



Special Council

Addendum

Agenda published February 20, 2026

Addendum published February 27, 2026

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

Pages

8. Delegations

- 8.1 *David Barker will speak regarding Options for the temporary elimination of Development Charges (DGM-03-26)*
- 8.2 *Jim Barnett will speak regarding Options for the temporary elimination of Development Charges (DGM-03-26)*
- 8.3 *Sean Campbell will speak regarding Options for the temporary elimination of Development Charges (DGM-03-26)*
- 8.4 *Sandra Longden, Cornerstone Association of Realtors will speak regarding Options for the temporary elimination of Development Charges (DGM-03-26)*
- 8.5 *Jim Young will speak regarding Options for the temporary elimination of Development Charges (DGM-03-26)*
- 8.6 *Jim Thomson will speak regarding Options for the temporary elimination of Development Charges (DGM-03-26)*
- 8.7 *Eric Stern will speak regarding Options for the temporary elimination of Development Charges (DGM-03-26)*
- 8.8 *Jim Thomson will speak regarding Amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)*

16. Motion to Receive and File Information Items

- 16.14 *Supplemental staff memorandum regarding 2026 Lakeshore Music & Arts Festival – event overview (CCS-01-26)*

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03-26)

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| 16.30 | <i>Correspondence from Mike Collins-Williams, West End Home Builders' Association regarding Options for the temporary elimination of Development Charges (DGM-03-26)</i> | 342 - 347 |
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SUBJECT: Additional information in response to Committee Direction on Parade Integration with Lakeshore Music & Arts Festival

TO: Special Council

FROM: Community Services
Recreation, Community and Culture

Report Number: CSS-01-26

Wards Affected: all

Date to Council: March 2, 2026

Purpose

The purpose of this follow-up memo is to provide Council with an updated status report on the parade direction:

“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.”

Background and Update

Due to the deferral of the Council meeting, staff were able to use the additional time to reconnect with internal and external partners regarding the feasibility and logistics of a parade in 2026. Staff consulted with MRG Live Ltd. and Halton Regional Police Service to assess timing options and operational impacts. While MRG Live and HRPS identified a Friday, June 19 parade as their preferred option due to logistics and staffing considerations, staff have determined that a Saturday morning parade can be successfully delivered with coordinated planning and appropriate City staff support. As such, we are pleased to confirm that a parade can proceed on the morning of Saturday, June 20, 2026, in conjunction with the Lakeshore Music & Arts Festival.

Given the short planning window and the complexity associated with the inaugural year of the festival, staff will take the lead in organizing the parade. The route will be a modified version of the traditional Father’s Day weekend parade, as the standard route is unavailable due to Civic Square renovations and stage positioning along Brant Street.

Next Steps

Staff intend to provide further information to Council and the community in Q2, aligned with key announcements from MRG Live Ltd. and broader festival communications.

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Memo Approval:

Supplemental staff memos are reviewed and approved by the Commissioner.

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: March 2, 2026

Further to Supplemental Staff Memo dated Feb. 17, 2026 for staff report DGM-05-26, staff present a further revised recommended new Residential Zoning By-law and a further revised recommended new Residential Zoning By-law Near Rail to correct some minor errors that have been identified and to add clarity to the by-laws to support implementation.

The recommended revisions correct the table column headings of Table 6 (Bicycle Parking Space Requirements), so that the “Bicycle parking spaces, long term – minimum required” heading is revised to “Bicycle parking spaces, short term – minimum required” and vice versa. The short and long-term bicycle parking space requirements in the “Elementary school” row are also updated to reflect the updated column headings. No changes are required for any other rows in Table 6.

Revisions to the following sections are also proposed for the purpose of clarification and supporting implementation:

- Section 2.5 d) (Multiple Zones on One Lot), to add the word “yards” to further clarify how zone boundaries on a lot are to be interpreted;
- Section 3.7 (Rounding to Determine By-law Compliance), to add “and calculations” to clarify when rounding is to be used;
- Section 3.8 b) (Multiple Building Connections), to replace “where a contrary intention is evident from the context” with “where otherwise stated in this by-law” to provide more certainty in how the regulation is to be implemented;
- Part 4 (Definitions) – Definition of “Amenity Area, Common”, to unbold “deck” and “patio” so that the general meaning of these words may be used and count towards common amenity area;

- Part 4 (Definitions) – Definition of “Lot Coverage”, to add “or posts” to clarify how lot coverage related to porches and decks are to be measured;
- Sections 5.2 (Accessory Buildings and Structures) & 5.14 (Additional Residential Units), to clarify that accessory buildings and structures, including accessory buildings with additional residential units – detached, shall maintain a setback from the exterior side lot line that is the same as the minimum required exterior side yard for the principal building on a lot;
- Section 5.4 f) (Balconies, Decks, Residential Patios and Porches), replaced the word “attached” with “adjoined” to be consistent with the definitions of balcony and deck; and,
- Throughout the by-laws, the word “existing” is deleted in regulations where the use of the defined term is not necessary.

Lastly, staff are also recommending that some minor revisions of a grammatical and organizational nature also be made to the by-laws.

Staff acknowledge the additional written comments that were received at and after the Feb. 17, 2026 Council meeting, and will consider them in future phases of the New Zoning By-law Project and in the ongoing monitoring and refinement of the Residential Zoning By-laws.

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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.

Burlington Residential Zoning By-law

City of Burlington

March 2026

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Establishment of Zones and Uses

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.

Establishment of Zones and Uses

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 **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 **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 legally established on the effective date of this By-law.

Establishment of Zones and Uses

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;

Establishment of Zones and Uses

- 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

- 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.
- 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.

Establishment of Zones and Uses

- c) For the purpose of Section 1.16 b), “complete application”:
 - i) Means an application 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.
- 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.
- e) Sections 1.16 a) and b) shall not apply beyond the issuance of the final building permit.
- 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

- 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.
- b) Section 1.17 a) is repealed in its entirety three years after the effective date of this By-law.

Establishment of Zones and Uses

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;

Establishment of Zones and Uses

- 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 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 **lot 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 **yards, 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*.

Establishment of Zones and Uses

- 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**.

Interpretation

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**.

Interpretation

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) “m²” 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 and calculations 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;

Interpretation

- 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 otherwise stated in this By-law, 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.

Definitions

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

Definitions

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**.

Definitions

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.

Definitions

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

Definitions

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 the **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 **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.

Definitions

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**.

Definitions

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**.

Definitions

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.

Definitions

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: 1) **buildings**; 2) **porches**; 3) **decks** containing a **basement** under the platform; and, 4) **accessory buildings and structures**. **Lot coverage** is measured to the outside of the exterior walls or posts, 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**.

Definitions

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.

Definitions

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**.

Definitions

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**.

Definitions

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**.

Definitions

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**.

Definitions

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)

Definitions

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 a 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.

Definitions

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.

Definitions

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 **lot lines** to the nearest wall of a **building** above or below **grade** shall be used.

Definitions

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.

General Provisions

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:

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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
Minimum setback to the exterior side lot line	Same as minimum required exterior side yard for the principal building
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**.

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- 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 adjoined.
 - ii) Maximum projection from exterior wall: 3 metres.

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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.

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- 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.

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- 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:**

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- 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:

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- 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**.

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- 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.

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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**.

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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 .
Minimum setback to the exterior side lot line	Same as minimum required exterior side yard for the principal building .
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.

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- 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**.

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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**.

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- 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.

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- 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 **lot 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**.

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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 **lot 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.

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- 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:

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- 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, **antenna system**, 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

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- 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.

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- 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;

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- 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**;

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- b) A required **amenity area**; and
- c) A stormwater management facility.

Parking and Loading

Part 6: Parking and Loading

6.1 Off-Street Parking and Loading Space Requirements

- a) Whenever a new **development** occurs or whenever a **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

Parking and Loading

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.

Parking and Loading

- 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**.

Parking and Loading

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.

Parking and Loading

- 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.

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- 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**.

Parking and Loading

Table 6: Bicycle Parking Space Requirements

Use	Bicycle parking spaces, short term – minimum required	Bicycle parking spaces, long 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	4 spaces minimum	No 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

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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 a 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.

Parking and Loading

- 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.

Residential Zones

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.

Residential Zones

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.

Residential Zones

- (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 m ⁽¹⁾	4.5 m ⁽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⁾

Residential Zones

	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**.

Residential Zones

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**.

Residential Zones

- (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**.

Residential Zones

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.

Residential Zones

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

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	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**

Residential Zones

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 m	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

Residential Zones

	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.

Residential Zones

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	Storeys 1 to 3: 7.5 m Storeys 4 to 6: 16.5 m Storeys 7 and above: 25.5 m
ii. All other cases	7.5 m
Minimum Interior Side Yard	
i. Where abutting an LN1 to LN7 Zone	Storeys 1 to 3: 5.5 m Storeys 4 to 6: 14.5 m Storeys 7 and above: 25 m
ii. All other cases	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

Residential Zones

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.

Holding Zone Requirements

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.

Site-Specific Exceptions

Part 9: Site-Specific Exceptions

Note: This section has been intentionally left blank.

Maps

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

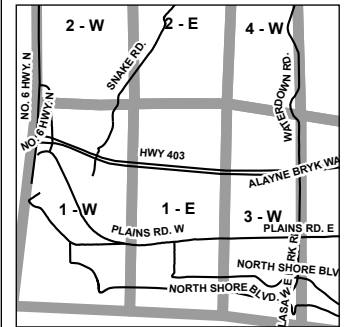
Appendix B: Approximate location of highway and railway right-of-ways

Appendix C: Approximate location of pipeline right-of-ways

Burlington Residential Zoning By-law, Schedule A
MAP NO.1 - E



Map Index



Zones

Residential Zones

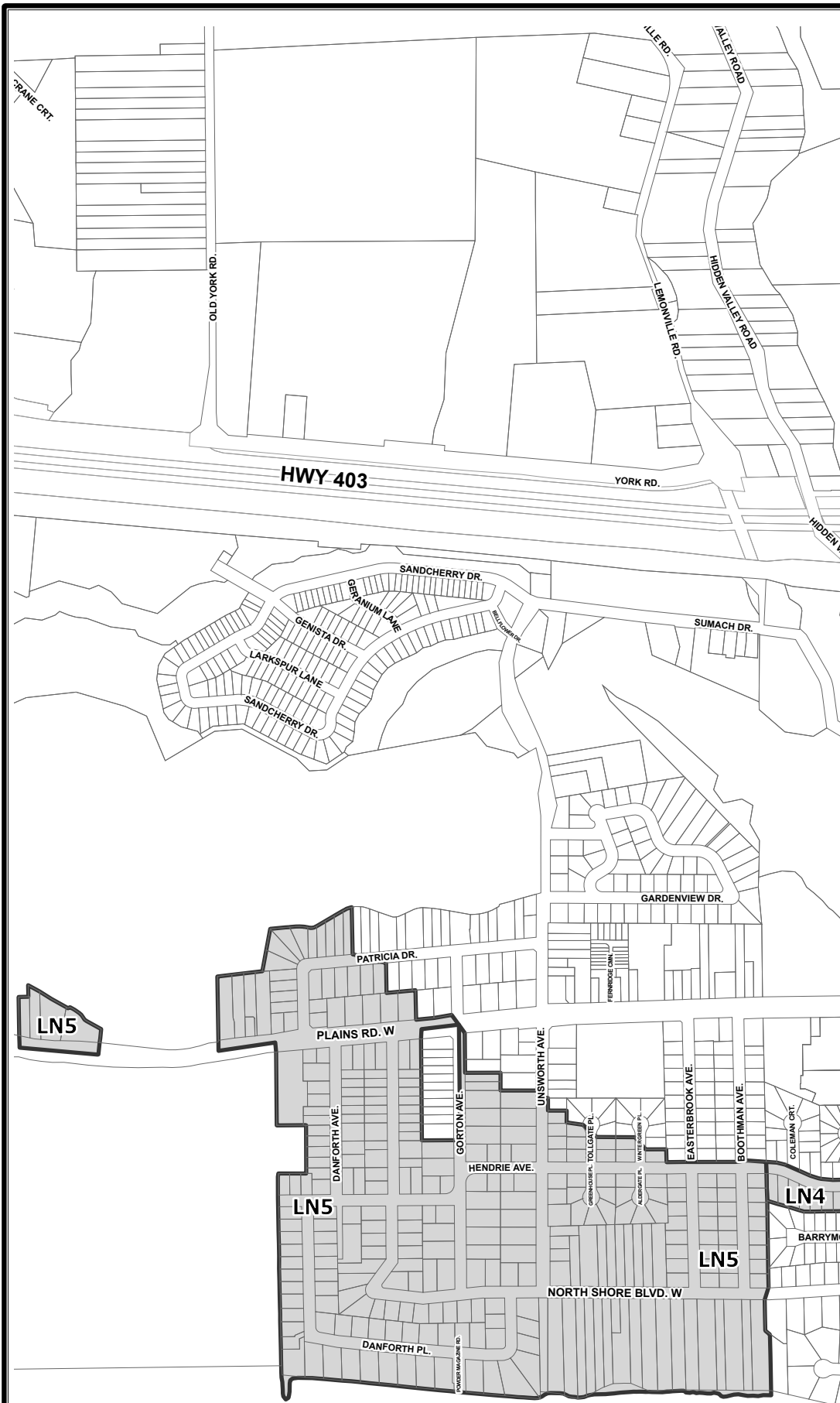
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- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise 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.

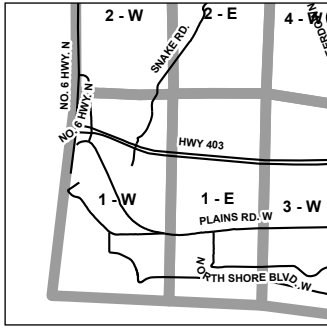
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 2/6/2026



**Burlington Residential Zoning By-law, Schedule A
MAP NO.1 - W**



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Zones

Residential Zones

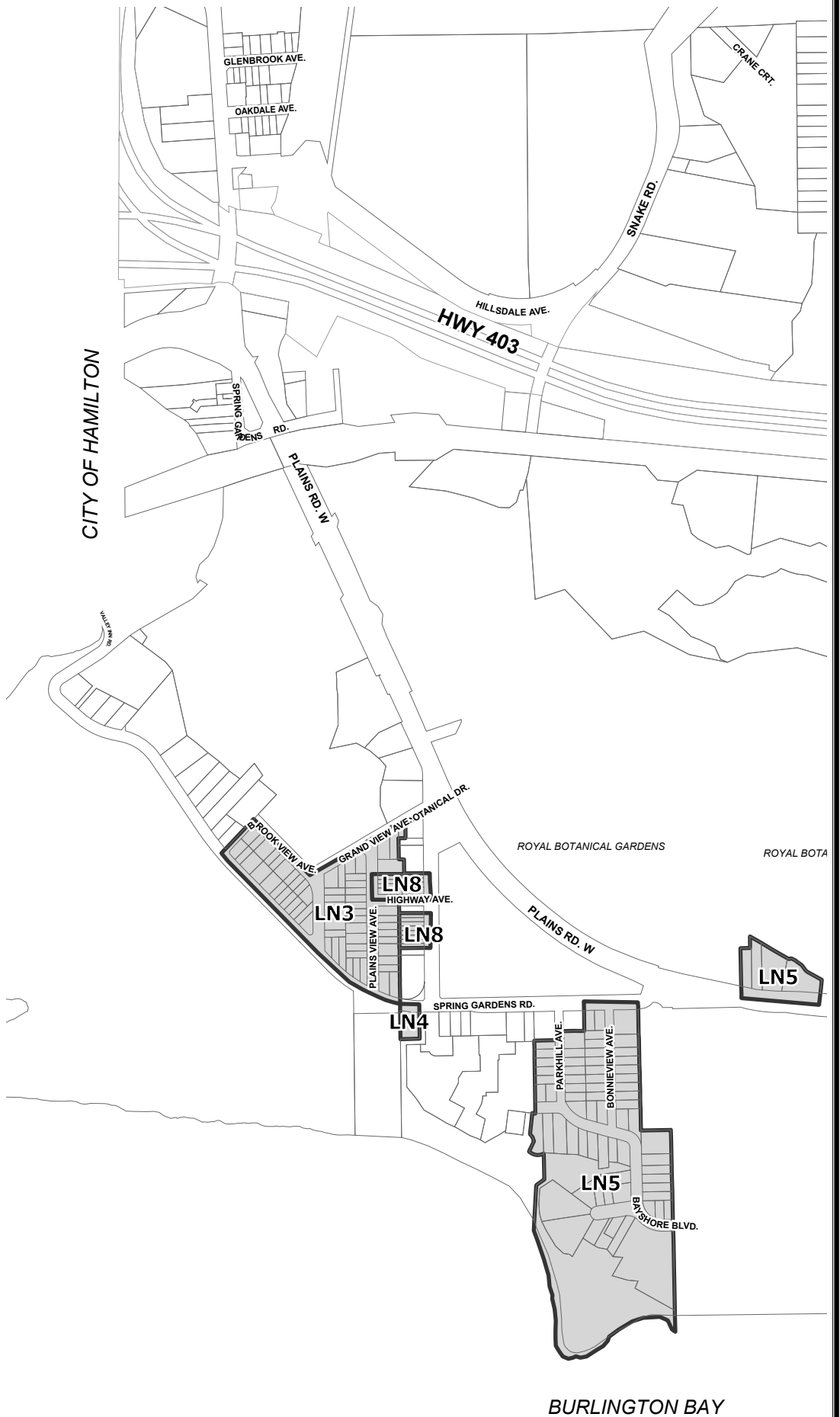
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- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

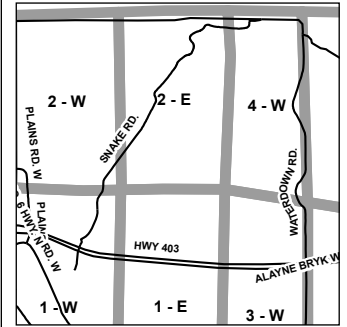


1/23/2026

**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**

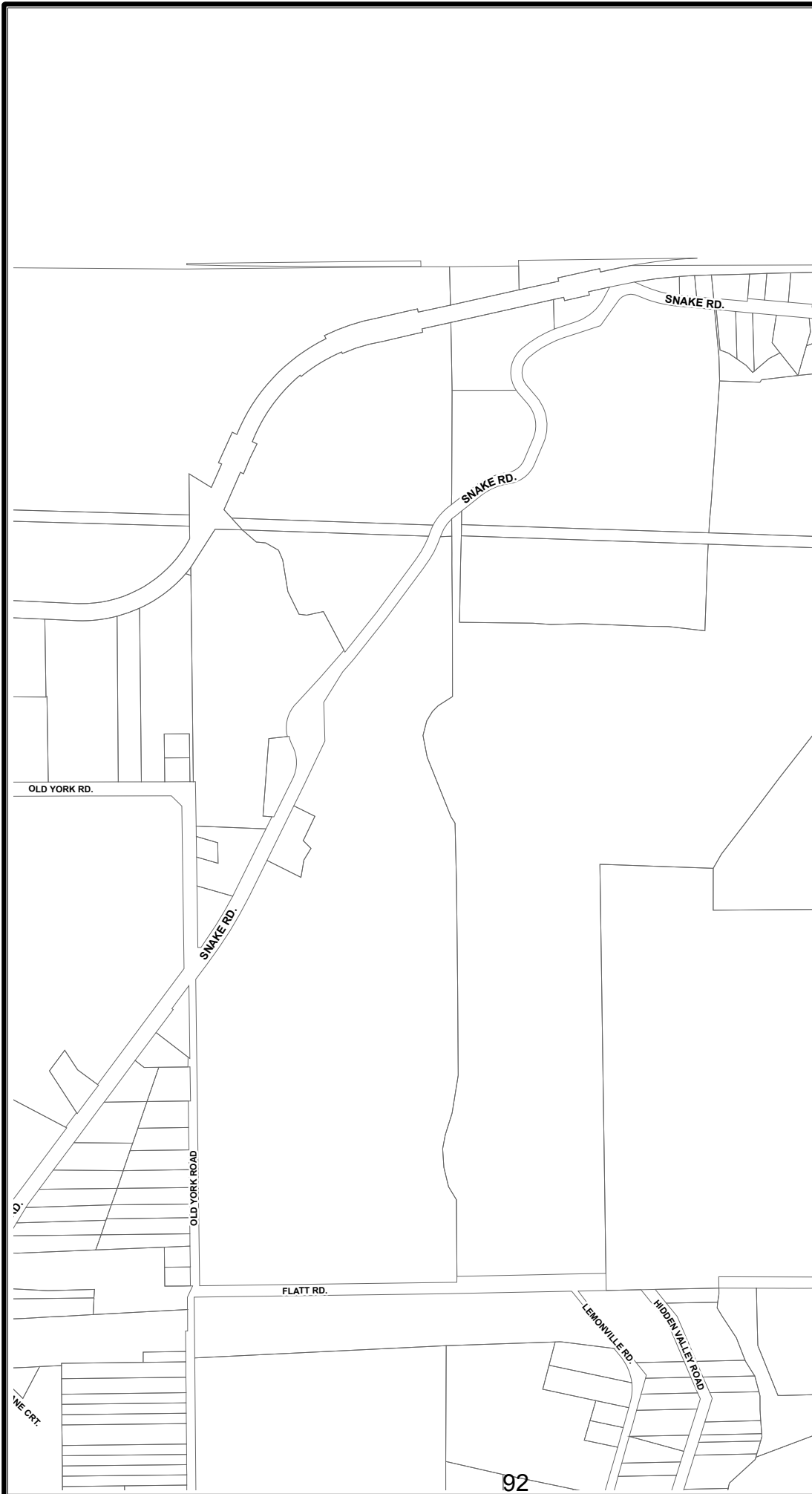
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

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

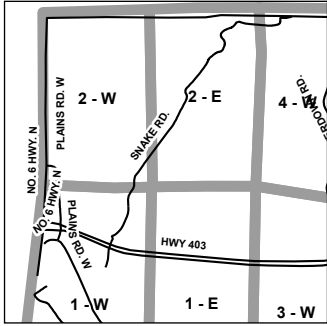
TERANET



**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

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

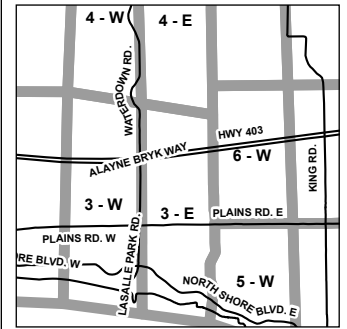
CITY OF HAMILTON



**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

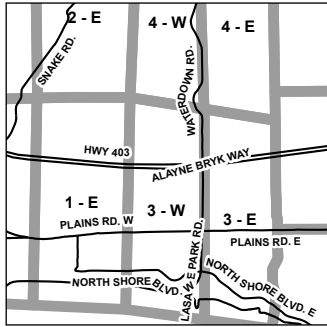
1/22/2026



Burlington Residential Zoning By-law, Schedule A MAP NO.3 - W



Map Index



Zones

Residential Zones

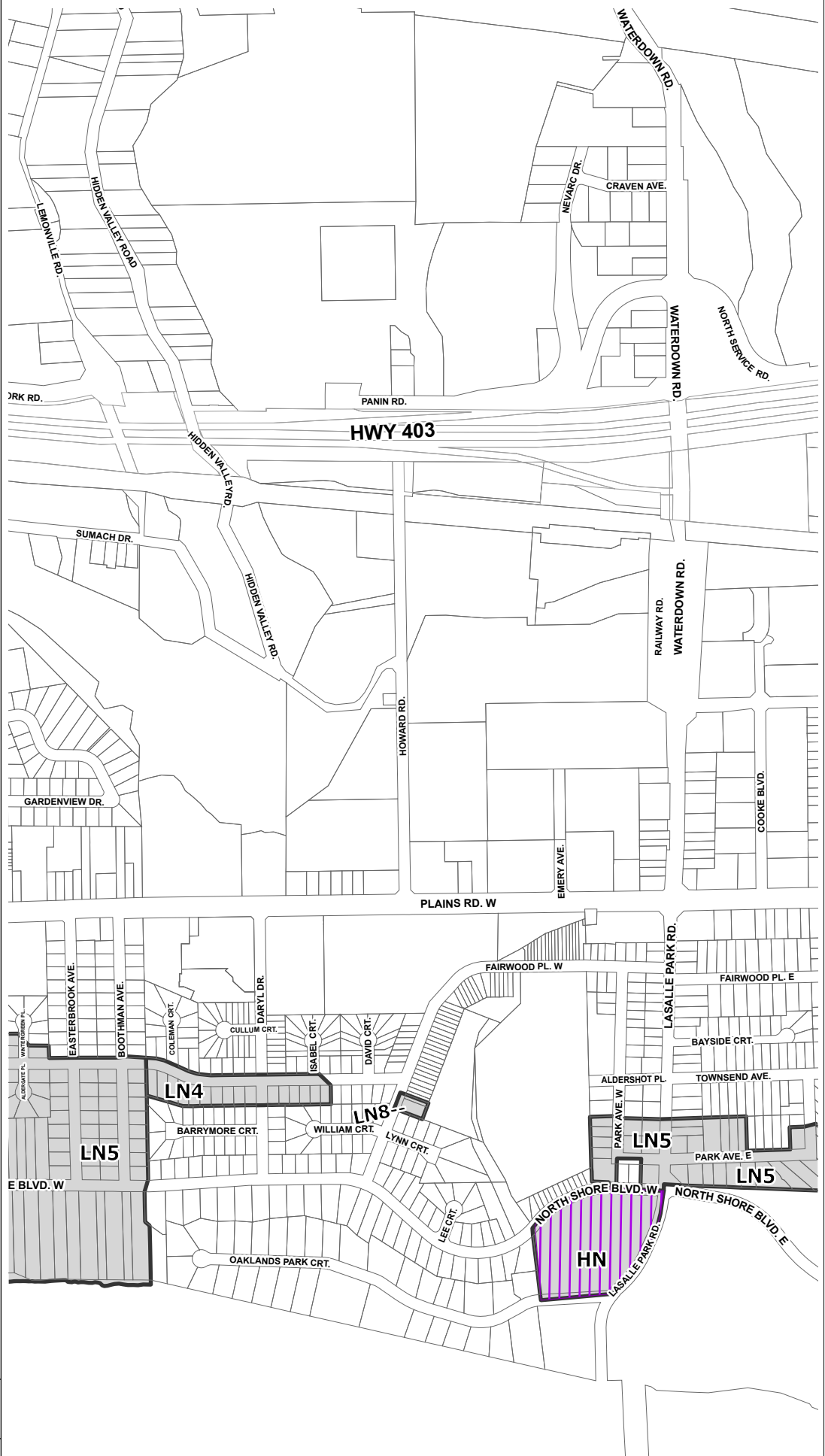
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- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise 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

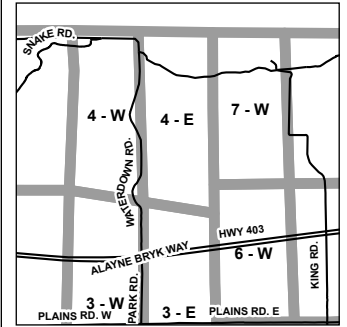


1/23/2026

**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

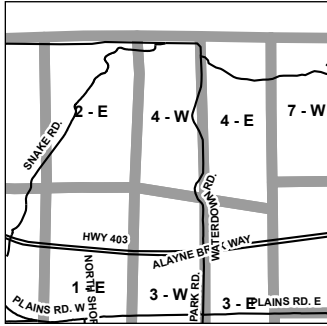
TERANET



**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

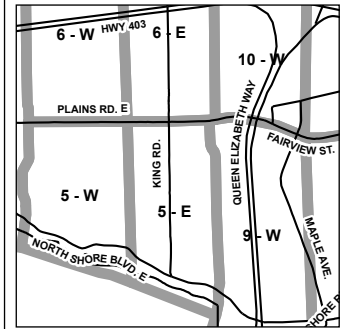


1/23/2026

**Burlington Residential Zoning By-law, Schedule A
MAP NO.5 - E**



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Zones

Residential Zones

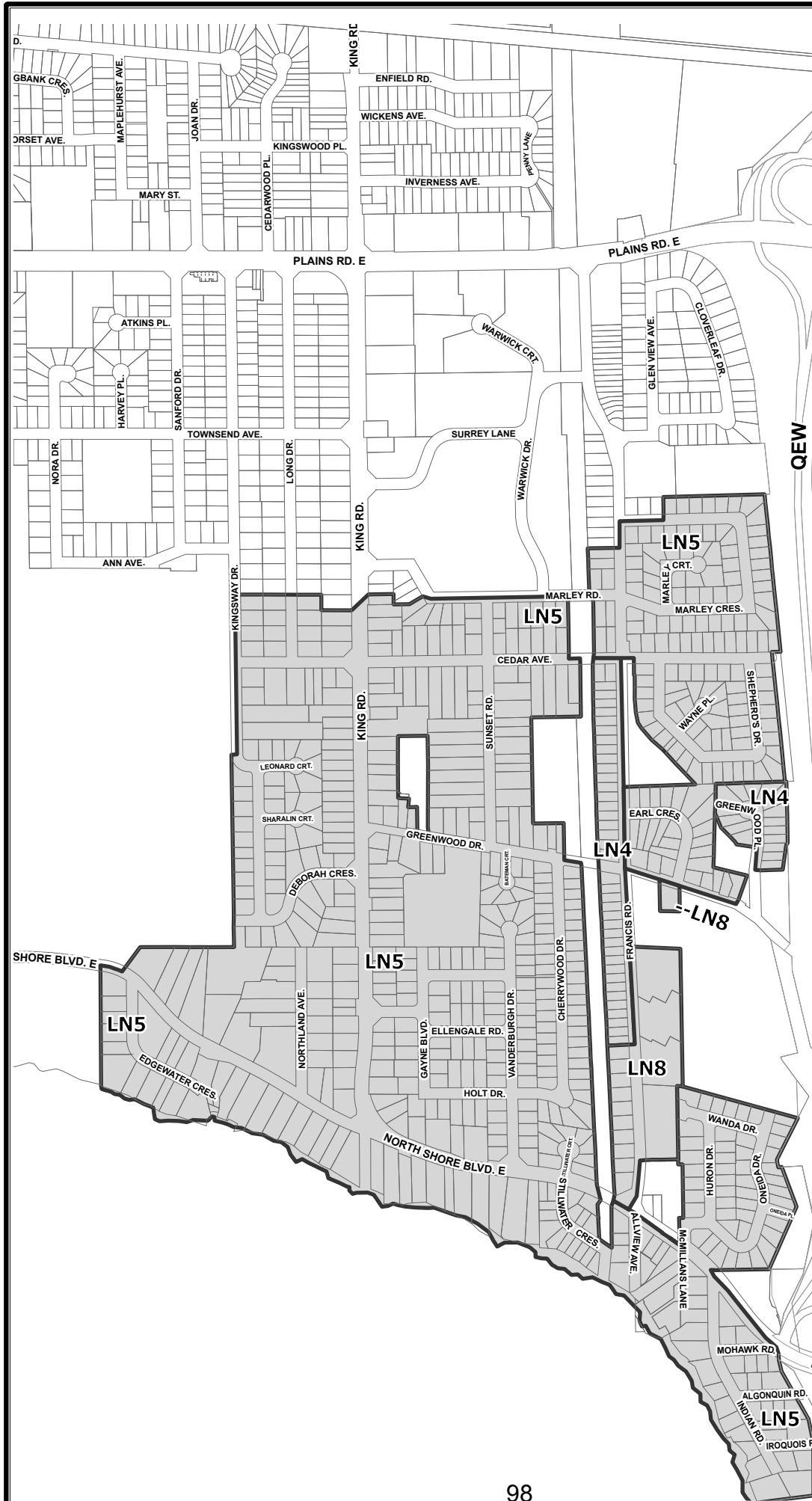
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- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise 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

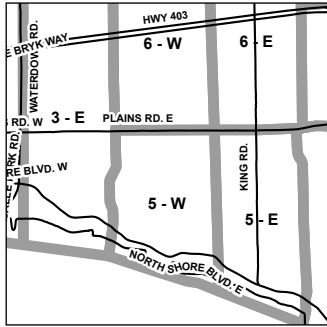
1/22/2026

TERANET



**Burlington Residential Zoning By-law, Schedule A
MAP NO.5 - W**

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Zones

Residential Zones

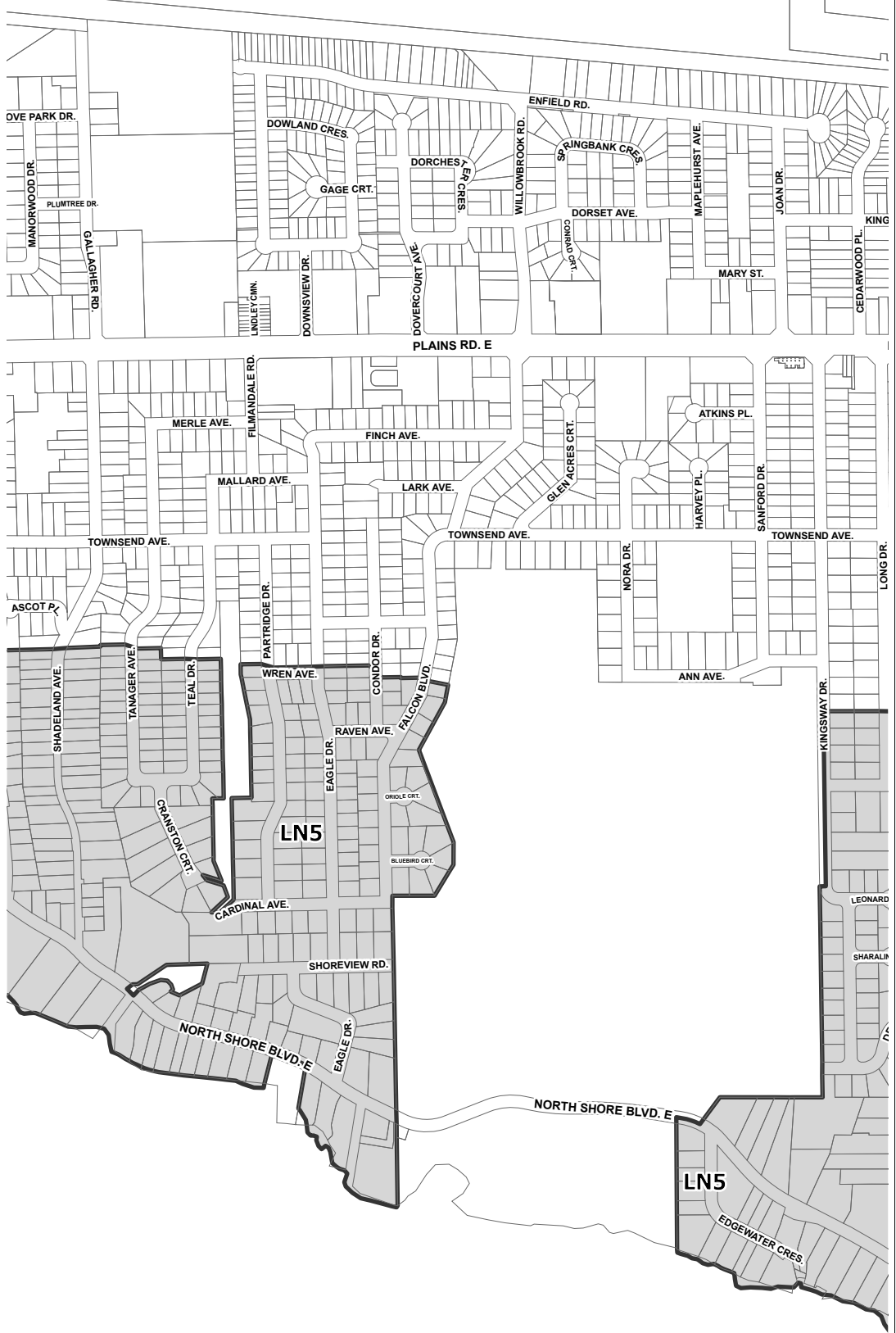
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

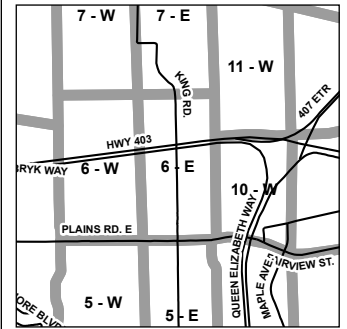


1/26/2026

**Burlington Residential Zoning By-law, Schedule A
MAP NO.6 - E**



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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

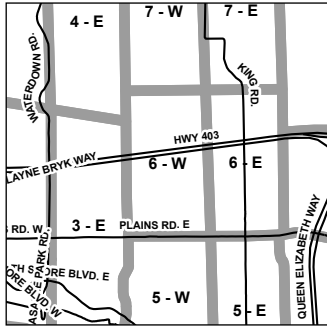
TERANET



Burlington Residential Zoning By-law, Schedule A MAP NO.6 - W



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Zones

Residential Zones

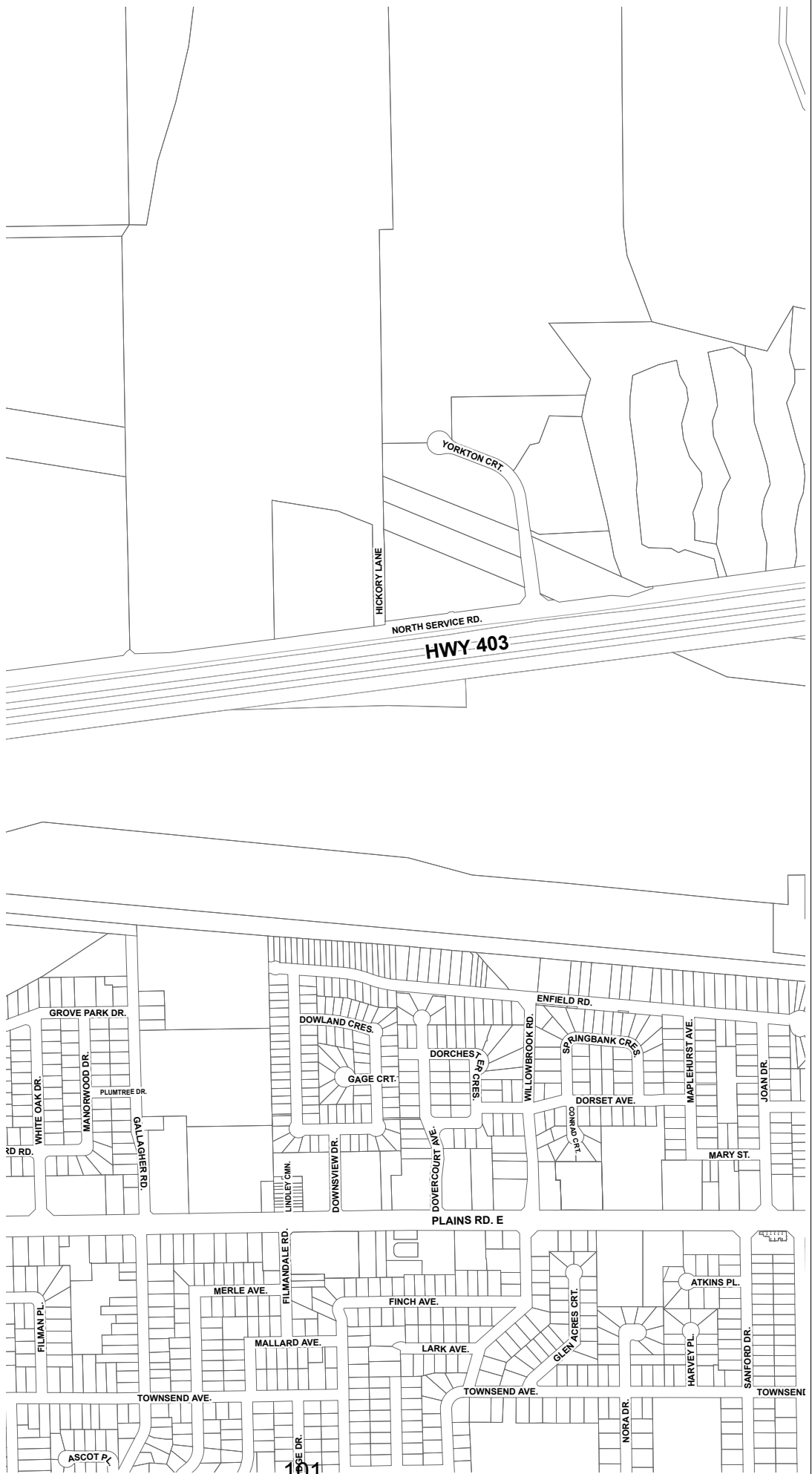
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

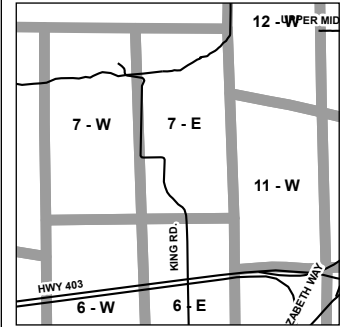


1/23/2026

**Burlington Residential
Zoning By-law, Schedule A
MAP NO.7 - E**



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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**

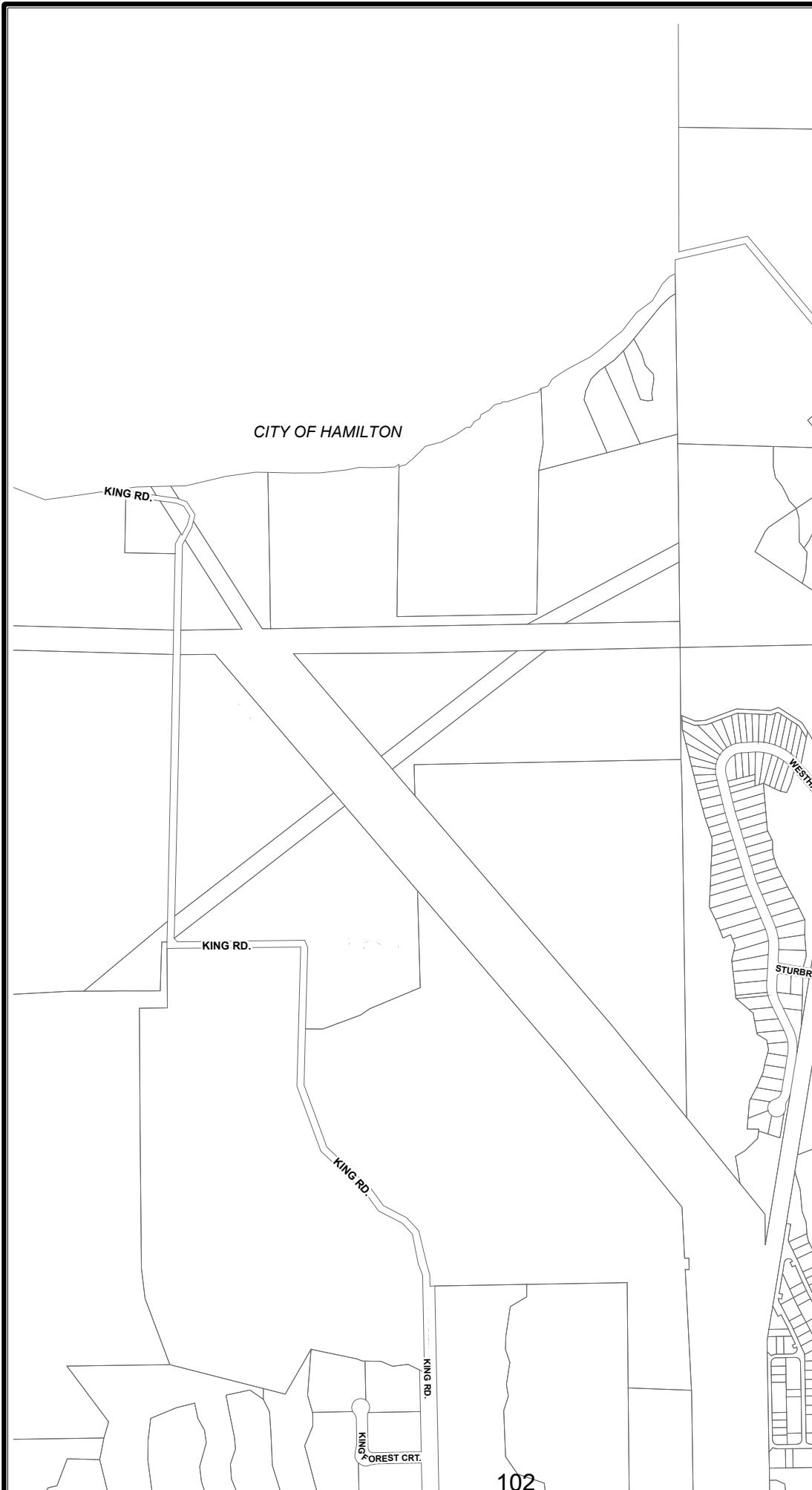
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

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

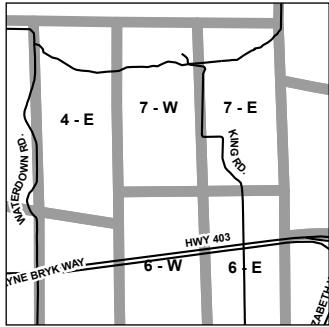
TERANET



**Burlington Residential
Zoning By-law, Schedule A
MAP NO.7 - W**



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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

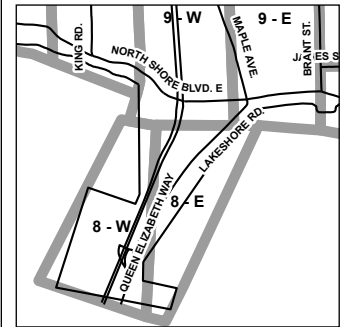


Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

**Burlington Residential Zoning By-law, Schedule A
MAP NO.8 - E**



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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

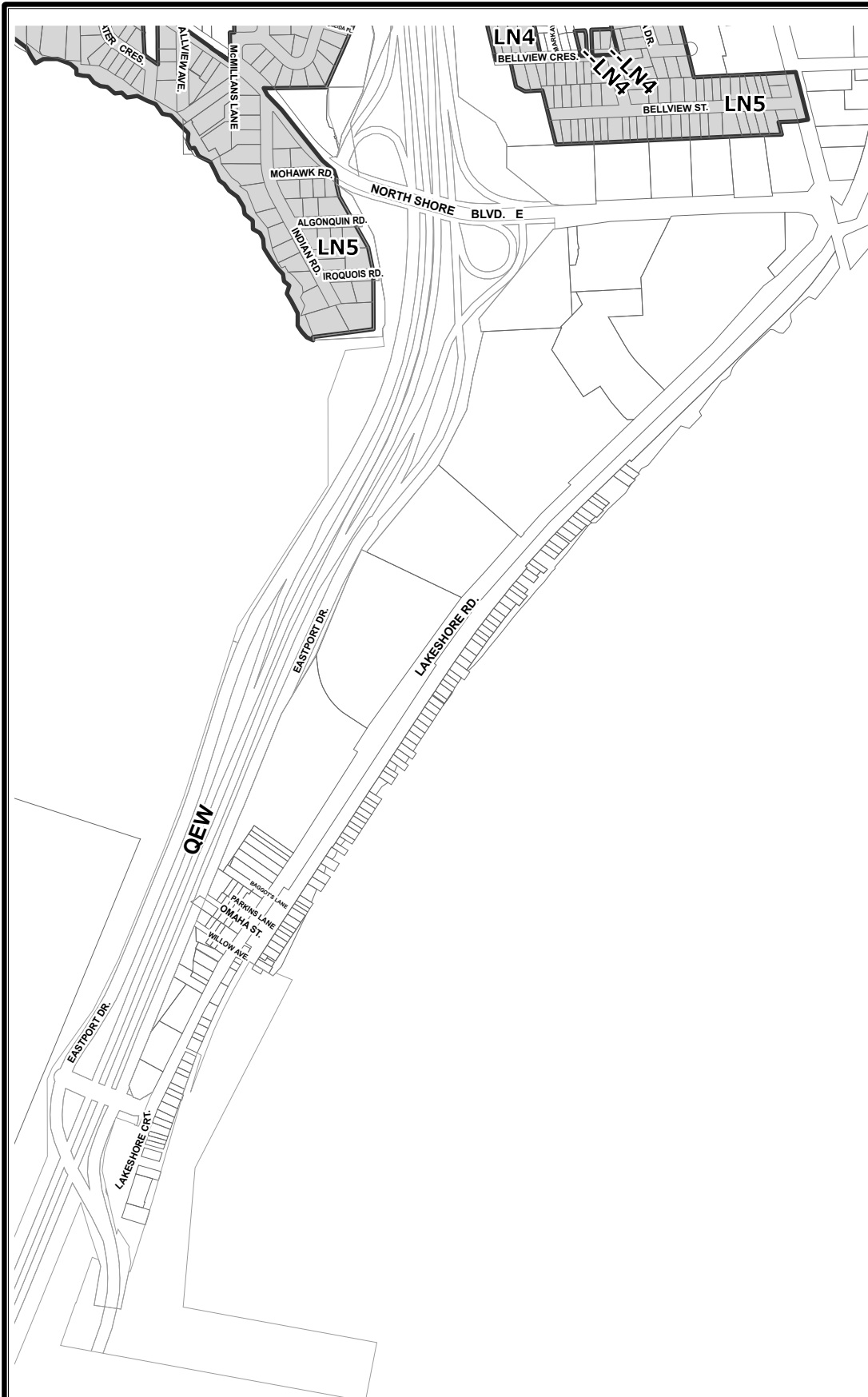
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

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

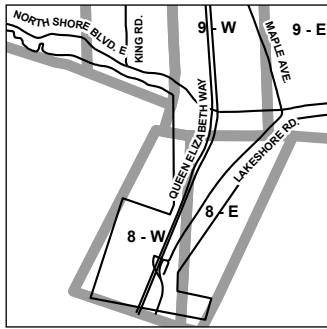
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**Burlington Residential Zoning By-law, Schedule A
MAP NO.8 - W**



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Zones

Residential Zones

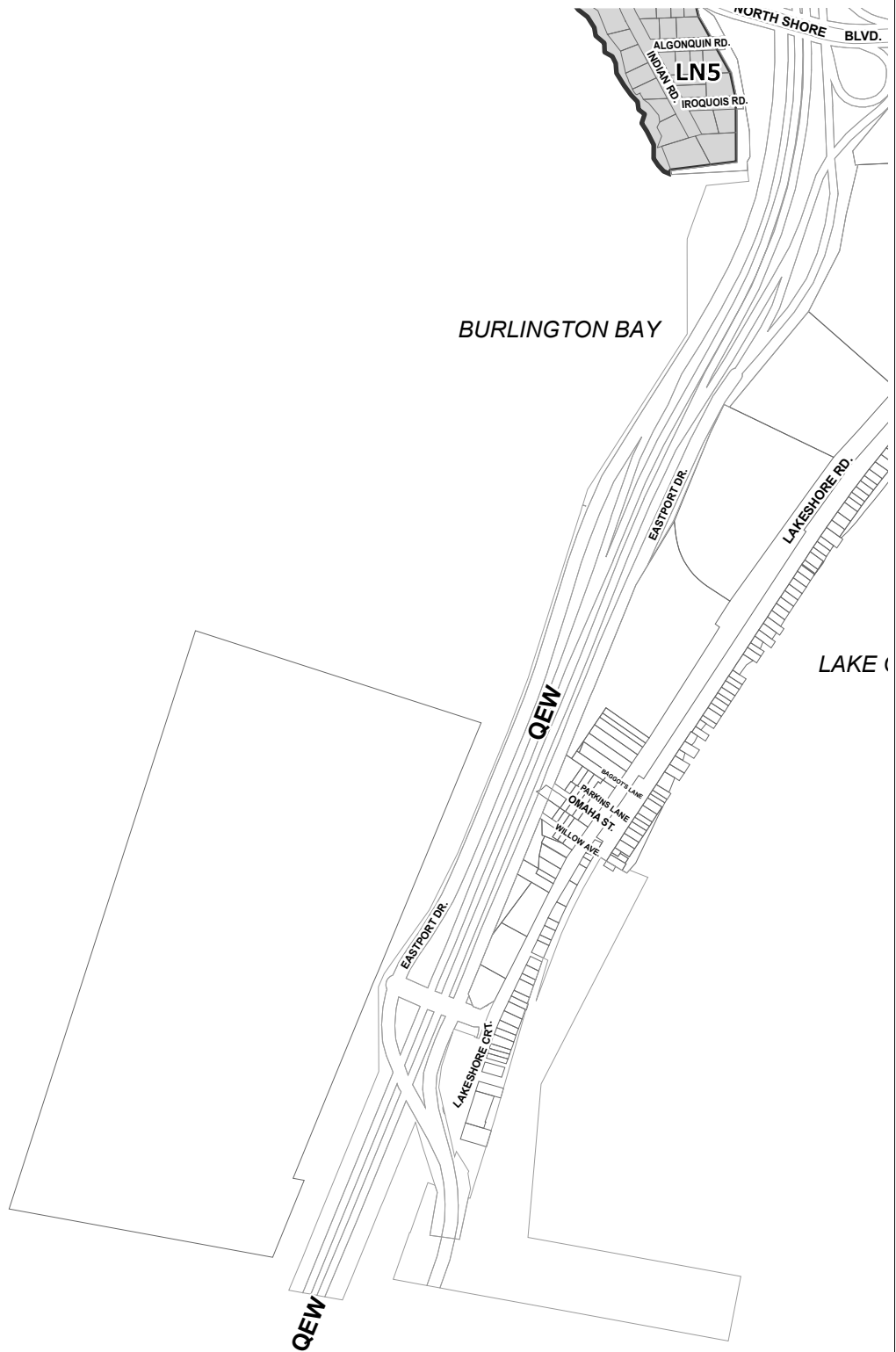
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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.

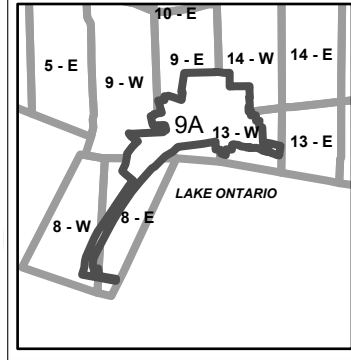
Scale - 1:10,000



1/23/2026

**Burlington Residential Zoning By-law, Schedule A
MAP NO.9 - A**

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Zones

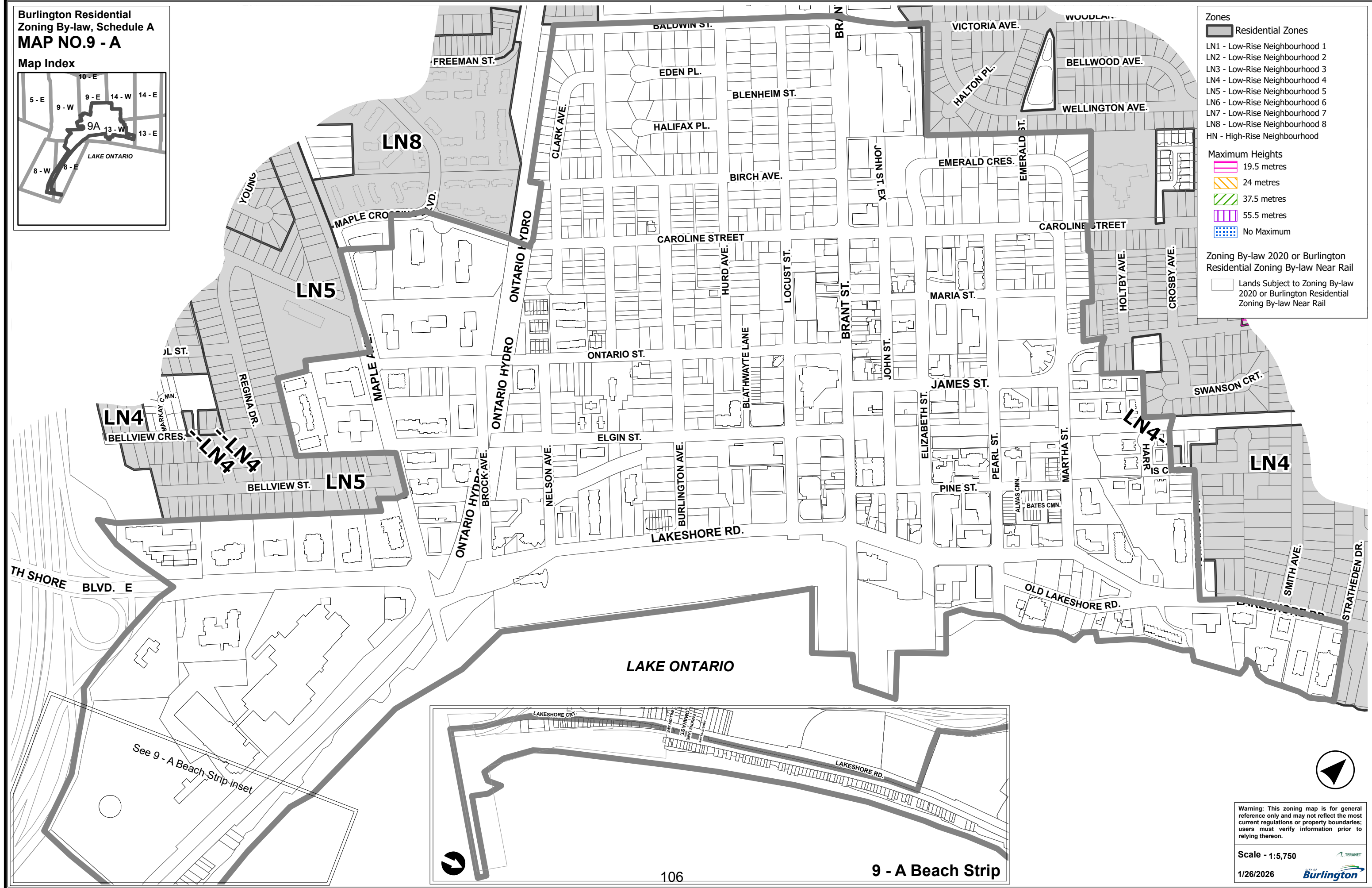
- Residential Zones
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

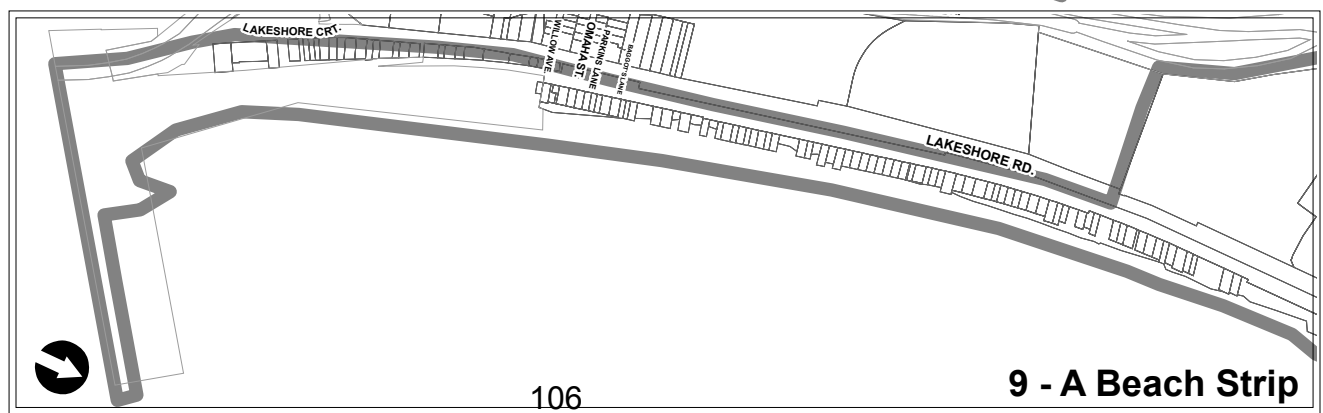
- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

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



See 9 - A Beach Strip inset



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.

