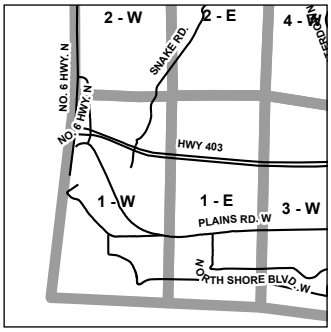
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.1 - W

Map Index



Zones

Residential Zones

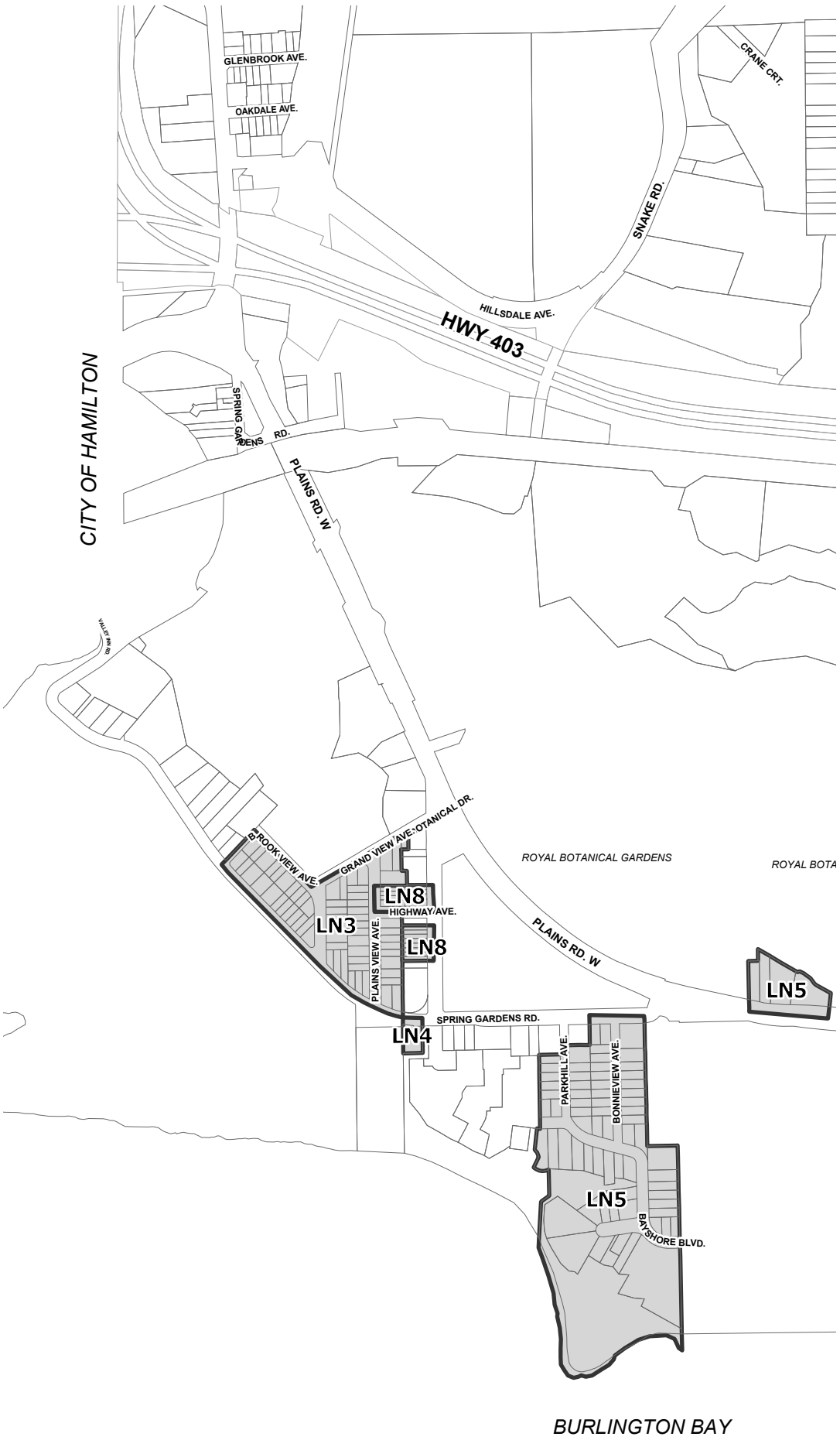
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

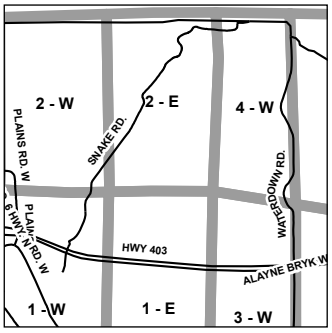
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.2 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

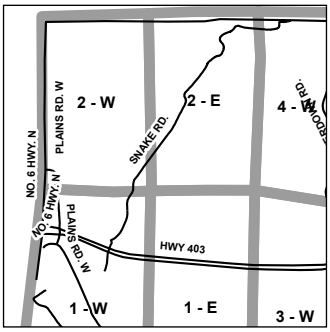
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.2 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

CITY OF HAMILTON

CITY OF HAMILTON

MOUNTAIN BROW RD. W

OLD YORK RD.

OLD YORK ROAD

OLD YORK RD.

PLAINS RD. W

NORWOOD AVE.

EDGE MOOR AVE.

OLD PLAINS RD. W

GLENBROOK AVE.

OAKDALE AVE.

SNAKE RD.

CRANE CRT.

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

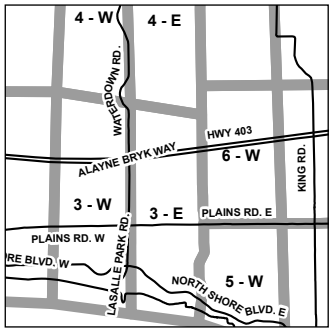
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.3 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

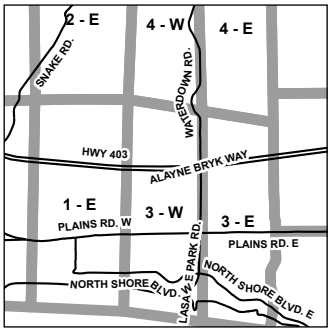
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.3 - W

Map Index



Zones

Residential Zones

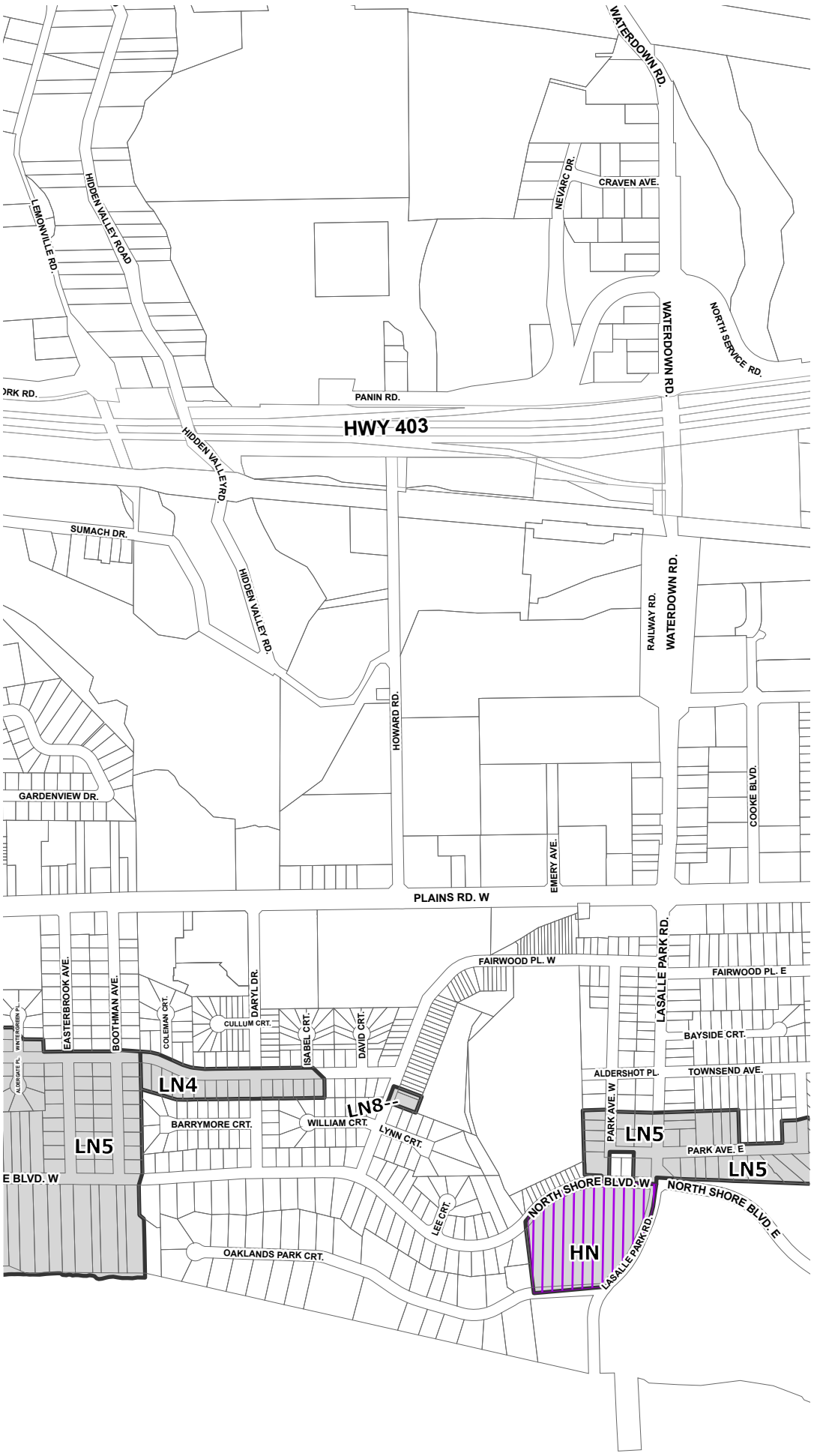
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

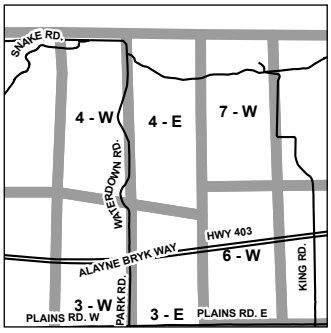
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.4 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

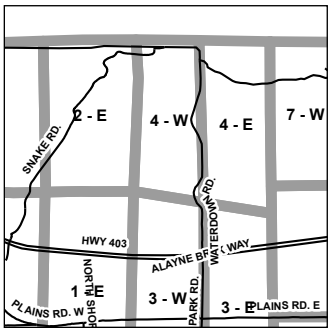
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.4 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



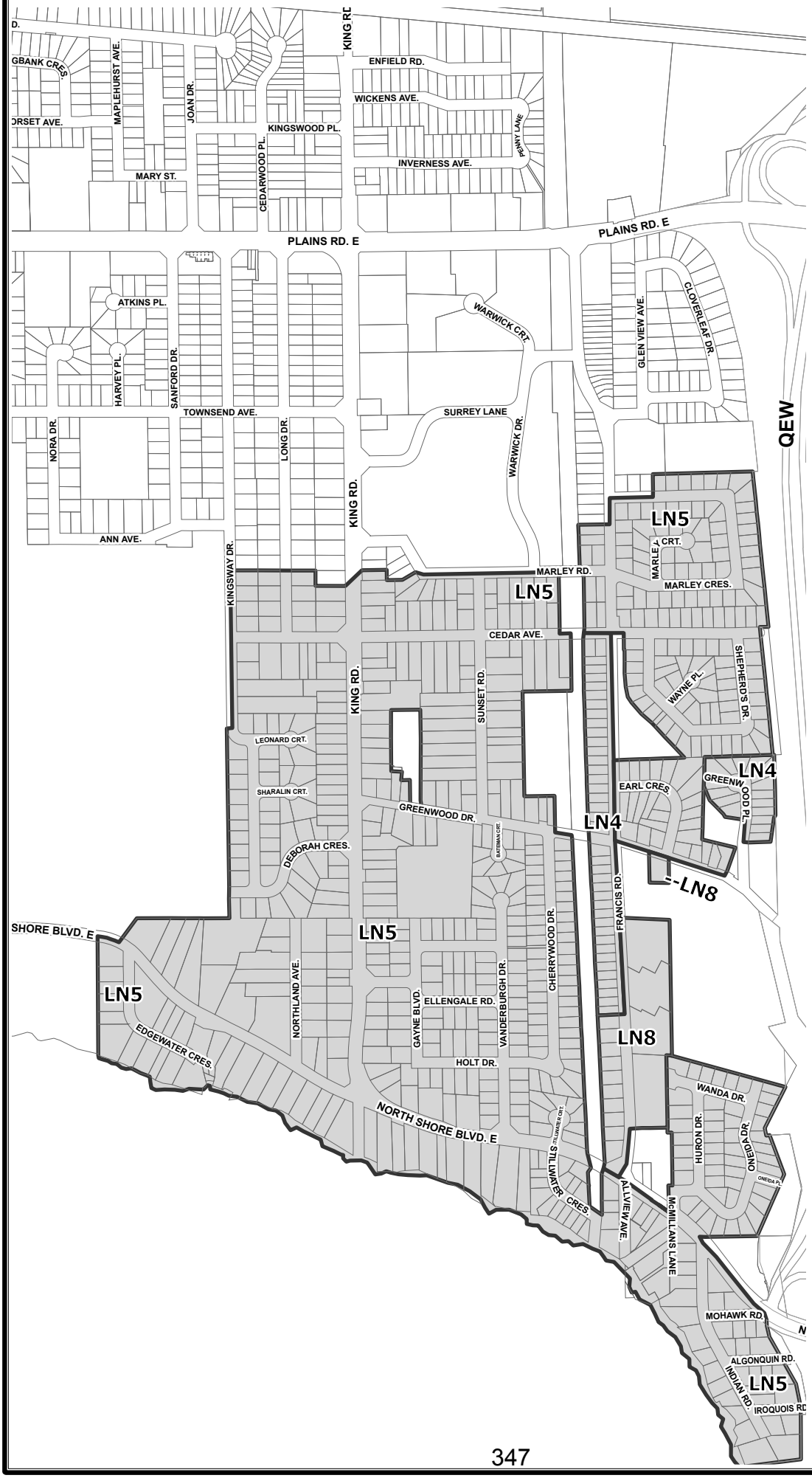
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

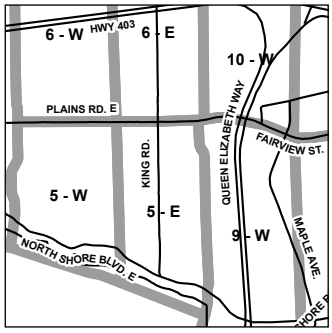
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.5 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

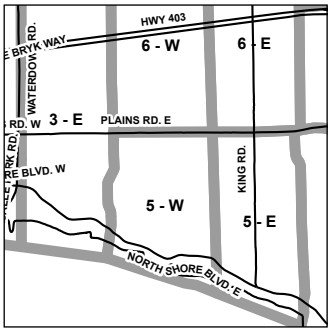
1/22/2026

TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A
MAP NO.5 - W

Map Index



Zones

Residential Zones

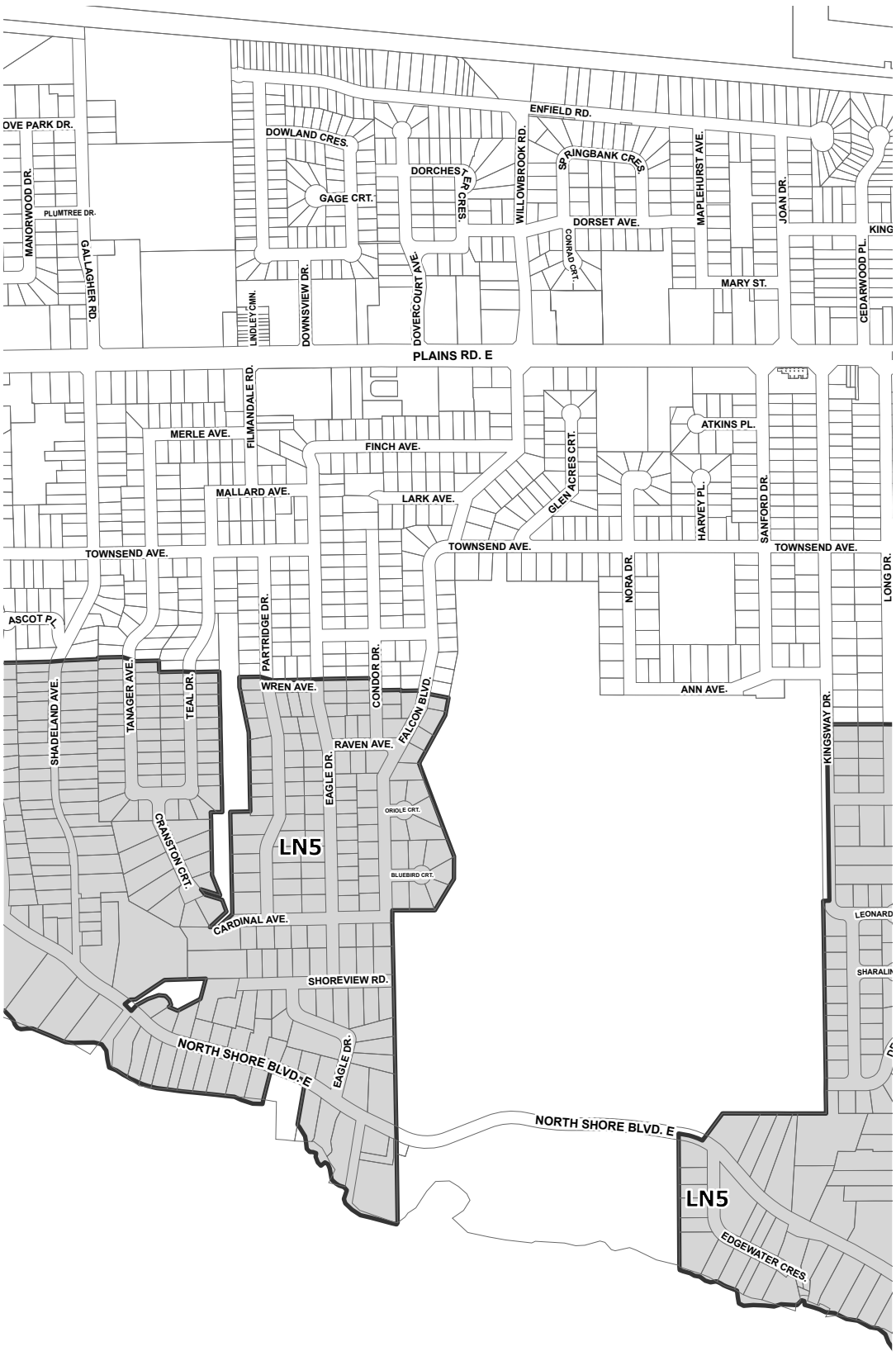
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



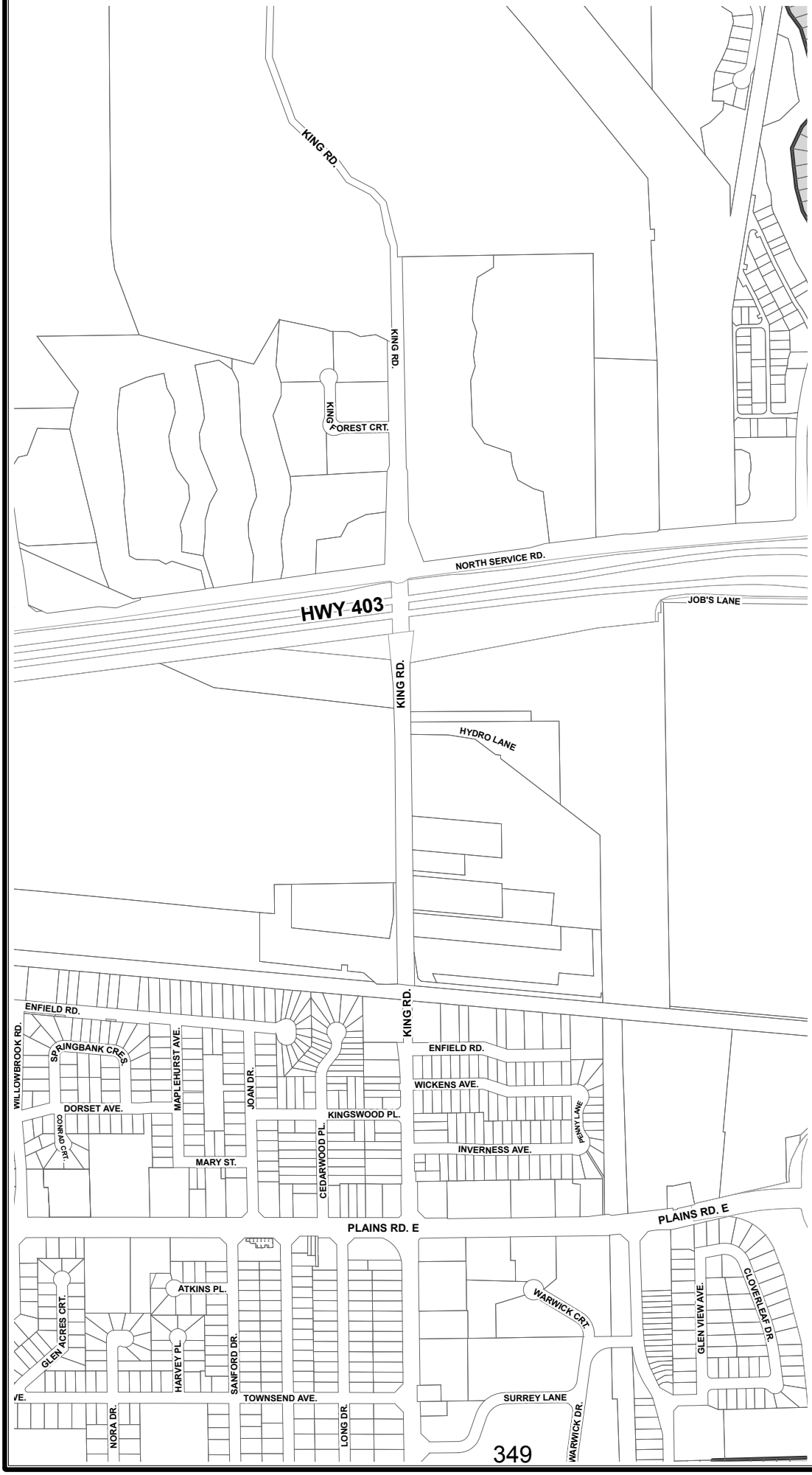
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

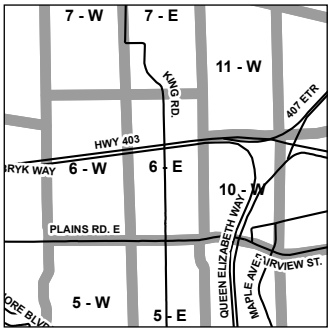
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.6 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

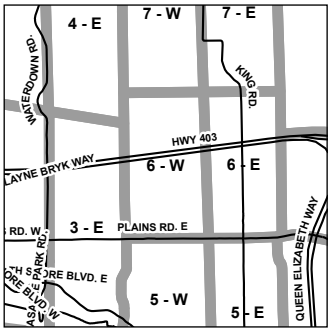
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.6 - W

Map Index



Zones

Residential Zones

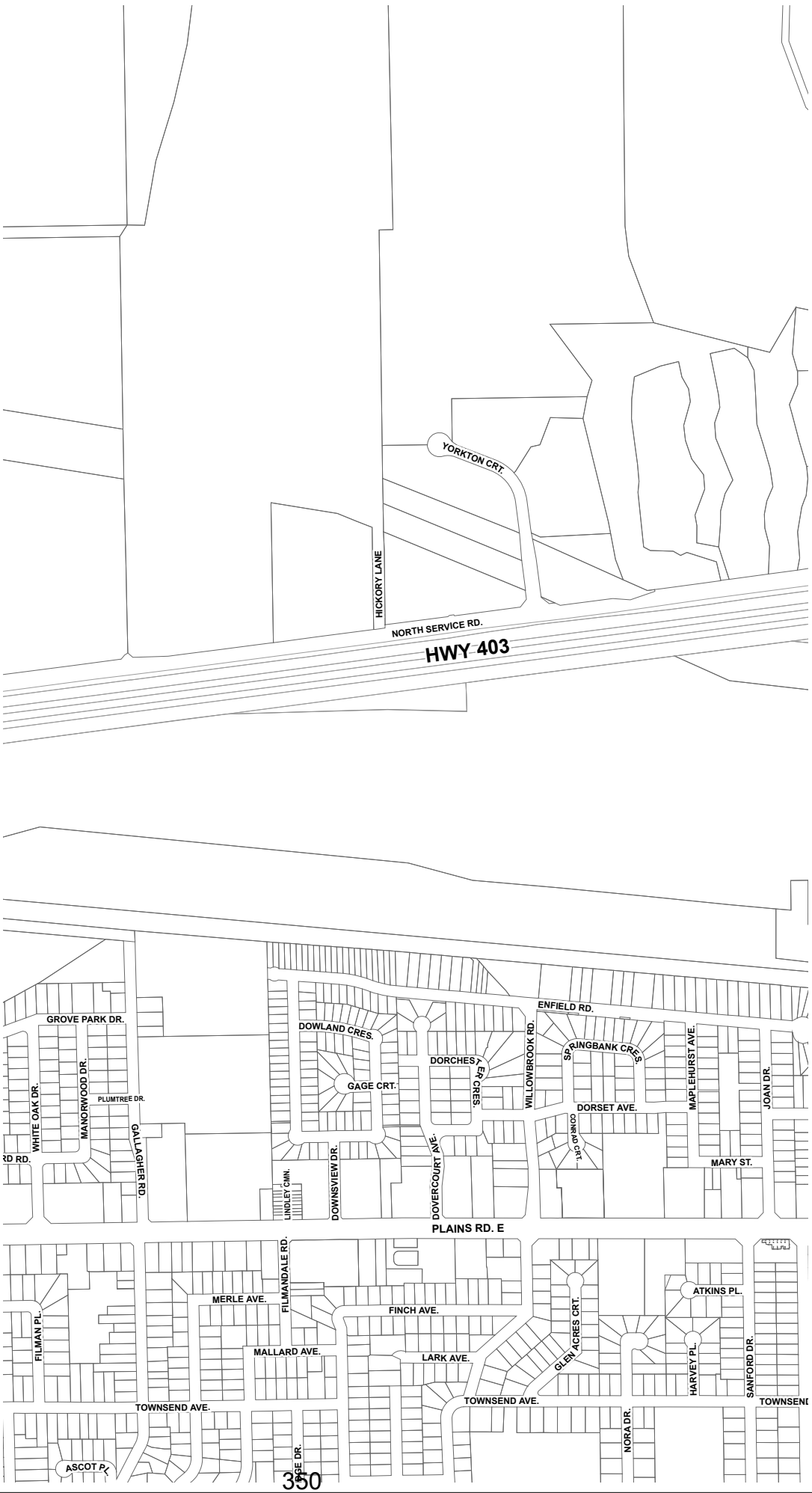
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



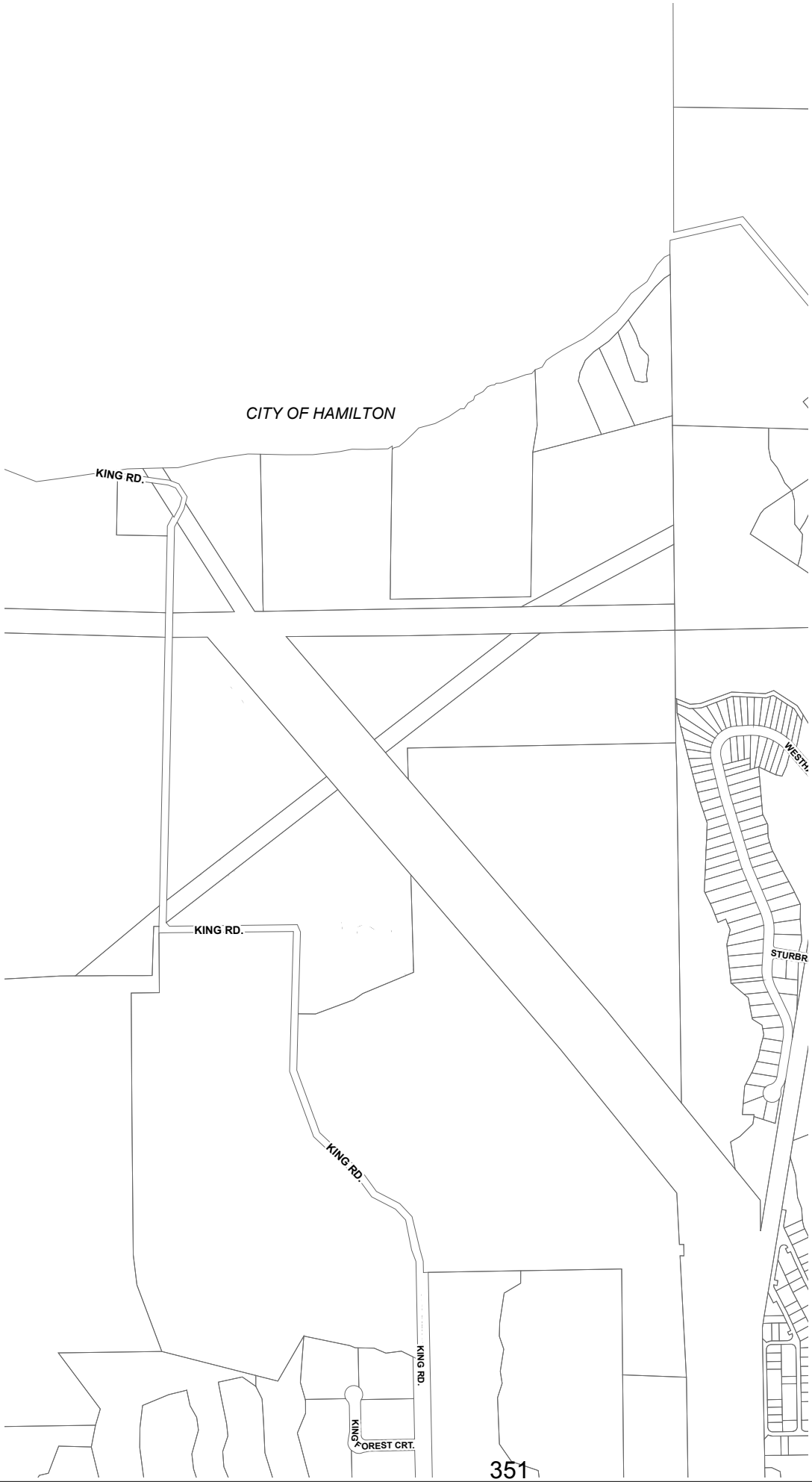
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

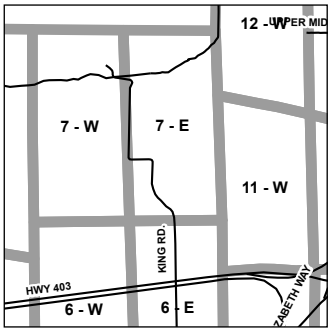
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.7 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

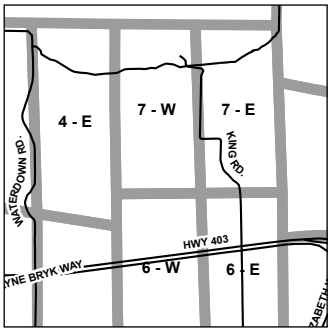
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.7 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



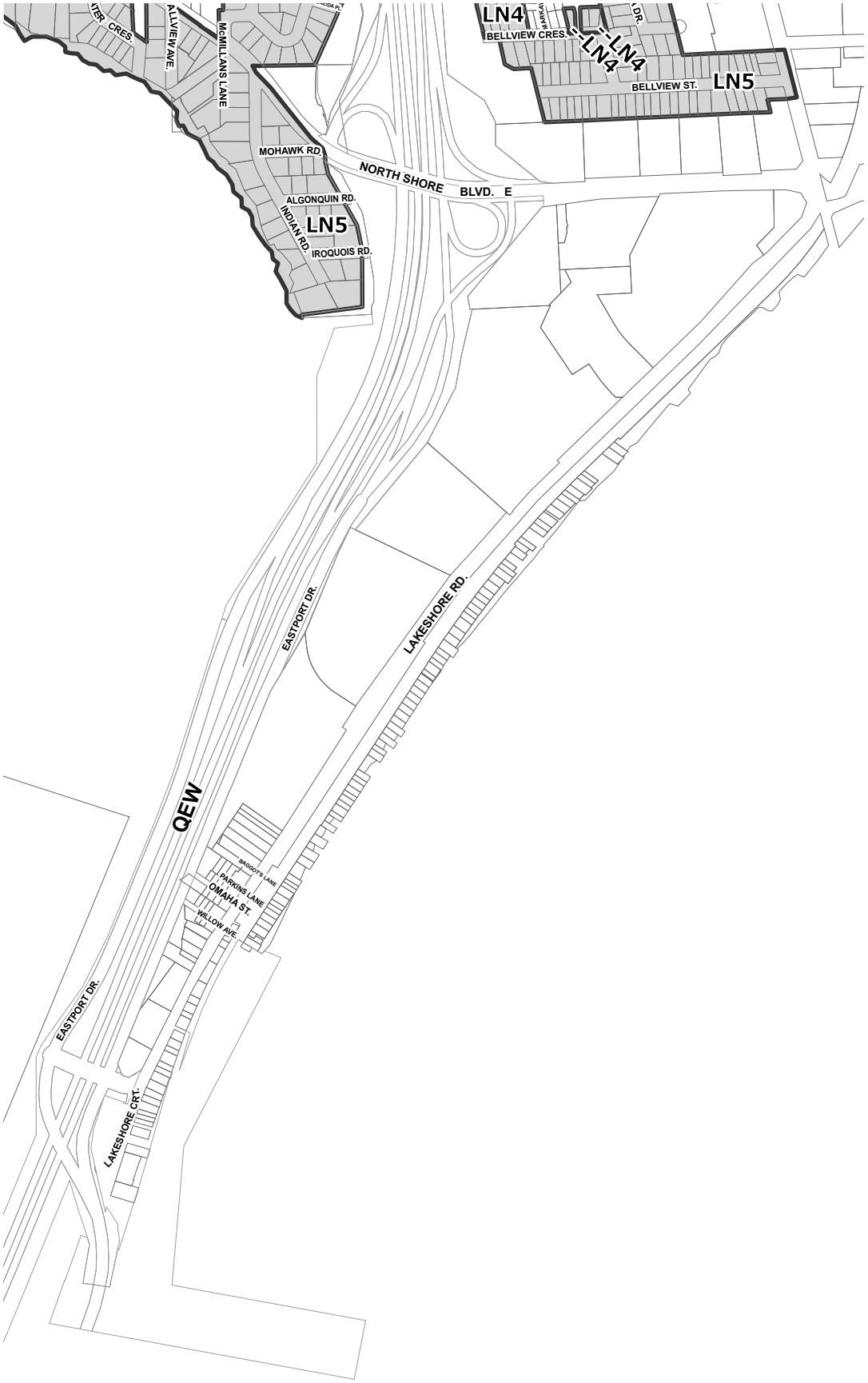
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

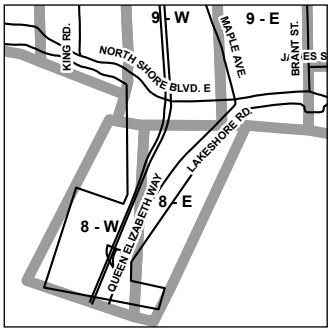
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.8 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

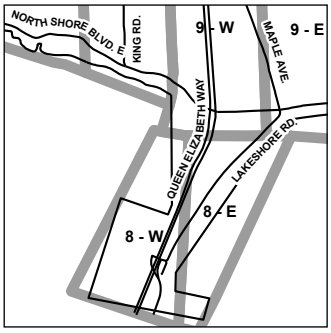
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.8 - W

Map Index



Zones

Residential Zones

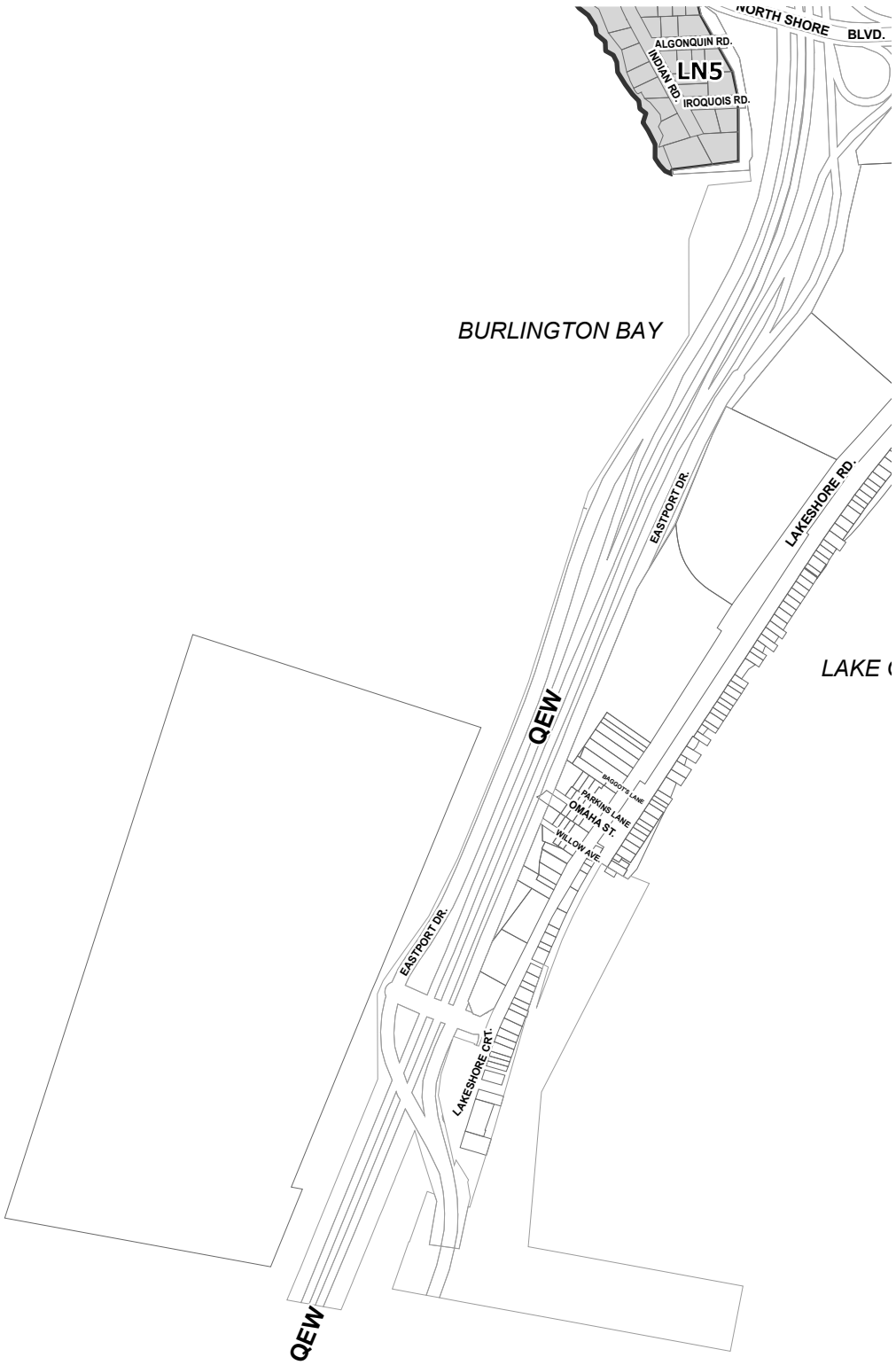
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.9 - A

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

19.5 metres
24 metres
37.5 metres
55.5 metres
No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

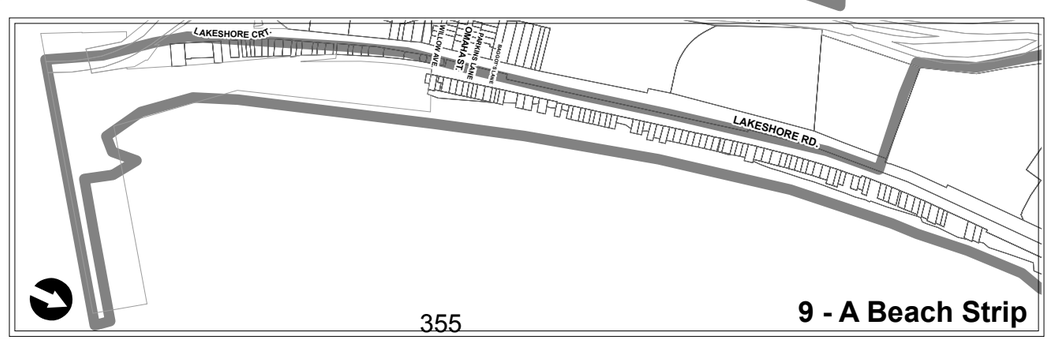
Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

BALDWIN ST. FREEMAN ST. EDEN PL. BLENHEIM ST. HALIFAX PL. CLARK AVE. VICTORIA AVE. HALTON PL. BELLWOOD AVE. WELLINGTON AVE. EMERALD ST. JOHN ST. EX. EMERALD CRES. BIRCH AVE. CAROLINE STREET HURD AVE. LOCUST ST. BRANT ST. MARIA ST. HOLTBY AVE. CROSBY AVE. ONTARIO HYDRO ONTARIO ST. BLATHWAYTE LANE JOHN ST. JAMES ST. SWANSON CRT. ELIZABETH ST. PEARL ST. MARTHA ST. PINE ST. ALMAS CMN. BATES CMN. ELGIN ST. NELSON AVE. BURLINGTON AVE. LAKESHORE RD. OLD LAKESHORE RD. SMITH AVE. STRATHEDEN DR. MAPLE AVE. REGINA DR. MARKAY CMN. BELLVIEW CRES. BELLVIEW ST. BROCK AVE. TH SHORE BLVD. E

LN8 LN5 LN4 LN4 LN5 LN4 LN4

LAKE ONTARIO

See 9 - A Beach Strip inset



9 - A Beach Strip

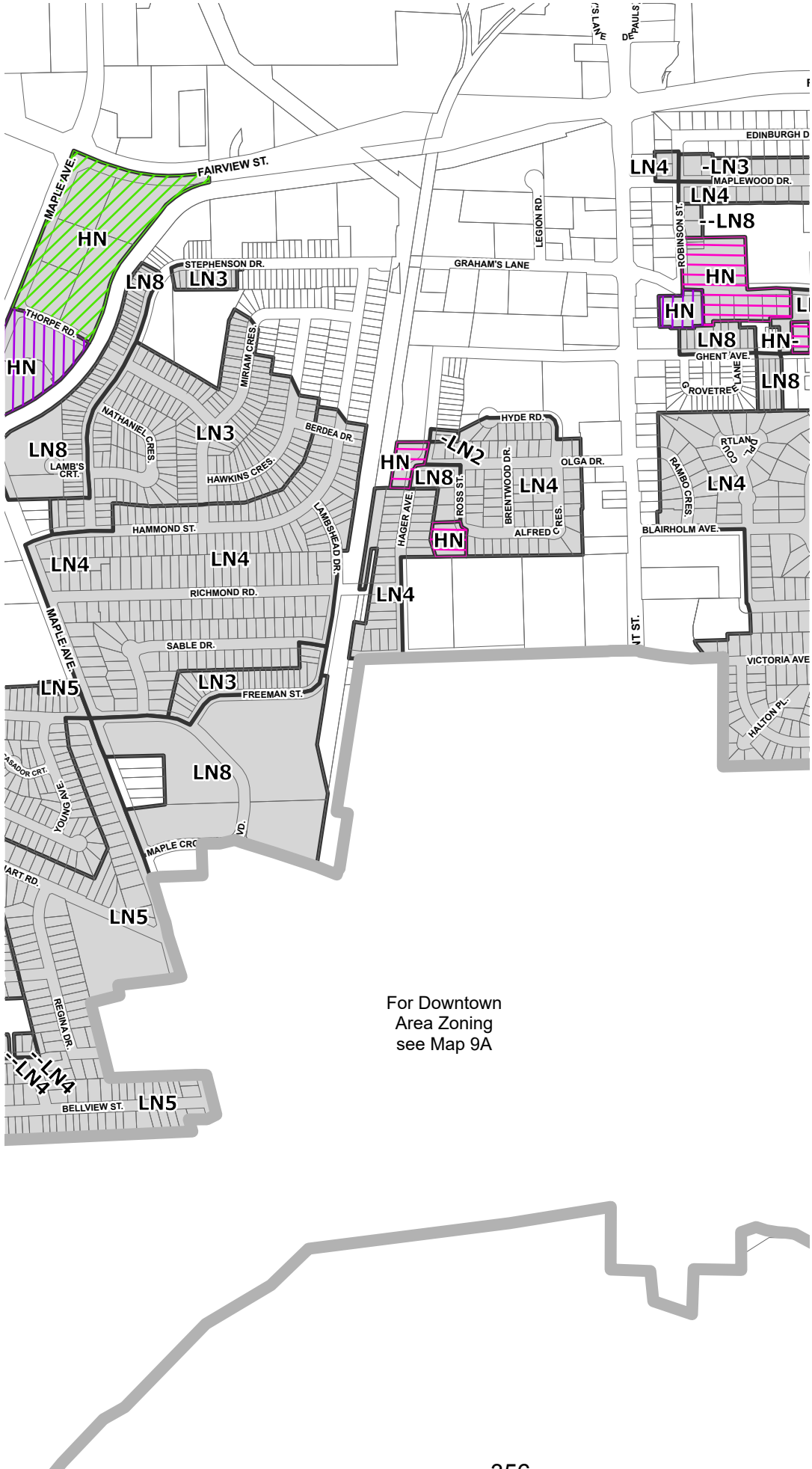
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:5,750

1/26/2026

TERANET

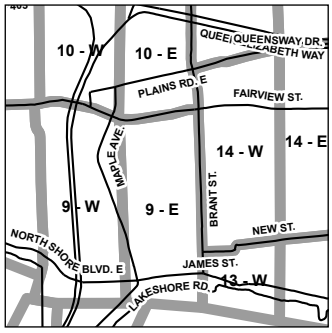
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.9 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

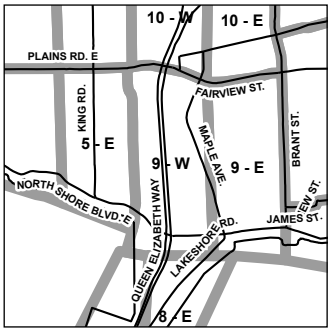
1/26/2026

TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A
MAP NO.9 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

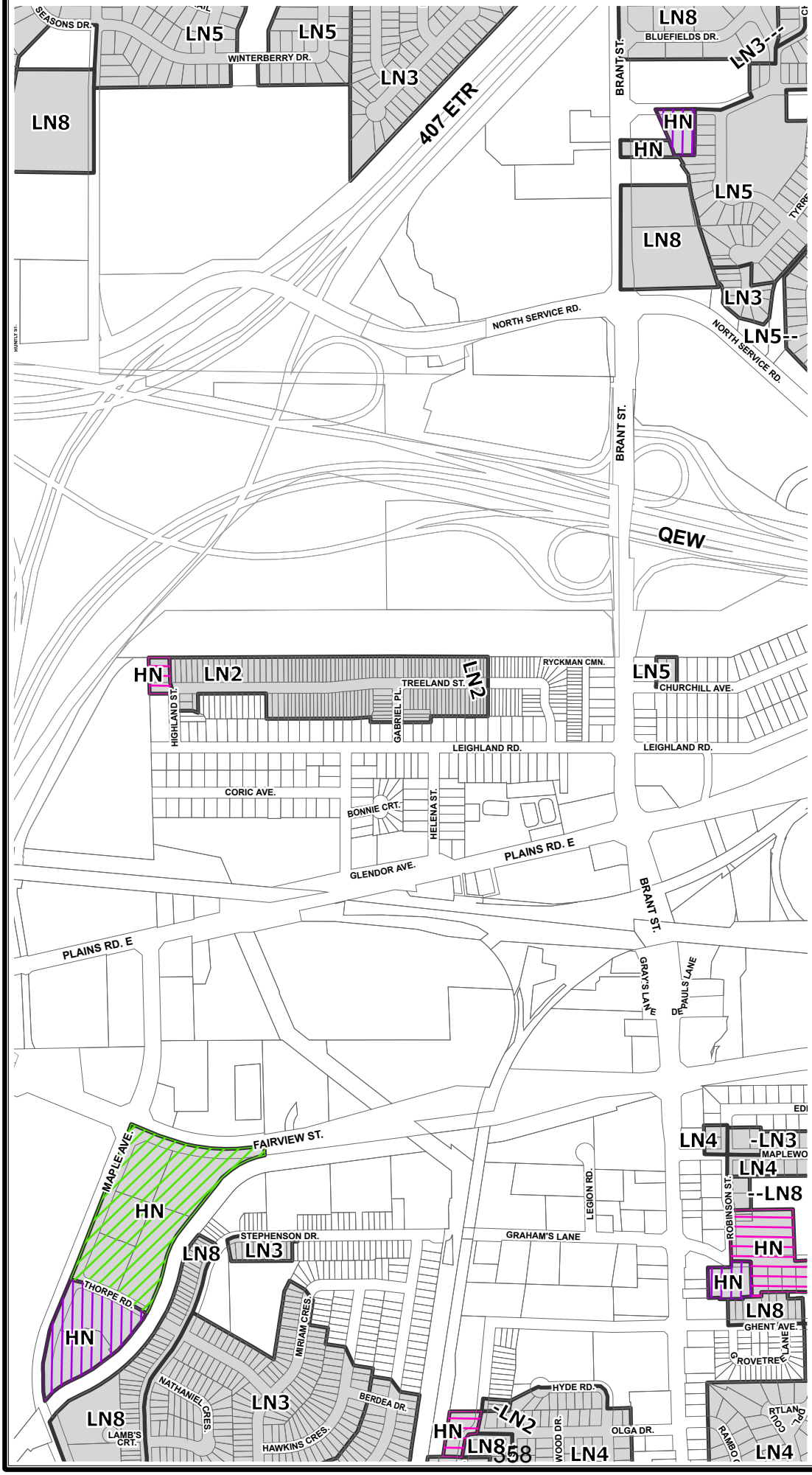
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

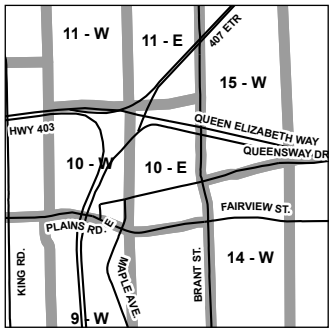
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.10 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

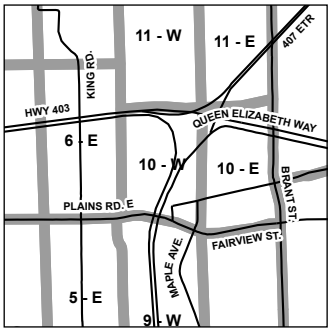
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.10 - W

Map Index



Zones

Residential Zones

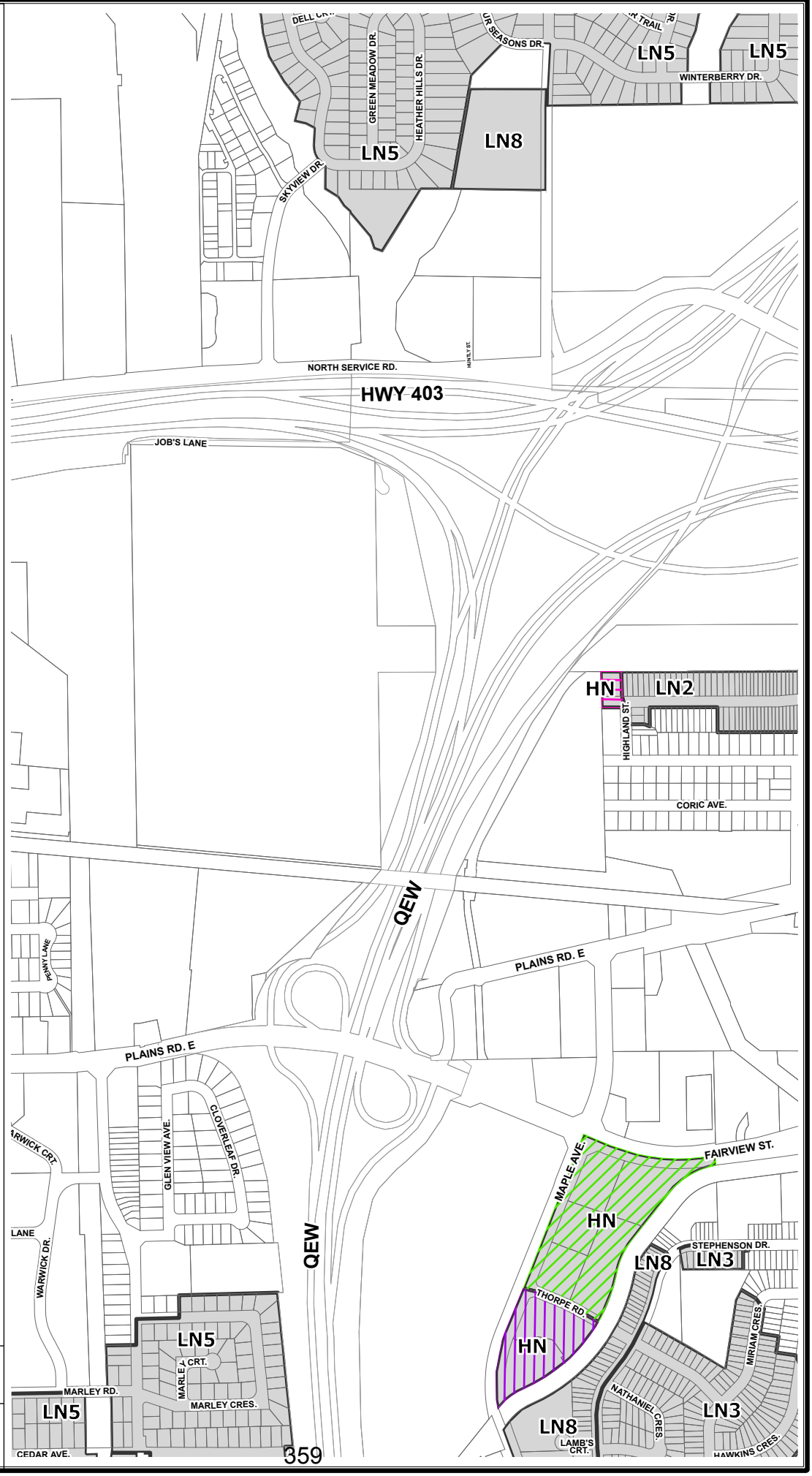
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



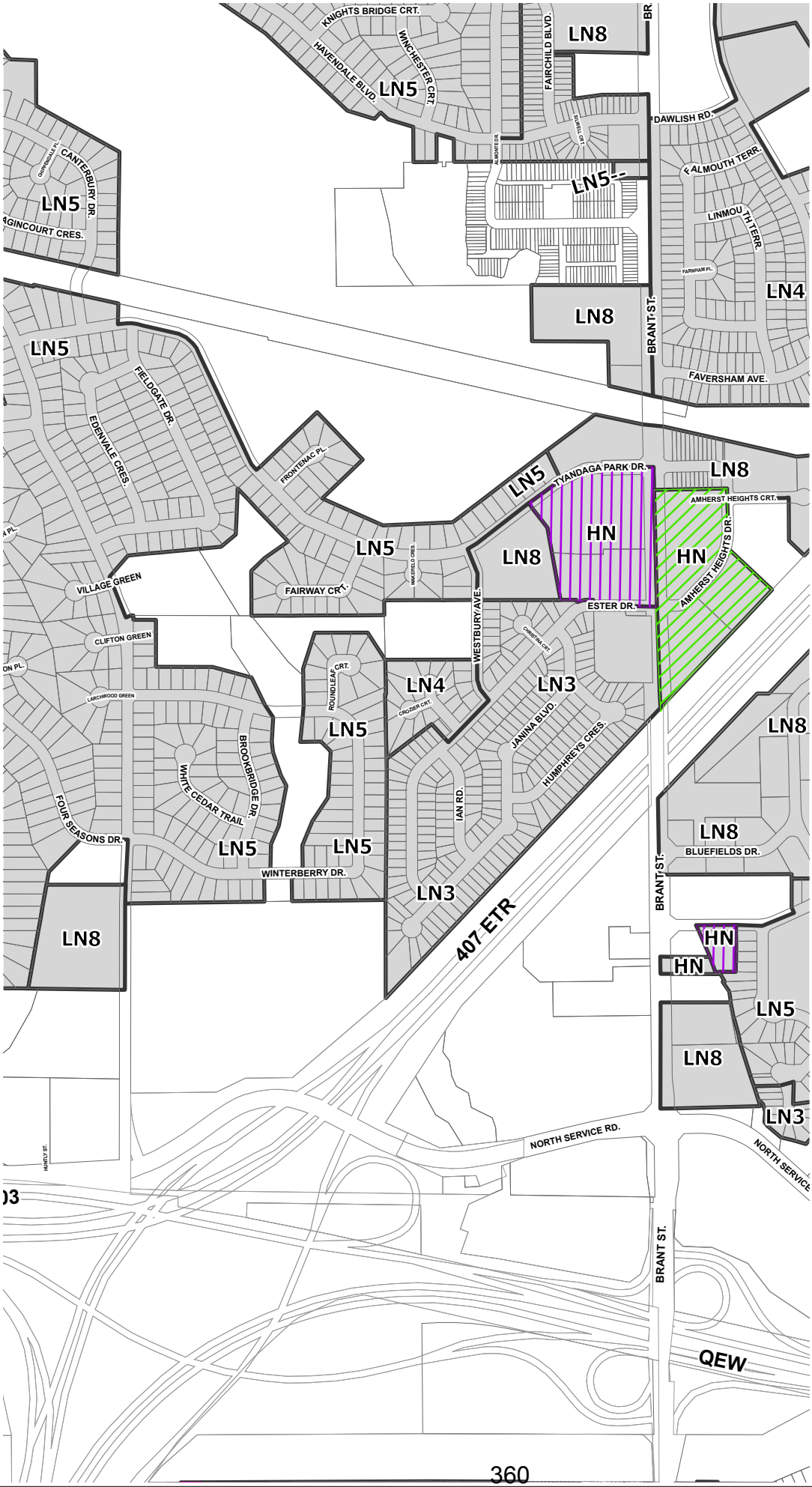
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

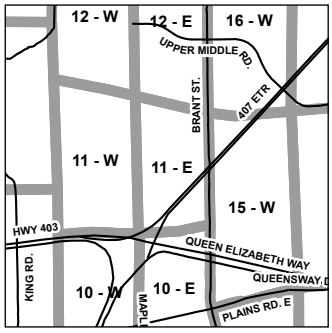
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.11 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

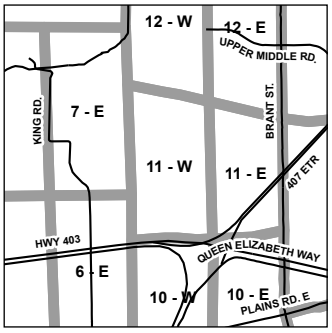
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.11 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



