



Committee of Adjustment

Agenda

Date: September 2, 2026
Time: 5:30 pm
Location: Council Chambers, City Hall, second floor

Pages

1. Call to Order

2. Land Acknowledgement

Burlington as we know it today is rich in history and modern traditions of many First Nations and the Métis. From the Anishinaabeg to the Haudenosaunee and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history.

The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway and other allied Nations to peaceably share and care for the resources around the Great Lakes.

We acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.

3. Roll Call

4. Declarations of Interest

5. Addendums

6. Request for Deferrals

7. Consent Items

Applications placed on the Consent Agenda are of a routine nature, require no discussion and/or debate, have staff support, have received no objections as a result of the public notice or delegation requests, and are accepted by Committee members as meeting the four tests of the Planning Act. All other applications are placed on the Regular Agenda

7.1 1810 Waterdown Road_A-036-2026

1 - 47

Proposal

The applicant is proposing the construction of a one-storey rear addition to the existing one and a half-storey dwelling without attached garage.

Variance

1. To permit an existing accessory building to be located in the required side yard, whereas Zoning By-law 2020, as amended, does not permit an accessory building greater than 10 m² in floor area and/or greater than 2.5 m in height to be located in the required side yard.

7.2 641 Holt Drive_A-037-2026

48 - 89

Proposal

The applicant is proposing the construction of a rear yard addition to an existing two-storey detached dwelling with an attached garage.

Variances

1. To permit a rear yard of 4 m instead of the minimum required 4.5 m for an addition to a detached dwelling.
2. To permit a dwelling depth of 20.4 m instead of the maximum permitted 20 m measured from the required front yard to the rear wall of the addition.

Proposal

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

Variance

1. To permit a south side yard of 1.0 m instead of the minimum required 1.2 m for a proposed one storey attached garage addition.

8. Regular Items

- 8.1 None

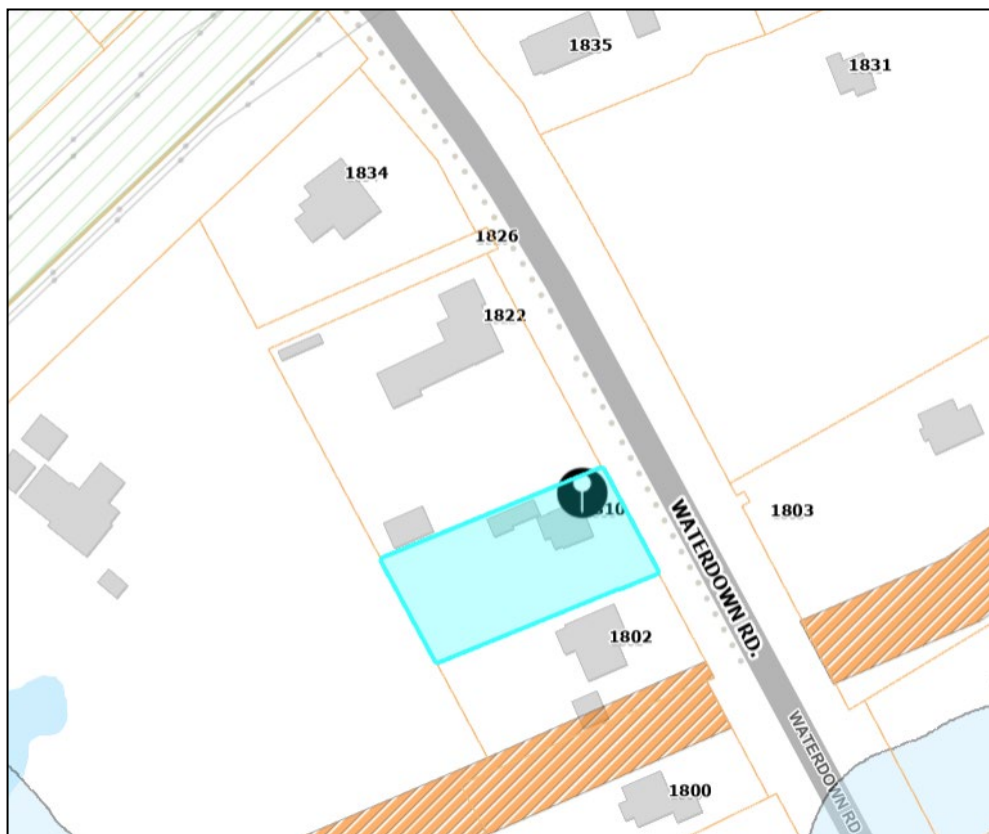
9. Other Business

- 9.1 Correspondence
- 9.2 Items for Discussion
- 9.3 Date of Next Meeting
- 9.4 Motion to Approve Committee of Adjustment Meeting Minutes

10. Adjournment

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

Owner(s): Kestutis Kesminas, Dale Kesminiene, Povilas Kesminas
Address: 1810 Waterdown Rd. Burlington
File No. **A-036/26**
Ward: 1



Staff Comments:

Committee of Adjustment

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

Date: June 22, 2026

Prepared By: E. Shacklette

Zoning

1) **Background information:**

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The subject property is zoned RNA1, North Aldershot Residential, under Zoning By-Law 2020, as amended. The RNA1 zone requires, among other things, the following:

4. RNA1 REGULATIONS (NORTH ALDERSHOT RESIDENTIAL)

4.1 LOT WIDTH, AREA, AND YARDS

Table 9.4.1

Use	Lot Width	Lot Area	Front Yard	Street Side Yard	Rear Yard	Side Yard
All Uses	30 m with municipal water and sewer; 80 m without municipal water and sewer (b)	0.3 ha with municipal water and sewer; 0.8 ha without municipal water and sewer (b)	9 m	7.6 m	9 m	(a)

Footnotes to Table 9.4.1

(a) 5 m minimum, 15 m minimum combined side yards

(b) Subject to adequate supply of potable water

2.2 ACCESSORY BUILDINGS AND STRUCTURES AND UNITARY EQUIPMENT

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

- b) Regulations for Accessory Building greater than 10 m² in floor area and/or greater than 2.5 m in height:
 - (i) **Not permitted in a front yard, street side yard or required side yard.**

Background:

The existing accessory building is currently located in the rear yard and is assessed as being constructed in 1949. As a result of the proposed addition, the existing accessory building will now be located in the required side yard.

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2) Proposal:

The applicant is proposing the construction of a one storey rear addition to the existing one and a half storey dwelling without attached garage.

3) Variances required:

1. To permit an existing accessory building to be located in the required side yard, whereas Zoning By-law 2020, as amended, does not permit an accessory building greater than 10 m² in floor area and/or greater than 2.5 m in height to be located in the required side yard.

4) Notes and conditions:

Condition:

1. A Pre-Building Approval Application is required.

Notes:

1. Variances have been identified based on the plans submitted for zoning review. If additional variances are identified when a Pre-Building Approval 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. Owner to submit a single dwelling unit information letter to confirm the application does not include the proposal of an accessory dwelling unit.
5. The application has been reviewed under Section 45(1) of the Planning Act.

Date: July 15, 2026

Prepared By: S. Boich

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Site Planning

Site Characteristics	
Lot Frontage (m)	30.48m
Lot Area (m²)	1868.46m ²
Existing Land Uses <i>(ex. buildings, structures, driveways, fences, etc...)</i>	Two Storey Detached dwelling, Accessory Garage,
Site Grading <i>(ex. Flat and level, significant grade differences)</i>	Moderate grade difference from front yard to rear yard and north side yard to south side yard
Notable Site Features	N/A
Surrounding Land Uses <i>(ex. Adjacent building relationships, natural features, notable adjacencies)</i>	Low rise Residential, Agricultural and Natural areas including Grindstone Creek
Nearest Major Intersection	Waterdown Road and North Service Road
Neighbourhood Boundaries* *Based on OP, 1997 <i>residential neighbourhood</i> definition	North Aldershot Central Sector (Sub-Area 2a, schedule D-C2a BOP 1997) North: Mountain Brow Road East: Waterdown Road South: North Service Road West: Grindstone Creek

Neighbourhood Characteristics:

- The subject lands are located within the northern portion of Sub-Area 2a of the North Aldershot Planning Area, which is characterized by detached residential development situated within a gently rolling landscape.
- The neighbourhood consists primarily of one- and two-storey detached dwellings on large residential lots with generous setbacks and substantial separation between buildings, creating an open, low-density residential character.
- Development is integrated into the existing topography, with the area's rolling landscape influencing the siting and design of dwellings and contributing to the neighbourhood's unique visual character.
- Mature trees, landscaped properties, and natural features are prominent elements of the streetscape and provide a transition between residential development and the surrounding natural landscape.
- Views toward the Niagara Escarpment and the surrounding natural landscape are defining characteristics of the area and contribute to its scenic character.
- Detached accessory buildings and garages are common features on residential properties and are generally subordinate to the principal dwelling.

A site visit was conducted on July 27, 2026, 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:

- Section 138 of the ROP indicates that the range of permitted uses within the North Aldershot Policy Area. Given that Single Detached Dwellings on existing lots and accessory buildings or structures are permitted by the City's Zoning By-law, staff are of the opinion that the requested variances meet the general intent and purpose of the ROP.

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 proposed variance meets the general intent and purpose of the Official Plan for the following reasons:

- The site is designated 'North Aldershot Planning Area' according to Schedule 'A' (Settlement Pattern) of the BOP, 1997.
- Whereas Part V, Section 2.2, Policy e), j) & k) direct that development in North Aldershot be compatible with the predominant scale and character of the existing community while respecting the area's rural character and preserving the visual and natural character of the Niagara Escarpment, including significant views to and from the Escarpment, the proposal is consistent in the following ways:
 - *The proposed rear addition is compatible with the scale and character of the surrounding neighbourhood. Due to the significant change in grade across the property, the addition is substantially recessed into the existing topography, reducing its visual mass and maintaining the character of the property.*
 - *The existing detached accessory building is not proposed to be enlarged, relocated, or otherwise altered. The requested variance is technical in nature and results solely from the rear addition redefining the rear yard, causing the existing accessory building to be located within the required side yard.*

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- *The proposal will not adversely impact the rural character of the area or the visual and natural character of the Niagara Escarpment, including significant views to and from the Escarpment.*
 - The site is designated 'Infill Residential' according to Schedule 'D' (Comprehensive Land Use Plan – North Aldershot Planning Area) of the BOP, 1997.
 - Whereas Part V, Section 3.1, Policies c), d), e), g), and h) direct that new development and additions be compatible with surrounding development in terms of height, massing and rooflines, that additions to existing buildings be compatible with existing homes, that setbacks generally be compatible with the adjacent settled area, that garages be located to the side or rear of the dwelling, and that site regrading be limited where feasible, the proposal is consistent in the following ways:
 - *The proposed rear addition is compatible with the surrounding detached residential neighbourhood in terms of scale, massing and siting. The addition has been designed to integrate with the site's existing topography and is substantially recessed into the existing grade, minimizing its visual mass and maintaining the established low-density residential character of the area. For example, the eaves of the proposed rear addition are approximately level with grade at the front of the two-storey house.*
 - *The addition is located to the rear of the existing dwelling, preserving the established streetscape along Waterdown Road and maintaining setbacks and the spatial separation between neighbouring dwellings that characterize the surrounding area.*
 - *The existing detached accessory building will remain in its current location and continue to function as a subordinate structure located to the rear of the principal dwelling. The requested variance is technical in nature and results solely from the rear addition redefining the rear yard, rather than from any enlargement or relocation of the accessory building.*
 - *The proposal responds to the existing site conditions and topography, limiting changes to the established landscape while maintaining the property's mature residential character.*
 - The site forms part of the North Aldershot Central Sector and further form part of "Sub-Area 2a" according to Schedule 'D-C2a' (North Aldershot Central Sector Sub-Area 2a) of the BOP, 1997.
 - Whereas Part V, Section 2.3.2a, Policies e) and i) direct that key viewsheds from Waterdown Road to Lake Ontario, Hamilton Harbour and the Brow of the Escarpment be preserved, and encourage the preservation of remnant vegetation, including existing mature trees, the proposal is consistent in the following ways:
 - *The proposed rear addition has been designed to integrate with the site's existing topography and is substantially recessed into the existing grade,*

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reducing its visual prominence and maintaining the area's open, low-density residential character. The proposal retains the established relationship between the dwelling and the surrounding landscape, preserving the scenic character and views toward the Niagara Escarpment that define Sub-Area 2a. While the requested variance is required as a result of the rear addition, no changes are proposed to the existing detached accessory building, which remains subordinate to the principal dwelling and consistent with the established development pattern of the neighbourhood.

- *Four existing mature trees are proposed to be removed to accommodate the proposed development. One tree is located within the footprint of the proposed basement addition, while three additional trees are proposed to be removed to accommodate associated septic system design elements and related site works. Notwithstanding these removals, the overall mature and landscaped character of the property will be maintained, and Forestry staff have reviewed the proposal and raise no concerns.*
- Whereas compatible is defined 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:
 - The proposed rear addition is compatible with the surrounding neighbourhood in terms of height, massing and siting. The addition is located to the rear of the existing dwelling and, given the property's generous front yard setback, wide Waterdown Road right-of-way, existing landscaping, and sloping topography, will have a limited visual presence from the public realm. While a portion of the addition will remain visible from Waterdown Road, its low-profile design and integration into the existing grade reduce its apparent mass and maintain the established streetscape and scenic character of the neighbourhood. The requested variance is technical in nature and results solely from the rear addition redefining the rear yard. No changes are proposed to the existing detached accessory building, which will remain subordinate to the principal dwelling and consistent with the established development pattern of the neighbourhood.
 - Four existing mature trees are proposed to be removed to accommodate the proposed development. One tree is located within the footprint of the proposed basement addition, while three additional trees are proposed to be removed to accommodate associated septic system design elements and related site works.
 - The proposal maintains the existing streetscape, generous separation between dwellings, mature landscaped character, and integration with the site's rolling topography that characterize the surrounding area.

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- Given the location and design of the addition, the proposal is not anticipated to result in undue adverse impacts related to aesthetics, privacy, overlook, noise, vibration, dust, odours, traffic, safety, or sun-shadowing.
 - Engineering staff have reviewed the proposal for potential drainage impacts affecting neighbouring properties and raise no concerns.
 - Forestry staff have reviewed the proposal with respect to potential impacts on trees and raise no concerns.

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 – (Accessory Building in the Side Yard)

The general intent and purpose of Part 1, Section 2.2.1(b)(i) of Burlington Zoning By-law 2020 is to ensure that larger accessory buildings remain subordinate to the principal dwelling by locating them outside of required yards, thereby preserving openness within the streetscape and minimizing impacts on adjacent properties. The proposed minor variance maintains this intent for the following reasons:

- *The existing detached accessory building is not proposed to be enlarged, relocated, or otherwise altered. The requested variance is solely the result of the proposed rear addition redefining the rear yard, creating a technical zoning deficiency.*
- *The accessory building will continue to function as a subordinate structure to the principal dwelling and will remain located behind the front building face of the dwelling, consistent with its established relationship on the property.*
- *The established development pattern within this section of the North Aldershot Planning Area includes detached accessory buildings located within side yards on nearby residential properties, including 23 Ireson Drive, 1744 Waterdown Road, 1802 Waterdown Road, and 1826 Waterdown Road. The proposal therefore maintains an existing pattern of development and does not introduce a built form that is out of character with the surrounding neighbourhood*
- *The proposed rear addition is substantially recessed into the existing grade and is located entirely to the rear of the existing dwelling. As a result, the proposal maintains the open, low-density residential character of the neighbourhood and does not create undue visual or physical impacts on adjacent properties.*
- *Given the generous lot size, substantial separation between dwellings, the retention of the majority of mature vegetation on the property, and the accessory building's subordinate location behind the principal dwelling, the proposal preserves the open, landscaped character of the site and minimizes potential impacts on adjacent properties. While some mature trees are proposed to be removed, these removals are required to facilitate the proposed addition and associated site works, thereby maintaining the general intent of the Zoning By-law.*

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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 proposed minor variance is desirable for the appropriate development and use of the land, building and structure for the following reasons:

- *The variance facilitates a rear addition to the existing single detached dwelling that enhances the functionality of the dwelling while maintaining the property's existing residential use.*
- *The requested variance is technical in nature and results solely from the rear addition extending beyond the existing detached accessory building, thereby redefining the rear yard. No changes are proposed to the size, height, location, or function of the existing accessory building.*
- *The proposed addition has been designed to respond to the site's existing topography and is substantially recessed into the existing grade, minimizing its visual mass and maintaining the open, low-density residential character of the surrounding neighbourhood.*
- *The proposal maintains the established development pattern of the area, where detached accessory buildings are a common feature on large residential lots, including a number of nearby properties where accessory buildings are situated within side yards.*
- *The proposal is not anticipated to result in undue adverse impacts on neighbouring properties or the surrounding neighbourhood with respect to privacy, overlook, shadowing, or the established streetscape.*
- *Engineering and Forestry staff have reviewed the application and raise no concerns.*

4) Minor in Nature:

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

Yes

The proposed minor variance is minor in nature for the following reasons:

- *The practical effect of the variance is limited, as the existing detached accessory building will continue to function as a subordinate structure to the principal dwelling and maintain its established relationship on the property.*
- *The proposed rear addition is located entirely to the rear of the existing dwelling and is substantially recessed into the existing grade, minimizing its visual mass and limiting its visibility from the public realm.*

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- *The proposal is not anticipated to result in tangible adverse impacts related to privacy, overlook, shadowing, noise, traffic, or the established streetscape or any abutting property.*

Cumulative Effects of Multiple Variances and Other Planning Matters:

NA

Recommendation:

Staff has reviewed the proposed variance 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: August 12, 2026

Prepared By: Ryan Kochuta

Report Schedules & Attachments:

Attachment No. 1 (Site Photos)



View from the front



View of existing side yard and proposed location of the addition



View of existing side yard and 1089 White Oak



View of the back of the house and location of the proposed addition

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View of the existing southeast side yard

Technical Reviewer Comments:

Development Engineering

Development Engineering has reviewed the proposed minor variances and has no objections.

Date: July 21, 2026

Prepared By: D. Savelli

Forestry

Forestry has no objection to the proposed minor variance(s) and provides the following advisory note(s) to the applicant:

1. A tree permit will be required for any and all work around regulated trees in accordance with the City's Public Tree By-law.
2. Revisions to the report and/or plans may be required through the tree permit process.

Date: July 28, 2026

Prepared By: R. Shaw-Lukavsky

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.

Date: August 13, 2026

Prepared By: Ebtessam Mahrous

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Transportation PlanningDeemed Road Width Analysis

The deemed right-of-way width through this section of Waterdown Road is 30 metres. To meet the ultimate deemed width of 15 metres from the center line, a widening of approximately 1.5 metres may be required along the frontage of Waterdown Road adjacent to the subject site.

While Minor Variances do not require lands be conveyed to the City, it shall be noted that private infrastructure is not permitted within the lands of deemed width whether above, below, or at grade.

Date: June 23, 2026Prepared By: Thalia Thompson

Transportation Planning have reviewed the proposed minor variance application and have no comments because the application has no impact on parking, the driveway, or the adjacent street.

Date: July 30, 2026Prepared By: D. Napoli**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

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: July 17, 2026Prepared By: L. Bray

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Agency Comments:**Halton Region****Regional Contaminated Sites Database:**

In order to maintain the Region's Contaminated Sites Database, Regional staff request final copies of all environmental reports (if applicable) including: Geotechnical Studies, Hydrogeological Studies, Phase One and/or Two Environmental Site Assessments, Remediation Reports, Risk Assessments, Record of Site Condition (RSC), and/or Certificate of Property Use (CPU).

Regional Staff have reviewed the Minor Variance application proposing the construction of a one storey rear addition to the existing one and a half storey dwelling without attached garage. Variance is requested to permit the existing accessory building (garage) to be located in the 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.
- Staff acknowledge that the subject property is on partial municipal services and note that municipal services for wastewater is not available in the area. Given that the property is within the North Aldershot Policy Area and is eligible for servicing, applicant is advised that if at any time the municipal wastewater services are extended to the area, the property owner is requested to reach out to the Region requesting connection to the municipal wastewater services.
- Regional Staff have no objections to the Minor Variance application.

Date: August 5, 2026Prepared By: Navjot Kaur**Burlington Hydro**

Please see Burlington Hydro comments attached to the end of this report.

Date: August 6, 2026Prepared By: Carlos Gaviria



Burlington**hydro**^{inc.}

August 6, 2026

1810 Waterdown Rd,
Burlington, ON

Attention: Joseph Domb, 647-228-8460, jdcoaconsulting@gmail.com, JD COA Consulting

Re: Proposed one storey rear addition

Mr. Domb,

This letter serves as confirmation that Burlington Hydro Incorporated ("BHI") has reviewed the proposed one storey rear addition designs forming part of building permit file number **A-036-2026** submitted to the City of Burlington's Building Department.

Upon reviewing the submitted permit application drawings, and through review of BHI records, the proposed one storey rear addition shall not interfere with the access of the existing hydro service in the property.

Before you begin demolition or construction, we would like to stipulate the following conditions:

- Relocation, modification or removal of existing hydro facilities, if required, shall be at the customer's expense. BHI will refer to the latest BHI standards, if possible, if issues arise between existing hydro facilities and proposed building structures.
- Hydro easement is to remain clear of heavy vehicle traffic. Construction shall not encroach any easement.
- Customer is to ensure that BHI has access to hydro facilities and easements.
- Customer to acquire any easement for Burlington Hydro, if required.
- Project must meet City of Burlington Standards.
- Machine excavation within one meter of underground plant is not permitted.
- Do not excavate within two meters of Hydro poles and anchors except for the termination pole where the duct structure shall be terminated by the customer under the supervisor of BHI inspector.
- Please arrange for underground hydro cable locates, prior to beginning construction, by contacting Ontario One call at (800) 400-2255.
- To ensure safety, maintain a minimum working clearance of 1 meter (3 feet) from any secondary wire (120V/240V) and a 3-meter (10 feet) minimum clearance from any primary wire (exceeding 750V).
- Please refer to the latest edition of the Occupational Health and Safety Act ("OHSA") and Regulations for Construction Projects when construction is planned to be performed in the proximity of hydro distribution system.

RP



Burlington**hydro**_{inc.}

- Arrange for disconnect and isolation of the power supply if a person or equipment is to encroach on the minimum distance permitted under the OHSA and OESC.

I may be contacted at (905) 332 1851 ext. 347 should you have additional questions or concerns

Regards,

Carlos Gaviria C.E.T.
Engineering Services Technician

Rosso Parra, P.Eng.
Engineering Manager
Customer Connections & Key Accounts

Aug. 06/2026
RP

NOTICE OF PUBLIC HEARING

Kestutis Kesminas, Dale Kesminiene and Povilas Kesminas of 1810 Waterdown Rd. 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 **1810 Waterdown Rd. Burlington** (see map).

The applicant is proposing the construction of a one storey rear addition to the existing one and a half storey dwelling without attached garage. This proposal results in the following variance:

1. To permit an existing accessory building to be located in the required side yard, whereas Zoning By-law 2020, as amended, does not permit an accessory building greater than 10 m² in floor area and/or greater than 2.5 m in height to be located in the required side yard.

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 August 17, 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 SEPTEMBER 2, 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.

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

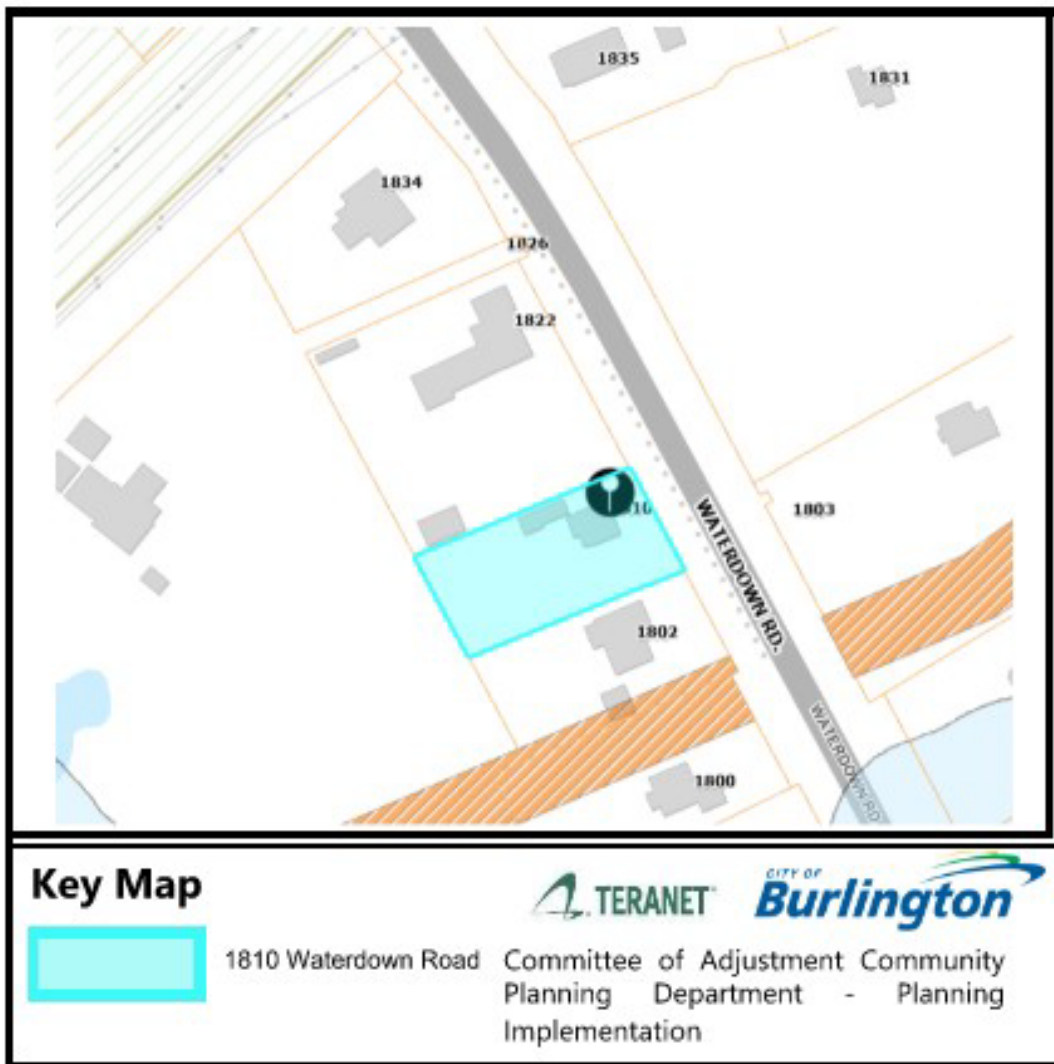
Yours truly,



Catherine Susidko-Petriczko
Secretary-Treasurer
Committee of Adjustment

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





MINOR VARIANCE – 2026

Committee of Adjustment
Department of Community Planning
426 Brant Street, Burlington ON
committeeofadjustment@burlington.ca

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:

Ryan Kochuta

Name of Zoning Examiner:

Steve Boich

PROPERTY INFORMATION

Municipal Address(es) of property:

1810 Waterdown Rd, Burlington, ON L7P 5A1

Legal Description of property:

PART OF LOT 7, CONCESSION 2

Official Plan Designation: RESIDENTIAL LOW DENSITY Current Zoning Designation RNA1

OWNER(S) INFORMATION:

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

Povilas Kesminas, Dale Kesminiene, Kestutis Kesminas

Mailing Address: 1810 Waterdown Road

City: Burlington

Postal Code: L7P 5A1

Home Phone: [REDACTED]

le Phone: [REDACTED]

Work Phone: [REDACTED]

E-Mail: [REDACTED]

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

Name:

Joseph Domb of JD COA Consulting

Business Address: 207-133 Torresdale Ave

City: North York

Postal Code: M2R 3T2

Home Phone: [REDACTED]

Mobile Phone: [REDACTED]

Work Phone: [REDACTED]

E-Mail: [REDACTED]

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.

PROPOSED BASEMENT ADDITION

Variations Requested	Zoning Bylaw Requirement
Due to the property's natural landscape, this proposed addition is attached to an existing walkout basement. This creates a unique design where some of the permeate walls are above grade and others are partially below and partially above grade. Looking at the drawings, the proposed floor is actually lower than the existing basement. This is shown on the elevations and cross section.	in height not permitted in side yard
greater than 10m ² in floor area and greater than 2.5m	
is not permitted in side yard	

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:

1. Why is the variance(s) minor in nature? _____

The variance pertains to the existing detached garage, which is now being considered as located within a side yard due to the location of the proposed addition.

2. Why are the variance(s) desirable for the appropriate use of the land? _____

The variance maintains an existing condition for the garage and will not create negative impacts to the streetscape.

3. Do the variance(s) meet the intent and purpose of the Official Plan? _____

The proposed variance meets the intent and purpose of the Official Plan.

4. Do the variance(s) meet the intent and purpose of the Zoning By-law? _____

The proposed variance meets the intent and purpose of the Zoning By-law.

PROPERTY DETAILS (please complete all fields):

Date property
purchased:

09/30/2025
mmm/dd/yyyy

Date property
first built on:

1949
mmm/dd/yyyy

Date of
proposed
construction:

mmm/dd/yyyy

Existing Use of the Subject Property (check one):

Detached Dwelling ☒ Semi-Detached Dwelling ☐
Townhouse Dwelling ☐ Street Townhouse
Dwelling ☐ Stacked Townhouse Dwelling ☐
Apartment ☐ Mixed Use ☐ Hi Rise ☐
Commercial ☐ Industrial ☐ Vacant ☐
Other ☐ _____

Length of time the existing uses of the subject
property have continued:

Since Built

Proposed Use of the Land:

NO CHANGE, RESIDENTIAL

Existing Uses of Abutting Properties (check all that apply)

Residential ☒ Commercial ☐ Industrial ☐ Multi-Residential ☐ Vacant ☐ Hydro right-of-way ☐
Railway right-of-way ☐ Provincial Highway ☐ Park ☐ Other ☐ _____
Conservation Halton Lands: Lake Ontario ☐ Creek ☐ Storm Water Management Pond/Channel ☐
Ravine ☐

Additional Information

Is liquor sold on site? Y ☐ or N ☒

Is the property on the Municipal Cultural Heritage Register for the City of Burlington? Y ☐ N ☒
Unknown ☐

Type of Access to the Subject Lands

Provincial Highway ☐ Municipal Road ☒ Private Road ☐ Water ☐ Other(specify) ☐

Municipal Services Provided

Water ☒ If not available, by what means is it
provided:
Sanitary Sewers ☒ If not available, by what means is it
provided:
Storm Sewers ☒ If not available, by what means is it
provided:

Septic system

IS THE SUBJECT LAND(S) THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT

APPLICATIONS: ☐ Official Plan Amendment ☐ Zoning By-law Amendment ☒ Building Permit
☐ Site Development Plan ☐ Plan of Subdivision ☐ Previous Minor Variance ☐ 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 ☐ N ☒
Frontage	Depth	Area	Actual	Deemed	Required		
30.48	61.47	1868.46	30	30			

Particulars of all buildings and structures on or proposed for the subject lands
(attach additional page if required)

Attached additional page if required.

EXISTING (Dwelling/Building)				PROPOSED (Dwelling/Building/Addition)			
Ground Floor Area		M ²		Ground Floor Area		M ²	
(incl. attached garage) 72.4				(incl. attached garage) 72.4			
Gross Floor Area: 109.7		M ²		Gross Floor Area: 109.7		M ²	
Number of Storeys: 2				Number of Storeys: 2			
Width: 9.017		M		Width: 14.97		M	
Length: 9.43		M		Length: 23.83		M	
Height: 7.481		M		Height: 7.481		M	
Garage/Car Port				Garage/Car Port			
Detached?		Y ☐ N ☐		Detached?		Y ☐ N ☐	
Gross Floor Area:		M ²		Gross Floor Area:		M ²	
Width:		M		Width:		M	
Length:		M		Length:		M	
Height:		M		Height:		M	
Accessory Structures (Shed, Gazebo, etc)				Accessory Structures			
Gross Floor Area: 50.1		M ²		Gross Floor Area:		M ²	
Width: 4.41		M		Width:		M	
Length: 12.37		M		Length:		M	
Height: 3.3		M		Height:		M	
Other (pool, additional sheds, decks, driveways, etc.)				Other			
Gross Floor Area:		M ²		Gross Floor Area:		M ²	
Width:		M		Width:		M	
Length:		M		Length:		M	
Height:		M		Height:		M	
LOCATION of all existing and proposed buildings and structures							
EXISTING	Dwelling		Shed		PROPOSED	Dwelling	
Front:	9.61		19.34	M	Front:	9.61	
Rear:	41.05		29.25	M	Rear:	24.44	
Side/Street Side:	5.60		0.9	M	Side/Street Side:	5.60	
Side/Other Side:	15.44		24.79	M	Side/Other Side:	9.63	

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

Povilas Kesminas

Property Address

1810 Waterdown rd. Burlington, ON
L7P 5A1



Signature of Owner/Applicant

May 126 /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:

Povilas Kesminas, Povilas of the Region of Halton in the Burlington
(print name) (Region/City/County) (City/Town/Township)

of City 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 Region of Halton in the Burlington
(Region/City/County) (City/Town/Township)

this 26 day of May 2026.

Roxanne Marie Gosse, a
Commissioner, etc., Province of
Ontario, for The Corporation of the
City of Burlington.
Expires October 25, 2027.

Signature of Commissioner, etc.

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: 1810 Waterdown Rd

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.

Povilas Kesminas
Signature of Owner

Povilas Kesminas
Print Name

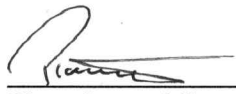
OWNERS AUTHORIZATION

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

I, Povilas Kesminas being the registered owner of the subject lands, hereby
(print name)

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

application for a Minor Variance.



Signature of Owner

May 1261 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.	☐ X
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)	☐ X
SITE PLAN ☐ Metric Scale ☒ North Arrow ☒ Frontage ☒ Depth ☒ Lot Area ☒ Lot Coverage ☒ Deemed Street Line ☒ Existing Front Yard Setbacks ☒ Existing Rear Yard Setbacks ☒ Existing Side Yard Setbacks ☒ Existing Street Side Yard Setbacks ☐ Existing Porch, Stairs and Overhang Setbacks ☐ Proposed Front Yard Setbacks ☒ Proposed Rear Yard Setbacks ☒ Proposed Side Yard Setbacks ☒ Proposed Street Side Yard Setbacks ☐ Proposed Porch, Stairs and Overhang Setbacks ☒ Streets (Public and Private) ☒ Street Names ☒ Parking (Dimensioned spaces, Driveway Width, Arrangement) ☒ Railways (Location of them and setbacks to structures) ☐ 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

x

ELEVATIONS

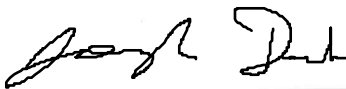
- ☐ Metric
- ☒ Front
- ☒ Rear
- ☒ Side 1
- ☒ Side 2

x

FLOOR PLANS

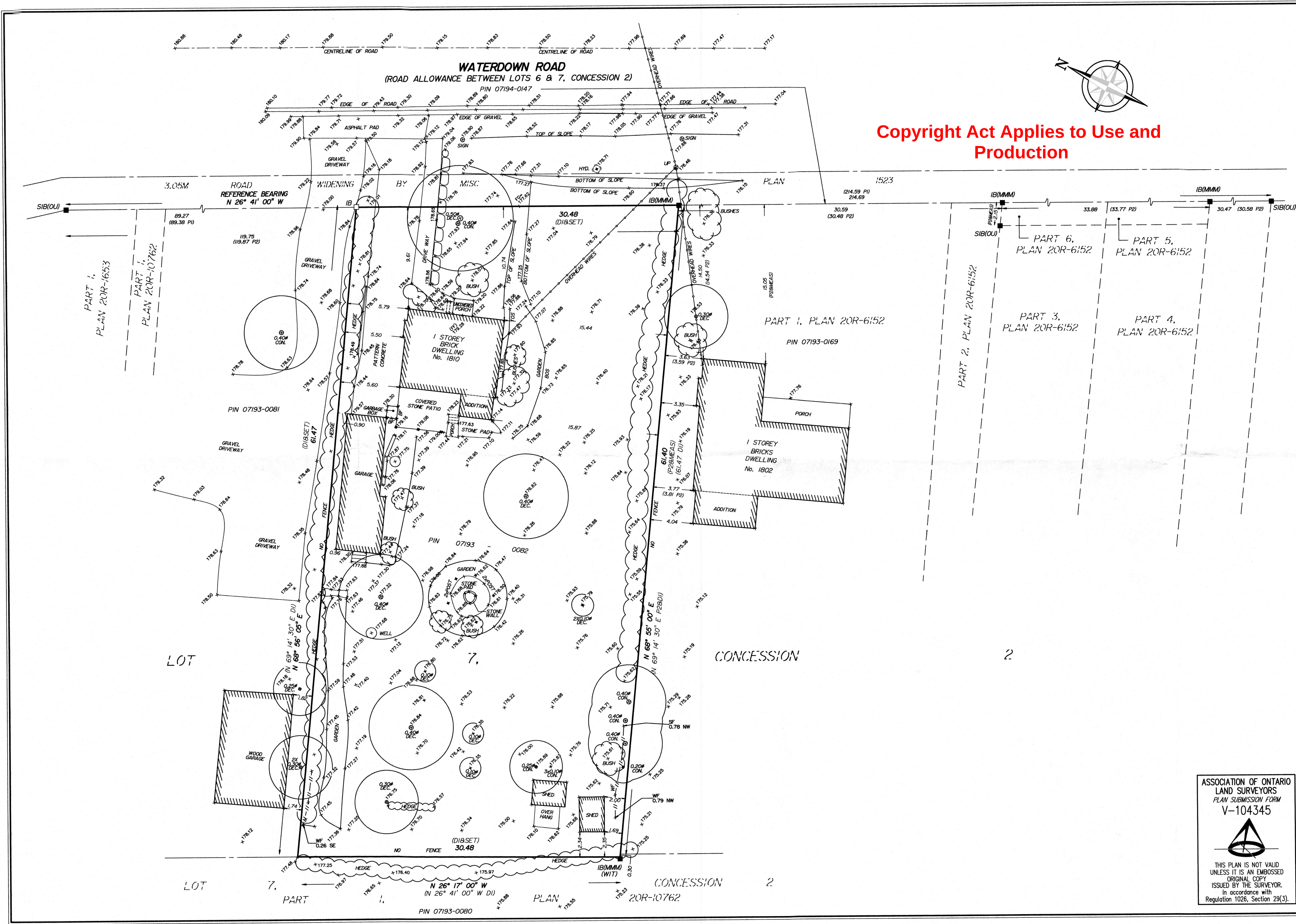
- ☐ Metric
- ☒ North Arrow
- ☒ Gross Floor Area Calculation
- ☒ Ground Floor Area Calculation
- ☐ Floor Area Ratio (where applicable)

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

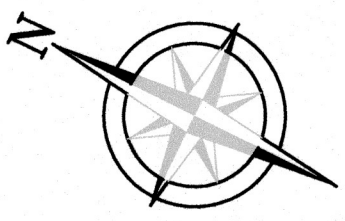


Signature of Owner/Agent

06-12-2026
Date (mmm/dd/yyyy)



Copyright Act Applies to Use and Production



SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF SURVEY & TOPOGRAPHY OF
PART OF LOT 7,
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF EAST FLAMBOROUGH)
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

Scale 1:200
J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
2025

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SURVEYOR'S REAL PROPERTY REPORT - PART 2
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
None

NOTABLES
None

LEGEND

	Survey Monument Found
	Survey Monument Set
SIB	Standard Iron Bar
IB	Iron Bar
RIB	Round Iron Bar
(OU)	Origin Unknown
P1	Misc Plan 1523 EF
P2	Plan 20R-6152
DI	Inst. No. FH238641
FF	Finished Floor
FG	Fixed Grade
WF	Wire Fence
BOS	Bottom of Slope
UP	Utility Pole
HYD.	Fire Hydrant
DEC.	Deciduous
CON.	Coniferous
N	Denotes North
S	Denotes South
E	Denotes East
W	Denotes West

BENCHMARK
Elevations are Geodetic and are Referred to the City of Burlington Benchmark No. 463, having an Elevation of 90.035 m.

