Committee of Adjustment

Agenda

Date: November 18, 2026
Time: 1:00 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

7.1 264 Camelot Drive_A-053-2026 1 - 33

Proposal:

The applicant is proposing the construction of a one-storey detached dwelling with an attached garage.

Variances Required

1. To permit lot coverage of 35.8% instead of the maximum permitted 35% for a detached dwelling.
2. To permit a north-west interior side yard of 1.3 m instead of the minimum required 1.8 m for a detached dwelling.
3. To permit a south-east interior side yard of 1.3 m instead of the minimum required 1.8 m for a detached dwelling.
4. To permit the combined width of all hard surfaces (driveways plus walkways) to be 11.2 m instead of the maximum permitted 10 m.

8. Regular Items

8.1 1440 & 1450 Tyandaga Park Dr_A-065-2025

Proposal:

The application is proposing to convert existing storage spaces within two existing residential buildings to accommodate three new one-bedroom apartment units.

The existing buildings currently contain 175 residential units. With the proposal to add 3 new units, the buildings will contain a total of 178 residential units.

Variances required:

1. To permit 3 occupant designated accessible parking spaces instead of the minimum required 7 designated accessible parking spaces.
2. To permit 1 parking space for the use of maintenance vehicles servicing the site instead of the requirement of 3 maintenance vehicle spaces
3. To permit 0.115 space per unit (21 spaces) for visitor parking instead of the required 0.25 spaces per unit (45 spaces).

9. Other Business

9.1 Correspondence

9.2 Items for Discussion

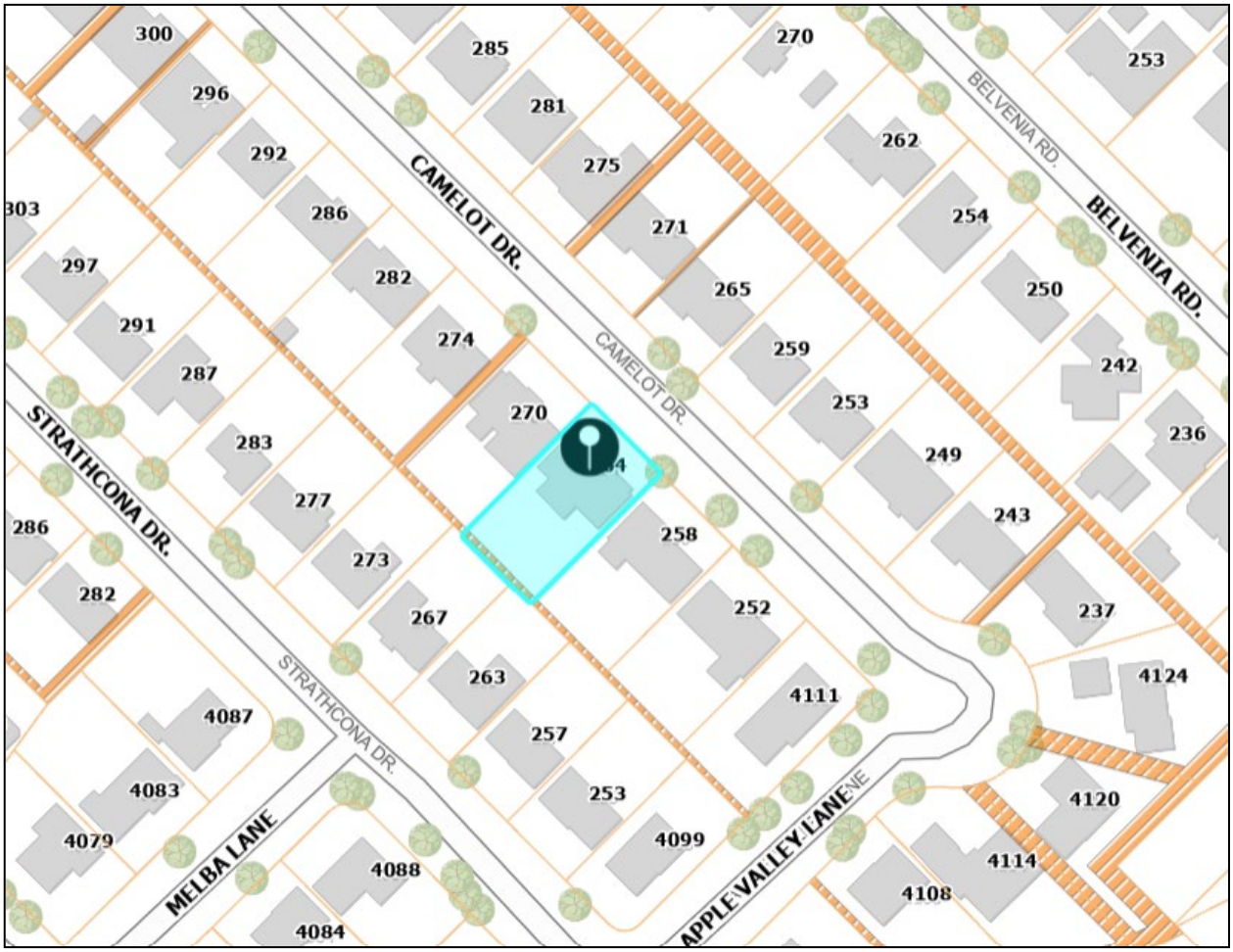
9.3 Date of Next Meeting

9.4 Motion to Approve Committee of Adjustment Meeting Minutes

10. Adjournment

COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS

Owner(s): Gary Thomson
Address: 264 Camelot Dr, Burlington
File No. **A-053/26**
Ward: 4



Staff Comments:

Committee of Adjustment

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

Date: September 11, 2026 Prepared By: E. Shacklette

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:

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**	9 m
Minimum **Interior Side Yard**	1.8 m
Minimum **Exterior Side Yard**	4.5 m
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**

6.7 Driveway Width, Length and Landscaped Open Space Area

e) Unless otherwise specified in this By-law, the combined maximum width of all hard surfaces (**driveways** plus **walkways**) for all dwelling types except **apartment buildings** shall be:

v) For **lot frontages** equal to or greater than 18 metres in width: 10 metres.

2) **Proposal:**

The applicant is proposing the construction of a one-storey detached dwelling with an attached garage.

COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS

3) **Variances required:**

1. To permit lot coverage of 35.8% instead of the maximum permitted 35% for a detached dwelling.

2. To permit a north-west interior side yard of 1.3 m instead of the minimum required 1.8 m for a detached dwelling.

3. To permit a south-east interior side yard of 1.3 m instead of the minimum required 1.8 m for a detached dwelling.

4. To permit the combined width of all hard surfaces (driveways plus walkways) to be 11.2 m instead of the maximum permitted 10 m.

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 variances are being reviewed under Section 45(1) of the *Planning Act*.

Date: September 29, 2026 Prepared By: J. Parker

Site Planning

Site Characteristics	
Lot Frontage (m)	21.34 m
Lot Area (m²)	865.1 m²
Existing Land Uses *(ex. buildings, structures, driveways, fences, etc…)*	1.5 storey detached dwelling with an attached garage (to be demolished)
Site Grading *(ex. Flat and level, significant grade differences)*	Grade sloping downward from north to south and towards the rear
Notable Site Features	Two large trees in the rear yard
Surrounding Land Uses *(ex. Adjacent building relationships, natural features, notable adjacencies)*	Low-rise residential

Nearest Major Intersection	Spruce Avenue and Walkers Line
Neighbourhood Boundaries* *Based on OP, 1997 *residential neighbourhood* definition	North: New Street East: Shoreacres Creek South: Lakeshore Road West: Walkers Line

Neighbourhood Characteristics:

- Detached dwellings on generous lots within an established residential streetscape.
- Housing forms include one-storey dwellings, split-level dwellings, with the majority on Camelot Drive being two-storey detached houses.
- Built form in the neighbourhood varies in age and architectural expression, but generally includes attached garages, prominent front entrances, pitched roof forms, and articulated front façades using brick, stone, siding, and similar residential cladding materials.
- Front yards are generally landscaped with lawn, planting beds, and mature trees. There are no sidewalks on either side of the street, and continuous soft landscaping is a defining feature of the streetscape and contributes to the open residential character of Camelot Drive.
- Driveways and front walkways are common components of the frontage condition, with a range of driveway widths and configurations associated with attached garages. Pedestrian walkways to front entrances and side-yard access are also common.
- Side yard setbacks and massing relationships between houses vary due to the stepped design of homes and differences in the positioning of homes

A site visit was conducted on October 26, 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(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 provides that the range of permitted uses and creation of new lots within the Urban Area are to be in accordance with local Official Plans and Zoning By-laws. The proposed detached dwelling is a permitted residential

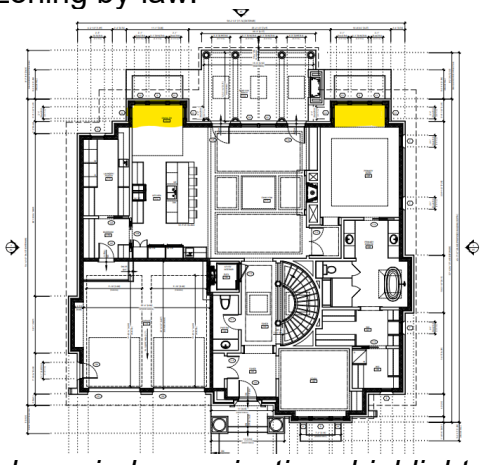
use; the requested relief concerns discrete built-form and site-design standards, not a change in land use or lot creation.

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.
- 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:
    - Variance No. 1 – Lot coverage: The requested 35.8% coverage is 0.8 percentage points or 7 square metres above the permitted 35%. The building design features projections and articulations at the front and rear that contribute. For example, the primary bedroom and dining room each feature a projecting box bay window inset from the sidewalls, measuring 1.21 metres by 3.38 metres (4 square metres). Without those projections, coverage would conform to the zoning by-law.



The box bay window projections highlighted in yellow add 8 square metres to the footprint

- Variances Nos. 2 and 3 – Interior side yards: The reductions to approximately 1.3 m are confined to the garage projection on the south-east side (approximately 0.48 m by 3.07 m) and the main-floor bathroom projection on the north-west side (approximately 0.47 m by 3.11 m). The remaining main building walls maintain the required 1.8 m setbacks. Consequently, the reduced separation occurs only at short segments of the side elevations, rather than along the full building depth, limiting the effect on the spacing and relationship between neighbouring buildings.
- Variance No. 4 – Combined hard-surface width: The requested 11.2 m relates to the combined driveway and walkway measurement. The driveway is approximately 7.0 m wide, and the front entrance walkway is approximately 3.0 m at its widest point, with most of its length approximately 1.83 m wide. The additional width arises where the walkway wraps around the north-east front corner to connect to the side walkway, including approximately 1.17 m of hard surface included in the zoning measurement. This localized connection does not create a continuously wider driveway frontage. The proposed front yard retains approximately 40.6% soft landscaping, above the 40% minimum.
- The proposed one-storey dwelling incorporates a pitched roof, front and rear elevations with details (paneling, columns, trim work) and gabled walls, and localized wall projections that provide variation in the building façades. Despite the small increase in lot coverage, the proposed height and architectural composition moderate the perceived building mass and maintain a built-form relationship compatible with the surrounding low-rise residential development.

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 (*Maximum Lot Coverage – Table 8, LN5 Zone***)**

The general intent and purpose of the maximum lot coverage provision of City of Burlington Zoning By-law 09-2026 is to regulate the proportion of a lot occupied by buildings and structures, maintain an appropriate balance between built form and open space, and control building mass in relation to the lot and surrounding development. The proposed minor variance is consistent with this intent for the following reason:

- The increase is 0.8 percentage points and is attributable to small building projections. The proposed 8.60 m building height is below the 10 m maximum, and the one-storey dwelling reduces the perceived scale of the additional footprint. The proposal therefore maintains the intent of controlling overall building mass relative to the lot.

Yes – Variance Nos. 2&3 (*Minimum Interior Side Yard – Table 8, LN5 Zone***)**

The general intent and purpose of the minimum interior side yard provision of City of Burlington Zoning By-law 09-2026 is to maintain adequate separation between buildings on adjoining properties, provide space for access and maintenance, and mitigate potential impacts associated with building proximity, including massing, privacy, and access to light. The proposed minor variances are consistent with this intent for the following reasons:

- Variance No. 2 – South-east interior side yard (1.3 m versus 1.8 m): The approximately 0.48 m by 3.07 m garage wall projection is the only portion of this side elevation requiring relief. The main garage/dwelling wall otherwise retains the prescribed setback, maintaining the intended building separation for most of the lot depth.
- Variance No. 3 – North-west interior side yard (1.3 m versus 1.8 m): The approximately 0.47 m by 3.11 m main-floor bathroom projection is similarly confined in length. The balance of the dwelling meets the 1.8 m requirement, preserving the functional purpose of a side-yard setback and limiting the reduced separation to one protruding element.

Yes – Variance No. 4 (*Maximum Combined Width of Hard Surfaces – Section 6.7(e)(v)***)**

The general intent and purpose of the maximum combined width of hard surfaces provision of City of Burlington Zoning By-law 09-2026 is to limit the extent of driveway and walkway surfaces within the front yard, maintain sufficient landscaped open space, and preserve an appropriate balance between paved and landscaped areas along the streetscape. The proposed minor variance is consistent with this intent for the following reasons:

- The approximately 7.0 m driveway and 3.0 m entrance walkway arrangement is complemented by a localized walkway return at the north-east corner measuring approximately 1.17 m where it connects to the side yard. This additional measured width does not expand the driveway itself. The front yard provides approximately 40.6% soft landscaping, meeting the required 40%.

3) Desirability:

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

Yes

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

- The variances facilitate a one-storey detached dwelling with an attached garage, a defined front entrance, gabled walls, covered and columned porches, as well as varied dormers and protruding windows. The limited side projections

accommodate the garage and bathroom layouts without extending the reduced setbacks along the building as a whole.

- The slight increase in coverage supports this low-rise arrangement while retaining a compliant front-yard soft-landscaping percentage. The additional hard-surface width is associated with pedestrian circulation rather than an enlarged driveway.
- Development Engineering advises that a Grading and Drainage Clearance Certificate will be required prior to building permit issuance, with technical review through that process. No final drainage clearance is implied by this planning assessment.
- Forestry has no objection to the variances but identifies two significant silver maple trees in the rear yard and recommends exploring alternative grading measures to preserve them. The dwelling as proposed complies with the rear yard setback.

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:

- Variance No. 1 represents an increase of 0.8 percentage points in lot coverage. No variances are requested for building height, building depth, or the front and rear yard setbacks, all of which comply with the applicable zoning requirements.
- Variance Nos. 2 and 3 affect two short wall projections only, while the remaining side walls comply with the 1.8 m standard.
- Variance No. 4 is associated with a short walkway connection around the north-east front corner, not a continuous increase in driveway width; front-yard soft landscaping remains compliant.
- In their practical effects, these variances do not materially change the one-storey residential form, the predominant side-yard separation, or the landscaped character of the frontage.

Cumulative Effects of Multiple Variances and Other Planning Matters:

- The cumulative effect of the variances is considered minor, as the additional building footprint and reduced side-yard setbacks are largely associated with localized architectural projections, while the increased hard-surface width is attributable to a walkway connection rather than an expansion of the driveway. The proposed development maintains the required front-yard landscaped open space and the prevailing low-rise residential character of the neighbourhood.

COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS

Recommendation:

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

Date: October 26, 2026 Prepared By: Melissa Gasic, MCIP, RPP

Report Schedules & Attachments:

Attachment No. 1 (Site Photos)



View of the Camelot Drive frontage



View of the backyard



View of the backyard



View of the property across the street



View of the abutting property to the south



View of newer developments on Camelot Dr.

Technical Reviewer Comments:

Development Engineering

Development Engineering has reviewed the proposed minor variances and for residential development applications exempt from Site Plan Control, Development Engineering will assess grading and drainage as part of a Grading and Drainage Clearance Certificate application. A Grading and Drainage Clearance Certificate must be obtained prior to building permit issuance. The Grading and Drainage Clearance Certificate By-law regulates grading and drainage on residential lands exempted from Site Plan Control and the certificate process may include a detailed grading and drainage review for lots within settlement areas and any other lots where grading and drainage may negatively impact neighbouring properties, as determined by Engineering Services. As part of the Grading and Drainage Clearance Certificate, an applicant may be required to submit engineering drawings and documentation to ensure acceptable design, deposit securities and undergo inspections to ensure compliance, and submit post-construction certifications for quality assurance.

For development applications regulated by the Planning Act, a similar engineering review process is completed as part of that application review and approval.

Date: Tuesday, October 13. 2026 Prepared By: R. Maximo

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. There are two large significant silver maple trees located within the rear yard of the property. One is in the south corner and the other exists on the west corner of the lot. Please explore alternative grading measures that would preserve the trees.

Date: October 6, 2026 Prepared 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.

3. Spatial Separation Between Houses shall be designed per Div. B, 9.10.15. OBC 2024

Date: October 28, 2026 Prepared By: Ebtessam Mahrous

Transportation Planning

Deemed Road Width Analysis
Camelot 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.

Date: September 14, 2026 Prepared By: D. Napoli

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: October 15, 2026 Prepared By: T. Thompson

Finance

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

Tax
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: October 1, 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 detached dwelling with an attached garage. Variances are requested to the maximum permitted lot coverage and combined width of all hard surfaces, and the minimum required side yard setbacks.

- 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 have reviewed the application from the Region's Source Water Protection requirements. In accordance with the MOU and to ensure protection of groundwater sources, Halton Region provides the following comments:
    - The property is located within the jurisdiction of the Halton-Hamilton Source Protection Plan (SPP). The Halton-Hamilton SPP can be accessed online at: http://www.protectingwater.ca/
    - The property is located in Intake Protection Zone 2 (VS= 6.3).
    - Based on the information provided by the applicant, this application is not subject to Section 59 under the Clean Water Act, 2006. Therefore, this application can proceed from a Source Water Protection perspective and Section 59 notice will not be required.

- Attached to these comments is a factsheet for the applicant, regarding the Source Water Protection program and the important role landowners play in protecting drinking water sources.

- Regional Staff have no objections to the Minor Variance application.

Date: October 14, 2026 Prepared By: Navjot Kaur

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

(905) 335-7629
committeeofadjustment@burlington.ca
FILE NO. 540-02-**A-053/26**
Committee of Adjustment
Date of Mailing: November 2, 2026

NOTICE OF PUBLIC HEARING

Gary Thomson, owner of [redacted], has applied to the Committee of Adjustment for a Minor Variance to the requirements of Zoning By-law 09-2026, as amended. The property in question is **264 Camelot Dr. Burlington** (see map).

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

1. To permit lot coverage of 35.8% instead of the maximum permitted 35% for a detached dwelling.

2. To permit a north-west interior side yard of 1.3 m instead of the minimum required 1.8 m for a detached dwelling.

3. To permit a south-east interior side yard of 1.3 m instead of the minimum required 1.8 m for a detached dwelling.

4. To permit the combined width of all hard surfaces (driveways plus walkways) to be 11.2 m instead of the maximum permitted 10 m.

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 November 2, 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 NOVEMBER 18, 2026,
This application is scheduled to be heard at or after 1:00 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 **12:30 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.

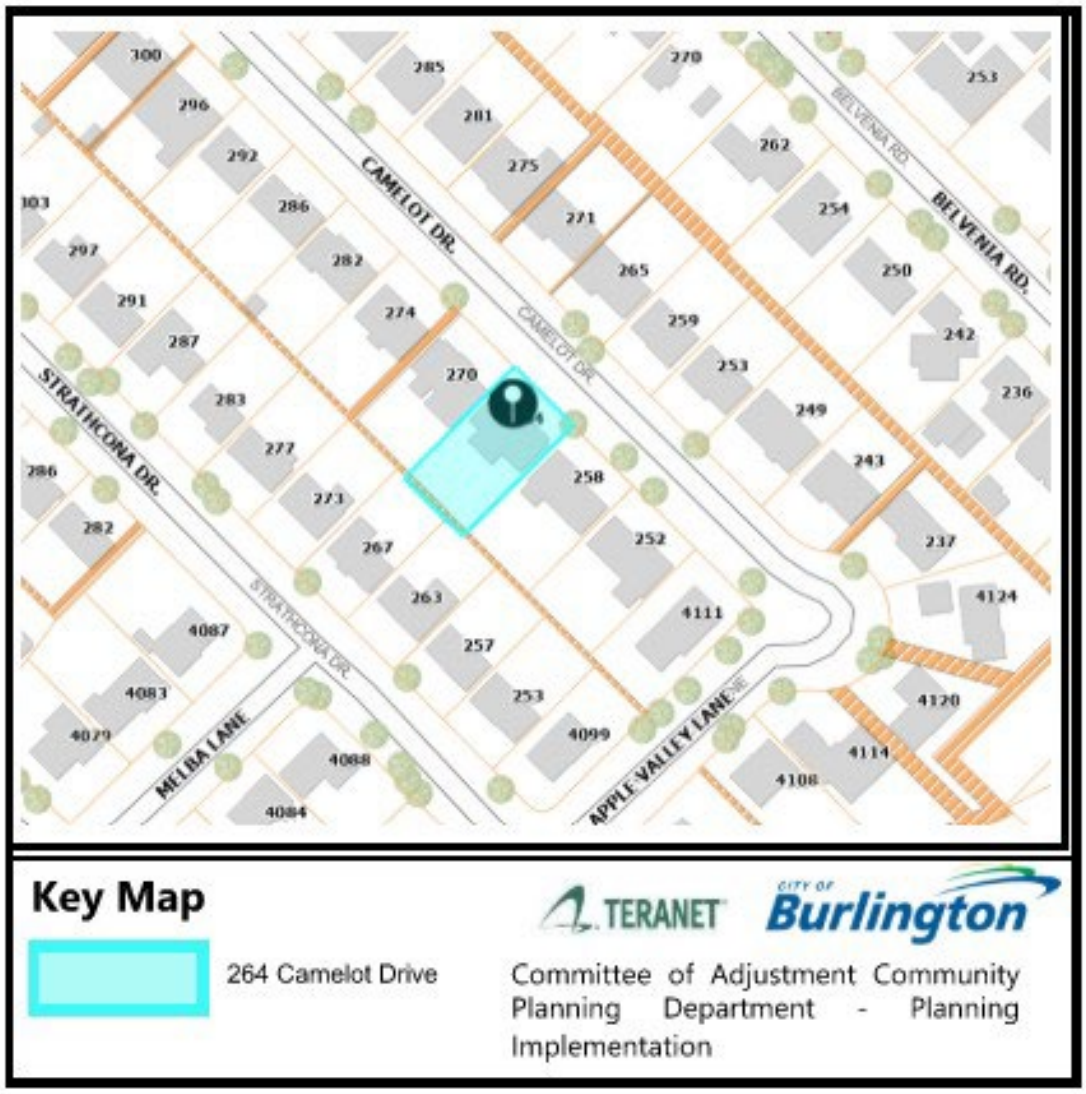
For more information about this matter, contact Catherine Susidko-Petriczko at committeeofadjustment@burlington.ca

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



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.

CONSTRUCTION FOR A NEW SINGLE STOREY SINGLE FAMILY DWELLING

Variance(s) Requested	Zoning Bylaw Requirement
1. TO PERMIT A NORTHWEST SIDE YARD SETBACK OF	PART 7.3, TABLE 8, REQUIRED INTERIOR SIDE YARD
1.33m	OF 1.8M
2. TO PERMIT A SOUTHEAST SIDE YARD SETBACK OF	PART 7.3, TABLE 8, REQUIRED INTERIOR SIDE YARD
1.33M	OF 1.8M

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?

BOTH VARIANCES APPLY TO A PROPOSED BOX BAY ON THE NORTHWEST AND SOUTH EAST SIDES OF THE PROPERTY. THESE VARIANCES DO NOT IMPACT THE NEIGHBOURS NOR DO THEY CREATE ANY MASSING ISSUES TO THE OVERALL PROPOSAL. BOX BAYS WITHOUT A FOUNDATION ARE ALLOWED AND THESE BOX BAY UNITS, ALTHOUGH THEY HAVE A FOUNDATION, WOULD REPRESENT THE SAME MASSING.

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

THE HOUSE HAS MAINTAINED A BUNGALOW DESIGN AND COMPLIES WITH ALL THE REGULATIONS OF THE NEW ZONING BYLAW. THESE BOX BAY UNITS ON THE SIDE DO NOT CREATE ANY ADDITIONAL MASSING TO THE HOUSE AND NEIGHBOURHOOD AND STILL MAINTAIN A 1.33M ACCESSIBLE SIDE YARD

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

AS OUTLINED AND NOTED ABOVE, FOR THESE REASONS WE FEEL THEY MEET THE INTENT OF THE O.P. THE OLD ZONING BYLAW PERMITTED A SIDE YARD SETBACK FOR A SINGLE STOREY TO BE 1.2M WHICH THIS HAS MAINTAINED DESPITE THE INCREASE IN THE SIDE YARD SETBACK IN THE NEW ZONING BYLAW

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

AS OUTLINED ABOVE, WE FEEL THIS IS IN KEEPING WITH THE NEW ZONING BYLAW

CITY OF Burlington

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: _____ Name of Zoning Examiner: _____

PROPERTY INFORMATION
Municipal Address(es) of property:

264 CAMELOT DR

Legal Description of property:

LOT 23, PLAN M-4

Official Plan Designation: LOW DENSITY RES Current Zoning Designation LN-5

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

GARY THOMSON

Mailing Address: [redacted] City: [redacted]

Postal Code: [redacted] 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:
STRUCTURED CREATIONS INC ATTENTION DARREN SANGER-SMITH

Business Address: 502-445 ELIZABETH ST City: BURLINGTON

Postal Code: L7R 2L8 Home Phone: _____ Mobile Phone: [redacted]

Work Phone: 416-204-0351 E-Mail: [redacted]

CITY OF Burlington

MINOR VARIANCE – 2026

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

PROPERTY DETAILS (please complete all fields):

Date property purchased:	Date property first built on:	Date of proposed construction:
NOV 2025 (mmm/dd/yyyy)	70+ YEARS (mmm/dd/yyyy)	SPRING 2027 (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:

70+ YEAERS

Proposed Use of the Land:

RESIDENTIAL - 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) ☐

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

CITY OF Burlington

MINOR VARIANCE – 2026

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

FOR RESIDENTIAL DETACHED OR SEMI-DETACHED DWELLINGS

Dimensions of Property			Street Width (see first page of application for how to obtain)				
Frontage	Depth	Area	Actual	Deemed	Required	Lot Coverage	Corner Lot?
21.34	40.54	865.1	20	20	NA	35%	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) EX TO BE REMOVED	M^2	Ground Floor Area (incl. attached garage) 302.56	M^2
Gross Floor Area:	M^2	Gross Floor Area: 302.56	M^2
Number of Storeys:		Number of Storeys: 1	
Width:	M	Width: 18.69	M
Length:	M	Length 20	M
Height:	M	Height 8.60	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:	M^2	Gross Floor Area:	M^2
Width:	M	Width:	M
Length:	M	Length:	M
Height:	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		PROPOSED	
Front:	M	Front: 7.5	M
Rear:	M	Rear: 14.01	M
Side/Street Side:	M	Side/Street Side: 1.33 TO BOX BAY	M
Side/Other Side:	M	Side/Other Side: 1.33 TO BOX BAY	M

CITY OF Burlington

MINOR VARIANCE – 2026
Committee of Adjustment
Department of Community Planning
426 Brant Street, Burlington ON
committeeofadjustment@burlington.ca

EXEMPTION FROM NEW SURVEY REQUIREMENT

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

Applicant/Owner:	Property Address:
STRUCTURED CREATIONS INC	264 CAMELOT DR

1. I, DARREN SANGER-SMITH (Print Name) In my capacity as AGENT (Owner or agent) do attest to the following:

Please complete Section A, B, or C

A. The OLS survey/sketch of survey dated SEPT 1/26 (mmm/dd/yyyy)

has been revised by: MACKAY MACKAY & PETERS (Person or Company Name)

OR

B. The site plan, architect's plan or engineer's plan dated _____ (mmm/dd/yyyy)

has been revised by: _____ (Person or Company Name)

OR

C. The sketch or plot plan** dated _____ (mmm/dd/yyyy)

**Accepted for applications involving variances for Uses only.

was prepared by: _____ (Person or Company Name)

2. All structures, measurements, setbacks and boundaries of the property are shown accurately as of: SEPT 1/26 (mmm/dd/yyyy)

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

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

Darren Sanger-Smith — Digitally signed by Darren Sanger-Smith, Date: 2026.05.08 16:21:56 -04'00'

Signature of Owner/Applicant — Date (mmm/dd/yyyy)

CITY OF Burlington

MINOR VARIANCE – 2026
Committee of Adjustment
Department of Community Planning
426 Brant Street, Burlington ON
committeeofadjustment@burlington.ca

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		Property Address	
GARY THOMSON		264 CAMELOT DR	
Darren Sanger-Smith	Digitally signed by Darren Sanger-Smith DN: cn=Darren Sanger-Smith, o=Structured Creations Inc, ou=Finance, email=darren@structuredcreations.com, c=CA Date: 2026.09.08 16:21:38 -04'00'	SEPT 11/26	
Signature of Owner/Applicant		Date (mmm/dd/yyyy)	

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

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: DARREN SANGER-SMITH

I, DARREN SANGER-SMITH (print name) of the REGION (Region/City/County) of HALTON in the CITY (City/Town/Township) of BURLINGTON 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 (Region/City/County) of HALTON in the CITY OF BURLINGTON (City/Town/Township)

this ~~8~~ 9th day of SEPT. 20 26.