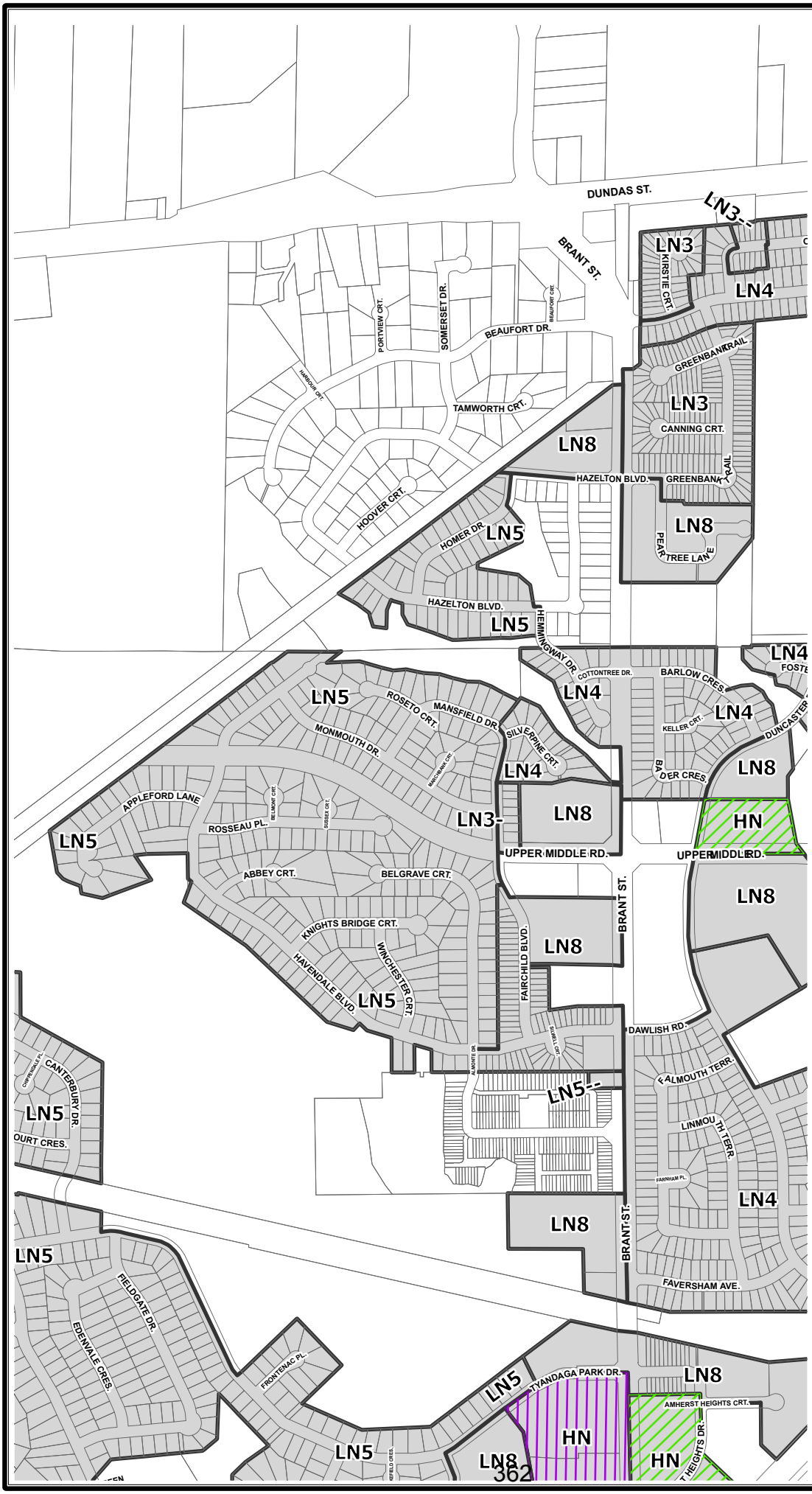
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

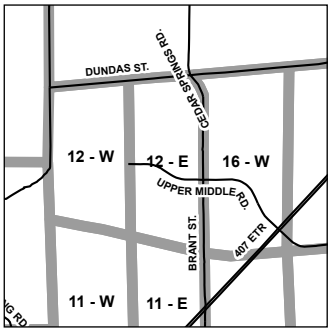
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.12 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

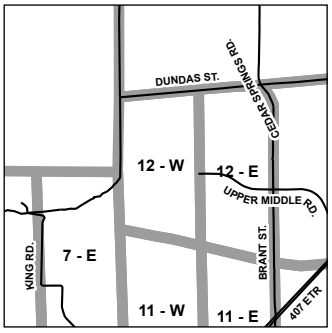
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.12 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



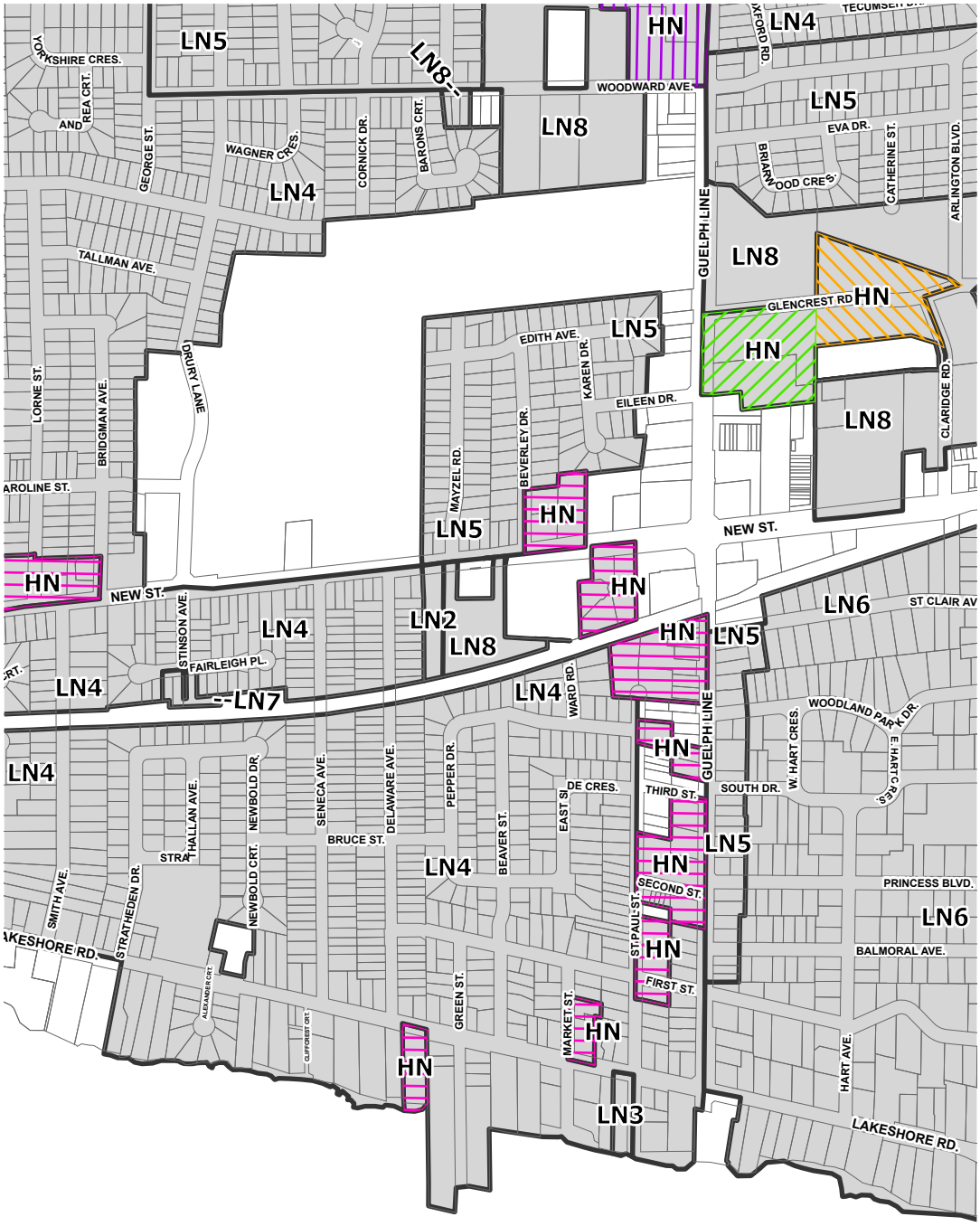
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

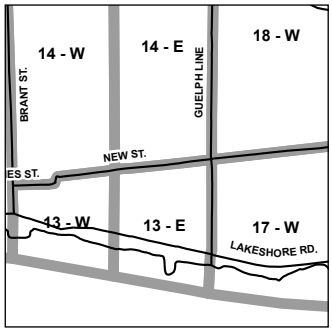
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.13 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

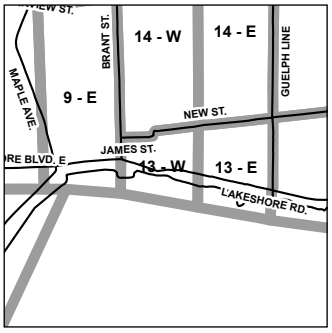
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.13 - W

Map Index



Zones

Residential Zones

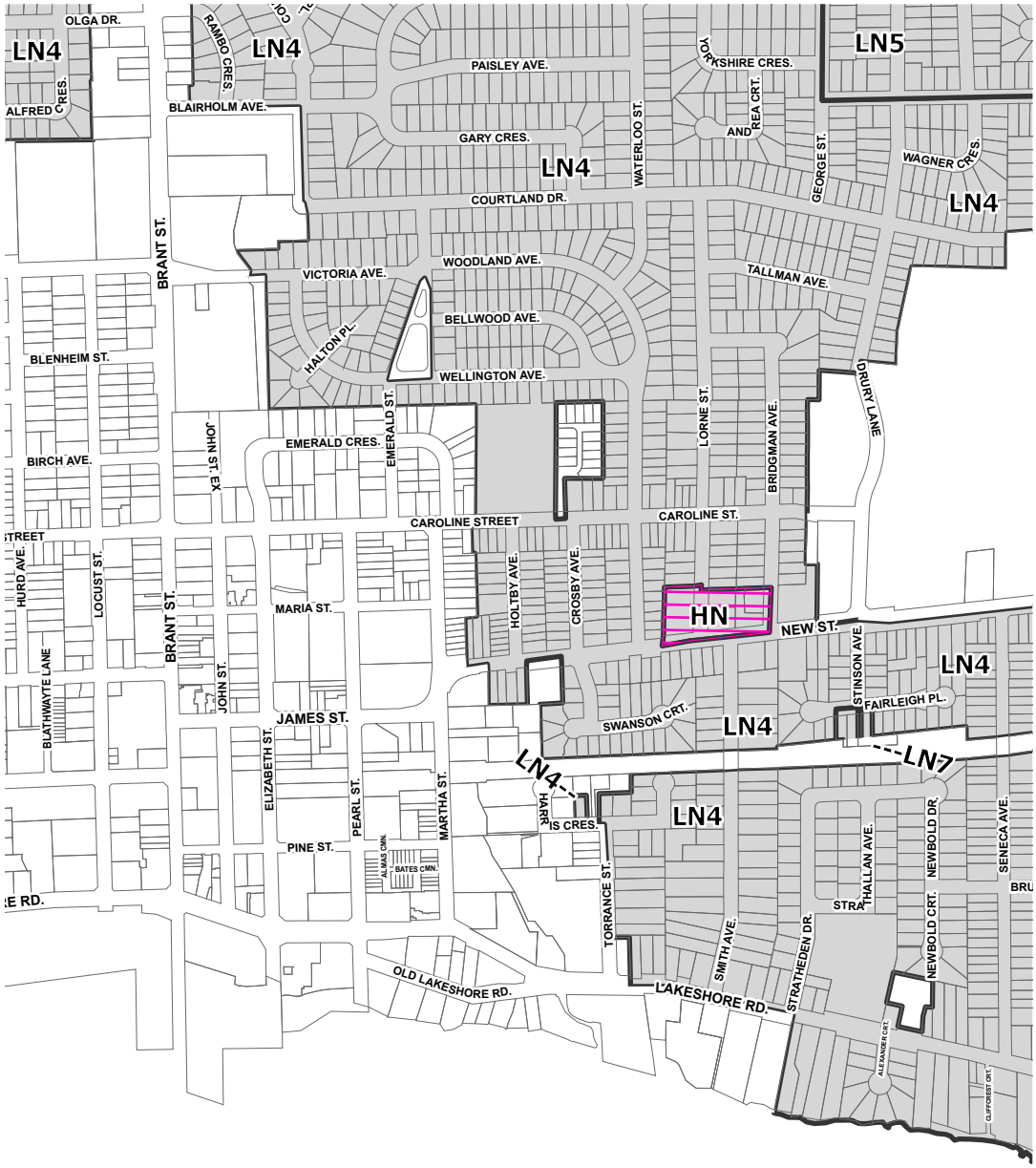
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.14 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 10,000

1/26/2026

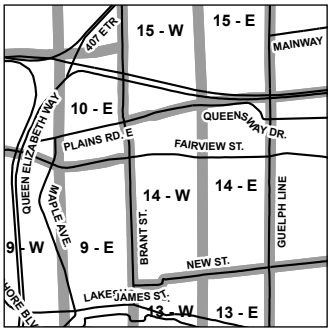
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.14 - W

Map Index



Zones

Residential Zones

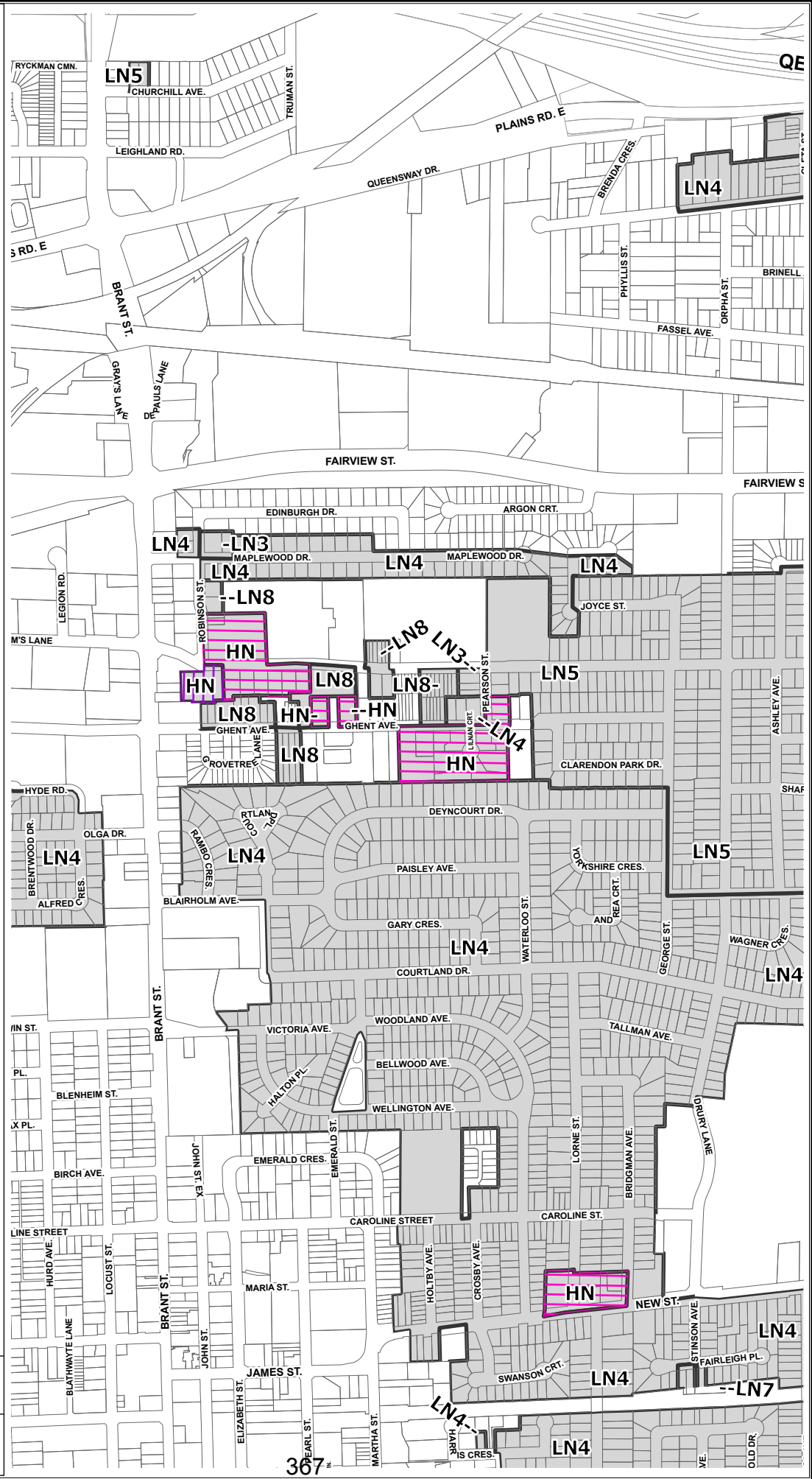
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



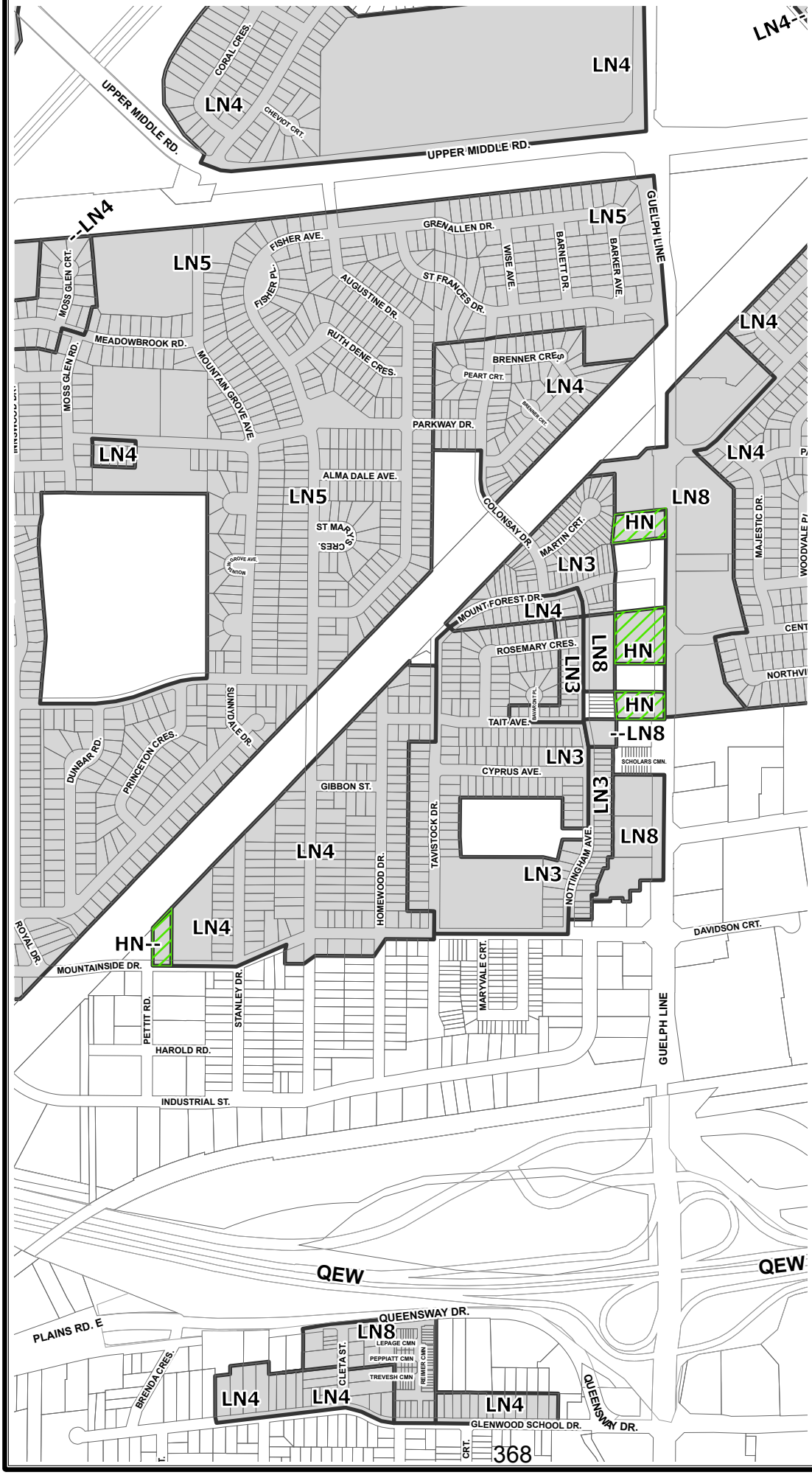
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/27/2026

TERANET

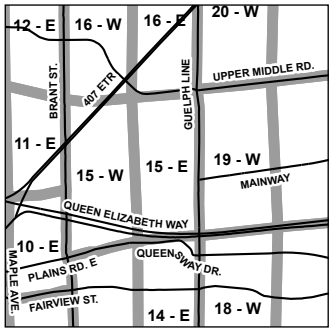
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.15 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

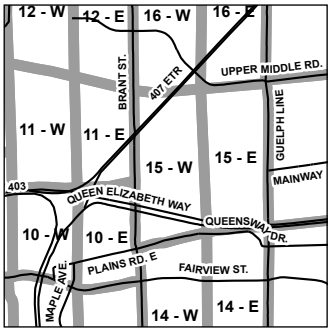
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.15 - W

Map Index



Zones

Residential Zones

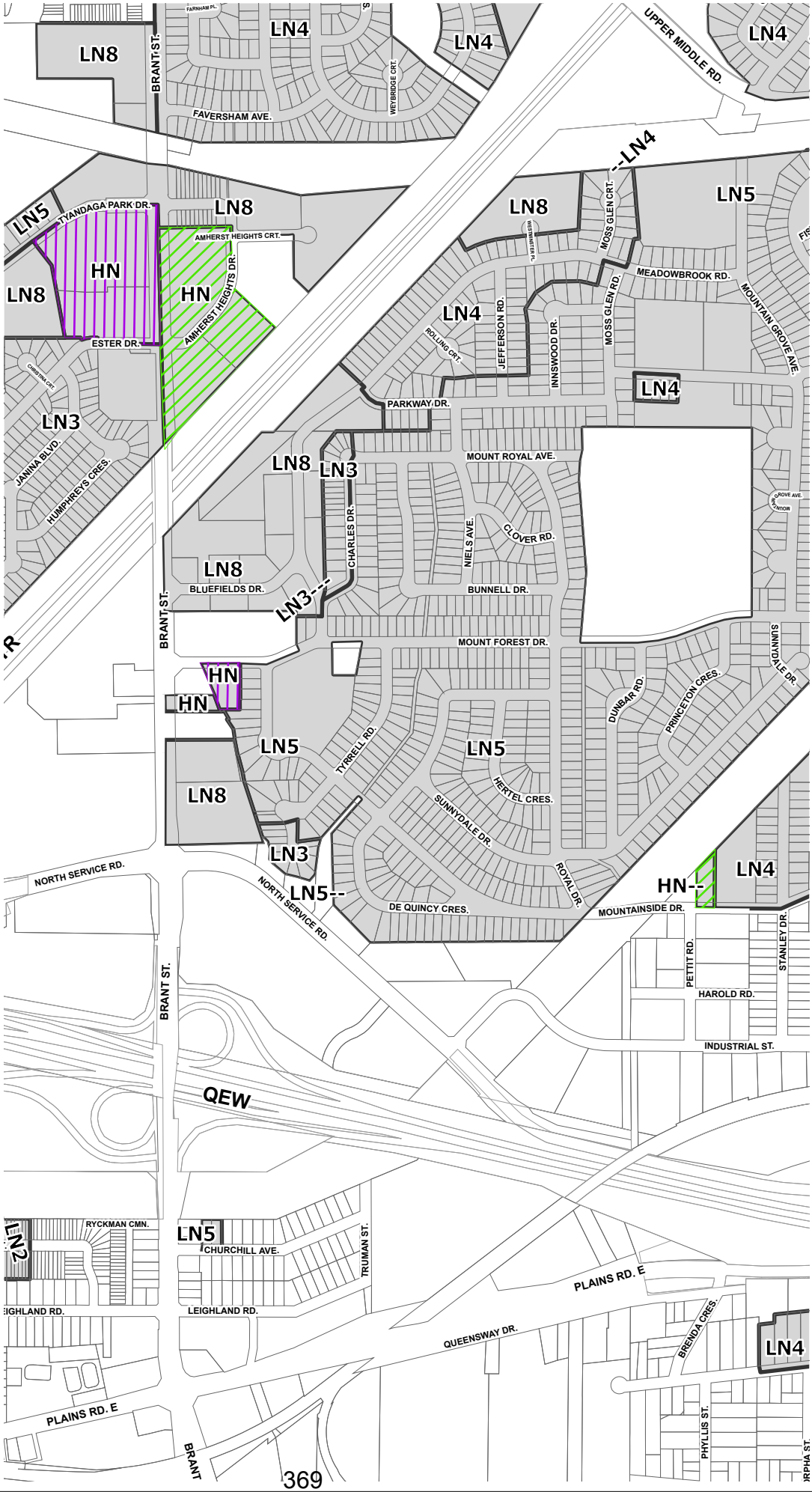
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



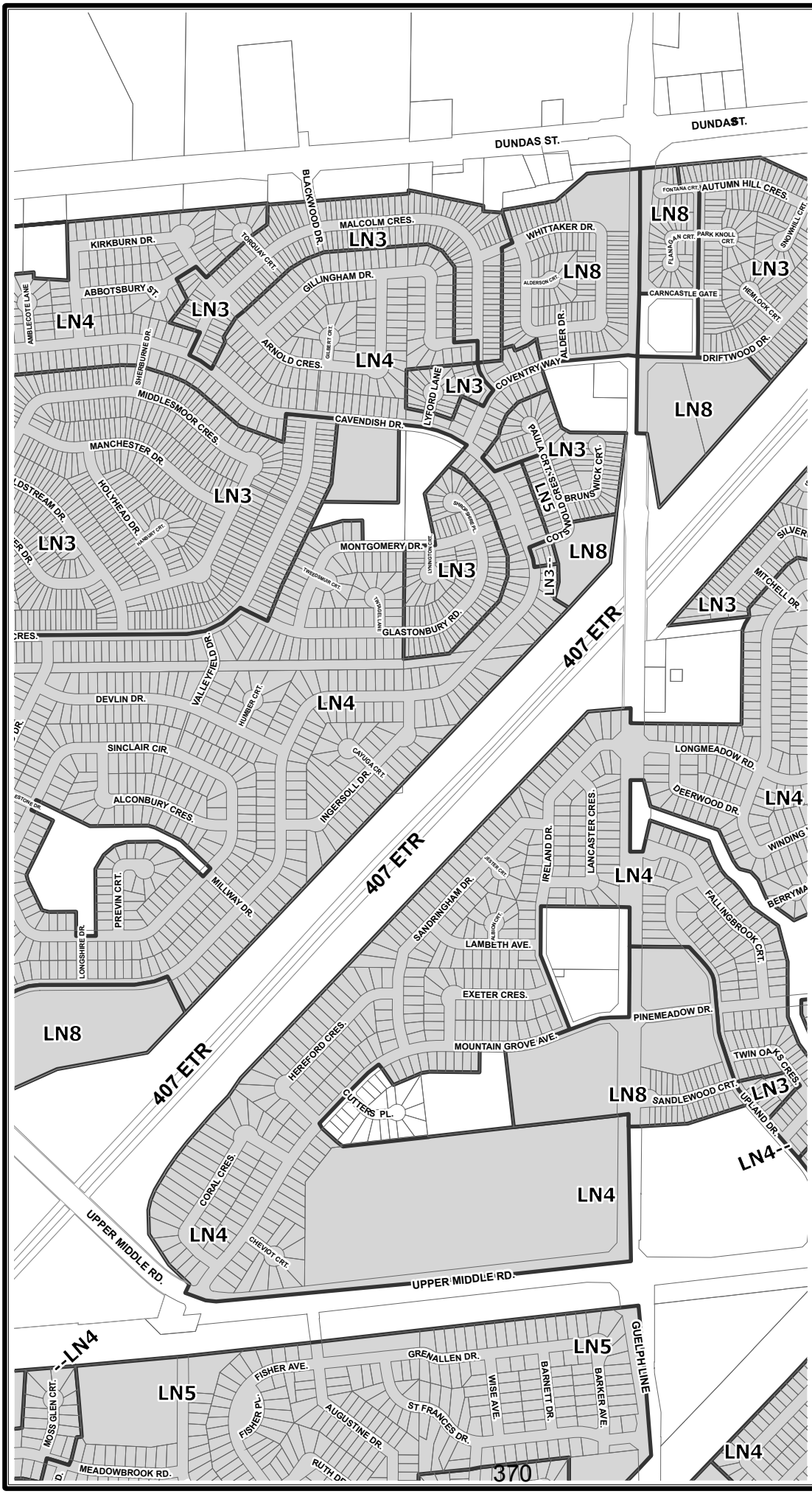
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

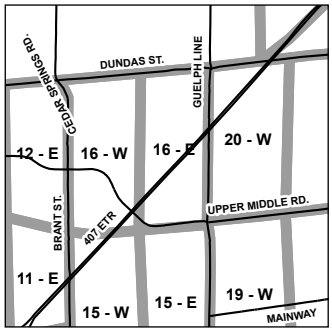
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.16 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

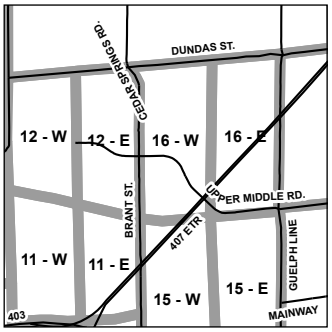
1/26/2026

TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A
MAP NO.16 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

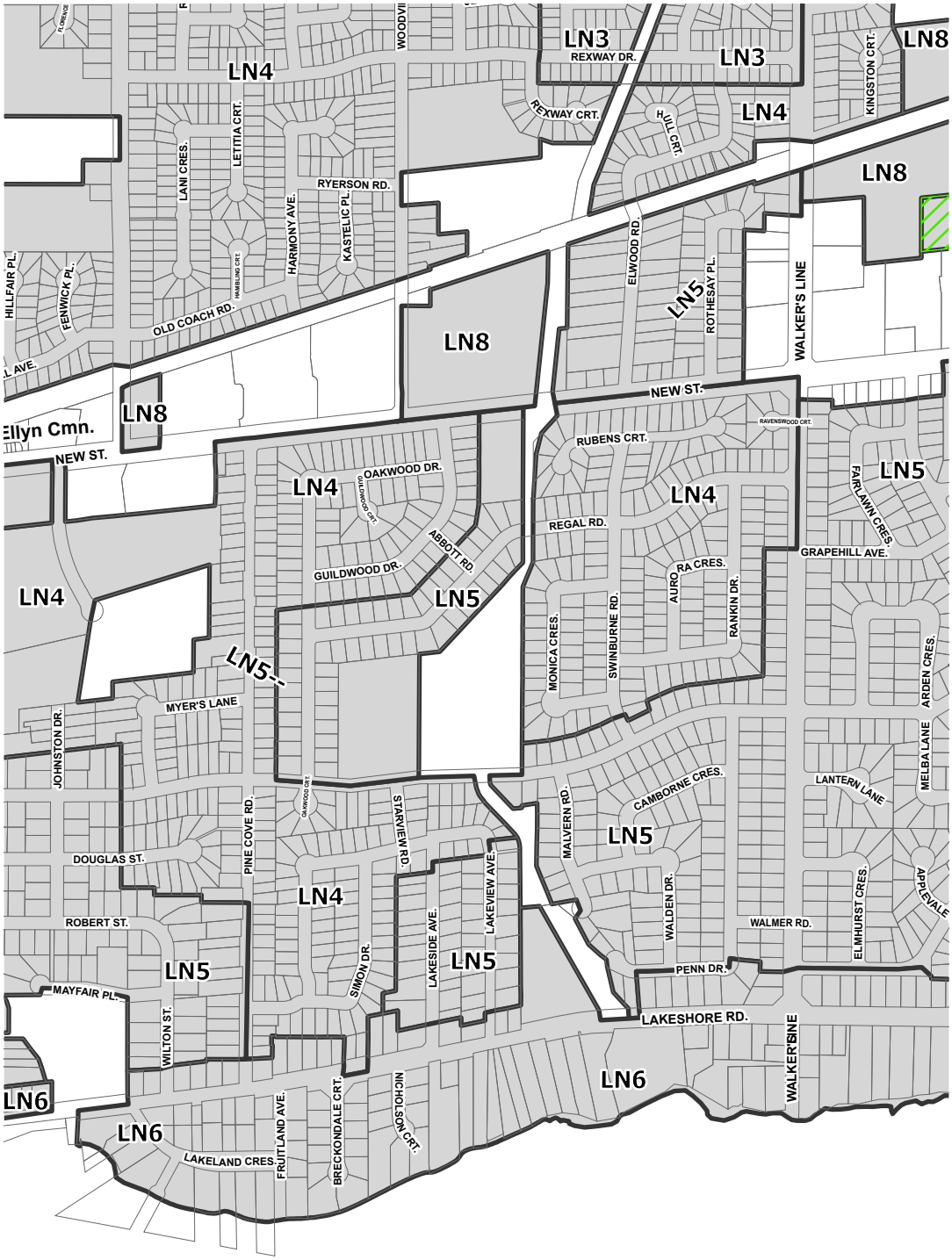
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

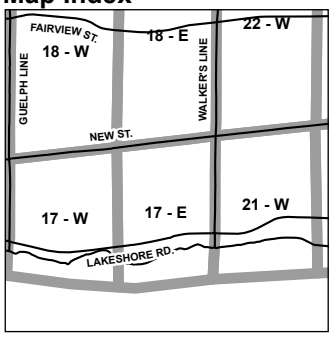
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.17 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

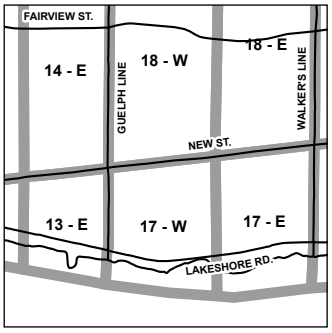
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.17 - W

Map Index



Zones

Residential Zones

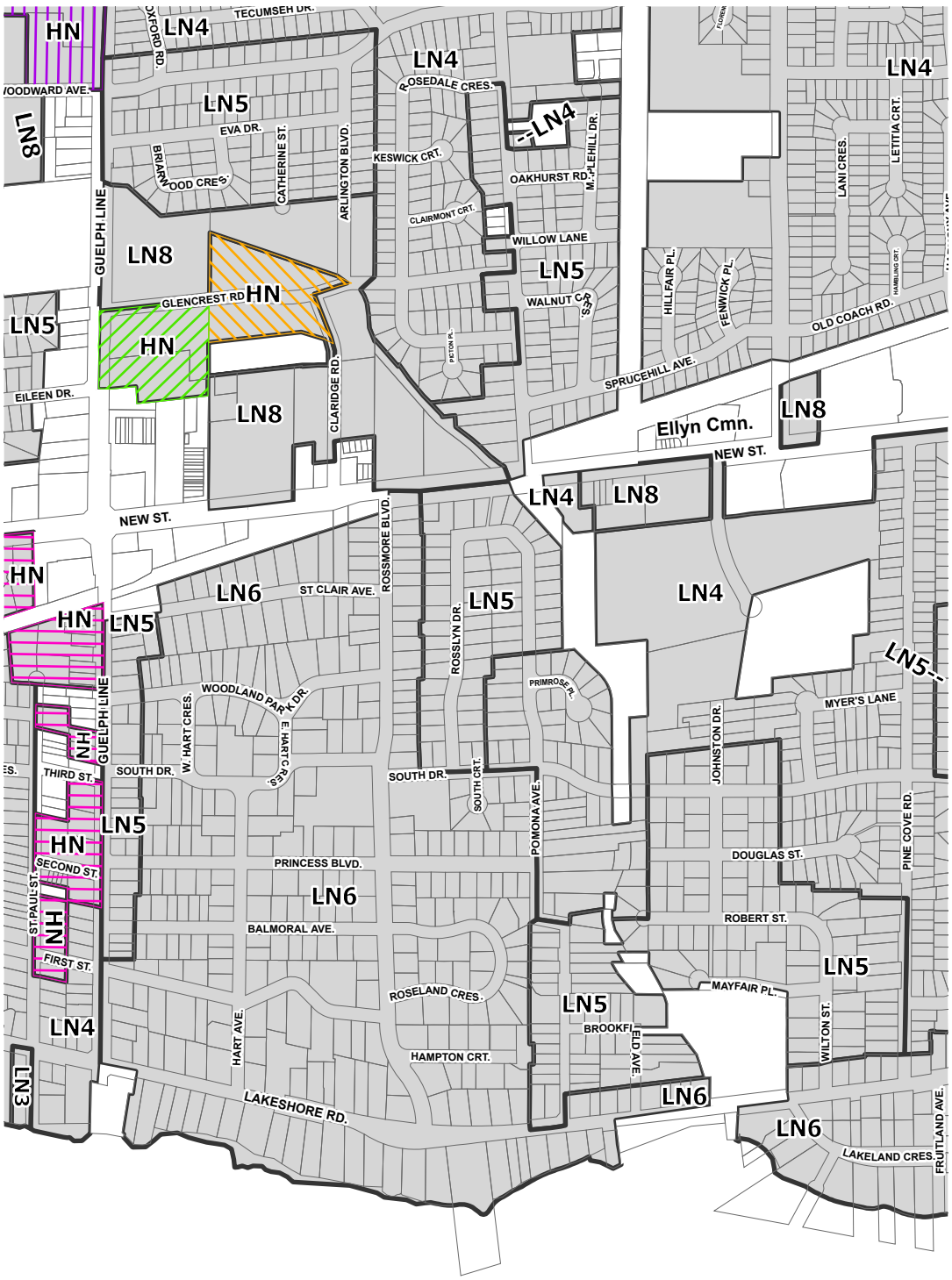
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



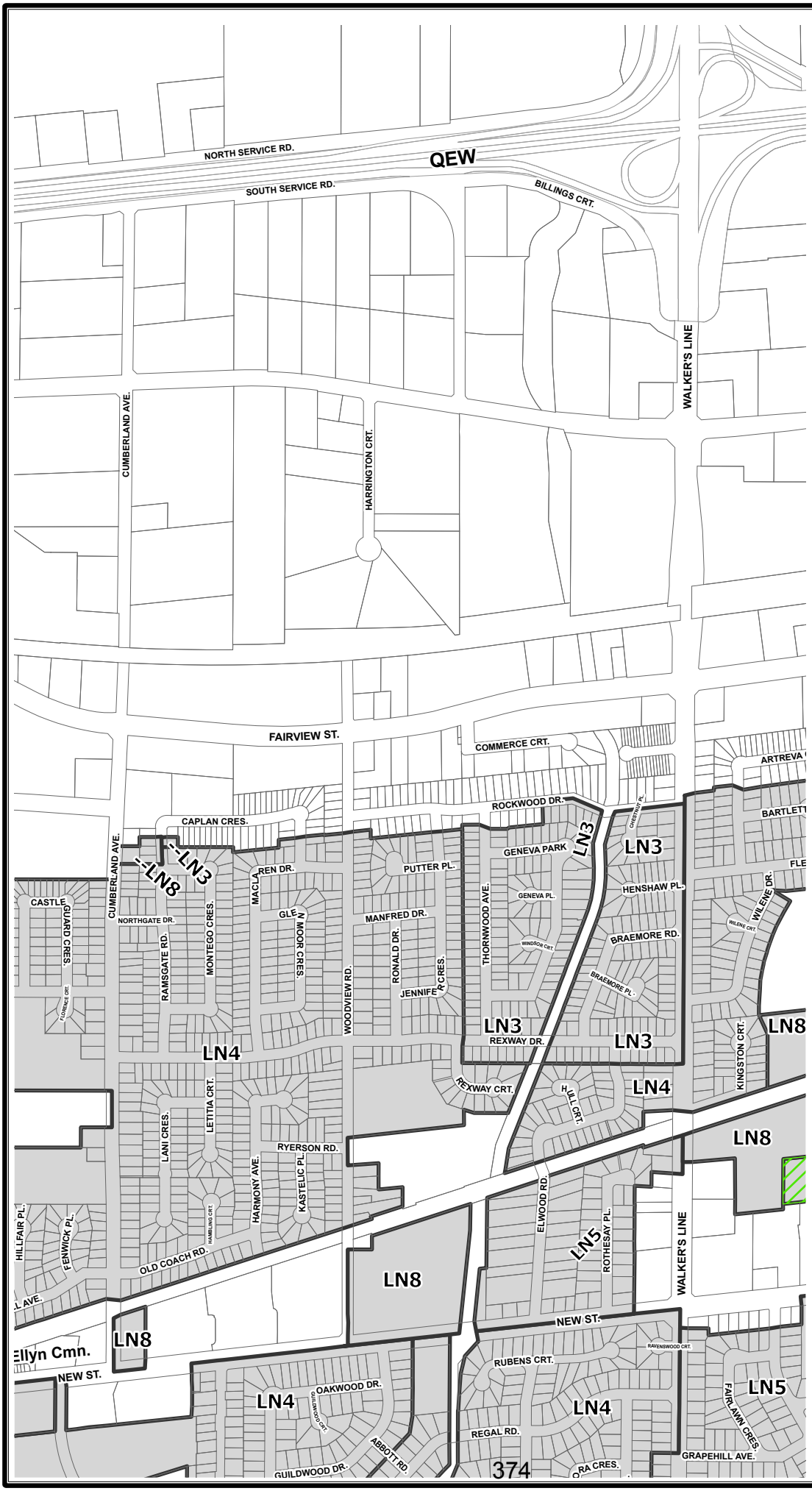
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/27/2026

TERANET

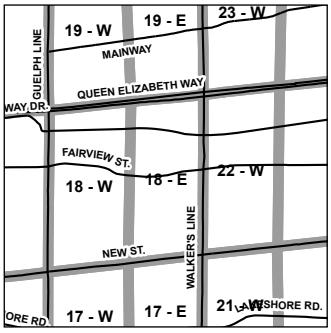
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.18 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A
MAP NO.18 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/27/2026

TERANET

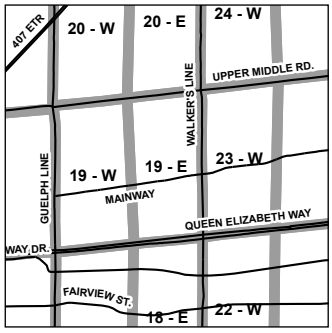
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.19 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

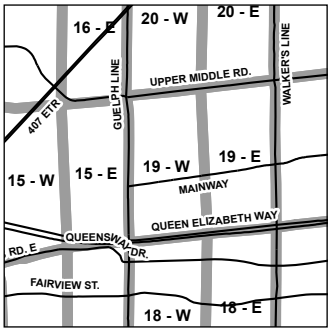
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.19 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



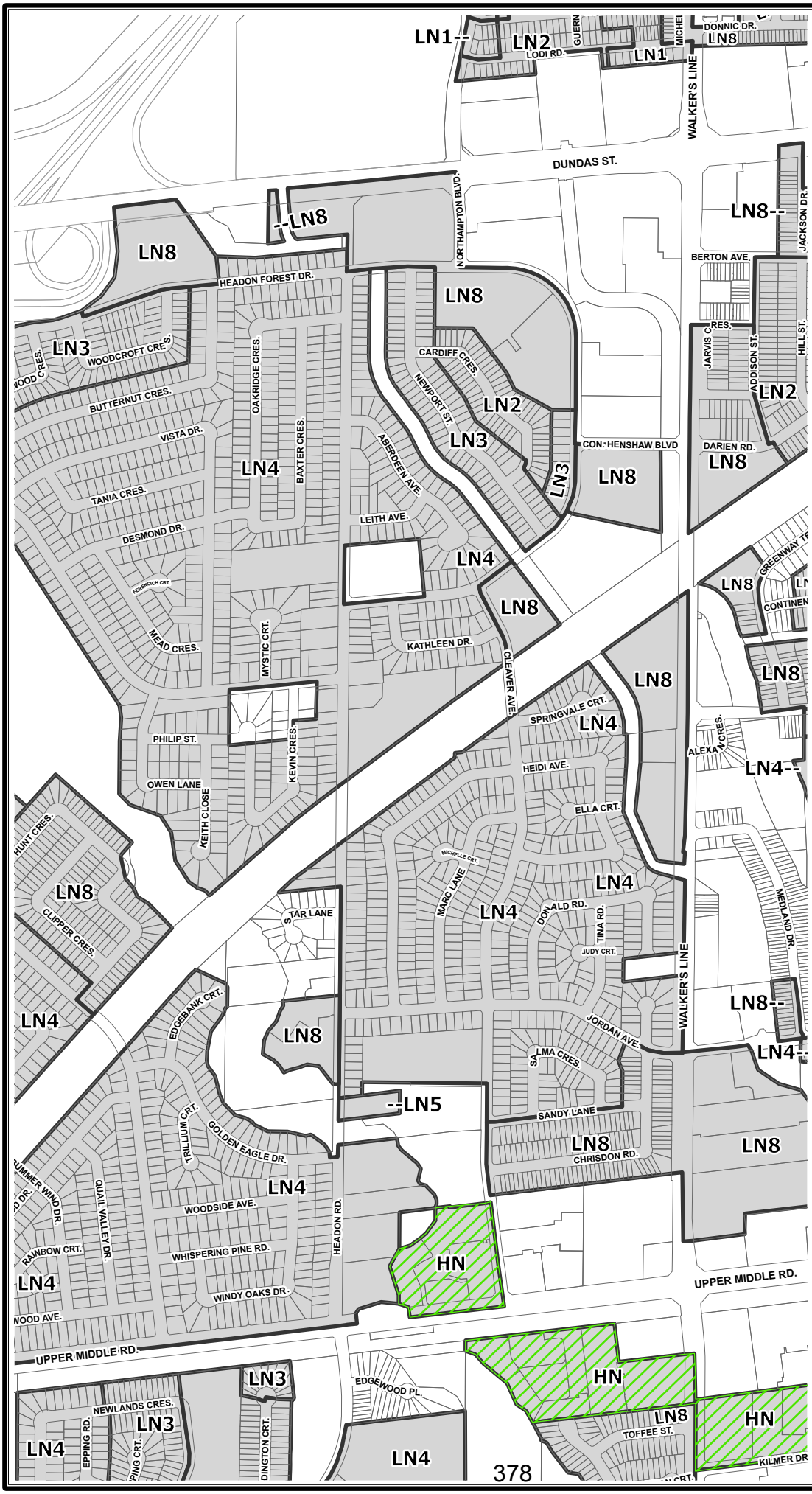
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

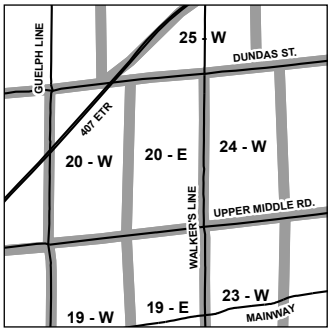
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.20 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

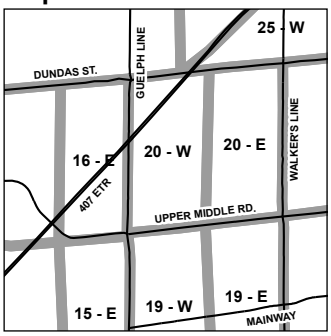
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.20 - W

Map Index



Zones

Residential Zones

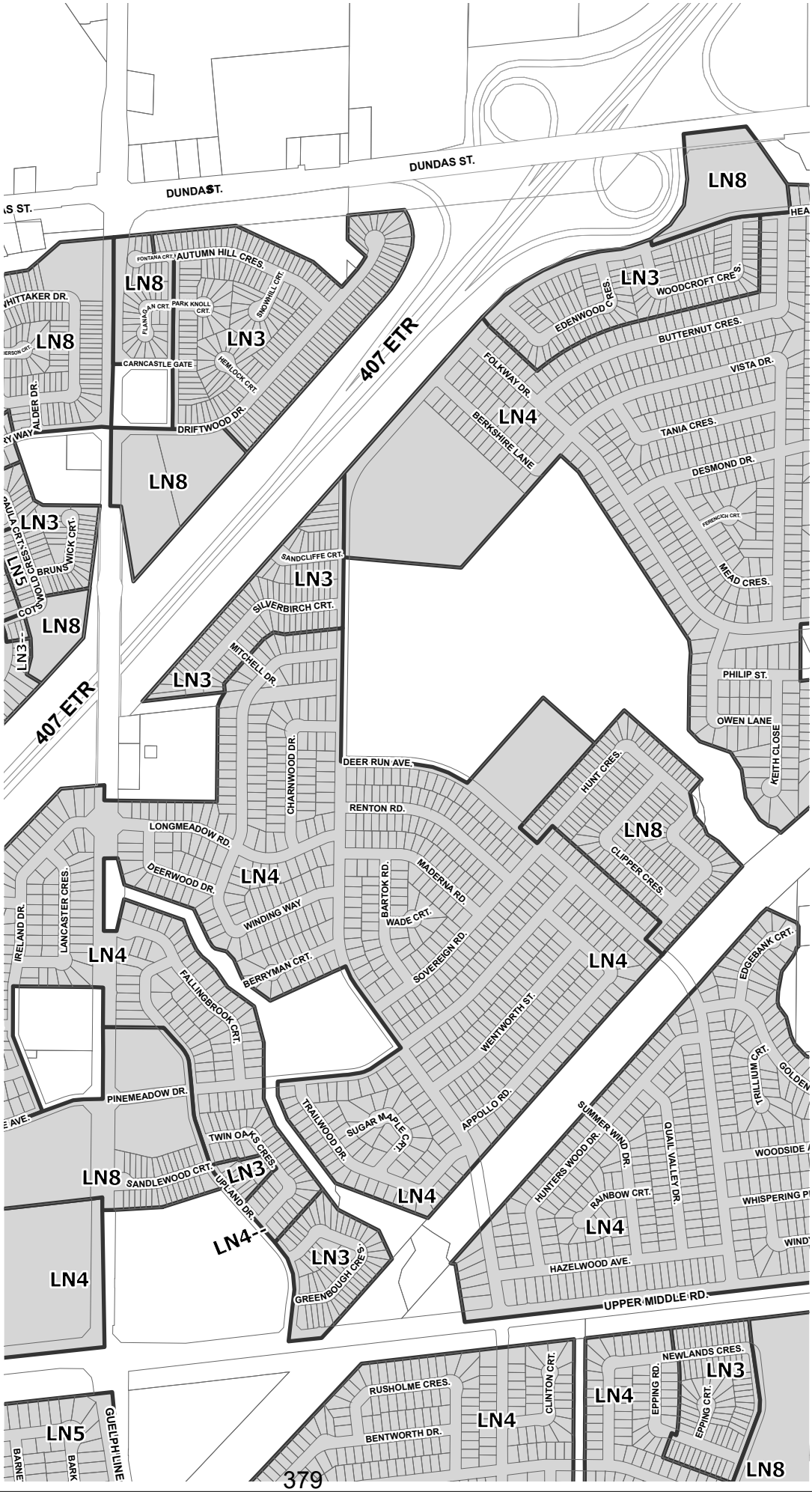
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



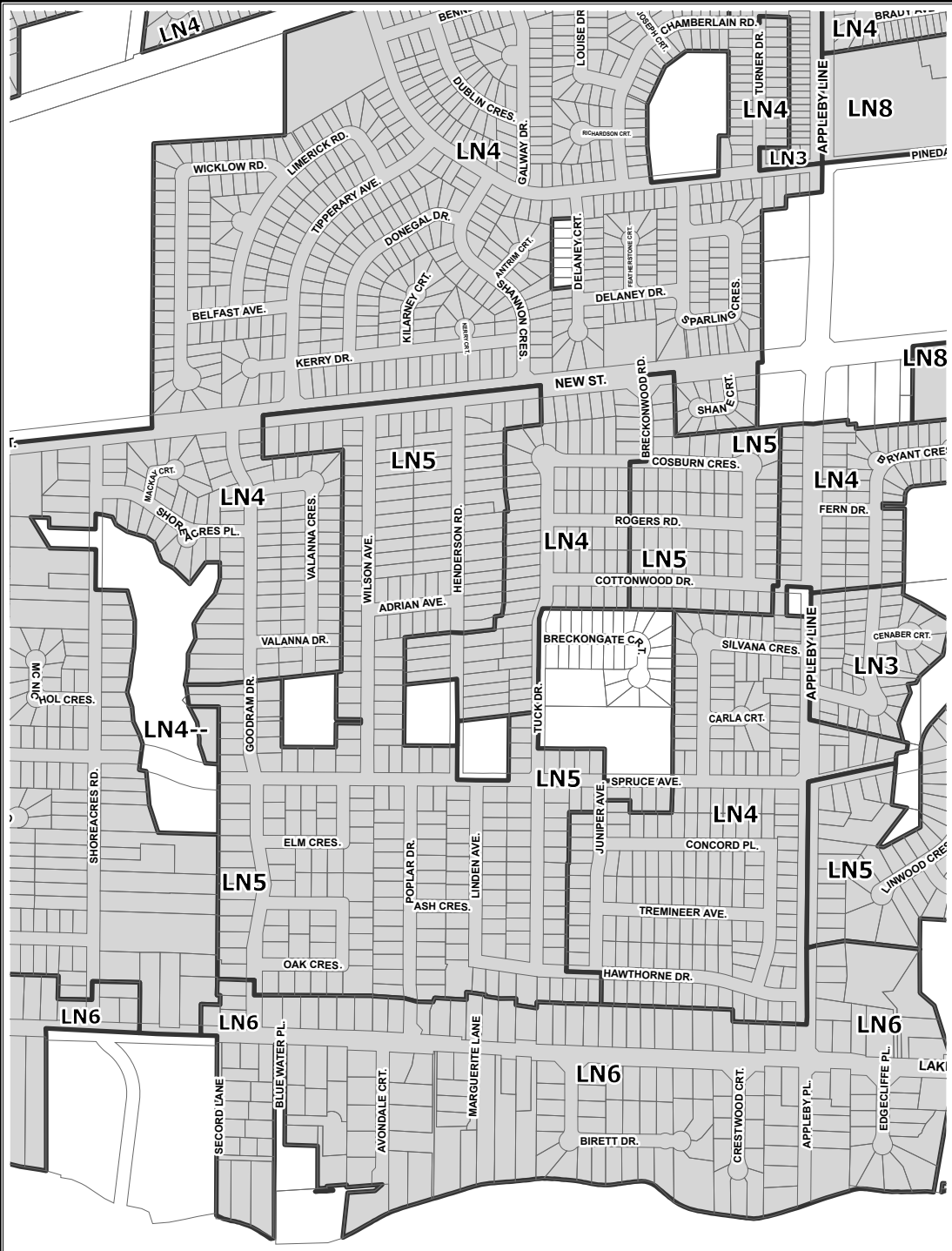
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

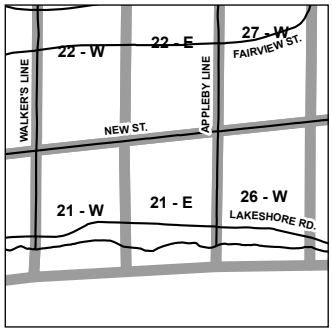
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.21 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

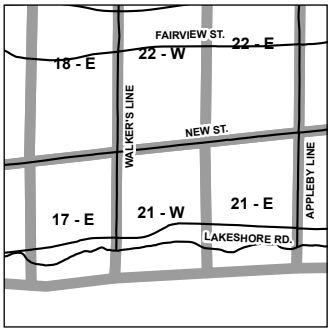
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.21 - W

Map Index



Zones

Residential Zones

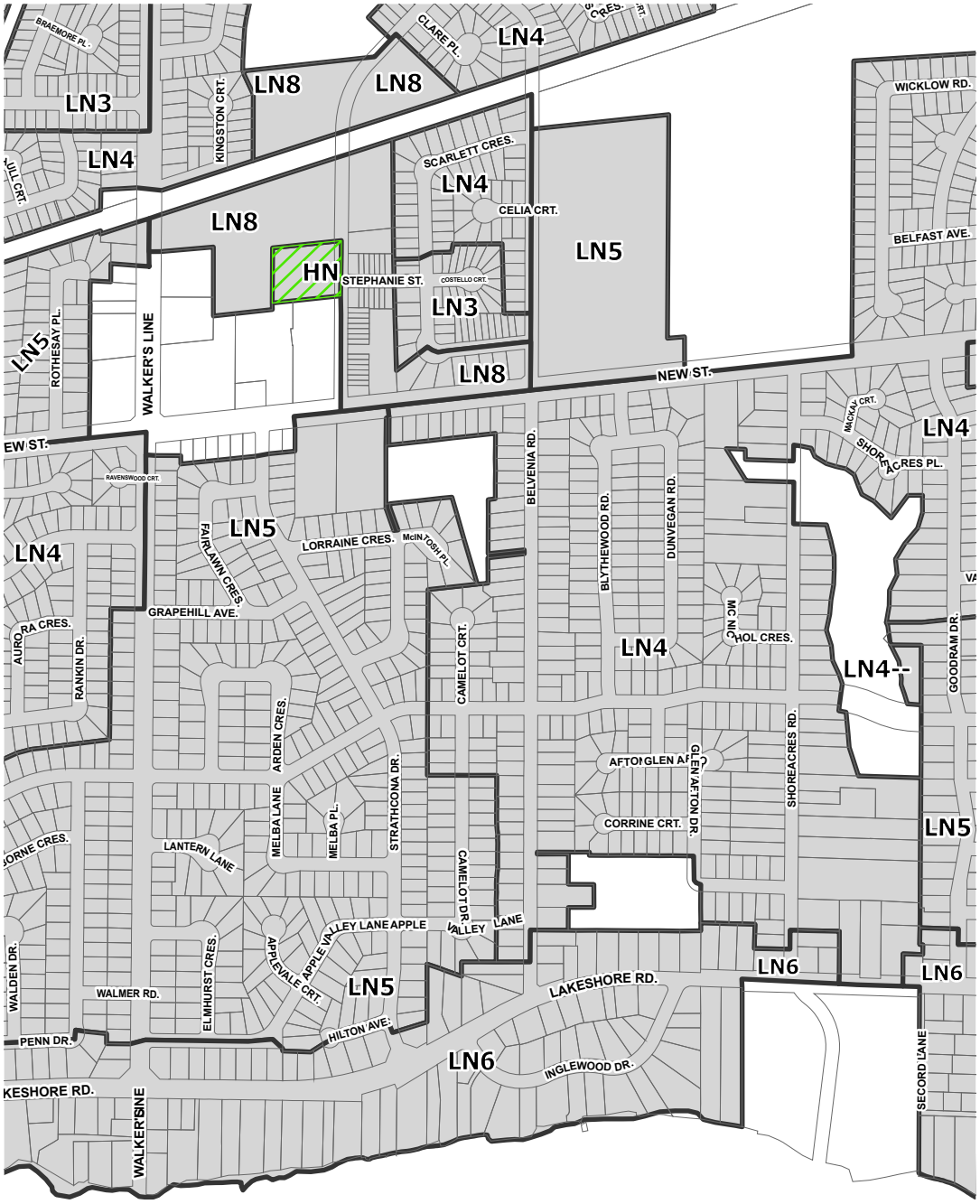
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



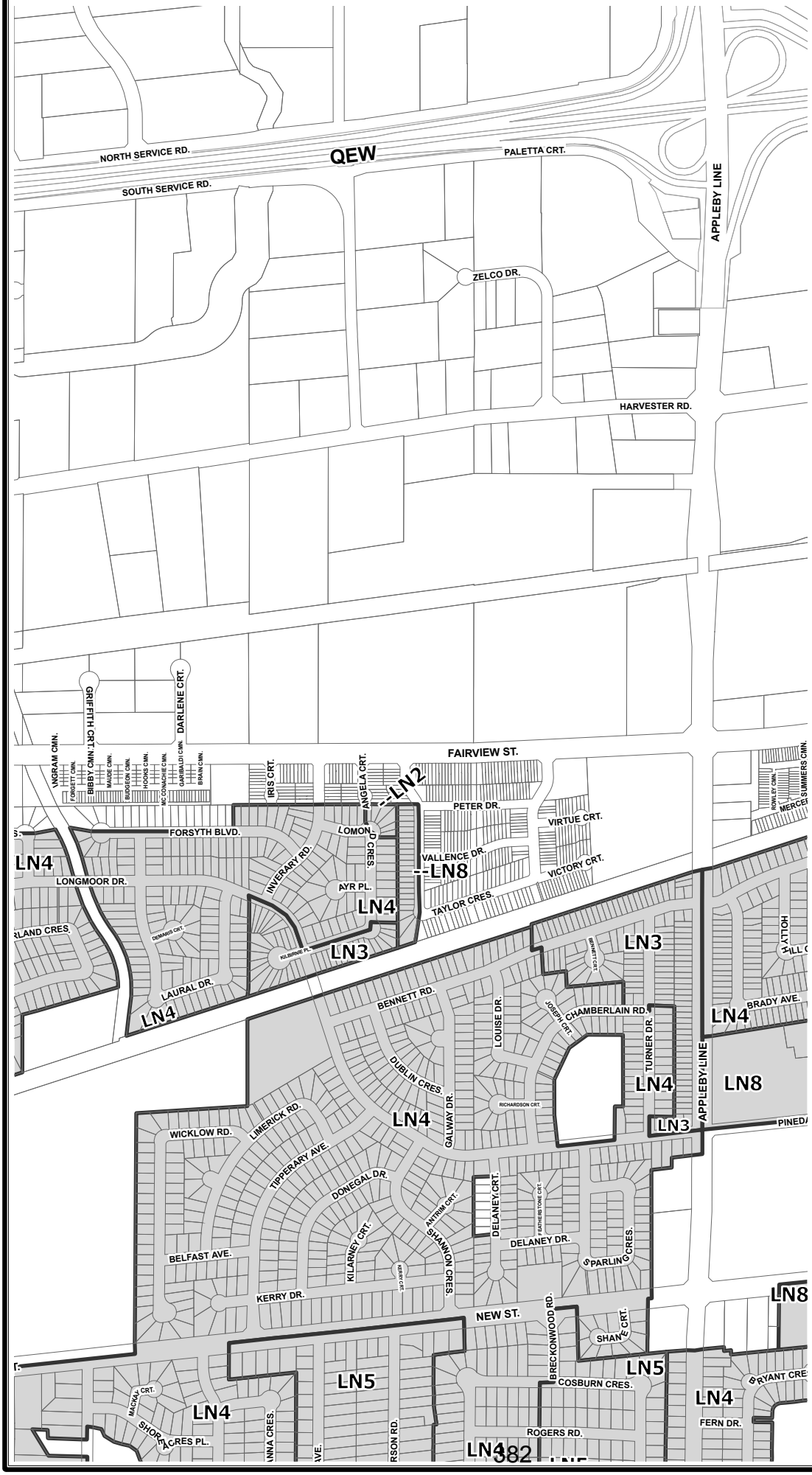
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