NOTE
This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.
All building ties are from the foundation and are perpendicular to property lines, unless otherwise noted.

This REPORT was prepared for Povilas Kesminas and the undersigned accepts no responsibility for use by other parties.

NOTE
Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

BEARING NOTE
Bearings are Astronomic, and are Referred to the Southwesterly limit of Waterdown Road as shown on Plan 20R-6152, having a Bearing of N 26° 41' 00" W.

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 17th day of April, 2025.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-104345

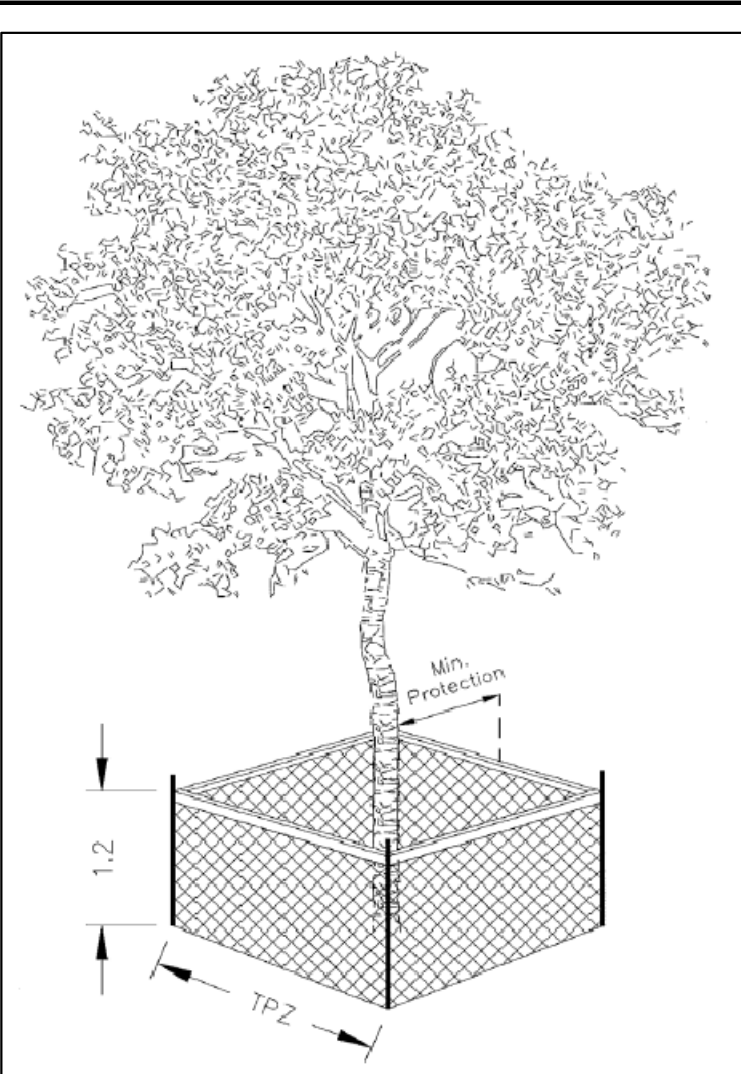
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).

April 24, 2025

Andrew Musil, O.L.S.

Party Chief:	Drawn By:	Checked By:	Project:
D.L./M.A.	M.K./S.A.	A.M.C.	25-041

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont. L6K 3W4
office@jhgsurveying.ca
Phone (905) 338-8210



- TREE PROTECTION BARRIER**
- The required barrier is a 1.2m (4 ft) high orange plastic with a 2m x 4m frame. Where orange plastic with a frame is not available, a 2m x 4m frame with a 1.2m high orange plastic top can be used.
 - Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the duration of construction operations with breaks and unattended sections replaced immediately. Tree protection may be removed prior to the completion of construction without written authorization from the City of Halton.
 - All support and structural material must be properly located near a MTPZ. All supports and bracing should minimize damage to roots.
 - Where some fill or excavated material must be temporarily located near a MTPZ, a wooden barrier with fill facing must be used to ensure no material enters the MTPZ.
 - No material or fill may be stored within the MTPZ.
 - Equipment or vehicles shall not be parked, parked, repaired, or refueled within the MTPZ.
 - No construction activity, grade changes, surface treatment or excavation of any kind is permitted within the MTPZ without written authorization from the City of Halton.
 - A standard Minimum Tree Protection Zone sign (see Detail TPZ - Minimum Tree Protection Zone Sign) must be attached to the side of the Tree Protection barrier (with the visible by persons entering the site. Minimum size must be 10'x14").

General Notes

All work shall conform to the Ontario Building Code AND Fire Code as noted, steel edition, and all other regulations of authorities having jurisdiction.

All work shall be carried out in accordance with best trade practice by trades skilled in the type of work being performed. No work shall proceed prior to the issuance of a building permit.

These drawings shall be read in conjunction with specifications, schedules, details and other instructions prepared by the Architect, Structural Consultant, Mechanical Consultant and other consultants who have provided service for this project.

All dimensions and information shown on these drawings must be checked and verified on site by the Contractor and any discrepancies shall be reported to the Architect prior to construction and fabrication of its components. Should existing conditions or services be found to vary from that indicated on the drawings, the Architect must be notified immediately.

Features of construction not fully shown are assumed to be the same character as those noted for similar conditions.

Unless specifically noted otherwise on the drawings, no provision has been made in the design for conditions occurring during construction. It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling or other temporary supports, to safeguard all existing or adjacent structures affected by this work.

The contractor shall be responsible for ensuring that all safety regulations and precautions applying to the work site and work are maintained continuously for the duration of the work.

Changes in the Work
All changes in the work must be approved by the Architect and the Chief building official.

Dimensions
Unless specifically noted otherwise all dimensions to framing are taken to the face of studs.

Foundation walls are measured to the exterior face of masonry or poured concrete.

Unless specifically noted otherwise, rough opening dimensions are nominal. Actual rough opening sizes provided by the manufacturer must be verified by the Contractor prior to framing. Window sizes that vary by 1/16" must be reported to the Architect to determine the suitability of lintel sizes and design intent.

GRADING NOTES:

- ROOF DRAINS TO DISCHARGE ONTO THE GRASSED AREA BY MEANS OF SPLASH PADS TO DIRECT WATER AWAY FROM FOUNDATION WALLS AND NOT IN CONTACT WITH WALKWAYS. ROOF DRAINS SHALL NOT BE CONNECTED TO STORM OR SANITARY DRAINS.
- PROVIDE 5.0m OF FLAT AREA (2%-4%) ADJACENT TO REAR OF HOUSE AND 0.6m FLAT AREA AT SIDE OF HOUSE.
- DRIVEWAY SLOPE 2.0% MINIMUM TO 7.0% MAXIMUM UNLESS OTHERWISE NOTED.
- CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS AND DRAINAGE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- FOOTINGS TO BEAR ON NATURAL UNDISTURBED SOIL OR ROCK OR PER A GEOTECHNICAL CONSULTANT RECOMMENDATION AND BE A MINIMUM OF 1.22m BELOW FINISHED GRADE. UNDERLAYS OF FOOTINGS SHOWN ARE TAKEN FROM ARCHITECTURAL DRAWINGS AND MAY NOT REPRESENT ACTUAL FOOTING LEVELS.

NOTE: CO-ORDINATE ALL GRADING AND HOUSE ELEVATIONS WITH GRADING PLAN PREPARED BY J.H. GELBLOOM SURVEYING LTD.
*REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY

GENERAL NOTES

- THE MUNICIPAL BULEVARD WILL BE RESTORED BACK TO ITS ORIGINAL CONDITION WITH TOPSOIL AND SOD.
- WATER MAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 2.5 m FROM THEMSELVES AND OTHER UTILITIES. SEWER CONTRACTOR TO VERIFY IN THE FIELD AND PROVIDE 2.5 m (MIN.) SEPARATION BETWEEN THE WATER AND SANITARY LINES.
- IF THE EXISTING SANITARY SERVICE LATERAL IS USED, IT MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR, AND TELEVIEWED BY REGIONAL FORCES PRIOR TO CONNECTION.
- ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN WALK AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE CONSULTANT.
- ALL WATER MAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SANITARY MAIN TAPS ARE TO BE PERFORMED BY REGION OF HALTON FORCES ONLY.

HEIGHT DIMENSIONS AND LAYOUT

All height dimensions shall be referenced from the approved finished ground floor level, which has been established with respect to building height and approved grading design.

Dimensions are provided on the architectural drawings for floor to floor heights. Building component heights including, but not limited to, bottom or top of foundations, slab depths, top plate and sill plate heights, lintels and beams, top of footings walls, maximum roof heights, and other height dimensions shall be calculated by the General Contractor to suit the framing material and other building elements referenced against floor to floor heights. The General Contractor must verify all grades relative to the finish floor to ensure approved grading and clearances are achieved. The General Contractor must review all approved grading drawings, architectural drawings and footings shown ARE TAKEN FROM ARCHITECTURAL BUILDING AND PRIOR TO erecting components. Report discrepancies to the Architect before proceeding with the work. The General Contractor shall ensure the surveyor laying out the building is provided with the latest set of approved construction drawings.

TREE PROTECTION NOTE

- ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMPED AREAS. WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
- NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
- THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
- WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
- WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO, OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
- WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
- IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE CITY OF BURLINGTON.
- GRADE CHANGES WILL NOT OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ).
- UTILITY ACCESS CORRIDOR MUST BE OUTSIDE THE TPZ AND/OR NO OPEN TRENCH METHOD OF CONSTRUCTION BELOW-GROUND AS WELL AS NO ABOVE-GROUND LINES WITHIN THE TPZ.

NOTES:

- The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.
- Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 meters above ground.
- 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.
- Where work is being performed beyond the Minimum Tree Protection Zone the works are subject to Section 8 of this specification.

UTILITIES CONNECTION

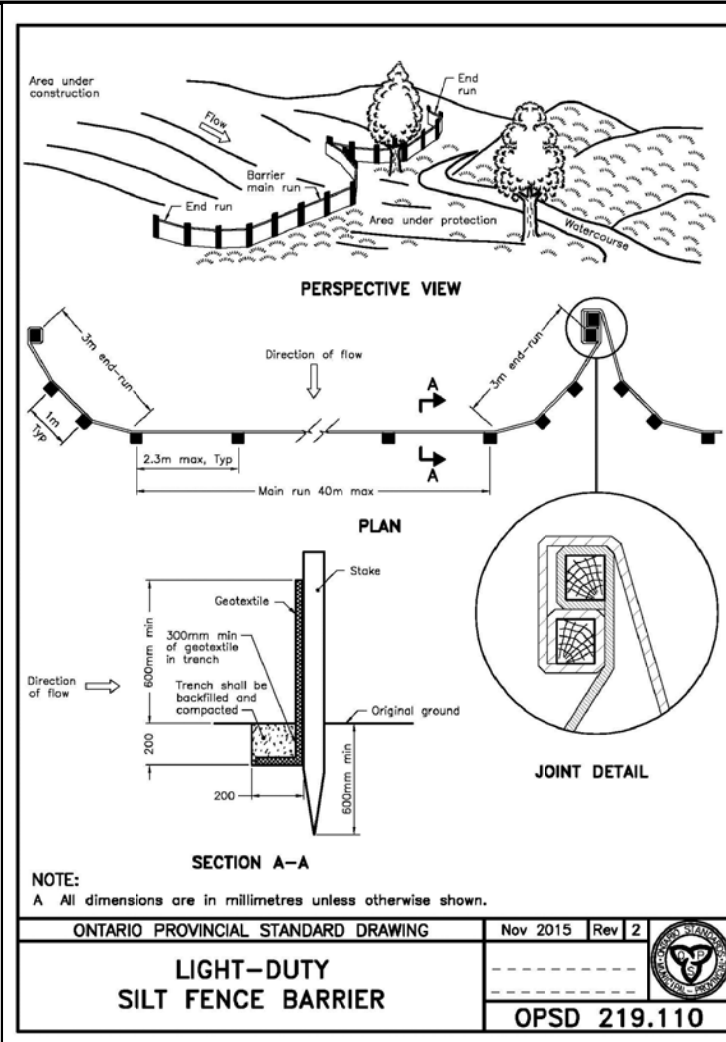
- SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
- WATER: (A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE "K" SOFT COPPER TUBING UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.
- SUMP: (A) A SUMP PUMP MAY BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.

REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCAL APPROVAL FROM AREA MUNICIPALITY.

SIGNED: _____ DATED: _____
Development Services

The approval of the water system on private property property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met, the Water and Wastewater Linear Design Manual may be obtained on Halton.ca or by calling 311 all water quality tests must be completed to the Region of Halton's satisfaction before the water supply can be turned on.



"SILT FENCE DETAIL"

DEEMED WIDTH NOT APPLICABLE

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- LEGEND**
- | | | | |
|---------|--------------------------|------|----------------------------|
| CLF | Chain Link Fence | INV. | Invert Elevation |
| BF | Board Fence | FG | Fixed Grade |
| TFW | Top of Foundation Wall | | |
| MH | Maintenance Hole | | |
| FF | Finished Floor | TOS | Top of Slope |
| UP | Utility Pole | BOS | Bottom of Slope |
| DEC. | Deciduous Tree | CSP | Corrugated Steel Pipe |
| CON. | Coniferous Tree | WV | Water Valve |
| Ø | Diameter | HW | Hoarding |
| TOC | Top of Curb | + | Existing Elevation |
| BOC | Bottom of Curb | | |
| ▼ | Entrance | W.W. | Window Well |
| HP | High Point | EMB | Embarkment |
| TRW | Top of Retaining Wall | | |
| BRW | Bottom of Retaining Wall | | |
| (92.70) | Proposed Elevation | | |
| X | Tree to be Removed | ● | Rain Water Leader |
| T.B.R. | To Be Removed | ● | Existing Rain Water Leader |
| ③ | Arborist's Tree Number | | |
| G.T.E | Grade To Existing | | |

NOTE

While the sump pump is installed at the side of the house, the discharge must be as per any approved grading and drainage plan. Side yard discharge are not permitted within the City of Burlington and any installation to the side will be removed and reinstalled as per the approved plan regardless of the state of completion. Given the frequency with which these mistakes are made in the field, it is imperative that the information be appropriately relayed to construction crews.

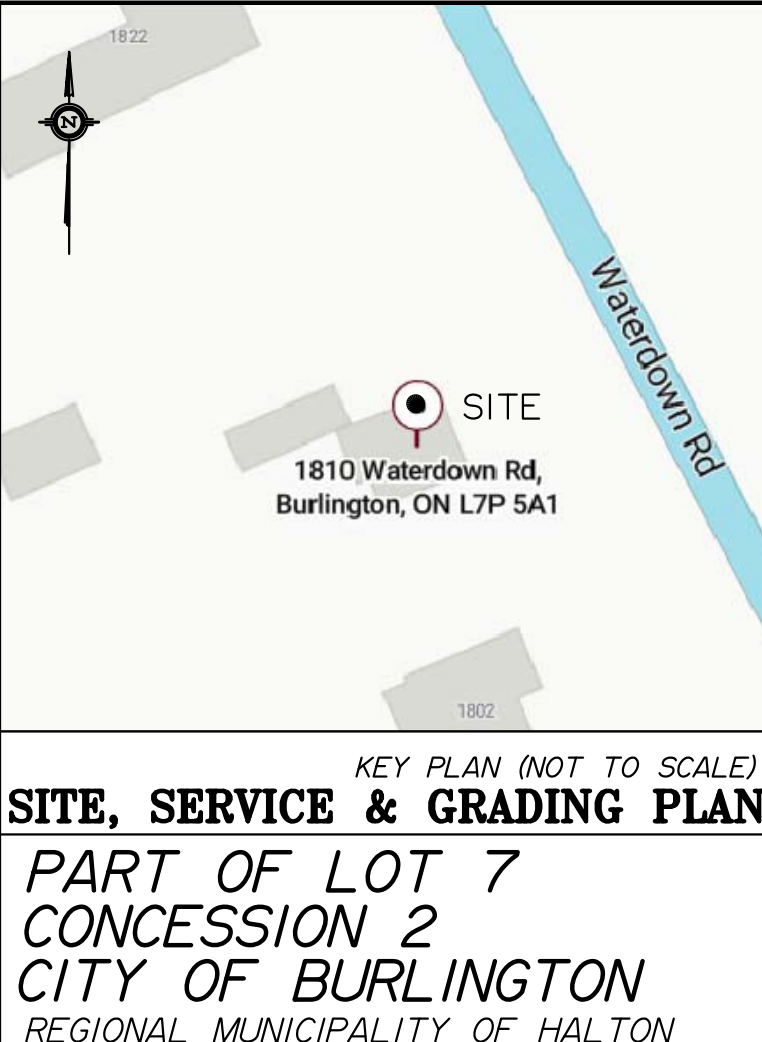
NOTE

Sewer contractor to verify in the field and provide 2.5m (MIN.) separation between the Water and Sanitary Lines.

Contractor to use existing services.

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont. L6K 3W4
office@jhgssurveying.ca
Phone(905) 338-8210

Project: 25-041
Checked By: A.M.
Drawn By: R.A.
Party Chief: D.L.



KEY PLAN (NOT TO SCALE)

SITE, SERVICE & GRADING PLAN
PART OF LOT 7
CONCESSION 2
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200
J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
2025

METRIC
Distances shown on this plan are in metres and can be converted to feet dividing by 3.28084.

ITEM DESCRIPTION	PERMITTED (METRES)	ACTUAL OR PROPOSED (METRES)
BURLINGTON BY-LAW		
ZONING DESIGNATION	RMA1	
LOT AREA (MINIMUM)	8,000.00 SQ.M.	1868.46 SQ.M.
LOT COVERAGE		
EXISTING LOT COVERAGE		138.70 SQ.M.
PROPOSED LOT COVERAGE		285.90 SQ.M.
LOT COVERAGE % (MAXIMUM)	597.91 SQ.M./ 32.00%	424.60 SQ.M./22.72%
GROSS FLOOR AREAS		
GROUND FLOOR (HABITABLE)		72.46 SQ.M.
SECOND FLOOR (HABITABLE)		37.18 SQ.M.
GRA/LOT RATIO (MAXIMUM)		109.64 SQ.M./5.97%
FRONT YARD SETBACK (MINIMUM)	9.00	9.61 (EXISTING)
SIDE YARD SETBACK (MINIMUM)	5.00 & 5.00	PROPOSED & EXISTING
REAR YARD SETBACK (MINIMUM)	9.00	24.66 (PROPOSED)
OVERALL HEIGHT	9.00	3.17

1810 WATERDOWN ROAD
BURLINGTON, ONTARIO

POVLAS KESMINAS
1810 WATER DOWN ROAD
BURLINGTON, ONTARIO

INFORMATION TAKEN FROM A SURVEY PREPARED BY
J. H. GELBLOOM SURVEYING LTD., O.L.S.
DATED : APRIL 24, 2025

BENCHMARK
Elevations are Referred to the City of Burlington Benchmark No. 463, having an Elevation of 90.035 m.

1	AUGUST 25, 2025	SITE PLAN	R.A.
2			
3			
4			
5			
REVISIONS			
No.	Date	Description	By

SURVEYOR'S CERTIFICATE
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 1810 WATERDOWN ROAD AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

I HEREBY CERTIFY THAT THE DIMENSIONS AND SET-BACKS ARE CORRECTLY SHOWN.

January 30, 2026
DATE
Andrew Musil, O.L.S.

1810 WATERDOWN RD.

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Production



Zoning Certificate Application Basement Addition

1810 WATERDOWN RD. BURLINGTON

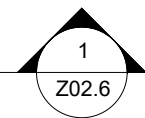
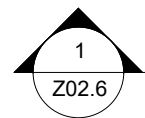
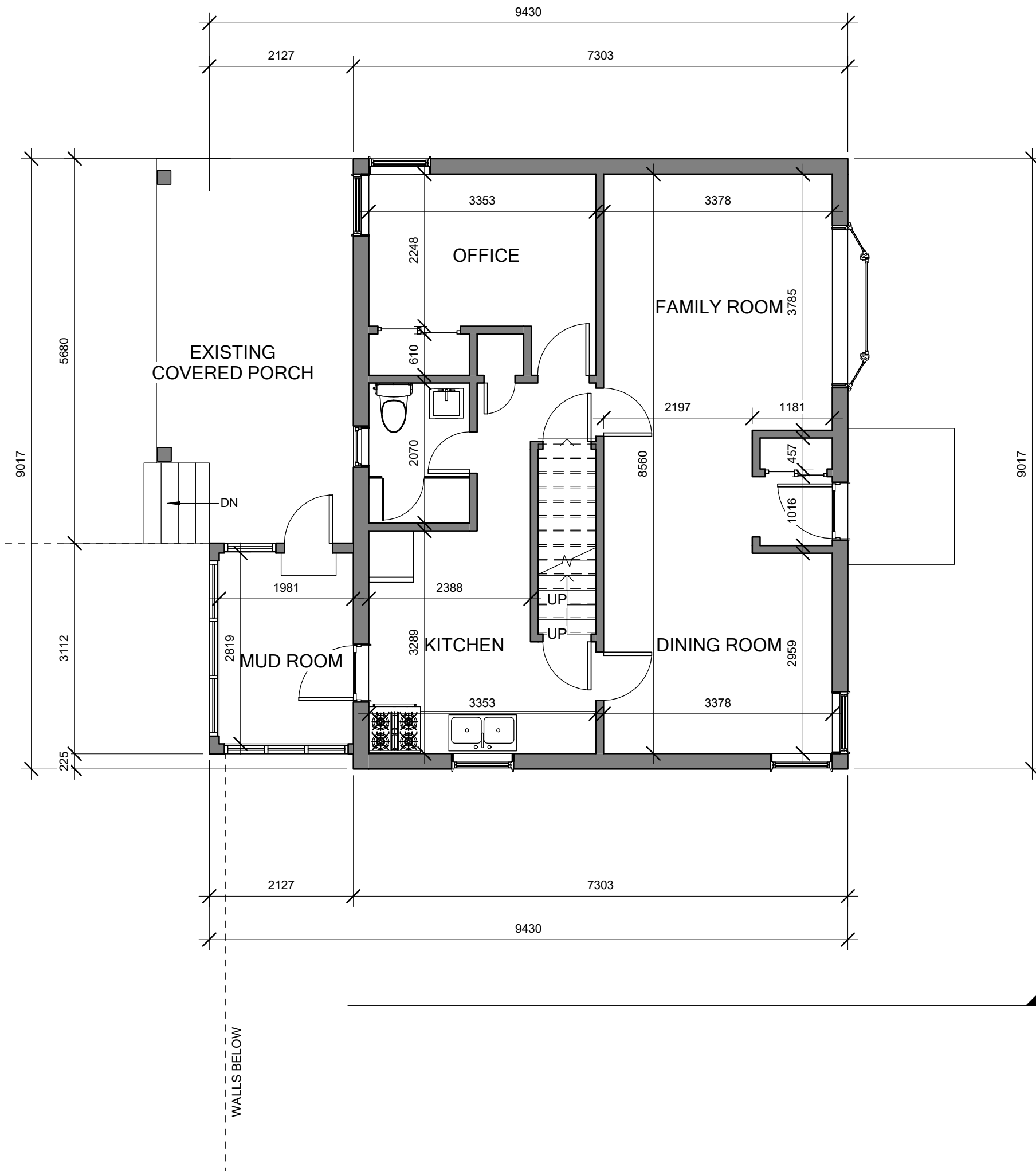
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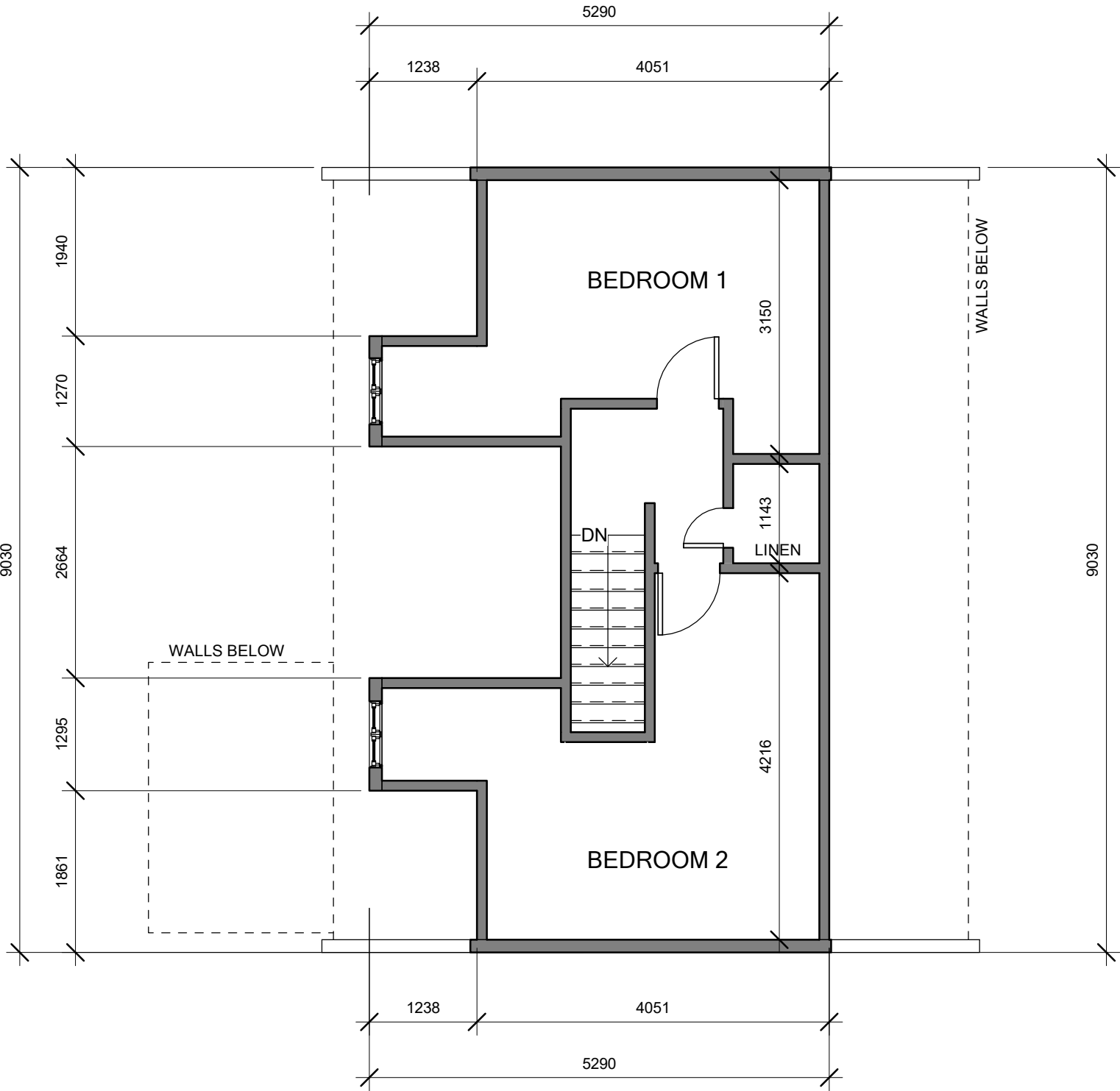
ZONING: RNA1	LOT NO: 7		PLAN NO: CONSESSION 2		LOT AREA: 1868.46m²		LOT FRONTAGE: 30.48m		LOT DEPTH: 61.47m	
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%	SETBACKS	EXISTING	REQUIRED	PROPOSED
LOT COVERAGE	-ft² 138.7m²	-ft² 147.2m²	-ft² 285.9m²	15.3	-ft² 504.4m²	27	FRONT YARD	-ft 9.61m	-ft 9m	-ft 9.61m
GROSS FLOOR AREA	-ft² 109.6m²	-ft² -m²	-ft² 109.6m²	5.8	-ft² -m²	0.0	REAR YARD	-ft 41.05m	-ft 9m	-ft 24.4m
HEIGHT	-ft 7.48m						SIDE YARD (NORTH)	-ft 5.6m	COMBINED 15m	-ft 5.6m
# OF STORIES	2		2				SIDE YARD (SOUTH)	-ft 15.44m	COMBINED 15m	-ft 9.63m

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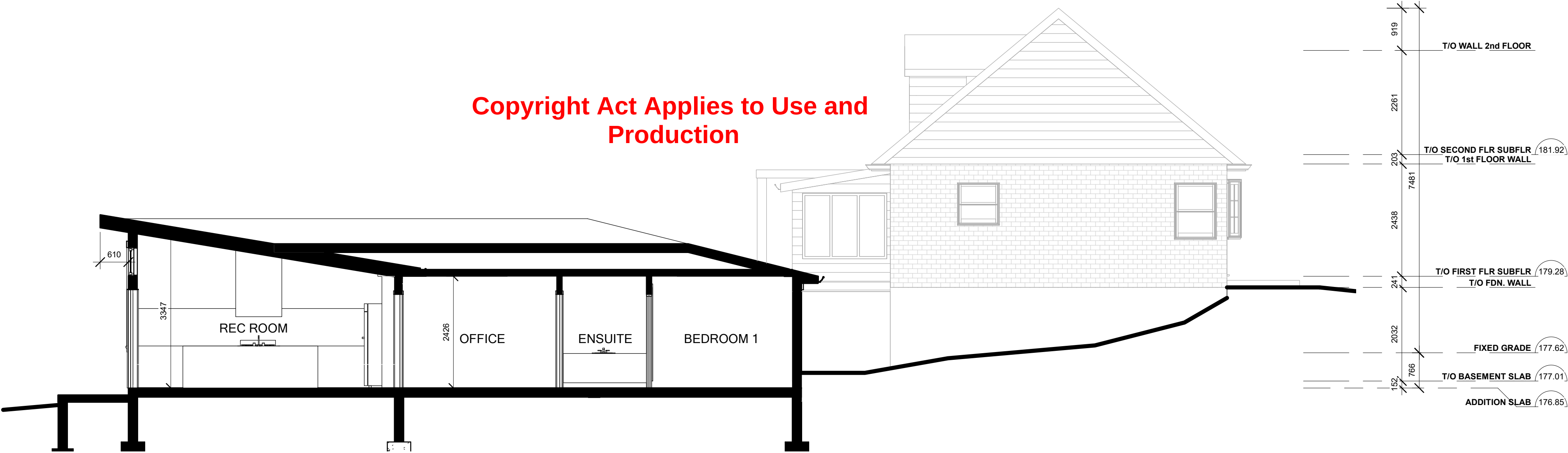




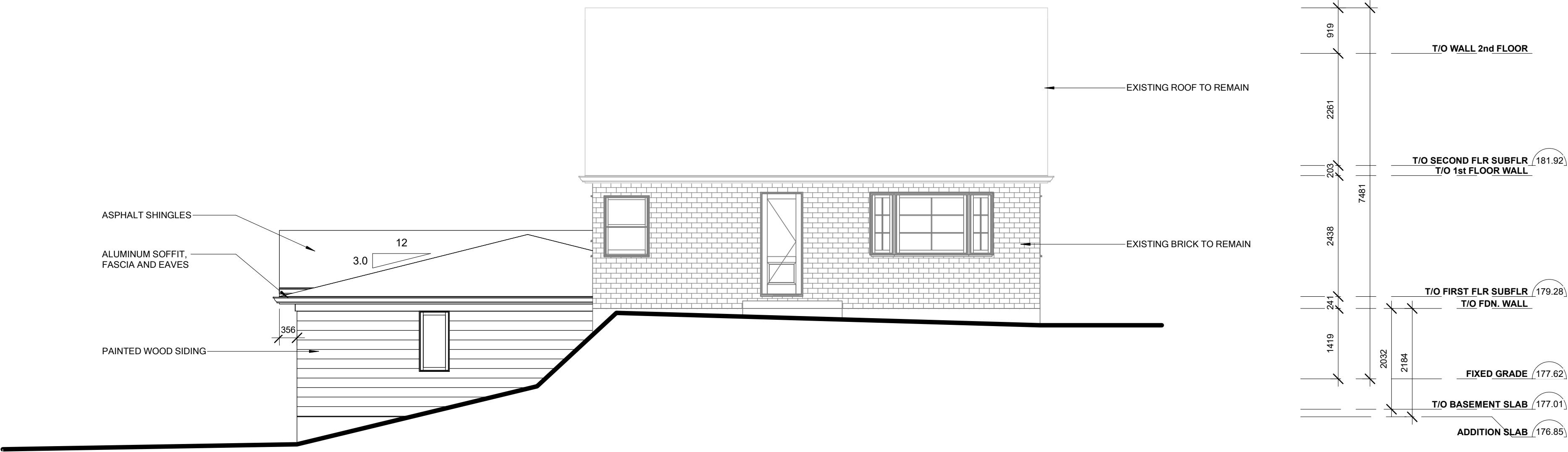
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Production



The diagram is a technical architectural drawing of a roof plan. It features a large central area defined by a dashed line, representing the proposed roof layout. This area is divided into several sections by solid lines, indicating different roof slopes. The slopes are labeled as follows: 2.0:12 (horizontal), 3.0:12 (vertical), and 3.0:12 (diagonal). The dimensions of the sections are also indicated: 610 (horizontal), 356 (vertical), and 356 (diagonal). The drawing includes a north arrow pointing towards the top right. The text 'EXISTING ROOF TO REMAIN' is written in a light blue color, indicating areas that are not to be replaced. The overall layout shows a complex roof structure with multiple gables and a central section.

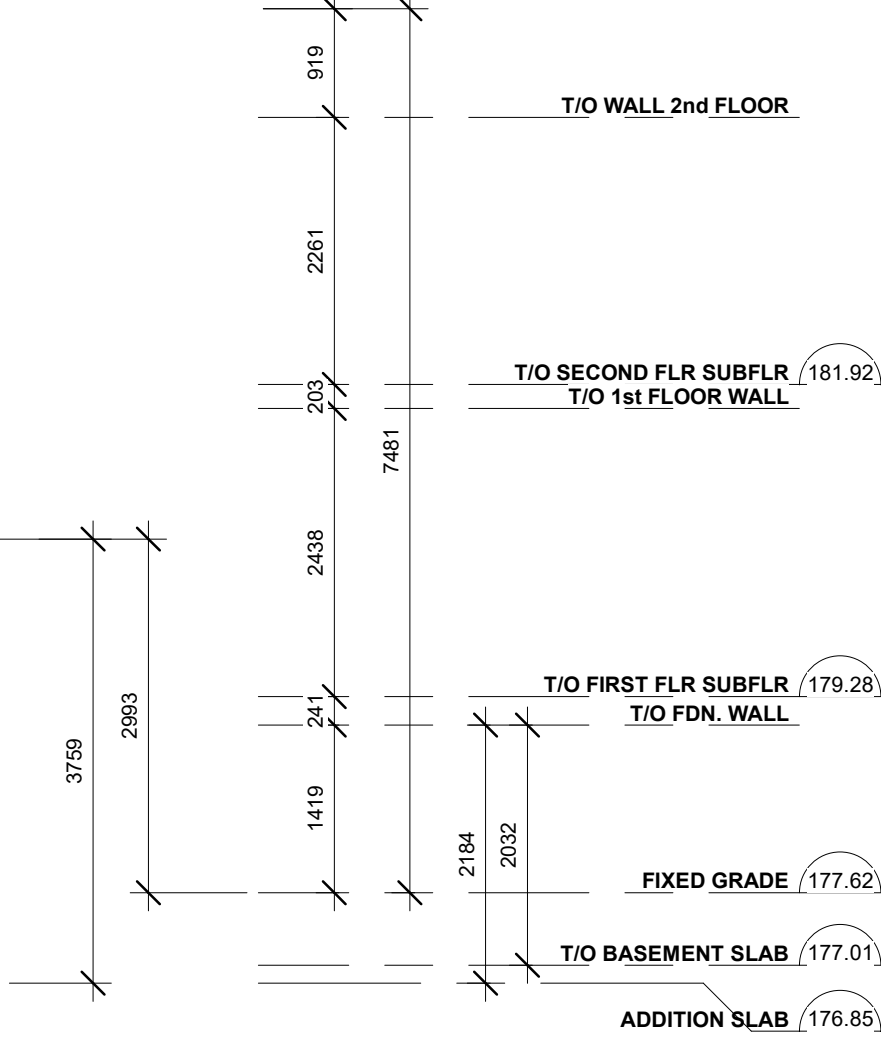


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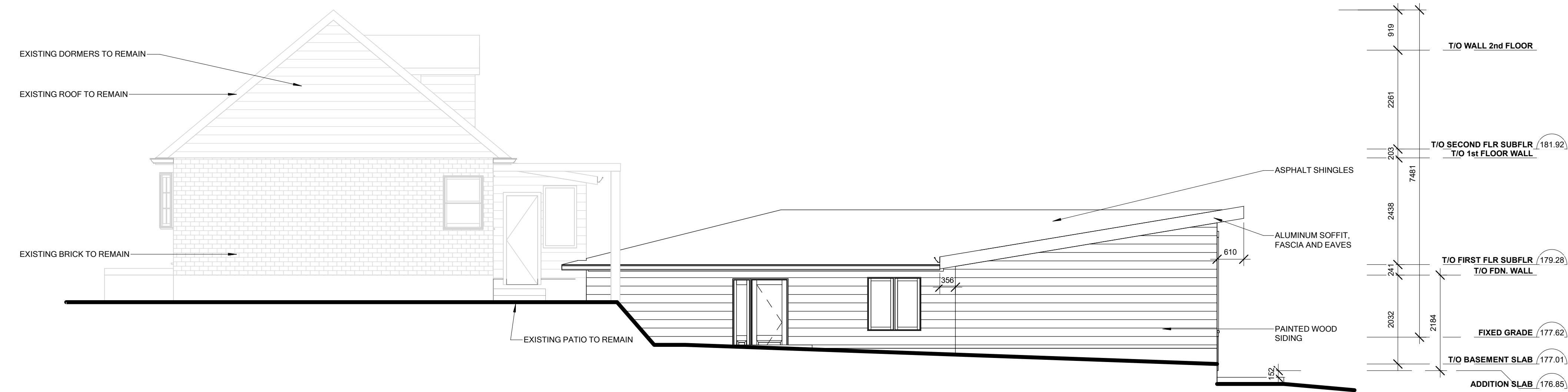


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Production





Prepared for:

Greenlee Design Studio
brad@greenleedesignstudio.com
905-979-4576

Project Address:

1810 Waterdown Road, Burlington, Ontario

Data Collection and Report Prepared by:

Alex Sharp Certified Arborist ON-2026
14 Oct 2025

Arborist Report - 1810 Waterdown Road, Burlington, Ontario

Table of Contents

Project Overview	3
Municipal Trees	3
Neighbouring Trees	3
Private Trees	3-4
Tree Data Graph	4
Author's Qualifications	5
Limitations of Assessment	6
Tree Preservation Plan	7

Arborist Report - 1810 Waterdown Road, Burlington, Ontario

Summit SKS Limited have been retained by the property owner to prepare this Arborist Report and Tree Protection Plan for 1810 Waterdown Road in Burlington, Ontario. The owner intends to add a one story addition to the existing dwelling. The tree assessment was completed on the 4th day of October 2025. All field and appraisal work was conducted by qualified consultants in accordance with the Public Tree By-law (068-2013) and Private Tree By-law (040-2022).