Debra Ann Hordyk, 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: 264 CAMELOT DR, BURLINGTON

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

GARY THOMSON
Print Name

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

OWNERS AUTHORIZATION

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

I, GARY THOMSON (print name) being the registered owner of the subject lands, hereby

Authorize DARREN SANGER-SMITH (print agent name) to prepare, submit and act on my behalf with respect to this

application for a Minor Variance.

Signature of Owner

SEPT 11/26
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)

City of Burlington

MINOR VARIANCE – 2026
Committee of Adjustment
Department of Community Planning
426 Brant Street, Burlington ON
committeeofadjustment@burlington.ca

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.

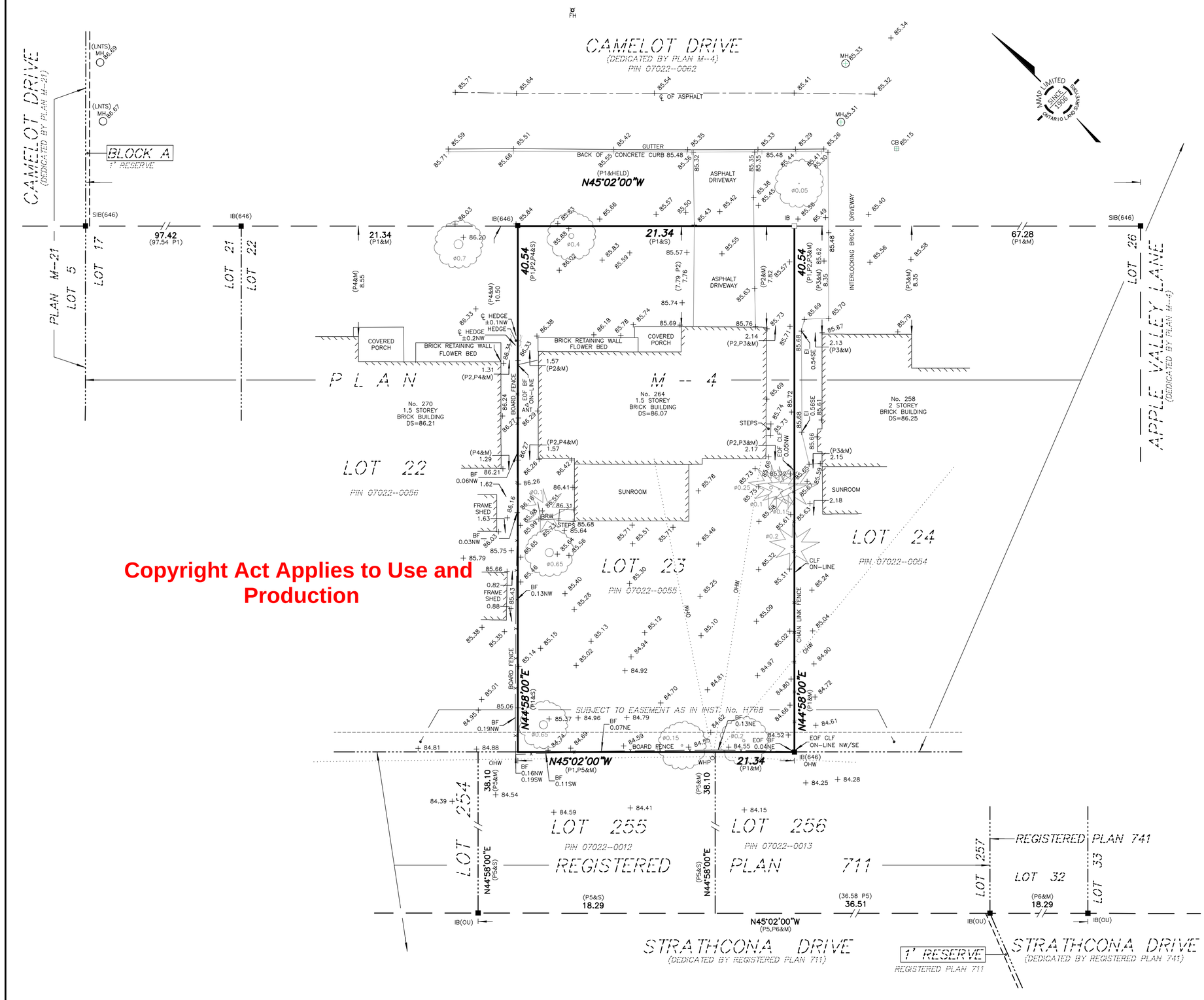
Darren Sanger-Smith

Digitally signed by Darren Sanger-Smith
DN: cn=Darren Sanger-Smith, o=Structured Creations Inc, ou=Finance, email=darrens@structuredcreations.com, c=CA
Date: 2026.09.08 16:22:13 -04'00'

Signature of Owner/Agent

SEPT 11/26

Date (mmm/dd/yyy)



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SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN OF SURVEY SHOWING TOPOGRAPHY OF

LOT 23
PLAN M-4
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 650mm IN WIDTH BY 430mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200 (INCLUDING 15mm BEYOND EACH BORDER)

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

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KNOWN AS MUNICIPAL No. 264 CAMELOT DRIVE

PART 2 - REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PART 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING BOUNDARIES, EASEMENTS AND RIGHT OF WAYS – OCTOBER 20, 2025

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
– SUBJECT TO EASEMENT AS IN INST. No. H768

ADDITIONAL REMARKS:
– REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES & UTILITIES

MacKAY, MacKAY & PETERS LIMITED grants GW THOMSON HOLDINGS LTD ("The Client"), and any consultants retained by "The Client" permission to use "Original Copies" and the related digtial products of this Surveyor's Real Property Report in transactions and/or applications for "The Client"

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

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-123481

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3)

LEGEND

■	DENOTES A SURVEY MONUMENT FOUND
□	DENOTES A SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
P1	DENOTES PLAN M–4
P2	DENOTES PLAN BY SEWELL & SEWELL DATED OCTOBER 18, 1965 (65–582)
P3	DENOTES PLAN BY SEWELL & SEWELL DATED APRIL 12, 1966 (66–115)
P4	DENOTES PLAN BY SEWELL & SEWELL DATED JUNE 20, 1966 (66–325)
P5	DENOTES REGISTERED PLAN 711
P6	DENOTES REGISTERED PLAN 741
PIN	DENOTES PROPERTY IDENTIFICATION NUMBER
(OU)	DENOTES ORIGIN UNKNOWN
DS	DENOTES DOOR SILL
BF	DENOTES BOARD FENCE
CLF	DENOTES CHAIN LINK FENCE
EOF	DENOTES END OF FENCE
MH	DENOTES MANHOLE
CB	DENOTES CATCH BASIN
FH	DENOTES FIRE HYDRANT
WHP	DENOTES WOOD HYDRO POLE
OHW	DENOTES OVERHEAD WIRE
ANT	DENOTES ANTENNA BASE
EI	DENOTES EDGE OF INTERLOCK
BRW	DENOTES BRICK RETAINING WALL
(LNTS)	DENOTES LOCATION NOT TO SCALE
℄	DENOTES CENTRELINE
	DENOTES DECIDUOUS TREE SCALED TO TRUNK SIZE, TRUNK SIZE SHOWN IN METRES TRUNK SIZE & LOCATION ARE APPROXIMAE, MEASURED AT BREAST HEIGHT
	DENOTES CONIFEROUS TREE SCALED TO TRUNK SIZE, TRUNK SIZE SHOWN IN METRES TRUNK SIZE & LOCATION ARE APPROXIMAE, MEASURED AT BREAST HEIGHT

ALL BUILDING TIES ARE TO FOUNDATION AND ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED

BENCHMARK NOTE

CITY OF BURLINGTON BENCHMARK No. 125
ELEVATION = 87.257 METRES (CGVD28:78 ADJUSTMENT)

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF CAMELOT DRIVE AS SHOWN ON PLAN M–4 HAVING A BEARING OF N45°02'00"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 11th DAY OF DECEMBER, 2025.

DECEMBER 11, 2025
DATE

ROY C. MAY
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

E:\(20) Halton\M-Plans_M-0004\LOT 23\25-248\25-248.dwg

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

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375

halton@mmplimited.com
mmplimited.com

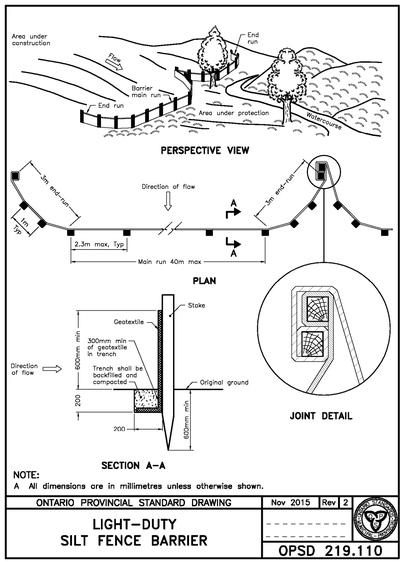
DRAWN BY:	G.S.
PARTY CHIEF:	B.N.
CHECKED BY:	
PROJECT No.:	25–248

CITY OF BURLINGTON ZONING BY-LAW 09-2026
ZONING REGULATION - LN5

ZONE	REQUIRED	PROVIDED	
LOT FRONTAGE (@ 7.5m)	18.0m (min)	21.34m	
LOT AREA	680.0sq.m. (min)	865.1sq.m.	
FRONT YARD	7.5m (min)	7.50m	
REAR YARD	9.0m (min)	14.01m	
		11.92m	PORCH STEPS
SIDE YARD	1.8m (min)	1.33m *	NORTHWEST
		1.33m	SOUTHEAST
STREET SIDE YARD	4.5m (min)	N/A	
BUILDING AREA		309.21 sq.m.	(TOTAL AREA)
LOT COVERAGE	35% (max)	35.73%	
BUILDING HEIGHT	10.0m (max)	8.60m	
DWELLING DEPTH	20.0m (max)	20.0m	
HARDSCAPE AREA		557.09sq.m.	TOTAL HARDSCAPE AREA
HARDSCAPE COVERAGE		64.4%	
FRONT YARD AREA		183.1sq.m.	
LANDSCAPE AREA		89.0sq.m.	
LANDSCAPE COVERAGE	40% (min)	48.6%	

PROPOSED DWELLING = 1 STOREY

* = VARIANCE MAY BE REQUIRED

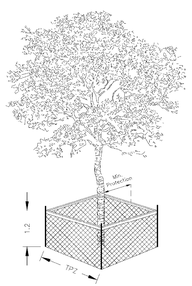


NOTE:
A All dimensions are in millimetres unless otherwise shown.

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

Tree Protection and Preservation
Specification No.: SS12

Detail TP-1 – Tree Protection Detail



Trunk Diameter (DBH)[1]	Minimum Tree Protection Zone (TPZ) Distances Required [2]	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

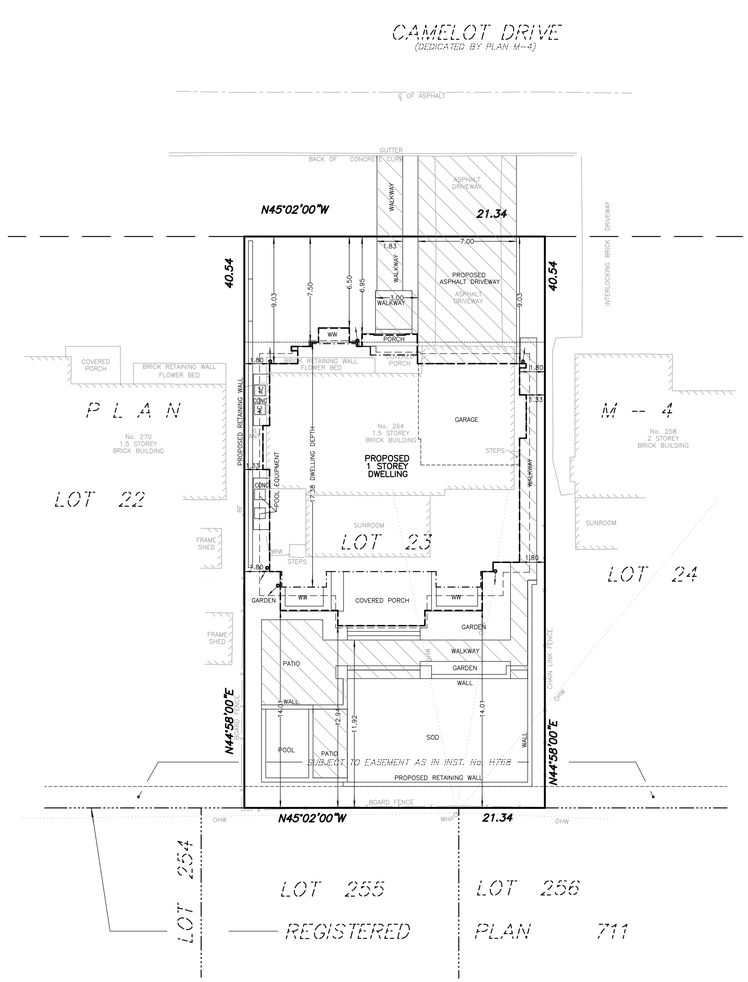
NOTES:

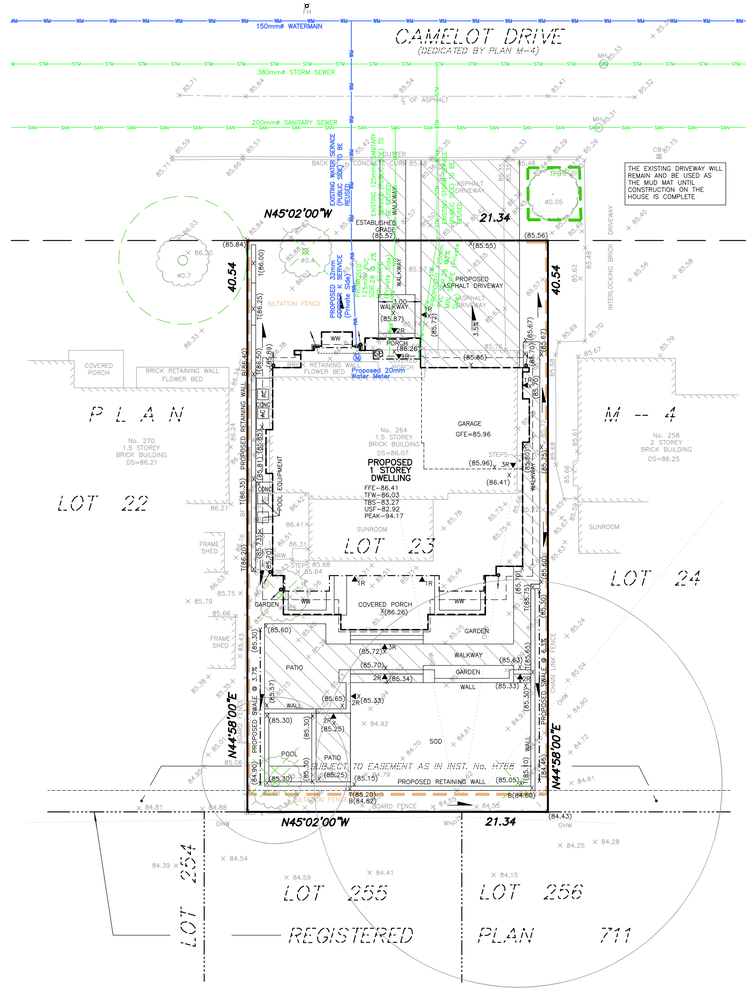
[1] The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.
[2] Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above ground.
[3] Minimum Tree Protection Zone and Critical Root Zone distances are to be measured from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

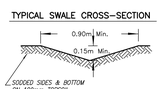
1. Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m high and consist of orange plastic web snow fencing on a wood frame of 2"x4"s, supported on metal "T" bars, 2.0m O/C max. Where orange plastic web snow fencing creates restriction to sightlines, page wire fencing shall be used.
2. All supports and bracing used to safely secure the barrier should be located outside the TPZ. All supports and bracing should minimize damage to roots.
3. Where some fill or excavated material must be temporarily located near a TPZ, a wooden barrier with silt fencing must be used to ensure no material enters the TPZ.
4. No materials or fill may be stored within the TPZ.
5. Equipment or vehicles shall not be operated, parked, repaired, or refueled within the TPZ.
6. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the TPZ without written authorization from the City Arborist.

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TYPICAL SWALE CROSS-SECTION



SITE PLAN
SCALE 1:200

GRADING AND SERVICING PLAN
SCALE 1:200

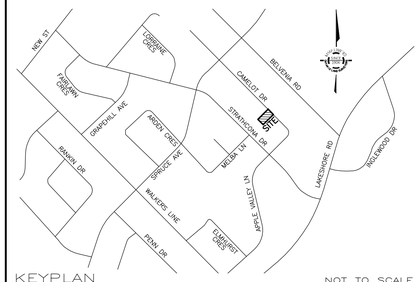
REGIONAL APPROVAL

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

SIGNED:_____ DATED: _____
Development Services

The approval of the water system on private property is the responsibility of the Local Municipality, regardless, the Applicant must ensure that the Region of Halton's standard 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.

264 CAMELOT DRIVE
SITE, GRADING & SERVICING PLAN FOR BUILDING PERMIT



GEOGRAPHIC LOCATION NOTE
LOT 23
PLAN M-4
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 200
0 5 10 20 metres

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. 125
ELEVATION = 87.257 METRES (CGVD 1928:1978 ADJUSTMENT)

LEGEND

FFE	DENOTES FINISHED FLOOR ELEVATION	CB	DENOTES CATCH BASIN
TFW	DENOTES TOP OF FOUNDATION WALL	FH	DENOTES FIRE HYDRANT
TBS	DENOTES TOP OF BASEMENT SLAB	AC	DENOTES AIR CONDITIONER
USF	DENOTES UNDERSIDE OF FOOTING	OHW	DENOTES OVERHEAD WIRES
GFE	DENOTES GARAGE FLOOR ELEVATION	WHP	DENOTES WOOD HYDRO POLE
SP	DENOTES SUMP PUMP		DENOTES SILT FENCE
R	DENOTES RISER		DENOTES TREE PROTECTION ZONE
	DENOTES DOWNSPOUT		DENOTES TREE PROTECTION BARRIER
	DENOTES DIRECTION OF DRAINAGE		DENOTES MATERIAL STORAGE, FILL PLACEMENT
XXX.XX	DENOTES EXISTING ELEVATIONS		
(XXX.XX)	DENOTES PROPOSED ELEVATIONS		DENOTES CONSTRUCTION ACCESS
WW	DENOTES WINDOW WELL		
	DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES		
	DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES		

NOTES
- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK NOTED ABOVE
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS
- SANITARY SEWER SERVICE CONNECTION MUST BE INSTALLED BEFORE BASEMENT EXCAVATION TO ENSURE SERVICING AT BASEMENT LEVEL
- 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
- BOUNDARY DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY MMP LIMITED DATED DECEMBER 11, 2025
- 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
- FOR ARBORIST DETAILS REFER TO REPORT PROVIDED BY ARBORWOOD TREE SERVICES DATED AUGUST 4, 2026

CAUTION
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- 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 2 STOREY DWELLING LOCATED AT 264 CAMELOT DRIVE 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

SEPTEMBER 24, 2026
DATE

ROY C. MAYO, O.L.S.
FOR: MACKAY, MACKAY & PETERS LIMITED

No.	DATE	REVISIONS
8	SEPTEMBER 24, 2026	REAR PORCH REVISED
7	SEPTEMBER 9, 2026	REVISED PER CLIENT'S COMMENTS
6	SEPTEMBER 1, 2026	REVISED PER CLIENT'S COMMENTS
5	AUGUST 31, 2026	REVISED PER CLIENT'S COMMENTS
4	AUGUST 14, 2026	REVISED ARBORIST DETAILS
3	AUGUST 6, 2026	ARBORIST REPORT ADDED
2	JULY 30, 2026	PROPOSED SERVICES ADDED
1	JULY 24, 2026	SITE PLAN COMPLETED

ASSOCIATION OF ONTARIO LAND SURVEYORS ROY C. MAYO 1756

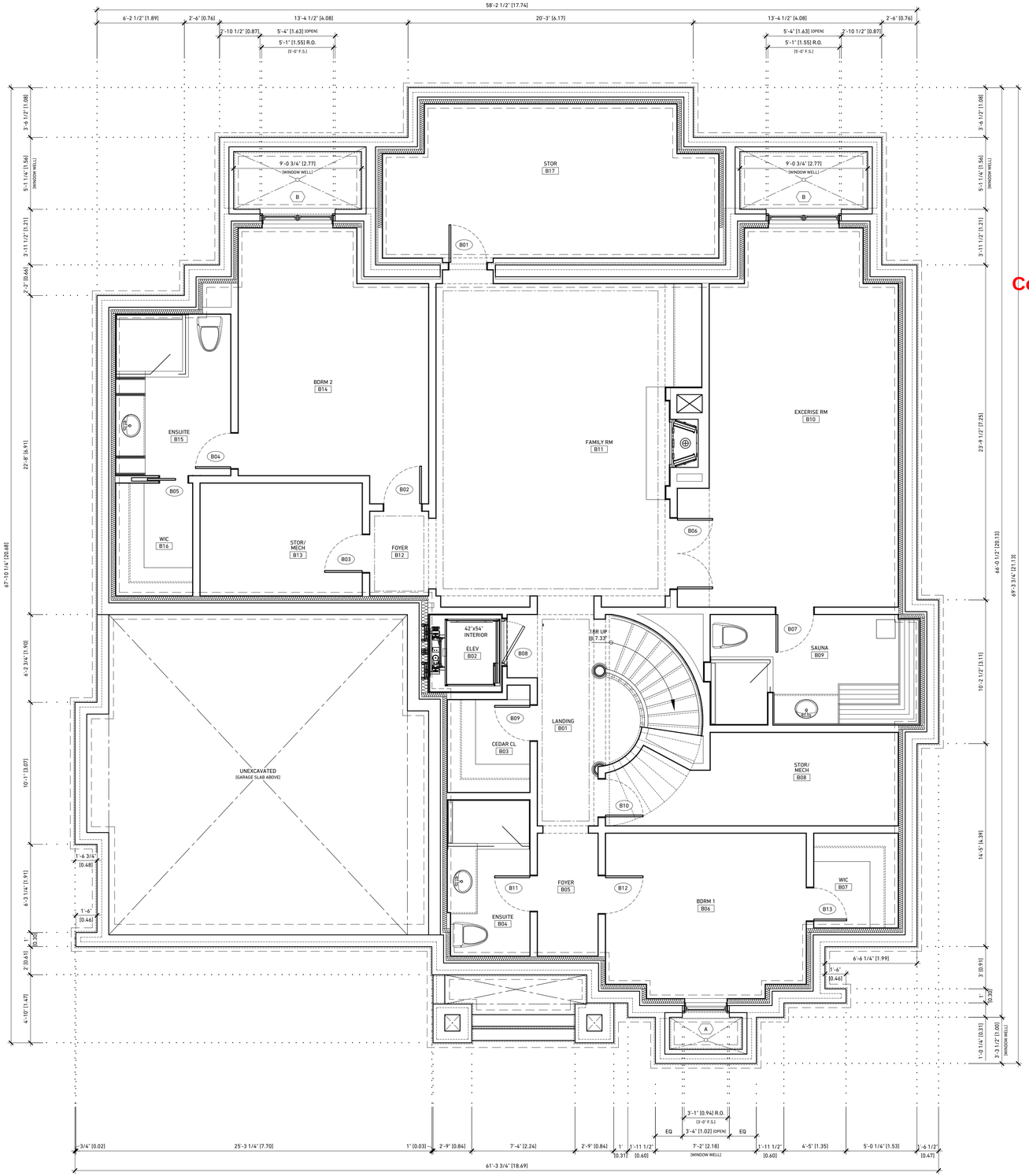
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ONTARIO LAND SURVEYORS
SINCE 1906

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

E:\(20) Halton\M-Plans_M-0004\LOT 23\25-248\SP\25-248-SP.dwg

DRAWN BY:	CHECKED BY:	PROJECT No.	DWG. No.
A.R.	K.J.D.	25-248-SP	1

SITE STATISTICS		
PROJECT NAME: PROJECT NO:	THOMSON RESIDENCE 25-051	
PROJECT ADDRESS: LOT NO: REGISTERED PLAN:	642 CAMELOT DR, BURLINGTON, ON 23 PLAN M-4	
ZONING:	LN5 [LOW-RISE NEIGHBOURHOOD]	
LOT AREA: LOT FRONTAGE:	865.58 sqm (9317.37 sq.ft) [MIN REQ'D 680.0 sqm] 21.34 M [MIN REQ'D 18.0 m]	
REQ'D SETBACKS		
FRONT YARD: SIDE YARD: STREET SIDE YARD: REAR YARD:	7.5 m 1.8 m N/A 9.0 m	
ATTACHED GARAGE OR CARPORT:	YES	
COVERAGE		
MAX. ALLOWABLE COVERAGE:	302.95 sqm (3261.07 sq.ft)	35%
PROPOSED COVERAGE		
RESIDENCE: ATTACHED GARAGE: FRONT PORCH/DECK: REAR PORCH/DECK: ACCESSORY STRUCTURE:	226.66 sqm (2439.79 sq.ft) 53.92 sqm (580.37 sq.ft) N/A 28.63 sqm (308.19 sq.ft) N/A	26.19% 6.23% 3.31%
ROOF OVERHANG: (IF APPLICABLE)	N/A	
TOTAL PROPOSED COVERAGE:	309.21 sqm (3328.35 sq.ft)	35.73%
BUILDING HEIGHT		
MAX. BUILDING HEIGHT: ESTABLISHED GRADE: PROPOSED BUILDING HEIGHT:	10.0 m 85.57 8.60 m (94.17)	
BUILDING DEPTH		
MAX. BUILDING DEPTH: PROPOSED BUILDING DEPTH:	20.0 m 20.0 m	



1 A2 BASEMENT PLAN
SCALE: 1/4"=1'-0"

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BURLINGTON, ON. L7R 2L8
P: 416.204.0351
E: info@strucuturedcreations.com

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NEW RESIDENCE
264 CAMELOT DR
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DRAWING ISSUES | REVISIONS

