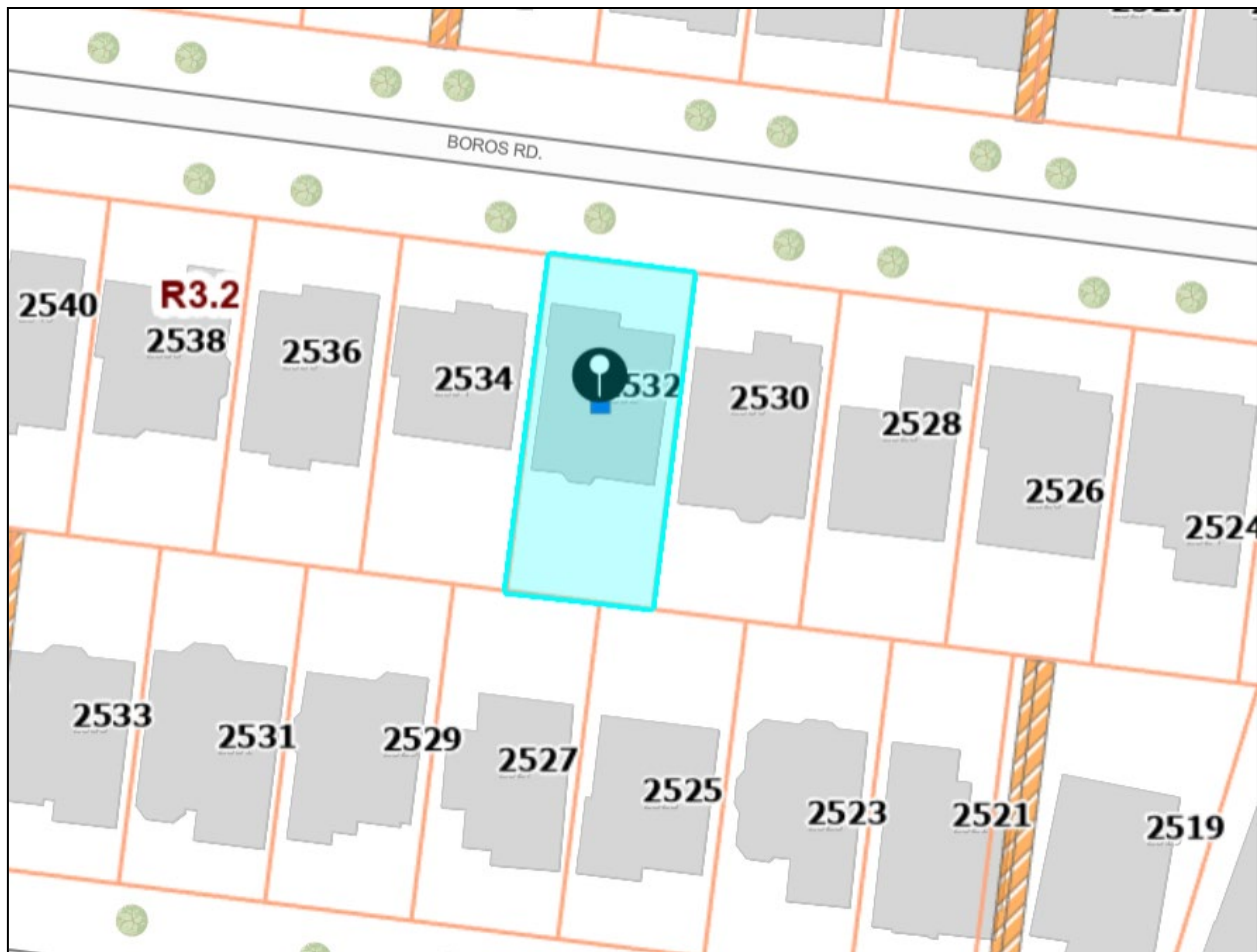


**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

Owner(s): Ehab Salem and Salwa Khalifa
Address: 2532 Boros Rd. Burlington
File No. **A-024/25**
Ward: 6



