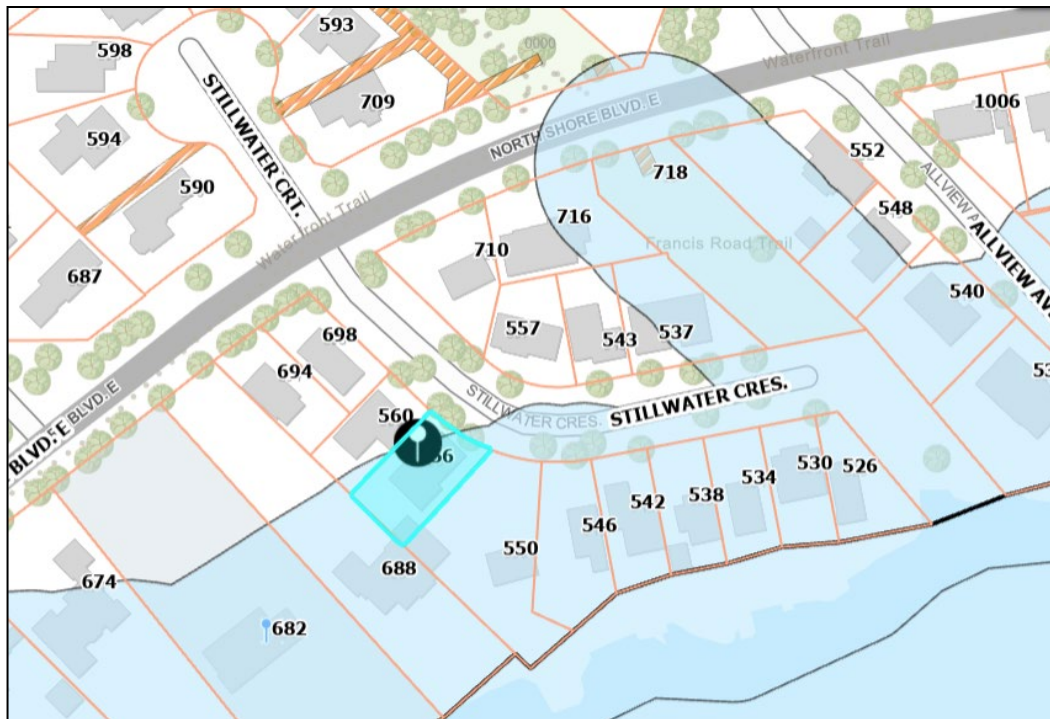


**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

Owner(s): James Power
 Address: 556 Stillwater Cres. Burlington
 File No. **A-069/25**
 Ward: 1



Staff Comments

Committee of Adjustment

There are no previous land division or minor variance applications on record for this property.

Date: September 5, 2025

Prepared By: E. Shacklette

Zoning

1) Background information:

The subject property is zoned R2.1, Low Density Residential, under Zoning By-Law 2020, as amended. The R2.1 zone requires, among other things, the following:

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4.1 LOT WIDTH, AREA, YARDS

Table 2.4.1

Zone	Lot Width	Lot Area	Front Yard	Rear Yard	Side Yard	Street Side Yard
R2 ZONES						
R2.1	18 m	700 m ²	11 m (e)(f)	10 m (c)	(a)(d)	4.5 m

Footnotes to Table 2.4.1

- (a) With attached garage or carport: 10% of actual lot width
(19.06 m x 10% = 1.906 m)

4.2 MAXIMUM LOT COVERAGE

Table 2.4.3

Dwelling Type	Dwelling with Attached Garage	Dwelling without Attached Garage
One storey	40% including accessory buildings	32% plus 8% for accessory buildings
One and a half storey	37.5% including accessory buildings	29.5% plus 8% for accessory buildings
Two or more storeys	35% including accessory buildings 40% in R3.3 and R3.4 zones	27% plus 8% for accessory buildings 32% plus 8% in R3.3 and R3.4 zones

Footnotes to Table 2.4.3

- (a) One accessory building less than 10 m² and less than 2.5 m in height shall be exempt from the lot coverage requirements of Table 2.4.3.
(b) Designated Areas are shaded on ZONING MAPS in Part 15.

2) Proposal:

The applicant is proposing the construction of a one storey attached garage to the existing two storey dwelling. Variances for front and side yards as well as lot coverage are required.

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3) **Variances required:**

1. To permit a front yard setback of 8.0 m instead of the minimum required 11 m for a proposed one storey attached garage addition.
2. To permit a south side yard setback of 1.0 m instead of the minimum required 1.906 m (19.06 m x 10%) for a proposed one storey attached garage.
3. To permit lot coverage of 36% instead of the maximum permitted 35% for a proposed one storey attached garage addition.

4) **Notes and conditions:**

Conditions:

1. The applicant shall apply for a Pre-Building Approval Application.

Notes:

1. Conservation Halton approval is required.
2. Variances have been identified based on the plans submitted for zoning review. If additional variances are identified when a Consolidated Pre-Building Permit Application is made, they will be the responsibility of the applicant to obtain.
2. The zoning review is based on the portion of the site affected by the proposed development only.
3. The variances identified are based on the plans provided. Any changes to the plans resulting in additional variances will be the responsibility of the applicant to obtain.
4. The application has been reviewed under Section 45(1) of the Planning Act.

Date: March 13, 2026

Prepared By: S. Boich

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Site Planning

Site Characteristics	
Lot Frontage (m)	19.06 m
Lot Area (m²)	593.6 m ²
Existing Land Uses <i>(ex. buildings, structures, driveways, fences, etc...)</i>	Two-storey detached dwelling without an attached garage, pool, two accessory buildings, accessory structure (pergola) 2 m wood board fence.
Site Grading <i>(ex. Flat and level, significant grade differences)</i>	Slight slope up from the street to the dwelling, otherwise, flat and level
Notable Site Features	n/a
Surrounding Land Uses <i>(ex. Adjacent building relationships, natural features, notable adjacencies)</i>	Adjacent uses consist of one and two storey low density residential (detached dwellings).
Nearest Major Intersection	North Shore Blvd E & King Road
Neighbourhood Boundaries*	North: Plains Road East East: Queen Elizabeth Way South: Lake Ontario West: Waterdown Road
*Based on OP, 1997 residential neighbourhood definition	

Neighbourhood Characteristics:

- Located in the Residential Low Density (R2.1) zone which permits detached dwellings and additional residential units.
- The neighbourhood supports one-storey and two-storey detached dwellings of varied architectural character. The siting of dwellings and lot coverage is also varied.
- Attached one car garages are a common feature of dwellings on Stillwater Crescent.
- Based on aerial imagery, side yard setbacks along Stillwater Crescent range from 0.2 m (542 Stillwater Crescent) to an anomaly of 17 m (550 Stillwater Crescent).
- The existing dwelling maintains a lot coverage of 27.61% and is within the range of dwelling footprints located along the south side of Stillwater Crescent. The existing accessory buildings (garage and shed) maintain a lot coverage of 3.47% and 0.84% respectively. Therefore the total existing lot coverage is approximately 31.92%.
- The streetscape is mature, featuring landscaped front yards and street trees.

A site visit was conducted on April 14, 2025, and existing on-site conditions are summarized in site photos included in Attachment No. 1 (Site Photos).

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1) City of Burlington Official Plan:

Does the proposed minor variance(s) from the zoning by-law maintain the general intent and purpose of the Official Plan?

Yes

Regional Official Plan (2022):

The proposal meets the general intent and purpose of the Regional Official Plan, 2022 (ROP, 2022) for the following reasons:

- Detached dwellings are permitted by the City's Zoning By-law, which is consistent with section 76 of the ROP indicating that the range of permitted uses and the creation of new lots within the Urban Area will be in accordance with Local Official Plans and Zoning By-laws.

Official Plan, 1997 & 2020

Parts of Burlington Official Plan, 2020 (BOP, 2020) are not in-force due to ongoing Ontario Land Tribunal Appeals, so applications are reviewed against a combination of in-force policies under BOP, 2020 and the older Burlington Official Plan 1997 (BOP, 1997).

The requested variances meet the general intent and purpose of the Official Plan for the following reasons:

- The proposal is consistent with the permitted uses under the property's 'Low-Rise Neighbourhoods I' land use designation according to Schedule 'C'/Schedule 'B' (Land Use - Urban Area/Comprehensive Land Use Plan- Urban Planning Area) of the BOP, 1997/BOP, 2020, as amended, which permits ground-oriented, low-density housing, and where compatible infill, small-scale additions, and renovations are encouraged.
- Whereas Section 8.3.2(1)(a)–(d) of the BOP, 2020 (Low-Rise Neighbourhoods I) directs that new development and additions shall be compatible with the surrounding context and maintain the predominant character of the neighbourhood with respect to height, massing, and setbacks, the proposal is consistent with these objectives in the following ways:
 - The existing street supports one-storey and two-storey detached dwellings. The proposed addition is one storey in height while the existing dwelling is two storeys in height. Staff is of the opinion the proposal respects the existing low-rise character of the street in terms of height and massing.
 - The position of the existing dwelling on the lot is deficient in terms of front yard setback and maintains a setback that ranges between 2.49 m and

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4.02 m. Although a variance for a reduced front yard is required, the proposed one storey garage addition is to be recessed from the front wall of the existing dwelling, which will have the effect of reducing the prominence of the garage on the streetscape.

- Despite the requested reduction in front yard setback, south side yard setback and increased lot coverage, staff are of the opinion that the resulting built form will still maintain sufficient amenity area and transition between dwellings.
 - The proposed addition is to be sited over an existing paved driveway, and no vegetation or tree removals are required.
- Whereas compatible is defined in the BOP 1997 as “Development or re-development that is capable of co-existing in harmony with, and that will not have an undue physical (including form) or functional adverse impact on, existing or proposed development in the area or pose an unacceptable risk to environmental and/or human health”, which is evaluated in accordance with measurable/objective standards, the planner notes the following:
 - Staff are of the opinion that the proposed one storey addition would not result in significant massing impacts on the streetscape or on neighbouring properties.
 - There are no anticipated adverse effects related to shadowing, privacy or noise.
 - The addition respects the established neighbourhood scale and supports the ongoing pattern of gradual change.

2) City of Burlington Zoning By-law 2020:

Does the proposed minor variance(s) from the zoning by-law maintain the general intent and purpose of the Zoning By-law?

