

ZONING CHECKLISTS, FAQs, AND HANDOUTS FOR LOW-RISE RESIDENTIAL NEIGHBOURHOODS Zoning By-law 09-2026

Why is Zoning review required?

The City of Burlington's Zoning By-law controls the use of land in the community, such as: the purposes for how land may be used; the types of buildings that are permitted and how they may be used; the lot sizes and dimensions, parking requirements, building heights and setbacks from the street, and; where buildings and other structures can be located.

This handout is for properties that fall under Residential Zoning By-law 09-2026.

The City of Burlington has several active Zoning By-laws. Residents should confirm which by-law applies to their property before planning a construction project. Make sure that you are designing your project to comply with the correct rules and regulations.

Property zoning can be looked up online using the [Interactive Zoning Map](#).
The full Zoning By-law text can be found in PDF format on the City's [Zoning Web Page](#).

How do I use these checklists?

The following checklists outline the information which must be on your drawings in order for Zoning Staff to complete their review. Use these checklists as a tool to ensure your drawings are complete on the first submission and avoid unnecessary delays with the review.

Use the checklist which best matches your project scope. Applicants may submit more than one checklist as necessary. At least one completed checklist must be included with your application.

Zoning Checklists below:

Patios, Decks, Porches, and Balconies

Accessory Buildings and Structures

Additions and New Dwellings

Additional Residential Units

FREQUENTLY ASKED QUESTIONS

How do I find my property Zoning information?

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Property zoning can be looked up online using the [Interactive Zoning Map](#). Or, contact the Planning Department directly at planning@burlington.ca.

Is a legal survey required for Zoning review?

Most zoning certificate applications must be accompanied by a legible, legal property survey. A survey is a property map prepared by a licensed **Ontario Land Surveyor** which identifies lot lines and existing buildings or structures on the property. A survey serves as the basis for zoning review.

Minor scopes of work such as decks, sheds, porches, small additions, etc. may be able to use an existing survey. Please contact Zoning Staff at planning@burlington.ca to confirm if your existing survey will be acceptable.

All applications must be accompanied by sufficient plans and specifications to the satisfaction of Zoning Staff to determine whether the proposal complies with the Zoning By-law.

What does it mean if my property is in the NEC Development Control Area?

If the zoning on your property is within the area of the [Niagara Escarpment Commission](#) (NEC), please visit their website to learn your zoning information.

If the property is in NEC regulated area, the City's Zoning By-law does not apply. Written approval (Development Permit or Exemption) from the NEC is required and must be included as part of a complete submission to the City.

How do I know if there is an easement on my property?

An easement is when an outside party has access rights to your property. Typically, an easement provides access for a utility company, a neighbouring property, or City services. An easement will be noted in the legal property description or would be shown on an up-to-date property survey. You cannot build within or on top of an easement without approval of the party whom the easement favours.

www.protectyourboundaries.ca/what-does-an-easement-mean

Who can help me understand my property Zoning regulations?

Property owners are encouraged to hire a professional to prepare drawings and help navigate Zoning By-law regulations. Zoning Staff can help with general zoning questions; however, it is an applicant's responsibility to ensure that their application complies with all zoning requirements.

ZONING CHECKLIST – PATIOS, DECKS, PORCHES, BALCONIES

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.

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**.

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**.

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.

All drawings must be **dimensioned in metric** or metric conversions provided

Site Plan Requirements	✓
Drawn to a metric scale and include a scale bar; recommended scales are 1:100, 1:200, 1:250 or 1:300.	
Show all easements.	
Clearly label what is existing and what is proposed.	
Dimension setbacks perpendicular to property lines from the edge of the platform, stairs, or roof overhang (whichever is closest).	
Provide lot area and calculate lot coverage. Include an area breakdown of all building including all roofed-over structures.	
Floor Plan Requirements	✓
Provide all outside dimensions of platform and steps.	
Provide area calculation of platform.	
Elevation Drawing Requirements	✓
Provide all elevations (front, rear, right, and left).	
Dimension the platform height measured to the lowest point of surrounding grade.	
Dimension height of any privacy screens from top of platform to top of screen.	
If roofed-over, provide the roof overhang dimension measured from post to the outside roof edge including the eavestrough .	

ZONING CHECKLIST – ACCESSORY BUILDINGS AND STRUCTURES

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**.