Staff Comments

Committee of Adjustment

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

Date: March 14, 2025

Prepared By: E. Shacklette

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

Zoning

The subject property is zoned **R3.2**, Low Density Residential, under Zoning By-Law 2020, as amended. The **R3.2** zone requires, among other things, the following:

4.1 LOT WIDTH, AREA, YARDS

Table 2.4.1

Zone	Lot Width	Lot Area	Front Yard	Rear Yard	Side Yard	Street Side Yard
R3 ZONES						
R3.2	15 m	425 m ²	6 m	9 m	(b)	4.5 m

Footnotes to Table 2.4.1

(b) With attached garage or carport:

(i) One or one and a half storey side: 1.2 m

(ii) Two or more storey side: 1.8 m

2.13 ENCROACHMENT INTO YARDS

2.13.1 Every part of a required yard shall be unobstructed with respect to the following encroachments:

(a) The following obstructions may project **65 cm maximum** into a required yard:

A roofed-over or screened but otherwise unenclosed 1-storey porch including steps and roof overhang excluding eaves and gutter

A terrace or unroofed porch

A carport

2.24 DRIVEWAY WIDTHS AND LANDSCAPED OPEN SPACE AREA

- 1) The width of driveways and walkways shall be measured perpendicular to the direction of travel of the vehicle or person.
- 2) Unless otherwise specified in this by-law, the following combined maximum width of all hard surfaces (driveways plus walkways) and landscaped open space area requirements shall apply for detached, semi-detached, duplex, triplex, fourplex, common element townhouse, common element back-to-back townhouse, and street townhouse dwellings:
 - (a) For front or street side lot lines equal to or greater than 12 m and less than 18 m in width:
 - (i) **The combined maximum width of all hard surfaces is 7.5 m.**
 - (ii) The remaining lot area between a street line and a building elevation facing a street shall be landscaped open space area.

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

Background:

The existing dwelling was constructed in 2001. Between 2021 and 2022, the property owner widened the hard surfaces in the front yard by 2.57 m (5.72 m to 8.29 m wide) without approvals. The existing dwelling also appears to have additional steps leading to the covered front porch which were not constructed in accordance with the original approved plans.

Proposal:

The applicant is proposing to recognize the existing hard surfaces in the front yard and the existing front porch steps of the detached dwelling.

Variations required:

1. To permit the combined width of all hard surfaces to be 9.3 m instead of the maximum permitted 7.5 m for an existing driveway and walkway.
2. To permit a front yard of 4.7 m instead of the minimum required 5.35m (6 m – 0.65 m encroachment) for an existing roofed-over porch including steps and overhang.

Condition:

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

Notes:

1. A zoning clearance certificate is required for the front porch steps.
2. Variations have been identified based on the plans submitted for zoning review. If additional variations are identified when a Pre-Building Approval is made, they will be the responsibility of the applicant to obtain.
3. The zoning review is based on the portion of the site affected by the proposed development only.
4. The variations are being reviewed under Section 45(1) of the Planning Act.

Date: 9 February 2026Prepared By: Erin Ruby

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

Site Planning

Site Characteristics	
Lot Frontage (m)	12.52 m
Lot Area (m²)	533.75 m ²
Existing Land Uses <i>(ex. buildings, structures, driveways, fences, etc...)</i>	Two storey detached-dwelling with garage accessed by driveway from Boros Road
Site Grading <i>(ex. Flat and level, significant grade differences)</i>	Flat and level
Notable Site Features	n/a
Surrounding Land Uses <i>(ex. Adjacent building relationships, natural features, notable adjacencies)</i>	Low density residential, with predominantly two-storey detached dwellings
Nearest Major Intersection	Appleby Line / Dundas Street
Neighbourhood Boundaries*	North: Dundas St East: Appleby Line South: Taywood Dr West: Millcroft Park Dr
*Based on OP, 1997 residential neighbourhood definition	

Neighbourhood Characteristics:

- The subject property is part of the Millcroft subdivision which was developed from late 1980s through to mid-2000s and predominantly consists of two-storey detached dwellings
- The zone designations facilitate a consistent lotting pattern as well as harmonious front yards and uniform spacing between buildings
- Double car garages and driveways are a prominent feature along the street
- Along Boros Road, many asphalt driveways have been resurfaced to include a decorative border or upgraded entirely in stamped concrete, stone pavers or similar
- Front yards are commonly dedicated to a combination of grass, flowers, shrubs and trees as well as landscaped walkways and steps leading up to covered entry porches
- Evenly spaced, medium-sized deciduous trees are integrated into the municipal boulevard providing visual continuity and seasonal interest

A site visit was conducted on March 9th, 2026 and existing on-site conditions are summarized in site photos included in Attachment No. 1 (Site Photos).

As is the case where work has taken place in advance of approvals being sought, the application has been reviewed as though the work had not yet taken place.

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

1) City of Burlington Official Plan:

Do the proposed minor variances from the zoning by-law maintain the general intent and purpose of the Official Plan?

Yes

Regional Official Plan (2022):

The proposal meets the general intent and purpose of the *Regional Official Plan, 2022 (ROP, 2022)* for the following reasons:

- Section 76 of the ROP indicates that development within the Urban Area is to occur in accordance with Local Official Plans and Zoning By-laws. The subject lands are located within the Urban Area and are designated for residential use. The proposed variances relate to a widening of hard surfaces and porch steps in the front yard of an existing detached dwelling. The application does not introduce any intensification nor changes to land use and as such, staff are of the opinion that the requested variances meet the general intent and purpose of the ROP.

Regional Staff have also reviewed this application and have no objections to the Minor Variance application.

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

- The site is designated 'Low-Rise Neighbourhoods I' with the Residential Neighbourhood Areas according to Schedule 'C' (Land Use - Urban Area) of the BOP, 2020, as amended, which consists of low-rise, ground-oriented dwellings and encourages the integration of a wide range of housing types
- Whereas the General Objectives for Residential Neighbourhood Areas under Section 8.3.1 of the BOP, 2020 directs that new development "be balanced with other planning considerations" and achieve "compatibility and integration with existing residential neighbourhoods" (a), the proposal is consistent with these objectives in the following ways:

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
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- The existing covered front porch has received several upgrades including; resurfacing, new front door, new guardrail as well as reconfigured access stair. The new porch steps correspond to the surrounding grades, provide safe access and integrate well into the overall streetscape
- The driveway was also completely resurfaced from original asphalt to landscape pavers. The new driveway has been widened to extend to the edge of the new porch steps, providing parking for two motor vehicles and offering unobstructed pedestrian access between the public sidewalk and front entry
- The proposed configuration of hard surfaces continues to maintain a high degree of landscaping, which is common in this residential neighbourhood
- Sentence k) of Part 8, Section 8.3.1 further states that healthy mature trees contribute to physical character, or the distinctive qualities within an area. In a similar way, Section 8.3.2 d) states that the preservation and enhancement of on-site trees and vegetation is encouraged in order to assist in maintaining the character of the surrounding neighbourhood.
 - The proposal maintains several existing trees in the front yard and incorporates a mix of hard and soft landscaping, creating opportunities for vegetation while enhancing the overall character of the street
 - Forestry staff have also reviewed the application and have no objection
- Whereas *compatible* is defined as “Development or re-development that is capable of co-existing in harmony with, and that will not have an undue physical (including form) or functional adverse impact on, existing or proposed development in the area or pose an unacceptable risk to environmental and/or human health”, which is evaluated in accordance with measurable/objective standards, the planner notes the following:
 - The proposed variances support the ongoing pattern of gradual residential reinvestment and maintain visual continuity by incorporating quality materials and finishes while preserving natural features.
 - As evident by support from Development Engineering staff, there are no anticipated adverse effects nor disturbances to existing grading and drainage patterns.