BASEMENT PLAN

DESIGN BY	DRAWN BY	APPROVED BY
J.W.	D.S.S.	D.S.S.
SCALE	DATE	PROJECT #
AS NOTED	SEPT 5/26	21-051

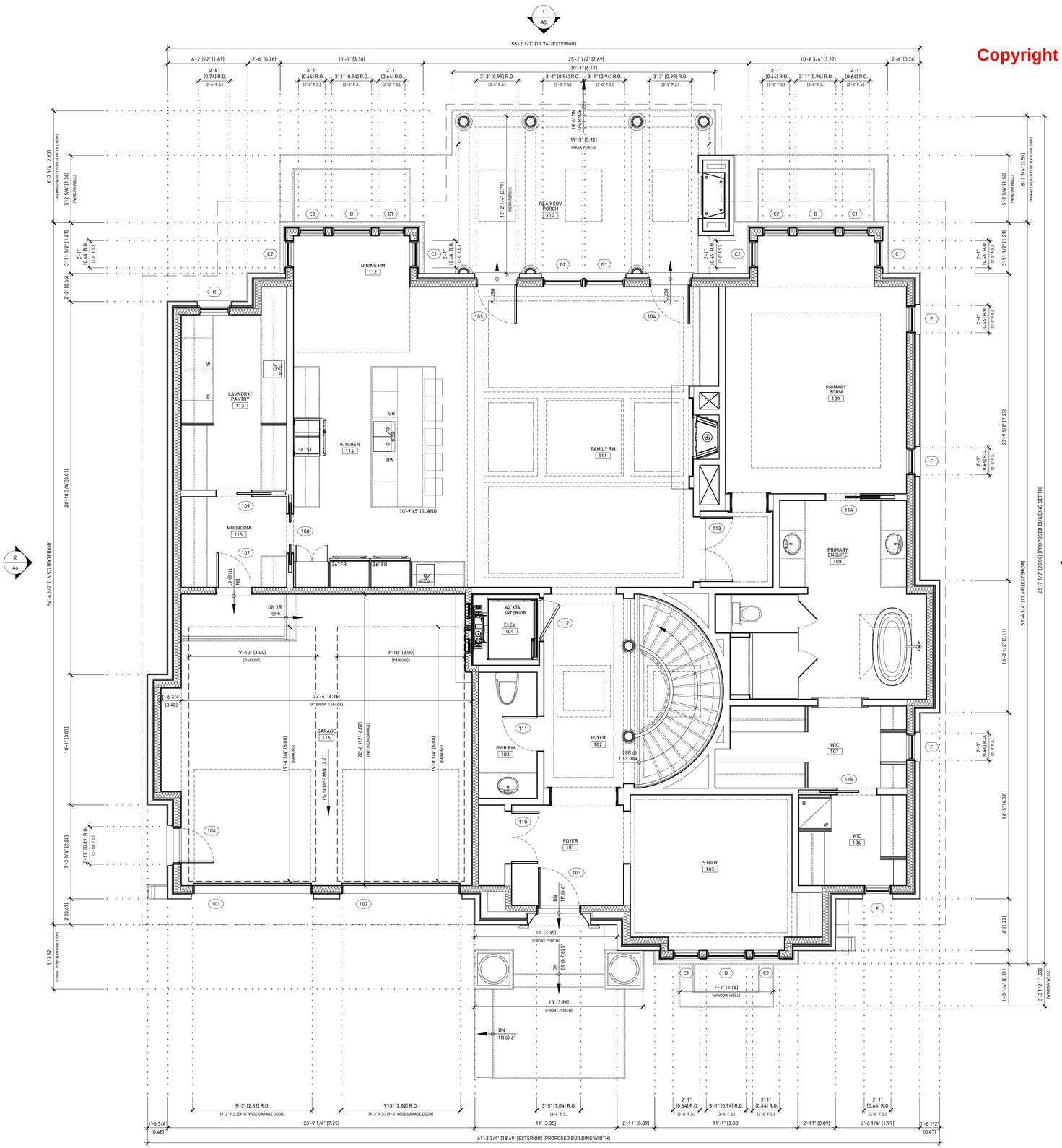
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1 MAIN FLOOR PLAN
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BURLINGTON ON

PROJECT NORTH

S - C
STRUCTURED CREATIONS
502 - 445 ELIZABETH ST.
BURLINGTON, ON. L7R 2L8
P: 416.204.0351
E: info@strucuturedcreations.com

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MAIN FLOOR PLAN

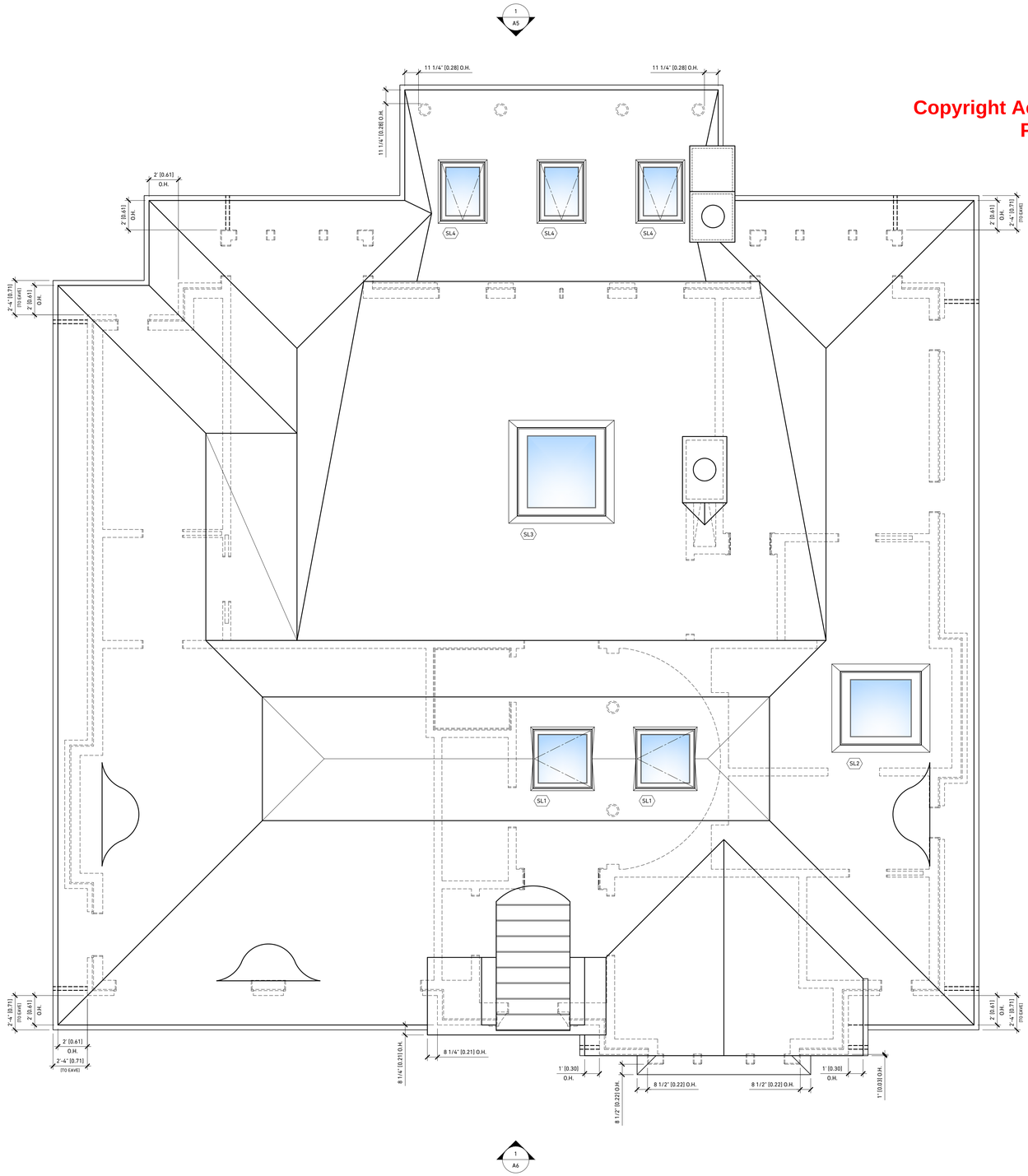
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ROOF PLAN

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DRAWING #

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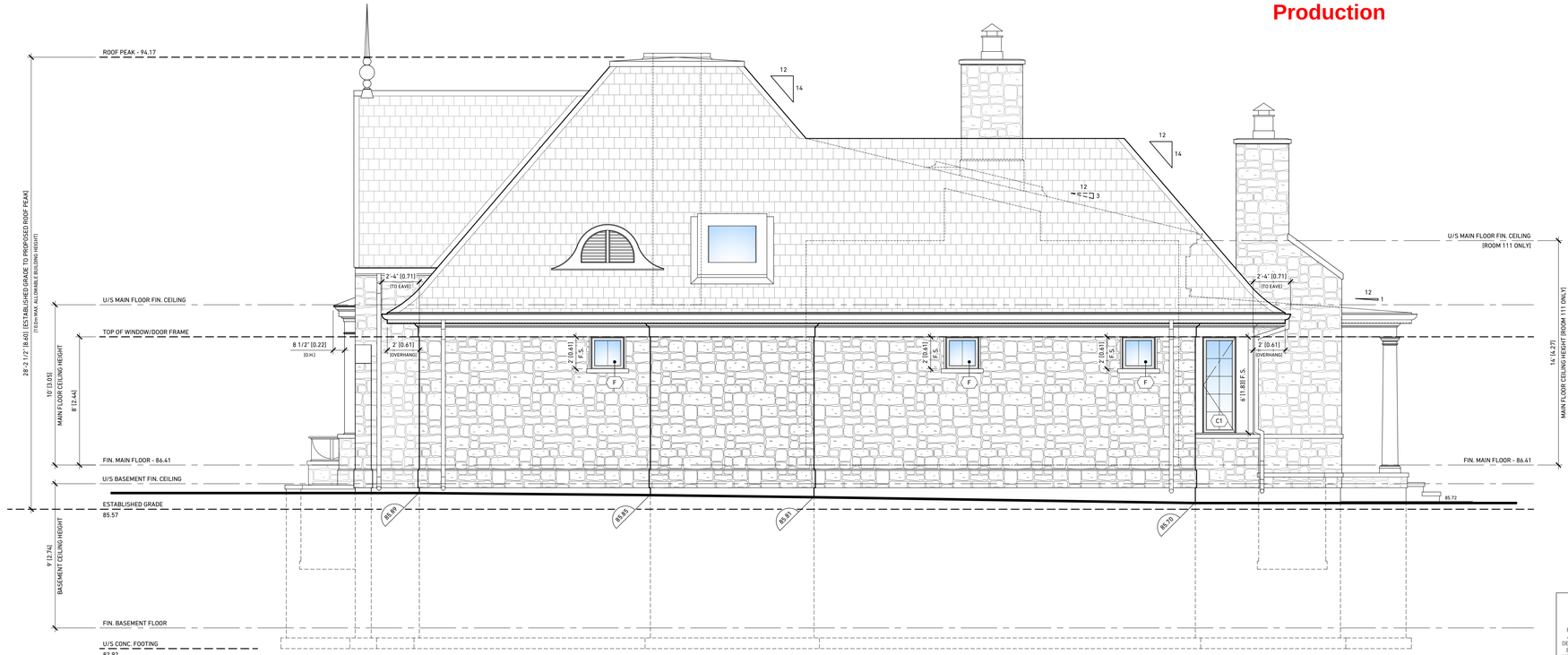
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1 | EXTERIOR REAR (NORTH) ELEVATION
A5 | SCALE: 1/4"=1'-0"



2 | EXTERIOR SIDE (EAST) ELEVATION
A5 | SCALE: 1/4"=1'-0"

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5	05.09.26	SUB FOR COA	D.S.S.
4	25.08.26	UPDATED w/ DOOR/WINDOW SCHEDULE	J.S.
3	25.06.26	REV 1 AS PER CLIENT/ISSUED FOR APPROVAL	D.S.S.
2	20.04.26	ISSUED FOR FINAL APPROVAL	D.S.S.
1	07.04.26	CAD ISSUED FOR REVIEW	D.S.S.

DRAWING ISSUES | REVISIONS

EXTERIOR ELEVATIONS

DESIGN BY	DRAWN BY	APPROVED BY
J.W.	D.S.S.	D.S.S.
SCALE	DATE	PROJECT #
AS NOTED	SEPT 5/26	21-051

DRAWING #

A5

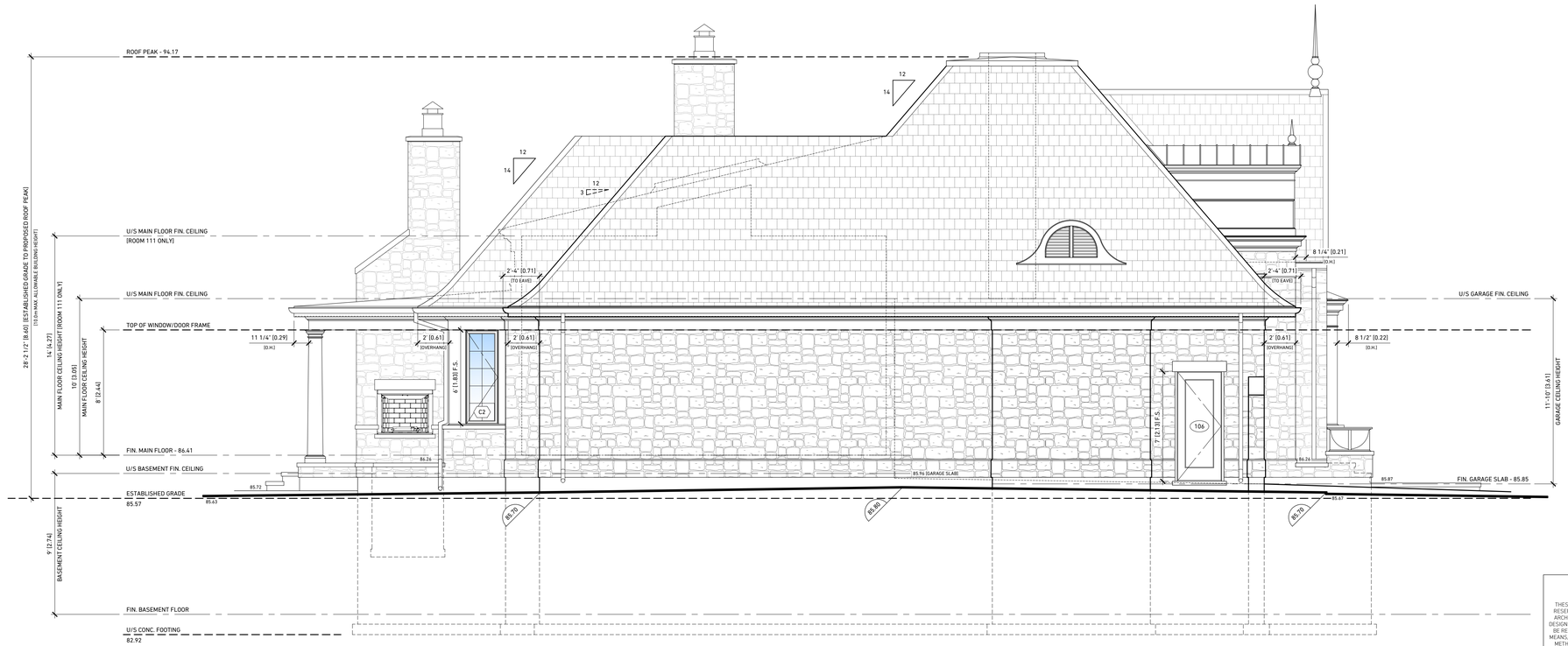
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1 | EXTERIOR FRONT (SOUTH) ELEVATION
A6 | SCALE: 1/4"=1'-0"



2 | EXTERIOR SIDE (WEST) ELEVATION
A6 | SCALE: 1/4"=1'-0"

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EXTERIOR ELEVATIONS

DESIGN BY	DRAWN BY	APPROVED BY
J.W.	D.S.S.	D.S.S.
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AS NOTED	SEPT 5/26	21-051

DRAWING #

A6

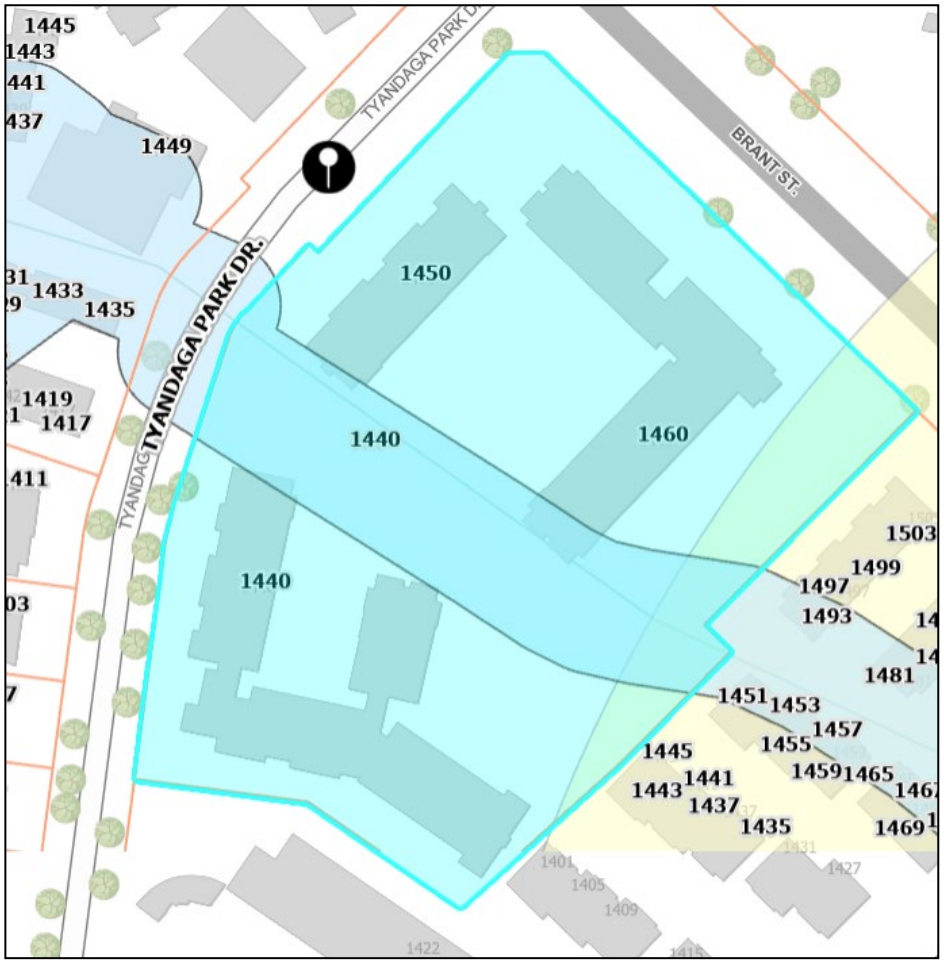
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COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS

Owner(s): Capreit Apartments Inc
Address: 1440 & 1450 Tyandaga Park Drive, Burlington
File No. **A-065/25**
Ward: 1



Staff Comments

Committee of Adjustment

This application was deferred at the March 11, 2026 Committee meeting at the request of the applicant.

Date: March 23, 2026 Prepared By: E. Shacklette

There is one previous minor variance application and one previous consent application on record for this property.

File No. A2032/1974 – Approved

- To permit a side yard of 6 ft. whereas the By-law requires a minimum of 15 ft.

File No. A2033/1974 – Approved

- To permit a side yard of 6 ft. whereas the By-law requires a minimum of 25 ft.

File No. B21/1977 - Approved

Date: November 5, 2025 Prepared By: E. Shacklette

Zoning
ZONING COMMENT

The subject property is zoned RH2, High Density Residential, under Zoning By-Law 2020, as amended. Zoning By-law 2020, as amended requires, among other things, the following:

1.6 COMPLIANCE WITH THIS BY-LAW

1.6.1 No person shall use, cause, or permit the use of any land, building, structure, or part thereof, or erect, repair, or alter, or cause or permit the erection, repairing, or altering of any building or structure which is not in conformity with the provisions of this By-law, EXCEPT as follows:

a) Nothing in this By-law will prevent a building or structure, lawfully established on the date of passing of this By-law which does not conform to the yard, lot coverage, or building height regulations of the applicable zone, from changing to any use which is permitted within the zone designation of the property.

2.25 OFF-STREET PARKING AND LOADING REQUIREMENTS (excerpt)

2.25.1 Whenever a new development occurs or whenever an existing development is enlarged, extended or increased in capacity, in accordance with this By-law, off-street vehicle parking spaces shall be provided and maintained on the property and within the zone designation for all uses

2.25.2 Off-Street parking shall be in accordance with Subsection 2.26, “General Parking Provisions”

2.25.3 At least one off-street loading space shall be provided in conjunction with every principal building, including mixed-use buildings, but excluding residential buildings less than 4 storeys high.

2.25.4 The number of parking spaces required for permitted uses in all zones shall be in accordance with Table 1.2.6, unless otherwise specified in the respective zones. Where more than one use specified in Table 1.2.6 is provided on the same lot or in the same building, the parking spaces required shall be in respect of each use.

Table 1.2.6: Off-Street Parking Standards

USE	PARKING STANDARD
Apartment Building	**For all areas outside of Primary and Secondary Growth Area as identified on Schedule B-1 of the City Official Plan (2020), as approved by Halton Region on November 30, 2020, and as may be further amended:** 1 occupant spaces per one-bedroom unit 1.25 occupant spaces per two-bedroom unit 1.5 occupant spaces per three or more bedroom unit **0.25 visitor spaces per unit** **1 additional space per 75 units for the use of maintenance vehicles servicing the site.**

Part 1, 2.26 GENERAL PARKING PROVISIONS

(9) **Designated Accessible Parking Spaces**
Where parking facilities are required, designated accessible parking spaces for the exclusive use of persons with disabilities shall be identified with a provincially regulated vertical sign displaying the international symbol for accessible parking spaces. Designated accessible parking spaces shall be included in the calculation of required parking and shall be provided in accordance with Table 1.2.7, 9(a) and 9(b):

Table 1.2.7

Required Parking	Designated Accessible Parking Spaces
5 to 50 spaces	1 designated accessible parking space
51 to 90 spaces	2 designated accessible parking spaces
Over 90 spaces	3% of required parking

(a) Medical office and institutional uses shall provide a minimum of one designated accessible parking space. Where out-patient services are provided, a minimum of 10% of the required parking shall be designated accessible parking spaces.

(b) Each designated accessible parking space shall meet the minimum width and area requirements of subsection (1) (a) above and shall be located adjacent to a delineated “accessible parking pathway” with a minimum width of 2.0 metres.

PART 2 - 13. RH ZONE PERMITTED USES (HIGH DENSITY)

13.1 The uses permitted in all ‘RH’ Zones shall be in accordance with Table 2.13.1:

Table 2.13.1

USE	HIGH DENSITY ZONES				
	RH1	RH2	RH3	RH4	RH5
Apartment Building	✓	✓	✓	✓	✓

Background

The existing apartment building development was originally constructed in 1974 and subsequently the apartment building development was severed in 1977 from the development site to the south.

Proposal

The application is proposing to convert existing storage spaces within two existing residential buildings to accommodate three new one-bedroom apartment units.

The existing buildings currently contain 175 residential units. With the proposal to add 3 new units, the buildings will contain a total of 178 residential units.

COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS

Parking Use	Rate	Calculation	Required Parking	Provided Parking
One-bedroom	1 space per unit	38 units x 1	38 spaces	
Two-bedrooms	1.25 spaces per unit	103 Units x 1.25	129 spaces	
Three or more bedrooms	1.5 spaces per unit	37 Units x 1.5	56 spaces	
		Total Occupant	**223 spaces**	**246 spaces**
Visitor Parking	0.25 spaces per unit	178 units x 0.25	**45 spaces**	**21 spaces**
Maintenance Spaces	1 additional space per 75 units	178 units / 75	**3 spaces**	**1 space**
Surplus Occupant/Flexible Visitor Parking	n/a	n/a	**n/a**	**9 spaces**
Loading Spaces			**2 spaces**	**To be confirmed**
Accessible Parking - Occupant	Over 90 spaces 3% of required parking	223 x 3% = 6.69	7 Accessible Spaces	**3 spaces**
Accessible Parking - Visitor	5 to 50 spaces 1 designated accessible parking space		1 accessible space	**1 space**
		Total Required Accessible Parking	**8 accessible spaces**	**4 spaces**

Variances required:

1. To permit 3 occupant designated accessible parking spaces instead of the minimum required 7 designated accessible parking spaces.

2. To permit 1 parking space for the use of maintenance vehicles servicing the site instead of the requirement of 3 maintenance vehicle spaces

3. To permit 0.115 space per unit (21 spaces) for visitor parking instead of the required 0.25 spaces per unit (45 spaces).

Condition:

1. The applicant shall apply for a zoning clearance certificate.

Notes:

1. Property is regulated by Conservation Halton
2. Property is regulated by Ministry of Transportation
3. At time of zoning clearance certificate applicant will be required to provide/confirm the following additional items:
   a) Site Plan to be signed and stamped by an Architect or Engineer
   b) Confirm the setback of the window of the habitable room to the parking lot and driveway for proposed Unit 1
   c) Confirm the location of the two required loading/unloading spaces

Date: July 23, 2026 (REVSIED) Prepared By: Mark Dalrymple

Site Planning

Site Characteristics	
Lot Frontage (m)	196.74m
Lot Area (m^2)	2.26 ha
Existing Land Uses *(ex. buildings, structures, driveways, fences, etc…)*	Three mid-rise apartment buildings measuring 2-3 storeys at the street and 4 storeys on the interior of the site due to the significant grade change.
Site Grading *(ex. Flat and level, significant grade differences)*	Grade slopes steeply from Tyandaga Park Drive towards the south
Notable Site Features	Perimeter landscaping along street frontages with mature trees, fences and private landscaped areas.
Surrounding Land Uses *(ex. Adjacent building relationships, natural features, notable adjacencies)*	North: 2-storey rental townhouses East (Across Brant Street): 12-storey apartment building, single detached homes on Amherst Heights Drive South: 2-storey townhouses West: 2-storey apartment buildings, 2-storey townhouses
Nearest Major Intersection	Brant Street and Tyandaga Park Drive
Neighbourhood Boundaries* *Based on OP, 1997 *residential neighbourhood* definition	North: Tyandaga Municipal Golf Course East: Brant Street South: Highway 407 West: Bayview Park

Neighbourhood Characteristics:

- Tyandaga Park Drive is located directly south of the Tyandaga Golf Course, one of several significant open space areas such as Kerncliff Park, Forestvale Park, Kerns Park and Bayview Park interspersed throughout the neighbourhood.
- The immediate context of the site is characterized by low and medium-rise apartment buildings, which the City's Official Plans permit in the northeast corner of the Tyandaga neighbourhood under the sub-area's residential-medium density and residential- high density land use designations.
- West of the site are low rise residential buildings, primarily 2-storey detached homes.

A site visit was conducted on February 20, 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(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 provides that the range of permitted uses and creation of new lots within the Urban Area are to be in accordance with local Official Plans and Zoning By-laws. The proposed new units are located inside buildings that are permitted land uses on the property. The requested relief concerns parking reductions, not a change in land use or lot creation.
- The proposal to seek variances to facilitate three more residential units on the property is consistent with the site's "Urban Area" land use designation under Map 1 of the ROP, 2022. A key objective of this designation is "To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy."
- The site has direct frontage on Brant Street, which is identified as a "Regional Intensification Corridor" pursuant to Map 1h- Regional Urban Structure. Increasing the number of units on site is consistent with the objectives of these corridors, which include "To achieve increased residential and employment densities in order to ensure the viability of existing and planned transit infrastructure and service" (82.3(2))

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 to slightly increase the existing deficiency of visitor and maintenance vehicle parking on site while increasing the supply of accessible parking spaces to facilitate three additional apartment units meets the general intent and purpose of the Official Plan for the following reasons:

- The proposed use is consistent with the property's 'High Rise Neighbourhoods' designation under Schedule 'C' (Land Use - Urban Area) of the BOP, 2020, as amended, which "is intended to accommodate limited infill development that fits into and is sensitive to the existing physical character of the surrounding neighbourhoods" and permits a variety of intensive housing typologies including apartment buildings.
- The proposal to add three units within existing buildings, with no changes to built form is consistent with BOP, 2020, Section 8.3.1- General Objectives, which states that a goal is "To encourage new residential development and residential intensification within the Residential Neighbourhood Area in accordance with Provincial, Regional and City growth management objectives, while recognizing that the form of new development must be balanced with other planning considerations, such as the availability of infrastructure and public service facilities, and also ensuring that new development achieves compatibility and integration within existing residential neighbourhoods."
- Consistent with BOP, 1997 Housing Supply policies under Part III, section 2.3, whose objectives include:
    - To encourage the retention of existing rental housing and the construction of new rental housing.
- Consistent with BOP, 1997 Housing Intensification policies under Part III, section 2.5, which state that a key planning objective is "To encourage residential intensification as a means of increasing the amount of available housing stock including rooming, boarding and lodging houses, accessory dwelling units, infill, re-development and conversions within existing neighbourhoods, provided the additional housing is compatible with the scale, urban design and community features of the neighbourhood." None of the three additional units would increase or change the scale of the existing buildings.
- The proposal for a small increase to two existing parking deficiencies (maintenance vehicle parking and visitor parking) to facilitate the limited intensification of the site is consistent with the general intent of transportation policies under Part II, chapter 3.0, which outlines a vision for a multi-modal transportation system (3.1a) that encourages "alternative travel by creating an urban environment that encourages walking, cycling and transit use and

increases opportunities to live close to work and satisfy day-to-day needs locally without relying on the automobile" (3.1d).