Yes – (Variance No. 1 - Reduced front yard setback)

The application requests a variance to permit a front yard setback of 8.0 m instead of the minimum required 11 m for a proposed one storey attached garage addition. The intent of the front yard setback regulation is to ensure that a consistent streetscape is maintained and that sufficient area is available for driveways and landscape open space in a front yard. The requested minor variance maintains the general intent and purpose of the Zoning By-law for the following reasons:

- The subject lands are located on the curve of Stillwater Crescent, in a location where the City’s road allowance is wide. The distance from the edge of the road to front lot line of the subject lands is approximately 6.7 m deep. This gives the illusion of a deeper front yard and a larger building setback.
- As previously stated, the position of the existing dwelling on the lot is deficient in terms of front yard setback and maintains a setback that ranges between 2.49 m and 4.02 m. The location of the existing dwelling will be maintained and the one

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storey attached garage addition is proposed to be recessed from the front wall of the existing dwelling. The siting of the proposed addition reduces the impact of the garage on the streetscape and maintains sufficient area for parking on the driveway. Landscaped open space will remain unchanged.

Yes – (Variance No. 2 – Reduced south side yard setback)

The application requests a variance to permit a south side yard of 1.0 m instead of the minimum required 1.9 m for a proposed one storey attached garage addition. The intent of the side yard setback provisions is to ensure adequate separation between buildings for access, maintenance, drainage, privacy, and the provision of light and air between neighbouring dwellings. The requested minor variance maintains the general intent and intent and purpose of the Zoning By-law for the following reasons:

- Although the variance proposes a reduction in south side yard setback, the dwelling maintains a 4.8 m north side yard setback and a 10.2 m rear yard setback, therefore staff are of the opinion adequate separation is maintained between the subject dwelling and the adjacent property to allow for light, air, drainage, access and building maintenance.
- There are no windows along the south side elevation of the proposed garage and a 2 m wood board fence separating the subject lands from the neighbouring property at 550 Stillwater Crescent is proposed to remain in place, therefore there are no impacts with respect to privacy.
- The proposal respects the range of side yard setbacks in the area.

Yes – (Variance No. 3 – Increased lot coverage)

The application requests a variance to permit lot coverage of 36% instead of the maximum permitted 35% for a proposed one storey attached garage addition. The intent of lot coverage regulations is to ensure that an appropriate balance is maintained between built form and open space on a lot. By limiting the portion of a property that may be covered by buildings or structures, lot coverage standards help preserve adequate areas for landscaping, drainage, access, and outdoor amenity space, while also mitigating potential impacts related to stormwater runoff, massing, and neighbourhood character. The requested minor variance maintains the general intent and intent and purpose of Zoning By-law for the following reasons:

- The requested increase in lot coverage represents a reasonable expansion to the existing dwelling without resulting in an overbuilt condition.
- The proposal maintains adequate open space on the lot, ensuring continued opportunities for access, grading, drainage, and outdoor amenity areas.

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- The proposed development does not result in adverse impacts related to neighbourhood character and continues to reflect a low-density residential form.

3) Desirability:

Is the proposed minor variance from the zoning by-law desirable for the appropriate development or use of the land, building or structure?

Yes

The requested minor variances are desirable for the appropriate development and use of the land for the following reasons:

- The variances facilitate a modest addition that allows for reinvestment in the existing dwelling and indoor vehicle storage, while maintaining the low-rise residential character of the neighbourhood.
- Development Engineering, Forestry, Transportation Planning, and Halton Region have no objections to the requested variances.

4) Minor in Nature:

Is the proposed minor variance(s) from the zoning by-law considered minor in nature?

Yes

The proposed minor variances are minor in nature for the following reasons:

- The resulting built form will continue to provide adequate area for landscaping, amenity area, a functional driveway and sufficient separation between buildings.
- The requested variances will not pose adverse effects to the subject property, adjacent properties or the surrounding streetscape.
- The requested variances would result in an addition that maintains compatibility with the neighbourhood.

Cumulative Effects of Multiple Variances and Other Planning Matters:

The proposed one-storey addition is lower than the existing dwelling and provides sufficient spacing and access around the property. As a result, staff are of the opinion that the proposal does not introduce new impacts related to siting, lot coverage, massing, privacy, drainage, or building maintenance. The cumulative effect of the variances is appropriate and maintains compatibility with the abutting properties and the surrounding neighbourhood.

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Recommendation:

Staff has reviewed the requested variances in accordance with the Planning Act, the policies of the Official Plan and the requirements of the Zoning By-law and has no objection.

Date: April 20, 2026

Prepared By: Melissa Dalrymple, MCIP, RPP

Report Schedules & Attachments:

Attachment No. 1 (Site Photos)



View of subject lands from the street.



View of existing south side yard setback.



View of existing accessory building in south yard.



View of rear yard and accessory structure (pergola).

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<p><i>View of north side yard containing secondary accessory building, from the rear yard.</i></p>	<p><i>Existing dwelling located north of the subject lands.</i></p>
	
<p><i>Existing dwelling across the street from the subject lands.</i></p>	<p><i>Existing dwelling with one car garage located on the south side of Stillwater Crescent.</i></p>

Development Engineering

Development Engineering has reviewed the proposed minor variances and has no objections to the proposed minor variances. Revisions to the plans may be required through the Grading and Drainage Clearance Certificate Process.

Date: April 7, 2026

Prepared By: R. Maximo

Forestry

Forestry has no objection to the proposed variances requested. Forestry has reviewed the application and has the following advisory comments:

Advisory Comments:

1. A tree permit will be required for any and all work around regulated trees in accordance with the City's Public and Private Tree By-laws.

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Date: April 7, 2026Prepared By: M.Krzywicki**Building**

1. A Building Permit is required for all building construction;
2. Permit application drawings are to be prepared by a qualified designer as per Div. C., Section 3.2 - Qualifications of Designers and OBC 2024.
3. Exterior wall less than 1.2m but not less than 0.6m to property line requires 45-minute fire resistance rating and shall not contain any unprotected openings.

Date: April 23, 2026Prepared By: Q. Tan**Transportation Planning**Deemed Road Width Analysis

Stillwater Crescent is under the authority of the City of Burlington and the deemed right-of-way width is 20 metres. The right of-way adjacent to the subject site is approximately 20 metres therefore no additional lands are required.

Date: September 9th, 2025Prepared By: Taylor Kirchknopf

Transportation Planning have reviewed the proposed minor variance application and have no objections given there is no impact on the amount of parking available within the property.

Date: March 25, 2026Prepared By: Thalia Thompson**Finance****Notice regarding Development Charges:**

The owner, its successors and assigns, are hereby notified that City Development Charges may be payable in accordance with the applicable By-law 72-2004, as may be amended, upon issuance of a building permit, at the rate in effect on the date issued. For further information, the owner is advised to contact the City Building Department (905) 335-7731.

Tax

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All property taxes including penalty and interest must be paid. This includes all outstanding balances plus current year taxes that have been billed but are not yet due. Local improvements must be commuted.

Date: March 19, 2026

Prepared By: L. Bray

Halton Region

Regional Staff have reviewed the Minor Variance application proposing the construction of a one storey detached dwelling with attached garage. Variance is requested to the minimum required side yard.

- Due to Provincial legislation, as of July 1, 2024, the Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan – as this has become the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities has been signed that identifies the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters.
- Regional Staff have no objections to the Minor Variance application

Date: April 8, 2026

Prepared By: Navjot Kaur

Conservation Halton

Comments are forthcoming and will be provided via way of an Addendum.

Burlington Hydro

Comments not received as of the date of publication of this report.

The applicant is responsible for engaging with Burlington Hydro as part of their development project.

March 19, 2026

Submitted Digitally

Ms. Erin Shacklette, CPT, ACST
Committee Clerk and Assistant to the Secretary-Treasurer
Committee of Adjustment
Community Planning – Development and Growth Management
City of Burlington
426 Brant Street
P.O. Box 5013
Burlington, ON
L7R 3Z6

Dear Ms. Shacklette:

**Re: Application for Minor Variance
James Power
556 Stillwater Crescent
City of Burlington
Our File No.: 2025/07
City File No.: A-069-2025**

This is further to our submission of the above-noted Application on September 3, 2025.

Minor Variances Requested

Based on a further zoning review by City staff and an updated survey prepared by MacKay MacKay & Peters Limited, Ontario Land Surveyors dated March 17, 2026, modifications and additional minor variances were identified to facilitate the construction of an attached single car garage.

The following minor variances are now being requested:

1. To permit a front yard setback of 8.0 m instead of the minimum required 11 m for a proposed one storey attached garage addition.
2. To permit a south side yard setback of 1.0 m instead of the minimum required 1.906 m (19.06 m x 10%) for a proposed one storey attached garage.
3. To permit lot coverage of 36% instead of the maximum permitted 35% for a proposed one storey attached garage addition.

Planning Analysis

A review of Section 45(1) of the Planning Act, R.S.O. 1990 and the four (4) tests is outlined below.

Is the general intent and purpose of the official plan maintained?

The subject property is designated 'Urban Area' and within the 'Built Boundary' in the HROP and BOP. The 'Urban Area' of the HROP permits uses in accordance with the BOP and ZBL. The existing dwelling and proposed garage conform to the HROP.

As noted above, the subject property is designated 'Residential Neighbourhood', 'Established Neighbourhood Area', and 'Residential – Low Density' in the BOP. Detached dwellings are permitted within these designations.

The BOP states that 'Residential Neighbourhood Areas' within the 'Urban Area' are intended to provide for housing with a mix of densities. Objectives include to accommodate a diverse range of household sizes and incomes, and to ensure compatible development with surrounding properties. Policies include the preservation of on-site trees and vegetation to assist in maintaining neighbourhood character.

Within the 'Established Neighbourhood Area', development should be designed to enhance the existing physical character of the surrounding area, including lot patterns, building typology, height and scale, setbacks from the street, and rear and side yard setbacks.

The proposed garage addition will provide an upgrade/improvement to the existing detached dwelling and provide indoor vehicle storage. The garage addition conforms to the design and character policies of the 'Established Neighbourhood Area'. No trees or vegetation will be removed to facilitate the garage addition. The proposed garage will be situated on the existing paved driveway and recessed from the main wall of the dwelling (i.e., will not project). In my opinion, the character of the neighbourhood will be maintained with the garage addition. There are no proposed changes to the lot pattern, building typology and no further encroachment into the front and rear yards of the subject property. The front yard setback reduction variance is based on an existing condition where the existing dwelling does not presently meet the minimum setback requirement of 11.0 metres. The current front yard setback of the existing dwelling ranges between 2.49 metres and 4.02 metres.

The proposed minor variances maintain the general intent and purpose of the Official Plans in effect.

Is the general intent and purpose of the zoning by-law maintained?

The subject lands are zoned R2.1 within the current ZBL.