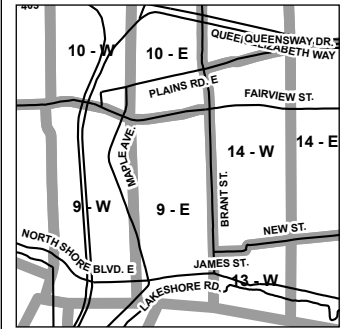
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Burlington Residential Zoning By-law, Schedule A MAP NO.9 - E



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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



For Downtown Area Zoning see Map 9A

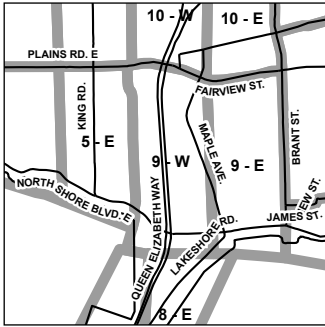
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000
1/26/2026



Burlington Residential Zoning By-law, Schedule A MAP NO.9 - W

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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



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Scale - 1:10,000

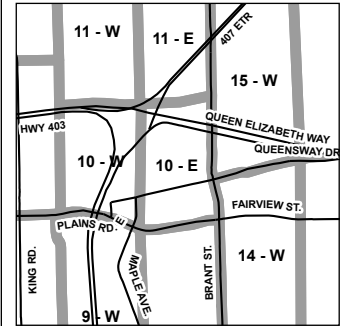


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Burlington Residential Zoning By-law, Schedule A MAP NO.10 - E



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Zones

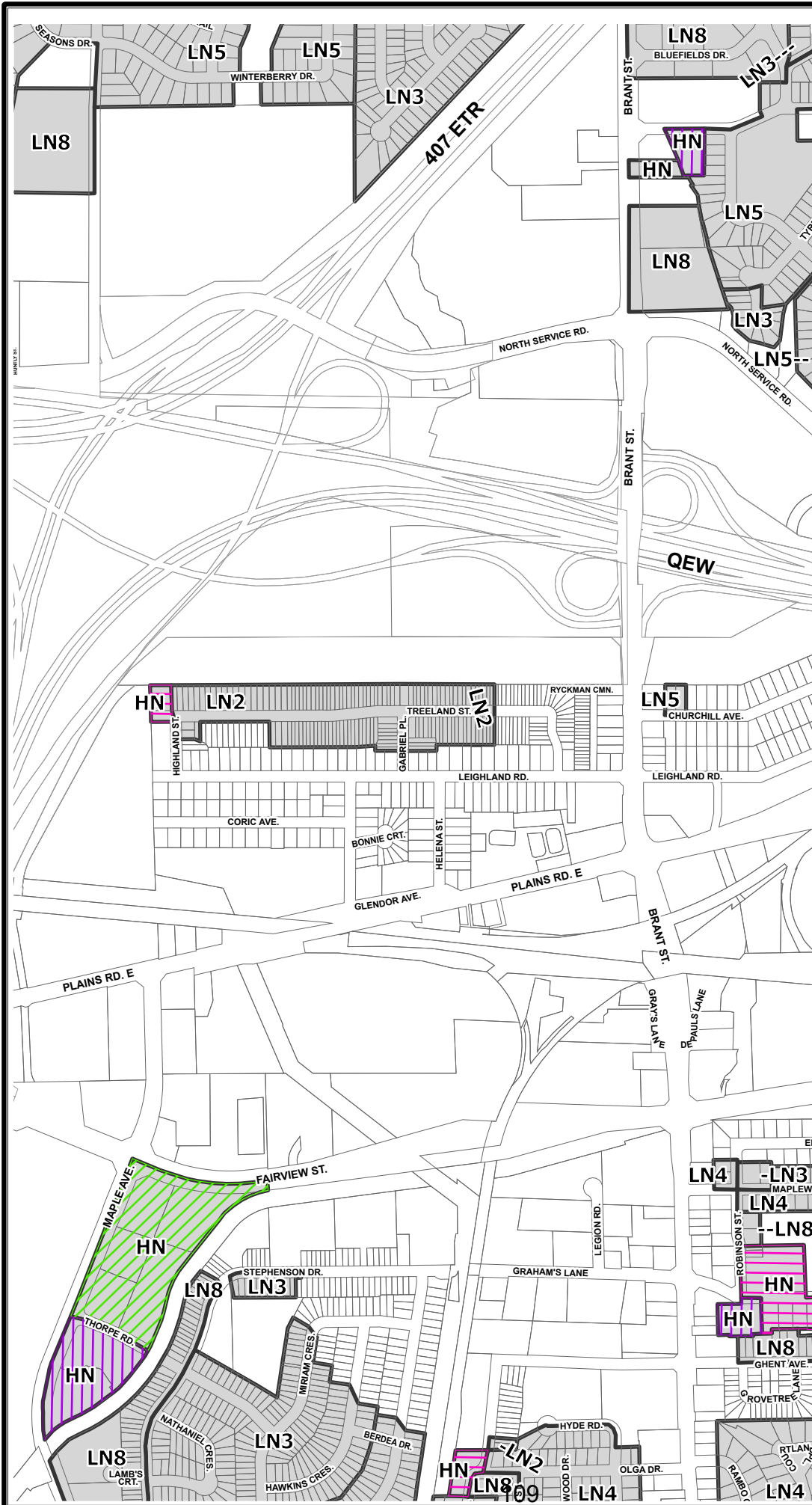
- Residential Zones**
- LN1 - Low-Rise Neighbourhood 1
 - LN2 - Low-Rise Neighbourhood 2
 - LN3 - Low-Rise Neighbourhood 3
 - LN4 - Low-Rise Neighbourhood 4
 - LN5 - Low-Rise Neighbourhood 5
 - LN6 - Low-Rise Neighbourhood 6
 - LN7 - Low-Rise Neighbourhood 7
 - LN8 - Low-Rise Neighbourhood 8
 - HN - 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



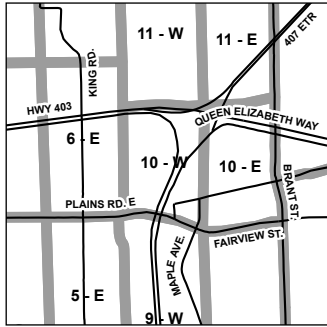
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000
1/26/2026



Burlington Residential Zoning By-law, Schedule A MAP NO.10 - W

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Zones

Residential Zones

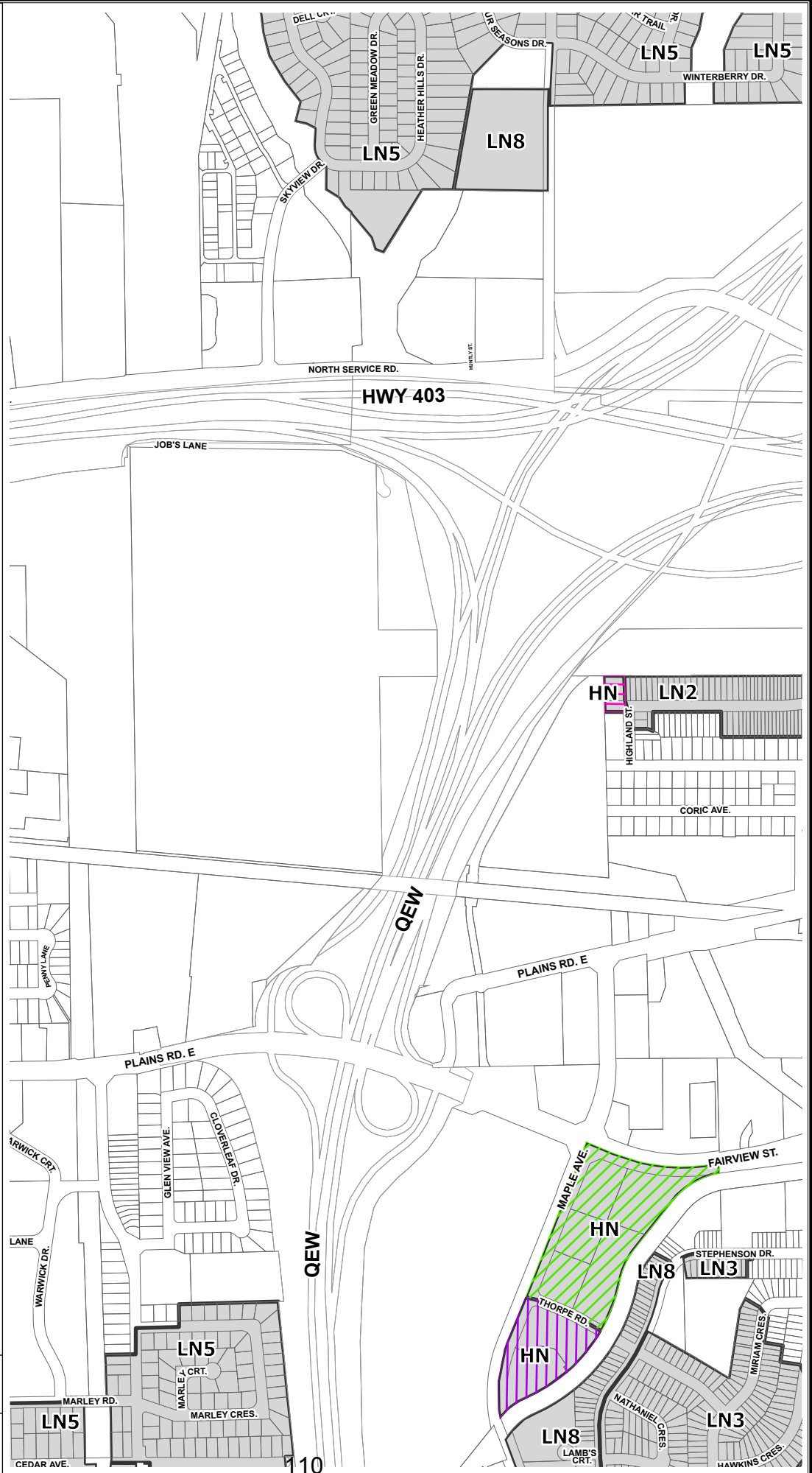
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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.

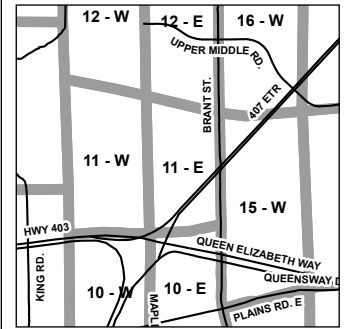
Scale - 1:10,000
1/23/2026



**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

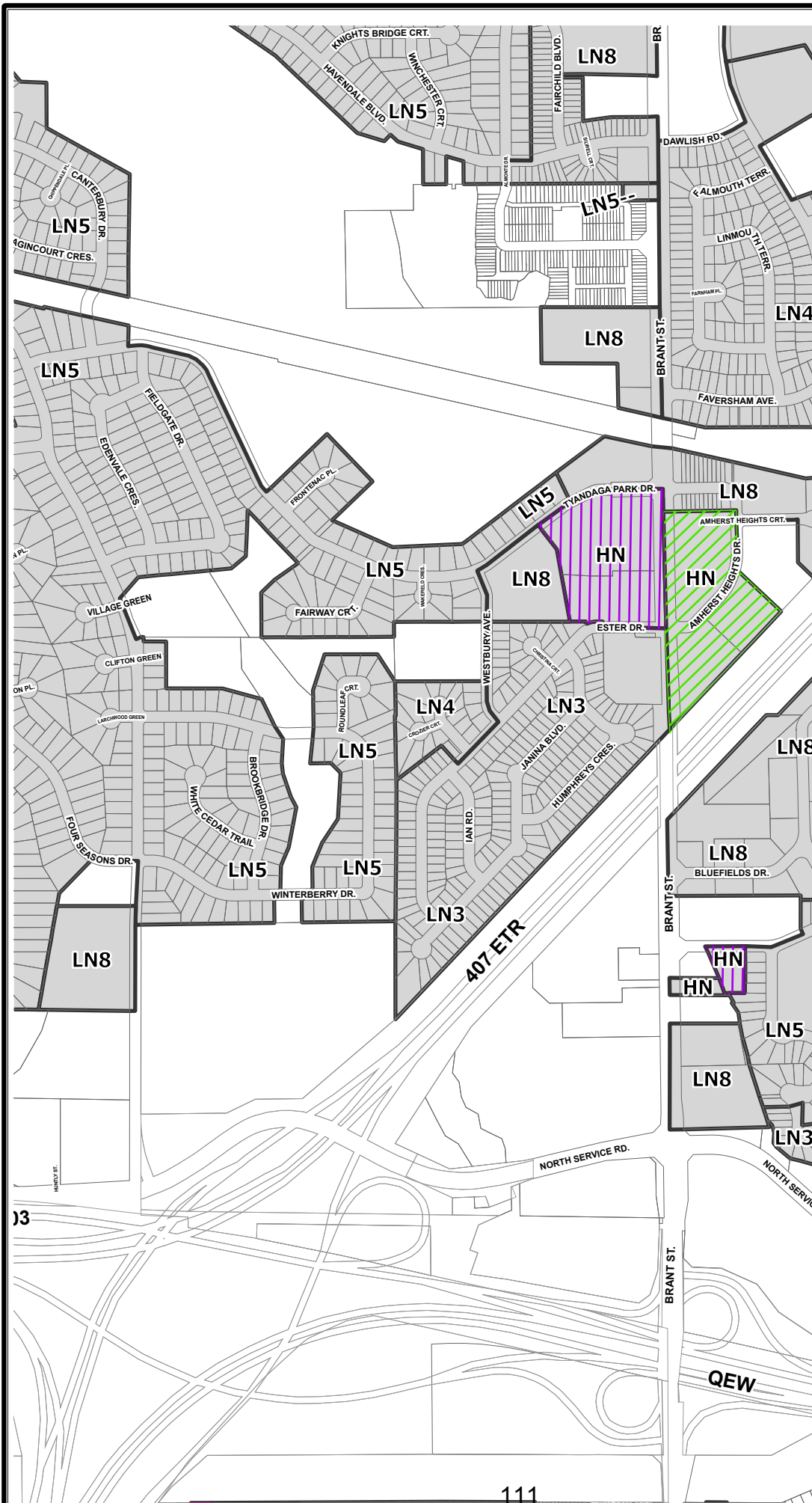
Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

- 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

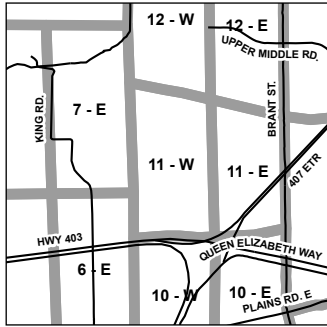
1/22/2026



**Burlington Residential Zoning By-law, Schedule A
MAP NO.11 - W**



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Zones

Residential Zones

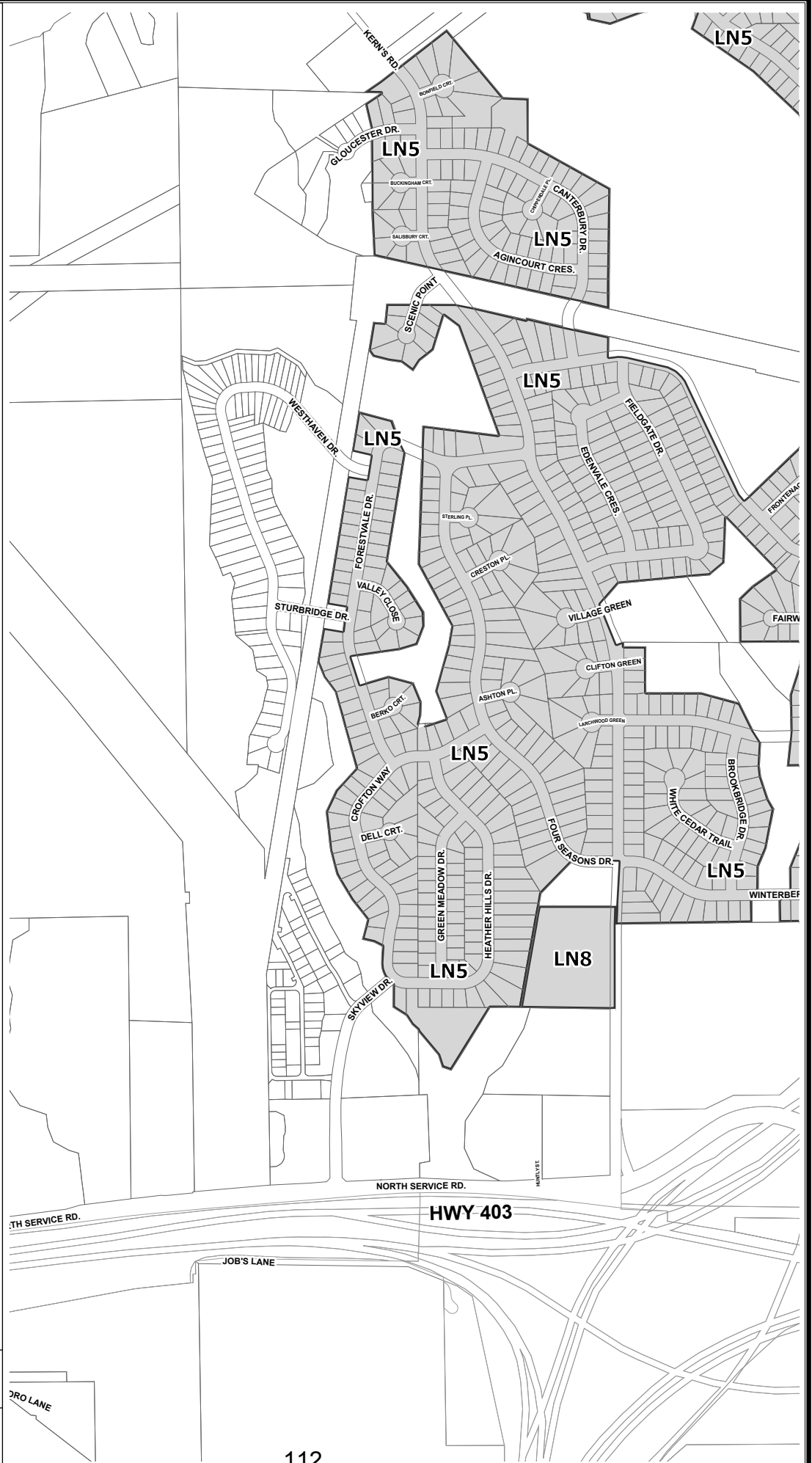
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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.

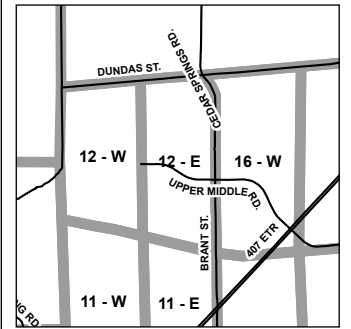
Scale - 1:10,000
1/26/2026



**Burlington Residential Zoning By-law, Schedule A
MAP NO.12 - E**



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Zones

Residential Zones

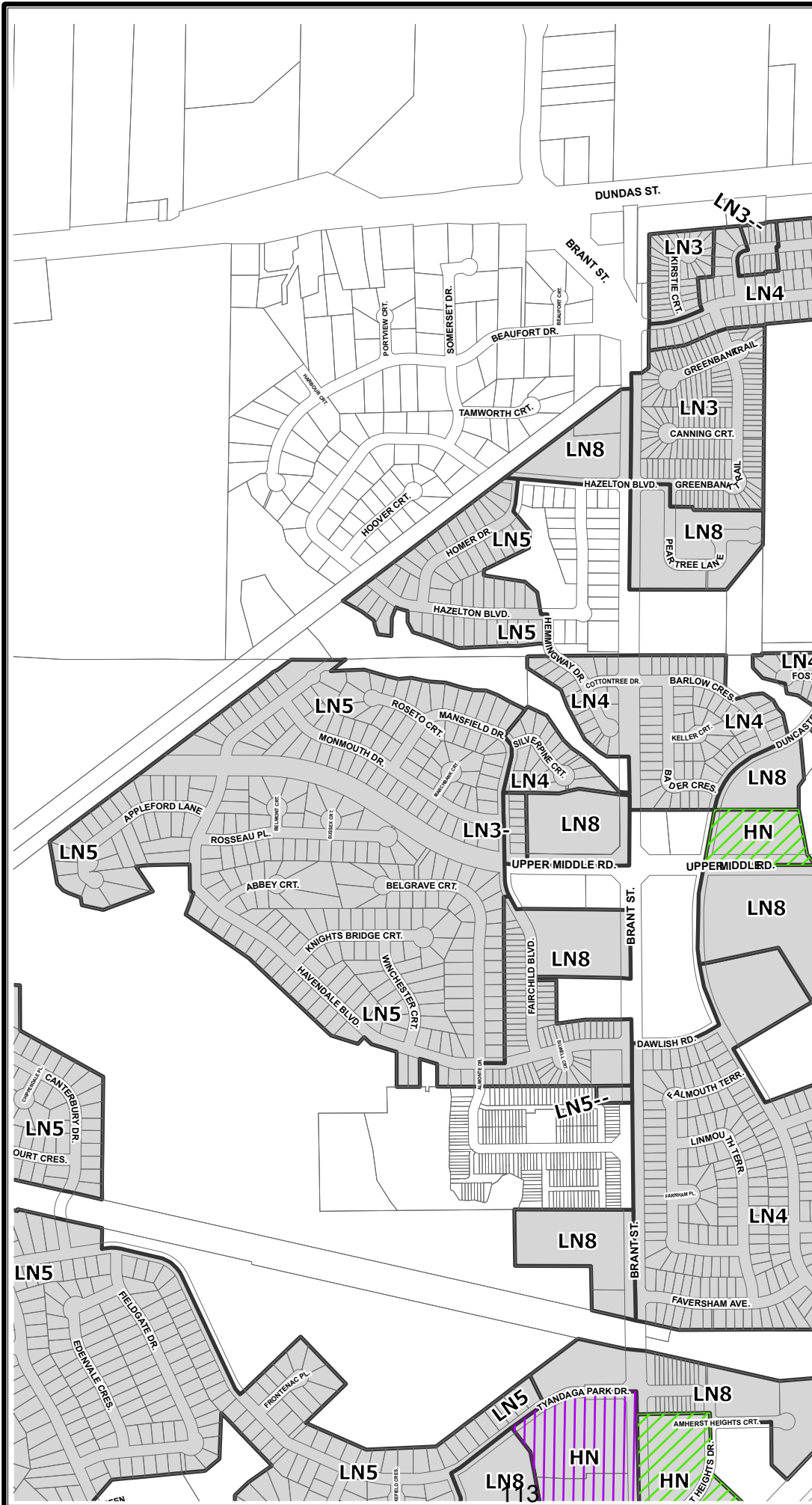
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

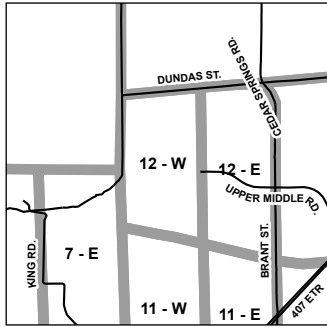
1/22/2026



**Burlington Residential Zoning By-law, Schedule A
MAP NO.12 - W**



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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

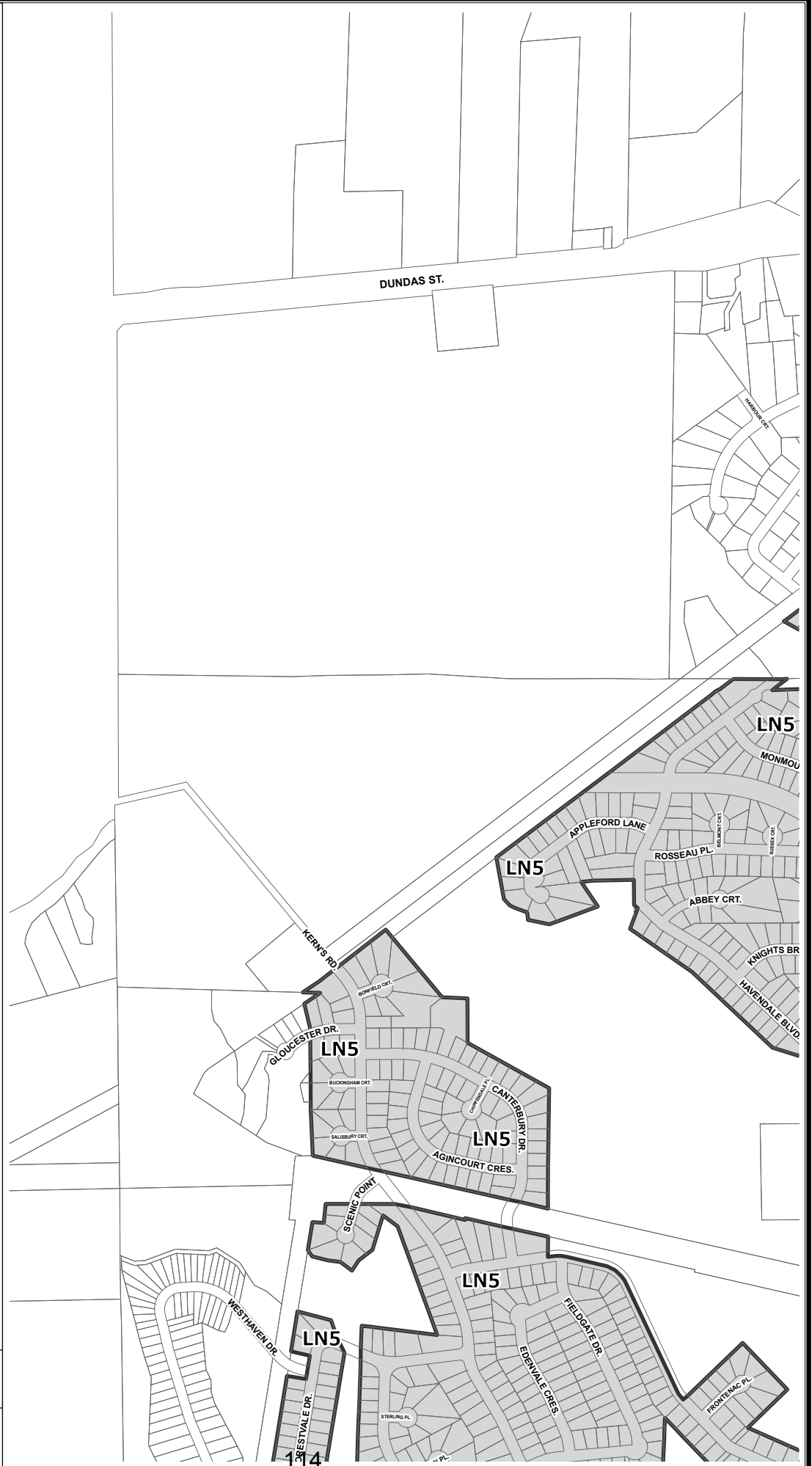
- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

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.

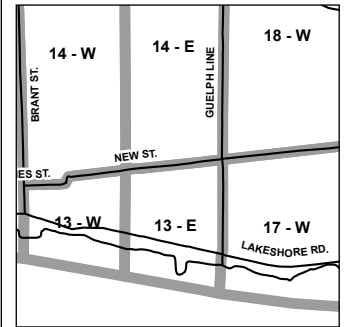
Scale - 1:10,000
1/23/2026



**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

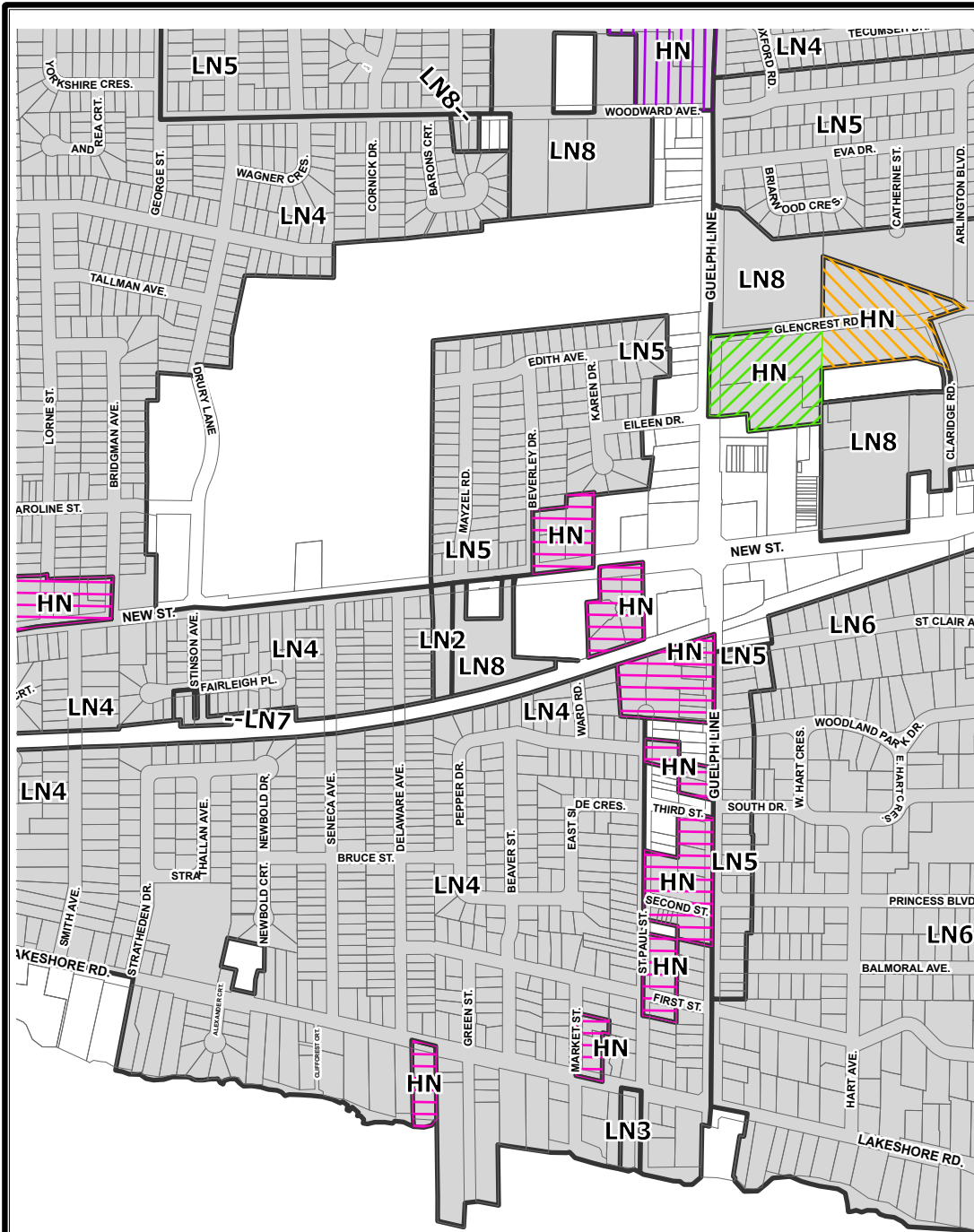
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

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

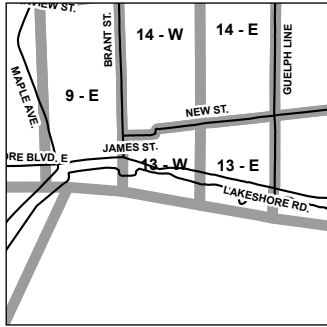
1/26/2026

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Burlington Residential Zoning By-law, Schedule A MAP NO.13 - W

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Zones

Residential Zones

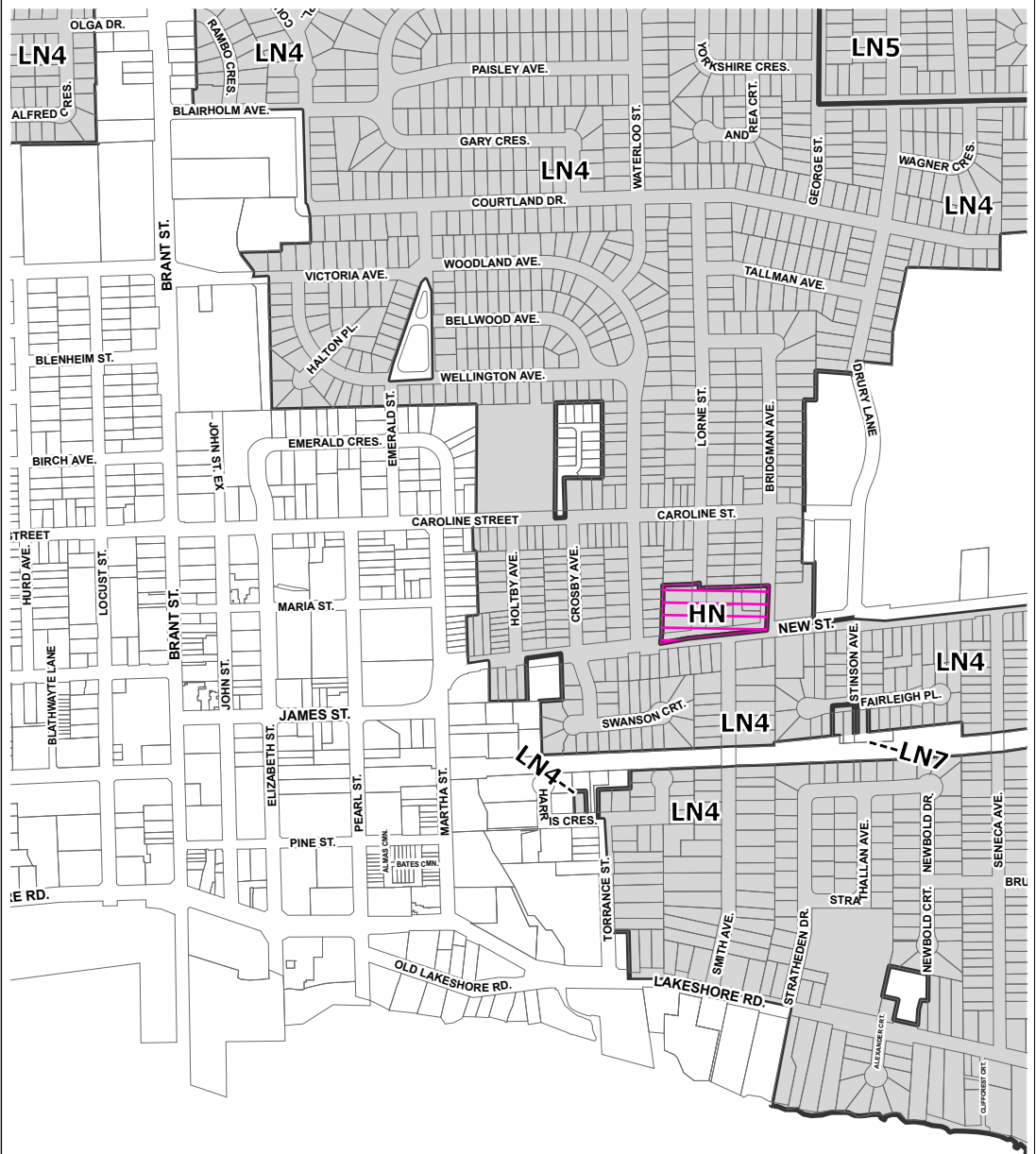
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

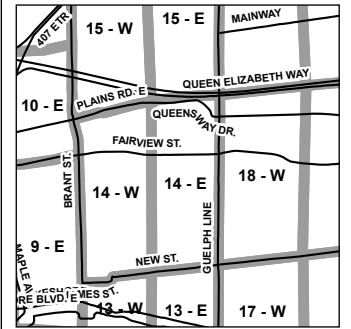


1/23/2026

**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

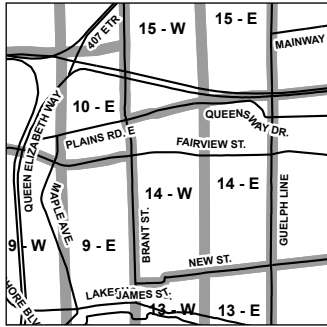
1/26/2026

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**Burlington Residential Zoning By-law, Schedule A
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Zones

Residential Zones

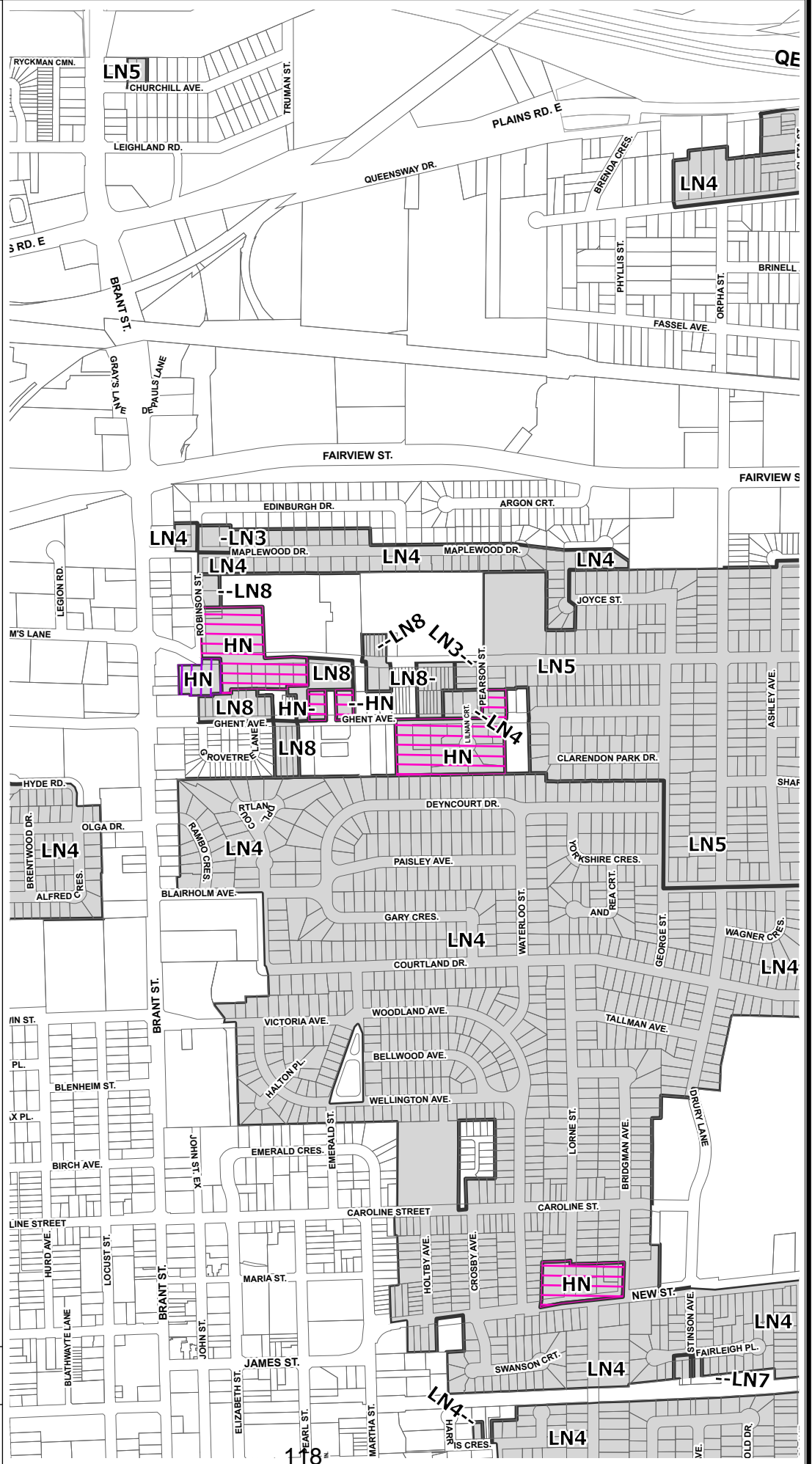
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

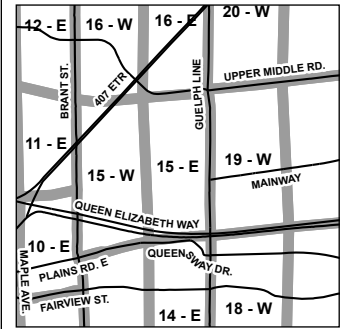


1/27/2026

**Burlington Residential Zoning By-law, Schedule A
MAP NO.15 - E**



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Zones

Residential Zones

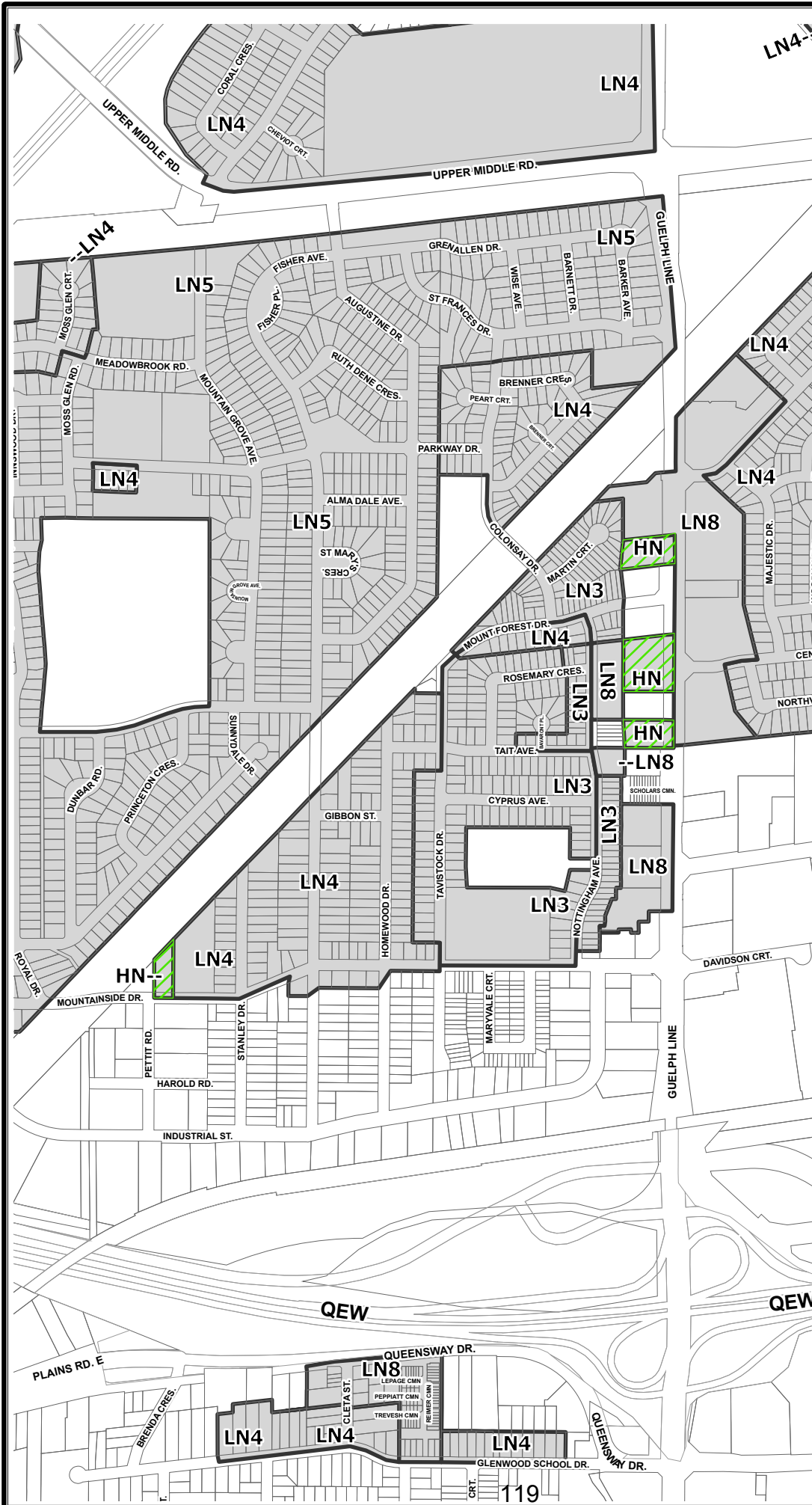
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



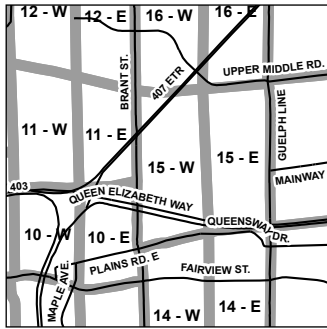
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000
1/26/2026



Burlington Residential Zoning By-law, Schedule A MAP NO.15 - W

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Zones

Residential Zones

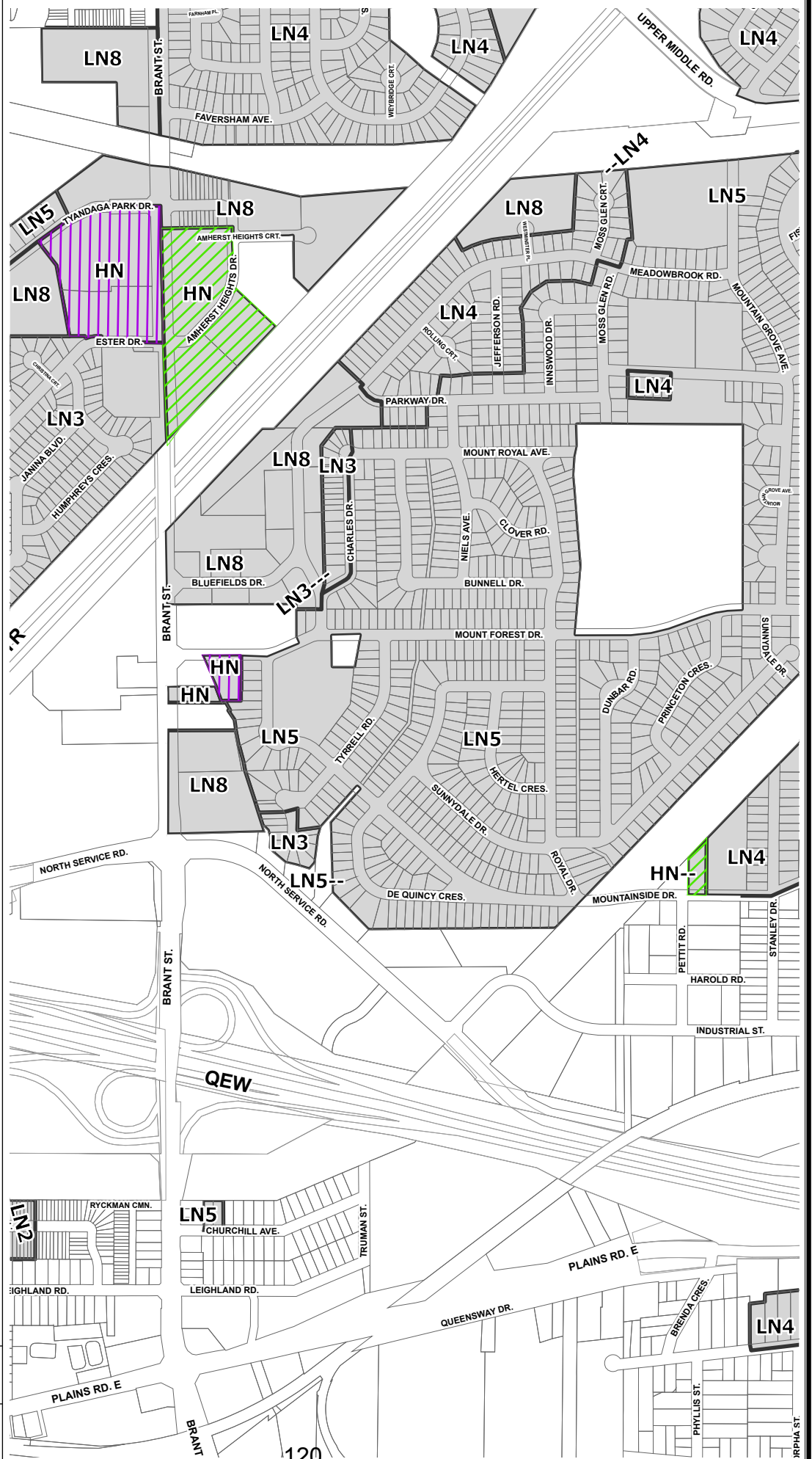
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

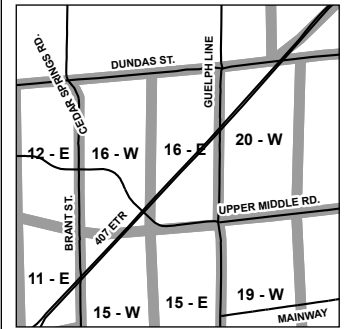


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Burlington Residential Zoning By-law, Schedule A MAP NO.16 - E



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Zones

Residential Zones

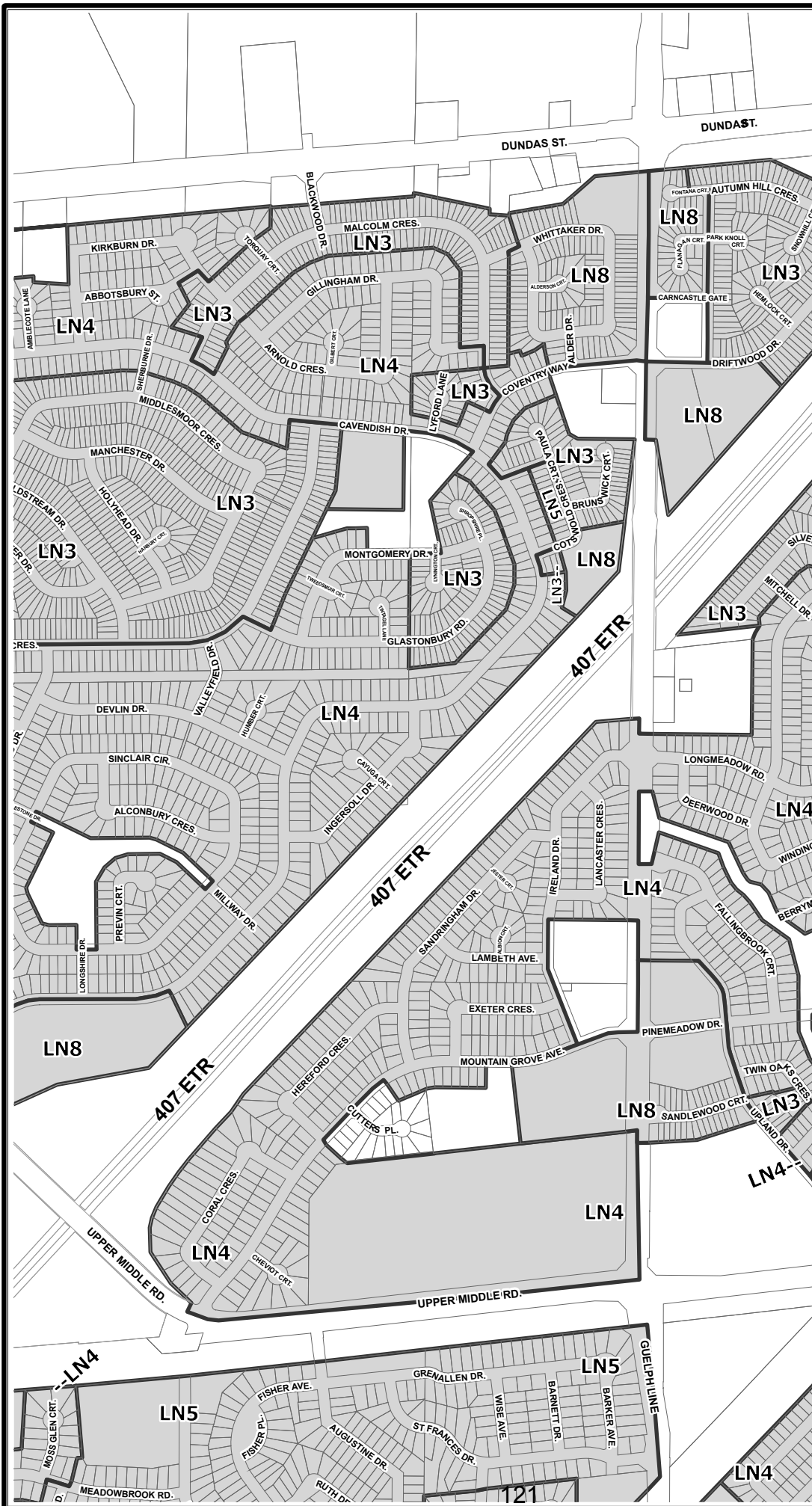
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

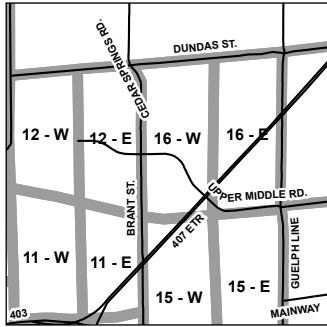
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Burlington Residential Zoning By-law, Schedule A MAP NO.16 - W

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Zones

Residential Zones

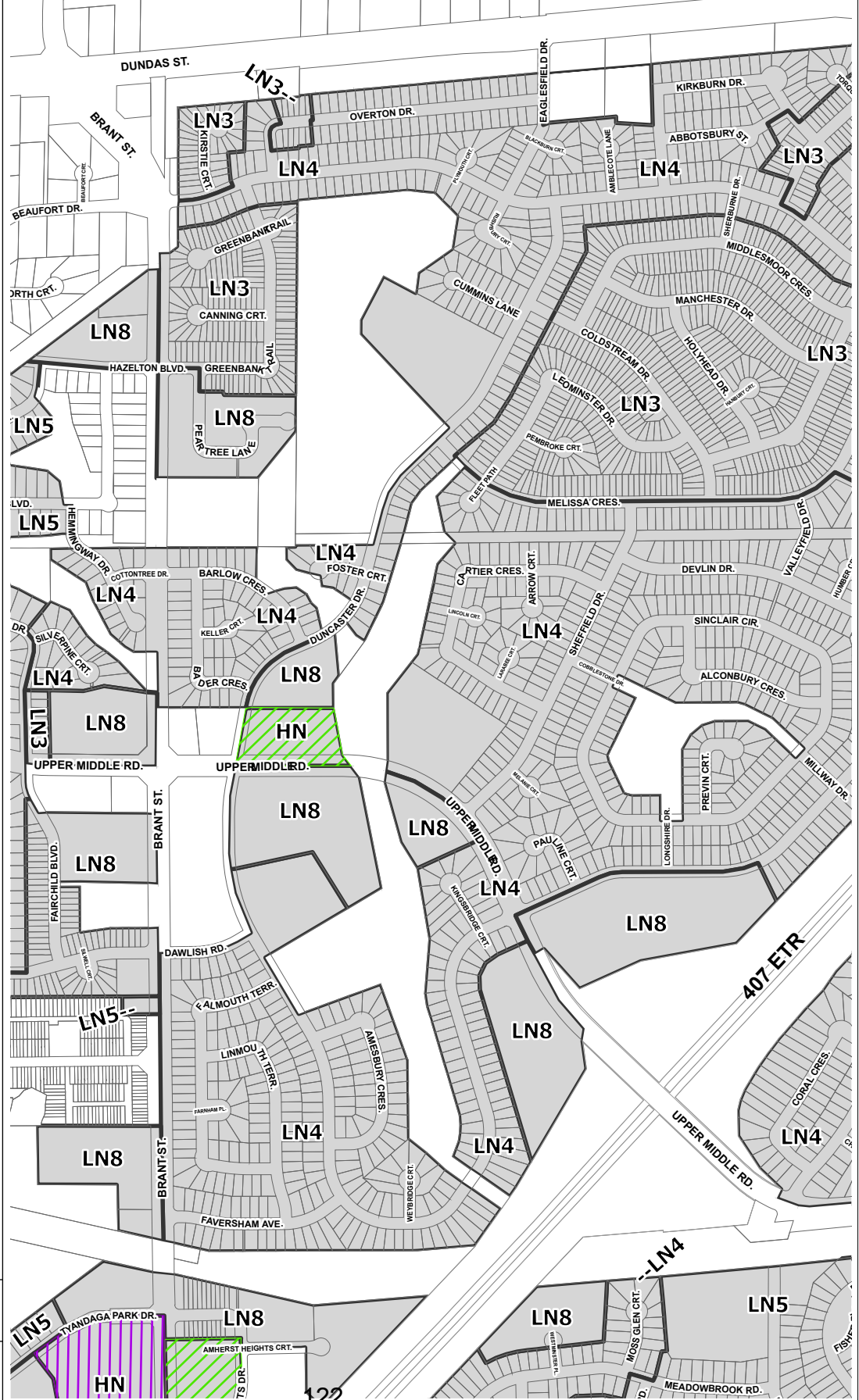
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

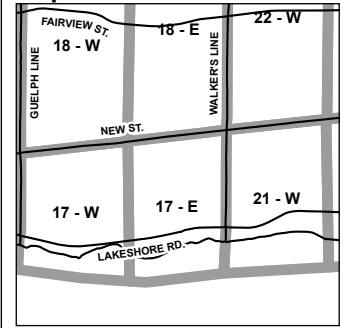


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**Burlington Residential Zoning By-law, Schedule A
MAP NO.17 - E**



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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

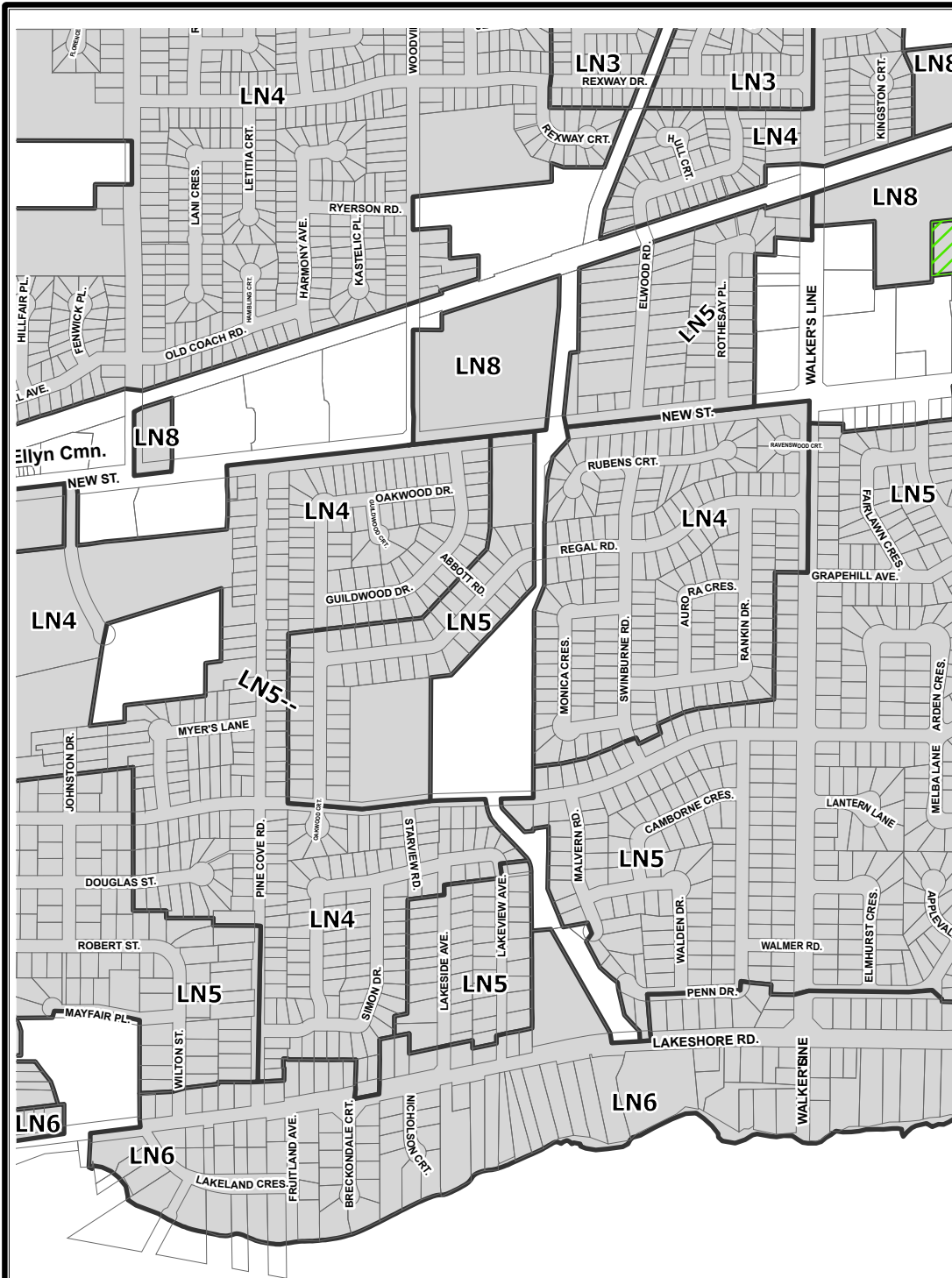
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

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

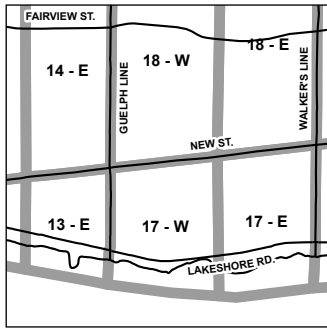
1/26/2026

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Burlington Residential Zoning By-law, Schedule A MAP NO.17 - W

