



Committee of Adjustment

Addendum

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

Pages

5. Addendums

5.1	8.1 556 Stillwater Crescent_A-069-2025	1 - 2
	Conservation Halton Comments	
5.2	Public Notices of Hearing	3 - 20



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)

NOTICE OF PUBLIC HEARING

Colin Hall and Gillian Hall of 276 Southview Rd, Oakville, have applied to the Committee of Adjustment for a Minor Variance to the requirements of Zoning By-law 2020, as amended. The property in question is **504 Atkins Pl. Burlington** (see map).

The applicant is proposing the construction of a one storey detached dwelling with attached garage. This proposal results in the following variance:

1. To permit a north-east side yard of 1.5 m instead of the minimum required 2.779 m for a proposed one storey detached dwelling with attached garage.

You have received this notice as stipulated by the *Planning Act* because your property is within 60 metres of the property noted above. The application materials are available on request by contacting Committee of Adjustment staff by one of the methods listed above. A copy of the Agenda, containing staff reports and drawings, can be viewed online under the Meeting Agenda tab at **Burlington.ca/coa** on or after **April 20, 2026**.

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WEDNESDAY MAY 6, 2026,

This application is scheduled to be heard at or after 5:30 pm.

How to participate if I have comments or concerns?

Written Submissions

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To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

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The applicant is advised that it is **mandatory** that either the applicant or an authorized agent of the applicant must be present at the hearing either in person or virtual.

For more information about this matter, contact Catherine Susidko-Petriczko at committeeofadjustment@burlington.ca

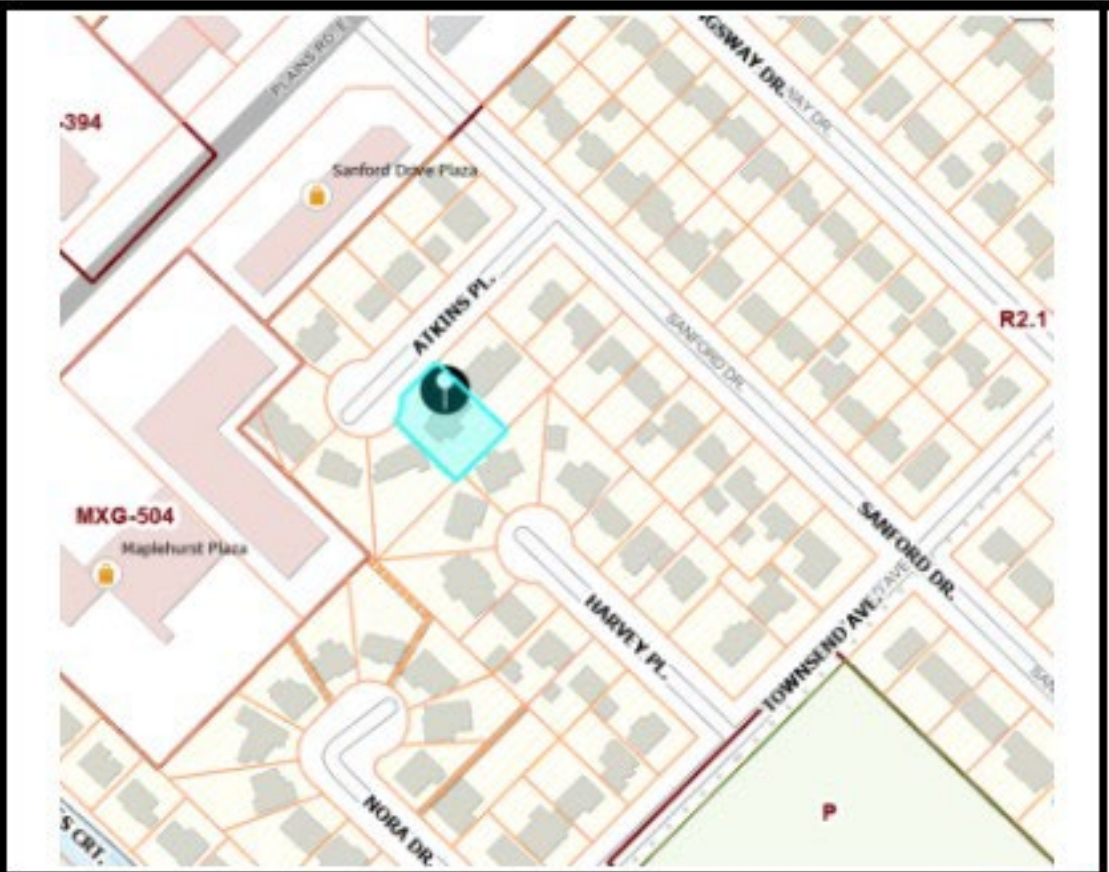
Yours truly,



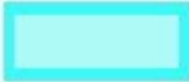
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Key Map



Key Map

 504 Atkins Place

Committee of Adjustment Community
Planning Department - Planning
Implementation

NOTICE OF PUBLIC HEARING

James Power of 556 Stillwater, Cres. Burlington, has applied to the Committee of Adjustment for a Minor Variance to the requirements of Zoning By-law 2020, as amended. The property in question is **556 Stillwater Cres. Burlington** (see map).