Part 2, Section 4.8 of the ZBL contains the following provisions with respect to garages:

4.8 GARAGES

- (a) The width of a front loading attached garage shall not exceed 50% of the width of its building elevation.**
- (b) An attached garage with a garage door facing a street is not permitted to project beyond the longest portion of a wall facing a street and containing residential floor area on the first storey of a dwelling.**

The intent of this regulation is to ensure that the garage is not the dominant feature of the dwelling and that the garage does not project beyond the front facing wall of the dwelling in

order to maintain a consistent streetscape. The proposed garage in this instance is approximately 28% of the width of the dwelling, As previously noted, the garage will not project beyond the front wall of the existing dwelling.

The determination of a garage setback based on 10% of the actual lot width is arbitrary and does not consider the existing neighbourhood context. The intent and purpose of the ZBL is to establish a reasonable setback for an attached garage that minimizes impact on abutting properties and allows for the future maintenance of the garage within the prescribed setback. In this instance, a setback of 1.0 metres is reasonable within the existing context. The 1.0 metre setback provides sufficient space for future maintenance. There is an existing 2.0 metre wood privacy fence along the property line with 550 Stillwater Crescent with mature trees and vegetation and a driveway situated on the 550 Stillwater Crescent property.

With respect to the minor variance for a reduced front yard setback, as previously noted the existing dwelling does not presently meet the front yard setback requirement in the R2.1 Zone. The minor variance as requested will ensure that the garage is recessed and will not project beyond the front wall of the principal dwelling.

The minor variance for a 1% increase in lot coverage is negligible and would not be noticeable to the immediate neighbours or the surrounding neighbourhood.

The proposed minor variances maintain the general intent and purpose of the ZBL.

Is the minor variance minor?

There are no adverse impacts arising from the minor variances for the proposed garage addition.

The 1.0 metre setback is a minor reduction from the ZBL requirement whereas a 1.9 metre garage setback for an attached garage is excessive. The existing 2.0 metre wood privacy fence previously noted will remain meaning that only 0.5 metres of the top portion of the garage will be visible. The most affected residence at 550 Stillwater Crescent is setback approximately 20 metres from the property line and within that setback, there is an existing driveway with mature trees and vegetation that provides year round screening between the existing residence and the proposed garage. The attached garage would be a single car garage within a one storey built form at approximately 2.5 metres in height. The construction of the garage in this location would remove an existing east facing window and place the existing exterior door within the interior of the proposed garage reducing any impact on privacy and overlook.

The proposed variances are minor in nature and do not result in an adverse impact on surrounding properties.

Is the minor variance desirable for the appropriate development or use of the land, building or structure?

The proposed minor variances in my opinion are desirable for the appropriate development and use of the land. The garage addition will result in an enhancement/improvement to the existing dwelling and is sympathetic to the adjoining property and the broader neighbourhood. There are several dwellings in the immediate neighbourhood with attached garages with some recently constructed on the property next door at 560 Stillwater Crescent and at 1020 North Shore Boulevard. The proposed height of the garage at approximately 2.5 metres is

not imposing and it will not contain any living quarters (i.e., above grade living space/apartment) which is common nowadays.

Conclusions

The proposed minor variances will facilitate the construction of an attached single car, one storey garage to the existing detached dwelling. It is my opinion that the variances requested are reasonable, appropriate, and sympathetic to the surrounding neighbourhood, and each variance satisfies the four (4) tests as set out by the Planning Act.

The proposed attached garage conforms to the relevant Official Plans and complies with Section 4.8 of the ZBL. There are no adverse impacts arising from the proposed minor variances for the proposed attached garage.

Supporting Materials

In support of the Application, please find enclosed the following:

1. Completed Revised Minor Variance Application form together with Owner's Authorization and signed and dated Posting of Advisory Sign form.
2. Survey prepared by MacKay, McKay & Peters Limited dated March 17, 2026.
3. Preliminary Elevation Drawings prepared by Cal Designs dated May 18, 2022. Please note that the elevations are provided for illustrative purposes only and have not been updated based on the latest survey.

We would appreciate circulation of the Application as soon as possible. Please advise us should you have any questions or require any further information.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.


Glenn J. Wellings, MCIP, RPP

Copy: Mr. James Power – Owner

**PLANNING ACT, R.S.O. 1990, C.P. 13
APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION**

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF BURLINGTON UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. 2020. (AS AMENDED)

Application made under:

Section 45 (1) of the Planning Act

Section 45 (2) of the Planning Act

Discussed the application with a City Zoning Examiner and Development Planner Y or N

Name of Planner: Steve Boich

Name of Zoning Examiner: Erin Ruby

PROPERTY INFORMATION

Municipal Address(es) of property:

556 Stillwater Crescent

Legal Description of property:

Plan 614 Lot 32 Pt Lot 31

Official Plan Designation: Residential - Low Density

Current Zoning Designation Residential - Low Density (R2.1)

OWNER(S) INFORMATION:

Legal Name (as it appears on the title for the property):

James Power

Mailing Address: 556 Stillwater Crescent

City: Burlington

Postal Code: L7T 3M7

Home Phone: _____

Mobile Phone:

Work Phone: 416-427-7744

E-Mail:

AGENT INFORMATION (if applicable): (This person will be the primary point of contact if provided)

Name:

Wellings Planning Consultants Inc. - Glenn Wellings

Business Address: 513 Locust Street, Unit B

City: Burlington

Postal Code: L7S 1V3

Home Phone: _____

Mobile Phone:

Work Phone: 905-681-1769 ext. 201

E-Mail:

PROPOSED DEVELOPMENT Please outline in detail your proposed development and list each variance you are requesting, as well as the Zoning By-law Requirements. Attach a separate sheet if required.

Garage addition to existing detached dwelling.

Variance(s) Requested	Zoning Bylaw Requirement
1. To permit a front yard setback of 8.0 m for garage.	The minimum required is 11 m for a proposed one storey attached garage addition.
2. To permit a south side yard setback of 1.0 m.	The minimum required is 1.906 m (19.06 m x 10%) for a proposed one storey attached garage.
3. To permit lot coverage of 36%.	The maximum permitted is 35%.

In your own words, please explain why you are unable to comply with the provisions of the Zoning By-law and how the minor variance(s) meet the four (4) tests under the Planning Act:

- Why is the variance(s) minor in nature? No adverse impact on adjacent properties. A 1.0 metre setback is a reasonable setback for an attached garage. The increase in coverage and reduction of front yard setback are negligible.
- Why are the variance(s) desirable for the appropriate use of the land? Attached garage is acceptable form of development that will permit vehicle to be parked indoors. The garage will be recessed from the front wall of the existing dwelling.
- Do the variance(s) meet the intent and purpose of the Official Plan? Yes - single attached dwellings with garages are permitted in Residential - Low Density designation.
- Do the variance(s) meet the intent and purpose of the Zoning By-law? Yes - variance of 1.0 metres provides an appropriate setback with sufficient space for maintenance.

PROPERTY DETAILS (please complete all fields):				
Date property purchased:	Sep 02, 2005 <small>mmm/dd/yyyy</small>	Date property first built on:	Unknown <small>mmm/dd/yyyy</small>	Date of proposed construction: September 1, 2026 <small>mmm/dd/yyyy</small>
Existing Use of the Subject Property (check one):		Length of time the existing uses of the subject property have continued: Unknown		
Detached Dwelling <input checked="" type="checkbox"/> Semi-Detached Dwelling <input type="checkbox"/> Townhouse Dwelling <input type="checkbox"/> Street Townhouse Dwelling <input type="checkbox"/> Stacked Townhouse Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Use <input type="checkbox"/> Hi Rise <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant <input type="checkbox"/> Other <input type="checkbox"/> _____		Proposed Use of the Land: Single detached dwelling with attached garage.		
Existing Uses of Abutting Properties (check all that apply)				
Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Multi-Residential <input type="checkbox"/> Vacant <input type="checkbox"/> Hydro right-of-way <input type="checkbox"/> Railway right-of-way <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Park <input type="checkbox"/> Other <input type="checkbox"/> _____ Conservation Halton Lands: Lake Ontario <input type="checkbox"/> Creek <input type="checkbox"/> Storm Water Management Pond/Channel <input type="checkbox"/> Ravine <input type="checkbox"/>				
Additional Information				
Is liquor sold on site? Y <input type="checkbox"/> or N <input checked="" type="checkbox"/>				
Is the property on the Municipal Cultural Heritage Register for the City of Burlington? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>				
Type of Access to the Subject Lands				
Provincial Highway <input type="checkbox"/>	Municipal Road <input checked="" type="checkbox"/>	Private Road <input type="checkbox"/>	Water <input type="checkbox"/>	Other(specify) <input type="checkbox"/>
Municipal Services Provided				
Water <input checked="" type="checkbox"/>	If not available, by what means is it provided: _____			
Sanitary Sewers <input checked="" type="checkbox"/>	If not available, by what means is it provided: _____			
Storm Sewers <input checked="" type="checkbox"/>	If not available, by what means is it provided: _____			
IS THE SUBJECT LAND(S) THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT APPLICATIONS:				
<input type="checkbox"/> Official Plan Amendment <input type="checkbox"/> Zoning By-law Amendment <input type="checkbox"/> Building Permit <input type="checkbox"/> Site Development Plan <input type="checkbox"/> Plan of Subdivision <input type="checkbox"/> Previous Minor Variance <input type="checkbox"/> Consent				

FOR RESIDENTIAL DETACHED OR SEMI-DETACHED DWELLINGS

Dimensions of Property			Street Width (see first page of application for how to obtain)			Lot Coverage	Corner Lot? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Frontage	Depth	Area	Actual	Deemed	Required		
19.06 m	31.4 m	593.6 m ²	20 m	20 m	20 m	36%	

Particulars of all buildings and structures on or proposed for the subject lands

(attach additional page if required)

EXISTING (Dwelling/Building)				PROPOSED (Dwelling/Building/Addition)			
Ground Floor Area (incl. attached garage)	161.13	M ²		Ground Floor Area (incl. attached garage)	205.46	M ²	
Gross Floor Area:	264.2	M ²		Gross Floor Area:	288.2	M ²	
Number of Storeys:	2 storeys			Number of Storeys:	2 storeys		
Width:	7.8	M		Width:	11.12	M	
Length:	8.77	M		Length:	8.77	M	
Height:	6.6	M		Height:	6.6	M	
Garage/Car Port				Garage/Car Port			
Detached?			Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Detached?			Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Gross Floor Area:		M ²		Gross Floor Area:	24.2	M ²	
Width:		M		Width:	3.32	M	
Length:		M		Length:	7.29	M	
Height:		M		Height:	2.44	M	
Accessory Structures (Shed, Gazebo, etc) Pool Shed				Accessory Structures Pool Shed			
Gross Floor Area:	20.4	M ²		Gross Floor Area:	20.4	M ²	
Width:	3.35	M		Width:	3.35	M	
Length:	6.1	M		Length:	6.1	M	
Height:	4.5	M		Height:	4.5	M	
Other Inground Pool (pool, additional sheds, decks, driveways, etc.)				Other Inground Pool			
Gross Floor Area:	N/A	M ²		Gross Floor Area:	N/A	M ²	
Width:	4.26	M		Width:	4.26	M	
Length:	8.53	M		Length:	8.53	M	
Height:		M		Height:		M	

LOCATION of all existing and proposed buildings and structures

EXISTING				PROPOSED			
Front:	11.2	M		Front:	11.2	M	
Rear:	15	M		Rear:	15	M	
Side/Street Side:	6.16	M		Side/Street Side:	6.16	M	
Side/Other Side:	5.74	M		Side/Other Side:	1.2	M	

EXEMPTION FROM NEW SURVEY REQUIREMENT

Minor additions to an existing dwelling or for a proposed accessory building or structure (i.e., deck, driveway, pergola, shed), may be exempt from having to provide a new survey. Please refer to Page 3 of this application package for more details. Minor Variances with concurrent Consent applications require a new survey.