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Zones

Residential Zones

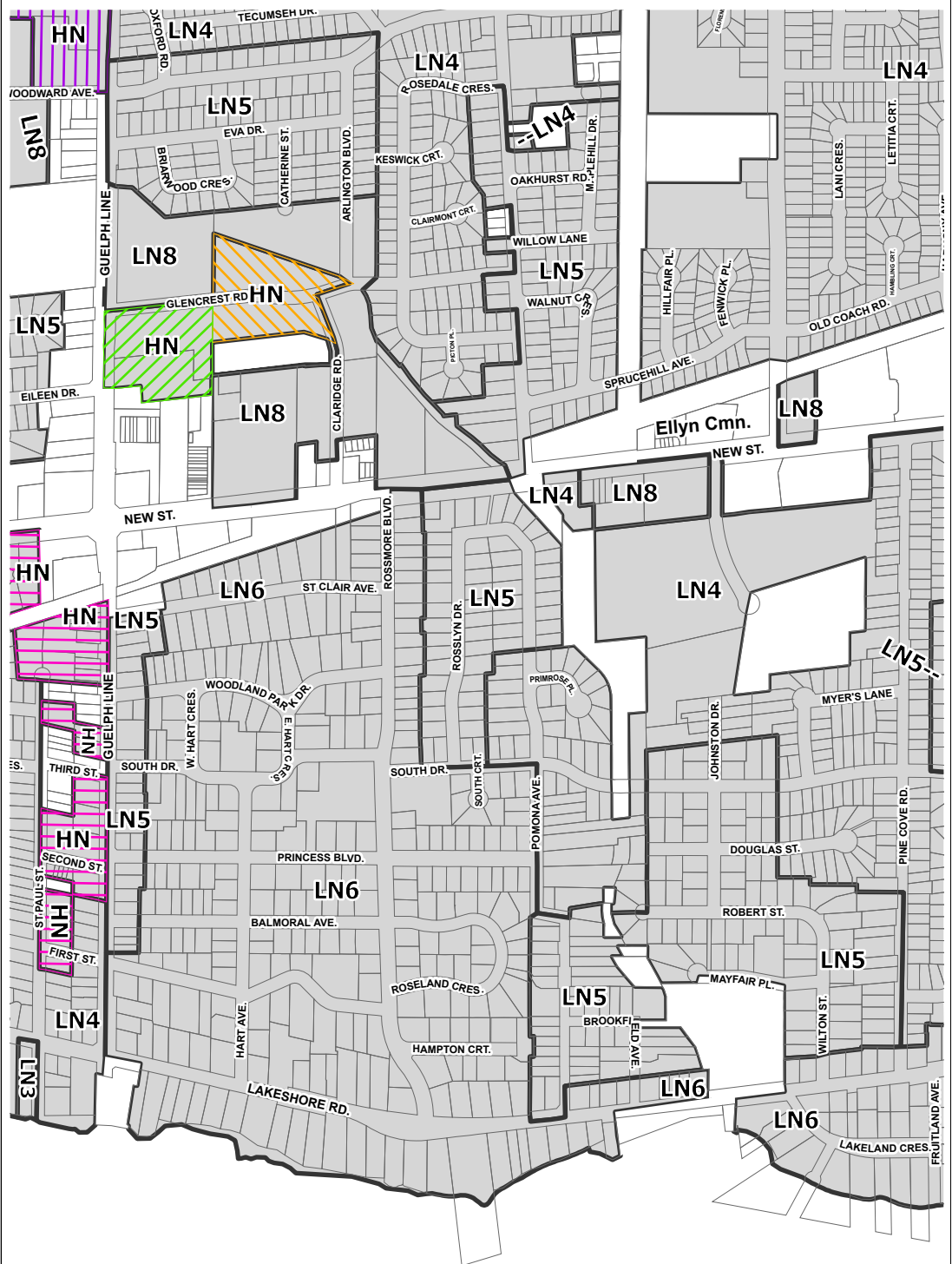
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

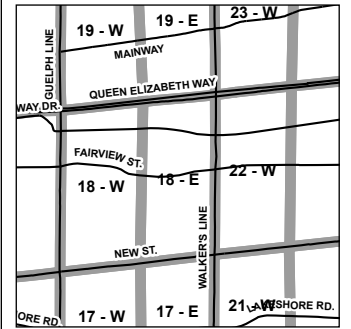


1/27/2026

**Burlington Residential Zoning By-law, Schedule A
MAP NO.18 - E**



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Zones

Residential Zones

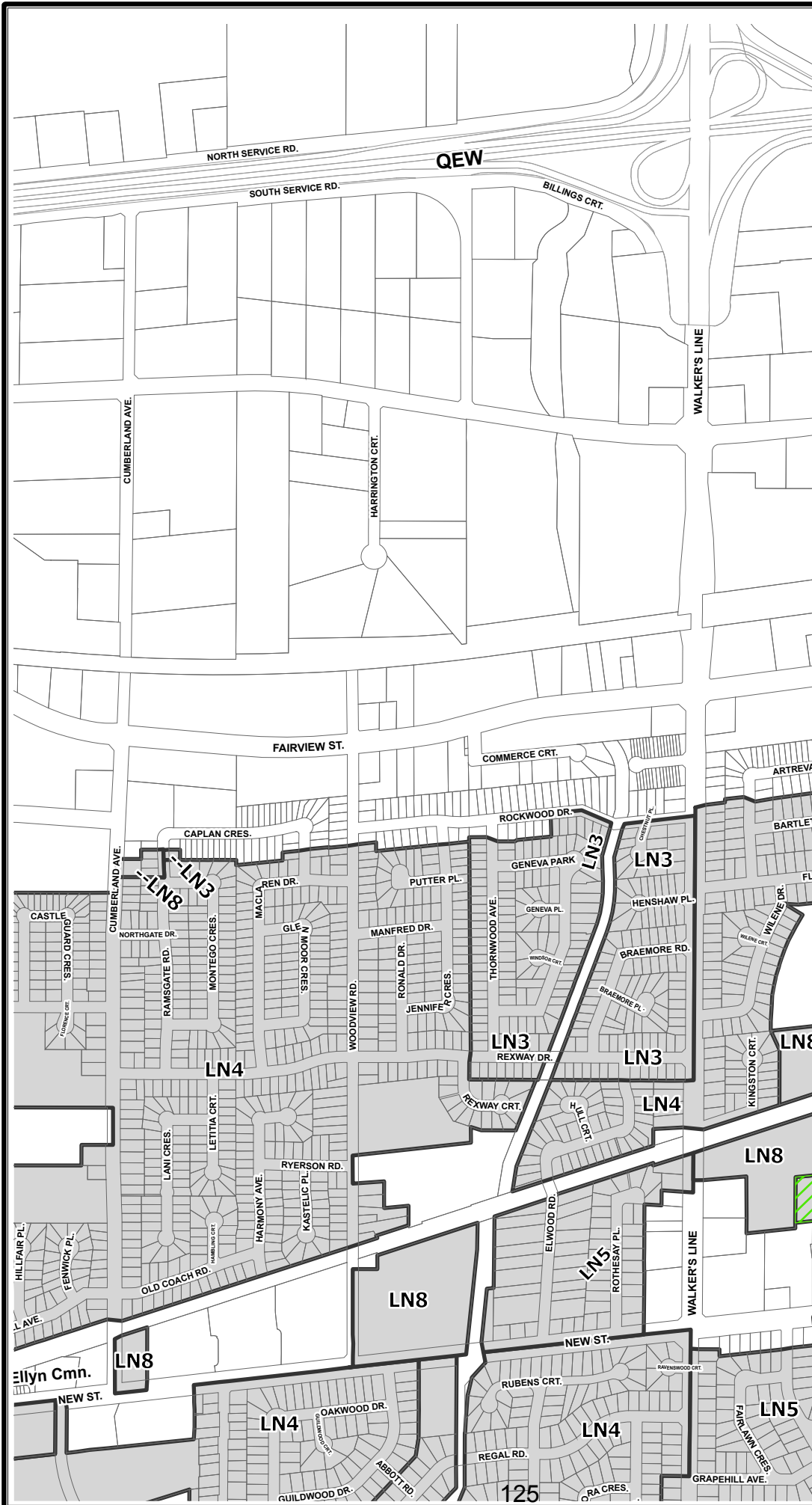
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



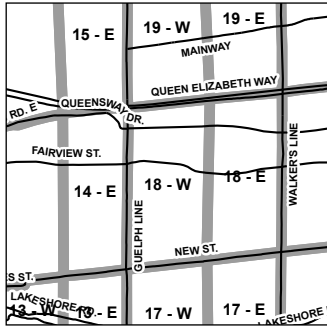
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000
1/26/2026



Burlington Residential Zoning By-law, Schedule A MAP NO.18 - W

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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



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Scale - 1:10,000

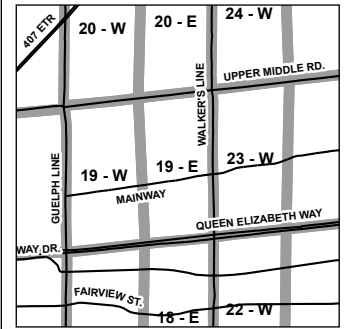


1/27/2026

**Burlington Residential Zoning By-law, Schedule A
MAP NO.19 - E**



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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

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Scale - 1:10,000

1/26/2026

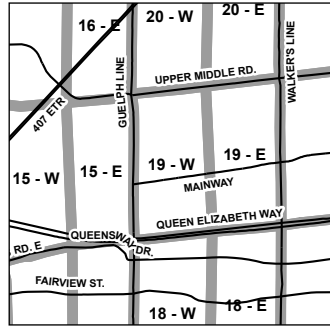
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Burlington Residential Zoning By-law, Schedule A
MAP NO.19 - W



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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



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Scale - 1:10,000

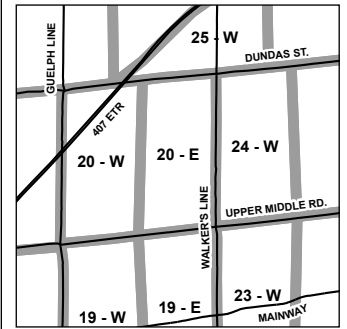


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Burlington Residential Zoning By-law, Schedule A MAP NO.20 - E



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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

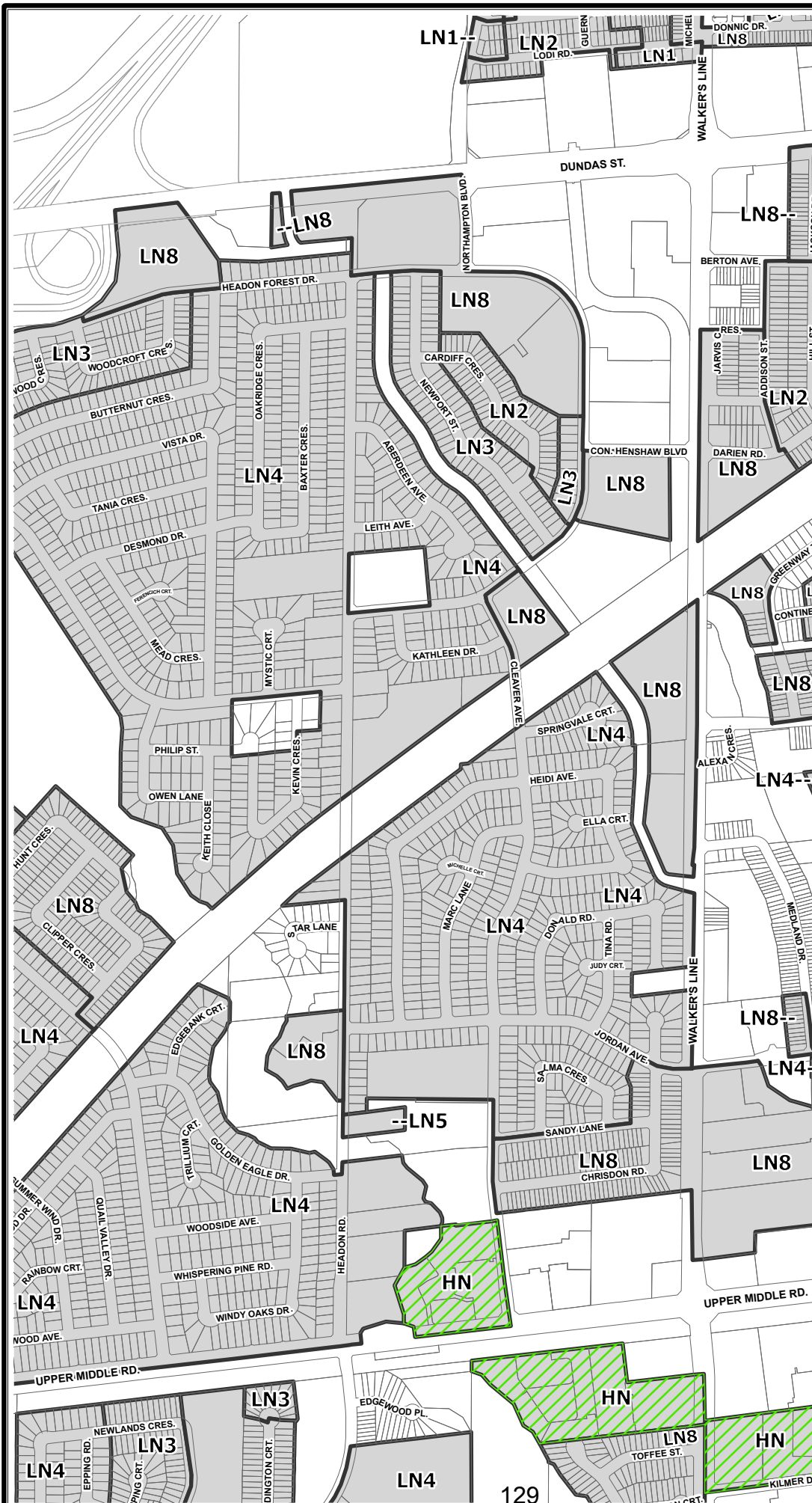
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

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

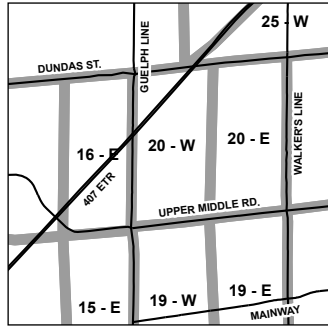
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**Burlington Residential Zoning By-law, Schedule A
MAP NO.20 - W**



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Zones

Residential Zones

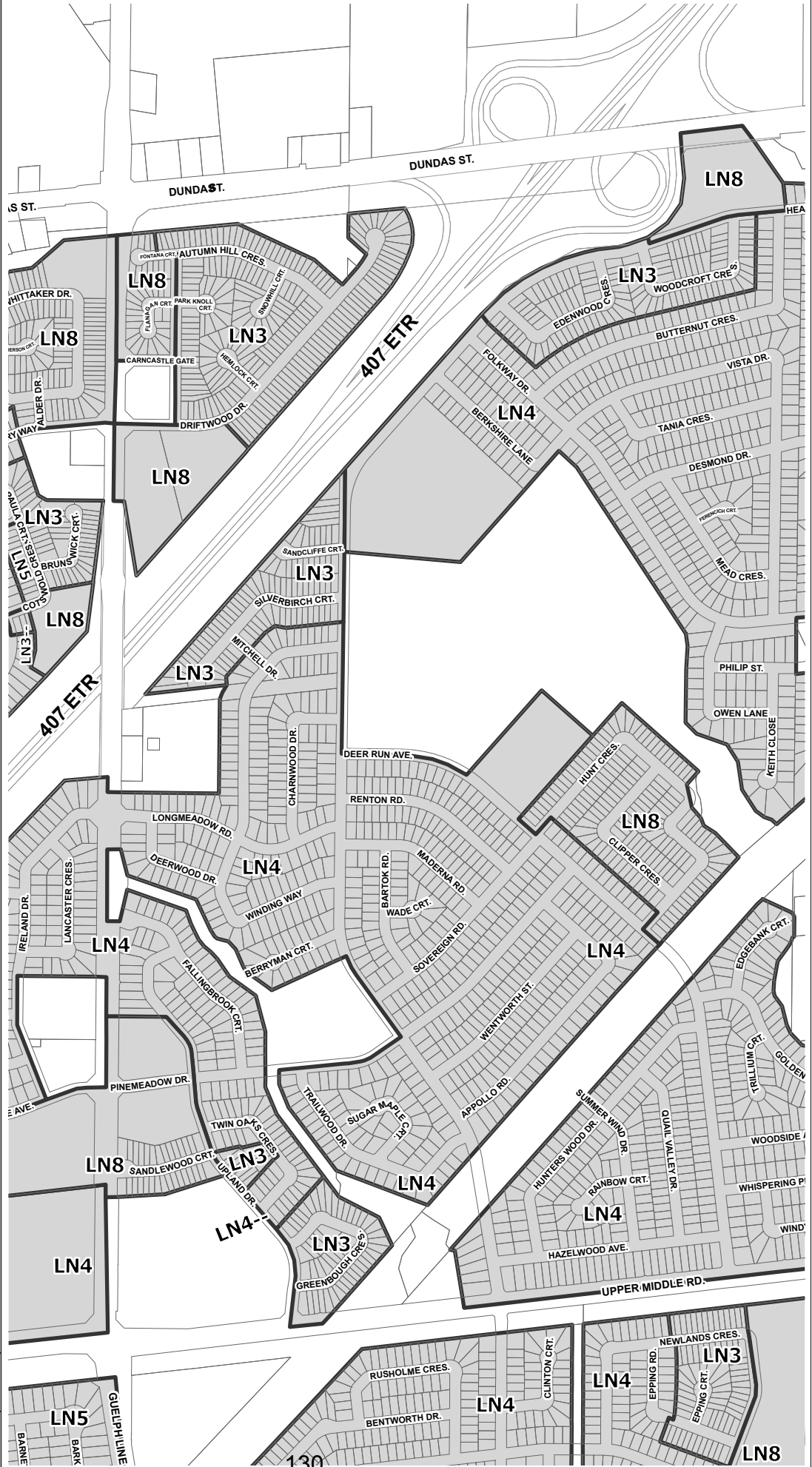
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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.

**Burlington Residential Zoning By-law, Schedule A
MAP NO.21 - E**



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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

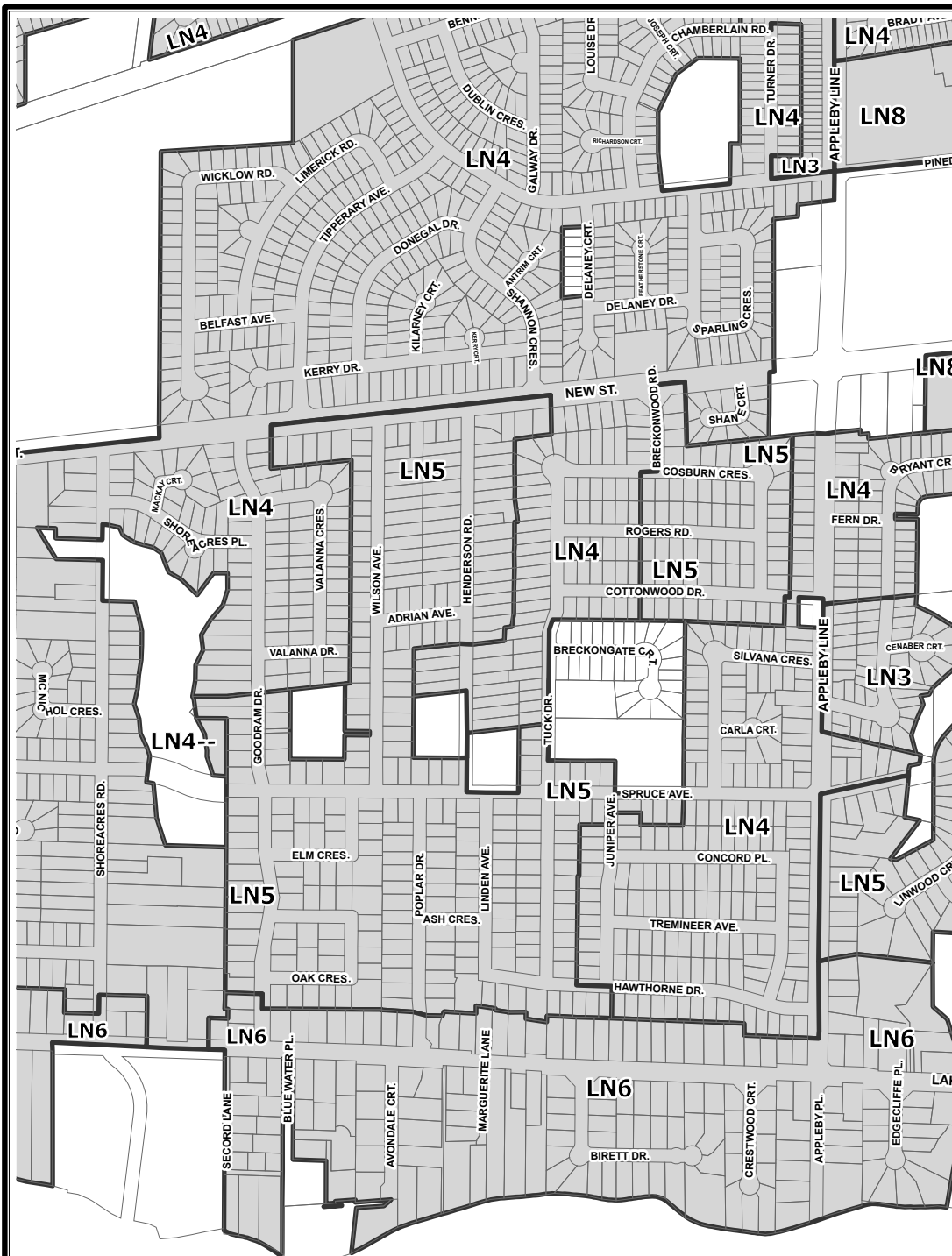
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

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Scale - 1:10,000

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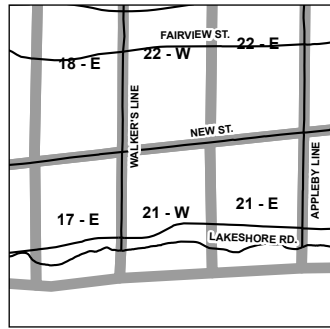
1/26/2026



**Burlington Residential Zoning By-law, Schedule A
MAP NO.21 - W**



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Zones

Residential Zones

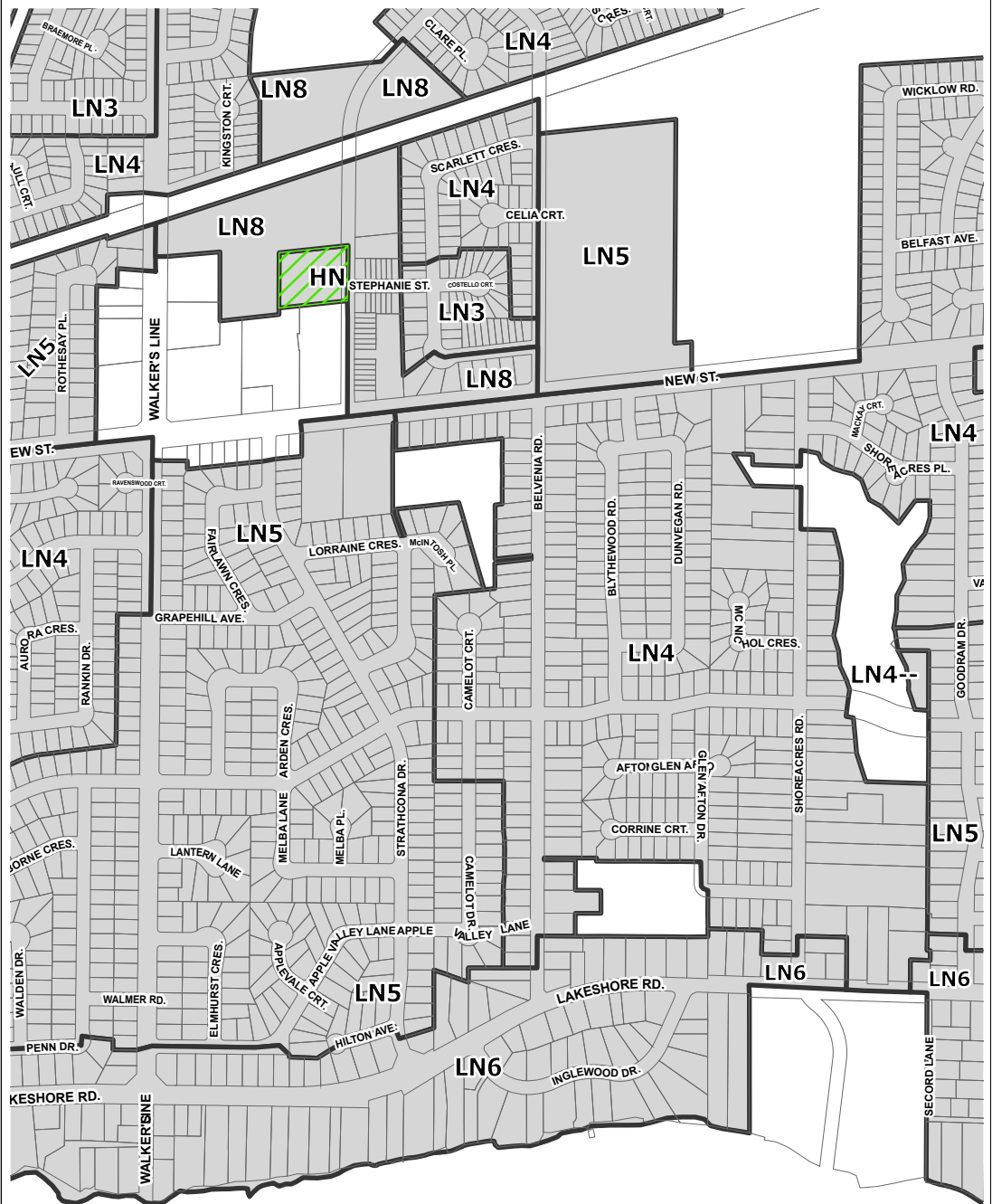
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

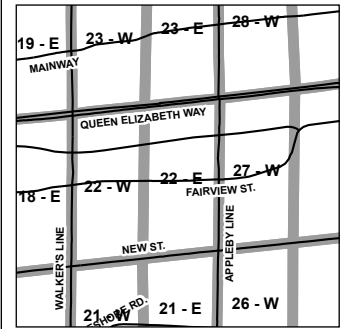


Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

**Burlington Residential Zoning By-law, Schedule A
MAP NO.22 - E**



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Zones

Residential Zones

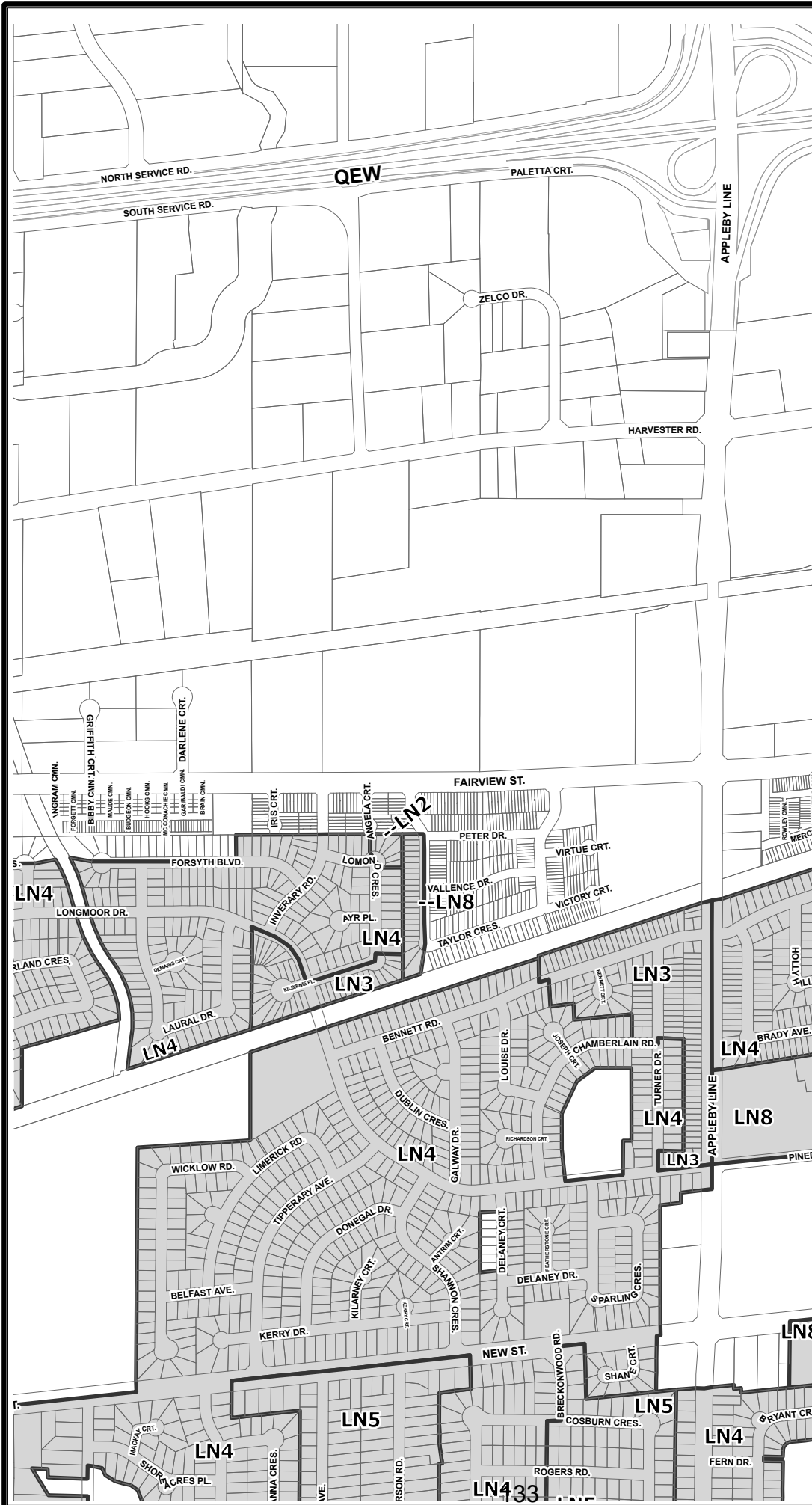
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- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise 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.

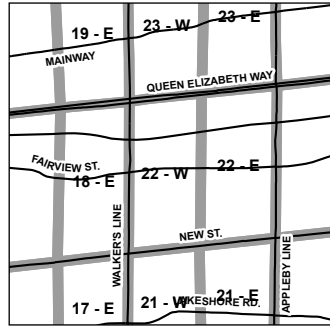
Scale - 1:10,000
1/26/2026



Burlington Residential Zoning By-law, Schedule A MAP NO.22 - W



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Zones

Residential Zones

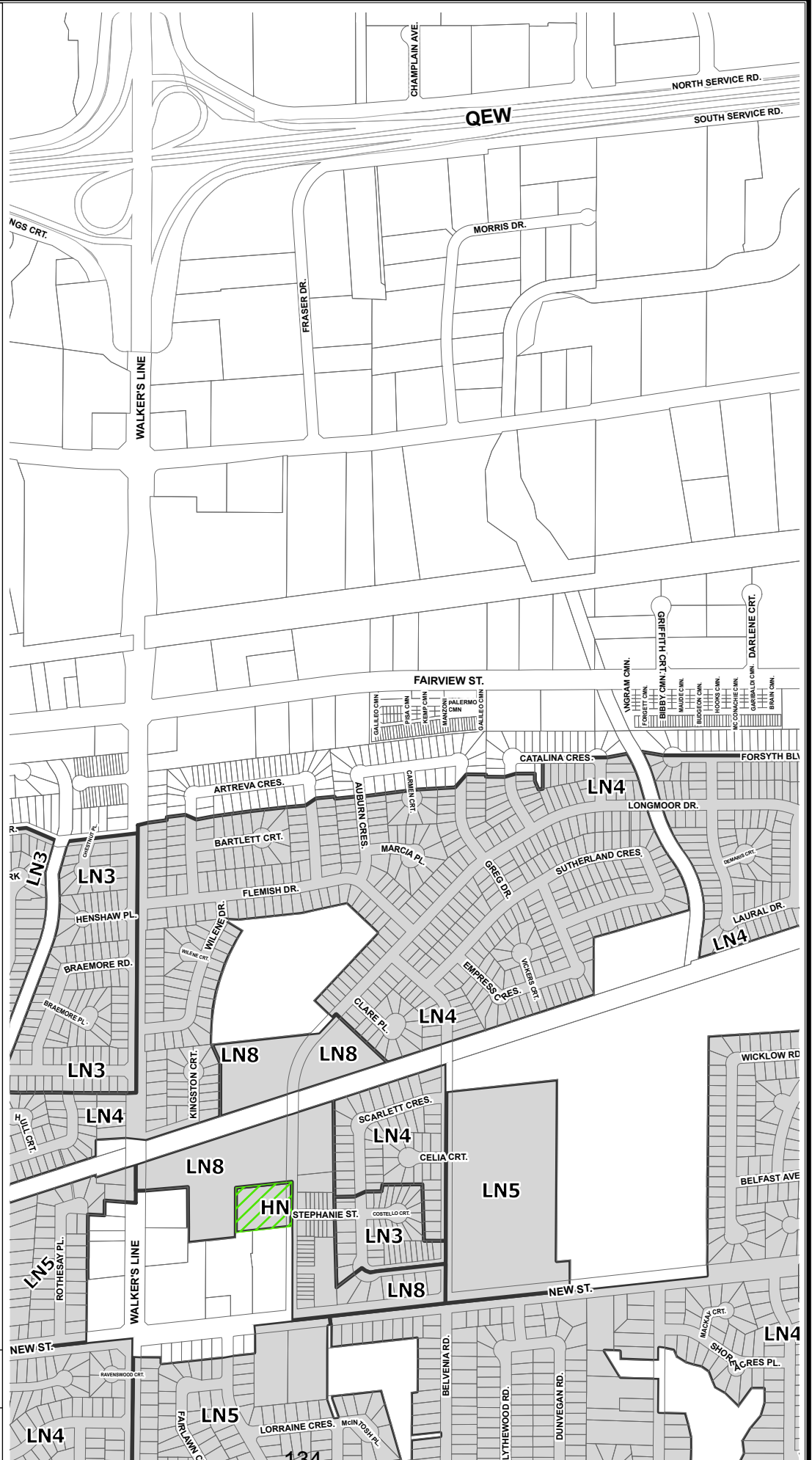
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- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise 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



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Scale - 1:10,000



1/26/2026

Burlington Residential Zoning By-law, Schedule A MAP NO.23 - E



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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

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Scale - 1:10,000

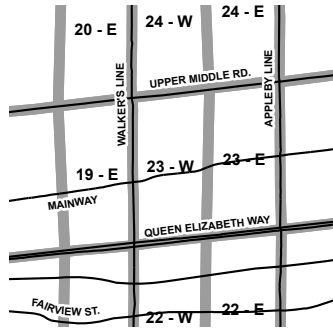
1/22/2026

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Burlington Residential Zoning By-law, Schedule A MAP NO.23 - W

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Zones

Residential Zones

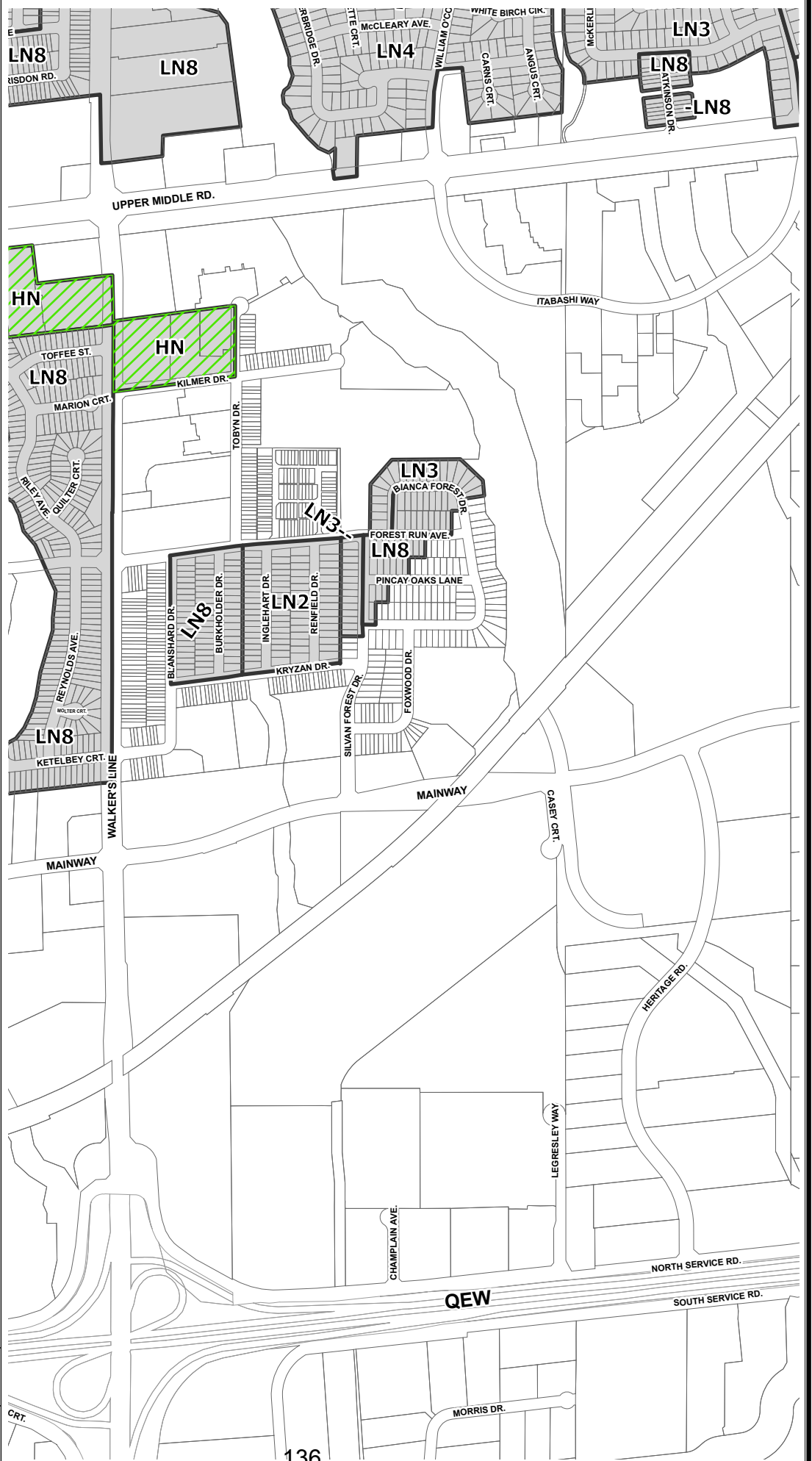
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- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

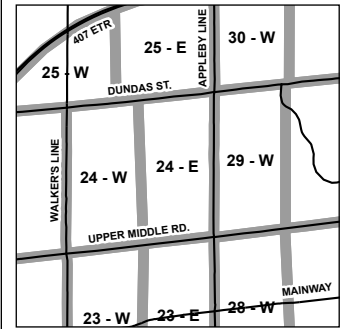
1/23/2026



Burlington Residential Zoning By-law, Schedule A MAP NO.24 - E



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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

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Scale - 1:10,000

1/22/2026

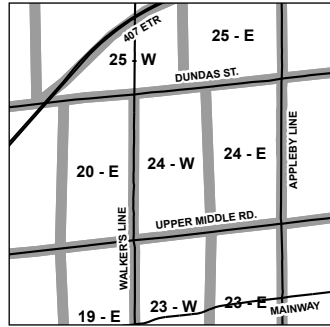
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Burlington Residential Zoning By-law, Schedule A MAP NO.24 - W



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Zones

Residential Zones

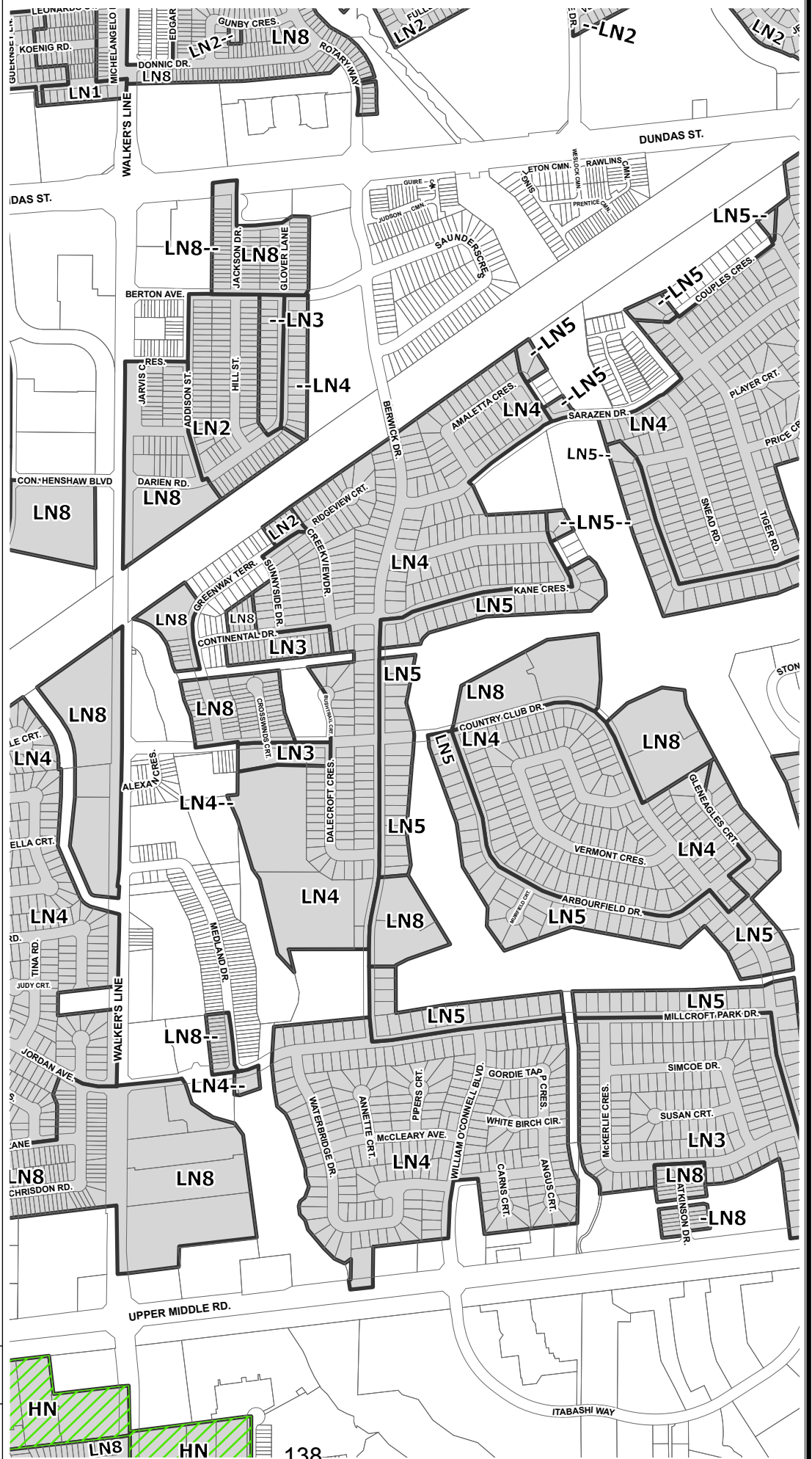
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- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise 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



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Scale - 1:10,000

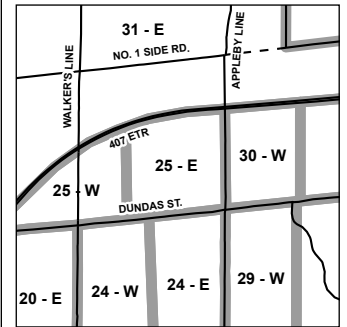


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Burlington Residential Zoning By-law, Schedule A
MAP NO.25 - E



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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



APPLEBY LINE

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

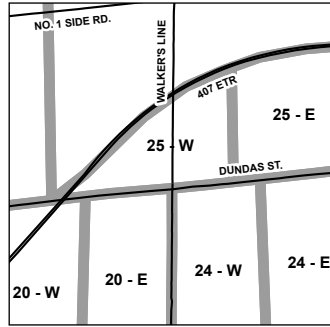
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Burlington Residential Zoning By-law, Schedule A
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Zones

Residential Zones

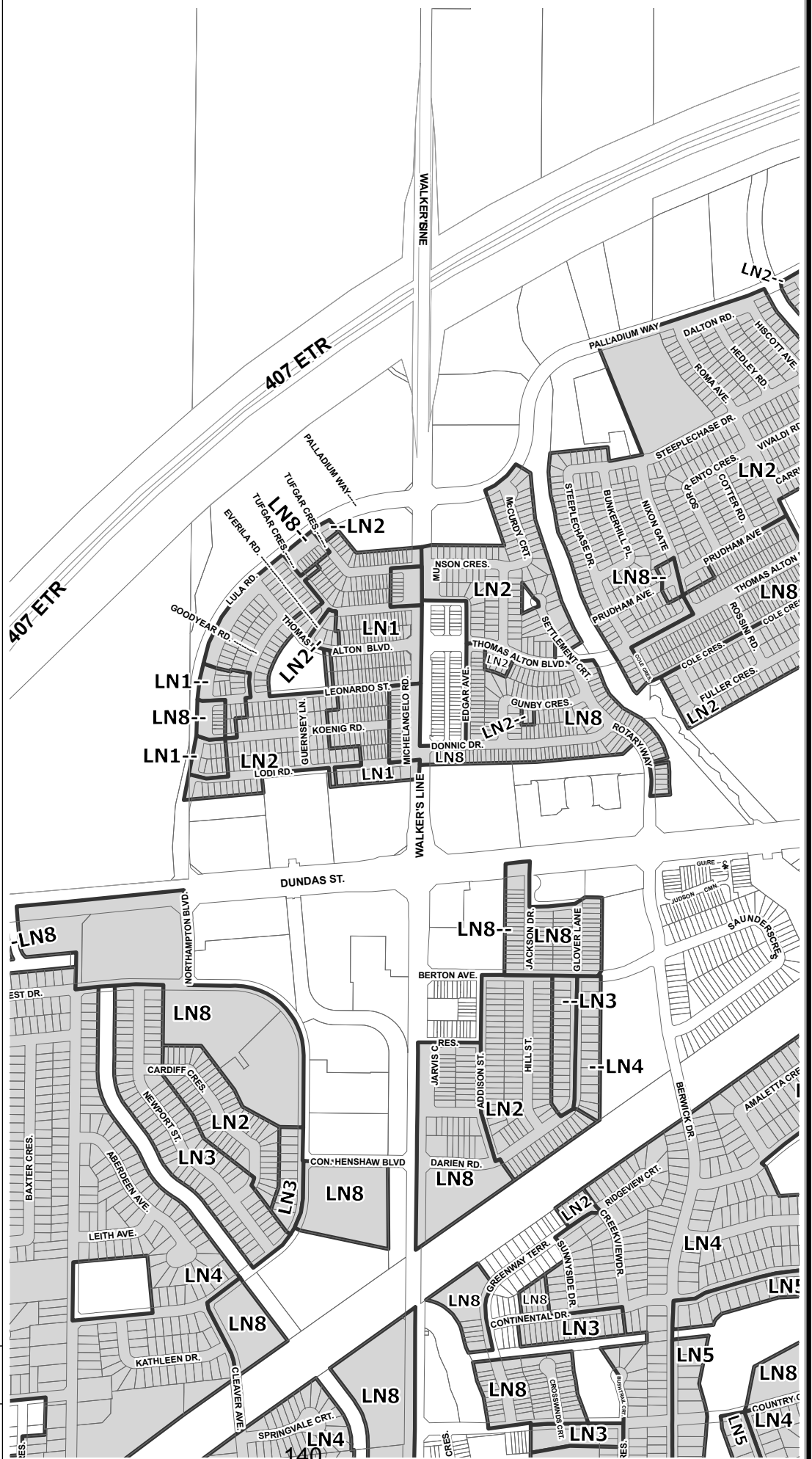
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- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

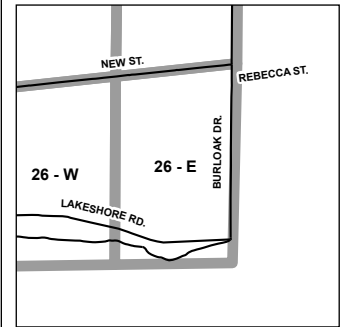


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**Burlington Residential Zoning By-law, Schedule A
MAP NO.26 - E**



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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

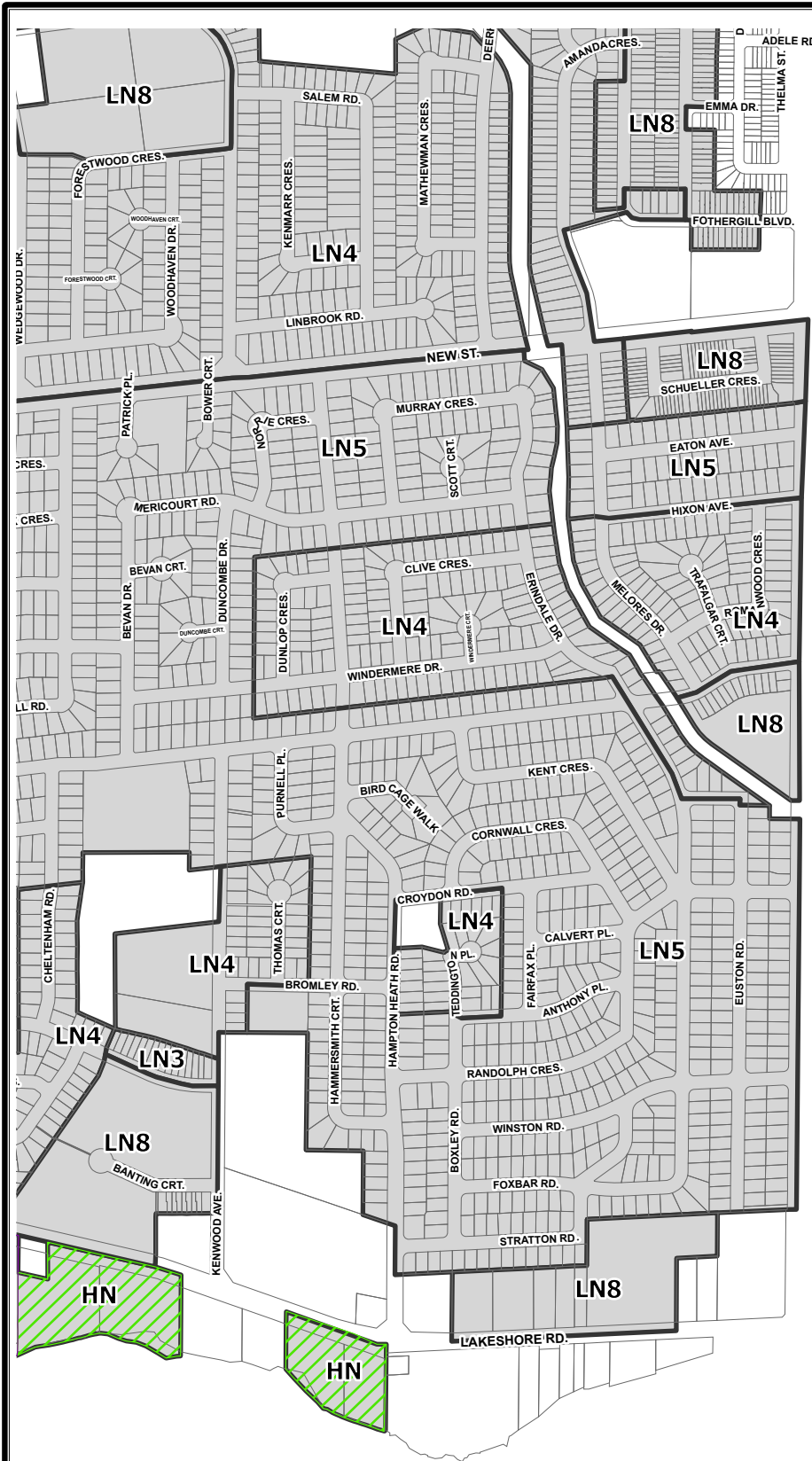
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law Near Rail

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Scale - 1:10,000

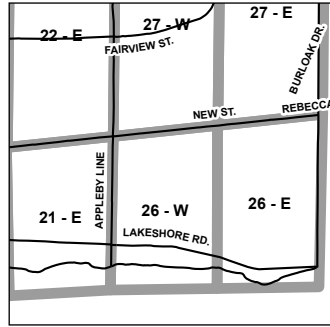
1/26/2026

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**Burlington Residential Zoning By-law, Schedule A
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Zones

Residential Zones

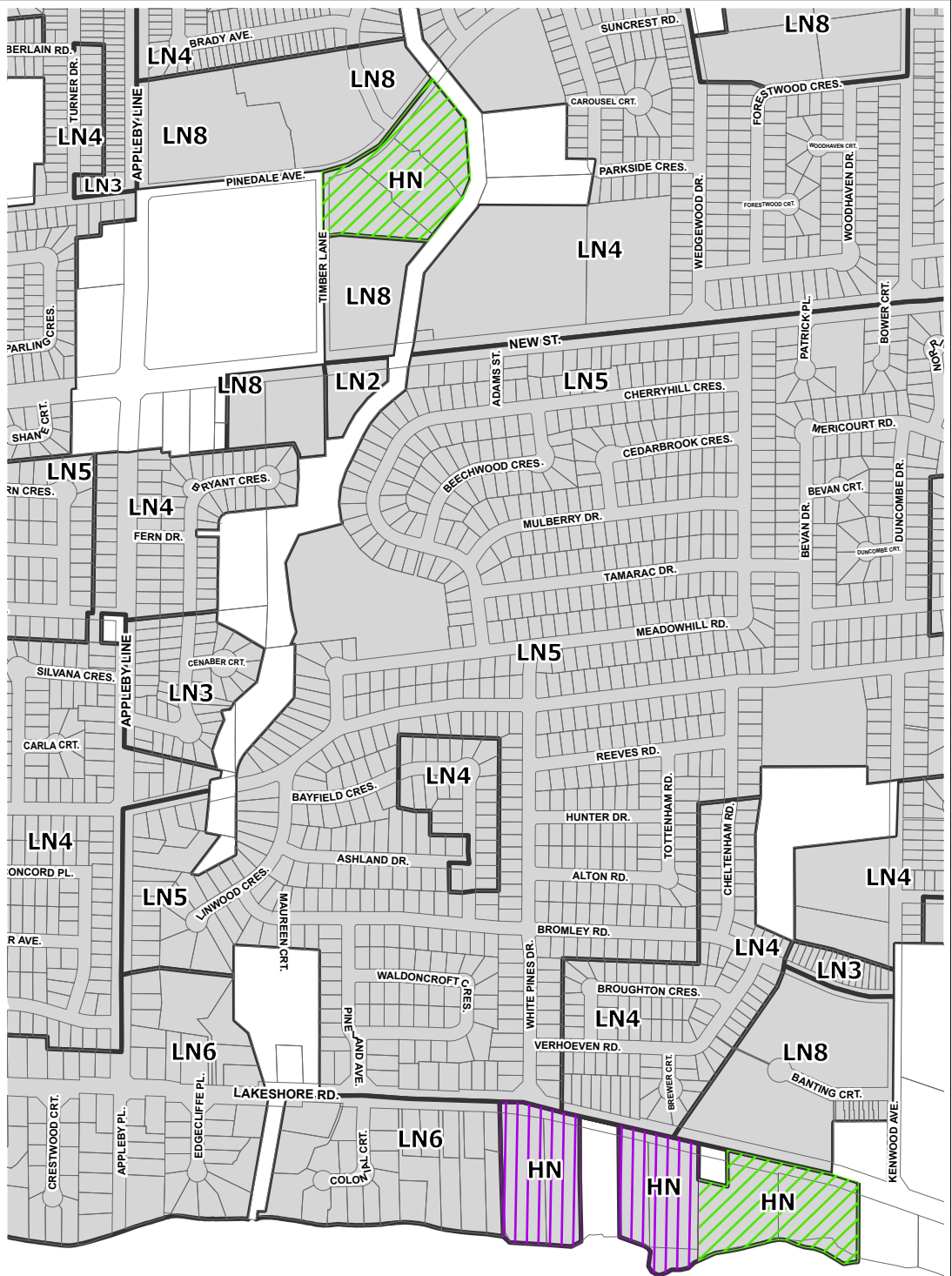
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- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise 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

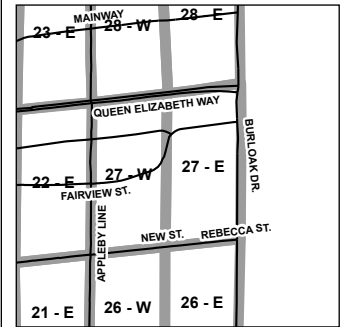


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Burlington Residential Zoning By-law, Schedule A MAP NO.27 - E



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Zones

Residential Zones

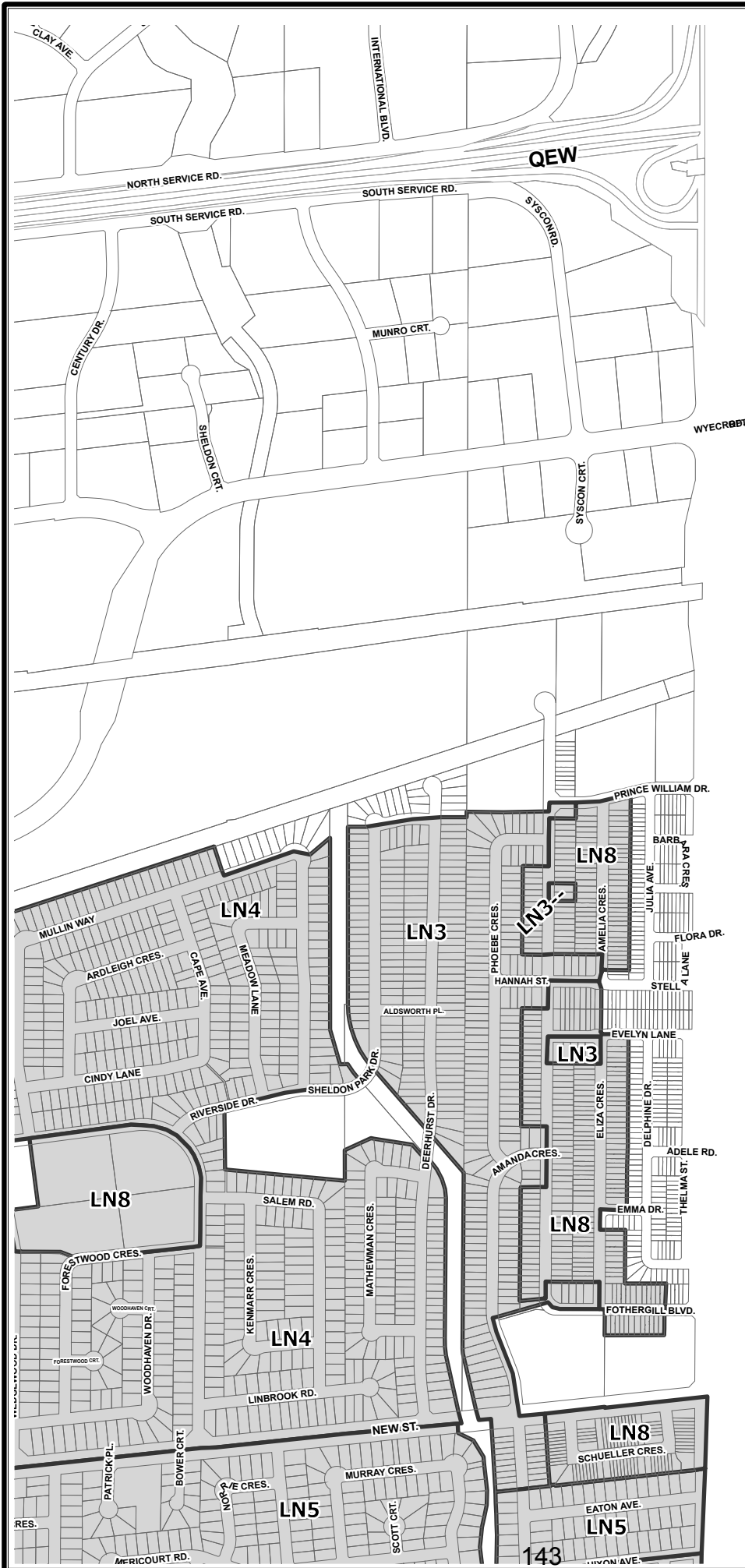
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

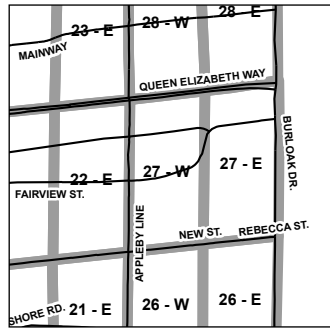
1/22/2026



**Burlington Residential Zoning By-law, Schedule A
MAP NO.27 - W**



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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



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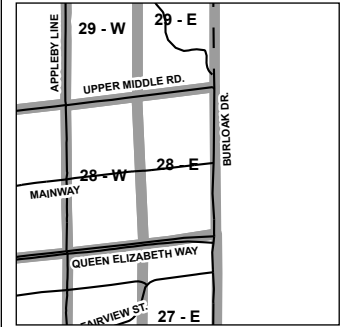
Scale - 1:10,000
1/26/2026



Burlington Residential Zoning By-law, Schedule A
MAP NO.28 - E



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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

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Scale - 1:10,000

1/22/2026

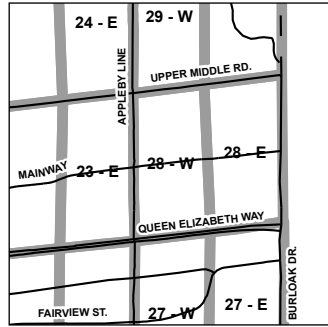
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**Burlington Residential Zoning By-law, Schedule A
MAP NO.28 - W**



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.