- Consistent with policy 3.2.2 (j), "reduced parking ratios and/or standards and/or on-street parking ratios and/or standards *may* be permitted subject to evaluation by the City of the appropriateness of such standards", where *may* means "There is some discretion in interpretation of, and/or flexibility in the application of this Official Plan policy". Discretionary factors supporting a reduction in parking include:
  - The existing visitor parking supply of 21 visitor parking spaces appears to adequately supply the development. During the site visit at 12PM on Friday, February 20, 2026, staff observed multiple unoccupied visitor spaces and no spillover parking on Tyandaga Park Drive (See site photos).
  - The site is on two different transit routes with a bus stop on Tyandaga Park Drive and on Brant Street directly adjacent to or across the street from the site. Tyandaga Park Drive is served by the 87 bus route- North Service Aldershot, which arrives every 45 minutes at the front of the site and connects to the Burlington GO station. The Brant Street frontage is served by route 2- Brant at Amherst Heights, which arrives every 15 minutes.
  - Although not located in a mixed-use area, the site is a 12-minute walk (800m) from a grocery store (Freshco) and a pharmacy.
  - According to the applicant, there are no issues with the quantity of maintenance vehicle parking spaces on site and the buildings are adequately maintained with the existing space and 10 surplus parking spaces, which property management can allocate or direct vehicles to as-needed.
  - The site has an excess resident parking supply compared to the Zoning Bylaw requirement. 256 parking spaces are provided and only 223 are required.
- Although under appeal, it is informative that the BOP, 2020 designates Tyandaga Park Drive as a "Transit Support Corridor" and Brant Street as a "Candidate Frequent Transit Corridor" on schedule B-2.
- 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 new units would be added to and distributed across the existing buildings on site without any massing changes and with a surplus resident parking supply of 33 spaces available to meet the additional demand. The parking supply for residents would continue to meet the Zoning Bylaw standard after the unit increase.

2) City of Burlington Zoning By-law 2020:

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

Yes – Variance No. 1 (Accessible Parking Spaces)

The general intent and purpose of the minimum accessible parking space standard of City of Burlington Zoning By-law 2020 is to adequate supply of accessible parking spaces on site. The proposed minor variance is consistent with this intent for the following reasons:

- Although the applicant is requesting a reduction in accessible parking spaces compared to the zoning requirement, they are proposing an increase in the number of available spaces and improving on an existing non-conforming situation significantly.
- Through discussions with staff, the applicant agreed to add three accessible parking spaces to the site to supplement the one existing space.
- Two of the new accessible spaces and one existing space are located close to the main entrances of 1440 and 1460 Tyandaga Park Drive

Yes – Variance No. 2 Maintenance Vehicle Parking Spaces)

The general intent and purpose of the maintenance vehicle space provision is to ensure that developments have space on site for maintenance vehicles without requiring the vehicles to park offsite. The proposed minor variances are consistent with this intent for the following reasons:

- The development has existed since the early 1970s and has functioned effectively with one maintenance vehicle space and a variety of surplus spaces where maintenance vehicles could be directed to on an as-needed basis.
- The proposed three additional units would not expand the existing floor area of the buildings or generate significant additional maintenance demand.

Yes – Variance No. 3 (Visitor Parking)

The general intent and purpose of the visitor parking standard is to ensure that there is an adequate supply of visitor parking on site so as to avoid overflow parking on adjacent properties and streets. The proposed minor variance is consistent with this intent for the following reasons:

- The current 21-space visitor parking area has served the development since the early 1970s. When staff attended the site on Friday, February 20, 2026, the visitor parking area was only partially filled.
- The Zoning By-law requires a rate of 0.25 visitor parking spaces per unit, translating to a requirement of 43.75 spaces for the entire site. The increase of three units would increase the visitor parking requirement by only 1.25 spaces for a total of 45 visitor spaces required. Any additional demand can be absorbed by the underutilized visitor parking area or the 10 unassigned parking spaces widely dispersed across the parking lot.

3) Desirability:

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

Yes

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

- The parking variances facilitate an increase in the number of rental apartment units on the site, wholly within existing buildings, without any negative impact on the surrounding area
- The proposal includes three additional accessible parking spaces, which is a significant improvement over the current accessible parking supply of one accessible parking space

4) Minor in Nature:

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

Yes

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

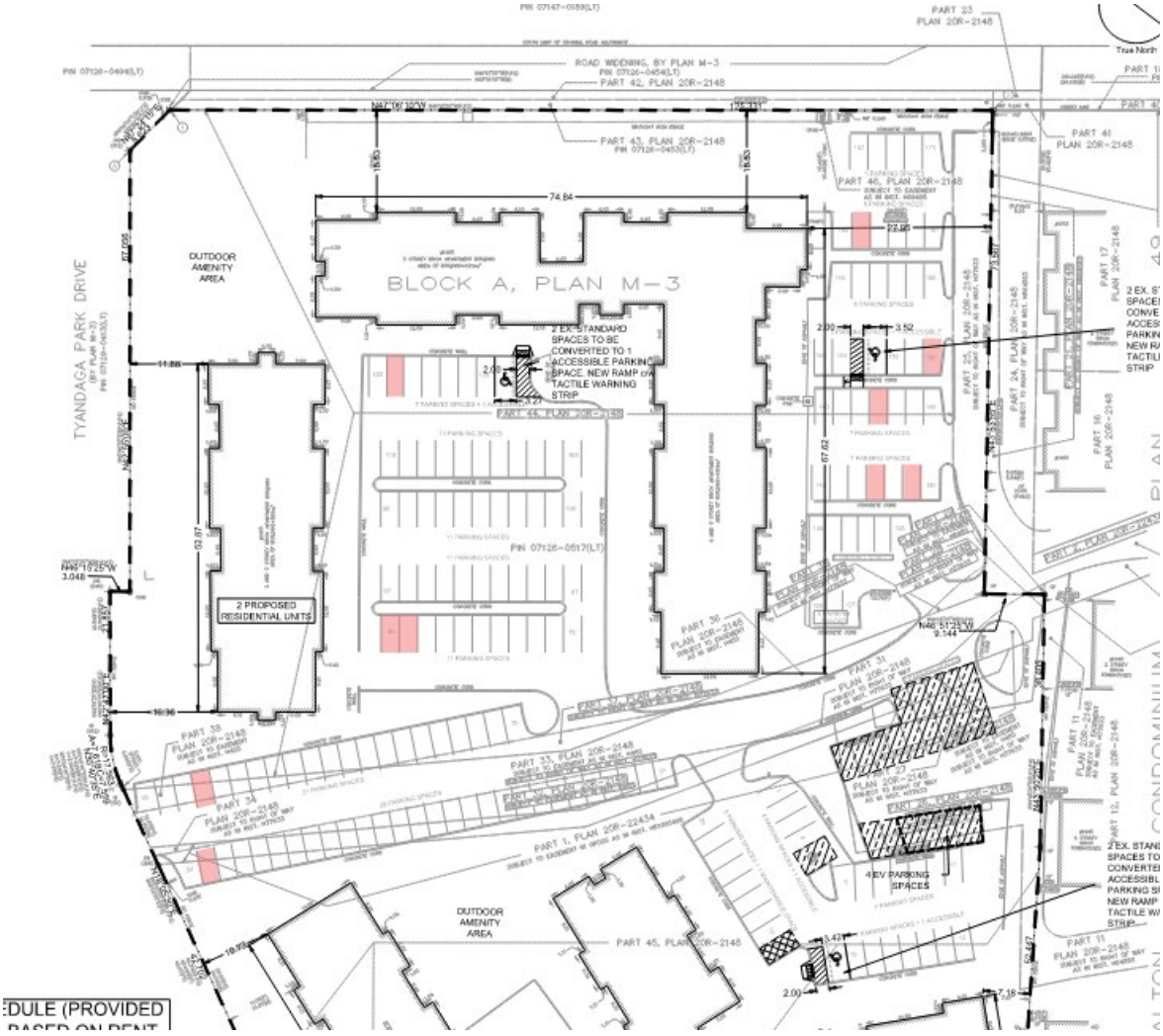
- The proposed visitor parking reduction is quantitatively minor. The three existing buildings contain 175 units served by 21 visitor parking spaces. The bylaw requires a rate of 0.25 spaces per unit, translating to a requirement of 43.75 spaces. The added three units would increase the visitor parking requirement by only 1.25 spaces.
- Despite a variance for fewer accessible parking spaces, the total supply of accessible parking spaces is significantly increasing.
- The building has been adequately served by one vehicle maintenance space since the early 1970s and should continue to, since the addition of three rental units within the existing buildings would not generate significant additional maintenance demands.

Cumulative Effects of Multiple Variances and Other Planning Matters:

On a more constrained site, multiple different parking deficiencies could have a cumulative effect. In this instance, the site has an overall parking surplus, with building management indicating that the current supply exceeds demand for all user groups. An increase of three additional units is not expected to create new parking issues that have

not previously been experienced on site. As noted above, the available supply of accessible parking spaces is increasing significantly.

Planning staff acknowledge the objection from transportation staff, who recommend that additional accessible, visitor and maintenance parking be provided using surplus or unassigned parking for the development. Planning staff note that most of the surplus resident parking is already assigned and unavailable. The 10 unassigned parking spaces shown in red on the site plan by Arcadis dated May 12, 2026 are randomly dispersed across the site rather than being conveniently concentrated in one area or near main entrances. The applicant indicates there is insufficient demand for visitor, accessible and maintenance vehicle spaces to justify re-allocating the spaces and removing their ability to allocate these spaces based on real-world demand. On balance, planning staff believe that the request for reduced parking is justified and reasonable in the context of a quantitatively minor increase of only three units wholly within the existing buildings. The increase in housing supply is a significant factor in staff's opinion.



Site Plan from Arcadis, dated May 12, 2026

Recommendation:

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

Date: October 30, 2026 Prepared By: John O'Reilly, MCIP, RPP

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

Report Schedules & Attachments:

Attachment No. 1 (Site Photos)



Tyandaga Park Drive Streetscape



View looking south on Brant Street (1460 Tyandaga at right)



View looking northeast along Tyandaga Park Drive

COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS



Main Entrance to 1440 Tyandaga Park Drive



View toward entrance to 1460 Tyandaga Park Drive



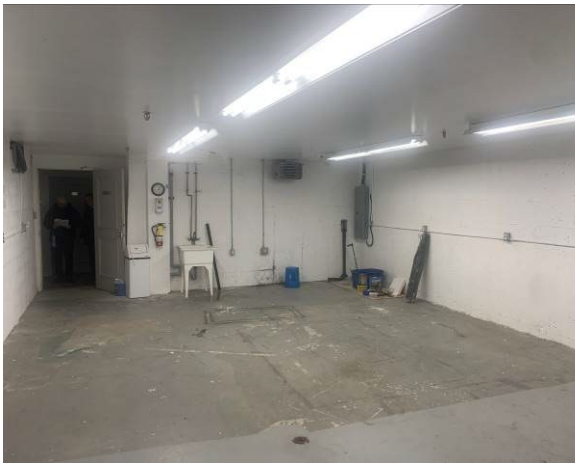
View of 1460 Tyandaga Park Drive from the street



View of 1440 Tyandaga Park Drive from the street



View of maintenace room proposed for conversion to residential unit



View of unused room proposed for conversion to residential unit



View of unused room proposed for conversion to residential unit



Entrance to 1450 Tyandaga with loading space indicated by sign



Mix of occupied and unoccupied visitor parking spaces.



Unoccupied visitor parking spaces.

Development Engineering

Development Engineering has reviewed revised submission for the proposed minor variances application of 1) converting existing storage spaces within the two existing buildings to a total of three new residential units, 2) repurposing the existing parking spaces, and 3) reducing visitor parking ratio. Because these impacted parking spaces shown on the updated Site Plan SP1.0 prepared by Arcadis have existed since 2002, Development Engineering has no objection to the proposed minor variances. Staff caution that some of the repurposed parking spaces are partially located within the existing easements and are subject to the registered easement agreements on title. For the proposed external work of parking space ramp with tactile warning strip construction, if there are existing catchbasins in the near vicinity, please properly install silt sacks inside the catchbasins during construction, regularly monitor and clean up. Site Plan SP1.0 to be dated, stamped and signed by a Professional Engineer.

Updated: October 9, 2026 Prepared By: Faye Wang

Forestry

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

Advisory Comments:

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

Date: February 27, 2026 Prepared 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.

Date: February 3, 2026 Prepared By: Anil Kumar

Transportation Planning

Deemed Road Width Analysis

Tyandaga Park 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.

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

Transportation Planning have reviewed the subject application and do not support the variances requested. Based on the site details included with the application, a surplus of 26 residential parking stalls are available and are not all utilised as is. This surplus can absorb the parking stalls required. The following condition is therefore submitted based on site purpose:

The Applicant shall use the residential parking surplus to accommodate the required accessible and maintenance parking stalls. Any further surplus should be used to increase visitor parking.

Date: February 4, 2026 Prepared By: Thalia Thompson

Revised Comments

Transportation Planning have reviewed the revised Site Plan submission and conditionally support variances 2 and 3. The following condition is submitted:

The Applicant shall install signage indicating surplus occupant/flexible parking spaces to permit overflow or maintenance vehicle parking on site.

Date: October 7, 2026 Prepared By: Thalia Thompson

Finance

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

Tax
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: January 26, 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 to convert existing storage spaces within two existing residential buildings to accommodate three new one-bedroom apartment units. The existing buildings currently contain 175 residential units. With the proposal to add 3 new units, the buildings will contain a total of 178 residential units. Variances are requested to the parking space requirements.

- 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 note that the servicing of the site will not be altered by the addition of the three units since all plumbing changes would be internal to the existing building. As such the servicing of the three additional units will not require a Regional Services Permit, since no new connections would be required to Regional infrastructure.
- Region's waste management currently service the property for waste collection and requires that the additional residential units meet the Region's waste management guidelines.
- Please note that the Owner shall be responsible for payment of all applicable Regional Development Charges in accordance with the Development Charge Act and the Region of Halton Development Charges By-law(s), as amended. All residential development applicants and every owner of land located in Halton Region assume all of the responsibilities and risks related to the use of the information provided herein. Please visit our website at https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment to obtain the most current information which is subject to change.
- Regional Staff have no objections to the Minor Variance application.

Date: February 19, 2026 Prepared By: Navjot Kaur
Updated: October 14, 2026 Prepared By: Navjot Kaur

Conservation Halton

Conservation Halton's comments are attached to the end of this report.

Date: February 3, 2026 Prepared By: Emma DeField
Updated: October 14 2026 Prepared By: Justin Dodds

Burlington Hydro

Burlington Hydro comments are attached to the end of this report.

Date: February 6, 2026 Prepared By: Zakariya Al-Doori
Updated: October 23, 2026 Prepared By: Zakariya Al-Doori

COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS

Ministry of Transportation
The MTO has no concerns with the proposed changes in principle. MTO Building and Land Use Permits are required prior to any construction on site as per the Public Transportation and Highway Improvement Act. MTO Permits can only be applied for if a future Site Plan Application is approved by MTO and the Municipality. General info can be found online at the following: HCMS - Highway Corridor Management System (gov.on.ca)

Date: February 13, 2026 Prepared By: Matteo Marinelli
Updated: October 5, 2026 Prepared By: David Pillay

October 14, 2026

Erin Shacklette – Committee Clerk & Assistant to the Secretary Treasurer
City of Burlington – Committee of Adjustment
426 Brant Street
Burlington, ON, L7R 3Z6

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

To Erin Shacklette:

Re: Minor Variance Application
File Number: A-065-2025
1440 and 1450 Tyandaga Park Drive, City of Burlington
CH File Number: PMVG-2778
Agent: Mike Crough Owner: Canadian Apartment Properties REIT (CAPREIT)

Conservation Halton (CH) staff has reviewed the minor variance application and materials for 1440 and 1450 Tyandaga Park Drive, Burlington as per our regulatory responsibilities under the *Conservation Authorities Act* (CA Act) and Ontario Regulation 41/24 and our provincially delegated responsibilities under Ontario Regulation 686/21 (e.g., acting on behalf of the province to ensure decisions under the *Planning Act* are consistent with the natural hazards policies of the Provincial Planning Statement [PPS, Sections 5.1.11-5.2.8] and/or provincial plans).

Proposal

The application is proposing to convert existing storage spaces within two existing residential buildings to accommodate three new one-bedroom apartment units. The existing buildings currently contain 175 residential units. With the proposal to add 3 new units, the buildings will contain a total of 178 residential units.

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to:

1. To permit 3 occupant designated accessible parking spaces instead of the minimum required 7 designated accessible parking spaces.
2. To permit 1 parking space for the use of maintenance vehicles servicing the site instead of the requirement of 3 maintenance vehicle spaces
3. To permit 0.115 space per unit (21 spaces) for visitor parking instead of the required 0.25 spaces per unit (45 spaces).

***Conservation Authorities Act* and Ontario Regulation 41/24**

CH regulates all watercourses, valleylands, wetlands, Lake Ontario Shoreline, hazardous lands (e.g. flooding and erosion hazards, dynamic beaches, unstable soil and bedrock), as well as lands adjacent to these features. Based on CH's Approximate Regulation Limit (ARL) mapping,

the subject property 1440 and 1450 Tyandaga Park Drive, is regulated by CH as it is traversed by Upper Rambo Creek, which is piped in this section. CH regulates 15 metres from the greater of the flooding and erosion hazards associated with watercourses.

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

Parking Designation

While the proposed changes to the visitor parking and parking for maintenance vehicles depicted on the *Site Plan* prepared by Arcadis, dated May 12, 2026 are within CH's regulated area, no new/additional parking spaces are proposed; rather only changes to the designation and configuration of existing parking areas. As there are no modifications from a development activities perspective (no new grading, paving, etc.) CH staff have no concerns with the requested variances from a regulatory perspective.

Additional Units

Based on CH's review of the submitted plans and the Approximate Regulation Limit (ARL), the proposed development activities, the proposed additional units may be located within the 15 m regulatory allowance of Upper Rambo Creek. Additional information regarding the location of the proposed dwelling units within the existing structures is required to determine whether a CH Permit (if development activities are occurring within the regulated portion of the site) or Development Clearance Letter (if all development activities remain outside the regulated portion of the site) is needed.

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

In addition to CH's regulatory responsibilities (described above), CH also has provincially delegated responsibilities under Ontario Regulation 686/21: Mandatory Programs and Services, including acting on behalf of the Province to ensure that decisions under the *Planning Act* are consistent with the Natural Hazards Sections (5.1.1-5.2.8) of the Provincial Planning Statement (PPS). CH staff have no concerns with the requested variances from a PPS perspective.

Recommendation

Based on the above, CH has no objection to the requested variances and supports the approval of the Minor Variance application.

Prior to the commencement of any development activities associated with the creation of the additional habitable units, appropriate approval and/or clearance from CH would be required. The applicant is encouraged to contact CH for further information and/or requirements in this regard.

Should any changes to the proposed development arise through the Minor Variance process, or for future development, please circulate CH for further review and to identify any regulatory and permitting requirements.

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

Sincerely,

Justin Dodds
Regulation and Planning Analyst
jdodds@hrca.on.ca

Burlington**hydro** inc.

October 21, 2026

Applicants: Capreit Apartments Inc.
Subject: Minor Variance.
File No: 540-02-A-065/25.
Location: 1440 & 1450 Tyandaga Park Dr, Burlington, ON.

In response to your correspondence(s), a member of our Engineering Department has reviewed the information and has the following comments.

We have no objection to the proposal to convert existing storage spaces within two existing residential buildings to accommodate three new one-bedroom apartment units.

We would like to stipulate the following:

Customers and their agents planning and designing for electricity service must refer to all applicable Provincial and Canadian electrical codes, all applicable federal, provincial, municipal laws, regulations, codes, and by-laws to ensure compliance. All work on the BHI distribution system shall be conducted in accordance with the latest edition of the Ontario Occupational Health and Safety Act (OSHA), the Regulations for Construction Projects, the Regulations for Industrial Establishments and the Electrical Utility safety Rules published by the Infrastructure Health and Safety Association (IHSA).

- ☑ **Service is available under BHI's latest Standard Service Conditions**: https://www.burlingtonhydro.com/about/regulatory-affairs/conditions-of-service.html
- ☑ Relocation, modification, or removal of existing hydro facilities, if required, shall be at the customer's expense. BHI will refer to the latest Standards and Regulations if possible issues with the clearances arise between existing BHI facilities and existing/proposed building structures.
- ☑ BHI easement (if any) is to remain clear of heavy vehicle traffic, and the customer is responsible for keeping the easement lands free and clear of any trees, fences, buildings, structures, or obstructions unless any of the foregoing is approved in writing by Burlington Hydro Inc. Further, the Customer shall remove the same upon the request of Burlington Hydro Inc.
- ☑ The customer is to ensure that Burlington Hydro Inc. (BHI) has access to hydro facilities.
- ☑ The customer is to acquire any easements for BHI if required.
- ☑ The project must meet City of Burlington Standards.
- ☑ Machine excavation within one meter of the underground plant is not permitted.
- ☑ Do not excavate within two meters of BHI's transformer, poles and anchors.
- ☑ Please arrange for underground hydro cable locate(s), prior to beginning construction, by contacting Ontario One Call (800) 400-2255.

1340 Brant street, Burlington, ON · L7R 3Z7 **burlingtonhydro.com** (905)-332-1851

GridSmartCity renewing energy partner since **2009**

Burlington hydro inc.

- ☑ A building, permanent structure or building apparatus shall maintain minimum horizontal clearance from existing power lines (Refer to the Burlington Hydro brochure, notice that the clearances shown on the standard are minimum; additional clearances are required to allow conductor swing, scaffold installation and future building maintenance). Please arrange for a site meeting with the BHI representative, calling Eng. Desk at 905 332-2250, to validate the required minimum clearances to existing power lines, obtain approved hydro service layout/consent and avoid any possible safety issues.
- ☑ Please refer to the latest edition of the Occupational Health and Safety Act ("OHSA") and Regulations for Construction Projects when work is planned to be performed in proximity to the hydro distribution system.
- ☑ Arrange for the 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.
- ☑ Please arrange for a site meeting with a BHI representative by sending an email to Eng. Desk Engineering@burlingtonhydro.com, prior to beginning any construction/demolition near existing overhead or underground hydro facilities, to get approved BHI service layout/consent and avoid any possible service complications or safety issues.

Regards,
Zakariya Al-Doori
Engineering Services Technician,

Oct. 22/2026

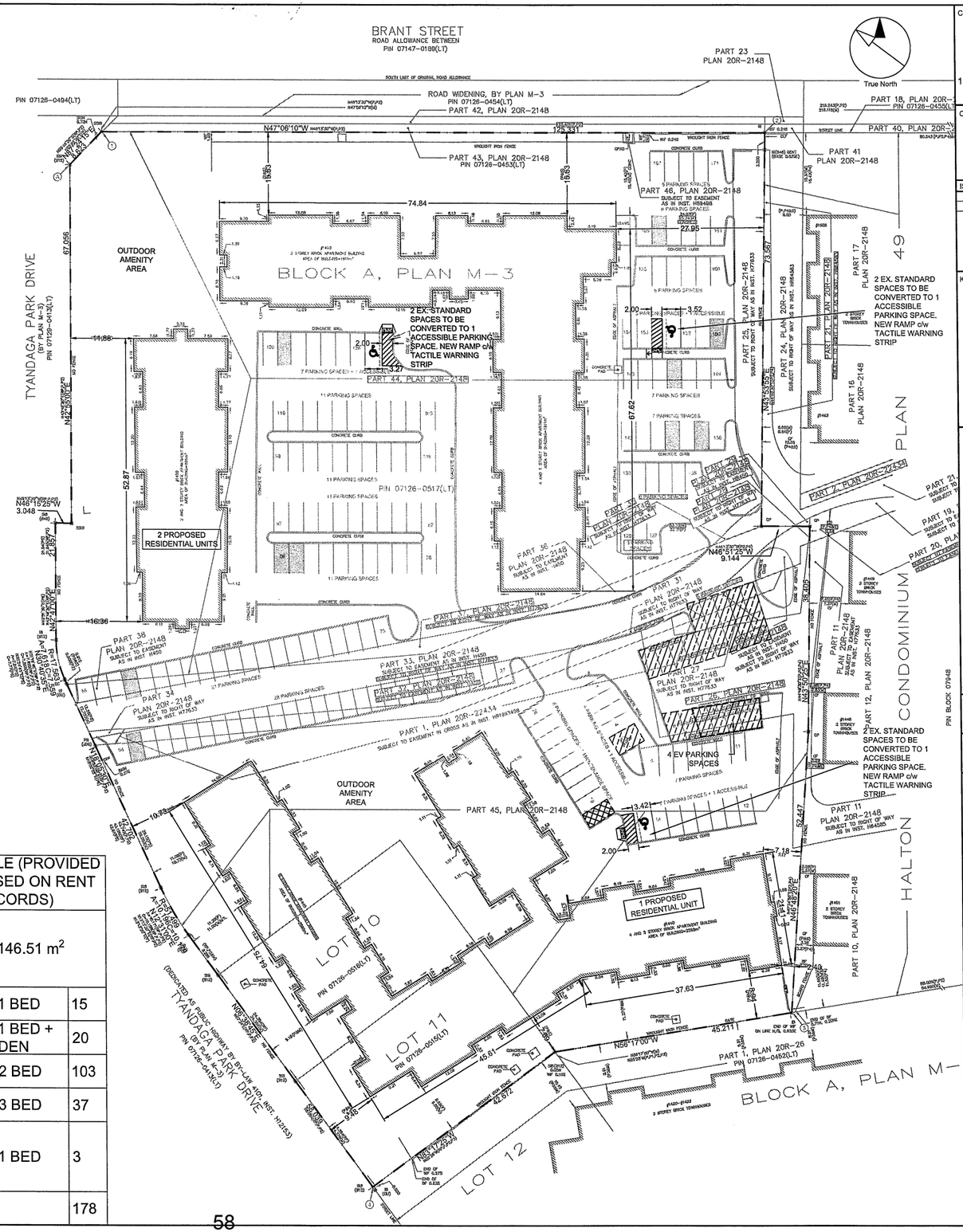
Cc: Rosso Parra, P. Eng
Engineering Manager, Customer Connections & Key Accounts