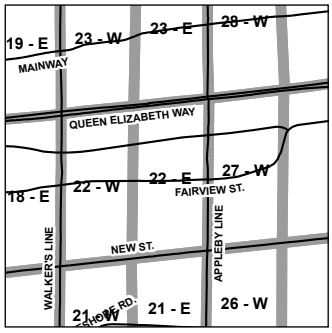
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.22 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

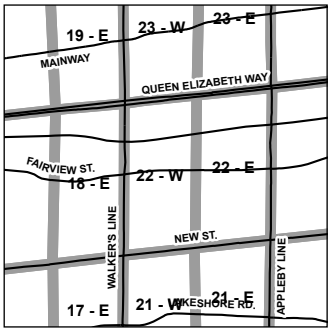
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.22 - W

Map Index



Zones

Residential Zones

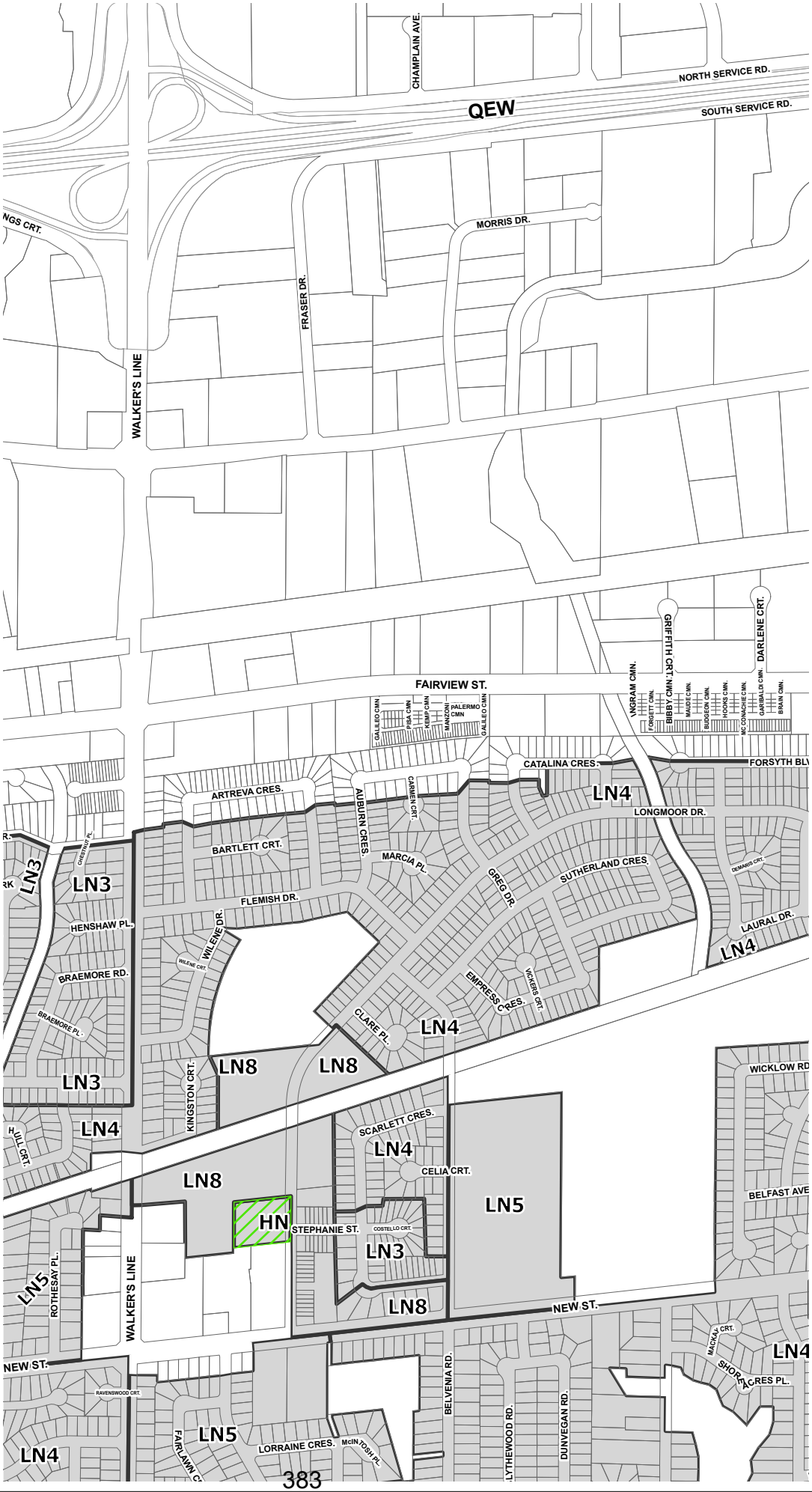
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.23 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

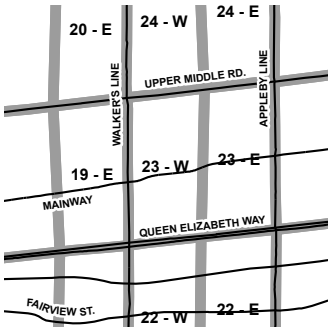
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.23 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.24 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

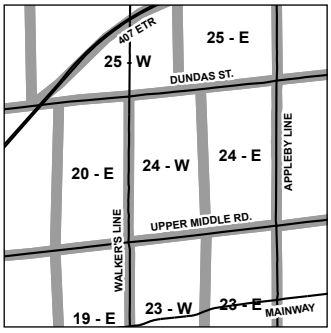
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.24 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

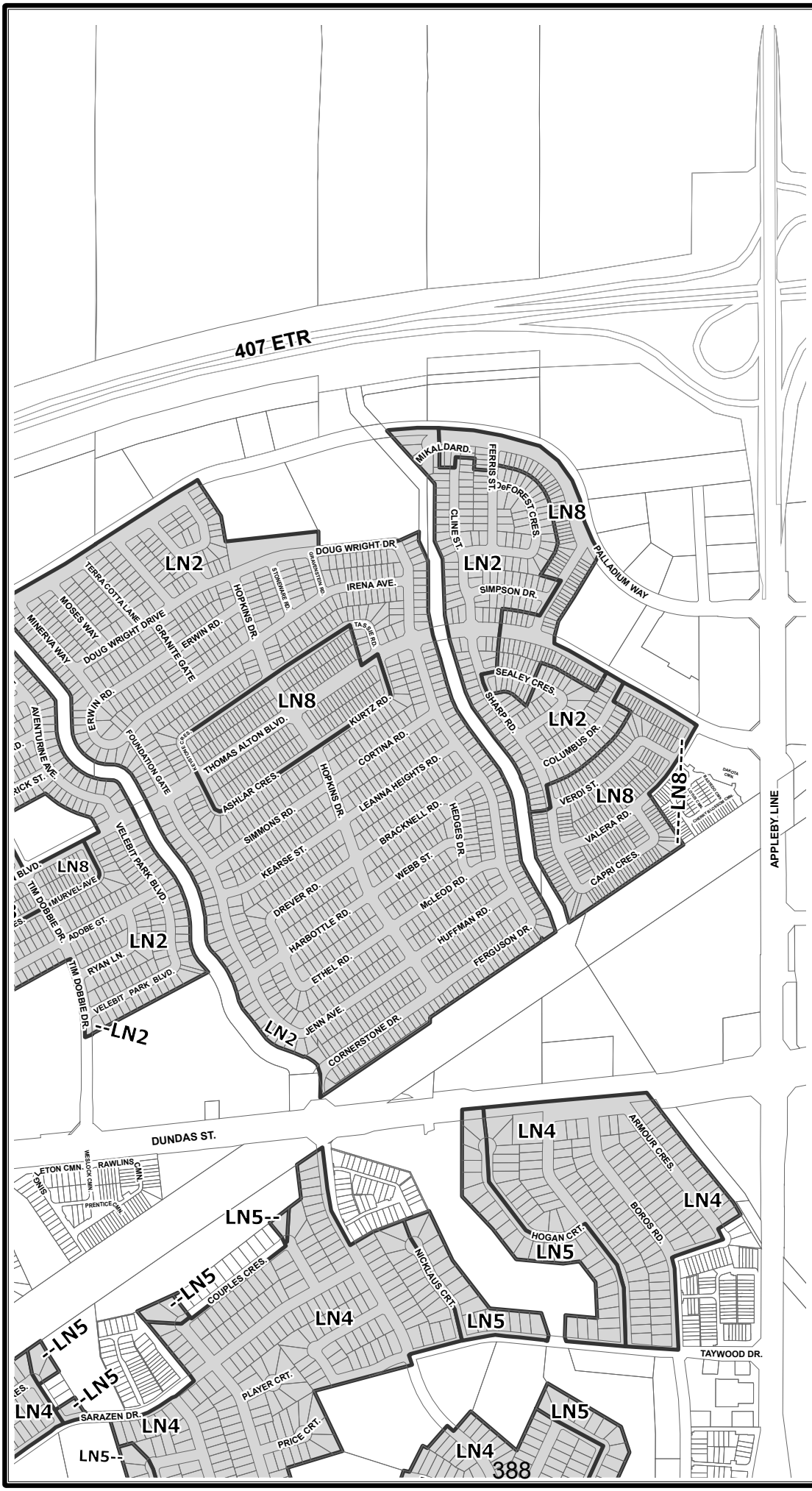
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

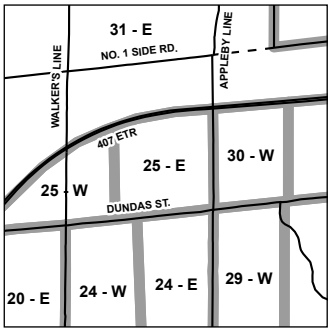
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.25 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

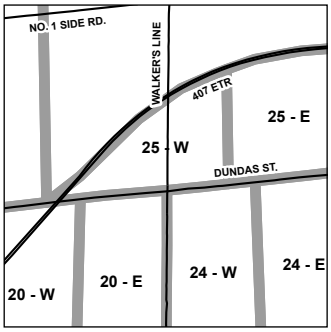
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.25 - W

Map Index



Zones

Residential Zones

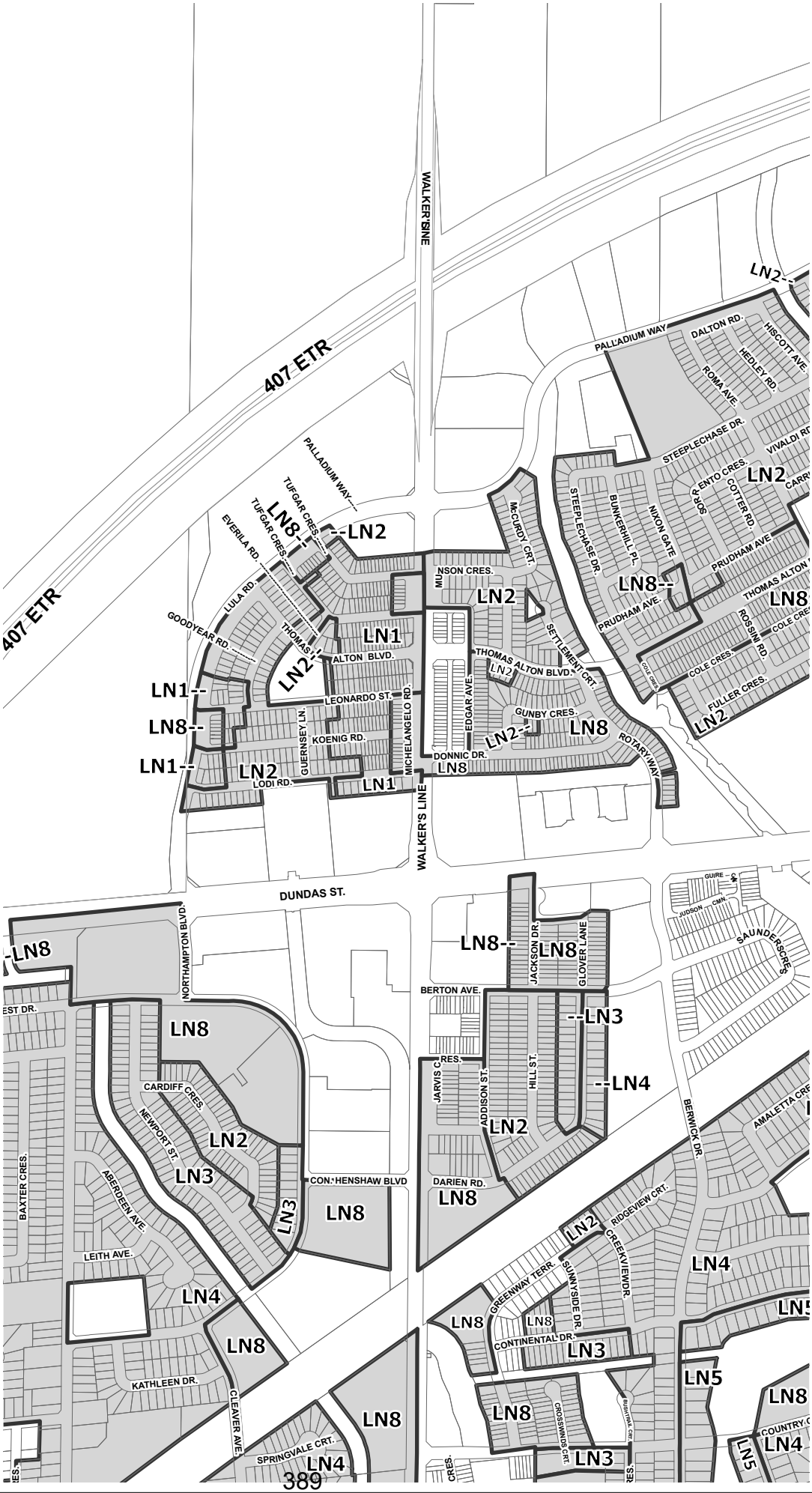
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



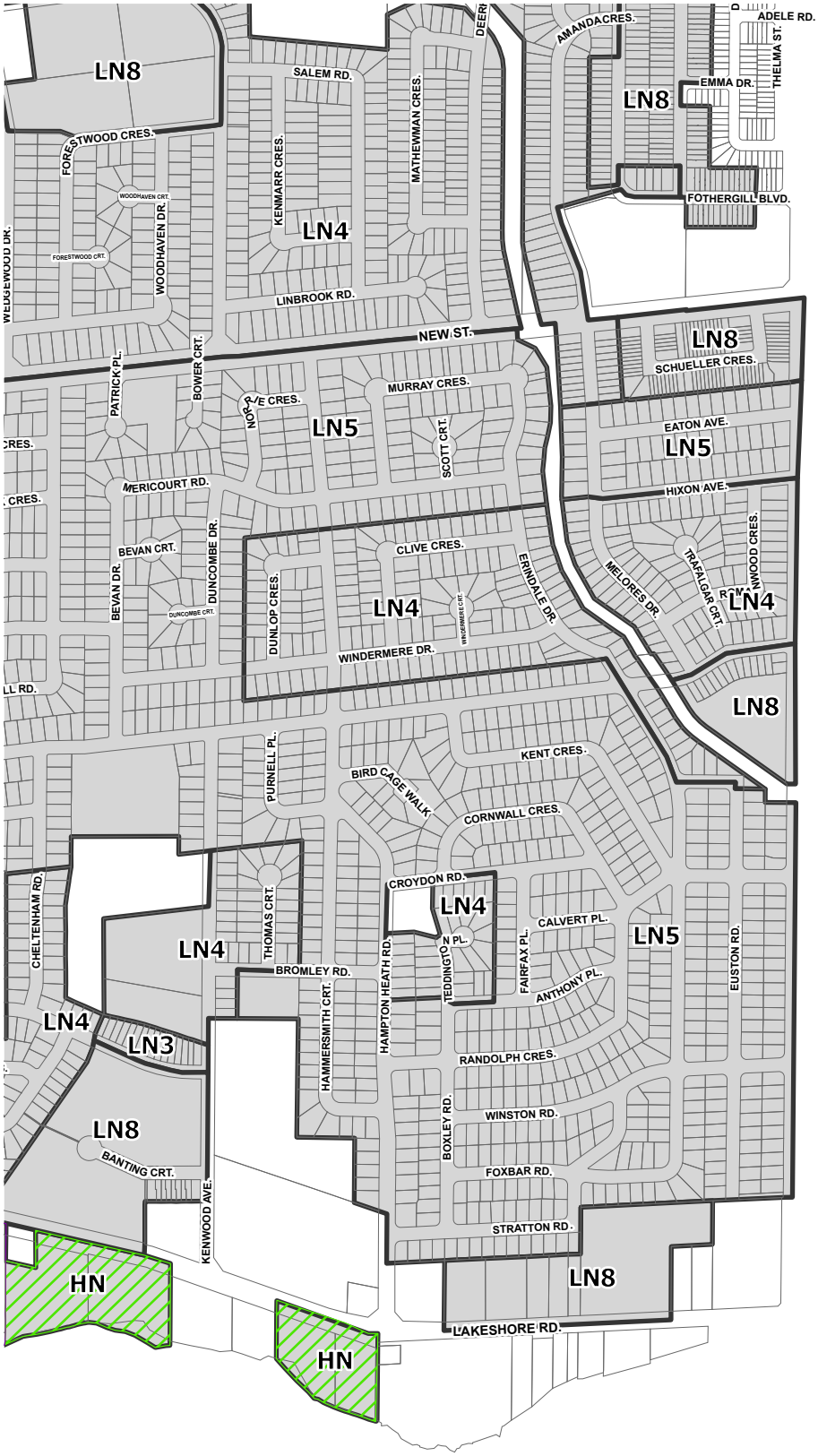
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

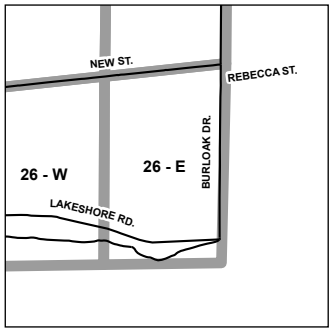
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.26 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

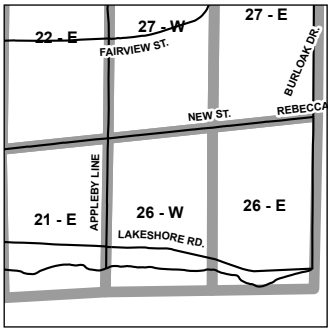
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.26 - W

Map Index



Zones

Residential Zones

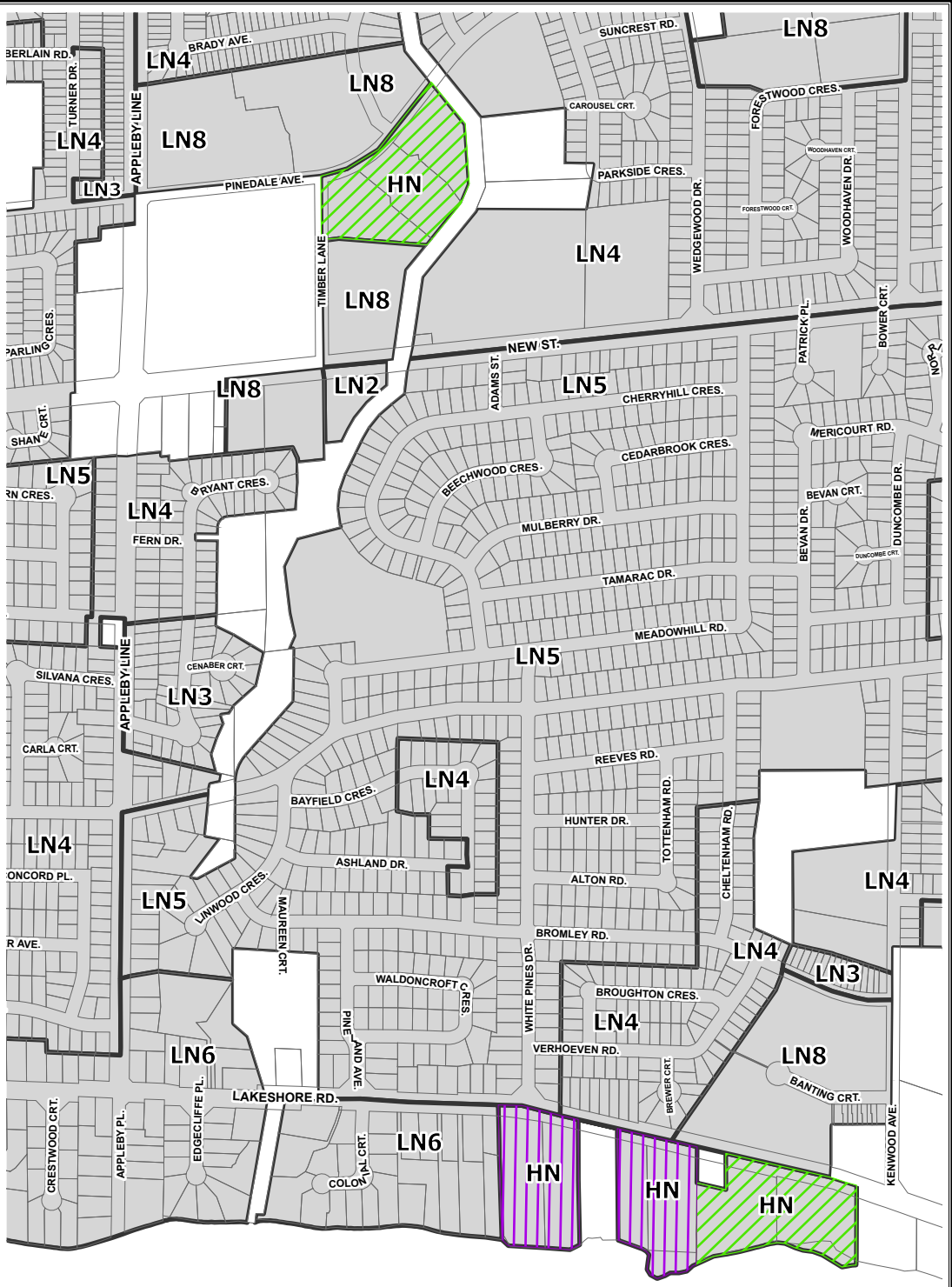
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



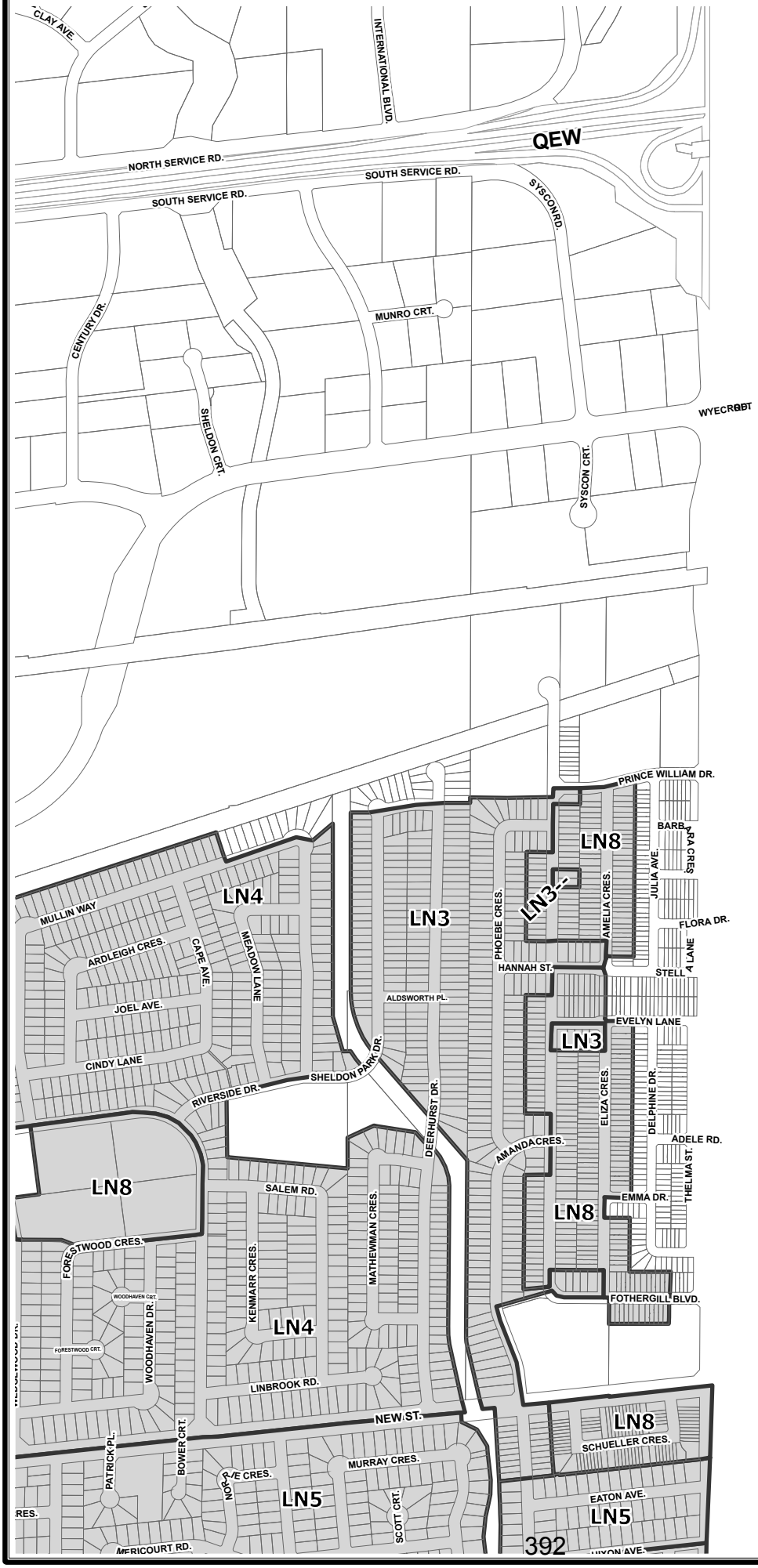
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

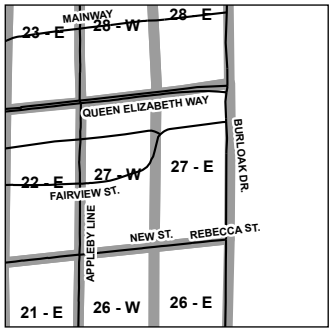
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.27 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.27 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.28 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

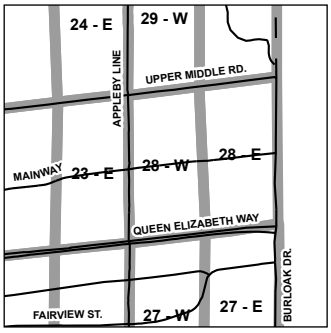
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.28 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

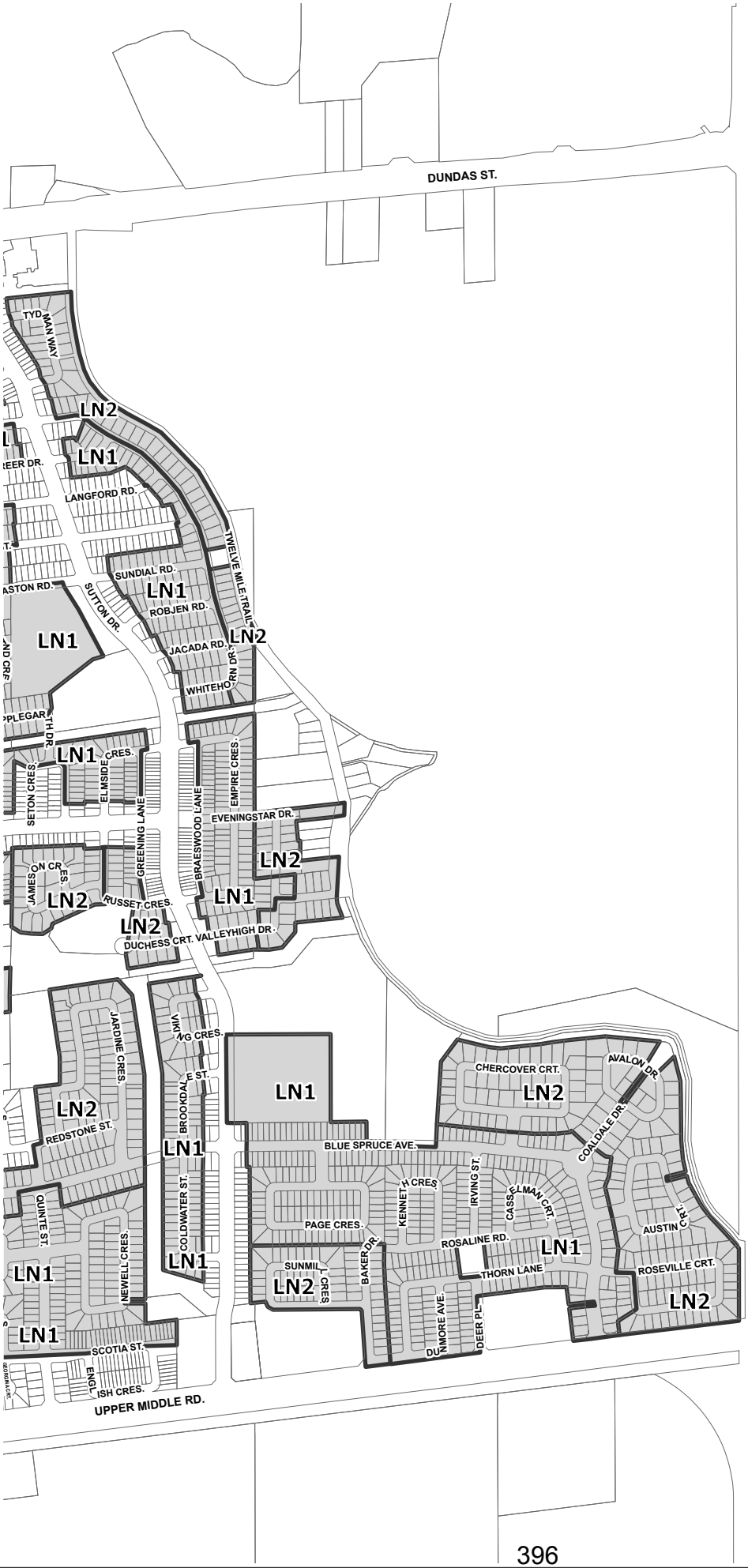
Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington

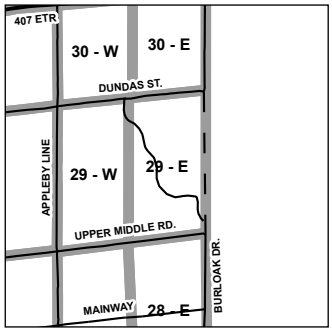




Burlington Residential Zoning By-law, Schedule A

MAP NO.29 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

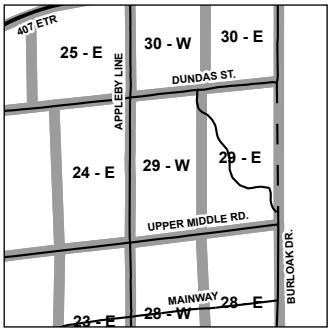
TERANET

City of Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.29 - W

Map Index



Zones

Residential Zones

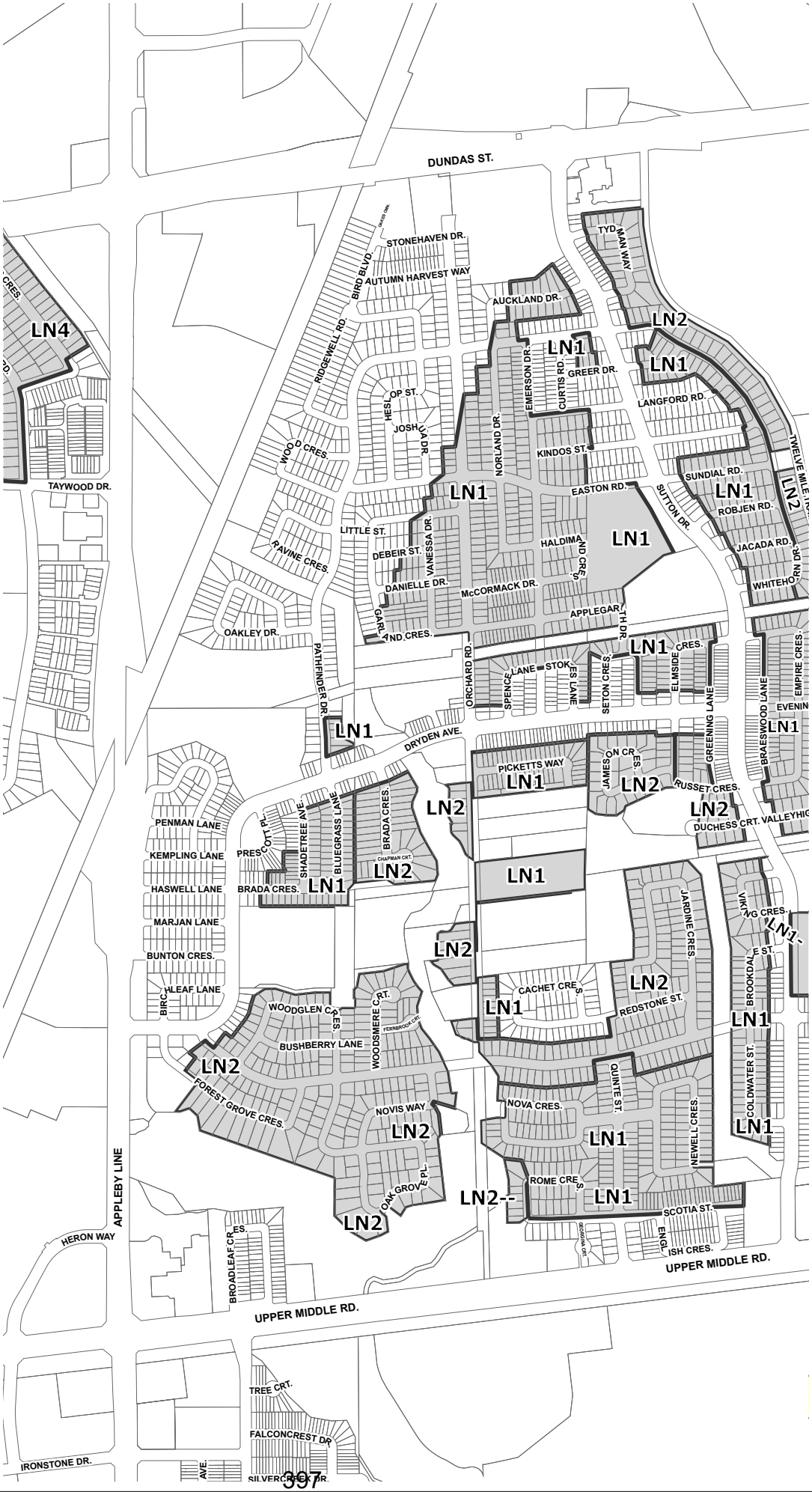
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



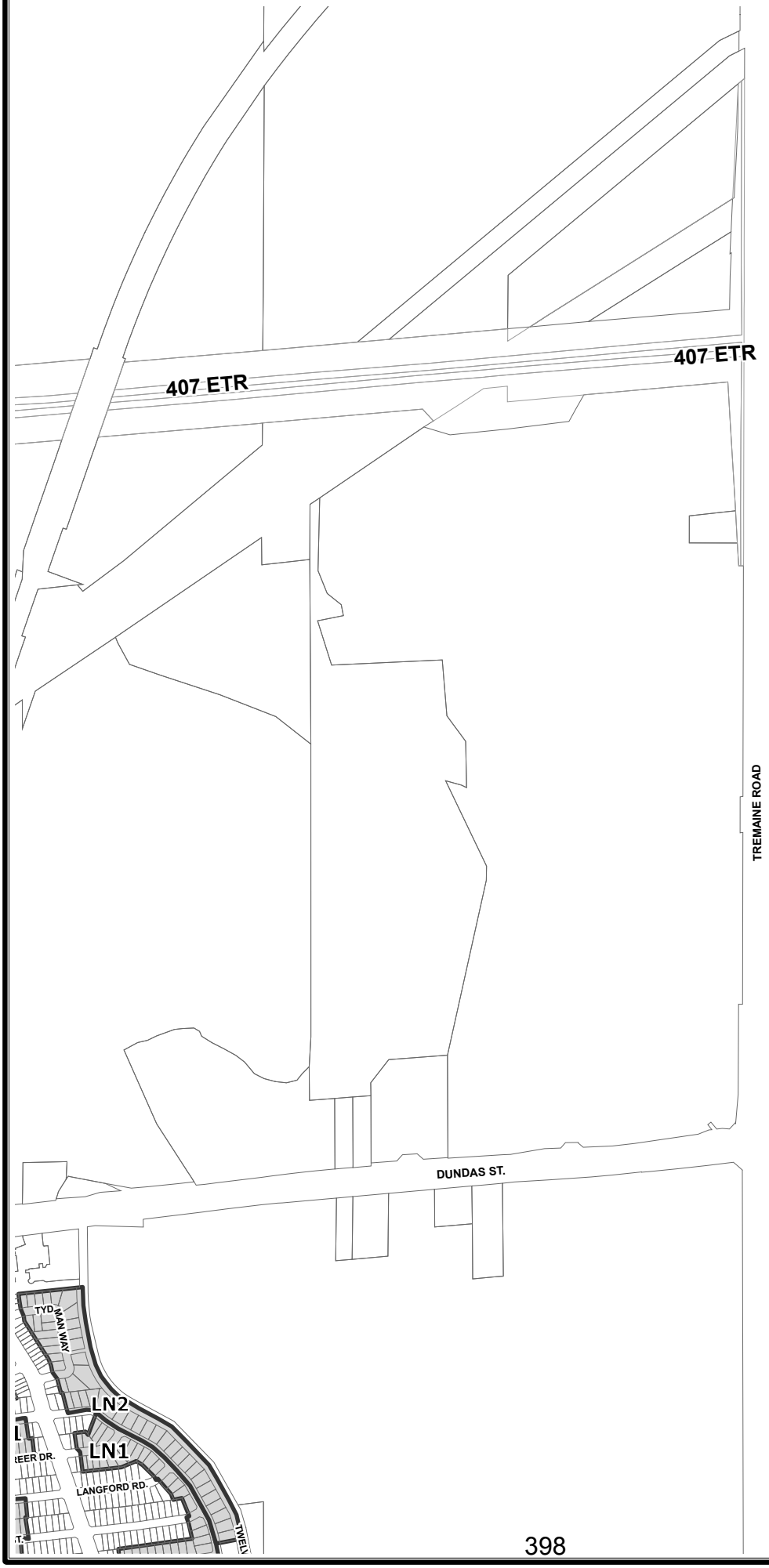
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

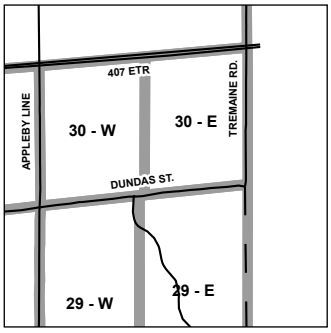
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.30 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

19.5 metres
24 metres
37.5 metres
55.5 metres
No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 10,000

1/22/2026

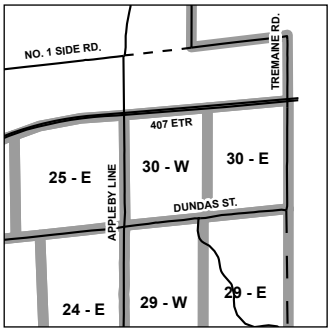
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.30 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

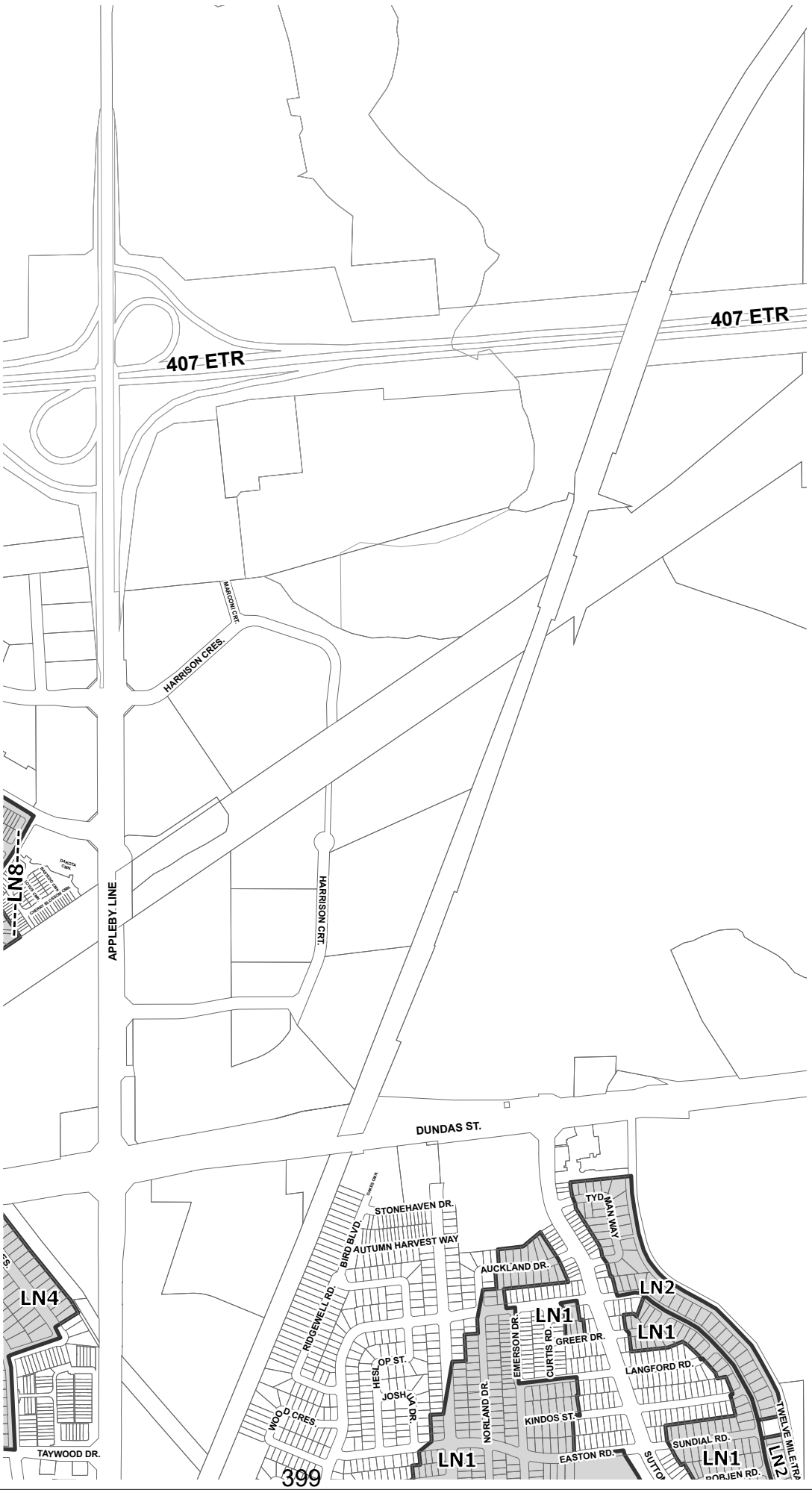
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

CITY OF Burlington

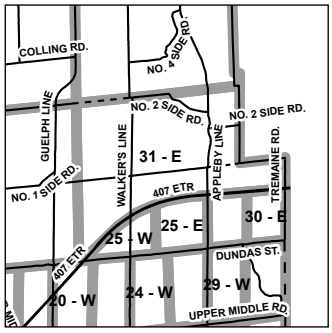




Burlington Residential Zoning By-law, Schedule A

MAP NO.31 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 40,000

1/26/2026

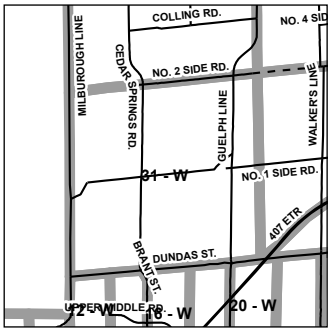
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.31 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:32,000

1/27/2026

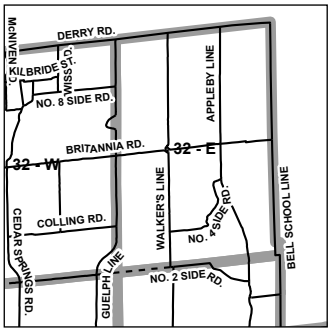
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.32 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 32,000

1/22/2026

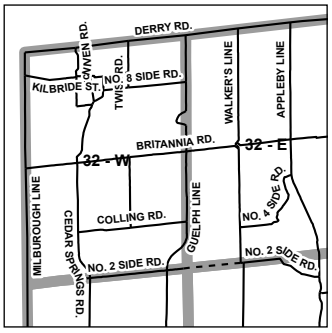
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law, Schedule A

MAP NO.32 - W

Map Index



Zones

Residential Zones

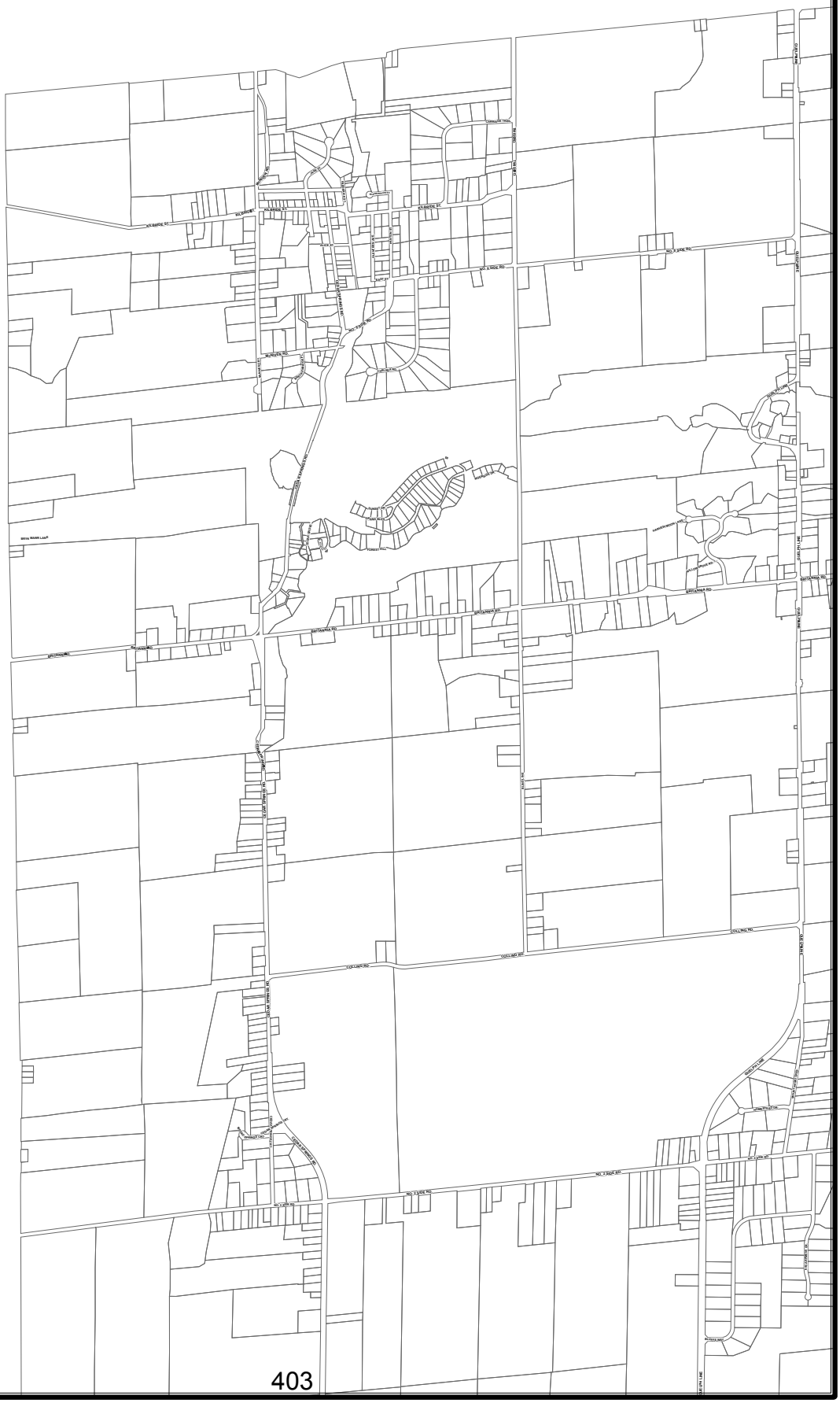
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:32,000

1/23/2026

TERANET

CITY OF Burlington

Burlington Residential Zoning By-law, Schedule B, Road Classifications

City of Burlington

Legend

- Major Arterial
- Multi Purpose Arterial
- Urban Avenue
- Main Street
- Industrial Connector
- Neighbourhood Connector

CONTEXTUAL REFERENCES

- Municipal Boundary
- Other Streets

HAMILTON
OAKVILLE
HAMILTON
BURLINGTON BAY
LAKE ONTARIO
HWY 6
HWY 403
HWY 407
Q.E.W.
Q.E.W.
WATERDOWN RD.
TOWNSEND AVE.
PLAINS RD. W.
PLAINS RD. E
KERNS RD.
CEDAR SPRINGS RD.
BRANT ST.
KING RD.
GUELPH LINE
GUELPH LINE
GUELPH LINE
APPLEBY LINE
APPLEBY LINE
APPLEBY LINE
TREMAINE RD.
BURLOAK DR.
BURLOAK DR.
MOUNTAINSIDE DR.
LEIGHLAND RD.
NORTHSHORE BLVD. E
LAKESHORE RD.
LAKESHORE RD.
NORTH SERVICE RD.
SOUTH SERVICE RD.
CORPORATE DR.
HARVESTER RD.
C.N.R.
FAIRVIEW ST.
FAIRVIEW ST.
MAPLE AVE.
FISHER AVE.
MAINWAY
DUNDAS ST.
DUNDAS ST.
CAVENDISH DR.
UPPER MIDDLE ROAD
UPPER MIDDLE RD.
MILLCROFT PARK DR.
HEADON FOREST DR.
HEADON RD.
WALKER'S LINE
BERWICK DR.
DRYDEN AVE
SUTTON RD.
PALLADIUM WAY
THOMAS ALTON BLVD.
WALKER'S LINE
WALKER'S LINE
NEW ST.
SPRUCE AVE
BELVENIA ROAD
HEATH RD.
HAMPTON
0 0.5 1 2 3 4 Km

NOVEMBER 2025

Burlington Residential Zoning By-law, Appendix A, Approximate Location of Conservation Authority Regulation Limits

City of Burlington

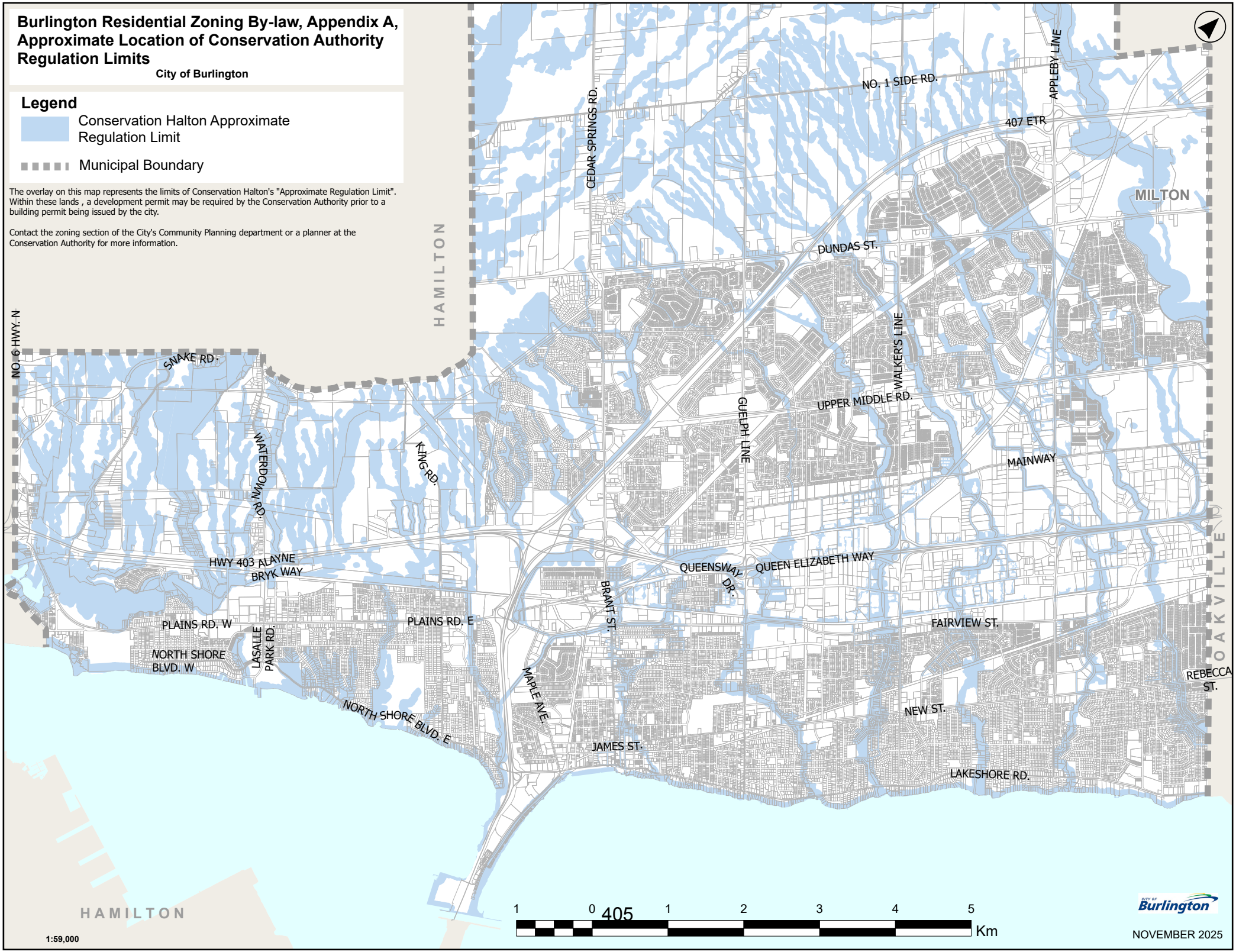
Legend

Conservation Halton Approximate Regulation Limit

Municipal Boundary

The overlay on this map represents the limits of Conservation Halton's "Approximate Regulation Limit". Within these lands , a development permit may be required by the Conservation Authority prior to a building permit being issued by the city.

Contact the zoning section of the City's Community Planning department or a planner at the Conservation Authority for more information.



1:59,000

NOVEMBER 2025

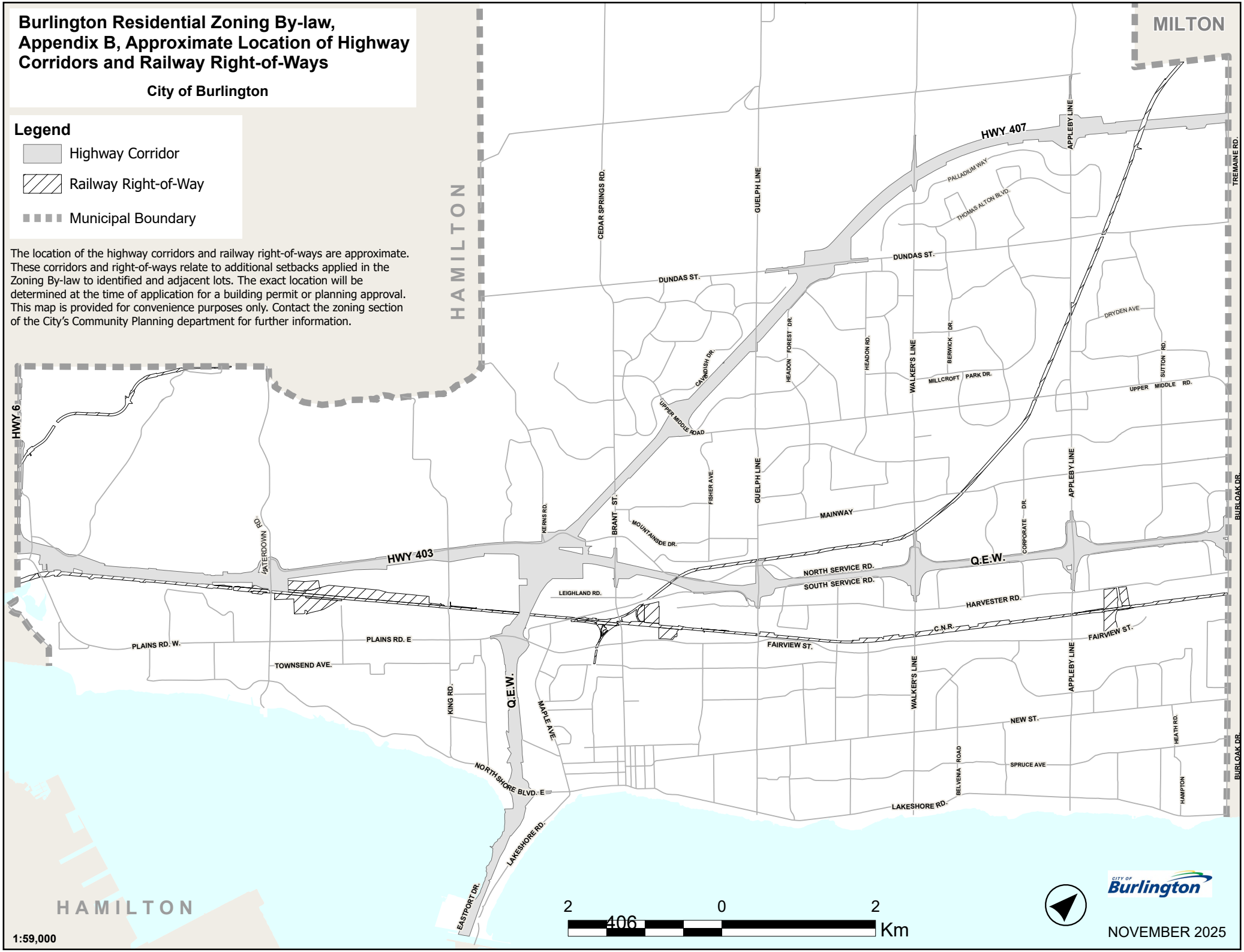
Burlington Residential Zoning By-law, Appendix B, Approximate Location of Highway Corridors and Railway Right-of-Ways

City of Burlington

Legend

- Highway Corridor
- Railway Right-of-Way
- Municipal Boundary

The location of the highway corridors and railway right-of-ways are approximate. These corridors and right-of-ways relate to additional setbacks applied in the Zoning By-law to identified and adjacent lots. The exact location will be determined at the time of application for a building permit or planning approval. This map is provided for convenience purposes only. Contact the zoning section of the City's Community Planning department for further information.