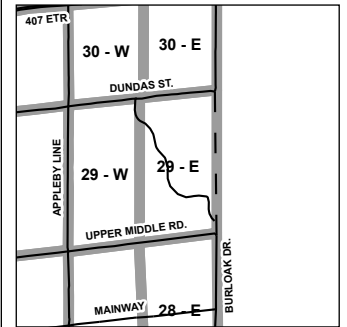
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1/23/2026



**Burlington Residential Zoning By-law, Schedule A
MAP NO.29 - E**



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Zones

Residential Zones

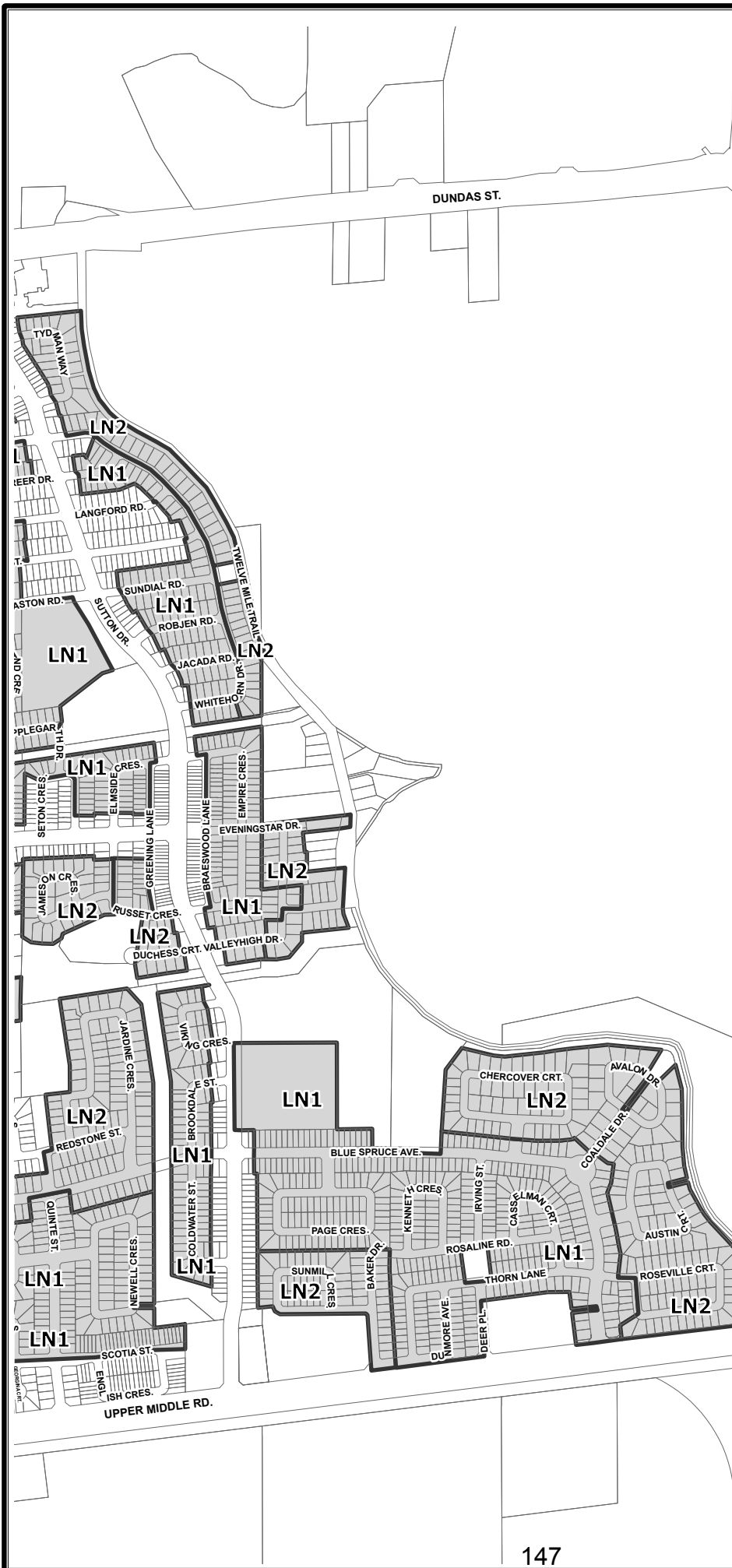
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- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise 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

TERANET

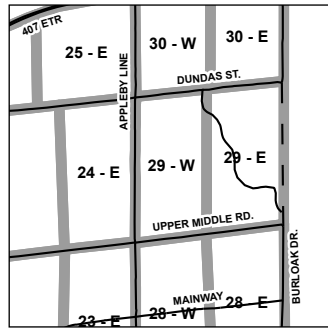
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Burlington Residential Zoning By-law, Schedule A MAP NO.29 - W



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Zones

Residential Zones

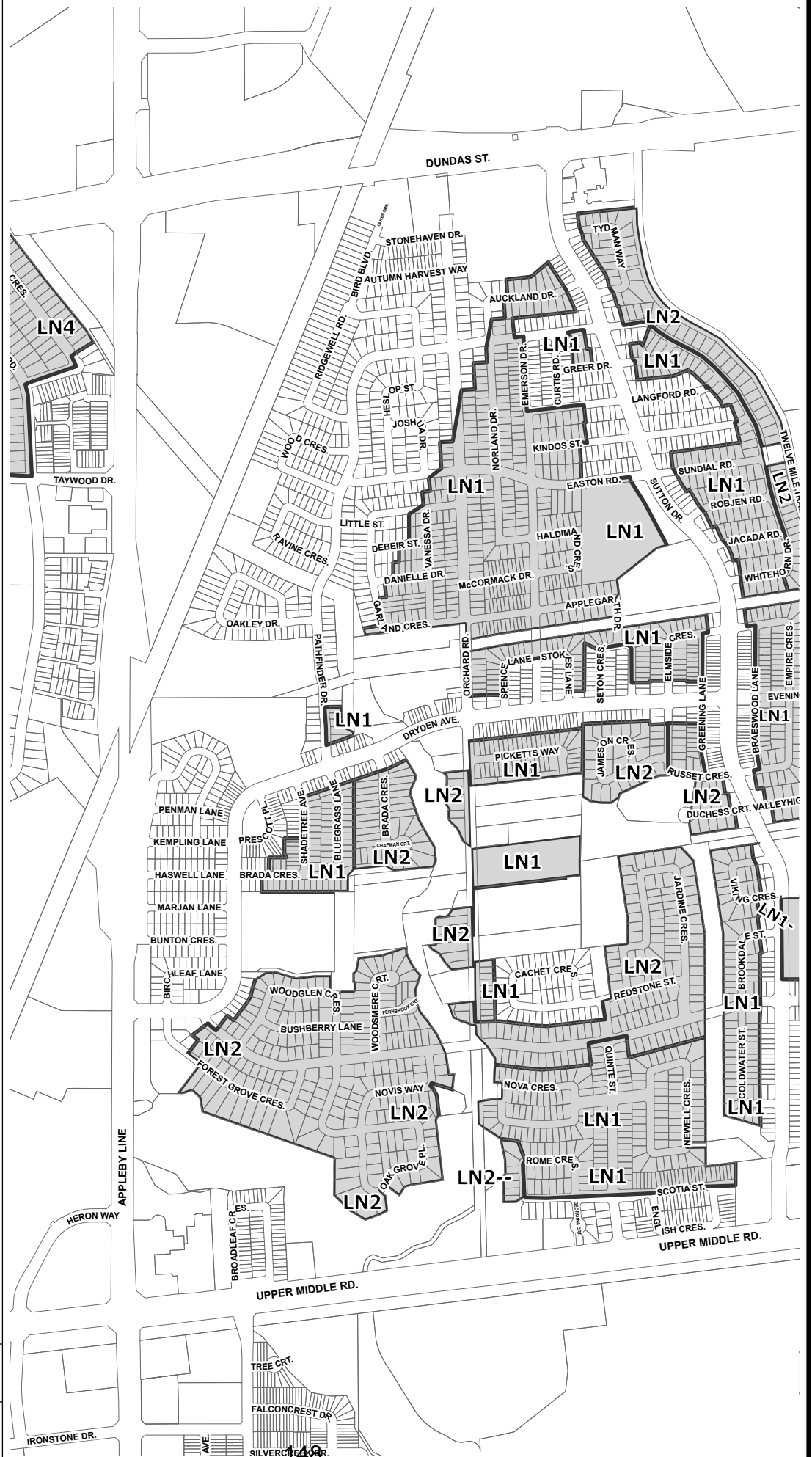
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- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

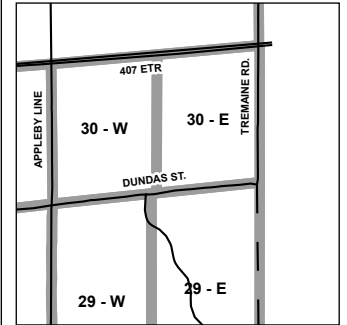


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**Burlington Residential
Zoning By-law, Schedule A
MAP NO.30 - E**



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Zones

Residential Zones

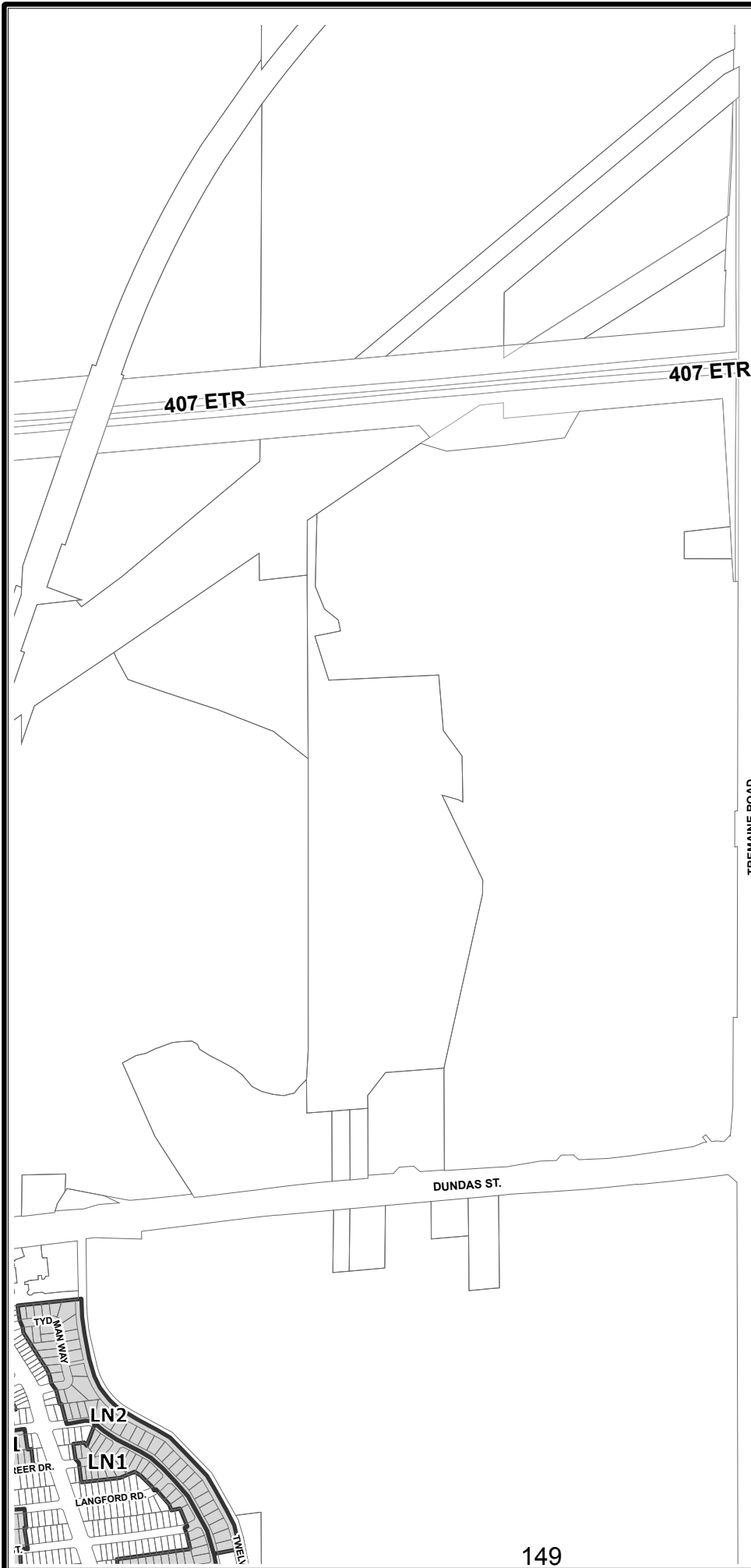
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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.

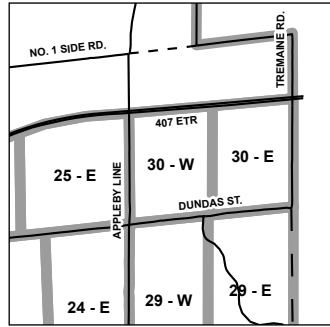
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1/22/2026



Burlington Residential Zoning By-law, Schedule A
MAP NO.30 - W



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Zones

Residential Zones

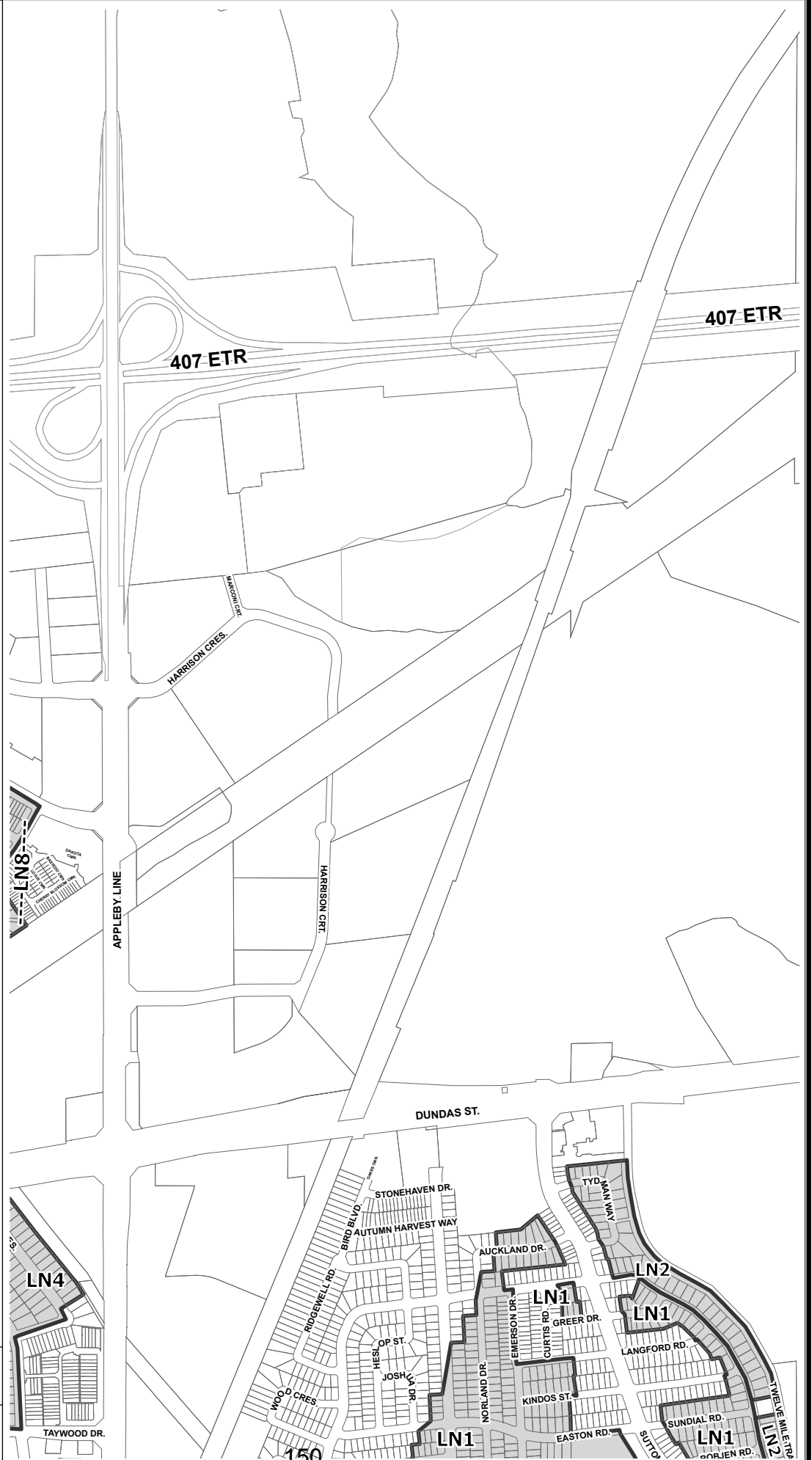
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- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

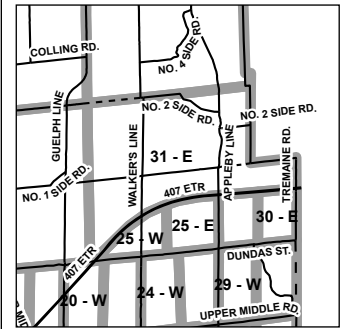


Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

**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

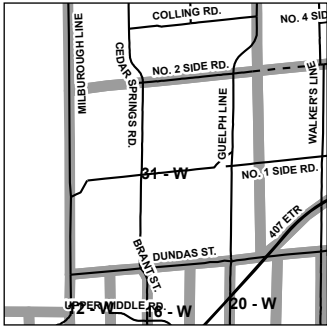
1/26/2026



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

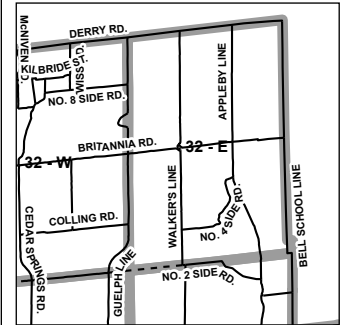


1/27/2026

**Burlington Residential Zoning By-law, Schedule A
MAP NO.32 - E**



Map Index



Zones

Residential Zones

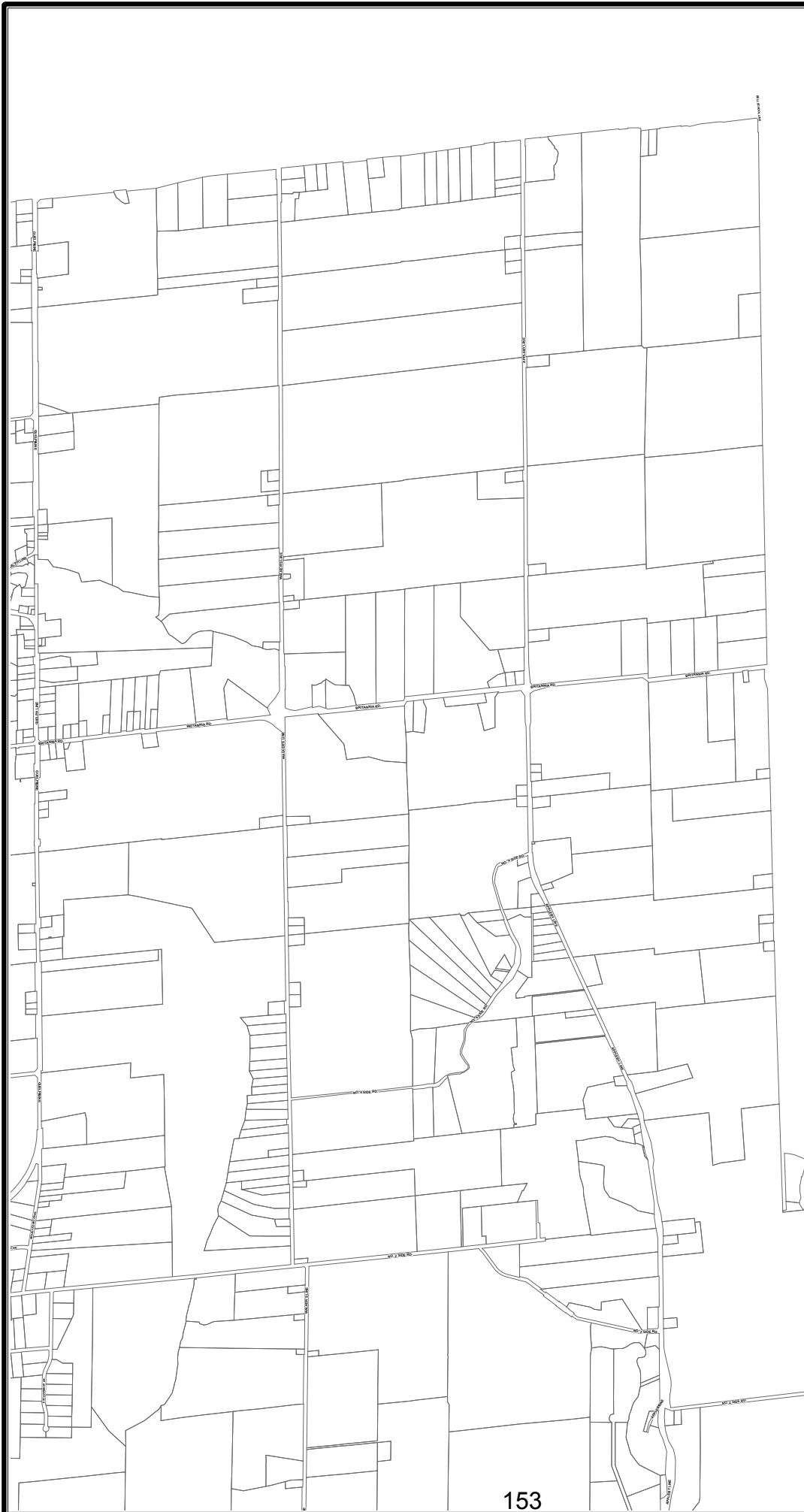
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

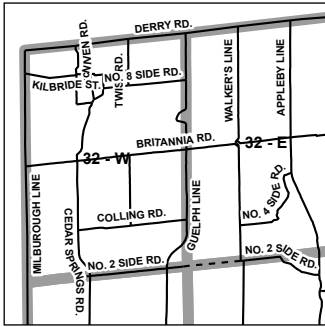
1/22/2026



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

Burlington Residential Zoning By-law, Schedule B, Road Classifications

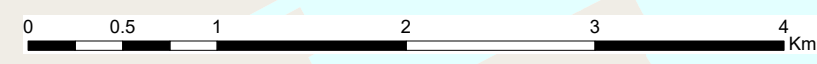
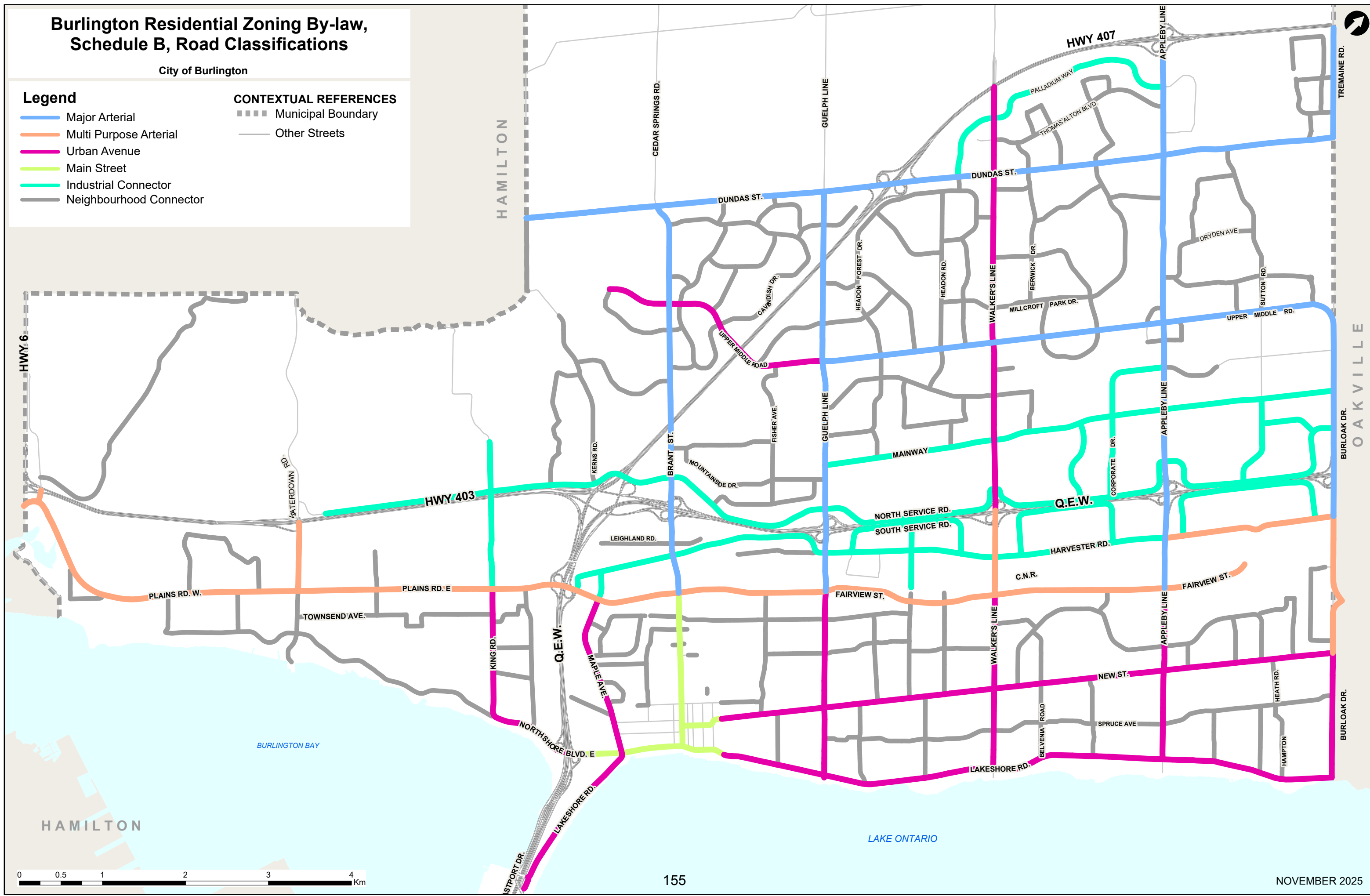
City of Burlington

Legend

- Major Arterial
- Multi Purpose Arterial
- Urban Avenue
- Main Street
- Industrial Connector
- Neighbourhood Connector

CONTEXTUAL REFERENCES



- Municipal Boundary
- Other Streets



Burlington Residential Zoning By-law, Appendix A, Approximate Location of Conservation Authority Regulation Limits

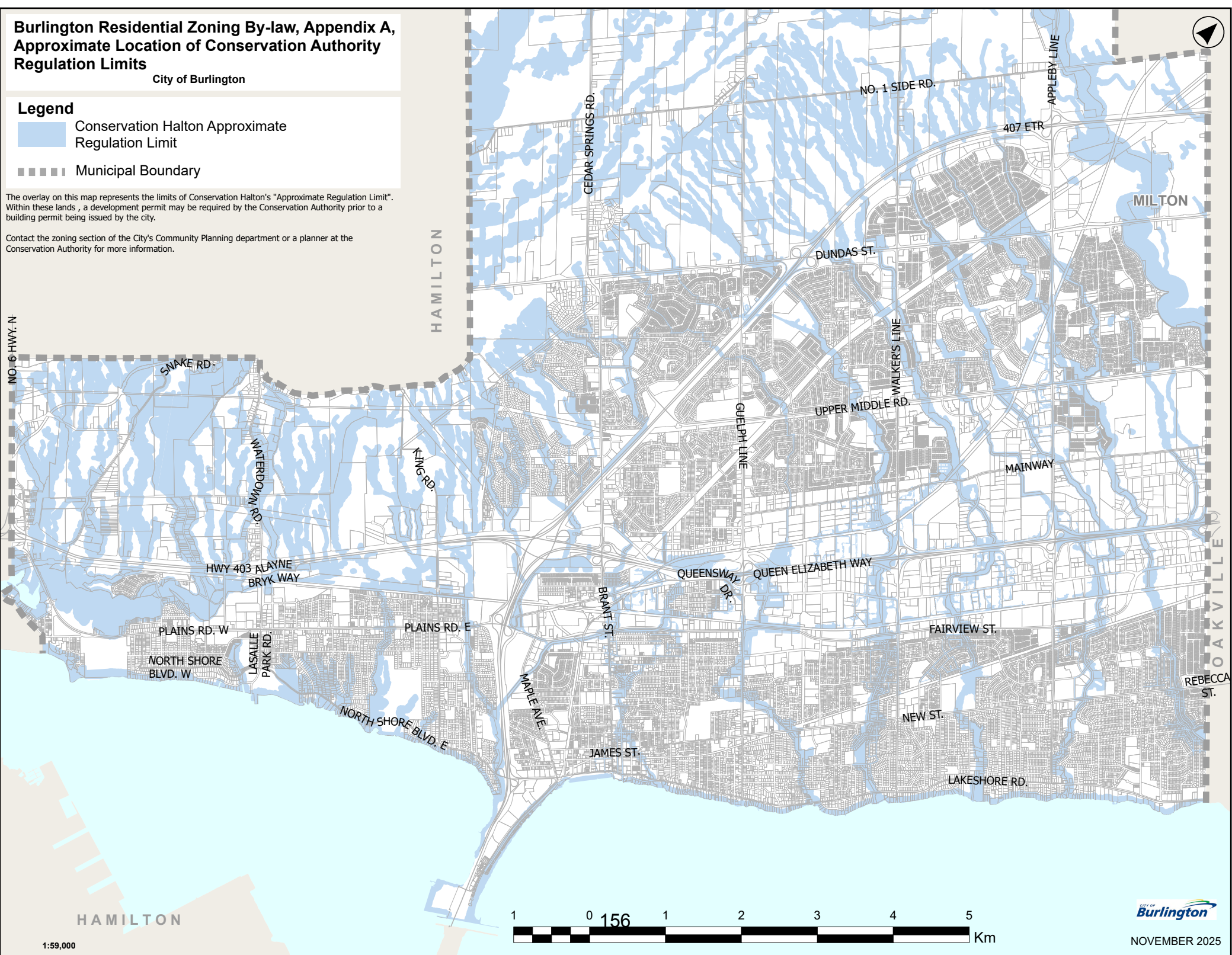
City of Burlington

Legend

-  Conservation Halton Approximate Regulation Limit
-  Municipal Boundary

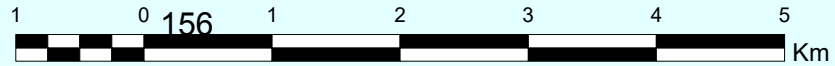
The overlay on this map represents the limits of Conservation Halton's "Approximate Regulation Limit". Within these lands, a development permit may be required by the Conservation Authority prior to a building permit being issued by the city.

Contact the zoning section of the City's Community Planning department or a planner at the Conservation Authority for more information.



HAMILTON




1:59,000



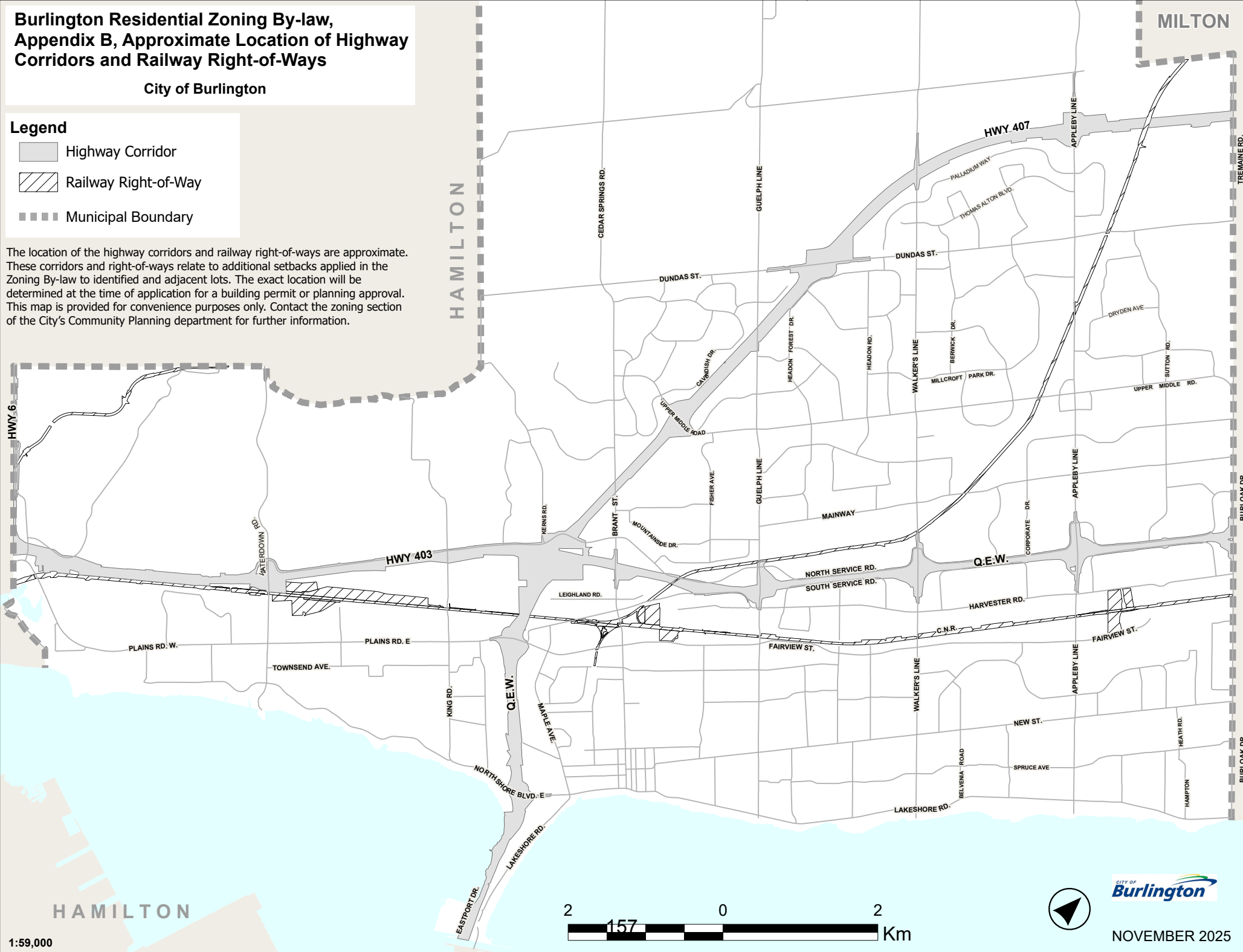
Burlington Residential Zoning By-law, Appendix B, Approximate Location of Highway Corridors and Railway Right-of-Ways

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.



Burlington Residential Zoning By-law, Appendix C, Approximate Location of Pipeline Right-of-Ways

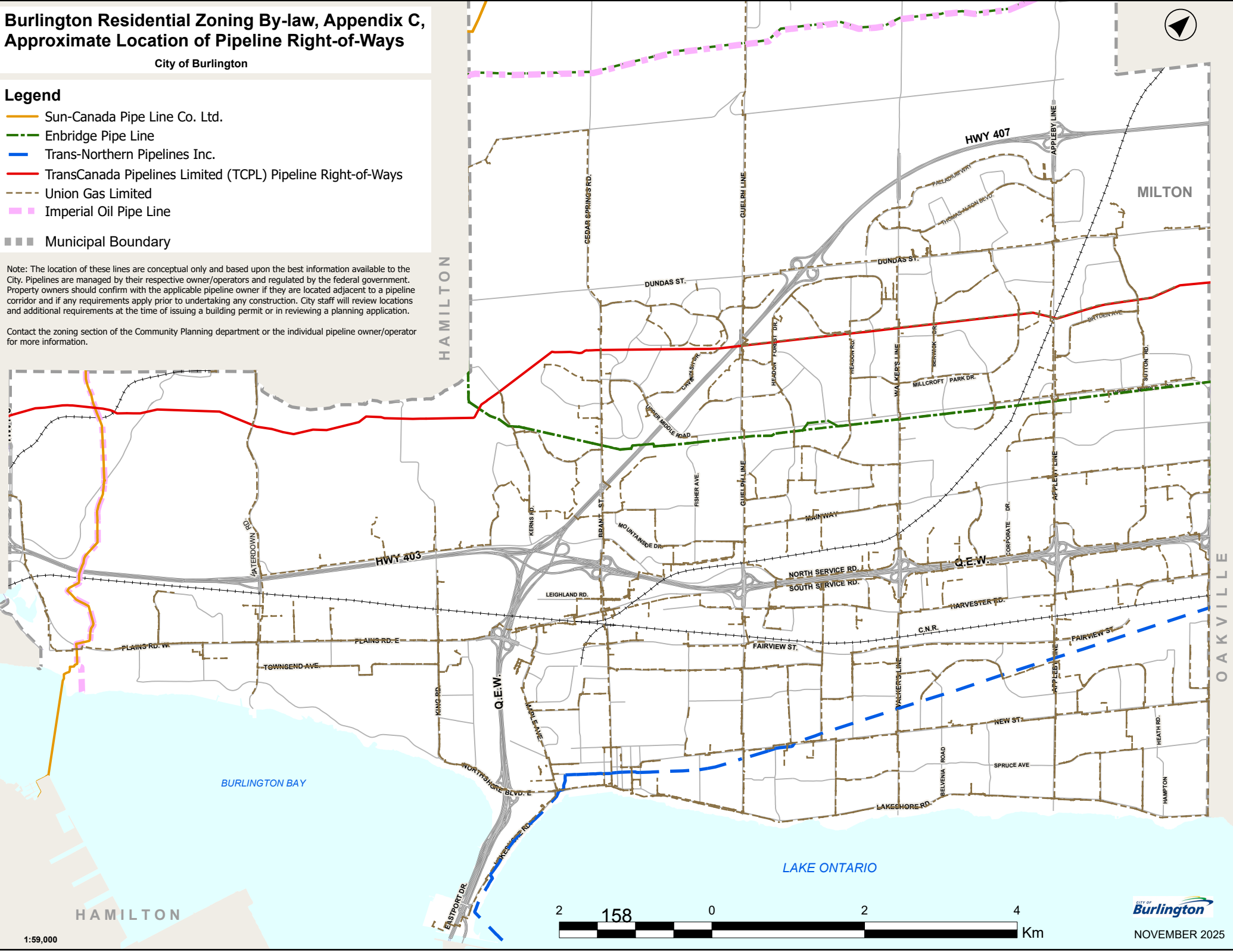
City of Burlington

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.



Burlington Residential Zoning By-law Near Rail

City of Burlington

March 2026

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Establishment of Zones and Uses

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.

Establishment of Zones and Uses

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 **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 **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 legally established on the effective date of this By-law.

Establishment of Zones and Uses

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;

Establishment of Zones and Uses

- 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

- 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.
- 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.

Establishment of Zones and Uses

- c) For the purpose of Section 1.16 b), “complete application”:
 - i) Means an application 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.
- 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.
- e) Sections 1.16 a) and b) shall not apply beyond the issuance of the final building permit.
- 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

- 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.
- b) Section 1.17 a) is repealed in its entirety three years after the effective date of this By-law.

Establishment of Zones and Uses

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;

Establishment of Zones and Uses

- 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 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 **lot 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 **yards, 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*.

Establishment of Zones and Uses

- 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**.

Interpretation

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**.

Interpretation

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) “m²” 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 and calculations 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;

Interpretation

- 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 otherwise stated in this By-law, 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.

Definitions

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**

Definitions

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**.

Definitions

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.

Definitions

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

Definitions

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 the **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 **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.

Definitions

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**.

Definitions

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**.

Definitions

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.

Definitions

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: 1) **buildings**; 2) **porches**; 3) **decks** containing a **basement** under the platform; and, 4) **accessory buildings and structures**. **Lot coverage** is measured to the outside of the exterior walls or posts, 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**.

Definitions

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.

Definitions

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**.

Definitions

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**.

Definitions

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**.

Definitions

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**.

Definitions

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)

Definitions

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 a 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.

Definitions

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.

Definitions

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 **lot lines** to the nearest wall of a **building** above or below **grade** shall be used.

Definitions

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.

General Provisions

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:

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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
Minimum setback to the exterior side lot line	Same as minimum required exterior side yard for the principal building
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**.

General Provisions

- 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 adjoined.
 - ii) Maximum projection from exterior wall: 3 metres.

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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**.

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- 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**.

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- 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**.

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- 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.

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- 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.

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- 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.

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- 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**.

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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 .
Minimum setback to the exterior side lot line	Same as minimum required exterior side yard for the principal building .
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.

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- 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**.

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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**.

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- 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.

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- 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 **lot 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**.

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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 **lot 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.

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- 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:

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- 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, **antenna system**, 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

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- 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.

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- 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;

General Provisions

- 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**;

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- 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.

Parking and Loading

Part 6: Parking and Loading

6.1 Off-Street Parking and Loading Space Requirements

- a) Whenever a new **development** occurs or whenever a **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

Parking and Loading

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.

Parking and Loading

- 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**.

Parking and Loading

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.

Parking and Loading

- 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.

Parking and Loading

- 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**.

Parking and Loading

Table 6: Bicycle Parking Space Requirements

Use	Bicycle parking spaces, short term – minimum required	Bicycle parking spaces, long 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	4 spaces minimum	No 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

Parking and Loading

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 a 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.

Parking and Loading

- 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.

Residential Zones

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.

Residential Zones

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.

Residential Zones

- (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 m ⁽¹⁾	4.5 m ⁽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⁾

Residential Zones

	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**.

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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**.

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- (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**.

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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.

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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

Residential Zones

	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**

Residential Zones

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 m	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

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	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.

Residential Zones

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	Storeys 1 to 3: 7.5 m Storeys 4 to 6: 16.5 m Storeys 7 and above: 25.5 m
ii. All other cases	7.5 m
Minimum Interior Side Yard	
i. Where abutting an LN1 to LN7 Zone	Storeys 1 to 3: 5.5 m Storeys 4 to 6: 14.5 m Storeys 7 and above: 25 m
ii. All other cases	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

Residential Zones

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.

Holding Zone Requirements

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

Holding Zone Requirements

- 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:

Holding Zone Requirements

- 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:

Holding Zone Requirements

- 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.

Site-Specific Exceptions

Part 9: Site-Specific Exceptions

Note: This section has been intentionally left blank.

Maps

Part 10: Maps

Schedule A: Zoning Maps

Schedule B: Road Classifications

Appendices

Appendices to the By-law (Not Operative Parts of the By-law)

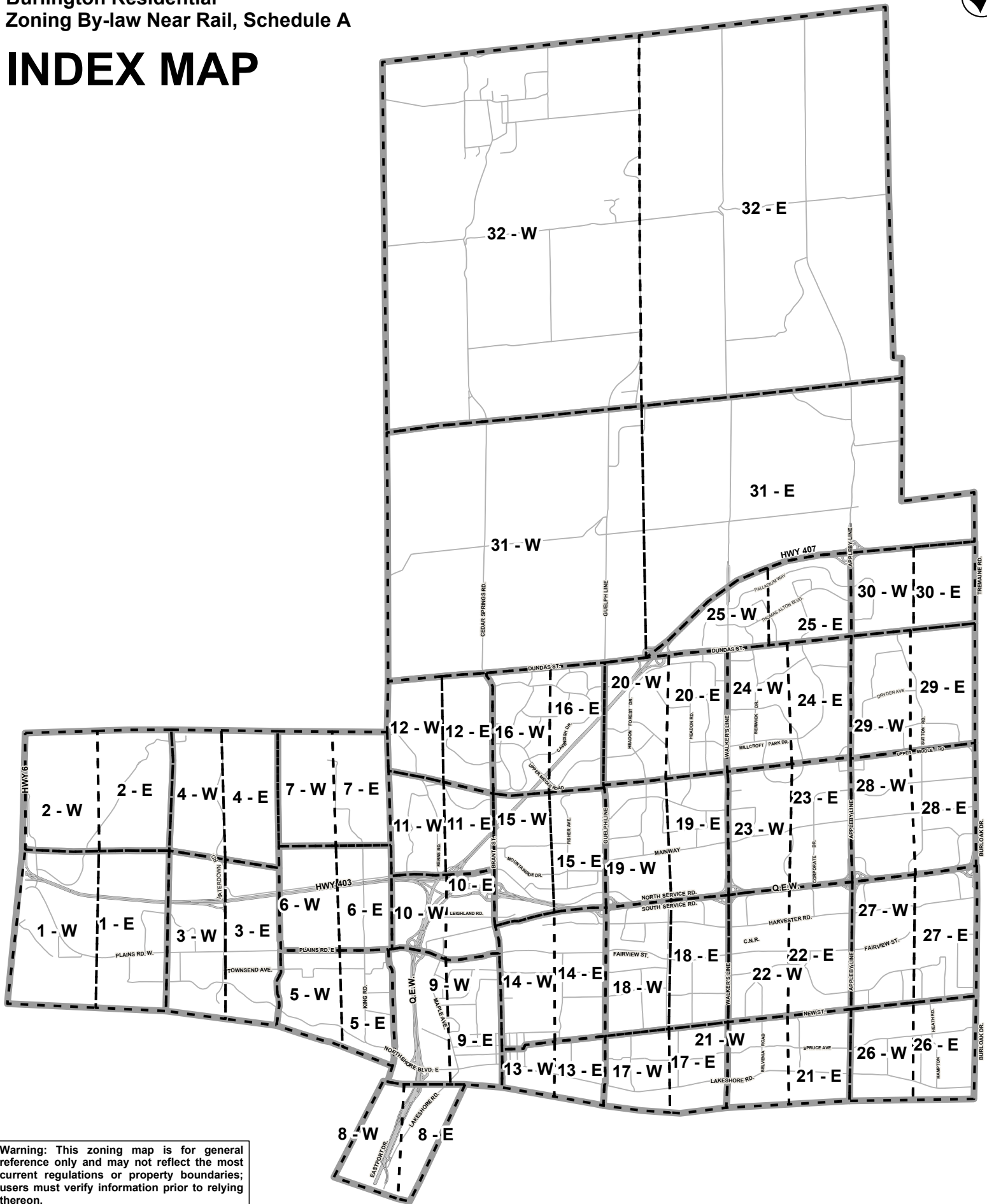
Appendix A: Approximate location of Conservation Authority Regulation Limit

Appendix B: Approximate location of highway and railway right-of-ways

Appendix C: Approximate location of pipeline right-of-ways



INDEX MAP

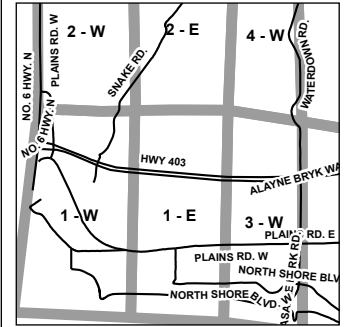


Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Burlington Residential Zoning By-law Near Rail, Schedule A
MAP NO.1 - E



Map Index



Zones

Residential Zones

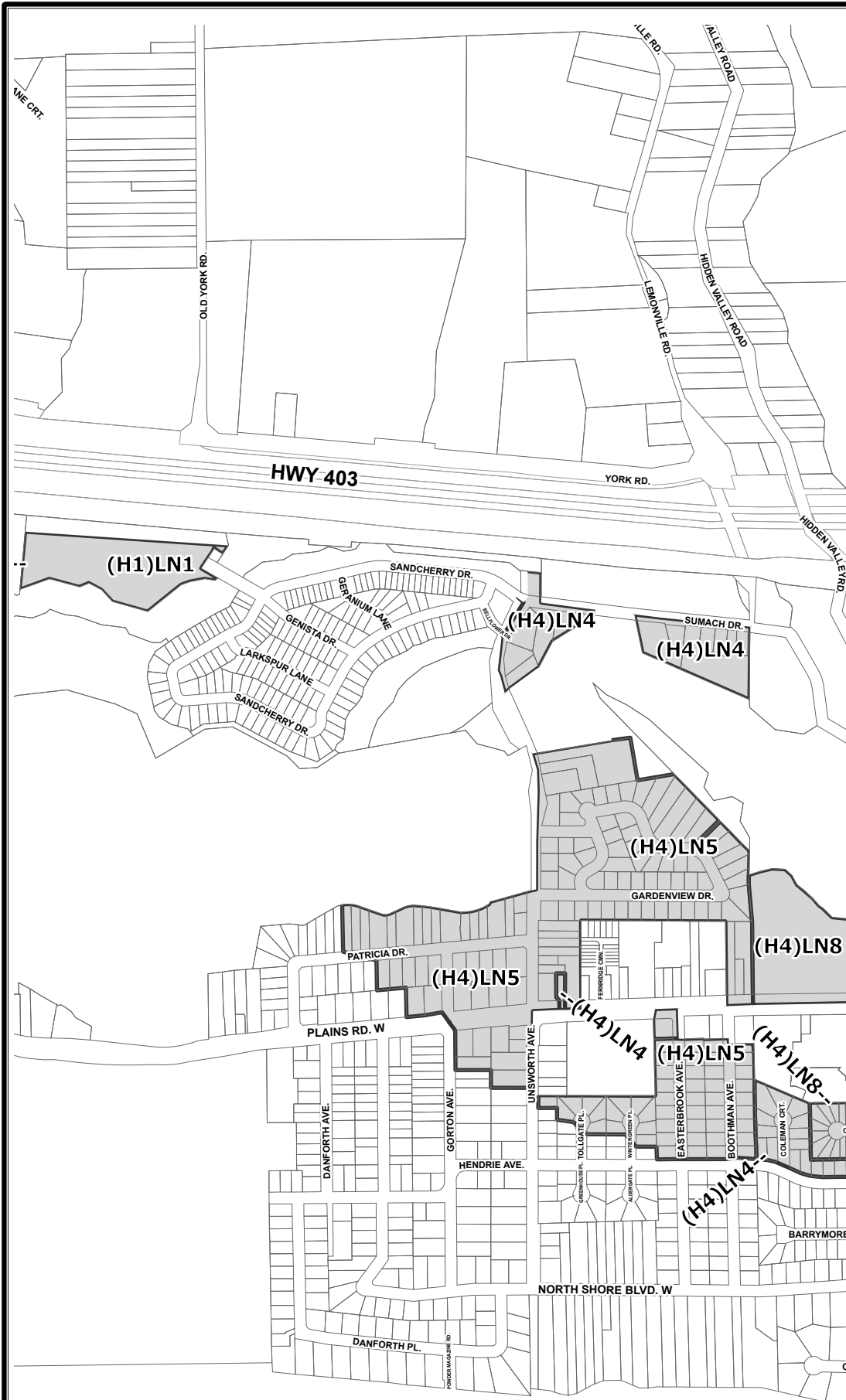
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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.