Structure: means anything that is constructed, erected, or placed on land, or affixed to something located on land, requiring a fixed location on the ground or attachment to something having a fixed location on the ground, but specifically excludes: (a) Signs; (b) **fences**; (c) **swimming pools** and hot tubs; (d) platforms or **patios** with a floor height less than 0.6 metres above adjacent **grade**; (e) **walkways**, **driveways**, sports courts, and similar surfaces constructed essentially at **grade**; (f) minor **accessory** landscape, recreational or decorative elements such as residential play equipment, planters, flagpoles, or garden ornaments; (g) retaining walls having an exposed height less than 1.0 metre; and (h) components of a **utility installation** such as individual poles, lines, pipes, or pedestals located within a public right-of-way or registered easement.

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Site Plan Requirements	✓
Drawn to a metric scale and include a scale bar; recommended scales are 1:100, 1:200, 1:250 or 1:300.	
Show all easements.	
Clearly label what is existing and what is proposed.	
Dimension setbacks perpendicular to property lines from the closest point of all proposed buildings or structures.	
Provide lot area and calculate lot coverage. Include an area breakdown of all building including all roofed-over structures. Note: lot coverage is not required for pergolas or open-roofed structures.	
Floor Plan Requirements	✓
Provide all outside dimensions measured from outside wall to outside wall or outside edge of post to outside edge of post.	
Provide floor area calculation of each storey measured to the outside edge of all exterior walls or posts.	
Elevation Drawing Requirements	✓
Provide all elevations (front, rear, right, and left).	
Dimension the overall height measured from top of building to the lowest point of surrounding grade.	
Provide roof overhang dimensions measured from the wall or post to the outside roof edge including the eavestrough .	

ZONING CHECKLIST – ADDITIONS AND NEW DWELLINGS

All drawings must be **dimensioned in metric** or metric conversions provided

Survey Requirements	✓
A survey is required for all new dwellings and additions. If you are not sure whether a survey is required, contact planning@burlington.ca .	
Site Plan Requirements	✓
Drawn to a metric scale and include a scale bar; recommended scales are 1:100, 1:200, 1:250 or 1:300.	
Site plan must be referenced to a legal survey, or certified by an Ontario Land Surveyor.	
Show all easements.	
Clearly label what is existing and what is proposed.	
Label established grade. Established grade must be stamped by an Ontario Land Surveyor or Professional Engineer. Grade, Established: means the geodetic elevation taken at the midpoint of the front lot line .	
Dimension setbacks perpendicular to property lines from the closest point of all proposed buildings or structures including second storey projections, bay windows, chimneys, balconies, walkouts, decks, porches, and roof overhangs.	
Provide lot area and calculate lot coverage. Include an area breakdown of all building including all roofed-over structures.	
Dimension the lot frontage, measured by a line at the required front yard and parallel to the chord of the front lot line.	
Dimension dwelling depth, measured from the required front yard to the rear wall of the building (LN5 and LN6 zones only).	
Driveways, Walkways, and Parking: <ul style="list-style-type: none"> • Label all driveways and walkways as “existing” or “proposed” • Dimension driveway length • Dimension driveway and walkway widths at the widest point, measured perpendicular to the direction of travel • Show parking spaces as a dashed rectangle on the plan. Dimension parking space length and width (minimum width 2.75 m, minimum area 16.5 m²) • Parking spaces must be fully located within property boundaries • Provide an individual area of soft landscaping in the front yard abutting the front lot line with the minimum dimensions of 3 m x 3 m 	
Floor Plan Requirements	✓
Provide existing and proposed floor plan for each storey, including basements. Partial plans are not accepted.	
Label all rooms, patios, porches, decks, and balconies.	

Clearly differentiate between all existing and proposed walls / construction.	
Provide all outside dimensions for each storey. Dimensions all projections or changes in walls (including exterior wall height extension / increase).	
Provide internal garage dimensions measured from inside wall to inside wall.	
Elevation Drawing Requirements	✓
Provide all existing and proposed elevations (front, rear, right, and left).	
Clearly differentiate between all existing and proposed building elements.	
Dimension building height measured from established grade to the top of the roof or top of the addition roof.	
Provide roof overhang dimensions measured from the wall to the outside roof edge including the eavestrough .	