2) City of Burlington Zoning By-law 2020:

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

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
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Yes - Variance 1 (Width of Hard Surfaces)

The subject property is zoned R3.2, Low Density Residential, under Zoning By-law 2020, as amended. Part 1, Section 2.24 of the By-law regulates driveway widths and landscape open space to ensure that front yards maintain an appropriate balance between hard surface areas and soft landscaping. These provisions are intended to preserve the streetscape character, support stormwater infiltration, maintain opportunities for tree planting, and prevent excessive paving within residential neighbourhoods. The proposed minor variance to permit a combined width of all hard surfaces to be 9.3 metres instead of the maximum permitted 7.5 metres, for a lot width between 12 and 18 metres, is consistent with this intent for the following reasons:

- The maximum permitted width under the by-law incorporates all hard surfaces, including driveways and walkways. In this instance, the overall width is exceeded by 1.8 metres, which is within the range of a typical pedestrian sidewalk. The remaining front yard is dedicated to grass, trees, shrubs and miscellaneous plantings.
- Based on a lot width of 15.25 metres, the combined width of hard surfaces represents a total of 61% of the lot frontage. Staff are of the opinion that the remaining soft landscaping and vegetation maintains a visual balance and achieves sufficient stormwater infiltration.

Yes - Variance 2 (Reduced Front Yard Setback)

Part 1, Section 2.13 of the By-law speaks to permitted encroachments into minimum yards. More specifically, Sentence (d) allows a roofed-over one storey porch, including steps and roof overhang, to project a maximum of 65 cm into a required yard. The intent of minimum front yard setback is to ensure appropriate siting and massing of development in the front yard and preserve open landscape space to the greatest extent. The proposed minor variance to permit a front yard of 4.7 metres, measured to the steps of the existing front porch, instead of the minimum required 5.35 metres is consistent with this intent for the following reasons:

- The neighbourhood supports a number of covered front porches with associated steps. The existing front porch and overall massing of the dwelling remains unchanged and is consistent with the established rhythm of the street.
- The reduction in front yard is contributed to the front steps only which appear to have a uniform riser height, provide safe pedestrian access and respond well to the grade, which may have settled slightly with time as is common

**COMMITTEE OF ADJUSTMENT
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3) Desirability:

Are the proposed minor variances from the 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 building for the following reasons:

- The new driveway and walkway is comprised entirely of landscape pavers which are more permeable and offer better management of stormwater run-off and heat build-up, compared to the original asphalt installed by the Builder.
- Although variation in surface material is typically encouraged, to clearly distinguish the parking surface from the pedestrian route, paving stones are a softer visual alternative to asphalt and represent gradual investment which is both desirable and compatible, with the dwelling and the neighbourhood as a whole
- The hard surface widening combined with the new porch steps encourage safe and comfortable pedestrian access from the municipal sidewalk to the main entrance of the dwelling, reinforcing the connection between the public and private realm

4) Minor in Nature:

Are the proposed minor variances from the Zoning By-law considered minor in nature?

Yes

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

- The proposal does not introduce pavement directly up to the side lot line since the width of the subject property is able to accommodate the widening while also maintaining soft landscaping abutting both adjacent lots (approximately one metre abutting 2530 Boros Rd and 5.89m abutting 2534 Boros Rd).
- Development Engineering and Urban Forestry staff have reviewed the application and have indicated no objection

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Cumulative Effects of Multiple Variances and Other Planning Matters:

- Staff are of the opinion that there is no cumulative impact of the variances and that when considered both individually and collectively, they are within the scope of a Minor Variance Application.