The purpose of this report is to inventory and assess trees 10cm in diameter, measured at breast height and larger on the subject property, in the city road allowance adjacent to the property and any trees within 6m of the property line.

There are four (4) trees recommended for removal as a result of this proposed construction and/or their current condition.

Municipally Owned Trees

There are no municipally owned trees associated with this property.

Neighbouring Trees

Tree number N1 is a 30cm dbh Maple Manitoba that is growing near the south property line in the backyard of 1810 Waterdown Road. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N2 is a 42cm dbh Maple Manitoba that is growing near the south property line in the backyard of 1810 Waterdown Road. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N3 is a 5 to 10cm dbh Cedar White that is growing near the east property line in the backyard of 1826 Waterdown Road. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number N4 is a 20cm dbh Crabapple Royalty that is growing near the north side of the front yard on 1802 Waterdown Road. This tree is in fair condition and requires a tree protection zone of 2.4m.

Privately Owned Trees

Tree number P1 is a 49cm dbh Linden Little Leaf that is growing on the middle of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P2 is a 5cm dbh Cedar White that is growing on the north property line on the subject property. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number P3 is a 43cm dbh Apple that is growing near the north side of the backyard on the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P4 is a 40cm dbh Maple Norway that is growing near the middle of the backyard on the subject property. This tree is in poor condition however it is recommended for removal due to development impacts.

Tree number P5 is a 45cm dbh Poplar Balsam that is growing near the north side of the backyard on the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P6 is a 27cm dbh Willow Corkscrew that is growing near the north side of the backyard on the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P7 is a 19cm dbh Cedar White that is growing near the south side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P8 is a 23cm dbh Spruce Blue that is growing near the south property line in the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number P9 is a 31cm dbh Spruce Blue that is growing near the south property line in the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number P10 is a 32cm dbh Spruce Blue that is growing near the south property line in the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number P11 is a 36cm dbh Spruce Blue that is growing near the south property line in the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Arborist Report - 1810 Waterdown Road, Burlington, Ontario

Tree number P12 is a 5 to 10cm dbh Cedar White that is growing near the south property line of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

All protective tree hoarding shall be installed prior to commencement of any construction activities as per City of Burlington specifications.

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
P1	Linden Little Leaf	Tilia cordata	49	8	4	6	16	fair	fair	3m	preserve
P2	Cedar White	Thuja occidentalis	5	2	2	2	4	fair	fair	1.8m	preserve
P3	Apple	Malus spp.	43	4	6	2	36	fair	fair	3m	remove
P4	Maple Norway	Acer platanoides	40	8	6	7	36	poor	poor	3m	remove
P5	Poplar Balsam	Populus balsamifera	45	12	6	10	36	fair	fair	3m	remove
P6	Willow Corkscrew	Salix matsudana 'Totuosa'	27	6	4	4	16	fair	fair	2.4m	remove
P7	Cedar White	Thuja occidentalis	19	4	1	2	1	fair	fair	2.4m	preserve
P8	Spruce Blue	Picea pungens	23	6	4	4	16	poor	fair	2.4m	preserve
P9	Spruce Blue	Picea pungens	31	10	6	5	36	poor	fair	2.4m	preserve
P10	Spruce Blue	Picea pungens	32	10	5	8	25	poor	fair	2.4m	preserve
P11	Spruce Blue	Picea pungens	36	10	6	8	36	poor	fair	2.4m	preserve
P12	Cedar White	Thuja occidentalis	5 to 10	4	2	4	4	fair	fair	2.4m	preserve
N1	Maple Manitoba	Acer negundo	30	6	6	3	36	fair	poor	3m	preserve
N2	Maple Manitoba	Acer negundo	42	8	6	6	36	fair	poor	3m	preserve
N3	Cedar White	Thuja occidentalis	5 to 10	3	2	3	4	fair	fair	1.8m	preserve
N4	Crabapple Royalty	Malus 'royalty'	20	4	4	2	16	fair	fair	2.4m	preserve

Tree ownership is indicated by the tree naming system, tree names beginning with the letter M are municipally owned, tree names beginning with the letter N are on neighbouring properties within 6m of the property line and tree names beginning with the letter P are privately owned and on the subject property.



The International Society of Arboriculture

Hereby Announces That

Alex Mackenzie Sharp

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

9 January 2016

Issue Date

30 June 2025

Expiration Date

ON-2026A

Certification Number



Arborist Report - 1810 Waterdown Road, Burlington, Ontario

Limitations of Assessment

It is the policy of Summit SKS Limited to attach the following clause in regards to limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above ground parts of the tree for structural defects, scars, cracks, the overall condition of the visible root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discoloured foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events or seasonal variations in climate. Therefore it should always be recognized that trees are ever evolving and their health and vigour constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behaviour of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be completely eliminated if the tree is removed. inherently, a standing tree will always pose some level of risk. Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

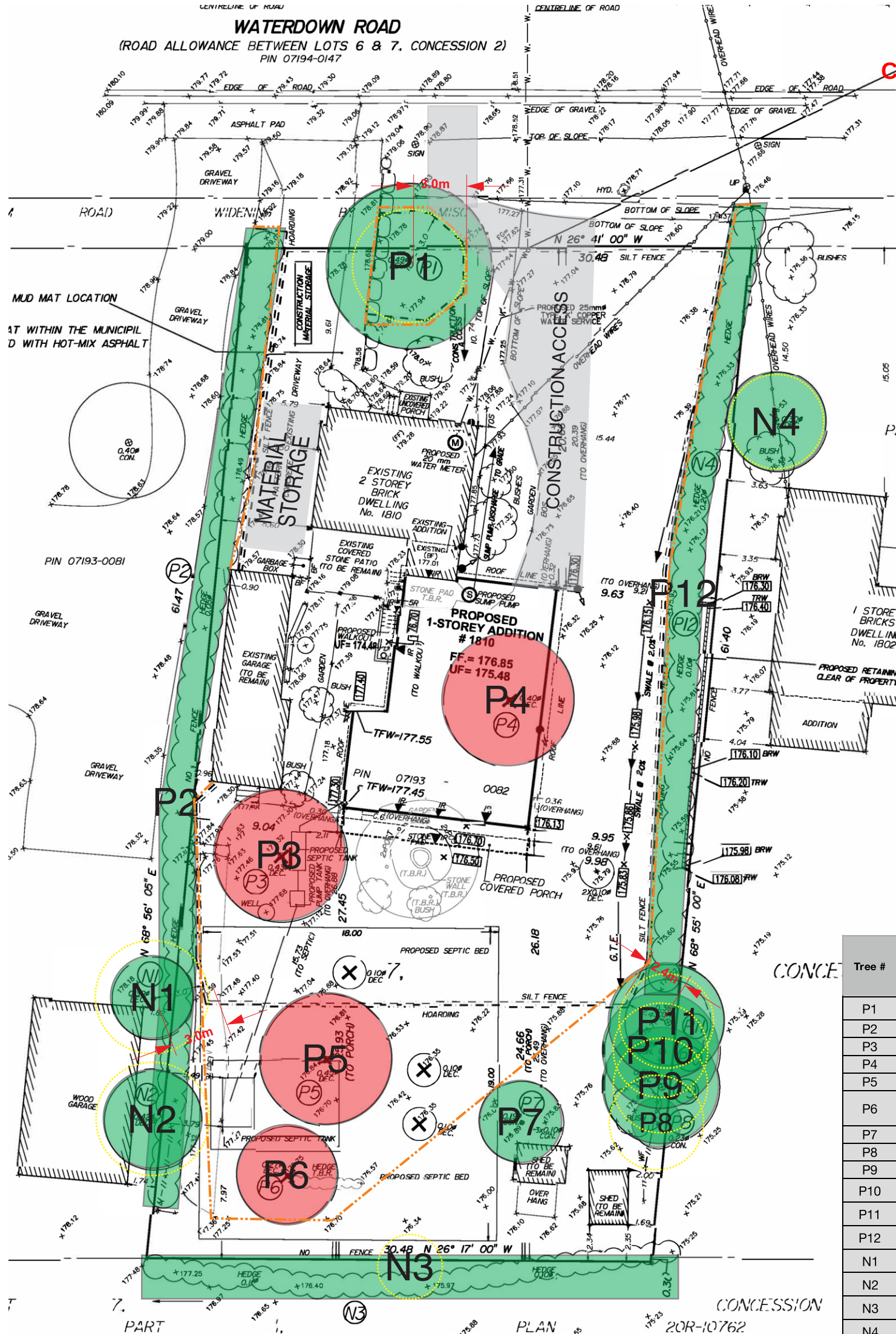
The report is the property of Summit SKS Limited and/or its agents and may not be used until payment is made in full unless written permission is granted to do so. Summit SKS Limited reserves the right to withdraw this report and its recommendations, if any requirements are not met. All details and graphics are copyright of Summit SKS Limited.

On Behalf of Summit SKS Limited



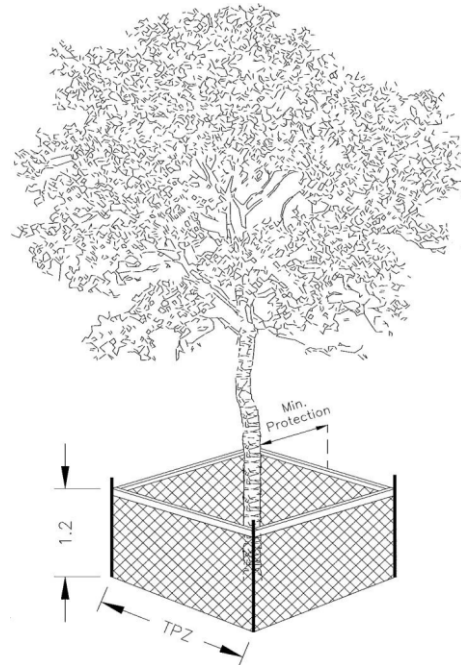
Alex Sharp,
Certified Arborist ON-2026





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Tree Protection and Preservation
Specification No.: SS12A



Detail TP-1 – Tree Protection Detail.

Trunk Diameter (DBH) ²	Minimum Tree Protection Zone (MTPZ) Distances Required ³	Critical Root Zone (CRZ) Distances Required ^{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:

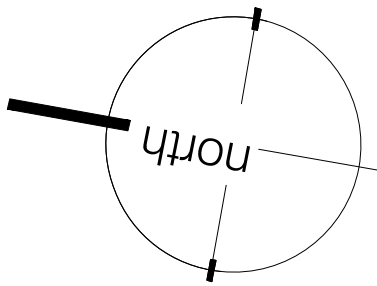
- The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.
- Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above ground.
- Minimum Tree Protection Zone and Critical Root Zone distances are to be measured from the outside 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.
- 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

- The required barrier is a 1.2 metre (4 ft) high orange plastic web snow fencing on 2" x 4" frame. Where orange plastic web snow fencing creates a restriction to sightlines, page wire fencing with reflective tape can be used.
- Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the entire duration of the project. The barriers shall be maintained erect and in good repair throughout the duration of construction operations with breaks and unsupported sections repaired immediately. Tree protection may not be removed prior to the completion of construction without written authorization from the Manager of Urban Forestry or designate.
- All supports and bracing used to safely secure the barrier should be located outside the MTPZ. All supports and bracing should minimize damage to roots.
- Where some fill or excavated material must be temporarily located near a MTPZ, a wooden barrier with silt fencing must be used to ensure no material enters the MTPZ.
- No materials or fill may be stored within the MTPZ.
- Equipment or vehicles shall not be operated, parked, repaired, or refueled within the MTPZ.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the MTPZ without written authorization from the Manager of Urban Forestry or designate.
- A laminated Minimum Tree Protection Zone sign (See Detail TP-3 – Minimum Tree Protection Zone Sign) must be attached to the side of the Tree Protection where it will be visible by persons entering the site. Minimum size must be 10"x14".

Page 6
September 2020

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
P1	Linden Little Leaf	Tilia cordata	49	8	4	6	16	fair	fair	3m	preserve
P2	Cedar White	Thuja occidentalis	5	2	2	2	4	fair	fair	1.8m	preserve
P3	Apple	Malus spp.	43	4	6	2	36	fair	fair	3m	remove
P4	Maple Norway	Acer platanoides	40	8	6	7	36	poor	poor	3m	remove
P5	Poplar Balsam	Populus balsamifera	45	12	6	10	36	fair	fair	3m	remove
P6	Willow Corkscrew	Salix matsudana 'Totuosa'	27	6	4	4	16	fair	fair	2.4m	remove
P7	Cedar White	Thuja occidentalis	19	4	1	2	1	fair	fair	2.4m	preserve
P8	Spruce Blue	Picea pungens	23	6	4	4	16	poor	fair	2.4m	preserve
P9	Spruce Blue	Picea pungens	31	10	6	5	36	poor	fair	2.4m	preserve
P10	Spruce Blue	Picea pungens	32	10	5	8	25	poor	fair	2.4m	preserve
P11	Spruce Blue	Picea pungens	36	10	6	8	36	poor	fair	2.4m	preserve
P12	Cedar White	Thuja occidentalis	5 to 10	4	2	4	4	fair	fair	2.4m	preserve
N1	Maple Manitoba	Acer negundo	30	6	6	3	36	fair	poor	3m	preserve
N2	Maple Manitoba	Acer negundo	42	8	6	6	36	fair	poor	3m	preserve
N3	Cedar White	Thuja occidentalis	5 to 10	3	2	3	4	fair	fair	1.8m	preserve
N4	Crabapple Royalty	Malus 'royalty'	20	4	4	2	16	fair	fair	2.4m	preserve



LEGEND	
---	property line
2	existing tree number (refer to chart)
●	existing vegetation to remain
●	existing vegetation to be removed
○	minimum tree protection zone (tpz)
---	tree protection
○	Recommended Tree Protection Zone

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	14/Oct/2020	1st Submission
2		
3		
4		
5		

CERTIFICATIONS



CLIENT
Greenlee Design Studio
MUNICIPALITY
City of Burlington

PROJECT
Private Residence
1810 Waterdown Road

MUNICIPAL FILE NUMBER
#- n/a

SHEET
Tree Protection Plan



SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

5-871 Equestrian Court
Oakville, ON L6L 6L7
t. 289.830.8900
www.summitsks.ca

[illegible]

48

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

Zoning

1) Background information:

The subject property is zoned LN5, Low-Rise Neighbourhood 5, under Zoning By-Law 09-2026, as amended. The LN5 zone requires, among other things, the following:

7.3 Provisions for Detached Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones

a) Lot and Building Requirements by Building Type

The following Table 8 and additional regulations establish the **zone** standards that apply to **detached dwellings** in the Low-Rise Neighbourhood LN1 to LN6 **zones**. Regulations for **accessory buildings and structures** are set out in Section 5.2.

Table 8: Provisions for Detached Dwellings

	LN5
Minimum Lot Area	680 m ²
Minimum Lot Frontage	18 m
Minimum Front Yard	7.5 m
Maximum Lot Coverage	35%
Minimum Rear Yard	⁽³⁾
Minimum Interior Side Yard	1.8 m ⁽⁴⁾
Minimum Exterior Side Yard	4.5 m ⁽¹⁾
Minimum Front Yard Soft Landscaped Open Space	40%
Maximum Building Height	10 m for a peaked roof or 7.5 m for a flat roof ⁽⁶⁾

Notes:

⁽³⁾ On a **corner lot** the **rear yard** may be 4.5 metres.

b) Additional Provisions for Detached Dwellings

- i) The total width of all **private garage** door openings facing a **street** shall not exceed 50% of the width of its **building** elevation.
- ii) An attached **private garage** with a garage door facing a **street** is not permitted to project beyond the longest wall facing a **street** and containing residential floor

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

area on the **first storey** of a dwelling, or where there is a **porch** attached to the longest wall facing a **street**, it shall not project past the **porch**.

iii) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

iv) In the LN5 and LN6 **zones**, the maximum **building** depth shall be 20 metres, measured from the minimum required **front yard** or **established front yard**, to the wall more than 0.5 metres above **grade** closest to the **rear lot line**.

2) Proposal:

The applicant is proposing the construction of a rear yard addition to an existing two-storey detached dwelling with an attached garage.

3) Variances required:

1. To permit a rear yard of 4 m instead of the minimum required 4.5 m for an addition to a detached dwelling.
2. To permit a dwelling depth of 20.4 m instead of the maximum permitted 20 m measured from the required front yard to the rear wall of the addition.

4) Notes and conditions:

Condition:

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

Notes:

1. Variances have been identified based on the plans submitted for zoning review. If additional variances are identified when a Pre-Building Approval 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 are being reviewed under Section 45(1) of the *Planning Act*.

Date: July 22, 2026

Prepared By: J. Parker

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
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Site Planning

Site Characteristics	
Lot Frontage (m)	25 m
Lot Area (m²)	797.90 m ² (# indicated on Site Plan)
Existing Land Uses <i>(ex. buildings, structures, driveways, fences, etc...)</i>	Two-storey detached dwelling with an attached garage; existing driveway; board fence.
Site Grading <i>(ex. Flat and level, significant grade differences)</i>	Flat and level
Notable Site Features	Corner lot. The front door of the house faces Holt Drive (the longer frontage), but due to the zoning definition of "Lot Line, Front", the shorter frontage along Gayne Boulevard is consider the "front" of the property.
Surrounding Land Uses <i>(ex. Adjacent building relationships, natural features, notable adjacencies)</i>	Low-rise residential
Nearest Major Intersection	King Road and North Shore Boulevard East
Neighbourhood Boundaries*	North: Plains Road East East: QEW South: North Shore Boulevard East West: King Road
*Based on OP, 1997 residential neighbourhood definition	

Neighbourhood Characteristics:

- The surrounding area is characterized by low-rise detached dwellings, generally one to two storeys in height, with a variety of building forms including bungalows, split-levels, one-and-a-half-storey dwellings and two-storey houses.
- Dwelling massing is varied rather than uniform, with differences in roof form, building depth, garage projection and upper-storey configuration.
- Exterior materials are varied but generally include brick, stone, horizontal siding and combinations of these materials. Roofs are predominantly pitched, with gable, hip and dormer elements commonly used to articulate building form.
- Properties generally contain substantial front-yard landscaping, including mature deciduous and coniferous trees, lawn areas, shrubs and foundation planting, which provides visual separation between dwellings and softens the appearance of built form from the street.
- Dwelling footprints and building forms vary within the neighbourhood, including differences in building depth, projections and articulated wall planes.

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The proposed minor variance is connected to an interior remodelling project currently underway, which has expanded a main floor building wall into a previously recessed area of the ground floor façade at the northeast corner (see site photos). Although the relocation of the exterior wall has been partly completed, the project has been reviewed as if it is proposed.

A site visit was conducted on August 6, 2026, and existing on-site conditions are summarized in site photos included in Attachment No. 1 (Site Photos). At the time of the site visit, construction of the proposed addition had commenced and was partially complete.

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:

- Section 76 of the ROP indicates 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. Given that detached dwellings are permitted by the City's Zoning By-law, staff are of the opinion that the requested variances meet the general intent and purpose of the ROP.

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 proposal/variances meet the general intent and purpose of the Official Plan for the following reasons:

- The proposed use is consistent with the property's 'Low-Rise Neighbourhoods I' designation under 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.

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
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-
- Whereas General Objectives for Residential Neighbourhood Areas under Section 8.3.1 of the BOP, 2020 directs that new development “be balanced with other planning considerations” and achieve “compatibility and integration within existing residential neighbourhoods” (a), while considering the “surrounding *physical character*”, the proposal is consistent with these objectives in the following ways:
 - The addition is confined to the main-floor level at the northeast corner of the dwelling and infills an existing recess in the building footprint in order to expand the kitchen and create an open-concept kitchen/dining/living room area. It does not add a storey, increase the existing building height, or expand the second-storey footprint.
 - The existing upper-storey form and roofline are retained, keeping the new floor area visually subordinate to the established two-storey dwelling and limiting the change in building mass along the north side of the property.
 - The proposed north elevation incorporates horizontal siding and brick, materials already present on the dwelling, allowing the addition to read as an integrated extension of the existing building rather than a visually distinct building element.
 - Whereas *compatible* is defined 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:
 - The requested 4.0 m rear yard is an existing spatial condition established by the current rear wall of the dwelling. The addition aligns with this established rear building line and does not project closer to the rear lot line.
 - The proposed infill is located opposite the side wall of the dwelling to the northeast. An existing board fence extends along this interface and provides visual screening where the additional building length would otherwise be most apparent.
 - The addition is limited to the main floor and does not extend the second storey. As a result, the added depth does not create a new two-storey wall condition along the north side and the overall massing remains principally defined by the existing dwelling.
 - The work is concentrated at the rear/northeast portion of the dwelling and does not alter the established street-facing building form along Holt Drive or Gayne Boulevard. The public-facing relationship of the dwelling therefore remains substantially unchanged.
 - Engineering has reviewed the proposal for potential drainage impacts affecting neighbouring properties and does not object. Forestry staff have reviewed the proposal for potential tree impacts and do not object.

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2) City of Burlington Zoning By-law 09-2026:

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 (7.3 a))

The general intent and purpose of the minimum rear yard provision is to provide separation between a dwelling and the rear lot line and maintain an appropriate rear yard. The proposed minor variance is consistent with this intent for the following reasons:

- The proposed work is limited to the northeast corner of the existing dwelling; the balance of the rear yard remains open and continues to provide outdoor amenity area and separation from the rear lot line.
- The 4.0 m setback is already established by the existing rear wall. The addition squares off the recessed corner but does not extend beyond that existing rear building line or reduce the minimum separation already present on the site.
- The existing board fence provides screening along the interface with the dwelling to the northeast, including the portion of the addition where the increased building length is most directly experienced from the adjoining property.
- Development Engineering has reviewed the proposal for potential drainage impacts and does not object.

Yes– (Variance No. #2 (7.3 b) iv)

The general intent and purpose of the maximum dwelling depth provision is to limit the extent of a dwelling toward the rear of a lot and control building mass. The proposed minor variance is consistent with this intent for the following reasons:

- The additional depth occurs only at the main-floor level. The second-storey footprint and overall building height remain unchanged, which limits the visual mass associated with the additional floor area.
- The 20.4 m dwelling depth variance is triggered by squaring off the existing recessed northeast corner and is not carried across the full width of the rear elevation.
- The 0.4 m exceedance does not alter the established street-facing form of the dwelling. The principal two-storey mass, roofline and relationship to both street frontages remain unchanged.
- Along the north elevation, the proposed exterior treatment continues the dwelling's existing brick-and-siding material vocabulary, while the rear-yard separation and existing board fence continue to buffer the addition from the property to the northeast.

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?

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Yes

The proposed minor variances are desirable for the appropriate development and use of the building for the following reasons:

- The proposed addition infills an existing recessed portion of the building footprint and accommodates the proposed main-floor reconfiguration through a localized expansion, without extending the second storey.
- The proposal retains the established two-storey detached dwelling form, roofline and overall height, so the addition remains subordinate to the existing building mass.
- The property is a corner lot for which Gayne Boulevard is the front lot line for zoning purposes, while the dwelling is oriented toward Holt Drive. The addition is located at the rear/northeast portion of the dwelling and does not materially alter the building's established presentation to either street frontage.
- The proposed infill area is well set back from the dwelling to the northeast and screened by an existing board fence along the shared interface, limiting the visual effect of the additional main-floor wall length.
- Development Engineering and Forestry have reviewed the proposal and do not object.

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:

- Both variances arise from the same localized main-floor 2.84m² infill at the northeast corner of the dwelling rather than from a broader expansion of the building envelope.
- The requested 4.0 m rear yard does not establish a new encroachment toward the rear lot line; it reflects the setback already created by the existing rear wall.
- The 0.4 m dwelling-depth exceedance represents a 2% increase over the 20 m standard. Because the added area is confined to the main floor, with no increase to the second-storey footprint or building height, the practical change in overall massing is limited.
- No adverse drainage or tree impacts have been identified through the Development Engineering and Forestry reviews.

Cumulative Effects of Multiple Variances and Other Planning Matters:

The cumulative effect is minor, and staff are supportive for the following reasons:

**COMMITTEE OF ADJUSTMENT
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- The combined effect is concentrated in one portion of the main-floor footprint rather than creating separate or compounding changes across the site.
- Taken together, the variances do not materially alter the established spatial or built-form relationship with the adjoining properties.

Recommendation:

Staff has reviewed the proposed variance 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: August 7, 2026

Prepared By: Melissa Gasic, MCIP RPP

**Report Schedules & Attachments:
Attachment No. 1 (Site Photos)**



View of the Holt Drive frontage



View of the driveway/front of the property from Gayne Boulevard

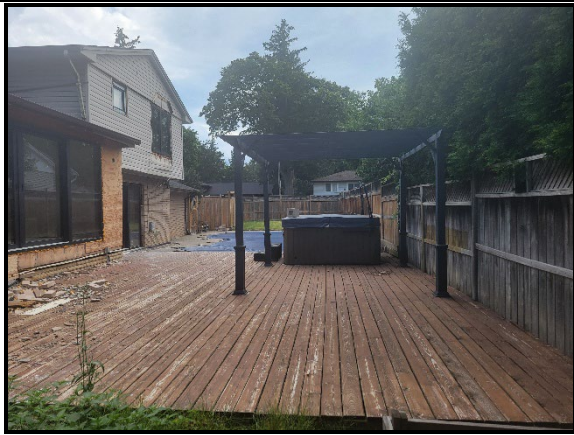


View of the addition and the northerly abutting property beyond



View of the addition

**COMMITTEE OF ADJUSTMENT
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View of the rear yard



View from the rear yard

Technical Reviewer Comments:**Development Engineering**

Development Engineering has reviewed the proposed minor variances and has no objections. Changes to the plans may be required during the Grading and Drainage Clearance Certificate review process.

Date: July 24, 2026Prepared By: D. Savelli**Forestry**

Forestry has reviewed the application and has no objection to the proposed minor variance(s) and provides the following advisory comment(s) to the applicant:

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.

Date: July 28, 2026Prepared By: J. Lee**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.

**COMMITTEE OF ADJUSTMENT
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-
3. Designer to ensure max area of glazed openings for the proposed north elevation do not exceed spatial separation requirements in accordance with OBC Division B, 9.10.15.4.

Date: Aug. 4, 2026

Prepared By: A. Kuzmichuk

Transportation Planning

Deemed Road Width Analysis

Holt Drive 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.

Gayne Boulevard 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: June 29, 2026

Prepared By: Thalia Thompson

Transportation Planning have reviewed the proposed minor variance application and have no comments because the application has no impact on parking, the driveway, or the adjacent street.

Date: August 7, 2026

Prepared By: D. Napoli

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

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: July 24, 2026

Prepared By: L. Bray

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Agency Comments:

Halton Region

Regional Contaminated Sites Database:

In order to maintain the Region's Contaminated Sites Database, Regional staff request final copies of all environmental reports (if applicable) including: Geotechnical Studies, Hydrogeological Studies, Phase One and/or Two Environmental Site Assessments, Remediation Reports, Risk Assessments, Record of Site Condition (RSC), and/or Certificate of Property Use (CPU).

Regional Staff have reviewed the Minor Variance application proposing the construction of a rear yard addition to an existing two-storey detached dwelling with an attached garage. Variance is requested to the minimum required rear yard, and the maximum permitted dwelling depth.

- 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: August 5, 2026

Prepared By: Navjot Kaur

Burlington Hydro

See Burlington Hydro comments attached at the end of this report.

Date: August 4, 2026

Prepared By: Carlos Gaviria



Burlington **hydro**
inc.

August 4, 2026

641 Holt Dr,
Burlington, ON

Attention: Nader Honarmand, 416-474-9129, nader.quadra@gmail.com, Agent

Re: Proposed construction of a rear yard addition

Dear Nader,

This letter serves as confirmation that Burlington Hydro Incorporated ("BHI") has reviewed the proposed construction of a rear yard addition designs forming part of building permit file number **540-02-A-037/26** submitted to the City of Burlington's Building Department.

Upon reviewing the submitted permit application drawings, and through review of BHI records, the proposed construction of a rear yard addition shall not interfere with the access of the existing hydro service in the property.

Before you begin demolition or construction, we would like to stipulate the following conditions:

- Relocation, modification or removal of existing hydro facilities, if required, shall be at the customer's expense. BHI will refer to the latest BHI standards, if possible, if issues arise between existing hydro facilities and proposed building structures.
- Hydro easement is to remain clear of heavy vehicle traffic. Construction shall not encroach any easement.
- Customer is to ensure that BHI has access to hydro facilities and easements.
- Customer to acquire any easement for Burlington Hydro, if required.
- Project must meet City of Burlington Standards.
- Machine excavation within one meter of underground plant is not permitted.
- Do not excavate within two meters of Hydro poles and anchors except for the termination pole where the duct structure shall be terminated by the customer under the supervisor of BHI inspector.
- Please arrange for underground hydro cable locates, prior to beginning construction, by contacting Ontario One call at (800) 400-2255.
- To ensure safety, maintain a minimum working clearance of 1 meter (3 feet) from any secondary wire (120V/240V) and a 3-meter (10 feet) minimum clearance from any primary wire (exceeding 750V).
- Please refer to the latest edition of the Occupational Health and Safety Act ("OHSA") and Regulations for Construction Projects when construction is planned to be performed in the proximity of hydro distribution system.



Burlington**hydro**_{inc.}

- Arrange for disconnect and isolation of the power supply if a person or equipment is to encroach on the minimum distance permitted under the OHSA and OESC.

I may be contacted at (905) 332 1851 ext. 347 should you have additional questions or concerns

Regards,

Carlos Gaviria C.E.T.
Engineering Services Technician

Rosso Parra, P.Eng.
Engineering Manager
Customer Connections & Key Accounts

AUG. 04 / 2026
RP

NOTICE OF PUBLIC HEARING

Jesse Kirshenbaum and Heather Kirshenbaum of 641 Holt Dr. 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 **641 Holt Dr. Burlington** (see map).

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

1. To permit a rear yard of 4 m instead of the minimum required 4.5 m for an addition to a detached dwelling.
2. To permit a dwelling depth of 20.4 m instead of the maximum permitted 20 m measured from the required front yard to the rear wall of the addition.

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 **August 17, 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 SEPTEMBER 2, 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

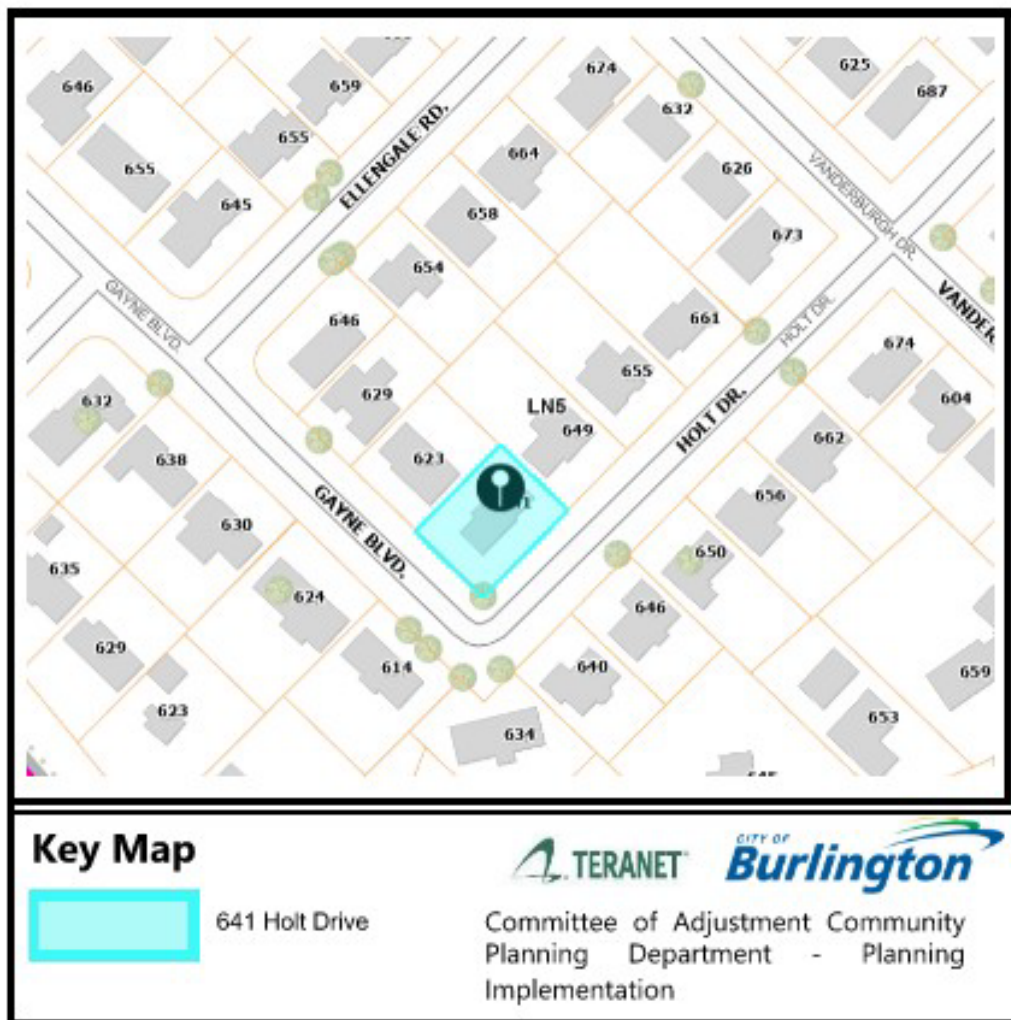
Yours truly,



Catherine Susidko-Petriczko
Secretary-Treasurer
Committee of Adjustment

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



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: Elyse Meneray

Name of Zoning Examiner: Nataliya Yatsenko

PROPERTY INFORMATION

Municipal Address(es) of property:

641 Holt Dr, Burlington, ON L7T 3N4

Legal Description of property:

PLAN 1137 LOT 2

Official Plan Designation: 1137 Current Zoning Designation LN5

OWNER(S) INFORMATION:

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

Jesse Kirshenbaum, Heather Kirshenbaum

Mailing Address: 641 Holt Drive City: Burlington

Postal Code: L7T 3N4 Home Phone: _____ Mobile Phone: [REDACTED]

Work Phone: _____ E-Mail: [REDACTED]

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

Name:

Nader Honarmand

Business Address: 16 Stonehedge Hollow City: Unionville

Postal Code: L3R 3Y9 Home Phone: _____ Mobile Phone: [REDACTED]

Work Phone: _____ E-Mail: [REDACTED]

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.

Renovation of the existing single family home with some changes to the main floor layout with a 2.84 sq.m addition replacing the existing deck in the back.

Variance(s) Requested	Zoning Bylaw Requirement
4.04 meter for the rear yard set back	4.5 m
20.4m building depth depth	20 m

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:

1. Why is the variance(s) minor in nature? _____

The requested variance is minor in nature as the existing dwelling already has an approximate building depth of 20.5 m, whereas the Zoning By-law permits a maximum building depth of 20.0 m and as it relates to a small addition that encloses an existing rear deck only. The proposed work does not significantly increase the building footprint or massing and is not expected to create any impact on neighboring properties.

2. Why are the variance(s) desirable for the appropriate use of the land? _____

The variance allows for a modest improvement to the existing single detached dwelling by enhancing the functionality of the main floor layout while maintaining the property's existing residential use and character. The extension is compatible with the surrounding neighborhood and represents a reasonable and desirable enhancement to the property without altering its established character.

3. Do the variance(s) meet the intent and purpose of the Official Plan? _____

Yes. The proposal represents a minor improvement to an existing dwelling that is compatible with the surrounding residential neighborhood and supports the continued use of the property for residential purposes. No adverse impacts on surrounding properties are anticipated.

4. Do the variance(s) meet the intent and purpose of the Zoning By-law? _____

Yes, PEASE SEE THE ADDED PAGE NEXT FOR MORE EXPLANATION.

Answer of the 4th test under the Planning Act from page 10 of the Application:

Yes. The intent of the maximum building depth provision is to ensure appropriate building massing, adequate rear yard amenity space, and compatibility with adjacent properties. The proposed addition consists of enclosing a small portion of an existing rear deck and does not materially alter the overall building depth relationship that currently exists on the property. Adequate rear yard area and residential amenity space will remain, and the proposal will not create adverse impacts related to privacy, overlook, shadowing, or neighborhood character. Therefore, the proposal maintains the general intent and purpose of the Zoning By-law while permitting a minor and appropriate improvement to the dwelling.