ZONING REGULATIONS AND SUBMISSION CHECKLIST FOR ADDITIONAL RESIDENTIAL UNITS (ARUs) Zoning By-law 09-2026

Refer to Zoning By-law 09-2026 for complete zoning regulations. This document is a condensed handout for quick reference only.

Definitions:

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**.

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*.

Note: ARUs are only permitted on a **parcel of urban residential land**. This means ARUs are not permitted on properties with private water or sewer services (e.g., well, cistern, septic).

Table 3: Off-Street Parking Standards

Use	Minimum Parking Standard
Additional Residential Unit	0 parking spaces for the first additional residential unit 1 parking space for the second or third additional residential unit

5.14 Additional Residential Units

- a) Up to three **additional residential units** are permitted on a **parcel of urban residential land** in all residential **zones** where one **detached dwelling, semi-detached dwelling, street townhouse, or rear lane townhouse** is permitted.
- b) Of the three **additional residential units** permitted in a) above, up to two are permitted to be an **additional residential unit – detached**.
- c) A maximum of one **accessory building** containing **additional residential units – detached** is permitted on a **parcel of urban residential land**.
- d) **Additional residential units** shall not be included in the calculation of minimum number of visitor **parking spaces**.
- e) A 1.2 metre wide unobstructed pedestrian access shall be provided from the **street** to the entrance of an **additional residential unit – attached** or **additional residential unit – detached** located in the **rear yard** or **interior side yard**. A gate may be constructed within the pedestrian access, but no projections shall be permitted within the 1.2 metre width.
- f) Notwithstanding Sections 5.2 c) and d) of this By-law, an **accessory building** containing an **additional residential unit – detached** shall be subject to the regulations of Table 2 and as follows:
 - i) Exterior stairs above the **first storey** are not permitted to project into the **front yard, exterior side yard** or the required **interior side yard**.
 - ii) **Decks** and **balconies** above the **first storey** of the **accessory building** and rooftop **common amenity areas** or **private amenity areas** are not permitted on or attached to an **accessory building** containing an **additional residential unit – detached**.

Table 2: Provisions for Accessory Buildings Containing an Additional Residential Unit - Detached

	Accessory Building containing an Additional Residential Unit - Detached
Maximum gross floor area	80 m ² except in the LN5 and LN6 zones , the maximum gross floor area is 15% of the lot area .
Minimum setback from an interior side lot line or rear lot line	1.2 m, except 3 m for the portion of the accessory building that is greater than 4.6 m in height for a peaked roof or 3.5 m in height for a flat roof .
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**.

SUBMISSION CHECKLIST – ADDITIONAL RESIDENTIAL UNITS

All drawings must be **dimensioned in metric** or metric conversions provided

Site Plan Requirements	✓
Drawn to a metric scale and include a scale bar; recommended scales are 1:100, 1:200, 1:250 or 1:300.	
Indicate the location of exterior entrance for each unit and whether they are exclusive or shared.	
<p>Driveways, Walkways, and Parking:</p> <ul style="list-style-type: none"> Label all driveways and walkways as “existing” or “proposed” Dimension driveway length Dimension driveway and walkway widths at the widest point, measured perpendicular to the direction of travel Show parking spaces as a dashed rectangle on the plan. Dimension parking space length and width (minimum width 2.75 m, minimum area 16.5 m²) Parking spaces must be fully located within property boundaries Provide a 1.2 m wide unobstructed pedestrian access from the front lot line to the entrance of an Additional Residential Unit-attached or Additional Residential Unit-detached Provide an individual area of soft landscaping in the front yard abutting the front lot line with the minimum dimensions of 3 m x 3 m 	
Floor Plan Requirements	✓
Provide existing and proposed floor plan for each storey, including basements. Partial plans are not accepted.	
Label all rooms, patios, porches, decks, and balconies.	
Provide all outside dimensions for each storey. Dimensions all projections or changes in walls (including exterior wall height extension / increase).	
Clearly differentiate between all existing and proposed walls / construction.	
Provide internal garage dimensions measured from inside wall to inside wall.	
Outline or clearly highlight / indicate the Additional Residential Unit.	
Elevation Drawing Requirements	✓
Provide all elevations (front, rear, right, and left).	
Indicate location of separate exterior entrance for additional dwelling unit.	