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: March 19, 2026

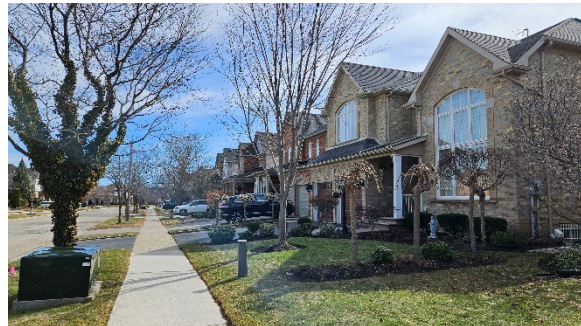
Prepared By: Magda Rusin-Hynek

Report Schedules & Attachments:

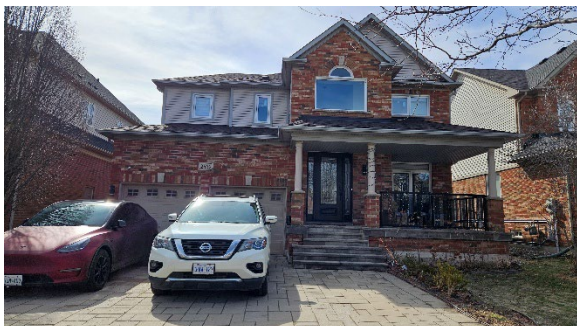
Attachment No. 1 (Site Photos)



Street view along Boros Road, including subject property



Streetview along Boros Road

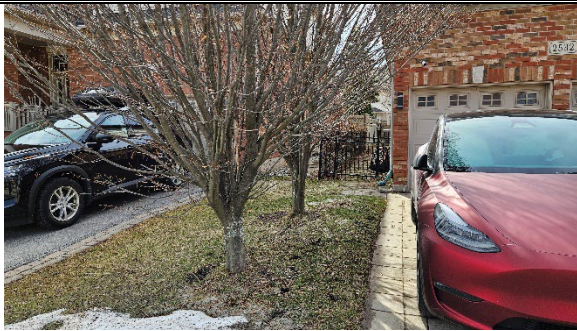


Front view of subject property



Front view of subject property

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
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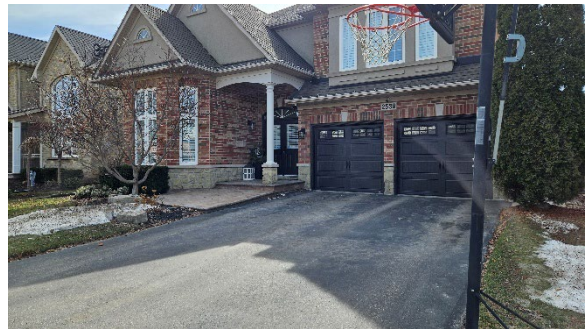
View of front and side yard, at attached garage



View of front and side yard, at covered porch



Nearby properties at 2541 and 2543 Boros Rd



Nearby property at 2538 Boros Rd



Properties across the street at 2533 and 2535 Boros St



Properties across the street at 2531 and 2529 Boros St



Nearby properties at 2526 and 2528 Boros Rd

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

Development Engineering

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

Date: March 3rd, 2026,Prepared By: Robert Bardaloo**Forestry**

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

Advisory Comments:

1. A public tree permit will be required in accordance with the City's Public Tree By-law.

Date: March 4, 2026Prepared By: M.Krzywicki**Building**

1. A Building Permit is required for all building construction;
2. Permit application drawings are to be prepared by a qualified designer as per Div. C., Section 3.2 - Qualifications of Designers and OBC 2024.

Date: Mar. 3, 2026Prepared By: A. Kuzmichuk**Transportation Planning**Deemed Road Width Analysis

Boros Road 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: March 20, 2025Prepared By: Derek Napoli

Transportation Planning have reviewed the proposed minor variance application and have no objection to the variances requested. The proposed increase in the maximum width of all hard surfaces does not negatively impact how vehicles manoeuvre in and out of the site. It also does not negatively impact pedestrian access to and from the site.

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

Date: March 3, 2026Prepared By: E. Chen**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: February 12, 2026Prepared 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 recognize the existing hard surfaces in the front yard and the existing front porch steps of the detached dwelling. Variances are requested to the maximum permitted hard surfaces combined width, and the minimum required front yard depth.
- Due to Provincial legislation, as of July 1, 2024, the Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan – as this has become the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities has been signed that identifies the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters.

