

2203 CLARENDON PARK DR., Burlington, ON

Burlington, Halton Region, Ontario · Research generated October 14, 2026

Property Snapshot

Municipality
BurlingtonAddress match
ConfirmedProperty ID
35149Checks screened
19

At-a-Glance Findings

Status indicates due-diligence attention. It is not a property score or clearance.

6
Green**4**
Yellow**0**
Red**9**
Neutral

How to use this report

Green: No issue identified in the specific source checked. This is not a guarantee or clearance. **Yellow:** Further investigation or confirmation is recommended. **Red:** An explicit source-backed material condition warrants priority attention. Red does not mean you should not buy the property. Investigate the specific finding, confirm its implications and consider it in your due diligence; it is not a purchase recommendation. **Neutral:** Information could not be reliably verified or the available source coverage is insufficient.

Use the verification URL shown under each detailed check to confirm the current official record before relying on a material finding.

Items Requiring Attention

Brief summaries are shown here. Select a check for the complete finding, limitations and source.

Priority review

- **Published tree-permit records** — 1 exact address-matched file record(s); see the detailed check for published status, dates and coverage limitations.
- **Published grading and drainage files** — 1 exact address-matched file record(s); see the detailed check for published status, dates and coverage limitations.
- **Published drinking-water protection areas** — The matched municipal parcel intersects published approved source-water mapping: IPZ-2 (Burlington Intakes).
- **Published development projects within 500 metres** — 4 other published project areas returned within 500 m; the nearest 4 are listed in the full check.

Verification / context

- **Published zoning and bylaw context** — At the municipal address reference point, the active published map labels the zone LN5 under new residential bylaw mapping.
- **Published holding provision** — The published holding field is absent or unclear for zone LN5.
- **Published site-specific zoning exception** — The exception field is absent or unclear for zone LN5.
- **Published heritage property record** — No feature in this specific published layer intersected the screened municipal parcel.
- **Approximate Conservation Halton regulation area** — No feature in this specific published layer intersected the screened municipal parcel.
- **Published building-permit records** — No exact civic-address match was returned from the screened published map.
- **Published site-plan records** — No exact civic-address match was returned from the screened published map.
- **Property-linked development applications** — No development-project polygon intersected the screened municipal parcel.
- **Published site-alteration records** — No exact civic-address match was returned from this published layer.

Detailed Property Checks

Municipal address match

GREEN

What is this? A municipal civic-address record associates an address with a property reference.**Why does it matter?** It anchors the report to the matched municipal record.

The City of Burlington address record matched 2203 CLARENDON PARK DR., Burlington, ON. Unit-specific ownership and title are not verified.

✓ Source screened

Source: City of Burlington · Address Points

Verification URL: <https://mapping.burlington.ca/arcgisweb/rest/services/COB/AddressPoints/MapServer/0>

Municipal parcel mapping

GREEN

What is this? Municipal parcel mapping represents an approximate property outline.**Why does it matter?** Screening the outline can find mapped conditions beyond the building address point.

One published municipal parcel matched the civic address and reference point. The mapped parcel is used for intersection screening and does not replace a legal survey or title search.

✓ Source screened

Source: City of Burlington · Property Lines

Verification URL: <https://mapping.burlington.ca/arcgisweb/rest/services/COB/PropertyLines/MapServer/0>

Published zoning and bylaw context

NEUTRAL

What is this? Burlington publishes an address-specific zone map covering different bylaw frameworks.

Why does it matter? The published zone is a starting point for reviewing uses and standards, not a zoning certificate.

At the municipal address reference point, the active published map labels the zone LN5 under new residential bylaw mapping. The parcel may contain additional zones; verify the operative bylaw, permitted uses, amendments and parcel coverage with City Planning.

➤ External verification / limited coverage

Source: City of Burlington / identified public authority · Zone Codes

Verification URL: https://mapping.burlington.ca/arcgisweb/rest/services/COB/Zoning_ByLaw_2026/MapServer/0

Published holding provision

NEUTRAL

What is this? A holding symbol or field is a published flag associated with a mapped zone.

Why does it matter? A holding provision can require additional steps; its current status needs confirmation.