Nader Honarmand


Jun/18/2026

PROPERTY DETAILS (please complete all fields):

Date property purchased: <u>Jan/15/2026</u> mmm/dd/yyyy	Date property first built on: <u>Not availab</u> mmm/dd/yyyy	Date of proposed construction: <u>ASAP</u> mmm/dd/yyyy
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Existing Use of the Subject Property (check one):

Detached Dwelling ☒ Semi-Detached Dwelling ☐
 Townhouse Dwelling ☐ Street Townhouse Dwelling ☐
 Apartment ☐ Mixed Use ☐ Hi Rise ☐
 Commercial ☐ Industrial ☐ Vacant ☐
 Other ☐ _____

Length of time the existing uses of the subject property have continued:

Since first built

Proposed Use of the Land:

Single Family Dwelling

Existing Uses of Abutting Properties (check all that apply)

Residential ☒ Commercial ☐ Industrial ☐ Multi-Residential ☐ Vacant ☐ Hydro right of-way ☐
 Railway right-of-way ☐ Provincial Highway ☐ Park ☐ Other ☐ _____
 Conservation Halton Lands: Lake Ontario ☐ Creek ☐ Storm Water Management Pond/Channel ☐
 Ravine ☐

Additional Information

Is liquor sold on site? Y ☐ or N ☒

Is the property on the Municipal Cultural Heritage Register for the City of Burlington? Y ☐ N ☒
Unknown ☐

Type of Access to the Subject Lands

Provincial Highway ☐	Municipal Road ☒	Private Road ☐	Water ☐	Other(specify) ☐
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Municipal Services Provided

Water ☒	If not available, by what means is it provided:	_____
Sanitary Sewers ☒	If not available, by what means is it provided:	_____
Storm Sewers ☒	If not available, by what means is it provided:	_____

IS THE SUBJECT LAND(S) THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT APPLICATIONS:

☐ Official Plan Amendment ☐ Zoning By-law Amendment ☒ Building Permit
☐ Site Development Plan ☐ Plan of Subdivision ☐ Previous Minor Variance ☐ 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?
Frontage	Depth	Area	Actual	Deemed	Required		
24.99 m	31.93 m	797.90 sq.m.	20 m	20 m	0 m	151.52 (18.99%)	Y ☒ N ☐

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) 150.78	M ²		Ground Floor Area (incl. attached garage) 153.63	M ²	
Gross Floor Area: 109.86	M ²		Gross Floor Area: 112.70	M ²	
Number of Storeys: 2			Number of Storeys: 2		
Width: 8.82	M		Width: 8.82	M	
Length: 19.84	M		Length: 19.84	M	
Height: 6.86	M		Height: 6.86	M	
Garage/Car Port			Garage/Car Port		
Detached?	Y ☐ N ☒		Detached?	Y ☐ N ☒	
Gross Floor Area: 38.82	M ²		Gross Floor Area: 38.82	M ²	
Width: 6.27	M		Width: 6.27	M	
Length: 6.49	M		Length: 6.49	M	
Height: 4.5	M		Height: 4.5	M	
Accessory Structures (Shed, Gazebo, etc)			Accessory Structures		
Gross Floor Area: 8.82	M ²		Gross Floor Area: 8.82	M ²	
Width: 2.97	M		Width: 2.97	M	
Length: 2.97	M		Length: 2.97	M	
Height: 3	M		Height: 3	M	
Other (pool, additional sheds, decks, driveways, etc.)			Other		
Gross Floor Area: (Pool) 42	M ²		Gross Floor Area: (Pool) 42	M ²	
Width:	M		Width:	M	
Length:	M		Length:	M	
Height:	M		Height:	M	
LOCATION of all existing and proposed buildings and structures					
EXISTING			PROPOSED		
Front: 7.92	M		Front: 7.92	M	
Rear: 4.05	M		Rear: 4.04	M	
Side/Street Side: 9.44	M		Side/Street Side: 9.44	M	
Side/Other Side: 6.72	M		Side/Other Side: 6.72	M	

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

Jesse & Heather Kirshenbaum

Property Address

641 Holt Dr, Burlington, ON L7T 3N4


Signature of Owner/Applicant

06/17/2026

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

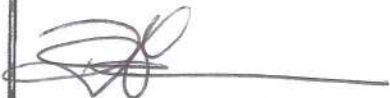
Agent: _____

I, Nader Honarmand of the Hamilton West/Wood in the Hamilton
(print name) (Region/City/County) (City/Town/Township)

of Ontario 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 Halton of Burlington in the Ontario
(Region/City/County) (City/Town/Township)

this 18 day of June 2026.



Roxanne Marie Gosse, a
Commissioner, etc., Province of
Ontario, for The Corporation of the
City of Burlington.

Signature of Commissioner, etc.
Expires October 25, 2027



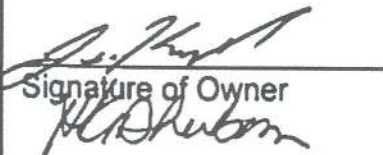
Signature of Applicant or Authorized Agent

PERMISSION TO ENTER

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

Municipal Address of Subject Lands: 641 Holt Dr, Burlington, ON L7T 3N4

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.



Signature of Owner

Jesse & Heather Kirshenbaum

Print Name

OWNERS AUTHORIZATION

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

I, Jesse & Heather Kirshenbaum being the registered owner of the subject lands, hereby
(print name)

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

application for a Minor Variance.


Signature of Owner

06/17/2026
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 ☒ Metric Scale ☒ North Arrow ☒ Frontage ☒ Depth ☒ Lot Area ☒ Lot Coverage ☒ Deemed Street Line ☒ Existing Front Yard Setbacks ☒ Existing Rear Yard Setbacks ☒ Existing Side Yard Setbacks ☒ Existing Street Side Yard Setbacks ☒ Existing Porch, Stairs and Overhang Setbacks ☒ Proposed Front Yard Setbacks ☒ Proposed Rear Yard Setbacks ☒ Proposed Side Yard Setbacks ☒ Proposed Street Side Yard Setbacks ☒ Proposed Porch, Stairs and Overhang Setbacks ☒ Streets (Public and Private) ☒ Street Names ☒ Parking (Dimensioned spaces, Driveway Width, Arrangement) ☒ Railways (Location of them and setbacks to structures) ☒ 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.

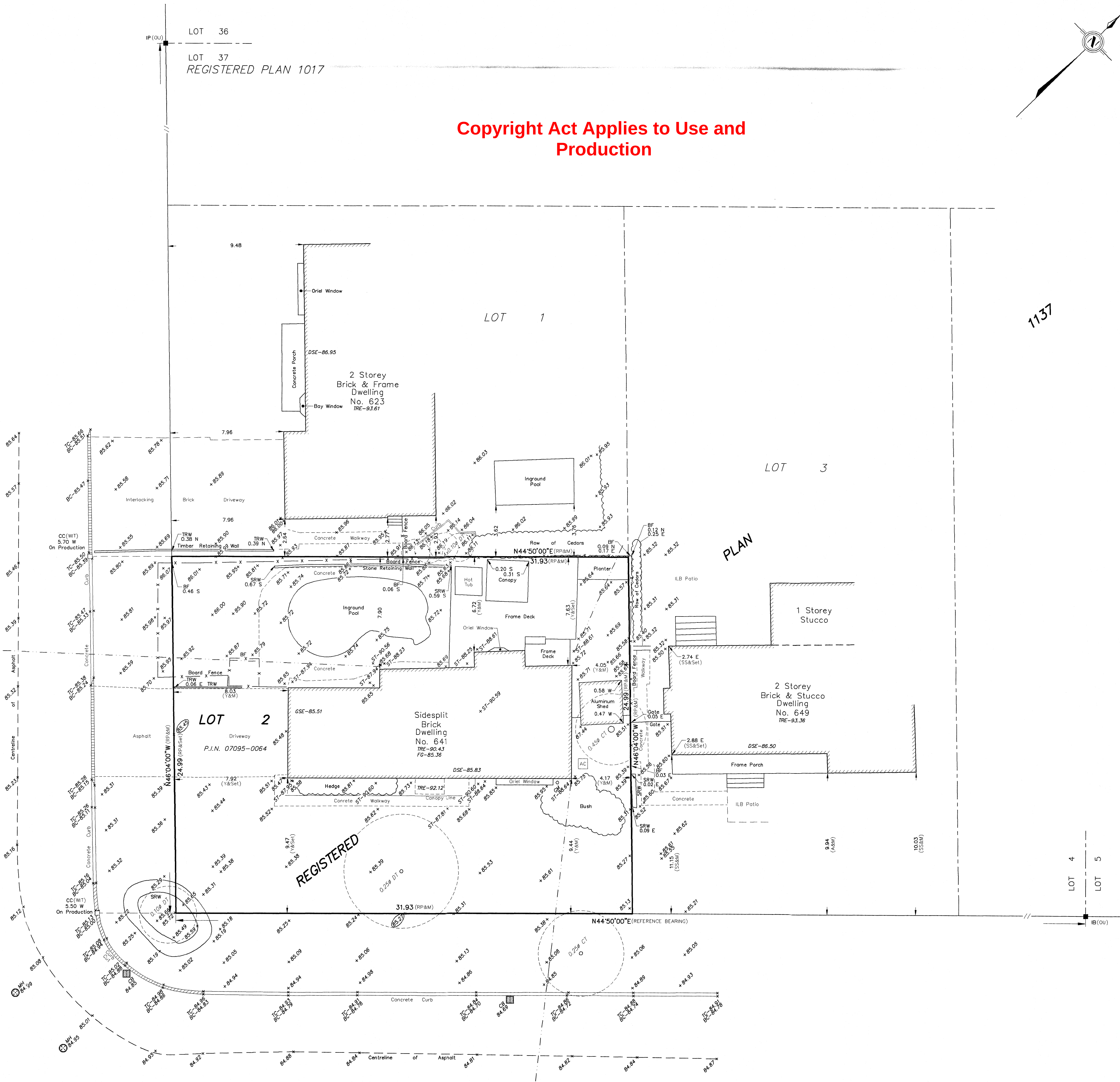
Nader Honarmand

Signature of Owner/Agent

June 18/2026

Date (mmm/dd/yyyy)

GAYNE BOULEVARD
(By Registered Plan 1137)
P.I.N. 07095-0042



HOLT DRIVE
(By Registered Plan 1137)
P.I.N. 07095-0068

Copyright Act Applies to Use and
Production

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
LOT 2
REGISTERED PLAN 1137
CITY of BURLINGTON
Regional Municipality of Halton
SCALE 1 : 150
AVANTI SURVEYING INC.
© COPYRIGHT 2024

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE
NORTH LIMIT OF HOLT DRIVE, HAVING A BEARING OF
N44°50'00"E ACCORDING TO REGISTERED PLAN 1137

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE
CITY OF BURLINGTON BENCHMARK NO. 1079 HAVING A
PUBLISHED ELEVATION OF 87.49 METRES.

LEGEND

□	DENOTES	SURVEY MONUMENT SET
■	DENOTES	SURVEY MONUMENT FOUND
RP	DENOTES	REGISTERED PLAN 1137
N.S.E.W	DENOTES	NORTH, SOUTH, EAST, WEST
M	DENOTES	MEASURED
CC	DENOTES	CUT CROSS
IP	DENOTES	IRON PIPE
IB	DENOTES	IRON BAR
WIT	DENOTES	WITNESS
P.I.N.	DENOTES	PROPERTY IDENTIFIER NUMBER
ILB	DENOTES	INTERLOCKING BRICK
BF	DENOTES	BOARD FENCE
CRW	DENOTES	CONCRETE RETAINING WALL
SRW	DENOTES	STONE RETAINING WALL
AC	DENOTES	AIR CONDITIONER
CB	DENOTES	CATCH BASIN
MH	DENOTES	MANHOLE
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
DSE	DENOTES	DOORSILL ELEVATION
TRE	DENOTES	TOP OF ROOF ELEVATION
GSE	DENOTES	GARAGE SILL ELEVATION
ST	DENOTES	UNDERSIDE OF SLOTTED ELEVATION
FG	DENOTES	FIXED GRADE ELEVATION
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
Ø	DENOTES	DIAMETER
GM	DENOTES	GAS METER
OU	DENOTES	ORIGIN UNKNOWN
A	DENOTES	PLAN BY AVANTI SURVEYING INC., O.L.S. DATED SEPTEMBER 20, 2022
SS	DENOTES	PLAN BY SEWELL & SEWELL, O.L.S. DATED NOVEMBER 10, 1969
Y	DENOTES	PLAN BY YATES & YATES LIMITED, O.L.S. DATED FEBRUARY 1, 1983

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-94814

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

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 5TH DAY OF
DECEMBER, 2024.

DECEMBER 18, 2024
DATE
CHIT'S BERESNEWICZ
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR
JACK-LYN LEWIS & STEPHEN JACKSON

PART 2 - SURVEY REPORT
1) PLEASE NOTE: LOCATION OF FENCES AND OVERHEAD WIRES
2) REGISTERED ASSESSMENTS AND/OR RIGHTS-OF-WAY: NONE
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

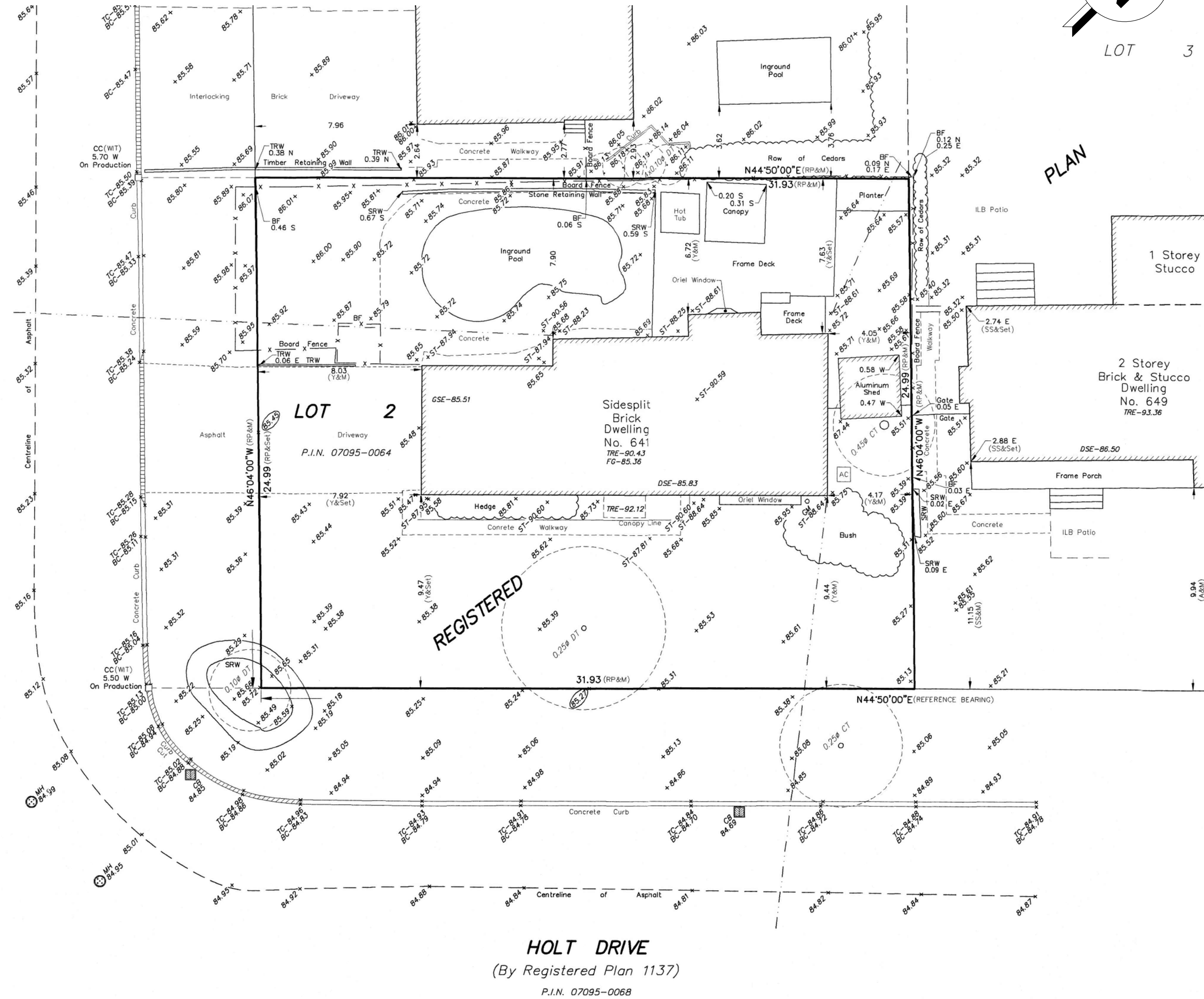
AVANTI
SURVEYING INC.
310 North Queen St., Unit 102, Toronto ON M5C5K4
Tel: (416) 231-1174 - Fax: (416) 621-3360
EMAIL: info@avantisurveying.com

DRAWN: S.S. CHECKED: C.B./A.M. PROJECT 24-286

641 HOLT DR, BURLINGTON, ON L7T 3N4

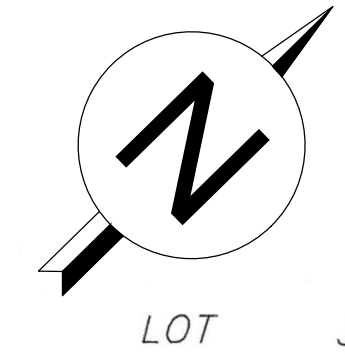


Copyright Act Applies to Use and Production



EXISTING SITE PLAN/SURVEY

1:150

[illegible]

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CLIENT:

Mr. Jesse Kirshenbaum

PROJECT: RESIDENTIAL
EXTENSION – RENOVATION

PROJECT ADDRESS:
641 Holt Dr, Burlington, ON L7T 3N4

DRAWING:

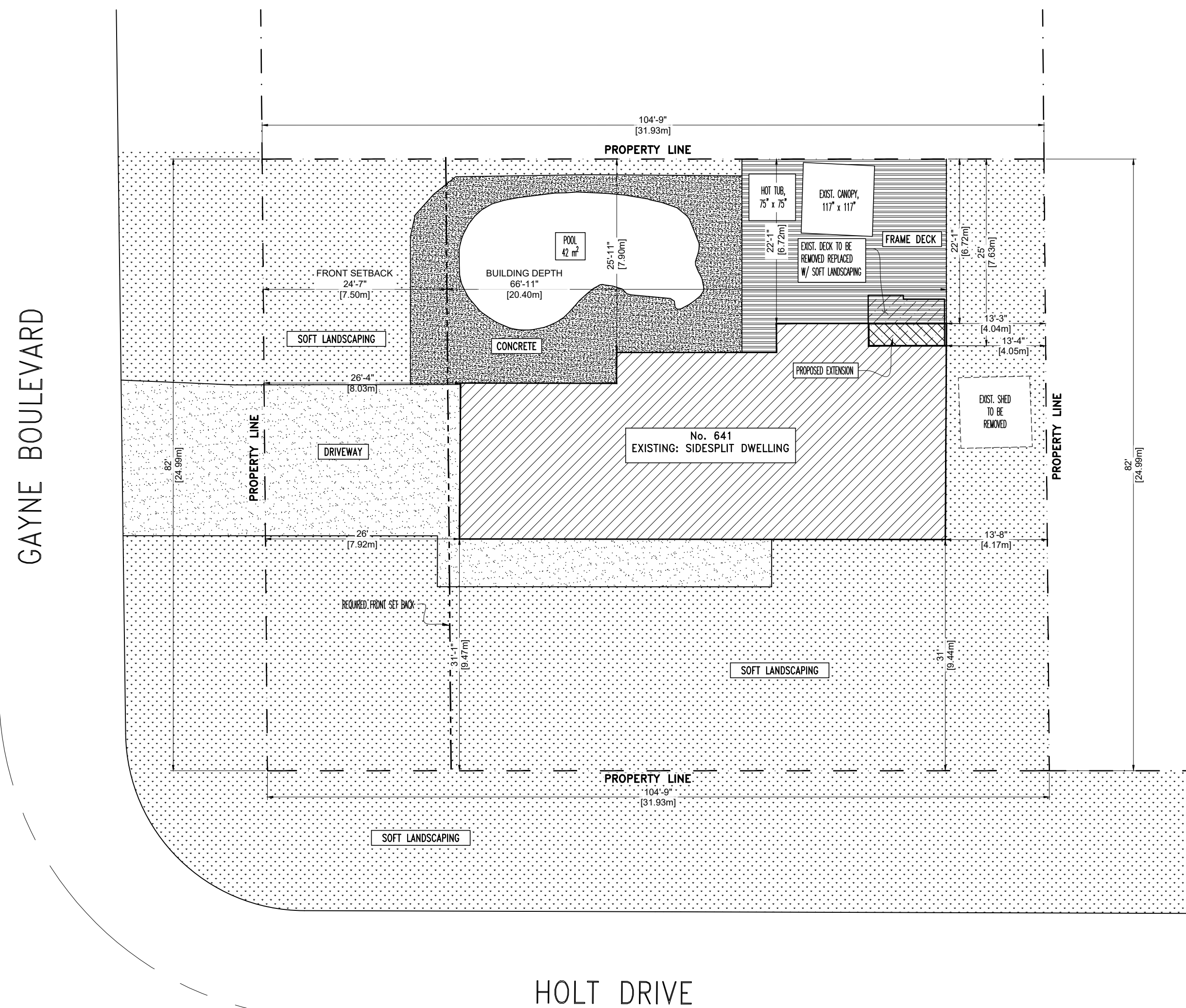
EXISTING SITE PLAN

DATE: 07/04/2026	PROJECT NO: Q20260106
SCALE: 1:150	
DRAWN BY: —	
CHECKED BY: NH	
DRAWING NO: A0.0	



BY-LAW 09-2026	
ZONE LNS	
LOT FRONTAGE	25 M
MIN. LOT AREA	680 M ²
LOT AREA	797.90 M ² (8,588.50 FT ²)
MIN. FRONT YARD SETBACK	7.5 M
EXIST./PROPOSED FRONT YARD SETBACK	7.92 M
MIN. INTERIOR SIDE YARD SETBACK	1.8 M
EXIST./PROPOSED INTERIOR SIDE YARD SETBACK	6.72 M
MIN. REAR YARD SETBACKS	4.5 M (SECTION 7.3, TABLE 8 - NOTE 3)
EXIST. BUILDING REAR YARD SETBACKS	4.05 M
PROPOSED ADDITION REAR YARD SETBACKS	4.04 M
MAX. LOT COVERAGE	35%
EXIST. LOT COVERAGE	148.68 M ² (1600.36 FT ²) 18.63%
PROP. LOT COVERAGE	153.63 M ² (1653.7 FT ²) 19.25%
EXIST. MAIN FLOOR AREA	109.86 M ² (1182.5 FT ²)
EXIST. 2ND FLOOR AREA	57.25 M ² (616.19 FT ²)
PROP. MAIN FLOOR AREA	112.7 M ² (1213 FT ²)
MAX. BUILDING HEIGHT	10 M
EXIST./PROPOSED BUILDING HEIGHT	6.86 M

- NO CHANGES TO THE BUILDING'S HEIGHT, DEPTH, AND LENGTH
- NO CHANGES TO THE ROOF STRUCTURE
- NO CHANGES TO THE SOUTH AND WEST ELEVATIONS.
- NO CHANGES TO THE HEATING AND COOLING SYSTEM
- FOR GENERAL NOTES AND APPLICABLE CONSTRUCTION ASSEMBLY DETAILS SEE DWG A0.2
- ALL WINDOWS AND DOORS TO BE REPLACED WITH NEW ONES EXCEPT GARAGE'S WINDOW
- FOR STRUCTURAL NOTE AND DETAILS SEE DWG S0.0
- SEE DOORS AND WINDOWS SCHEDULE FOR DOORS AND WINDOWS SIZES



PROPOSED SITE PLAN

1:150

REVISONS			
No.	DATE	ISSUED FOR	APPROVED BY
0	08/04/2026	BUILDING PERMIT	NH
1	10/06/2026	BUILDING PERMIT	NH

GENERAL NOTE: THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF QUADRA BUILDING GROUP LTD. THE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER. DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY TO BE REPORTED IMMEDIATELY TO ENGINEER. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.



CLIENT:

Mr. Jesse Kirshenbaum

PROJECT: RESIDENTIAL
EXTENSION – RENOVATION

PROJECT ADDRESS:
641 Holt Dr, Burlington, ON L7T 3N4

DRAWING:

PROPOSED SITE PLAN

DATE: 07/04/2026	PROJECT NO: Q20260106 DRAWING NO: A0.1
SCALE: 1:150	
DRAWN BY: —	
CHECKED BY: NH	

GENERAL NOTES

ROOFS

- 1

TYPICAL SLOPED ROOF CONSTRUCTION

 - ASPHALT SHINGLE (20 YEARS) ON 15 LB BLDG. PAPER
 - EAVES & VALLEY PROTECTION: PROTECTION TO EXTEND 2'-6" (750mm) BEYOND INNER FACE OF EXTERIOR WALL
 - 1/2" (13mm) O.S.B. OR EXTERIOR GRADE PLYWOOD C/W H CLIPS ON
 - PRE-ENGINEERED WOOD TRUSSES OR RAFTERS
 - PRE-FINISHED METAL FLASHING: PROVIDE STEP THRUWALL FLASHINGS AT SLOPING INTERFACE(S) AS REQUIRED. COLOUR AS DESIGNER.
 - NATURAL VENTILATION AS PER O.B.C.; MIN. 1:300 RATIO
 - EVENLY DISTRIBUTED W/ MIN. 50% @ EAVES. USE
 - PRE-FORMED BAFFLES TO ALLOW 1" AIRSPACE BETWEEN INSULATION AND U/S OF PLYWOOD SHEATHING ON ALL CATHEDRAL CEILINGS. (USE 2 1/2" CLEARANCE ON ALL OTHER ROOFS).
 - R.S.I. 8.81 (R-50) BLOWN OR BATT
 - 6 mil. POLY VAPOUR BARRIER, CONTINUOUS OVER INTERIOR WALLS
 - 1/2" (13mm) GYPSUM BOARD
- 2

LOW SLOPE ROOF CONSTRUCTION

 - BUILT UP ROOF ON 3/4" PLYWOOD SHEATHING ON
 - 1x3 CROSS STRAPPING SLOPED TO DRAIN ON JOISTS/ TRUSSES AS NOTED.
 - PROVIDE R-50 BATT INSULATION WHERE ATTIC SPACE AVAILABLE.
 - R.S.I. 5.60 (R31) SPRAY FOAM INSULATION FOR CATHEDRAL CEILINGS WITHOUT ATTIC SPACE
 - 6 MIL. POLY VAPOUR BARRIER
 - 5/8" GYPSUM BOARD TAPED, SANDED & READY TO PAINT.
 - PROVIDE VENTING 1:150 OF ROOF AREA.
- 3

FLAT ROOF CONSTRUCTION OVER PORCH

 - GRAVEL TOP ON
 - 3 PLY FELT ROOFING ON
 - 3/4" EXT.GRADE PLYWOOD SHEATHING ON WOOD RAFTERS
 - PRE-FINISHED METAL SOFFIT

WALLS

- 4

BRICK VENEER EXTERIOR WALL

 - 3 1/2" (90mm) FACE BRICK
 - 1" AIR SPACE
 - 0.03 THICK X 7/8" WIDE GALVANIZED MTL VENEER TIES @ 16" O.C. HORIZ. & 32" O.C. VERT. FASTENED W/ CORROSION RESISTANT, 0.125" DIAM. SCREWS OR SPIRAL NAILS WHICH PENETRATE @ LEAST 1-3/16" INTO STUD.
 - CONTINUOUS TYVEK AIR BARRIER WITH TAPED SEAL
 - 1/2" (13mm) O.S.B. OR EXTERIOR GRADE PLYWD. SHEATHING ON
 - 2"x6" (38x140mm) SPR. WOOD STUD FRAMING @ 16" (400mm) O.C.
 - DOUBLE TOP PLATE & SINGLE SOLE PLATE
 - R22 FIBERGLASS BATT INSULATION IN FILL. (REFER TO ENERGY EFFICIENCY DESIGN SUMMARY INFORMATION ON THIS PAGE)
 - 6 mil. POLY VAPOUR BARRIER (WARM SIDE)
 - 1/2" (13mm) GYPSUM WALL BOARD TAPED, FILLED, SANDED READY FOR PAINT. (16mm (5/8") TYPE X GYPSUM BOARD WHERE SIDE YARD SETBACK IS 1.2M OR LESS. FOR 0.6M OR LESS SETBACK, PROVIDE NON - COMBUSTIBLE CLADDING). PROVIDE WEEP HOLES AT 24" (600mm) O.C. BOTTOM COURSE ONLY & OVER OPENINGS.
 - AT FOUNDATION WALLS, PROVIDE BASE FLASHING 6" (150mm) MIN. UP BEHIND BUILDING PAPER
- 5

STONE VENEER EXTERIOR WALL

 - SIMILAR TO NOTE 4
- 6

BOARDED EXTERIOR WALL (SIDING)

WHERE SIDE YARD SETBACK IS LESS THAN 1.2M

 - PREFINISH FIBER CEMENT HARDE BOARD SIDING
 - 1"x3" (19x84mm) P.T. WOOD STRAPPING @ 16" (400mm) O.C OPPOSITE TO SIDING DIRECTION
 - CONTINUOUS TYVEK AIR BARRIER WITH TAPED SEAL
 - 1/2" (13mm) O.S.B. OR EXTERIOR GRADE PLYWD. SHEATHING ON
 - 2"x6" (38x140mm) SPR. WOOD STUD FRAMING @ 16" (400m O.C.
 - DOUBLE TOP PLATE & SINGLE SOLE PLATE
 - R22 OR R24 FIBERGLASS BATT INSULATION IN FILL. (REFE TO ENERGY EFFICIENCY DESIGN SUMMARY INFORMATION ON THIS PAGE)
 - 6 mil. POLY VAPOUR BARRIER (WARM SIDE)
 - 16mm (5/8") TYPE X GYPSUM BOARD TAPED, FILLED, SANDE READY FOR PAINT.

- 8

NON-COMBUST. STUCCO CLAD. ON STUD FRAMING

DUROCK InsuROCK NC OR APPROVED EQUAL:

EXTERIOR INSULATION FINISH SYSTEM:

 - FINISH COAT, BASE PRIMER, ADDITIONAL PREP COAT LAYER
 - FIBRE MESH EMBEDDED IN PREP COAT,
 - R10 RIGID CONT. INSULATION BOARD
 - BACKWRAP NOTCHER MESH
 - VERTICALLY STITCHED ADHESIVE
 - AIR/ MOISTURE BARRIER
 - SHEATHING
 - 2"x6"(38x140mm) SPR. WD. STUD FRAMING @ 16"(400mm) O.C
 - DOUBLE TOP PLATE & SINGLE SOLE PLATE
 - R22 OR R24 FIBERGLASS BATT INSULATION IN FILL. (REFER TO ENERGY EFFICIENCY DESIGN SUMMARY INFORMATION)
 - 6 MIL. POLY V.B (WARM SIDE)
 - 1/2" (13mm) GYPSUM WALL BOARD TAPED, FILLED, SANDED READY FOR PAINT. (16mm (5/8") TYPE X GYPSUM BOARD WHERE SIDE YARD SETBACK IS LESS THAN 1.2M. INSTALL NON - COMBUSTIBLE CLADDING WHERE SETBACK IS LESS THAN 0.6M.)
 - BOTTOM TRACK WITH DRAINAGE PROVISIONS

NOTE RE. EXTERIOR WALLS
NO INSULATION IN GARAGE EXTERIOR WALL

- 9

GAS-PROOF WALLS AND CEILING

ATTACHED GARAGES MUST BE COMPLETELY SEALED TO PREVENT THE INFILTRATION OF CARBON MON- OXIDE & GASOLINE FUMES INTO THE DWELLING.

 - 1/2" (13mm) GYPSUM BOARD BOARD TAPED, FILLED, SANDED READY FOR PAINT
 - 2"x4" OR 6" (38x89mm or 140mm) WOOD STUDS @ 16" (400mm) O.C. ON
 - MIN. 6" (150mm) CONCRETE CURB OR 1 ROW CONC. BLOCK (REFER TO ROOF PLANS FOR WALL THICKNESS)
 - R22 OR R24 FIBERGLASS BATT INSULATION IN FILL. (REFER TO ENERGY EFFICIENCY DESIGN SUMMARY INFORMATION ON THIS PAGE)
 - 1/2" (13mm) EXTERIOR GYPSUM BOARD, TAPED FILLED & CAULKED TO BASE, SEAL ALL JOINTS GAS TIGHT
 - CAULK ALL PENETRATIONS SUCH AS HOSE BIBS W/ ACOUSTIC SEALANT
 - 6" (200mm) POURED CONC. FOUNDATION WALL BELOW OR 8" (190mm) CONC. BLOCK FOUNDATION WALL & FOOTING CONCRETE FOOTING
 - DOORS BETWEEN GARAGE & DWELLING SHALL BE TIGHT FITTING AND WEATHER-STRIPPED & PROVIDED W/ A SELF-CLOSING DEVICE. DOORS MUST NOT OPEN DIRECTLY INTO A ROOM INTENDED FOR SLEEPING.

- 10

INTERIOR STUD PARTITION

 - 1/2" GYPSUM BOARD ON BOTH SIDES OF 2X4 WOOD STUD @ 16" O.C.
 - DOUBLE PLATE AT TOP, SINGLE PLATE AT BOTTOM.
 - 2x4 WD GIRT @ MID-HEIGHT.

NOTE: ALL INTERIOR PARTITIONS BEHIND TOILETS TO BE 2"x6" (38x140mm) GYPSUM WALL BOARD TAPED, FILLED, SANDED READY FOR PAINT. (16mm (5/8") TYPE X GYPSUM BOARD WHERE SIDE YARD SETBACK IS 1.2M OR LESS. FOR 0.6M OR LESS SETBACK, PROVIDE NON - COMBUSTIBLE CLADDING). PROVIDE WEEP HOLES AT 24" (600mm) O.C. BOTTOM COURSE ONLY & OVER OPENINGS.

- 11

INTERIOR LOAD BEARING WALL

 - 1/2" GYPSUM BOARD ON BOTH SIDES OF 2X6 WOOD STUD @ 16" O.C.
 - DOUBLE PLATE AT TOP, SINGLE PLATE AT BOTTOM.
 - 2X6 WD GIRT @ MID-HEIGHT.
 - TYPICAL INTERIOR STRIP FOOTING TO BE 16"x8" DEEP W/ 2-15M INSULATION.

SLABS

- 12

GARAGE SLAB CONSTRUCTION

 - SLOPED @ 1.5% TO DRAIN TO THE OUTSIDE USING
 - 4" (100mm) REINFORCED CONC. SLAB (REFER TO STRUCTURAL DWG) 32 MPa CONC W/ 5%-8% AIR ENTRAINMENT WITH 6X6X6 WWM IN CENTER OF SLAB.
 - 5" (125mm) GRANULAR FILL (ALL FILL OTHER THAN COURSE CLEAN MATERIAL PLACED BENEATH CONC. SLAB SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT.)
 - PROVIDE 6 MIL. V.B. @ U/S OF SLAB. MIN. 12" OVERLAP AT JOINTS.
 - SLAB TO BE SEALED.

- 13

BASEMENT SLAB CONSTRUCTION

 - 4" REINFORCED CONC.SLAB (REFER TO STRUCTURAL DWG) ON
 - 5" CRUSHED STONE, (ALL FILL OTHER THAN COURSE CLEAN MATERIAL PLACED BENEATH CONC. SLAB SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT.)
 - 6 MIL VAPOUR BARRIER @ U/S OF SLAB. MIN. 12" OVERLAP AT JOINTS.
 - SLAB TO BE SEALED.

FOUNDATION WALLS AND FOOTINGS

- 14

POURED CONCRETE FOUNDATION WALLS

 - A DRAINAGE LAYER IS REQUIRED FOR FDN. WALLS WHERE THE INTERIOR INSUL. EXTENDS MORE THAN 2'-11" BELOW EXT. GRADE.
 - 2 COATS BITUMINOUS DAMPPROOFING TO GRADE.
 - ALL HOLES AND RCESSES SHALL BE FILLED WITH MORTAR.
 - FOUNDATION WALLS SHALL BE BRACED OR HAVE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.
 - 15 LB. BLDG PAPER OVER FDN WALL (INSIDE)
 - 1/2" AIRSPACE, 2X4 WOOD STRAPPING @ 16" O.C.
 - R-12 BATT INSUL. + R-10 CONT. INSUL.OR R-20 CONT. INSUL. (REFER TO ENERGY EFFICIENCY DESIGN SUMMARY INFORMATION ON THIS PAGE) WITH 6 MIL. POLY VAPOUR BARRIER FROM U/S OF SUB FLOOR TO 8" (200mm) ABOVE BASEMENT FLOOR.
 - FOUNDATION WALL TO EXTEND MIN 5-7/8" ABOVE FIN. GRADE
 - CONT. 2X6 WOOD SILL. PLATE FASTENED W/ 1/2" DIA. X 12" LONG
 - ANCHOR BOLTS EMBEDDED 6" IN CONC @ 6'-0" O.C. MAX & PROVIDE A FLEXIBLE SILL GASKET BETWEEN PLATE & FOUNDATION.

- 15

CONCRETE BLOCK FOUNDATION WALLS

 - A DRAINAGE LAYER IS REQUIRED FOR FDN. WALLS WHERE THE INTERIOR INSUL. EXTENDS MORE THAN 2'-11" BELOW EXT. GRADE.
 - 2 COATS BITUMINOUS DAMPPROOFING ON
 - MIN. 1/4" PARGING ON CONCRETE BLOCK WITH TYPE "S" MORTAR w/ 3/16" BLOCK LOCK @ 16" O.C.VERT. 32" HORIZ. PROVIDE 1/4" PARGING COVED OVER POURED CONCRETE FOOTING.
 - FOUNDATION WALLS SHALL BE BRACED OR HAVE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.
 - 15 LB. BLDG PAPER OVER FDN WALL (INSIDE)
 - 1/2" AIRSPACE, 2X4 WOOD STRAPPING @ 16" O.C.
 - R-12 BATT INSUL. + R-10 CONT. INSUL.OR R-20 CONT. INSUL (REFER TO ENERGY EFFICIENCY DESIGN SUMMARY INFORMATION ON THIS PAGE) WITH 6 MIL. POLY VAPOUR BARRIER FROM U/S OF SUB FLOOR TO 8" (200mm) ABOVE BASEMENT FLOOR
 - PROVIDE SOLID TOP COURSE BLOCK OR FILL TOP BLOCK COURSE W/ MORTAR OR CONC.
 - PROVIDE 2" SOLID MASONRY OR CONT. 1-1/2" PLATE UNDER ALL ROOF & FLOOR FRAMING MEMBERS AS WELL AS 7-1/2" SOLID MASONRY UNDER BEAMS & COLUMNS.
 - FOUNDATION WALL TO EXTEND MIN 5-7/8" ABOVE FIN. GRADE
 - CONT. 2X6 WOOD SILL. PLATE FASTENED W/ 1/2" DIA. X 12" LONG
 - ANCHOR BOLTS EMBEDDED 6" IN CONC @ 6'-0" O.C. MAX & PROVIDE A FLEXIBLE SILL GASKET BETWEEN PLATE & FOUNDATION.

- FOOTINGS

- ALL NEW FOOTINGS SHALL BEAR ON UNDISTURBED NATURA SOIL MIN.2200 PSI POURED CONC. AT LEAST 48" BELOW FIN. GRADE W/ ASSUMED BEARING CAPACITY OF 4000 PSF (VERIFY W/ SOIL REPORT) NON-FROST SUSCEPTIBLE BACKFILL.
 - PROVIDE FROST-PROTECTION FOR ALL FOOTINGS.

STEPPED FOOTINGS

- WHEN REQUIRED SHALL HAVE A MAX RISE OF 2'-0" (1'-4" IF SAND OR GRAVEL.) AND A MAX. RUN OF 2'-0".