1340 Brant street, Burlington, ON · L7R 3Z7 burlingtonhydro.com (905)-332-1851

GridSmartCity renewing energy partner since 2009

CITY OF BURLINGTON ZONING BY-LAW 2020			
CURRENT ZONE	*RH2- RESIDENTIAL HIGH DENSITY*		
PERMITTED USES	*APARTMENT, STACKED TOWNHOUSE, BACK-TO-BACK TOWNHOUSE, STREET TOWNHOUSE, RETIREMENT HOME, ADDITIONAL RESIDENTIAL UNITS*		
PROVISION	REQUIRED	EXISTING	COMPLIANCE
LOT WIDTH	45m	196.74m	CONFORMS
LOT AREA	0.2 ha.	2.26 ha.	CONFORMS
FRONT YARD AND STREET SIDE YARD	7.45m PLUS 1m FOR EACH STOREY ABOVE 6 STOREYS TO A MAXIMUM OF 15m	FRONT: 15.53m STREET SIDE YARD: 9.48m	CONFORMS
REAR YARD	BUILDINGS UP TO 6 STOREYS, BUILDING WALL LENGTH OF 30m IN LENGTH OR LESS- 7.5m	N/A	NOT APPLICABLE
	BUILDINGS UP TO 6 STOREYS, BUILDING WALL EXCEEDING 30m IN LENGTH- 7.5m + 1m FOR EACH 5m WALL LENGTH EXCEEDS 30m WALL LENGTH= 83.24m-30m=53.24m/5m= 10.64m+7.5m=18.14m	7.69m	DOES NOT CONFORM
SIDE YARD	BUILDINGS UP TO 6 STOREYS, BUILDING WALL LENGTH OF 30m IN LENGTH OR LESS- 7.5m	2.40m	DOES NOT CONFORM
	BUILDINGS UP TO 6 STOREYS, BUILDING WALL EXCEEDING 30m IN LENGTH- 7.5m + 1m FOR EACH 5m WALL LENGTH EXCEEDS 30m =7.5m	N/A	NOT APPLICABLE
YARD ABUTTING R1, R2 AND R3 ZONE	BUILDINGS UP TO 6 STOREYS, BUILDING WALL LENGTH OF 30m IN LENGTH OR LESS- 15m	N/A	NOT APPLICABLE
	BUILDINGS UP TO 6 STOREYS, BUILDING WALL EXCEEDING 30m IN LENGTH- 15m + 1m FOR EACH 5m WALL LENGTH EXCEEDS 30m	N/A	NOT APPLICABLE
DENSITY (EXLUDING RETIREMENT HOME)	MIN- 50 UNITS/ha. MAX- 50 UNITS/ha. PLUS AN ADDITIONAL 1.5 UNITS/ha. FOR EACH 100 SM. INCREASE IN LOT AREA OVER THE 2,000SM. MINIMUM TO 100 UNITS/ha.	175 UNITS + 3 PROPOSED= 178 TOTAL UNITS 178/2.26 ha.= 79 UNITS/ha.	CONFORMS
FLOOR AREA RATIO (RETIREMENT HOME)	1.25:1 MAX.	N/A	NOT APPLICABLE
BUILDING HEIGHT (MAX.)	18 STOREYS	BUILDING#1440: 3, 4 AND 5 STOREYS BUILDING #1450: 2, 3, 4 AND 5 STOREYS	CONFORMS
AMENITY AREA	25%	APPROX. 0.73 ha.= 32.30%	CONFORMS
PARKING REQUIREMENTS			
2.25 OFF-STREET PARKING AND LOADING REQUIREMENTS)	APARTMENT BUILDING- OUTSIDE PRIMARY AND SECONDARY GROWTH AREA- 1 OCCUPANT SPACE/ONE BEDROOM UNIT- 35 EX. UNITS + 3 PROPOSED UNITS= 38 SPACES 1.25 OCCUPANT SPACES/TWO BEDROOM UNIT- 103 UNITS*1.25= 129 SPACES 1.5 OCCUPANT SPACE/ THREE OR MORE BEDROOM UNIT- 37 UNITS*1.5= 56 SPACES TOTAL REQUIRED= 223 SPACES	UNDERGROUND: 82 SURFACE (STANDARD SPACES): 171 TOTAL SPACES INCLUDING 10 SURPLUS OCCUPANT/FLEXIBLE VISITOR PARKING SPACES (1440 TYANDAGA- 53 SPACES, 1450 TYANDAGA- 75 SPACES 1460 TYANDAGA, 43 SPACES ACCESSIBLE SPACES: 3 TOTAL: 256 SPACES	CONFORMS
	0.25 VISITOR SPACES/UNIT- 0.25* 178= 45 SPACES	21 VISITOR PARKING SPACES (INCLUDING 4 EV SPACES, 1 ACCESSIBLE)	DOES NOT CONFORM
	1 ADDITIONAL SPACE/75 UNITS FOR THE USE OF MAINTENANCE VEHICLES SERVICING THE SITE- 178/75= 3 SPACES	1 SPACE DESIGNATED FOR MAINTENANCE	DOES NOT CONFORM
2.26 GENERAL PARKING PROVISIONS	BARRIER FREE- OVER 90 SPACES- 3% OF REQUIRED PARKING= 0.03*223= 7 SPACES	4 SPACES (1 EXISTING + 3 PROPOSED)	DOES NOT CONFORM

SUITE SCHEDULE (PROVIDED BY OWNER BASED ON RENT ROLL RECORDS)		
TOTAL PROPOSED RESIDENTIAL- (m^2)	146.51 m^2	
# OF EXISTING RESIDENTIAL UNITS	1 BED	15
	1 BED + DEN	20
	2 BED	103
	3 BED	37
# OF PROPOSED RESIDENTIAL UNITS	1 BED	3
TOTAL		178



CLIENT

CAPREIT

11 CHURCH ST., SUITE 401, TORONTO, ON

COPYRIGHT

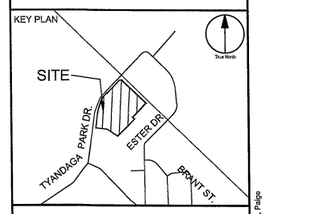
This drawing has been prepared solely for the intended use, thus any reproduction or distribution of any purpose not in strict compliance with the Agreement is prohibited. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	MINOR VARIANCE APPROVAL	2025-XX-XXXX

KEY PLAN



LEGEND

- PROPERTY BOUNDARY
- BUILDING FOOTPRINTS
- VISITOR PARKING SPACES
- RESERVED FOR MAINTENANCE VEHICLES
- SURPLUS OCCUPANT/FLEXIBLE VISITOR PARKING SPACES

BENCHMARK

BEARINGS ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, (NAD83(CSRS)(2010)).

SOURCE

LEGAL PLAN OF SURVEY PROVIDED BY KRCMAR SURVEYORS LTD., DATED MAY 5, 2025

ARCADIS
360 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
www.arcadis.com

PROJECT

1440 & 1450
TYANDAGA PARK DR.

BURLINGTON, ON

SCALE

5 2 0 5 10 15
1:400 (m)

PROJECT NO: 30270826	
DRAWN BY: P.EPP	CHECKED BY: M.CROUGH
PROJECT MGR: M.CROUGH	APPROVED BY: M.CROUGH

SHEET TITLE

SITE PLAN

SHEET NUMBER	ISSUE
SP1.0	1

SCALE CHECK 10mm 1m

File Location: C:\Users\epps5377\ARCADIS\30270826 - 1440 AND 1460 TYANDAGA PARK DR - Documents\Project\05 Project execution\Deliverable\Site Plan\30270826dwg.dwg Last Saved: May 12, 2026, by epps5377 Plotted: May 12, 2026 11:38:21 AM by Epp, Paige

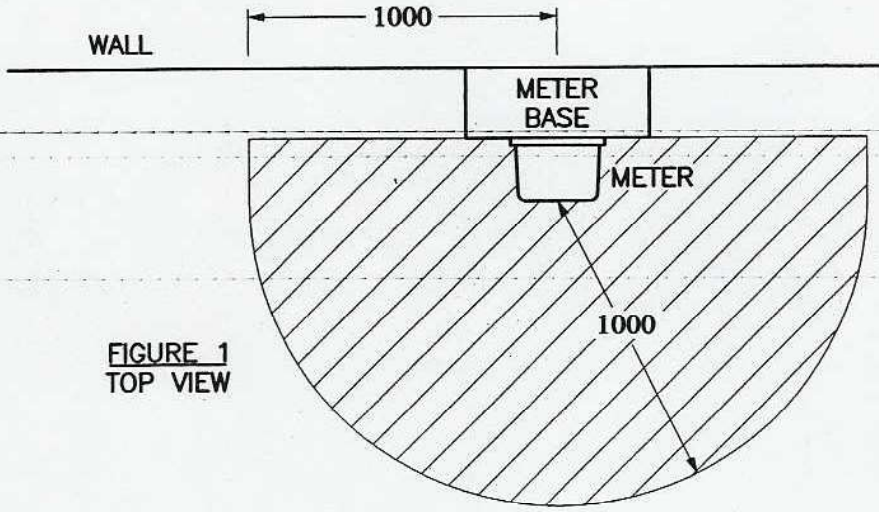


FIGURE 1
TOP VIEW

NOTES

1. HATCHED AREA TO BE KEPT CLEAR OF ANY OBSTRUCTION TO ALLOW FOR SAFE WORKING CLEARANCE.
2. WHERE MULTIPLE METERS ARE INSTALLED, CLEARANCES ARE REQUIRED AROUND EACH METER.
3. WHERE METERS ARE INSTALLED IN CABINETS, ALL DOORS MUST BE ABLE TO BE OPENED 100 DEGREES.

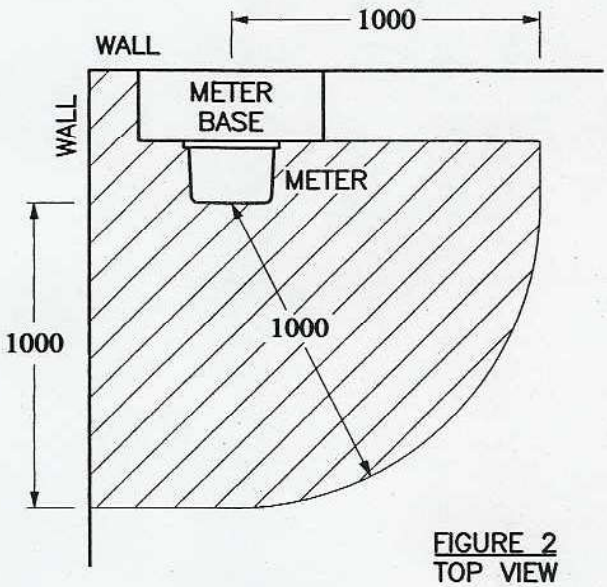


FIGURE 2
TOP VIEW

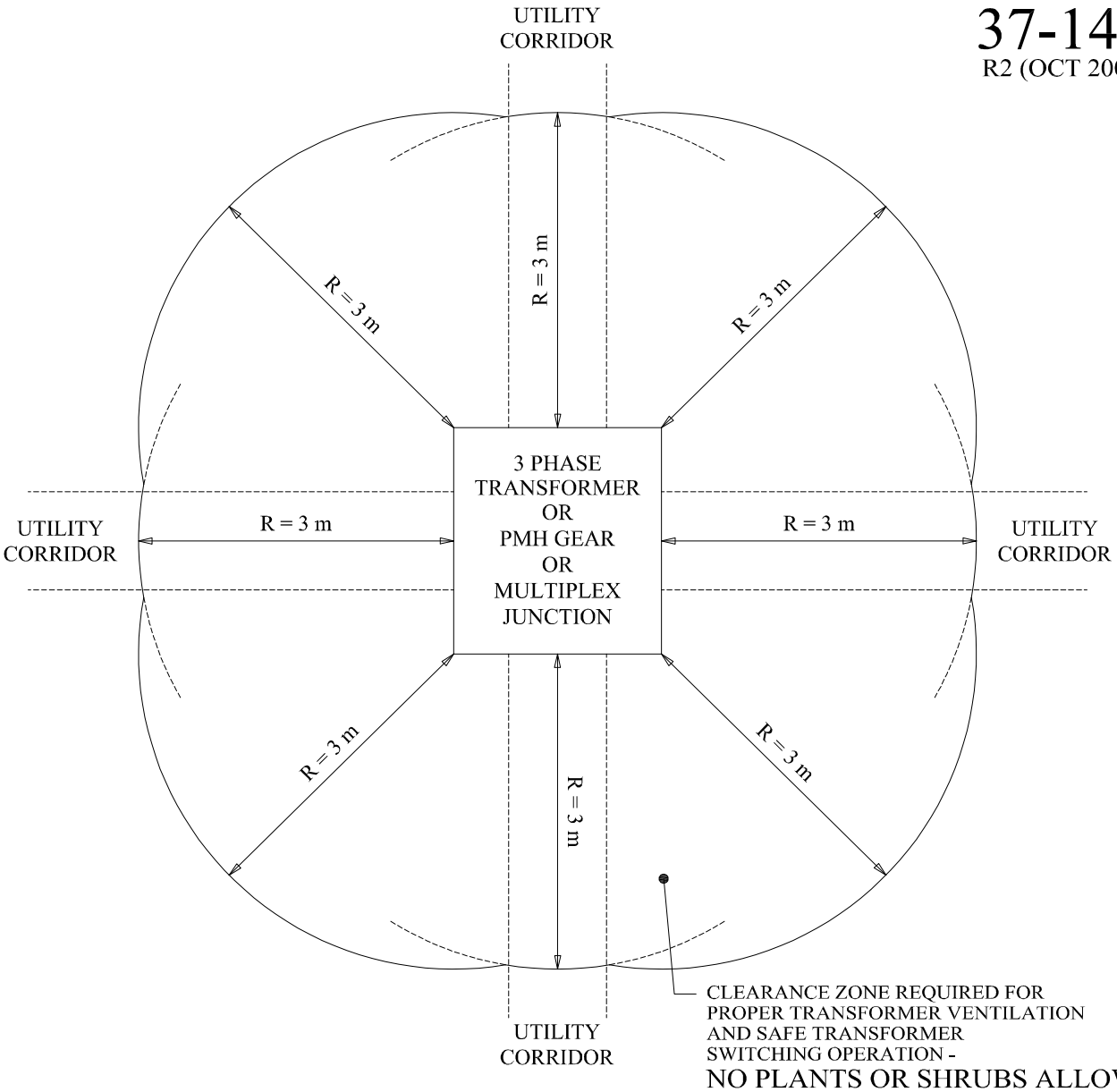
REQUIRED WORKING CLEARANCE AROUND METERS

METRIC
LINEAR DIMENSIONS SHOWN IN MILLIMETRES

METRIC
LINEAR DIMENSIONS SHOWN IN MILLIMETRES

Burlington Hydro Inc.

37-145
R2 (OCT 2005)



NOTES:

1. ANY AND ALL OBJECTS WITHIN THE OBSTRUCTION FREE AREA, ARE SUBJECT TO REMOVAL WITHOUT ANY PRIOR NOTICE SHOULD OPERATIONAL OR EMERGENCY CONDITIONS EXIST.

2. BHI SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE REMOVAL OR RESULTING DAMAGE TO ANY OBJECTS WITHIN THE OBSTRUCTION FREE AREA. (THE DEVELOPER/OWNER ASSUMES ALL RESPONSIBILITY FOR ENCROACHING WITHIN THE OBSTRUCTION FREE AREA.)

OBSTRUCTION FREE AREA
THREE PHASE TRANSFORMERS AND SWITCHING CUBICLES (ABOVE GROUND)

2.4/4.16 kV TO 16/27.6 kV





Clearances to Overhead Electrical Infrastructure

Communication between all parties involved in the design, construction, renovation, for the use and maintenance of buildings near overhead (OH) electrical infrastructure is key. Planners, architects, developers / contractors, and property owners must be informed and work together to ensure all laws, regulations and local requirements are met for the safety of workers and occupants.

New Buildings or Additions to Buildings

It is essential that Burlington Hydro Inc. is notified on proposed projects early in the design phase to review and provide feedback. Site plan applications should be provided, including the drawings, to capture any conflicts before any permit is issued by the municipality. Ideally, Burlington Hydro Ince. will be asked to provide pre-design input.

For any new building or additions to existing buildings, there are a number of codes and regulations that govern the proximity to overhead electrical infrastructure that must be adhered to by all stakeholders. The Ontario Building Code (OBC), Ontario Electrical Safety Code (OESC), Ontario Occupational Health and Safety Act (OHSA), and Ontario Regulation 22/04 all have the same requirements regarding clearances. These clearances take into account the conductor swing as per the OBC and apply to the outermost part of the building, which includes the balconies, fire escapes, flat roofs, or other projections beyond the face of the building **as shown in Figure 1.**

The OBC regulates the design and construction of all new buildings and for additions, alterations and change of use of existing buildings. Applying Article 3.1.19.1, Above Ground Electrical Conductors; Clearances to Buildings, minimum horizontal clearances to OH electrical infrastructure are as follows:

Clearance from the OH Power Line	<750V	>750V
Radial to conductor	3 m (10 ft)	5 m (16.5 ft)
Along the OH pole line (from a vertical line drawn from power line to ground level)	2 m (6.5 ft)	5 m (16.5 ft)

All stakeholders should contact Burlington Hydro Inc. to determine the requirements for the specific design scenario.

According to CSA C22.3 No. 1, permanent or temporary structures / buildings or their extensions, should not be over or underneath overhead electrical infrastructure.

Examples of instances when these clearances become necessary for workers and occupants:

- **Workers** – using scaffolding during construction, putting up signs and lighting, or other equipment to maintain the building, i.e. resurfacing, window washing or use of cranes.
- **Occupants** – using clothes lines, business signs, flags, or general reach from a balcony

Burlington Hydro Inc. should be contacted prior to any activity within 3 m of the OH electrical infrastructure, such as tree trimming or working on the sides of a building. According to the Ministry of Labour's Occupational Health and Safety Act and the Electrical Safety Code, only Burlington Hydro's employees or approved contractors can work in proximity to these lines.

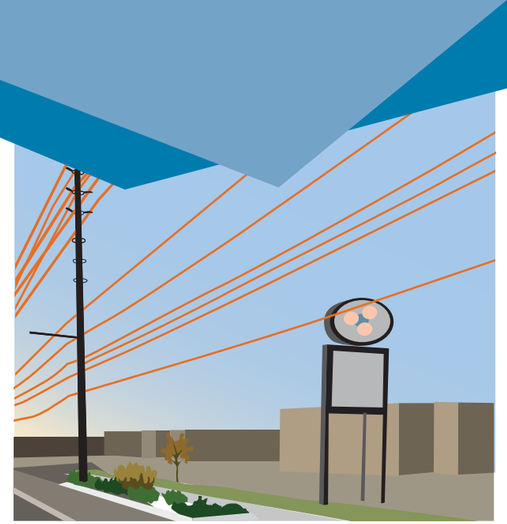
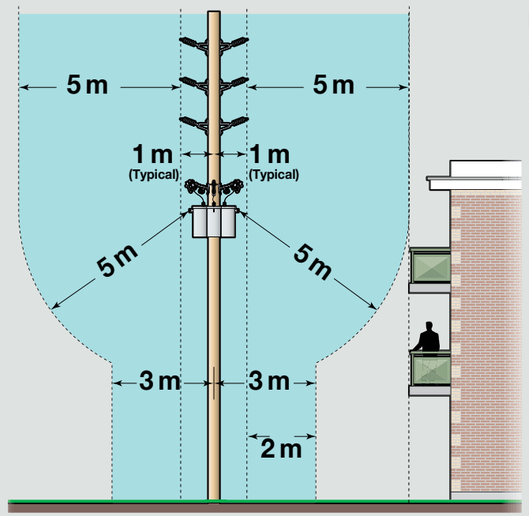


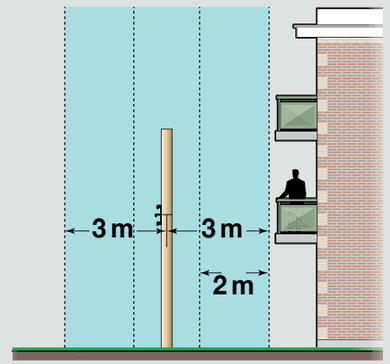


Figure 1: Ontario Building Code Clearance Requirements



Clearance from Medium Voltage (>750V)

Maximum swing: The greatest horizontal displacement of any point on a power line, from its position at rest. In other words, the maximum swing is the distance a wire strung on a pole can potentially swing in any direction.



Clearance from Low Voltage (<750V)

Contact: Engineering Clerk
Email: Permits@BurlingtonHydro.com
www.BurlingtonHydro.com

Burlington**hydro** inc.



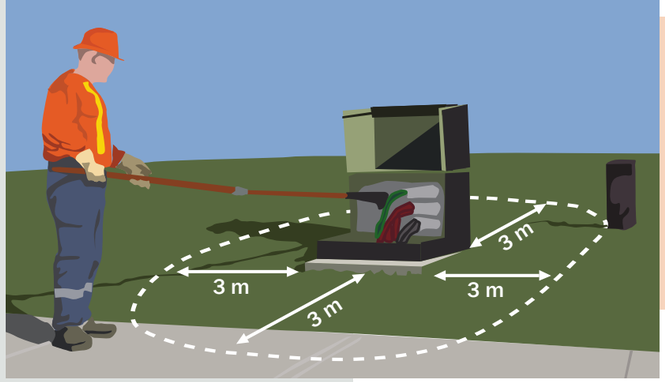
Figure 2: Pad Mount Clearance Concerns

Clearances to Underground Electrical Infrastructure

Clearances around underground (UG) electrical infrastructure as per Burlington Hydro's specifications and standards must be met by planners, architects, developers / contractors, municipalities, and property owners.

Electrical workers must be able to safely access equipment to operate, maintain or replace it, see **Figure 1**. The property owner will be responsible for any costs related to removing an obstruction, or if power restoration is delayed due to the obstruction.

Figure 1: Clearances to Pad Mounted Equipment



The following clearances around pad mounted electrical equipment mitigate all risks associated with working space and hazards related to the ground grid. This area must remain free of any structures, obstructions, or plantings:

3 m (10 ft) on all sides



Figure 3: Pad Mount Clearance Concerns

Other UG Utilities

Burlington Hydro Inc. and all other UG utility stakeholder infrastructure including communications, water, wastewater, and gas facilities must meet the clearances to UG electrical infrastructure as per CSA C22.3 No.7 Underground Systems.

In order to meet these requirements, coordination of all facilities within proximity of other UG equipment is essential.

Contact: Engineering Clerk
Email: Permits@BurlingtonHydro.com
www.BurlingtonHydro.com

Burlington hydro inc.

Municipalities & Property Owners

Above ground obstructions or hiding the electrical equipment is not permitted, see **Figures 2 and 3**. Municipalities and property owners must be aware of the clearances for the safety of its assets in proximity to UG electrical infrastructure, including but not limited to:

Municipalities: bus shelters, traffic signs

Property Owners: decks or patio blocks, retaining walls, pool equipment, hot tubs, storage sheds, metallic objects like mail-boxes, flag posts, outdoor patio seating (temporary and permanent)

Locates

It is important to know where UG electrical infrastructure and other utilities are located before work begins, regardless of the project size. Examples include but are not limited to:

Contractors: excavating for an addition, new building, sidewalks, or repairing buried infrastructure

Property Owners: planting a tree, landscaping, installing a fence, deck, driveway, or repairing buried infrastructure (pools, heated driveways, irrigation and sprinkler systems)

To protect the project from unnecessary damage, injuries, and financial penalties, contractors and property owners involved in the above activities must contact Ontario One Call at:

Request a locate
Ontario One Call or 1-800-400-2255
www.ontarioonecall.ca

The various utilities will mark the location of buried UG infrastructure so the dig can be done safely.



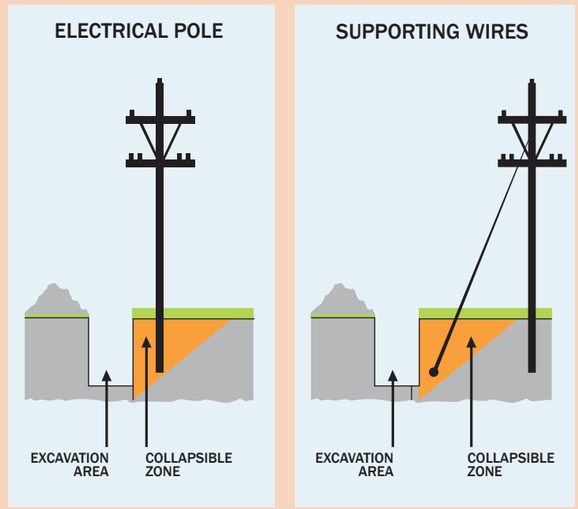


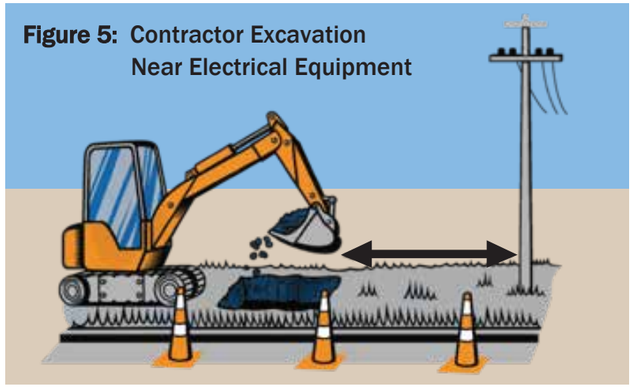
Figure 4: Excavation Near Electrical Equipment

Excavating & Digging

Extreme caution should be used when digging near the marked UG infrastructure or electrical pole (including guy wires, ground grid) see **Figures 4 and 5**. Contact with a sharp shovel or excavation equipment could easily damage electrical infrastructure and could result in harmful electrical current.

See ESA's "Guideline for Excavating in the Proximity of UG Distribution Lines" www.esasafe.com and contact Burlington Hydro Inc. for guidance before excavation in the proximity of electrical infrastructure.

Figure 5: Contractor Excavation Near Electrical Equipment



Guideline for
Working near Overhead Electrical Powerlines & Equipment
on Construction Projects

Working near overhead powerlines can be dangerous—even deadly—if proper safety precautions are not taken. Being aware of the hazards and keeping a safe distance from electrical powerlines and equipment are the best means of protection.

Powerline Technicians need specialized training and equipment to protect themselves when working on or near powerlines. Construction workers may also have to work near powerlines. However, they may not know the hazards of working around powerlines or have the knowledge, training, and experience to protect themselves.



This guideline can help construction workers protect themselves and their co-workers from electrical hazards when working near powerlines.

STEP 1 Identify Electrical Hazards

The first step is to recognize where electrical hazards exist and identify the precautions that need to be taken to avoid contact. Ideally, this should be done at the planning stage before work begins. Look around the work area to see if powerlines are close by. Then, consider whether the type of work being done or the type of equipment being used may come close enough to powerlines to present an electrical hazard.

Table 1 shows the minimum safe distances to powerlines based on their voltage. The distance for 750 volts and above is taken from the Construction Projects regulation (O. Reg. 213/91, s. 188(2)) under the OHSA. A distance of 1 metre (3.3 ft) is recommended for less than 750 volts.

Table 1: Minimum Distances to Powerlines

Voltage Rating	Minimum Distance
Less than 750 volts	1 metre (3.3 feet)*
750 to 150,000 volts	3 metres (10 feet)†
More than 150,000 volts, but no more than 250,000 volts	4.5 metres (15 feet)†
More than 250,000 volts	6 metres (20 feet)†

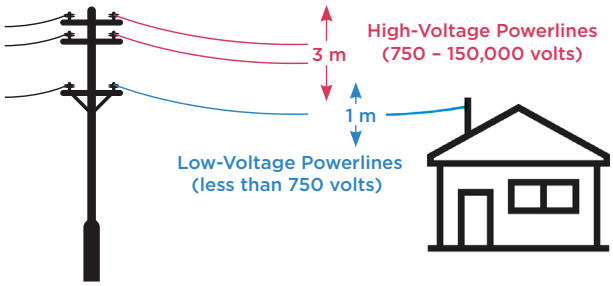
**Recommendation from the Working Group*

†Source: O. Reg. 213/91, s. 188 (2)

Employers must take every reasonable precaution to prevent hazards to workers from energized electrical equipment, installations, and conductors (O. Reg. 213/91, s. 183). This means keeping the minimum distance as required by Table 1.

Powerlines or electrical equipment rated at less than 750 volts are considered **low voltage**, while those rated at 750 volts or above are considered **high voltage**. Workers must keep a safe distance of at least 1 metre (3.3 feet) from low-voltage powerlines to be protected from exposure to electrical shock or arc flash burn. For high-voltage powerlines, the distance is 3 metres (10 feet) or more, depending on the voltage (Figure 1).

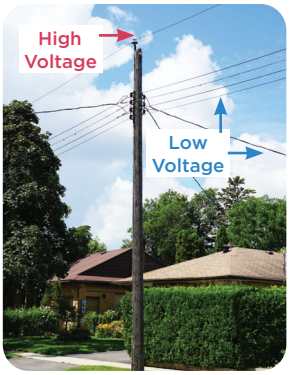
Figure 1



Maintain a safe distance from powerlines in all directions

High-voltage powerlines are usually located higher on a pole than low-voltage powerlines (Figure 2). However, some high-voltage lines can look like low-voltage lines and can be located below low-voltage lines on a pole.

