SOIL-MAT ENGINEERS & CONSULTANTS LTD.

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PROJECT NO.: SM 301961-G March 12, 2026

JEC PROPERTIES
5341 John Lucas Drive
Burlington, Ontario
L7L 6A8

Attention: Mohammad Abdullah

SUPPLEMENTAL SLOPE STABILITY COMMENTS
PROPOSED RESIDENTIAL DEVELOPMENT
2105 HEADON ROAD
BURLINGTON, ONTARIO

Dear Mr. Abdullah,

As requested, SOIL-MAT ENGINEERS has prepared this supplemental letter with respect to the above noted project. This letter should be read in conjunction with our initial geotechnical report dated October 22, 2024.

It is understood that the proposed development concept has been slightly revised to consist of 8 units, as opposed to the 9 previously considered. The location of the proposed structure and roadway remains generally unchanged from the time of our assessment. Further, the top of stable slope line has been determined to be coincident with, to 0.6 metres offset from the physical crest, and sufficiently far away from the proposed development. Based on our review of the proposed concept plan (appended to this letter), the comments and recommendations outlined in our above noted report remain valid and unchanged, and the proposed development would not negatively impact the stability of the slope.

We trust that this letter is sufficient for your present requirements. Should you require any additional information or clarification as to the contents of this document, please do not hesitate to contact the undersigned.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.



Kyle Richardson, P. Eng.
Review Engineer

CONCEPT PLAN

OF

PART OF LOT 17 REGISTERED PLAN 242

CITY OF BURLINGTON
REGIONAL MUNICIPALITY
OF HALTON

SITE STATISTICS
EXISTING ZONE: R2.3
PROPOSED ZONE: RM2(_)

	REQUIRED	PROPOSED
Lot Area	0.4 ha	0.4 ha
Lot Width	45 m	40 m*
Lot Depth	N/A	100.6 m
Front Yard	7.5 m	34.3 m
Rear Yard	9 m	10.2 m
Side Yard (N)	4.5 m	6.0 m
Side Yard (S)	4.5 m	21.3 m
Height	2–storey	3–storey
Landscape Buffer (abutting R3)	6 m	0.85 m*
Floor Area Ratio	N/A	0.5
Amenity Area	25 m²/bedroom	– m²/bedroom
Privacy Area	20 m²/unit	– m²/unit
Parking	2 spaces/unit + 0.25(v)/unit	21
Density	25uph–40uph	23 uph*

* SUBJECT TO SPECIAL PROVISION

DRAWING BASED ON SURVEY COMPLETED BY MMP IN 2020

NO.	REVISION	DATE	INITIAL
2.	REVISION	MAR 03	RA
1.	REVISION	JAN 25	MC

JEC PROPERTIES

2105 HEADON ROAD,
BURLINGTON

JEC PROPERTIES

DRAWN BY	PROJECT NO.
MC	–

DATE	SCALE
MARCH 2026	1: –