The applicant is proposing the construction of a one storey attached garage to the existing two storey dwelling. This proposal results in the following variances:

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.

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City of Burlington Committee of Adjustment - Community Planning
426 Brant Street P.O. Box 5013 Burlington, Ontario, L7R 3Z6
committeeofadjustment@burlington.ca

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For more information about this matter, contact Catherine Susidko-Petriczko at committeeofadjustment@burlington.ca


Yours truly,




Catherine Susidko-Petriczko
Secretary-Treasurer
Committee of Adjustment



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Key Map



Key Map

 556 Stillwater Crescent

Committee of Adjustment Community
Planning Department - Planning
Implementation

NOTICE OF PUBLIC HEARING

Jill Ashley Patterson and Richard Hans Guenther Merk of 676 Thornwood Ave. Burlington, have applied to the Committee of Adjustment for a Minor Variance to the requirements of Zoning By-law 2020, as amended. The property in question is **676 Thornwood Ave. Burlington** (see map).

The applicant is proposing the construction of a second storey addition to the existing two storey detached dwelling with attached garage. This proposal results in the following variances:

1. To permit a floor area ratio of 0.47:1 instead of the maximum permitted 0.45:1 for proposed second storey addition to the existing two storey dwelling with attached garage.
2. To permit a south-east side yard encroachment of 0.6 m instead of the maximum permitted projection of 0.5 m measured from the wall of the building for a proposed roof overhang excluding eaves and gutter.

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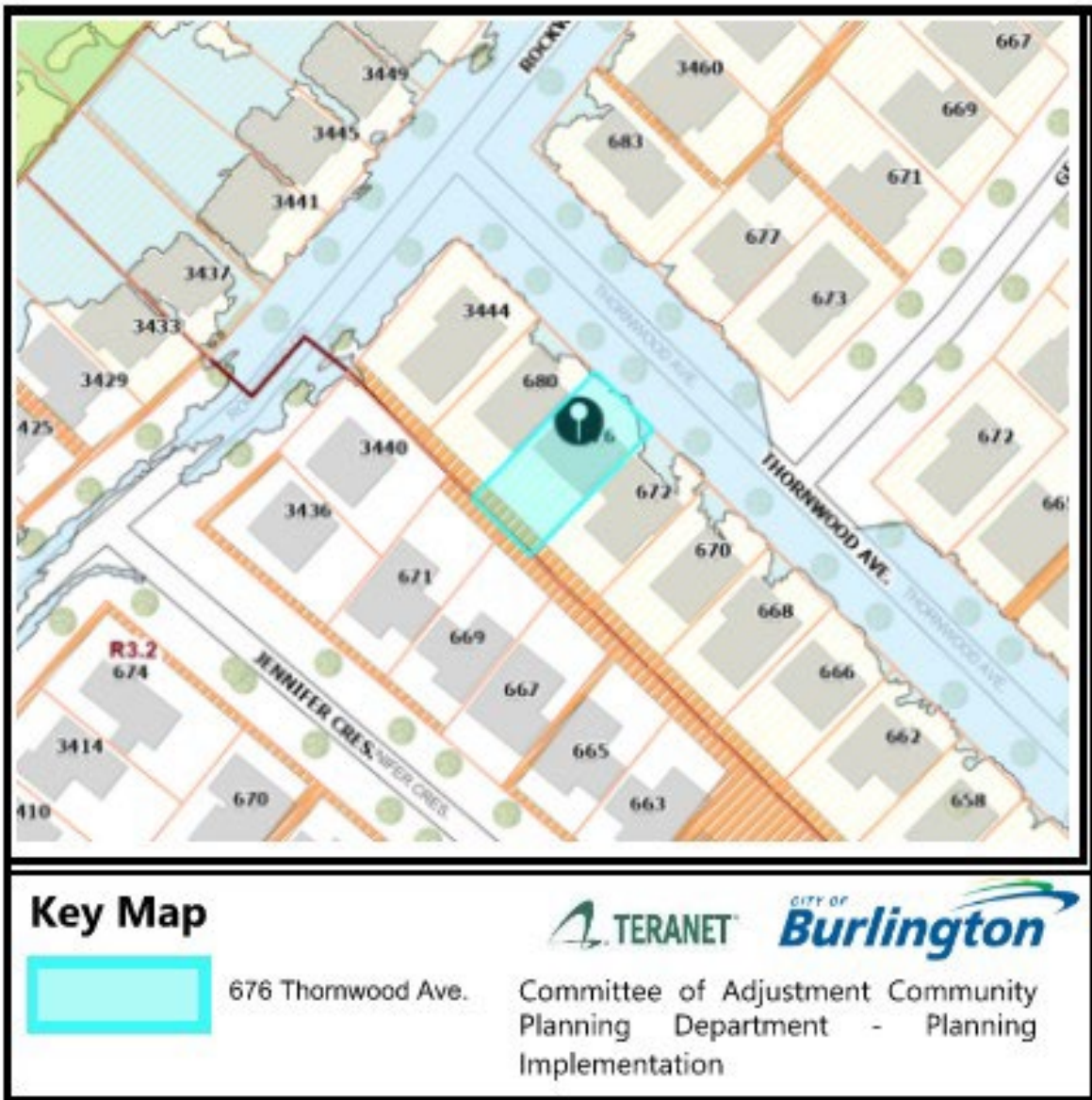
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Key Map