Figure 2



Misidentifying the voltage of powerlines can cause workers to go beyond the minimum safe distance and lead to an electrical incident. In addition, workers have been known to focus on maintaining their distance from low-voltage lines, only to make contact with high-voltage lines.

If you are uncertain of the voltage, get help from an electrically qualified person or contact the owner.

Respect Electricity!

Every wire that brings ELECTRICITY to a business, home, or area CAN KILL YOU. No matter the voltage, keep a safe distance from powerlines to avoid electrical contact, shock, and burns.

The type of equipment being used when working near overhead powerlines may indicate that precautions need to be taken to prevent electrical injury. This includes tall or long-reach equipment such as:

- Cement trucks, concrete pumps, hydro-vac trucks (Figure 3)
- Excavators, backhoes, front-end loaders
- Cranes, drill rigs, boom trucks, bucket trucks
- Ladders, scaffolds
- Dump trucks, waste material/recycling trucks, material delivery trucks
- Swing stages, scissor lifts, forklifts, zoom booms
- Snow-removal equipment, paving machines, farm machinery (including augers).

Figure 3



In addition to the type of equipment being used, the type of work being done near overhead powerlines may indicate that electrical hazards need to be identified and assessed. This type of work can include:

- Siding and painting (Figure 4)
- Roofing and eavestroughing
- Framing
- Stucco and brick work
- Window cleaning and balcony work
- Tree pruning, tree removal, and landscaping.

Figure 4



STEP 2 Complete a Hazard Assessment

Electrical incidents can result in serious injuries or fatalities caused by:

- direct contact from touching energized equipment
- contact with an electrical arc
- exposure to an arc flash.

Completing a **Job Safety Analysis** (JSA) or a **Hazard Risk Assessment** (HRA) is a good way to ensure that hazards have been identified and safe work procedures have been put in place to prevent electrical incidents.

Keep the following points in mind when doing a hazard assessment on overhead powerlines:

- Electrical hazards can sometimes be hard to identify. Electricity is invisible in its usual state and any wire that contains electricity looks exactly the same as a wire without electricity.
- Electricity can jump through the air and into objects and people nearby. Direct contact is not required to make it an electrical hazard.
- Wind and weather can cause wires to swing and heat, ice, or changing electrical demand can cause them to sag. Higher-voltage wires have been known to sag as much as three metres in one hour from heating up during high-demand conditions.
- Long building materials and equipment such as ladders, boards, poles, or scaffold members can be extended or repositioned to the point where they may contact or come near enough to electrical equipment to cause an electrical arc.
- A slip or a fall can move a worker or their tools, equipment, and materials closer than the recommended distance to an electrical hazard.
- Electricity is not only carried by the wires on an electric pole but also by other electrical equipment such as transformers, which can be shaped like a box (Figure 5) or a steel barrel (Figure 6).

Figure 5



Figure 6



A JSA or HRA can also help when estimating the costs associated with a project. Early detection of the hazards and pre-planning control options to prevent these hazards can affect the quote because health and safety concerns must always be taken into consideration. Before work begins, consideration should be given to questions such as:

- How will materials be brought in or removed from the site?
- How will workers access the work location?
- Will wires have to be moved or disconnected for work to be completed safely?
- Are workers knowledgeable/qualified or will assistance be needed to determine voltage/proper clearance distances, etc.?

Don't Guess. Do it Right!

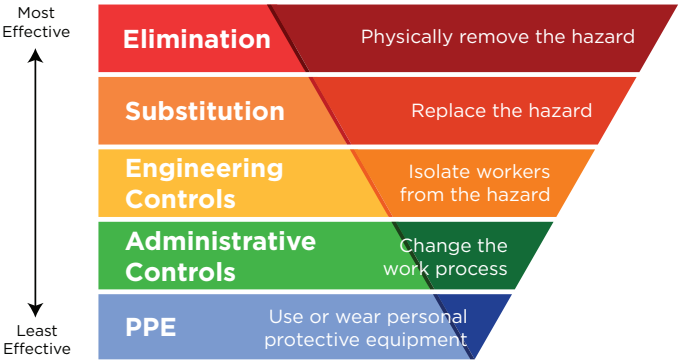
Always contact the owner of the overhead powerline to verify the correct voltage.

STEP 3 Eliminate or Control the Hazards

Once the electrical hazards have been identified and the workers have been made aware of them, the hazards need to be eliminated. If this is not possible, the hazards should be controlled. This means using barriers or other controls to reduce the possibility of a hazard or lessen its severity as much as possible.

Before putting controls in place to address health and safety hazards, consideration should also be given to their effectiveness. Figure 7 below shows the **hierarchy of controls**, which ranks control options from most effective to least effective.

Figure 7



Hierarchy of Controls

Eliminating the hazards of working near overhead powerlines is most effective because the hazard no longer exists. This can be done by:

- Relocating the work to another location that is farther away from overhead powerlines.
- Having a **qualified** person (e.g., a Powerline Technician) who has been **authorized** by the owner of the powerline shut the electricity off, verify that it is off, and ensure that all stored energy is removed.

If the hazard cannot be eliminated, **engineering controls** may be put in place to isolate the worker from the hazard. This can include asking the owner of the powerline to raise or move them, making it more difficult to go beyond the minimum safe work distance.

The utility owner may provide additional assistance, such as installing powerline coverups to protect workers from accidental contact with energized components (Figure 8).

Figure 8



If engineering controls are not practicable, the next best option is putting **administrative controls** in place to change the work process. This may include the following:

- Taking additional precautions to ensure workers keep a safe distance away from powerlines (i.e., the minimum distance shown in Table 1 and Figure 1).
- Designating a signaller (Figure 9) to make sure that workers, loads, and equipment do not go beyond the minimum safe distance from powerlines. (Refer to the requirements of a signaller in O. Reg. 213/91, s. 188(8)).

Figure 9



- Ensuring that all workers are aware of the location of overhead electrical hazards, know how to protect themselves, and are familiar with the safe work procedures.
- Installing warning signs (Figure 10) or flags to remind workers about the dangers of working near powerlines.

Figure 10



- Ensuring that the emergency response plan deals with treating electrical injuries and that proper first aid supplies are available.

Although using or wearing **PPE** (personal protective equipment) is not the most effective method of injury prevention according to the Hierarchy of Controls (Figure 7), it can still minimize exposure to a hazard or reduce its severity.

Some PPE is required by law. Depending on the possible hazards workers may encounter, this can include:

- A Class E hard hat
- Grade 1 work boots with dielectric protection (i.e., an Omega tag)
- CSA-approved safety glasses with side shields
- A high-visibility safety vest
- Protective work gloves
- Hearing protection devices.



As best practice, always consider electricity to be on and electrical wires to be live unless a qualified electrical worker who is authorized by the owner of the electrical equipment confirms that it is off.

STEP 4 Ensure that All Legal Requirements Are Met

Under Ontario's *Occupational Health and Safety Act* (OHSA) and its associated regulations, employers and supervisors have a legal duty to identify hazards (including electrical hazards), inform workers about these hazards, and protect workers from them.



Employers and supervisors must ensure that their legal duties under the OHSA and the requirements of the Construction Projects regulation (213/91) are met

Duties of Employers and Supervisors under the OHSA

Section 25 of the OHSA requires the **employer** to:

- Acquaint a worker or a person in authority with any hazard in the work
- Provide information, instruction, and supervision to workers to protect their health or safety
- Ensure the equipment, materials, and protective devices prescribed by law are provided, are used as prescribed, and are maintained in good condition
- Ensure the measures and procedures prescribed by law are carried out
- Take every reasonable precaution to protect workers.

Section 27 requires the **supervisor** to:

- Advise workers if they are aware of potential or actual danger to their health or safety
- Where prescribed by the health and safety legislation, provide workers with written instructions on protective measures and procedures
- Ensure that workers follow protective measures and procedures and use the required protective devices.

Regulatory Requirements for Employers and Supervisors

Additional requirements are found in the Construction Projects regulation (O. Reg. 213/91):

- The **supervisor** will inspect all machinery and equipment, including electrical installations, at least once a week (s. 14).
- The **employer** will ensure that workers wear and use protective clothing, equipment, and devices, and be trained in their care and use (s. 21). This includes protective headwear (s. 22), protective footwear (s. 23), and eye protection when there is a risk of eye injury to the worker (s. 24).
- Do not store material or equipment moved by a crane or hoisting device near an energized overhead electrical conductor (s. 37 (2)).
- Post a sign where there is a potential hazard from an energized overhead electrical conductor at more than 750 volts (s. 44 (3)).
- The **employer** will ensure that the site-specific work plan for a suspended work platform system or boatswain's chair includes identification of electrical hazards (s. 141.5).
- The **constructor** and **employer** will take every reasonable precaution to prevent hazards from energized electrical equipment (s. 183).
- The **supervisor** will authorize any person who is permitted to enter a room or enclosure containing exposed energized electrical parts (s. 184 (1)).
- Do not store tools, equipment, or materials capable of conducting electricity so close to energized electrical equipment that they can make electrical contact (s. 187).
- Do not bring any object closer to an energized overhead electrical conductor than the minimum distances in Table 1 (s. 188 (2)).
- Designate a competent worker as a signaller to warn the equipment operator if part of the equipment or its load may encroach on the minimum distance to powerlines (s. 188 (8)).

***NOTE**: This is not a complete list of relevant legislation. Always consult a current version of the OHSA and its associated regulations.*

Developed by a collaborative working group from IHSA's Labour-Management Network in partnership with IHSA

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(905) 335-7629
committeeofadjustment@burlington.ca
FILE NO. 540-02-**A-065/25**
Committee of Adjustment
Date of Mailing: November 2, 2026

NOTICE OF PUBLIC HEARING

This application was deferred at the March 11 2026 Committee Meeting

Capreit Apartments Inc, the owner of [redacted], 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 **1440 and 1450 Tyandaga Park Dr., Burlington** (see map).

The application is proposing to convert existing storage spaces within two existing residential buildings to accommodate three new one-bedroom apartment units. The existing buildings currently contain 175 residential units. With the proposal to add 3 new units, the buildings will contain a total of 178 residential units. This proposal results in the following variances:

1. To permit 3 occupant designated accessible parking spaces instead of the minimum required 7 designated accessible parking spaces.

2. To permit 1 parking space for the use of maintenance vehicles servicing the site instead of the requirement of 3 maintenance vehicle spaces

3. To permit 0.115 space per unit (21 spaces) for visitor parking instead of the required 0.25 spaces per unit (45 spaces).

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 November 2, 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 NOVEMBER 18, 2026,
This application is scheduled to be heard at or after 1:00 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 **12:30 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.

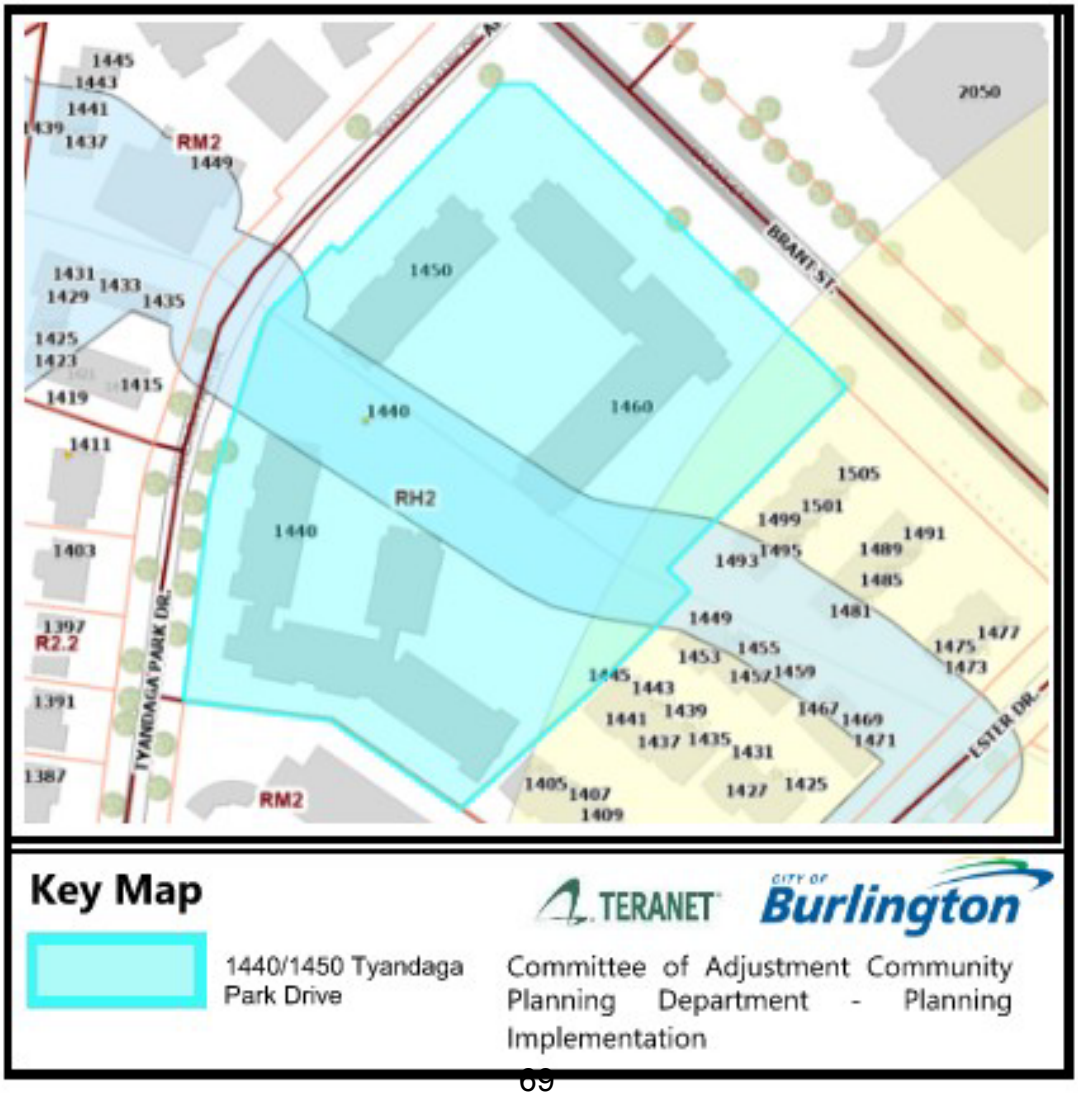
For more information about this matter, contact Catherine Susidko-Petriczko at committeeofadjustment@burlington.ca

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



Hi John and Erin,

We have updated our submission to reflect the conversation we had with staff on April 8th, 2026. An updated site plan is attached and our response is below. We would like to continue with our application, if you require any additional information, please let us know.

Our proposal is to add 3 new residential units to 2 of the 3 existing buildings on site. These units will be accommodated internally in unused storage space. With the understanding that the buildings on site are existing (and in our opinion make the existing development legal non-conforming), we have requested relief from the current zoning bylaw on 3 provisions, as outlined in our original planning justification. Based on our discussions with staff in April, concern was raised primarily on the provision of parking stall allocation, particularly with accessible spaces. An overview of updates made, and justification has been provided to assist in staffs review of the current submission. We take this opportunity to once again outline that the degree of change proposed (3 new dwelling units within existing internal storage space) is exceedingly minor and does not warrant a full-scale application of current by-law standards against development that pre-dates such standards. This is not an opportunity to redevelop and adjust the entire site, but rather a chance to increase the supply of rental dwelling units with no negative impacts to existing occupants or visitors.

Through the proposal, 3 new accessible parking spots will be provided. Each new accessible spot has been provided through the conversion of 2 existing excess standard parking spots. Ramps and tactile warning strips upgrades are proposed and shown on the site plan included within the current submission. Previously, the site contained only 1 accessible parking spot, and there were no requested accommodations for or use of that spot prior. With the latest proposed revisions, a total of 4 accessible parking spots would be available on site, if the application is to proceed, one of which doubles as visitor parking as required. Under the current zoning bylaw, a total of 7 accessible spaces are required, and accordingly a relief from the bylaw has been requested to permit only 4 spaces. We are seeking this relief for the entire site, however, it's noted that the proposed residential addition results in a one-to-one increase in residential units to accessible parking stalls. The location of the accessible stalls is near existing site entrances and where excess parking spaces or shifts in existing resident allocation could be accommodated and 2 standards spots could be converted. Site factors such as existing exterior building design/entrances are not proposed to changed through this application.

In regard to other parking allocation comments discussed with staff, the site plan highlights in red the parking stalls that currently are unallocated to existing residents/units and can be used as visitor/flexible spaces. This is not a formal proposal to do so which would trigger any other zoning review or variances. Simply an illustration that there is currently a small buffer of spaces on site due to unit vacancies. This illustration, and the request to maintain visitor parking mainly as-is, has been done to not disrupt current site/unit allocations to parking stalls. Also, one maintenance parking spot has been provided, whereas 3 are required. Relief is requested and confirmation from property ownership that this will not disrupt their operations has been provided.

A complete review of the existing sites functions, and parking set up has been done to support the addition of the 3 new residential units. Current regulations can be accommodated in part, with the relief to parking provisions as noted, while offering opportunity for residential intensification within existing housing stock.

The site plan and accompanying details reflect the maximum possible offerings for this project, and no additional modifications can be accommodated at this time.

Thank you,

Carson Parks (he/him)
Planner
Suite 200, East Wing-360 James Street North | Hamilton | ON | L8L 1H5 | Canada
T: +1 905 546 1010

www.arcadis.com

MINOR VARIANCE – 2025
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: _____ Name of Zoning Examiner: _____

PROPERTY INFORMATION
Municipal Address(es) of property:

1440/1450 Tyandaga Park Drive Conversion

Legal Description of property:

Lots 10 and 11 and Part of Block A Plan M-3 City of Burlington

Official Plan Designation: Residential Neighbourhoods Current Zoning Designation RH2 (Residential High Density)

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

Canadian Apartment Properties REIT (“CAPREIT”)

Mailing Address: [redacted] City: [redacted]

Postal Code: [redacted] Home Phone: _____ Mobile Phone: _____

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

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

Name:
Mike Crough (Arcadis Professional Services Inc. Canada)

Business Address: [redacted] City: Hamilton

Postal Code: [redacted] Home Phone: _____ Mobile Phone: _____

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.

Refer to supporting planning report. The Owner seeks to convert existing storage space within two existing residential buildings to accommodate 3 new one bedroom units.

Application being made as a under the Planning Act, Section 45(1)

Variance(s) Requested	**Zoning Bylaw Requirement**
Refer to report , an application is being made under Section 45(1) of the Planning Act.	Refer to report for techincal details.
Visitor Parking, Maintenance Parking, General Parking Provisions	

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 variances are minor in nature as they are representative of the existing context and the three identified variances are of minor numerical differences. Refer to report.

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

The variances are desirable and appropriate as they will facilitate the provision of additional housing units. Refer to report.

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

The variances maintain the general intent of the Official Plan as polices (8.3.1.a) encourage the strategic intensification and development of Neighbourhood Areas to meet housing needs/targets. Refer to report.

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

The identified variances maintain the general intent of the Zoning By-law as the requested variances are based mainly on existing conditions that are not proposed to change. Refer to report.

PROPERTY DETAILS (please complete all fields):

Date property purchased:	Date property first built on:	Date of proposed construction:
Unknown (mmm/dd/yyyy)	Prior to December 1972 (mmm/dd/yyyy)	Undetermined (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:

Approx 50+ years

Proposed Use of the Land:
No proposed changes to use. Residential will be maintained

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

There are multiple buildings on the lot, please refer to site plan

FOR RESIDENTIAL DETACHED OR SEMI-DETACHED DWELLINGS

Dimensions of Property			Street Width (see first page of application for how to obtain)				
Frontage	Depth	Area	Actual	Deemed	Required	Lot Coverage	Corner Lot? 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)	M^2	Ground Floor Area (incl. attached garage)	M^2
Gross Floor Area:	M^2	Gross Floor Area:	M^2
Number of Storeys:		Number of Storeys:	
Width:	M	Width:	M
Length:	M	Length	M
Height:	M	Height	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:	M^2	Gross Floor Area:	M^2
Width:	M	Width:	M
Length:	M	Length:	M
Height:	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		**PROPOSED**	
Front:	M	Front:	M
Rear:	M	Rear:	M
Side/Street Side:	M	Side/Street Side:	M
Side/Other Side:	M	Side/Other Side:	M

FOR COMMERCIAL, MIXED USE, INDUSTRIAL AND OTHER

Dimensions of Property			Street Width (see first page of application for how to obtain)				
Frontage	Depth	Area	Actual	Deemed	Required	Density	Have you applied for Site Plan Approval? Y ☐ N ☐ File #:

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

EXISTING (Building)		**PROPOSED (Building/Addition)**	
Ground Floor Area:	M^2	Ground Floor Area:	M^2
Gross Floor Area:	M^2	Gross Floor Area:	M^2
Number of Storeys:		Number of Storeys:	
Width:	M	Width:	M
Length:	M	Length	M
Height:	M	Height	M
Floor Area: Office Space	M^2	Floor Area: Office Space	M^2
Floor Area: Warehouse/Retail/Other:	M^2	Floor Area: Warehouse/Retail/Other	M^2
# of Existing Units:		# of Proposed Units:	
Floor Area Ratio:		Floor Area Ratio:	
Required Parking Spaces:		Proposed Parking Spaces:	
Existing Parking Spaces:			
EXISTING (Other)		**PROPOSED (Other)**	
Ground Floor Area:	M^2	Ground Floor Area:	M^2
Gross Floor Area:	M^2	Gross Floor Area:	M^2
Number of Storeys:		Number of Storeys:	
Width:	M	Width:	M
Length:	M	Length	M
Height:	M	Height:	M

LOCATION of all existing and proposed buildings and structures

EXISTING (Building)		**PROPOSED (Building)**	
Front:	M	Front:	M
Rear:	M	Rear:	M
Side:	M	Side:	M
Side:	M	Side:	M
OTHER		**OTHER**	
Front:	M	Front:	M
Rear:	M	Rear:	M
Side:	M	Side:	M
Side:	M	Side:	M

MULTI-RESIDENTIAL

(STREET TOWNHOUSE, HI-RISE, STACKED TOWNHOUSES, DUPLEXES, etc)

Dimensions of Property			Street Width (see first page of application for how to obtain)				
Frontage	Depth	Area	Actual	Deemed	Required	Density	Have you applied for Site Plan Approval? Y ☐ N ☑ File #:
REFER TO SITE PLAN AND SURVEY							

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

EXISTING (Building) REFER TO SITE PLAN AND SURVEY		**PROPOSED (Building/Addition)**	
Ground Floor Area: NA	M^2	Ground Floor Area: NA	M^2
Gross Floor Area: 1911-2595	M^2	Gross Floor Area: +1577	M^2
Number of Storeys: 2-3		Number of Storeys: 2-3	
Width: Varries	M	Width:	M
Length: Varries	M	Length REFER TO SITE PLAN AND SURVEY	M
Height: Varries	M	Height	M
# of Existing Units: 175	M^2	# of Proposed Units: 178	M^2
Floor Area Ratio: NA	M^2	Floor Area Ratio: NA	M^2
Required Parking Spaces: NA		Proposed Parking Spaces: 215	
Existing Parking Spaces: 215			

EXISTING (Other)		**PROPOSED (Other)**	
Ground Floor Area: REFER TO SITE PLAN AND SURVEY	M^2	Ground Floor Area: REFER TO SITE PLAN AND SURVEY	M^2
Gross Floor Area:	M^2	Gross Floor Area:	M^2
Number of Storeys:		Number of Storeys:	
Width:	M	Width:	M
Length:	M	Length	M
Height:		Height:	M

LOCATION of all existing and proposed buildings and structures

EXISTING (Building)		**PROPOSED (Building)**	
Front:	M	Front:	M
Rear: REFER TO SITE PLAN AND SURVEY	M	Rear: REFER TO SITE PLAN AND SURVEY	M
Side:	M	Side:	M
Side:	M	Side:	M

OTHER		**OTHER**	
Front:	M	Front:	M
Rear:	M	Rear:	M
Side:	M	Side:	M
Side:	M	Side:	M

EXEMPTION FROM NEW SURVEY REQUIREMENT

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

Applicant/Owner:	Property Address:

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

Please complete Section A, B, or C

A. The OLS survey/sketch of survey dated _____ (mmm/dd/yyyy)

has been revised by: _____ (Person or Company Name)

OR

B. The site plan, architect's plan or engineer's plan dated _____ (mmm/dd/yyyy)

has been revised by: _____ (Person or Company Name)

OR

C. The sketch or plot plan** dated _____ (mmm/dd/yyyy)

**Accepted for applications involving variances for Uses only.

was prepared by: _____ (Person or Company Name)

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

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

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

_____ Signature of Owner/Applicant

_____ Date (mmm/dd/yyyy)

CITY OF Burlington

MINOR VARIANCE – 2025
Committee of Adjustment
Department of Community Planning
426 Brant Street, Burlington ON
committeeofadjustment@burlington.ca

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: Mike Crough Arcadis Professionl Services (Canada) Inc. c/o

I, Mike Crough (print name) of the City (Region/City/County) of Hamilton in the Province (City/Town/Township)

of Onttario 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 (Region/City/County) of Hamilton in the Province of Ontario (City/Town/Township)

this 31st day of October 2025.

Jared Vail Marcus, a Commissioner, etc
Province of Ontario,
for Arcadis Professional Services(Canada) Inc.
Expires June 16, 2026

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: 1440 & 1450 Tyandaga Park Drive, City of Burlington

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

Julian Schonfeldt, CIO
Print Name

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.

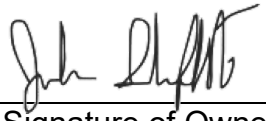
A sign will be made available to you after completion of the zoning review of your application(s) and you are directed to post each sign in a prominent location that will enable the public to observe the sign.

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	Julian Schonfeldt, CIO	Property Address	1440 & 1450 Tyandaga Park Drive, City of Burlington
			10/30/2025
	Signature of Owner/Applicant		Date (mmm/dd/yyyy)

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

OWNERS AUTHORIZATION

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

I, Julian Schonfeldt _____ being the registered owner of the
(print name)

subject lands, hereby
Authorize Mike Crough _____ to prepare, submit and act on my behalf with respect to this
(print agent name)

application for a Minor Variance.

_____ _____10/30/2025_____
Signature of Owner 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.**	Yes
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.	Yes
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)	Yes

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

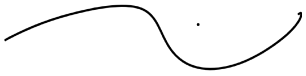
ELEVATIONS

- ☐ 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

October 31st, 2025

Date (mmm/dd/yyy)

PLAN OF SURVEY OF
LOTS 10 AND 11 AND PART OF BLOCK A PLAN M–3 CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:300

5 0 5 10 15 20 25m

KRCMAR SURVEYORS LTD. 2025

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

BEARING

BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999692.