Applicant/Owner:
 Glenn Wellings

Property Address:
 556 Stillwater Crescent

1. I, Glenn Wellings In my capacity as Agent do attest to the following:
Print Name (Owner or agent)

Please complete Section A, B, or C

A. The OLS survey/sketch of survey dated March 17, 2026
mmm/dd/yyyy
 has been revised by: MacKay, MacKay & Peters Limited
(Person or Company Name)

OR

B. The site plan, architect's plan or engineer's plan dated _____
mmm/dd/yyyy
 has been revised by: _____
(Person or Company Name)

OR

C. The sketch or plot plan** dated _____
mmm/dd/yyyy
 **Accepted for applications involving variances for Uses only.
 was prepared by: _____
(Person or Company Name)

2. All structures, measurements, setbacks and boundaries of the property are shown accurately as of: _____
mmm/dd/yyyy

3. The material submitted shows all measurements in metric, as calculated/converted by: _____
(Person or Company Name)

4. Should the need arise during application processing for an new OLS survey, the applicant/agent agree to provide the survey as required by Committee or city staff in order to receive a decision on the application.

Glenn Wellings
 Signature of Owner/Applicant

March 17, 2026
 Date (mmm/dd/yyyy)

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or agents on each property under application.

A sign will be made available to you after completion of the zoning review of your application(s) and you are directed to post each sign in a prominent location that will enable the public to observe the sign.

The location of each sign will depend on the lot and location of structures on it, however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign. For commercial or industrial buildings it may be appropriate to post the sign on the front wall of the building at its entrance. Please contact the undersigned if you have any queries on the sign location.

DO NOT POST THE SIGN INSIDE THE BUILDING BY A WINDOW. The sign must be outdoors by the roadway in order to be visible and readable.

Each sign must remain posted beginning 10 days prior to the hearing, until the day following the hearing. Please fill in the form below indicating your agreement to post the sign(s) as required. This form must be submitted with the application so that it may be placed on file as evidence that you have met the committee's requirements. Failure to post the sign as required will result in deferral of the application.

I UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST 10 DAYS BEFORE THE HEARING, AND WILL REMAIN POSTED AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Owner Name

James Power

Property Address

556 Stillwater Crescent

JAMES POWER

Signature of Owner/Applicant

March 17, 2026

Date (mmm/dd/yyyy)

AFFIDAVIT

*Please fill out at time of submission of application

I have the authority to bind the Corporation (check if applicable) Signature of Applicant or Authorized

Agent: Glenn Wellings - Wellings Planning Consultants Inc.

I, Glenn Wellings of the City of Burlington in the Region
(print name) (Region/City/County) (City/Town/Township)

of Halton solemnly declare that all the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the City of Burlington in the Town of Halton
(Region/City/County) (City/Town/Township)

this 17th day of March 2026.

Monica Lise Visnovsky,
 a Commissioner, etc., Province of Ontario,
 for Wellings Planning Consultants Inc.
 Expires May 26, 2028

Monica Visnovsky
 Signature of Commissioner, etc.

Glenn Wellings
 Signature of Applicant or Authorized Agent

PERMISSION TO ENTER

IMPORTANT This MUST be completed for all applications and signed by the OWNER.

Municipal Address of Subject Lands: 556 Stillwater Crescent

I hereby authorize the Committee of Adjustment members, City of Burlington and Region of Halton staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

JAMES POWER
 Signature of Owner

James Power
 Print Name

OWNERS AUTHORIZATION

If using an agent, the owner must also complete the following form:

I, James Power being the registered owner of the subject lands, hereby
(print name)

Authorize Glenn Wellings to prepare, submit and act on my behalf with respect to this
(print agent name)

application for a Minor Variance.

JAMES POWER

Signature of Owner

March 17, 2026

Date (mmm/dd/yyyy)

Notice of collection of personal information

Personal information contained on this form is collected under the authority of the Planning Act, RSO 1990, c. P.13, to process applications and make decisions. Applications made under the Planning Act, are considered part of the public record and shall be made available to the public. Questions about this collection can be directed to the Manager of Development Planning, City of Burlington, 426 Brant Street, Burlington, Ontario, L7R 3Z6, 905-335-7600.

The applicant acknowledges that an application, all supporting information and materials, including studies and drawings, submitted under the Planning Act, pursuant to s. 1.0.1 of the Planning Act, RSO 1990, c.P.13, as amended, shall be made available to the public.

Minor Variance Application Checklist Please add a check mark beside the items you have provided with your application. Illegible drawings or those missing required details will be returned to applicant.	Select (✓)
LEGAL SURVEY (must be prepared and signed and dated by an Ontario Land Surveyor) * For new development, a Proposed Building Plan stamped by an Ontario Land Surveyor or Professional Engineer may be required.	✓
OR	
DETAILED SITE PLAN (must be prepared and stamped by Professional Engineer, Ontario Land Surveyor or Professional Architect). A legal survey may still be required at the discretion of staff.	
AND	
PLAN and ELEVATION DRAWINGS which include the following as applicable: (Missing details or illegible drawings will be sent back to the applicant for correction)	
SITE PLAN <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Metric Scale <input checked="" type="checkbox"/> North Arrow <input checked="" type="checkbox"/> Frontage <input checked="" type="checkbox"/> Depth <input checked="" type="checkbox"/> Lot Area <input checked="" type="checkbox"/> Lot Coverage <input checked="" type="checkbox"/> Deemed Street Line <input checked="" type="checkbox"/> Existing Front Yard Setbacks <input checked="" type="checkbox"/> Existing Rear Yard Setbacks <input checked="" type="checkbox"/> Existing Side Yard Setbacks <input checked="" type="checkbox"/> Existing Street Side Yard Setbacks <input checked="" type="checkbox"/> Existing Porch, Stairs and Overhang Setbacks <input type="checkbox"/> Proposed Front Yard Setbacks <input type="checkbox"/> Proposed Rear Yard Setbacks <input checked="" type="checkbox"/> Proposed Side Yard Setbacks <input type="checkbox"/> Proposed Street Side Yard Setbacks <input type="checkbox"/> Proposed Porch, Stairs and Overhang Setbacks <input checked="" type="checkbox"/> Streets (Public and Private) <input checked="" type="checkbox"/> Street Names <input type="checkbox"/> Parking (Dimensioned spaces, Driveway Width, Arrangement) <input type="checkbox"/> Railways (Location of them and setbacks to structures) <input type="checkbox"/> All Watercourses and/or Conservation Halton Areas(creeks, lakes, etc) 	

Minor Variance Application Checklist

Please add a check mark beside the items you have provided with your application.
Illegible drawings or those missing required details will be returned to applicant.

LOCATION AND MEASUREMENTS OF SHED, DECK OR OTHER STRUCTURES

- Setbacks
- Height
- Area
- Length
- Width

ELEVATIONS

- Metric
- Front
- Rear
- Side 1
- Side 2

FLOOR PLANS

- Metric
- North Arrow
- Gross Floor Area Calculation
- Ground Floor Area Calculation
- Floor Area Ratio (where applicable)

I have reviewed the minor variance checklist and ensure all the applicable information is shown on the drawings submitted as part of this application.

JAMES POWER

Signature of Owner/Agent

March 17, 2026

Date (mmm/dd/yyyy)

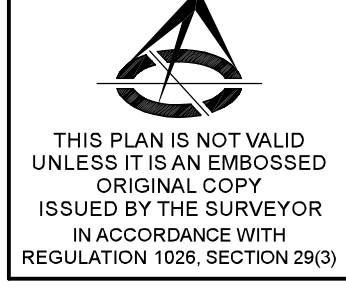
SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY SHOWING TOPOGRAPHY OF
LOT 32
AND PART OF
LOT 31
REGISTERED PLAN 614(PF)
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 100