1:59,000

NOVEMBER 2025

Burlington Residential Zoning By-law, Appendix C, Approximate Location of Pipeline Right-of-Ways

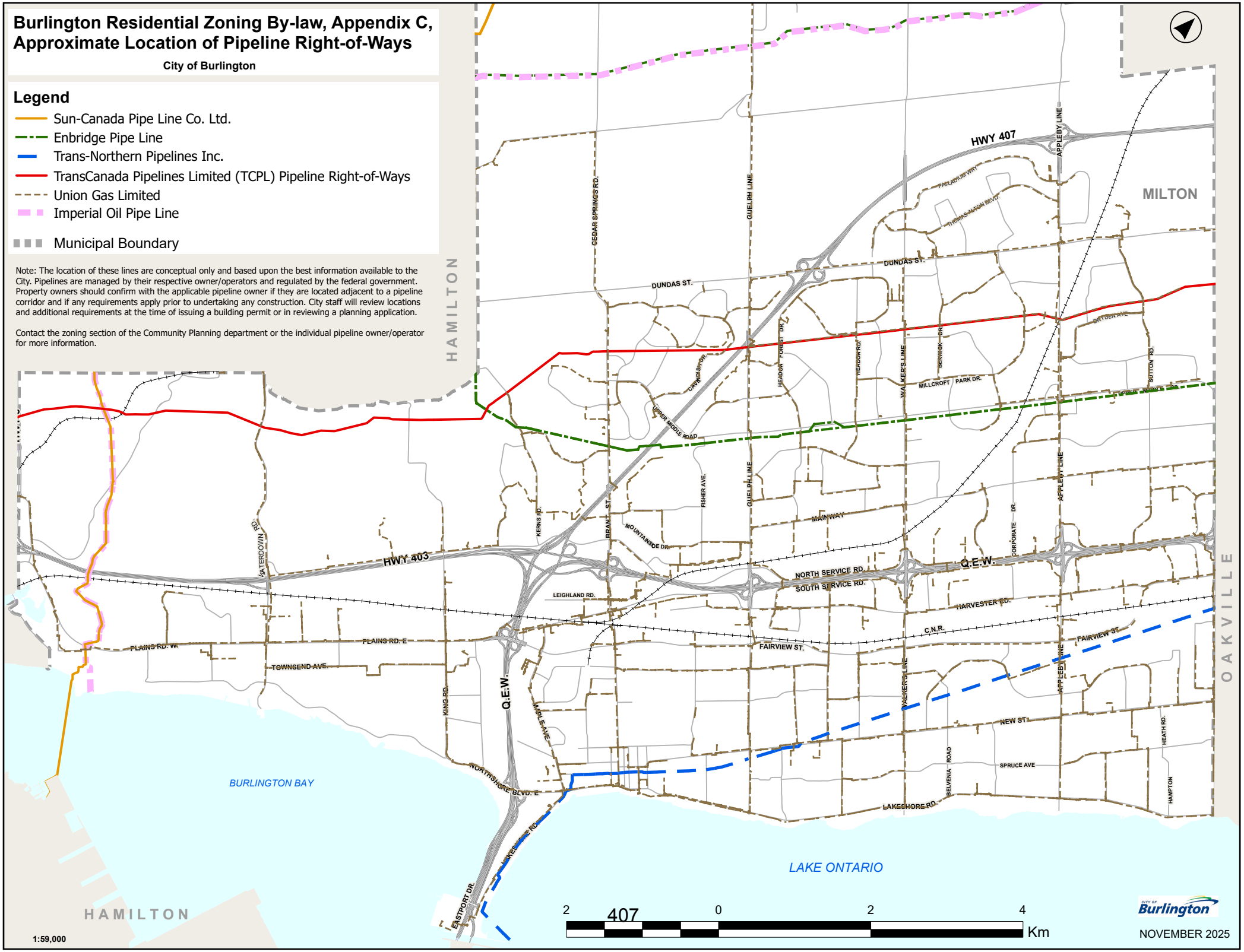
City of Burlington

Legend

- Sun-Canada Pipe Line Co. Ltd.
- Enbridge Pipe Line
- Trans-Northern Pipelines Inc.
- TransCanada Pipelines Limited (TCPL) Pipeline Right-of-Ways
- Union Gas Limited
- Imperial Oil Pipe Line
- Municipal Boundary

Note: The location of these lines are conceptual only and based upon the best information available to the City. Pipelines are managed by their respective owner/operators and regulated by the federal government. Property owners should confirm with the applicable pipeline owner if they are located adjacent to a pipeline corridor and if any requirements apply prior to undertaking any construction. City staff will review locations and additional requirements at the time of issuing a building permit or in reviewing a planning application.

Contact the zoning section of the Community Planning department or the individual pipeline owner/operator for more information.



1:59,000

NOVEMBER 2025

The Corporation of the City of Burlington

City of Burlington By-law 10-2026

A by-law to repeal Zoning By-law 2020, as amended, and replace it with a new Residential Zoning By-law Near Rail, only as it applies to certain residentially zoned lands near railways and rail yards
DGM-05-26

Whereas Council of the City of Burlington has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended to pass this By-law;

Whereas this By-law conforms to the City of Burlington Official Plan, as amended;

And whereas, Council deems that adequate notice of the public meetings was provided and adequate information regarding this By-law was provided at the public meetings and through the public open house and community engagement events held between June 2024 and December 2025, and that a further public meeting is not considered necessary to proceed with this By-law,

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That this By-law shall apply to residentially zoned lands near rail in the City of Burlington, Regional Municipality of Halton as shown on Maps 1-32 attached hereto and forming Schedule A in Part 10 of the By-law;

2. That Zoning By-law 2020, as amended, except for lands subject to sections 1.16 and 1.17 of this By-law, is repealed as it applies to lands identified as “Residential Zones” on Maps 1-32 and forming Schedule A in Part 10 of this By-law;

3. And that this By-law comes into force on the day it is passed, subject to the provisions of the Planning Act.

Enacted and passed this 17th day, of February, 2026.

Mayor Marianne Meed Ward _____

City Clerk Michael de Rond _____

Burlington Residential Zoning By-law Near Rail

City of Burlington

February 2026

Table of Contents

Part 1: Administration 1
- 1.1 Title 1
- 1.2 Compliance with this By-law 1
- 1.3 Compliance with other Regulations 1
- 1.4 Area to which the Burlington Residential Zoning By-law Near Rail Applies 2
- 1.5 Repeal of Existing By-laws 2
- 1.6 Effective Date 2
- 1.7 Existing Buildings and Structures 2
- 1.8 Legal Non-conforming Uses 3
- 1.9 Non-complying Lots 3
- 1.10 Non-complying Buildings and Structures 3
- 1.11 Lots Reduced by Acquisition for Road Widening or Park Dedications 3
- 1.12 Enforcement and Penalties 3
- 1.13 Technical Revisions not Requiring a By-law Amendment 4
- 1.14 Illustrations and other Reference Aids not Part of the By-law 4
- 1.15 Severability / Validity 4
- 1.16 Transition for Complete Applications 4
- 1.17 Continuation of Approved Applications 5

Part 2: Establishment of Zones and Uses 7
- 2.1 Zone Designations 7
- 2.2 Zoning Exceptions 7
- 2.3 Zone Boundaries 7
- 2.4 Zone Maps 8
- 2.5 Multiple Zones on One Lot 8
- 2.6 Holding Provisions 8

Part 3: Interpretation 10
- 3.1 Defined terms 10
- 3.2 Interpretation of Words 10
- 3.3 Interpretation of Tables 11
- 3.4 Interpretation of Permitted Uses 11
- 3.5 Interpretation of Phased Condominium Registration or Multiple Standard Condominiums on One Lot 11
- 3.6 0.3 metre Reserves 11
- 3.7 Rounding to Determine By-law Compliance 11
- 3.8 Multiple Building Connections 12

Table of Contents

3.9 Purpose Statements 12
3.10 Daylight Triangles 12
3.11 Development Comprising Contiguous Multiple Lots 12
3.12 Stratified Severances as One Lot 12
Part 4: Definitions 13
Part 5: General Provisions 32
5.1 Accessory Uses 32
5.2 Accessory Buildings and Accessory Structures 32
5.3 Garbage, Refuse and Storage 33
5.4 Balconies, Decks, Residential Patios, and Porches 33
5.5 Fencing and Privacy Screens 35
5.6 Swimming Pools 35
5.7 Trailers, Recreational Vehicles and Commercial Vehicles 36
5.8 Visibility Triangles 37
5.9 Encroachments and Projections 37
5.10 Frontage on a Public Street 38
5.11 Home Occupation 38
5.12 Office Uses in Residential Zones 39
5.13 Uses Permitted in All Zones 40
5.14 Additional Residential Units 41
5.15 Schools 42
5.16 Long-Term Care Facility and Retirement Home 43
5.17 Public and Private Hospitals 44
5.18 Places of Worship 44
5.19 Day Care Centre 44
5.20 Group Home 45
5.21 Correctional Facility 45
5.22 Emergency Shelter 46
5.23 Boarding House 46
5.24 Additional Needs Housing 46
5.25 Utility 47
5.26 Agricultural Uses 47
5.27 Bed and Breakfast 47
5.28 Model Homes 47
5.29 Temporary Sales Offices 47

Table of Contents

5.30 Temporary Building and Structures for Construction 48
5.31 Tents and Temporary Structures 48
5.32 Temporary Storage and Shipping Containers 48
5.33 Number of Buildings Per Lot 49
5.34 Availability of Municipal Services and Utilities 49
5.35 Outdoor Patios 49
5.37 Exceptions to Height Provisions 49
5.38 Mechanical Equipment including Roof Top Mechanicals 50
5.39 Roof Top Solar Panels 50
5.40 Structures Related to Below-grade Parking 51
5.41 General Landscaping Provisions 51
5.42 Exterior Barrier-Free Accessibility Ramp 51
5.43 Setback Abutting Creek Blocks and Other Zones 51
5.44 Setback from a Watercourse 52
5.45 Setback from a Pipeline Right-of-Way 52
5.46 Setback from a Highway Corridor 52
5.47 Setback from a Railway Right-of-Way 53
Part 6: Parking and Loading 54
6.1 Off-Street Parking and Loading Space Requirements 54
6.2 Parking Space & Loading Space Size 56
6.3 Surface Treatment 58
6.4 Parking Structures 58
6.5 Designated Accessible Parking Spaces 58
6.6 Bicycle Parking 59
6.7 Driveway Width, Length and Landscaped Open Space Area 62
6.8 Tandem Parking 63
Part 7: Residential Zones 64
7.1 Purpose Statements for Residential Zones 64
7.2 Permitted uses 65
7.3 Provisions for Detached Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones 66
7.4 Provisions for Semi-Detached Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones . 68
7.5 Provisions for Street Townhouses in the Low-Rise Neighbourhood 1 Zone 69
7.6 Provisions for Cluster Homes in the Low-Rise Neighbourhood 7 Zone 70
7.7 Low-Rise Neighbourhood 8 Residential Zone Provisions 71
7.8 High-Rise Neighbourhood (HN) Residential Zone Provisions 75

Table of Contents

Part 8: Holding Zone Requirements 77
8.1 General Requirements for Lands Subject to a Holding Provision 77
8.2 Holding Provision (H1) - Lands within 75 metres of a railway right-of-way 77
8.3 Holding Provision (H2) - Lands between 75 metres and 300 metres of a railway right-of-way 78
8.4 Holding Provision (H3) - Lands within 75 metres of a railway yard 78
8.5 Holding Provision (H4) - Lands between 75 metres and 1,000 metres of a railway yard . 79
Part 9: Site-Specific Exceptions 81
Part 10: Maps 82
Appendices to the By-law (Not Operative Parts of the By-law) 83

Part 1: Administration

1.1 Title

This By-law may be cited as the Burlington Residential Zoning By-law Near Rail.

1.2 Compliance with this By-law

a) No **building** or **structure** shall be erected or altered, no change of **use** or occupancy of any **building**, **structure**, land, premises, or any part thereof shall be made, and no **lot** shall be created except in compliance with the regulations of this By-law.

b) Where there is a conflict between regulations of this By-law, the most restrictive regulation shall prevail.

c) The regulations of this by-law shall be held to be the minimum requirements except where the word maximum is used, such regulation shall apply as a maximum.

d) The regulations of this By-law shall not apply to a **public authority** in any **zone**, except the following regulations shall apply:

i) Section 5.13 Uses Permitted in all Zones and any related regulations;

ii) Section 5.43 Setback abutting Creek Blocks and Other Zones;

iii) Section 5.44 Setback from a Watercourse;

iv) Section 5.45 Setback from a Pipeline Right-of-Way;

v) Section 5.46 Setback from a Highway Corridor;

vi) Section 5.47 Setback from a Railway Right-of-Way; and

vii) Part 6: Parking and Loading.

1.3 Compliance with other Regulations

a) Compliance with this By-law does not exempt any person from the requirements of any Federal, Provincial, Conservation Authority, Regional or Municipal legislation, approval process, licensing or permitting regime, agreements, or other **City** by-laws.

b) Compliance with the requirements of any Federal, Provincial, Conservation Authority, Regional or Municipal legislation, approval process, licensing or permitting regime, agreements, or other **City** by-laws does not exempt any person from the requirements of this By-law.

Note: A permit from Conservation Halton may be required prior to development occurring on lands within Conservation Halton's regulated area, such as lands next to a **watercourse** or along the shoreline of Lake Ontario or Burlington Bay. Where there is a conflict between the regulations of this By-law and Conservation Halton requirements, the requirements of Conservation Halton shall prevail.

The delineation of Conservation Halton's regulated area, including **hazardous lands** and wetlands, is defined by and subject to the *Conservation Authorities Act* and Ontario Regulation 41/24, which are administered by Conservation Halton. A map showing the Approximate Regulation Limit of Conservation Halton is attached as Appendix A.

1.4 Area to which the Burlington Residential Zoning By-law Near Rail Applies

This By-law applies only to the residential zoned areas within the City of Burlington shown on the zoning maps forming Schedule A in Part 10 of this By-law.

1.5 Repeal of Existing By-laws

City of Burlington Zoning By-law 2020 and all amendments thereto are hereby only repealed as it applies to the areas shown in Schedule A.

1.6 Effective Date

The effective date of this By-law is XX.

1.7 Existing Buildings and Structures

a) Nothing in this By-law shall prevent the reconstruction, restoration, or repair of an **existing building** or **structure** that has been deemed unsafe by the **City's** Chief Building Official or that has been severely damaged or destroyed by natural causes or fire, in whole or in part, provided the reconstruction will not increase the **height**, size, or volume or change the location or **use** of the **building** or **structure**.

b) Nothing in this By-law shall prevent the reconstruction, restoration or repair of a legally established **existing building** or **structure** in whole or in part, provided the reconstruction will not increase the **height**, size, or volume or change the location of the **building** or **structure**.

c) Nothing in this By-law will prevent a legally established **existing building** or **structure** which does not conform to the **yard**, **lot coverage**, or **building height** regulations of the applicable **zone**, from changing to any **use** which is permitted within the **zone** designation of the **lot**.

1.8 Legal Non-conforming Uses

Nothing in this By-law shall apply to prevent the continuation of the **use** of land, **buildings** or **structures** for a purpose which is not listed as a **permitted use** in the **zone** applying to the land, but which was lawful on the effective date of this By-law.

1.9 Non-complying Lots

Where a **lot** in existence prior to the effective date of this By-law does not meet the minimum **lot area** or **lot frontage** requirements of the applicable **zone**, the **lot** is permitted to be used and **buildings** and **structures** thereon erected, enlarged, rebuilt, repaired or renovated, provided the **use** conforms with this By-law and the **buildings** and **structures** comply with all other regulations of this By-law.

1.10 Non-complying Buildings and Structures

A **building** or **structure**, which was legally established prior to the effective date of this By-law, but which does not comply with one or more of the applicable **zone** standards is permitted to be enlarged or altered provided that the **use** is permitted in the **zone** applying to the land or is a legal non-conforming **use** described in Section 1.8 and the enlargement or alteration itself complies with all applicable provisions of this By-law.

1.11 Lots Reduced by Acquisition for Road Widening or Park Dedications

Nothing in this By-law prevents the continued **use** of a **lot** that no longer conforms to the **zone** regulations in which the **lot** is located, provided that the non-conformity is a result of land acquisition for road widening or park dedication purposes by a **public authority**, and provided that:

a) no further reduction is made in the dimensions, area or any other characteristics of the **lot** as reduced, subsequent to the date of such acquisition, that would increase the extent of the said non-compliance; and

b) no **building** or **structure** or addition thereto is erected on the **lot** as reduced, subsequent to the date of such acquisition, except in accordance with all the regulations for the **zone** in which such **lot** is located.

1.12 Enforcement and Penalties

a) Any person or corporation who uses land contrary to any provision of this By-law and any person who owns land which is used contrary to any provision of this By-law is guilty of an offence.

b) Any person convicted of an offence under any provision of this By-law shall be liable to a penalty as set out in section 67(1) of the *Planning Act*, or its successor, as amended.

c) Any corporation convicted of an offence under any provision of this By-law shall be liable to a penalty as set out in section 67(2) of the *Planning Act*, or its successor, as amended.

1.13 Technical Revisions not Requiring a By-law Amendment

Provided that the purpose, effect, meaning, and substance of this By-law are in no way affected, the following technical revisions to this By-law are permitted without public notice or a Zoning By-law Amendment:

a) correction of grammar, punctuation, spelling errors or typographical errors;

b) changes to section numbering;

c) additions or revisions to technical information on maps or schedules including, but not limited to matters such as updating and correcting infrastructure information, keys, legends or title blocks; and

d) changes to appendices, footnotes, headings, indices, notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this By-law and are editorially inserted for convenience or reference only.

1.14 Illustrations and other Reference Aids not Part of the By-law

Illustrations, appendices, purpose statements, indices, marginal notes, and tables of contents do not form part of the By-law and are inserted for clarification and reference only.

1.15 Severability / Validity

A decision of a court of competent jurisdiction that one or more of the regulations of this By-law or any portion of the zoning maps to this By-law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other regulations or parts of the regulations of this By-law.

1.16 Transition for Complete Applications

Complete building permit applications

a) Nothing in this By-law prevents the **development** or **use** of a **lot** or **building** for which a complete application for a building permit was received by the **City** on or before the effective date of this By-law if the **development** or **use** complies, or the building permit application is amended to comply, with the provisions of the City of Burlington Zoning By-law 2020 as it read immediately prior to the effective date of this By-law.

Complete *Planning Act* applications

b) Where a complete application was received but not approved by the **City** on or before the effective date of this By-law for the **development** or **use** of a **lot** or one or more **buildings**, approval shall be granted under City of Burlington Zoning By-law 2020 as it read immediately prior to the effective date of this By-law, or this By-law, whichever regulations are the most consistent with the intent of the complete application:

   i) Any application under Section 45 of the *Planning Act*;

ii) Site Plan Control application under Section 41 of the *Planning Act*;

iii) Zoning By-law Amendment application under Section 34 of the *Planning Act*;

iv) Consent pursuant to Section 53 of the *Planning Act*;

v) Draft Plan of Subdivision pursuant to Section 51 of the *Planning Act* or a description under the *Condominium Act*;

vi) A Part Lot Control exemption pursuant to Section 50 of the *Planning Act*; and

vii) A zoning clearance certificate application.

c) For the purpose of Section 1.16 b), “complete application”:

i) Means an application for which the **City** has deemed complete before the effective date of this By-law;

ii) does not include documents submitted for the purpose of consultation with city staff under section 41(3.1) of the *Planning Act*, or its successor, as amended.

Building permits may be issued

d) Where the **development** or **use** of a **lot** of one or more **buildings** was the subject of a complete application and approved under City of Burlington Zoning By-law 2020 in accordance with Section 1.16 b) of this By-law, a building permit may be issued after final approval is received for all required applications if the **development** or **use** complies, or the building permit application for the **development** or **use** is amended to comply, with the provisions of By-law 2020 as it read immediately prior to the effective date of this By-law.

Expiration of Transition

e) Sections 1.16 a) and b) shall not apply beyond the issuance of the final building permit.

Repeal

f) Section 1.16 is repealed in its entirety five years after the effective date of this By-law.

1.17 Continuation of Approved Applications

Approved applications

a) Nothing in this By-law prevents the issuance of a building permit for a **use** of a **lot** or a **building** for which one or more approvals under Section 34, 41, 45, 51 or 53 of the *Planning Act* or approval of a zoning clearance certificate were issued on or before the effective date of this By-law if the **development** or **use** complies, or is amended to comply, with the provisions of City of Burlington Zoning By-law 2020 as it read immediately prior to the effective date of this By-law.

Repeal

b) Section 1.17 a) is repealed in its entirety three years after the effective date of this By-law.

Part 2: Establishment of Zones and Uses

2.1 Zone Designations

This By-law establishes the following residential **zones** and places all lands subject to this By-law in one or more of the following **zones**:

Low-Rise Neighbourhood 1 (LN1)
Low-Rise Neighbourhood 2 (LN2)
Low-Rise Neighbourhood 3 (LN3)
Low-Rise Neighbourhood 4 (LN4)
Low-Rise Neighbourhood 5 (LN5)
Low-Rise Neighbourhood 6 (LN6)
Low-Rise Neighbourhood 7 (LN7)
Low-Rise Neighbourhood 8 (LN8)
High-Rise Neighbourhood (HN)

2.2 Zoning Exceptions

a) Where a **zone** symbol shown on Schedule A contains a hyphen followed by a number, the number represents a site-specific exception that applies to the lands noted.

b) The regulations of the site-specific exceptions are included in Part 9 of this By-law.

c) The regulations of the site-specific exception supersede any inconsistent regulations in the remainder of this By-law.

2.3 Zone Boundaries

When determining the boundary of any **zone** as shown on Schedule A, the following regulations apply:

a) Where a **zone** boundary is shown following a **street**, **lane**, unopened road allowance; railway right-of-way; or **utility** corridor, the centreline of such **street**, **lane**, unopened road allowance, railway right-of-way or **utility** corridor is the boundary and the **zone** designations shall be deemed not to be **abutting**;

b) Where a **zone** boundary is shown as running substantially parallel to a **street** or **lane**, and the distance from the **street** or **lane** is not indicated, the distance shall be determined by the scale of the zoning map measured from the limit of the **street** or **lane**;

c) Where a **zone** boundary is shown as substantially following **lot lines**, the **zone** boundary follows such **lot lines**;

d) Where a **zone** boundary is shown following a **watercourse**, the **zone** boundary shall be the greater of the stable top-of-bank, meander belt, or **floodplain** of the **watercourse**, plus a 6 metre erosion access allowance as determined by Conservation Halton;

e) Where a **zone** boundary is shown as following **floodplain** hazard limits established by Conservation Halton, the **zone** boundary shall be the **floodplain** hazard limits plus a 6 metre access allowance as determined by Conservation Halton;

f) Where a **zone** boundary is shown following a **natural heritage feature or area**, or other key feature including buffers or other wetlands, the boundary shall be determined by the scale of the zoning map. Where **existing** features on the ground are at variance with the zoning maps, the actual location on the ground shall govern;

g) Where none of the above applies, the **zone** boundary shall be scaled from the Schedule(s); and

h) The determination of the boundaries of Niagara Escarpment Development Control is administratively the responsibility of the Niagara Escarpment Commission in accordance with regulations passed under the *Niagara Escarpment Planning and Development Act.*

2.4 Zone Maps

The **zones** and **zone** boundaries are shown on the Zoning Maps, which are attached as Schedule A and form Part 10 of this By-law.

2.5 Multiple Zones on One Lot

a) Where a **lot** falls into two or more **zones**, the **use** permissions and regulations for the applicable **zone** shall apply to that portion of the **lot**. Except, in cases where a **building** or **structure** is located on two or more **zones**, the more restrictive regulations shall apply to the entire **building**.

b) Notwithstanding a) above, **parking spaces**, **driveways**, aisles and stacking spaces required by this By-law may be provided anywhere on a **lot** that falls into two or more **zones** except that portion of a **lot** in any Open Space Zone of the City of Burlington Zoning By-law 2020.

c) A **zone** boundary dividing a **lot** into two or more **zones** is not a l**ot line** for the purposes of this By-law.

d) Notwithstanding c) above, where two or more **zones** apply to a **lot** and one of the **zones** is an Open Space Zone of the City of Burlington Zoning By-law 2020, the boundary between the Open Space Zone and the other **zone**(s) is considered a **lot line** for the purposes of **setbacks** and **lot coverage** requirements.

2.6 Holding Provisions

a) Where a **zone** symbol shown on Schedule A has a prefix with the letter (H) and a number within a set of brackets, the lands affected are subject to a holding provision in accordance with Section 36 of the *Planning Act*.

b) Part 8 of this By-law contains general requirements for lands subject to a holding provision as well as the conditions that must be satisfied prior to the removal of the (H) symbol and any permitted interim **uses**.

Part 3: Interpretation

3.1 Defined terms

a) Terms that are defined in Section 4 have been bolded in the text of the By-law.

b) The definitions of words in this By-law are not intended to preclude the applicability of a definition under the *Ontario Building Code Act* or any other Act or its regulations for the purpose of obtaining a building permit or approval.

c) Words not defined in this By-law shall take on their usual meaning within a dictionary determined by the Director of Community Planning, or their meaning as they are defined in other relevant policy documents such as the Burlington Official Plan, Site Plan Guidelines, provincial policies, and the *Planning Act.*

d) The Director of Community Planning may exercise discretion in interpreting defined and undefined words in this By-law.

3.2 Interpretation of Words

For the purposes of this By-law,

a) words used in the present include the future;

b) words in the singular include the plural and words in the plural include the singular;

c) the words ‘used’ and ‘occupied’ shall include the words ‘arranged’ and ‘designed to be ‘used’ or ‘occupied’ respectively;

d) where a provision or standard involves two (2) or more conditions, connected by a conjunction, the following shall apply:

   i) ‘and’ means all the connected items shall apply in combination; and

   ii) ‘or’ means that the connected items may apply singly or in combination.

e) the words ‘provision’, ‘standard’ and ‘requirement’ are sometimes used interchangeably to refer to the regulations of this By-law, and may be further interpreted as follows:

   i) ‘standard’ and ‘requirement’ refer to matters that are regulating the position of **buildings** or **structures** on a **lot**, such as required **yards** and **setbacks**;

   ii) ‘provision’ refers to all other regulations, such as regulations setting out permitted and prohibited land **uses**.

3.3 Interpretation of Tables

a) Where a “P” appears in a table it shall mean that the use is permitted in that zone.

b) “--” shall mean the use is not permitted in that zone.

c) “P” followed by number in superscript “P (#)” means a qualification to the permitted use applies and is listed as a footnote to the table.

d) A standard followed by a number in superscript (such as "1.2 metres (1)") means one or more additional regulations apply and are listed as a footnote to the table.

e) “m” means metres.

f) “m^2” means square metres.

g) “N/R” means no requirement.

3.4 Interpretation of Permitted Uses

a) A **use** listed as a **permitted use** in a table of this By-law shall be permitted only within the **zone** in which it is listed as permitted.

b) A **use** not listed as a **permitted use** in a **zone** in a table of this By-law shall not be permitted in that **zone**, whether defined in Part 4: Definitions or not.

3.5 Interpretation of Phased Condominium Registration or Multiple Standard Condominiums on One Lot

Where a Plan of Condominium has received Draft Plan Approval and where registration of the Plan is intended to occur in phases or multiple standard condominiums, the draft approved plan of condominium shall be deemed to be one **lot** for purposes of applying zoning regulations. Zoning regulations shall apply only to the external limits of the Plan, not to interior boundaries resulting from the registration of each phase or condominium.

3.6 0.3 metre Reserves

For the purposes of this By-law, a 0.3 metre reserve shall be considered to be part of the **abutting road**.

3.7 Rounding to Determine By-law Compliance

All measurements shall be rounded to 1 decimal place, based on the following regulations of rounding numbers, to determine By-law compliance:

a) For regulations calculated as a whole number, numbers less than 0.5 shall be rounded downward to the nearest whole number, and the numbers 0.5 and greater than shall be rounded upward to the nearest whole number;

b) For regulations calculated as a number with one decimal place, numbers less than 0.05 shall be rounded downward to the nearest one-tenth number, and the numbers 0.05 and greater than shall be rounded upward to the one-tenth number; and

c) For the purposes of calculating required **parking spaces**, **accessible parking spaces**, **bicycle parking spaces** and **loading spaces**, the number of required spaces shall be rounded upward to the next whole number.

3.8 Multiple Building Connections

a) Where **buildings** are connected only below ground, they are considered separate **buildings** for the purposes of applying the regulations of the By-law.

b) Except where a contrary intention is evident from the context, separation distances required by this By-law between **buildings** do not apply to those portions of the **building** below ground.

c) **Buildings** connected above the ground floor by features such as pedways, breezeways, bridges, or other connections and that do not create additional **gross floor area** within these connections are not considered one **building** for the purposes of applying the regulations of the By-law.

3.9 Purpose Statements

Purpose statements are included in this By-law for each **zone** and are intended to assist in the understanding of the By-law's objectives and purpose, the planning principles underlying the **use** provisions and the regulatory provisions of the **zone**. They do not form part of this By-law.

3.10 Daylight Triangles

For purposes of determining a **front lot line**, or an **exterior side lot line** or any **yard** dimension, a **daylight triangle** shall be deemed to be part of the **lot**, provided the minimum distance of any **building** or **structure** from the hypotenuse of the **daylight triangle** is 3 metres.

3.11 Development Comprising Contiguous Multiple Lots

Where multiple contiguous **lots** are developed under a single comprehensive site plan and under one ownership, all contiguous **lots** shall be deemed to be one **lot** for purposes of applying zoning regulations.

3.12 Stratified Severances as One Lot

Where a conditional stratified severance has been approved, the lands to which it applies, shall be deemed to be one **lot** for the purposes of applying zoning regulation.

Part 4: Definitions

A

Abutting: means having a **lot line** or portion thereof in common with another **lot line** or with a **street line**.

Accessible Access Aisle: means a barrier-free space located adjacent to an **accessible parking space**, designed and marked in accordance with applicable Provincial accessibility standards to provide room for persons with disabilities to safely transfer to or from a vehicle.

Accessible Parking Space: means a **parking space** for the use of persons with a valid accessible parking permit issued by the Province of Ontario.

Accessory Building or Structure: means a detached **building** or **structure**, the **use** of which is **accessory** to the principal **use**, **building**, or **structure** located on the same **lot**.

Accessory Use / Accessory: means a **use** of land, a **building**, or a **structure** that is naturally and normally incidental to, subordinate to, and exclusively devoted to the principal **use**, **building**, or **structure**, and located on the same **lot**.

Additional Needs Housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of **additional needs housing** may include, but are not limited to **long term care facility**, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Additional Residential Unit - Attached: means a self-contained **dwelling unit** which is located on a **lot** and contained within a **detached dwelling**, **semi-detached dwelling**, **street townhouse** or **rear lane townhouse**.

Additional Residential Unit – Detached: means a self-contained **dwelling unit** which is located within an **accessory building** on the same **lot** that contains a **detached dwelling**, **semi-detached dwelling**, **street townhouse**, or **rear lane townhouse**.

Agricultural Use: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm **buildings** and **structures**, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

Amenity Area, Common: means an area on a **lot** provided for the common active or passive recreation and enjoyment of all occupants of a residential **development**, excluding a **driveway** or any other **parking area**. Located inside or outside a **structure**, **common**

amenity areas may include landscape open space, **building** rooftops, **patios**, terraces, above ground **decks**, **swimming pools**, party rooms, tennis courts and the like, but shall not include **balconies**.

Amenity Area, Private: means an area on a **lot** provided for private **use** for the active or passive recreation and enjoyment of the occupants of a **dwelling unit**, and may include **balconies** but excluding a **driveway**, **parking area**, or **walkway**, which is **accessory** to, directly accessible from, and outside of a **dwelling unit**.

Antenna System: means any apparatus, including antennas (such as panel, whip, or dish types), supporting masts, poles, towers, or other **structures**, and associated **accessory** equipment (such as cabinets, shelters, transmission lines, and electrical components), designed or intended for transmitting or receiving radiocommunication, broadcasting, or telecommunication signals. This definition excludes: (a) Antennas used solely for **accessory** household television or radio reception (e.g., typical residential TV antennas or satellite dishes); and (b) Antennas used by a federally licensed amateur radio operator.

Apartment Building: means a **building** containing five or more **dwelling units** which share a common entrance and utilize a common internal corridor, stairway, and/or elevator system. Occupants commonly share access to **common amenity area** and **yards**.

B

Balcony: means an outdoor platform adjoining a **dwelling unit** that has no direct access to the ground, and which is used as **private amenity area**. A **balcony** may be covered by a roof or another **balcony** and has at least one side open except for required railings or guards.

Basement: means that portion of a **building** situated wholly or partly below the **first storey**.

Bay Window: means a window assembly projecting outward from a wall of a **building**, which may be multi-sided, boxed-out, or curved, and is not supported by a foundation or footings extending below ground.

Bed and Breakfast: means an **accessory use** in which temporary sleeping accommodation, with or without meals, is provided for compensation within a **dwelling unit** that is the principal residence of the operator. Guest accommodation shall consist of guest rooms that do not contain cooking facilities. This **use** does not include a hotel, motel, or **boarding house**.

Bicycle Parking Space: means an area for the purpose of parking and securing bicycles.

Bicycle Parking Space, Long Term: means an area for the purpose of parking and securing bicycles that: is intended for use by the usual occupants of a **building**; is accessible, secure, and weather protected; is equipped with a bicycle rack or bicycle locker; and is not provided within a **dwelling unit**, suite, or on a **balcony**.

Bicycle Parking Space, Short Term: means an area for the purpose of parking and securing bicycles for use by visitors, customers, or other non-regular users of a **building**, typically at ground level and accessible to a **building**.

Bicycle Parking Space, Stacked: means a two-tier bicycle parking solution comprised of horizontal spaces with one tier of **bicycle parking spaces** at ground level and a second tier of **bicycle parking spaces** directly above it, equipped with a mechanical device providing ground level access.

Boarder: means any person who pays rent, fees or other valuable consideration for living accommodation in a **boarding house**.

Boarding House: means a **building** or part of a **building**, which provides, with or without meals and care, lodging to a **boarder** or **boarders** as the principal **use**, and may include one **dwelling unit** for the owner or caretaker but shall not include a hotel, **bed and breakfast** establishment, **dwelling unit**, **additional residential unit**, or any other residential **use** otherwise defined in this By-law.

Body-rub Parlour: means any premises or part thereof where a body-rub is performed, offered, or solicited in pursuance of a trade, calling, business or occupation as a service designed to appeal to erotic or sexual appetites or inclinations, but does not include any premises or part thereof where the body-rubs performed are for the purpose of medical or therapeutic treatment or are performed or offered by persons otherwise duly qualified, licensed, or registered to do so under the laws of the Province of Ontario.

Building: means a fully enclosed roofed **structure** used or intended for supporting or sheltering any **use** or occupancy by persons, animals or property. For greater clarity, the following items are excluded from this definition: **mobile homes**; trailers; and vehicles.

C

Canopy: means a roof-like cover projecting from an exterior wall of a **building** or **structure**, primarily intended to provide shelter over entrances, windows, **walkways**, or service areas, and which is unenclosed (excluding necessary supports).

Cemetery: means land that has been established as a **cemetery** under the *Funeral, Burial, and Cremation Services Act* or under a predecessor of that Act, and in respect of which a certificate of consent issued by the registrar is registered in the land registry office; or land that is otherwise set aside to be used either for the interment of human and/or animal remains or for the scattering of cremated human and/or animal remains, or for both of these purposes, but does not include a crematory.

City: means the Corporation of the City of Burlington.

Cluster Home: means a multiple-unit residential **development** on a single **lot**, comprised of one- and/or two-unit **buildings** with attached units divided vertically from adjoining units.

Commercial Vehicle: means a **motor vehicle** having attached to it a truck or delivery body, and may include a food truck, bus, cube van, tow truck, tilt and load trucks or trailers, dump trucks, tractor trailers, semitrailers, or construction equipment that is self-propelled or designed to be towed.

Common Wall: means a vertical wall separating two or more units.

Community Garden: means an area of land operated and maintained by the **City**, an organization, or a group of individuals for the cultivation of fruits, vegetables, flowers, or herbs, primarily for personal use, donation, or incidental sale by the members, utilizing individual or shared plots.

Correctional Facility: means a facility supervised by staff on a daily basis for persons who have been placed on probation, released on parole, or admitted for correctional purposes. A **correctional facility** shall be funded, licensed, approved, or supervised by the Province of Ontario, Corrections Canada, or any other Federal Government agency or by any organization on behalf of the Federal or Provincial Government, for the accommodation of not less than 3 and not more than 8 residents, exclusive of staff.

Creek Block: means a parcel or block of land, owned by the City of Burlington or other **public authority**, containing a **watercourse** defined as the greater of the Regulatory **Floodplain** or the valley through which the **watercourse** flows and may include an open space buffer area beyond the top-of-bank, but which shall not include a separate parcel or block of land for a storm water detention pond.

D

Day Care Centre: means a premises licensed or required to be licensed as a child care centre under the *Child Care and Early Years Act, 2014*, as amended, providing temporary care or supervision for children. This term also includes premises providing similar temporary day-time care or supervision for adults.

Daylight Triangle: means a triangular shaped area which if required, forms part of an intersecting **street**.

Deck: means an outdoor platform, including any steps, adjoining a **dwelling unit** that has direct access to the ground, having a floor height 0.6 metres or more above **grade**, and which is used as a **private amenity area**. A **deck** is not covered by a roof and is not enclosed except by railings, guards or **privacy screens**.

Development: means the creation of a new **lot**, a change in land use, or the construction of **buildings** and **structures** requiring approval under the *Planning Act*, but does not include: (a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or (b) works subject to the *Drainage Act*.

Driveway: means a single passageway or series of interconnected passageways, for exclusive or shared private **use**, providing vehicular access between a **street** or condominium common element roadway and an area used for the parking, loading, or storage of a vehicle.

Dwelling Unit: means a single **habitable room**, or a suite of **habitable rooms**, located in a **building**, that is used or may be used as a residence by one or more persons living together as a single housekeeping unit, in which both private cooking facilities and private sanitary facilities are provided for the exclusive use of the occupants, and which has an independent

entrance either directly from outside the **building** or through a common hallway or stairway inside the **building**.

Dwelling, Detached: means a **building** containing only one **dwelling unit** but may contain one or more **additional residential units** where permitted by this By-law.

Dwelling, Semi-Detached: means a **building** that is divided vertically by a **common wall** into two **dwelling units**, where each **dwelling unit** has independent access and is situated on its own legally conveyable **lot** or **parcel of tied land** having **lot frontage** on a **public street** or **private street**. **Semi-detached dwellings** may contain one or more **additional residential units** where permitted by this By-law.

E

Electric Vehicle (EV): means a **motor vehicle** that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries.

Electric Vehicle Parking Space: means a **parking space** equipped with **electric vehicle supply equipment**.

Electric Vehicle Supply Equipment: means the equipment, including the connectors, attachment plugs, charging cables, and controls, installed specifically for the purpose of safely delivering electrical energy to an **electric vehicle** at a Level 2 charging level or higher.

Emergency Shelter: means a premises providing temporary overnight lodging, meals, and essential support services in a supervised setting for persons requiring immediate shelter.

Established front yard or exterior side yard: means, in the case of an **interior lot**, the average distance from the **street line** to the **wall** of **existing buildings** situated on the two **lots** on either side of the subject **lot**, or where one of those **lots** is vacant, the next adjacent occupied **lot**. In the case of a **corner lot**, the distance from the **street line** to the **wall of the existing building** situated on the **lot** adjacent to the subject **lot**, or where that **lot** is vacant, then next adjacent occupied **lot**.

Existing: means **existing** as of the effective date of the provision that contains that word.

F

Fence: means a barrier erected for the purpose of enclosing all or part of a **lot**, or marking a boundary. This includes associated gates, but excludes retaining walls or landscape features such as trellises or arbours unless they form an integral part of the **fence structure** itself.

Fitness Centre: means premises operated for profit or gain where facilities are provided for physical fitness activities such as weightlifting, exercise equipment use, and fitness classes, and may include **accessory** facilities.

Flooding Hazard: means the inundation, under the conditions specified below, of areas adjacent to shoreline or a river or stream system and not ordinarily covered by water:

a) Along shorelines of the Great Lakes – St. Lawrence River System and large inland lakes, the **flooding hazard** limit is based on the one hundred year flood level plus an allowance for wave effects and other water-related hazards;
b) Along river, stream and small inland lake system, the **flooding hazard** limit is the greater of:
   i) The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954), transposed over a specific watershed and combined with local conditions, where evidence suggests that the storm event could have potentially occurred over watershed in the general area;
   ii) The one hundred year flood; and,
   iii) a flood which is greater than i) or ii) which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

   except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodplain: means the area, usually low lands, adjoining a **watercourse**, which has been or may be subject to **flooding hazards**.

Floor Area, Accessory Building or Structure: means the sum of the total horizontal area of each floor located at or above **grade**, measured to the outside of the exterior walls or posts of an **accessory building or structure**.

Floor Area, Gross: means the sum of the total horizontal area of each floor of a **building** measured from the exterior face of the exterior walls and the centre line of walls separating two **buildings** or uses but excluding the following areas: **motor vehicle parking areas**; bicycle **parking areas** located in a **parking structure**; loading areas; **basements**; **mechanical penthouses** and **floor area** used exclusively for mechanical or electrical systems serving the **building** (including mechanical shafts); elevator shafts; stairwells; and non-habitable attics.

G

Garage, Private: means an enclosed **accessory building**, or an enclosed portion of a **principal building**, designed or used primarily for the parking or storage of **motor vehicles** and **accessory** to the principal **use** conducted on the same **lot**.

Grade: means, when used with reference to a **building**, **structure, deck** or **porch**, the lowest elevation of the finished surface of ground where it meets the **building**, **structure**, **deck** or **porch**.

Grade, Established: means the geodetic elevation taken at the midpoint of the **front lot line**.

Group Home: means a single housekeeping unit in a residential **building** that is occupied by 6 to 8 persons (excluding staff or receiving family), living together under supervision that is licensed, approved, or funded under an Act of the Parliament of Canada or the Province of Ontario for the provision of specialized care or supervision.

H

Habitable Room: means a room within a **dwelling unit** that is used or may be used for living, sleeping, eating, or cooking. This excludes a bathroom, water closet compartment, laundry room, pantry, corridor, stairway, closet, lobby, **private garage**, **basement** primarily used for storage/**utility**, non-habitable attic, sunroom not usable year-round, or any space used for **building** services or common access.

Hazardous Lands: means property or lands that could be unsafe for **development** due to naturally occurring processes. Along the shorelines of the Great Lakes – St. Lawrence River System, this means the land, covered by water, between the international boundary, where applicable, and the furthest landward limit of the **flooding hazard**, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the **flooding hazard** or erosion hazard limits.

Height, Building: means, in the **case of a principal building**, the vertical distance between the **established grade** of a **building** and the top of such **building**. In the case of an **accessory building or structure,** it means the vertical distance between the **grade** of the **accessory building or structure** and the top of such **accessory building or structure**. The top is the highest point of the roof surface, **parapet**, or exterior wall, whichever is greater. In the case of a **structure** with no roof, the top is the highest point of the **structure**.

Height, Podium: means the vertical distance measured from **established grade** to the highest point of the main roof surface of the **podium**.

Home Day Care: means an **accessory use** where temporary care or supervision is provided within a **dwelling unit**, or a **building accessory** thereto, operated by a resident of that **dwelling unit**. Where care is provided for children, it must be in accordance with the regulations, including the maximum number of children permitted, under the *Child Care and Early Years Act, 2014*, as amended (whether licensed or unlicensed under that Act). Where care is provided for adults, it shall be for no more than five adults. Overnight accommodation shall not be provided for persons receiving care as part of a **home day care**.

Home Occupation: means an activity that provides a service as an **accessory use** within a **dwelling unit**. A **home day care** is considered a **home occupation**.

I

Internal Roadway: means a right-of-way or roadway that provides vehicular access to the **parking areas** and **parking spaces** on a residential property intended for multi-unit residential **development** and is not a **lane** or **private street**.

K

Kennel: means an establishment **accessory** to a residential or **agricultural use** for the keeping, breeding, and raising of domesticated animals for profit or gain but which does not include a veterinary establishment.

L

Landscaped Open Space: means that portion of the **lot area** which is required by this By-law to be used for landscaping, and which excludes the area occupied by: **buildings**, **driveways**, bicycle parking, snow storage, transformers, **parking areas**, **parking spaces**; and **loading spaces**. For clarity, **landscaped open space** includes areas defined as **hard landscaped open space**, and **soft landscaped open space**, and may include green roofs and approved low impact **development** or stormwater management features when integrated as landscape elements, subject to any specific regulations elsewhere in this By-law.

Landscaped Open Space, Hard: means an area of land within a **lot** dedicated to a **walkway** or other area on a **lot** surfaced by stable or fitted materials such as unit pavers, patio stones, concrete, gravel, stonework or artificial turf or similar materials, but does not include any **driveway**, **internal roadway**, **private street**, ramp or **parking area**, **parking space** or **loading space**, whether surfaced or not.

Landscaped Open Space, Soft: means an area of land within a **lot** which is open and uncovered to the sky and dedicated to the planting of trees, shrubs, flower beds, grass or other vegetative landscaping and may also include **accessory** ground cover as well as other decorative landscape features, but excludes hard surfaces such as **driveways**, **walkways**, **patios** or **decks**.

Lane: means a public or private right-of-way providing a means of access to **lots abutting** thereon.

Licensed Establishment: means premises, which may include a **restaurant**, nightclub, micro-brewery, or micro-distillery, that sells, provides, or serves alcohol pursuant to a licence issued by the Alcohol and Gaming Commission of Ontario (AGCO), but does not include premises operating solely under a Special Occasion Permit or premises owned and operated by the **City**.

Loading Space: means an off-street space for the temporary parking of vehicles while loading or unloading merchandise or materials.

Long Term Care Facility: means a premises licensed or approved as a long-term care home under the *Fixing Long-Term Care Act, 2021*, as amended.

Lot: means a parcel of land under one ownership which is established as a separate parcel of land in accordance with the **lot** creation sections of the *Planning Act* which **abuts** a **public street**, except if it has been created as a **parcel of tied land** or unit in a vacant land condominium, in which case, it may **abut** a **private street**.

Lot Area: means the total horizontal area within the **lot lines** of a **lot**.

Lot, Corner: means a **lot** situated at the intersection of and **abutting** upon two or more **streets** or two parts of the same **street**, where the **street lot lines** have an angle facing the **lot** of 135 degrees or less. In the case of a curved **street lot line**, such angle shall be formed by the projected tangents drawn from the end points of the **street lot line**. A **corner lot** does not include an angle formed by a **lot abutting** the bulb of a cul-de-sac or a turning circle.

Lot, Interior: means a **lot** other than a **corner lot** or a **through lot**.

Lot, Through: means a **lot** bounded on two opposite sides by **streets** provided that if any **lot** qualifies as both a **corner lot** and a **through lot**, it shall be deemed a **corner lot** for the purposes of this By-law.

Lot Coverage: means the percentage of the **lot area** covered by **buildings**, **porches, decks** containing a **basement** under the platform and **accessory buildings and structures**, measured to the outside of the exterior walls, including all **buildings** and projections (cantilevered floor space, window projections, etc.).

Lot Depth: means the horizontal distance between the **front** and **rear lot lines**. If the **front** and **rear lot lines** are not parallel, **lot depth** means the length of a straight line joining the middle of the **front lot line** with the middle of the **rear lot line**.

Lot Frontage: means the horizontal distance between the **side lot lines** measured along the **front lot line**, provided that where the **front lot line** is not a straight line, or where the **side lot lines** are not parallel, the **lot frontage** shall be measured by a line at the **front yard setback** and parallel to the chord of the **front lot line**. For the purposes of this By-law, the chord of the **front lot line** is a straight line joining the two points where the **side lot lines** intersect the **front lot line**.

Lot Line: means any boundary of a **lot**.

Lot Line, Exterior Side: means a **side lot line** that abuts a **street**.

Lot Line, Front: means the **lot line** dividing a **lot** from a **street**. On a **corner lot**, the shorter **lot line abutting** a **street** is the **front lot line**; if such lines are equal, the **front lot line** shall be designated by the **City**. On a **through lot**, the **front lot line** is typically the one providing primary vehicular access to the principal **use**, but may be otherwise designated by the **City**.

Lot Line, Interior Side: means a **side lot line** that abuts another **lot**.

Lot Line, Rear: means the **lot line** or point of intersection of the **side lot lines** farthest from and opposite the **front lot line**.

Lot Line, Side: means a **lot line** other than a **front lot line** or a **rear lot line**.

Lot Line, Street: means the division between a **street** and a **lot**.

Lot of Record: means a **lot** according to a registered plan of subdivision, or a parcel of land, the deed to which was registered prior to December 31, 1970, but does not include a **lot** in a registered plan which has been designated by By-law as a plan which shall be deemed not to be a registered plan of subdivision in accordance with the regulations of the *Planning Act.*

M

Mechanical Equipment: means equipment, devices, apparatus, and systems necessary for the functional operation and maintenance of a **building**, **structure**, or **use** located therein, including but not limited to equipment associated with heating, ventilation, air conditioning (HVAC), plumbing, electrical distribution, emergency power generation, fire suppression, elevators, communication systems, or **swimming pool** filtering and heating. This term applies to the equipment itself, whether located inside or outside a **building** or **structure**.

Mechanical Penthouse: means a fully enclosed **structure** located on the roof of a **building**, used exclusively for housing **mechanical equipment**, electrical equipment, elevator equipment, ventilation equipment, communication equipment, water tanks, or similar systems necessary for the operation of the **building**. A **mechanical penthouse** may include the minimum necessary associated stair or elevator shaft overruns providing access only to the roof level for service and maintenance purposes, but shall not include any **floor area** designed or used for human habitation, amenity space, or access thereto.

Medical Office: means premises used for the consultation, examination, diagnosis, or therapeutic treatment of human patients primarily on an out-patient basis by one or more physicians, dentists, or other health professionals governed by the *Regulated Health Professions Act, 1991*, as amended. A **medical office** may include a medical laboratory, diagnostic imaging facility, pharmacy, or dispensary as an **accessory use**, but does not include a hospital.

Mezzanine: means an intermediate floor assembly between the floor and ceiling of any room or **storey**, which may be enclosed or open to the room or **storey** below, and includes an interior **balcony**. For the purposes of calculating **gross floor area** and the number of **storeys** in this By-law, a **mezzanine** shall be included in **gross floor area** and considered a separate **storey** if: (a) it is enclosed by walls (other than required railings or guards) and its **floor area** exceeds 10% of the **floor area** of the room or **storey** in which it is located; or (b) it is not enclosed by walls and its **floor area** exceeds 40% of the **floor area** of the room or **storey** in which it is located.

Mid-Rise Building: means a **building** five to eleven **storeys** in height.

Mobile Home: means a dwelling designed to be mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with the applicable Canadian Standards Association standard.

Model Home: means a **building** constructed as an example of a **dwelling unit** type offered for sale or lease within an approved plan of subdivision, plan of condominium, or site plan **development**, which is used temporarily for marketing and display purposes and including **office** and / or show room and / or sales centre but is not occupied for residential purposes during its use as a **model home**.

Motor Vehicle: means an automobile, truck, and any other vehicle propelled or driven by other than muscular power, but does not include the cars of electric or steam railways, or other **motor vehicles** running solely upon rails, or a traction engine, farm tractor, self-propelled implement of husbandry or road-building machine within the meaning of the *Highway Traffic Act.*

N

Natural Heritage Features and Areas: means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands, fish habitat, significant woodlands, significant valleylands, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

O

Office: means premises used primarily for conducting the affairs of a business, profession, service, industry, or government, including administration, clerical work, management, consulting, or the practice of a profession. A **medical office** is considered an **office**. This **use** does not include a **retail store**, **personal service** establishment, or industrial activities such as manufacturing or warehousing, unless otherwise specifically defined or permitted as **accessory**.

Outdoor Patio: means an outdoor area **accessory** to a permitted non-residential use, such as a **restaurant** or **licensed establishment**, equipped and used for the seating of patrons for the consumption of food or beverages.

P

Parapet: means an extension of a wall of a **building** above the roof line that forms a barrier at the edge of the roof.

Parking Aisle: means an internal access way located within a **parking area** that provides direct access to a **parking space** or **loading space** but shall not be considered a **driveway**.

Parking Area: means a **parking aisle** and **parking space** but does not include any part of a **street**.

Parking Lot: means the total outdoor area of a **lot** used for the temporary parking of 5 or more **motor vehicles**, comprising **parking spaces**, **parking aisles**, **driveways**, the interior landscaped islands and medians, and may include EV Charging Stations, but excludes the required perimeter landscaped buffer to a **lot line,** for the accommodation of clients, customers, tenants, lessees, employees, or owners, but shall not include occupant **parking spaces** in the **driveway** of individual **dwelling units**.

Parking Space: means an area provided for the parking of a vehicle and includes **electric vehicle parking spaces**.

Parking Structure: means a **building** or other **structure**, or part thereof, located above or below **grade**, used primarily for the parking or storage of five or more **motor vehicles**, and which may include **electric vehicle parking spaces** or **electric vehicle supply equipment**. This definition excludes a **private garage accessory** to a residential **use** with less than four **dwelling units**.

Parcel of Tied Land (POTL): means any parcel of land legally bound and tied to a common element condominium. A **parcel of tied land** must front on either a **public street** or **private street** and shall, subject to the regulations of this By-law that relate strictly to **parcels of tied land**, be regarded as a type of **lot**.

Parcel of Urban Residential Land: means a parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by By-law and that is served by,

a) sewage works within the meaning of the *Ontario Water Resources Act* that are owned by,
   i) a municipality,
   ii) a municipal service board established under the *Municipal Act, 2001,*
   iii) a city board established under the *City of Toronto Act, 2006,*
   iv) a corporation established under sections 9, 10 and 11 of the *Municipal Act, 2001* in accordance with section 203 of that Act, or
   v) a corporation established under sections 7 and 8 of the *City of Toronto Act, 2006* in accordance with sections 148 and 154 of that Act, and

b) a municipal drinking water system within the meaning of the *Safe Drinking Water Act, 2002*.

Passive Recreational Use: means outdoor recreational areas and facilities requiring minimal land alteration, including walking or hiking trails, interpretative or educational signage, lookouts, boardwalks, picnic areas, benches, shade structures, and bicycle paths, but does not include trails primarily for use by motorized vehicles, formalized sports fields, or significant **buildings**.

Patio, Residential: means an outdoor platform adjoining a **dwelling unit** that has direct access to the ground, having a floor height less than 0.6 metres above **grade**, and which is used as a **private amenity area**. **A patio, residential** is not covered by a roof and is not enclosed except by guards or **privacy screens**.

Permitted Use: means a **use** permitted by this By-law.

Personal Service: means a **building** or part of a **building** where services are provided and administered to individuals and their personal needs and where **accessory** retail sales is permitted and include but is not limited to hair care, esthetics, health and beauty treatment including alternative healthcare services, dressmaking, tailoring, tattooing, piercing, shoe repair, dry cleaner's distribution station, printing and photocopying, and laundromat or similar uses, but shall not include a **body-rub parlour** or **medical office.**

Podium: means the lower portion or base of a **mid-rise building** or **tall building**, including the ground floor and potentially **storeys** above, which is clearly differentiated from the **building** portions vertically above it.

Porch: means an outdoor platform, including any steps, adjoining a **dwelling unit** that has direct access to the ground, and which is used as a **private amenity area**. A **porch** is covered by a roof and shall have at least one side open except for required railings or guards.

Principal Building: means the **building** on a **lot** in which the principal **use** of the **lot** is conducted. A **lot** may have more than one **principal building** only where specifically permitted by this By-law.

Privacy Screen: means a decorative wall, **fence** or barrier designed primarily to provide visual privacy for a **patio**, **deck**, **balcony**, or part of a **yard**.

Private Street / Road: means a private right-of-way providing a means of access to **lots abutting** thereon and is not owned by a **public authority**.

Public Authority: means any federal, provincial, Regional Municipality of Halton, or City of Burlington agency, and includes any commission, board, authority, or department established by such an agency exercising any power or authority under a Statute of Canada or Ontario.

Public Street / Road: means a public right-of-way providing a means of access to **lots abutting** thereon and owned by a **public authority**.

R

Recreational Vehicle: means a vehicle which provides short-term occupancy intended and used exclusively for travel, recreation, and vacationing, designed to be towed or propelled by a **motor vehicle** or self-propelled, and includes such vehicles commonly known as travel trailers, camper trailers, truck campers, motor homes, or other similar vehicles but does not include a **mobile home**.

Renewable Energy System: means a device or collection of devices that generates thermal energy or electrical power from **renewable energy** sources including, but not limited to, solar radiation, wind, geothermal energy, or biomass. This includes associated components such as photovoltaic panels, solar thermal collectors, turbines, ground or air source heat pumps, inverters, mounting **structures**, and transmission equipment, typically **accessory** to a principal **use** on the same **lot**.

Restaurant, Standard: means a premises where food and beverages are primarily prepared and offered for consumption on the premises, typically involving service to seated patrons. Any take-out service is **accessory**, and it may include an associated **outdoor patio** or **licensed establishment** component but does not include an associated drive-through facility.

Restaurant, Take-Out: means a premises where food and beverages are primarily prepared for consumption off the premises, and which typically has limited or no seating area designed primarily for patrons consuming meals on the premises. This **use** may include an associated drive-through facility where permitted.

Retail Store: means premises where merchandise is offered or kept for sale or rental directly to the public and includes a convenience store.

Retirement Home: means a **building** or part of a **building** that is a **retirement home** as defined in the *Retirement Homes Act, 2010.*

Roof, Flat: means a roof having a slope of less than 1:10.

Roof, Peaked: means a roof having a slope of 1:10 or greater.

Rooftop Terrace: means an outdoor space located on the roof of a **building** which is improved and intended for **use** as **private or common amenity area**.

S

School: means a premises used primarily for elementary or secondary academic instruction that meets the requirements of the *Education Act, R.S.O. 1990, c. E.2*, as amended, and any **accessory uses** such as **school board administrative uses**. This includes public **schools** and private **schools** offering curriculum approved by the Province of Ontario, but does not include a **school, commercial** or **school, post-secondary.**

School Board Administrative Uses: means non-instructional, **office uses** that support the operation of a district school board as defined under the *Education Act, R.S.O. 1990, c. E.2*, as amended.

School, Commercial: means premises used for providing private instruction or training in a particular skill, trade, art, or subject, operated primarily for profit or gain. Examples may include, but are not limited to, **schools** for business, computer training, driving, language, music, dance, or arts & crafts, but does not include a **school**, **school**, post-secondary, or **fitness centre**.

School, Post-Secondary: means premises used for post-secondary education and instruction, such as a university or a college of applied arts and technology, authorized by the Province of Ontario to grant degrees, diplomas, or certificates, and may include associated research facilities, student residences, and other **accessory uses**.

Setback: means the horizontal distance between a **lot line** or other specified boundary, and the nearest point of any **building** or **structure** on the **lot**, measured perpendicular to the **lot line** or boundary.

Shipping Container: means a standardized, reusable container designed for the transport of goods by one or more modes of transportation (such as ship, rail, or truck), and may be used for **accessory** storage or other purposes as permitted by this By-law but does not include a **building, structure,** or vehicle otherwise defined or regulated.

Stepback: means the horizontal recess of an exterior wall of a **building** from the exterior wall of the **storey(s)** immediately below.

Storage Yard: means an outdoor area on a **lot** used primarily for the keeping or storage of goods, materials, equipment, or vehicles. Examples include, but are not limited to, storage for construction supplies, landscaping materials, road maintenance materials, **shipping containers**, contractor's equipment, **motor vehicles** (including salvage or impound **yards** where permitted), **recreational vehicles**, or **utility trailers**. A **storage yard** may include an **accessory** maintenance or repair facility related to the stored items, but does not include a **parking lot**, **loading space**, or areas used primarily for retail display.

Storey: means that portion of a **building** included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the surface of such floor and the ceiling or roof above it, but does not include a **basement**, attic primarily used for insulation or mechanical systems, **mezzanine**, or **mechanical penthouse**.

Storey, First: means the lowermost **storey** of a **building** having its ceiling 1.8 metres or more above **established grade** of the **front wall** of the **building**. In the case of an **accessory building** containing an **additional residential unit – detached**, **first storey** shall mean the lower most **storey** having its ceiling 1.8 metres or more above the **grade** of the **accessory building**.

Street / Road: means a **public street/road** or **private street/road**.

Street Line: means a **lot line** dividing a **lot** from a **street** and is the limit of the street allowance.

Structure: means anything that is constructed, erected, or placed on land, or affixed to something located on land, requiring a fixed location on the ground or attachment to something having a fixed location on the ground, but specifically excludes: (a) Signs; (b) **fences**; (c) **swimming pools** and hot tubs; (d) **platforms** or **patios** with a floor height less than 0.6 metres above adjacent **grade**; (e) **walkways**, **driveways**, sports courts, and similar surfaces constructed essentially at **grade**; (f) minor **accessory** landscape, recreational or decorative elements such as residential play equipment, planters, flagpoles, or garden ornaments; (g) retaining walls having an exposed height less than 1.0 metre; and (h)

components of a **utility installation** such as individual poles, lines, pipes, or pedestals located within a public right-of-way or registered easement.

Swimming Pool: means any privately-owned outdoor tank or body of water used or which is intended to be used and maintained for swimming or display purposes and which has a maximum depth of water greater than 0.6 metres, other than an **existing** natural body of water or stream.

T

Tall Building: means a **building** twelve **storeys** or higher.

Tandem Parking Space: means a **parking space** that can only be accessed by passing through another **parking space** from a **street**, **lane** or **driveway**.

Temporary Sales Office: means a temporary **building**, **structure**, or portion thereof (which may include part of a **model home** or its garage), used exclusively for the initial marketing, sale, or leasing of **lots** or units within an approved plan of subdivision, plan of condominium, or site plan **development**, and permitted only for a limited duration as specified elsewhere in this By-law.

Tower: means that portion of a **tall building** located vertically above a **podium**, generally characterized by a smaller **tower floor plate** than the **podium**.

Tower Floor Plate: means the **gross floor area** of any individual **storey** located within the **tower** portion of a **building**.