INTEGRATION DATA

6° UTM ZONE 17 COORDINATES
NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS

MONUMENT ID.	NORTHING	EASTING
(A) SIB(912)	4 800 470.61	594 336.05
(B) SIB(912)	4 800 310.16	594 517.68

REFERENCE POINTS

POINT	NORTHING	EASTING
1	4 800 385.69	594 436.43
2	4 800 262.87	594 327.29
3	4 800 292.94	594 247.33
4	4 800 471.00	594 344.67

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION

ELEVATIONS SHOWN HEREON ARE ASSUMED AND ARE RELATED TO DOOR SILL OF No. 1450 TYANDAGA PARK DRIVE (SOUTH END) WITH ASSUMED ELEVATION OF 500.00 METRES.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CP	DENOTES CONCRETE PIN
CC	DENOTES CUT CROSS
PB	DENOTES PLASTIC BAR
(M)	DENOTES MEASURED
(S)	DENOTES SET
(OU)	DENOTES ORIGIN UNKNOWN
(WIT)	DENOTES WITNESS
(RP)	DENOTES PLAN M–3
(P)	DENOTES PLAN OF SURVEY BY SEWELL & SEWELL, O.L.S. DATED DECEMBER 23, 1976.
(P1)	DENOTES PLAN HR–26
(P2)	DENOTES PLAN 20R–2148
(P3)	DENOTES PLAN OF SURVEY BY YATES & YATES LIMITED, O.L.S. DATED MAY 29, 1984.
(P4)	DENOTES HALTON CONDOMINIUM PLAN 49
(P5)	DENOTES PLAN 20R–22434
(1370)	DENOTES KRCMAR SURVEYORS LTD. O.L.S.
(646)	DENOTES R.G. SEWELL, O.L.S.
(912)	DENOTES A.J. CLARKE, O.L.S.
(JDB)	DENOTES J.D. BARNES LIMITED, O.L.S.
OF	DENOTES CONCRETE FOUNDATION
SILL	DENOTES DOOR SILL ELEVATION
ROOF	DENOTES TOP OF ROOF ELEVATION

ALL BUILDING TIES ARE TAKEN TO BRICK UNLESS NOTED OTHERWISE

SURVEY REPORT

1. THE RE–ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
4. SUBJECT LANDS COMPRISES ALL PINS 07126–0515(LT), 07126–0516(LT) AND 07126–0517(LT).
5. SUBJECT TO EASEMENT OVER PARTS 30, 32, 33, 36 AND 38, PLAN 20R–2148 AS IN INST. H450.
6. SUBJECT TO EASEMENT IN GROSS OVER PART 1, PLAN 20R–22434 AS IN INST. HR1993498.
7. SUBJECT TO EASEMENT OVER PART 46, PLAN 20R–2148 AS IN INST. H69498.
8. NOTE CONDOMINIUM DECLARATION FOR HALTON CONDOMINIUM PLAN 49, INST. H77633, DESCRIBES A TOGETHER WITH A RIGHT OF WAY OVER SUBJECT LANDS, PIN 07126–0517(LT). NO SUBJECT TO RIGHT OF WAY INSTRUMENT IS NOTED ON PIN 07126–0517(LT). RIGHT OF WAY AFFECTS PARTS 25, 26, 27, 28, 30, 31, 33, 34, 35 AND 37 ON PLAN 20R–2148 AND IS SET OUT IN CHARGE H64583

TOTAL PARKING SPACES = 198

TOTAL SITE AREA = 22569.6m²

BEARING ROTATION TO UTM ZONE 17 NAD83 CSRS 2010		
PLAN	ORIGINAL BEARING REFERENCE	ROTATION ANGLE
P,P1,P2,P3	ASTRONOMIC	−00°51'10"
RP		−00°51'30"

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 MAY, 2025

DATE MAY 6 , 2025

STUART M. MOORE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–102842

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This document has been issued in confidence.
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MUNICIPAL ADDRESS: No. 1440 AND 1450 TYANDAGA PARK, BURLINGTON

FIELD:	D.L.	DRAWN:	S.D.	CHECKED:	S.M.M.	JOB NO:	25-055
DWG NAME:	25-055BD01	PLOT INFO:	13:18 06/May/2025	WORK ORDER NO:			41562

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

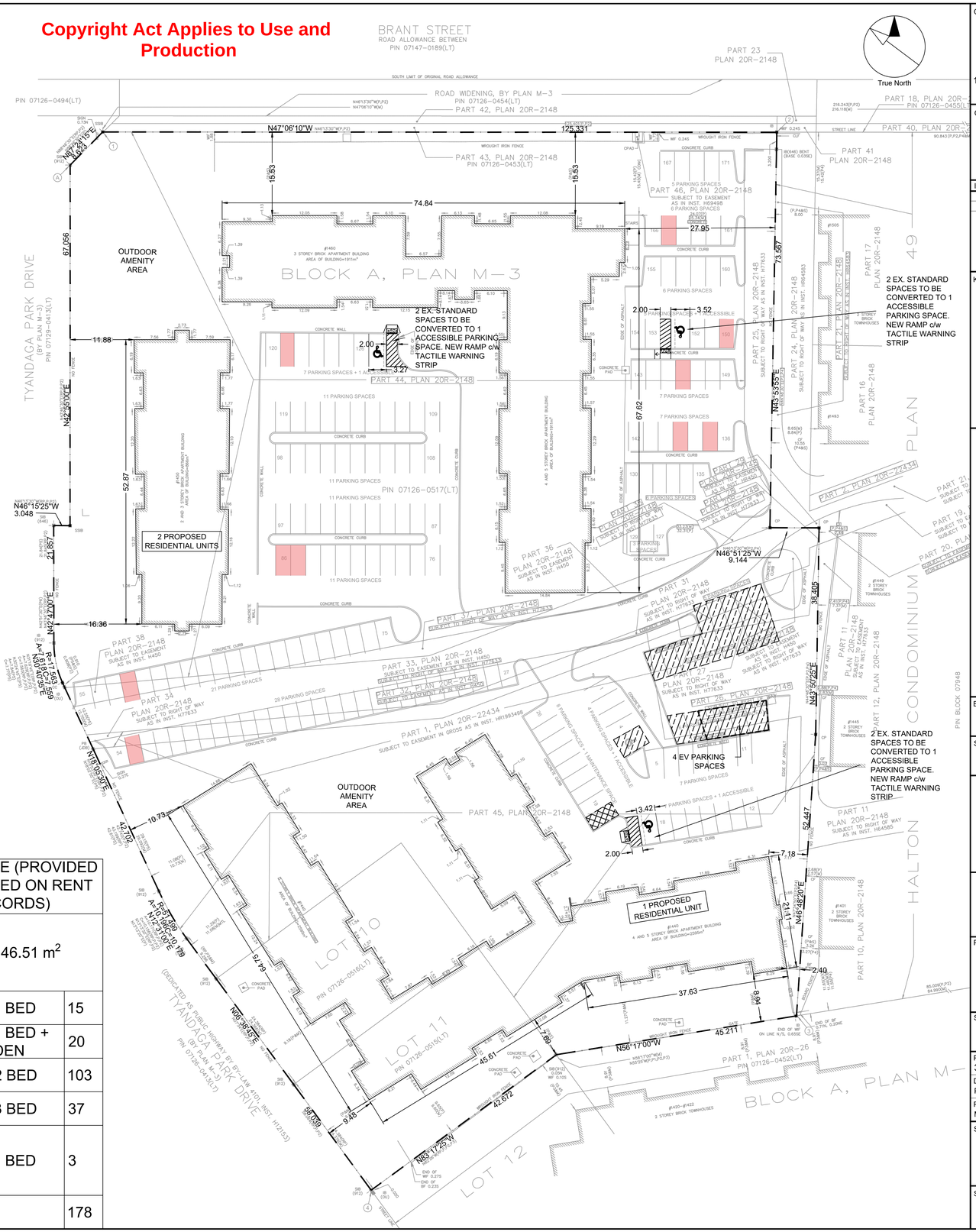
KRCMAR

Copyright Act Applies to Use and Production

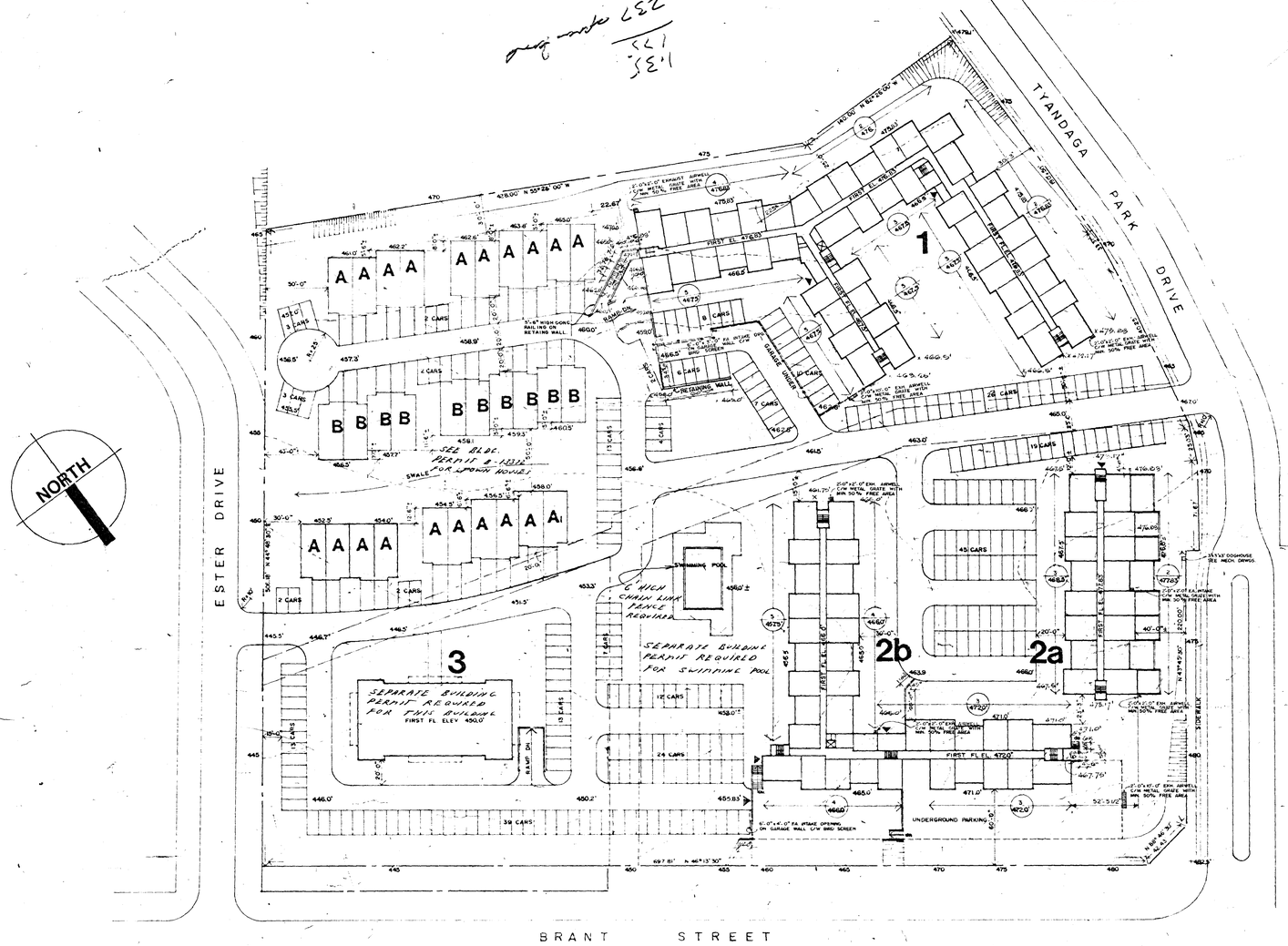
CITY OF BURLINGTON ZONING BY-LAW 2020			
CURRENT ZONE	*RH2- RESIDENTIAL HIGH DENSITY*		
PERMITTED USES	*APARTMENT, STACKED TOWNHOUSE, BACK-TO-BACK TOWNHOUSE, STREET TOWNHOUSE, RETIREMENT HOME, ADDITIONAL RESIDENTIAL UNITS*		
PROVISION	REQUIRED	EXISTING	COMPLIANCE
LOT WIDTH	45m	196.74m	CONFORMS
LOT AREA	0.2 ha.	2.26 ha.	CONFORMS
FRONT YARD AND STREET SIDE YARD	7.45m PLUS 1m FOR EACH STOREY ABOVE 6 STOREYS TO A MAXIMUM OF 15m	FRONT: 15.53m STREET SIDE YARD: 9.48m	CONFORMS
REAR YARD	BUILDINGS UP TO 6 STOREYS, BUILDING WALL LENGTH OF 30m IN LENGTH OR LESS- 7.5m	N/A	NOT APPLICABLE
	BUILDINGS UP TO 6 STOREYS, BUILDING WALL EXCEEDING 30m IN LENGTH- 7.5m + 1m FOR EACH 5m WALL LENGTH EXCEEDS 30m WALL LENGTH= 83.24m-30m=53.24m/5m= 10.64m+7.5m=18.14m	7.69m	DOES NOT CONFORM
SIDE YARD	BUILDINGS UP TO 6 STOREYS, BUILDING WALL LENGTH OF 30m IN LENGTH OR LESS- 7.5m	2.40m	DOES NOT CONFORM
	BUILDINGS UP TO 6 STOREYS, BUILDING WALL EXCEEDING 30m IN LENGTH- 7.5m + 1m FOR EACH 5m WALL LENGTH EXCEEDS 30m =7.5m	N/A	NOT APPLICABLE
YARD ABUTTING R1, R2 AND R3 ZONE	BUILDINGS UP TO 6 STOREYS, BUILDING WALL LENGTH OF 30m IN LENGTH OR LESS- 15m	N/A	NOT APPLICABLE
	BUILDINGS UP TO 6 STOREYS, BUILDING WALL EXCEEDING 30m IN LENGTH- 15m + 1m FOR EACH 5m WALL LENGTH EXCEEDS 30m	N/A	NOT APPLICABLE
DENSITY (EXLUDING RETIREMENT HOME)	MIN- 50 UNITS/ha. MAX- 50 UNITS/ha. PLUS AN ADDITIONAL 1.5 UNITS/ha. FOR EACH 100 SM. INCREASE IN LOT AREA OVER THE 2,000SM. MINIMUM TO 100 UNITS/ha.	175 UNITS + 3 PROPOSED= 178 TOTAL UNITS 178/2.26 ha.= 79 UNITS/ha.	CONFORMS
FLOOR AREA RATIO (RETIREMENT HOME)	1.25:1 MAX.	N/A	NOT APPLICABLE
BUILDING HEIGHT (MAX.)	18 STOREYS	BUILDING#1440: 3, 4 AND 5 STOREYS BUILDING #1450: 2, 3, 4 AND 5 STOREYS	CONFORMS
AMENITY AREA	25%	APPROX. 0.73 ha.= 32.30%	CONFORMS
PARKING REQUIREMENTS			
2.25 OFF-STREET PARKING AND LOADING REQUIREMENTS)	APARTMENT BUILDING- OUTSIDE PRIMARY AND SECONDARY GROWTH AREA- 1 OCCUPANT SPACE/ONE BEDROOM UNIT- 35 EX. UNITS + 3 PROPOSED UNITS= 38 SPACES 1.25 OCCUPANT SPACES/TWO BEDROOM UNIT- 103 UNITS*1.25= 129 SPACES 1.5 OCCUPANT SPACE/ THREE OR MORE BEDROOM UNIT- 37 UNITS*1.5= 56 SPACES TOTAL REQUIRED= 223 SPACES	UNDERGROUND: 82 SURFACE (STANDARD SPACES): 171 TOTAL SPACES INCLUDING 10 SURPLUS OCCUPANT/FLEXIBLE VISITOR PARKING SPACES (1440 TYANDAGA- 53 SPACES, 1450 TYANDAGA- 75 SPACES 1460 TYANDAGA, 43 SPACES ACCESSIBLE SPACES: 3 TOTAL: 256 SPACES	CONFORMS
	0.25 VISITOR SPACES/UNIT- 0.25* 178= 45 SPACES	21 VISITOR PARKING SPACES (INCLUDING 4 EV SPACES, 1 ACCESSIBLE)	DOES NOT CONFORM
	1 ADDITIONAL SPACE/75 UNITS FOR THE USE OF MAINTENANCE VEHICLES SERVICING THE SITE- 178/75= 3 SPACES	1 SPACE DESIGNATED FOR MAINTENANCE	DOES NOT CONFORM
2.26 GENERAL PARKING PROVISIONS	BARRIER FREE- OVER 90 SPACES- 3% OF REQUIRED PARKING= 0.03*223= 7 SPACES	4 SPACES (1 EXISTING + 3 PROPOSED)	DOES NOT CONFORM

SUITE SCHEDULE (PROVIDED BY OWNER BASED ON RENT ROLL RECORDS)		
TOTAL PROPOSED RESIDENTIAL-(m^2)	146.51 m^2	
# OF EXISTING RESIDENTIAL UNITS	1 BED	15
	1 BED + DEN	20
	2 BED	103
	3 BED	37
# OF PROPOSED RESIDENTIAL UNITS	1 BED	3
TOTAL		178

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BRANT STREET
ROAD ALLOWANCE BETWEEN
PIN 07147-0189(LT)
True North
SOUTH LIMIT OF ORIGINAL ROAD ALLOWANCE
ROAD WIDENING, BY PLAN M-3
PIN 07126-0454(LT)
PART 42, PLAN 20R-2148
PART 43, PLAN 20R-2148
PIN 07126-0453(LT)
PART 23
PLAN 20R-2148
PART 18, PLAN 20R-
PIN 07126-0455(LT)
PART 40, PLAN 20R-
PART 41
PLAN 20R-2148
PART 46, PLAN 20R-2148
SUBJECT TO EASEMENT AS IN INST. H69498
6 PARKING SPACES
BLOCK A, PLAN M-3
OUTDOOR AMENITY AREA
#1460
3 STOREY BRICK APARTMENT BUILDING
AREA OF BUILDING=1911m²
2 EX. STANDARD SPACES TO BE CONVERTED TO 1 ACCESSIBLE PARKING SPACE. NEW RAMP c/w TACTILE WARNING STRIP
PART 44, PLAN 20R-2148
2 PROPOSED RESIDENTIAL UNITS
#1450
2 AND 3 STOREY BRICK APARTMENT BUILDING
AREA OF BUILDING=1911m²
PIN 07126-0517(LT)
PART 36
PLAN 20R-2148
SUBJECT TO EASEMENT AS IN INST. H450
PART 37, PLAN 20R-2148
PART 38
PLAN 20R-2148
SUBJECT TO EASEMENT AS IN INST. H450
PART 34
PLAN 20R-2148
SUBJECT TO RIGHT OF WAY AS IN INST. H77633
PART 33, PLAN 20R-2148
PART 32, PLAN 20R-2148
PART 31
PLAN 20R-2148
PART 30
PLAN 20R-2148
PART 29
PLAN 20R-2148
PART 28
PLAN 20R-2148
PART 27
PLAN 20R-2148
PART 26
PLAN 20R-2148
PART 25, PLAN 20R-2148
PART 24, PLAN 20R-2148
PART 21, PLAN 20R-2148
PART 17
PLAN 20R-2148
PART 16
PLAN 20R-2148
PART 12, PLAN 20R-2148
PART 11
PLAN 20R-2148
PART 10, PLAN 20R-2148
PART 2, PLAN 20R-22434
PART 1, PLAN 20R-22434
SUBJECT TO EASEMENT IN GROSS AS IN INST. HR1993486
PART 1, PLAN 20R-22434
PART 45, PLAN 20R-2148
PART 1, PLAN 20R-26
PIN 07126-0452(LT)
LOT 10
PIN 07126-0516(LT)
LOT 11
PIN 07126-0515(LT)
LOT 12
BLOCK A, PLAN M-
HALTON CONDUMINIUM PLAN
PIN BLOCK 07946
TYANDAGA PARK DRIVE
(DEDICATED AS PUBLIC HIGHWAY BY BY-LAW 4101 (INST. H72153)
PIN 07126-0413(LT)
(87 PLAN M-3)
TYANDAGA PARK DRIVE
PIN 07126-0413(LT)
(87 PLAN M-3)
2 EX. STANDARD SPACES TO BE CONVERTED TO 1 ACCESSIBLE PARKING SPACE. NEW RAMP c/w TACTILE WARNING STRIP
2 EX. STANDARD SPACES TO BE CONVERTED TO 1 ACCESSIBLE PARKING SPACE. NEW RAMP c/w TACTILE WARNING STRIP
4 EV PARKING SPACES
1 PROPOSED RESIDENTIAL UNIT
#1440
4 AND 5 STOREY BRICK APARTMENT BUILDING
AREA OF BUILDING=2595m²
#1445
2 STOREY BRICK TOWNHOUSES
#1449
2 STOREY BRICK TOWNHOUSES
#1422
2 STOREY BRICK TOWNHOUSES
#1493
#1505
#1401
2 STOREY BRICK TOWNHOUSES
#1411
2 STOREY BRICK TOWNHOUSES
#1431
2 STOREY BRICK TOWNHOUSES
N47°06'10"W
125.331
N47°06'10"W
74.84
N47°15'50"E
15.53
N43°53'55"E
73.367
N43°56'25"E
38.405
N43°56'25"E
52.447
N22°55'00"E
67.056
N22°55'00"E
52.87
N46°15'26"W
3.048
N46°51'25"W
9.144
N46°48'20"E
10.12
N56°17'00"W
45.211
N56°17'00"W
45.61
N33°17'25"W
42.672
N33°17'25"W
16.36
N71°05'40"E
42.705
N71°05'40"E
42.679
N56°39'55"E
9.48
N56°39'55"E
50.039
N71°05'40"E
10.73
N71°05'40"E
11.88
N46°48'20"E
2.40
N43°53'55"E
7.18
N43°53'55"E
8.84
N43°53'55"E
37.63
N43°56'25"E
2.60
R=17.563
A=6.618
N30°40'55"E
3.42
2.00
3.52
3.27
2.00
2.00
27.95
16.36
21.857
21.857
67.62
6.79
6.79
9.48
42.672
10.73
42.705
50.039
7.18
2.40
37.63
45.211
45.61
52.447
38.405
73.367
10.12
8.84
2.60

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STATISTICS

LOT AREA	9.079 ac 395,481 sq ft
NO. TOWNHOUSES	30
NO. APARTMENTS	254

BREAKDOWN APARTMENT UNITS 182

NO. 1 BEDROOM	15
NO. 1 BEDROOM DEN	20
NO. 2 BEDROOM	103
NO. 3 BEDROOM	42
TOTAL	175

BLOCK 3

NO. 1 BEDROOM	41
NO. 2 BEDROOM	38
TOTAL	79

PARKING DATA FOR TOWNHOUSES

GARAGE	30
SURFACE / INCL. DRIVEWAYS	41

PARKING DATA FOR APARTMENTS

UNDERGROUND	156
SURFACE	251
TOTAL	407

LAND USAGE

COVERAGE OF BUILDINGS
25.24% 99,800 sq. ft. approx.

PARKING and DRIVEWAYS
29.33% 116,000 sq ft approx.

LANDSCAPED AREA
45.43% 179,681 sq ft approx.

(4740) NO. OF LEVELS
ELEVATION OF LOWEST LEVEL

GRADES AND ELEVATIONS TO BE ADJUSTED TO SUIT ANY UNUSUAL SOIL AND SITE CONDITIONS.

SEE SERVICE AND LANDSCAPING DRAWINGS FOR DETAILS

ZONING & SITE PLAN APPROVED UNDER BUILDING PERMIT No. B-13372 FOR TOWNHOUSES.

GENERAL NOTES:

HOUSING DEVELOPMENT
BURLINGTON — ONTARIO
FOR TYRANT REALTY LIMITED

DRAWING NO. SP-1
JOB NO. 72-323
DRAWN L.S.
CHKD
SCALE 1" = 40'-0"
DATE DEC. 1972

PRIME CONSULTANT
JOHN J. RYAN AND ASSOCIATES CONSULTING ENGINEERS
Hamilton, Ontario

RYAN LEE ASSOCIATES
ENGINEERS AND ARCHITECT
Burlington, Ontario

SITE PLAN

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LEVEL NO | FLOOR NO ABOVE GRADE
ELEVATION OF 1ST FLOOR LEVEL ABOVE GRADE THIS SIDE

GENERAL NOTES

1. VERTICAL SERVICE SHAFTS TO BE SEPARATED FROM THE REMAINDER OF THE BLDG. BY 1-HR. FIRE-RATED ASSEMBLIES.
2. ELEVATOR SHAFTS TO BE 1½-HR. FIRE-RATED ASSEMBLIES.
3. CORRIDOR DOORS TO BE MIN. SOLID CORE.
4. DOORS TO STAIRS TO BE MIN. ¾-HR. FIRE-RATED DOORS & FRAMES C/W SELF-CLOSER.
5. REFUSE CHUTE TO BE EQUIPPED AT THE TOP WITH SPRAY EQUIPMENT FOR WASHING DOWN PURPOSES. APPROVED AUTOMATIC SPRINKLERS TO BE INSTALLED IN THE GARBAGE ROOM, AT THE TOP OF THE REFUSE CHUTE & AT ALTERNATE FLOOR LEVELS (SEE ALSO DRAWING NOS: 1-7 & 2-6.) FLOOR DRAIN & WATER SUPPLY REQUIRED IN GARBAGE ROOM.
6. DOORS TO GARBAGE CHUTE ROOMS TO BE ¾-HR. FIRE-RATED (IF ONE-HR. SHAFT) OR 1½-HR. FIRE-RATED, U.L.C. LABELLED CLASS "B" (IF TWO-HR. SHAFT). SEE NOTE ON DRAWING NO. 1-24.
7. ONE-HR. FIRE SEPARATION REQUIRED BETWEEN SEPARATE SUITES, AND BETWEEN SUITES & CORRIDOR.
8. INTERNAL PARTITIONS ASSUMED TO BE METAL STUD SHEATHED IN GYPSUM BOARD, OR PLASTERED.
9. MECHANICAL VENTILATION REQUIRED IN ALL BATHROOMS.

NO. OF PARKING SPACES = 36 CARS

MECHANICAL VENTILATION OF 1 C.F.M. PER 50 SQ. FT. OF FLOOR AREA REQUIRED IN PARKING GARAGE.

⊗ - EXIT LIGHTS ON SEPARATE KEYED CIRCUIT

⊗ - DIRECTIONAL EXIT LIGHT

FLOOR PLAN-GARAGE

1440 Tyadaga Park Drive

DRAWING No. 1-1
CHECKED
SCALE 1/32"=1'-0"
DATE DEC. 79
CO. No. 72-323

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GENERAL NOTES:
SEE 1/4" SCALE DRAWINGS FOR UNIT DETAILS

HOUSING DEVELOPMENT
BURLINGTON — ONTARIO
FOR TYRRART REALTY LIMITED

PRIME CONSULTANT
JOHN J. RYAN AND ASSOCIATES CONSULTING ENGINEERS Hamilton, Toronto, Montreal

RYAN LEE AND ASSOCIATES ENGINEERS AND ARCHITECT Hamilton, Toronto, Royal Bank Plaza, Brampton

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ALL STORAGE ROOMS TO BE 1-HR FIRE-RATED ENCLOSURES & TO BE SPRINKLERED.

ONE-HR FIRE-RATED ENCLOSURES REQ'D.

ELECTRICAL ROOMS ONE-HR FIRE RATED ENCLOSURES

ALL LOCKER ROOMS TO BE 1HR FIRE-RATED ENCLOSURES & TO BE SPRINKLERED.

3/4 HR. FIRE-RATED DOOR & FRAME c/w SELF CLOSER. ANY GLASS TO BE WIRED GLASS IN ACCORDANCE WITH N.B.C.

FIRE SEPARATIONS TO BE MAINTAINED AT F.H.C. TYPICAL ALL FLOORS ALL BUILDINGS.

NOTE: GARBAGE CHUTE TO BE ENCLOSED IN A MIN. 1-HR. FIRE SEPARATION, & TO BE ENCLOSED IN A 2-HR. SEPARATION IF THE CHUTE OUTLET INTO THE GARBAGE ROOM IS NOT PROTECTED BY AN APPROVED AUTOMATIC SELF-LATCHING CLOSURE HELD OPEN BY A FUSIBLE LINK. SEE GENERAL NOTE ⑨, DRAWING NO. 1-1.

No. OF LOCKERS = 79

⊗ - EXIT LIGHTS ON SEPARATE KEYED CIRCUIT

⊠ - DIRECTIONAL EXIT LIGHT

SEE GENERAL NOTES, DRAWING NO. 1-1.