The published holding field is absent or unclear for zone LN5. A current legal holding determination has not been established.

➤ External verification / limited coverage

Source: City of Burlington / identified public authority · Zone Codes

Verification URL: https://mapping.burlington.ca/arcgisweb/rest/services/COB/Zoning_ByLaw_2026/MapServer/0

Published site-specific zoning exception

NEUTRAL

What is this? An exception identifies additional or modified zoning provisions for a mapped area.

Why does it matter? An exception may change the ordinary zone rules for this location.

The exception field is absent or unclear for zone LN5. Site-specific provisions have not been independently established.

➤ External verification / limited coverage

Source: City of Burlington / identified public authority · Zone Codes

Verification URL: https://mapping.burlington.ca/arcgisweb/rest/services/COB/Zoning_ByLaw_2026/MapServer/0

Published heritage property record

NEUTRAL

What is this? Municipal heritage mapping identifies registered or designated property records.

Why does it matter? Listing, designation and protected features can affect alteration or demolition requirements.

No feature in this specific published layer intersected the screened municipal parcel. The source coverage is insufficient for a complete current property determination.

➤ External verification / limited coverage

Source: City of Burlington / identified public authority · Heritage Properties Parcels

Verification URL: <https://mapping.burlington.ca/arcgisweb/rest/services/COB/HeritagePropertyParcels/MapServer/0>

Heritage conservation district

GREEN

What is this? A heritage district is a mapped area with a published heritage designation.

Why does it matter? District policies or permits may affect exterior alterations and other work.

No feature in this specific published layer intersected the screened municipal parcel. This is a source-specific screen, not a guarantee or clearance.

✓ Source screened

Source: City of Burlington / identified public authority · Heritage Conservation Districts

Verification URL: <https://mapping.burlington.ca/arcgisweb/rest/services/COB/HeritageConservationDistricts/MapServer/0>

Approximate Conservation Halton regulation area

NEUTRAL

What is this? The City publishes Conservation Halton's approximate regulation limit.

Why does it matter? A mapped intersection warrants a property-specific determination from Conservation Halton.

No feature in this specific published layer intersected the screened municipal parcel. The source coverage is insufficient for a complete current property determination.

➤ External verification / limited coverage

Source: City of Burlington / identified public authority · CH Approximate Regulation Limit

Verification URL: <https://mapping.burlington.ca/arcgisweb/rest/services/COB/HRCA/MapServer/2>

Niagara Escarpment Plan boundary

GREEN

What is this? The published boundary identifies the mapped Niagara Escarpment planning area.

Why does it matter? Provincial planning policies may affect development or site alteration within the area.

No feature in this specific published layer intersected the screened municipal parcel. This is a source-specific screen, not a guarantee or clearance.

✓ Source screened

Source: City of Burlington / identified public authority · NEC Plan Boundary

Verification URL: https://mapping.burlington.ca/arcgisweb/rest/services/COB/Niagara_Escarpment_Commission/MapServer/4

Niagara Escarpment development-control mapping

GREEN

What is this? The City publishes a mapped Escarpment development-control area.

Why does it matter? Development-control mapping warrants confirmation of the current provincial approval framework.

No feature in this specific published layer intersected the screened municipal parcel. This is a source-specific screen, not a guarantee or clearance.

✓ Source screened

Source: City of Burlington / identified public authority · NEC Development Control

Verification URL: https://mapping.burlington.ca/arcgisweb/rest/services/COB/Zoning_ByLaw/MapServer/0

Published building-permit records

NEUTRAL

What is this? This City map contains building-permit records in Issued or Final status.

Why does it matter? A record can identify work and follow-up questions; this is not complete permit history or inspection clearance.

No exact civic-address match was returned from the screened published map. Coverage is limited, and no complete current file history or clearance is established.

➔ External verification / limited coverage

Source: City of Burlington / identified public authority · Permit Building

Verification URL: <https://mapping.burlington.ca/arcgisweb/rest/services/COB/Permits/MapServer/1>

Published site-plan records

NEUTRAL

What is this? The City publishes mapped site-plan application records.