Tower Separation Distance: means the minimum required horizontal distance between the exterior faces of the **tower** portions of **buildings**. This distance shall be measured between **towers** located on the same **lot**, and between a **tower** on one **lot** and a **tower** on an adjacent **lot**. For the purpose of measuring **tower separation distance**, permitted projections such as **balconies** shall not be included.

Townhouse Building: means a **building** containing four or more **dwelling units**, each divided from the others primarily by vertical **common walls** extending generally from foundation to roof, and each **dwelling unit** having an independent exterior entrance accessible directly from the ground level.

Townhouse, Block: means a **townhouse building** where all **dwelling units** are located on one **lot** and may share common vehicular access to a **public street**, but shall not include a **street townhouse**.

Townhouse, Back-to-Back: means a **townhouse building** in which **dwelling units** are attached side-by-side and back-to-back by **common walls**, including a common **rear wall**, such that individual units do not have a **rear yard**, and where each unit has an independent entrance from the outside.

Townhouse, Rear Lane: means a **townhouse building** where each individual **dwelling unit** is situated on its own legally conveyable **lot** or **parcel of tied land** and is accessed by a rear **lane**, with garages or **parking spaces** located at the rear of the **lot**. A **rear lane townhouse** may contain one or more **additional residential units** where permitted by this By-law.

Townhouse, Podium: means a **dwelling unit** constructed in a townhouse form, typically having direct exterior access from the ground level or from a courtyard, located within the **podium** of a **mid-rise building** or **tall building**.

Townhouse, Stacked: means a **townhouse building** in which **dwelling units** are placed over or under other units, such that individual units are separated from each other both vertically (by common floor/ceiling assemblies) and horizontally (by **common walls**), and where each unit has an independent exterior entrance accessible from the ground level (which may include via an exterior or common interior stair).

Townhouse, Stacked Back-to-Back: means a **stacked townhouse** where **dwelling units** also share a common **rear wall**.

Townhouse, Street: means a **townhouse building** where each individual **dwelling unit** is situated on its own legally conveyable **lot** or **parcel of tied land** having **lot frontage** on a **public street** or **private street**. A **street townhouse** may contain one or more **additional residential units** where permitted by this By-law.

U

Unitary Equipment: means standalone equipment including central air conditioning units, heat pumps, pool equipment, residential generators and gas metres.

Unit Width: means the horizontal distance across the front of an individual unit measured from one **side wall** to the other, parallel to the **street** or main access. Where units share walls with adjacent units, **unit width** is the horizontal distance measured from the middle of one shared wall to the middle of the other shared wall.

Upper Building: means the portion of a **mid-rise building** located vertically above the **podium**.

Use: means: (a) when used as a noun, the purpose for which land, a **building**, or a **structure** is designed, arranged, intended, occupied, or maintained; and (b) when used as a verb ("to use" or "using"), the act of utilizing land, a **building**, or a **structure** for a purpose.

Utility: means a water supply, storm water or wastewater system, gas or oil pipeline, electricity generation facilities and transmission and distribution systems including **renewable energy systems** and district energy systems for electricity, heating and/or cooling, the generation, transmission and distribution of steam or hot water, towers, communication or telecommunication facilities and other cabled services, a public transit or transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest, but does not include a new sanitary landfill site, incineration facilities or large-scale packer and/or recycling plants or similar uses.

Utility Installation: means the **buildings**, **structures**, equipment, lines, pipes, towers, poles, pedestals, or other physical works used to provide a **utility** service. This includes but is not limited to facilities associated with water supply, wastewater systems, energy generation, transmission, and distribution (including electrical, gas, district energy, **renewable energy**), or communication/telecommunication systems, but excludes **antenna systems**.

Utility Trailer: means a vehicle designed to be towed by a **motor vehicle** for the purpose of transporting or storage of goods, materials, equipment or livestock such as boat and snowmobile trailers.

V

Visibility Triangle: means a triangular area of land required at the intersection of two **public streets** or at the intersection of a **driveway**, **lane**, **parking aisle**, or other vehicular access with a **public street**, for the purpose of preserving sight lines for vehicular traffic. The boundary of a **visibility triangle** shall be defined by two intersecting property lines or access lines and a straight line drawn between specified points along them.

W

Wall, Front: means the wall of a **building** above ground that contains the primary pedestrian entrance.

Wall, Rear: means the wall of a **building** above ground that is opposite to the **front wall**.

Wall, Side: means the wall of a **building** above ground that is not a **front wall** or **rear wall.**

Walkway: means a surface treated area that provides pedestrian access to and from a **driveway**, a **street** or condominium common element roadway, and a **dwelling unit**.

Watercourse: an open channel, ditch or depression, whether naturally or artificially created, in which flow of water occurs either continuously or intermittently.

Window Well: means a recessed area at or below **grade**, between a below **grade** window and the surrounding earth, and which is constructed adjacent to the foundation of the **building** to permit light and air to the below-**grade** window.

Y

Yard: means an area extending from the lowest level below **grade** to the sky, open and uncovered, appurtenant to a **building** and unoccupied by any **building**, except as specifically permitted in this By-law. In determining **yard** measurements, the minimum horizontal distance from the respective l**ot lines** to the nearest wall of a **building** above or below **grade** shall be used.

Yard, Exterior Side: means a **yard** extending from the **front yard** to the **rear yard** between an **exterior side lot line** and the nearest wall of any **principal building** on the **lot**.

Yard, Front: means a **yard** extending across the full width of the **lot** between the **front lot line** and the nearest wall of the **principal building** located on the **lot**.

Yard, Interior Side: means a **yard** extending from the **front yard** to the **rear yard** between an **interior side lot line** and the nearest wall of any **principal building** on the **lot**.

Yard, Rear: means a **yard** extending across the full width of the **lot** between the **rear lot line** and the nearest wall of the **principal building** located on the **lot**.

Z

Zone: means a specific category of permitted land **uses**, **lot** standards, and **building** regulations established by this By-law, applicable to defined areas of land as delineated on the schedules forming part of this By-law.

Part 5: General Provisions

5.1 Accessory Uses

Where this By-law provides that land may be used or a **building** or **structure** may be erected and used for a **permitted use**, that **use** shall include any **accessory use** provided:

a) the **accessory use** is located on the same **lot**;

b) the **gross floor area** of the **accessory use** is less than 50% of the **gross floor area** of the principal **use**;

c) except for **home occupations**, where the **accessory use** is located within the **principal building**, customer/client access to the **accessory use** shall be provided from the **principal building** interior only.

5.2 Accessory Buildings and Accessory Structures

The erection, alteration, enlargement, maintenance and **use** of **accessory buildings or structures** shall comply with the regulations of the applicable **zone**, except as otherwise provided for in this section.

a) An **accessory building or structure** shall not be used for habitation except as an **additional residential unit - detached** in accordance with Section 5.14.

b) An **accessory building or structure** shall not be located within a **front yard** or required **exterior side yard**.

c) The **floor area** of each **accessory building or structure** in a residential **zone** shall count towards the maximum **lot coverage** requirements of the **zone** and shall not exceed 10% of the **lot area**, except when approved as an **additional residential unit - detached**.

d) **Accessory buildings and structures** in a residential **zone** shall be subject to the regulations of Table 1:

Table 1: Setback, Overhang and Height Requirements for Accessory Buildings and Structures

Setbacks, Overhang and Heights	Requirement
Minimum **setback** to the **rear lot line**	0.6 m
Minimum **setback** to the **interior side lot line**	0.6 m
Maximum roof overhang from a wall or post	0.5 m
Maximum **building height** (**peaked roof**)	4.6 m
Maximum **building height** (**flat roof**)	3.5 m

5.3 Garbage, Refuse and Storage

a) No garbage or refuse shall be stored on any **lot** in a residential **zone** except within the **building** or **structure** on such **lot** or in a container in the **interior side yard** or **rear yard** of such **lot**.

b) A dumpster or garbage container shall be regulated in the same manner as an **accessory building or structure** in accordance with Section 5.2.

c) Garbage containers for a **detached dwelling**, **semi-detached dwelling, additional residential unit**, **street townhouse**, and **rear lane townhouse** are exempt from the regulations of Section 5.3 when an individual container is less than 1 cubic metre in size.

d) Notwithstanding Section 5.2 d), a **building** or **structure** for the storage of garbage shall comply with the following regulations:

i) Shall not be located in a required landscaped open space.

ii) Shall not be located in a front or **exterior side yard**.

iii) Minimum **setback** from a **rear lot line**: 1 metre

iv) Minimum **setback** from an **interior side lot line**: 1 metre

v) Minimum **setback** from an LN1 to LN7 **zone**: 15 metres

vi) Maximum height: 3.7 metres

vii) Shall not be located in any required **parking space** or obstruct any required **parking aisle**.

5.4 Balconies, Decks, Residential Patios, and Porches

a) A **balcony**, **deck**, **residential patio** or **porch** is permitted in all residential zones.

b) A **porch** is not permitted above the **first storey**.

c) **Balconies** and **decks** located above the **first storey** and adjoining a wall facing the **interior side yard** or **rear yard** are not permitted in the LN1 to LN7 **zones** outside the following areas:

i) Alton Community (lands bounded by Highway 407 to the north, Appleby Line to the east, and Dundas Street to the south); and

ii) Orchard Community (lands bounded by Upper Middle Road to the south, Bronte Creek Valley to the east, Dundas Street and the CN rail line to the north, and Appleby Line to the west).

d) Additional regulations for a **balcony**, **deck**, or **porch** with a platform less than or equal to 1.2 metres above **grade**:

i) Maximum 2 metres encroachment into a required **front yard** or **exterior side yard**.

ii) Maximum 1 metre encroachment into a required **interior side yard**.

iii) Minimum **setback** from **front lot line**: 1.5 metres

iv) Minimum **setback** from **exterior side lot line**: 1.5 metres

v) Minimum **setback** from **interior side lot line**: 0.6 metres

vi) Minimum **setback** of a **deck** from **rear lot line**: 1.8 metres

vii) Maximum 2 metre encroachment into a required **rear yard** for a **porch** or a **balcony**.

viii) Where a **side lot line** extends from a **common wall** dividing attached **dwelling units** the **interior side yard setback** shall not apply.

e) Additional regulations for a **balcony**, **deck**, or **porch** with a platform more than 1.2 metres above **grade**, but not above the **first storey**:

i) Maximum 2 metres encroachment into a required **front yard** or **exterior side yard**.

ii) Minimum **setback** from **front lot line**: 1.5 metres

iii) Minimum **setback** from **exterior side lot line**: 1.5 metres

iv) Minimum **setback** from **interior side lot line**: **Principal building setback**

v) Minimum **setback** from **rear lot line**: 4.5 metres

vi) Maximum 2 metre encroachment into a required **rear yard** for a **porch** or a **balcony**.

f) Additional regulations for **balconies,** and **decks** above the **first storey**:

i) Subject to **principal building setbacks**, except that a **balcony** or **deck** with a width of 3 metres or less may encroach 1.5 metres maximum into a required **front yard**, **rear yard**, or **exterior side yard**. The width of a **balcony** or **deck** is measured along the exterior wall to which it is attached.

ii) Maximum projection from exterior wall: 3 metres.

Note: The regulations in this section do not apply to **basements** under a **deck**, **residential patio**, or **porch**. **Basements** are subject to regulations applying to **buildings**, including minimum **yards** and **setbacks**.

5.5 Fencing and Privacy Screens

a) For a **fence** located on the common **lot line** between a non-residential **use** and a residential **use**, the maximum **fence** height shall be 3 metres.

b) For all residential **uses** the following regulations apply:

i) Maximum **fence** height: 2.5 metres.

ii) Within a **front yard**, maximum **fence** height shall be 1.2 metres within 3 metres of a **front lot line**.

iii) Notwithstanding ii) above, where a **front yard** abuts the **rear yard** of a **corner lot** the maximum **fence** height shall be 2.5 metres along the common **lot line** within 3 metres of a **front lot line**.

iv) For a **townhouse building,** the maximum **fence** height shall be 1.2 m within 3 metres of a **lot line abutting** a **public street**.

v) Fencing for the purpose of enclosing a sport court is permitted to a maximum height of 3 metres.

c) **Fence** height shall be measured vertically from **grade**, exclusive of any artificial embankment, to the highest point of each 3 metres section of **fence**, excluding decorative post caps.

d) Where the **grade** elevations along the **fence** vary, maximum **fence** height may be increased by 0.3 metres provided that the lowest height of the same 3 metre **fence** section does not exceed the maximum permitted height.

e) **Privacy screens** are permitted on all **porches**, **decks** and **balconies** to a maximum height of 1.8 metres from the floor surface of the **porch**, **deck** or **balcony**.

5.6 Swimming Pools

a) A **swimming pool** shall be permitted as an **accessory use** to any residential **use**, in accordance with the following regulations:

i) Not permitted in a **front yard** or required **exterior side yard**.

ii) On **lots** less than 12 meters **wide**, permitted in a **rear yard** only.

iii) Minimum **setback** from a **lot line**: 1.5 metres measured from the inside wall of the **swimming pool** and 0.9 metres measured from the outside of any **hard landscaped open space**.

iv) Notwithstanding iii) above, where the height of the **swimming pool** is greater than 1.5 metres, the minimum **setback** from any **lot line** shall be 3 metres.

v) Maximum height of a **swimming pool**: 2 metres, measured from the lowest point of **grade** at the perimeter of the **swimming pool**.

vi) Notwithstanding v) above, the maximum height shall not apply to a **swimming pool** that is located on a **rooftop terrace** of an **apartment building**.

b) A hydro-massage pool or hot tub having a water surface area which is less than 8 square metres shall not be subject to the above regulations.

c) A **swimming pool** shall maintain a minimum **setback** of 3.3 metres from a pipeline right-of-way.

d) Notwithstanding c) above, an in-ground **swimming pool** shall maintain a minimum **setback** of 7.7 metres from a TransCanada Pipelines Limited (TCPL) pipeline right-of-way.

e) Any **structure** used to contain **mechanical equipment** that is **accessory** to the operation of a **swimming pool** shall be considered an **accessory building or structure** and subject to the general regulations for **accessory buildings and structures** in Section 5.2.

5.7 Trailers, Recreational Vehicles and Commercial Vehicles

a) The following regulations apply to parking of trailers and **recreational vehicles** in all residential **zones**:

i) Any **recreational vehicle**, trailer, or any load thereon including a boat, whether on or off a trailer or other supporting device, which does not exceed a height of 2 metres, may be parked or stored in any **yard**.

ii) Any **recreational vehicle**, trailer, or any load thereon including a boat, whether on or off a trailer or other supporting device, which exceeds a height of 2 metres, may be parked or stored in a **rear yard** or **interior side yard**.

iii) Notwithstanding ii) above, the parking or storage of a **recreational vehicle**, trailer, or any load thereon including a boat, whether on or off a trailer or other supporting device, which exceeds a height of 3.6 metres, is prohibited.

iv) Parking and storage of **recreational vehicles** and trailers is not permitted within a **visibility triangle** or a required **landscaped open space** area.

b) The parking of a maximum of one **commercial vehicle** shall be permitted in a residential **zone** subject to the following regulations:

i) The parking of a **commercial vehicle** shall only be permitted in **a private garage** or **driveway**.

ii) Where parked in a **driveway**, the **commercial vehicle**, including any attached equipment or accessories, shall not exceed 6 metres in length and 2.3 metres in height.

iii) A **commercial vehicle** in excess of the dimensions in ii) above shall only be permitted within a fully enclosed **private garage**.

iv) The minimum number of required **parking spaces** shall not be occupied or otherwise obstructed by the parking of a **commercial vehicle**.

5.8 Visibility Triangles

a) At every **street** intersection, a 6 metre x 6 metre **visibility triangle** shall be provided.

b) At every **driveway**, **lane**, **parking aisle** or other vehicular access intersecting a **street**, 3 metres x 3 metres **visibility triangles** shall be provided.

c) Within a **visibility triangle**, **buildings**, **structures**, solid fencing, **mechanical equipment** and landscaping shall not exceed a height of 1 metre above the elevation of the **street** pavement measured at the centre point of intersecting **streets**.

d) Notwithstanding c) above, the maximum height shall not apply to one private or municipal deciduous tree located within a **visibility triangle**.

5.9 Encroachments and Projections

a) Every part of a required **yard** shall be unobstructed except for the encroachments or projections permitted in this By-law.

b) Exterior recladding of a **building** may project a maximum of 0.05 metres from the wall of the **existing building**.

c) A chimney; pilaster; belt course; sill; lintel; cornice; window box; ornamental projection:

i) May encroach a maximum of 0.5 metres into a required **interior side yard** and 1 metre into any other **yard**.

ii) Shall maintain a minimum 0.6 metre **setback** from any **lot line**.

d) Roof overhangs:

i) May encroach a maximum of 1 metre into any required **yard**.

ii) Shall maintain a minimum 0.3 metre **setback** from any **lot line**.

iii) Eavestroughs shall be included as part of the roof overhang.

e) Exterior stairs, fire escape, **basement** walkout stair:

i) May encroach a maximum of 1.6 metres into a required **rear yard**.

ii) Shall maintain a minimum **setback** of 0.6 metres from any **lot line**.

f) **Window wells**:

i) May encroach a maximum of 1 metre into any required **yard**.

ii) Shall maintain a minimum 0.6 metre **setback** from any **lot line**.

g) **Bay windows**:

i) May encroach a maximum of 0.5 metres into a required **interior side yard** and 1.6 metres into any other **yard**.

ii) Shall maintain a minimum 0.6 metre **setback** from any **lot line**.

iii) Maximum width for an encroaching **bay window** shall not exceed 3 metres.

iv) An encroaching **bay window** must have at least 30% of the surface area of the projection as a window.

h) Roofed or unroofed loading dock:

i) Not permitted in a **yard abutting** an LN1 to LN7 **zone**.

ii) May encroach a maximum of 3 metres into a required **rear yard**.

iii) Shall maintain a minimum 3 metre **setback** from a **rear lot line**.

i) An awning or **canopy**:

i) May encroach a maximum of 1 metre into any required **yard**.

ii) Shall maintain a minimum 0.3 metre **setback** from any **lot line**.

iii) In the HN **zone,** a **canopy** may project into a required **front yard** or **exterior side yard** up to half the distance of the required **yard**.

5.10 Frontage on a Public Street

a) Excepting **lots of record** and **parcels of tied land**, no **building** or **structure** shall be constructed on a parcel of land which does not have frontage on a **public street**.

b) Section 5.10 a) above does not apply to a **lot** used for:

i) a **utility installation**;

ii) a **cemetery**;

iii) a conservation/natural area.

c) Section 5.10 a) above shall not restrict the erection of any **building** on a **lot** in a registered plan of subdivision where a subdivision agreement has been entered into but the **streets** will not be assumed until the end of the maintenance period.

5.11 Home Occupation

A **home occupation** is permitted in all **dwelling units**, subject to the following regulations:

a) The **gross floor area** of the **home occupation** must be less than 50% of the **gross floor area** dedicated to the **dwelling unit**.

b) An integral **private garage** may be used for a **home occupation**, provided the minimum number of required **parking spaces** is maintained.

c) Persons employed by the **home occupation** business shall be limited to residents of the household from which the **home occupation** is conducted.

d) Where the business involves classes for teaching or instructional purposes, the maximum number of clients permitted at any one time shall be three.

e) For pet grooming and pet training, a maximum of four pets are permitted within a **dwelling unit**.

f) The following uses and activities are not permitted:

i) outside storage,

ii) outside manufacturing or processing activities,

iii) outside display and sales areas,

iv) automotive related uses,

v) small engine repair,

vi) **kennel**,

vii) **standard restaurant** and **take-out restaurant**,

viii) direct retail sales or customer merchandise pick up,

ix) **body-rub parlour**, and

x) nightclub.

5.12 Office Uses in Residential Zones

Office uses are permitted in a **building** constructed as a **detached dwelling** in all residential **zones** as a principal **use** or in combination with one or more **dwelling units**, provided the **detached dwelling** has existed on the **lot** for a minimum of 2 years, subject to the following regulations:

a) Minimum **lot** width: 18 metres.

b) The **lot** shall have a **front** or **side lot line** in common with a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street or Neighbourhood Connector identified on Schedule B in Part 10 of this By-law.

c) Maximum number of **office uses**: 2.

d) 50% of the **front yard** shall be maintained as **soft landscaped open space**.

e) 25% of the **rear yard** and **exterior side yard** shall be maintained as **landscaped open space**.

f) Solid screen fencing with a minimum height of 2.5 metres shall be installed along a **rear lot line** and along all **side lot lines** extending from the **rear lot line** to the **front wall** of the dwelling.

g) Parking shall be located in a **side** or **rear yard** only.

h) Where the **lot** abuts a residential **use**, any **parking area** or **driveway** shall maintain a minimum **setback** of 6 metres from the **rear lot line** and 3 metres along that portion of the **side lot line** which is located in the **rear yard**.

i) Storage or display of merchandise, material or equipment is prohibited.

5.13 Uses Permitted in All Zones

a) The following **uses** are permitted in all residential **zones**:

i) **Additional residential units** subject to Section 5.14;

ii) **Schools** subject to Section 5.15;

iii) Long-term care facility and **retirement home** subject to Section 5.16;

iv) Public and private hospitals subject to Section 5.17;

v) Parks and open space subject to the requirements of the Parks and Open Space **Zones** in the City of Burlington Zoning By-law 2020;

vi) Places of worship subject to Section 5.18;

vii) **Day care centre** subject to Section 5.19;

viii) **Group home** subject to Section 5.20;

ix) **Correctional facility** subject to Section 5.21;

x) **Emergency shelter** subject to Section 5.22;

xi) **Boarding house** subject to Section 5.23;

xii) **Additional needs housing** subject to Section 5.24;

xiii) **Utility** subject to Section 5.25;

xiv) **Community garden**;

xv) **Agriculture use** subject to Section 5.26;

xvi) **Bed and breakfast** subject to Section 5.27;

xvii) **Model homes** subject to Section 5.28;

xviii) **Temporary sales offices** subject to Section 5.29;

xix) Temporary **buildings** and **structures** for construction subject to Section 5.30;

xx) Temporary storage and **shipping containers** subject to Section 5.32; and

xxi) Infrastructure.

Subject to compliance with any other regulations or standards which are generally applicable and required elsewhere in this By-law or any other regulations or standards specified for the **use** in this By-law.

b) The **development** of essential emergency services or institutional uses including hospitals, **long term care facilities**, **retirement homes**, pre-schools, school nurseries, **day care centres**, and **schools**, are only permitted outside of **hazardous lands** and hazardous sites.

5.14 Additional Residential Units

a) Up to three **additional residential units** are permitted on a **parcel of urban residential land** in all residential **zones** where one **detached dwelling**, **semi-detached dwelling**, **street townhouse**, or **rear lane townhouse** is permitted.

b) Of the three **additional residential units** permitted in a) above, up to two are permitted to be an **additional residential unit – detached**.

c) A maximum of one **accessory building** containing **additional residential units – detached** is permitted on a **parcel of urban residential land**.

d) **Additional residential units** shall not be included in the calculation of minimum number of visitor **parking spaces**.

e) A 1.2 metre wide unobstructed pedestrian access shall be provided from the **street** to the entrance of an **additional residential unit – attached** or **additional residential unit – detached** located in the **rear yard** or **interior side yard**. A gate may be constructed within the pedestrian access, but no projections shall be permitted within the 1.2 metre width.

f) Notwithstanding Sections 5.2 c) and d) of this By-law, an **accessory building** containing an **additional residential unit – detached** shall be subject to the regulations of Table 2 and as follows:

   i) Exterior stairs above the **first storey** are not permitted to project into the **front yard**, **exterior side yard** or the required **interior side yard**.

   ii) **Decks** and **balconies** above the **first storey** of the **accessory building** and rooftop **common amenity areas** or **private amenity areas** are not permitted on or attached to an **accessory building** containing an **additional residential unit – detached**.

Table 2: Provisions for Accessory Buildings Containing an Additional Residential Unit - Detached

	Accessory Building containing an **Additional Residential Unit - Detached**
Maximum **gross floor area**	80 m^2 except in the LN5 and LN6 **zones**, the maximum **gross floor area** is 15% of the **lot area**.
Minimum setback from an **interior side lot line** or **rear lot line**	1.2 m, except 3 m for the portion of the **accessory building** that is greater than 4.6 m in **height** for a **peaked roof** or 3.5 m in **height** for a **flat roof**.
Maximum **height**	7 m for a **peaked roof** 6 m for a **flat roof**
Maximum roof overhang from a wall or post	0.5 m

g) A minimum separation distance of 4 metres shall be provided from an **additional residential unit – detached** and a **principal building** located on the same **parcel of urban residential land**.

5.15 Schools

The following regulations apply to **schools** and **post-secondary schools**:

a) Minimum **lot frontage**: 45 metres.

b) For **post-secondary schools,** the **lot** shall abut a Major Arterial, Multi-Purpose Arterial, Urban Avenue or Main Street identified on Schedule B in Part 10 of this By-law.

c) Minimum **setback** from any **street line**: 3 metres.

d) Maximum **setback** from a **street line** in an LN1 **zone**: 6 metres.

e) Minimum **interior side yard**: 3 metres plus an additional 3 metres where the **yard** is adjacent to an LN1 to LN7 zone, except the minimum **interior side yard** for a portable shall be 3 metres.

f) Minimum **rear yard:** 7.5 metres plus an additional 1.5 metres for a **building** greater than 11.25 metres in height.

g) Notwithstanding the **yard** requirements in Section 5.2, the **yard** requirements for portables shall comply with the regulations of this section.

h) Notwithstanding Section 5.2, seasonal sports domes are permitted on a secondary **school** or **post-secondary school** site, subject to the minimum **setback** and maximum **building height** regulations of Section 5.15 of this By-law.

i) The maximum **building height**: 15 metres; 25 metres for a seasonal sports dome.

j) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

k) **School board administrative uses** are permitted in a **building** constructed as a **school** in all residential zones as a principal **use**, provided the **building** has existed on the **lot** for a minimum of 2 years, and the **lot** has a **front** or **side lot line** in common with a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, Neighbourhood Connector or Industrial Connector as identified on Schedule B in Part 10 of this By-law.

l) Where a **school** site consists of multiple **lots**, the **school** site shall be considered one **lot** for the purposes of this By-law.

5.16 Long-Term Care Facility and Retirement Home

The following regulations apply to a **long-term care facility** and **retirement home**:

a) The **lot** shall **abut** a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, or Neighbourhood Connector identified on Schedule B in Part 10 of this By-law.

b) Minimum **lot frontage**: 30 metres.

c) Minimum **lot area**: 900 square metres.

d) Minimum **front yard**: 7.5 metres.

e) Minimum **rear yard**: 9 metres.

f) Minimum **interior side yard**: 3 metres plus an additional 3 metres where the **yard** is adjacent to an LN1 to LN7 **zone**.

g) Minimum **exterior side yard**: 6 metres.

h) Maximum **building height**: 15 metres.

i) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

5.17 Public and Private Hospitals

The following regulations apply to public and private hospitals:

a) Maximum **lot frontage**: 30 metres.

b) The **lot** shall **abut** a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, or Neighbourhood Connector identified on Schedule B in Part 10 of this By-law.

c) Minimum **setback** from any **street line**: 3 metres.

d) Minimum **setback** from all other **lot lines**: 15 metres.

e) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

5.18 Places of Worship

The following regulations apply to a place of worship:

a) Includes an attached or detached manse, an **accessory dwelling unit** for a watchman and any other associated **buildings** located on the same property.

b) Minimum **lot frontage**: 30 metres.

c) The **lot** shall **abut** a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, or Neighbourhood Connector identified on Schedule B in Part 10 of this By-law.

d) Minimum **setback** from any **lot lines** or **street line**: 15 metres.

e) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

5.19 Day Care Centre

a) The following regulations apply to a **day care centre**:

i) Minimum **lot frontage**: 15 metres.

ii) Shall provide services to more than 5 children or adults.

iii) Shall not provide for overnight accommodation to those being cared for.

iv) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

v) The **lot** shall **abut** a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, or Neighbourhood Connector, as identified on Schedule B in Part 10 of this By-law.

vi) Within the LN1 to LN7 **zones**, the maximum **gross floor area** shall be 300 square metres.

vii) Sections 5.19 a) v) and vi) shall not apply to a **day care centre** on a **school** site or within a **school building**.

b) For all other **lot** and **building** requirements, the following shall apply:

i) within the LN1 to LN7 **zones**, the regulations for **detached dwellings** in the respective **zone**.

ii) within the LN8 or HN **zones**, the regulations for **detached dwellings** in the LN1 **zone**.

iii) Notwithstanding ii), a **day care centre** contained within an **apartment building** in the LN8 or HN **zones** shall be subject to the regulations for **apartment buildings** in the respective **zone**.

iv) A **day care centre** is also permitted in conjunction with a **school** or place of worship where it will be subject to the **setback** requirements for a **school** or place of worship.

5.20 Group Home

The following regulations apply to a **group home**:

a) Minimum **lot frontage**: 15 metres.

b) In **apartment buildings** over 3 **storeys**, one **group home** is permitted for every 30 **dwelling units** and subject to one **group home** per floor.

c) The minimum **private amenity area** for any **group home** is 12 square metres for each resident, including live-in staff or receiving family.

d) Any **private amenity area** shall be located in the **rear yard**.

e) For all other **lot** and **building** requirements, the respective **zone** regulations for **detached dwellings** and **apartment buildings** shall apply.

5.21 Correctional Facility

The following regulations apply to a **correctional facility**:

a) Minimum **lot frontage**: 15 metres.

b) Minimum **lot area**: 500 square metres.

c) Maximum **lot coverage**: 35%.

d) The **lot** shall **abut** a Major Arterial, Multi-Purpose Arterial, or Urban Avenue as identified on Schedule B in Part 10 of this By-law.

e) Minimum **setback** from any **street line**: 3 metres.

f) Minimum **setback** from all other **lot lines**: 15 metres.

g) Maximum **building height**: 10 metres for a **peaked roof** or 7.5 metres for a **flat roof**.

h) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

5.22 Emergency Shelter

The following regulations apply to an **emergency shelter**:

a) Minimum **lot frontage**: 30 metres.

b) Minimum **setback** from any **street line**: 3 metres.

c) Minimum **setback** from all other l**ot lines**: 15 metres.

d) Parking is not permitted within 3 metres of a residential **use** in a residential **zone**.

e) The maximum number of beds permitted in an **emergency shelter** is 20.

f) For all other **lot** and **building** requirements, the respective **zone** regulations for a **detached dwelling** shall apply.

5.23 Boarding House

The following regulations apply to a **boarding house**:

a) Minimum **lot frontage**: 18 metres.

b) The maximum number of beds permitted in a **boarding house** is 10.

c) For all other **lot** and **building** requirements, the respective **zone** regulations for a **detached dwelling** shall apply.

5.24 Additional Needs Housing

a) A **long-term care facility** shall be subject to the regulations of Section 5.16.

b) Other **additional needs housing** shall be permitted in any permitted housing form and subject to the regulations for the housing form in the respective **zone**.

5.25 Utility

Any **building** containing a **utility installation** must comply with **zone** regulations for a **detached dwelling** in the LN1 to LN7 **zones**, and in the LN8 and HN **zones**, the respective **zone** requirements for **detached dwellings** in the LN1 **zone** shall apply.

5.26 Agricultural Uses

a) Livestock operations, greenhouses, and outdoor cannabis production facilities are not permitted in a residential **zone**.

b) A minimum **setback** of 15 metres from a **street line** or l**ot line** is required for all **buildings** excluding a dwelling which shall be subject to the regulations of the respective **zone**.

5.27 Bed and Breakfast

A **bed and breakfast** is permitted in a **detached dwelling** subject to the following regulations:

a) Minimum **lot frontage**: 18 metres.

b) A maximum of three guest rooms or suites.

c) No one other than a resident of the dwelling may be employed or have their services retained in the operation of the **bed and breakfast**.

d) Meals shall be provided to the guests of the **bed and breakfast** only.

5.28 Model Homes

Model homes are permitted on lands that have received draft plan of subdivision or condominium approval for residential purposes, subject to the following regulations:

a) The number of **model homes** does not exceed 10 units or 10% of the **dwelling units** draft approved in the plan of subdivision or condominium whichever is the lesser.

b) The **model home** is built within a **lot** defined by the draft approved plan of subdivision or condominium.

c) The **model home** complies with all other requirements of this By-law for the applicable type of **dwelling unit** with the exception of the parking requirements.

5.29 Temporary Sales Offices

a) The **temporary sales office** is located in the plan of subdivision, condominium, or site plan where the **lots** or units are being sold or leased.

b) The **temporary sales office** shall not be permitted until an applicable plan of subdivision, condominium, or site plan control has received draft plan approval.

c) The **temporary sales office** shall only be permitted for such period that work within a relevant plan of subdivision, condominium, or site plan remains in progress, having not been finished or discontinued for 60 days.

d) The **temporary sales office** shall comply with the minimum **yards** for the applicable **zone**.

5.30 Temporary Building and Structures for Construction

a) Temporary **buildings** and **structures**, including a **shipping container**, normal and incidental to construction shall be permitted in all **zones**, provided that a valid **building** permit has been issued by the City of Burlington where a **building** permit is required, and that these uses shall only be permitted so long as the same are necessary for any work in progress which has been neither finished nor abandoned.

b) Temporary **buildings** and **structures** shall be removed from the site within 60 days of final building permit inspection.

5.31 Tents and Temporary Structures

a) The **use** of temporary **structures**, tents, trailers or **recreational vehicles** for human habitation, business, storage of merchandise or other purposes, is prohibited except:

i) Tents may be used for children's play, excluding camps.

ii) Tents maybe be used by the operators of a circus, carnival or carousel for a maximum period of 14 days.

iii) Tents or trailers may be used for a special occasion or special sale of goods or merchandise in conjunction with a **permitted use**, for a maximum of 30 days in a calendar year.

iv) One tent may be used for the seasonal sale of flowers, plants, shrubs, trees and other garden materials and landscape products, provided the zoning of the property permits the sale of these items, for a maximum period of 90 days and limited to one occasion in a 12 month period.

v) Temporary stages and other **structures** for entertainment purposes shall be permitted for a maximum period of 10 days.

vi) The temporary **structure**, tent, trailer or **recreational vehicle** shall be set back a minimum of 3 metres from a **street line** and shall not be located within a required **landscaped open space**.

5.32 Temporary Storage and Shipping Containers

a) A movable storage **structure** or a **shipping container** may be permitted in a **driveway** of a residential property for a period not exceeding 30 days in any given calendar year, provided that:

i) the movable storage or **shipping container** is not located within or blocking access to a required **parking space.**

ii) the movable storage or **shipping container** is set back a minimum of 0.6 metres from a **street line.**

iii) it does not exceed a maximum height of 3 metres and a maximum length of 6.1 metres.

b) In no case shall a movable storage **structure** or **shipping container** encroach onto a public sidewalk, or a public right-of-way, or create a site line obstruction.

5.33 Number of Buildings Per Lot

No more than one **building** shall be located on a **lot** in a LN1 to LN7 **zone**, with the exception of an **accessory building or structure** or an **additional residential unit – detached** as specifically permitted in this By-law, or on **school** sites.

5.34 Availability of Municipal Services and Utilities

No land shall be built upon and no **building** or **structure** shall be erected or expanded for any purpose unless municipal services and utilities including sanitary sewers, storm sewers and drains, water mains, electric power lines and roads are available and adequate.

5.35 Outdoor Patios

An **outdoor patio** is not permitted in a residential **zone.**

5.36 Kennels

A **kennel** is not permitted in a residential **zone**.

5.37 Exceptions to Height Provisions

The height restrictions of this By-law shall not apply to:

a) an antenna or mast (when attached to or on a **building**)

b) a chimney or smokestack

c) a spire or steeple on a place of worship

d) clock tower, bell tower, belfry, or church tower

e) ornamental architectural features such as, but not limited to, cupolas and finials

f) an electrical power transmission tower or line and related apparatus

g) rooftop **mechanical equipment** and **mechanical penthouse** (subject to Section 5.38)

h) a light standard, including outdoor sports field lighting facilities

i) a flag pole

j) a Federally regulated and authorized telecommunications tower

k) a water tower

l) a weathervane, lightning rod or other weather device

m) storage tank

n) roof top solar panel (subject to Section 5.39)

o) a required fire wall extending above the top of the roof of a **building**

p) **buildings** and **structures** that are **accessory** to a permitted **agricultural use**, provided that the **building** or **accessory structure** is not used for human habitation.

q) roof top access to a **rooftop terrace** provided that:

i) the feature must be set back a distance equal to its height from the **exterior front wall** and exterior **rear wall**;

ii) the maximum total area for the feature is 10.5 square metres;

iii) the maximum projection for eaves beyond the exterior walls of the feature is 0.6 metres; and

iv) the maximum height to the eaves of the roof top access is 3 metres.

5.38 Mechanical Equipment including Roof Top Mechanicals

a) Roof top **mechanical equipment**:

i) Shall have a minimum **setback** of 5 metres from the **building** edge.

ii) Notwithstanding i) above, shall have a minimum **setback** of 1.5 metres from the **building** edge provided it is enclosed on four sides and screened with solid screening equal to the height of rooftop mechanical unit.

iii) A **mechanical penthouse**, including any appurtenances thereto shall not exceed 6 metres above the maximum **building height**.

iv) Rooftop **mechanical equipment**, including any appurtenances thereto shall not exceed 2 metres above the maximum **building height**.

b) **Unitary equipment** not located on a rooftop shall be subject to the following regulations:

i) Permitted in all **yards**.

ii) Minimum **interior side yard**, **exterior side yard** and **rear yard**: 0.6 metres.

iii) When located in the **front yard**, shall be no further than 1.5 metres from the **front wall** of the **principal building.**

5.39 Roof Top Solar Panels

a) Rooftop solar panels that exceed a height of 0.9 metres above the roof upon which it is located shall be set back a minimum of 5 metres from all edges of a roof.

b) Notwithstanding a) above, rooftop solar panels shall not exceed a height of 2 metres above the roof upon which it is located.

5.40 Structures Related to Below-grade Parking

Notwithstanding any other requirement of this By-law, air ventilation shafts or an access staircase, shall be permitted anywhere on the same **lot** as the **parking structure** is located, subject to the following regulations:

a) Shall not be located in a required **front yard** or **exterior side yard**.

b) Shall have a minimum **setback** of 3 metres from any **lot line**.

5.41 General Landscaping Provisions

a) To qualify for any minimum **landscaped open space** or **soft landscaped open space** requirement of this By-law, an individual area of landscaping provided on a **lot** shall contain an area with minimum dimensions of 3 metres by 3 metres and may include additional area of lesser dimensions provided the additional area is contiguous to the 3 metres by 3 metres area.

b) Required **soft landscaped open space** shall **abut** the **front lot line**.

c) Landscaping provided on the roof of a **building** shall be included in the calculation of required **landscaped open space** on the **lot**, provided it meets the requirements of a) above and has a minimum soil depth of 1 metre.

5.42 Exterior Barrier-Free Accessibility Ramp

An exterior unenclosed ramp to provide a barrier-free path of travel to a **building** or **structure** as may be required under the *Ontario Building Code Act* or *Accessibility for Ontarians with Disabilities Act* shall be exempt from the provisions of this By-law except for the following requirements:

a) **Setback** from a **front lot line**: 0.5 metres.

b) **Setback** from a **side lot line abutting** a **street**: 0.5 metres.

c) **Setback** from all other **lot lines**: 1 metre.

5.43 Setback Abutting Creek Blocks and Other Zones

a) Notwithstanding the other regulations of this By-law, all **buildings** and **structures** shall maintain the following **setbacks** from lands zoned O2 or O3 in the following maps of the City of Burlington Zoning By-law 2020:

i) 15 metres from an O2 or O3 **zone** on Zoning Maps 1-W and 1-E north of Plains Road West;

ii) 3 metres if **creek block** includes a 3 metres buffer from limit of the **floodplain** and erosion hazards; and,

iii) 7.5 metres from an O2 or O3 **zone** on all other Zoning Maps except Zoning Maps 25, 30 and 29.

b) The above **setbacks** may be reduced to the applicable **setback** requirement contained in the base zoning, provided the approval of the **City** and, in the case of lands located within Conservation Halton's regulated area, the approval of Conservation Halton is obtained.

5.44 Setback from a Watercourse

Every **building**, including **accessory buildings** 15 square metres in size or greater, and **parking lots** shall maintain a minimum **setback** of 6 metres from the greater of the limit of the **floodplain**, meander belt, or stable top-of-bank of any **watercourse** which is not within a **creek block**, unless a reduced **setback** is specifically permitted by Conservation Halton or, in the case of a **watercourse** not regulated by Conservation Halton.

5.45 Setback from a Pipeline Right-of-Way

a) Every **building** and **accessory building** shall maintain a minimum **setback** of 7.7 metres from a pipeline right-of-way.

b) **Accessory structures** shall maintain a minimum **setback** of 3.3 metres from the pipeline right-of-way.

c) Notwithstanding a) above, every **building** and **accessory building** shall maintain a minimum **setback** of 11 metres from the Trans-Northern Pipeline Inc. pipeline right-of-way, unless a reduced **setback** is specifically permitted by the pipeline company.

d) Notwithstanding b) above, every **structure**, **parking area**, **parking lot**, or loading area, including any **parking spaces**, **loading spaces**, stacking spaces, and any associated **parking aisle** or **driveway** shall maintain a minimum **setback** of 7.7 metres from the TransCanada PipeLines Limited (TCPL) pipeline right-of-way.

5.46 Setback from a Highway Corridor

Notwithstanding any other provision of this By-law, all **buildings** and **structures** and the following features shall have a minimum **setback** of 14 metres from the **lot line abutting** the boundary of Highway 403, Highway 407 and the Queen Elizabeth Way:

a) Any required **parking area**, **parking lot** or loading area, including any required **parking space**, **loading space**, stacking space, or **bicycle parking space**, and any associated **parking aisle** or **driveway**;

b) A required **amenity area**; and

c) A stormwater management facility.

5.47 Setback from a Railway Right-of-Way

Notwithstanding any other regulations in this By-law, all outdoor amenity areas and **buildings** and **structures** containing a **dwelling unit**, community centre, place of worship, **day care centre**, **school**, **post-secondary school**, hospital, long-term care facility, **retirement home**, **group home**, **correctional facility**, **emergency shelter** and **boarding house** shall be located no closer than 30 metres from any railway corridor.

Part 6: Parking and Loading

6.1 Off-Street Parking and Loading Space Requirements

a) Whenever a new **development** occurs or whenever an **existing development** is enlarged, extended or increased in capacity, in accordance with this By-law, off-street vehicle **parking spaces** shall be provided and maintained.

b) Any **parking space**, **accessible parking space**, **bicycle parking space**, and **loading space** requirements of this By-law shall be provided for and located on the same **lot** as the **use** for which the parking is required.

c) The number of **parking spaces** required for **permitted uses** in all **zones** shall be in accordance with Table 3, unless otherwise specified in the respective **zones**. Where more than one **use** specified in Table 3 is provided on the same **lot** or in the same **building**, the **parking spaces** required shall be in respect of each **use**.

d) For **developments** containing 11 **dwelling units** or more, a minimum of one **electric vehicle parking space** shall be provided. If the **electric vehicle parking space** is provided as a visitor **parking space**, it shall not count towards meeting the minimum number of visitor **parking spaces** or **accessible parking spaces** required in Table 3 or Section 6.1 of this By-law, respectively.

Table 3: Off-Street Parking Standards

Use	Minimum Parking Standard
Cluster Home **Detached Dwelling** **Semi-Detached Dwelling**	2 **parking spaces** per unit; If on a **parcel of tied land** fronting onto a common element condominium road: 1.5 **parking spaces** per unit where 1 **parking space** shall be located on the **parcel of tied land** and 0.5 **parking spaces** per unit for visitor parking shall be located within the common element condominium block which contains the condominium roadway.
Street Townhouse, Rear Lane Townhouse	2 **parking spaces** per unit
Block Townhouse	2 **parking spaces** per unit, 0.25 visitor **parking spaces** per unit
Stacked Townhouse **Stacked Back-to-Back Townhouse**	1 **parking space** per unit, 0.25 visitor **parking spaces** per unit
Back-to-Back Townhouse	2 **parking spaces** per unit, 0.25 visitor **parking spaces** per unit
Apartment Building	1 **parking space** per one-bedroom unit 1.25 **parking spaces** per two-bedroom unit

Parking and Loading

Use	Minimum Parking Standard
	1.5 **parking spaces** per three or more bedroom unit 0.25 visitor **parking space** per unit 1 additional **parking space** per 75 units for the use of maintenance vehicles servicing the site
Dwelling Units on the 2nd or 3rd floor of a 2 or 3 storey commercial building	1.25 **parking spaces** per unit, inclusive of visitor parking
Additional Residential Unit	0 **parking spaces** for the first **additional residential unit** 1 **parking space** for the second or third **additional residential unit**
Bed and Breakfast **Boarding House**	1 **parking space** per guest room
Cemetery	1 **parking space** per employee plus 1 **parking space** per 4 seats chapel capacity
Convent, Monastery	1 **parking space** per 2 beds
Convenience Store, retail store	3.5 **parking spaces** per 100 m^2 **gross floor area**
Correctional Facility	0.85 **parking space** per employee 0.25 visitor **parking spaces** per resident
Day Care Centre	4 **parking spaces** per 100 m^2 **gross floor area**
Emergency Shelter	0.85 **parking space** per employee 0.25 visitor **parking spaces** per resident
Group Home	2 **parking spaces**
Home Occupation	None required
Home Day Care	None required
Hospital, Health Care Facility	0.65 **parking spaces** per patient bed
Long-Term Care Facility	0.35 **parking spaces** per bed
Medical Office	6 **parking spaces** per 100 m^2 of **gross floor area**
Office	3 **parking spaces** per 100 m^2 of **gross floor area**
Personal Service	4 **parking spaces** per 100 m^2 **gross floor area**
Place of Worship	0.2 **parking spaces** per seat or prayer space, or 6 **parking spaces** per 100 m^2 of **gross floor area**, whichever is higher
Restaurant, Standard	18.5 **parking spaces** per 100 m^2 of **gross floor area**
Restaurant, Take-Out	10 **parking spaces** per 100 m^2 of **gross floor area**

Use	Minimum Parking Standard
Retirement Home	0.6 **parking spaces** per unit 0.25 visitor **parking spaces** per unit 1 additional **parking space** per 50 units for the use of maintenance vehicles servicing the site
Retail Store	3.5 **parking spaces** per 100 m^2 of **gross floor area**
Retail Centre	5 **parking spaces** per 100 m^2 of **gross floor area**
School	For elementary **schools**: 1.5 **parking spaces** per classroom For secondary **schools**: 3 **parking spaces** per classroom
Post-Secondary School	5 **parking spaces** per classroom plus 1 **parking space** per 20 m^2 of **gross floor area** of auditoriums

e) In addition to **parking spaces**, a residential **building** containing 25 **dwelling units** or more shall provide and maintain on the same **lot** a minimum of 1 **loading space**.

f) In addition to **parking spaces**, industrial or commercial uses that require the receiving, shipping, loading or unloading of goods, wares, merchandise or raw materials, shall comply with the following minimum regulations:

i) 1 **loading space** for **gross floor area** between 300 square metres and 2,299 square metres;

ii) 2 **loading spaces** for **gross floor area** of 2,300 square metres to 7,360 square metres; and

iii) 1 additional **loading space** for each **gross floor area** increment of 9,200 square metres (or part thereof) over 7,360 square metres.

6.2 Parking Space & Loading Space Size

a) Unless otherwise specified in this By-law, all **parking spaces** shall have a minimum width of 2.75 metres and a minimum area of 16.5 square metres.

b) Parallel **parking spaces** shall comply with the following minimum dimensions:

i) 2.75 metres in width;

ii) 7.2 metres in length; and

iii) Unobstructed end spaces may be 6.7 metres in length.

c) Where a wall, column or other obstruction is adjacent to or within a **parking space** in a **parking structure**, the minimum width of the **parking space** shall increase by 0.3 metres.

d) Notwithstanding c) above, an additional 0.3 metres is not required when:

i) The maximum length of the wall, column or any other obstruction does not exceed 1.15 metres from the non-driving aisle end of the **parking space**;

ii) The wall, column or any other obstruction is located at the front or rear of the **parking space**.

e) Up to 5% of the minimum required **parking spaces** may be designed for a motorcycle, cargo bicycle or similar vehicle and shall be clearly identified as being reserved for the parking of motorcycles, cargo bicycles or similar vehicles only.

f) Notwithstanding any other provision in this By-law, a **parking space** for motorcycles, cargo bicycles or similar vehicles shall comply with the following minimum dimensions:

i) 1.3 metres in width; and

ii) 3 metres in length.

g) The minimum internal dimensions for a **private garage** shall comply with the following minimum dimensions:

i) 6 metres in depth;

ii) 3 metres in width; and

iii) 2 metres of height clearance.

h) The minimum internal dimensions for unobstructed area in the **private garage** shall comply with the following minimum dimensions:

i) 5.5 metres in depth;

ii) 3 metres in width; and

iii) 2 metres of height clearance.

One step is permitted in the unobstructed area.

i) **Loading spaces** shall comply with the following minimum dimensions:

i) 3 metres in width;

ii) 9.7 metres in length; and

iii) 3 metres of height clearance.

j) The location of loading doors and associated loading facilities:

i) Shall not be allowed within a **yard abutting** a **street**; and

ii) Shall not be allowed in a required **yard abutting** an LN 1 to LN8 **zone**.

6.3 Surface Treatment

Every **parking lot** shall be graded and drained and the surface treated so as to provide a permanent durable and dustless surface.

6.4 Parking Structures

a) Any part of a **parking structure** that projects 1.6 metres or more above **grade** shall be subject to the **yard** requirements of the **zone**.

b) Entrance and exit ramps to below-ground **parking structures** and above-ground **parking structures** or **buildings** shall be set back 7.5 metres from a **street line**.

c) A minimum **setback** of 2 metres from any **lot line** shall apply to below-ground **parking structures**.

d) Where a below-ground **parking structure** is located in accordance with c) above, and is located below a required **landscaped open space**, there shall be a minimum depth of 2 metres between **grade** and the top of the **structure**.

6.5 Designated Accessible Parking Spaces

a) Where **parking spaces** are required, **accessible parking spaces** shall be provided in accordance with this section.

b) The total number of **accessible parking spaces** required shall be in accordance with Table 4. Where both resident and visitor **parking spaces** are required for a residential **use**, the **accessible parking spaces** required shall be calculated as the sum of the requirements of Table 4 applied to each type of parking (i.e. resident and visitor).

Table 4: Accessible Parking Standards

Required Parking Spaces	Required Accessible Parking Spaces
12 or fewer	1 Type A space
13-100	4% of **parking spaces** with an equal number of Type A and Type B spaces (1)
101-200	1 space plus 3% of **parking spaces** with an equal number of Type A and Type B spaces (1)
201-1,000	2 spaces plus 2% of **parking spaces** with an equal number of Type A and Type B spaces (1)
1,001 or greater	11 spaces plus 1% of **parking spaces** with an equal number of Type A and Type B spaces (1)

Notes:

(1) If an odd number of **accessible parking spaces** is required, the additional space may be a Type B **accessible parking space**, except if only one **accessible parking space** is required, it shall be a Type A space.

c) Section 6.5 b) above shall not apply to **detached dwellings**, **semi-detached dwellings**, **cluster homes**, **street townhouses**, and **rear lane townhouses**.

d) **Accessible parking spaces** shall be counted towards the minimum number of required **parking spaces**.

e) Where an **accessible parking space** is provided, the **accessible parking space** shall:

i) be identified with a provincially regulated vertical sign displaying the international symbol for **accessible parking spaces** and, for a 'Type A' space, identifying the space as van accessible;

ii) be located adjacent to a delineated **accessible access aisle** with a minimum width of 2 metres;

iii) comply with the **accessible parking space** dimensions in Table 5.

Table 5: Accessible Parking Space Dimensions

Accessible Parking Space Type	Minimum Width	Minimum Length	Minimum Overhead Clearance
Type A	3.4 m	6 m	2.75 m
Type B	2.75 m	6 m	2.75 m

f) Where there are **accessible parking spaces** in a **parking lot**, the entrance of the **parking lot** and circulation to and from the **accessible parking spaces** shall include a minimum overhead clearance of 2.75 metres.

6.6 Bicycle Parking

a) A **bicycle parking space** not located in an enclosure must be separated from **parking spaces**, visitor **parking spaces** or **loading spaces** by 2 metres.

b) Each horizontal **bicycle parking space** shall be a minimum of 0.6 metres wide, 1.8 metres deep with 2 metres of height clearance, exclusive of parking racks and hardware.

c) Each vertical **bicycle parking space** shall be a minimum of 0.6 metres wide, 1.1 metres deep with 2.3 metres of height clearance, exclusive of parking racks and hardware.

d) A minimum of 5% of required **bicycle parking spaces** shall be designated spaces for large bicycles, such as cargo, recumbent and bicycles with trailers.

e) Each **bicycle parking space** for large bicycles, such as cargo, recumbent and bicycles with trailers shall be horizontal.

f) Each horizontal **bicycle parking space** for large bicycles, such as cargo, recumbent and bicycles with trailers shall be a minimum of 0.91 metres wide, 3.05 metres deep with 2 metres of height clearance, exclusive of parking racks and hardware.

g) Each **bicycle parking space** shall be accessed by an aisle with a minimum width of 1.5 metres.

h) **Bicycle parking spaces** and accesses shall be located on hard-surfaced areas.

i) **Short-term bicycle spaces** and **long term bicycle parking spaces** shall be provided in accordance with the minimum requirements in Table 6.

j) Where a **lot** contains more than one use, the required number of **bicycle parking spaces** is the sum of all **bicycle parking spaces** required for each use.

k) **Long term bicycle parking spaces**:

   i) A minimum of 25% of the required **long term bicycle parking spaces** shall be stored in a horizontal ground mounted position. The remainder of the spaces may be provided as **stacked** or vertical **bicycle parking spaces.**

   ii) A minimum of 50% of the required **long term bicycle parking spaces** must be horizontal. A **bicycle parking space** located on the lower level of stacked rack is considered a horizontal **bicycle parking space**.

l) **Short term bicycle parking spaces**:

   i) Shall be located no more than 25 metres from the primary pedestrian entrance to the **building**.

   ii) A minimum of 25% of the required **short term bicycle parking spaces** shall be weather protected, except none of the required **bicycle parking spaces** for an elementary **school** are required to be weather protected.

   iii) Must not be provided as **stacked** or vertical **bicycle parking space**.

Table 6: Bicycle Parking Space Requirements

Use	Bicycle parking spaces, long term – minimum required	Bicycle parking spaces, short term – minimum required
Apartment building	0.1 spaces per **dwelling unit**, 2 spaces minimum	0.5 space per **dwelling unit**, 2 spaces minimum
Commercial multi-unit **building** (includes individual **buildings** on the same **lot** as the multi-unit **building**)	0.2 spaces per 100 m^2 of **gross floor area**, 3 spaces minimum	0.1 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Retail Store	0.2 spaces per 100 m^2 of **gross floor area**, 3 spaces minimum	0.1 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Day Care Centre	0.1 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum	0.2 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Restaurant	3 spaces plus 1 space per 1000 m^2 of **gross floor area**	0.1 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Office/ medical office	0.13 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum	0.2 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum[1]
Elementary **School**	No minimum	4 spaces minimum
All other commercial uses not otherwise specified	0.05 spaces per 100 m^2 of **gross floor area**	2 spaces minimum 0.09 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
Industrial uses	0.03 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum	0.07 spaces per 100 m^2 of **gross floor area**, 2 spaces minimum
All other non-residential uses not otherwise specified	2 spaces minimum	2 spaces minimum

6.7 Driveway Width, Length and Landscaped Open Space Area

a) A maximum of one **driveway** shall be permitted for each residential **lot**, except in the case of a **corner lot** or **through lot** where a maximum of one **driveway** per **street** frontage may be permitted if the second **driveway** location is approved by the **City**.

b) Where two **driveways** are permitted, the maximum width of one **driveway** shall be 4 metres inclusive of **walkways**.

c) Unless otherwise specified in this By-law, **driveways** shall be a minimum of 6 metres in length. For **driveways** with direct access to a **public street**, **driveway** length shall be measured from the **street line** to the front of garage or where there is no garage, to the end of the **driveway**. For **driveways** with direct access to a **private street**, **driveway** length shall be measured from back of sidewalk, or where there is no sidewalk from back of curb, to the front of garage or where there is no garage, to the end of the **driveway**.

d) **Driveways** shall have a minimum width of 2.75 metres. The width of **driveways** and **walkways** shall be measured perpendicular to the direction of travel of the vehicle or person.

e) Unless otherwise specified in this By-law, the combined maximum width of all hard surfaces (**driveways** plus **walkways**) for all dwelling types except **apartment buildings** shall be:

   i) For **lot frontage** less than 9 metres in width: 4.5 metres.

   ii) For **lot frontages** equal to or greater than 9 metres and less than 12 metres in width: 5.5 metres.

   iii) Notwithstanding the above, for **lot frontages** less than 12 metres in width with an **existing** dwelling containing a two-car garage on or before December 14, 2009: 7 metres.

   iv) For **lot frontages** equal to or greater than 12 metres and less than 18 metres in width: 7.5 metres.

   v) For **lot frontages** equal to or greater than 18 metres in width: 10 metres.

f) For **lots** identified in e) above, the remaining **lot area** between a **street line** and a **front wall** of the dwelling facing a **street** shall be **landscaped open space**, excluding **porches** and stairs.

g) Circular **driveways** are permitted subject to the following:

   i) **Lot frontage** is equal to or greater than 21 metres.

   ii) Must be located in a front or **exterior side yard**.

   iii) Maximum width of a **walkway** shall be 2 metres.

   iv) The combined width of the two points of access shall not exceed a maximum width of 9 metres.

v) The widest point beyond circular **driveway** shall not exceed a maximum width of 9 metres.

vi) Minimum width of 8 metres of **landscaped open space** between **driveway** access points.

6.8 Tandem Parking

a) Required **parking spaces** shall be readily accessible without obstructions at all times for parking and removal of a **motor vehicle** without the necessity of moving any other vehicle or obstruction.

b) Notwithstanding a) above, required **parking spaces** for the following uses are permitted to be provided as **tandem parking spaces**:

i) **Additional residential units**;

ii) **Group homes,** provided that at least 2 **parking spaces** are accessible at all times;

iii) **Dwelling units,** provided:

i. the **tandem parking spaces** are located in a **private garage** or on a **driveway** devoted exclusively to the **dwelling unit**; or

ii. the **tandem parking spaces** are located in a **parking lot** or **parking structure**, are occupant spaces, and comprise a maximum of 20% of the required occupant parking.

Part 7: Residential Zones

7.1 Purpose Statements for Residential Zones

Low-Rise Neighbourhood 1-6 (LN1 to LN6)
The purpose of these **zones** is to accommodate **detached dwellings**, **semi-detached dwellings** and, in the Orchard Community, **street townhouses**.

Low-Rise Neighbourhood 7 (LN7)
The purpose of this **zone** is to accommodate **cluster homes** on a single **lot.**

Low-Rise Neighbourhood 8 (LN8)
The purpose of this **zone** is to accommodate **existing detached dwellings,** new **detached dwellings** with at least one **additional residential unit – attached**, in addition to **semi-detached dwellings**, **block townhouses**, **street townhouses**, **rear lane townhouses**, **stacked townhouses**, **back-to-back townhouses** and **stacked back-to-back townhouses**. **Apartment buildings**, **personal services** and **retail stores** are also permitted subject to additional provisions.

High-Rise Neighbourhood (HN)
The purpose of this **zone** is to accommodate new **detached dwellings** with at least two **additional residential units – attached**, **block townhouses, street townhouses**, **rear lane townhouses**, **stacked townhouses**, **back-to-back townhouses**, **stacked back-to-back townhouses** and **apartment buildings**. **Personal services**, **restaurants** and **retail stores** are also permitted subject to additional provisions.

7.2 Permitted uses

The following Table 7 establishes the uses permitted in the Residential **Zones**.

Table 7: Permitted Uses in Residential Zones

Permitted uses	LN1	LN2	LN3	LN4	LN5	LN6	LN7	LN8	HN
Residential uses									
Detached Dwelling	P	P	P	P	P	P	--	P (1)(2)	P (3)
Semi-Detached Dwelling	P	P	P	P	P	P	--	P	--
Cluster Homes	--	--	--	--	--	--	P	--	--
Block Townhouse	--	--	--	--	--	--	--	P	P
Street Townhouse	P (4)	--	--	--	--	--	--	P	P
Rear Lane Townhouse	--	--	--	--	--	--	--	P	P
Back-to-back Townhouse	--	--	--	--	--	--	--	P	P
Stacked Townhouse	--	--	--	--	--	--	--	P	P
Stacked Back-to-Back Townhouse	--	--	--	--	--	--	--	P	P
Apartment Building	--	--	--	--	--	--	--	P (5)	P
Non-residential uses									
Personal Service	--	--	--	--	--	--	--	P (6)	P (6)
Restaurant Standard	--	--	--	--	--	--	--	P (6)	P (6)
Restaurant Take-Out	--	--	--	--	--	--	--	P (6)	P (6)
Retail Store	--	--	--	--	--	--	--	P (6)	P (6)

Notes:

(1) **Existing detached dwellings** are permitted.

