



Committee of Adjustment

Agenda

Date: February 4, 2026
Time: 5:30 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

Addendum No. 1 for Item No. 8.2 for municipal address 3126 Woodward Ave. File No. A-081-2025 amendment to Staff Report.

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.

7.1 544 Hurd Avenue_A-070-2025

Proposal:

The applicant is proposing the construction of a roofed-over rear yard patio with a privacy screen.

VariANCES Required:

1. To permit a north-west side yard of 0.4 m instead of the minimum required 1.2 m for a proposed roofed-over patio less than 1.2 m high.
2. To permit a 2.8 m high privacy screen instead of the maximum permitted 1.8 m from a platform for a proposed privacy screen along the north-west side of the proposed patio.

7.2 1415 Moss Glen Road_A-083-2025

Proposal:

The applicant is proposing to legalize the construction of a one-storey front yard addition which was constructed without benefit of approvals.

Variance Required:

1. To permit a front yard of 5.1 m instead of the minimum required 7.5 m for a proposed one-storey addition.

8. Regular Items

8.1 489 Crosby Avenue_A-071-2025

Proposal:

The applicant is proposing the construction of a second storey addition over the existing enclosed breezeway between the attached garage and the main building. The applicant is also seeking to recognize the existing north-west side yard to the attached garage, which was not constructed in accordance with building permit 02-425169 for the addition of the attached garage and second storey storage attic to the existing dwelling.

VariANCES Required:

1. To permit a floor area ratio of 0.49:1 instead of the maximum permitted 0.45:1 for a proposed second storey addition to the detached dwelling with attached garage.
2. To permit a north-west side yard of 0.8 m instead of the minimum required 1.8 m for the existing detached dwelling with attached garage.

8.2 3126 Woodward Avenue_A-081-2025

Proposal:

The applicant is proposing the construction of a second storey addition and two storey side addition to the existing two storey detached dwelling with attached garage. The proposed reduction in the south-west side yard from 1.8 m to 1.3 m exceeds the 10% as-of-right permission under Ontario Regulation 257/25 (1.8 m x 90% = 1.62 m).

Variances Required:

1. To permit a lot coverage of 28.2% instead of the maximum permitted 25% for a proposed second storey addition to the existing detached dwelling with attached garage.
2. To permit a floor area ratio of 0.50:1 instead of the maximum permitted 0.45:1 for a proposed second storey addition to the existing detached dwelling with attached garage.
3. To permit a south-west side yard of 1.3 m instead of the minimum required 1.8 m for a proposed second storey addition to the existing detached dwelling with attached garage.

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