

ZONING ORDER 009 - 2026

**For lands municipally known as
2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent,
City of Burlington
Ordered under section 47 of the Planning Act**

As permitted by section 47 of the *Planning Act*, for lands in the City of Burlington in the Province of Ontario as described in Appendix “A” (the “subject lands”), I hereby order that:

1. Definitions

(1) In this order,

“zoning by-law” means Burlington Residential Zoning By-law No. 09-2026 of the City of Burlington.

2. General zoning provisions

(1) The Zoning By-law 2020 of the City of Burlington does not apply to the subject lands.

(2) The zoning by-law, as amended from time to time, shall apply to the subject lands, subject to any exceptions set out in this order.

3. Permitted uses

(1) Every use of land and every erection, location, or use of any building or structure is prohibited on the lands zoned as Low-Rise Neighbourhood 8-1 (LN8-1) Zone in Appendix “A”, except for the following uses:

(a) The uses permitted in the Low-Rise Neighbourhood 8 (LN8) zone in the zoning by-law, except that Note (2) in Table 7 of the zoning by-law does not apply such that new Detached Dwellings are permitted without containing a minimum of one additional residential unit – attached.

4. Zoning requirements

(1) The zoning requirements of section 7.7 of the zoning by-law apply to the uses set out in subsection 3(1) with the following exceptions:

(a) For Detached Dwellings:

(i) The Maximum Lot Coverage is 65%.

- (ii) The Minimum Rear Yard is 4.5 metres. Despite the foregoing, the Minimum Rear Yard may be reduced to 3.5 metres for a one-storey portion of a dwelling not exceeding 45% of the dwelling width, measured from the closest wall to each side lot line.
 - (iii) Minimum Front Yard Soft Landscaped Open Space shall be 25%.
 - (iv) The Maximum Building Height is 13.5 metres for a peaked roof or 10.5 metres for a flat roof.
 - (v) The total width of all private garage door openings facing a street shall not exceed 60% of its building elevation.
- (b) For Street Townhouses:
 - (i) The Minimum Front Yard is 2.5 metres.
 - (ii) The Minimum Rear Yard is 4.5 metres.
 - (iii) The Minimum Exterior Side Yard is 1.5 metres.
- (c) For Rear Lane Townhouses with detached or integral rear garage:
 - (i) The Minimum Rear Yard is 0.6 metres.
 - (ii) The Minimum Exterior Side Yard is 1.5 metres.
 - (iii) The Minimum Private Amenity Area is not required.
- (d) For Back-to-Back Townhouses:
 - (i) The Minimum Exterior Side Yard is 1.5 metres.
 - (ii) The Minimum Private Amenity Area is not required.
- (2) Despite clauses 5.4 d) and e) of the zoning by-law:
 - (a) The maximum encroachment into a required front yard or exterior side yard is 3 metres.
 - (b) The maximum encroachment into a required rear yard for a porch is 3.5 metres.
- (3) In addition to the provisions of clause 5.9 e) of the zoning by-law:
 - (a) Exterior stairs may encroach into a required interior side yard with a minimum setback of 0.6 metres from the interior side lot line.
- (4) In addition to the provisions of clause 5.9 i) of the zoning by-law:

- (a) An awning or canopy may project into a required front yard or exterior side yard up to half the distance of the required yard.
- (4) Despite clause 6.1c) and Table 3 of the zoning by-law, the number of parking spaces required for the following permitted uses shall be:
 - (a) A minimum of 2 parking space per unit is required for Detached Dwellings, Semi-Detached Dwellings, Street Townhouses, Rear Lane Townhouses, Block Townhouses, Stacked Townhouses, Stacked Back-to-Back Townhouses, and Back-to-Back Townhouses.
- (5) Despite clause 6.7 c) of the zoning by-law:
 - (a) Driveways shall be a minimum 5.5 metres in length.
- (6) Despite clause 6.7 e) of the zoning by-law:
 - (a) On lots with Detached Dwelling and a front-loading attached garage containing three or more parking spaces, the combined maximum width of all hard surfaces (driveways plus walkways) is 10.1 metres.