Why does it matter? A property-linked file can contain proposals, conditions or decisions worth reviewing.

No exact civic-address match was returned from the screened published map. Coverage is limited, and no complete current file history or clearance is established.

➔ External verification / limited coverage

Source: City of Burlington / identified public authority · Permit Site Plans

Verification URL: <https://mapping.burlington.ca/arcgisweb/rest/services/COB/Permits/MapServer/4>

Property-linked development applications

NEUTRAL

What is this? The City publishes mapped planning projects with locations and project links.

Why does it matter? A matched file can reveal proposed changes; published project mapping does not establish permission.

No development-project polygon intersected the screened municipal parcel. Published project mapping is limited and does not establish an absence of applications.

➔ External verification / limited coverage

Source: City of Burlington / identified public authority · Development_Applications_Poly

Verification URL: https://mapping.burlington.ca/arcgisweb/rest/services/COB/Development_Apps/MapServer/1

Published tree-permit records

YELLOW

What is this? The City publishes mapped tree-permit file entries with their status and issue date.

Why does it matter? A property-linked file can identify tree-related work and conditions to confirm. It is not a tree inventory or permission to remove or injure a tree.

1 exact civic-address-matched published record(s).

1. File 26-017062

Published status: Issued · Issue date: 2026-09-23

Tree-permit mapping is limited and does not establish a complete permit history, tree inventory or permission to carry out work. Confirm current file status and conditions with the City. A mapped entry is not permission, completion or compliance confirmation.

⚠ Further investigation recommended

Source: City of Burlington · Permit Tree

Verification URL: <https://mapping.burlington.ca/arcgisweb/rest/services/COB/Permits/MapServer/2>

Published site-alteration records

NEUTRAL

What is this? The City publishes mapped site-alteration records relating to land-alteration work.

Why does it matter? A file can identify work and follow-up questions involving grading, fill or excavation. It does not establish soil quality, drainage performance or compliance.

No exact civic-address match was returned from this published layer. Site-alteration mapping is limited and does not establish complete work history, soil quality, drainage performance or compliance. No current property-specific clearance is established.

➔ External verification / limited coverage

Source: City of Burlington · Permit Site Alteration

Verification URL: <https://mapping.burlington.ca/arcgisweb/rest/services/COB/Permits/MapServer/0>

Published grading and drainage files

YELLOW

What is this? The City map includes grading/drainage file entries and their published status; its layer description states a five-year history.

Why does it matter? A file can identify a clearance process or conditions to confirm. This is not an assessment of flooding or how the property drains.

1 exact civic-address-matched published record(s).

1. File 26-017061

Published status: Issued · Issue date: 2026-10-09

The layer description states a five-year history. Published entries do not establish complete file history, a current clearance certificate or how the property drains. Confirm current file status and conditions with the City. A mapped entry is not permission, completion or compliance confirmation.

⚠ Further investigation recommended

Source: City of Burlington · Permit Grading and Drainage

Verification URL: <https://mapping.burlington.ca/arcgisweb/rest/services/COB/Permits/MapServer/5>

Published drinking-water protection areas

YELLOW

What is this? Conservation Halton publishes intake protection zones and wellhead protection areas A–D for the Halton-Hamilton Source Protection Region.

Why does it matter? A mapped overlap identifies source-water planning context; it does not establish contamination, drinking-water quality or applicable requirements for an activity.

The matched municipal parcel intersects published approved source-water mapping: IPZ-2 (Burlington Intakes). Confirm current mapping and activity-specific requirements with Halton Region. This is not a finding of contamination or unsafe drinking water.

⚠ Further investigation recommended

Source: Conservation Halton / Halton-Hamilton Source Protection Program · Published intake protection zones and wellhead protection areas A–D

Verification URL: <https://www.halton.ca/for-residents/water-and-wastewater-services/drinking-water/source-water-protection>

Published development projects within 500 metres

YELLOW

What is this? This screen searches City development-project polygons within 500 metres of the matched municipal address point.

Why does it matter? Nearby published projects provide planning context. Their presence does not predict construction, effects on the property or property value.

4 other published project area(s) returned within 500 m of the matched municipal address point.