DRAINAGE

- 4" DIAM. WEEPING TILE COVERED W/ 6" GRANULAR MATERIAL & FILTER CLOTH. WEEPING TILES SHOULD DRAIN TO STORM SEWER, DRAINAGE DITCH, DRY WALL OR SUMP PUMP.
- NOTE:

- WATERPROOFING MEMBRANE FOR FOUNDATION WALLS & UNDER SLAB SHALL BE REQUIRED WHERE HYDROSTATIC PRESSURE OCCURS AS PER OSC 9.13.3.
 - REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL AND FOOTING REINFORCEMENT.
- FLOORS
- 16

FLOOR CONSTRUCTION

 - FINISHED FLOOR ON
 - 5/8" T&G PLYWOOD SUBFLOOR ON
 - WOOD FLOOR JOIST (GLUED & SCREWED) JOIST BRIDGED W/ CONT. 1X3 STRAPPING OR 2X2 CROSS BRIDGING OR SOLID BLOCKING @ 6'-11" O.C.
 - CONT. HEADER JOIST W/ R-27 BATT INSUL.,
 - EXTEND AIR/ VAPOUR BARRIER & SEAL TO JOIST & SUBFLOOR
 - DOUBLE JOISTS UNDERSIDE PARTITION WALLS PARALLEL TO JOISTS.
- FLOOR INSULATION: (WHERE REQUIRED)

- R.S.I. 5.60 (R-31) FIBREGLASS BLANKET INSULATION
 - EXTEND TYVEK AIR/VAPOUR BARRIER & SEAL TO JOIST AND SUB FLOOR
- FLOOR ABOVE GARAGE:

- R.S.I. 5.60 (R31) SPRAY FOAM INSULATION

TILE FLOOR CONSTRUCTION

SAME AS ABOVE EXCEPT,

 - INSTALL 1/4"(6mm) PLY FOR UNDERLAY STAPLED TO SHEATHING
 - CERAMIC/ GRANITE/ MARBLE TILE ON
 - GROUT SETTING BED ON
 - 1-1/2" CONC. TOPPING (WITH WIRE MESH REINFORCING MID-DEPTH)
 - CO-ORDINATE SILL PLATE HEIGHT & QUALITY WITH TYPICAL FLOOR CONSTRUCTION. USE 2X4 CROSS STRAPPING IN LIEU OF CONC. TOPPING LEVEL FLOOR FINISH WHEN TILE/ HARDWOOD CONSTRUCTION OCCURS OVER SAME JOISTS.
- DETAILS
- 17

SKYLIGHT

 - CURB-MOUNTED DOUBLE-GLAZED SKYLIGHT BY VELUX OR APPROVED EQUAL. PROVIDE INSIDE CURB DIMENSIONS AS INDICATED ON DWG.
 - CO-ORDINATE W/ MANUFACTURER. INSTALL AS PER MANUFACTURER'S GUIDE. DOUBLE FRAME SURROUNDING SKYLIGHT.

NOTE:
ALL SKYLIGHTS ARE REQUIRED TO HAVE A MAXIMUM U-VALUE OF 2.80 (REFER TO ENERGY EFFICIENCY DESIGN SUMMARY INFORMATION ON THIS PAGE).
- 18

BAY WINDOW SOFFIT

 - INSUL. MIN R-31 & 6 MIL. POLY V.B. (WARM SIDE)
 - EXTERIOR TYPE SOFFIT.
- 19

METAL CAP FLASHING

 - PREFINISHED METAL CAP FLASHING ON
 - 3/4" EXT. PLYWOOD BACKING ON FRAMING AS NOTED
 - SLOPE TO DRAIN, COLOUR AS PER CONTRACTOR/CLIENT
- 20

EAVE

 - PREFIN. ALUM. EAVESTROUGH ON 1"x6" FASCIA BOARD W/ VENTED ALUM. SOFFIT AND INSULATION BAFFLE TO PROVIDE CLEAR VENTILATION FLOW OVER INSULATION.
 - DRIP EDGE AT FASCIA
 - ALUM. CORRUGATED RECTANGULAR DOWN SPOUTS SPACED 20'-0"MIN. - 50'-0"MAX.
 - DOWNSPOUTS NOT CONNECTED TO STORM SEWER SHALL HAVE EXTENSIONS TO CARRY WATER AWAY FROM BLDG. & PROVISIONS SHOULD BE MADE TO PREVENT SOIL EROSION.
- 21

EAVE PROTECTION

 - ADDITIONAL LAYER OF UNPERFORATED 15lb ASPHALT-SATURATED ROOFING FELT TO EXTEND FROM FASCIA TO 2'-6" (760mm) MIN. BEYOND INNER FACE OF EXTERIOR STUD WALL.
 - THERMAL INSULATION VALUE AT INNER SURFACES OF EXTERIOR WALL AT EAVE SHALL NOT BE REDUCED MORE THAN R.S.I 3.52 (R20)
- CEILINGS
- 22

SMOKE ALARMS

 - AS PER OSC 9.10.19
 - SHALL BE CONFIRMED TO CAN/ULC S-531
 - A SINGLE STN ALARM STYLE COMBUSTION DETECTOR SHALL BE PERMANENTLY INSTALLED IN EACH STOREY WITHIN DWELLING UNIT AND EACH SLEEPING ROOM CONNECTED TO THE BLDG. ELECTRICAL SUPPLY W/O DISCONNECT WALL SWITCH & HAVING A CIRCUIT NOT INTER-CONNECTED TO ANY WALL OUTLET.
- 23

CARBON MONOXIDE ALARMS

 - AS PER OSC 9.33.4
 - MOUNTED ON HALL CEILING OR WALL AS PER MANUFACTURER'S INSTRUCTIONS & CONFORMING TO CAN/CSA-6.19 OR UL2034.
- 24

WASHROOM FAN

 - WASHROOM TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST 1AIR CHANGE PER HOUR
- 25

DRYER & STOVE TOP FAN

 - DRYER & COOKTOP TO BE VENTED DIRECTLY TO OUTSIDE THROUGH WALL
- 26

ROOF ACCESS HATCH

 - 20"x28" (500x700mm) ACCESS HATCH W/ WEATHER STRIPPING
 - MIN. THERMAL INSULATION VALUE ABOVE ACCESS HATCH SHALL NOT BE LESS THAN R.S.I 3.52 (R20).
- PORCHES AND DECKS
- 27

CONCRETE PORCH

 - ALLOW 4" BEARING FOR CONC. SLAB. PROVIDE DEEP POCKETS TO SUPPORT CONC. SLAB BY REMOVING EVERY 2ND PAIR OF FACE BRICK WHEN BRICK FACING IS USED. WHEN BRICK FACING IS USED ABOVE GRADE LEVEL, PROVIDE 3/16" DIAM. CORROSION RESISTANT MTL TIES @ 36" HORIZ. 8" VERT.
 - MIN 3/4" CLEAR CONC. TO COVER RE-BARS. STAIRS & HANDRAILS TO CONFORM TO NOTES RE. HAND & GUARDRAIL REQUIREMENTS.
- 28

WOOD DECK

 - DECK IS NOT PERMITTED TO SUPPORT ON BRICK VENEER.
 - PROVIDE 8" DIA. SONO TUBE FOR POURED CONC. PIERS MIN 4'-0" BELOW GRADE, BEARING ON UNDISTURBED SOIL.
 - USE SPR #2 OR BETTER WOOD POSTS MIN. 4X4 (SOLID) USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS DOUBLE 2X6 LEDGER BOLTED TO FDN WALL W/ 1/2" DIA. BOLTS @ 32" O.C. MIN INTO SOLID MASONRY OR CONC. PROVIDE HANDRAIL IF MORE THAN 3 RISERS. STAIRS & HANDRAILS TO CONFORM TO NOTES RE. HAND & GUARDRAIL REQUIREMENTS.
- FOR WOOD DECK FRAMING SEE PLANS AND DETAILS
- STAIRS/ RAILS
- 29

ALL STAIRS

MIN. RISE = 4-7/8"

MAX. RISE = 7"

MIN. RUN = 11"

MAX. RUN = 14"

MIN. TREAD = 9-1/4"

MAX. TREAD =14"

MAX. NOSING = 1"

MIN. WIDTH = 2'-10"

MIN. HEADROOM = 7'-0"
- INTERIOR STAIRS (WITHIN UNITS)

- CARPET (FINISHED AREAS ONLY)
 - WOOD STRINGER, RISERS AND TREADS (STRINGERS TO RECEIVE PAINT FINISH)
 - 1/2" (13mm) GYPSUM BOARD FINISHED & PAINTED WHERE EXPOSED

NOTE: ALL WOOD STAIRS TO HAVE CLOSED RISERS.
- 30

HANDRAILS AND GUARDRAILS

INTERIOR LANDINGS

EXTERIOR LANDINGS

INTERIOR/EXTERIOR STAIRS

MAX. BETWEEN PICKETS

IF DECK TO GRADE IS:

5'-11" OR LESS

GREATER THAN 5'-11"

= 2'-11"

= 3'-6"

= 2'-11"

= 4"

= 2'-11"

= 3'-6"

- NO MEMBER OR ATTACHMENT BETWEEN 4" AND 2'-11" HIGH SHALL FACILITATE CLIMBING
 - PROVIDE HANDRAIL ON BOTH SIDES OF STAIR GREATER THAN 3'-5" IN WIDTH.
- NOTE:**
HAND AND GUARDRAIL CONSTRUCTION TO COMPLY WITH O.B.C. SUPPLEMENTARY STANDARDS SB-7.
- GLASS RAILING:**
GUARD - 40" HIGH
TEMPERED SAFETY GLASS
GLASS IN GUARD SHALL BE SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE, OR WIRED GLASS CONFORMING TO CAN/CGSB-12.1-M OR CAN/SGSB-12.11-M, PER 9.8.8.7.OBC
- 31

BASEMENT SUMP PIT

 - SUMP PIT COVERS SHALL BE SEALED W/ GASKET AND BOLTED
 - SUMP COVER COLLAR SHALL BE INSTALLED WITH MIN. 1" CLEARANCE ABOVE THE SLAB.
- DOORS
1.

ARCHWAYS TO MATCH WINDOW AND DOOR HEIGHTS ON EACH FLOOR

2.

CAULKING SHALL BE PROVIDED ON ALL DOORS AND WINDOWS BETWEEN THE FRAME AND THE EXT. CLADDING

3.

WEATHERSTRIPPING SHALL BE PROVIDED ON ALL DOORS TO THE EXTERIOR, EXCEPT DOORS FROM GARAGE TO EXTERIOR.

4.

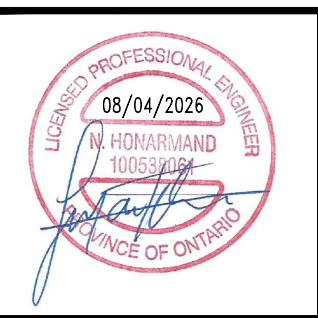
ALL WASHROOM DOORS TO HAVE PRIVACY LOCK.

5.

GARAGE O/H DOORS TO HAVE WEATHER-STRIPPING, LOCK SET. THERMAL RESISTANCE OF DOORS: EXCEPT FOR DOORS ON ENCLOSED UNHEATED VESTIBULES AND COLD CELLARS AND EXCEPT FOR GLAZED PART OF DOORS, ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE OF NOT LESS THAN R.S.I 0.7 (R4.0) WHERE A STORM DOOR IS NOT PROVIDED.
- WINDOWS

- ALL DIMENSIONS TO THE ROUGH OPENING
 - WINDOW SIZES ARE GENERIC. SUPPLIER TO ENSURE THAT EGRESS OPENING SIZE REQUIREMENTS ARE MET AS PER O.B.C. 9.9.9.1
 - ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION WITH A MIN. AREA OF 3.76 sq. ft. (0.35 sq.m.) WITH NO DIMENSION LESS THAN 15" (380mm) & MAXIMUM SILL HEIGHT 39-3/8" (1.0m) ABOVE FLOOR.
 - HEIGHT OF WINDOW SILL ABOVE FLOOR FOR WINDOWS LARGER THAN 1'-3" (380mm) DIMENSION AND LOCATED MORE THAN 5'-11" (1.8m) ABOVE THE ADJACENT GRADE SHALL BE:
 - OPERABLE WINDOWS PROTECTED BY GUARDS OR
 - BE RESTRICTED TO A MAX. ALLOWABLE VERT. OR HORZ. OPENING OF 4" (100mm) WHERE OTHER DIMENSIONS IS MORE THAN 1'-3" (380mm)
- ABBREVITIATIONS:
- | | | |
|----------------|---|----------------------------|
| Af | — | FACTORED AXIAL FORCE |
| ARCH | — | ARCHITECTURAL DRAWINGS |
| BM | — | BEAM |
| BOT. | — | BOTTOM |
| BTWN | — | BETWEEN |
| CANT | — | CANTILEVERED |
| Cf | — | FACTORED COMPRESSION FORCE |
| CL | — | CENTRELINE |
| CLR | — | CLEAR |
| COL | — | COLUMN |
| CONT | — | CONTINUOUS |
| C/W | — | COMPLETE WITH |
| DIA OR Ø | — | DIAMETER |
| DL | — | DEAD LOAD |
| DP | — | DEEP |
| DTS | — | DEPTH TO SUIT |
| EXP JT | — | EXPANSION JOINT |
| ELEC | — | ELECTRICAL DRAWINGS |
| EQ | — | EQUAL |
| EX | — | EXISTING |
| EXT | — | EXTERIOR |
| FND | — | FOUNDATION |
| FR | — | FIRE RATED |
| GA | — | GAUGE |
| GALV | — | GALVANIZED |
| GEOTECH. | — | GEOTECHNICAL ENGINEER |
| HOR. | — | HORIZONTAL |
| LG | — | LONG |
| LL | — | LIVE LOAD |
| LV | — | LENGTH VARIES |
| MAX. | — | MAXIMUM |
| MECH | — | MECHANICAL DRAWINGS |
| Mf | — | FACTORED MOMENT |
| MIN. | — | MINIMUM |
| NIC | — | NOT IN CONTRACT |
| NTS | — | NOT TO SCALE |
| O/C | — | ON CENTER |
| OPNG | — | OPENING |
| OPP | — | OPPOSITE |
| REQD | — | REQUIRED |
| RTU | — | ROOF TOP UNIT |
| R/W | — | REINFORCED WITH |
| SDF | — | STEPPED DOWN FOOTING |
| SDL | — | SUPERIMPOSED DEAD |
| LOAD | — | |
| SYMM | — | SYMMETRICAL |
| TBC | — | TO BE CONFIRMED |
| T&B | — | TOP AND BOTTOM |
| T _f | — | FACTORED TENSION FORCE |
| TYP | — | TYPICAL |
| UNO | — | UNLESS NOTED OTHERWISE |
| U/S | — | UNDERSIDE |
| VER. | — | VERTICAL |
| V _f | — | FACTORED SHEAR FORCE |
| W/ | — | WITH |
| WP | — | WORKING POINT |
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- 

08/04/2026
N. HONARMAND
100630064
PROVINCE OF ONTARIO
- CLIENT: Mr. Jesse Kirshenbaum
- PROJECT: RESIDENTIAL
EXTENSION – RENOVATION
- PROJECT ADDRESS: 641 Holt Dr, Burlington, ON L7T 3N4
- DRAWING: GENERAL NOTES
- | | |
|----------------------|-----------------------|
| DATE: 07/04/2026 | PROJECT NO: Q20260106 |
| SCALE: 3/32" = 1'-0" | DRAWING NO: A0.2 |
| DRAWN BY: – | |
| CHECKED BY: NH | |
- 78

DOORS AND WINDOWS SCHEDULE			
	TAG	W (in)	H (in)
1	W1	38	82
2	W2	24	24
3	W3	68	38
4	W4	136	80
5	D1	72	82
6	D2	192	82
7	W5	31	29
8	W6	69.4	61
9	W7	68	48
10	W8	68	48
11	W11	31	23
12	W12	31	23
13	D3	36.5	82
14	D4	70.5	81.5

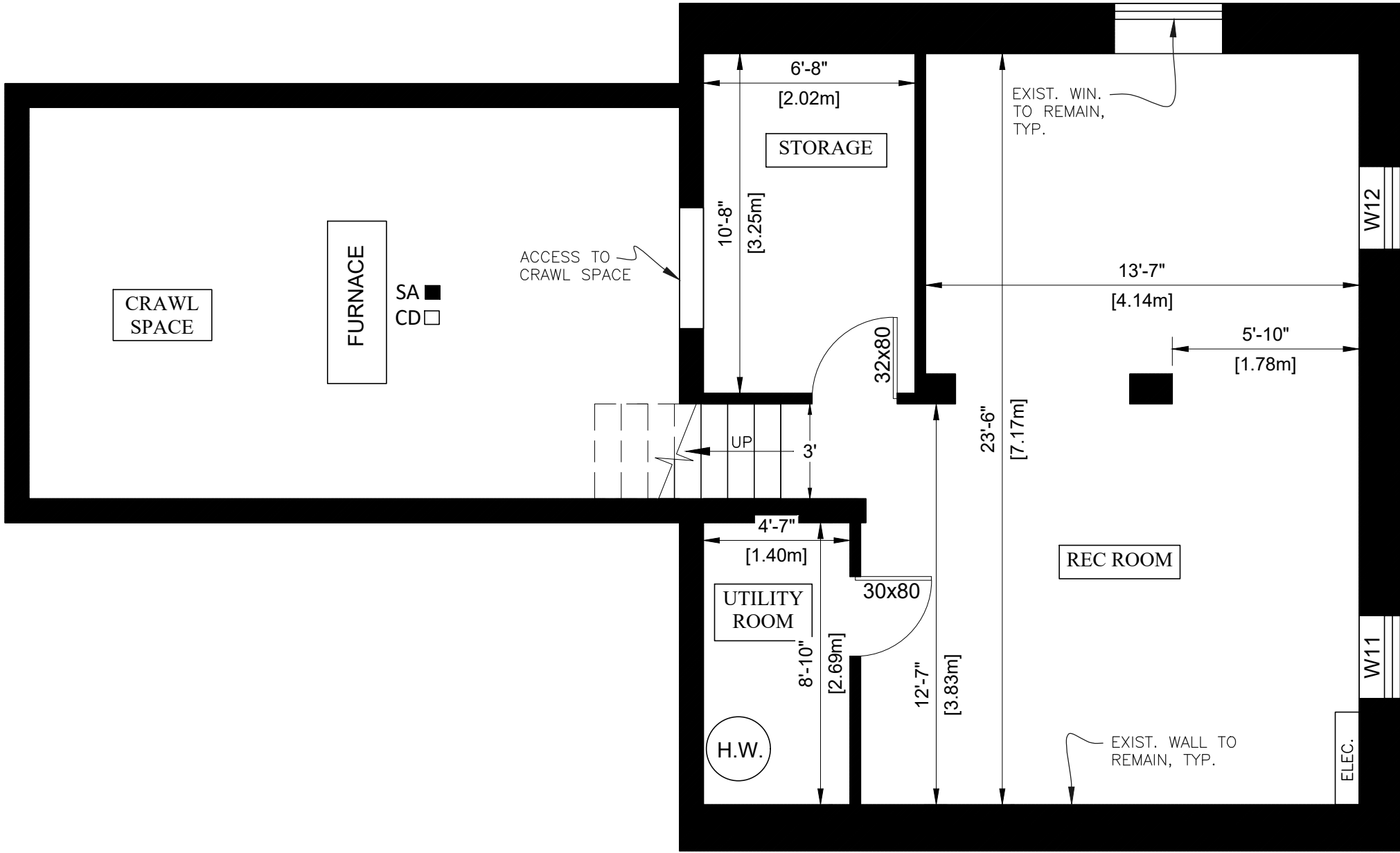
NOTES

- NO CHANGES TO THE BASEMENT LAYOUT
- FOR GENERAL NOTES AND APPLICABLE CONSTRUCTION ASSEMBLY DETAILS SEE DWG A0.2

LEGEND

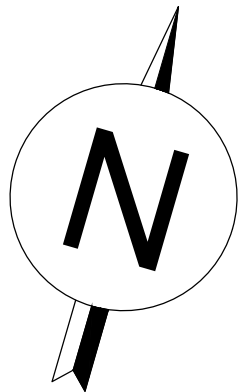
- EXIST. WALL TO REMAIN
- ▤ EXIST. WALL TO BE REMOVED
- ▨ NEW WALL

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BASEMENT EXISTING PLAN

1:50



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CLIENT:

Mr. Jesse Kirshenbaum

PROJECT:

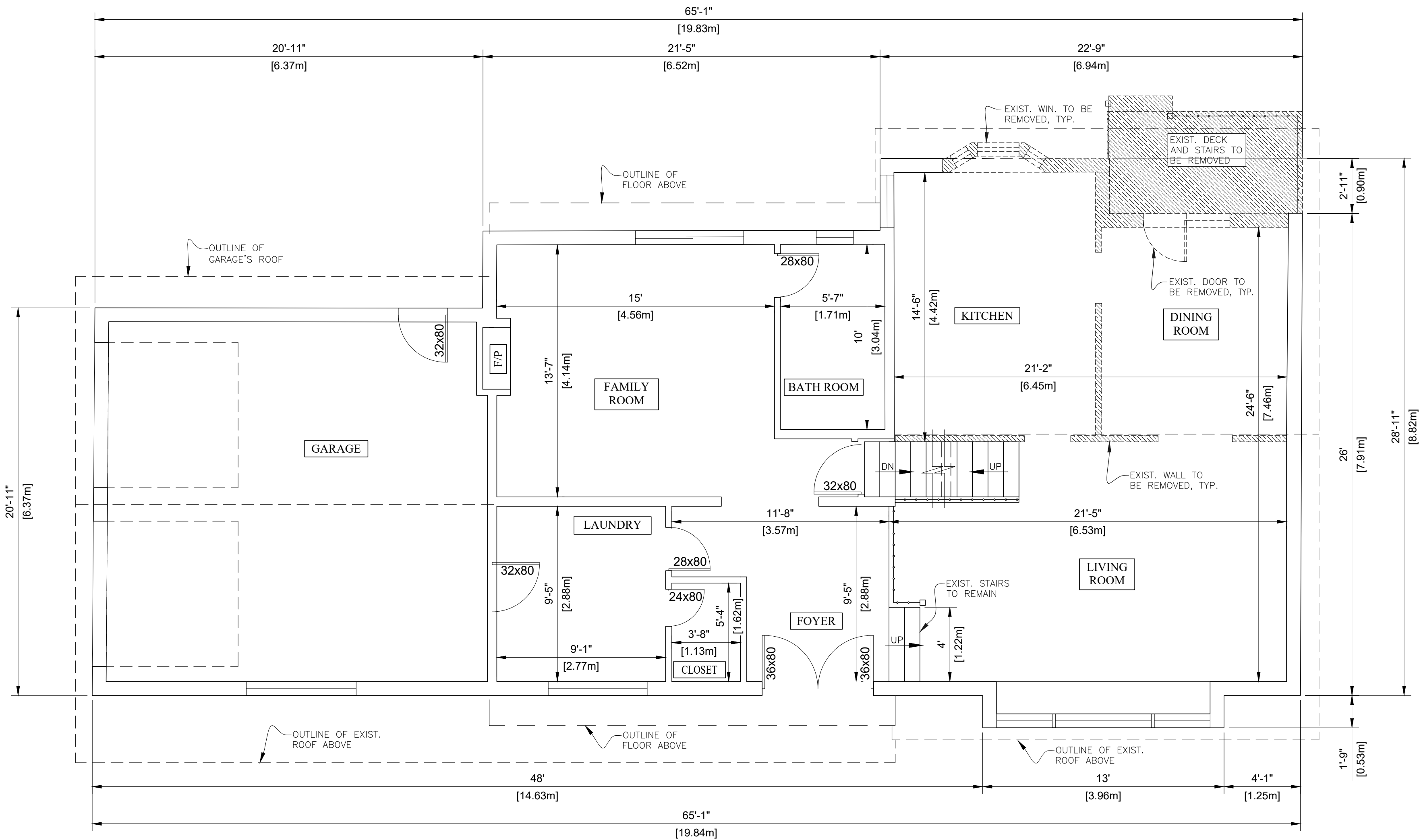
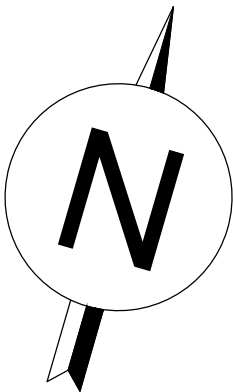
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DRAWING:

BASEMENT
EXISTING PLAN

DATE: 07/04/2026	PROJECT NO: Q20260106
SCALE: 1:50	DRAWING NO: A1.01
DRAWN BY: –	
CHECKED BY: NH	



NOTES

- FOR GENERAL NOTES AND APPLICABLE CONSTRUCTION ASSEMBLY DETAILS SEE DWG A0.2
- ALL WINDOWS AND DOORS TO BE REPLACED WITH NEW ONES EXCEPT GARAGE'S WINDOW
- FOR STRUCTURAL NOTE AND DETAILS SEE DWG S0.0

LEGEND

- EXIST. EXTERIOR WALL TO REMAIN
- ▨ EXIST. WALL TO BE REMOVED

MAIN FLOOR EXISTING PLAN

1:50

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CLIENT:

Mr. Jesse Kirshenbaum

PROJECT:

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641 Holt Dr, Burlington, ON L7T 3N4

DRAWING:

MAIN FLOOR
EXISTING PLAN

DATE: 07/04/2026

SCALE: 1:50

DRAWN BY: –

CHECKED BY: NH

PROJECT NO:

Q20260106

DRAWING NO:

A1.11

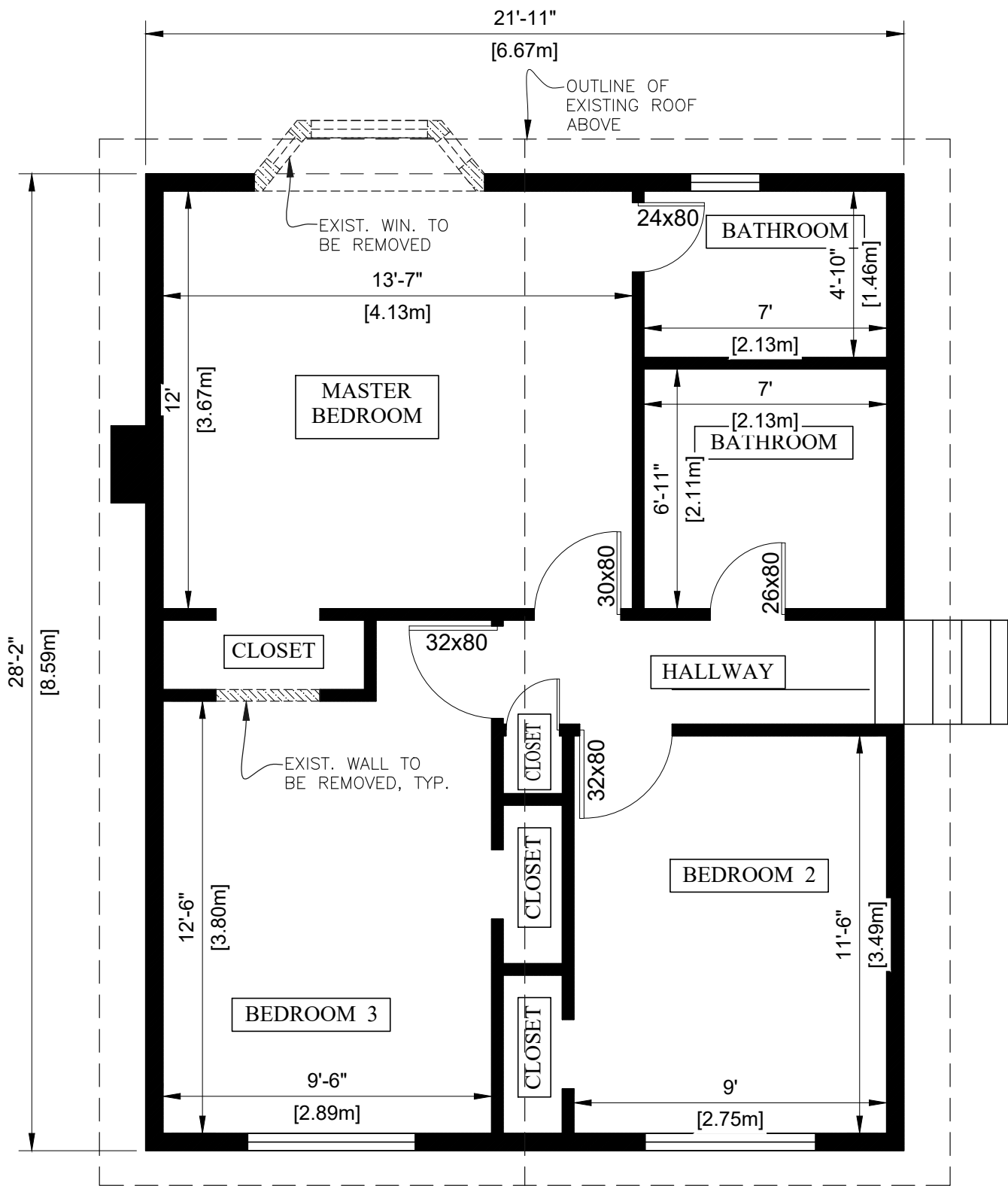
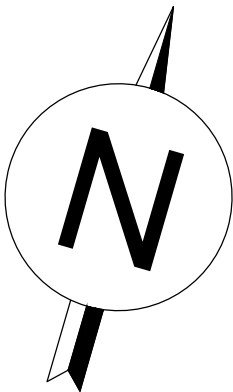
This is a detailed architectural floor plan for a house. The plan includes the following rooms and features:

- Garage:** Located on the left side of the plan, with a dashed outline indicating the roof and garage's window.
- Family Room:** Located in the upper middle section, containing a fireplace (F/P) and a television (CT).
- Bath Room:** Located adjacent to the Family Room, containing a shower, toilet (CT), and bathtub.
- Kitchen:** Located in the upper right section, containing a refrigerator (FRIDGE), stove (G/B), and sink.
- Dining Room:** Located to the right of the Kitchen, containing a television (CT).
- Living Room:** Located in the lower right section, containing a television (CT).
- Foyer:** Located in the lower middle section, containing a television (CT).
- Laundry:** Located in the lower middle section, containing a television (CT).
- Staircase:** Located in the center of the plan, with stairs going up (UP) and down (DN).
- Windows:** Labeled W1, W2, W3, and W4.
- Doors:** Labeled D1, D2, D3, and D4.
- Other Features:** Includes a closet, a washer/dryer (W/D), and a new steps area.

The plan is annotated with numerous dimensions in feet and inches, as well as metric equivalents in meters. Key dimensions include overall widths of 20'-11" [6.37m] and 21'-5" [6.52m], and overall heights of 26' [7.91m] and 28'-11" [8.82m]. The plan also shows the outlines of the floor above and the existing roof above.

$$\frac{1}{-}$$

A1.11



NOTES

- NO CHANGES TO THE ROOF STRUCTURE
- FOR GENERAL NOTES AND APPLICABLE CONSTRUCTION ASSEMBLY DETAILS SEE DWG A0.2
- ALL WINDOWS AND DOORS TO BE REPLACED WITH NEW ONES EXCEPT GARAGE'S WINDOW
- FOR STRUCTURAL NOTE AND DETAILS SEE DWG S0.0

LEGEND

- EXIST. WALL TO REMAIN
- ▨ EXIST. WALL TO BE REMOVED
- ▨ NEW WALL

2ND FLOOR EXISTING PLAN

1:50

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PROJECT:

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DRAWING:

2ND FLOOR
EXISTING PLAN

DATE: 07/04/2026	PROJECT NO: Q20260106
SCALE: 1:50	DRAWING NO: A1.21
DRAWN BY: –	
CHECKED BY: NH	

DOORS AND WINDOWS SCHEDULE			
	TAG	W (in)	H (in)
1	W1	38	82
2	W2	24	24
3	W3	68	38
4	W4	136	80
5	D1	72	82
6	D2	192	82
7	W5	31	29
8	W6	69.4	61
9	W7	68	48
10	W8	68	48
11	W11	31	23
12	W12	31	23
13	D3	36.5	82
14	D4	70.5	81.5

NOTES

- NO CHANGES TO THE ROOF STRUCTURE
- FOR GENERAL NOTES AND APPLICABLE CONSTRUCTION ASSEMBLY DETAILS SEE DWG A0.2
- ALL WINDOWS AND DOORS TO BE REPLACED WITH NEW ONES EXCEPT GARAGE’S WINDOW
- FOR STRUCTURAL NOTE AND DETAILS SEE DWG S0.0
- ALL POSTS TO BE PER "POST BUILT-UP POSTS" DETAIL ON DWG S0.0
- SEE DOORS AND WINDOWS SCHEDULE FOR DOORS AND WINDOWS SIZES

LEGEND

- ⊙

EXHAUST VENT
- FD ⊕

FLOOR DRAIN
- SA ■

SMOKE ALARM
- CD □

CARBON MONOXIDE
- FG.

FIXED GLASS
- CT

CERAMIC TILE
- HF

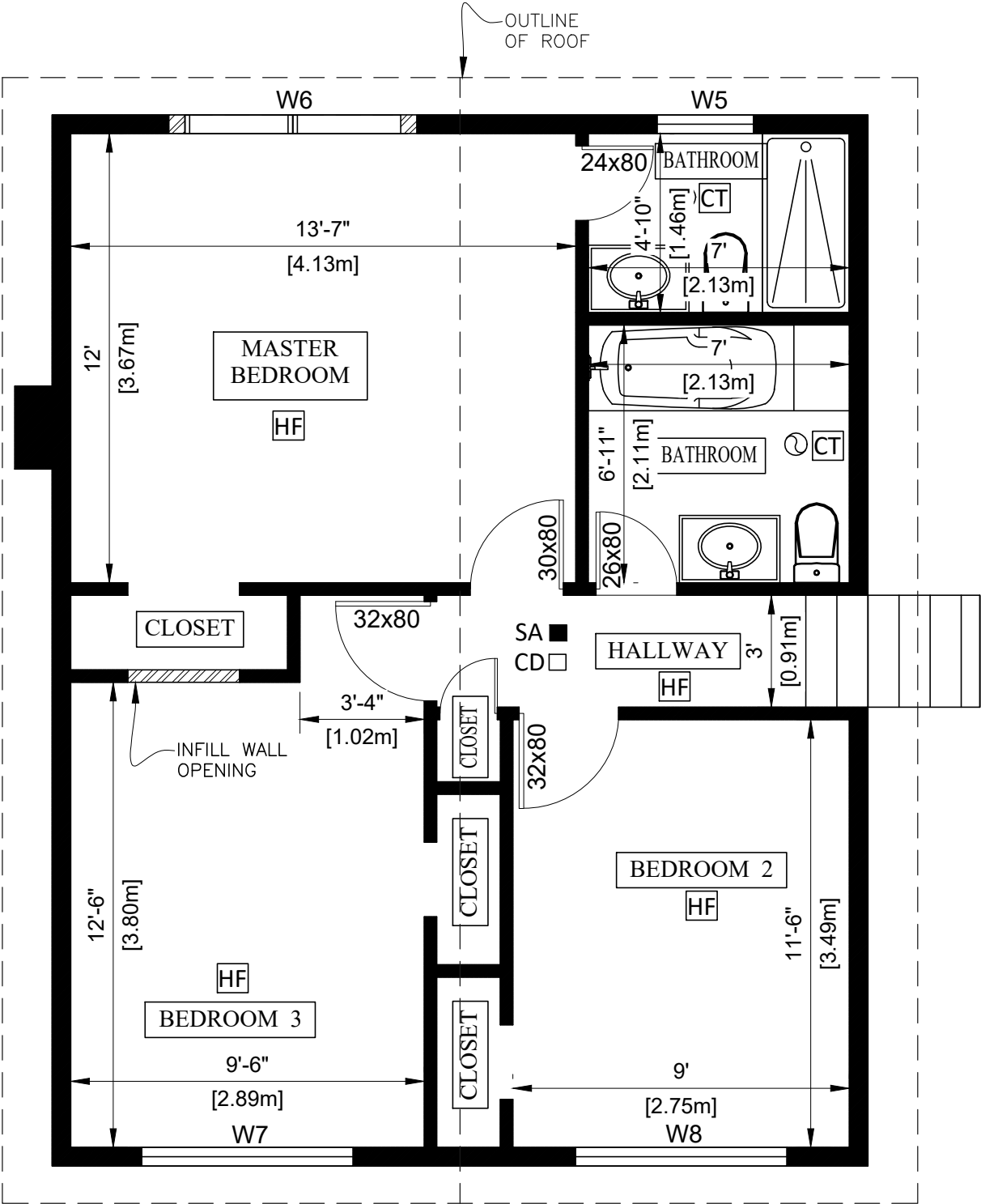
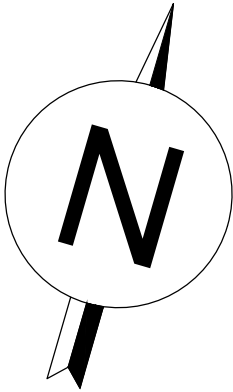
HARDWOOD FLOORING
- VF

VINYL FLOORING
- PL ⊗

POINT LOAD
- SB ■

SOLID WOOD BEARING

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2ND FLOOR PROPOSED PLAN

1:50

REVISIONS

No.	DATE	ISSUED FOR	APPROVED BY
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QUADRA BUILDING GROUP LTD.
DESIGN AND CONSTRUCTION SERVICES

16 STONEHENGE HOLLOW,
UNIONVILLE, ON, L3R 3Y9
EMAIL: INFO@QUADRAGROUP.CA
PH: 416-474-9129



CLIENT:

Mr. Jesse Kirshenbaum

PROJECT:

RESIDENTIAL
EXTENSION – RENOVATION

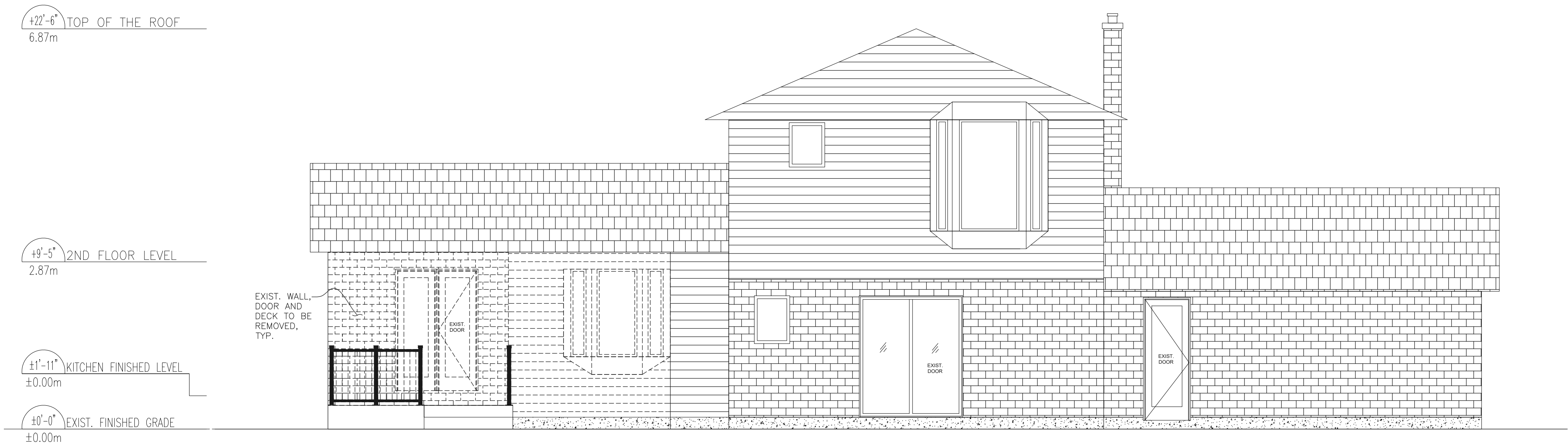
PROJECT ADDRESS:
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DRAWING:

2ND FLOOR
PROPOSED PLAN

DATE: 07/04/2026	PROJECT NO: Q20260106
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EXISTING NORTH ELEVATION

1:50

NOTES

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- NO CHANGES TO THE BUILDING'S HEIGHT, DEPTH, AND LENGTH
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DRAWING:

ELEVATION
SHEET 1

DATE: 07/04/2026
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PROJECT NO:
Q20260106
DRAWING NO:
A2.0

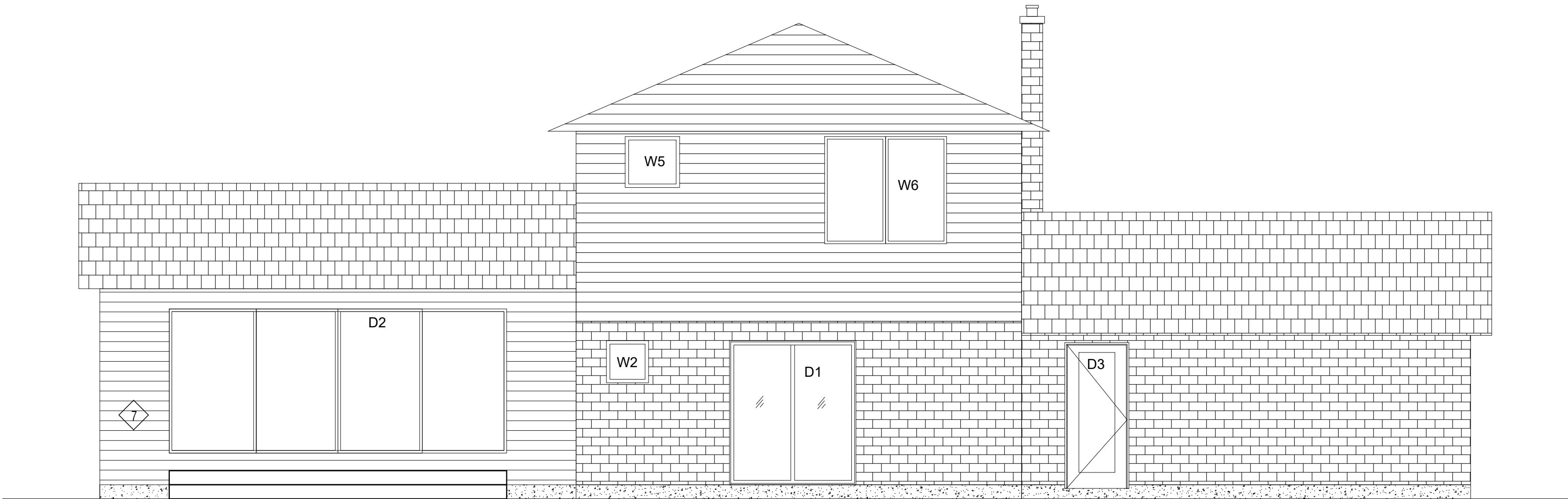
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+22'-6" TOP OF THE ROOF
6.87m

+9'-5" 2ND FLOOR LEVEL
2.87m

±1'-11" KITCHEN FINISHED LEVEL
±0.00m

±0'-0" EXIST. FINISHED GRADE
±0.00m



PROPOSED NORTH ELEVATION

1:50

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DRAWING:

ELEVATION
SHEET 2

DATE: 07/04/2026	PROJECT NO: Q20260106
SCALE: 1:50	DRAWING NO:
DRAWN BY: –	A2.1
CHECKED BY: NH	

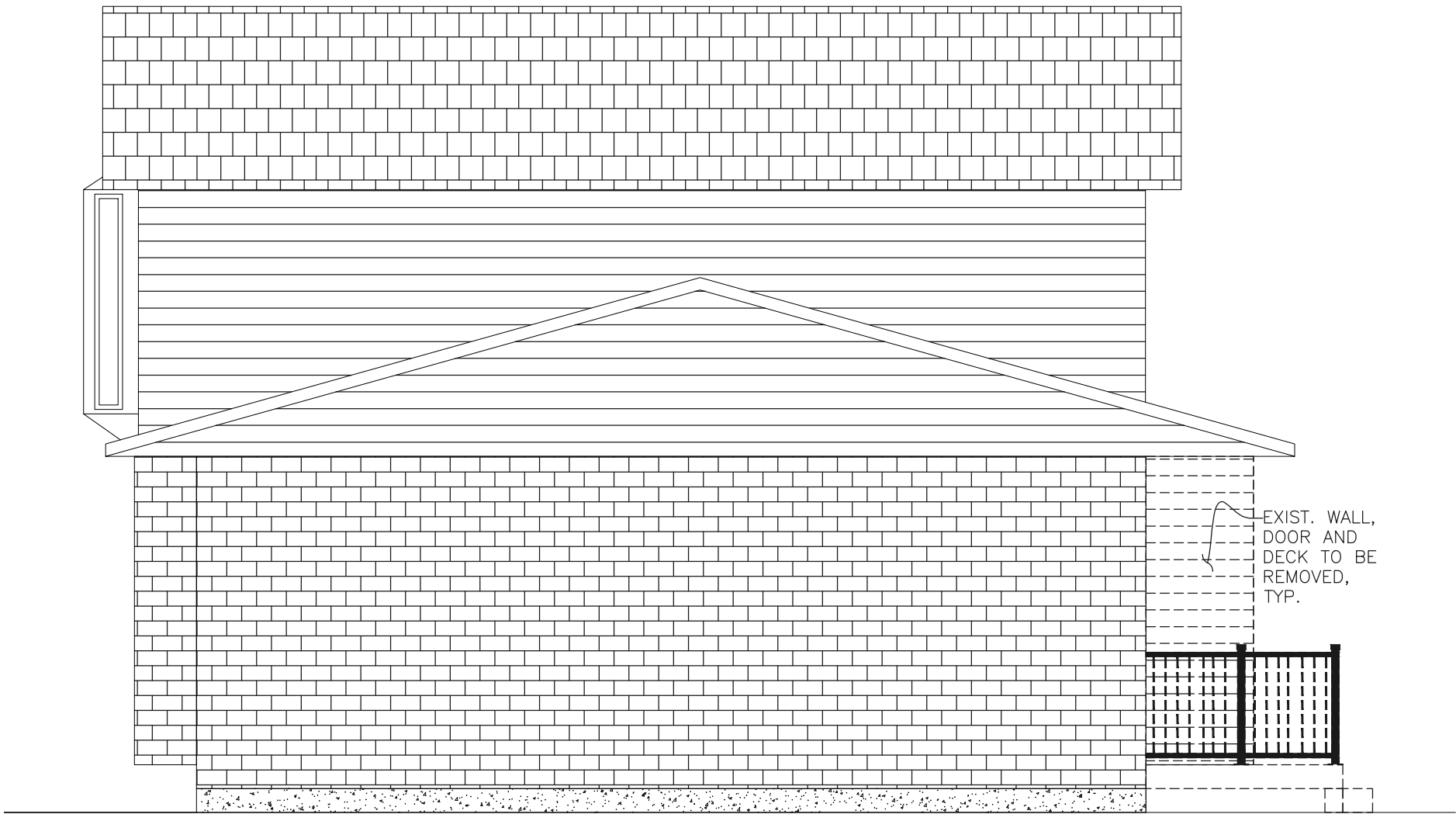
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±0'-0" EXIST. FINISHED GRADE
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EXISTING EAST ELEVATION

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DRAWING:

ELEVATION
SHEET 3

DATE: 07/04/2026	PROJECT NO: Q20260106
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CHECKED BY: NH	

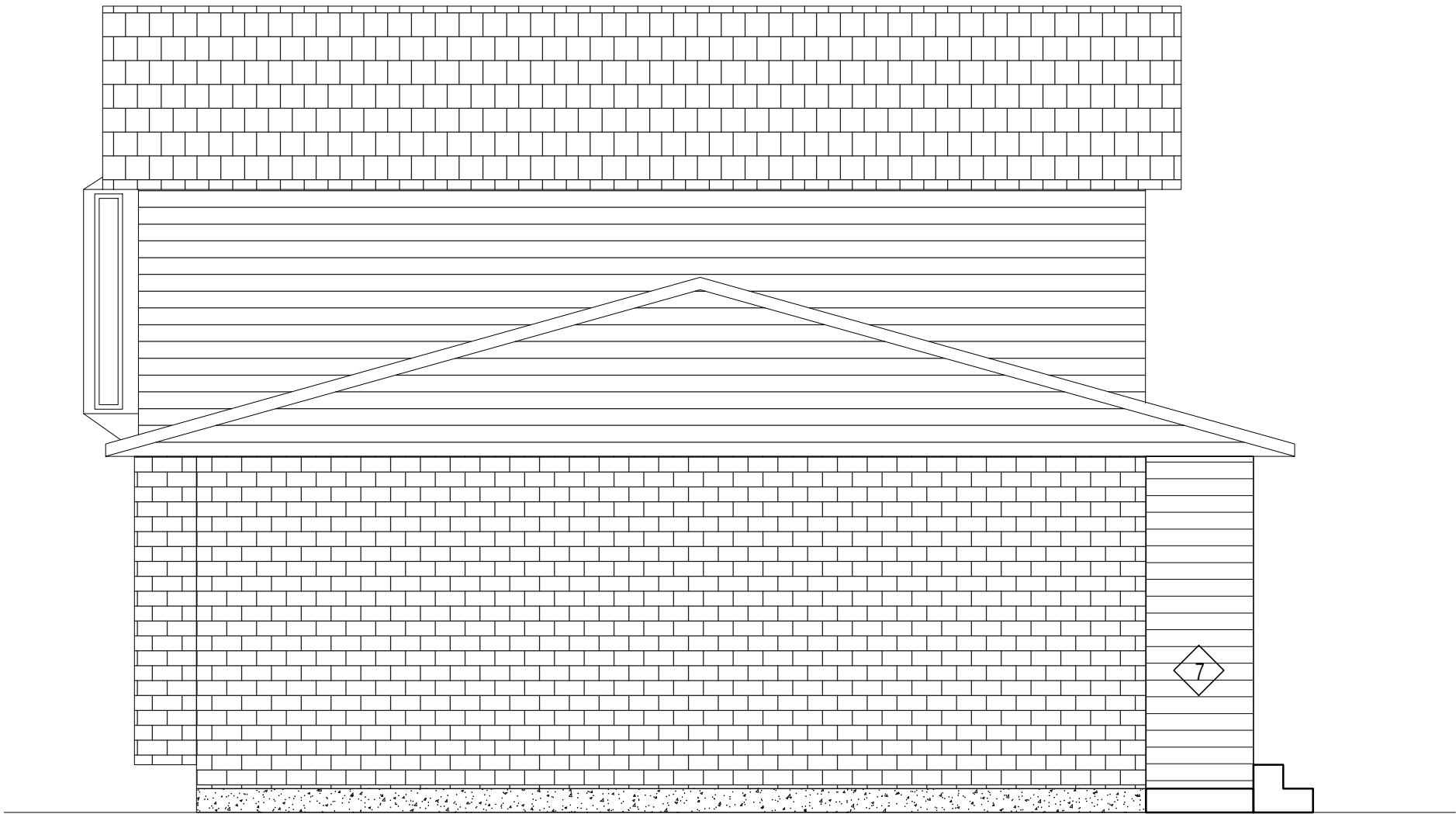
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DRAWING:

ELEVATION
SHEET 4

DATE: 07/04/2026	PROJECT NO: Q20260106
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1. ALL DRAWINGS AND PLANS TO BE READ IN CONJUNCTION OF ARCHITECTURAL DRAWINGS.
2. DO NOT SCALE THE DRAWINGS.
3. ANY DISCREPANCY NOTED SHALL BE BROUGHT TO THE NOTICE OF THE ENGINEER BEFORE COMMENCING ANY WORKS.
4. ALL CONSTRUCTION TO ADHERE TO THIS PLANS AND SPEC'S AND TO CONFIRM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. (ONT. REG. 350/06)
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED FOR CONSTRUCTION LOADING AND STABILITY UNTIL THE PROJECT IS COMPLETED.
6. DESIGN LOADS:
 - FLOOR:
 - LIVE LOAD: = 1.90kPa (40psf)
 - DEAD LOAD: = 0.72kPa (15psf)
 - ROOF:
 - SNOW LOAD: = 1.12kPa (23.2psf) [$S_s=1.3\text{kPa}$, $S_r=0.4\text{kPa}$, $C_b=0.55$]
 - DEAD LOAD: = 0.72kPa (15psf)

1. ALL CONSTRUCTION MUST COMPLY TO THE LATEST EDITIONS OF THE ONTARIO BUILDING CODE AND LOCAL BYLAWS IN EXISTENCE AT THE TIME OF CONSTRUCTION AND SHALL BE GOVERNED BY LOCAL AUTHORITIES HAVING JURISDICTION. MANUFACTURED ITEMS, MATERIALS AND CONSTRUCTION MUST COMPLY WITH ALL REQUIREMENTS OF CANADA MORTGAGE AND HOUSING CORPORATION (C.M.H.C.).
2. ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING FABRICATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND ESTABLISHING THE COMPATIBILITY OF ALL NEW WORK WITH THE EXISTING CONDITIONS. ANY INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING THE WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED FOR CONSTRUCTION LOADING AND STABILITY UNTIL THE PROJECT IS COMPLETED.

FIELD REVIEW IS AT THE PROFESSIONAL DISCRETION OF QUADRA BUILDING GROUP LTD. & IS TO ASCERTAIN GENERAL COMPLIANCE WITH THE STRUCTURAL PLANS & SUPPORTING DOCUMENTS FOR THE INTEGRITY OF THE PRIMARY STRUCTURAL COMPONENTS OF THE BUILDING ONLY. FIELD REVIEW DOES NOT MAKE QUADRA BUILDING GROUP LTD. GUARANTORS OF THE CONTRACTOR'S WORK. FIELD REVIEW IS NOT FOR THE BENEFIT OF THE CONTRACTOR(S) & MAY NOT FORM PART OF THE CONTRACTOR'S CONSTRUCTION QUALITY CONTROL, WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR(S). QUADRA BUILDING GROUP LTD. SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR(S) OR FOR THEIR FAILURE TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.

1. ALL REBAR PRIOR TO POURING OF FOOTINGS, WALLS & SLABS. COPIES OF CONCRETE DELIVERY SLIPS ALSO SHALL BE FORWARDED TO QUADRA WITHIN 24hrs. OF POUR.
2. DURING CONSTRUCTION, AN INDEPENDENT TESTING AGENT CERTIFIED IN ACCORDANCE WITH CSA A283 SHALL BE ENGAGED TO SAMPLE, PREPARE AND TEST CONCRETE MATERIALS IN ACCORDANCE WITH CSA-A23.1. ALL CONCRETE TEST RESULTS SHALL BE FORWARDED TO THE OWNER'S REPRESENTATIVE WITHIN 24 HOURS OF TEST.
3. FRAMING UPON COMPLETION.

1. SUBGRADES TO BE ASSESSED BY ENGINEER BEFORE CASTING FOUNDATION OR SLAB.
2. REMOVE LOOSE, UNSUITABLE SOILS AND REPLACE WITH ENGINEERED FILLS AS SPECIFIED.
3. FOOTING SHALL REST ON UNDISTURBED SOIL, CAPABLE OF SUSTAINING 100 kPa (2100 psf) SERVICE OR ROCK.
4. IF WATER TABLE IS WITHIN A DISTANCE BELOW THE BEARING SURFACE EQUAL TO THE WIDTH OF THE FOOTING, THE AREA OF THE FOOTING SHALL BE DOUBLED. CONTRACTOR SHOULD VERIFY THE ELEVATION OF WATER TABLE.
5. THE BOTTOM OF EXCAVATION SHALL BE FREE OF ALL ORGANIC MATERIAL.
6. PROTECT ALL FOOTING, WALLS, SLAB ON GRADE AND ADJACENT SOIL AGAINST FROST ACTION AND FREEZING AT ALL TIME DURING CONSTRUCTION.
7. UNLESS STATED OTHERWISE, SLAB-ON-GRADE SHALL BE PLACED ON SUB-GRADE CAPABLE OF SAFELY SUPPORTING 25 KPA (500PSF) WITHOUT RELATIVE SETTLEMENT WITH RESPECT TO BUILDING FOOTINGS.

1. ALL FABRICATION, ERECTION AND DESIGN TO CONFORM TO CAN/CSA 086 LATEST EDITION (ENGINEERING DESIGN IN WOOD). REFER ALSO TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY NATIONAL FOREST PRODUCTS ASSOCIATION (LATEST EDITION); "TIMBER CONSTRUCTION STANDARDS" BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (LATEST EDITION); AND "DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" BY TRUSS PLATE INSTITUTE (LATEST EDITION), THE SAME AS IF THOSE SPECIFICATIONS AND ALL THEIR REFERENCES WERE SET OUT IN FULL HEREIN.
2. LUMBER FOR JOISTS, RAFTER, TRUSSES AND BEAMS SHALL BE IDENTIFIED BY A GRADE STAMP.
3. MOISTURE CONTENT OF LUMBER SHALL NOT MORE THAN 19% AT TIME OF INSTALLATION.
4. WOOD FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 9.23 OF THE ONTARIO BUILDING CODE 2012.
5. BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION.
6. ENGINEERED LVL LUMBER GRADE 2.0E FOR ALL BEAMS AND POSTS.
7. ALL TIMBER SHALL BE S-P-F, GRADE#2 MINIMUM, UNLESS NOTED OTHERWISE.
8. NAILS AND SPIKES TO CSA STANDARD B111 (LATEST EDITION).
9. ALL WOOD COLUMNS TO BE CONTINUOUS TO FOUNDATION WALL OR SUPPORTING BEAM.

10. ALL WOOD COLUMNS ON FOOTING OR FOUNDATION WALLS SHALL BE CONNECTED WITH GALVANIZED METAL SHOE BY SIMPSON STRONG TIE OR EQUIVALENT.
11. ALL PARTITIONS TO BE SUPPORTED WITH DOUBLE JOISTS.
12. DOUBLE TOP PLATE FOR ALL BEARING PARTITIONS. DOUBLE STUDS AT ALL CORNERS AND EACH SIDE OF OPENINGS. DOUBLE JOIST UNDER ALL NON-BEARING PARTITIONS. TRIMMER JOISTS AROUND FLOOR OPENINGS SHALL BE DOUBLED.
13. JOIST SHALL HAVE MINIMUM $1\frac{1}{2}$ " BEARING. BEAMS TO HAVE 3.5" BEARING.
14. ALL JOIST TO HAVE BRIDGING MAXIMUM 7'-0" O.C. WITH 1"x3" OR $1\frac{1}{2}$ "x $1\frac{1}{2}$ " CROSS BRIDGING.
15. HEADER JOISTS OVER 4'-0" TO A MAXIMUM 10'-8" TO BE DOUBLED. TRIMMER JOIST TO BE DOUBLED IF SUPPORTED HEADER IS BETWEEN 2'-8" AND 6'-8" LONG.
16. WALL STUDS SHALL NOT BE NOTCHED, DRILLED, INCISED OR OTHERWISE DAMAGED SO THAT THE UNDAMAGED PORTION OF THE STUD IS LESS THAN TWO-THIRDS THE DEPTH OF THE STUD IF THE STUD IS LOAD-BEARING OR 40 mm IF THE STUD IS NOT LOAD-BEARING, UNLESS THE WEAKENED STUDS ARE SUITABLY REINFORCED.
17. STUD WALLS DESIGNED FOR DRY SERVICE CONDITION AND SHOULD EFFECTIVELY PINNED AND Laterally RESTRAINED AT BOTH ENDS, AND PREVENT FROM BUCKLING ABOUT THE WEAK AXIS BY WALL SHEATHING.
18. STUD WALL SYSTEM CONSIST OF AT LEAST 3 STUDS SPACED NO FARTHER APART THAN 16".
19. TOP PLATES IN WALLS SHALL NOT BE NOTCHED, DRILLED, INCISED OR OTHERWISE WEAKENED TO REDUCE THE UNDAMAGED WIDTH TO LESS THAN 2" UNLESS THE WEAKENED PLATES ARE SUITABLY REINFORCED.
20. WHERE A BEAM IS MADE UP OF INDIVIDUAL PIECES OF LUMBER THAT ARE NAILED TOGETHER, THE INDIVIDUAL MEMBERS SHALL BE $1\frac{1}{2}$ " OR GREATER IN THICKNESS AND INSTALLED ON EDGE.
21. THE EXISTING FLOOR JOISTS SHALL BE SHORED ON BOTH SIDES OF THE WALL TO BE CUT.
22. SHORES CAN BE REMOVED ONLY AFTER ALL THE NEW BEAMS ARE IN PLACE.
23. ALL DOORS AND WINDOWS HEADER SHALL BE MINIMUM 2-2X8, UNLESS NOTED OTHERWISE.
24. ALL POST AND COLUMNS SHALL BE MINIMUM 3-2X4, UNLESS NOTED OTHERWISE.

1. CONCRETE MEMBERS ARE DESIGNED IN ACCORDANCE WITH CAN/CSA-A23.3 "DESIGN OF CONCRETE STRUCTURES"
2. METHOD OF TEST FOR CONCRETE TO CAN/CSA-A23.2
4. THE CONSULTANT'S APPROVAL SHALL BE OBTAINED PRIOR TO PLACEMENT OF ANY CONCRETE.
5. CONCRETE: TO CAN/CSA-A23.1 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION"

DESCRIPTION OF USAGE	CLASS OF EXPOSURE	MAXIMUM WATER/ CEMENTING MATERIALS (W/C RATIO)	MINIMUM 28d COMPRESSIVE STRENGTH (MPa)	AIR CONTENT (%)	SPECIFIED SLUMP (mm)	CURING PERIOD (DAY)
FOOTING	R-1	0.70	30	3-6	100	3
FOUNDATION WALL	R-2	0.70	30	4-7	80	3
INTERIOR SLAB	R-3	0.65	20	-	60	3
GARAGE FLOOR, WALKOUT, RAISING, AND PORCH	C-2	0.45	32	5-8	70	7

6. USING NORMAL PORTLAND CEMENT TYPE GU, U.N.O.
7. ADDITION OF FLY ASH TO THE CONCRETE MIXES IS NOT PERMITTED. ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED.
8. ABSORPTION TO BE A MAXIMUM OF 5%.
9. MAXIMUM AGGREGATE SIZE IS 19 mm ($\frac{3}{4}$ ")
10. WHEN AIR TEMPERATURE IS BELOW 5°C, CONCRETE SHALL BE KEPT AT A TEMPERATURE OF NOT LESS THAN 10°C OR MORE THAN 25°C WHILE BEING MIXED AND PLACED, AND MAINTAINED AT A TEMPERATURE OF NOT LESS THAN 10°C FOR 72h AFTER PLACING.
11. NOT FROZEN MATERIAL OR ICE SHALL BE USED IN CONCRETE.
12. REINFORCING STEEL : $F_y = 400$ MPa
ANCHOR BOLTS : ASTM - A307 (MIN.)
EMBEDDED STEEL : $F_y = 300$ MPa
WELDED WIRE FABRIC : $F_y = 440$ MPa
13. NON-CONTACT LAP SPlicing IS RECOMMENDED. WHEN LAPS ARE NECESSARY REFER TO CSA-A23.3 NOT MORE THAN 50% OF REBAR TO BE SPLICED AT ANY ONE LOCATION. MINIMUM LENGTH OF OVERLAP LISTED BELOW:
 - 10M _____ 23"
 - 15M _____ 33"
14. ALL EXPOSED EDGES TO BE CHAMFERED $\frac{3}{4}$ " x $\frac{3}{4}$ "
15. CLEAR COVER TO PRIMARY REINFORCEMENT. TO CSA-A23.1 U.N.O:
 - CONCRETE DEPOSITED AGAINST EARTH 3"
 - BEAMS , COLUMNS _____ 2"
 - WALLS _____ $1\frac{1}{2}$ "
 - SLAB _____ 1"
16. GIVE TOP OF FOUNDATION A TROWEL FINISH. IT MUST BE LEVEL AND SMOOTH.
17. ANCHOR BOLT MUST BE LOCATED BY MEANS OF A TEMPLATE. DO NOT HAND SET ANCHOR BOLTS. USE REINFORCING STEEL AS REQUIRED TO PROVIDE HORIZONTAL LOAD ON ANCHOR BOLT.

1. STEEL MEMBERS ARE DESIGNED IN ACCORDANCE WITH CAN/CSA-S16
2. ALL STEEL MEMBER SHALL BE GRADE G40.20-350W
3. ALL STEEL COLUMN TO BE G40.21- 350W CLASS C HSS3½"x¼" SQUARE HOLLOW SECTION C/W PLATE 350x350x12 WITH (4) 20M ANCHOR ROD, 400 EMBEDMENT AND 200 HOOKED, UNLESS NOTED OTHERWISE.

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641 Holt Dr, Burlington, ON L7T 3N4

DRAWING: STRUCTURAL NOTES

DATE: 07/04/2026	PROJECT NO: Q20260106
SCALE: 1/4" = 1'-0"	DRAWING NO: S0.0
DRAWN BY: -	
CHECKED BY: NH	

BUILT-UP STUD POSTS:

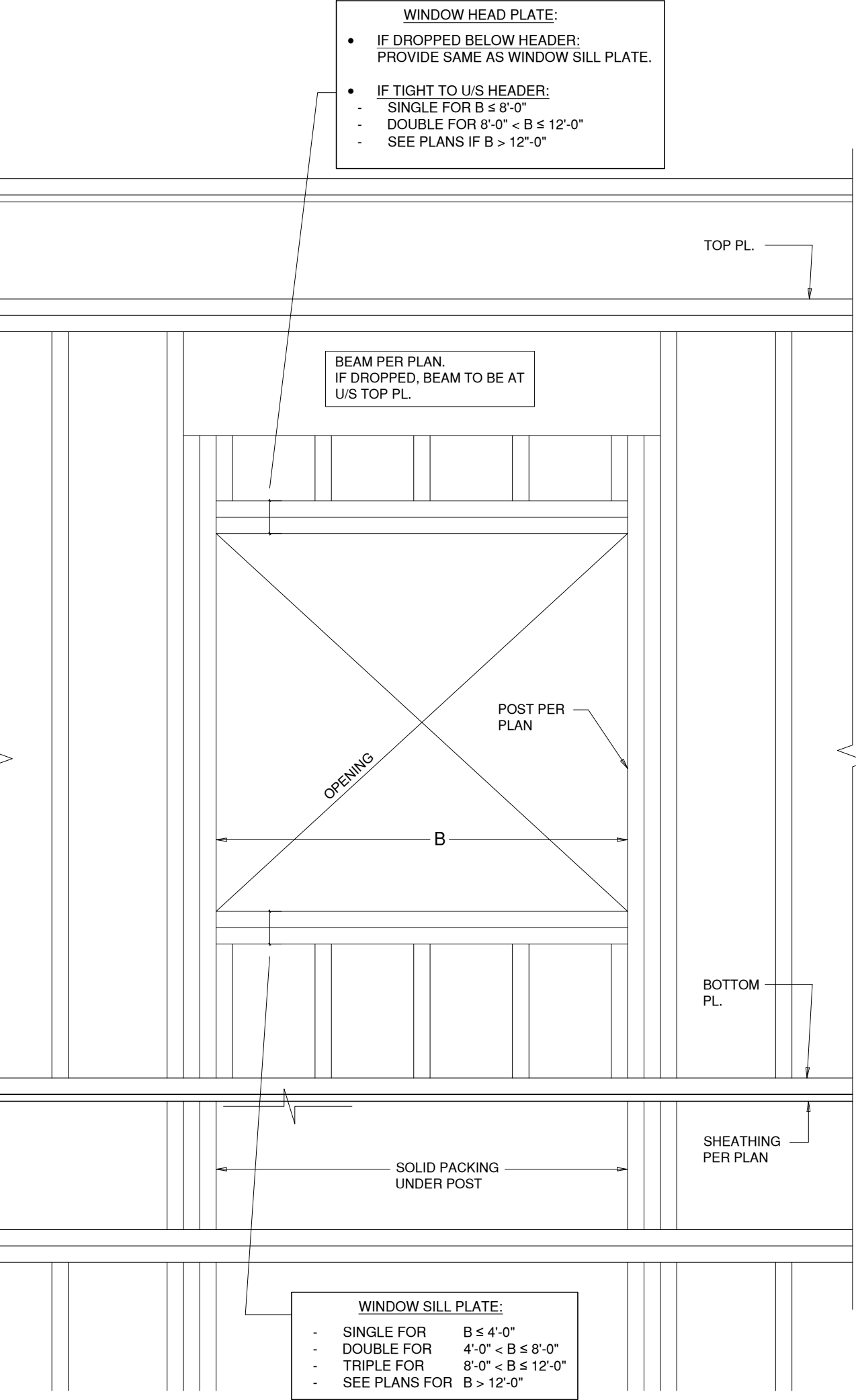
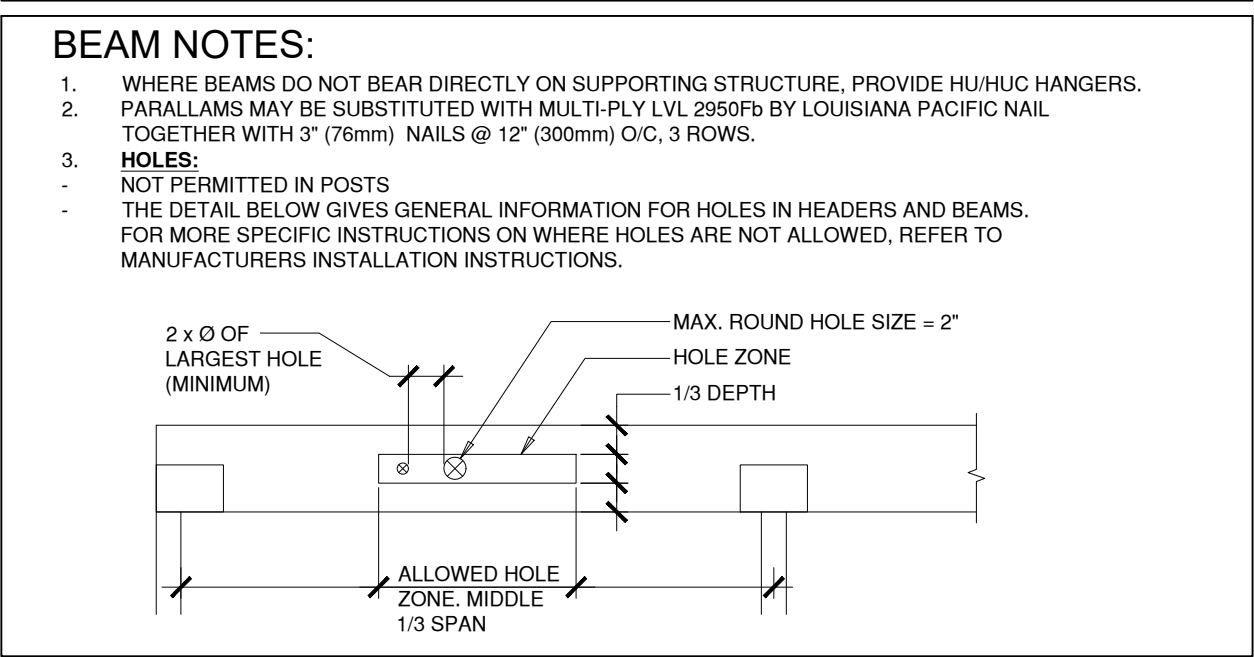
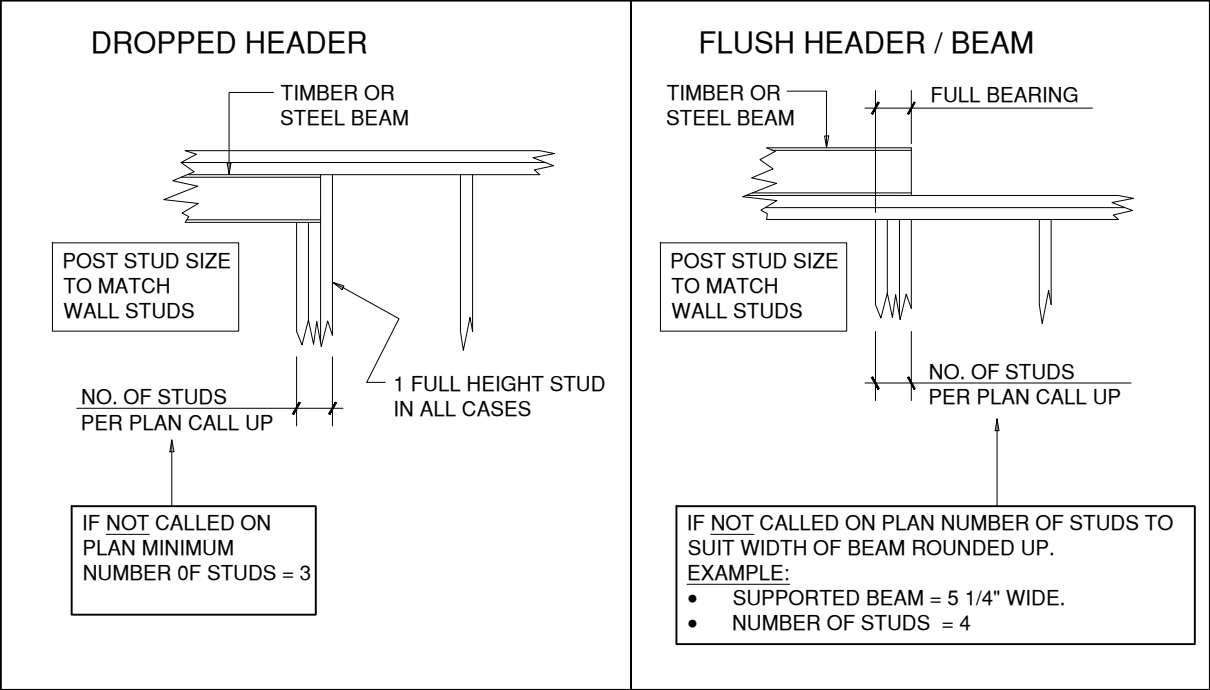
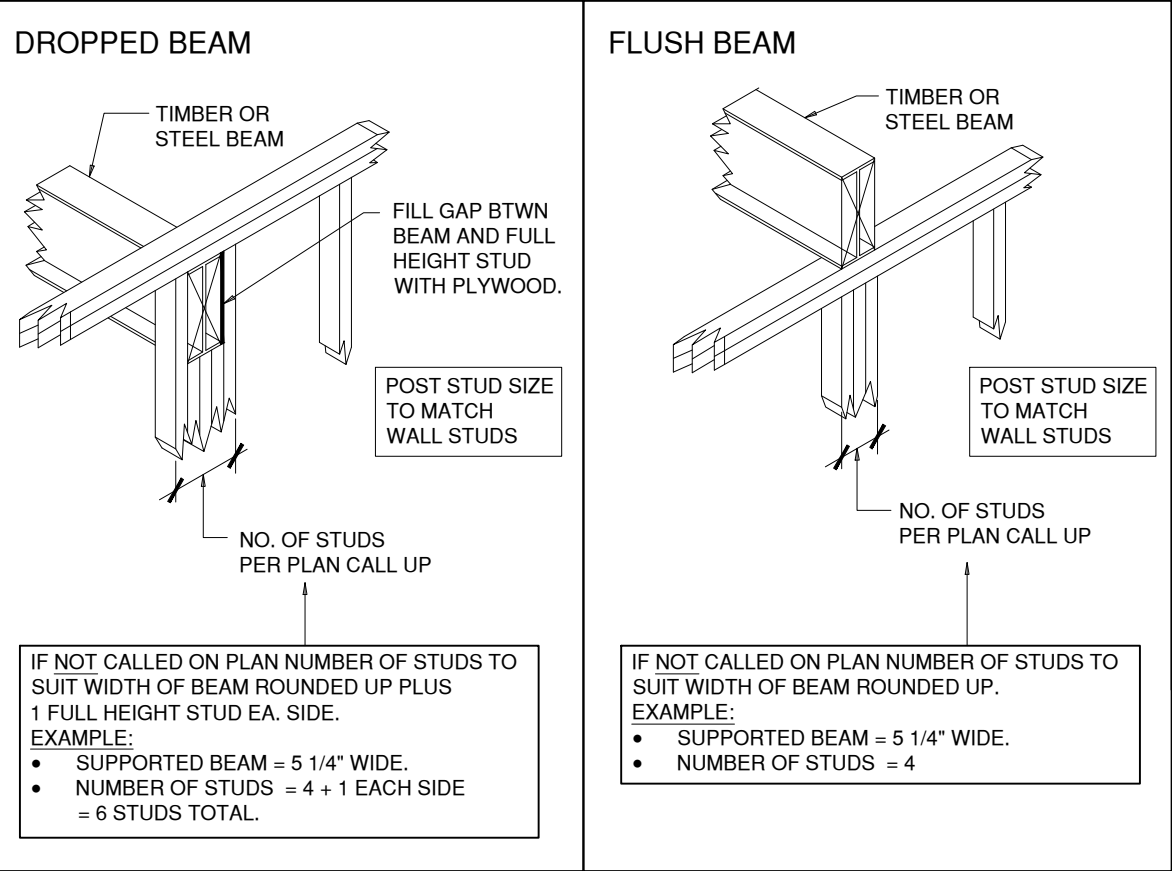


TABLE 1: STANDARD HOOK DETAILING & DIMENSIONS				
BAR SIZE	INNER DIAMETER mm (in)	180° HOOK LENGTH A mm (in)	90° HOOK LENGTH B mm (in)	
10M	70 (2 3/4")	125 (5")	150 (6")	
15M	100 (4")	125 (5")	225 (9")	
20M	120 (4 3/4")	175 (7")	260 (10")	
25M	150 (6")	200 (8")	350 (14")	
30M	250 (10")	275 (11")	425 (17")	
35M	300 (12")	325 (13")	525 (21")	