THE INTENDED PLOT SIZE OF THIS PLAN IS 760mm IN WIDTH BY 710mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100 (INCLUDING 15mm BEYOND EACH BORDER)
MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
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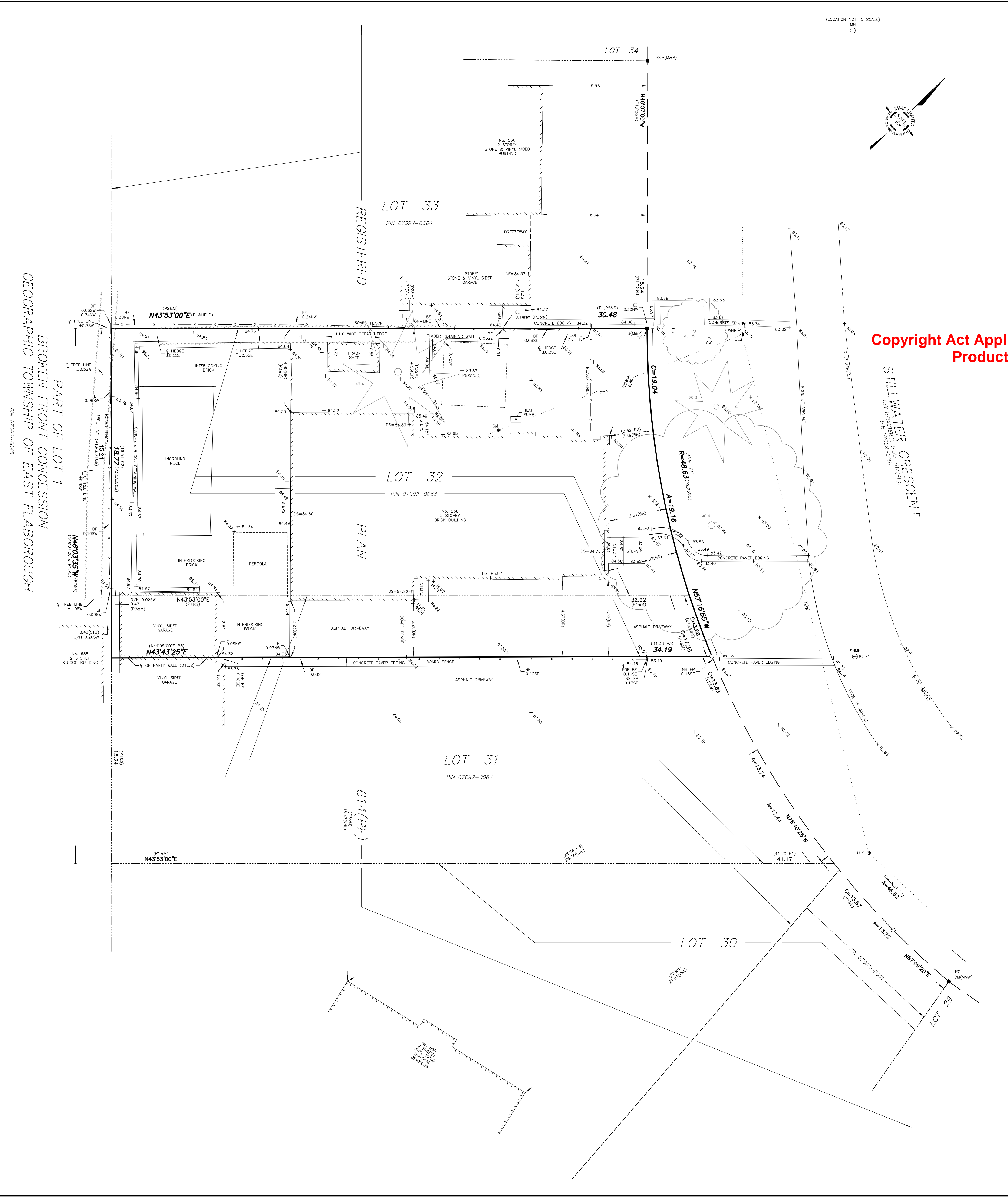
KNOWN AS MUNICIPAL No. 556 STILLWATER CRESCENT
PART 2 - REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PART 1)
 LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING BOUNDARIES, EASEMENTS AND RIGHT OF WAYS - OCTOBER 17, 2025
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
 - NONE
ADDITIONAL REMARKS:
 - REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES & UTILITIES

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ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
V-117940



Copyright Act Applies to Use and Production



- LEGEND**
- DENOTES A SURVEY MONUMENT FOUND
 - DENOTES A SURVEY MONUMENT PLANTED
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CM DENOTES CONCRETE MONUMENT
 - CP DENOTES CONCRETE PIN
 - P1 DENOTES REGISTERED PLAN 614(PF)
 - P2 DENOTES PLAN BY MMP LIMITED DATED MARCH 24, 2022 (21-421)
 - P3 DENOTES PLAN BY A.T. McLAREN LIMITED DATED MAY 30, 2001
 - P4 DENOTES PLAN BY MMP LIMITED DATED AUGUST 22, 2002 (02H-259)
 - D1 DENOTES INST. No. 260314
 - D2 DENOTES INST. No. 412108
 - C1 DENOTES CALCULATED FROM P2 & P4
 - C2 DENOTES CALCULATED FROM P1 & D1
 - PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 - PC DENOTES POINT OF CURVATURE
 - (M/M) DENOTES MACKAY, MACKAY & WEBSTER
 - (VNL) DENOTES VINYL SIDING
 - (BR) DENOTES BRICK
 - (STN) DENOTES STONE
 - DS DENOTES DOOR SILL
 - GF DENOTES GARAGE FLOOR
 - O/H DENOTES OVERHANG
 - BF DENOTES BOARD FENCE
 - EC DENOTES EDGE OF CONCRETE
 - EP DENOTES EDGE OF PAVEMENT
 - E DENOTES EDGE OF INTERLOCK
 - GM DENOTES GAS METER
 - ULS DENOTES UTILITY LIGHT STANDARD
 - WHF DENOTES WOOD HYDRO POLE
 - GW DENOTES GUY WIRE
 - OHW DENOTES OVERHEAD WIRE
 - SMMH DENOTES SANITARY MANHOLE
 - EOF DENOTES END OF FENCE
 - NS DENOTES NORTHERLY SIDE
 - MH DENOTES MANHOLE
 - C DENOTES CENTRELINE
- DENOTES DECIDUOUS TREE SCALED TO TRUNK, TRUNK SIZE SHOWN IN METRES TRUNK SIZE & LOCATION ARE APPROXIMATE & TAKEN AT BREAST HEIGHT
- ✳ DENOTES CONIFEROUS TREE SCALED TO TRUNK, TRUNK SIZE SHOWN IN METRES TRUNK SIZE & LOCATION ARE APPROXIMATE & TAKEN AT BREAST HEIGHT
- ALL BUILDING TIES ARE TO FOUNDATION AND ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED

BENCHMARK NOTE
 CITY OF BURLINGTON BENCHMARK No. 292
 ELEVATION = 83.706 METRES (CVD28:78 ADJUSTMENT)
 BRASS CAP IN SIDEWALK LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH SHORE BOULEVARD AND FRANCIS ROAD, MONUMENT LOCATED 15.25 METRES SOUTHWESTERLY FROM THE SOUTHWEST CORNER OF HOUSE No. 1007 NORTH SHORE BOULEVARD, 6 METRES SOUTHWEST FROM THE HYDRO POLE, FIRST POLE NORTH OF NORTH SHORE BOULEVARD ON THE EAST SIDE OF FRANCIS ROAD AND 8.2 METRES FROM THE CENTRELINE OF FRANCIS ROAD

BEARING REFERENCE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF LOT 32 AS SHOWN ON REGISTERED PLAN 614(PF) HAVING A BEARING OF N43°53'00"E

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF NOVEMBER, 2025.

DECEMBER 1, 2025
 DATE

ONTARIO LAND SURVEYOR
ASAR BHERI
 FOR MACKAY, MACKAY & PETERS LIMITED

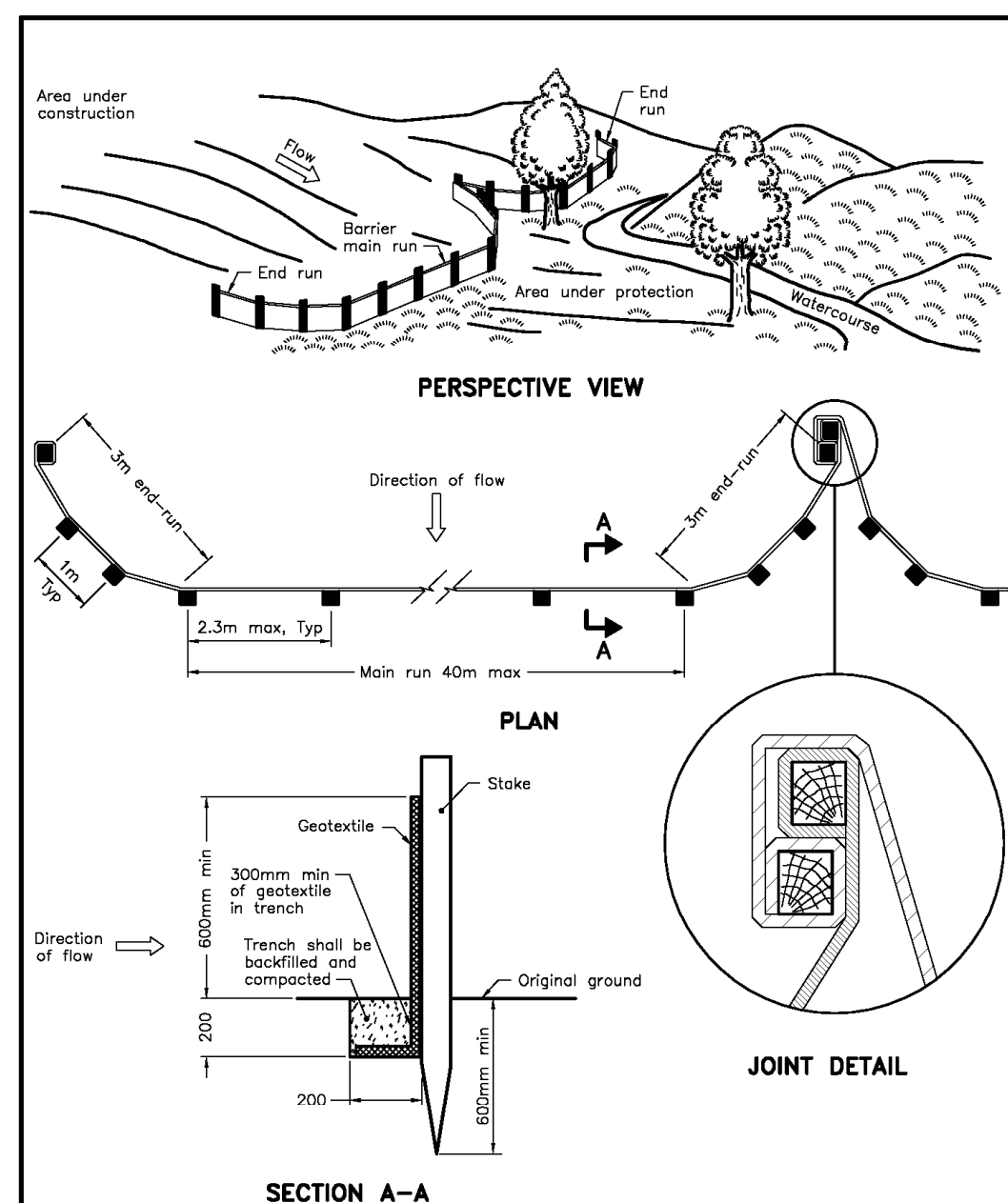
3380 South Service Road
 Unit 101
 Burlington, ON
 L7N 3S5
 (905) 639-1375
 haton@mmpplimited.com
 mmpplimited.com
 SINCE 1906

DRAWN BY: G.S.
 PARTY CHIEF: M.A.
 CHECKED BY: A.P.
 PROJECT No.:
25-247

PART OF LOT 1
BROKEN FRONT CONCESSION
GEOGRAPHIC TOWNSHIP OF EAST FLAMBOROUGH
 PIN 07092-0049

CITY OF BURLINGTON ZONING BY-LAW 2020
ZONING REGULATION - R.2.1

ZONE	REQUIRED	PROVIDED
LOT WIDTH (9.1m)	18.0 m (min)	19.06 m
LOT AREA	700 sq.m. (min)	593.6 sq.m.
FRONT YARD	11.0 m (min)	8.07 m
REAR YARD	10.0 m (min)	10.19 m
SIDE YARD	1.91 m (min) (NORTHWEST) 1.91 m (min) (SOUTHEAST)	4.80 m 1.06 m
BUILDING AREA		163.9 sq.m. (EXISTING DWELLING) 20.6 sq.m. (EXISTING GARAGE) 5.0 sq.m. (EXISTING SHED) 23.9 sq.m. (PROPOSED GARAGE) 213.4 sq.m. (TOTAL AREA)
LOT COVERAGE	35.0% (max)	36.0%
BUILDING HEIGHT	10.0 m (max)	EXISTING
FLOOR AREA RATIO	N/A	0.47:1
DWELLING DEPTH	18.00 (max)	17.94 m
PROPOSED ATTACHED GARAGE		= 1 STOREYS