GENERAL NOTES:
SEE 1/4" SCALE DRAWINGS FOR UNIT DETAILS

○ CHANGED ALL 6'-0" WINDOWS TO 5'-0"

FLOOR PLAN ONE alternative

DRAWING NO. 1·2a
JOB NO 72-323
DRAWN BY
CHECKED BY
SCALE 3/32" = 1'-0"
DATE DEC. 72

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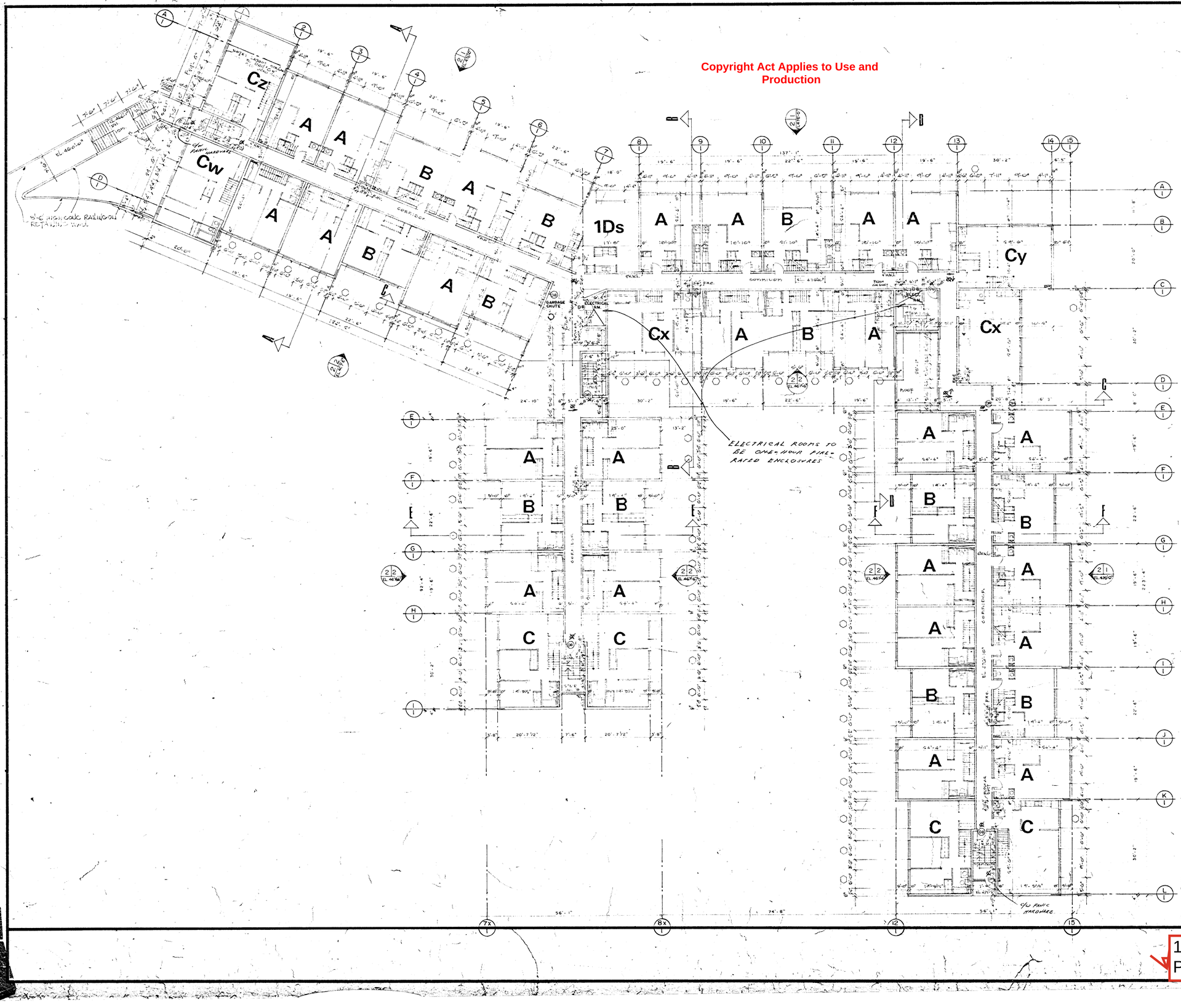
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HOUSING DEVELOPMENT
BURLINGTON — ONTARIO
FOR TYBRANT REALTY LIMITED

PRIME CONSULTANT
JOHN J. RYAN AND ASSOCIATES CONSULTING ENGINEERS
Hamilton Toronto Montreal
RYAN LEE AND ARCHITECT
ENGINEERS
89 John St. S., Hamilton — royal trust bowyer & de cenne bldg.

1440 Tyadaga Park Drive

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FLOOR PLAN TWO alternative

1440 Tyadaga Park Drive

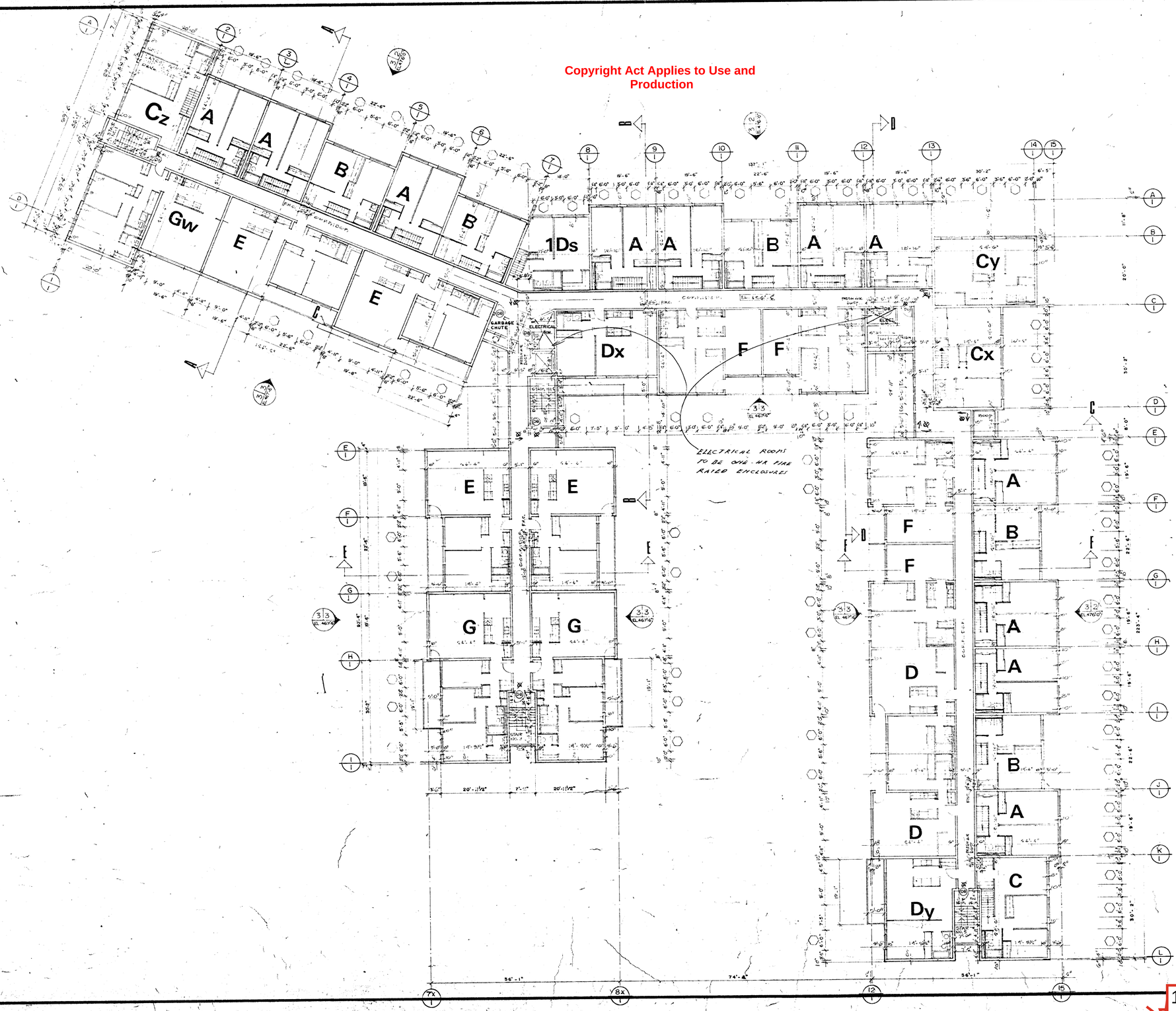
GENERAL NOTES
SEE 1/4" SCALE DRAWINGS FOR UNIT DETAILS
○ CHANGED ALL 6'-0" WINDOWS TO 5'-0"

DRAWING NO. 1-3a
JOB NO. 72-323
DRAWN BY
CHECKED BY
DATE 3/32"=1'-0"
DATE DEC. 72

HOUSING DEVELOPMENT
BURLINGTON — ONTARIO
FOR TYENDINAGA REALTY LIMITED

PRIME CONSULTANT
JOHN J. RYAN AND ASSOCIATES CONSULTING ENGINEERS
RYAN AND LEE ENGINEERS AND ARCHITECT

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- EXIT LIGHTS ON SEPARATE FEED CIRCUIT
- DIRECTIONAL EXIT LIGHT

SEE GENERAL NOTES DRAWING NO. 1-1

FLOOR PLAN THREE
alternative

1440 Tyadaga Park Drive

1.4a

DWG. 72-323

3/32"=1'0" DEC 72

GENERAL NOTES
SEE 1/4" SCALE DRAWINGS FOR UNIT DETAILS

CHANGED ALL DOOR WINDOWS TO SLIDERS

HOUSING DEVELOPMENT
BURLINGTON — ONTARIO
FOR TYBRANT REALTY LIMITED

PRIME CONSULTANT
JOHN J. RYAN AND ASSOCIATES
CONSULTING ENGINEERS
hamilton toronto montreal

RYAN AND LEE
ENGINEERS AND ARCHITECT
39 john st s. hamilton royal trust tower of centre square

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Gy E Ex

Gw E E

E E

G G

ONE-HR FIRE-RATED ENCLOSURE REQD

4" G.I. FLASHING

ELECTRICAL RM

GARBAGE CHUTE

FLOOR TRAN HATCH SEE MECH. DRWG.

4 FT. HIGH HANDRAIL

⊗ - EXIT LIGHTS ON SEPARATE KEYED CIRCUIT

⊗ - DIRECTIONAL EXIT LIGHT

SEE GENERAL NOTES ON DRAWING No. 1-1

GENERAL NOTES:
SEE 1/4" SCALE DRAWINGS FOR UNIT DETAILS.

CHANGED all Gl... WINDOWS TO SH...

LEVEL NO. | FLOOR NO. ABOVE GRADE

ELEVATION OF 1 ST FLOOR LEVEL ABOVE GRADE THIS SIDE

DRAWING NO. 1-5

DRAWN BY

CHECKED BY

SCALE 1/32"=1'-0"

DATE DEC 72

JOB NO 72-323

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HOUSING DEVELOPMENT

BURLINGTON — ONTARIO
FOR TYADAGA REALTY LIMITED

CONSULTANT

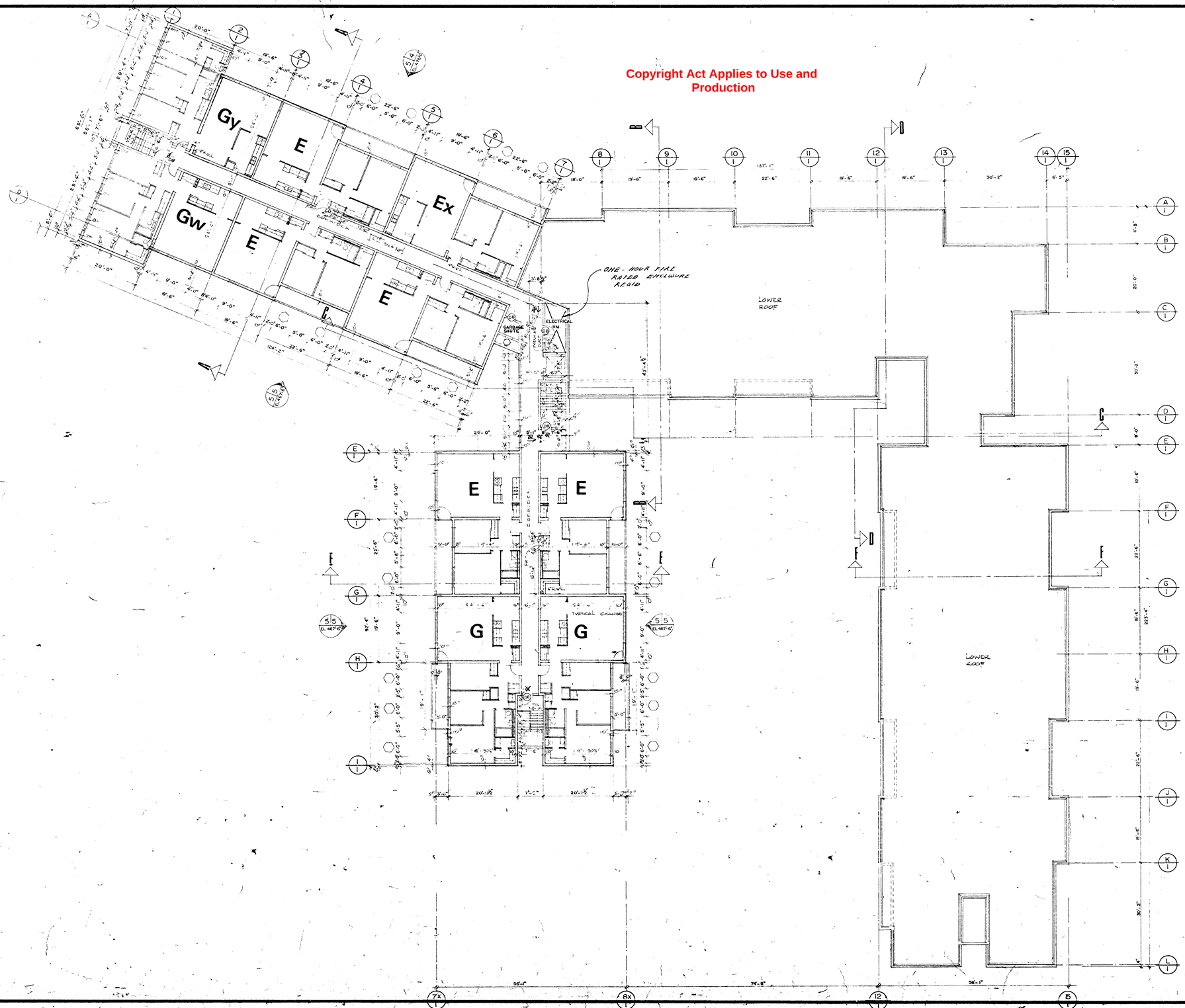
PRIME
JOHN J. RYAN AND ASSOCIATES CONSULTING ENGINEERS. Hamilton Toronto

RYAN ENGINEERS AND LEE ARCHITECT 59 John st. s., Hamilton 1 rosedale park tower 1 d. castle, toronto

FLOOR PLAN FOUR

1440 Tyadaga Park Drive

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NO. OF LEVEL
LEVEL NO. THIS SIDE

ELEVATION OF 1ST FLOOR LEVEL/ THIS SIDE

DRAWING NO. 1-6

JOB NO. 72-323

DRAWN BY

CHECKED BY

DATE 3/32" = 1'-0"

JOB DEC 72

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GENERAL NOTES:
SEE 1/4" SCALE DRAWINGS FOR UNIT DETAILS

CHANGED ALL 6'-0" WINDOWS TO 5'-0"

HOUSING DEVELOPMENT

BURLINGTON — ONTARIO

FOR TYDRANT REALTY LIMITED

PRIME CONSULTANT:

JOHN J. RYAN AND ASSOCIATES CONSULTING ENGINEERS hamilton toronto* montreal

RYAN AND LEE ENGINEERS AND ARCHITECT 30 john st. s. hamilton* royal trust tower 1 d'youville sq. toronto*

RYAN ASSOCIATES

FLOOR PLAN FIVE

1440 Tyadaga Park Drive

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⊠ - EXIT LIGHTS ON SEPARATE KEYED CIRCUIT.
⊠ - DIRECTIONAL EXIT LIGHTS

SEE GENERAL NOTES ON DRAWING No 1-1

MECHANICAL VENTILATION OF 1 C.F.M. PER SQ. FT. OF FLOOR AREA REQUIRED IN PARKING GARAGE.

LOCKER & STORAGE ROOMS TO BE 1-HR FIRE RATED ENCLOSURES & TO BE SPRINKLERED TYPICAL

BUILDING 2b

BUILDING 2a

FLOOR PLAN ONE

alternative

4 1450 Tyadaga Park Drive

LEVEL NO. | FLOOR NO. ABOVE GRADE
ELEVATION OF 1 ST FLOOR LEVEL ABOVE GRADE THIS SIDE

2·1a
72-323

SEE 1/4" SCALE DRAWINGS FOR UNIT DETAILS
⬡ CHANGED ALL 6'-0" WINDOWS TO 5'-0"

No. OF LOCKERS OF BUILDING 2b = 71

HOUSING DEVELOPMENT
BURLINGTON — ONTARIO
FOR TYADAGA REALTY LIMITED

PRIME CONSULTANT
JOHN J. RYAN and ASSOCIATES CONSULTING ENGINEERS
RYAN LEE AND ASSOCIATES ENGINEERS AND ARCHITECTS

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SEE SOUTH ELEVATION EAST WINGS # 8

SEE EAST ELEVATION # 6

SEE SECTION D-D # 5

SEE SECTION E-E # 5

SEE GENERAL NOTES ON DRAWING No. 1.1 & ALSO NOTE ON DRAWING No. 1.3a

⊠ - EXIT LIGHTS ON SEPARATE KEYED CIRCUIT

⊗ - DIRECTIONAL EXIT LIGHTS.

SEE SOUTH ELEVATION

SEE NORTH ELEVATION # 7

SEE SOUTH ELEVATION # 2 (WEST WINGS)

SEE WEST ELEVATION # 1

SEE NORTH ELEVATION (WEST WINGS) # 10

SEE WEST ELEVATION (NORTH WING) # 9

ONE-HR FIRE-RATED ENCLOSURE

TWO-HR. FIRE-RATED ENCLOSURE

STORAGE & LOCKER ROOMS TO BE ONE-HR FIRE-RATED ENCLOSURES & TO BE SPRINKLERED

No. OF Lockers Ea.:
BUILDING 2a = 19
BUILDING 2b = 11

BUILDING 2b

BUILDING 2a

FLOOR PLAN TWO
alternative

1450 Tyadaga Park Drive

LEVEL NO. — FLOOR NO ABOVE GRADE
ELEVATION OF 1ST FLOOR LEVEL ABOVE GRADE THIS SIDE

2·2a

72-323

GENERAL NOTES
SEE 1/4" SCALE DRAWINGS FOR UNIT DETAILS
⬡ CHANGED ALL 6'-0" WINDOWS TO 5'-0"

HOUSING DEVELOPMENT
BURLINGTON — ONTARIO
FOR TYADAGA REALTY LIMITED

PRIME CONSULTANT
JOHN J. RYAN AND ASSOCIATES CONSULTING ENGINEERS
R. V. A. N. ENGINEERS AND L. E. E. ARCHITECT

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BUILDING 2b

BUILDING 2a

FLOOR PLAN THREE
alternative

SEE GENERAL NOTES ON DRAWING NO. 1-1 & ALSO NOTE ON DRAWING NO. 1-3a

⊠ - EXIT LIGHTS ON SEPARATE KEYED CIRCUIT

⊠ - DIRECTIONAL EXIT LIGHTS.

GENERAL NOTES
SEE 1/4" SCALE DRAWINGS FOR UNIT DETAILS

○ CHANGED ALL 6'-0" WINDOWS TO 5'-0"

2 - 3a

72-323

HOUSING DEVELOPMENT
BURLINGTON — ONTARIO
FOR TYBRANT REALTY LIMITED

PRIME CONSULTANT
JOHN J. RYAN AND ASSOCIATES
CONSULTING ENGINEERS
Hamilton Toronto
RYAN AND LEE
ENGINEERS AND ARCHITECT
39 John St. N. Hamilton 7 Eglinton Ave. East Toronto 12

1450 Tyadaga Park Drive

SEE GENERAL NOTES ON DRAWING NO. 1-1

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⊠ - EXIT LIGHTS ON SEPARATE REVRD CIRCUIT

⊠ - DIRECTIONAL EXIT LIGHTS.

BUILDING 2b

BUILDING 2a

FLOOR PLAN FOUR
alternative

FLOOR PLAN

2·4a	72-328
L.S.	DEC 72
1/8"=1'-0"	

GENERAL NOTES
SEE 1/4" SCALE DRAWINGS FOR UNIT DETAILS

⬡ CHANGED ALL 6'-0" WINDOWS TO 5'-0"

HOUSING DEVELOPMENT
BURLINGTON — ONTARIO
FOR TYBRANT REALTY LIMITED

PRIME CONSULTANT
JOHN L. RYAN AND ASSOCIATES CONSULTING ENGINEERS
RYAN AND LEE ENGINEERS AND ARCHITECT

1450 Tyadaga Park Drive

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SEE GENERAL NOTES ON DRAWING No. 1-1

BUILDING 2b

BUILDING 2a

FLOOR PLAN FIVE

ENTRANCE DOORS TO SUITES D & Db ARE IN DEAD-END CORRIDORS. NO DOOR OPENINGS, OTHER THAN ENTRANCE DOORS TO DWELLING UNITS SHALL BE LOCATED IN THE PORTION OF THE DEAD-END CORRIDOR THAT SERVES AS AN ACCESS TO EXIT. THEREFORE THE DOOR TO THE GARBAGE CHUTE ROOM & TO THE ELECTRICAL ROOM TO BE RELOCATED AS SHOWN.

EVERY DOOR IN A DEAD-END PUBLIC CORRIDOR TO BE PROVIDED WITH A SELF-CLOSING DEVICE AND A POSITIVE LOCKING DEAD LOCK OF THE TYPE THAT CANNOT BE ACCIDENTALLY LOCKED AGAINST ENTRY TO THE SUITE BY THE CLOSING OF THE DOOR.

- EXIT LIGHTS ON SEPARATE KEYED CIRCUIT.
- DIRECTIONAL EXIT LIGHTS

GENERAL NOTES:
SEE 1/4" SCALE DRAWINGS FOR UNIT DETAILS

CHANGED ALL 6'-0" WINDOWS TO 5'-0"

FLOOR LEVEL NO. | NO ABOVE GRADE
ELEVATION OF 1ST FLOOR LEVEL ABOVE GRADE THIS SIDE

DRAWING NO. 2·5 | JOB NO. 72-323
SCALE 3/32" = 1'-0" | DATE DEC. 72
DRAWN L.S. | CHKD

HOUSING DEVELOPMENT
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PRIME CONSULTANT
JOHN J. RYAN AND ASSOCIATES
CONSULTING ENGINEERS
Hamilton Toronto

RYAN AND LEE
ARCHITECTS
ENGINEERS AND ARCHITECTS
50 JAMES E. BARTON royal bank bldg. BRANTFORD

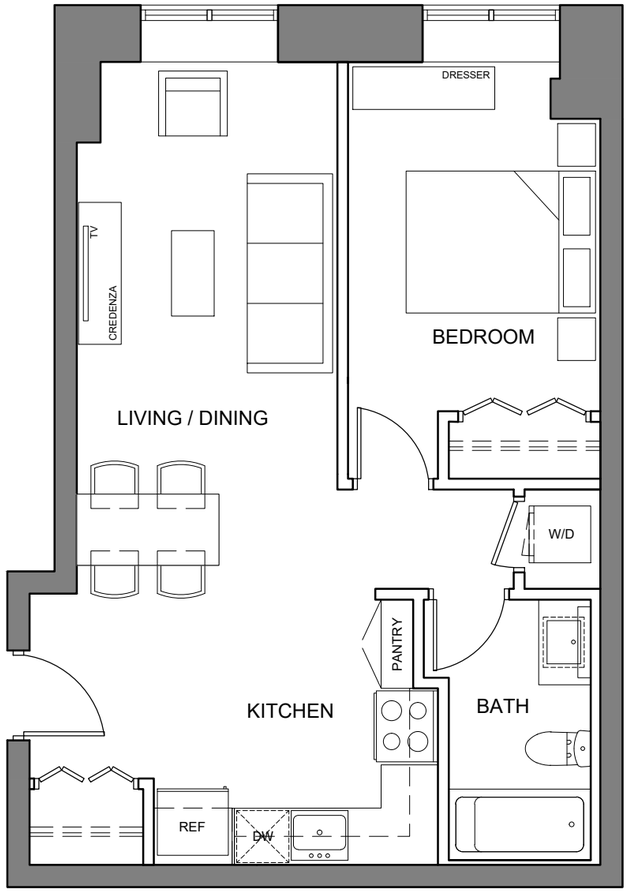
1450 Tyadaga Park Drive

UNIT #1
1 BEDROOM
[530 SQ. FT]

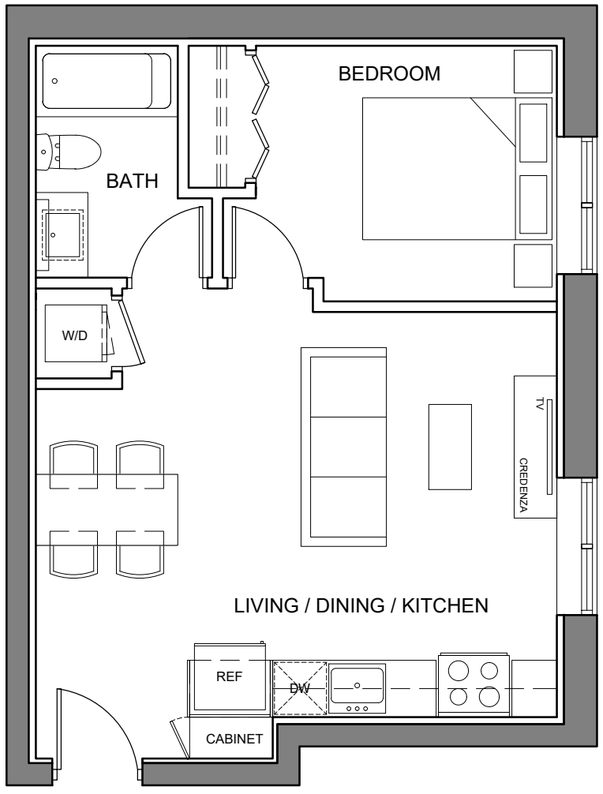
UNIT #2
1 BEDROOM
[466 SQ. FT]

UNIT #3
1 BEDROOM
[581 SQ. FT]

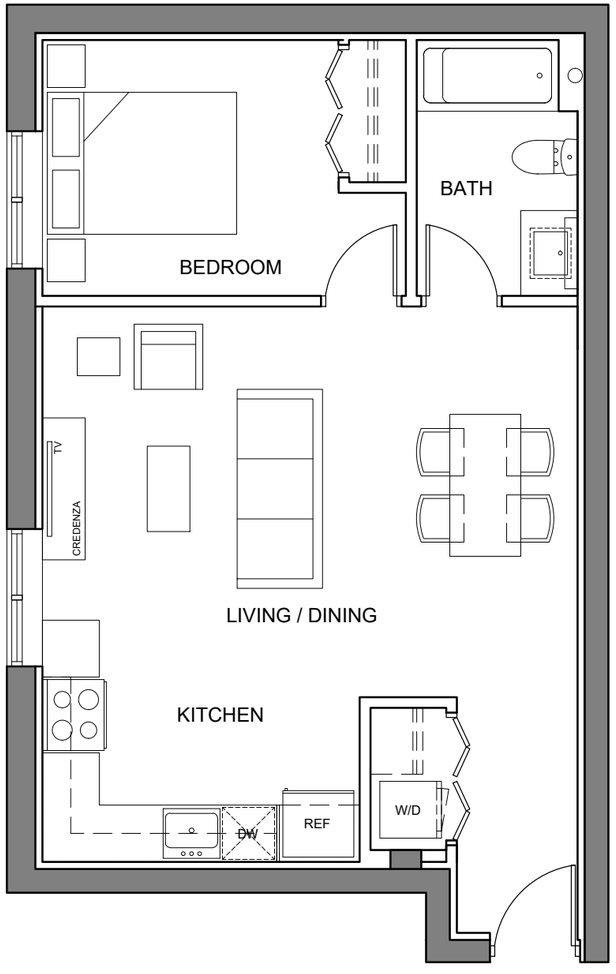
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1450 TYANDAGA - UNIT 1



1450 TYANDAGA - UNIT 2



1440 TYANDAGA - UNIT 3

NEW RESIDENTIAL SUITES

INTERIOR APARTMENT CONVERSIONS

1440 + 1450 TYANDAGA PARK DR, BURLINGTON, ON L7P 1N3

pomeroyarchitecture inc.

March 18, 2025

3/16" = 1'-0"