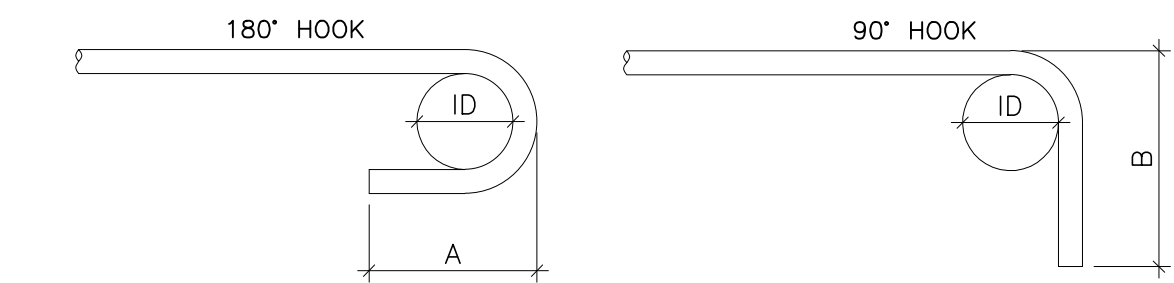
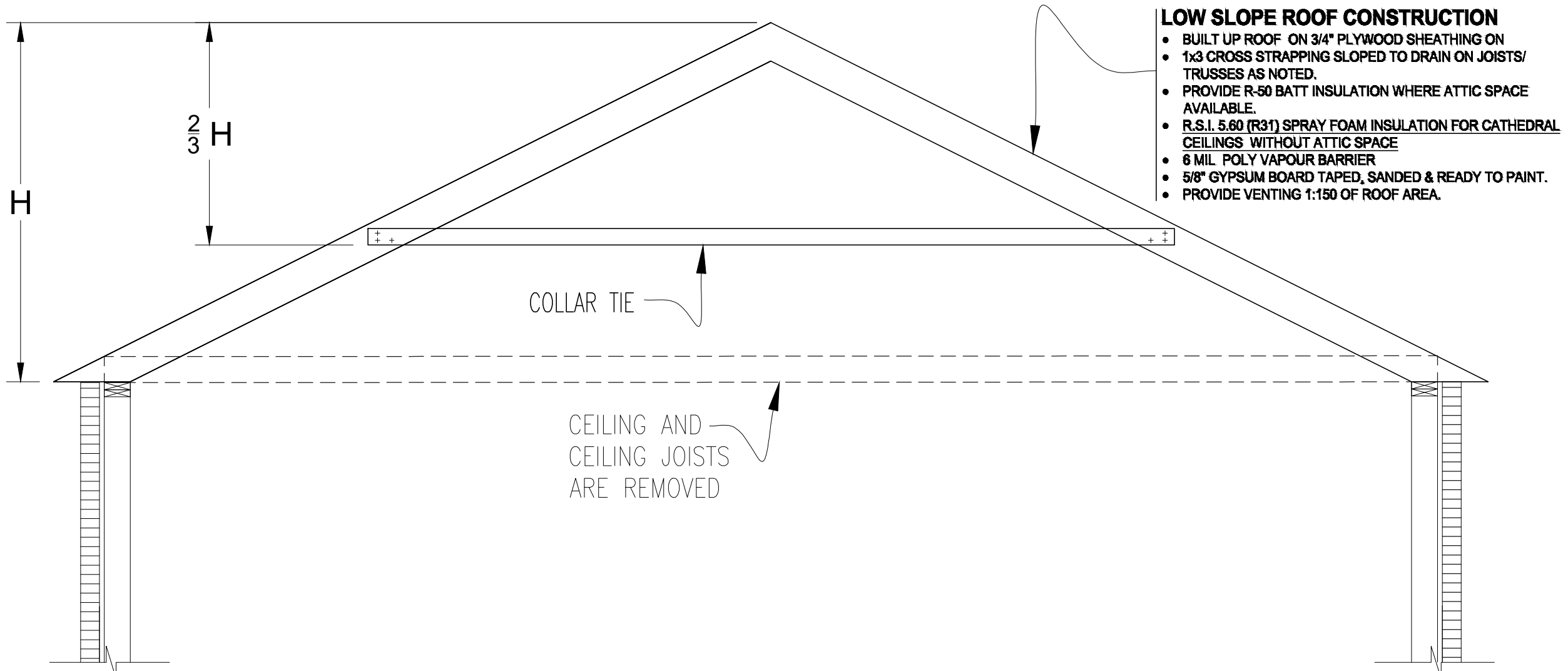
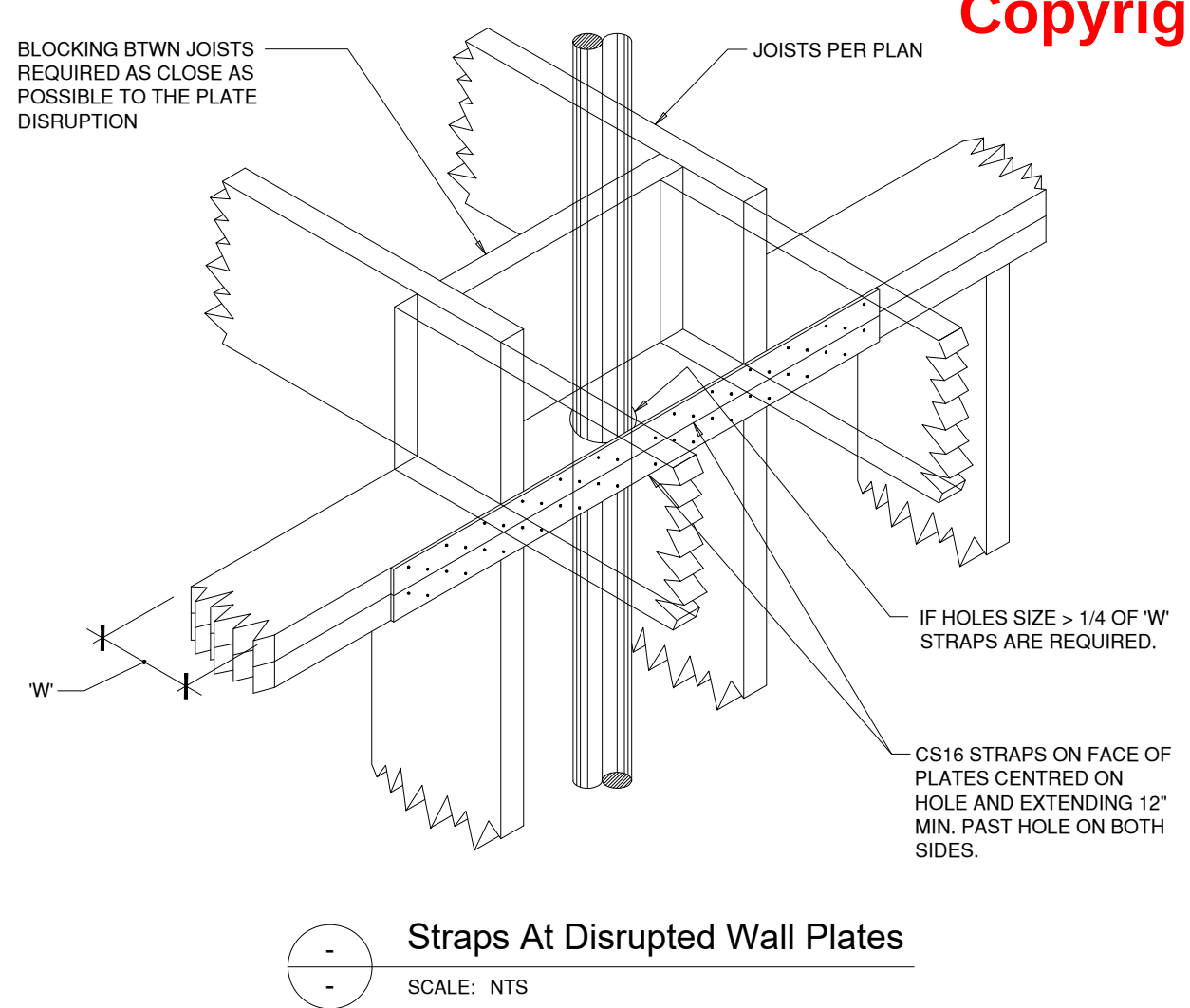


TABLE 2: TYPICAL SPLICE LENGTHS							
28 DAY CONCRETE STR., MPa (f'c)	BAR SIZE						
	10M	15M	20M	25M	30M	35M	
20	475 (19")	675 (27")	825 (33")	1325 (53")	1575 (62")	1875 (74")	
25	425 (17")	600 (24")	725 (29")	1175 (47")	1400 (56")	1675 (66")	
30	400 (16")	550 (22")	675 (27")	1075 (43")	1275 (50")	1525 (60")	
35	375 (15")	500 (20")	625 (25")	1000 (40")	1200 (48")	1425 (56")	



Window Openings In Exterior Walls

SCALE: NTS

Existing Roof Typical Detail

SCALE: NTS

Copyright Act Applies to Use and Production

REVISIONS			
No.	DATE	ISSUED FOR	APPROVED BY
0	07/04/2026	BUILDING PERMIT	NH

GENERAL NOTE: THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF QUADRA BUILDING GROUP LTD. THE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER. DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY TO BE REPORTED IMMEDIATELY TO ENGINEER. ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

QUADRA BUILDING GROUP LTD.
DESIGN AND CONSTRUCTION SERVICES

16 STONEHEDGE HOLLOW,
UNIONVILLE, ON, L3R 3Y9
EMAIL: INFO@QUADRAGROUP.CA
PH: 416-474-9129

CLIENT:

Mr. Jesse Kirshenbaum

PROJECT:

**RESIDENTIAL
EXTENSION – RENOVATION**

PROJECT ADDRESS:
641 Holt Dr, Burlington, ON L7T 3N4

DRAWING:

**STRUCTURAL
DETAILS**

DATE: 07/04/2026

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

DRAWN BY: –

CHECKED BY: NH

PROJECT NO:
Q20260106

DRAWING NO:
S0.1

Committee of Adjustment

Date: April 28, 2026 Prepared By: E. Shacklette

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

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

Date: February 19, 2026

Prepared By: E. Shacklette

Zoning

1) Background information:

The subject property is zoned R2.3, Low Density Residential, under Zoning By-Law 2020, as amended, and is located in the designated area for lot coverage and floor area ratio. The R2.3 zone requires, among other things, the following:

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						
R2.3	18 m	680 m ²	7.5 m	9 m (c)	(b)	4.5 m

Footnotes to Table 2.4.1

- b) With attached garage or carport:
(i) One or one and a half storey side: 1.2 m

2) Proposal:

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.

3) Variances required:

1. To permit a south side yard of 1.0 m instead of the minimum required 1.2 m for a proposed one storey attached garage addition.

4) Notes and conditions:

Condition:

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

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
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Notes:

1. Minor variances have been identified based on the plans submitted for zoning review. If changes to the plans are made after minor variance approval that result in the need for additional minor variances, 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 are being reviewed under 45(1) of the *Planning Act*.

Date: July 22, 2026Prepared By: S. Boich**Site Planning**

Site Characteristics	
Lot Frontage (m)	16.45 m (as per Site Statistics)
Lot Area (m²)	928.56 m ² (as per Site Statistics)
Existing Land Uses (ex. buildings, structures, driveways, fences, etc...)	One-storey detached dwelling incl. multiple accessory buildings / structures in the rear yard
Site Grading (ex. Flat and level, significant grade differences)	Mainly flat and level but sloping toward rear
Notable Site Features	None
Surrounding Land Uses (ex. Adjacent building relationships, natural features, notable adjacencies)	Low Density Residential
Nearest Major Intersection	Guelph Line and Upper Middle Road
Neighbourhood Boundaries* *Based on OP, 1997 residential neighbourhood definition	North: Upper Middle Rd. East: Guelph Line South: North Service Rd. / QEW West: 407 ETR / Brant St.

Neighbourhood Characteristics:

- The neighbourhood is characterized by low-rise residential development mainly consisting of original, single-storey post-war bungalows
- Building massing is generally modest with simple forms, limited architectural articulation and low-sloping hip and gable roofs
- Exterior materials are predominantly brick with some siding and stone veneer accents

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
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- Driveways are either single or double-width and often extend into the side yard, where generous setbacks allow for additional surface parking
- Attached garages are uncommon but several covered carports and detached garages in the rear are scattered throughout the neighbourhood
- Lots do vary in size but follow the curvature of the street and provide consistent front yard setbacks devoted to landscaped open space

This application was originally submitted on February 19th, 2026 and scheduled for the May 6th Committee of Adjustment hearing. The proposed single storey garage addition requested a reduced side yard of 0.4 metres, instead of the minimum 1.2 metres required under Zoning By-law 2020. Staff were not supportive and the application was deferred resulting in a revised submission with a proposed side yard of 1.0 metres.

A site visit was conducted on April 15th, 2026 and existing on-site conditions are summarized in site photos included in Attachment No. 1 (Site Photos).

1) City of Burlington Official Plan:

Does the proposed minor variance 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:

- Section 76 of the *ROP, 2022* indicates 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. Given that garages attached to a dwelling are permitted by the City's Zoning By-law, staff are of the opinion that the requested variances meet the general intent and purpose of the *ROP*.

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)*.

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The proposal meets the general intent and purpose of the Official Plan for the following reasons:

- The site is designated ‘Low-Rise Neighbourhoods I’ according to Schedule ‘C’ (Land Use - Urban Area) of the *BOP, 2020*, as amended, which permits low-rise, ground-oriented dwellings
- Section 8.3.3(1) of *BOP, 2020* states that the ‘Low-Rise Neighbourhoods I’ designation is intended to allow for gradual and compatible change which respects the existing low-rise character of the city’s neighbourhoods.
 - Detached dwellings are an established and permitted use under the ‘Low-rise Neighbourhoods I’ designation, the focus of the policies is to ensure that new buildings and additions are compatible and well integrated within the existing residential area in terms of design and scale
- Whereas compatible is defined 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:
 - The existing dwelling is consistent with the spatial relationships and physical character of the surrounding area, where generous side yards are a prevailing feature. The proposed reduction in side yard sought under this minor variance application does not disrupt the established spacing pattern since visually, the garage does not dominate the front façade and is set back a considerable distance from the front lot line (17.18 metres vs. 7.11 metres for the covered porch).
 - Visual prominence is further reduced by the well-balanced covered porch as well as the scale and massing of the garage roof which is shown to match the existing dwelling as well as overall streetscape, where low-pitched rooflines are prevalent.
 - Development Engineering is supportive of the revised proposal.
 - Forestry staff does not object to the application but has requested a letter of consent from the abutting property Owners which share ownership over the boundary trees adjacent to the proposed garage addition.

2) City of Burlington Zoning By-law 2020:

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

Yes

The general intent and purpose of limiting side yard setbacks under Burlington Zoning By-law 2020 is to ensure adequate separation between buildings for access, maintenance and drainage as well as to maintain uniform spacing between homes. The

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
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proposed minor variance to permit a south side yard of 1.0 metres instead of the minimum required 1.2 metres is consistent with this intent for the following reasons:

- The proposal considered under the revised application maintains sufficient access in case of any future maintenance along the new exterior wall facing the side lot line. Staff also note that entry into the rear yard will be available through the existing garden gate on the northerly side (see site photograph) as well as via the “foyer”, an enclosed area connecting the new garage addition to the main dwelling.
- The side yard reduction is considered to be a minor deviation from the zoning by-law and does not disrupt the existing rhythm of the street, where attached carports with similar setbacks are not uncommon.
- As evident by support from Development Engineering and Forestry staff, the proposed setback appears adequate and is not anticipated to result in any adverse impacts.

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 proposed minor variance is desirable for the appropriate development and use of the building for the following reasons:

- The proposed revised application improves the condition of the original proposal which requested a side yard of only 0.4 metres.
- It will facilitate the construction of a new garage, provide additional storage and eliminate visual prominence of existing motor vehicles on site.
- The proposed siting of the garage, which is well recessed from the main wall of the dwelling, combined with the low-sloping roof line demonstrates spatial relief and compatibility with the established rhythm of the street.

4) Minor in Nature:

Is the proposed minor variance from the Zoning By-law considered minor in nature?

Yes

The proposed minor variance is minor in nature for the following reasons:

- It seeks approval to reduce the side yard by only 0.2 metres, which is a small deviation from the minimum 1.2 metre requirement under Zoning By-law 2020.

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- The proposed side yard is sufficient to provide adequate separation for access, maintenance, drainage as well as tree protection.
- Staff in Development Engineering have no concerns related to stormwater management.
- Similarly, Forestry staff have no objection to the proposed variance.

Cumulative Effects of Multiple Variances and Other Planning Matters:

- n/a

Recommendation:

Staff have reviewed the proposed variance in accordance with the Planning Act, the policies of the Official Plan and the requirements of the Zoning By-law and have no objections to the variance requested.

Date: August 7th, 2026

Prepared By: Magda Rusin-Hynek

Report Schedules & Attachments:

Attachment No. 1 (Site Photos)



Front view of the subject property



View along Fisher Place



Front view of the subject property including abutting dwelling at 1501 Fisher Place

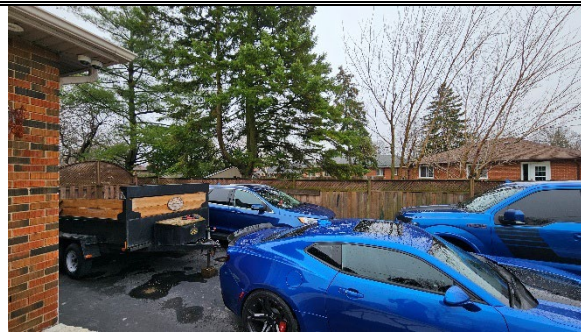


View of northerly side yard at subject property including existing garden gate

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View of driveway at subject property



View of driveway looking towards abutting properties at 1483 and 1479 Fisher Avenue



View of side yard and approximate location of proposed garage addition (marked with yellow caution tape)



View of side yard including existing previously approved detached garage beyond caution tape



Rear yard looking towards abutting property at 1501 Fisher Place



Abutting property at 1483 Fisher Avenue (at corner of Fisher Place)

COMMITTEE OF ADJUSTMENT MINOR VARIANCE STAFF REPORTS



Nearby property at 1517 Fisher Place



Nearby property at 1470 Fisher Avenue



Nearby properties at 1478 and 1482 Fisher Avenue



Nearby property at 1526 Fisher Avenue



Nearby properties at 1506 and 1502 Fisher Ave.



Nearby properties at 1498 and 1494 Fisher Ave.

Technical Reviewer Comments:

Development Engineering

Development Engineering has reviewed the proposed minor variances and has no objection to the variance(s) requested. Revisions to the plans may be required through the Grading and Drainage Clearance Certificate process.

Date: July 27, 2026

Prepared By: R. Maximo

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Forestry

Forestry has no objection to the proposed variances requested. However, Forestry provides 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.
2. A consent letter is required to be supplied with a tree permit application where the applicant is not the sole owner of the tree. This includes boundary and/or neighbouring trees. Should an applicant not obtain consent from the adjacent owner(s), it may be necessary to relocate the limits of excavation and associated disturbance outside of the minimum tree protection zone(s) of the tree(s).

Date: August 4, 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. Area of unprotected openings and exposure protection shall be designed per Div. B, 9.10.15. OBC 2024

Date: August 13, 2026Prepared By: Ebtessam Mahrous**Transportation Planning**Deemed Road Width Analysis

Fisher Place 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: February 20, 2026Prepared By: Thalia Thompson

Transportation Planning have reviewed the proposed minor variance application and have no objections given there is no change to parking supply on the property.

Date: August 7, 2026Prepared By: D. Napoli

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
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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

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: July 24, 2026

Prepared By: L. Bray

Agency Comments:**Halton Region****Regional Contaminated Sites Database:**

In order to maintain the Region's Contaminated Sites Database, Regional staff request final copies of all environmental reports (if applicable) including: Geotechnical Studies, Hydrogeological Studies, Phase One and/or Two Environmental Site Assessments, Remediation Reports, Risk Assessments, Record of Site Condition (RSC), and/or Certificate of Property Use (CPU).

Regional Staff have reviewed the Minor Variance application proposing the construction of a one storey attached garage addition and new front porch to the existing one storey dwelling without 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.

**COMMITTEE OF ADJUSTMENT
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Date: August 5, 2026

Prepared By: Navjot Kaur

Burlington Hydro

Comments were not received from Burlington Hydro by the date this report was published.

NOTICE OF PUBLIC HEARING
This Application was Deferred at the May 6, 2026 Meeting

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 1.0 m instead of the minimum required 1.2 m for a proposed one storey attached garage addition.

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 **August 17, 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 SEPTEMBER 2, 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.

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

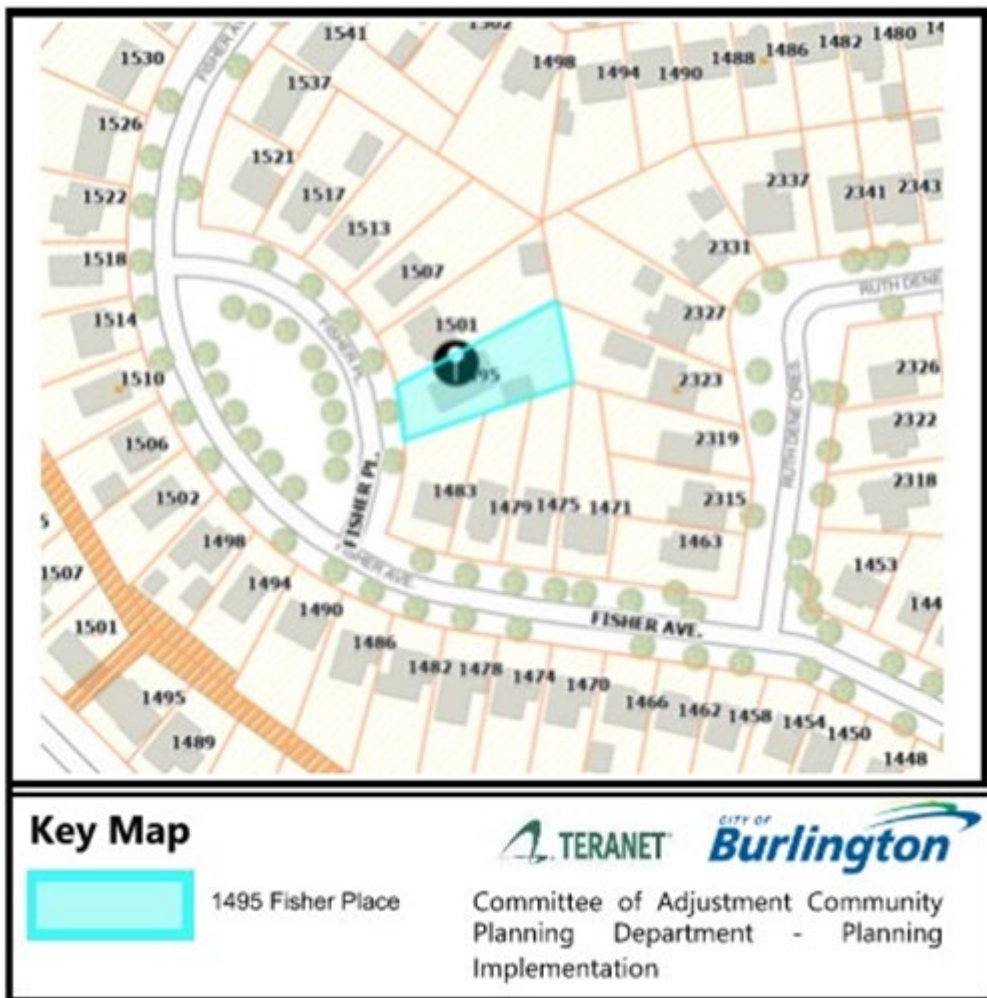
Yours truly,



Catherine Susidko-Petriczko
Secretary-Treasurer
Committee of Adjustment

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



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: CHASE KELLY & Name of Zoning Examiner: JACK N SCHNEIDER

PROPERTY INFORMATION

Municipal Address(es) of property:

1495 Fisher Place, Burlington, Ont.

Legal Description of property:

Plan of Survey Lot 112 Registered Plan 496 Mountain Grove Town of Burlington City of Halton

Official Plan Designation: DESIGNATED RESIDENTIAL LOW DENSITY Current Zoning Designation R2.3

OWNER(S) INFORMATION:

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

Dan Mooers

Mailing Address: 1495 Fisher Place City: Burlington

Postal Code: L7P 2M1 Home Phone: [REDACTED] Mobile Phone: [REDACTED]

Work Phone: [REDACTED] E-Mail: [REDACTED]

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

Name:

Kevin Webster

Business Address: 68 North Valley Dr City: Welland

Postal Code: L3C 7L6 Home Phone: [REDACTED] Mobile Phone: [REDACTED]

Work Phone: [REDACTED] E-Mail: [REDACTED]

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.

Proposed attached garage on side of existing 1 storey dwelling with side yard setback proposed of 0.45m

PROPOSED COVERED PORCH AT FRONT OF DWELLING

Variance(s) Requested	Zoning Bylaw Requirement
1. Proposed <u>1.0m</u> interior sideyard setback	Required 1.2m interior setback

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:

1. Why is the variance(s) minor in nature? _____

Variance is minor in nature, due to the lot being at the rear of the corner lots, it does not encroach negatively on the surrounding lots

2. Why are the variance(s) desirable for the appropriate use of the land? _____

The proposed attached garage is desirable to the use of the land, because it provides a garage to be connected to the existing dwelling to make it more desirable to the neighbourhood.

3. Do the variance(s) meet the intent and purpose of the Official Plan? _____

I believe the variance request meets the intent and purpose of the Official plan, because we have a 1.0m setback to provide maintenance space between the proposed garage & the lot line.

4. Do the variance(s) meet the intent and purpose of the Zoning By-law? _____

The variance request meets the intent of the Zoning bylaw, because the side lot line backs onto other rear lots.

PROPERTY DETAILS (please complete all fields):

Date property
purchased:

06/01/2020

mmm/dd/yyyy

Date property
first built on:

06/01/1972

mmm/dd/yyyy

Date of
proposed
construction:

07/01/2026

mmm/dd/yyyy

Existing Use of the Subject Property (check one):

Detached Dwelling ☒ Semi-Detached Dwelling ☐

Townhouse Dwelling ☐ Street Townhouse

Dwelling ☐ Stacked Townhouse Dwelling ☐

Apartment ☐ Mixed Use ☐ Hi Rise ☐

Commercial ☐ Industrial ☐ Vacant ☐

Other ☐

Length of time the existing uses of the subject
property have continued:

since 1972

Proposed Use of the Land:

Single Family Residential

Existing Uses of Abutting Properties (check all that apply)

Residential ☒ Commercial ☐ Industrial ☐ Multi-Residential ☐ Vacant ☐ Hydro right of-way ☐

Railway right-of-way ☐ Provincial Highway ☐ Park ☐ Other ☐

Conservation Halton Lands: Lake Ontario ☐ Creek ☐ Storm Water Management Pond/Channel ☐
Ravine ☐

Additional Information

Is liquor sold on site? Y ☐ or N ☒

Is the property on the Municipal Cultural Heritage Register for the City of Burlington? Y ☐ N ☒
Unknown ☐

Type of Access to the Subject Lands

Provincial
Highway ☐

Municipal ☒
Road

Private Road ☐

Water ☐

Other(specify) ☐

Municipal Services Provided

Water ☒ If not available, by what means is it
provided:

Sanitary Sewers ☒ If not available, by what means is it
provided:

Storm Sewers ☒ If not available, by what means is it
provided:

IS THE SUBJECT LAND(S) THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT

APPLICATIONS: ☐ Official Plan Amendment ☐ Zoning By-law Amendment ☐ Building Permit

☐ Site Development Plan ☐ Plan of Subdivision ☐ Previous Minor Variance ☐ 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 ☐ N ☒
Frontage	Depth	Area	Actual	Deemed	Required		
15.24m	50.0m		20	20	20	35%	

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

(attach additional page if required)

EXISTING (Dwelling/Building)

Ground Floor Area (incl. attached garage) 135.5	M ²
Gross Floor Area: 135.5	M ²
Number of Storeys: 1	
Width: 8.61	M
Length: 17.01	M
Height: 5.41	M

Garage/Car Port

Detached?	Y ☒ N ☐
Gross Floor Area: 35.5 51.33	M ²
Width: 4.88 5.48	M
Length: 2.81 7.725	M
Height: 4.4	M

Accessory Structures (Shed, Gazebo, etc.)

Gross Floor Area: 9.17	M ²
Width: 2.44	M
Length: 3.76	M
Height: 3.40	M

Other (pool, additional sheds, decks, driveways, etc.)

Gross Floor Area: 7.05	M ²
Width: 2.24	M
Length: 3.15	M
Height: 3.1	M

PROPOSED (Dwelling/Building/Addition)

Ground Floor Area (incl. attached garage)	M ²
Gross Floor Area: 135.5	M ²
Number of Storeys: 1	
Width: 8.61	M
Length: 17.01	M
Height: 5.41	M

Garage/Car Port

Detached?	Y ☐ N ☒
Gross Floor Area: 50.5 54.11	M ²
Width: 4.88	M
Length: 10.36	M
Height: 4.5 5.38	M

Accessory Structures

Gross Floor Area: 51.33	M ²
Width: 5.48	M
Length: 7.725	M
Height: 4.4	M

Other

Gross Floor Area: 9.17	M ²
Width: 2.44	M
Length: 3.76	M
Height: 3.40	M

LOCATION of all existing and proposed buildings and structures

EXISTING

Front: 8.706	M
Rear: 21.982	M
Side/Street Side: 1.964	M
Side/Other Side: 5.788	M

PROPOSED

Front: 6.958	M
Rear: 21.982	M
Side/Street Side: 1.964	M
Side/Other Side: 0.457	M

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.

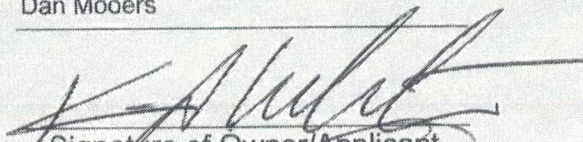
I UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST 10 DAYS BEFORE THE HEARING, AND WILL REMAIN POSTED AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Owner Name

Dan Mooers

Property Address

1490 FOSTER PL.


Signature of Owner/Applicant

01/10/2016

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

Agent: [Signature]

I, Kevin Webster of the Region of Niagara in the City
(print name) (Region/City/County) (City/Town/Township)

of Welland 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 Region of Halton
(Region/City/County) (City/Town/Township)

this 8th day of Jan 2026.

[Signature]
of Commissioner, etc.

[Signature]
Signature of Applicant or Authorized Agent

PERMISSION TO ENTER

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

Address of Subject Lands: 1495 Fisher Pl

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.

[Signature]
Signature of Owner

Dan Mooers
Print Name

OWNERS AUTHORIZATION

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

I, Dan Mooers being the registered owner of the subject lands, hereby
(print name)

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

application for a Minor Variance.


Signature of Owner

01/10/2026

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 ☒ Metric Scale ☒ North Arrow ☒ Frontage ☒ Depth ☒ Lot Area ☒ Lot Coverage ☒ Deemed Street Line ☒ Existing Front Yard Setbacks ☒ Existing Rear Yard Setbacks ☒ Existing Side Yard Setbacks ☒ Existing Street Side Yard Setbacks ☒ Existing Porch, Stairs and Overhang Setbacks ☒ Proposed Front Yard Setbacks ☒ Proposed Rear Yard Setbacks ☒ Proposed Side Yard Setbacks ☒ Proposed Street Side Yard Setbacks ☒ Proposed Porch, Stairs and Overhang Setbacks ☒ Streets (Public and Private) ☒ Street Names ☒ Parking (Dimensioned spaces, Driveway Width, Arrangement) ☒ Railways (Location of them and setbacks to structures) ☒ 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

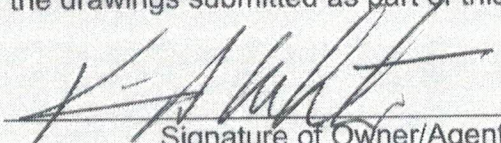
ELEVATIONS

- ☒ 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.

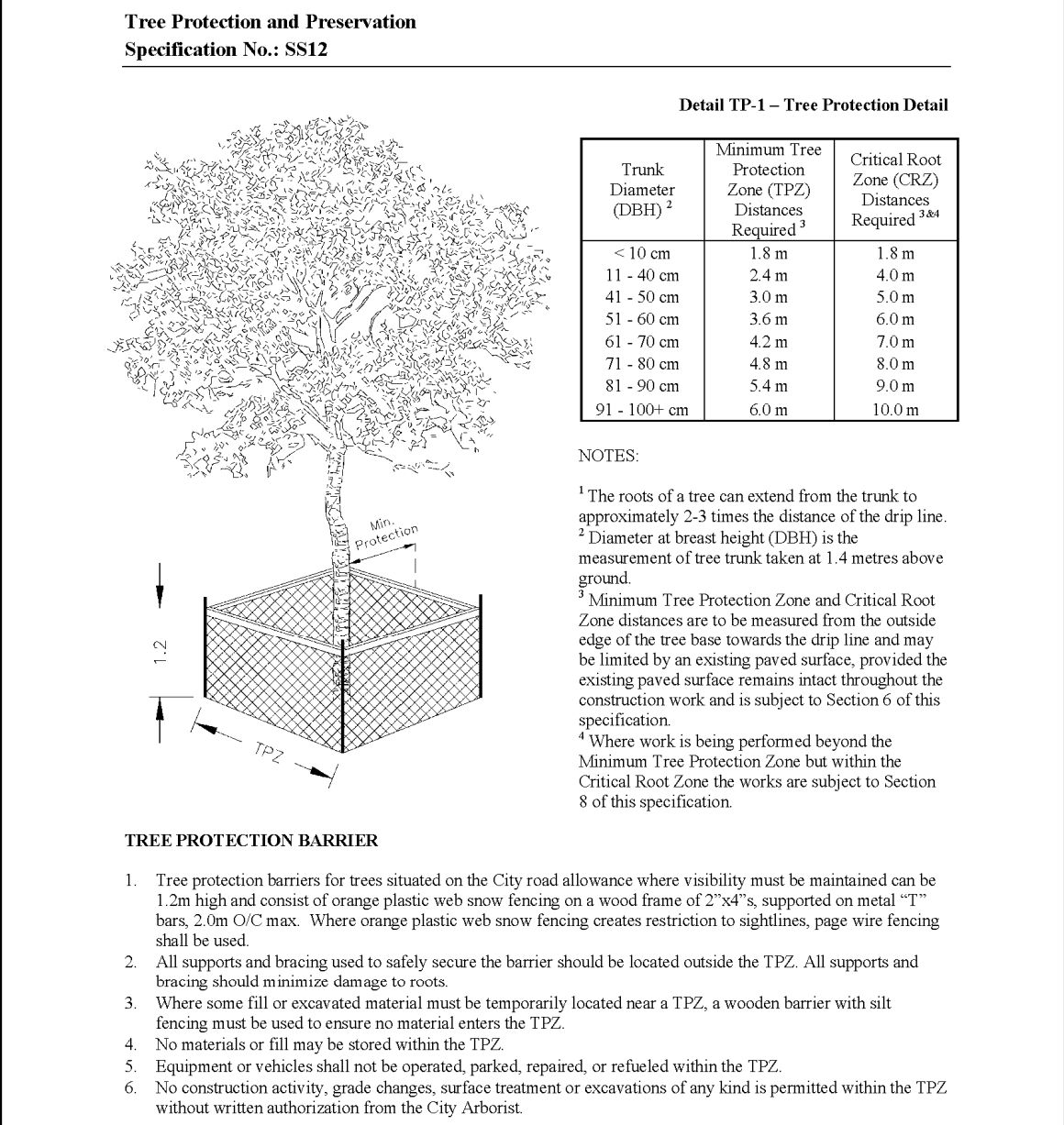
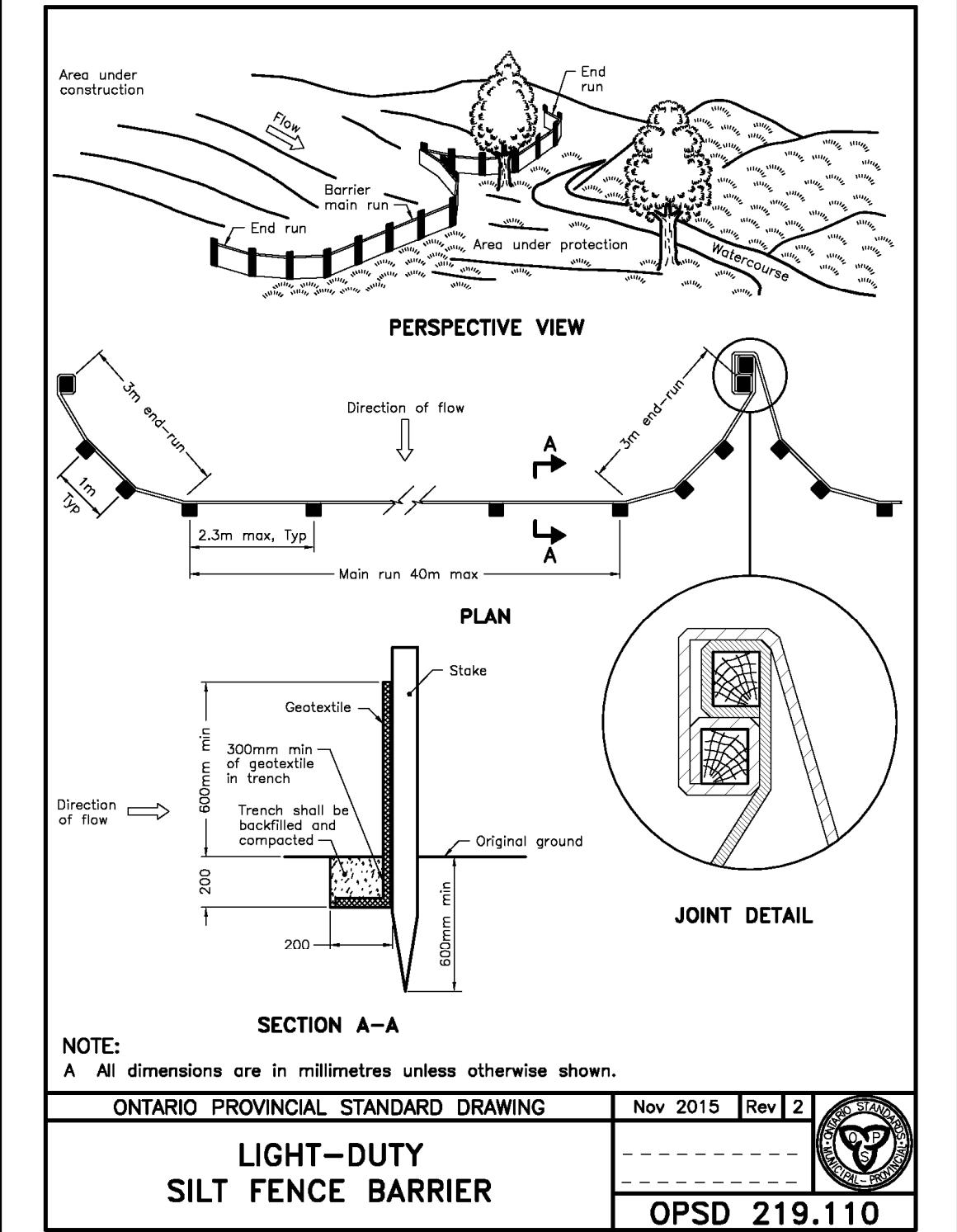