NOTICE OF PUBLIC HEARING

1001071524 Ontario Inc of 881 Bessy Trail, Milton, has applied to the Committee of Adjustment for a Minor Variance to the requirements of Zoning By-law 2020, as amended. The property in question is **1441 Ontario St. Burlington** (see map).

The applicant is proposing alterations to an existing building for a proposed medical office use (Registered Massage Therapy and Physiotherapy). The proposal was previously approved through Zoning Clearance Certificate 2025 002099 000 00 ZC for interior alterations to establish the medical office use within the existing building. This proposal results in the following variances:

1. To permit a rear yard of 2.4m instead of the minimum required 9m for additions and alterations to an existing building.
2. To permit a west side yard of 1.1m instead of the minimum required 1.2 m for additions and alterations to an existing building.
3. To permit a 0m landscape buffer abutting the DRL zone instead of the minimum required 3m landscape buffer.
4. Notwithstanding Exception 347, to eliminate the requirement for a fence to be installed along the common boundary with the DRL zone (west side lot line) with minimum height of 1.8m, which may be a solid screen fence or a combination of chain-link fencing and landscape planting to form a dense screen.

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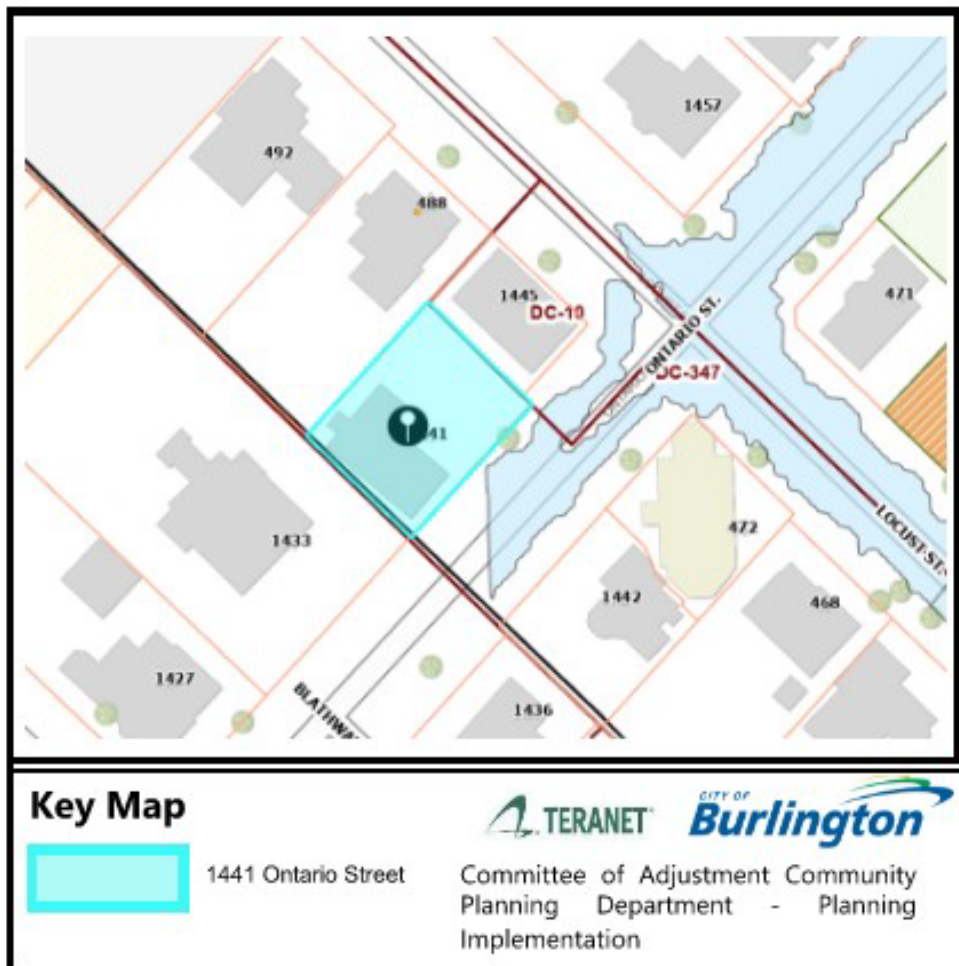
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Key Map