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
Nov 2015 Rev 2
LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110

Tree Protection and Preservation
Specification No.: SS12

Detail TP-1 - Tree Protection Detail

Trunk Diameter (DBH) ¹	Minimum Tree Protection Zone (TPZ) Distances Required ¹	Critical Root Zone (CRZ) Distances Required ^{2,3,4}
< 10 cm	1.8 m	1.8 m
11 - 40 cm	2.4 m	4.0 m
41 - 50 cm	3.0 m	5.0 m
51 - 60 cm	3.6 m	6.0 m
61 - 70 cm	4.2 m	7.0 m
71 - 80 cm	4.8 m	8.0 m
81 - 90 cm	5.4 m	9.0 m
91 - 100+ cm	6.0 m	10.0 m

NOTES:
1 The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.
2 Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above ground.
3 Minimum Tree Protection Zone and Critical Root Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work and is subject to Section 6 of this specification.
4 Where work is being performed beyond the Minimum Tree Protection Zone but within the Critical Root Zone the works are subject to Section 8 of this specification.

TREE PROTECTION BARRIER

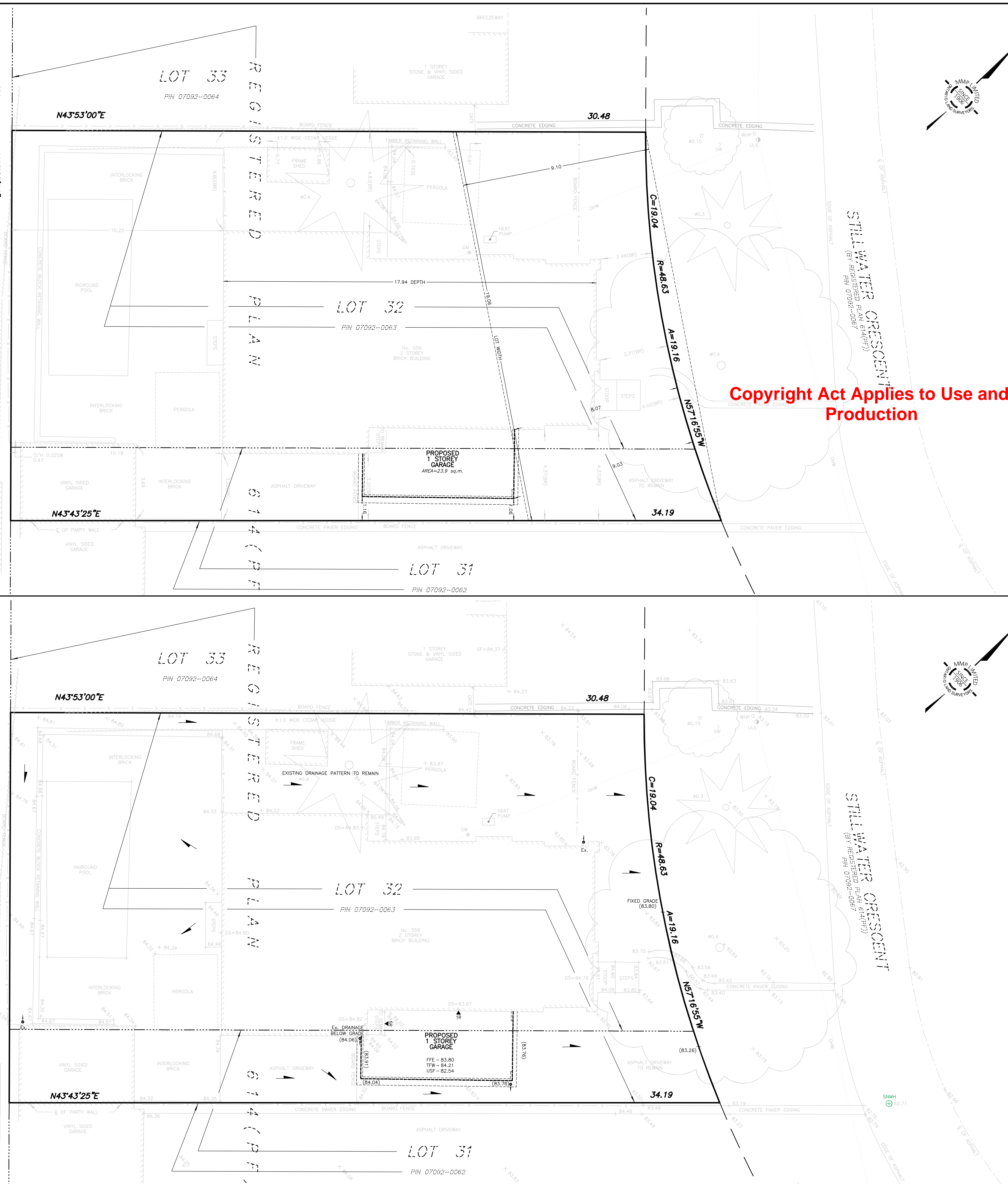
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m high and consist of orange plastic web snow fencing on a wood frame of 2"x4" supported on metal "T" bars, 2.3m OC max. Where orange plastic web snow fencing creates restriction to sightlines, pipe wire fencing shall be used.
- All supports and bracing used to safely secure the barrier should be located outside the TPZ. All supports and bracing should minimize damage to roots.
- Where some fill or excavated material must be temporarily located near a TPZ, a wooden barrier with all fencing must be used to ensure no material enters the TPZ.
- No materials or fill may be stored within the TPZ.
- Equipment or vehicles shall not be operated, parked, repaired, or refueled within the TPZ.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the TPZ without written authorization from the City Arborist.

PART OF LOT 1
BROKEN FRONT CONCESSION
GEOGRAPHIC TOWNSHIP OF EAST FLABOUROUGH
PIN 07092-0045

SITE PLAN
SCALE 1:100

PART OF LOT 1
BROKEN FRONT CONCESSION
GEOGRAPHIC TOWNSHIP OF EAST FLABOUROUGH
PIN 07092-0045

GRADING PLAN
SCALE 1:100



Copyright Act Applies to Use and Production

556 STILLWATER CRESCENT
SITE & GRADING PLAN FOR BUILDING PERMIT

KEYPLAN NOT TO SCALE

GEOGRAPHIC LOCATION NOTE
LOT 32 & PART OF LOT 31
REGISTERED PLAN 614 (PF)
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 100

0 1 2 3 4 5 10 metres

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DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

METRIC COLOUR

BENCHMARK NOTE
CITY OF BURLINGTON BENCHMARK No. 292
ELEVATION = 83.706 METRES (CGVD2878 ADJUSTMENT)

LEGEND

FFE DENOTES FINISHED FLOOR ELEVATION	SNMH DENOTES SANITARY MANHOLE
TFW DENOTES TOP OF FOUNDATION WALL	GM DENOTES GAS METER
TBS DENOTES TOP OF BASEMENT SLAB	WHP DENOTES WOOD HYDRO POLE
USF DENOTES UNDERSIDE OF FOOTING	ULS DENOTES UTILITY LIGHT STANDARD
S DENOTES SLUMP PUMP	OW DENOTES CUY WIRE
R DENOTES RISER	OH/W DENOTES OVERHEAD WIRE
DS DENOTES DOOR SILL	O/H DENOTES OVERHANG
OF DENOTES GARAGED FLOOR	BR DENOTES BRICK
DN DENOTES DOWNSPOUT	C DENOTES CENTRELINE
DR DENOTES DIRECTION OF DRAINAGE	DF DENOTES SILT FENCE
XXX.XX DENOTES EXISTING ELEVATIONS	DTZ DENOTES TREE PROTECTION ZONE
(XXX.XX) DENOTES PROPOSED ELEVATIONS	DTZ DENOTES TREE PROTECTION BARRIER
PIN DENOTES PROPERTY IDENTIFICATION NUMBER	
○ DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES	
○ DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES	

NOTES

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK NOTED ABOVE
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD AND LOT LINE GRADES
- DOWNSPOUTS TO DRAIN TO PERMEABLE SURFACE VIA SPLASH PADS
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
- BOUNDARY DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY MMP LIMITED DATED DECEMBER 1, 2025 (25-247)
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION
- ALL UTILITIES TO BE COORDINATED ON SITE DURING CONSTRUCTION. THE INSTALLATION OF UTILITIES SHALL NOT DISRUPT TREE PROTECTION ZONES. THE BUILDER SHALL COORDINATE INSTALLATION WITH INDIVIDUAL UTILITY PROVIDERS ACCORDINGLY
- NO NEW SERVICE CONNECTIONS ARE PROPOSED

CAUTION

- THIS IS NOT ORIGINAL COPY UNLESS EMBOSSED
- THIS PRODUCT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN TITLE BLOCK
- THIS PRODUCT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES

CERTIFICATION NOTE
BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED
WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 1 STOREY ATTACHED GARAGE LOCATED AT 556 STILLWATER CRESCENT AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES
PROPOSED BUILDING SETBACKS AS SHOWN
PROPOSED LOT COVERAGE AS SHOWN
PROPOSED BUILDING SITE STATISTICS AS SHOWN
MARCH 17, 2026
DATE