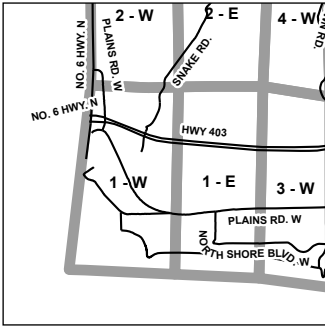
Scale - 1:10,000
 1/22/2026



**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.1 - W**



Map Index



Zones

Residential Zones

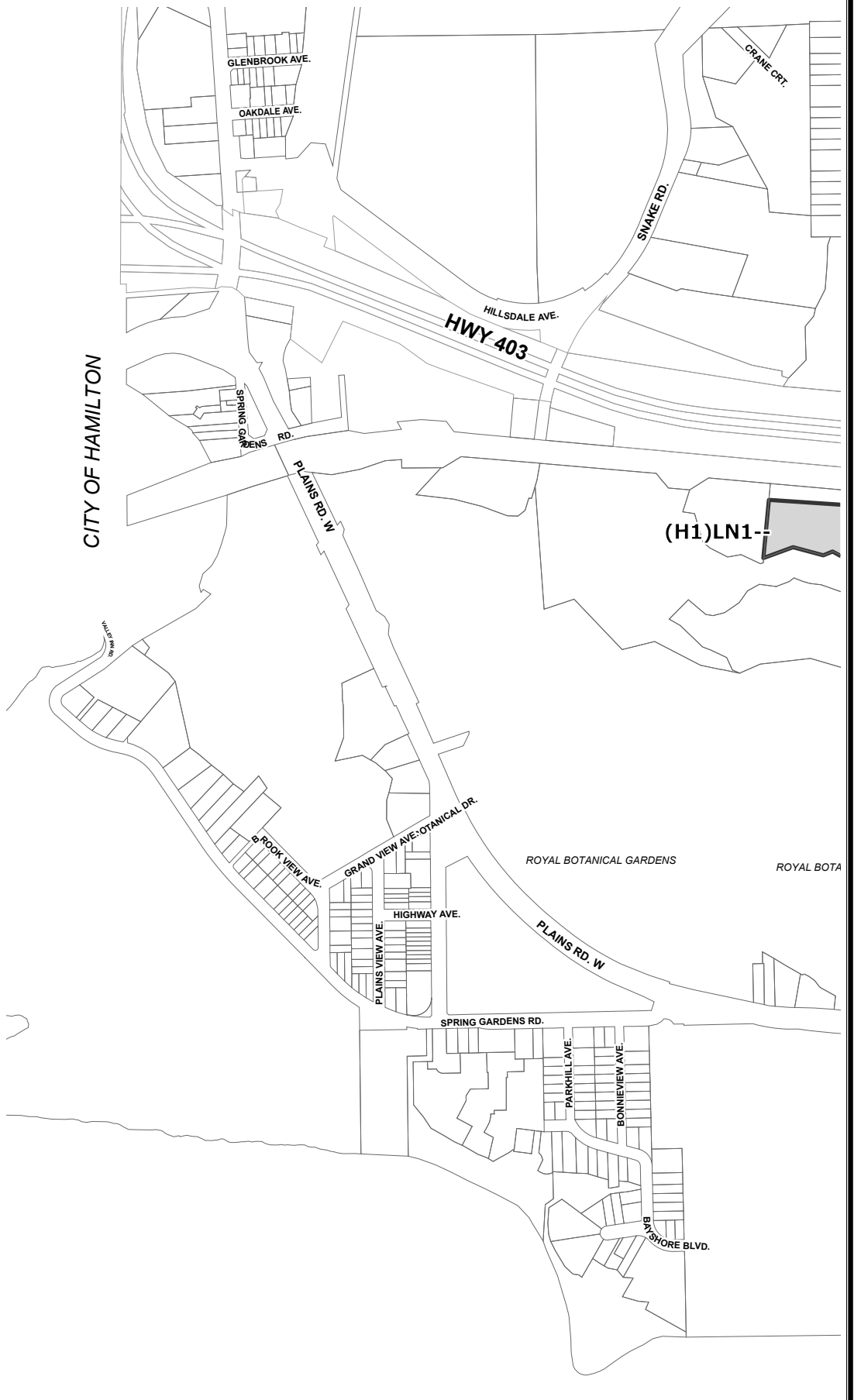
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

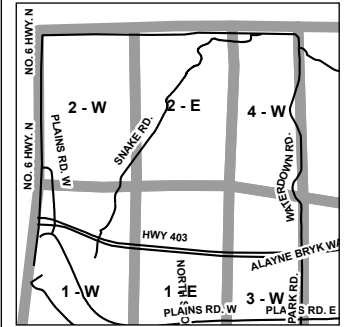


1/23/2026

**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**

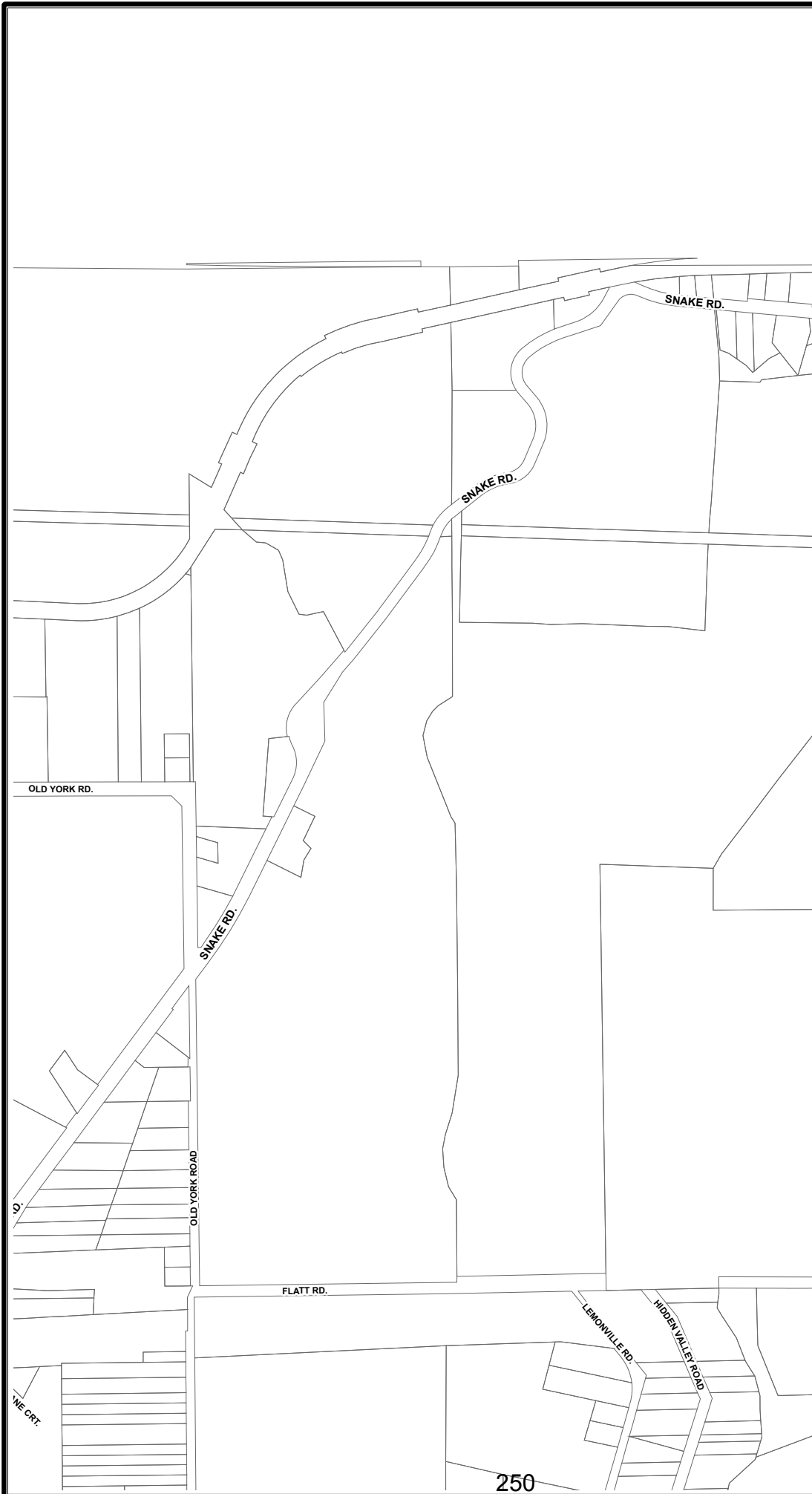
- Lands Subject to Zoning By-law
2020 or Burlington Residential
Zoning By-law

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

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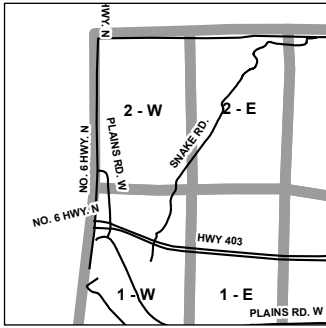


**Burlington Residential Zoning
By-law Near Rail, Schedule A**

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

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Scale - 1:10,000



1/23/2026

CITY OF HAMILTON

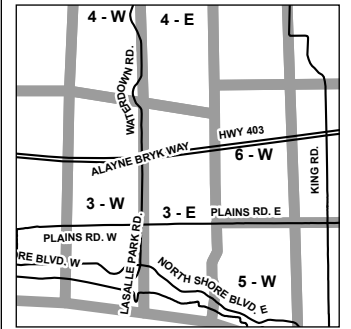
CITY OF HAMILTON



**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**

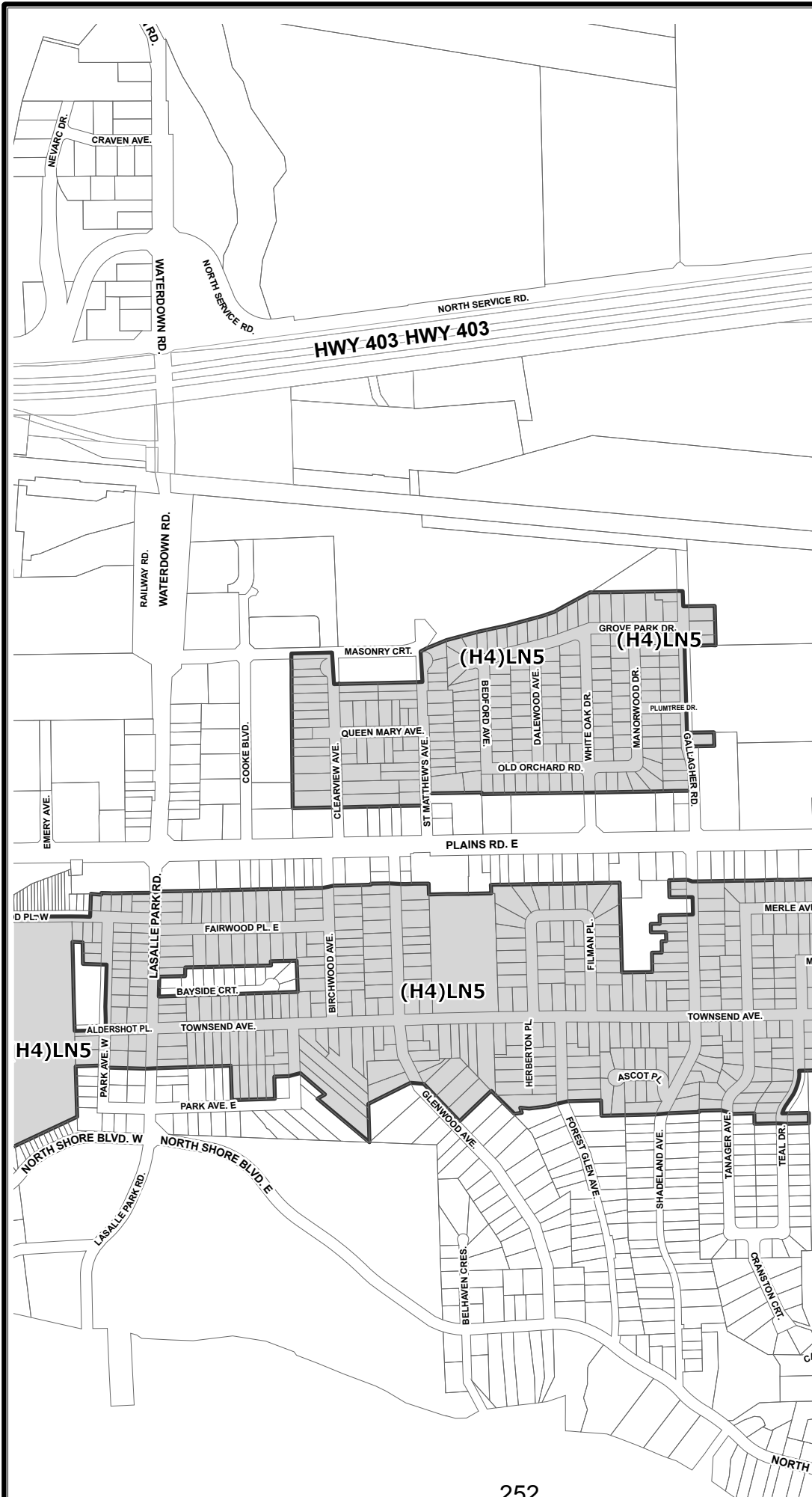
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

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

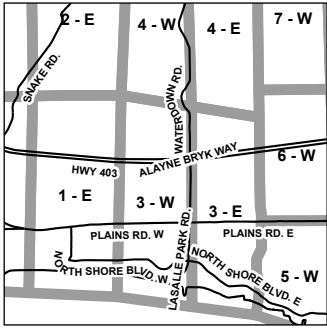
1/22/2026

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**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.3 - W**

Map Index



Zones

Residential Zones

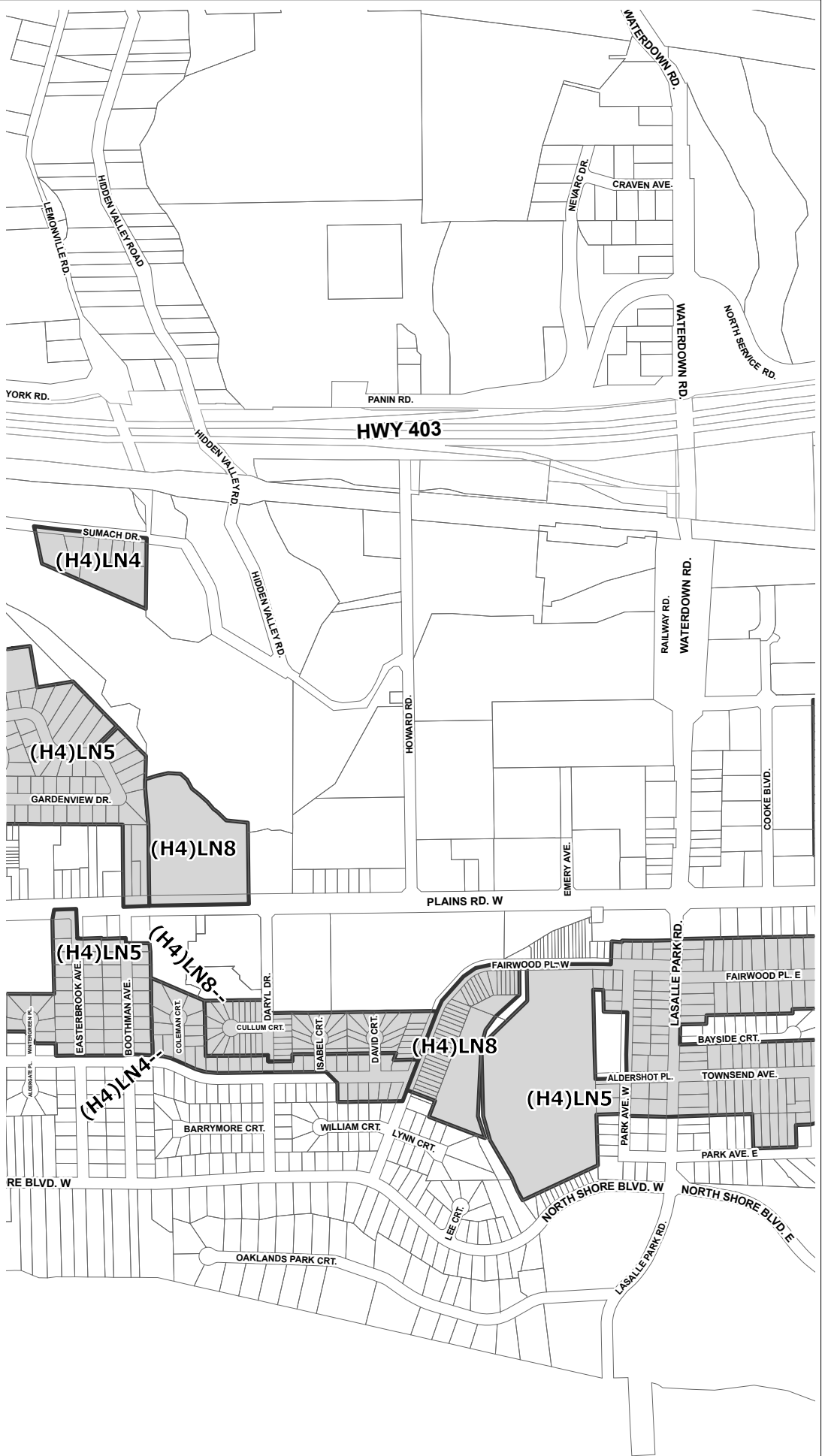
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

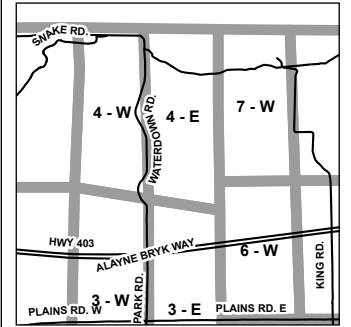


1/26/2026

**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

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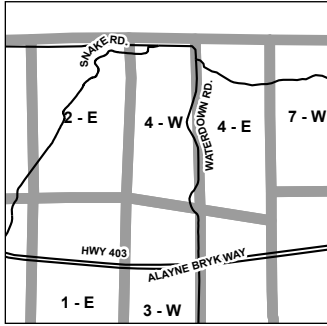


**Burlington Residential Zoning
By-law Near Rail, Schedule A**

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

HAMILTON



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Scale - 1:10,000

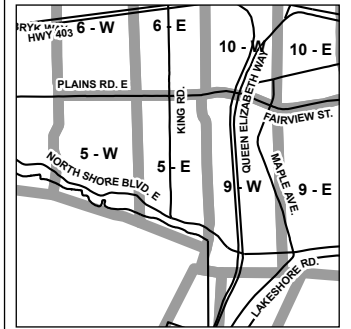


1/23/2026

**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**

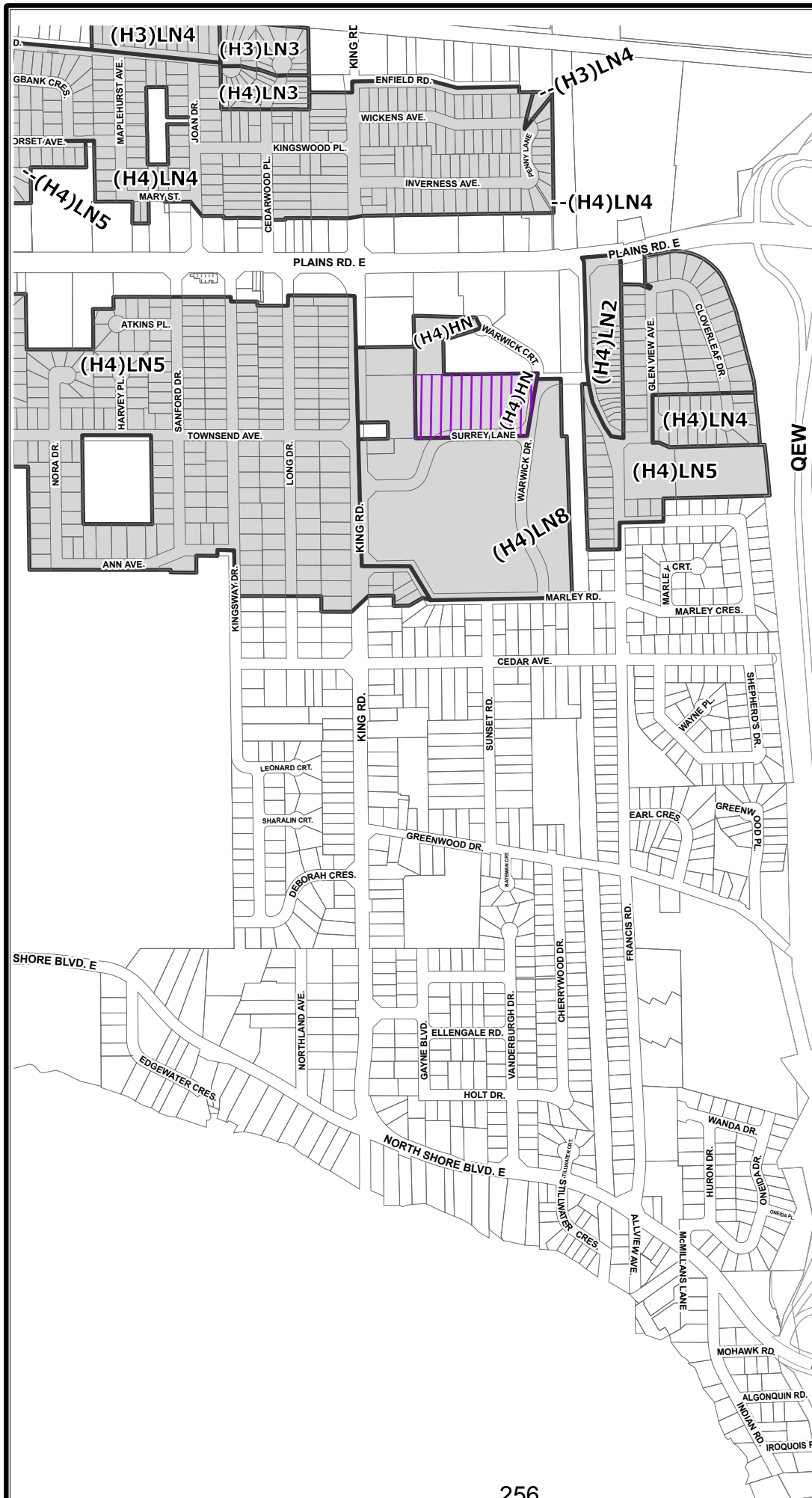
Lands Subject to Zoning By-law
2020 or Burlington Residential
Zoning By-law

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

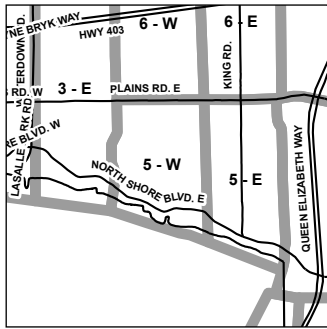
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**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.5 - W**

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Zones

Residential Zones

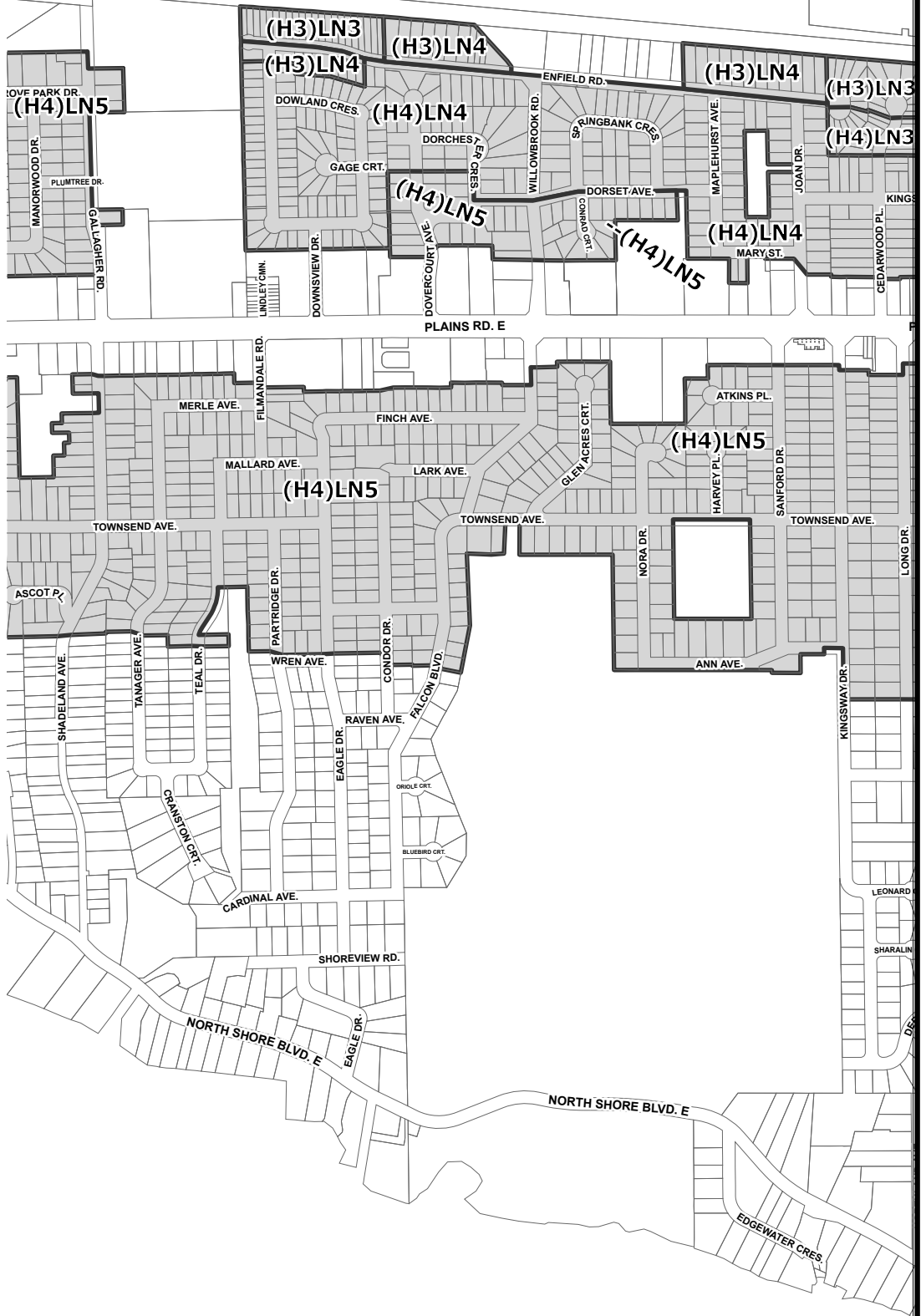
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

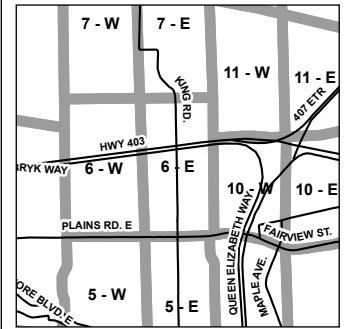


1/26/2026

**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.6 - E**



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Zones

Residential Zones

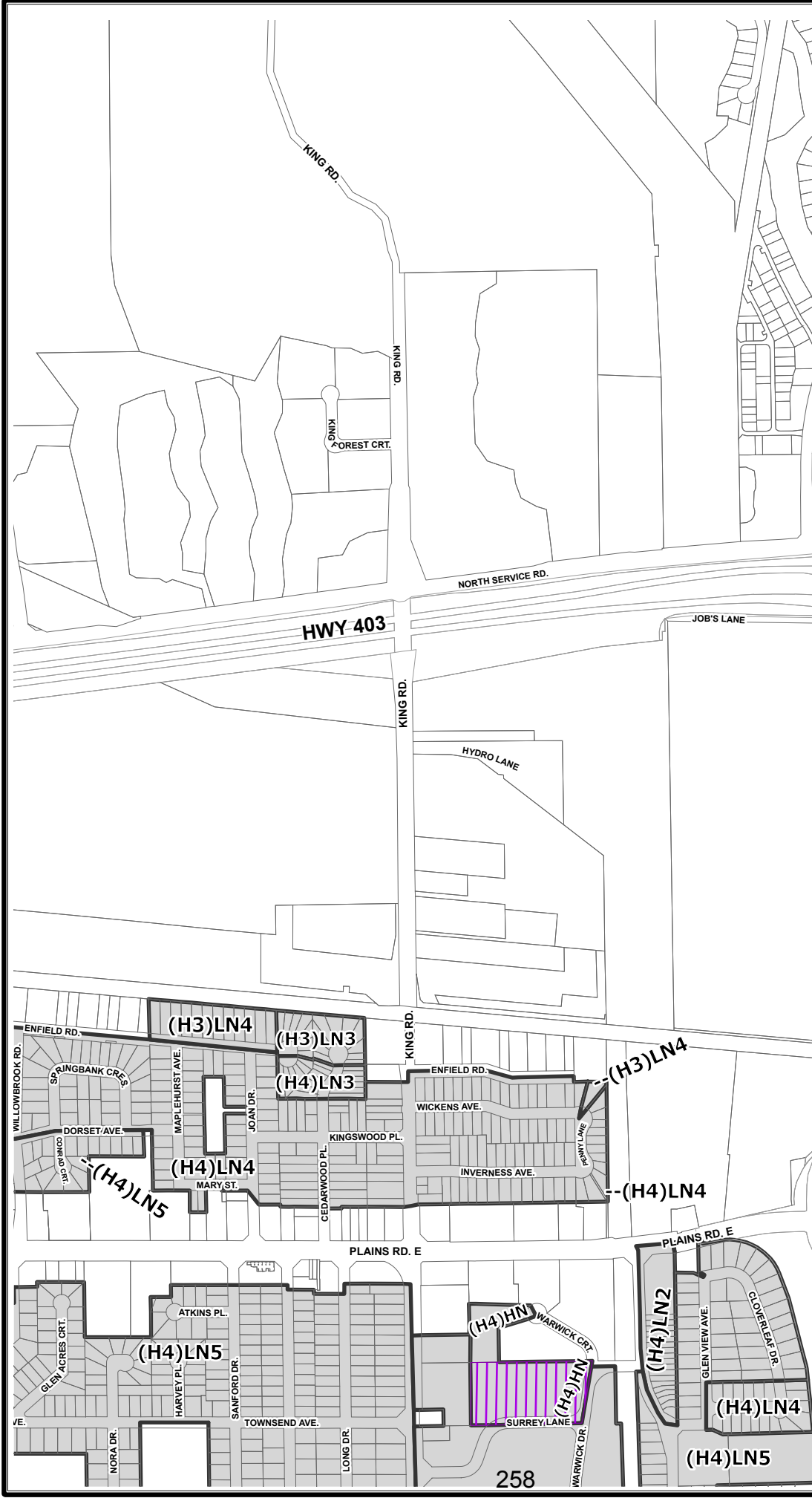
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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.

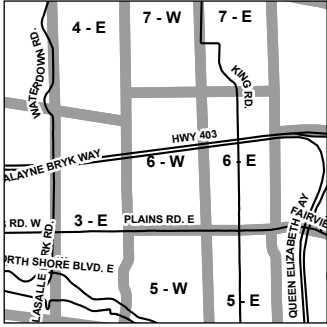
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1/26/2026



**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.6 - W**



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Zones

Residential Zones

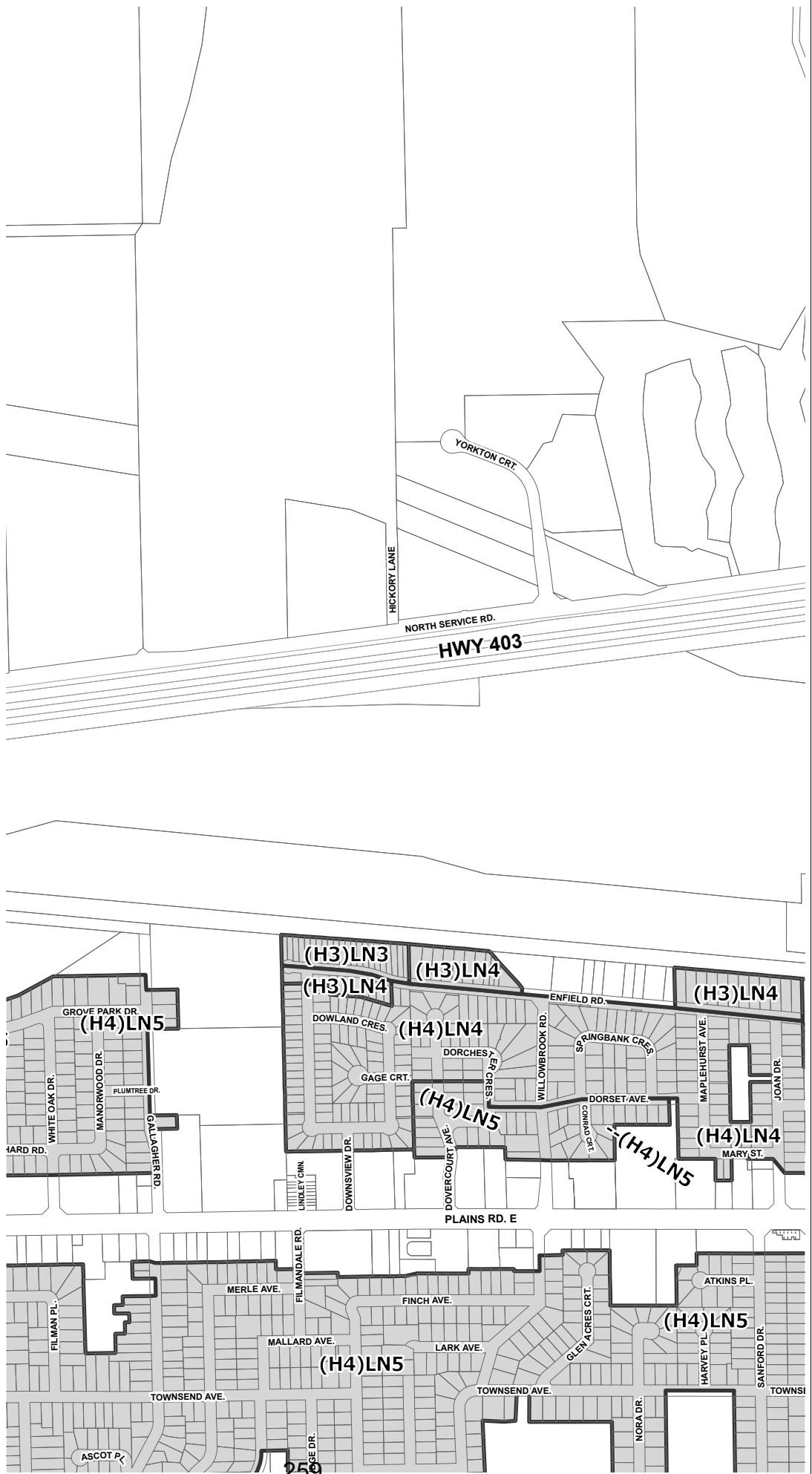
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

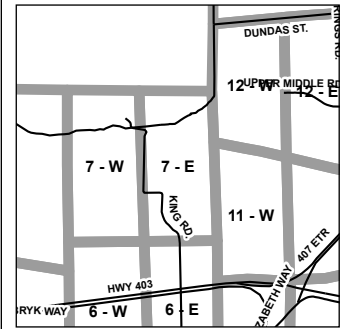


1/27/2026


**Burlington Residential
Zoning By-law, Schedule A
MAP NO.7 - E**



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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**

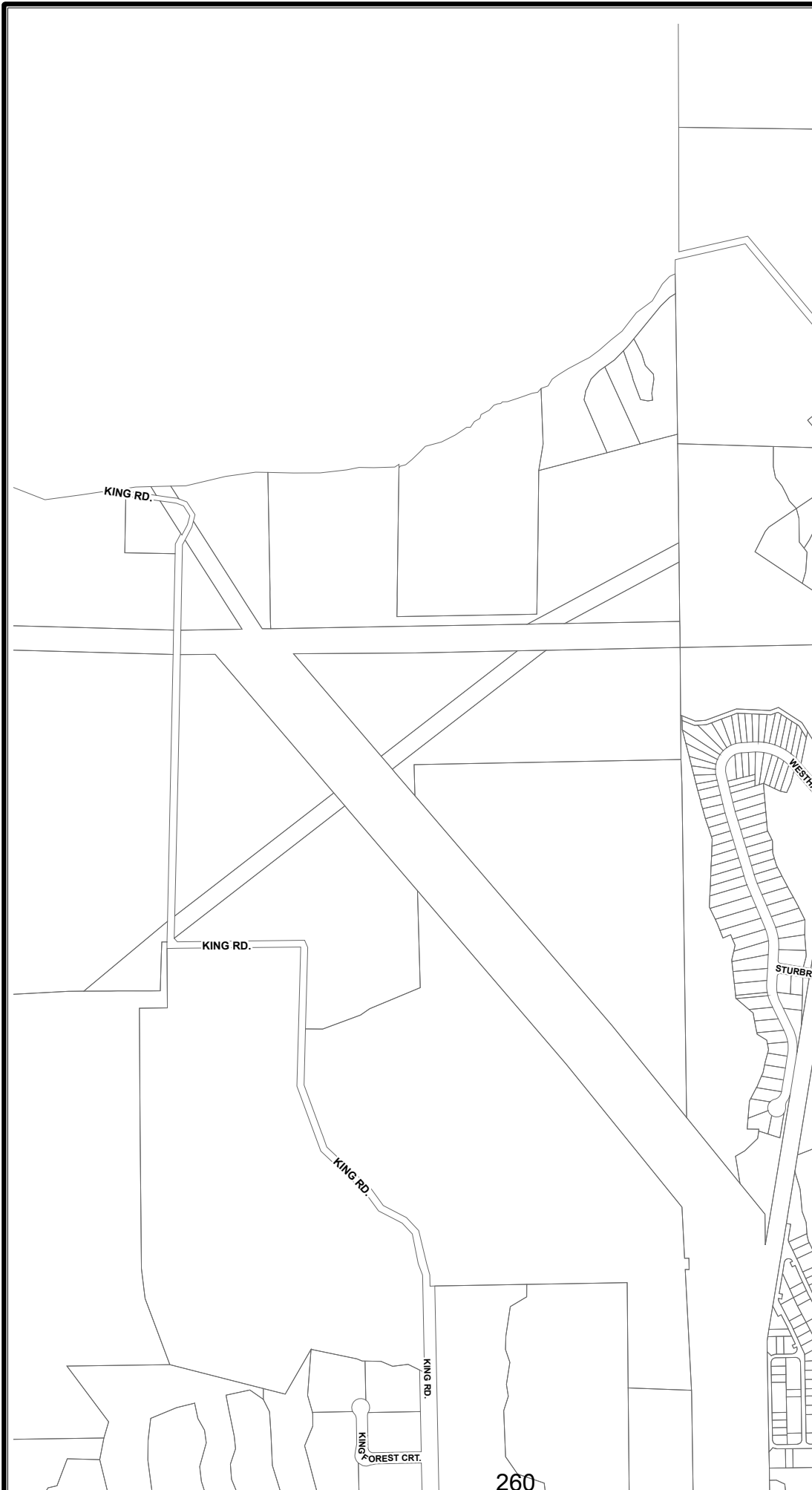
-  Lands Subject to Zoning By-law
2020 or Burlington Residential
Zoning By-law

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

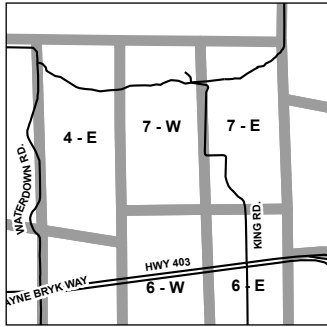
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**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.7 - W**



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



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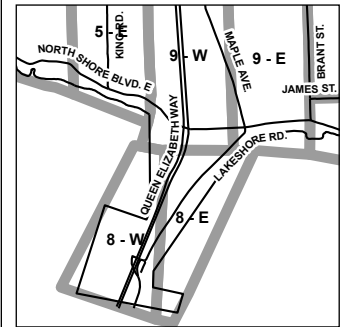
Scale - 1:10,000
1/23/2026



**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**

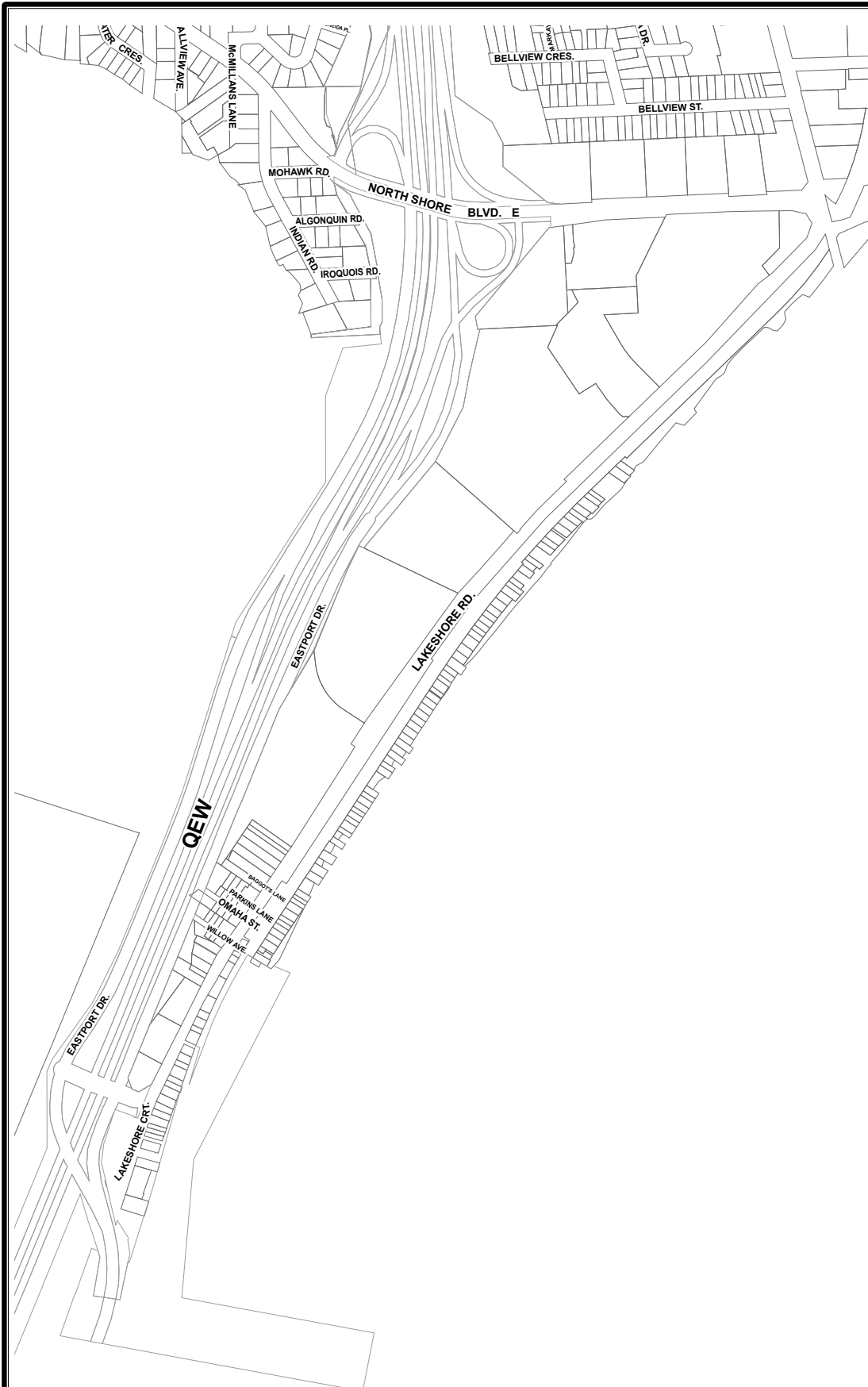
- Lands Subject to Zoning By-law
2020 or Burlington Residential
Zoning By-law

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Scale - 1:10,000

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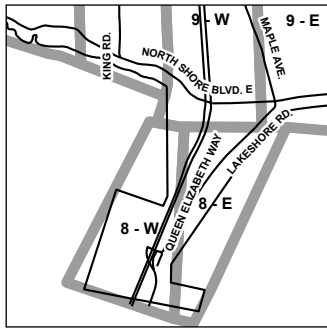
1/22/2026



**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.8 - W**



Map Index



Zones

Residential Zones

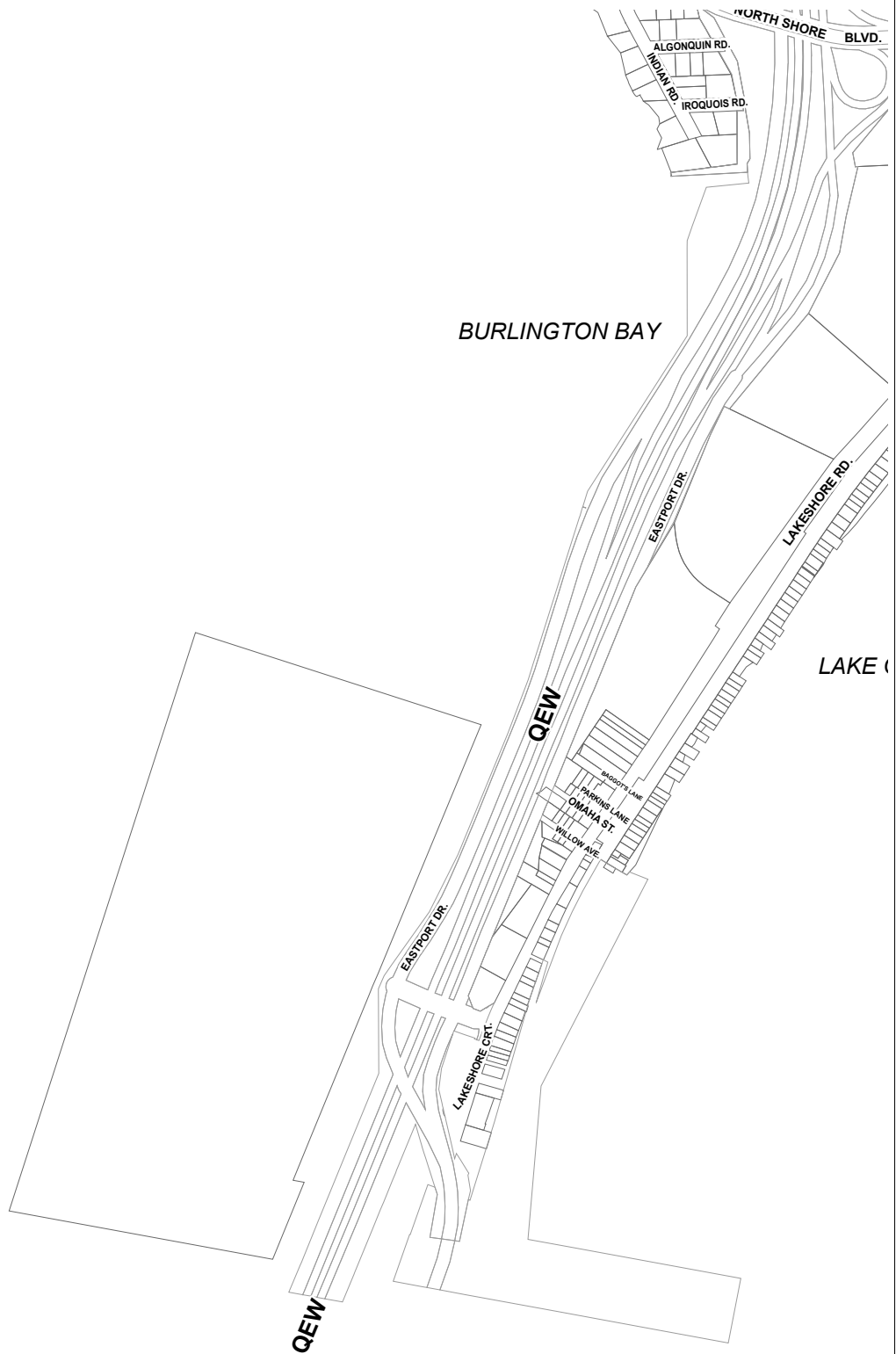
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



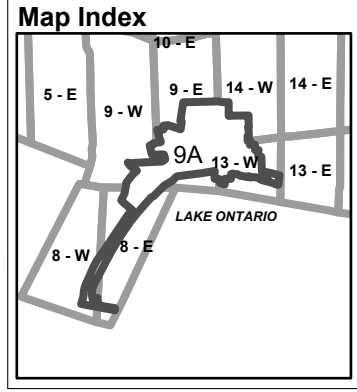
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000



1/26/2026

**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.9 - A**



Zones

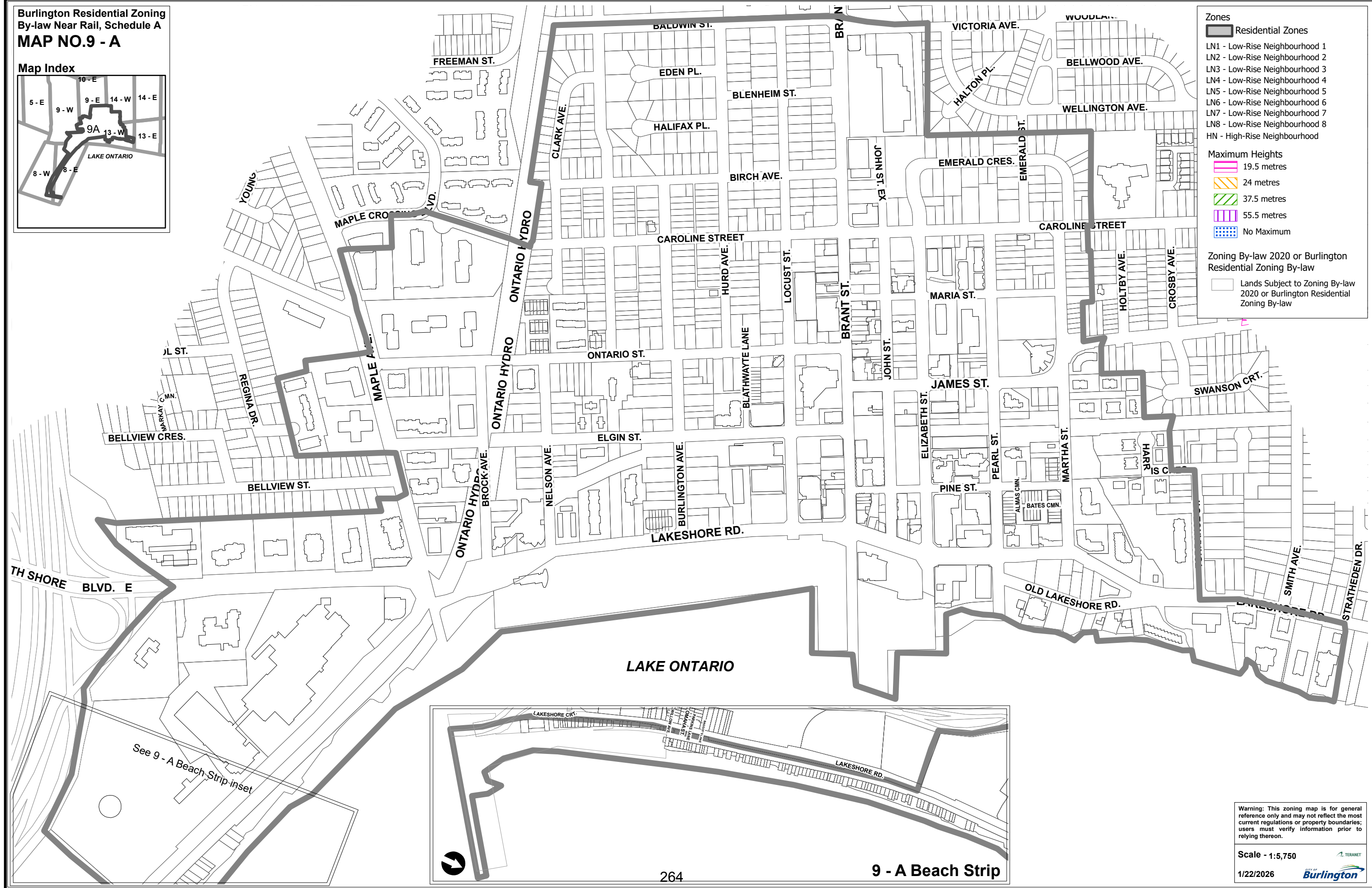
- Residential Zones
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

Maximum Heights

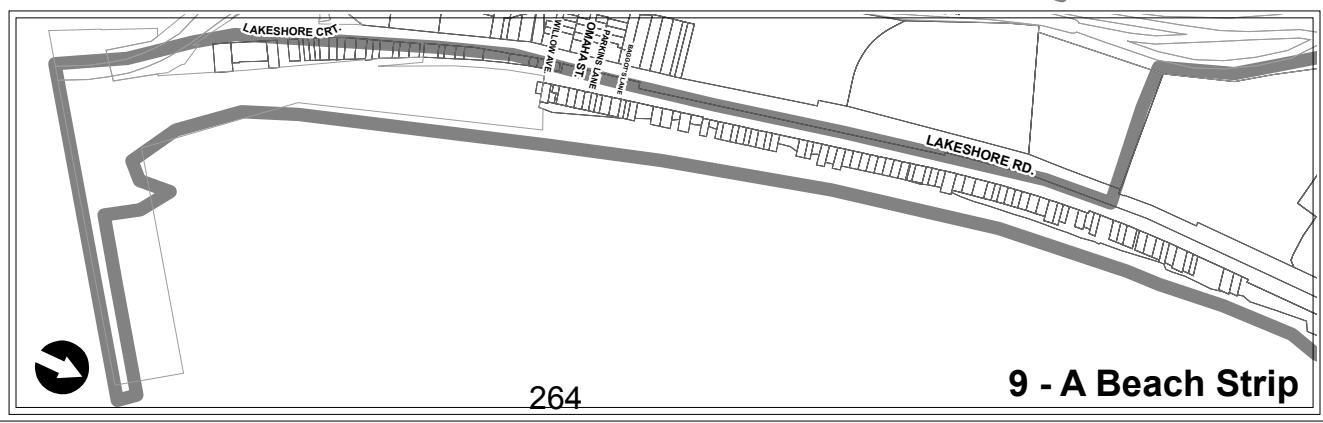
- 19.5 metres
- 24 metres
- 37.5 metres
- 55.5 metres
- No Maximum

Zoning By-law 2020 or Burlington Residential Zoning By-law

- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law



See 9 - A Beach Strip inset



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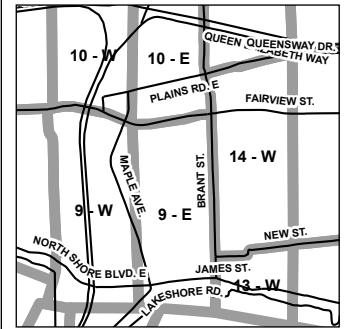
Scale - 1:5,750

1/22/2026

**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**

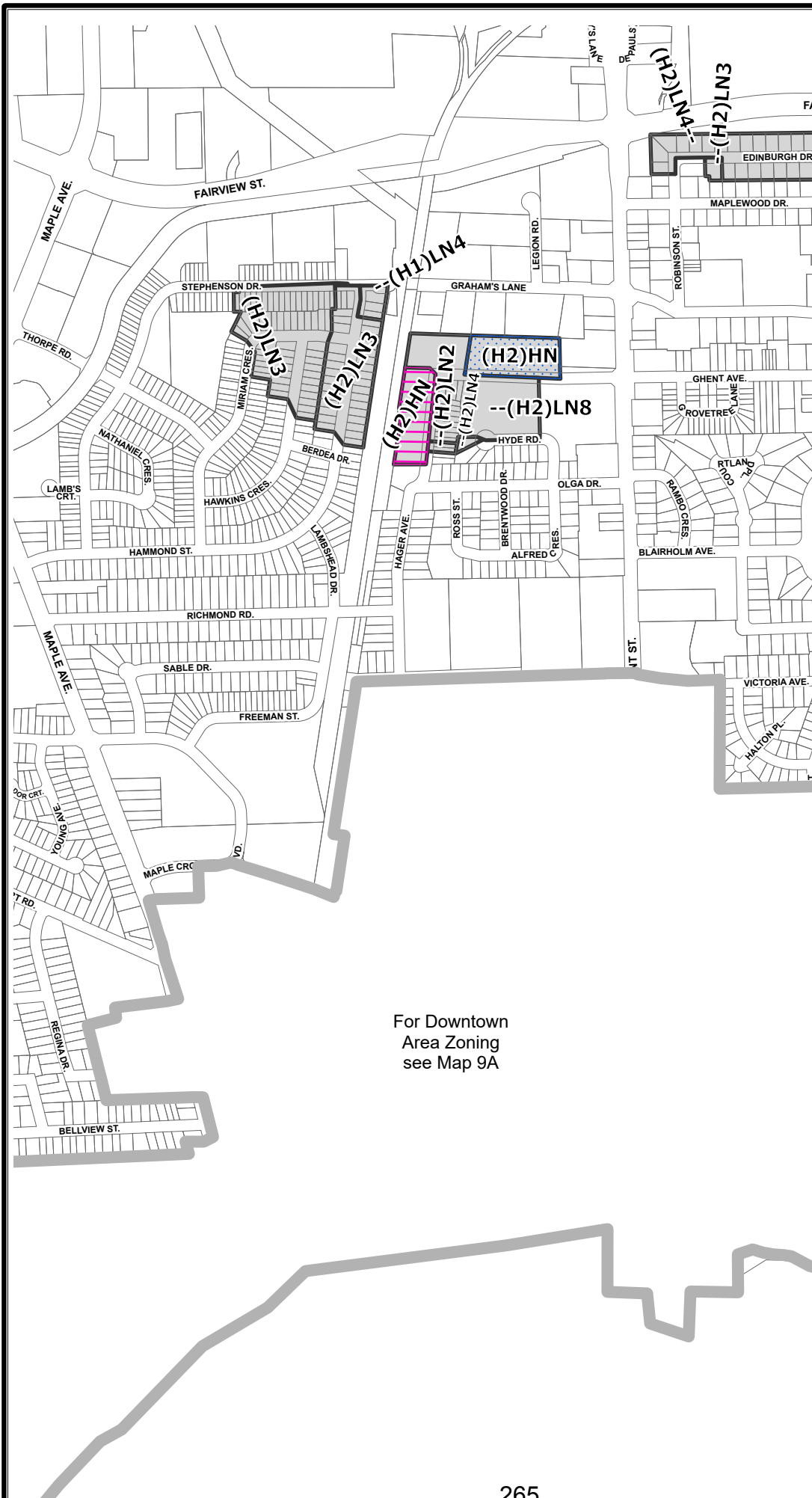
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

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Scale - 1:10,000

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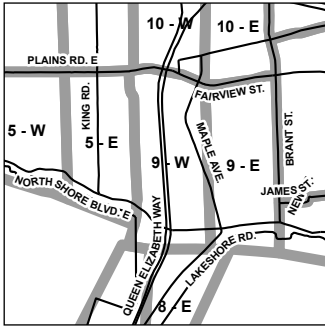
1/26/2026



For Downtown
Area Zoning
see Map 9A

**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.9 - W**

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Zones

Residential Zones

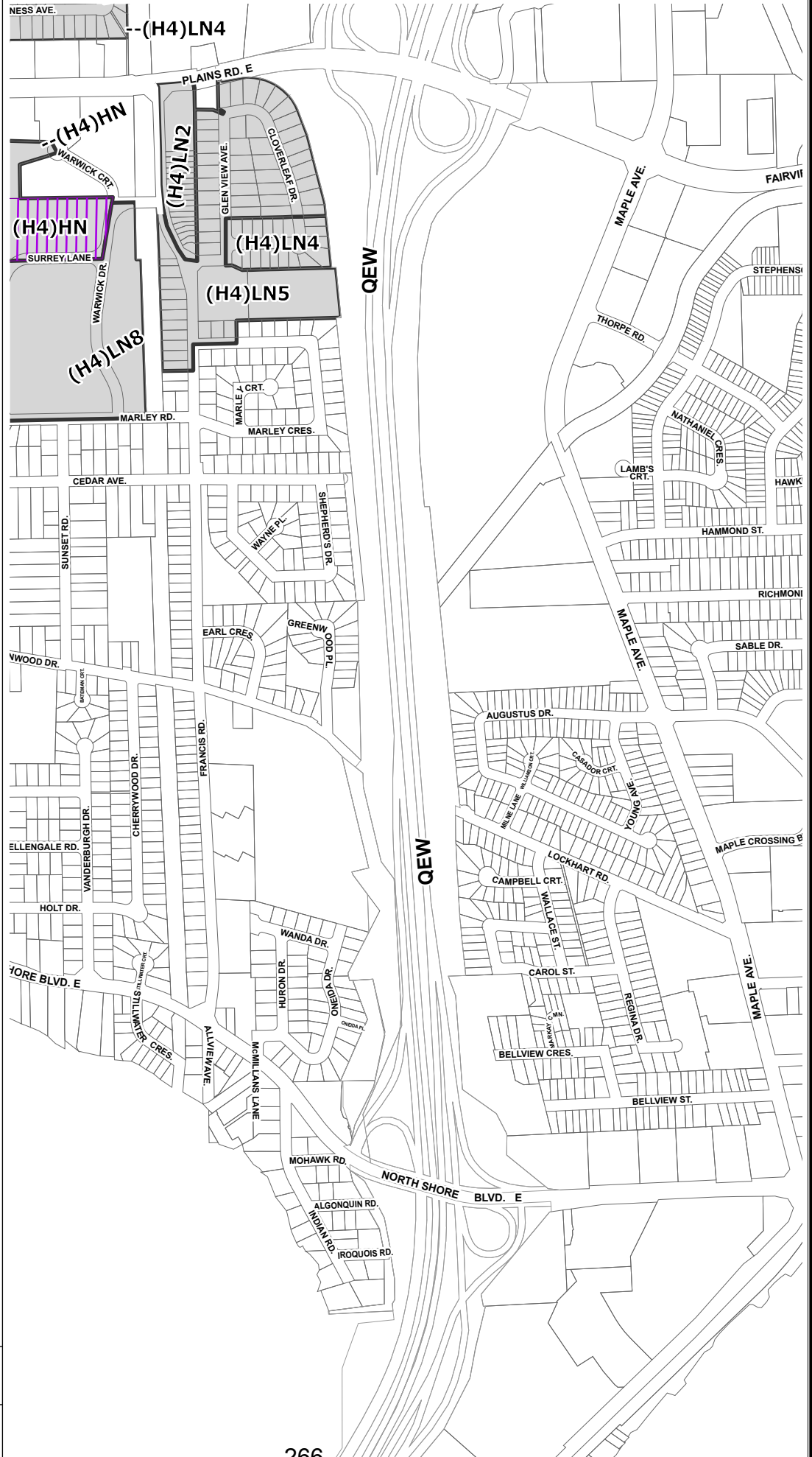
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



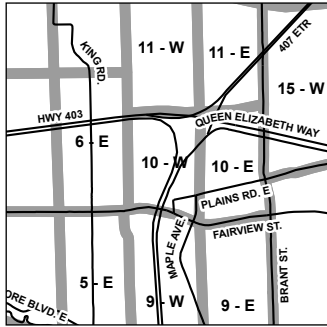
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Scale - 1:10,000
1/23/2026



**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.10 - W**

Map Index



Zones

Residential Zones

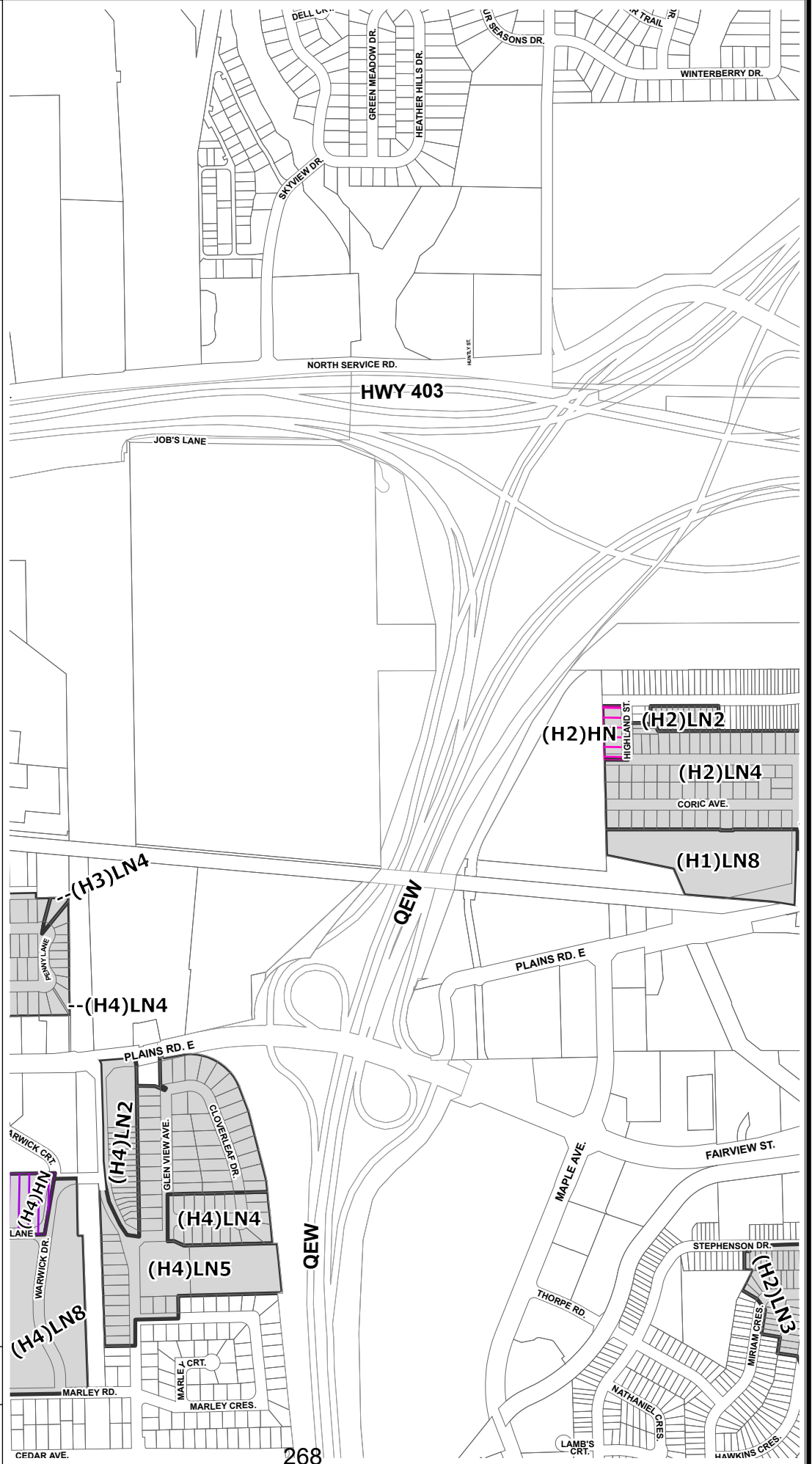
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

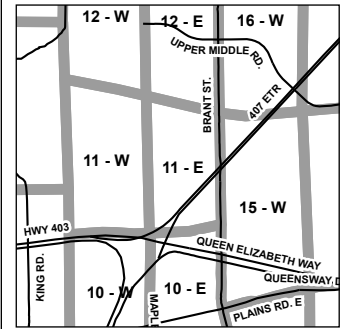


Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

**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**

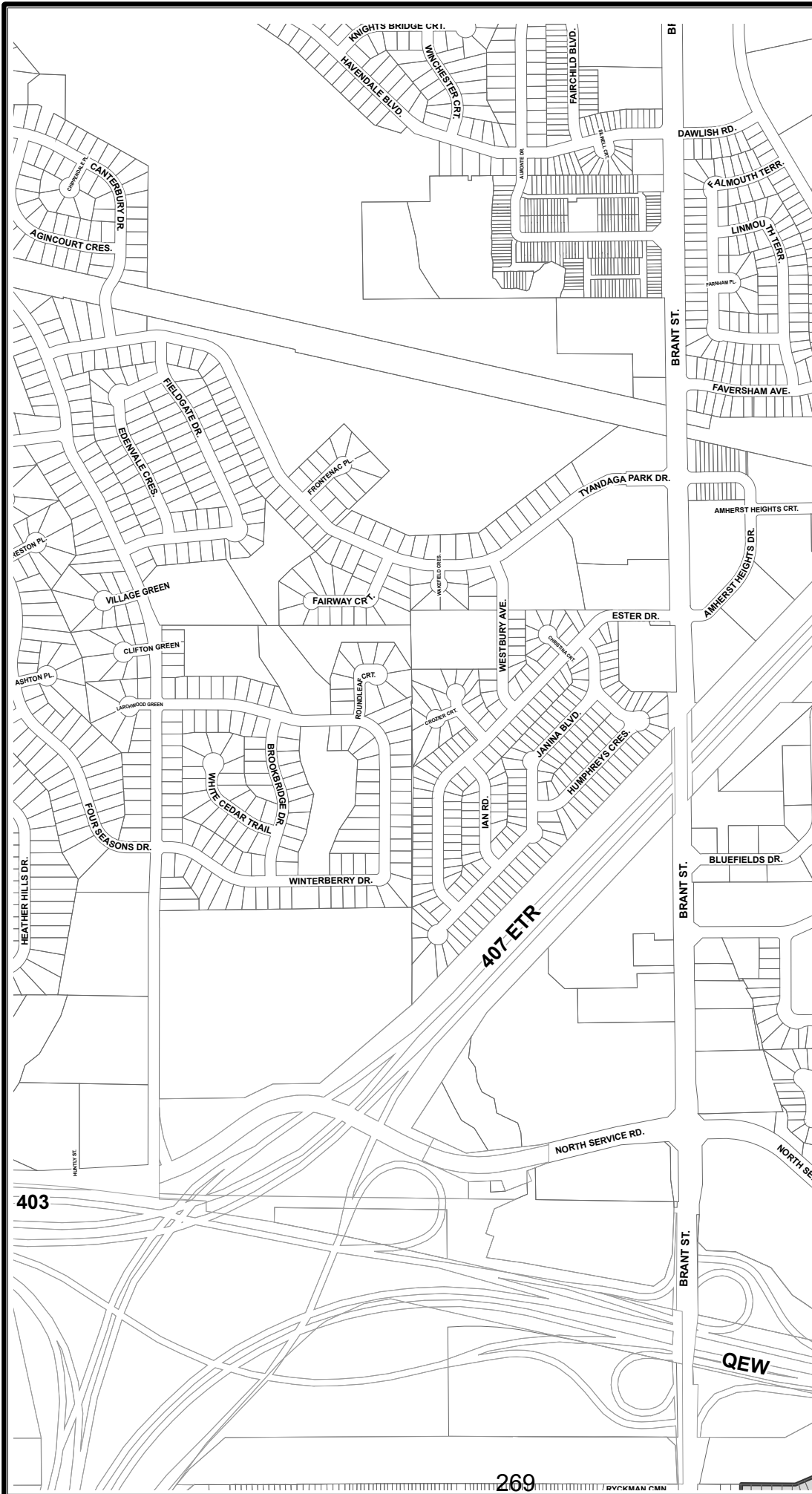
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

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Scale - 1:10,000

1/22/2026

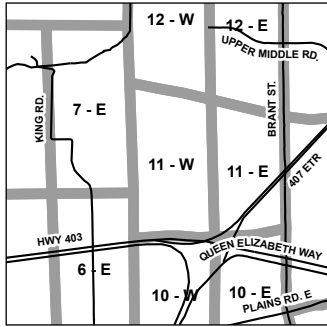
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**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.11 - W**



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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.