NOTICE OF PUBLIC HEARING

Daniel Fraser Mooers and Christine Louise Mooers of 1495 Fisher Pl. Burlington, have applied to the Committee of Adjustment for a Minor Variance to the requirements of Zoning By-law 2020, as amended. The property in question is **1495 Fisher Pl. Burlington** (see map).

The applicant is proposing the construction of a one-storey attached garage addition, and new front porch to the existing one storey dwelling without attached garage. This proposal results in the following variance:

1. To permit a south side yard of 0.4 m instead of the minimum required 1.2 m for a proposed one storey attached garage addition.

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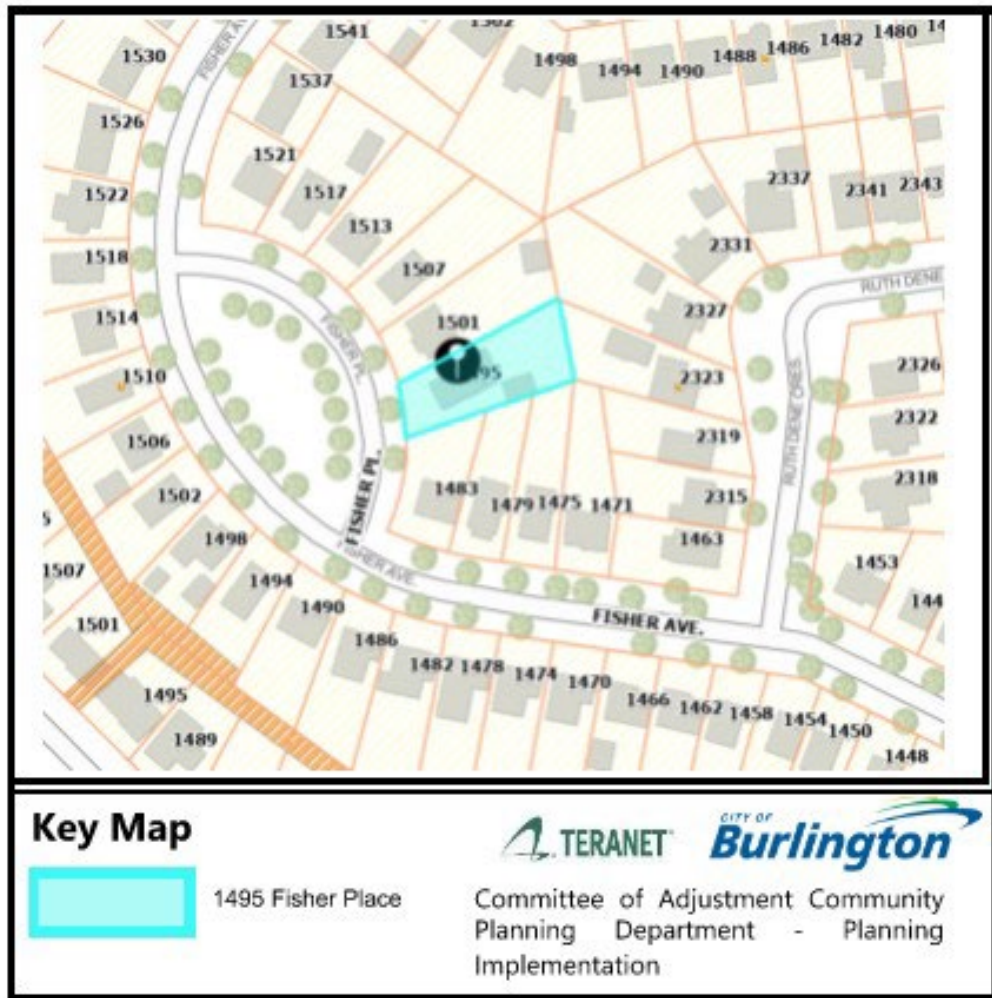
For more information about this matter, contact Catherine Susidko-Petriczko at committeeofadjustment@burlington.ca

