



Committee of Adjustment & Consent

Agenda

Date: January 21, 2026
Time: 1:00 pm
Location: Council Chambers, City Hall, second floor

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

Hearings of a routine nature, which are not expected to require discussion and/or debate. Staff may not be in attendance to respond to queries on items contained in the Consent Agenda.

7.1 1158 King Rd_A-086-2024

Proposal:

Applicant is proposing to construct a 43 m² mezzanine within the existing unit (Unit 15). A variance is required to increase the maximum permitted floor area for the site under Exception 471.

Variance Required:

1. To permit a maximum floor area of 6501 m² instead of the maximum permitted 6350 m².

7.2 649 Wickens Ave_A-058-2025

Proposal:

The applicant is proposing the construction of a 129 m² one-storey rear yard accessory building with rear covered patio. The accessory building is proposed for use as a garage in the front portion and an Additional Residential Unit in the rear portion, which is inclusive of a full basement containing living space.

Variances required:

1. To permit a total floor area of 129 m² instead of the maximum permitted 80 m² for a proposed one-storey detached accessory building containing an Additional Residential Unit with a full basement.
2. To permit a rear yard of 0.7 m instead of the minimum required 1.2 m for a proposed accessory building containing a rear covered patio.

7.3 5478 Randolph Cres_A-076-2025

Proposal:

The applicant is proposing the construction of second storey addition, new porch, and rear yard covered deck in conjunction with an existing one storey dwelling without attached garage. The maximum lot coverage requirement changes from 27% for a one storey dwelling without attached garage to 17% for a two-storey dwelling with attached garage.

Variance required:

1. To permit lot coverage of 18.9% instead of the maximum permitted 17% for a two-storey dwelling without an attached garage

7.4 829 Sunset Rd_A-078-2025

Proposal:

The applicant is proposing the construction of an attached carport onto an existing one storey dwelling with attached garage. Variance for front and rear yard encroachments are required.

Variances required:

1. To permit a front yard of 5.8 m instead of the minimum required 10.35 m (11 m – 0.65 m encroachment) for a proposed carport.
2. To permit a rear yard of 7.9 m instead of the minimum required 9.35 m (10 m – 0.65 m encroachment) for a proposed carport.

7.5 4164 Inglewood Dr_A-079-2025

Proposal:

The applicant is proposing the construction of a second storey addition to an existing one-storey dwelling with an attached garage.

Variances required:

1. To permit a building height of 9.7 m instead of the maximum permitted 7 m for a proposed second storey addition with a flat roof.
2. To permit a south-west side yard of 1 m instead of the minimum required 2.476 m for a proposed second storey addition.
3. To permit a south-west side yard encroachment of 0.9 m instead of the maximum permitted projection of 0.5 m measured from the wall of the building for a proposed roof overhang excluding eaves and gutter.

8. Regular Items

8.1 1233 Dillon Rd_A-073-2025

Proposal:

The applicant is proposing to establish a dog daycare which would be open to the general public. The proposed use is considered a service commercial use and requires a variance to be permitted as the GE2 zone only permits 15% of a building over 3000m2 to contain Retail, Service Commercial or Recreational Establishment uses.

The existing building operates with a recreational establishment and associated accessory uses. While the GE2 zone does not restrict recreational establishments to a maximum percentage of the building if they are a stand alone use, the inclusion of a proposed dog daycare triggers a variance as footnote (f) applies to service commercial uses.

The variance request seeks to exclude recreational establishment uses from the requirements of footnote (f) as they are permitted as of right within the GE2 zone as a standalone use.

Variance required:

1. To exclude recreational establishment uses from the requirements of Part 3, Table 3.2.1, footnote (f), whereas Zoning By-law 2020 restricts the total floor area of all retail, service commercial and recreation uses to a maximum of 15% of each building.

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