



Committee of Adjustment

Addendum

Date: May 6, 2026
Time: 5:30 pm
Location: Council Chambers, City Hall, second floor

Pages

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Conservation Halton Comments



April 28, 2026

Erin Shacklette

City of Burlington, Planning Department
426 Brant Street
Burlington, ON, L7R 3Z6

BY E-MAIL ONLY (committeeofadjustment@burlington.ca)

To Erin Shacklette:

Re: Minor Variance Application
File Number(s): 540-02-A-069/25
556 Stillwater Crescent
City of Burlington
Applicant: James Power
CH File No.: PMVG-2807

Conservation Halton (CH) staff has reviewed the minor variance application and materials for 556 Stillwater Crescent as per our regulatory responsibilities under the *Conservation Authorities Act* (CA Act) and Ontario Regulation 41/24 and our provincially delegated responsibilities under Ontario Regulation 686/21 (e.g., acting on behalf of the province to ensure decisions under the *Planning Act* are consistent with the natural hazards policies of the Provincial Planning Statement [PPS, Sections 5.1.11-5.2.8] and/or provincial plans).

Proposal

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a single-storey attached garage on the subject property proposing the following variances:

- To permit a front yard setback of 8.0m for garage;
- To permit a south side yard setback to 1.0m; and,
- To permit lot coverage of 36%.

Conservation Authorities Act and Ontario Regulation 41/24

CH regulates all watercourses, valleylands, wetlands, Lake Ontario Shoreline, hazardous lands (e.g. flooding and erosion hazards, dynamic beaches, unstable soil and bedrock), as well as lands adjacent to these features. Based on CH's Approximate Regulation Limit (ARL) mapping, the subject property is regulated by CH as it is adjacent to shoreline erosion hazards associated with Lake Ontario. CH regulates 15 metres from the greatest hazard associated with the Lake Ontario/Hamilton Harbour shoreline. CH's regulatory policies establish development setbacks along the shoreline based on the condition of any existing shoreline protection works,

maintenance access to and along shoreline protection works, and allowances for stable slope, flooding and erosion hazards.

Permits are required from CH prior to undertaking development activities within CH's regulated area and applications are reviewed under the *Conservation Authorities Act (CA Act)*, Ontario Regulation 41/24 and CH's *Policies and Guidelines for the Administration of Part VI of the Conservation Authorities Act and Ontario Regulation 41/24 and Land Use Policy Document*, last amended April 17, 2025 (<https://conservationhalton.ca/policies-and-guidelines>).

Based on review of the plans submitted and CH's Approximate Regulation Limit (ARL) mapping, the development subject to the requested minor variances is located within the regulated area associated with the hazards of Lake Ontario and therefore will require a CH permit. The proposed works appear to meet applicable CH policies.

Provincial Planning Statement - Natural Hazards (Sections 5.1.1-5.2.8)

In addition to CH's regulatory responsibilities (described above), CH also has provincially delegated responsibilities under Ontario Regulation 686/21: Mandatory Programs and Services, including acting on behalf of the Province to ensure that decisions under the *Planning Act* are consistent with the Natural Hazards Sections (5.1.1-5.2.8) of the Provincial Planning Statement (PPS). CH staff do not have concerns with the specific variances requested from a PPS perspective.

Recommendation

CH has no objections to the approval of the requested variances.

A Permit is required from CH prior to the initiation of the development activities associated with this minor variance application.

Should any changes to the proposed development arise through the Minor Variance process, please circulate CH for further review.

Please note the applicant has been copied on this correspondence for their information.

We trust the above is of assistance. Please contact the undersigned with any questions.

Sincerely,



Justin Dodds
Planning and Regulation Analyst

Cc: James Power, Owner/Applicant, (powerjm@hotmail.com)
Glenn Wellings, Wellings Planning Consultants Inc., Agent, (glenn@wellingsplanning.ca)