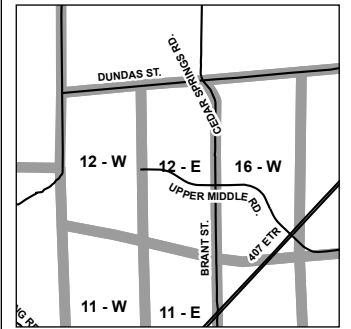
Scale - 1:10,000
1/23/2026



**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.

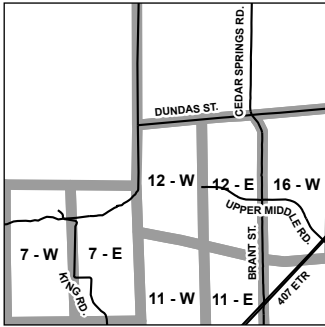
Scale - 1:10,000
1/22/2026



**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.

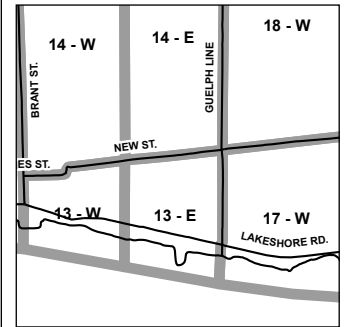
Scale - 1:10,000
1/23/2026



**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

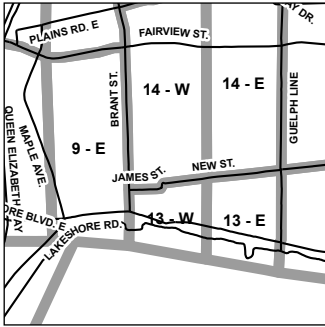
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**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.13 - W**

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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



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Scale - 1:10,000

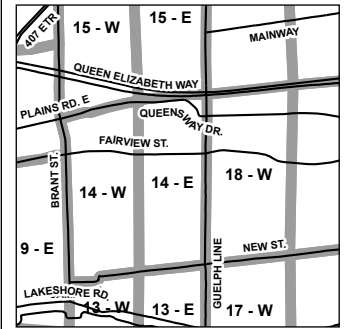


1/23/2026

Burlington Residential Zoning By-law Near Rail, Schedule A MAP NO.14 - E



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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

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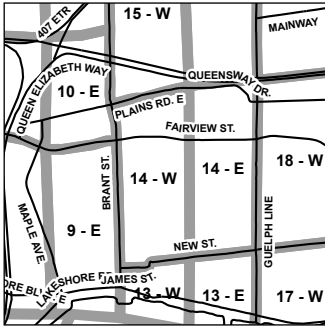
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**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.14 - W**

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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

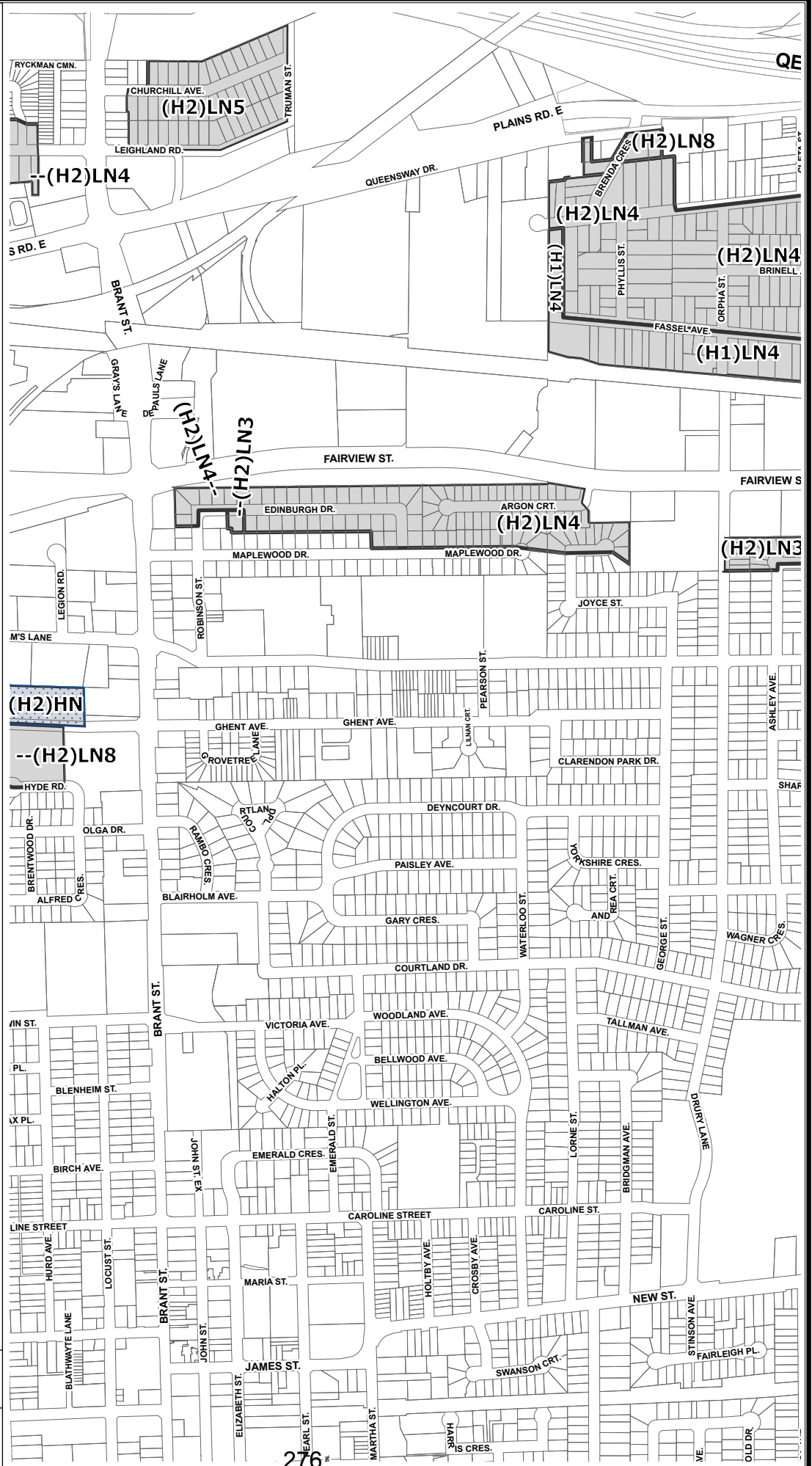
Zoning By-law 2020 or Burlington Residential Zoning By-law

- 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

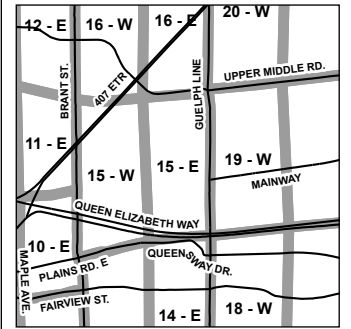
1/26/2026



**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.15 - E**



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Zones

Residential Zones

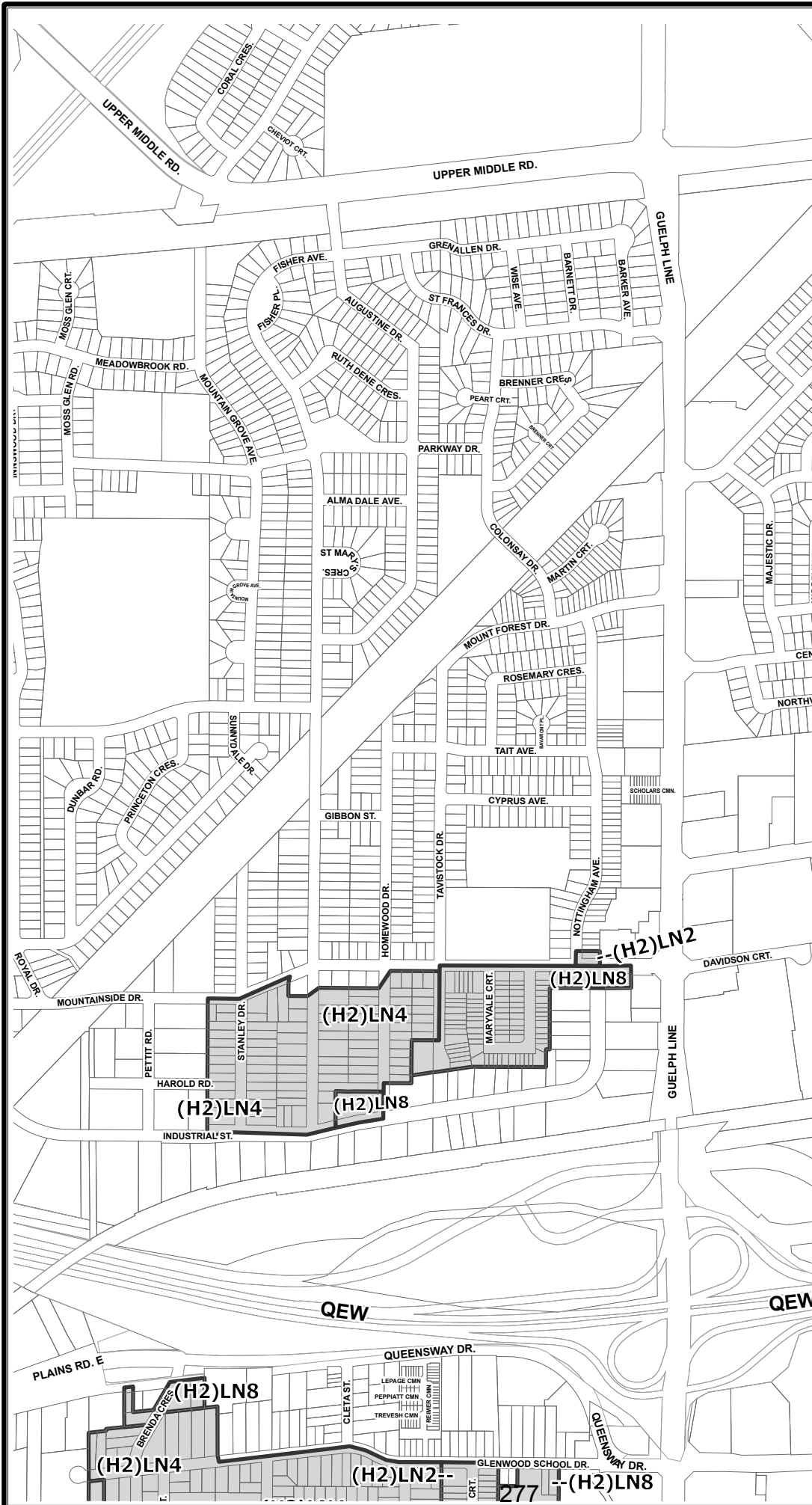
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



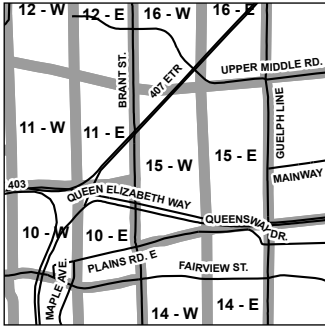
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Scale - 1:10,000
1/22/2026



Burlington Residential Zoning By-law Near Rail, Schedule A
MAP NO.15 - W

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Zones

Residential Zones

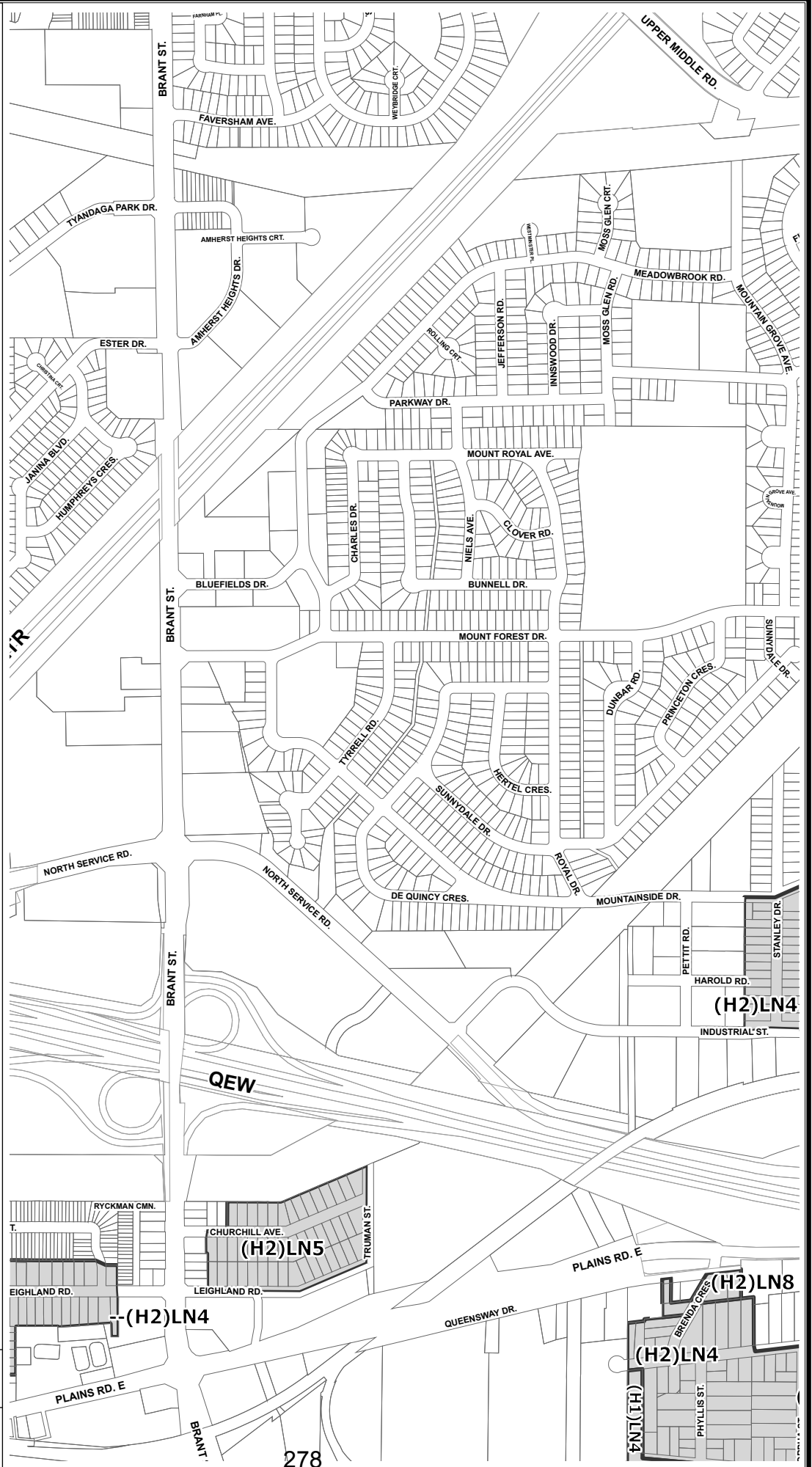
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

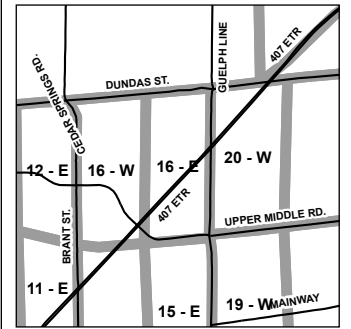


1/26/2026

**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

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Scale - 1:10,000

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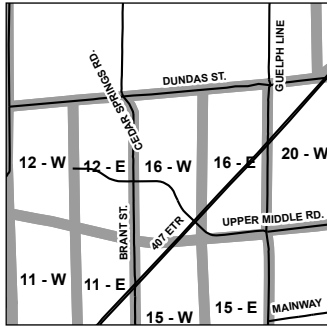
1/22/2026



**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.16 - W**



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Zones

Residential Zones

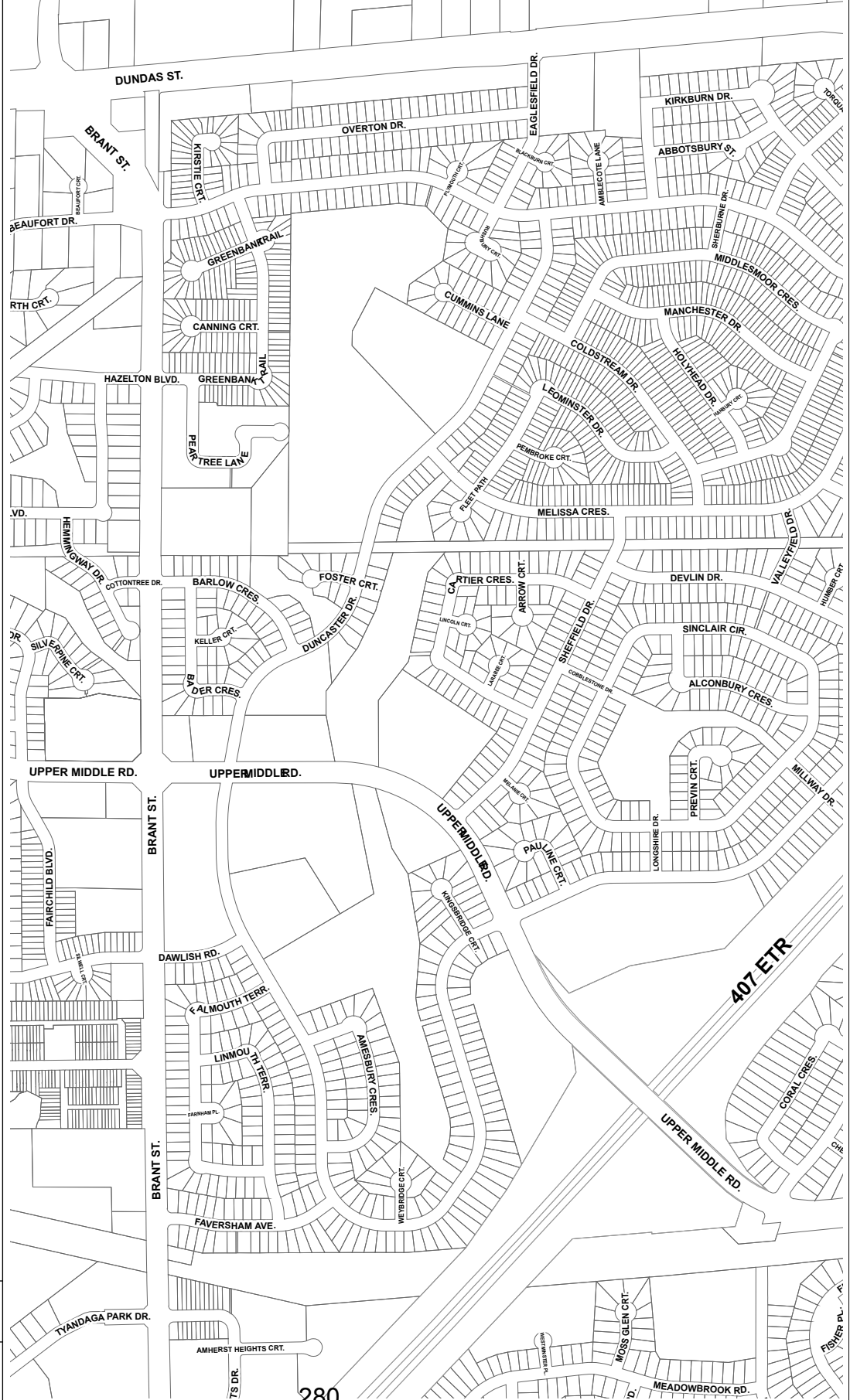
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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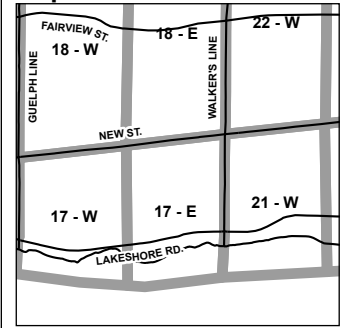
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1/23/2026



**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

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Scale - 1:10,000

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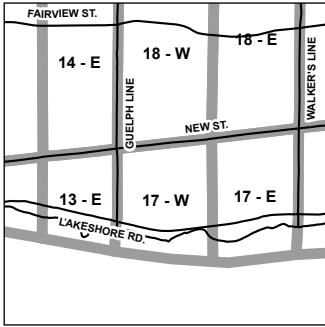
1/22/2026



Ellyn Cmn.

**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.17 - W**

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Zones

Residential Zones

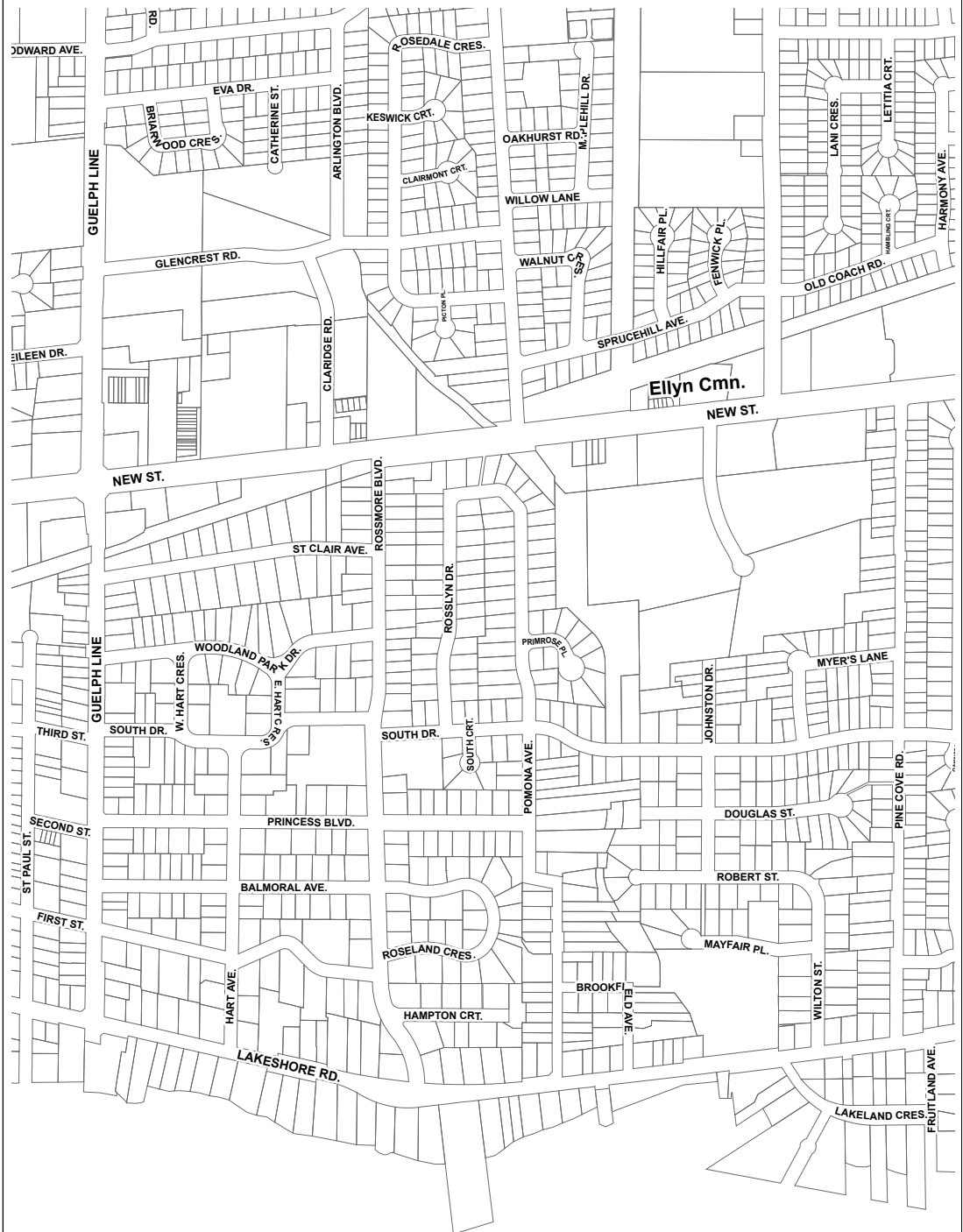
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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.

**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**

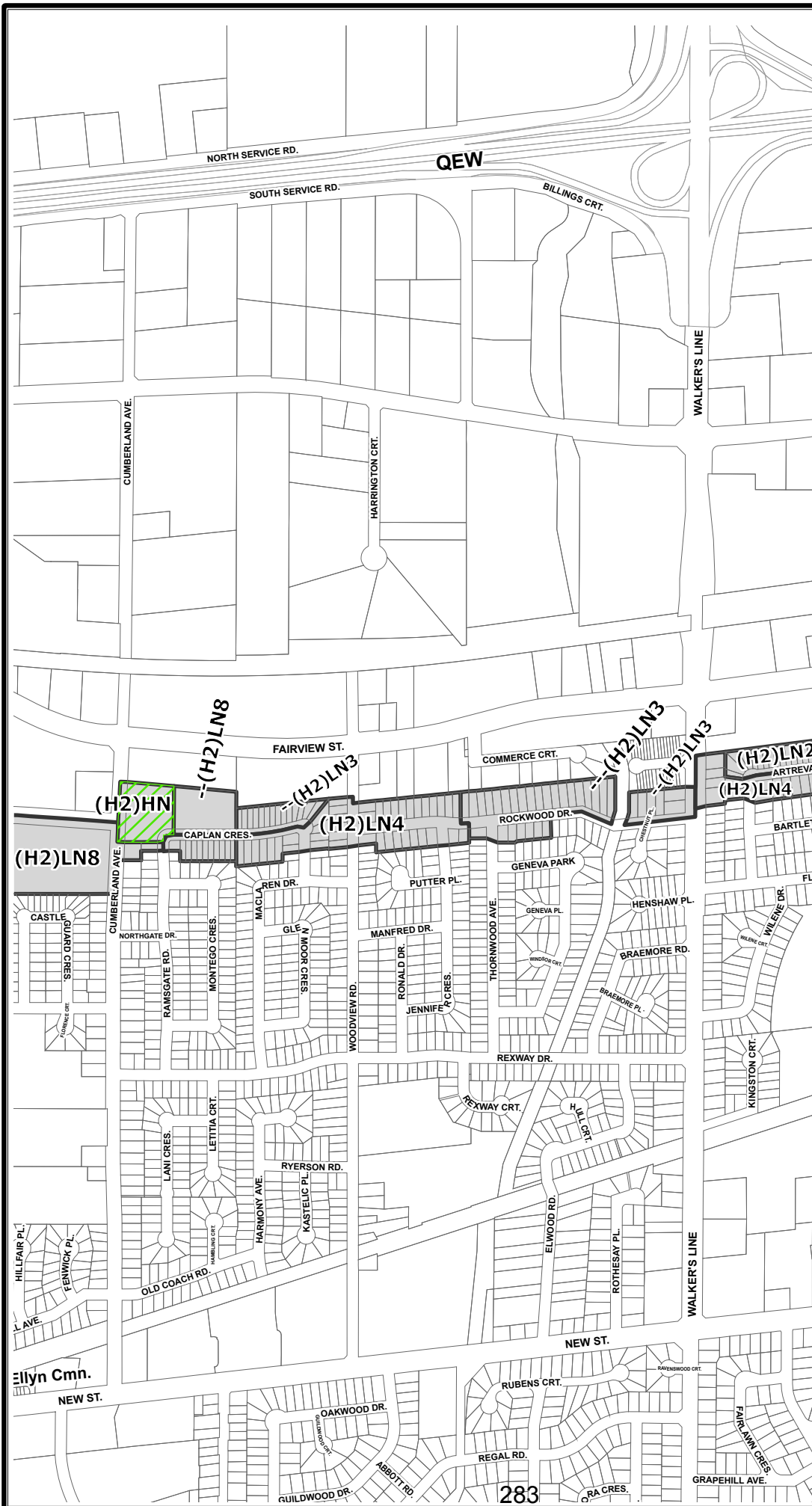
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

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

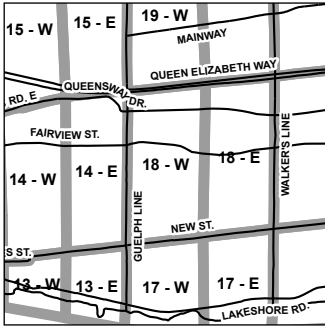
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Burlington Residential Zoning By-law Near Rail, Schedule A
MAP NO.18 - W



Map Index



Zones

Residential Zones

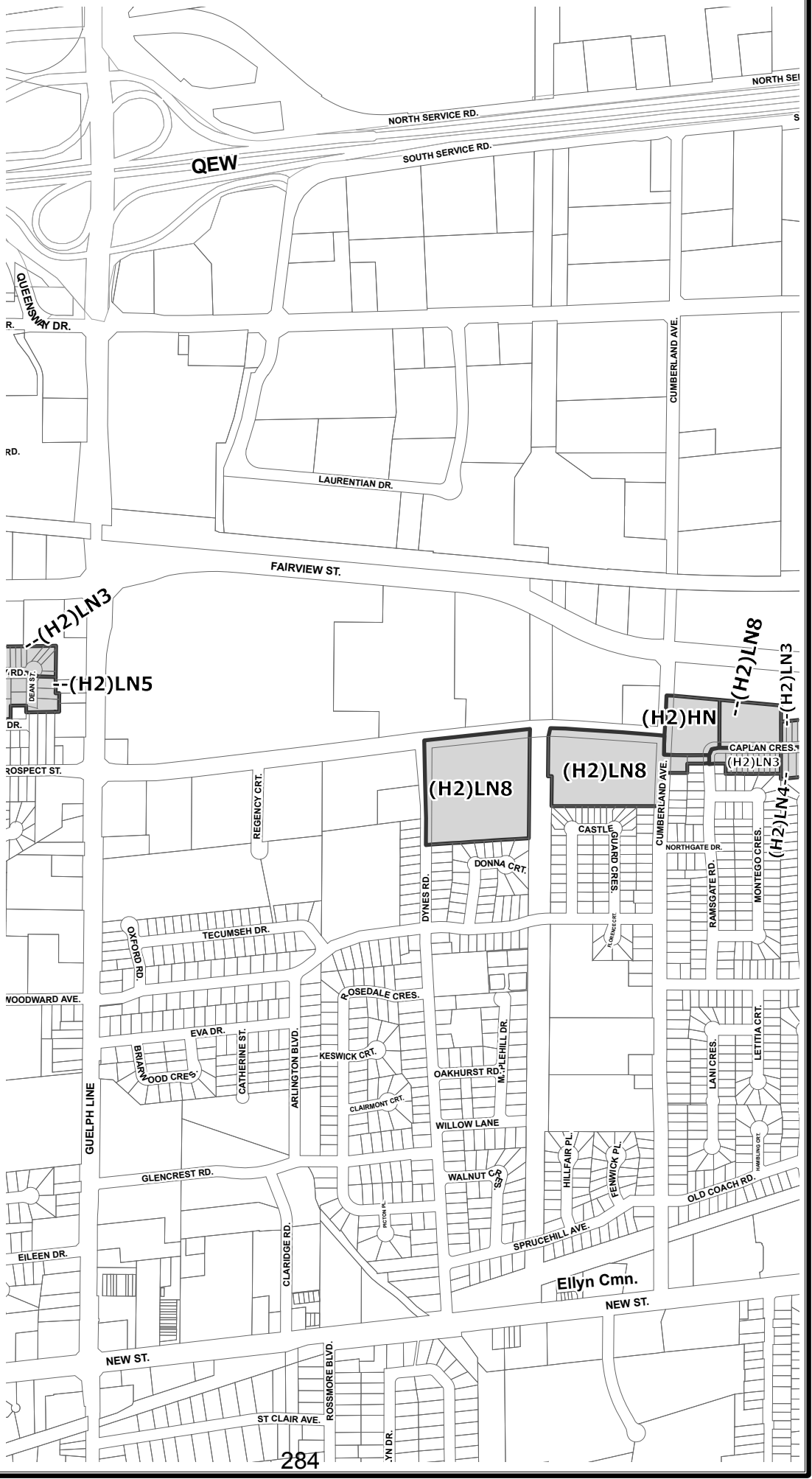
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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.

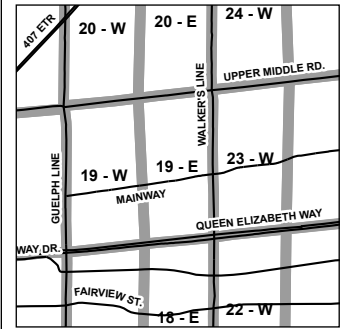
Scale - 1:10,000
 1/26/2026



**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

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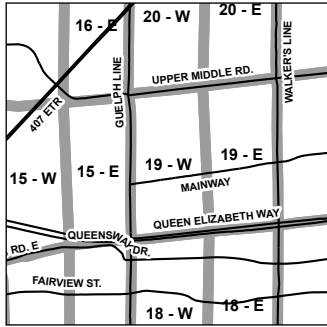


Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.19 - W



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Zones

Residential Zones

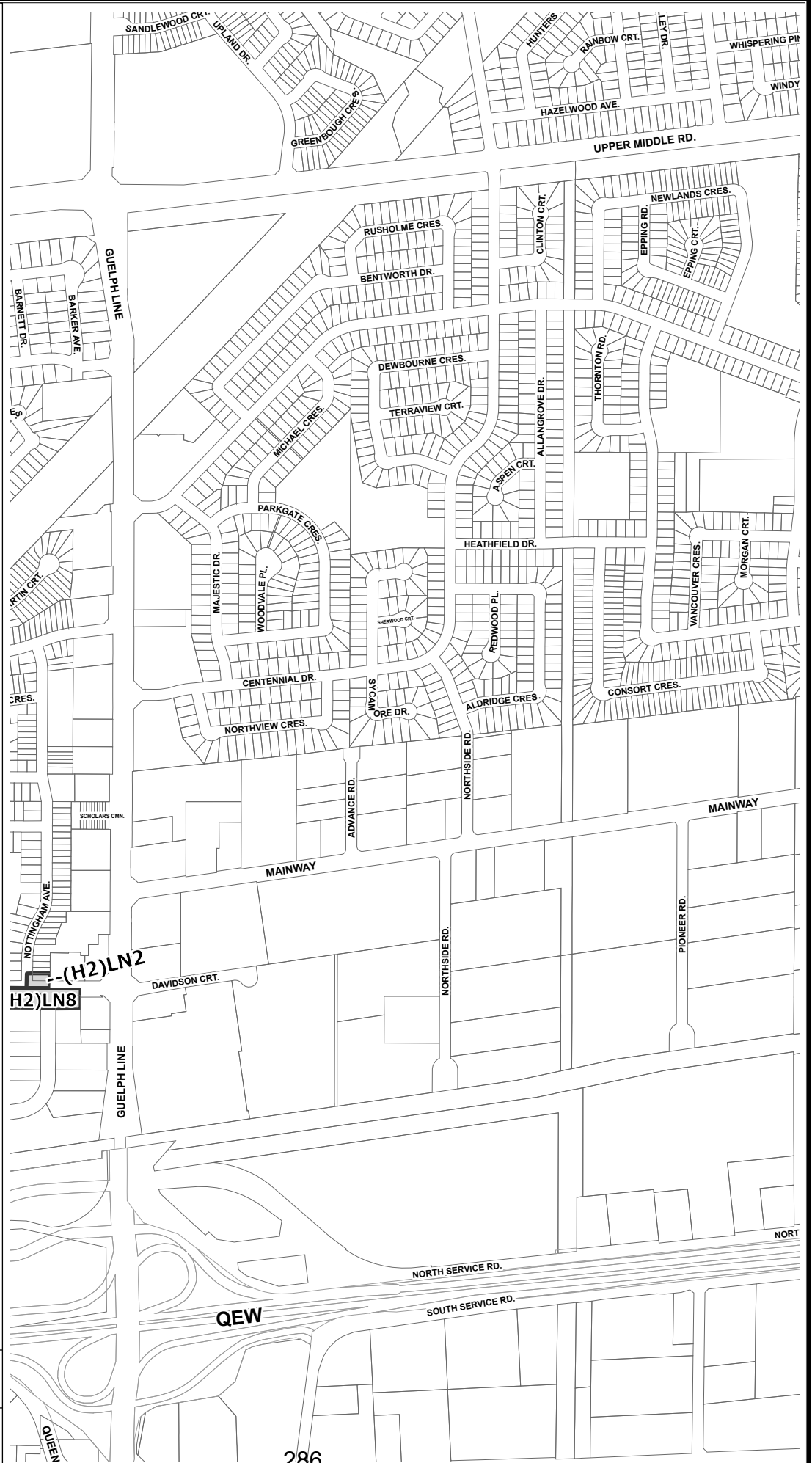
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

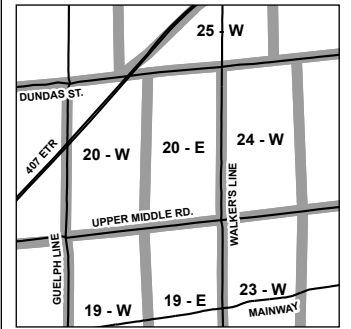


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**Burlington Residential Zoning By-law, Schedule A
MAP NO.20 - E**



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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

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Scale - 1:10,000

1/22/2026

TERANET

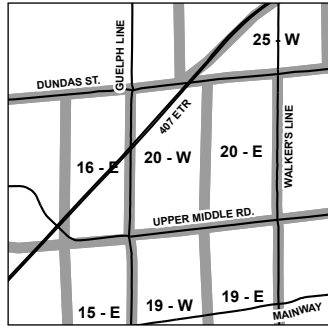


Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.20 - W



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Zones

Residential Zones

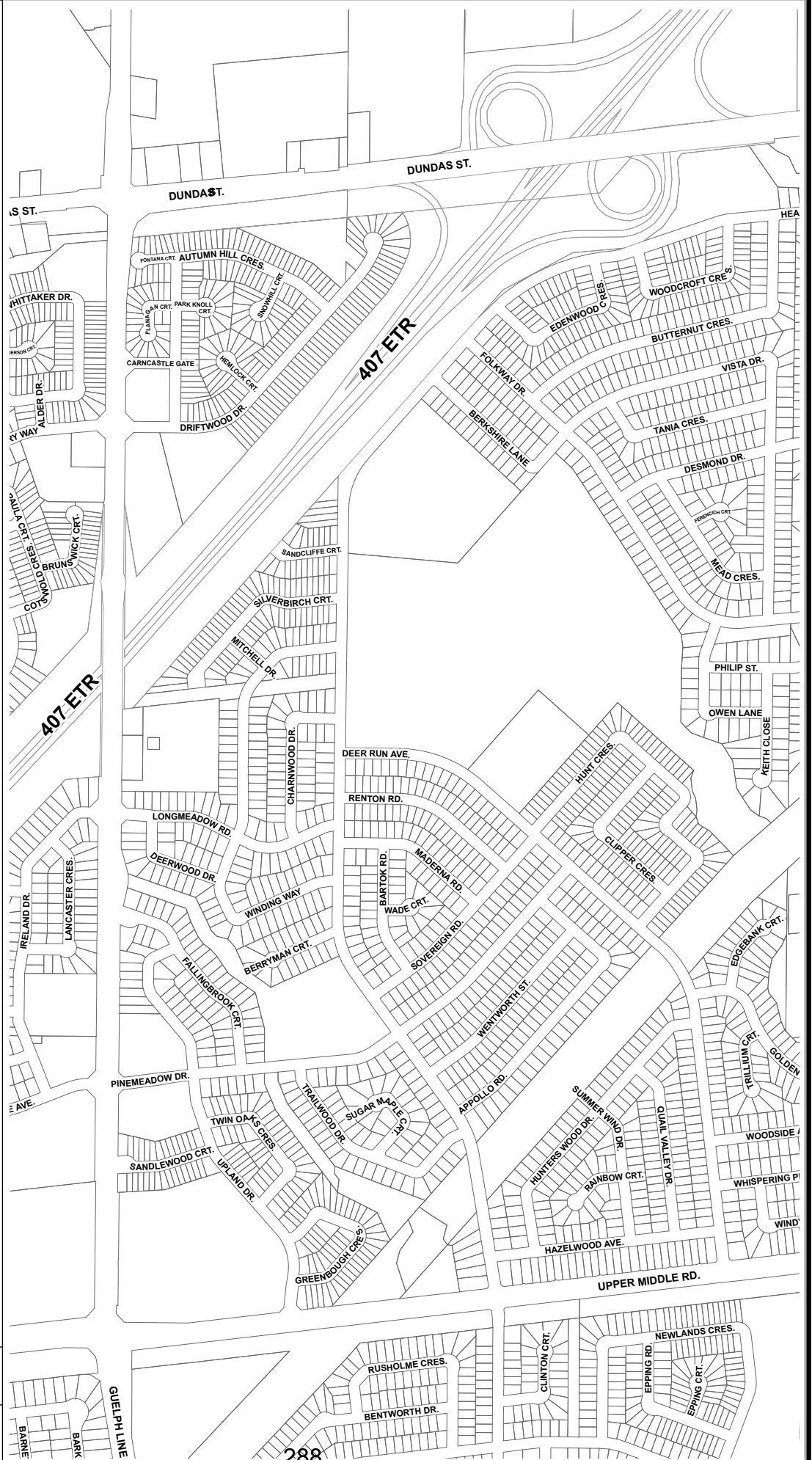
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000

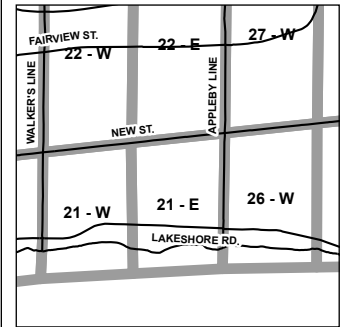
1/23/2026



**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.21 - E**



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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**

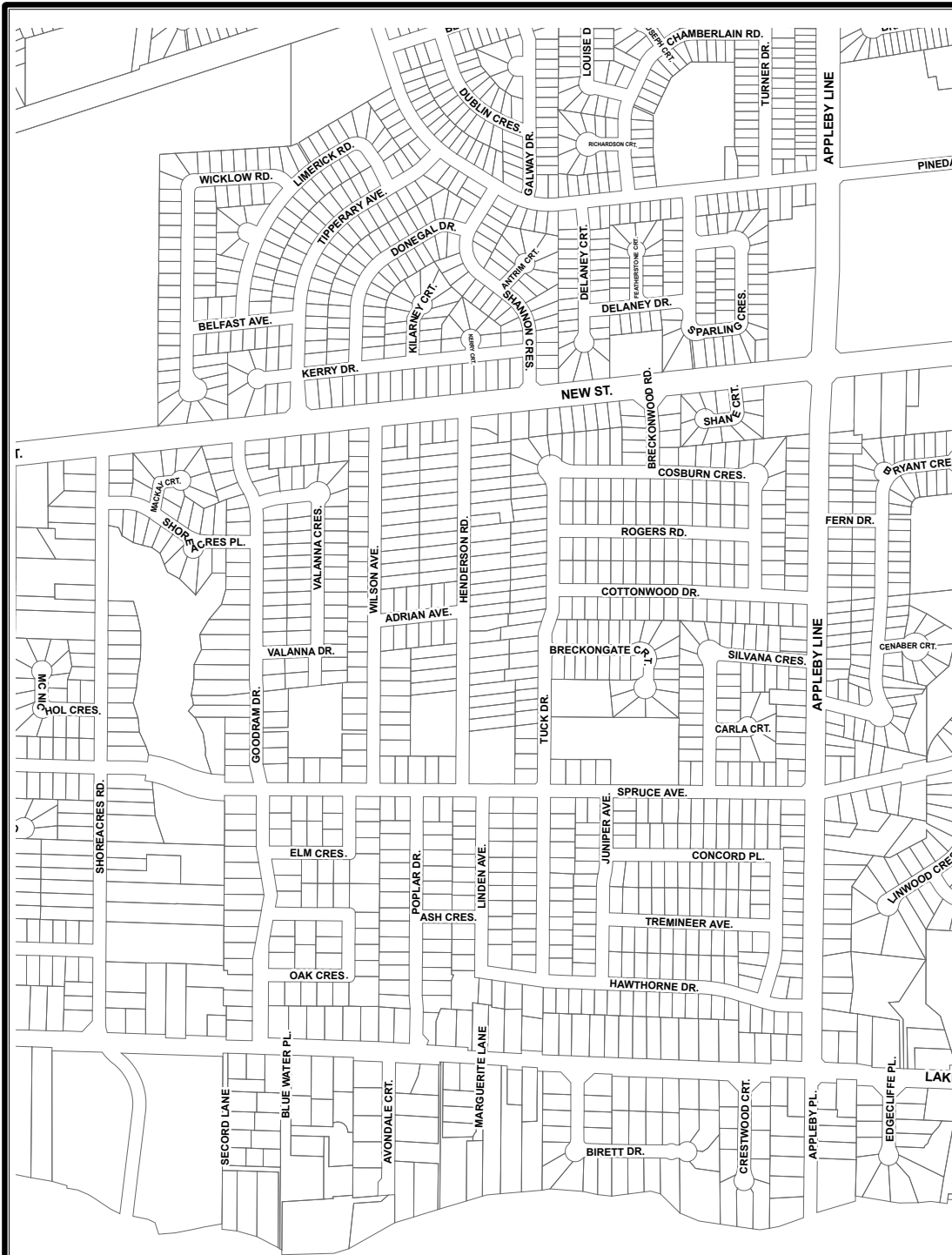
Lands Subject to Zoning By-law
2020 or Burlington Residential
Zoning By-law

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

TERANET

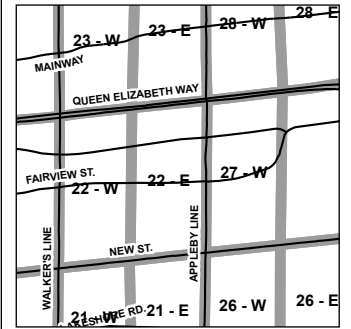
1/22/2026



**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.22 - E**



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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

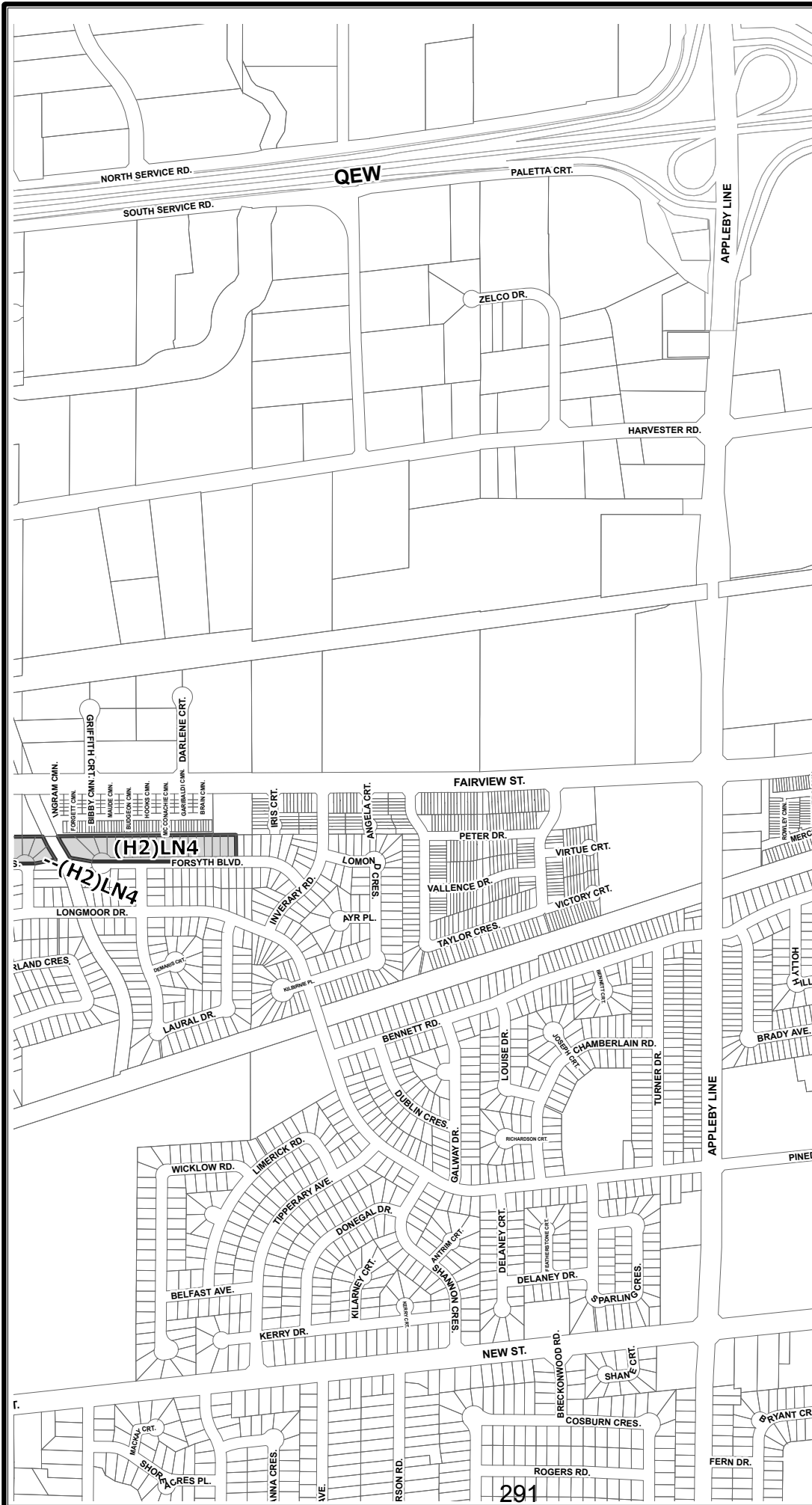
**Zoning By-law 2020 or Burlington
Residential Zoning By-law**

- 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

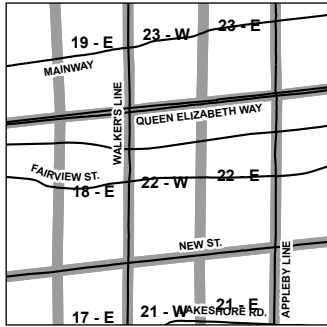


Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.22 - W



Map Index



Zones

Residential Zones

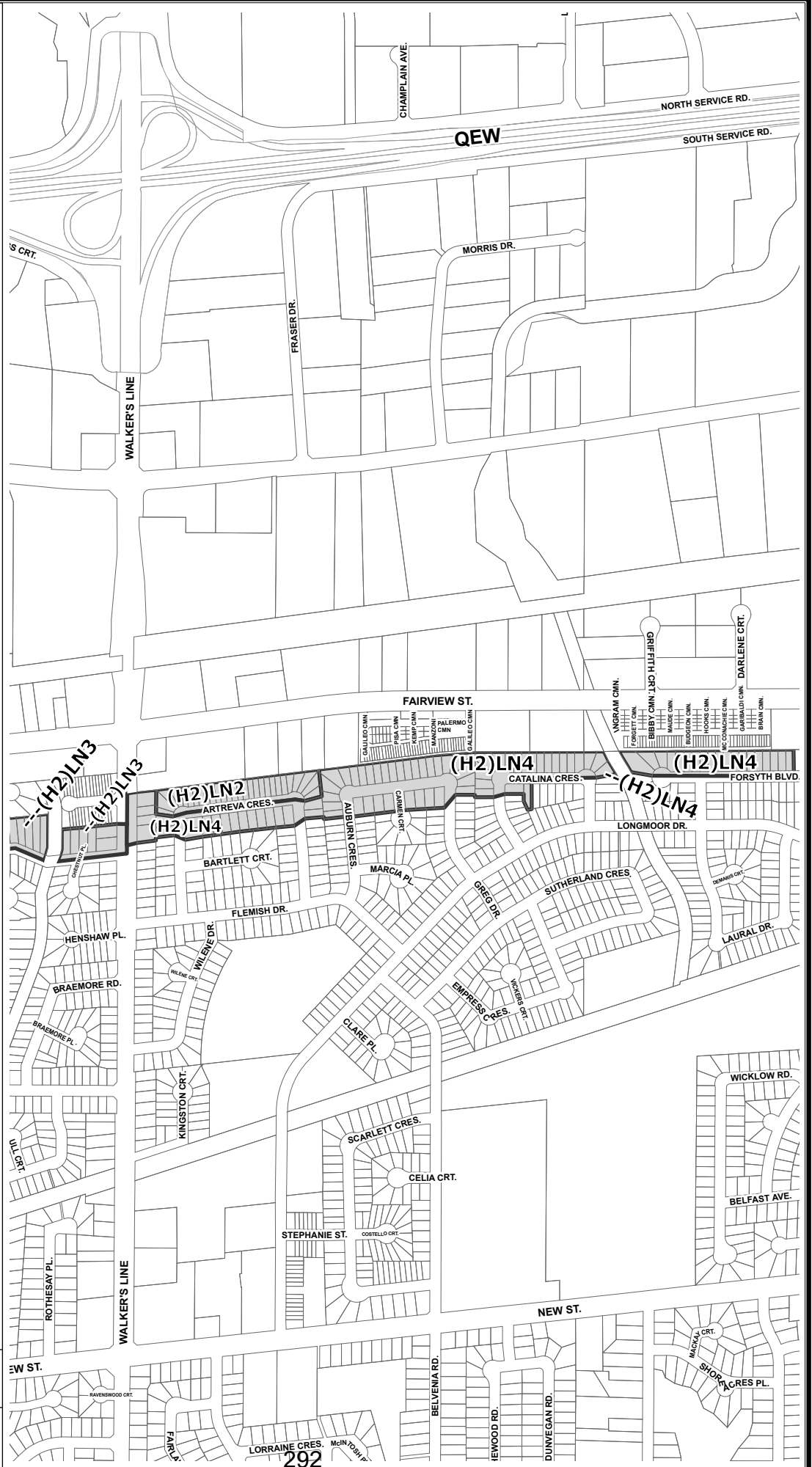
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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.

