

Zoning Clearance for Pool Permit Applications Checklist

Address of Property: _____

Zoning: _____

	2 copies of a site plan (drawn to scale) or a survey (issued by an Ontario Land Surveyor).
	Size & Shape of Pool: <input type="radio"/> Inground <input type="radio"/> Onground <input type="radio"/> Above ground (*See Note below)
	For Onground and Above ground, height above grade:
	Lot width greater than 12 m
	Pool location and setbacks
	Location of pool heater or filter
	Fencing details and gate locations shown on plan
	Location of any easements on property
	Location of existing septic system
	Site Alteration/Topsoil Preservation Permit Information Form – complete
	Owner’s written authorization required for “Tenants” of a property
	Burlington Hydro approval re: Location of Private Hydro Services

***Note:** “ *Above Ground Pools*” are built with the base of the pool at grade (ground) level, “*On Ground Pools*” are built below grade with the top of the pool elevation a minimum of 150mm above grade level, and “*In Ground Pools*” are built with the top elevation of the pool at grade level.

Approval of other agencies as required:

- Niagara Escarpment Commission (905) 877-5191
- MTO (Ministry of Transportation) Toll Free- 1-800-267-8097 or 1-416-326-1234
- 407 ETR (Ministry of Transportation) (905) 265-4070
- Highway Corridor Management Office (416) 235-5385
- CA (Conservation Authority) (905) 336-1158
- Pipeline Easement Trans Can. 1-800-827-5094/Inter. Prov. 1-519-337-8490
- Burlington Hydro (905) 332-2250 (After Hours – (905) 332-1855

Note: It is the Owner / Applicant responsibility to obtain the approval of Burlington Hydro indicating that private hydro services on the property will not be affected by the swimming pool installation.

2.5 SWIMMING POOLS

2.5.1 Regulations for outdoor swimming pools:

- (a) On lots containing detached or duplex dwellings and on lots containing one dwelling unit of a semi-detached, triplex, fourplex or street townhouse:
 - (i) On lots less than 12 m wide, swimming pools are permitted in a rear yard only.
 - (ii) On lots 12 m wide or greater, swimming pools are not permitted in a required front or street side yard
 - (iii) In-ground pools shall be set back 1.5 m from a property line or street line, measured from the inside wall of the pool.
 - (iv) Above-ground pools shall be set back from a property line or street line 1.5 m plus 30 cm for each 30 cm that the top of the pool wall is above the grade elevation at the property line, measured from the inside wall of the pool.
- (b) On lots containing residential dwellings other than those identified in (a) above, in-ground and above-ground pools shall be set back 15 m from a lot line or street line, measured from the inside wall of the pool.
- (c) A hydro-massage pool having a water surface area which is less than 8 m² shall not be subject to the above regulations.

2.2 ACCESSORY BUILDINGS AND STRUCTURES AND UNITARY EQUIPMENT

2.2.1 The following regulations shall apply to buildings and structures, when accessory to detached, semi-detached, duplex, triplex, fourplex or street townhouse dwellings :

(a) Regulations for Accessory Buildings up to 10 m² in floor area:

Setback from a side lot line abutting a street: 7.5 m

Setback from a rear lot line abutting a street: 90 cm

Setback from a front lot line: 15 m

Setback from any other lot line: no minimum

Maximum height: 2.5 m

(b) Regulations for Accessory Buildings greater than 10 m² in floor area and/or greater than 2.5 m in height:

(i) Not permitted in front yard, street side yard, or required side yard.

Permitted in a rear yard subject to the following:

Setback from a rear lot line: 1.2 m

Setback from a side lot line: 1.2 m

Setback from a side lot line abutting a street: 7.5 m

Floor Area and Height:

Maximum floor area: 50 m²

Maximum height (peaked roof): One storey to a maximum of 4.6 m

Maximum height (flat roof): One storey to a maximum of 3.5 m

(ii) Notwithstanding the required setback from a side lot line, the dividing wall of a semi-detached garage may be constructed on a side lot line.

(iii) A detached swimming pool enclosure may be greater than 50 m² in area provided that the yard requirements for a principal building on the same lot shall apply to the pool enclosure.

(c) Regulations for Accessory Structures:

(i) Not permitted in required front, side, street yards.

Permitted in a rear yard subject to the following:

Setback from rear lot line: 90 cm

Setback from side lot line: 90 cm

Setback from side lot line abutting a street: 7.5 m

Floor Area and Height

Maximum floor area: 42 m²

Maximum height: 3.7 m

2.2.2 For all other uses and except where specified in the respective zone, the yard requirements for a principal building shall apply to accessory buildings and accessory structures.

Where a building or structure for the storage of garbage is located in a rear or side yard the following regulations shall apply:

(a) Permitted in a rear or side yard, not within a required landscape area or landscape buffer, subject to the following:

Setback from a rear lot line:	1 m
Setback from a side lot line:	1 m
Setback from a residential zone:	15 m
Maximum height:	3.7 m

2.2.3 For all uses, accessory buildings and accessory structure may not be constructed of concrete or masonry blocks unless the blocks are decorative units or are covered with stucco or siding having a permanent colour finish.

2.2.4 For all uses, Unitary Equipment shall be subject to the following:

- Setback from a side lot line: 60 cm
- Setback from a rear lot line: 60 cm
- Setback from a dwelling: 1.5 m maximum from the front wall
- Swimming pool equipment is not permitted in a front yard