Yours truly,



Personal information including comments and public feedback, is collected under the legal authority of the Planning Act, R.S.O. 1990, Chapter c. P.13, as amended, and the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, as amended, which will be used to process the application and in the decision making process and becomes the property of the City of Burlington, and is considered to be a public record and will be disclosed to any individual (including being posted on the internet) upon request. Questions about this collection should be directed to the Secretary-Treasurer, Burlington Committee of Adjustment, Community Planning Department, 426 Brant Street, P.O. Box 5013, Burlington, Ontario; L7R 3Z6 (905) 335-7629.

Key Map



NOTICE OF PUBLIC HEARING

Franci-Lynn Mueller of 544 Hurd Ave. Burlington has applied to the Committee of Adjustment for a Minor Variance to the requirements of Zoning By-law 2020, as amended. The property in question is **544 Hurd Ave. Burlington** (see map).

The applicant is proposing the construction of a roofed-over rear yard patio with a privacy screen. The privacy screen was previously approved under minor variance file number A 070/2025 to permit a 2.8 m high privacy screen instead of the maximum permitted 1.8 m from a platform for a proposed privacy screen along the north-west side of the proposed patio. This proposal results in the following variance:

1. To permit a north-west side yard of 0.4 m instead of the minimum required 1.2 m for a proposed roofed-over patio less than 1.2 m high.

You have received this notice as stipulated by the *Planning Act* because your property is within 60 metres of the property noted above. The application materials are available on request by contacting Committee of Adjustment staff by one of the methods listed above. A copy of the Agenda, containing staff reports and drawings, can be viewed online under the Meeting Agenda tab at **Burlington.ca/coa** on or after **April 20, 2026**.

Committee of Adjustment Hearings will be hybrid-conducted in person and virtually. All members of the public, applicants and their agents will now have the option to participate in the public meeting process in person at City Hall in Council Chambers, or remotely via Zoom Webinar Video Conferencing Technology. The Committee of Adjustment will meet to consider the above application under Section 45 of the *Planning Act*, 1990, as amended on:

WEDNESDAY MAY 6, 2026,

This application is scheduled to be heard at or after 5:30 pm.

How to participate if I have comments or concerns?

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to send written comments regarding the application by e-mail to committeeofadjustment@burlington.ca with the subject line to read "Comments_Your Name_File No._Address of the Property".

Alternatively, written comments can be sent by regular mail addressed to the Secretary-Treasurer. Include your name, address, application number and address of the property for which you are providing comments.

City of Burlington Committee of Adjustment - Community Planning
426 Brant Street P.O. Box 5013 Burlington, Ontario, L7R 3Z6
committeeofadjustment@burlington.ca

To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating virtually through Zoom via computer or phone, or by attending the Hearing in-person. Participation virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

To register as a delegate, please contact the Secretary-Treasurer no later than 12:00 p.m. (noon) the day before the hearing date. The following information is required to register; Committee of Adjustment file number, hearing date, name, and mailing address of each person wishing to speak, if participation will be by phone or video. All requests to delegate must contain a copy of your intended remarks which will be circulated to all members of Committee in advance.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note that you will be required to provide your name and address for the record. It is advised that you arrive no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

Attend or View the Committee of Adjustment Hearing:

If you do not wish to participate, but would like to follow along, the hearing will be held in person at City Hall in Council Chambers and live through a Zoom Webinar. Instructions, links and phone numbers for joining the meeting will be posted on the Committee of Adjustment webpage the day prior to the scheduled meeting. The link will be active at **5:00 p.m.**

If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. In accordance with the Planning Act, the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the owner, the Minister of Municipal Affairs and Housing, a specified person or public body that has an interest in the matter.

The applicant is advised that it is **mandatory** that either the applicant or an authorized agent of the applicant must be present at the hearing either in person or virtual.

For more information about this matter, contact Catherine Susidko-Petriczko at committeeofadjustment@burlington.ca

Yours truly,



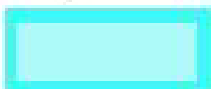
Catherine Susidko-Petriczko
Secretary-Treasurer
Committee of Adjustment

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Key Map



Key Map



544 Hurd Avenue



Committee of Adjustment Community
Planning Department - Planning
Implementation