(2) New **detached dwellings** containing a minimum of one **additional residential unit – attached** are permitted.

(3) New **detached dwellings** containing a minimum of two **additional residential units – attached** are permitted.

(4) Permitted only on **lots** in the Orchard Community (lands bounded by Upper Middle Road to the south, Bronte Creek Valley to the east, Dundas Street and the CN rail line to the north, and Appleby Line to the west).

(5) Permitted only on **lots** with a **front lot line abutting** a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, or Neighbourhood Connector identified on Schedule B in Part 10 of this By-law.

(6) Permitted on the ground floor of a **street townhouse** or **apartment building** located adjacent to a Major Arterial, Multi-Purpose Arterial, Urban Avenue, or Main Street identified on Schedule B in Part 10 of this By-law to a maximum **gross floor area** of 300 square metres.

7.3 Provisions for Detached Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones

a) Lot and Building Requirements by Building Type

The following Table 8 and additional regulations establish the **zone** standards that apply to **detached dwellings** in the Low-Rise Neighbourhood LN1 to LN6 **zones**. Regulations for **accessory buildings and structures** are set out in Section 5.2.

Table 8: Provisions for Detached Dwellings

	LN1	LN2	LN3	LN4	LN5	LN6
Minimum **Lot Area**	225 m^2	270 m^2	360 m^2	425 m^2	680 m^2	925 m^2
Minimum **Lot Frontage**	7.5 m	9 m	12 m	15 m	18 m	24 m
Minimum **Front Yard**	3 m (1)	3 m (1)	6 m (1)	6 m (1)	7.5 m (1)	9 m (1)
Maximum **Lot Coverage**	50%	50%	40% (2)	35% (2)	35% (2)	35% (2)
Minimum **Rear Yard**	6 m	7 m	7.5 m (3)	9 m (3)	9 m (3)	9 m (3)
Minimum **Interior Side Yard**	1.2 m one side, 0.6 m other side (4)	1.2 m one side, 0.6 m other side (4)	1.2 m one side, 0.6 m other side (4)	1.5 m (4)	1.8 m (4)	2.4 m (4)
Minimum **Exterior Side Yard**	3 m (1)	3 m (1)	4.5 m (1)	4.5 (1)	4.5 (1)	9 m (1)
Minimum **Front Yard Soft Landscaped Open Space**	30%	30%	30%	30%	40%	50%
Maximum **Building Height**	11.5 m for a **peaked roof** or 7.5 m for	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)(6)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (6)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (6)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (6)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (6)

	LN1	LN2	LN3	LN4	LN5	LN6
	a **flat roof**					

Notes:

(1) The minimum required **front yard** or **exterior side yard** may be reduced to the **established front** or **exterior side yard**, provided there is a minimum **setback** of 1 metre from the **street line**.

(2) Maximum **lot coverage** on a **lot** with one or more **additional residential units** shall be 45%.

(3) On a **corner lot** the **rear yard** may be 4.5 metres.

(4) Where a detached **private garage** is in the **rear yard**, the minimum **interior side yard** leading to the **rear yard private garage** shall be 3 metres.

(5) Properties in the Alton Community (lands bounded by Highway 407 to the north, Appleby Line to the east, and Dundas Street to the south) or Orchard Community (lands bounded by Upper Middle Road to the south, Bronte Creek Valley to the east, Dundas Street and the CN rail line to the north, and Appleby Line to the west)) shall have a maximum **building height** of 14 metres for a **peaked roof** or 10 metres for a **flat roof**.

(6) Properties with a **front** or **exterior side yard abutting** Lakeshore Road and North Shore Boulevard and all properties south of Lakeshore Road and North Shore Boulevard shall have a maximum **building height** of 13 metres for a **peaked roof** or 10 metres for a **flat roof**. For **through lots**, the front **building** elevation shall determine the front of the **lot** for this regulation.

b) Additional Provisions for Detached Dwellings

i) The total width of all **private garage** door openings facing a **street** shall not exceed 50% of the width of its **building** elevation.

ii) An attached **private garage** with a garage door facing a **street** is not permitted to project beyond the longest wall facing a **street** and containing residential floor area on the **first storey** of a dwelling, or where there is a **porch** attached to the longest wall facing a **street**, it shall not project past the **porch**.

iii) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

iv) In the LN5 and LN6 **zones**, the maximum **building** depth shall be 20 metres, measured from the minimum required **front yard** or **established front yard**, to the wall more than 0.5 metres above **grade** closest to the **rear lot line**.

7.4 Provisions for Semi-Detached Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones

a) Lot and Building Requirements by Building Type

The following Table 9 and additional regulations establish the **zone** standards that apply to each **semi-detached dwelling** unit in the Low-Rise Neighbourhood **zones**. Regulations for **accessory buildings and structures** are set out in Section 5.2.

Table 9: Provisions for Semi-Detached Dwellings

	LN1	LN2	LN3	LN4	LN5	LN6
Minimum **Lot Area**	165 m^2	165 m^2	270 m^2	270 m^2	400 m^2	500 m^2
Minimum **Lot Frontage**	6.5 m	6.5 m	9 m	9 m	9.5 m	13 m
Minimum **Front Yard**	3 m (1)	3 m (1)	6 m (1)	6 m (1)	7.5 m (1)	9 m (1)
Maximum **Lot Coverage**	50%	50%	40% (2)	40% (2)	35% (2)	35% (2)
Minimum **Rear Yard**	6 m	7 m	7.5m	9 m	9 m	9 m
Minimum **Interior Side Yard**	0.6 m (3)	0.6 m (3)	1.2 m (3)	1.5 m (3)	1.8 m (3)	2.4 m (3)
Minimum **Exterior Side Yard**	3 m	3 m	4.5 m	4.5 m	4.5 m	4.5 m
Minimum **Front Yard Soft Landscaped Open Space**	30%	30%	30%	30%	30%	30%
Maximum **Building Height**	11.5 m for a **peaked roof** or 7.5 m for a **flat roof**	10 m for a **peaked roof** or 7.5 m for a **flat roof** (4)(5)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)

Notes:

(1) The minimum required **front yard** or **exterior side yard** may be reduced to the **established front** and/or **exterior side yard**, provided there is a minimum **setback** of 1 metre from the **street line**.

(2) Maximum **lot coverage** on a **lot** with one or more **additional residential units** shall be 45%.

(3) Where an **interior side lot line** shares a **common wall**, no **setback** is required.

(4) Properties in the Alton Community (lands bounded by Highway 407 to the north, Appleby Line to the east, and Dundas Street to the south) or Orchard Community (lands bounded by Upper Middle Road to the south, Bronte Creek Valley to the east, Dundas Street and the CN rail line to the north, and Appleby Line to the west)) shall have a maximum **building height** of 14 metres for a **peaked roof** or 10 metres for a **flat roof**.

(5) Properties with a **front** or **exterior side yard abutting** Lakeshore Road and North Shore Boulevard and all properties south of Lakeshore Road and North Shore Boulevard shall have a maximum **building height** of 13 metres for a **peaked roof** or 10 metres for a **flat roof**. For **through lots**, the front **building** elevation shall determine the front of the **lot** for this regulation.

b) Additional Provisions for Semi-Detached Dwellings

i) The total width of all **private garage** door openings facing a **street** shall not exceed 50% of the width of the **building**.

ii) In the LN5 and LN6 **zones**, the maximum **building** depth shall be 20 metres, measured from the minimum required **front yard** or **established front yard**, to the wall more than 0.5 metres above **grade** closest to the **rear lot line**.

iii) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

7.5 Provisions for Street Townhouses in the Low-Rise Neighbourhood 1 Zone

a) Lot and Building Requirements for Street Townhouses

The regulations for permitted **street townhouses** in the Low-Rise Neighbourhood 1 **zone** shall be subject to the requirements of the LN8 **zone** in Section 7.7, except that the maximum **building height** shall be 11.5 metres for a **peaked roof** or 7.5 metres for a **flat roof**.

7.6 Provisions for Cluster Homes in the Low-Rise Neighbourhood 7 Zone

a) Lot and Building Requirements by Building Type

The following Table 10 and additional regulations establish the **zone** standards that apply to **cluster homes** in the Low-Rise Neighbourhood 7 **zone**.

Table 10: Provisions for Cluster Homes

	LN7
Minimum **Lot Area**	2000 m^2
Minimum **Lot Frontage**	12 m
Maximum **Lot Coverage**	40%
Minimum **yard abutting** a **street**	7.5 m
Minimum **yard abutting** a rear **building** elevation	6 m (1)
Minimum **yard abutting** a side **building** elevation	3 m (2)
Minimum **Landscaped Open Space**	35%
Maximum **Building Height**	10 m for a **peaked roof** or 7.5 m for a **flat roof**

Notes:

(1) Except 9 metres **abutting** an LN3, LN4, LN5 or LN6 **zone**.

(2) Except 4.5 metres **abutting** an LN3, LN4, LN5 or LN6 **zone**.

b) Additional Provisions for Cluster Homes

i) The minimum separation distance between **cluster homes** on the same **lot** shall be 2.4 metres for a **side wall** to **side wall** condition; 15 metres for a **rear wall** to **rear wall** condition; 15 metres for a **front wall** to **front wall** condition; 15 metres for a **front wall** to **rear wall** condition and 8.5 metres for a **side wall** to a **front wall** or **rear wall** condition.

ii) The minimum distance from a **side wall** to an **internal roadway, parking aisle**, **parking area, parking lot** or **parking space** shall be 1.5 metres.

iii) The minimum distance from a wall other than a **side wall** to an **internal roadway, parking aisle**, **parking area,** or **parking lot** shall be 3 metres.

iv) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

7.7 Low-Rise Neighbourhood 8 Residential Zone Provisions

a) Lot and Building Requirements for Detached Dwellings

The regulations for permitted **detached dwellings** in the Low-Rise Neighbourhood 8 **zone** shall be subject to the requirements of the LN1 **zone** in Section 7.3.

b) Lot and Building Requirements for Semi-Detached Dwellings

The regulations for **semi-detached dwellings** in the Low-Rise Neighbourhood 8 **zone** shall be subject to the requirements of the LN1 **zone** in Section 7.4, except that the maximum **building height** shall be 14 metres for a **peaked roof** or 10 metres for a **flat roof**.

c) Lot and Building Requirements for Townhouses and Back-to-Back Townhouses

i) The following Table 12 establishes the **zone** standards that apply to the various **townhouse** and **back-to-back townhouse** forms in the Low-Rise Neighbourhood 8 **zone**.

Table 12: Provisions for Block, Street, Rear Lane and Back-to-Back Townhouse

	Block Townhouse	Street Townhouse	Rear Lane Townhouse with detached rear garage	Rear Lane Townhouse with integral rear garage	Back-to-Back Townhouse (19)
Minimum **Lot Area**	4000 m^2	160 m^2 (1)	165 m^2	115 m^2	80 m^2
Minimum **Lot Frontage** or **Unit Width**	5.5 m	6 m (2)(3)	5.5 m (4)	5.5 m (4)	6 m
Minimum **Front Yard**	4.5 m	3 m	3 m	3 m	3 m
Minimum **Rear Yard**	7.5 m	6 m	1.75 m (5)	1.75 m (5)	0 m
Minimum **Interior Side Yard**	1.2 m (7)	1.2 m (6)(7)	1.2 m (6)(7)	1.2 m (6)(7)	1.2 m (6)(7)
Minimum **Exterior Side Yard**	3 m	3 m	3 m	3 m	3 m
Minimum **Common Amenity Area**	10 m^2/unit (8)	N/R	N//R	N/R	N/R

	Block Townhouse	Street Townhouse	Rear Lane Townhouse with detached rear garage	Rear Lane Townhouse with integral rear garage	Back-to-Back Townhouse (19)
Minimum **Private Amenity Area**	N/R	N/R	20 m^2/unit	15 m^2/unit	15 m^2/unit
Minimum **Front Yard Soft Landscaped Open Space**	N/R	25%	50%	50%	25%
Maximum Number of Attached Units	8	8	8	8	16
Maximum **Building Height**	14 m for a **peaked roof** or 10 m for a **flat roof**				

Notes:

(1) Except 145 square metres on a **private street**.

(2) Except 5.5 metres on a **private street**.

(3) Except that for a **corner lot**, the minimum **lot frontage** shall be 9 metres.

(4) Except that for a **corner lot**, the minimum **lot frontage** shall be 8.5 metres.

(5) To a **private garage**.

(6) Where an **interior side lot line** shares a **common wall**, no **setback** is required.

(7) Except when **abutting** a **detached dwelling** or **semi-detached dwelling** in an LN4, LN5 or LN6 **zone**, the **abutting yard** shall be a minimum of 4 metres.

(8) The minimum **common amenity area** requirement shall comprise at least one contiguous outdoor area of a minimum of 55 square metres at ground level.

(9) For multiple **back-to-back townhouses** occurring on one **lot**, the **lot area**, **lot frontage** and **amenity area** regulations in Table 12 shall apply to each unit.

d) Additional provisions for street townhouses and back-to-back townhouses

i) The total width of all **private garage** door openings facing a **street** shall not exceed 50% of its **building** elevation.

ii) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

iii) The minimum **lot depth** or unit depth of a **back-to-back townhouse dwelling unit** shall be 13 metres.

e) Additional Provisions for Block Townhouses

i) The minimum separation distance between **block townhouse buildings** on the same **lot** shall be 2.4 metres for a **side wall** to **side wall** condition; 12 metres for a **rear wall** to **rear wall** condition; 12 metres for a **front wall** to **front wall**

conditions; 12 metres for a **front wall** to **rear wall** condition and 7.5 metres for a **side wall** to a **front wall** or **rear wall** condition.

ii) The minimum distance from a **side wall** to an **internal roadway, parking aisle**, **parking area, parking lot** or **parking space** shall be 1.5 metres.

iii) The minimum distance from a wall other than a **side wall** to an **internal roadway, parking aisle**, **parking area or parking lot** shall be 3 metres.

iv) The minimum distance from an integral **private garage** of a **block townhouse** unit to an **internal roadway** shall be 5.5 metres.

v) The minimum **landscaped open space** on the **lot** shall be 30%.

vi) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

f) Additional Provisions for Rear Lane Townhouses

i) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

g) Lot and Building Requirements for Stacked Townhouse, Stacked Back-to-Back Townhouse and Apartment Buildings

i) The following Table 13 and additional regulations establish the **zone** standards that apply to **stacked townhouses**, **stacked back-to-back townhouses** and **apartment buildings**.

Table 13: Provisions for Stacked Townhouse, Stacked Back-to-Back Townhouse and Apartment Building

	Stacked Townhouse	Stacked Back-to-Back Townhouse	Apartment Building
Minimum **Lot Area**	2,000 m^2	2,000 m^2	4,000 m^2
Minimum **Lot Frontage**	50 m	50 m	30 m
Minimum **Unit Width**	5 m	5.5 m	N/A
Minimum **Front Yard**	3 m (1)	3 m (1)	3 m
Minimum **Rear Yard**	6 m (2)	0	6 m (2)
Minimum **Interior Side Yard**	1.2 m (2)	1.2 m (2)	4 m
Minimum **Exterior Side Yard**	3 m	3 m	3 m
Minimum **Common Amenity Area**	10 m^2/unit (3)	10 m^2/unit (3)	5 m^2/unit (3)
Minimum **Landscaped Open Space**	35%	35%	35%
Maximum **Building** Length	60 m	60 m	60 m

	Stacked Townhouse	Stacked Back-to-Back Townhouse	Apartment Building
Maximum **Building Height**	18 m for a **peaked roof** or 13 m for a **flat roof**		

Notes:

(1) Except that for the wall of a **private garage** containing an opening for a vehicle, the minimum **front yard** or **exterior side yard** to the garage door of the **private garage** shall be 5.5 metres.

(2) Except when **abutting** a **detached dwelling** or **semi-detached dwelling** in an LN4, LN5 or LN6 **Zone**, the **abutting** internal **side yard** shall be a minimum 4 metres, and the **abutting rear yard** shall be a minimum of 7.5 metres.

(3) The minimum **common amenity area** requirement shall comprise at least one contiguous outdoor area of a minimum of 55 square metres at ground level or on the roof of a **podium**, **tower**, or **building**.

h) Additional provisions for stacked townhouse, stacked back-to-back townhouse and apartment buildings

i) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

ii) When **abutting** a **detached dwelling** or **semi-detached dwelling** in an LN4, LN5 or LN6 **zone**, the fourth **storey** shall have a minimum **stepback** of 3 metres.

iii) The minimum separation distance between **buildings** on the same **lot** shall be 2.4 metres for a **side wall** to **side wall** condition; 12 metres for a **rear wall** to **rear wall** condition; 12 metres for a **front wall** to **front wall** conditions; 12 metres for a **front wall** to **rear wall** condition and 7.5 metres for a **side wall** to a **front wall** or **rear wall** condition.

iv) The minimum distance from a **side wall** to an **internal roadway**, **parking aisle**, **parking area**, **parking lot** or **parking space** shall be 1.5 metres.

v) The minimum distance from a wall other than a **side wall** to an **internal roadway**, **parking aisle**, **parking area, parking lot** or **parking space** shall be 3 metres.

i) Additional provisions for non-residential uses permitted in Table 7

i) Where there is a combination of two or more non-residential **uses** as permitted in Table 7, in one or more **buildings**, on one or more **lots**, designed as an integrated, planned **development** having common off-street parking and **driveways**, the non-residential **uses** shall be subject to the off-street parking standard for Retail Centre in Table 3.

7.8 High-Rise Neighbourhood (HN) Residential Zone Provisions

a) Lot and Building Requirements for Detached Dwellings

The regulations for permitted **detached dwellings** in the High-Rise Neighbourhood **zone** shall be subject to the requirements of the LN1 **zone** in Section 7.3, except that the maximum **building height** shall be 14 m for a **peaked roof** or 10 m for a **flat roof**.

b) Lot and Building Requirements for Townhouses, Back-to-Back Townhouses, Stacked Townhouses, and Back-to-Back Stacked Townhouses

The regulations for permitted **block**, **street**, **rear lane**, **back-to-back**, **stacked**, and **stacked back-to-back townhouses** in the High-Rise Neighbourhood **zone** shall be subject to the requirements of Section 7.7.

c) Lot and Building Requirements for Apartment Buildings

The following Table 14 and additional regulations establish the **zone** standards for **apartment buildings** in the High-Rise Neighbourhood **zone**.

Table 14: Provisions for Apartment Buildings

	Apartment Building
Minimum **Lot Area**	0.2 ha
Minimum **Lot Frontage**	30 m
Minimum **Front Yard**	3 m
Maximum **Front Yard**	7.5 m
Minimum **Rear Yard** i. Where **abutting** an LN1 to LN7 **Zone** ii. All other cases	 **Storeys** 1 to 3: 7.5 m **Storeys** 4 to 6: 16.5 m **Storeys** 7 and above: 25.5 m 7.5 m
Minimum **Interior Side Yard** i. Where **abutting** an LN1 to LN7 **Zone** ii. All other cases	 **Storeys** 1 to 3: 5.5 m **Storeys** 4 to 6: 14.5 m **Storeys** 7 and above: 25 m 4 m
Minimum **Exterior Side Yard**	3 m
Maximum **Exterior Side Yard**	7.5 m
Minimum **stepback** of a **Tower** or **Upper Building** from a **Podium**	3 m
Maximum Height of a **Podium**	3 **storeys**
Minimum **Tower Separation Distance**	25 m

Minimum **setback** of a **Tower** to a **lot line** that is not the **street line**	12.5 m
Minimum **setback** of an **Upper Building** to a **lot line** that is not the **street line**	10 m
Common Amenity Area	5 m^2/ unit (1)
Maximum **Building Height**	See Maximum Heights shown on the Zoning Maps in Schedule A
Minimum **Landscaped Open Space**	35%

Notes:

(1) The minimum **common amenity area** requirement shall comprise at least one contiguous outdoor area of a minimum of 55 square metres at ground level or on the roof of a **podium, tower** or **building**.

d) Additional Provisions

i) Where a **podium** wall contains windows opposite another **podium** containing windows, the minimum separation distance between the wall and the opposite **podium** shall be 15 metres. Where a **podium** wall contains no windows and is opposite another **podium** wall with no windows, the minimum separation distance shall be 2.4 metres. Where a **podium** wall contains no windows and is opposite another **podium** wall containing windows, the minimum separation distance shall be 8.5 metres.

ii) The minimum distance from an end wall to an **internal roadway** shall be 1.5 metres.

iii) The minimum distance from a wall other than an end wall to an **internal roadway** shall be 3 metres.

iv) A **podium** shall be provided for **mid-rise buildings** and **tall buildings**.

v) Where there is a combination of two or more non-residential **uses** as permitted in Table 7, in one or more **buildings**, on one or more **lots**, designed as an integrated, planned **development** having common off-street parking and **driveways**, the non-residential **uses** shall be subject to the off-street parking standard for Retail Centre in Table 3.

Part 8: Holding Zone Requirements

8.1 General Requirements for Lands Subject to a Holding Provision

a) No person shall **use** the land to which the letter (H) symbol applies, erect any **building** or **structure**, or expand an **existing building** or **structure**, until the (H) symbol is removed in accordance Section 36 of the *Planning Act*, except:

i) **Uses**, **buildings**, and **structures** that legally existed on the date the By-law applying the holding provision came into effect;

ii) Interim **uses** permitted in the applicable holding provision; and

iii) Any other exceptions permitted in the applicable holding provision.

8.2 Holding Provision (H1) - Lands within 75 metres of a railway right-of-way

a) An alteration or a minor addition to an **existing building** is permitted provided:

i) It does not exceed 25% of the **existing gross floor area**;

ii) It does not result in an increase in the number of **dwelling units**, except for **additional residential units**, in accordance with Section 5.14; and

iii) It complies with the **lot** and **building** requirements of the underlying **zone**.

b) The following interim **uses** are permitted prior to the removal of the (H) holding provision:

i) **Accessory uses**, in accordance with Section 5.1;

ii) **Accessory buildings** and **structures**, in accordance with Section 5.2;

iii) Replacement of **existing uses**, in accordance with the **lot** and **building** requirements of the underlying **zone**;

iv) **Home occupations**, excluding **home day cares**, in accordance with Section 5.11;

v) **Office uses**, in accordance with Section 5.12;

vi) **Utilities**, **agricultural uses**, **model homes**, **temporary sales offices**, and **infrastructure**, in accordance with Section 5.13;

vii) **Additional residential units**, in accordance with Section 5.14; and

viii) Non-residential **uses** permitted in the underlying **zone**, in accordance with Section 7.2.

c) The (H) holding provision shall be removed when the following conditions have been completed to the satisfaction of the **City**:

i) Submission of a noise and vibration study that assesses the potential adverse effects of nearby railway operations on any proposed new **use** and identifies any recommended mitigation measures for the new **use** to ensure land use compatibility to the satisfaction of the Director of Community Planning; and

ii) Submission of a letter of undertaking from the owner agreeing to undertake the study's recommended mitigation measures and incorporate them into the building permit plans and as part of any applicable *Planning Act* application to the satisfaction of the Director of Community Planning.

8.3 Holding Provision (H2) - Lands between 75 metres and 300 metres of a railway right-of-way

a) An alteration or a minor addition to an **existing building** is permitted provided:

i) It does not exceed 25% of the **existing gross floor area**;

ii) It does not result in an increase in the number of **dwelling units**, except for **additional residential units**, in accordance with Section 5.14; and

iii) It complies with the **lot** and **building** requirements of the underlying **zone**.

b) The following interim **uses** are permitted prior to the removal of the (H) holding provision:

i) **Accessory uses**, in accordance with Section 5.1;

ii) **Accessory buildings** and **structures**, in accordance with Section 5.2;

iii) Replacement of **existing uses**, in accordance with the **lot** and **building** requirements of the underlying **zone**;

iv) **Home occupations**, excluding **home day cares**, in accordance with Section 5.11;

v) **Office uses**, in accordance with Section 5.12;

vi) **Utilities**, **agricultural uses**, **model homes**, **temporary sales offices**, and **infrastructure**, in accordance with Section 5.13;

vii) **Additional residential units**, in accordance with Section 5.14; and

viii) Non-residential **uses** permitted in the underlying **zone**, in accordance Section 7.2.

c) The (H) holding provision shall be removed when the following conditions have been completed to the satisfaction of the **City**:

i) Submission of a noise study that assesses the potential adverse effects of nearby railway operations on any proposed new **use** and identifies any recommended mitigation measures for the new **use** to ensure land use compatibility to the satisfaction of the Director of Community Planning; and

ii) Submission of a letter of undertaking from the owner agreeing to undertake the study's recommended mitigation measures and incorporate them into the building permit plans and as part of any applicable *Planning Act* application to the satisfaction of the Director of Community Planning.

8.4 Holding Provision (H3) - Lands within 75 metres of a railway yard

a) An alteration or a minor addition to an **existing building** is permitted provided:

i) It does not exceed 25% of the **existing gross floor area**;

ii) It does not result in an increase in the number of **dwelling units**, except for **additional residential units**, in accordance with Section 5.14; and

iii) It complies with the **lot** and **building** requirements of the underlying **zone**.

b) The following interim **uses** are permitted prior to the removal of the (H) holding provision:

i) **Accessory uses**, in accordance with Section 5.1;

ii) **Accessory buildings** and **structures**, in accordance with Section 5.2;

iii) Replacement of **existing uses**, in accordance with the **lot** and **building** requirements of the underlying **zone**;

iv) **Home occupations**, excluding **home day cares**, in accordance with Section 5.11;

v) **Office uses**, in accordance with Section 5.12;

vi) **Utilities**, **agricultural uses**, **model homes**, **temporary sales offices**, and **infrastructure**, in accordance with Section 5.13;

vii) **Additional residential units**, in accordance with Section 5.14; and

viii) Non-residential **uses** permitted in the underlying **zone**, in accordance with Section 7.2.

c) The (H) holding provision shall be removed when the following conditions have been completed to the satisfaction of the **City**:

i) Submission of a noise, vibration, and air quality study that assesses the potential adverse effects of nearby railway operations on any proposed new **use** and identifies any recommended mitigation measures for the new **use** to ensure land use compatibility to the satisfaction of the Director of Community Planning; and

ii) Submission of a letter of undertaking from the owner agreeing to undertake the study's recommended mitigation measures and incorporate them into the building permit plans and as part of any applicable *Planning Act* application to the satisfaction of the Director of Community Planning.

8.5 Holding Provision (H4) - Lands between 75 metres and 1,000 metres of a railway yard

a) An alteration or a minor addition to an **existing building** is permitted provided:

i) It does not exceed 25% of the **existing gross floor area**;

ii) It does not result in an increase in the number of **dwelling units**, except for **additional residential units**, in accordance with Section 5.14; and

iii) It complies with the **lot** and **building** requirements of the underlying **zone**.

b) The following interim **uses** are permitted prior to the removal of the (H) holding provision:

i) **Accessory uses**, in accordance with Section 5.1;

ii) **Accessory buildings** and **structures**, in accordance with Section 5.2;

iii) Replacement of **existing uses**, in accordance with the **lot** and **building** requirements of the underlying **zone**;

iv) **Home occupations**, in accordance with Section 5.11;

v) **Office uses**, in accordance with Section 5.12;

vi) **Utilities**, **agricultural uses**, **model homes**, **temporary sales offices**, and **infrastructure**, in accordance with Section 5.13;

vii) **Additional residential units**, in accordance with Section 5.14; and

viii) Non-residential **uses** permitted in the underlying **zone**, in accordance with Section 7.2.

c) The (H) holding provision shall be removed when the following conditions have been completed to the satisfaction of the **City**:

i) Submission of a noise and air quality study that assesses the potential adverse effects of nearby railway operations on any proposed new **use** and identifies any recommended mitigation measures for the new **use** to ensure land use compatibility to the satisfaction of the Director of Community Planning; and

ii) Submission of a letter of undertaking from the owner agreeing to undertake the study's recommended mitigation measures and incorporate them into the building permit plans and as part of any applicable *Planning Act* application to the satisfaction of the Director of Community Planning.

Part 9: Site-Specific Exceptions

Note: This section has been intentionally left blank.

Part 10: Maps

Schedule A: Zoning Maps
Schedule B: Road Classifications

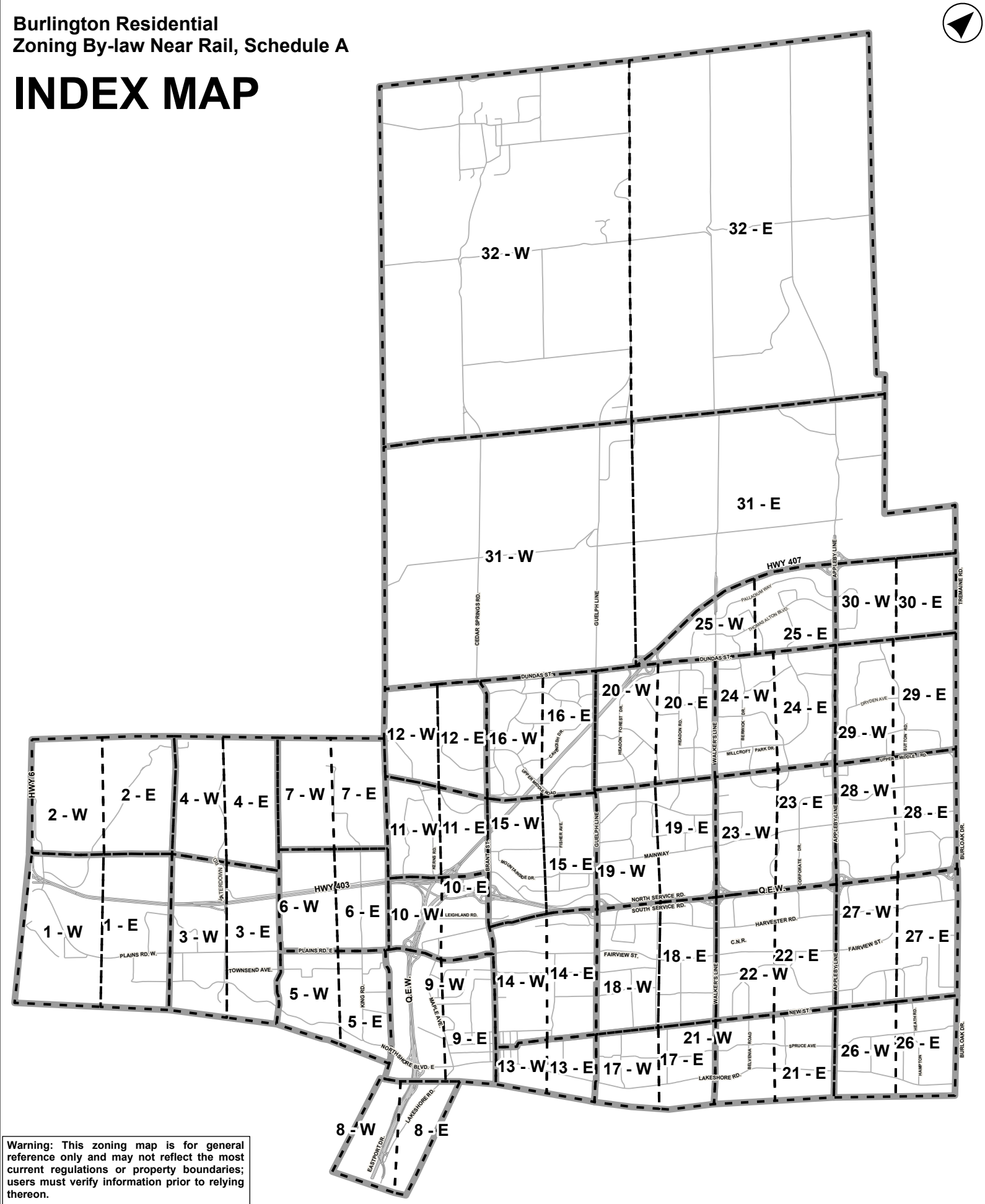
Appendices

Appendices to the By-law (Not Operative Parts of the By-law)

Appendix A: Approximate location of Conservation Authority Regulation Limit
Appendix B: Approximate location of highway and railway right-of-ways
Appendix C: Approximate location of pipeline right-of-ways

Burlington Residential
Zoning By-law Near Rail, Schedule A

INDEX MAP



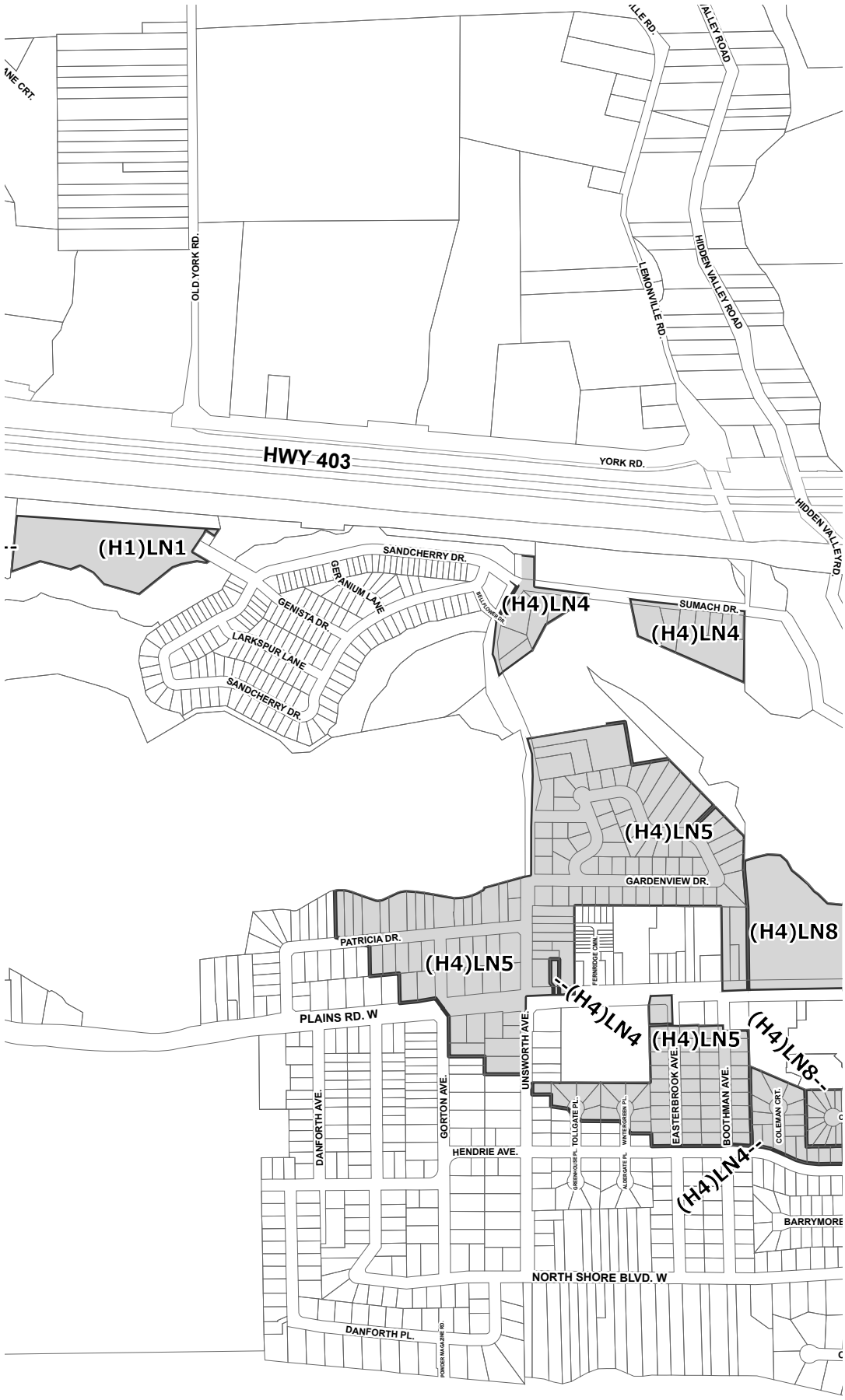
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:80,000

1/26/2026

TERANET

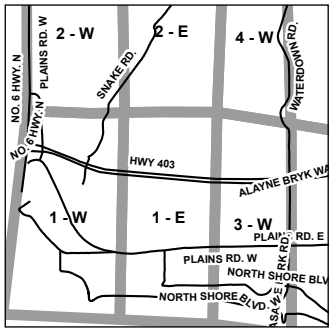
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.1 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

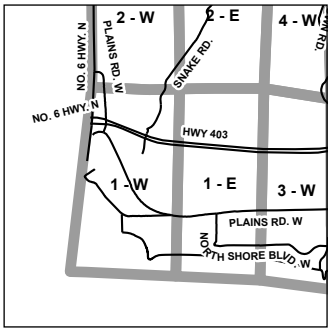
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.1 - W

Map Index



Zones

Residential Zones

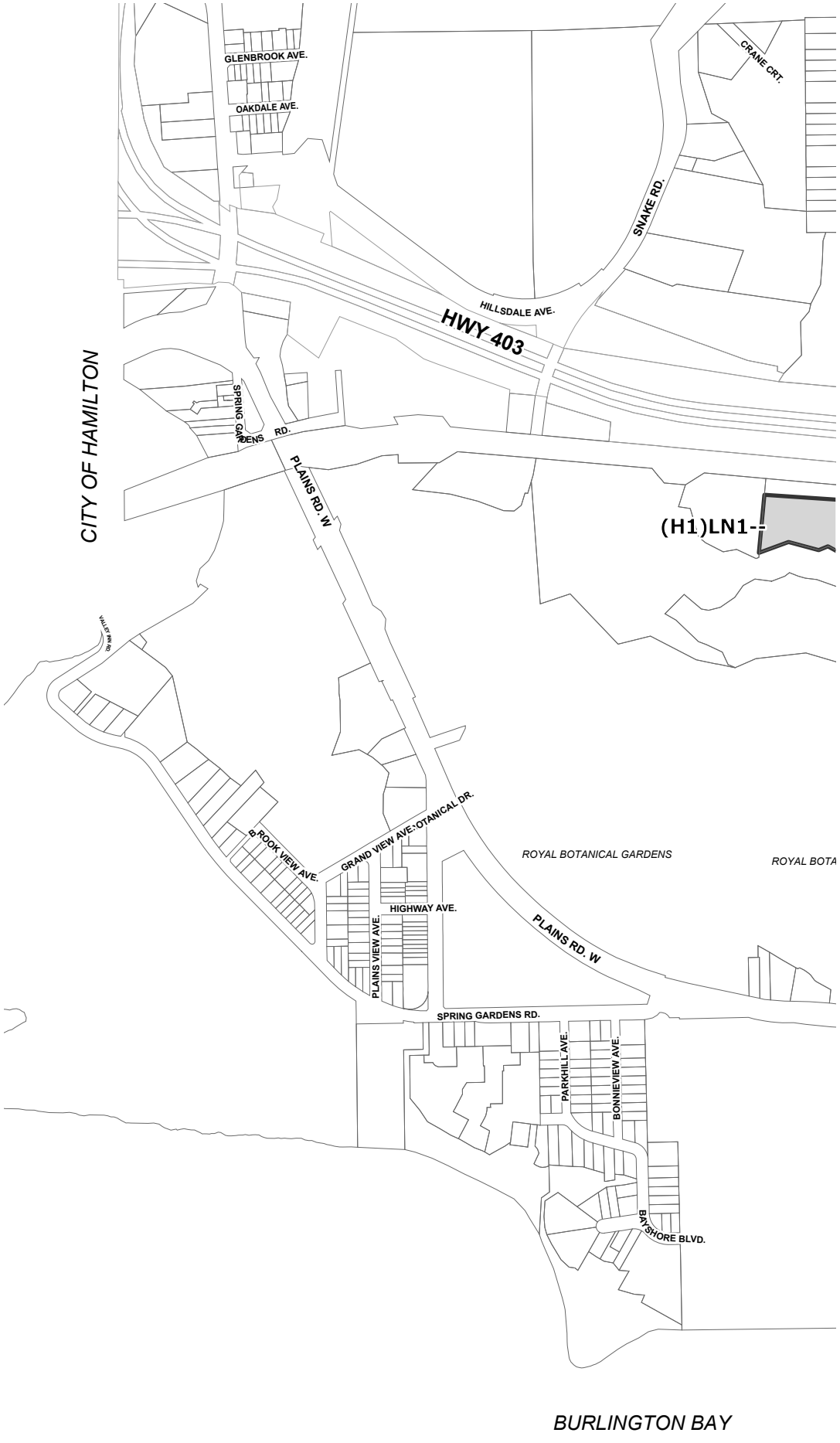
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

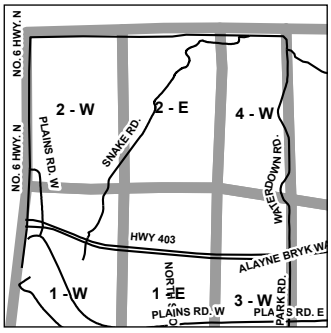
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.2 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

19.5 metres
24 metres
37.5 metres
55.5 metres
No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

SNAKE RD.
SNAKE RD.
OLD YORK RD.
SNAKE RD.
OLD YORK ROAD
FLATT RD.
LEMONVILLE RD.
HIDDEN VALLEY ROAD
NE CRT.

500

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

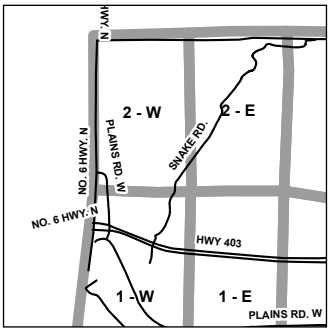
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.2 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

19.5 metres
24 metres
37.5 metres
55.5 metres
No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



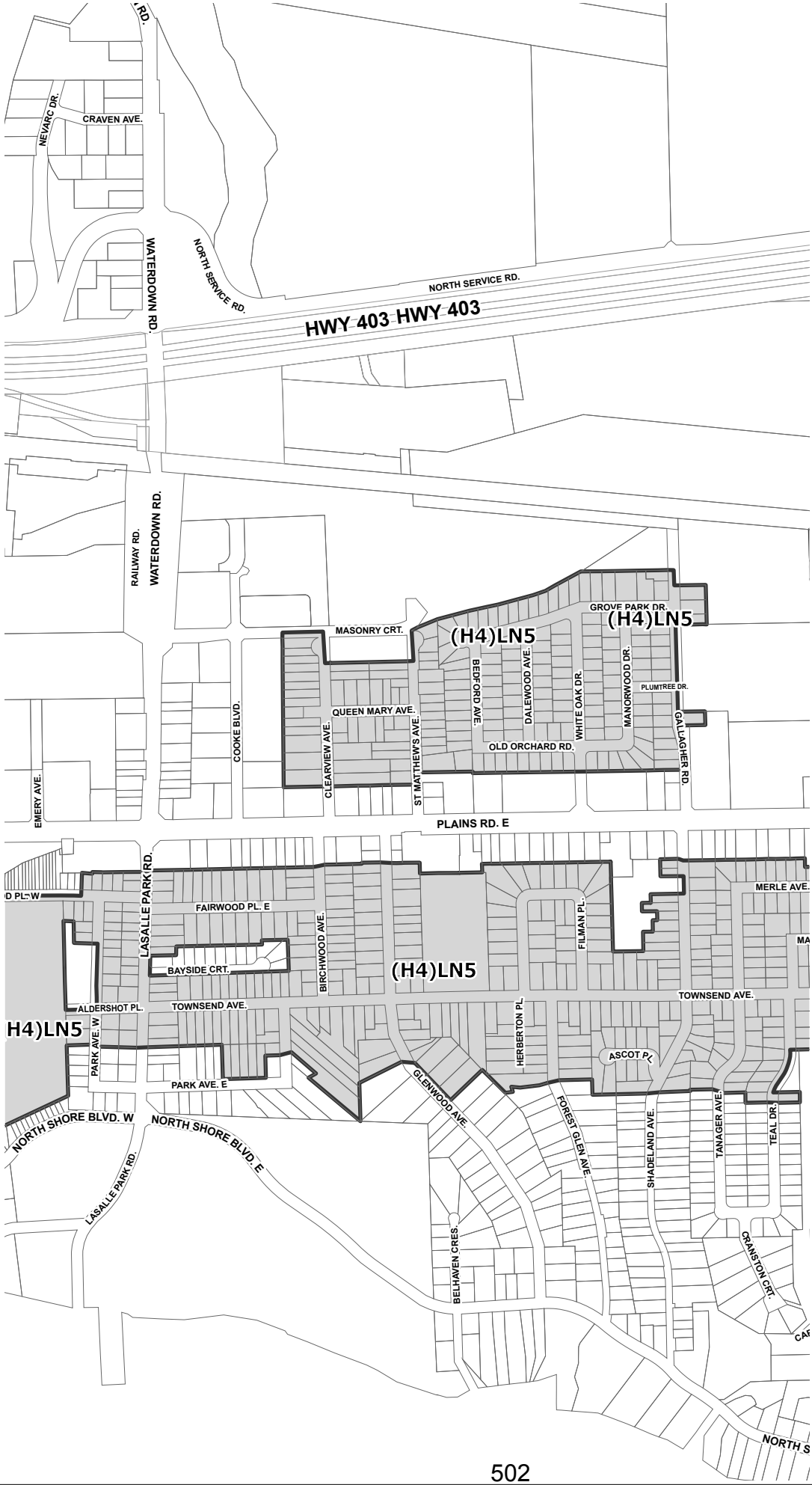
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

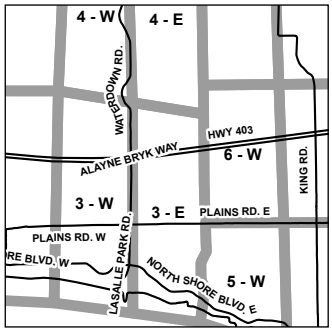
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.3 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

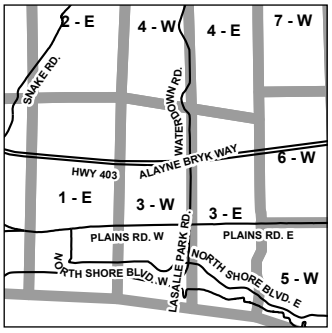
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.3 - W

Map Index



Zones

Residential Zones

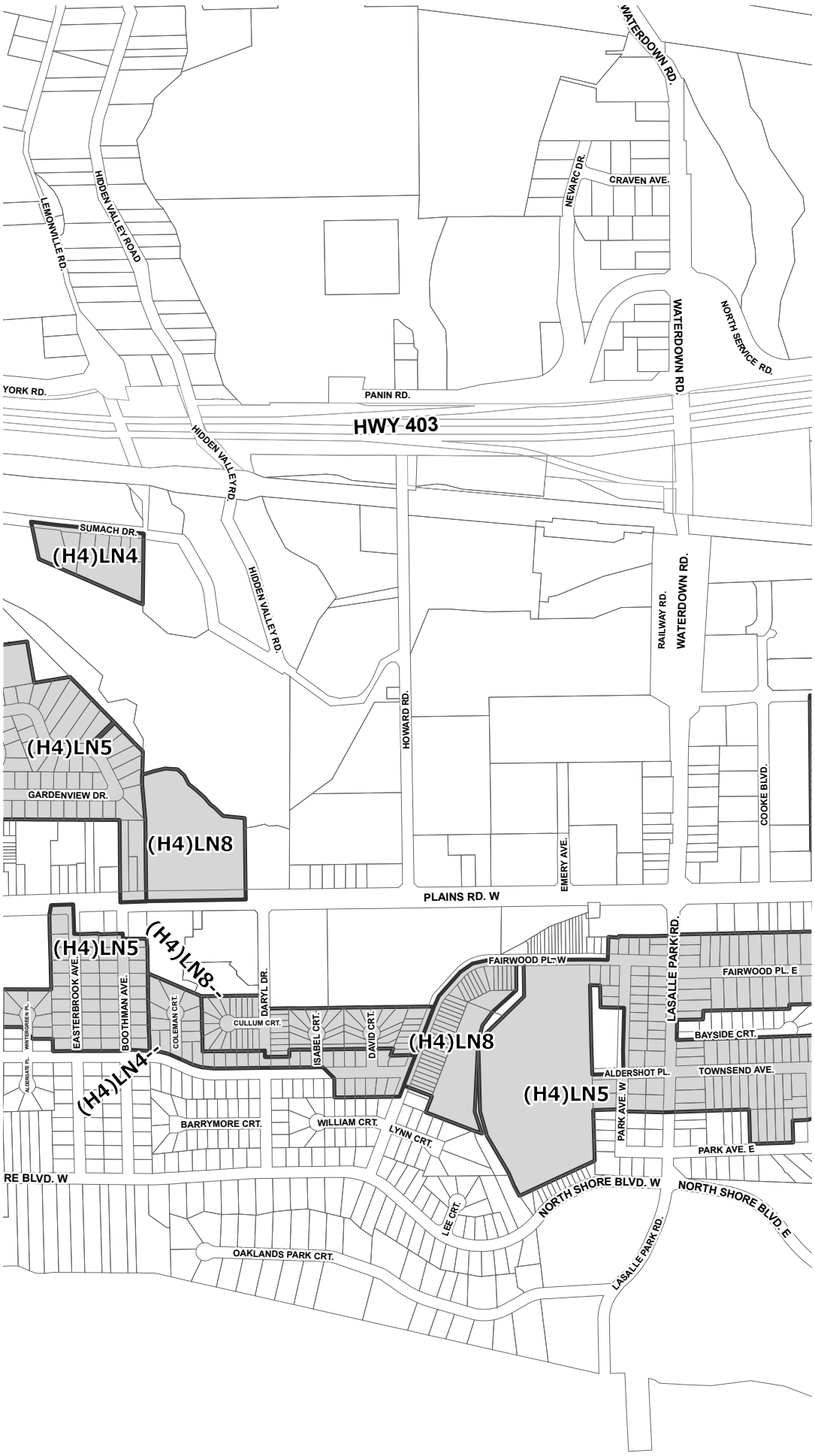
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

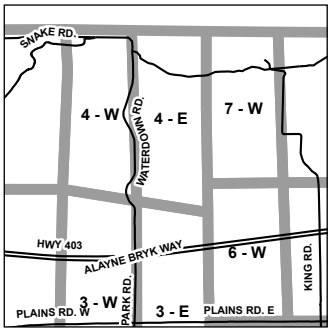
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.4 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

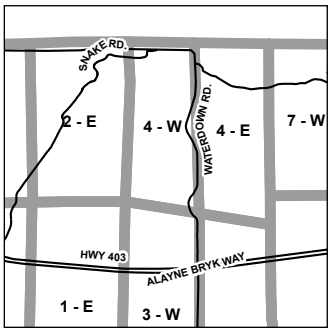
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.4 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

19.5 metres
24 metres
37.5 metres
55.5 metres
No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



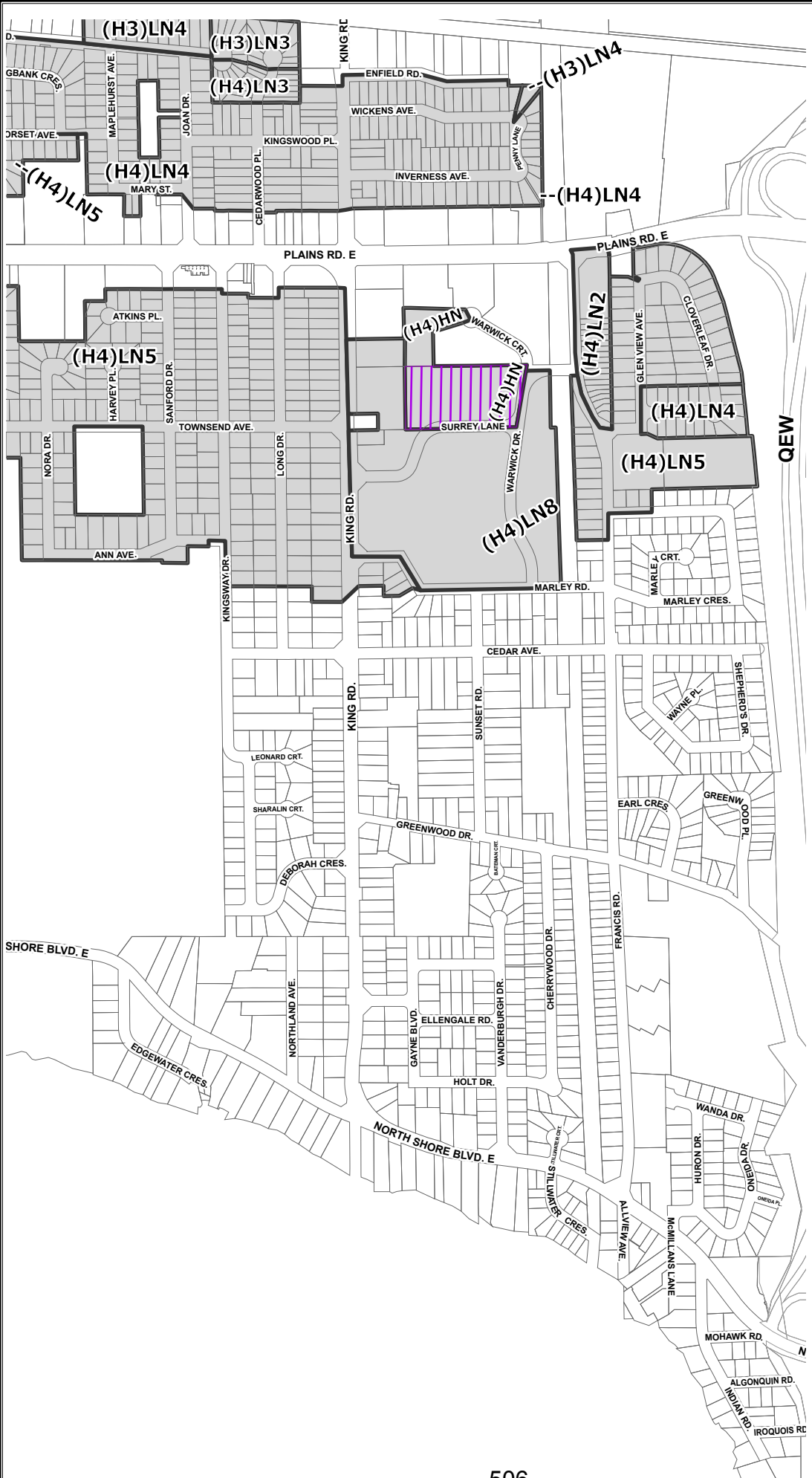
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

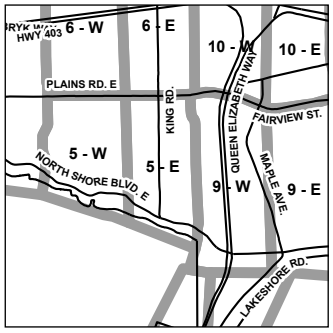
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.5 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

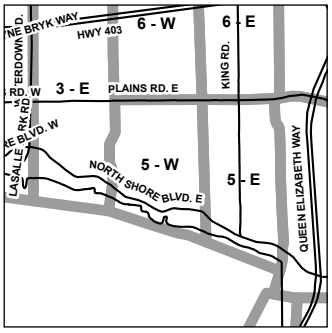
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.5 - W

Map Index



Zones

Residential Zones

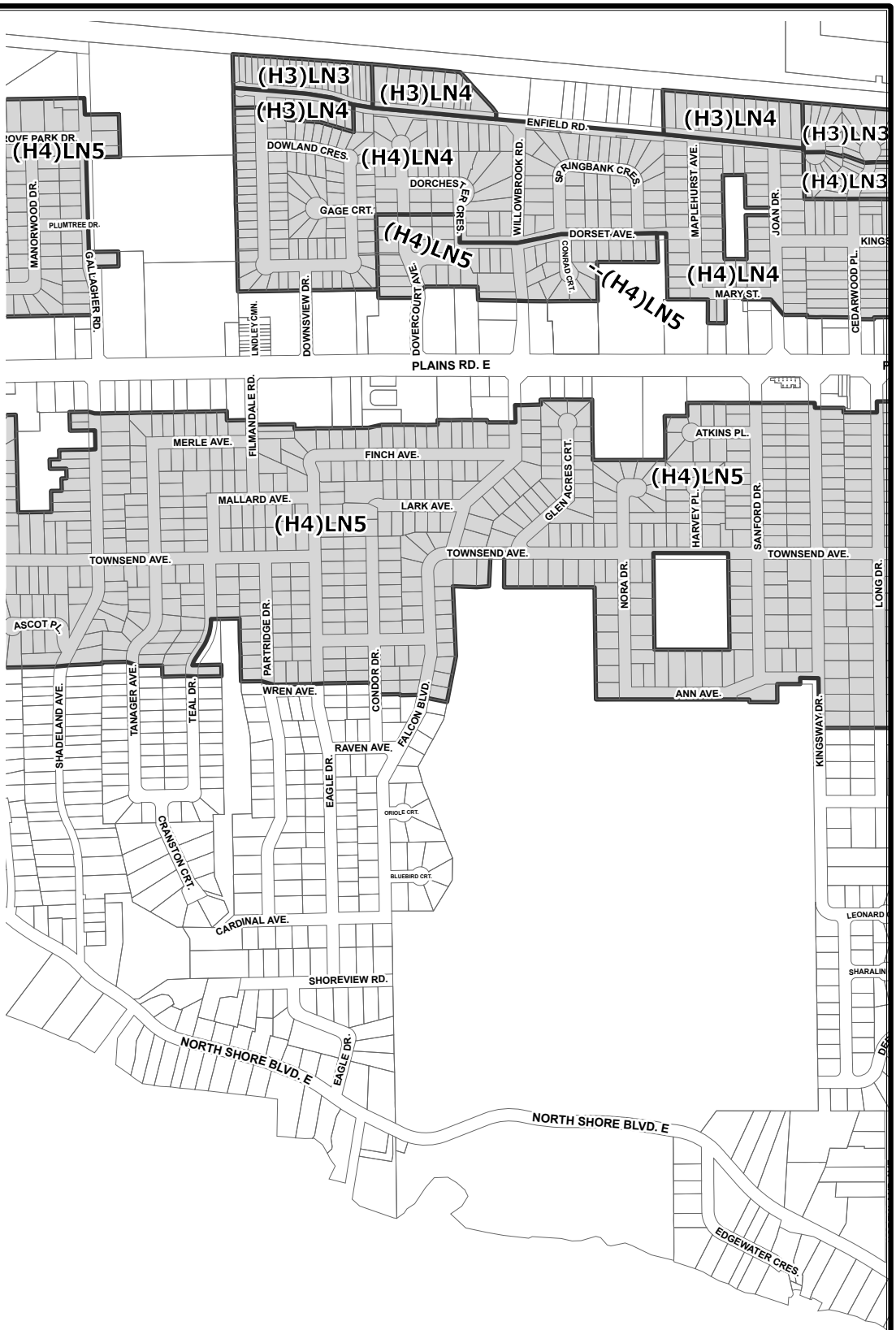
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



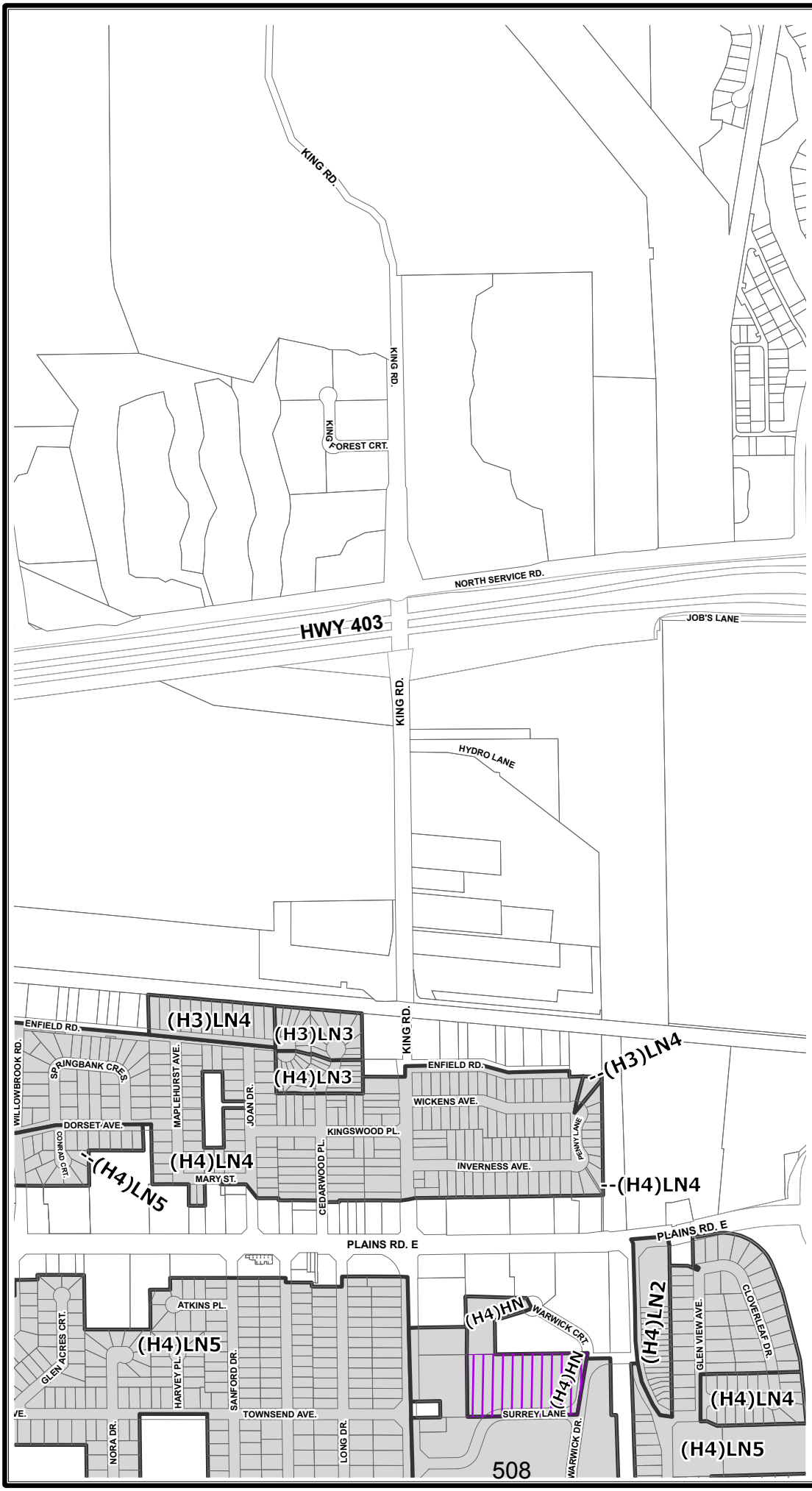
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

