

PRE-BUILDING APPROVAL PROCESS

For Residential Applications (10 Units or Less)

Using this application form: How do I know what to apply for?

Applications that involve **exterior construction** may be subject to review under the Zoning By-law, Private Tree By-law, Public Tree By-law, and Grading and Drainage Clearance Certificate By-law.

Refer to the [Zoning Web Page](#) for more information on when to apply for Pre-Building Approval.

- ✓ You need a **Zoning Clearance Certificate** before you can apply for a Building Permit.
- ✓ You need a **Grading and Drainage Clearance Certificate** before a Building Permit can be issued.
- ✓ You need a **Tree Permit** before construction can begin.

This application form can be used to apply for all three approvals together or separately.

Select what you are applying for (required):

ZONING CLEARANCE CERTIFICATE

For more information on Zoning Clearance Certificates refer to the [Zoning Web Page](#).

GRADING AND DRAINAGE CLEARANCE CERTIFICATE

For more information on Grading and Drainage Clearance Certificates refer to the [Development Engineering Web Page](#).

TREE PERMIT

For more information on Tree Permits refer to the [Forestry Web Page](#).

BEFORE YOU APPLY

Is approval from other agencies required?

Be advised: Applicants must **contact outside agencies directly** to determine whether approvals are required. If outside agency approval is required, then it must be included as part of a complete submission to the City.

Conservation Halton (CH) approval

Ministry of Transportation (MTO) approval

Niagara Escarpment Commission (NEC) approval

Pipeline approval (ex. TransCanada, Trans-Northern, Enbridge)

Burlington Hydro approval

Other: _____

Is a Legal Survey required? Select one:

An application which includes exterior work must be accompanied by:

- A readable legal and legal (signed or stamped by OLS) property survey; OR
- A Grading and Drainage Plan stamped by an Ontario Land Surveyor (OLS) or Professional Engineer.

An application which does not include exterior work does not require a survey.

What documents do I need to apply?

A complete application for Zoning, Grading and Drainage, and Forestry review may involve various technical documents including but not limited to:

- Architectural Floor Plans and Elevations
- Site Plan
- Arborist Report
- Tree Protection Plan
- Grading and Drainage Plan

Property Owners are encouraged to hire a professional to prepare the required documents and help navigate the application process.

Review the [Zoning, Grading, and Forestry Checklists](#) to determine everything you need to apply. Refer to the webpage section “What documents do I need to apply for Pre-Building Approval?”

DOCUMENT CHECKLIST – IS MY SUBMISSION COMPLETE?

Review the [Zoning, Grading, and Forestry Checklists](#) to determine everything you need to apply. Refer to the webpage section “What documents do I need to apply for Pre-Building Approval?” Include the applicable checklists with your submission.

Complete Checklist of Documents for Submission	Select
Complete and sign this application form	
Applicable Zoning Checklist	
Pages 1-2 of the Grading and Drainage Checklist	
Pages 1-3 of the Forestry Checklist	
Architectural floor plans and elevations, scaled and in metric	
Site plan showing the proposed work and all setbacks, scaled and in metric	
Legal Survey	
Other agency sign offs (ex. NEC, MTO, etc.)	
Arborist Report	
Tree Protection Plan	
Tree Inventory Table	
Grading and Drainage Plan	
Stormwater Management Brief	
Geotechnical Investigation	

Attach all of the “YES” items with your submission. If you are not sure of the submission requirements, please contact planning@burlington.ca

DETAILED APPLICATION INFORMATION

Site Address:	
Detailed Project Description: (describe what you are building and which yard it is located in, e.g., front yard, side yard, etc.)	
Committee of Adjustment File Number: (if applicable)	540-02- _____ OR 545-02- _____

Scope of Work: (check all that apply)	
<input type="checkbox"/> New dwelling(s)	<input type="checkbox"/> Accessory building or structure
<input type="checkbox"/> Addition to dwelling	<input type="checkbox"/> Roofed-over patio or deck
<input type="checkbox"/> Internal or external renovation	<input type="checkbox"/> Uncovered deck
<input type="checkbox"/> Additional Residential Unit	<input type="checkbox"/> Other:

Applicant Information: Note that the City will only communicate with the applicant		
Applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Other: _____		
Name:		
Company Name (if applicable):		
Mailing Address:		
City:	Province:	Postal Code:
Email:		Phone number:

Property Owner: (if different from applicant – provide at least one owner’s information)		
Name:		
Mailing Address:		
City:	Province:	Postal Code:
Email:		Phone number:

DECLARATION OF APPLICANT

I, _____, certify that:
(Print name)

- 1. The information contained in this application, attached documents, plans and specifications, and any other attached documentation is true to the best of my knowledge.
- 2. I have authority to bind the corporation or partnership (if applicable).

(Signature of Applicant)

(Date)

Property Owner Authorization (required if Applicant is not the Property Owner)	
I / We _____, (Print name)	
being the registered Property Owner(s) of the subject lands hereby authorize	
_____ (Print name)	
to prepare and submit this application (Zoning, Grading and Drainage, and Forestry Review as applicable) and to act on my/our behalf as the authorized Applicant.	
_____ (Signature of Property Owner)	_____ (Date)

Personal information contained on this form is collected under the authority of the Municipal Act, 2001, as amended, and in accordance with the Municipal Freedom of Information and Protection of Privacy Act, as amended, to process Zoning Clearance Certificate applications, Grading and Drainage Clearance Certificate applications and Tree Permit applications. Questions regarding the collection of this information may be addressed to the Manager of Development Planning, Community Planning.

SUBMISSION STANDARDS / DIGITAL SUBMISSION PROCESS

The City of Burlington is not accepting hard copy submissions for:

- Zoning Clearance Certificate
- Grading and Drainage Clearance Certificate
- Tree Permit

All documents must be digitally submitted in PDF format.

All documents must be attached to a single email when possible. Links to filesharing sites are not accepted.

Do not separate drawing packages into individual pages. Architectural drawing packages (ex. floor plans, elevations, sections) should be combined into a single document.

Follow the naming standards below. For any other document types, name documents plainly so that the contents are clear. Do not use obscure abbreviations or file numbers.

Common Document Naming Standards (as applicable)	
Document Type:	Abbreviation:
Application Form	APP
Checklist	CHK
Legal OLS Survey	SVY
Site Plan	SP
Grading and Drainage Plan	GDPL
Drawing Package	DWG
Arborist Report	ARB
Tree Protection Plan	ARB TPP
Committee of Adjustment Decision	COA DEC
Conservation Halton	CH
Niagara Escarpment Commission	NEC
Halton Region	HREG
Burlington Hydro	HYD
Ministry of Transportation	MTO