AISAR BHERRI, OLS, P.Eng.
FOR: MACKAY, MACKAY & PETERS LIMITED

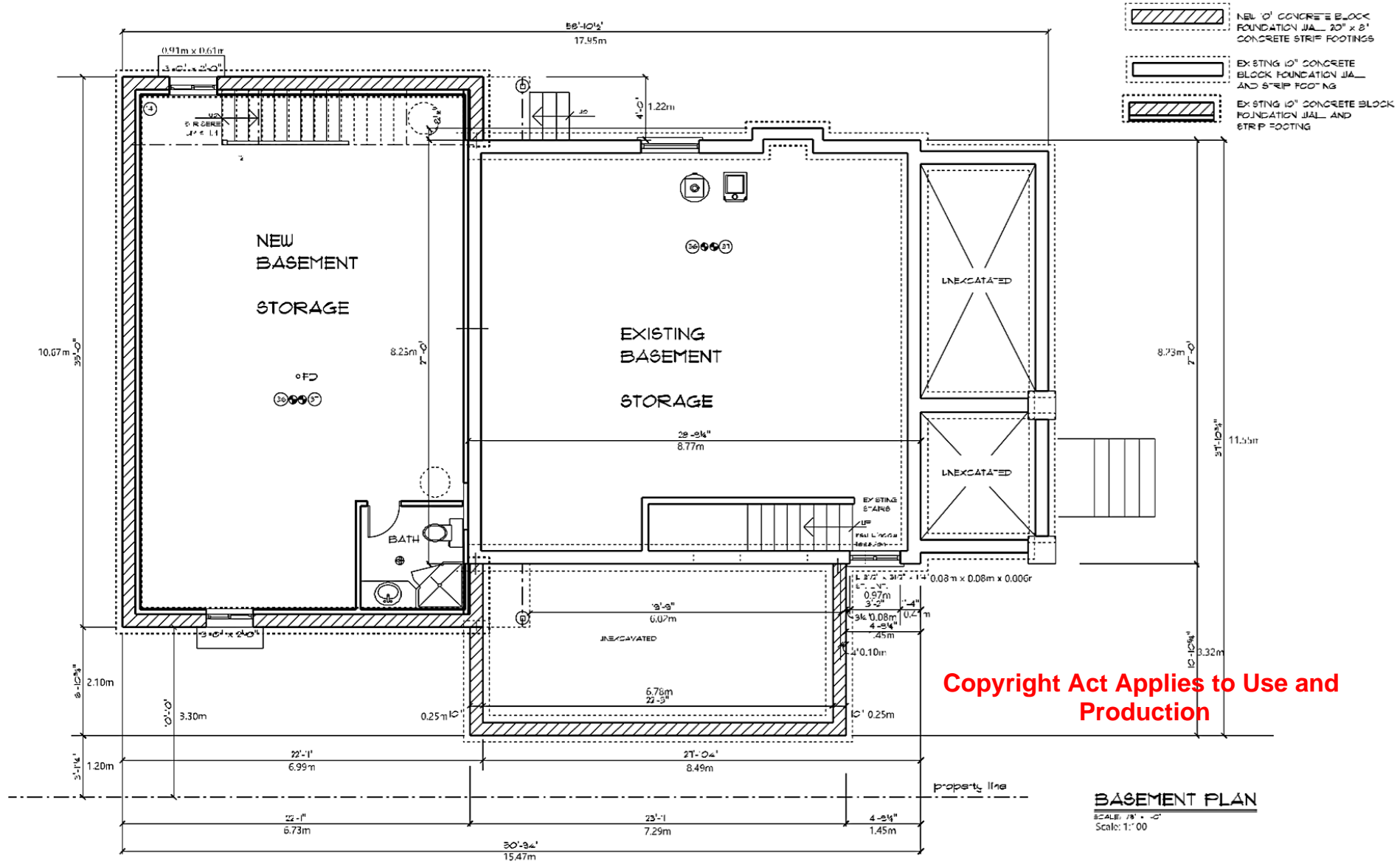
ASSOCIATION OF ONTARIO LAND SURVEYORS
AISAR BHERRI 2020

2. MARCH 17, 2026	REVISED AS PER CITY COMMENTS
1. JANUARY 30, 2026	SITE PLAN COMPLETED
No. DATE	REVISIONS

MMP
MacKay, MacKay & Peters Limited
ONTARIO LAND SURVEYORS
SINCE 1906

CONTACT US:
halton@mmplimited.ca
mmplimited.ca
Phone: (905) 639-1375
Fax: (905) 333-9544

E:\(20) Halton\Registered Plans (PF)\LOT 31, 32\25-247\SP\25-247-SP.dwg
DRAWN BY: A.S. CHECKED BY: A.B. PROJECT No. 25-247-SP DWG. No. 1

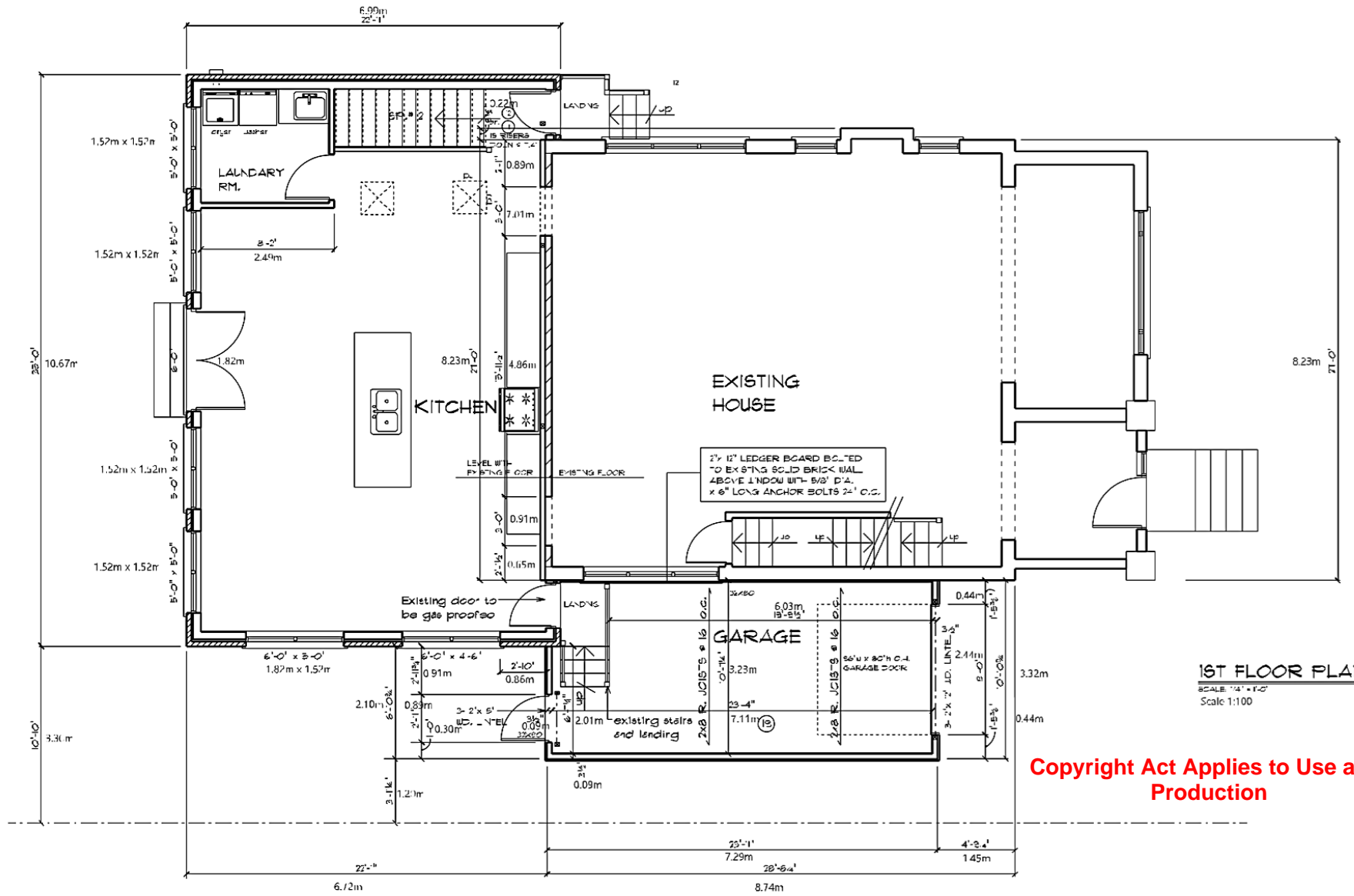


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BASEMENT PLAN
SCALE: 1/8" = 1'-0"
Scale: 1:60

Cal Designs Architectural Design Consultant 1618 Gerrard Street East Toronto, Ontario, M4L 2A6 Certified Architectural Technologists Phone: (416) 461-5031 Cell: (416) 571-0028 Email: caldesign@bdsnetmail.ca Web Site: www.caldesign.ca		I review and take responsibility for the design work or portion of a fire registered under sub-section 13.1 of Division C of the Building Code, as registered in the appropriate jurisdiction. Signature: Colin Lichstein Date: 2022	Do Not Issue Drawings CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND IS TO REPORT ANY OMISSIONS OR DISCREPANCIES TO CAL DESIGNS BEFORE PROCEEDING WITH THE WORK	Project Name PROPOSED ONE CAR GARAGE ADDITION AT 556 SULLY WATER CRES. BURLINGTON, ONTARIO.		Scale As Shown	Date Dec. 6.16.	Sheet No. 	Date Revised May 18, 2022	By 	Page No.
						Drawn By Colin	Job No. 	RSN No. 22162	Sq. Ft. 	Sq. M. 	

A3



1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 Scale 1:100

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 Email: cal@caldesigns.ca
 Web Site: www.caldesigns.ca

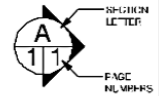


I warrant and take responsibility for the design work as stated on a fee registered architectural plan of Division 6 of the Building Code, as registered in the appropriate jurisdiction.
 Individual B.O.A. 2024
 Colin Loebourne
 Architectural Technologist

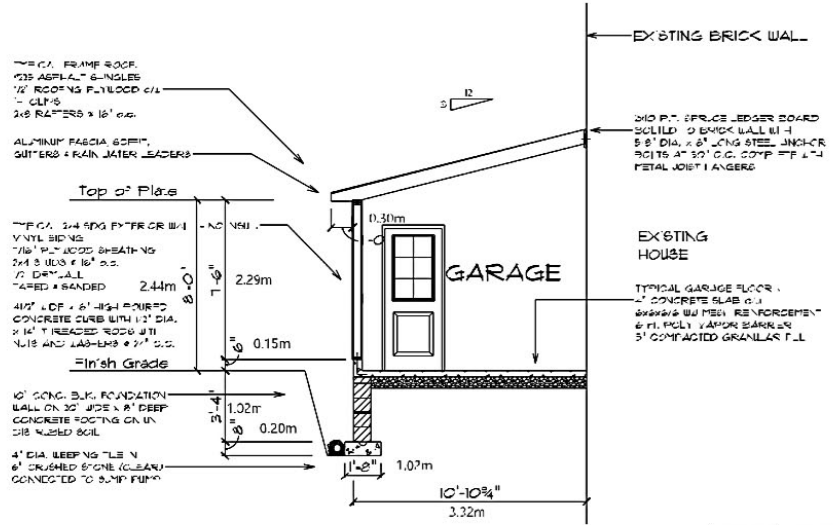
Do Not Scale Drawings
 CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND IS TO REPORT ANY OMISSIONS OR DISCREPANCIES TO CAL DESIGNS BEFORE PROCEEDING WITH THE WORK.