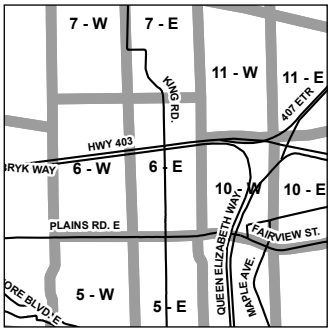
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.6 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

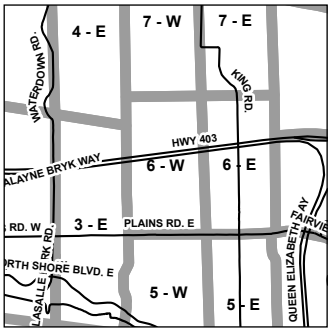
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.6 - W

Map Index



Zones

Residential Zones

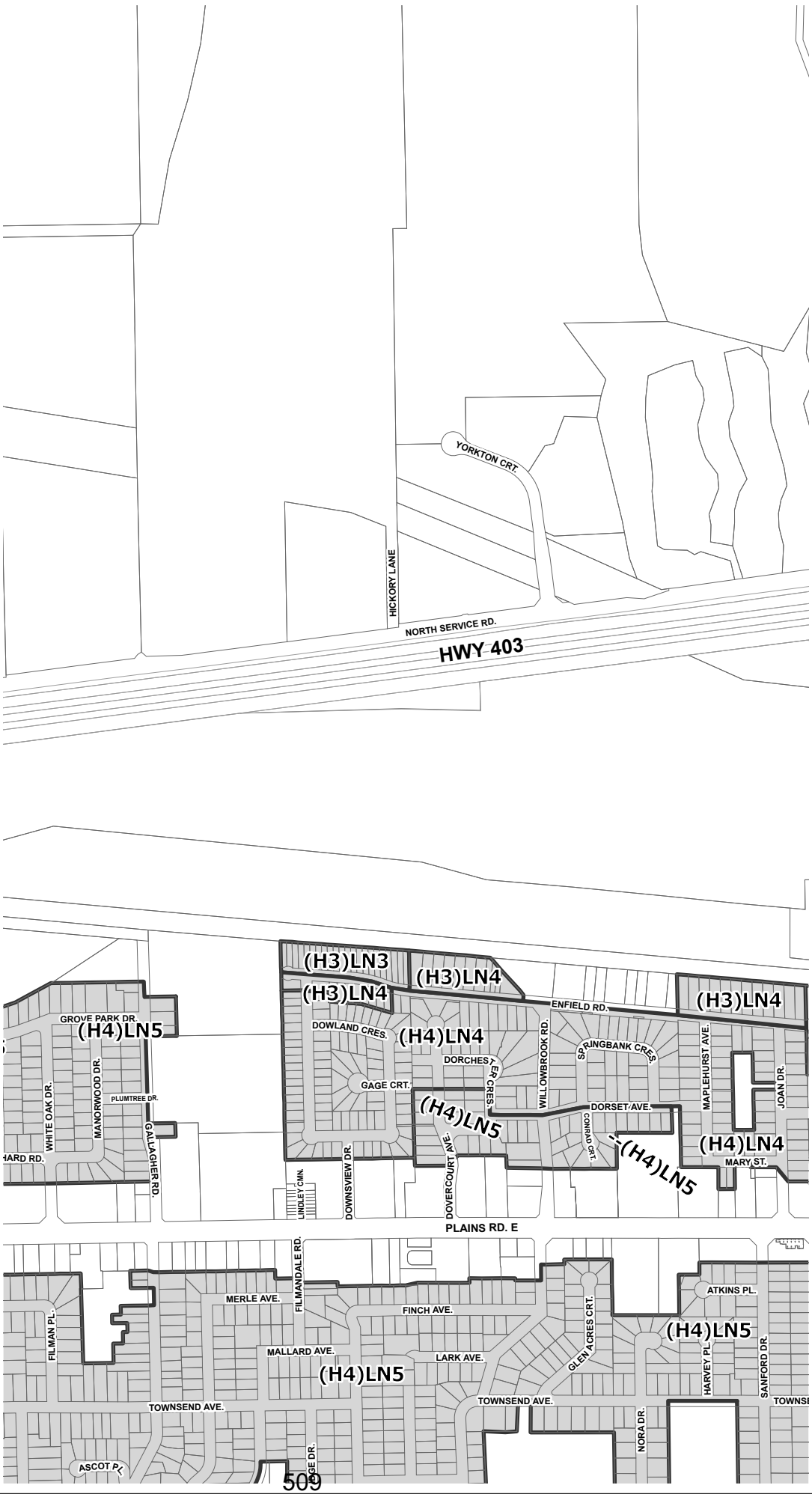
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



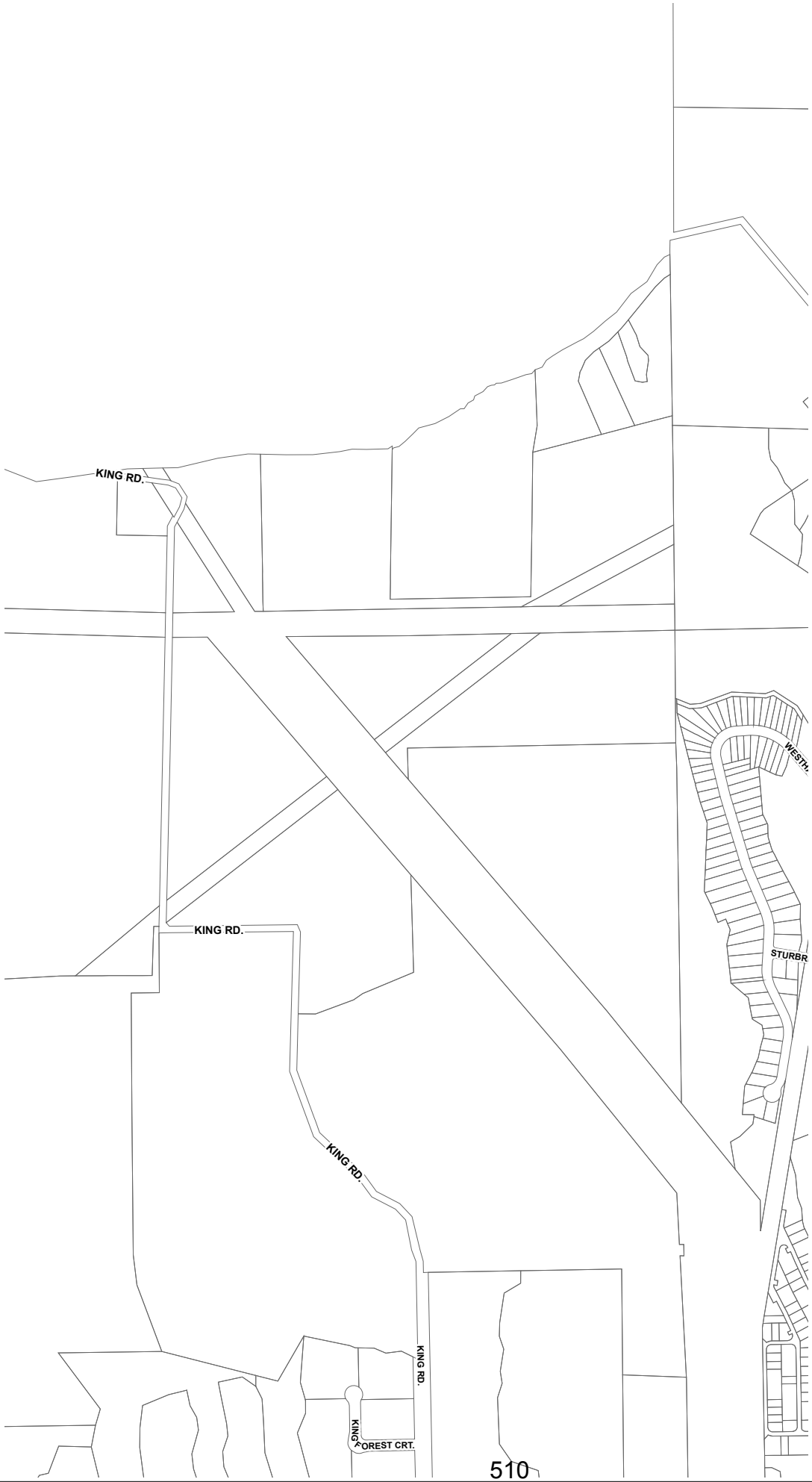
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/27/2026

TERANET

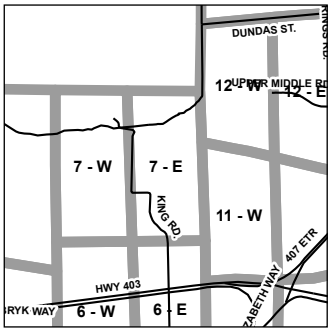
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.7 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

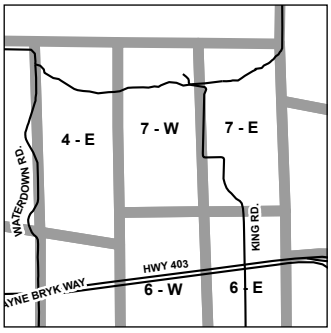
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.7 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



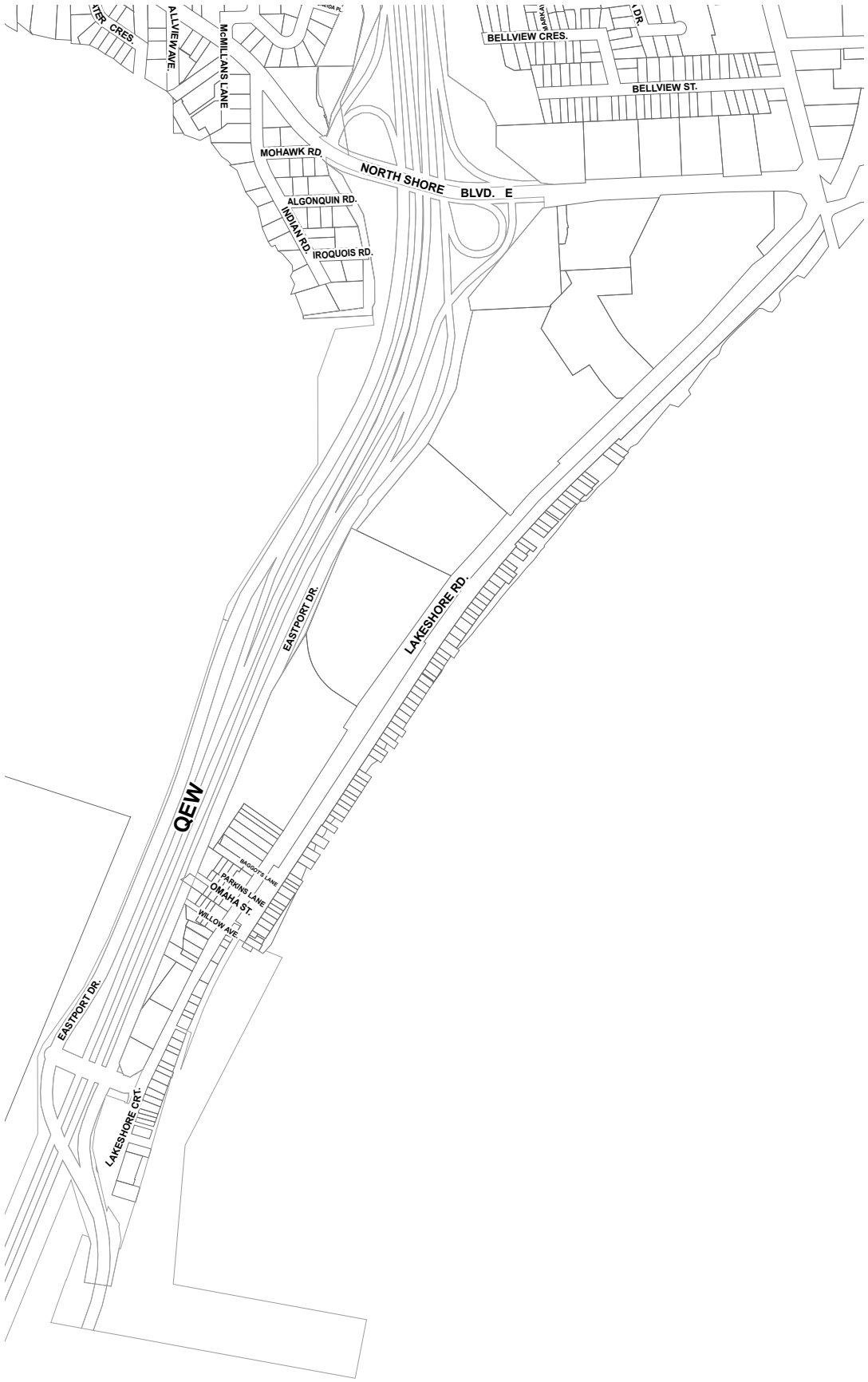
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

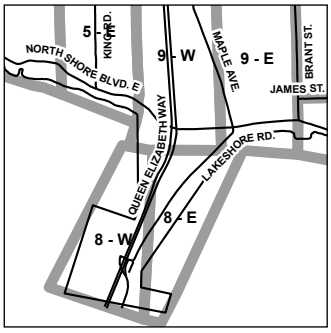
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.8 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

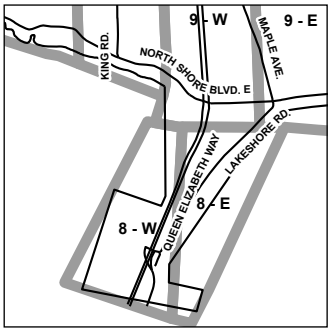
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.8 - W

Map Index



Zones

Residential Zones

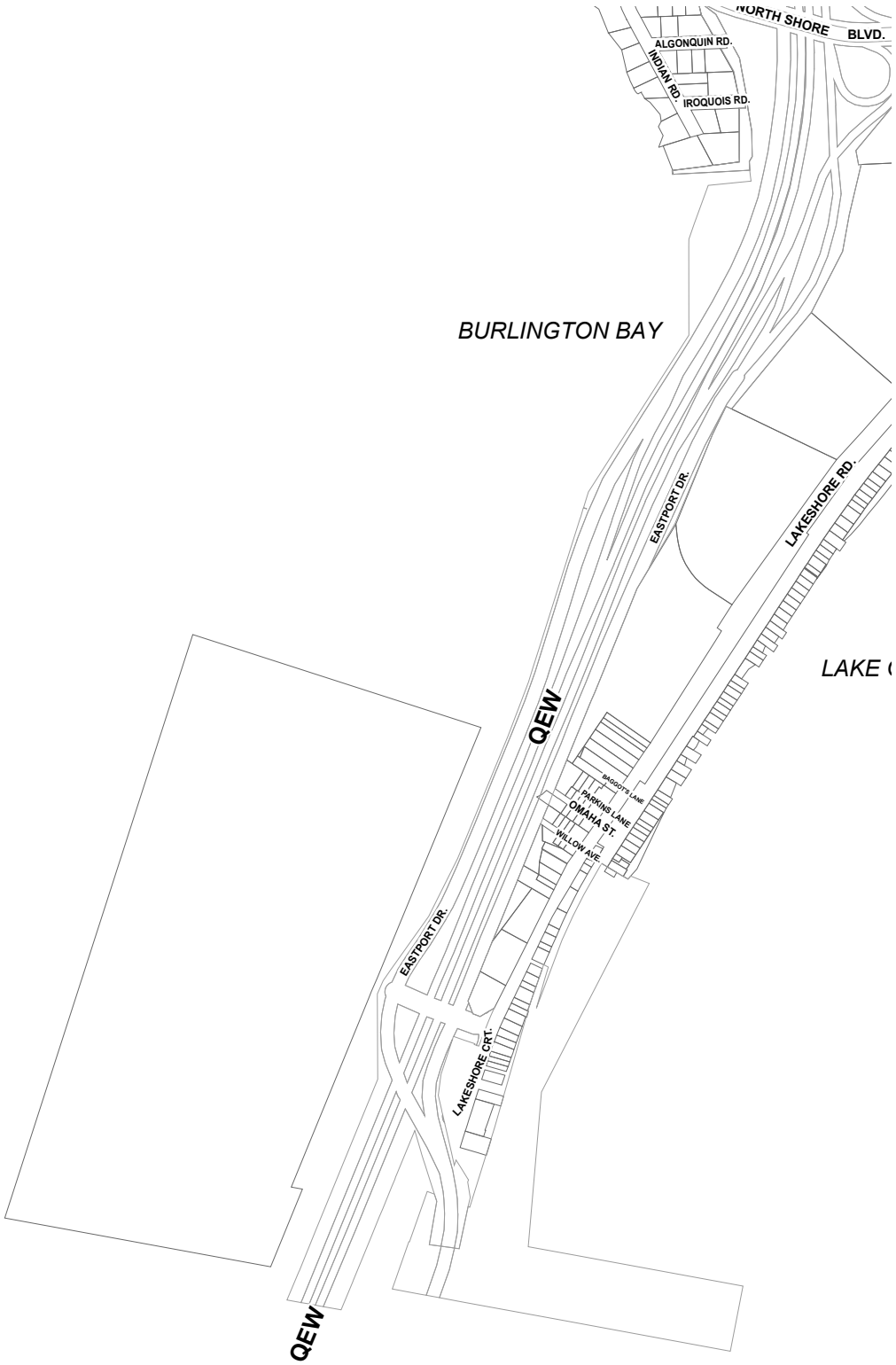
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

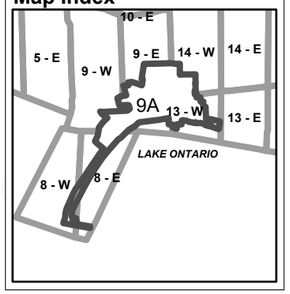
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.9 - A

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

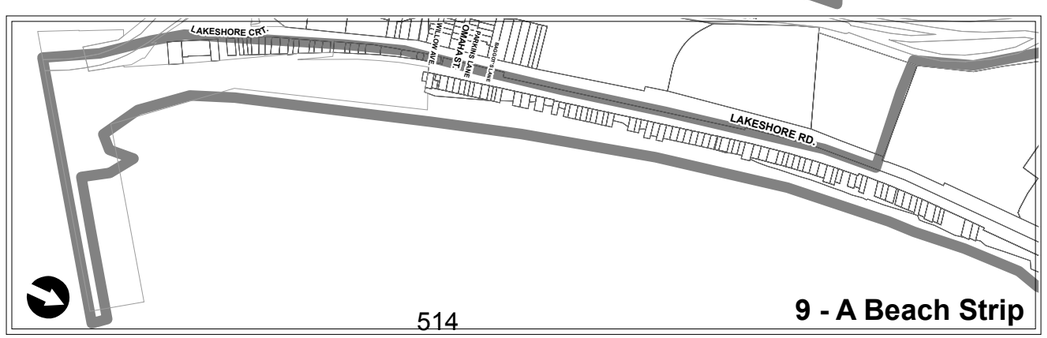
Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

FREEMAN ST.
BALDWIN ST.
EDEN PL.
BLENHEIM ST.
HALIFAX PL.
CLARK AVE.
VICTORIA AVE.
HALTON PL.
BELLWOOD AVE.
WELLINGTON AVE.
JOHN ST. EX
EMERALD ST.
EMERALD CRES.
BIRCH AVE.
CAROLINE STREET
HURD AVE.
LOCUST ST.
BRANT ST.
MARIA ST.
HOLTBY AVE.
CROSBY AVE.
ONTARIO HYDRO
MAPLE AVE.
ONTARIO ST.
BLATHWAYTE LANE
JOHN ST.
JAMES ST.
SWANSON CRT.
REGINA DR.
MARKAY CMN.
BELLVIEW CRES.
BELLVIEW ST.
ELGIN ST.
NELSON AVE.
BROCK AVE.
BURLINGTON AVE.
ELIZABETH ST.
PEARL ST.
MARTHA ST.
PINE ST.
ALMAS CMN.
BATES CMN.
LAKESHORE RD.
OLD LAKESHORE RD.
SMITH AVE.
STRATHEDEN DR.
LAKE ONTARIO
See 9 - A Beach Strip Inset



9 - A Beach Strip

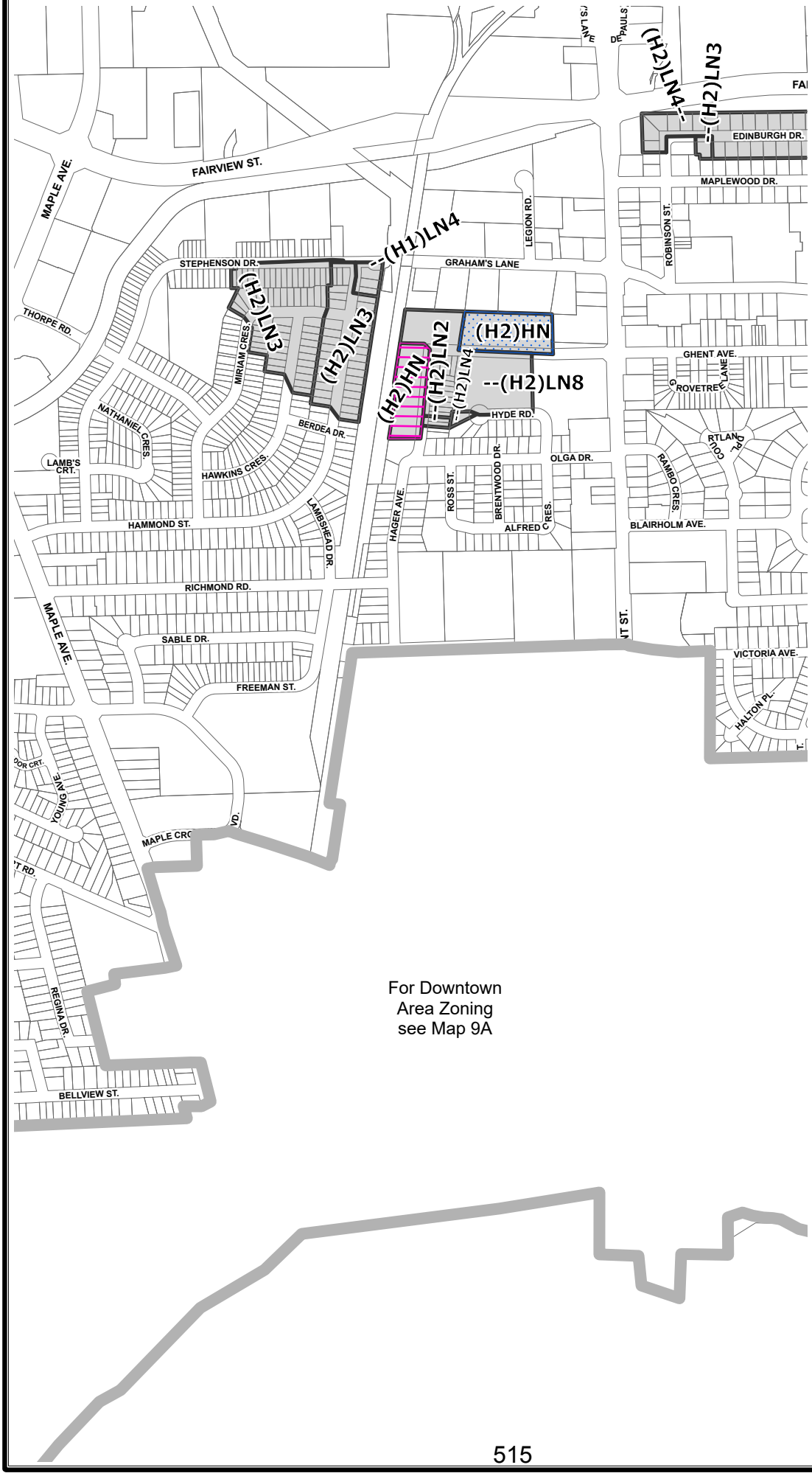
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:5,750

1/22/2026

TERANET

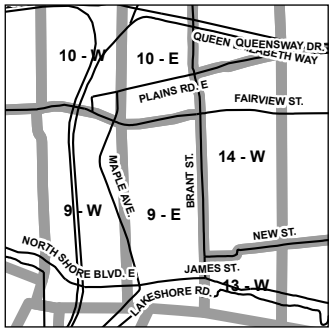
City of Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.9 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

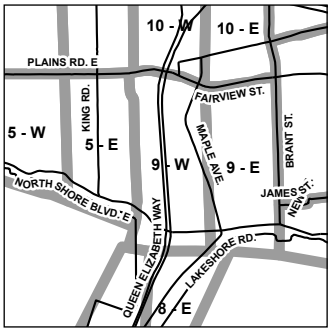
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.9 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



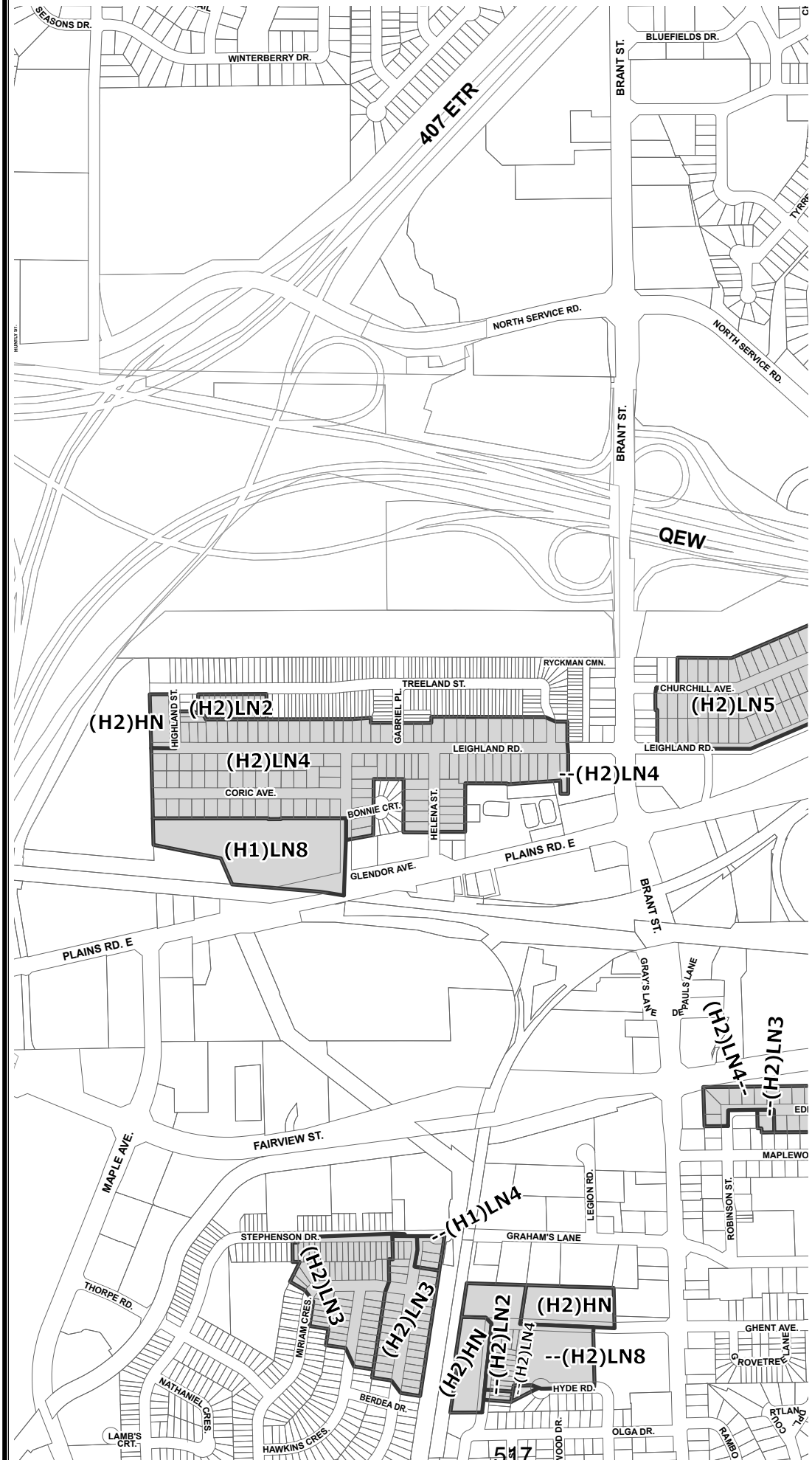
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

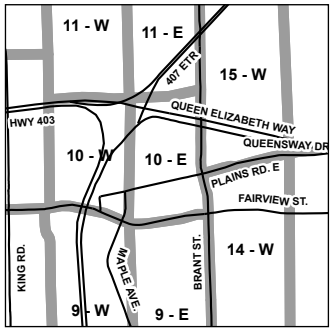
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.10 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

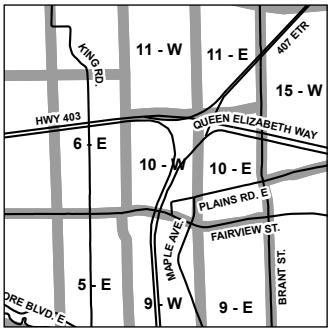
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.10 - W

Map Index



Zones

Residential Zones

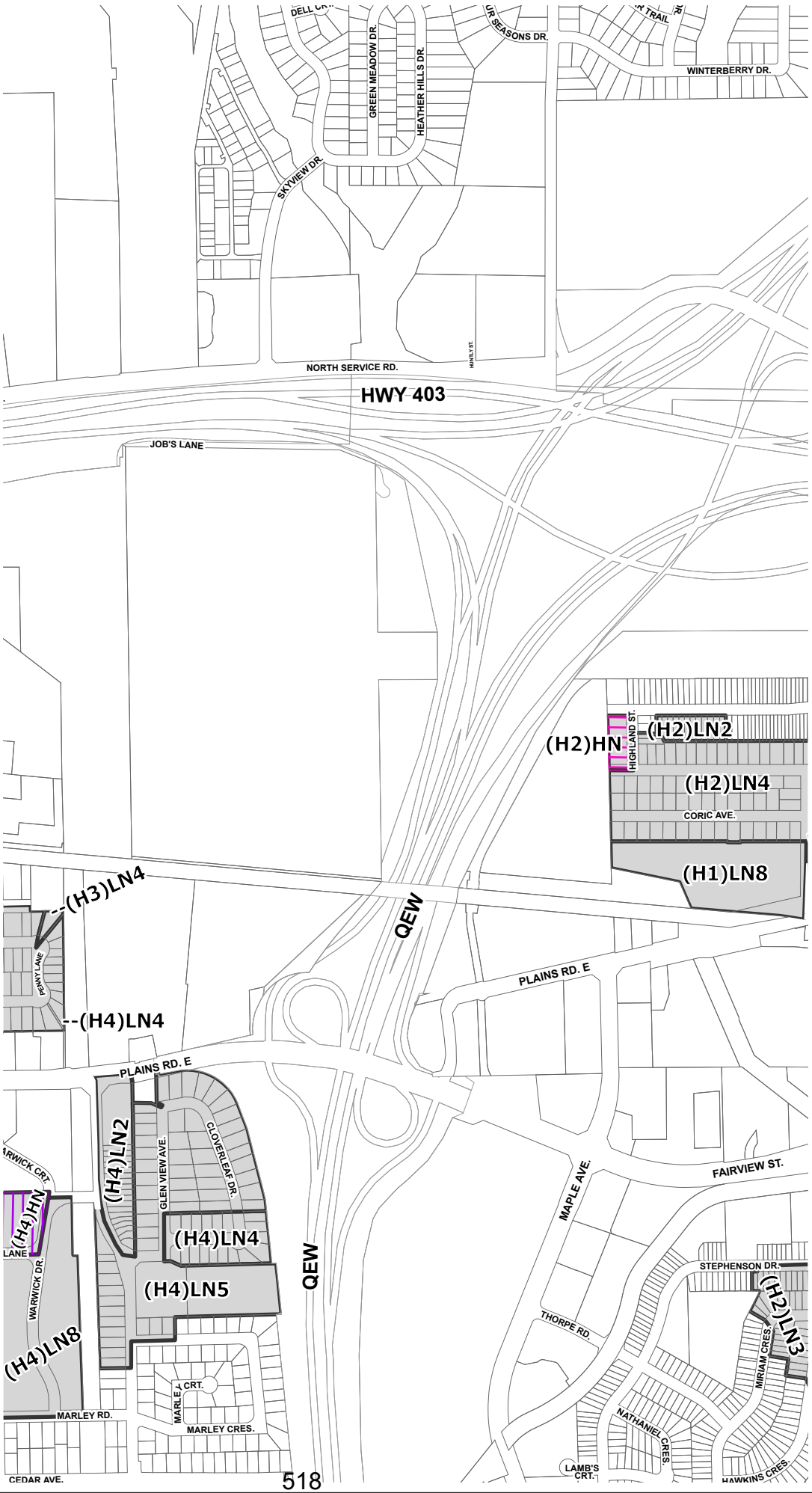
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



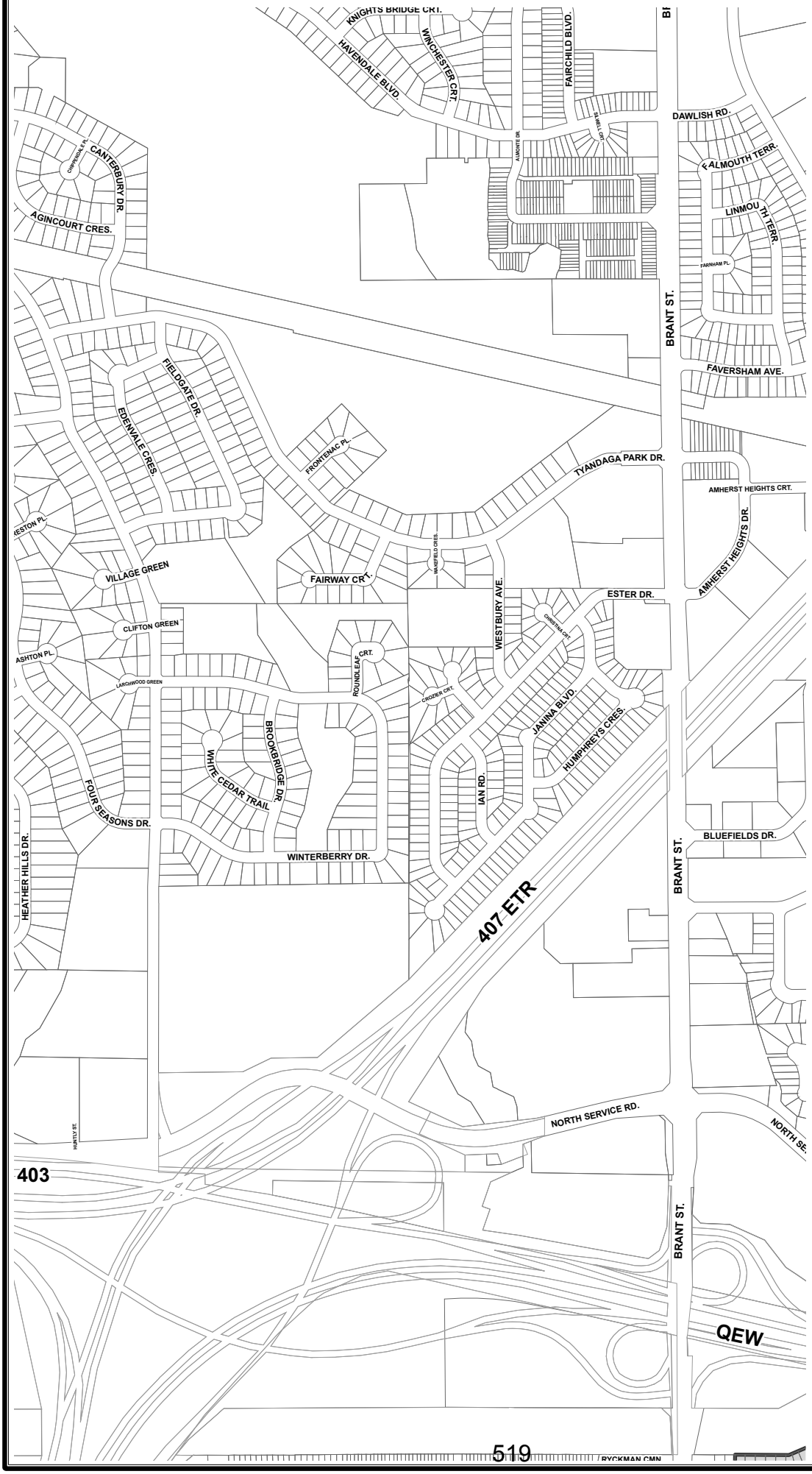
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

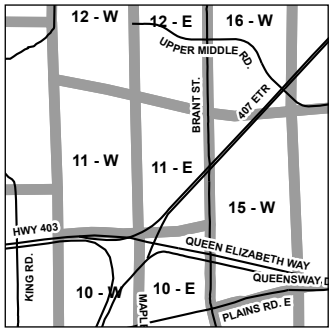
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.11 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

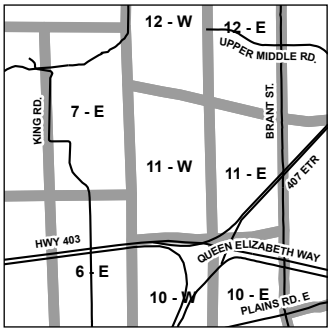
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.11 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

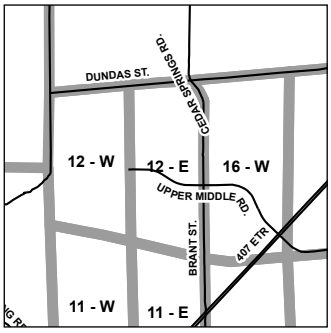
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.12 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

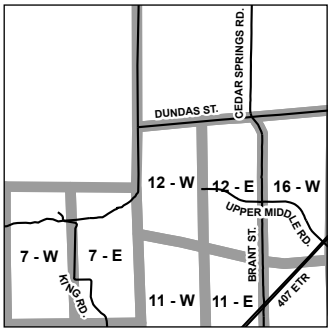
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.12 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

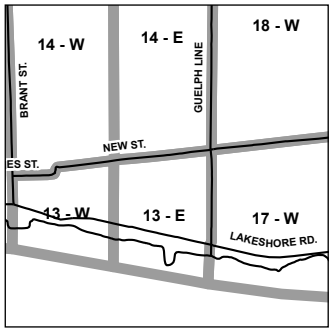
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.13 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

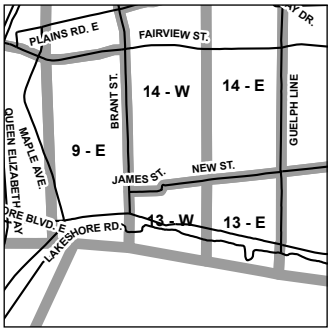
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.13 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



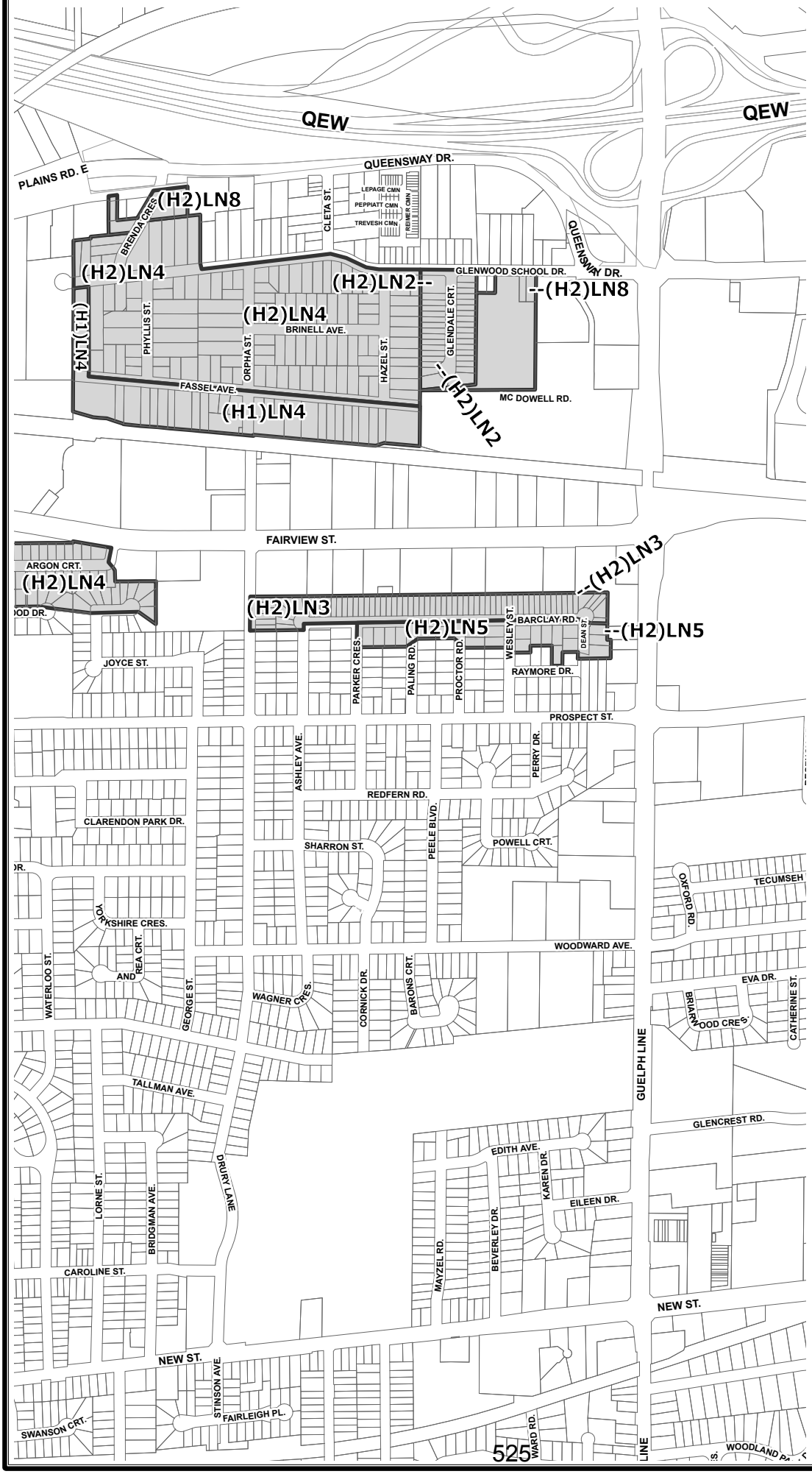
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

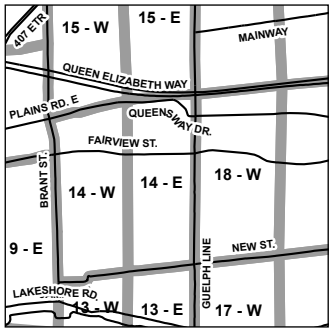
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.14 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 10,000

1/26/2026

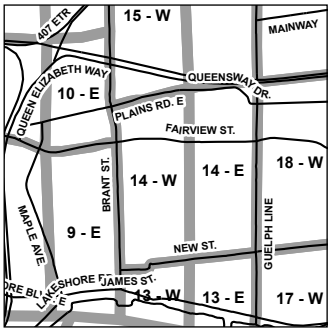
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.14 - W

Map Index



Zones

Residential Zones

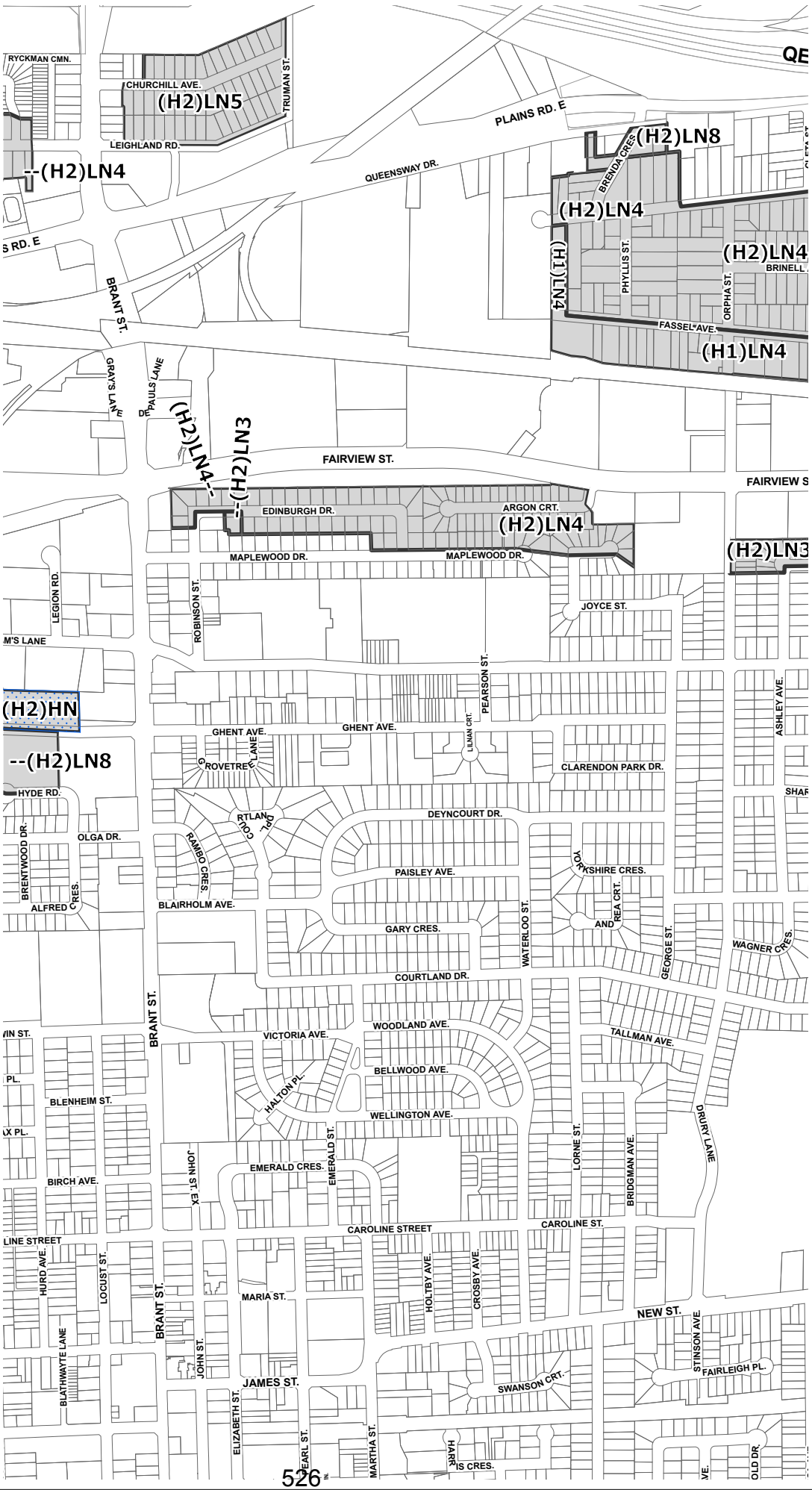
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



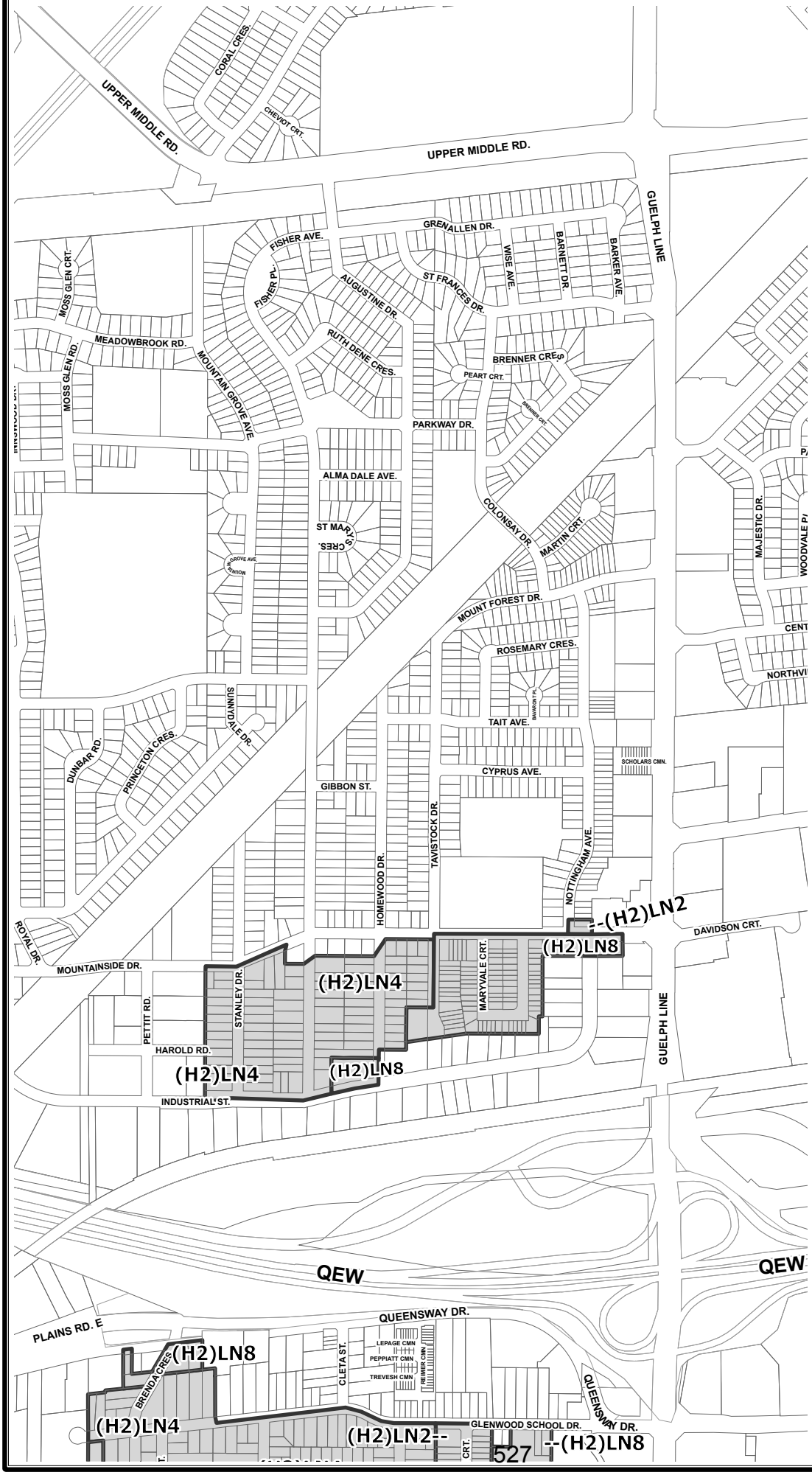
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

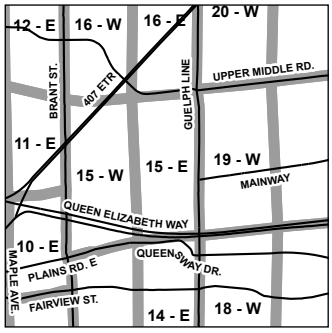
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.15 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

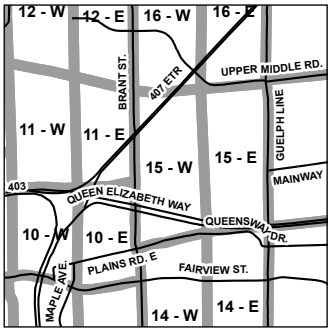
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.15 - W

Map Index



Zones

Residential Zones

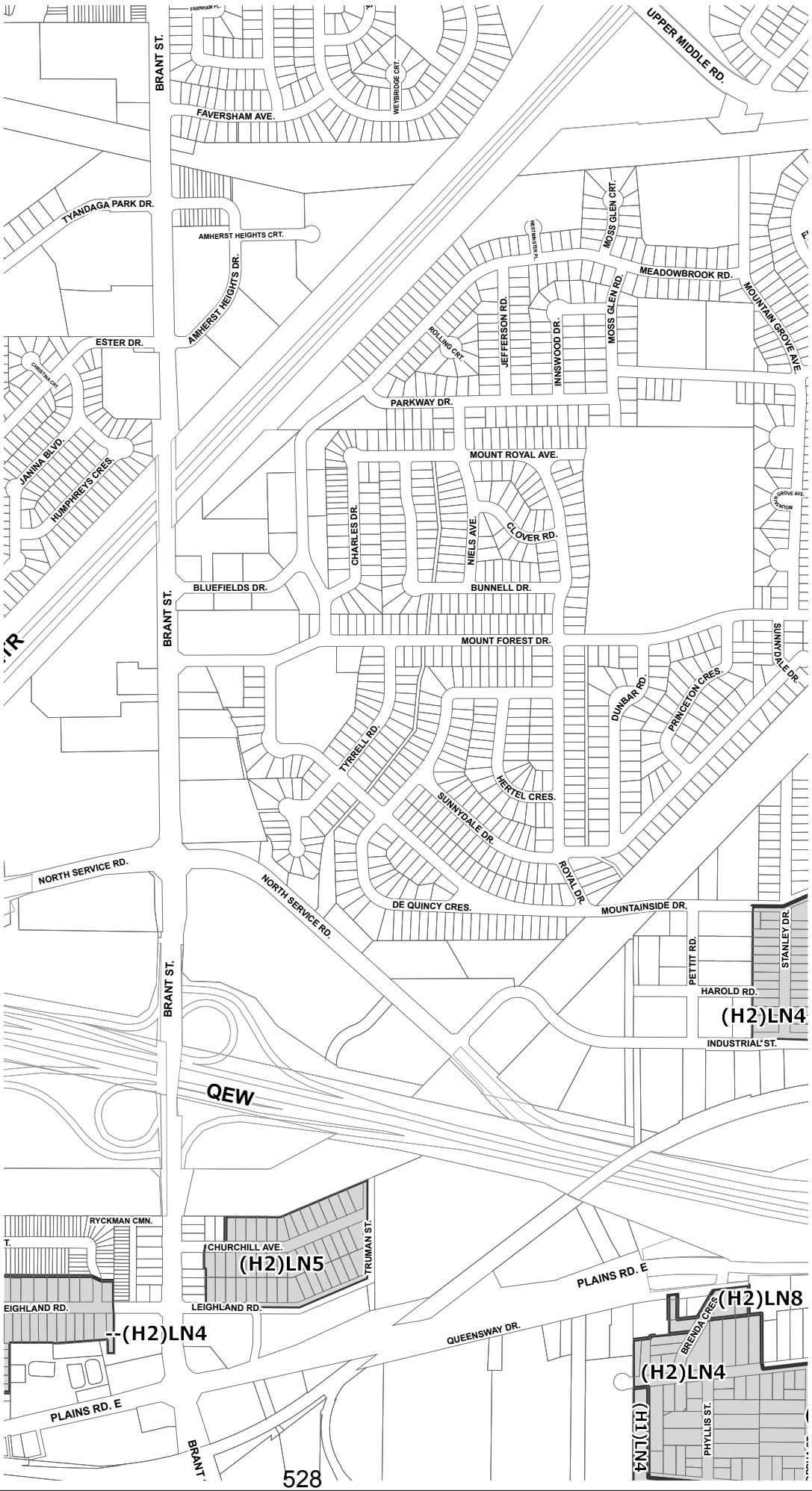
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



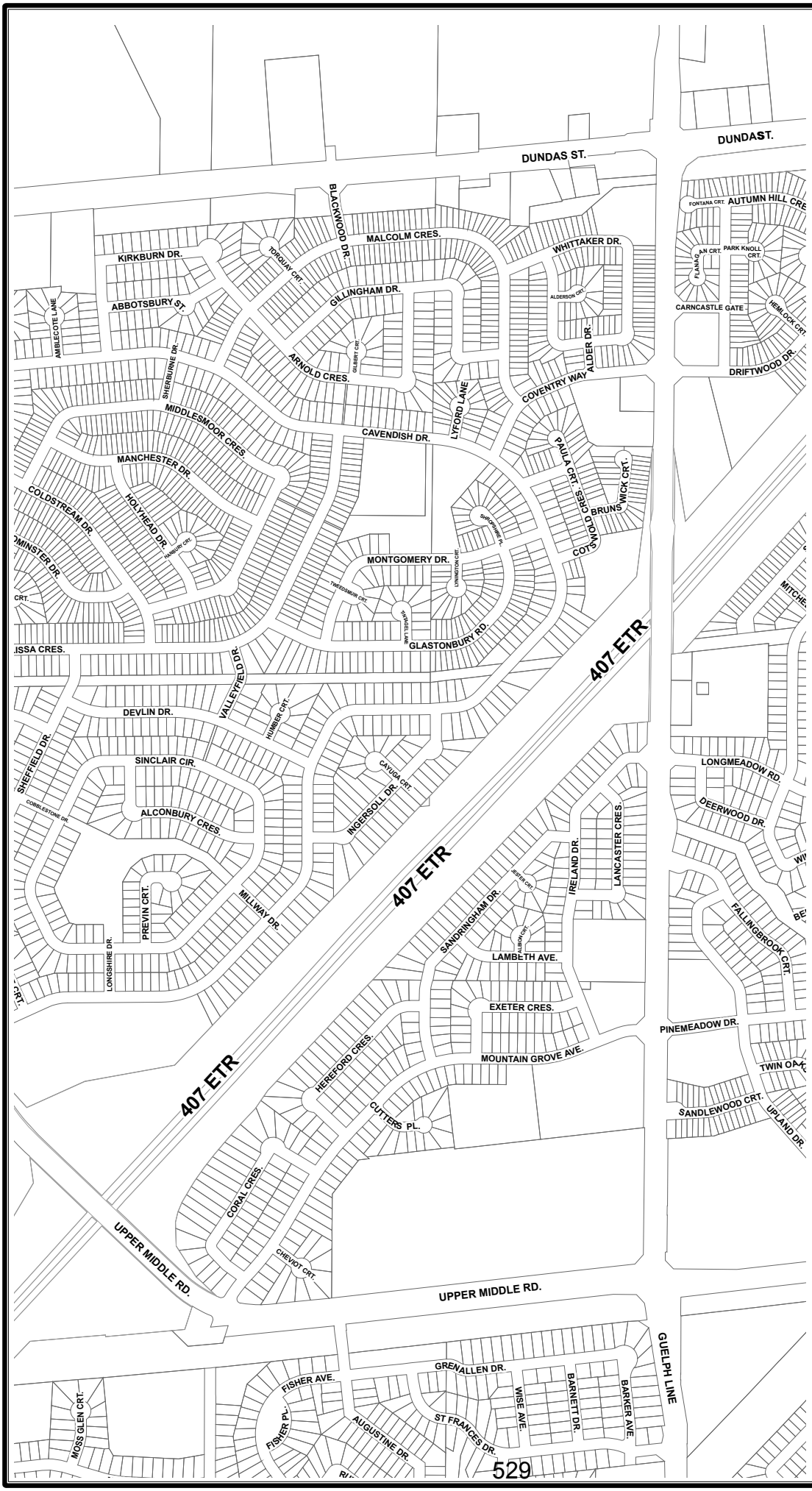
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