1. 2642988 Ontario Inc 2170 Ghent Avenue

2170 Ghent Avenue · Approximately 89 m to the mapped project area

Project URL: <https://www.burlington.ca/2170Ghent/>

2. 2169 and 2175 Ghent Ave.

2169 and 2175 Ghent Ave. · Approximately 109 m to the mapped project area

Project URL: <https://www.burlington.ca/2169ghent/>

3. Children's Financial Group Inc. – 2087 and 2103 Prospect St.

2087-2103 Prospect St. · Approximately 423 m to the mapped project area

Project URL: <https://www.burlington.ca/2087-2103Prospect/>

4. Children's Financial Group – 2095 Prospect Street

2087-2103 Prospect St. · Approximately 423 m to the mapped project area

Project URL: <https://www.burlington.ca/2095Prospect/>

Distances are approximate, measured to mapped project polygons rather than buildings or parcel boundaries. Some mapped areas may overlap the subject parcel; these records are not attributed to it. The map does not supply current application status. Confirm current project details with City Planning. No effect on the property or its value is inferred.

⚠ Further investigation recommended

Source: City of Burlington / identified public authority · Development_Applications_Poly

Verification URL: https://mapping.burlington.ca/arcgisweb/rest/services/COB/Development_Apps/MapServer/1

Mapped highway approval limits

GREEN

What is this? The City zoning map publishes several Ministry of Transportation limit areas.

Why does it matter? A mapped intersection may require confirmation of provincial approvals for the proposed work.

No feature in this specific published layer intersected the screened municipal parcel. This is a source-specific screen, not a guarantee or clearance.

✓ Source screened

Source: City of Burlington / identified public authority · MTO Regulated Limits

Verification URL: https://mapping.burlington.ca/arcgisweb/rest/services/COB/Zoning_ByLaw/MapServer

Utilities & Connections

Provider territory or municipal servicing information does not confirm that a specific service is physically connected to the property. Confirm connections directly with the provider or municipality.

Electricity

Burlington Hydro — address-level service to verify

Connection not confirmed

Ask Burlington Hydro to confirm the property's service, capacity, connection requirements and charges.

Official provider / verification source ↗

Verification URL:

<https://www.burlingtonhydro.com/account-billing/residential/service-requests>

Natural gas

Enbridge Gas — availability to verify

Connection not confirmed

Confirm address-level availability, physical connection and requirements directly with the gas utility.

Official provider / verification source ↗

Verification URL:

<https://www.enbridgegas.com/ontario/connect-to-gas>

Municipal water

Halton Region

Connection not confirmed

Confirm water servicing and the property's connection with Halton Region. Rural properties may require private-water verification.

Official provider / verification source ↗

Verification URL:

<https://www.halton.ca/for-residents/water-and-wastewater-services>

Wastewater / septic

Halton Region — servicing to verify

Connection not confirmed

Confirm municipal wastewater connection or private septic arrangements, capacity and records for the property.

Official provider / verification source ↗

Verification URL:

<https://www.halton.ca/for-residents/water-and-wastewater-services>

Underground utility locates

Ontario One Call

Locate information to obtain

Use Ontario One Call to obtain the applicable utility-locate process before excavation. Locates are not supplied by this report.

Official provider / verification source ↗

Verification URL:

<https://ontarioonecall.ca/>

Internet / telecommunications

Address-specific providers to verify

Availability not confirmed

Ask providers to confirm service type, installation requirements and address-level availability. Published territory does not establish a connection.

Official provider / verification source ↗

Verification URL:

<https://ISED-Isde.canada.ca/site/high-speed-internet-canada/en>

Supplemental Property Context

Official municipal records — separate request

Burlington's Property Information Request service offers property reports covering active building permits, work orders or violations. Separate request types include zoning verification, tax certificates, road and servicing information, and agreement compliance/subdivision assumption.

This Passport has not obtained these City reports and does not verify outstanding orders, final inspections, tax balances, legal zoning compliance or agreement compliance. The City's request page explains the available services, current fees, required supporting information and processing times. City reports and fees are separate from this Passport.