Project Name
 PROPOSED ONE CAR GARAGE ADDITION AT 556 STILLWATER CRES. BURLINGTON, ONTARIO.

Title Sheet
 GARAGE FLOOR PLAN



Scale	Date	Sheet No.	Date Revised	By	Page No.
As Shown	Dec. 6, 16.		May 18, 2022		A4
Drawn By	Job No.				
RDN No.	Sq. Ft.				



CROSS SECTION A-A

SCALE: 1/4" = 1'-0"
Scale: 1:100

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"
Scale: 1:100

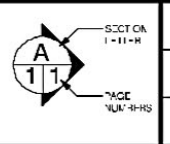
Cal Design
Architectural Design Consultant
1649 General Street East
Toronto, Ontario, M4L 2A6
Certified Architectural Technologist
Phone: (416) 461-8009
Cell: (416) 811-0028
Email: caldesign@caldesign.ca
Web Site: www.caldesign.ca



I warrant and take responsibility for the design work or part of a fee registered under sub-section 13.1 of the Act or, if the Building Code, the registered, in the appropriate jurisdiction.
Individual BCIN: 824
Firm BCIN: 3038

Do Not Scale Drawings
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND IS TO REPORT ANY OMISSIONS OR DISCREPANCIES TO CAL DESIGN BEFORE PROCEEDING WITH THE WORK

Project Name
PROPOSED ONE CAR GARAGE ADDITION AT 556 STILLWATER CRES. BURLINGTON, ONTARIO.
Title Sheet
ELEVATION & CROSS SECTION A-A



Scale	Date	Sheet No.	Date Revised	By	Page No.
As Shown	Dec. 6, 16		May B, 2022		A5
Drawn By	Job No.				
Co. In					
R&N No.	Sq. Ft.				
929162	Sq. M.				

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SB-12
 WALL AREA: 315.0 S.F.T.
 WINDOW AREA: 106.3 S.F.T.



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

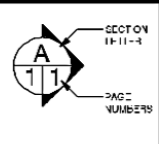
Cal Designs
 Architectural Design Consultant
 1648 Gerrard Street East
 Toronto, Ontario, M4L 3A8
 Certified Architectural Technologist
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 Cell: (416) 511-0123
 Email: caldesigns@caldesigns.ca
 Web Site: www.caldesigns.ca



I warrant and take responsibility for the design work on behalf of a Pro registered under subsection 13.1(1) of the Act of the Building Code, I am registered in the appropriate jurisdiction.
 Individual BC#: 2424
 Firm BC#: 3038

Do Not Scale Drawings
 CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND IS TO REPORT ANY OMISSIONS OR DISCREPANCIES TO CAL DESIGNS BEFORE PROCEEDING WITH THE WORK

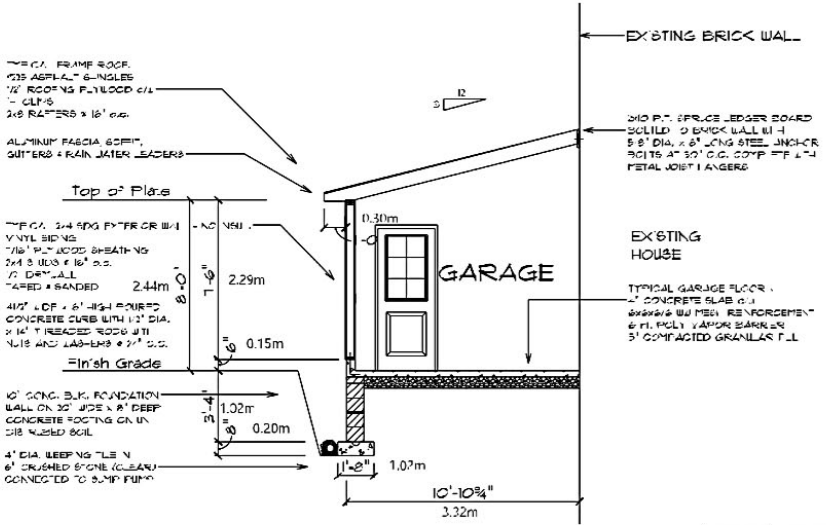
Project Name
PROPOSED ONE CAR GARAGE ADDITION AT 556 STILLWATER CRES. BURLINGTON, ONTARIO.
 Title Sheet
ELEVATION



Scale	Date	Sheet No.	Date Revised	By	Page No.
As Shown	Dec. 6, 16		May 'B, 2022		
Drawn By	Joe No.				
Co. In					
RSN No.	Sq. Ft.				
SB162	Sq. M.				

A7

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CROSS SECTION A-A

SCALE: 1:100



FRONT ELEVATION

SCALE: 1:100

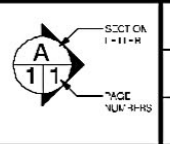
Cal Design
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 Firm BCIN: 3038

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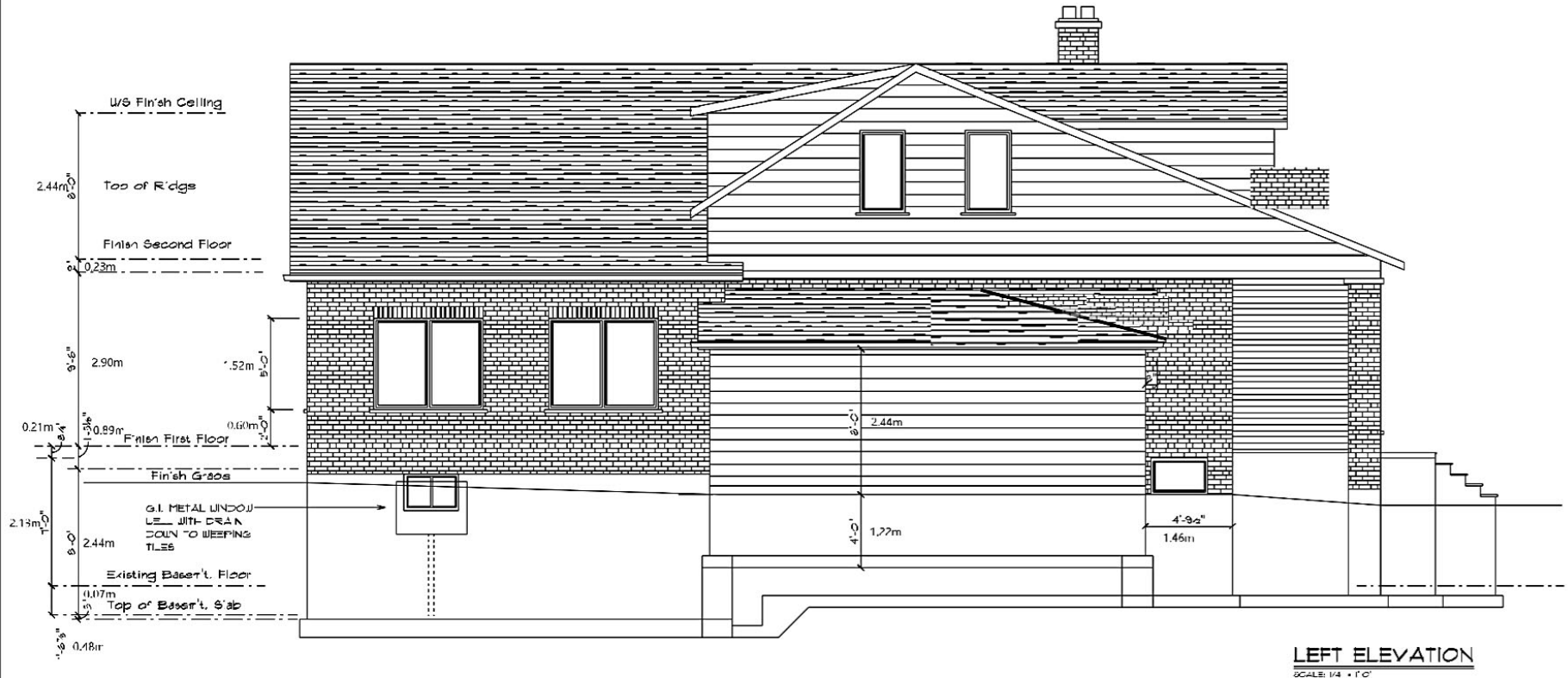
Project Name
PROPOSED ONE CAR GARAGE ADDITION AT 556 STILLWATER CRES. BURLINGTON, ONTARIO.
 Title Sheet
ELEVATION & CROSS SECTION A-A



Scale	Date	Sheet No.	Date Revised	By	Page No.
As Shown	Dec. 6, 16		May B, 2022		A5
Drawn By	Job No.				
Co. In					
RSN No.	Sq. Ft.				
929162	Sq. M.				

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SB-12
 WALL AREA: 207.0 S.F.T.
 WINDOW AREA: 94.0 S.F.T.



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 Certified Architectural
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 Email: caldesigns@caldesigns.ca
 Web Site: www.caldesigns.ca

I warrant and take responsibility for the design work on behalf of a firm, individual or other addressor of this drawing. In the event of a discrepancy between the design and the actual construction, the design shall prevail.

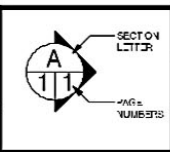
Individual: BCOI, 2024-01-01
 Firm: BCOI, 2024-01-01

Do Not Scale Drawings

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Project Name
 PROPOSED ONE CAR GARAGE ADDITION AT 536 STILLWATER CRES. BURLINGTON, ONTARIO.

Title Sheet
 ELEVATION



Scale	Date	Sheet No.	Date Revised	By	Page No.
As Shown	Dec. 6, 16.		May 18, 22.		
Drawn By	Job No.				A
Col'n					
Rev. No.	Sq. Ft.				
222162	Sq. M.				

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SB-12
 WALL AREA: 315.0 S.F.T.
 WINDOW AREA: 106.3 S.F.T.



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

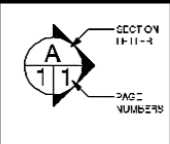
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 Cell: (416) 511-0123
 Email: caldesigns@caldesigns.ca
 Web Site: www.caldesigns.ca



I warrant and take responsibility for the design work on behalf of a Pro registered under the Act of Ontario C. of the Building Code. I am registered in the appropriate jurisdiction.
 Individual BC#: 2424
 Firm BC#: 3038

Do Not Scale Drawings
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Project Name
PROPOSED ONE CAR GARAGE ADDITION AT 556 STILLWATER CRES. BURLINGTON, ONTARIO.
 Title Sheet
ELEVATION



Scale	Date	Sheet No.	Date Revised	By	Page No.
As Shown	Dec. 6, 16		May 'B', 2022		
Drawn By	Job No.				
Co. In					
RSN No.	Sq. Ft.				
SB162	Sq. M.				

A7