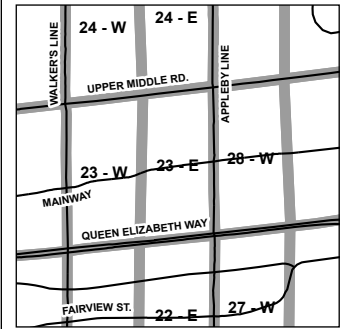
Scale - 1:10,000
1/23/2026



**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

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Scale - 1:10,000

1/22/2026

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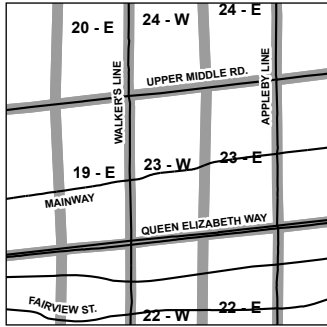


**Burlington Residential Zoning
By-law Near Rail, Schedule A**

MAP NO.23 - W



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Zones

Residential Zones

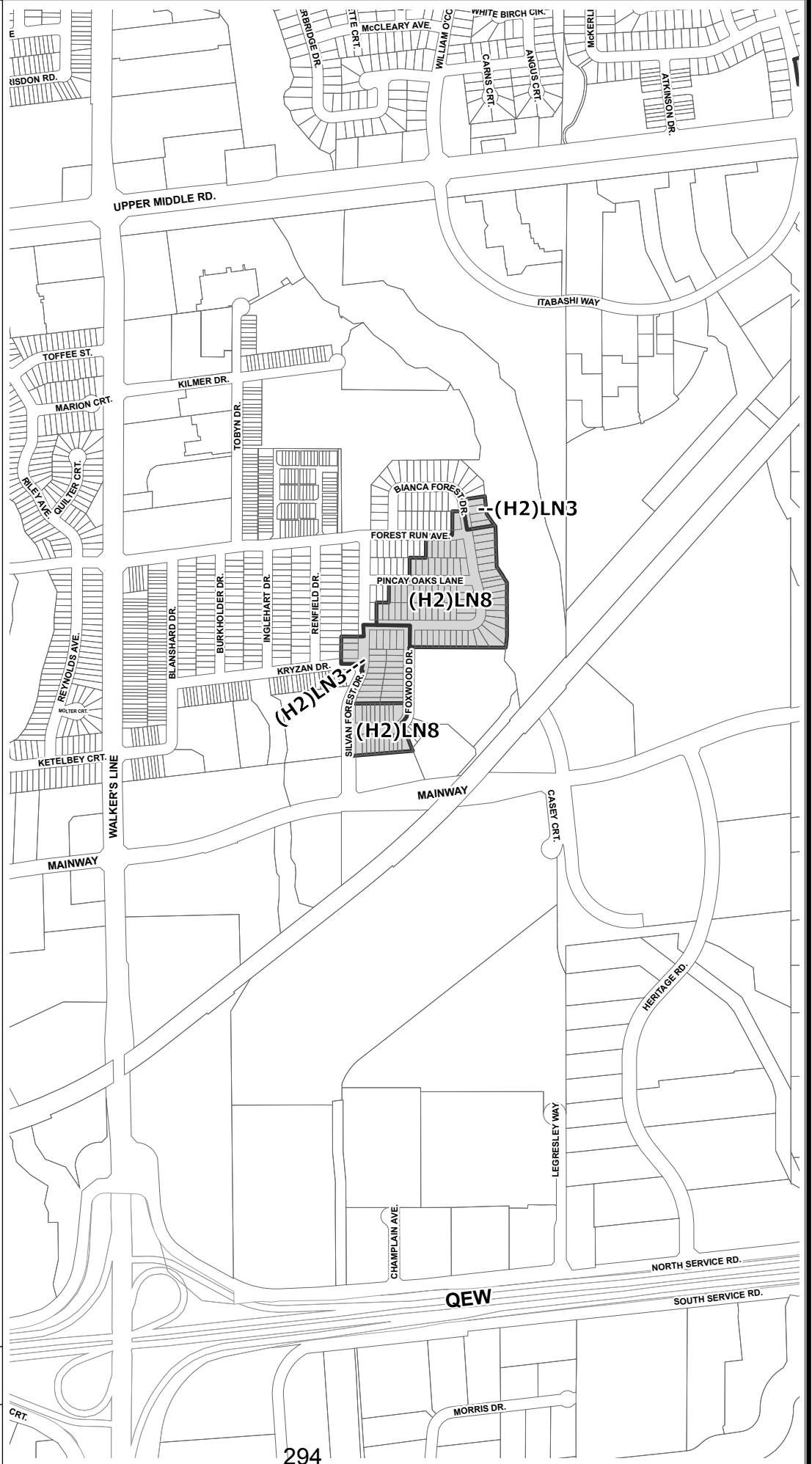
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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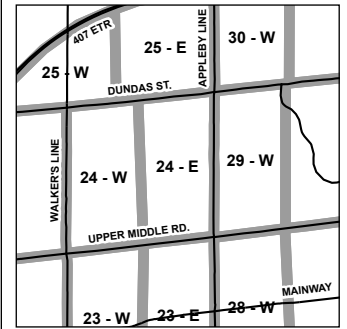
Scale - 1:10,000
1/23/2026



**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.24 - E**



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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**

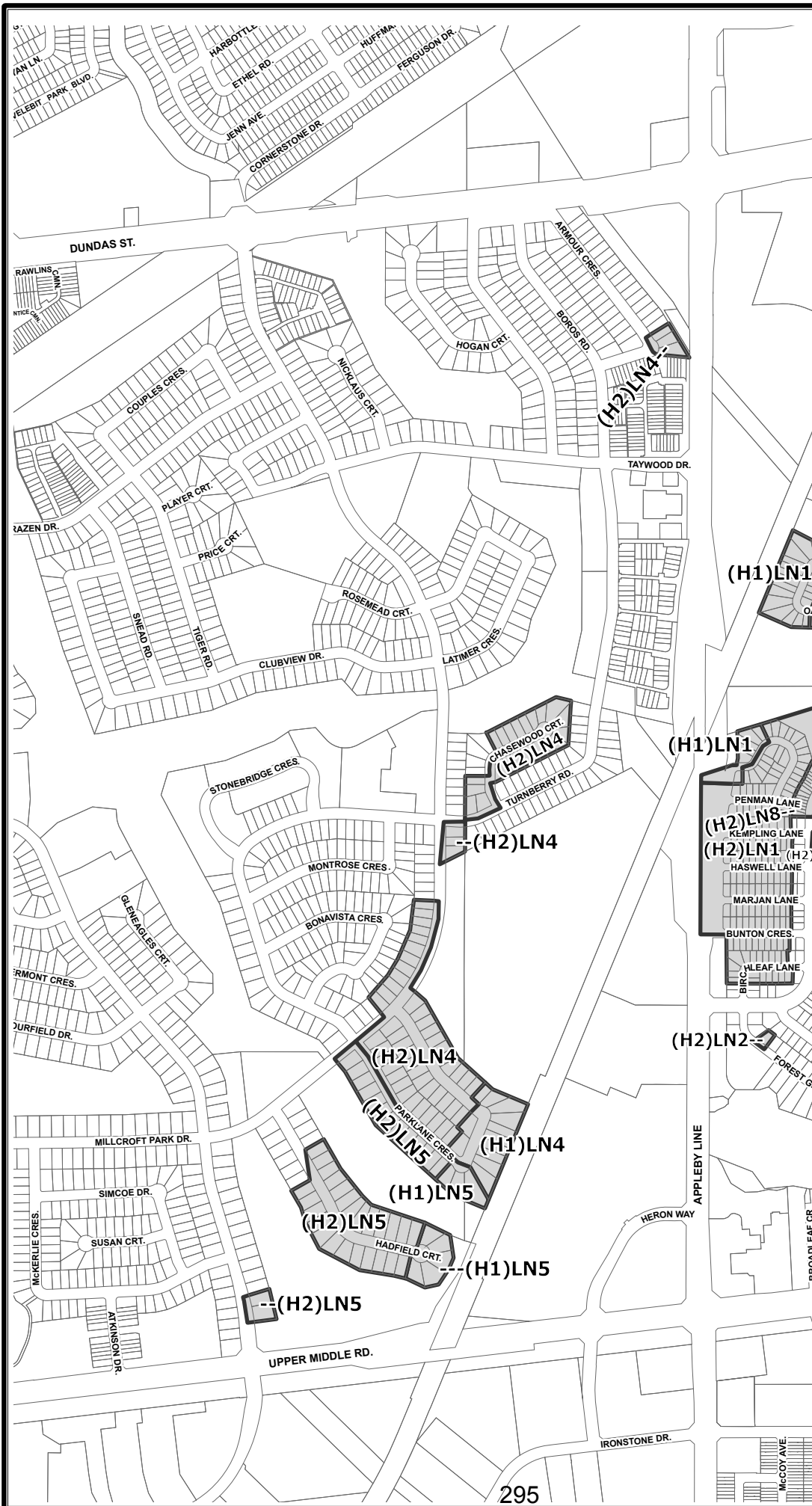
- Lands Subject to Zoning By-law 2020 or Burlington Residential Zoning By-law

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

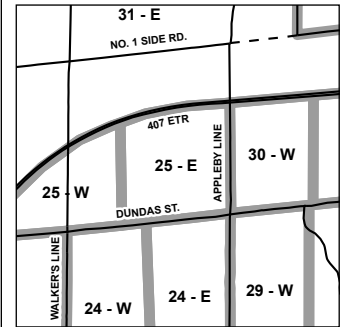
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**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.25 - E**



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



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Scale - 1:10,000
1/22/2026

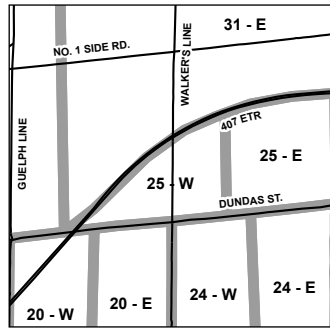


**Burlington Residential Zoning
By-law Near Rail, Schedule A**

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



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Scale - 1:10,000

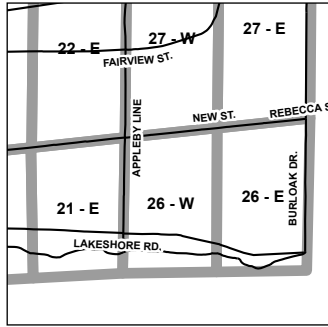


1/23/2026

**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.26 - W**



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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

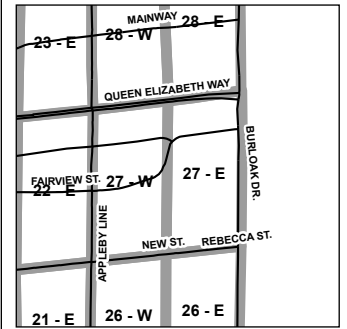


Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.27 - E**



Map Index



Zones

Residential Zones

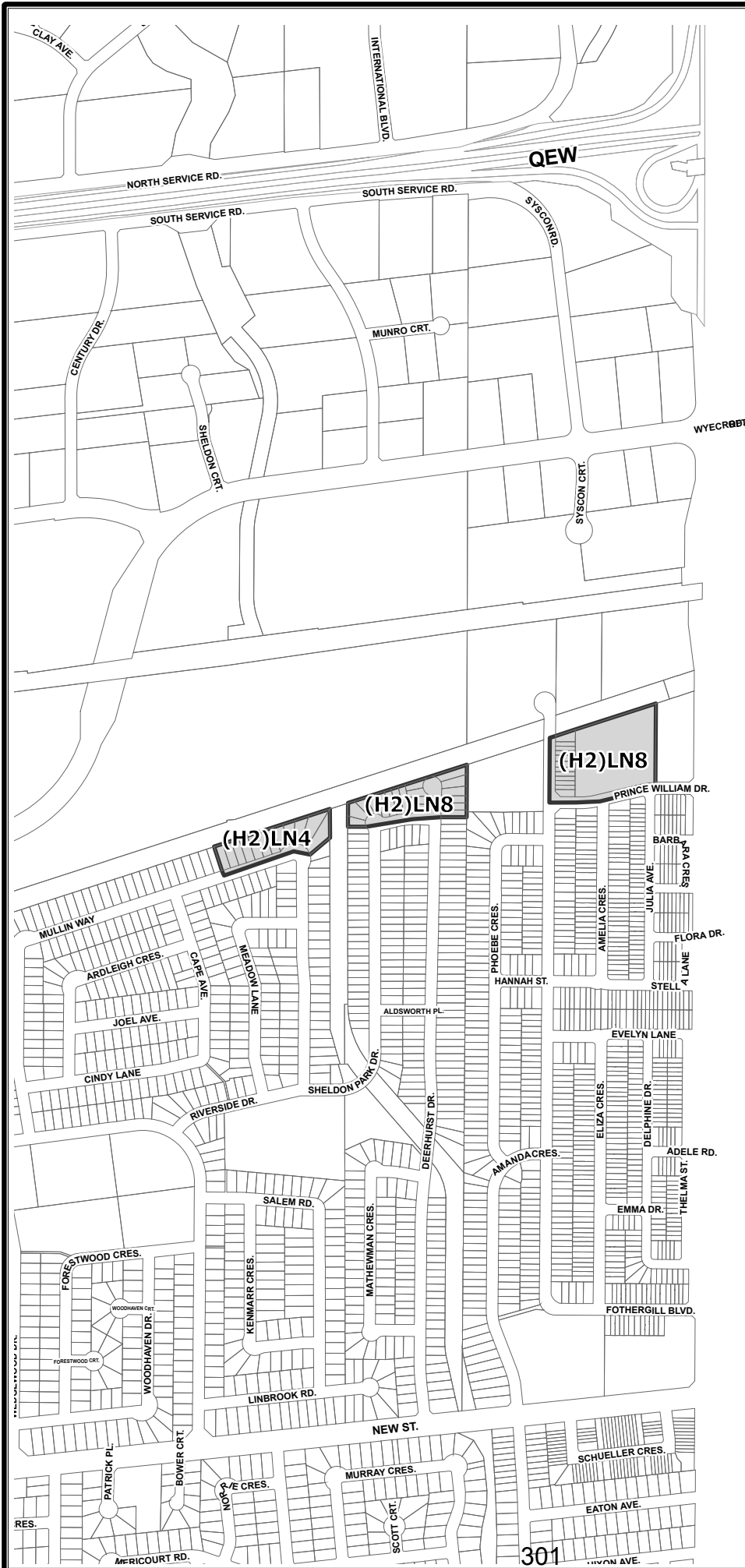
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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



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Scale - 1:10,000
1/22/2026

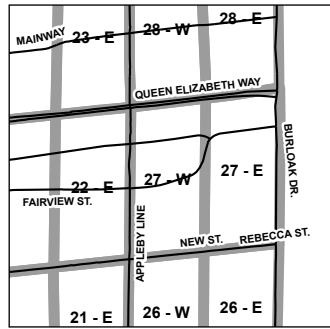


**Burlington Residential Zoning
By-law Near Rail, Schedule A**

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



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Scale - 1:10,000

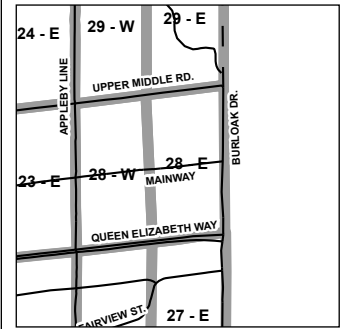


1/23/2026

**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

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Scale - 1:10,000

1/22/2026

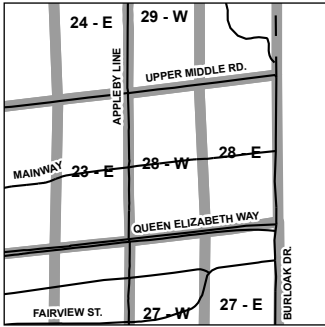
TERANET



**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

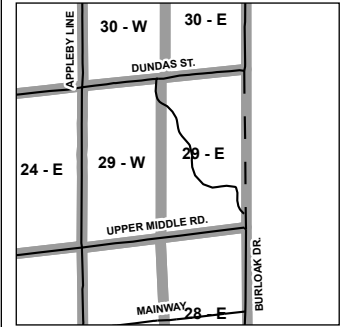


1/23/2026

**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



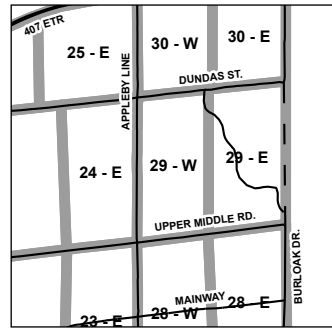
Warning: This zoning map is for general reference only and may not reflect the most current regulations or property boundaries; users must verify information prior to relying thereon.

Burlington Residential Zoning By-law Near Rail, Schedule A

MAP NO.29 - W



Map Index



Zones

Residential Zones

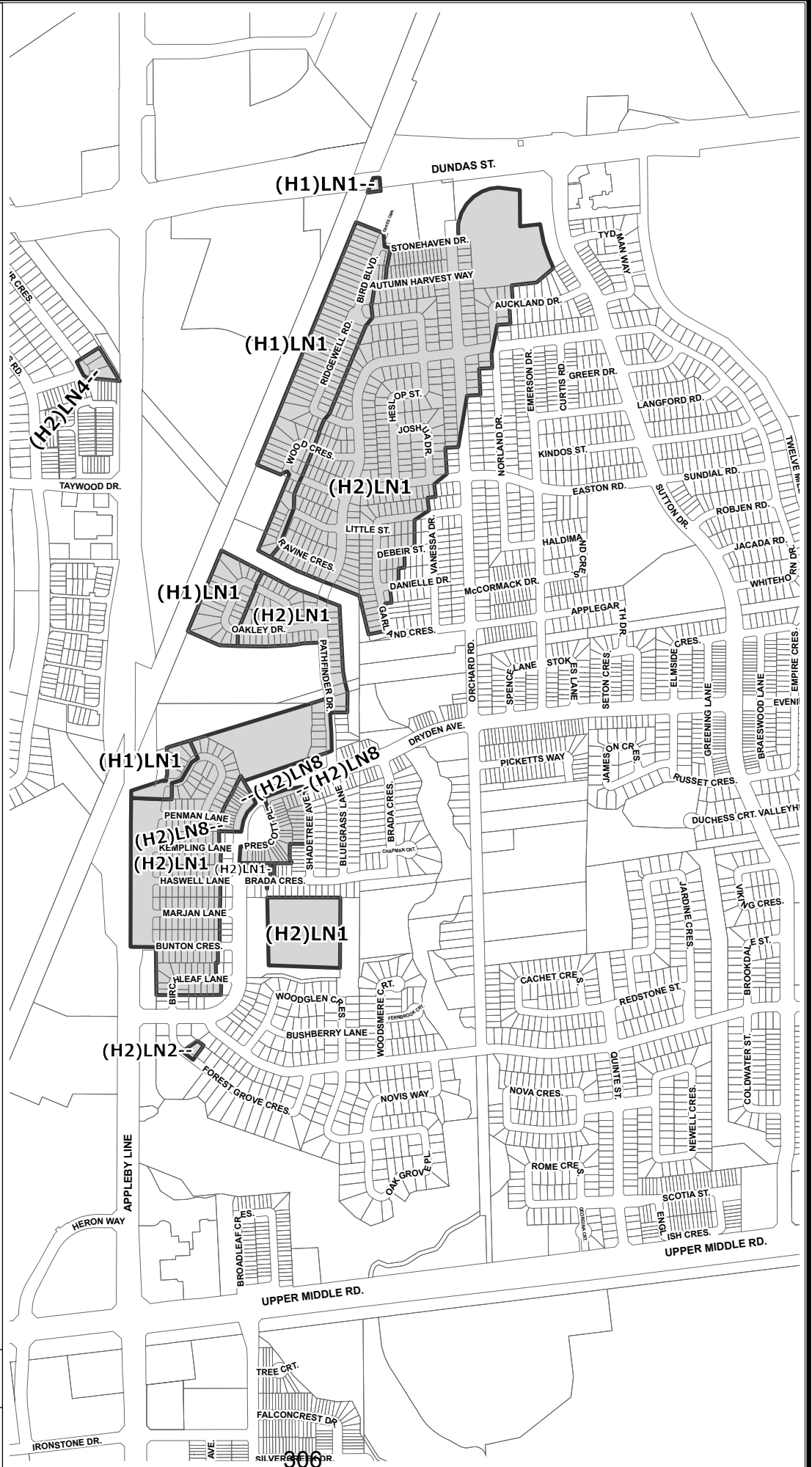
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

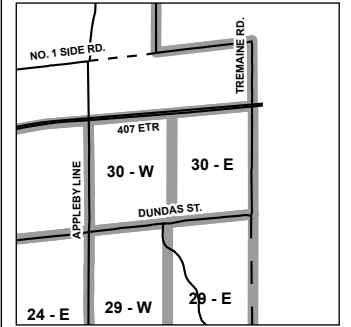


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**Burlington Residential Zoning
By-law Near Rail, Schedule A
MAP NO.30 - E**



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

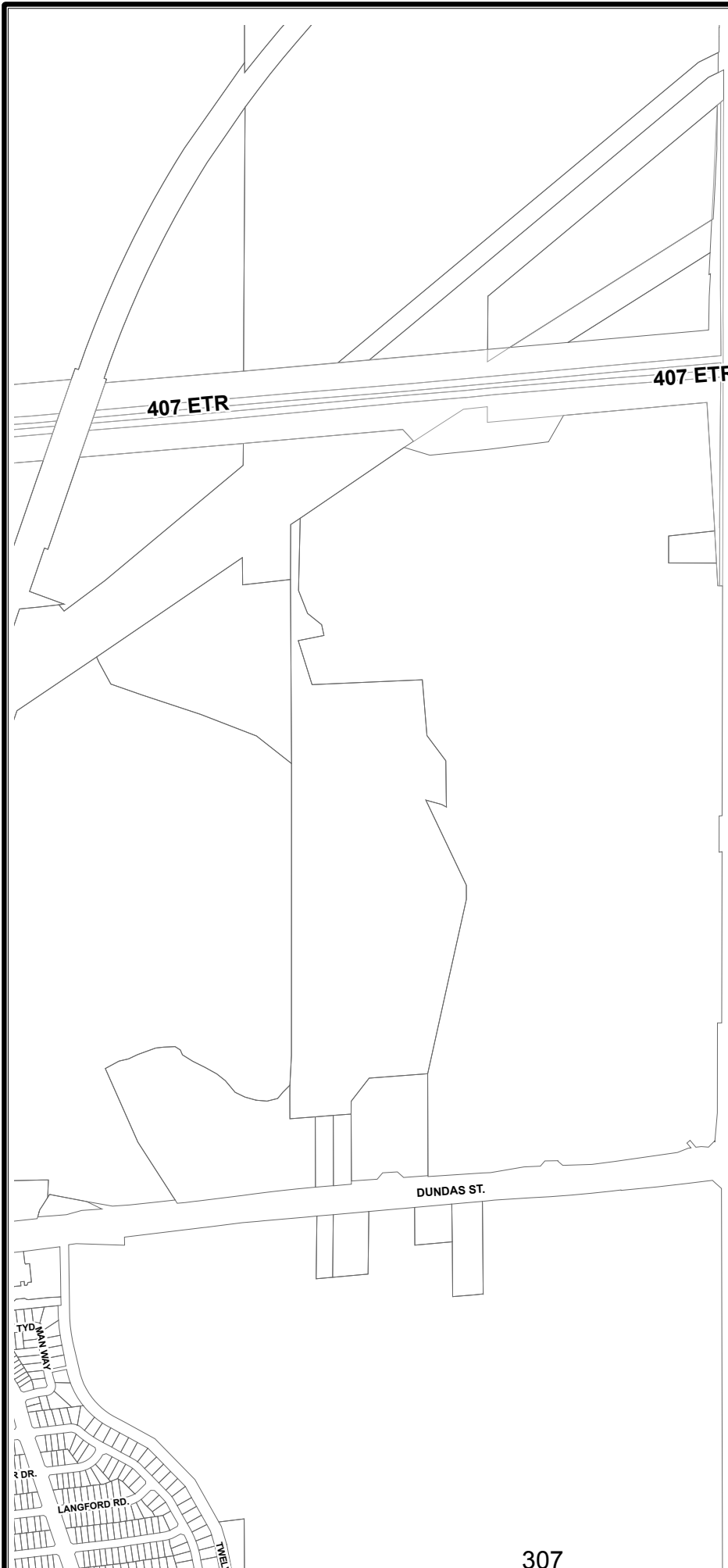
**Zoning By-law 2020 or Burlington
Residential Zoning By-law**

- 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

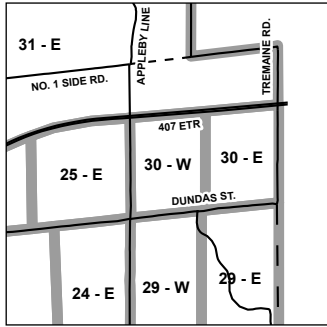


**Burlington Residential Zoning
By-law Near Rail, Schedule A**

MAP NO.30 - W



Map Index



Zones

Residential Zones

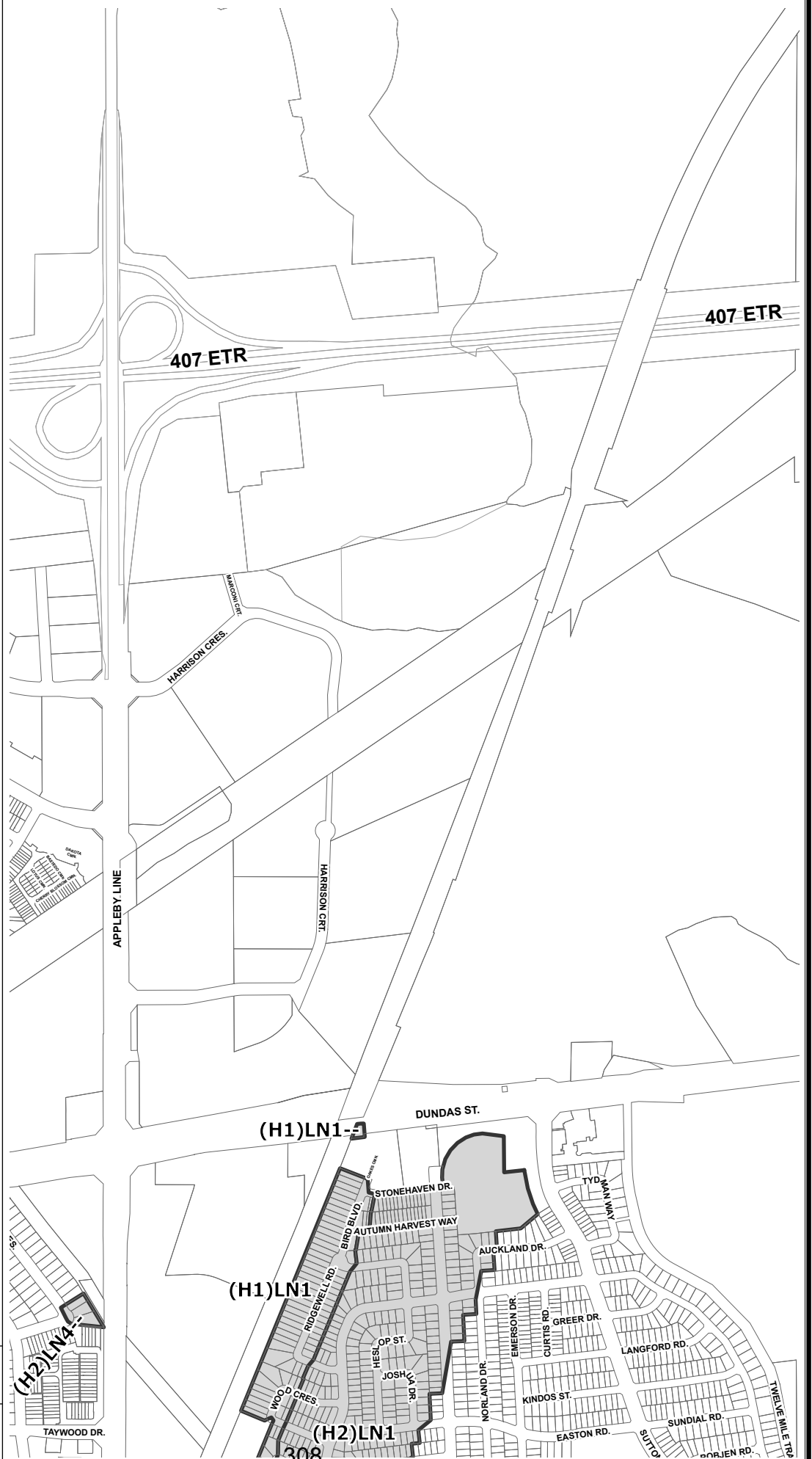
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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.

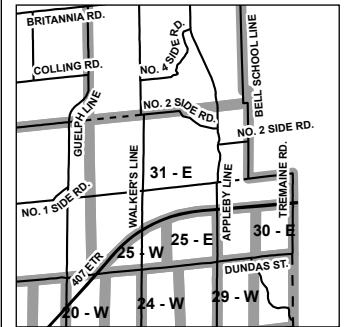
Scale - 1:10,000



1/23/2026

**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



**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.

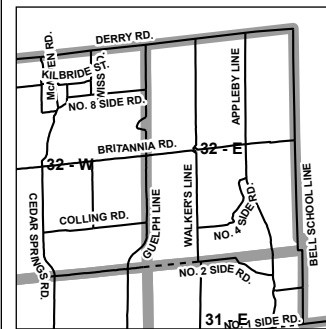
Scale - 1:32,000

1/23/2026



**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

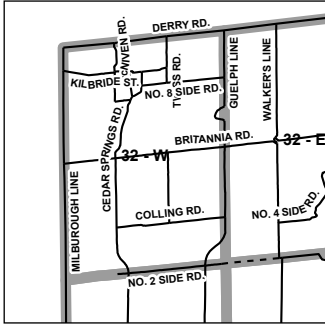


**Burlington Residential Zoning
By-law Near Rail, Schedule A**

MAP NO.32 - W



Map Index



Zones

Residential Zones

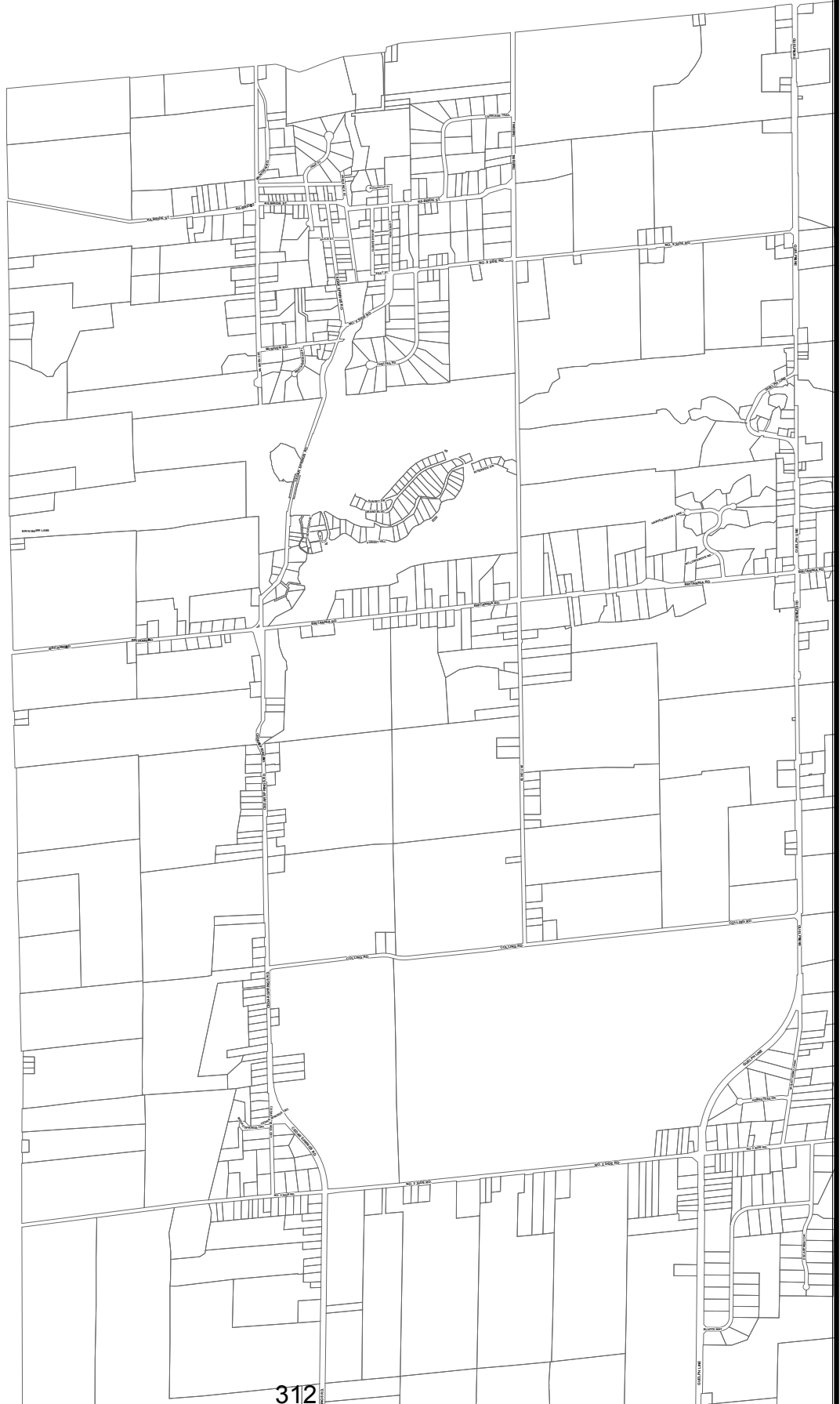
- LN1 - Low-Rise Neighbourhood 1
- LN2 - Low-Rise Neighbourhood 2
- LN3 - Low-Rise Neighbourhood 3
- LN4 - Low-Rise Neighbourhood 4
- LN5 - Low-Rise Neighbourhood 5
- LN6 - Low-Rise Neighbourhood 6
- LN7 - Low-Rise Neighbourhood 7
- LN8 - Low-Rise Neighbourhood 8
- HN - High-Rise Neighbourhood

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

Burlington Residential Zoning By-law Near Rail, Schedule B, Road Classifications

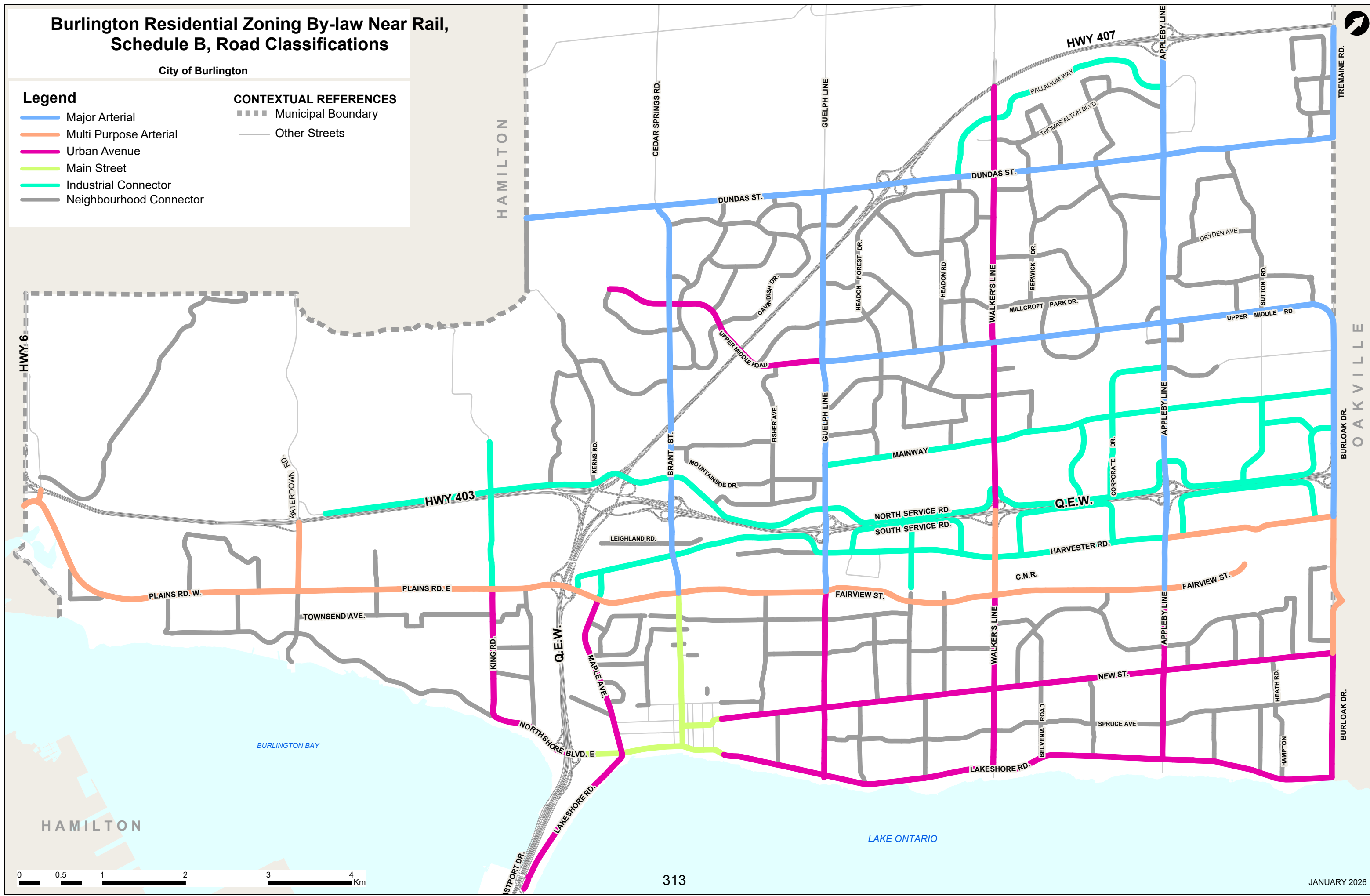
City of Burlington

Legend

- Major Arterial
- Multi Purpose Arterial
- Urban Avenue
- Main Street
- Industrial Connector
- Neighbourhood Connector

CONTEXTUAL REFERENCES



- Municipal Boundary
- Other Streets



Burlington Residential Zoning By-law Near Rail, Appendix A, Approximate Location of Conservation Authority Regulation Limits

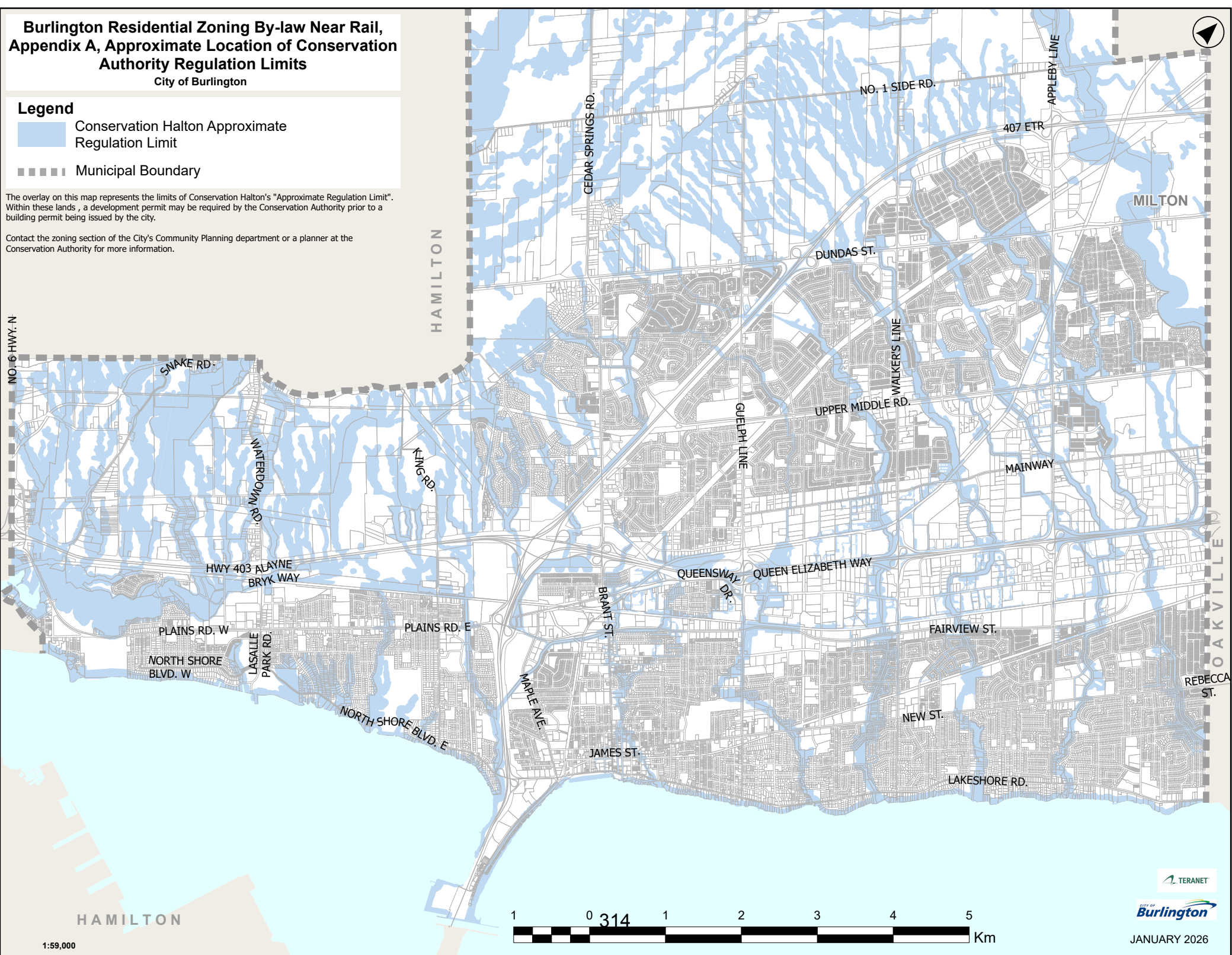
City of Burlington

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.



HAMILTON

1:59,000






JANUARY 2026

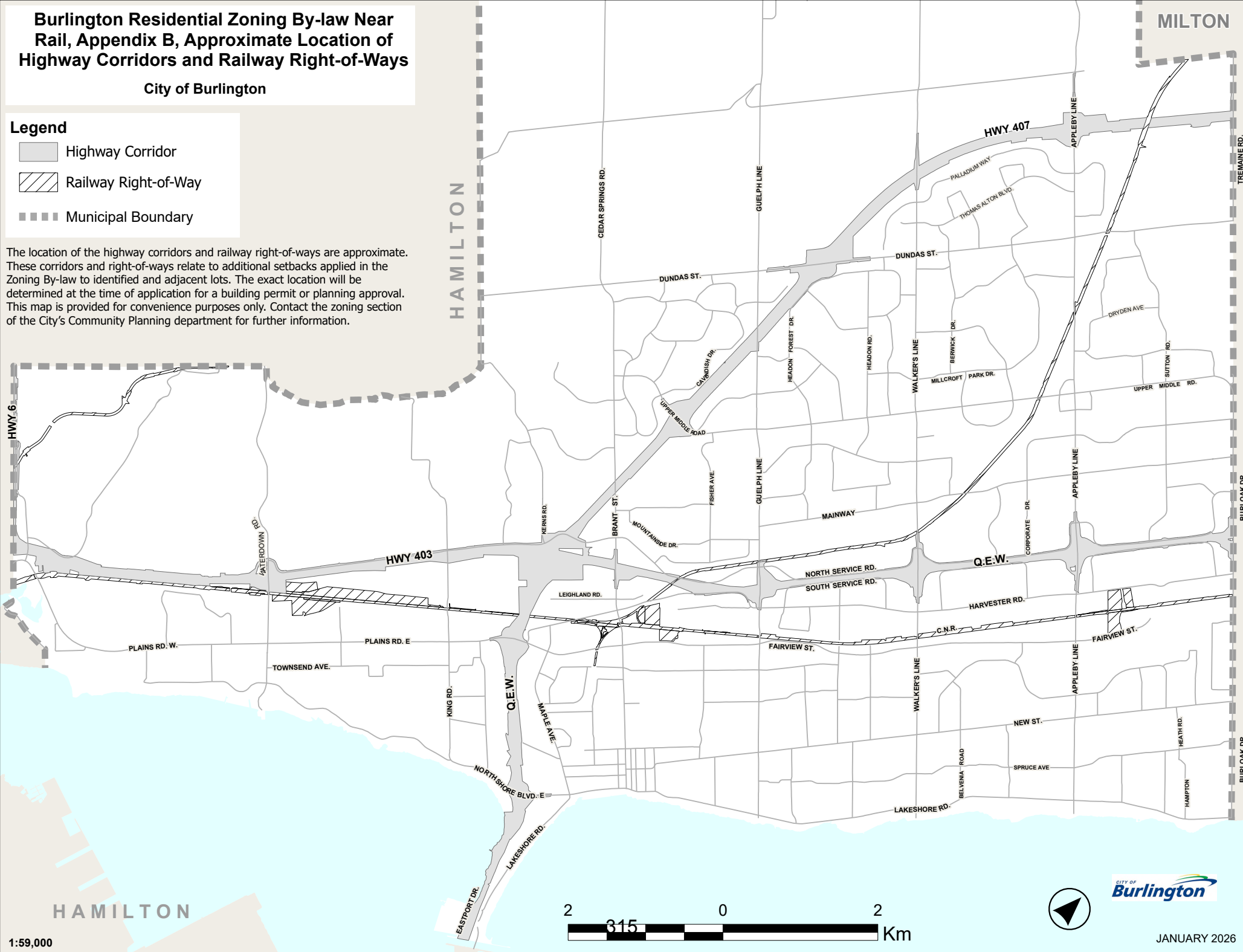
Burlington Residential Zoning By-law Near Rail, Appendix B, Approximate Location of Highway Corridors and Railway Right-of-Ways

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.



From: [Bonnie Purkis](#)
To: [Mailbox, Clerks](#)
Subject: no to removing builders fees
Date: Tuesday, February 24, 2026 12:24:35 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.

Please add my name to the growing list of residents opposed to the removal of development fees. This is a burden that should not be applied to the residents of Burlington in order to give relief to the building industry. I speak for many residents of our community who are against this decision.

Bonnie Purkis
Ward 5 resident.

From: [Lynn Kirouac](#)
To: [Mailbox, Clerks](#)
Subject: Opinion for Council Meeting March 2 2026
Date: Monday, February 23, 2026 11:05:43 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.

My name is C. Lynn Kirouac. I own a home in Ward 1
I am **opposed** to the elimination of development charges.

Please see that my brief opinion is circulated at the meeting.
Thank you,
C. Lynn Kirouac

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

From: David Fenton

Date: February 21, 2026 at 10:02:18 AM EST

To: mayor@burlington.ca, lisa.kearns@burlington.ca

Subject: municipal development fees

To Marianne Meed Ward and Lisa Kearns,

Regarding the thinking behind the relaxation of Municipal development fees for developers.

I would suggest that the city stay firmly in its lane, this scheme should be handled by the Province and the costs spread amongst a larger income tax base.

Your answer to the developers lobbyist at council, should have been “This is a Provincial matter, my job as Mayor is to serve the interests of Burlington residents”.

This scheme does not enhance Burlington or benefit its residents in any way; But it certainly benefits the Federal and Provincial governments.

The residents of Burlington already contribute to the Federal and Provincial tax revenues to make sure that Canadians in general can live in an affordable Canada.

The City receives property tax revenues to maintain and enhance the infrastructure and programs within its boundaries.

Once you step out of that lane, no matter the good intentions, you set off a chain reaction of events that immediately affects the business activity and economics of not only Burlington but the Province and Canada as a whole.

When taxes increase, people look for efficiencies in areas that they can control.

Regards. David Fenton.

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

To Burlington Council – Feb. 19, 2026

My Concerns on the proposed Development Charge Short Term Elimination

I'm really trying to get my head around this DC short term elimination for builders. Using some data from city staff and also from delegations by David Barker and Jim Thompson (I think), I'll use some round number estimates I believe were given. Let's say a shoebox 1 bedroom condo is marketed for \$600K by the builder. The DC is \$10K paid by the builder to the City and is imbedded in the buyer's \$600K market price. So the builder has budgeted for the DC. He decides he can't afford to build and sell at this price with the DC and make a profit, so he stops or never even starts the build.

If I'm on track so far, the Mayor wants to eliminate the DC so that the builder is getting a slight \$10K (or 1.66%) reduction in his end assumed costs assuming he still sells it for \$600K. This all goes to his profit. However the City's stipulation is that the \$10K is used to reduce the buyer's cost to \$590K (we can only hope at this point I think). Is this minor incentive to both builder and buyer enough to convince the builder to build and the buyer to buy? I'm not really sure at all. The builder is getting a reduced cost he thought he faced, but supposedly not actually realizing that reduction because he's selling the unit at a reduced price. The buyer gets that slight reduction in his/her price cost. It's something, but really not much.

And to make this work for the Burlington taxpayer, does not the City have to successfully lobby the provincial and the federal governments to re-imburse Burlington for the lost DCs in the transaction, as they supposedly promised? We don't have this in writing, at least not yet. So there are a lot of "ifs" in this whole intent by the Mayor; too many in my opinion. It seems like another performative attempt at making it seem the City is trying to help the lowest **market cost** buyers slightly, but certainly not help any buyer or renter who can't afford even the lowest market purchase or rent.

I don't see why the Mayor is putting all this staff and Councillor time and effort into something that may not even work or may not even help nudge builders or buyers of market-based housing in Burlington. And I don't trust the promises supposedly made to make Burlington taxpayers whole for the entire scheme to function as intended. I hope I've got my information straight here and explained it well enough. If not, I accept any responses of correction any of you can give me. But I think I am close. I don't support this effort in principle or in practice at this point in time and don't think I'll feel any different by March 2nd. Please accept this as my delegation. I will not present it at Council, trusting you to consider it as my delegation.

Thank you,

Gary Scobie
Burlington ON



February 24, 2026

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

Dear Mayor Meed Ward and Members of Council;

RE: Item 9.1 n) Temporary Freeze of Development Charges

We understand that the City of Burlington Council will be considering a report at its Special Council Meeting on March 2, 2026, to temporarily freeze the imposition of Development Charges on all residential units for a period of two years. This is a significant decision by Council, and we want to offer our support for this direction as professional land use planners engaged in planning and development within the City.

From a planning perspective, Development Charges are an important growth management tool intended to fund growth-related infrastructure. However, when rapid cost escalation coincides with high interest rates, construction inflation, and constrained housing delivery, significant Development Charge increases can unintentionally delay or stall otherwise policy-conforming development. This can undermine municipal intensification objectives, housing targets, and long-range growth strategies.

We support the proposed direction for a temporary freeze as we believe such a direction is in the public interest as it will support the City's goal to ensure housing supply remains stable, that growth occurs in planned locations, that infrastructure investments are efficiently utilized, and that municipal policy objectives are implemented. We believe a two-year Development Charge freeze represents a balanced and time-limited approach that maintains the long-term principle of growth paying for growth while recognizing short-term economic conditions that may otherwise hinder the realization of approved planning objectives which benefit all residents of Burlington.

Yours truly,

MHBC

Dana Anderson MA, FCIP, RPP
Partner

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

From: Ross Hamilton

Sent: Thursday, February 19, 2026 4:05:16 PM

To: Mailbox, Office of the Mayor <mayor@burlington.ca>; Kearns, Lisa <Lisa.Kearns@burlington.ca>

Subject: Affordability response measures

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 Marianne Meed Ward and Lisa Kearns,

We do not believe that providing new home buyers relief from municipal development fees are likely to help the cause for affordable housing while they certainly would have a negative effect on our property taxes.

Developers would likely just keep prices at the level that reflects development costs in order to maximize their profit, while taxpayers pick up the tab. In any case, it's not reasonable to expect taxpayers to pick up the tab for development charges for new residents.

Alternate suggestions:

- 1) Raise property taxes incrementally every year on vacant or derelict properties until developers act on developing or selling those properties.
- 2) have the city or province build council housing that taxpayers would own and rent as affordable units. This housing could provide affordable rates not impeded by the expectation of profit in the short term while ensuring long term affordability and profit for taxpayers. We could take some advice from the Rotary club that has been doing this successfully for a while now.
- 3) accept that we are on unaffordable land and direct developers to go elsewhere in this vast country of 9 million square miles....no need to pile everyone up in Burlington.

Regards,

Ross & Marnie Hamilton



February 20, 2026

Re:New Residential Zoning Bylaw (DGM-05-26)

Mayor Meed Ward and Burlington Council Members

BurlingtonGreen concurs with **all** of the [recommendations submitted by The Atmospheric Fund](#) on February 10th, 2026 regarding the New Residential Zoning Bylaw..

Additionally, consistent with the objectives of Burlington's [Electric Mobility Strategy](#) (co-authored by BurlingtonGreen), to provide a pathway for the community of Burlington to transition to electric mobility to achieve the target to become a net carbon neutral community by 2050, we concur with The Atmospheric Fund's recommendation as follows:

“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 New Residential Zoning Bylaw 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. “ - THE ATMOSPHERIC FUND

Furthermore, we trust BurlingtonGreen's prior input regarding the New Residential Zoning Bylaw has been considered:

From: Amy Schnurr <amy@burlingtongreen.org>

Sent: Thursday, October 9, 2025 4:28 PM

To: Mailbox, Office of the Mayor <mayor@burlington.ca>; Sharman, Paul <Paul.Sharman@burlington.ca>; Bentivegna, Angelo <Angelo.Bentivegna@burlington.ca>; Galbraith, Kelvin <Kelvin.Galbraith@burlington.ca>; Kearns, Lisa <Lisa.Kearns@burlington.ca>; Nisan, Rory <Rory.Nisan@burlington.ca>; Stolte, Shawna <Shawna.Stolte@burlington.ca>

Cc: Robichaud, Steve <Steve.Robichaud@burlington.ca>; Benson, Curt <Curt.Benson@burlington.ca>; Storace-Hogan, Fleur <fleur.storace-hogan@burlington.ca>; Robinson, Steve <Steve.Robinson@burlington.ca>; Mailbox, New Zoning

Subject: Follow up Re: Draft New Zoning Bylaw

Good afternoon

As I am not available to delegate at the next Council meeting on behalf of BurlingtonGreen regarding the draft new Zoning By-law, I'd like to take this opportunity to **reshare and add** to the earlier input provided on the attachment submitted July 4th:

July 4, 2025: Burlington Housing Strategy and New Draft Zoning Bylaw for Residential Zones: Upon scanning the draft Zoning By-law for Residential Zones as well as the Burlington Housing Strategy, unfortunately we were unable to identify references to climate change mitigation or resiliency, sustainability, or green infrastructure, and we discovered just one reference to complete communities. This raises the question of whether the City's Climate Action Plan, Climate Resilient Plan, Urban Forest Management Plan or Integrated Transportation Plan informed the Housing Strategy or draft Zoning By-law?

How does the Housing Strategy and Zoning By-law specifically align with, and advance the objectives of focus areas 1 and 3 of the City's Vision to Focus work plan? Buildings currently constitute roughly 43% of emissions in Burlington. As the City prepares to support further population growth, the time is now to ensure the required homes and their properties are designed and constructed to combat climate change while being affordable to maintain and operate. Building green from the start offers significant co-benefits. By building energy efficient and low carbon buildings with low impact surrounding features from the outset, we can reduce monthly energy bills, improve air quality, and protect homes from the costly impacts of extreme weather. Importantly, this proactive approach is more cost-effective than retrofitting existing buildings in the near future. Climate change, the protection of nature, and the housing crisis must be tackled simultaneously.

Oct 9, 2025: Upon review of the Consultant's presentation at the October 7th Statutory meeting providing a progress update of the new Zoning By-law project, we noted that missing from the 4 key objectives of the draft new Zoning By-law was alignment with/accountability to the City's established strategic priorities and thus, associated Plans such as the Climate Action & Resiliency Plans, and the Urban Forest Management Plan, Integrated Mobility Plan, etc. It was helpful to hear City staff comment that one of the key takeaways they heard during public /stakeholder consultation was the importance of the new Zoning By-law integrating impacts to the environment including regulations for permeable landscapes and trees. We look forward to seeing this reflected in the updated Zoning By-law to be presented in December.

It is essential the new Zoning By-law support maximum tree canopy expansion if the City is to reach its tree canopy coverage target. Key to expanding canopy cover is increasing the available planting space, as are considerations of landscape buffers, minimum soil volumes, implications of below-grade parking and structures, etc. " Pervious spaces, such as tree, grass, shrub and bare earth land covers are potential planting space for new trees as they absorb water that supports tree growth, termed as soft landscaping. Further, the quality of pervious space for maximizing tree canopy through tree planting is dependent on whether the space is adequate for tree growth. Pervious spaces for tree planting require both, enough space on the surface for the tree trunk to grow unimpeded, and enough space below the surface for root growth. In contrast, impervious spaces such as buildings, roads, parking lots and sidewalks increase surface water runoff and do not support tree growth. Trends show that since 1999, impervious cover is increasing while pervious cover is decreasing, a change which is often permanent, presenting negative implications towards space for tree planting and reaching the canopy cover goal.

Minimum requirements for soft landscaping pertaining to the space between garden and laneway suites and the main residential building, as well as the front yards of residential buildings provide the necessary pervious space for tree planting and are integral to help us meet our goals. It is especially important to actively recognize opportunities to bolster the resilience of the urban forest to ensure sustainable and increasing benefits offered to Torontonians. However, since approvals, there is evidence that the policies to promote this are not being fully implemented. City Council must work to ensure that zoning by-laws allow for maximum tree canopy expansion to reach the target of expanding tree canopy to 40%." ~ [Councillor Mike Layton, City of Toronto, 2022.](#)

We also look forward to members of Council confirming with Project staff where and **how specifically** the new Zoning Bylaw integrates the existing Sustainable Building and Development Guidelines with its '[...measures as identified in the Official Plan, Zoning By-law and other city by-laws](#)'.

The new Zoning By-law is being prepared at a critical time when the implications of climate change and biodiversity loss are on the rise locally and globally. It is **essential** the new By-law effectively prioritizes and reflects this reality.

Thank you for considering this input.

Respectfully,

Amy Schnurr (She/Her)
Co-Founder / Executive Director

Amy Schnurr



Executive Director
BurlingtonGreen Environmental Association



Together we make a difference

BurlingtonGreen Executive Director Delegation: [Feb 9, 2026 Committee of the Whole Meeting: 1.58 mark](#)

February, 9, 2026

Good morning Mayor Meed Ward, Chair, Members of Committee, City staff, and the Burlington community.

On behalf of BurlingtonGreen, thank you for this opportunity to provide feedback on the City's latest [Climate Plan](#).

I'm joined today by two young BurlingtonGreen team members. Their generation—and those that follow—have the most at stake when it comes to climate action and ensuring a liveable future. I felt it was important for them to witness civic engagement and local advocacy in action on an issue that is top of mind for them—and I hope, for all of us.

Respectful of your time, I connected in advance with Jesse from the Bay Area Climate Change Council, (on which I also serve), for some light coordination to avoid duplication. While we didn't have the opportunity to share notes, our plan is for my comments to focus more on broader context and process, while Jesse will speak to some specific elements of the Plan.

I want to begin by congratulating City staff—particularly Lauren—on producing a comprehensive and thoughtful report. **This work matters, and it shows.** I couldn't find any missing actions. The Plan reflects significant effort, and it's encouraging to see both City and community progress on climate action since the last update.

Global context

Scientists have warned us for decades about climate change and its capacity to devastate people and nature. Most recently, again, scientists have warned that global warming is accelerating beyond previous projections—that the planet could hit very dangerous temperature levels by the year 2050—**that's just 24 years from now. This should alarm all of us and compel urgent action at every level of government.**

Municipal role

At the same time, we cannot wait for all levels of government to align perfectly before acting. Cities must continue to lead on climate because they can—and because they must. As this Climate Plan states, municipal governments are on the front lines of climate action, implementing policies that directly affect daily life.

Revisit the target

Given the urgency of the moment, we need to critically examine whether the Plan's 2050 net-zero target is achievable as currently framed—and whether it should be accelerated, as other municipalities are now doing in response to the science. Toronto's target is sooner with the aim of achieving net-zero community-wide emissions by 2040. Hamilton is examining this as well.

At a minimum, Burlington's Plan should include clear interim milestones—for example, a 45 percent reduction by 2030 and deep reductions by 2035—along with KPIs that prioritize greenhouse gas reductions and clearly track progress toward the target.

Even if the City retains a 2050 target, the question remains: **is it achievable without foundational changes in how the City embeds, governs, and resources climate action?**

BurlingtonGreen would like to offer suggestions across five areas that address this:

1. Vision: Climate must be core

First, Climate and the environment must be explicitly embedded in the City's vision and mission. While environmental language appears in parts of the [draft Horizon 2025](#) vision currently under review, this moment demands clarity. Climate change is an existential crisis. It is not separate from community well-being or the economy—it underpins both. *“Environment” and “climate change”* is currently missing from the Horizon 2025 mission statement, **and we strongly recommend that it be included**. If climate is not clearly reflected in the vision, it becomes optional in practice.

2. Integration: Climate ACTION across City Hall

Second, climate action must be fully integrated across all City departments. It cannot sit only with transportation, forestry, or sustainability teams.

Every department—planning, procurement, parks, events—should apply a climate and equity lens from the outset of every report, policy, investment and business case - up front, not after the fact.

As one example, an item on today's agenda related to the Lakeshore Music & Arts Festival had the strategic alignment box for environment left unchecked. That should not happen in a city that has declared a climate emergency. Large-scale events have environmental impacts and real opportunities for emissions reduction—but only if climate considerations are built in from the start. **We certainly hope that sustainability practices are an evaluation criteria for the city's RFP process.**

BurlingtonGreen has long advocated for a consistent triple-bottom-line approach, so environmental impacts are never optional and social impacts, especially on vulnerable populations, are always considered. **We recommend adopting this approach consistently as soon as possible.**

3. Capacity: Resources must match ambition

Third, capacity. A plan without the resources to implement it is just a document. Plans don't reduce emissions—people and budgets do.

If climate action is truly a priority, it must be resourced accordingly. This includes staffing, funding, and accountability.

When the City declared a climate emergency in 2019, the declaration directed Council and staff to quote “*increase the priority of the fight against climate change and apply a climate lens to City plans and actions, including the Council strategic workplan and future **budgets.***”

We see an important opportunity for greater transparency, accountability and public understanding by more clearly and **distinctly presenting city investments in climate action in the annual budget.**

The Climate Plan outlines an ambitious list of actions. Some are already moving forward through strong partnerships with community stakeholders, including BurlingtonGreen's work at the community level. However, there is not sufficient capacity within City Hall to implement all of these actions at the scale and pace required.

4. Leadership beyond City Hall

Fourth, we strongly agree with the report that all levels of government must work together.

While factoring the many serious environmental setbacks of the provincial context, —this cannot be a reason for pausing or slowing of action. On the contrary, these challenges demand fiercer municipal advocacy. We must push for supportive legislation and reliable funding while doubling down on municipal led climate action.

5. All hands on deck: Community engagement

The City cannot do this alone. Community climate action is essential.

BurlingtonGreen is proud to serve as the City's primary partner for community environmental engagement. Through our work, we hear growing frustration, confusion, and eco-anxiety. People want to act, but feel overwhelmed and discouraged by a belief that climate inaction is not due to lack of knowledge or solutions, but a lack of political will— with real and escalating consequences.

At its core, people feel a **widening gap between words and action.** Governments declare climate emergencies, set distant net-zero targets, and release plans—yet emissions continue, approvals for high-carbon projects move forward, and timelines keep slipping.

People want implementation, accountability, and timelines that reflect the urgency of the crisis.

Two relatively straightforward actions could help:

First, merge the City's three primary climate-related plans into a single, clear, user-friendly Climate Action Plan that is consistently promoted and signals that we are all in this together.

Second, climate leadership in Burlington should be visible and easy to find. Currently, climate change is not mentioned on the City website homepage or primary navigation. While this may seem minor, visibility signals priority. Climate action should be front and centre alongside the City's other strategic pillars.