Verification URL: <https://www.burlington.ca/en/planning-and-development/property-information-request.aspx>

Official Plan confirmation

Confirm the current in-force Official Plan, amendments, appeals and property-specific policies with City Planning. Historical map schedules are not treated as proof of the operative designation.

Verification URL: <https://www.burlington.ca/en/planning-and-development/official-plan.aspx>

Flood-hazard mapping — separate verification

This Passport does not include a dedicated flood-hazard determination. The approximate conservation regulation screen is not a floodplain assessment. Consult Conservation Halton's current flood-hazard mapping or obtain property-specific confirmation.

Verification URL: <https://www.conservationhalton.ca/mapping-and-studies/>

Conservation Halton open-data attribution

Contains information licensed under the Open Government Licence – Conservation Halton. Intake and wellhead mapping is approximate and does not establish drinking-water quality, contamination or requirements for a specific activity.

Verification URL: https://gis.conservationhalton.net/doc/opendatahub/Conservation_Halton_Open_Government_Licence.pdf

Source-water intake mapping

Conservation Halton / Halton-Hamilton Source Protection Program: published intake protection zone dataset used for this screen.

Verification URL: <https://www.arcgis.com/home/item.html?id=675261a00a4d47edbc4ebffc514ac43c>

Source-water wellhead mapping

Conservation Halton / Halton-Hamilton Source Protection Program: published wellhead protection area A–D dataset used for this screen.

Verification URL: <https://www.arcgis.com/home/item.html?id=5ef21eb4dc7b479eba6cf382f824225a>

Burlington open-data terms

City datasets are publicly available under Burlington's Open Data Terms of Use. This independent OHI report is not City-endorsed. The datasets and mapping are approximate and may omit records.

Verification URL: <https://opendata.burlington.ca/opendata-terms-of-use/City%20of%20Burlington%20-%20Open%20Data%20Terms%20of%20Use.pdf>

Recommended Next Steps

Confirm property-specific records

Confirm the current property-specific record with the responsible authority.

Applies to: Published zoning and bylaw context; Published holding provision; Published site-specific zoning exception; Published heritage property record; Approximate Conservation Halton regulation area; Published building-permit records; Published site-plan records; Property-linked development applications.

Published tree-permit records

Confirm the current tree-permit record, conditions and any outstanding requirements with City Forestry.

Published site-alteration records

Confirm current site-alteration file status, conditions and any completion requirements with City Engineering.

Published grading and drainage files

Confirm current grading/drainage file status and any certificate conditions with City Engineering.

Published drinking-water protection areas

Confirm current mapping and any activity-specific requirements with Halton Region Source Protection staff.

Published development projects within 500 metres

Review the linked City project pages for current application status and documents.

Methodology & Limitations

Green: No issue identified in the specific source checked. This is not a guarantee or clearance. **Yellow:** Further investigation or confirmation is recommended. **Red:** An explicit source-backed material condition warrants priority attention. Red does not mean you should not buy the property. Investigate the specific finding, confirm its implications and consider it in your due diligence; it is not a purchase recommendation. **Neutral:** Information could not be reliably verified or the available source coverage is insufficient.

Intersection screening uses the matched municipal parcel. Mapped geometry does not establish legal boundaries or the location of a physical feature.

Sources can change, omit records or become unavailable. Incomplete, truncated, mismatched or unverified results remain Neutral.

Burlington publishes more than one zoning bylaw framework. Inactive mapping is excluded, and mixed or unclear zone records are not resolved into a legal zoning determination.

Tree, site-alteration and grading/drainage maps may omit records. No match is not clearance. The grading/drainage layer description states a five-year history.

Building-permit mapping publishes Issued and Final records only. No matching record does not establish an absence of other permits, orders, inspections or unpermitted work.

Utility provider and municipal service information does not confirm physical connections, capacity, charges, private wells or septic systems.

Important: An OHI Property Passport is not an appraisal, home inspection, survey, title opinion, zoning certificate, legal opinion, environmental assessment, permit-history certificate or representation regarding a property's condition or permitted use. Confirm material property-specific requirements with the applicable authority or qualified professional.