Signature of Owner/Agent

01/10/2026

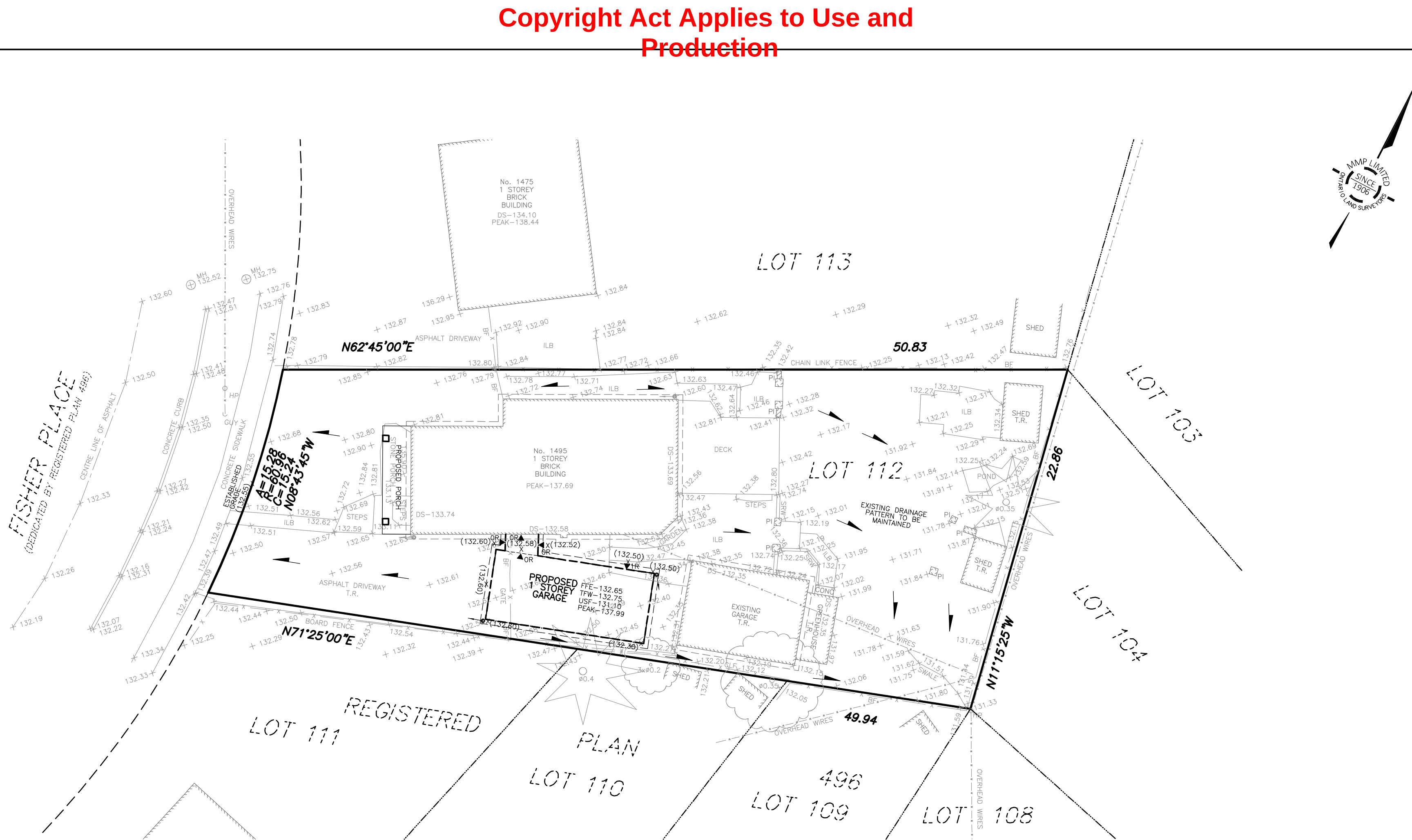
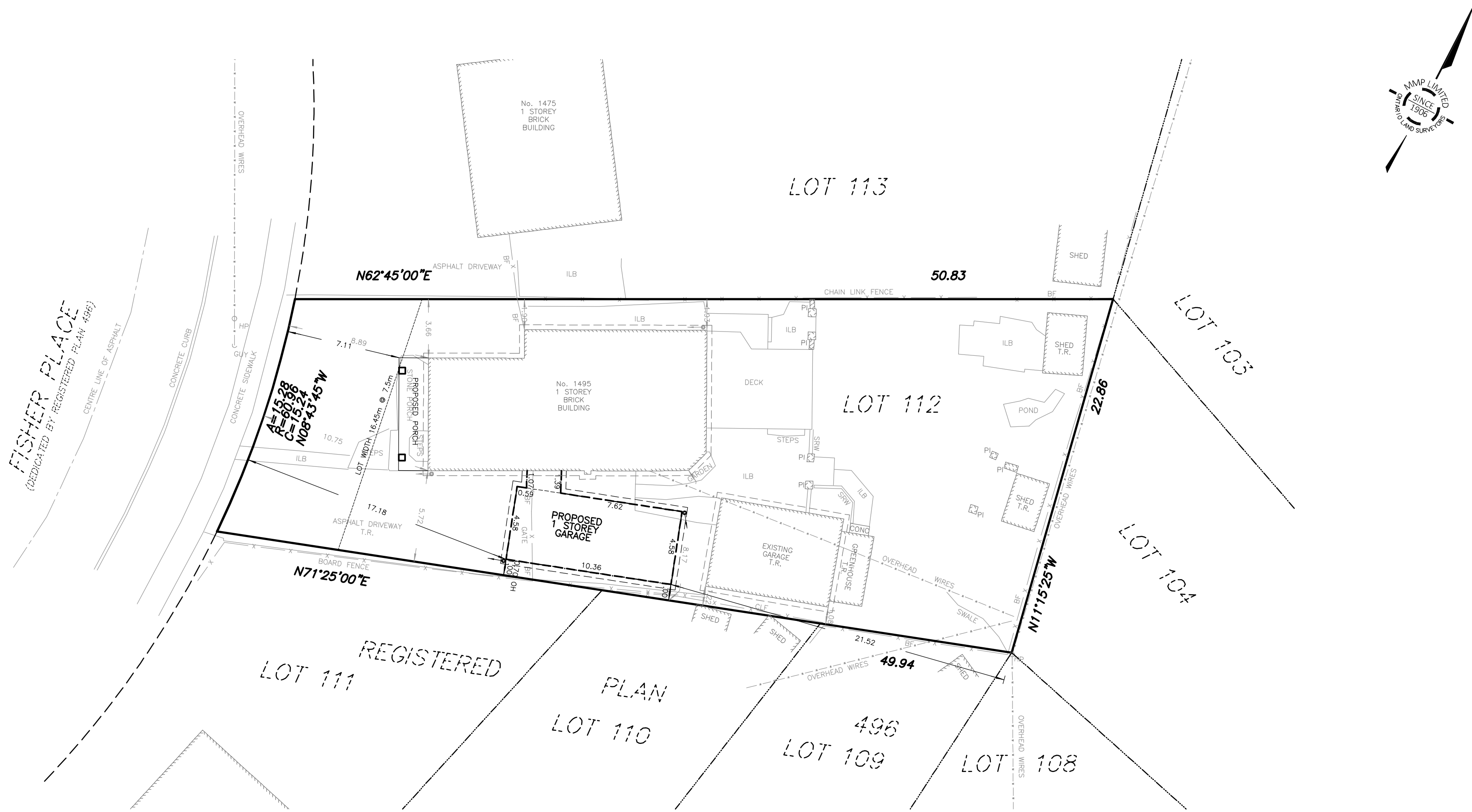
Date (mmm/dd/yyyy)

CITY OF BURLINGTON ZONING BY-LAW 2020 ZONING REGULATION - R2.3		
ZONE	REQUIRED	PROVIDED
LOT WIDTH (Ø 7.5m)	18.0m (min)	16.45m
LOT AREA	680.0sq.m. (min)	928.56sq.m.
FRONT YARD	9.0m (min)	17.18m
REAR YARD	9.0m (min)	21.52m
SIDE YARD	1.2m (min)	1.00m
STREET SIDE YARD	4.5m (min)	N/A
BUILDING AREA		208.45 sq.m. (EXISTING STRUCTURES) 140.38sq.m. EXISTING DWELLING 68.07sq.m. EXISTING ACCESSORY 50.07 sq.m. (PROPOSED ADDITION) 258.52 sq.m. (TOTAL AREA)
LOT COVERAGE	40% (max)	27.84% INCLUDES ACCESSORY
BUILDING HEIGHT	7.5m (max)	5.44m
DEEMED STREET WIDTH	20.0m	20.26m
HARDSCAPE AREA		500.33sq.m.
HARDSCAPE COVERAGE		53.9%
FRONT YARD AREA		217.40sq.m.
LANDSCAPE AREA		98.40sq.m.
LANDSCAPE COVERAGE	40.0% (min)	45.3%
PROPOSED ADDITION = 1 STOREY		



Page 6
February 2013

GRADING PLAN
SCALE 1:200



1495 FISHER PLACE
SITE & GRADING PLAN FOR BUILDING PERMIT

KEYPLAN

NOT TO SCALE

GEOGRAPHIC LOCATION NOTE

LOT 112

REGISTERED PLAN 496

IN THE

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

MackAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

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

COLOUR THE ORIGINAL SIGNED PRINT OF THIS SITE PLAN CONTAINS COLOUR

BENCHMARK NOTE

CITY OF BURLINGTON BENCHMARK No. 407

ELEVATION = 134.778 METRES (CGVD 1928:1978 ADJUSTMENT)

LEGEND

FFE DENOTES FINISHED FLOOR ELEVATION
TFW DENOTES TOP OF FOUNDATION WALL
TBS DENOTES TOP OF BASEMENT SLAB
USF DENOTES UNDERSIDE OF FOOTING
S DENOTES SUMP PUMP
R DENOTES RISER
D DENOTES DOWNSPOUT
D.DENOTES DIRECTION OF DRAINAGE
XXX.XX DENOTES EXISTING ELEVATIONS
XXX.XX DENOTES PROPOSED ELEVATIONS
T.R. DENOTES TO REMAIN
D.DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
C.DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES

STM MH DENOTES STORM MANHOLE
UP DENOTES UTILITY POLE
AC DENOTES AIR CONDITIONER
***** DENOTES SILT FENCE
--- DENOTES TREE PROTECTION ZONE
--- DENOTES TREE PROTECTION BARRIER
--- DENOTES MATERIAL STORAGE, FILL PLACEMENT
--- DENOTES CONSTRUCTION ACCESS

NOTES

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- ELEVATIONS 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
- SUMP PUMP AND 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
- 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
- BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM THE LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED AND WERE VERIFIED IN FIELD ON JUNE 10, 2026

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 GARAGE LOCATED AT 1495 FISHER PLACE AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES

PROPOSED BUILDING SETBACKS AS SHOWN

PROPOSED BUILDING HEIGHT AS SHOWN

PROPOSED LOT COVERAGE AS SHOWN

PROPOSED BUILDING SITE STATISTICS AS SHOWN

JULY 10, 2026

DATE

ASAR BHERRI, OLS
FOR: MACKAY, MACKAY & PETERS LIMITED

3 JULY 10, 2026 REVISED PER CITY COMMENTS

2 JUNE 18, 2026 SITE PLAN COMPLETED

1 JUNE 10, 2026 FIELD WORK 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

E:\200 Halton\Registered Plans\BP0496\LOT 112\26-108\26-108-SPF.dwg

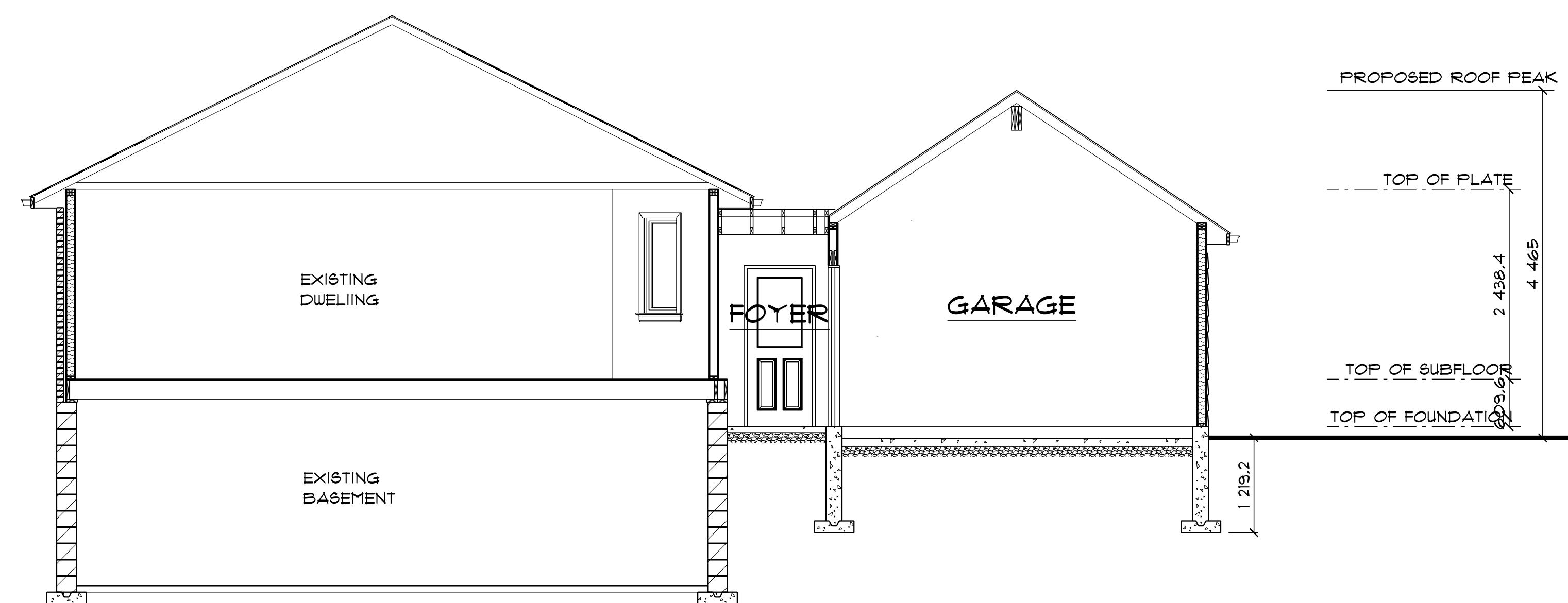
DRAWN BY: A.R. CHECKED BY: A.B. PROJECT No. 26-108-SPF DWG. No. 1



LEFT ELEVATION
SCALE: 1:48



Copyright Act Applies to Use and Production



 **CROSS SECTION A**
SCALE: 1:50

[illegible]



ARBORIST REPORT

Pertaining to:

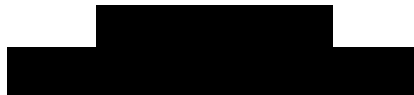
1495 Fisher Pl.
Burlington, ON
L7P 2M1

Prepared for:

McFarlan Tree Care Inc.
572 Huron Dr.
Burlington, ON
L7T 3V5

Prepared by:

Urban Arboretum Inc.
2309 Mountain Grove Ave.
Burlington, ON
L7P 2H8



Created: July 03, 2026
Last revised: July 07, 2026

Introduction

Urban Arboretum Inc. (the arborist) was retained by McFarlan Tree Care Inc. (the client) to complete an arborist report pertaining to 1495 Fisher Place, Burlington (the subject site). The report was requested relative to the removal of existing garage and sheds and, the construction of a proposed detached garage and front porch (the scope).

The purpose of this report is to:

- Establish species, size and condition of trees as required by the City of Burlington Private Tree By-law 40-2022 & Public Tree By-law 98-2025, also to provide written tree protection recommendations.
- Provide a Tree Protection Plan showing required tree protection measures in accordance with the City of Burlington's Tree Protection and Preservation Specification SS12A & Guide to Tree Protection.

Methodology

1. The subject site was assessed on May 11, 2026 by the arborist.
2. Photos were taken at the time of assessment and the most representative are attached as Appendix I.
3. For a complete inventory of all assessed trees see Appendix II.
4. The methods used to collect data and the information provided in this report complies with the details and instructions provided in the City of Burlington SS12A Standard for Tree Protection and Preservation, Guide to Tree Protection, Private Tree By-law 04-2022, and Public Tree By-law 98-2025.
5. Trees within the following categories were assessed and recorded in this Arborist Report:

Ownership Category	Description
1 - Private	Trees with diameters of 20 cm or greater, situated on private property on the subject site.
2 – Neighbor	Trees with diameters of 20 cm or greater, situated on private property within 6 meters of the subject site.
5 – Public	Trees of all diameters situated within City property.
6 – Boundary	Trees located on the property line with an adjoining site where the property line crosses the main stem of the tree prior to the formation of the first scaffold limb.

6. Trunk diameter was measured using a calibrated diameter tape. The measurement was taken at 1.4 meters above ground level, generally referred to as the diameter at breast height (DBH). For trees located on adjacent private property DBH was estimated.

7. Trees were assessed in consideration of overall biological condition and structural condition and assigned a condition rating ranging from good (70-100%) to fair (40-69%) to poor (0-39%) for both categories.
8. Tree protection comments were added by the arborist to a site and grading plan created by MMP Ltd. project 26-108-SPF drawing 1 dated June 18, 2026 to create the Tree Protection Plan (Appendix III).
9. Evaluating root loss close to tree trunk(s) was completed using International of Society of Arboriculture Best Management Practices for Managing Trees During Site Development and Construction Third Edition, Companion Publication to ANSI A300 Part 5: Tree, Shrub, and Other Woody Plant Maintenance- Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction). Excerpts from relevant text:
 - “Cutting roots closer than six times (6x) the DBH on one side of the tree can cause sustained and chronic water-stress symptoms in some species. This stress in turn can lead to other tree health problems, such as increased susceptibility to pests, diseases, drought, or other environmental factors.”
 - “Immediate tree stability has been found to be compromised on some species when cuts are made at a distance from the trunk that is within three times (3x) the DBH.”
 - “For most species, when roots are cut at a distance from the trunk that is closer than one to one-and-a-half times (1x-1.5x) the DBH, immediate stability will be reduced, and long-term survival will be impacted.”

Tree Protection Plan

Pre-Construction

1. The following tree protection measures must be read in conjunction with the Tree Protection Plan (Appendix III) & Tree Inventory (Appendix II). All documents must be provided to the site supervisor prior to any work commencing on the site.
2. Trees 1-3 & 6-9 are proposed to be preserved without injury.
3. Trees 4 & 5 are proposed to be injured due to excavation for proposed detached garage. Roots are expected to be minimal due to area being under existing asphalt driveway.

4. No disturbance is allowed within the Tree Protection Zone (TPZ) of protected trees without permission from the City of Burlington.

Trunk Diameter (DBH)	Minimum Tree Protection Zone (MTPZ)
< 10 cm	1.8 m
10 - 40 cm	2.4 m
41 - 50 cm	3.0 m
51 – 60 cm	3.6 m
61 – 70 cm	4.2 m
71 – 80 cm	4.8 m
81 – 90 cm	5.4 m
91-100 cm	6 m

5. Tree Protection Zones (TPZ) distances must be measured from the outside edge at the base of the tree.
6. The City of Burlington requires signs to be mounted on the construction-facing side of the tree protection barriers for the duration of the project. Signs can be found in the City of Burlington SS12A Standard Specification for Tree Protection and Preservation document detail TP-3. Tree protection sign example:



7. Once all tree protection measures have been installed, City of Burlington Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree protection requirements. Photographs that clearly show the installed tree protection shall be provided for City of Burlington Forestry staff review.

Construction Phase

8. It is the responsibility of the site supervisor to inspect the condition of the tree protection measures outlined on the tree protection plan and within this report each morning. If disturbance to the barriers is observed, it is to be repaired prior to work commencing on site that day.
9. Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved, or removed until authorized by Urban Forestry.
10. Due to the proposed injury, trees 4 & 5 require a certified arborist on site during the proposed excavation to monitor impacts to the subject tree(s) and prune roots or adjust excavation methods as necessary.
11. During construction, if any tree roots are exposed or disturbed outside the tree protection zone (TPZ), care is to be taken to minimize their disturbance. If roots must be removed outside the TPZ, they are to be cleanly pruned. Tearing roots hinders wound closure and can increase risk of disease and root rot.

Post-Construction

12. At the completion of the project, Urban Forestry is to be notified prior to removal of the tree protection fencing on the site. With approval, the fencing may be dismantled.
13. Due to proposed injury, trees 4 & 5 are to be monitored for any indications of stress following construction. Stress as a result of the construction may not be apparent for some years following the disturbance and may make the trees more susceptible to other stresses (water stress, insects, disease). If the condition of the trees declines, the most appropriate method to address the issue is to be carried out.
14. Due to proposed injury, trees 4 & 5 must be thoroughly watered once per week, from spring to fall, for two years after completion of the work on the site. Root disturbance diminishes the stored energy reserves of trees, impacts the tree's ability to absorb water and elements, and can increase chance of disease. Watering will help the trees cope with any stress that the work may have caused.

Additional Notes

1. For additional information on tree care and management techniques as a tree owner see <http://www.treesaregood.com/treeowner/treeownerinformation.aspx> for a list of educational brochures provided by the International Society of Arboriculture.

Questions or requests for additional information relative to this report should be directed to the undersigned at contact@urbanarboretum.ca.



Kyle Berwick, N.P.D., R.P.F. in Training
I.S.A. Board Certified Master Arborist # ON-1786B
I.S.A. Tree Risk Assessment Qualified
Managed Forest Plan Approver #574
Certified Butternut Health Assessor #437

Limitations of Assessment

It is the policy of Urban Arboretum Inc. to include this disclaimer to ensure our clients are aware of the technical and professional with respect to the limitations inherent in our work. assessing and retaining trees.

This Report was based on the project scope and details for tree preservation provided for review by to the Arborist. The Arborist assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information provided to the Arborist.

The assessment(s) of the tree(s) presented in this report have been made using accepted and proper arboricultural techniques. This includes an aboveground examination of the tree(s) including but not limited to evidence of structural defects, external indicators of rot or decay, cracking, included bark unions, pests and diseases, foliage and shoot health, natural or unnatural lean, root structures, site conditions, proximity to property and people. Unless otherwise explicitly noted in writing, assessments do not include probing, coring, sounding, climbing assessments, root excavation, pull testing, or any other advanced assessment techniques.

Notwithstanding the recommendations and conclusions in this report, it must be recognized that trees are living organisms and their health, structure and vigor are constantly changing. They can be susceptible to changes in the seasons or weather conditions. Weather events such as windstorms, ice storms and thunderstorms may result in partial or complete tree failure irrespective of assessment results.

All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring, or other invasive procedures, unless otherwise noted in the report. No warranty or guarantee is made, express or implied, that problems or deficiencies will not occur in the future. The consultant shall not be responsible for damages caused by any tree defects and assumes no responsibility for the correction of defects or tree related problems.

The undersigned provides no warranty, either expressed or implied, as to the suitability of the information contained in the report for any purpose. It remains the responsibility of the client to determine applicability to his/her case.

All reports and other correspondence are confidential and are the property of the undersigned and its named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal, or alteration of any part of the report invalidates the entire report.

Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be re-assessed periodically. The assessment presented in this report is only valid at the time of inspection. Living with trees means accepting some degree of risk.



Kyle Berwick, N.P.D., R.P.F. in Training
I.S.A. Board Certified Master Arborist # ON-1786B
I.S.A. Tree Risk Assessment Qualified
Managed Forest Plan Approver #574
Certified Butternut Health Assessor #437

Appendix I – Photographs



Photo 1. Trees 1 & 2.



Photo 2. Tree 3.



Photo 3. Trees 4-6



Photo 4. Trees 7-9.

Appendix II – Tree Inventory

Report Date: July 7, 2026
Assessment Date: May 11, 2026



Chart Details:

Tree #: Inventoried trees were assigned an identification number

Species: Includes the botanical name and common name of each tree.

DBH: Diameter in cm measured at 1.4 meters from the ground (diameter at breast height). DBH measurements for trees on neighboring properties are estimated. For Multi-stem trees this is the calculated DBH.

Multi-stem DBH: Diameter in cm for each stem in a multi-stem tree measured at 1.4 meters from the ground (diameter at breast height). DBH measurements for trees on neighboring properties are estimated.

Crown Radius: Average radius of drip line in meters.

Biological Condition Rating: Overall condition rating from good (70-100%) to fair(40-69%) to poor (0-39%) based on tree health

Structural Condition Rating: Overall rating from good (70-100%) to fair(40-69%) to poor (0-39%) based on tree Structure.

Condition Comments: Specific observations from the visual assessment that have informed the condition ratings.

Ownership Category: Ownership of tree based on the supplied survey or site plan.

Minimum TPZ: Minimum required tree protection zone in meters.

Recommended Action: Arborist Recommendations. See arborist report for details.

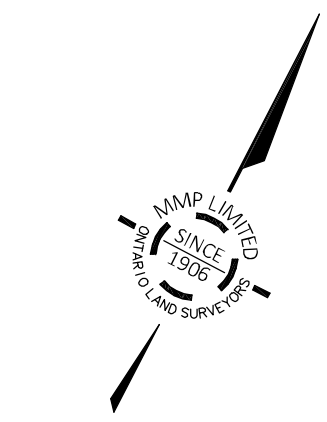
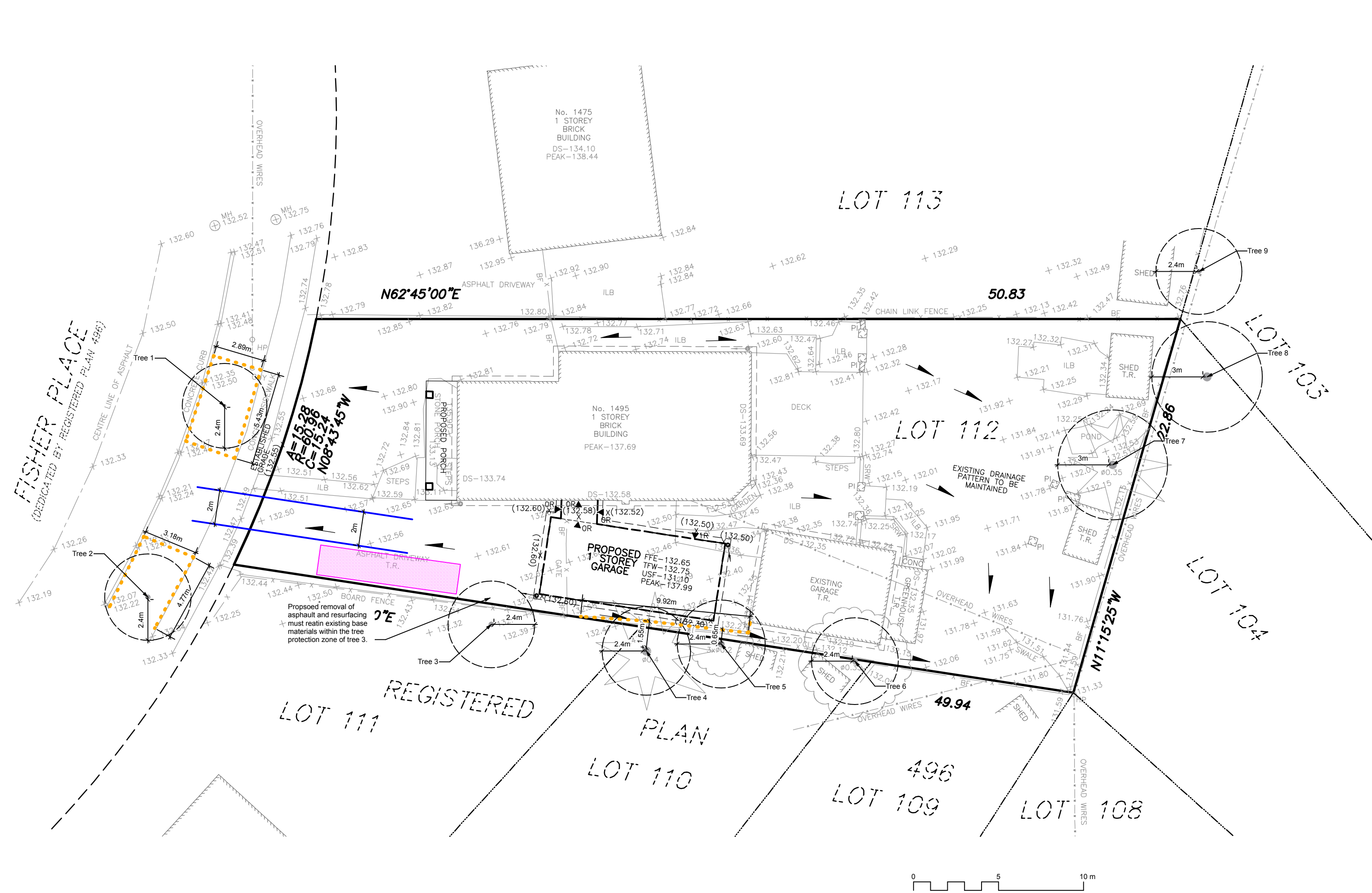
Tree #	Species	DBH (cm)	Multi-stem DBH (cm)	Crown Radius (m)	Biological Condition Rating	Structural Condition Rating	Condition Comments	Ownership Category	Min TPZ (m)	Recommended Action (See Arborist Report)
1	Syringa reticulata (Japanese tree lilac)	18		2	Good	Fair	Good new growth, decurrent habit.	Public	2.4	Preserve
2	Acer saccharinum (Silver maple)	28		5	Good	Fair	Good new growth, codominant leaders.	Public	2.4	Preserve
3	Picea glauca (White spruce)	30		4	Good	Poor	Good new growth, three main leaders.	Neighbor	2.4	Preserve

1495 Fisher Pl. - Tree Inventory

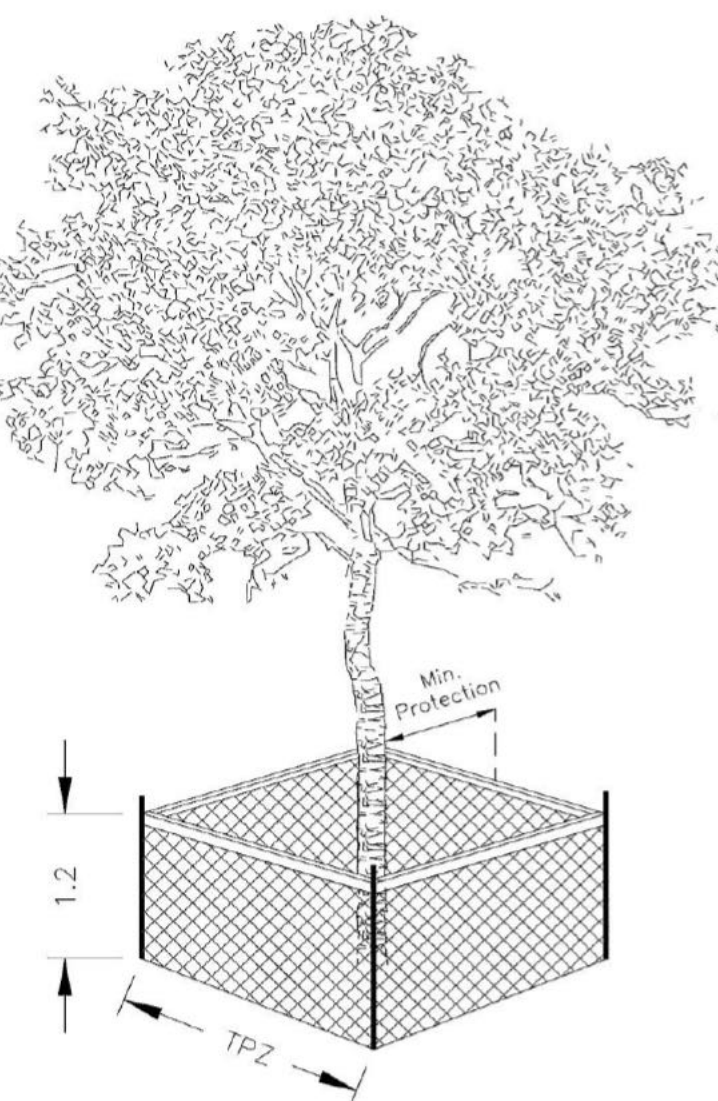
Appendix II

Tree #	Species	DBH (cm)	Multi-stem DBH (cm)	Crown Radius (m)	Biological Condition Rating	Structural Condition Rating	Condition Comments	Ownership Category	Min TPZ (m)	Recommended Action (See Arborist Report)
4	Pinus strobus (Eastern white pine)	40		5	Good	Good	Good new growth, good central leader.	Neighbor	2.4	Injure
5	Malus sp. (Crabapple)	37	25,20,1 5,10	3	Good	Fair	Good new growth, multi-stem.	Neighbor	2.4	Injure
6	Acer platanoides (Norway maple)	30		5	Fair	Fair	Fair new growth, decurrent habit.	Boundary	2.4	Preserve
7	Picea abies (Norway spruce)	46.5		4	Poor	Good	Moderately sparse, good central leader.	Private	3	Preserve
8	Acer saccharinum (Silver maple)	50		7	Fair	Fair	Fair new growth, decurrent habit.	Neighbor	3	Preserve
9	Prunus sp. (Cherry)	25		4	Good	Fair	Good new growth, asymmetrical crown.	Neighbor	2.4	Preserve

Appendix III – Tree Protection Plan



Tree Protection and Preservation
Specification No.: SS12A



Detail TP-1 – Tree Protection Detail.

Trunk Diameter (DBH) ²	Minimum Tree Protection Zone (MTPZ) Distances Required ³	Critical Root Zone (CRZ) Distances Required ^{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

- The required barrier is a 1.2 metre (4 ft) high orange plastic web snow fencing on 2" x 4" frame. Where orange plastic web snow fencing creates a restriction to sightlines, page wire fencing with reflective tape can be used.
- Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the entire duration of the project. The barriers shall be maintained erect and in good repair throughout the duration of construction operations with breaks and unsupported sections repaired immediately. Tree protection may be not be removed prior to the completion of construction without written authorization from the Manager of Urban Forestry or designate.
- All supports and bracing used to safely secure the barrier should be located outside the MTPZ. All supports and bracing should minimize damage to roots.
- Where some fill or excavated material must be temporarily located near a MTPZ, a wooden barrier with silt fencing must be used to ensure no material enters the MTPZ.
- No materials or fill may be stored within the MTPZ.
- Equipment or vehicles shall not be operated, parked, repaired, or refueled within the MTPZ.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the MTPZ without written authorization from the Manager of Urban Forestry or designate.
- A laminated Minimum Tree Protection Zone sign (See Detail TP-3 – Minimum Tree Protection Zone Sign) must be attached to the side of the Tree Protection where it will be visible by persons entering the site. Minimum size must be 10"x14".

Tree #	Species	DBH (cm)	Multi-stem DBH (cm)	Crown Radius (m)	Biological Condition Rating	Structural Condition Rating	Condition Comments	Ownership Category	Min TPZ (m)	Recommended Action (See Arborist Report)
1	Syringa reticulata (Japanese tree lilac)	18		2	Good	Fair	Good new growth, decurrent habit.	Public	2.4	Preserve
2	Acer saccharinum (Silver maple)	28		5	Good	Fair	Good new growth, codominant leaders.	Public	2.4	Preserve
3	Picea glauca (White spruce)	30		4	Good	Poor	Good new growth, three main leaders.	Neighbor	2.4	Preserve
4	Pinus strobus (Eastern white pine)	40		5	Good	Good	Good new growth, good central leader.	Neighbor	2.4	Injure
5	Malus sp. (Crabapple)	37	25,20,15,10	3	Good	Fair	Good new growth, multi-stem.	Neighbor	2.4	Injure
6	Acer platanoides (Norway maple)	30		5	Fair	Fair	Fair new growth, decurrent habit.	Boundary	2.4	Preserve
7	Picea abies (Norway spruce)	46.5		4	Poor	Good	Moderately sparse, good central leader.	Private	3	Preserve
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9	Prunus sp. (Cherry)	25		4	Good	Fair	Good new growth, asymmetrical crown.	Neighbor	2.4	Preserve

Tree Protection Comments:

- Tree protection comments were added by the arborist to a site and grading plan created by MMP Ltd. project 26-108-SPF drawing 1 dated June 18, 2026.
- It is the responsibility of the site supervisor to inspect the condition of the tree protection measures outlined on the tree protection plan each morning. If disturbance to the barriers is observed, it is to be repaired prior to work commencing on site that day.
- Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed until authorized by Urban Forestry.
- Tree Protection Zones (TPZ) distances must be measured from the outside edge at the base of the tree.
- During construction, if any tree roots are exposed or disturbed outside the tree protection zone (TPZ), care is to be taken to minimize their disturbance. If roots must be removed outside the TPZ, they are to be cleanly pruned. Tearing roots hinders wound closure and can increase risk of disease and root rot.
- All landscape and construction work within the Minimum Tree Protection Zones (MTPZs) of affected trees must be competed using hand tools only.
- At the completion of the project, the Forestry Department is to be notified prior to removal of the tree protection fencing on the site. With approval, the fencing may be dismantled.
- The owner is to be aware of the Migratory Birds Convention Act, 1994 that protects birds and their nests. This Act is implemented by Environment Canada, and it is advised that all vegetation be removed between Sept 1 and March 30.

Tree Protection Plan
Appendix III

1495 Fisher Pl.
Burlington, ON.

Legend:

- 4' Tall Snow Fence Tree Protection Fencing
- Tree Protection Zone
- Site Access Route
- Material Storage Area



2309 Mountain Grove Ave.
Burlington, ON
L7P 2H8

647-884-7716
contact@urbanarboretum.ca

Scale:	1 - 200
Drawn By:	Kyle Berwick
Last Revised:	Jul 07, 2026
Date Created:	Jul 03, 2026



Drawing No.
TPP1

Report Date: July 7, 2026
Assessment Date: May 11, 2026



Chart Details:

Tree #: Inventoried trees were assigned an identification number

Species: Includes the botanical name and common name of each tree.

DBH: Diameter in cm measured at 1.4 meters from the ground (diameter at breast height). DBH measurements for trees on neighboring properties are estimated. For Multi-stem trees this is the calculated DBH.

Multi-stem DBH: Diameter in cm for each stem in a multi-stem tree measured at 1.4 meters from the ground (diameter at breast height). DBH measurements for trees on neighboring properties are estimated.

Crown Radius: Average radius of drip line in meters.

Biological Condition Rating: Overall condition rating from good (70-100%) to fair(40-69%) to poor (0-39%) based on tree health

Structural Condition Rating: Overall rating from good (70-100%) to fair(40-69%) to poor (0-39%) based on tree Structure.

Condition Comments: Specific observations from the visual assessment that have informed the condition ratings.

Ownership Category: Ownership of tree based on the supplied survey or site plan.

Minimum TPZ: Minimum required tree protection zone in meters.

Recommended Action: Arborist Recommendations. See arborist report for details.

Tree #	Species	DBH (cm)	Multi-stem DBH (cm)	Crown Radius (m)	Biological Condition Rating	Structural Condition Rating	Condition Comments	Ownership Category	Min TPZ (m)	Recommended Action (See Arborist Report)
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1495 Fisher Pl. - Tree Inventory

Appendix II

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