To summarize, BurlingtonGreen recommends that the City:

- **revisit and potentially accelerate the net-zero target & prioritize actions with the greatest emissions impact**
- **embed climate action in the City's vision and mission,**
- **ensure cross-departmental accountability, across the board triple-bottom-line reporting**
- **resource climate action appropriately,**
- **continue strong advocacy to senior governments,**

and improve public access to a clear, unified Climate Action Plan.

In closing, this updated Plan is an important foundation—but in the face of a climate crisis already affecting our city, what matters now is timely action, at the necessary scale, and supported by the resources to deliver the results that science calls for.

BurlingtonGreen looks forward to continuing to support the City's efforts.

Amy Schnurr



Executive Director
BurlingtonGreen Environmental Association



February 20, 2026

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

To: Mayor Meed Ward and Burlington Council Members

BurlingtonGreen congratulates the City of Burlington on the successful launch of the E-Scooter Micromobility Pilot Program to support the program goals of providing a safe introduction of shared micromobility, building municipal experience and understanding, reducing emissions, improving connections to transit, and providing residents with additional mobility options in Burlington.

The Pilot Program contributes to the advancement of the objectives of Burlington’s [Integrated Mobility Plan](#) and [Electric Mobility Strategy](#) to provide future ready transportation options for the community that will contribute to the target to become a net carbon neutral community by 2050.

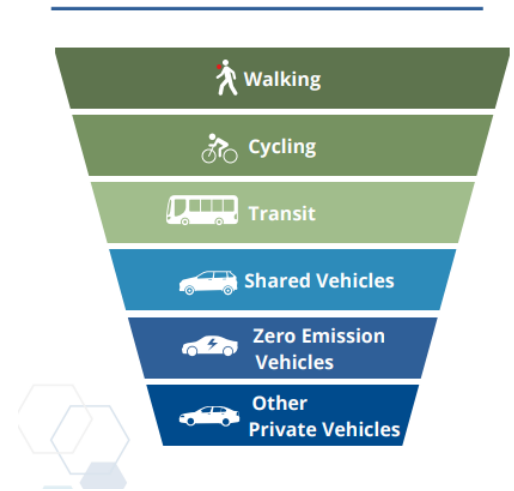
With Burlington's higher than average car ownership culture, it is of particular importance that the shift to a transportation system that prioritizes the adoption of a myriad of sustainable transportation options such as E-scooters, be a top priority.

Ongoing, meaningful community engagement will be essential for the program’s continued success, and BurlingtonGreen is pleased to contribute to the City’s efforts on this.

Respectfully,

Amy Schnurr
Executive Director
BurlingtonGreen Environmental Association

Fig 2: Transportation Modes Hierarchy



From: [Kathy Proctor](#)
To: [Mailbox, Clerks](#)
Subject: Development charges
Date: Tuesday, February 24, 2026 2:43:26 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.

Please forward this to all members of city council.

Hello. I am writing you today to express my concern about the upcoming decision to lift development charges for the next two years. I am very opposed to this.

I do understand the realities of our slowing economy and the effect this has had on the housing market. On a personal note, my husband and I are looking to sell our home and to downsize but have postponed the decision until hopefully the market rebounds.

My concerns about this proposed change to development charges are threefold:

1. the unfair advantage this gives to the construction and development industry, while many other industries are also struggling
2. the perception that giving this handout to developers will result in a quid pro quo relationship with developers and
3. that this incentive will not generate the type of housing that Burlington so desperately needs, specifically geared to income, affordable homes.

While the Ford government has completely absolved itself of any responsibility to fund affordable housing, the City of Burlington could take the lead here in Burlington. If the lifting of development charges were offered to developers building affordable homes, then I would be in favour of such a plan. However, I do not see that the current plan offers any type of help to our citizens needing affordable housing.

As a volunteer at the Compassion Society of Halton, I see regularly the effects of the unaffordable housing market on our clients. They must make the terrible decision to buy food or pay rent. This is an impossible choice and tears at the fabric of our communities.

To me, this is an election issue. I would not vote for anyone who votes in favour of lifting development charges. As a life long political activist, I would offer my experience and support to those who vote against this whether they are in my ward or elsewhere in the city.

Thank you for taking the time to read this letter and should you wish to contact me, I would be happy to speak further with you.

Kathy Proctor. 



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

February 25, 2026

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

Re: Immediate Relief Required – Residential Development Charges

Dear Mayor and Members of Council,

I am writing as a Burlington-based employer operating within the residential construction supply chain.

The new housing industry in Burlington and across the GTHA is facing one of the most severe downturns in decades. This is not a short-term fluctuation. Projects are stalled, investment has slowed dramatically, and market confidence is fragile.

As a company built around supporting new housing construction, we have been forced to significantly scale back operations in response to the slowdown. Like many businesses tied to housing, we have had to make difficult workforce decisions to remain sustainable. I am deeply concerned about protecting the remaining jobs we are working hard to maintain in Burlington.

In discussions with our builder clients, the message is consistent: the cost of delivering new homes currently exceeds market values. Many projects are not financially viable and are simply not proceeding. When construction slows, the impact ripples immediately through trades, suppliers, manufacturers, and local service providers.

Maintaining Development Charges at current levels under these conditions will not generate meaningful revenue if projects do not move forward. Without new housing starts, there are no DC collections and no long-term property tax growth from new assessment.

New housing expands Burlington's tax base and delivers sustained fiscal benefits. Without activity, that growth stalls.

905-361-1446



www.kirinair.com





For these reasons, I strongly support a temporary two-year elimination of all residential Development Charges to help unlock projects, restore confidence, and prevent further job losses across the housing ecosystem.

Every month of delay increases financial strain on local businesses. The supply chain in Burlington and neighbouring municipalities is under real pressure. We need practical, immediate relief.

I respectfully urge Council to act decisively.

Sincerely,

Onkar Singh

President

Kirin Air Systems Inc.

905-361-1446



www.kirinair.com



1400 Corporate Dr, Burlington, ON L7L 6H4



February 25, 2026

Re: Agenda Item 9.1, n – Options for the temporary elimination of Development Charges (DGM-03-26) (SD)

Dear Mayor and Members of Council,

I am writing with respect to Agenda Item 9.1 concerning the options for the temporary elimination of Development Charges (DGM-03-26), scheduled for consideration at the upcoming Special Meeting of Council.

While it is recognized that Development Charges (DCs) are often incorporated into the final purchase price of new homes and therefore ultimately borne by homebuyers, their elimination requires careful scrutiny. The long-standing principle that growth should pay for growth exists to protect existing taxpayers from absorbing the infrastructure costs associated with new development.

It is my understanding that Development Charges are generally payable at the time of building permit issuance. If the concern is primarily related to developer cash flow in the current economic climate, Council may wish to explore deferring payment until occupancy or closing, rather than eliminating the charges outright. Such an approach would preserve the principle of growth funding infrastructure while addressing timing concerns.

In addition, in taller residential developments where a significant percentage of units may be rental, consideration could be given to a more tailored methodology. Many residents rent because they cannot afford home ownership. A blanket elimination of DCs does not guarantee improved affordability or attainability outcomes. A more nuanced approach that distinguishes between tenure types may better align policy objectives with housing affordability goals. For further clarity “attainable” housing conforms to the standard definition of affordable housing developed by Canada Mortgage & Housing Corporation, that holds that housing is affordable (attainable) when it consumes no more than 30% of a household’s gross, pre-tax income.

The current economic environment has highlighted pressures within the development industry; developers do operate within a profit-driven model, which is entirely appropriate in a market economy. Currently, DCs are imposed upfront, before a unit is built or sold, creating significant cash flow constraints for developers. This is especially problematic for large-scale projects or during periods of high interest rates.

Public policy, however, must balance private sector viability with fiscal responsibility. Eliminating Development Charges risks transferring infrastructure costs onto existing taxpayers or future property tax increases.

Before proceeding with any temporary elimination, I respectfully urge Council to undertake a thorough review of municipal spending, capital priorities, and long-term financial sustainability.

If reform is required, this is the time to thoughtfully recalibrate the framework – such as, removing interest, and allowing installments over the life of the project versus one-time up-front payments before intentionally shifting the financial burden.

I encourage Council to approach this decision with caution, and within the broader interests of our current and future residents and the parties involved.

Respectfully submitted,

Joseph A. Gaetan BGS

████████████████████
████████████████████

From: [Dick Guest](#)
To: [Mailbox, Clerks](#)
Subject: Delegation Submission- Development Charges
Date: Wednesday, February 25, 2026 12:26:00 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.

Please consider this, below, as my delegation for next council meeting discussion on Development charges.
Thank you

Richard Guest


Madam Mayor, Honourable Councillors;

Please consider this as my written delegation to City council on the subject of Development Charges and Property Taxes.

Our family have been residents of Burlington for over 40 years- residing in Aldershot, Headon Forest and now Millcroft. We believe this city is one of the best places to Live, Grow and Play- in all of Canada!

But- we are adamantly opposed to subsidizing developers and builders at taxpayers expense! It is irresponsibly cavalier to spend up to \$42 million to waive development charges (DC's) to build new homes in Burlington.

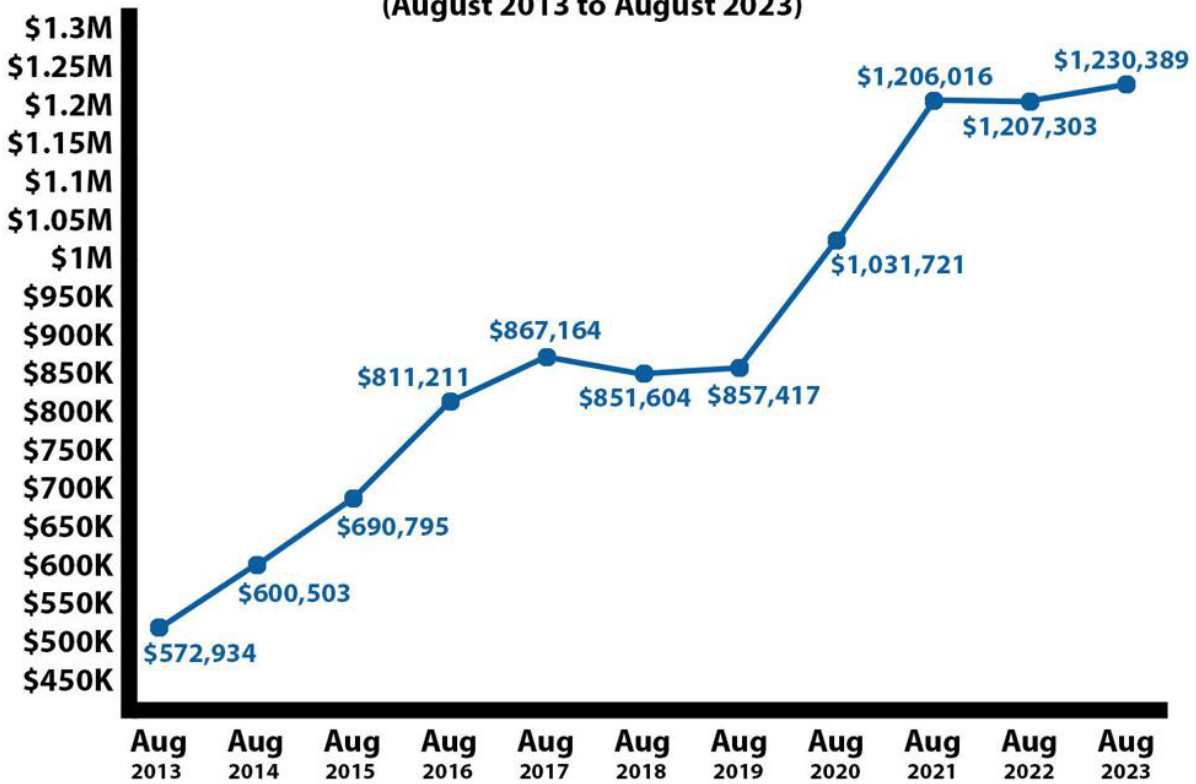
I understand that city is trying to meet the 29,000 new home builds of the 1.5 million that Ontario says they need by 2031. Is this real demand or a fictitious number based on 'dated' variables for immigration, first time buyers, etc.?

Today, just step back and look at our own Neighbourhood. We now have cancelled condo towers (1860-1900 Appleby); spec homes being built at end of Taywood (Trinity Point)-which appear to be less than full occupancy; and Branthaven Town Homes- many for sale and some still unoccupied! And the albatross of all- Hallett Homes advertising new homes on a "designated Greenspace Flood Plain" called Millcroft!

From Inside HALTON: According to sales data from the Toronto Regional Real Estate Board, the average sale price for all dwelling types combined in Halton Region was \$1,230,389 in August 2023. In August 2013, that average was \$572,934! So 114.7 per cent increase in a decade.(Chart 1)

Chart 1:

Average Sale Price for All Dwelling Types in Halton Region (August 2013 to August 2023)



Data from Toronto Regional Real Estate Board

Graeme Frisque/Metroland graphic

So let me ask-“Were complaints levied at developers and builders when interest rates were low and demand drove house prices thru the roof from 2013 to 2023?”

How much PROFIT did developers and builders make through THAT period- where there were NO tariffs driving up building costs, ample tradesmen and insanely low interest rates for borrowing money?

And now these same companies want to be subsidized by the Burlington taxpayers! Maybe they need to rein in profit & margin expectations- like ALL companies must do when times are tough.

Let’s get our heads around “true demand”- not some fictions number thrown at us by the province!

How many properties were bought by speculators over past 8-10 years? How many remain vacant? What are the “true” housing needs- by TYPE (single, town, condo, duplex etc) and MARKET (single, family, retirees etc)

And please don’t forget about us- the Burlington TAXPAYER- whose taxes over the past decade have seen a 60%+ rise? (Chart 2)

No way should we be further subsidizing through free DC’s or any other mechanism!

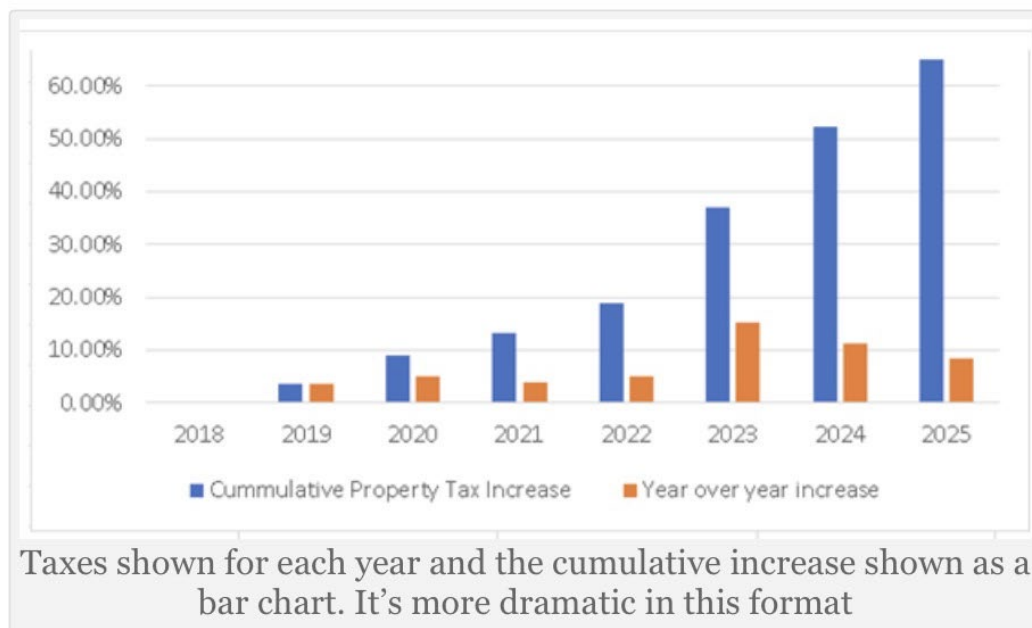
Chart 2:

With some research in hand, we can now report what tax increases for Burlington residents look like.

Property Tax Revenue	2019	2020	2021	2022	2023	2024	2025
Cummulative increase	3.66%	8.95%	13.25%	18.98%	36.92%	52.43%	65.10%
Year over year increase	3.66%	5.11%	3.95%	5.05%	15.08%	11.33%	8.31%

The percentages show the increase in total tax revenue as shown in each year's approved budget.

Using the year-over-year tax increase, the cumulative numbers comes in at an astounding 65.10%



A 65% cumulative tax increase since is outrageous, if not incredibly unsustainable. ENOUGH is ENOUGH!

Please just do your jobs and fiscally manage our tax dollars, as if they were your own. Just say NO to “freebies” to developers.

Furthermore, follow your own city processes- (not the Branthaven example where, following of the committee of adjustments, evaluating 30+ variances not in code, rejected the application -yet council approved them!) That oversight was tragic and those units are disgraceful examples of luxury towns as well as being an embarrassing site in our community!

Instead, focus efforts to “beef up” community security (including more and improved street lighting for example!) so we don’t have to entertain our police force coming door to door asking if our home cameras are picking up burglary suspects fleeing private home in our area! (Twice in the last few weeks!)

Or putting out fires at building sites (Branthaven, Trinity Point). Enduring neighbourhood home invasions & burglaries, stolen vehicles from our driveways (YES! Mine was stolen from

the driveway at our house!)

These are bigger, more pressing concerns for residents than subsidizing Developers & Builders!

We live in North Burlington- where the city is taking one developer to court by the city for cutting down ~400 mature trees on private, open, greenspace (that is already a flood plain!) without a permit! So help me understand the generous offer you want to make to ALL developers to NOT charge development fees?

In conclusion- To waive development charges for the next two years- adding an additional \$391 to an already 4.5% property tax increase- is outrageous. At a potential cost to Burlingtonians of up to \$42 million without comprehensive residential engagement is, in my opinion, an abject abuse of power.

So please, stop the tax grab that has burdening Burlington taxpayers for years, including many on fixed incomes.

We remain Respectfully Yours as Concerned Retirees;

Richard Guest & family

[REDACTED]

Burlington

February 25, 2026

Via Email: clerks@burlington.ca

Re: Options for the temporary elimination of Development Charges (DGM-03-26)

Dear Madame Mayor and Members of Council;

We are writing to support the proposed temporary, two-year elimination of all residential Development Charges (DC's) to get new construction projects moving again.

Our business, Pollard Windows Inc., has been located here in Burlington since its inception in 1948. We are 100% Canadian, family-owned business with our fourth generation working in the business. We have been a consistent employee here in Burlington and our business is dependent on the new construction industry. We are proud to be in Burlington and loyal to the area.

The current economic conditions have severely impacted the new housing market in both Burlington and across Ontario. We have seen year over year declines in new housing sales and therefore our sales to that market. This is the slowest market I have seen in the 36 years I have been involved in our family business. The downturn has impacted the builders and developers directly but has affected the entire supply chain supporting them. Many of our employees have been with us for 25+ years, some even 45, we consider them our extended family. The slowdown has caused us to resort to layoffs as well as participating in the work share program to support reduced work weeks. Our employees are suffering from income loss and cannot continue with reduced work hours for much longer.

I do not normally get involved in any activities outside our family business; however, I have had to resort to meeting with MPP's and Ministers to try to stimulate the new construction industry to help all of us. I recently participated in the CMC Ontario Made Manufacturing Day at Queen's Park to meet with MPP's and Ministers regarding how they can help manufacturers survive and thrive in Ontario. Although I did touch on ideas on how to help manufacturers, I felt the most important thing I needed to get across was how the slowdown of new construction was the single most important factor why our sales were suffering. I discussed the need to bring the development charges down and remove the GST for ALL new home buyers rather than just first-time home buyers who represent less than 5%. I also recently was part of the pre-budget consultation with Finance Minister Peter Bethlenfalvy in Burlington both in a presentation and written submission. The key part of my presentation focused on new construction asking for tax relief for all new



1217 KING ROAD, P.O. BOX 507
BURLINGTON, ON L7R 3Y3
T. 905.634.2365 F. 905.333.3521

home buyers and reductions of development charges to stimulate the housing industry. I have never felt before a need to get involved in this way. This slowdown has lasted too long, and we do not see when it will change unless these relief measures are implemented as soon as possible.

We collectively need to help homeowners in this unstable economy to afford to buy the homes they need for their families, Please proceed with a temporary two year elimination of all residential development charges to not only help our 78 year old, fourth generation, family business but all of the industries that are affected by the lack of new construction business.

Thank you for allowing me to provide this letter of support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alyssa', written in a cursive style.

p.p.

Karen Pollard-Josling

President & CEO

Pollard Windows Inc.



February 26, 2026

To: **Mayor and Members of Council**
 426 Brant Street
 Burlington, Ontario L7R 3Z6

From: **West End Home Builders' Association**
 1112 Rymal Road East
 Hamilton, Ontario L8W 3N7

WE HBA Letter: Support for Temporary Two-Year Elimination of Development Charges to Accelerate Housing

Dear Madame Mayor and Members of Council,

On behalf of WE HBA, we are writing to re-iterate our strong support for a temporary, two-year elimination of Development Charges (DCs) as a necessary and urgent measure to save jobs and accelerate housing delivery in Burlington. We support an approach that utilizes federal Housing Accelerator Fund dollars with zero impact on taxpayers. In fact, stimulating new housing construction would have a positive impact on local taxpayers through property tax assessment growth.

The residential construction sector is in freefall as the cost to build a home exceeds what the market can bare. As a result, projects are no longer financially viable, construction activity has stalled, and tens of thousands of workers across Ontario are facing layoffs. Time is of the essence to provide temporary relief.

Average Benchmark Home Price (City of Burlington, December 2025)



Source: Altus, Cornerstone Association of Realtors (provided by CMHC)

New Home Sales – Burlington

Burlington	Annual			
	2022	2023	2024	2025
Apt	202	130	72*	4^
TH	11	11	43	13
Summary	213	141	115 (57*)	17

*Note sales/units returned in the fourth quarter reduced Q1-Q3 total.

*Includes sales from now cancelled project (58 units)

(Source: Zonda Urban)

WE HBA notes that the residential construction industry is a significant employer in Burlington, both direct construction and skilled trades jobs on site, and significant downstream supply chain and manufacturing jobs, as well as professional services ranging from planning, to engineering, to finance. In Burlington in 2024, there were 4,318 jobs generating \$328 million in wages through residential construction, of those, 1,365 jobs were attributed to new home construction based on 1,132 housing starts in 2024 (estimates based on 2024 data from Stats Canada and CMHC). In 2025 housing starts dropped to 539 and forecasts remain bleak for 2026. Across the broader region, the Altus Group reports that construction employment has generally been trending down since its peak in 2023 and has fallen some 7.5% in the past year. The Altus Group has estimated that on average over the past five years (2020-2024) there have been some 222,730 jobs supported in the provincial economy from new home building alone.

In a recent report (December 2025), the Altus Group notes, “the sharply lower volumes of construction activity that could come about from a prolonged weak sales period and drying up of the pipeline could mean that this trusted and important jobs engine will stall.... over the next five years, the jobs implication would be: A loss of close to 50,000 direct jobs and a loss of over 50,000 spin off jobs.”

DCs add significantly to the total cost of housing and are ultimately rolled into the purchase price of new homes. This temporary elimination of DCs is a jobs first strategy that would help restore project viability and allow housing developments that are currently in the pipeline and/or on hold to move forward. It is a targeted, time-limited measure that directly addresses the cost pressures preventing new housing from being built today. New homes deliver far-reaching benefits to the City well beyond providing a place to live. They generate property tax revenue, support local businesses, create jobs, and drive significant economic activity throughout the community and the broader region. In contrast, stalled construction delivers none of these benefits while compounding the housing shortage and economic uncertainty.

MOLINARO GROUP	
Molinaro Group – Paradigm Phases 1-3 / Build in 2020s / Units 557	
Pre-Development Value:	\$10,621,000 (2020 land valuation)
Pre-Development Property Tax (2013):	2095 Fairview \$18,706.35 & 2089 Fairview \$19,771.62
Post-Development Value:	\$161,677,000 (2020 dollars)
Post-Development Annual Property Tax	\$1,570,837.56

Source: Molinaro Group

WE HBA is advocating that the Provincial and Federal governments to support the City of Burlington with additional housing enabling infrastructure and we have noted the bold leadership position of the City in proactively taking action. Specifically, we have urged the Federal government to make good on its campaign commitment to reduce development charges by 50 percent (Appendix “A”). We have further called on the Province to re-orientate the Building Faster Fund to ensure that Burlington (and other municipalities demonstrating leadership) are financially rewarded for taking proactive a action to address the housing crisis (Appendix “B”).

We commend Council for its willingness to consider innovative and courageous solutions during this challenging period. A temporary elimination of development charges is a practical, immediate step that will help stabilize the construction sector, protect jobs, and unlock new housing supply for Burlington residents. WE HBA looks forward to continuing to work collaboratively with Council to support housing delivery and long-term community prosperity.

Sincerely,



Mike Collins-Williams, MCIP, RPP
 Chief Executive Officer
 West End Home Builders’ Association



February 25, 2026

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

From: **West End Home Builders' Association**
1112 Rymal Road East
Hamilton, Ontario L8W 3N7

WE HBA Letter: Calling on the Government of Canada to Honour Its Commitment to Reduce DC by 50% and Support Burlington's Leadership on Housing

Dear Minister Robertson,

On behalf of the West End Home Builders' Association (WE HBA), I am writing to express our strong support for the City of Burlington's plan to advance a bold, two-year 100% Development Charge (DC) exemption and to respectfully urge the Government of Canada to financially incentivize this leadership through a coordinated intergovernmental response. This bold measure still requires final Council approval to proceed.

The City of Burlington and WE HBA shares the Government of Canada's objective of delivering more housing supply and stabilizing the housing market. However, current market realities are making that objective increasingly difficult to achieve. New home sales across the GTHA reached historic lows in 2025. In Burlington specifically, only 17 new multi-residential units were sold across the entire city last year. CMHC's 2026 *Housing Market Outlook* confirms what the industry is already experiencing on the ground: trade uncertainty, slower population growth, and a softening labour market are combining to suppress demand and stall new construction.

For Burlington, the consequences are immediate. Projects that have completed planning approvals and are sitting in the pipeline are not moving forward to permits and construction. Project economics simply no longer work and high upfront development charges are a significant barrier, for shovel ready new housing supply.

Against this backdrop, Burlington is moving decisively. On February 10, 2026, City Council's Committee of the Whole endorsed a motion directing staff to bring forward a by-law amendment establishing a two-year, 100 percent residential DC exemption for units that pull a building permit and demonstrate active construction within that period. This measure, which still requires final council approval, is designed to move stalled projects, protect well-paying construction and related-sector jobs, and ensure Burlington remains positioned to deliver housing.

WE HBA recognizes that this intervention may carry fiscal implications. What is critical to emphasize, however, is that without intervention to reduce taxation, many of these projects will not proceed at all, resulting in zero development charge revenue, lost investment, and continued job losses. Burlington must act because inaction carries greater risk.

In this context, WE HBA respectfully encourages the Government of Canada to fulfill its commitment to cover 50% of municipal DC reductions. National housing targets for 2026 and 2027 will be nearly impossible to achieve in today's environment, thus action to increase funding for housing enabling infrastructure needs to be prioritized.



DCs are indeed out of control in many of Canada's largest cities, and through our national Canadian Home Builders' Association (CHBA), the WE HBA have long called for this to be addressed. Alternative funding models are required, but DCs need to be lowered for all types of housing, and municipalities must come up with permanent alternative funding models to do this. Simply providing federal and provincial funding to subsidize unacceptably high DC is not the answer alone, this is a start and a short-term fix, but there needs to be a dedicated parallel process to get these cities to a permanent and acceptable solution for DCs that brings affordability back for all forms of housing and gets cities away from overtaxing the next generation of home buyers.

Burlington's proposed approach represents an opportunity to demonstrate what effective intergovernmental partnership looks like: municipalities taking immediate, concrete steps to unlock housing supply, with provincial and federal governments providing the predictable funding support required to make those steps durable. Burlington is demonstrating leadership by responding to economic reality rather than delaying action. WE HBA respectfully urges the Federal Government to match that leadership by providing fiscal support to municipalities that reduce or remove development charges. We stand ready to work collaboratively with all three levels of government to protect jobs, stabilize housing starts, and position Burlington for long-term housing delivery.

Sincerely,

Mike Collins-Williams, MCIP, RPP

Chief Executive Officer

West End Home Builders' Association

Cc: Mayor Marianne Meed Ward, City of Burlington
Kevin Lee, CEO, Canadian Home Builders Association (CHBA)



February 24, 2026

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

From: **West End Home Builders' Association**
1112 Rymal Road East
Hamilton, Ontario L8W 3N7

WE HBA Letter: Re-Orient Building Faster Fund to Supporting Municipal Leadership to Accelerate Housing Starts

Dear Minister Flack,

On behalf of the West End Home Builders' Association (WE HBA), I am writing to urge the Province of Ontario to actively support the City of Burlington's proposed two-year, 100 per cent residential Development Charge (DC) exemption. Under the leadership of Mayor Marianne Meed Ward, Burlington is responding to unprecedented market conditions with decisive, time-limited action aimed at preserving jobs and preventing further erosion of housing starts.

The City of Burlington and WE HBA shares the Province's objective of building more homes, faster. However, current market realities are making that objective increasingly difficult to achieve. New home sales across the GTHA reached historic lows in 2025. In Burlington specifically, only 17 new multi-residential units were sold across the entire city last year. CMHC's 2026 Housing Market Outlook confirms what the industry is already experiencing on the ground: trade uncertainty, slower population growth, and a softening labour market are combining to suppress demand and stall new construction.

For Burlington, the consequences are immediate. Projects that have completed planning approvals and are sitting in the pipeline are not moving forward to permits and construction. This is not due to a lack of municipal planning alignment, it is because project economics no longer work. High upfront development charges are a significant barrier for shovel ready new housing supply. Council's direction to advance a two-year DC exemption for residential units that pull a building permit and demonstrate active construction within that period is therefore both targeted and appropriate. This measure is designed to move projects from approved to built, protect well-paying construction and related-sector jobs, and ensure Burlington remains positioned to deliver housing when market conditions recover.

WE HBA recognizes that this intervention may carry fiscal implications. What is critical to emphasize, however, is that without intervention to reduce taxation, many of these projects will not proceed at all, resulting in zero development charge revenue, lost investment, and continued job losses. Burlington must act because inaction carries greater risk.

In this context, WE HBA respectfully encourages the Province to ensure that the **Building Faster Fund** reflects current market realities. Housing targets for 2026 and 2027 will be extraordinarily difficult to achieve in today's environment. A funding framework focused solely on near-term outcomes risks penalizing municipalities that are taking responsible, shovel-enabling steps to reduce the local tax burden in a weakened market. There is a clear opportunity for the Province to recognize and support municipal leadership by treating temporary DC exemptions as a qualifying, housing-enabling action under the **Building Faster Fund**. Doing so would reinforce Ontario's stated commitment to keeping municipalities whole, while ensuring that approved housing projects are able to advance to construction.



Burlington is demonstrating leadership by responding to economic reality rather than delaying action. WE HBA respectfully urges the Province to match that leadership by providing the fiscal support necessary to make this temporary DC exemption workable and durable. We stand ready to work collaboratively with both the City and the Province to protect jobs, stabilize housing starts, and position Burlington for long-term housing delivery.

Sincerely,

Mike Collins-Williams, MCIP, RPP
Chief Executive Officer
West End Home Builders' Association

Cc: Mayor Marianne Meed Ward, City of Burlington
Scott Andison, CEO, Ontario Home Builders Association

From: [QR](#)
To: [Mailbox, Clerks](#); [Mailbox, Office of the Mayor](#)
Cc: [LIST - Office of Ward 6](#)
Subject: Balanced Approach to Development Charges and Infrastructure Funding
Date: Thursday, February 26, 2026 1:11:55 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.

Mayor and Members of Council,

I am writing regarding the proposed temporary elimination of residential development charges and the recent discussion about using federal housing funds to offset fee relief without impacting local property taxes, as reported by [BurlingtonToday](#).

The effort to pursue federal housing funding as an offset mechanism is constructive. Leveraging external funding to stimulate housing while protecting local taxpayers reflects prudent financial thinking. If senior government dollars can be used strategically to support housing supply, Burlington should pursue them.

However, even with federal offsets, the core fiscal principle remains unchanged: growth generates infrastructure demand. Development charges are designed to align that demand with dedicated capital funding.

Underfunding infrastructure produces measurable long-term consequences:

- Canada's municipal infrastructure deficit has been estimated in the [hundreds of billions of dollars](#), driven largely by deferred maintenance and insufficient capital replacement. When infrastructure expansion does not keep pace with growth, asset deterioration accelerates and lifecycle costs increase.
- Transit systems already operate under [financial strain across Ontario](#), with operating costs rising faster than revenues and growing dependence on municipal subsidies. If capital expansion lags while population increases, service reliability, frequency, and network capacity decline. Reports describe [ongoing transit funding challenges](#) in Canada, including post-pandemic revenue shortfalls, cost pressures, and warnings of service cuts and fare increases without stronger funding models.
- Social infrastructure like libraries, community centers, parks, emergency services, and stormwater system, face direct usage increases as density rises. Without proportional funding, service quality drops and future capital catch-up becomes more expensive.

Federal housing funds are typically time-limited and program-specific. Development charges, by contrast, provide a predictable and growth-tied funding stream for long-term capital planning. If federal funds are used to offset development charges temporarily, Council must ensure that:

1. Infrastructure projects tied to approved growth remain fully funded.
2. There is no deferral of critical capital projects that would compound future costs.
3. The offset does not create a structural funding gap once federal dollars expire.

Housing supply is important. Infrastructure sustainability is equally important. Accelerating development without securing durable capital funding shifts risk into the future and concentrates cost on the next council and the next generation of taxpayers.

A responsible path forward integrates both objectives: pursue federal housing funding aggressively, maintain disciplined infrastructure financing, and ensure that any fee relief mechanism preserves the city's long-term fiscal stability.

Respectfully,

Quinn Ryan
Resident of Alton Village, Burlington, ON – Ward 6

I originally intended to delegate in opposition to any suspension or hold on Development Charges because I do not believe they will achieve their intended aim of lowering home prices.

I understand the argument that reducing development charges may lower the cost of building new houses, possibly reduce the selling price of new housing, spur demand in home sales and jump start a moribund housing market.

While that may work in the immediate term, the price of home ownership has always been determined by broader market forces, of which input costs are only a part of the equation. The hard fact of life is that the selling price of a home will be whatever the market will bear.

Counterintuitively, even if reduced fees stimulate a surge in sales, that increased demand will eventually drive house prices up. Especially in a market where only a small portion of sales are new home sales and existing home sales are hostage to seniors who own their homes outright, hoping for high resale price to finance their retirement and investment property owners, both of whom can afford to hold out until prices rise again.

Meanwhile residents feel a lingering anger that council would even consider development fee forgiveness at significant cost to city reserves or their tax dollars.

During a 30-year housing boom from the mid 1990s to 2024 builders and developers made huge profits while hardly endearing themselves to Burlington residents or city planners. Since 2018, those same developers have lodged approximately 120, self serving zoning appeals to LPAT and OLT demanding greater heights, reduced parking, narrower setbacks and a host of amendments to city plans in pursuit of increased profit. Including a years long appeal of the city's 2020 Official Plan, angering residents and city planners alike while costing our city and taxpayers countless millions of dollars in legal fees over that period.

Decisions on the complex economics of housing prices demand more analysis and more discussion That will require more time and input from staff. The housing crisis is too important to be decided in an atmosphere of haste, anger and mistrust.

So I now find myself thinking that council, staff and city residents should devote more time for economic analysis, study of construction capacity and for more calm and reasoned reflection.

I respectfully ask council to defer any decision on Development Fee Suspension until that analysis and reflection have taken place.

On the subject of council reflection: In 2018 the people of Burlington devoted time, activism and their votes to elect a sea change in a council that we hoped would work

together to address the many issues that faced our city. Development, Intensification, Traffic Congestion, Citizen Engagement, to name just a few, in a respectful and constructive manner. For the first four-year term this council achieved a level of collegial and cooperative interaction that voters had hoped for, and which served our city well.

It seems that collegiality has been lost in this second term. On this and many other important issues, members of council appear much too eager to litigate matters of policy and procedure in the press and on social media.

As elected representatives you are granted one of the largest platforms and loudest megaphones Burlington has to offer. This chamber. This City Hall.

This is where council debate and discussion should take place.

Let's not descend into US style public mudslinging and political divisiveness. It only creates discord and arms the on-line trolls and haters. We all see what that has done for civil discourse and sensible decision making in America.

We do not want that in Burlington and only you can prevent this.

Thank you for the opportunity to offer this delegation today.

Jim Young

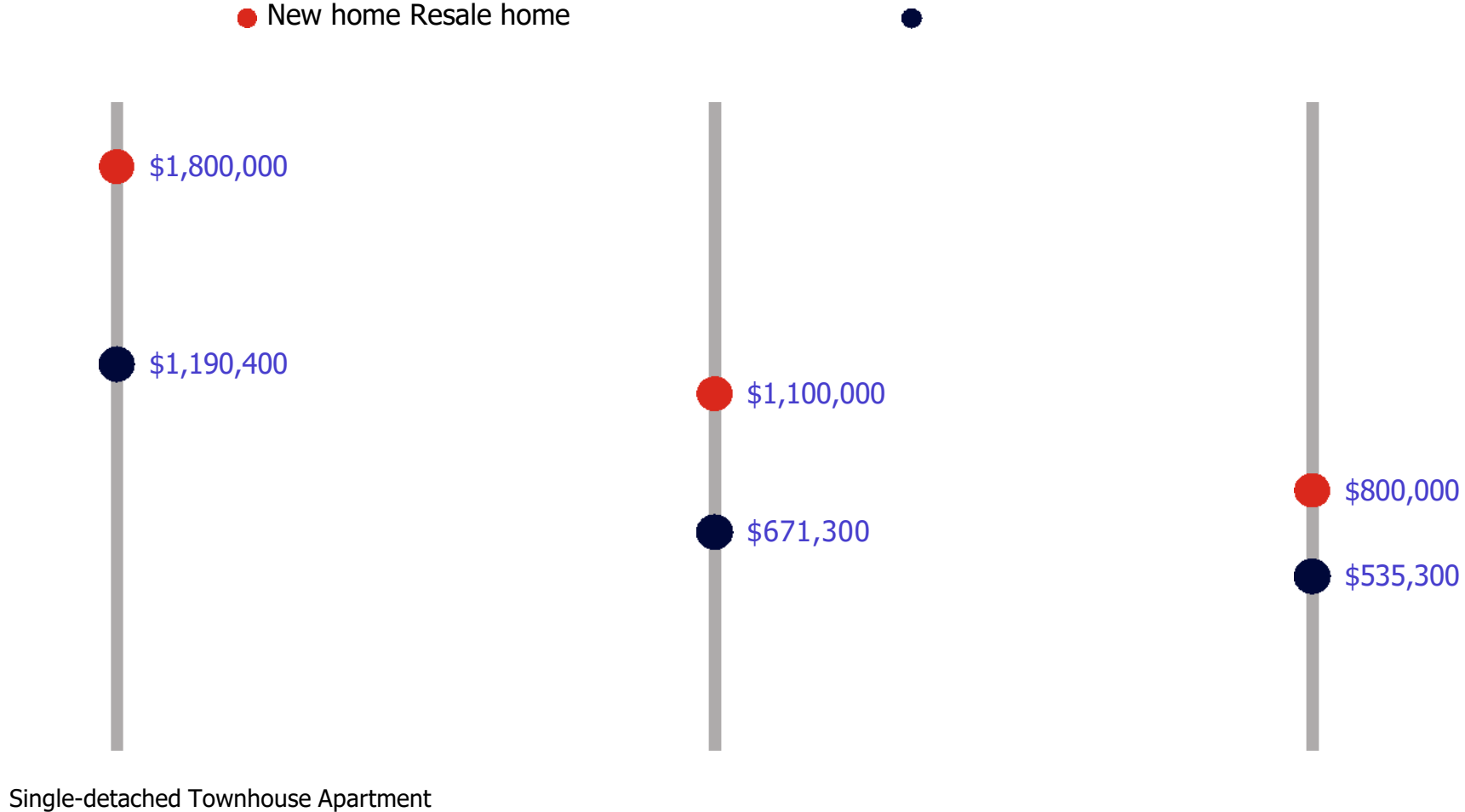
[REDACTED]
Burlington. ON [REDACTED]

Options for the Temporary Elimination of DC's

DGM-03-26

To :Special Council March 2,2026

Average Benchmark Home Price (City of Burlington, December 2025)



Price of a Toyota Corolla LE

- 2026 \$ 30,209
- 2020 \$ 19,499 -35%
- 2018 \$ 15,990 -47%

- Monthly Payment: Approx. \$400

- New Cars don't compete with used cars on price.
- Why should houses?



Income qualification thresholds for a minimum downpayment high-ratio mortgage (City of Burlington, December 2025)

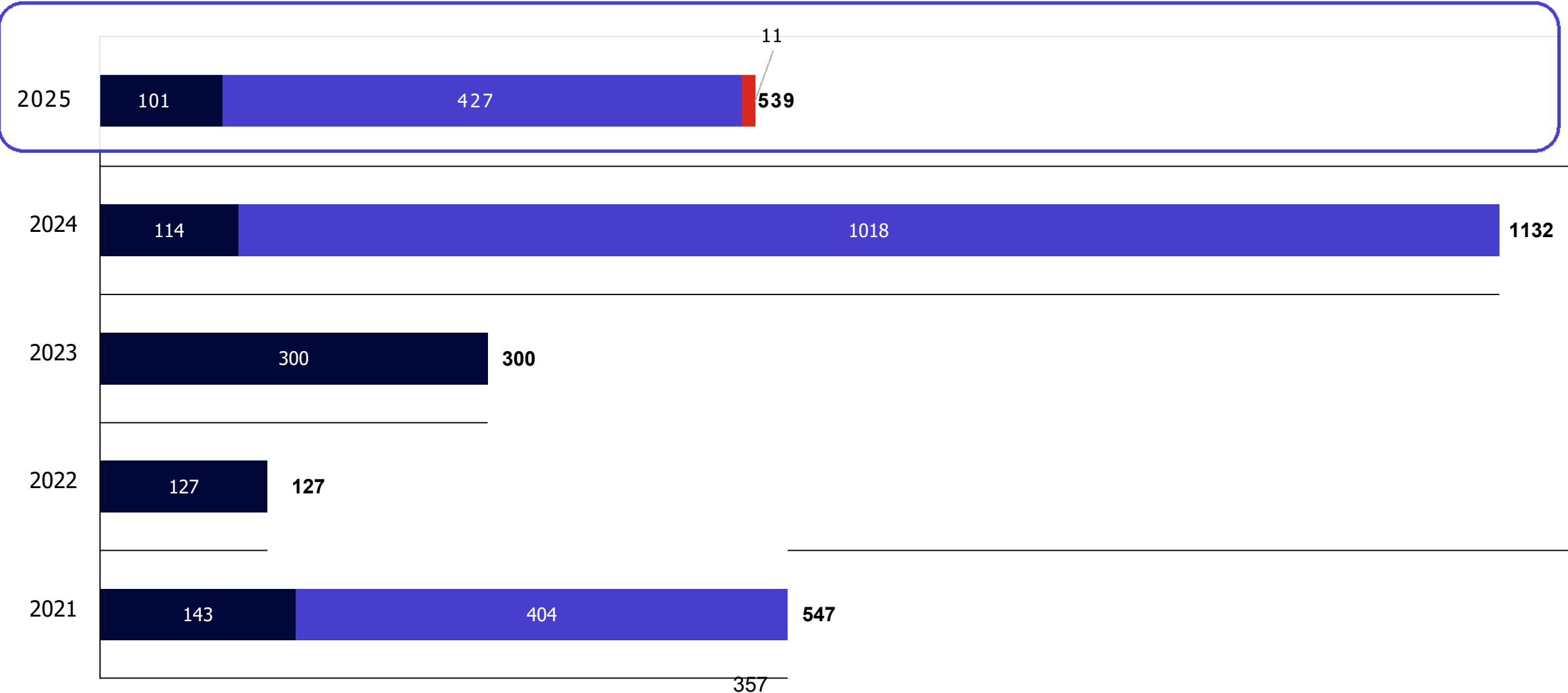


Average Rent by Unit Size (Approx. Feb 2026)

- Studio: \$1,650 – \$2,019
 - 1-Bedroom: \$2,052 – \$2,200
 - 2-Bedroom: \$2,392 – \$2,480
 - 3-Bedroom: \$2,873 – \$2,930
-
- CMHC defines affordable as 30% of before tax income
 - The only a Studio
 - is affordable at the \$69,000 avg.

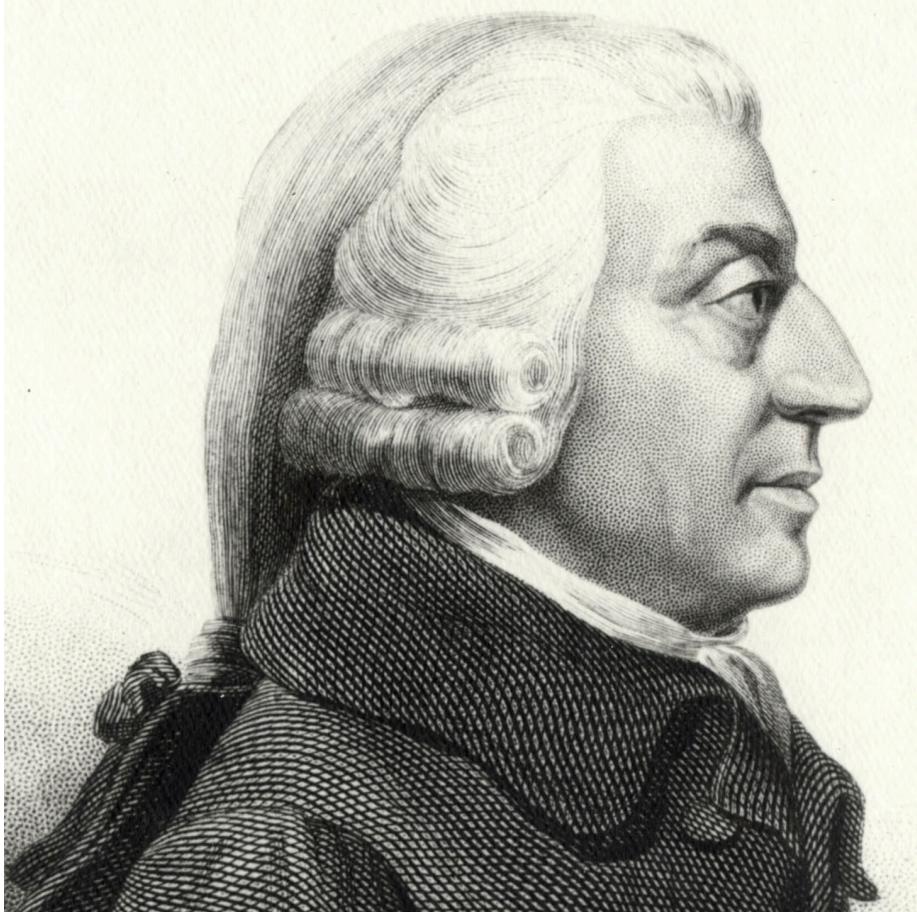
New construction housing starts (City of Burlington)

■ Ground oriented (single-detached, semi and row) ■ Condominium or freehold apartment ■ Purpose-built rental apartment



Source: CMHC

Membership of P2P



- "People of the same trade seldom meet together, even for merriment and diversion, but the conversation ends in a conspiracy against the public, or in some contrivance to raise prices"
- Adam Smith
The Wealth of Nations

February 27, 2026

Mayor Marianne Meed Ward and Members of Council

City of Burlington
426 Brant St.
Burlington, ON
L7R 3Z6

RE: **Item 9.1 (N) Options for the temporary elimination of Development Charges (DGM-03-26)**

Special Meeting of Council
March 2nd

Dear Mayor and Members of Council,

The Building Industry and Land Development Association (BILD) remains in receipt of Item 9.1 (n) Options for the Temporary Elimination of Development Charges presented on the March 2nd Special Council Meeting agenda.

We recognize that Council's responsibility is first and foremost to current residents, ensuring infrastructure is funded responsibly while maintaining a strong and sustainable community. We share that priority. At its core, this discussion is about how to best support the people who live in Burlington today, as well as those hoping to call Burlington home in the future.

When housing projects do not proceed, the effects are felt most directly by consumers. Reduced supply limits options for first-time buyers, young families, downsizers, and seniors seeking to remain in your community. Over time, constrained supply contributes to higher prices and fewer attainable housing choices.

Development charges are one component of the overall cost of delivering a home. While builders remit these charges at occupancy, they are embedded within the total cost structure of housing, alongside land, skilled trades / labour, materials, financing, and other government-imposed costs. When cumulative costs exceed what the market can reasonably support, projects stall, and homes are simply not built.

In the current environment, many projects face precisely that challenge. Development charge relief, in this context, is not about generating additional profit; rather, it can help restore project feasibility to some so that housing projects can move forward. If a project does not meet minimum viability thresholds, it does not proceed, and the community loses the opportunity for new housing supply, good paying skilled trade jobs, , and future assessment growth.

Enabling projects to proceed benefits residents in several important ways:

- Increased housing supply, which expands choice and helps moderate long-term price pressures.
- Greater competition in the market, supporting more attainable price points and product diversity.

- Avoidance of compounding costs, as stalled projects accumulate additional carrying and inflationary pressures that are ultimately reflected in future home prices.
- Support for local employment and economic activity; which strengthens the broader tax base over time.

Importantly, housing pricing remains constrained by what purchasers are able and willing to pay in the market. Cost adjustments help bridge feasibility gaps and allow projects to proceed; they do not automatically translate into returns. The current slowdown in housing starts reflects a feasibility challenge, not an environment of extraordinary profitability.

We fully appreciate that development charges fund critical infrastructure. At the same time, we must ensure that new housing can move forward to support both existing residents, whose families may be seeking housing locally, and future purchasers who wish to contribute to Burlington's community and economy.

Our objective is to work in partnership with Council on Made-in-Burlington solutions that sustain housing supply during a challenging market cycle, in a way that supports your City's homebuyers, strengthens the local economy, and maintains Burlington's long-term vitality.

We appreciate your thoughtful consideration and remain available to provide any additional information that may assist Council in its deliberations.

Kind regards,



Victoria Mortelliti, MCIP, RPP.
Director, Policy & Advocacy

CC: BILD Halton Members

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,000 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.

February 27, 2026

To: Burlington City Council

RE: Delgation Special Council Meeting Item COW-04-26

Following the events at the last council meeting, I think this item also needs to includes look at how the non elected members of the Pipeline to Permit committee can be held to account for their actions.

I can't fault the WEHB representative for his presentation at that meeting, he was representing his members.

I also feel that he was putting the interests of his members ahead of the interests of the tax payers of Burlington.

As originally proposed by WEHB Burlington was to be "made whole".

At no time was it suggested that Burlington tax payers alone should be subsidizing the developers.

I can't hold WEHB to the Code of Good Governance as WEHB in not a member of council.

There is a very real conflict of interest here.

Perhaps the Code of Good Governance needs to apply to members of standing committees.

Regards
Jim Thomson

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

From: [Caren Burcher](#)
To: [Mailbox, Office of the Mayor](#); [Galbraith, Kelvin](#); [Kearns, Lisa](#); [Stolte, Shawna](#); [Sharman, Paul](#); [Bentivegna, Angelo](#); [Mailbox, Clerks](#); [Nisan, Rory](#)
Cc:
Subject: RE: Options for the temporary elimination of Development Charges (DGM-03-26) (SD), to be held at a Special Meeting on March 2, 2026
Date: Friday, February 27, 2026 11:18:37 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.

PLEASE ADD THIS EMAIL TO THE AGENDA AS MY WRITTEN DELEGATION TO COUNCIL FOR THE SPECIAL MEETING ON MARCH 2, 2026

Attention: Mayor & Council at the City of Burlington; and Clerks@burlington.ca

Re: Options for the temporary elimination of Development Charges (DGM-03-26) (SD); March 2, 2026

It is being proposed by City Council to waive development charges for a 2-year period in respect of all developments in the City of Burlington.

Development charges are levied by the province and municipalities in order to pay for new developments. These development charges pay for city services such as water, electricity, sewers, policing, transit, roads etc.; as well as other things like schools, parks and community centres.

All monies in the hands of the City of Burlington comes from Burlington taxpayers. This includes all monies in any and all reserve funds etc.. None of this money should be touched regardless of how the Mayor or City Councilors want to spin this proposal. This money is there to be spent on the needs of Burlington property taxpayers and residents! and not for Developers.

If developers want to build in Burlington, the developers must pay the mandated development charges themselves, period. None of the monies being held by the COB should be touched or depleted for any developers. And property tax payers should never be on the hook for any of this.

I live in Ward 2 and I am against this proposal to have property taxpayers subsidize any developers. And

this includes not touching any monies being held in various reserve funds etc.

I hope you all vote to do the right thing and dismiss this action and proposal entirely.

Thank you in advance,

Caren Burcher

Ward 2

From: Jim Thomson <[REDACTED]>
To: Mailbox, Clerks <Clerks@burlington.ca>
CC: kelvin.galbraith@burlington.ca <kelvin.galbraith@burlington.ca>, Lisa Kearns (lisa.kearns@burlington.ca) <lisa.kearns@burlington.ca>, Angelo Bentivenga <angelo.bentiveгна@burlington.ca>, paul.sharman@burlington.ca <paul.sharman@burlington.ca>, rory.nisan@burlington.ca <rory.nisan@burlington.ca>, Shawna Stolte <shawna.stolte@burlington.ca>
BCC: Joan Little <[REDACTED]>
Date: Oct 11, 2024, 9:56:05 AM
Subject: **Delegation on CL-24-24**

I note that three council meeting are on Tuesdays following statutory holidays.

This is problematic as the public can't register to delegate on the Monday as City Hall is closed.

Technically by the Procedure By-law the Agenda Could be issued before Saturday at 9:30 to make the Tuesday meeting start time at 9:30.

This would effectively mean that people wouldn't be able to register to speak to items added to the agenda at the last minute.

When Council was in the evening the deadline for delegating was noon the day of the meeting.

This is what happens when little thought is given to how the Procedure By-law and the Council Calendar need to work together.

It is also a problem with the Strong Mayor powers as this structure was created by a Strong Mayor declaration.

Regards

Jim Thomson
Remember Thomas Muir of Huntershill



SUBJECT: Amendment to Procedure By-law 59-2024

TO: Committee of the Whole

FROM: Legislative Services

Report Number: CL-26-24

Wards Affected: N/A

Date to Committee: December 2, 2024

Date to Council: December 10, 2024

Recommendation:

Enact a by-law to amend Procedure By-law No. 59-2024, substantially attached as Appendix A to legislative services department report CL-26-24.

PURPOSE:

Vision to Focus Alignment:

- Providing the best services and experiences

Executive Summary:

This report is to recommend an amendment to the procedure by-law clarifying the deadline for delegation requests.

Background and Discussion:

On September 17, 2024 Council passed By-law No. 59-2024, the Procedure By-law. The By-law took effect on October 1, 2024.

On October 15, 2024 Council approved the 2025 meeting calendar. In the approved meeting calendar, three regular Council meetings are scheduled to be held the day after a holiday:

- Tues. February 18, which is scheduled on the same week as Family Day (February 17)

- Tues. May 20, which is scheduled on the same week as Victoria Day (May 19)
- Tues. October 14, which is scheduled on the same week as Thanksgiving (October 13)

Currently, subsection 46.1 of the procedure by-law requires requests to delegate to be submitted prior to noon one day before the meeting:

Requests to delegate at a committee meeting and Council must be submitted to the Clerks department prior to noon the day before a meeting. If the meeting is held on a Monday, delegations must register by 12:00pm (noon) the Friday before the meeting.

Given that the By-law does not expressly distinguish between calendar days and business days, submissions submitted one calendar before a meeting are compliant with the requirements of this section. Accordingly, when a meeting falls on a Tuesday following a holiday Monday, staff have maintained a practice of checking for delegations and issue addendums on holidays where required to comply with the By-law.

To address this issue, staff propose the following Procedure By-law amendment to change the deadline for delegation submission in the By-law to one business day ahead of a meeting:

Requests to delegate at a committee meeting and Council must be submitted to the Clerks department prior to 12 p.m. one business day before a meeting to which the delegation relates.

The regular Council agenda is typically released on the Friday before the meeting. When Council is held on a week where there is a holiday Monday, staff will publish the agenda on the Thursday before the meeting to ensure that delegates have time to review the agenda material and submit their delegation requests by the deadline.

Delegations submitted after the deadline will be provided to the Chair, and may be allowed to speak upon a vote of Committee or Council as per subsection 46.5 of the by-law:

The Clerk will provide the Chair with all requests to delegate submitted after the deadlines stated in section 46.1, for Council consideration. A majority vote is required to permit the delegate to speak.

Strategy/process/risk

This change will ensure that the delegation deadline is clear, and that delegations are received by noon the business day before the meeting for processing and publishing.

Options Considered

Staff considered keeping the Procedure By-law as written and maintaining the status quo; however, that will continue to require staff to work on holidays to ensure delegations are added to the agenda.

Financial Matters:

If the Procedure By-law remains the same and staff continue to accept delegation requests on holidays, staffing costs such as overtime may apply.

Climate Implications:

Not applicable.

Engagement Matters:

In accordance with the Public Notice Policy a notice providing details of the proposed changes to the Procedure By-law were issued by the Office of the City Clerk and posted to the City's website on November 19, ten days in advance of the December Committee of the Whole meeting.

Conclusion:

It is recommended that Council adopt the proposed by-law amendment to ensure clarity for delegates and for the staff responsible for administering the procedure-by-law.

Respectfully submitted,

Samantha Yew

City Clerk

Ext. 7490

Appendices:

- A. Proposed amendment to by-law 59-2024

Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Commissioner Legal and Legislative Services/City Solicitor.

Amendment to Procedure By-law 59-2024

LLS-07-26

To :Special Council March 2,2026

Public Needs to see Timer

Defer the consideration of CL-01-24 to the September 17, 2024 Council meeting; and

Direct staff to bring forward a Procedure By-law for the September 17 Council meeting to include the Pipeline to Permit Committee

Councillor Angelo Bertagna

Councillor Paul Sharman

Timer PC

Council Chamber Zoom

Councillor Shawna Stolte

Councillor Kelvin Galbraith

Mayor Marianne Meed Ward

Councillor Lisa Kearns

Chief Administrative Officer Hassaan B...

Blake Hurley

CITY OF Burlington

Committee of the Whole

8.1 Procedure By-law update (CL-01-24) +15s

11:50am Mon Sep 9, 2024

2:56:22 / 4:39:39

Lessons Learned, Tweaks and Take Aways

- The CAO thinks there are lessons to be learned
- The City Solicitor thinks there are tweaks that can be made
- Both talk about taking away and bring something back.

- Please Refer to my written delegation on CL-24-24
- I note that three council meeting are on Tuesdays following statutory holidays.
- This is problematic as the public can't register to delegate on the Monday as City Hall is closed.

CL-26-24

- This dealt with the last amendment to the Procedure Bylaw
- The regular Council agenda is typically released on the Friday before the meeting. When Council is held on a week where there is a holiday Monday, staff will publish the agenda on the Thursday before the meeting to ensure that delegates have time to review the agenda material and submit their delegation requests by the deadline.

Defer to November

From Delegation on CL-01-24

- At the CoW the lawyer recommended delaying the Report to the November Cycle as some councillors and the CAO are on a Junket to Japan in October.
- He then said it would be better to defer till today.
- Well I've seen Bylaw and it doesn't fix the problems. Your staff doesn't have time between committee and Council to fix major problems when council is only 5 working days after Committee.
- This should be deferred to November.

Problem- From Delegation on CL-01-24

- 48.7 Delegations to the Pipeline to Permit Committee will only be accepted in a written format. In person delegations may be permitted at the discretion of the Committee Chair.

Delegations should be as per every other Committee.

Terms of reference for P2P

Engagement:

Receive input from the public and the development industry by way of delegations and correspondence regarding processes, procedures, and intergovernmental advocacy.

From the Ombudsman

Delegation on CL-01-24

- I urge the City to determine a set of rules that it wishes to live by, and then commit itself to living within them. The Procedure By-Law can be an important part of building transparency and accountability in the City's decision-making, which are principles specifically described in s. 270(1)5 of the Municipal Act, 2001.
- You need to take more time than this rush job allows to get it right.
- You should have the second workshop session on the Procedure Bylaw and you also need to reschedule the Workshop on Chairing meetings/Roberts rules.

Summary

- The tweaking approach to amending the Procedure By-law isn't working.
- There are several errors in the Procedure By-law that need to be fixed I made council and staff aware of the issues back in September.
- Council needs to direct staff to schedule a Workshop to conduct a holistic review of the Procedure By-lawg
- Council needs to actually engage the public on what's not working.