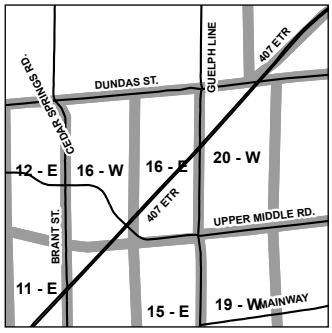
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.16 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

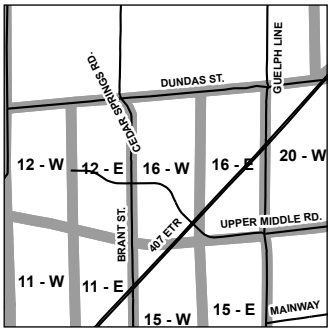
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.16 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

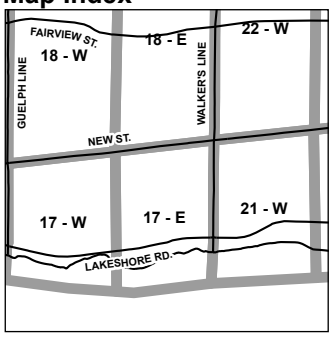
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.17 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

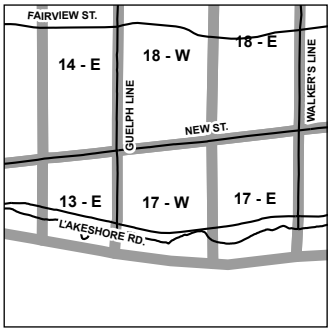
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.17 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



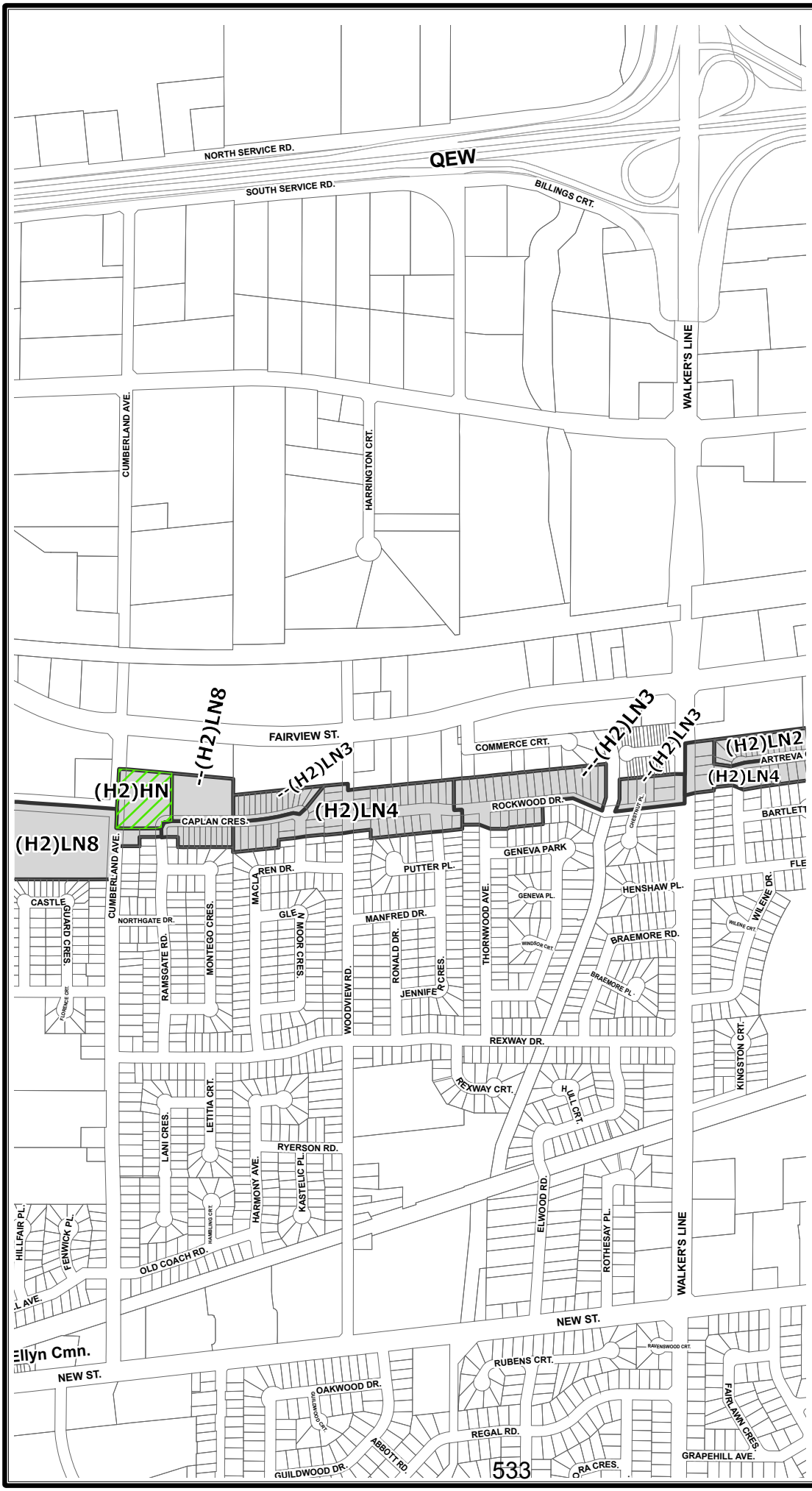
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.18 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

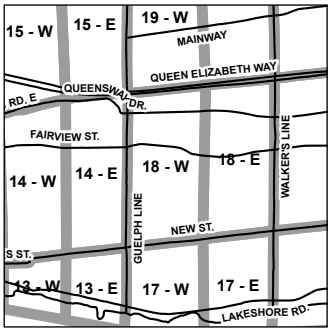
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.18 - W

Map Index



Zones

Residential Zones

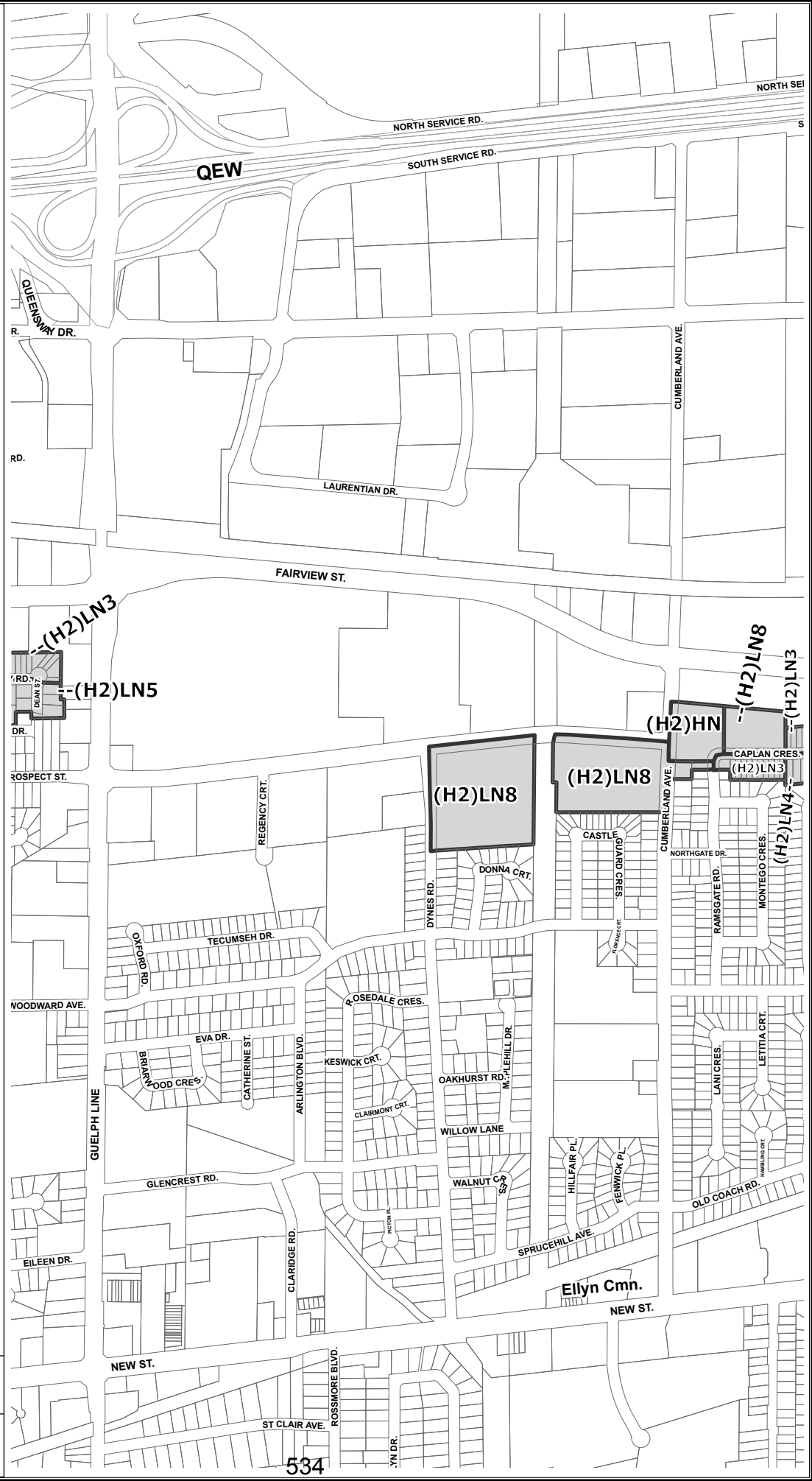
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

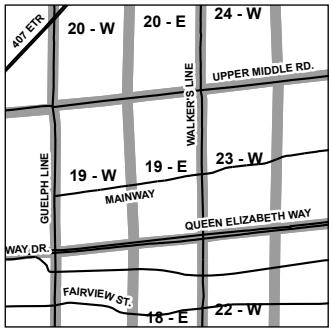
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.19 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

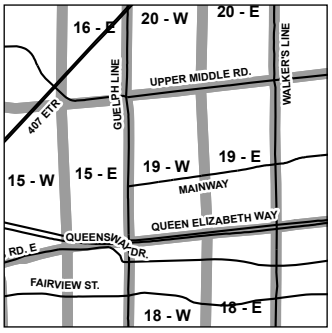
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.19 - W

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

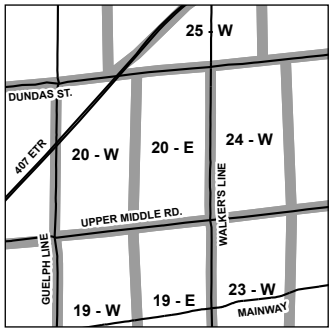
CITY OF Burlington



Burlington Residential Zoning By-law, Schedule A

MAP NO.20 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

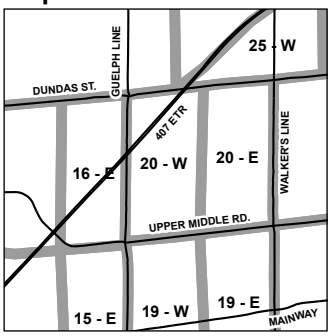
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.20 - W

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

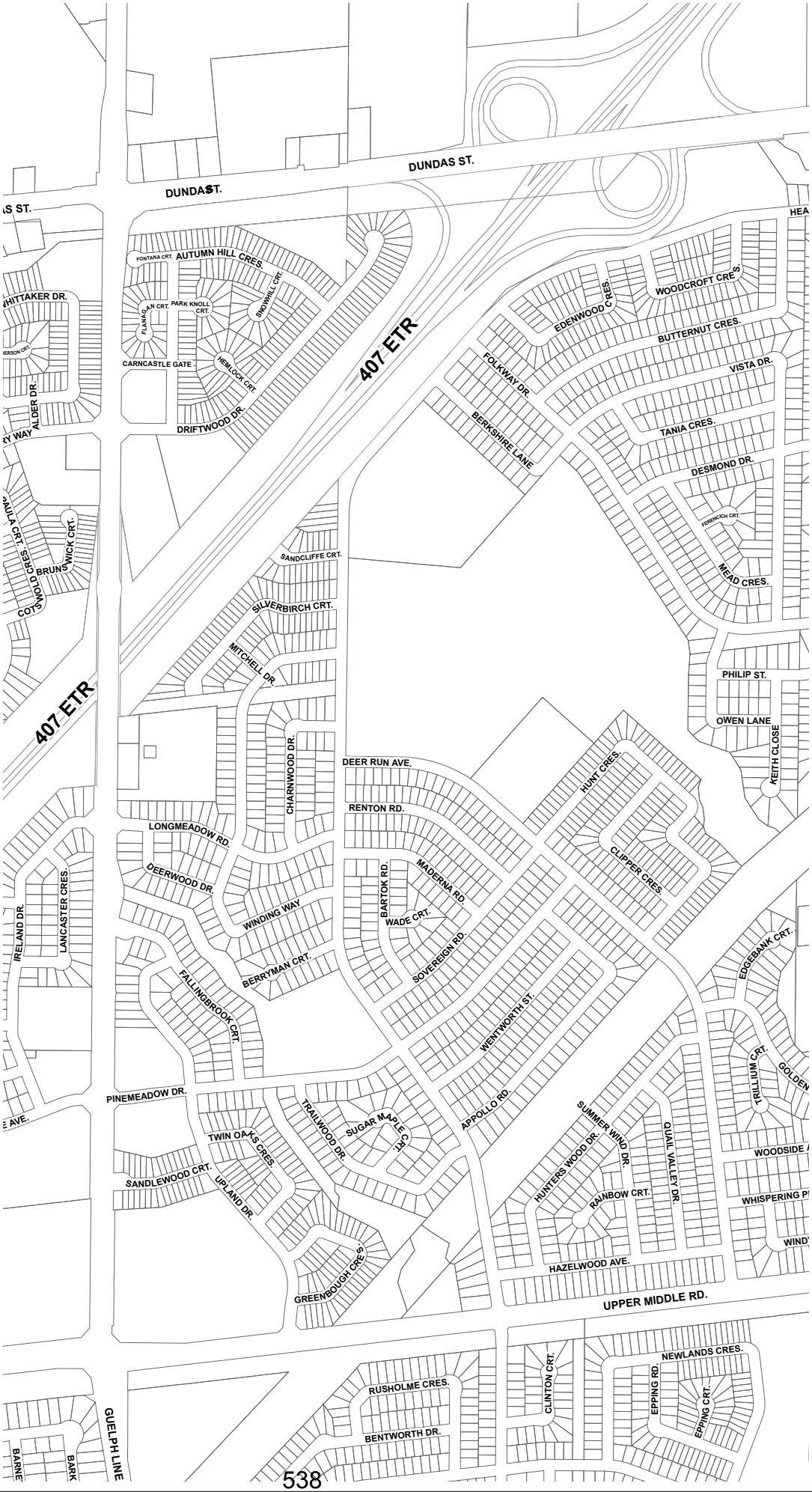
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington

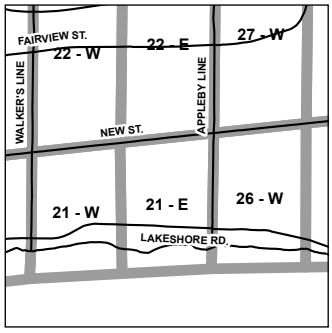




Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.21 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

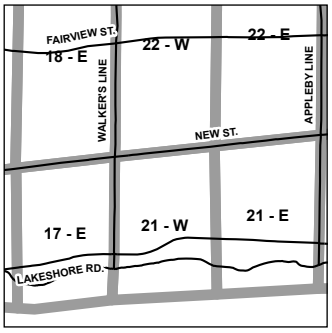
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.21 - W

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington



541

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.22 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

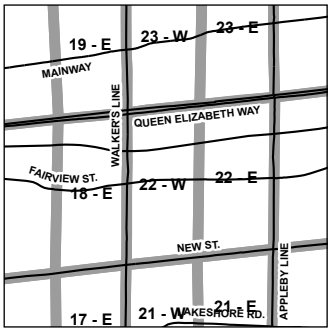
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.22 - W

Map Index



Zones

Residential Zones

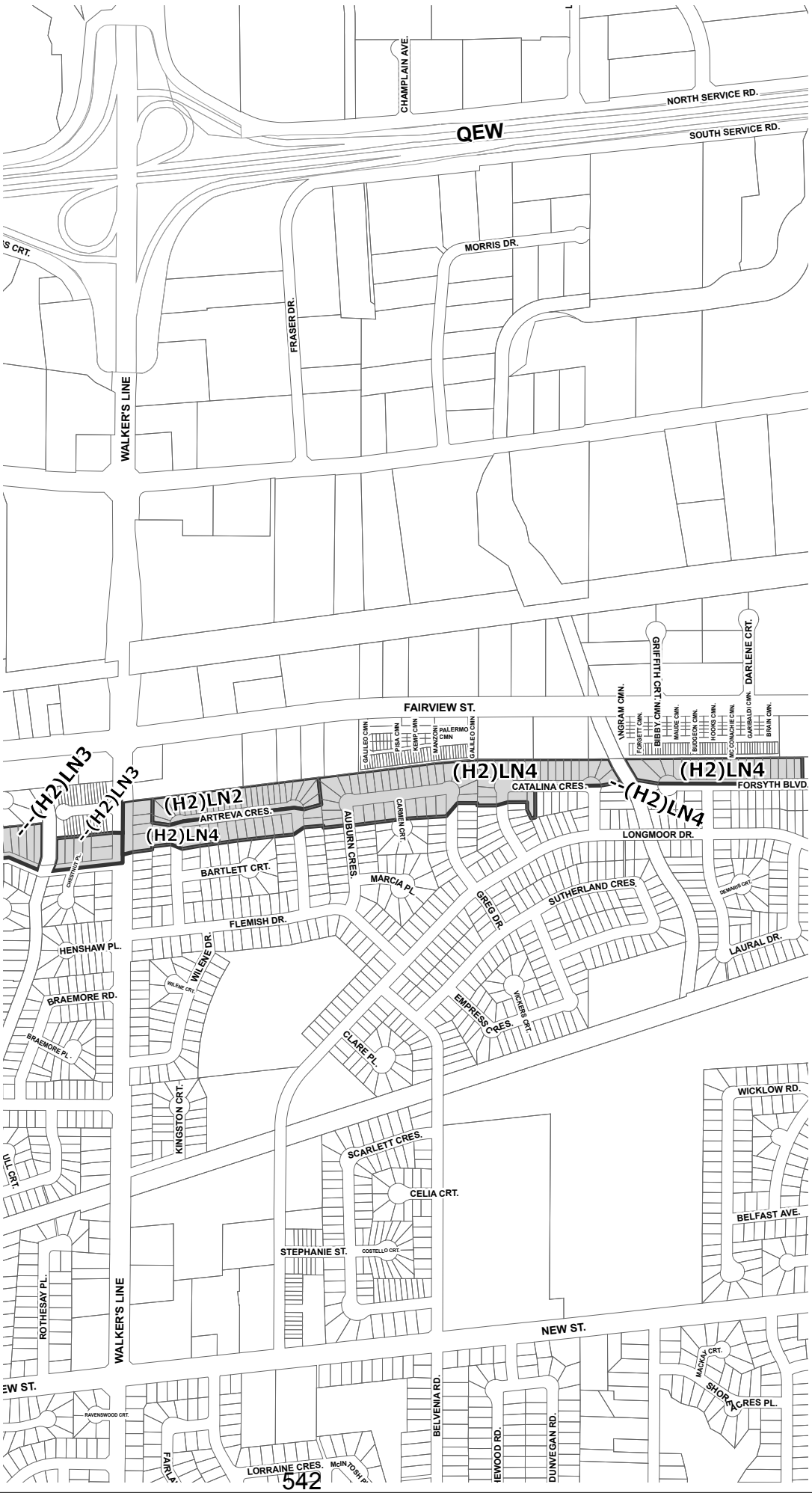
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.23 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

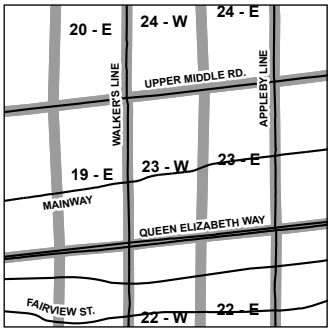
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.23 - W

Map Index



Zones

Residential Zones

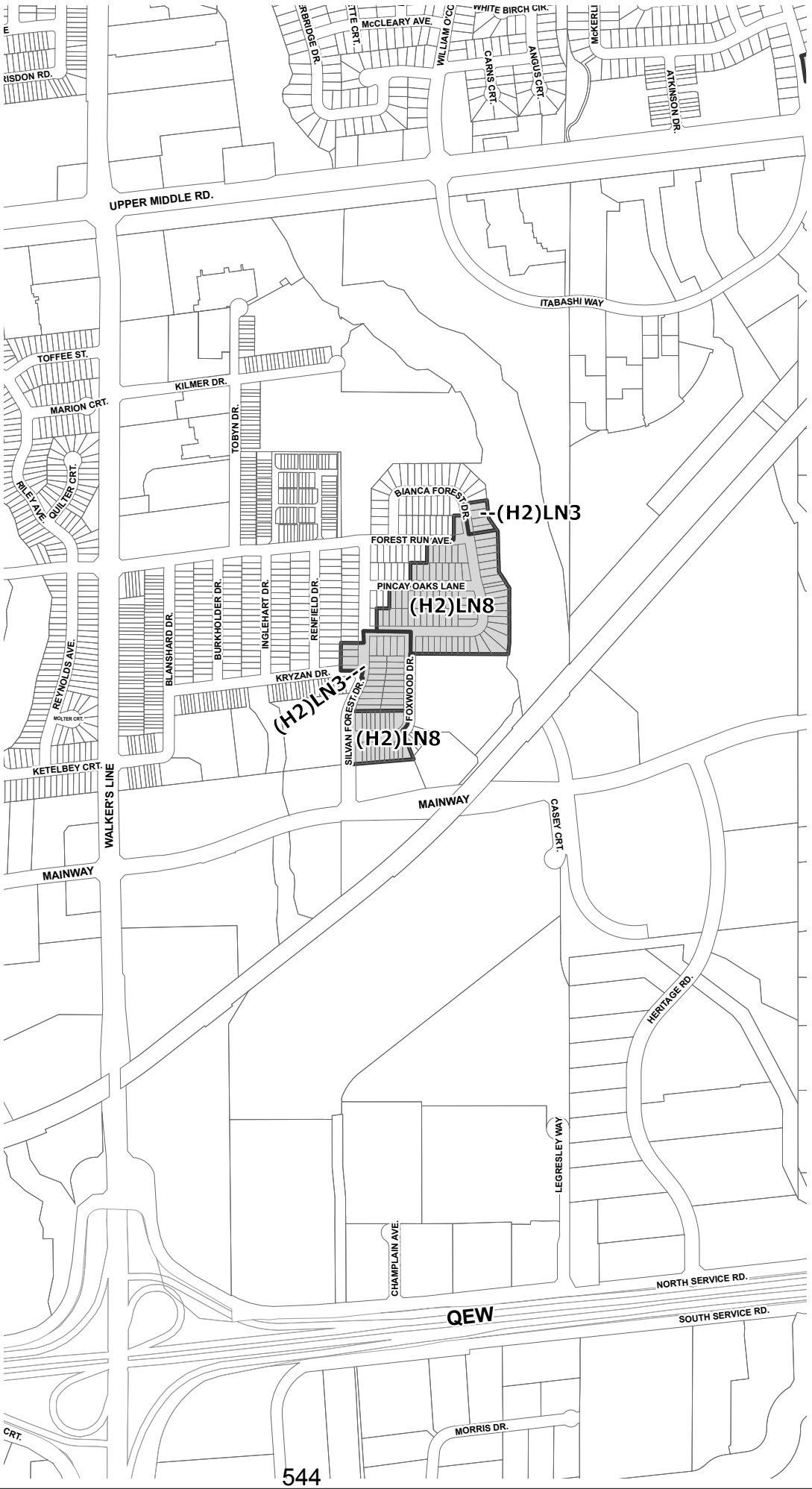
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



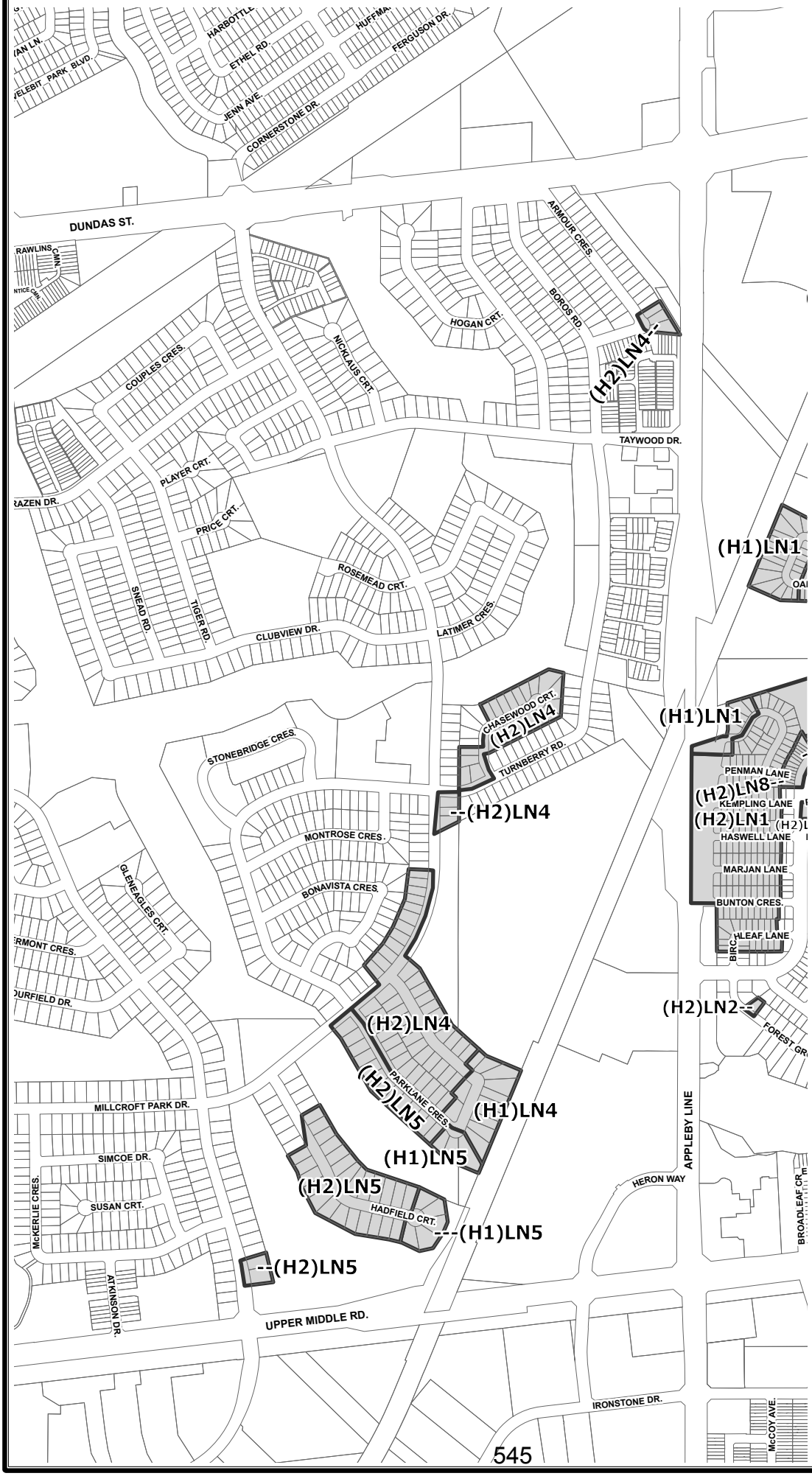
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.24 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

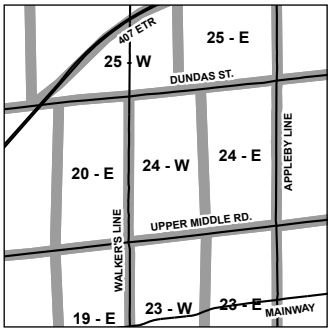
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.24 - W

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.25 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

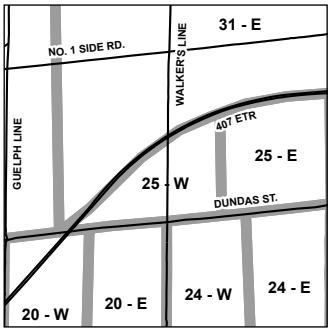
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.25 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.26 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

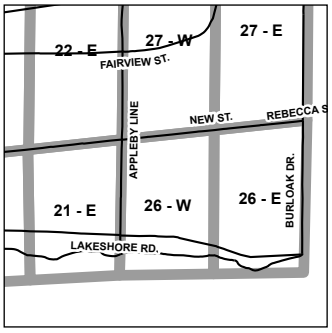
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.26 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



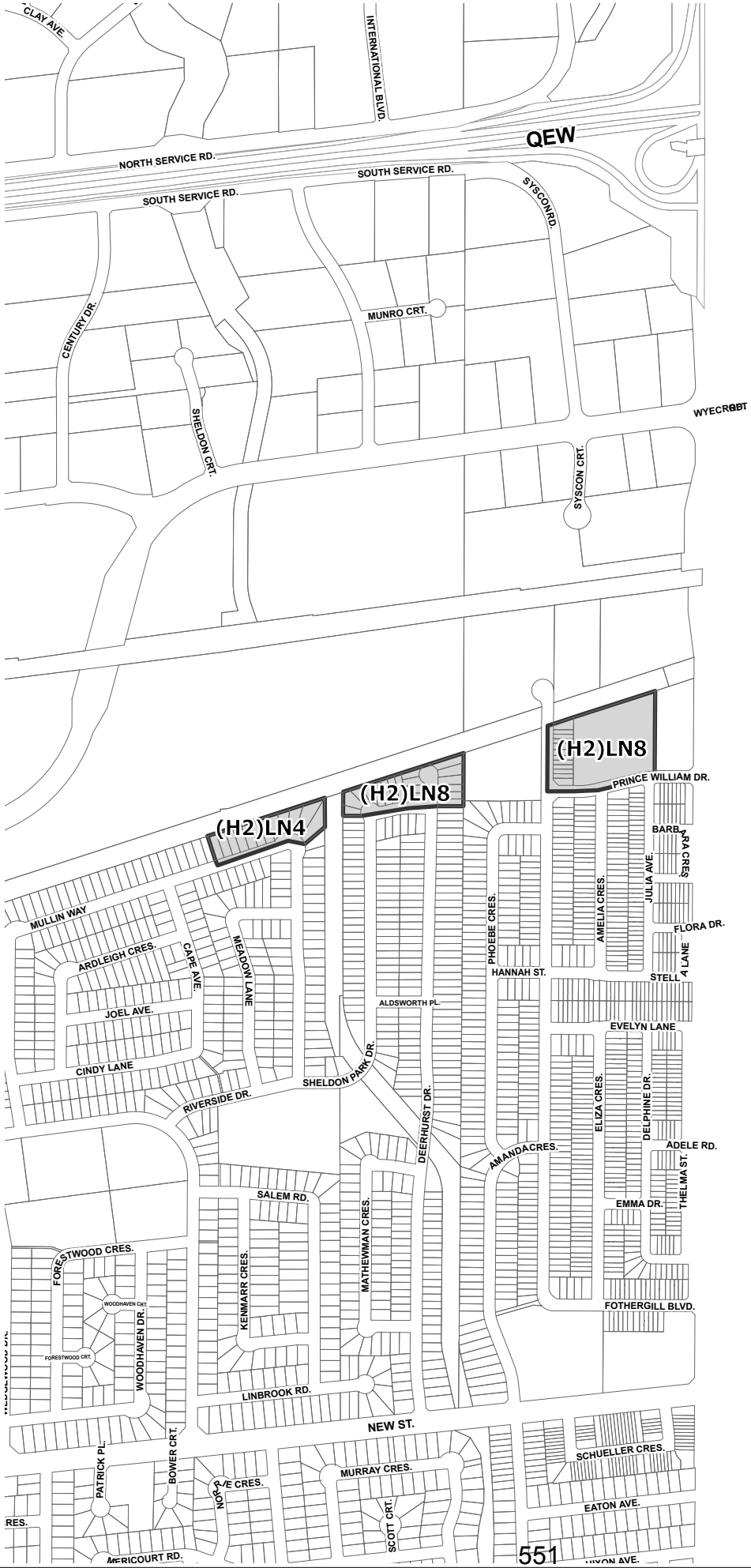
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

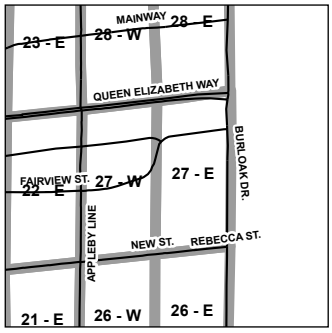
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.27 - E

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

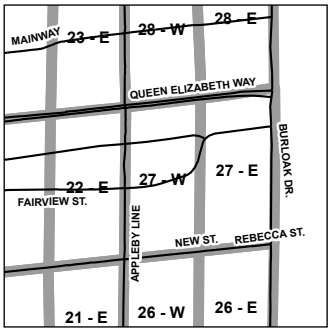
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.27 - W

Map Index



Zones

Residential Zones

- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.28 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

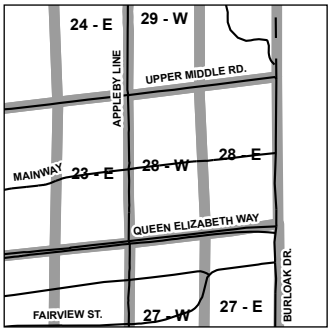
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.28 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

TERANET

CITY OF Burlington

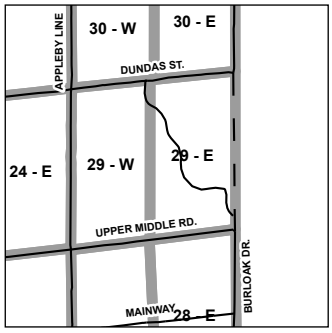




Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.29 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/22/2026

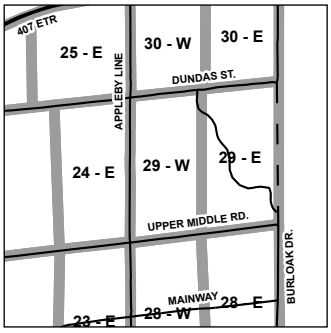
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.29 - W

Map Index



Zones

Residential Zones

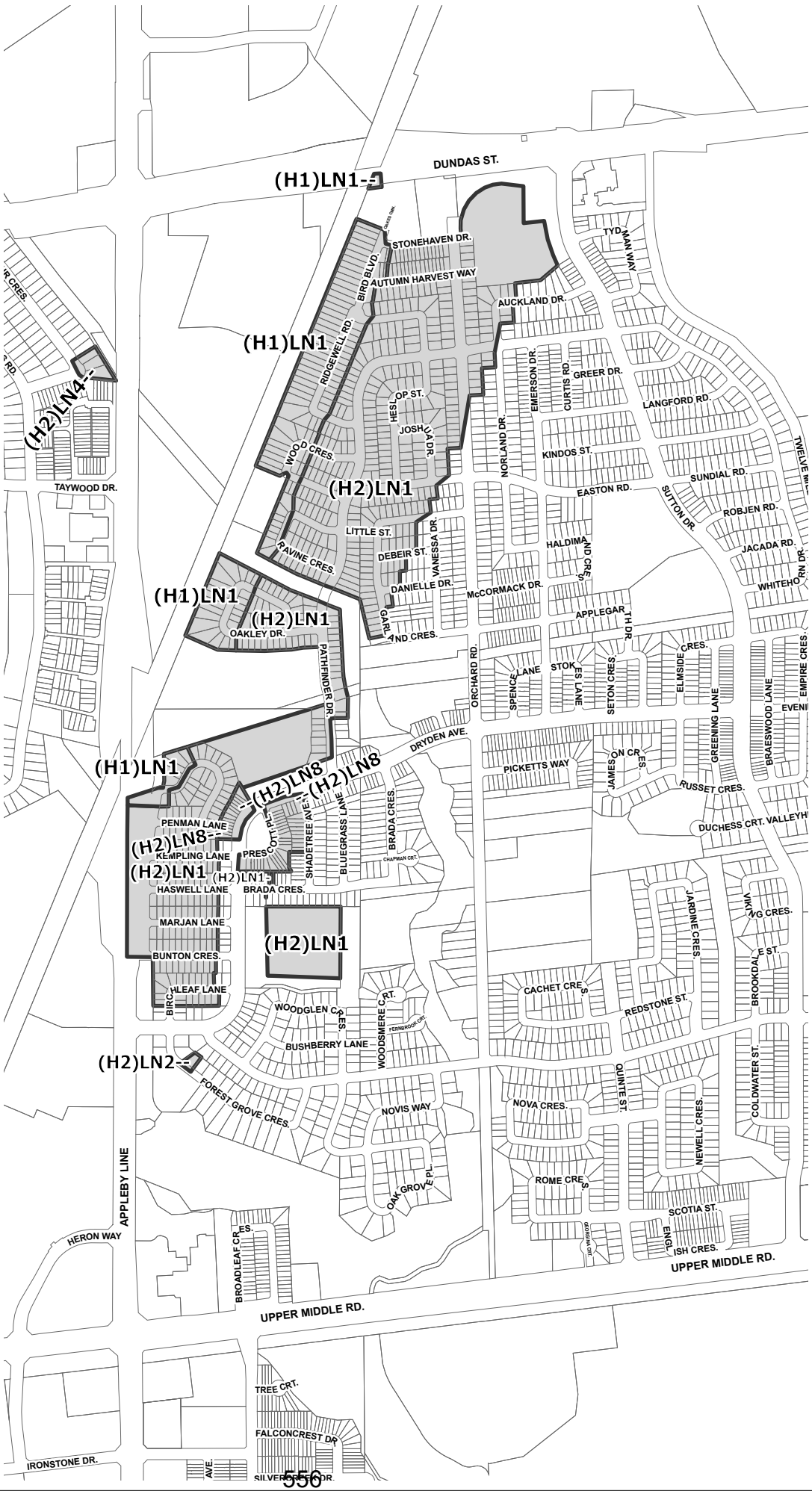
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/26/2026

TERANET

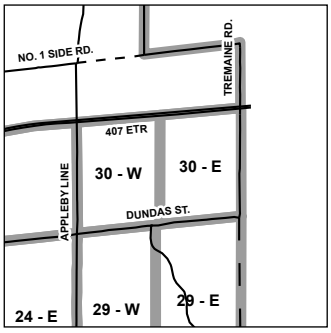
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.30 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

19.5 metres
24 metres
37.5 metres
55.5 metres
No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 10,000

1/22/2026

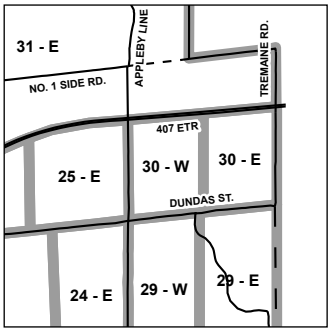
TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.30 - W

Map Index



Zones

Residential Zones

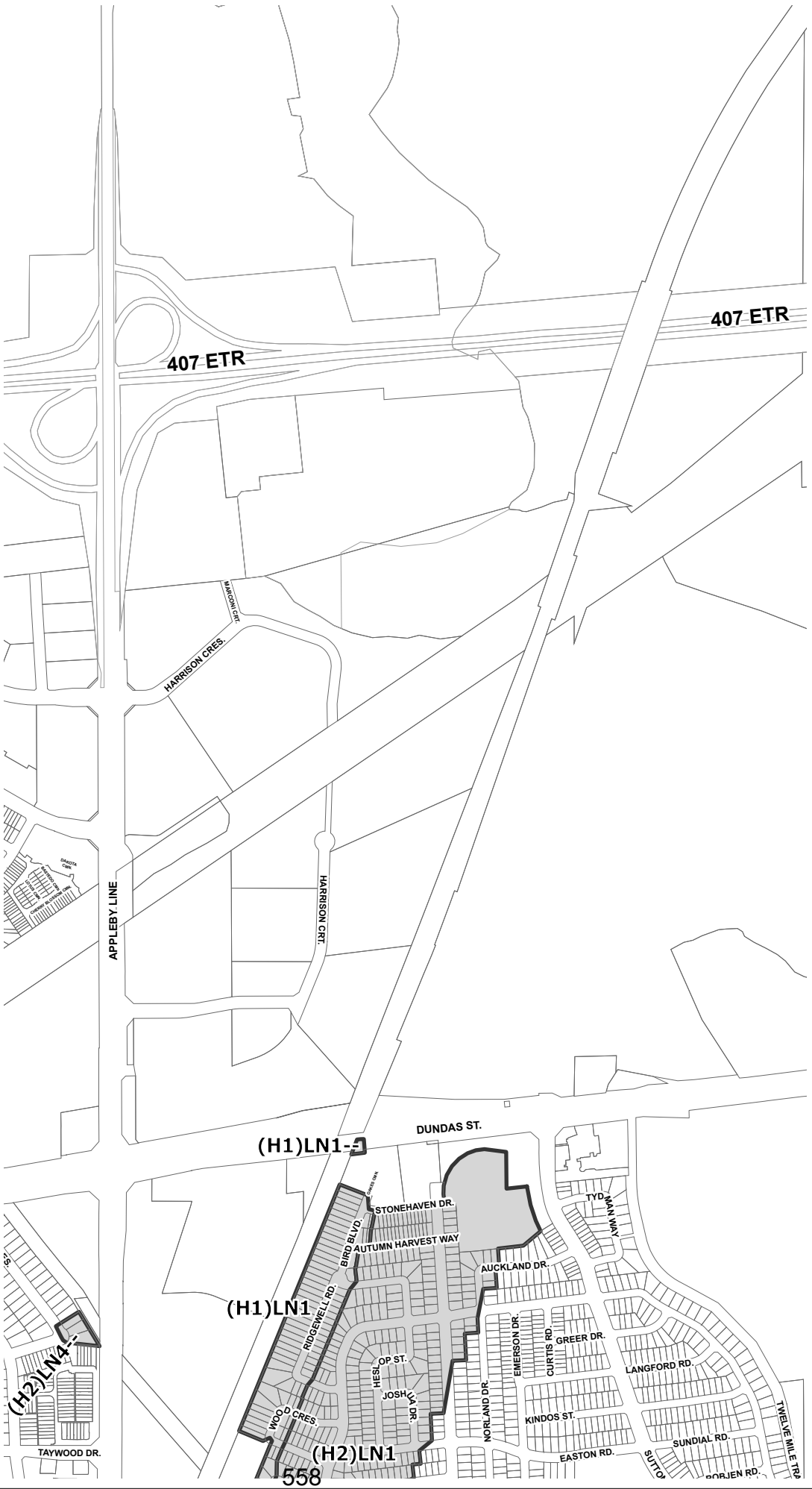
LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000

1/23/2026

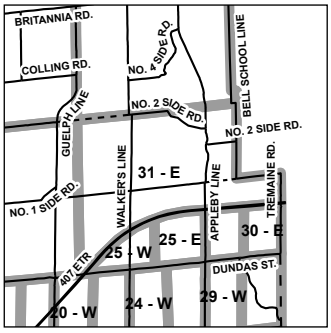
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.31 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 40,000

1/26/2026

TERANET

City of Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.31 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:32,000

1/23/2026

TERANET

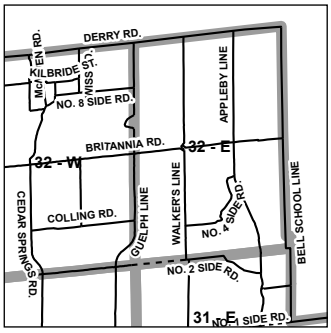
CITY OF Burlington



Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.32 - E

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 32,000

1/22/2026

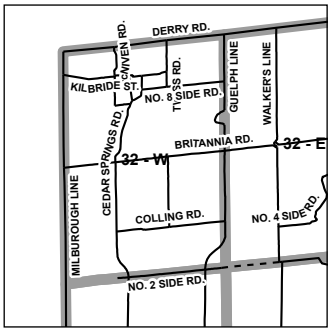
TERANET

CITY OF Burlington

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.32 - W

Map Index



Zones

Residential Zones

LN1 - Low-Rise Neighbourhood 1
LN2 - Low-Rise Neighbourhood 2
LN3 - Low-Rise Neighbourhood 3
LN4 - Low-Rise Neighbourhood 4
LN5 - Low-Rise Neighbourhood 5
LN6 - Low-Rise Neighbourhood 6
LN7 - Low-Rise Neighbourhood 7
LN8 - Low-Rise Neighbourhood 8
HN - High-Rise Neighbourhood

Maximum Heights

- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:32,000

1/23/2026

TERANET

CITY OF Burlington

Burlington Residential Zoning By-law Near Rail, Schedule B, Road Classifications

City of Burlington

Legend

- Major Arterial
- Multi Purpose Arterial
- Urban Avenue
- Main Street
- Industrial Connector
- Neighbourhood Connector

CONTEXTUAL REFERENCES

- Municipal Boundary
- Other Streets

HAMILTON

OAKVILLE

HWY 6

HWY 407

HWY 403

Q.E.W.

CEDAR SPRINGS RD.

GUELPH LINE

APPLEBY LINE

TREMAINE RD.

PALLADIUM WAY

THOMAS ALTON BLVD.

DUNDAS ST.

DUNDAS ST.

DRYDEN AVE

CAVENDISH DR.

HEADON FOREST DR.

HEADON RD.

WALKER'S LINE

BERWICK DR.

SUTTON RD.

MILLCROFT PARK DR.

UPPER MIDDLE ROAD

UPPER MIDDLE RD.

BRANT ST.

FISHER AVE.

KERNS RD.

MOUNTAINSIDE DR.

MAINWAY

CORPORATE DR.

BURLOAK DR.

WATERDOWN RD.

NORTH SERVICE RD.

SOUTH SERVICE RD.

LEIGHLAND RD.

HARVESTER RD.

C.N.R.

PLAINS RD. W.

PLAINS RD. E

FAIRVIEW ST.

FAIRVIEW ST.

TOWNSEND AVE.

KING RD.

MAPLE AVE.

NEW ST.

HEATH RD.

BELVENIA ROAD

SPRUCE AVE

HAMPTON

NORTHSHORE BLVD. E

LAKESHORE RD.

LAKESHORE RD.

WESTPORT DR.

BURLINGTON BAY

LAKE ONTARIO

0 0.5 1 2 3 4 Km

JANUARY 2026

Burlington Residential Zoning By-law Near Rail, Appendix A, Approximate Location of Conservation Authority Regulation Limits

City of Burlington

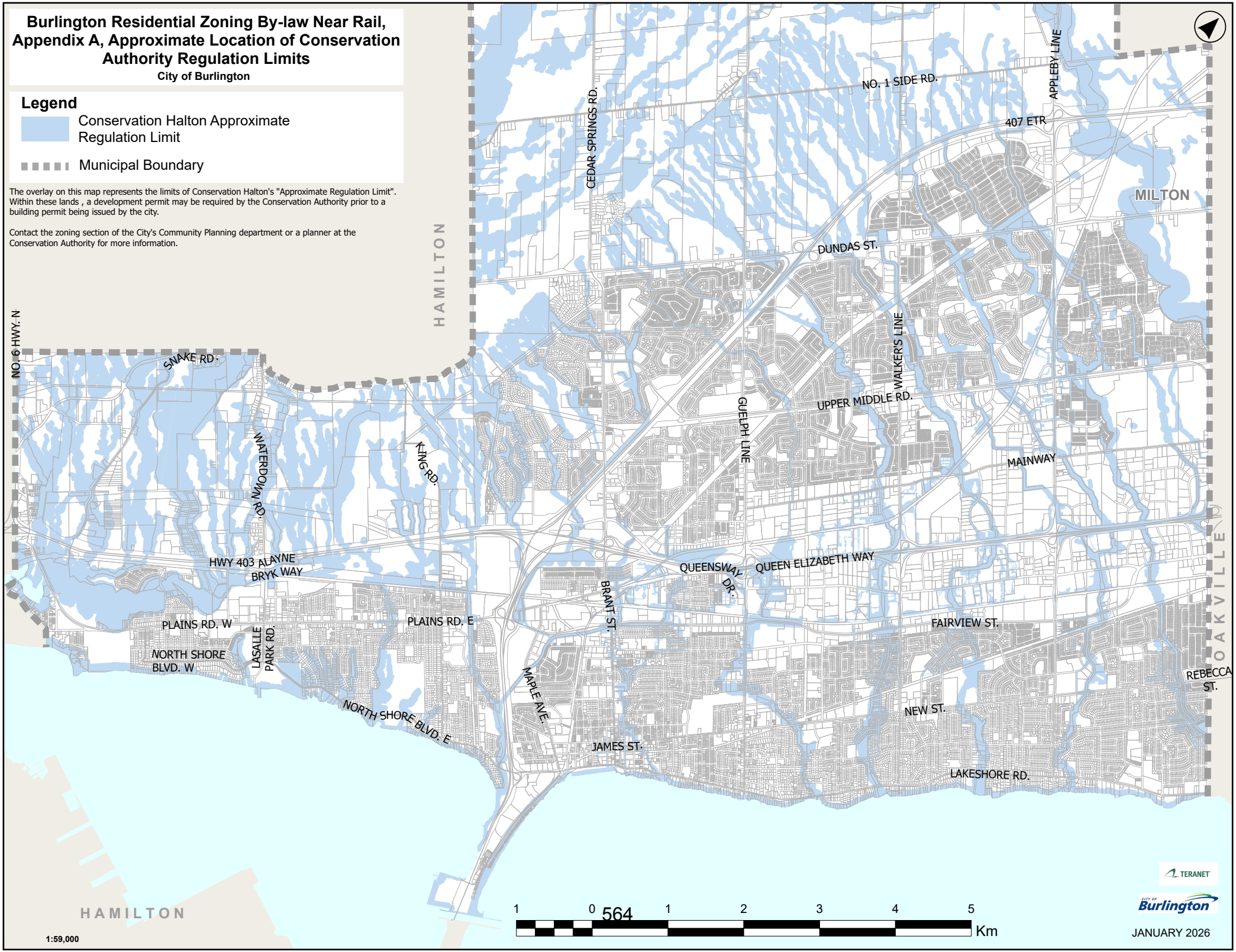
Legend

Conservation Halton Approximate Regulation Limit

Municipal Boundary

The overlay on this map represents the limits of Conservation Halton's "Approximate Regulation Limit". Within these lands , a development permit may be required by the Conservation Authority prior to a building permit being issued by the city.

Contact the zoning section of the City's Community Planning department or a planner at the Conservation Authority for more information.



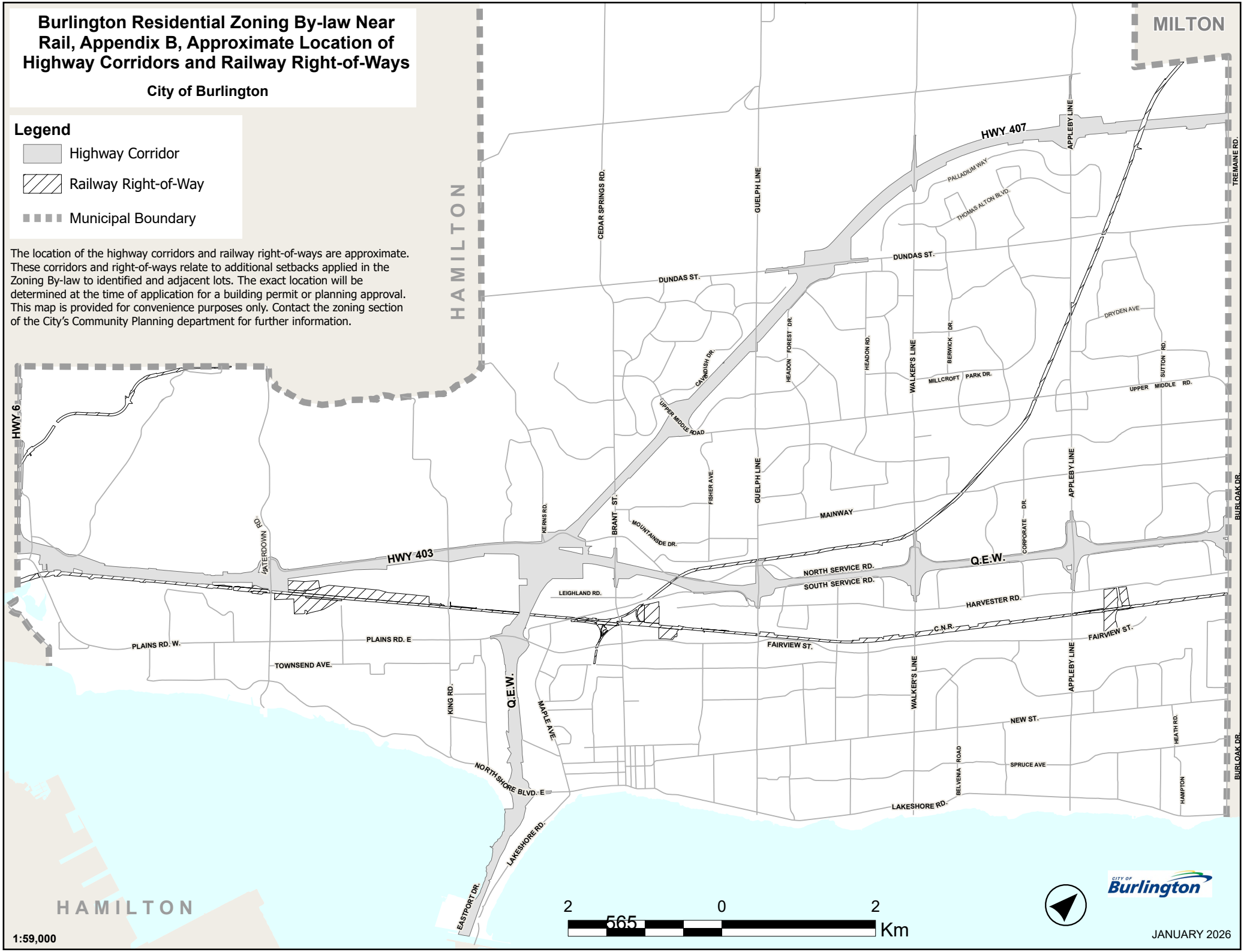
Burlington Residential Zoning By-law Near Rail, Appendix B, Approximate Location of Highway Corridors and Railway Right-of-Ways

City of Burlington

Legend

- Highway Corridor
- Railway Right-of-Way
- Municipal Boundary

The location of the highway corridors and railway right-of-ways are approximate. These corridors and right-of-ways relate to additional setbacks applied in the Zoning By-law to identified and adjacent lots. The exact location will be determined at the time of application for a building permit or planning approval. This map is provided for convenience purposes only. Contact the zoning section of the City's Community Planning department for further information.



Burlington Residential Zoning By-law Near Rail, Appendix C, Approximate Location of Pipeline Right-of-Ways

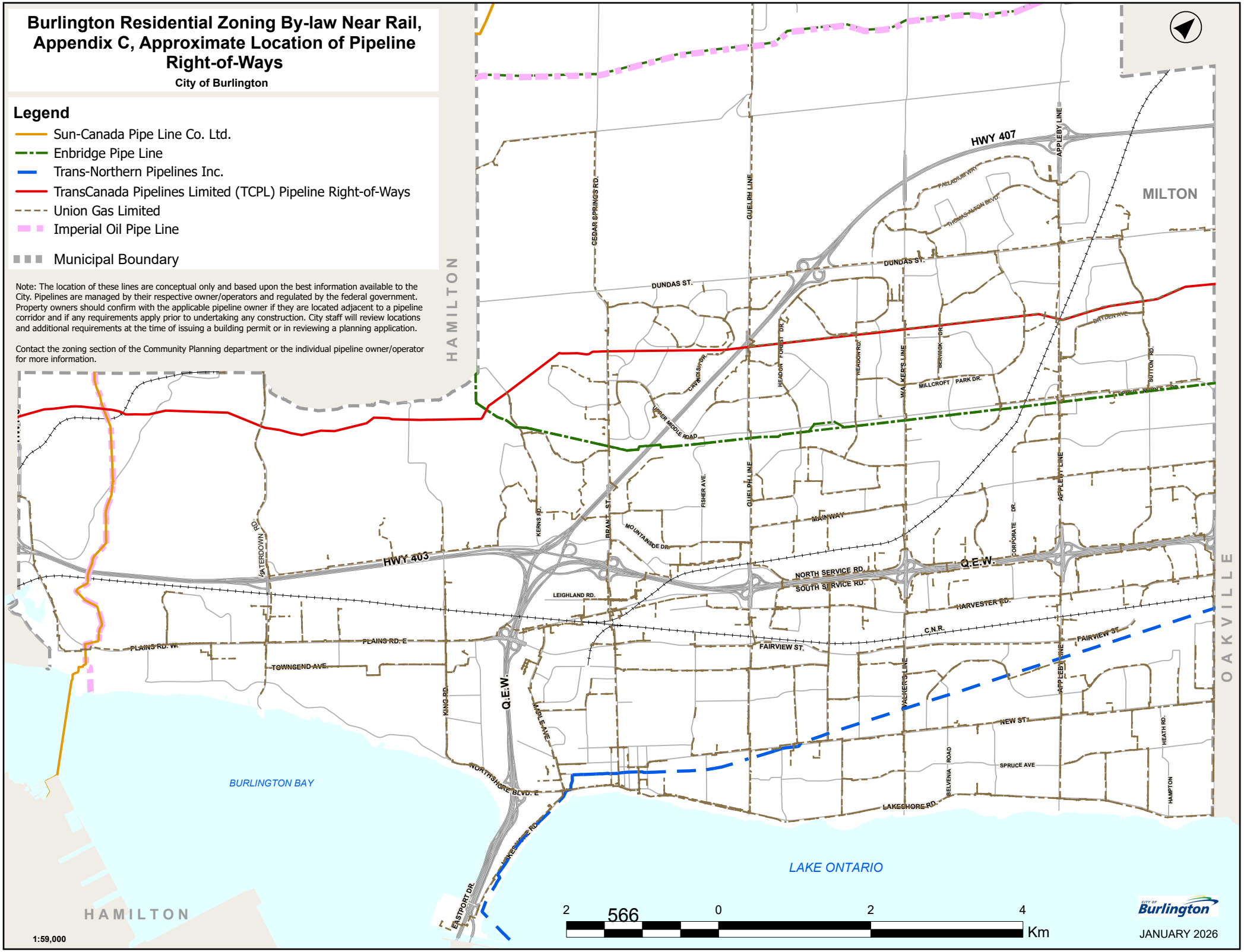
City of Burlington

Legend

- Sun-Canada Pipe Line Co. Ltd.
- Enbridge Pipe Line
- Trans-Northern Pipelines Inc.
- TransCanada Pipelines Limited (TCPL) Pipeline Right-of-Ways
- Union Gas Limited
- Imperial Oil Pipe Line
- Municipal Boundary

Note: The location of these lines are conceptual only and based upon the best information available to the City. Pipelines are managed by their respective owner/operators and regulated by the federal government. Property owners should confirm with the applicable pipeline owner if they are located adjacent to a pipeline corridor and if any requirements apply prior to undertaking any construction. City staff will review locations and additional requirements at the time of issuing a building permit or in reviewing a planning application.

Contact the zoning section of the Community Planning department or the individual pipeline owner/operator for more information.



The Corporation of the City of Burlington

City of Burlington By-law 12-2026

A by-law to confirm the proceedings of the meeting of Special Council of the Corporation of the City of Burlington held on Monday, March 2, 2026

Whereas according to Section 5 of the *Municipal Act*, 2001, c. 25 as it may be amended from time to time, the powers of The Corporation of the City of Burlington are to be exercised by the Council of The Corporation of the City of Burlington and municipal powers are to be exercised by by-law; and

Whereas it is deemed expedient that the actions of the Council of The Corporation of the City of Burlington be confirmed and adopted by by-law;

Now therefore the Special Council of the Corporation of the City of Burlington hereby enacts as follows:

1. The actions of the Council of The Corporation of the City of Burlington in respect of:
   (a) each recommendation in the report of the Committees;
   (b) Each motion, resolution and other action passed and taken by the Council of The Corporation of the City of Burlington at this meeting are hereby adopted and confirmed as if same were expressly included in this by-law.
2. The Mayor and the proper officials of The Corporation of the City of Burlington are hereby authorized and directed to do all things necessary to give effect to the action of the Council of The Corporation of the City of Burlington referred to in Section 1.

3. The Mayor, or in the absence of the Mayor, the Deputy Mayor, and the Clerk, or in the absence of the Clerk, the Deputy Clerk,

   a) are authorized and directed to execute all documents necessary to the action taken by Council as described in Section 1, and

   b) Are authorized and directed to affix the seal of The Corporation of the City of Burlington to all such documents referred to in Section 1.

4. This by-law comes into force on the day upon which is enacted by the Council of the Corporation of the City of Burlington.

Enacted and passed this 2nd day of March, 2026.

Mayor Marianne Meed Ward _____

City Clerk Mike de Rond _____