5. Implementation provisions

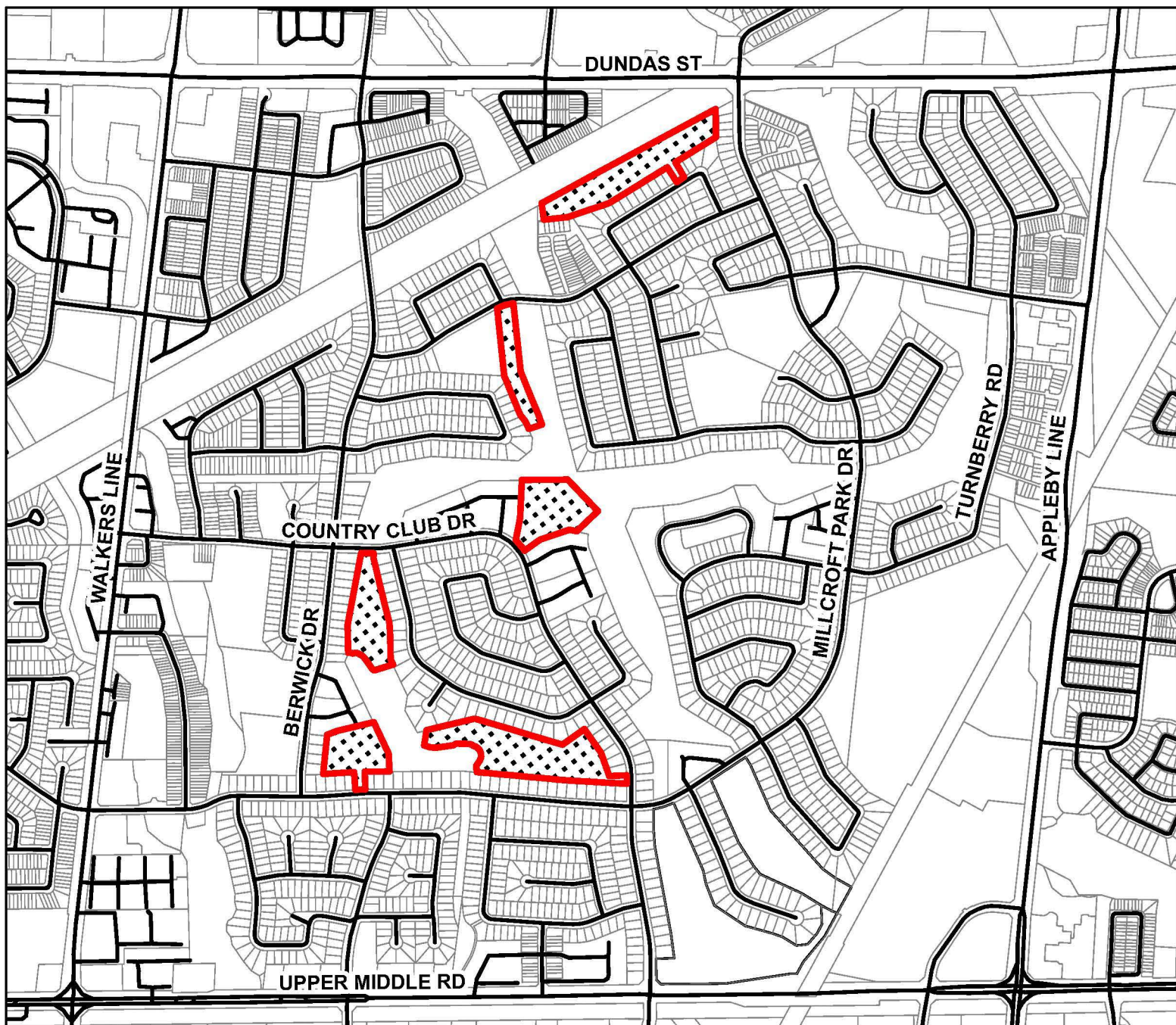
- (1) Policy statements issued under subsection 3(1) of the *Planning Act*, provincial plans, and official plans do not apply in respect of a licence, permit, approval, permission or other matter required before a use permitted by this order may be established on the subject lands.
- (2) Section 41 of the *Planning Act* does not apply to the subject lands.
- (3) This order comes into force on the day it is made.

Signed at Toronto this 23 day of October, 2026.



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

Appendix "A" to Zoning Order 009-2026



LEGEND

- Roads
- Parcels
- ▤ Low-Rise Neighbourhood 8-1 (LN8-1) Zone

Subject Lands - Part of Parcel 6-1, Section N10; Part of Lots 8 and 9 Concession 1, South of Dundas Street; Parcel 104-1, Section 20M463; Lot 104; on Plan 20M463; and Block 123 and Lot 78, on Plan 20M868, City of Burlington, Region of Halton



Map North (Degrees): 52°E

0 95 190 380

Metres

1 cm equals 125 metres

Map Description:

Part of Parcel 6-1, Section N10; Part of Lots 8 and 9 Concession 1, South of Dundas Street; Parcel 104-1, Section 20M463; Lot 104; on Plan 20M463; and Block 123 and Lot 78, on Plan 20M868, City of Burlington, Region of Halton. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email (mininfo@ontario.ca) for order details.

THIS IS NOT A PLAN OF SURVEY

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