Regional Staff have no objections to the Minor Variance application.

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
STAFF REPORTS**

Date: March 4, 2026

Prepared By: Navjot Kaur

Burlington Hydro

Burlington Hydro comments attached to the end of this report.

Date: February 26, 2026

Prepared By: Carlos Gaviria



Burlington **hydro** inc.

February 23, 2026

2532 Boros Rd,
Burlington, ON

Attention: Ehab and Salma, 289-981-2261, ehab_e_salem@yahoo.com, Homeowners

Re: Replace asphalt driveway with pavers/converting 2.5m by 2m area from grass to pavers

Dear Ehab and Salma,

This letter serves as confirmation that Burlington Hydro Incorporated ("BHI") has reviewed the proposed asphalt driveway replacement and 2.5m by 2m area from grass to pavers, this is forming part of building permit file number **540-02-A-024/25** submitted to the City of Burlington's Building Department.

Upon reviewing the submitted permit application drawings, and through review of BHI records, the proposed asphalt replacement and converting grass area to pavers shall not interfere with the existing hydro service into the property and existing primary cable running in the boulevard.

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

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



Burlington**hydro**_{inc.}

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

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

Regards,

Carlos Gaviria C.E.T.
Engineering Services Technician

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

FEB. 25 / 2026
RP



(905) 335-7629
committeeofadjustment@burlington.ca
FILE NO. 540-02-**A-024/25**
Committee of Adjustment
Date of Mailing: March 23, 2026

NOTICE OF PUBLIC HEARING

Ehab Salem and Salwa Khalifa, the owners of 2532 Boros Rd. Burlington, have applied to the Committee of Adjustment for a Minor Variance to the requirements of Zoning By-law 2020, as amended. The property in question is **2532 Boros Rd. Burlington** (see map).

The applicant is proposing to recognize the existing hard surfaces in the front yard and the existing front porch steps of the detached dwelling. This proposal results in the following variances:

1. To permit the combined width of all hard surfaces to be 9.3 m instead of the maximum permitted 7.5 m for an existing driveway and walkway.
2. To permit a front yard of 4.7 m instead of the minimum required 5.35m (6 m – 0.65 m encroachment) for an existing roofed-over porch including steps and overhang.

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 **March 23, 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 APRIL 8, 2026,

This application is scheduled to be heard at or after 5:30 pm.

How to participate if I have comments or concerns?

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to send written comments regarding the application by e-mail to committeeofadjustment@burlington.ca with the subject line to read "Comments_Your Name_File No._Address of the Property".

Alternatively, written comments can be sent by regular mail addressed to the Secretary-Treasurer. Include your name, address, application number and address of the property for which you are providing comments.

City of Burlington Committee of Adjustment - Community Planning
426 Brant Street P.O. Box 5013 Burlington, Ontario, L7R 3Z6
committeeofadjustment@burlington.ca

To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating virtually through Zoom via computer or phone, or by attending the Hearing in-person. Participation virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

To register as a delegate, please contact the Secretary-Treasurer no later than 12:00 p.m. (noon) the day before the hearing date. The following information is required to register; Committee of Adjustment file number, hearing date, name, and mailing address of each person wishing to speak, if participation will be by phone or video. All requests to delegate must contain a copy of your intended remarks which will be circulated to all members of Committee in advance.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note that you will be required to provide your name and address for the record. It is advised that you arrive no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

Attend or View the Committee of Adjustment Hearing:

If you do not wish to participate, but would like to follow along, the hearing will be held in person at City Hall in Council Chambers and live through a Zoom Webinar. Instructions, links and phone numbers for joining the meeting will be posted on the Committee of Adjustment webpage the day prior to the scheduled meeting. The link will be active at **5:00 p.m.**

If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. In accordance with the Planning Act, the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the owner, the Minister of Municipal Affairs and Housing, a specified person or public body that has an interest in the matter.

The applicant is advised that it is **mandatory** that either the applicant or an authorized agent of the applicant must be present at the hearing either in person or virtual.

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

Yours truly,



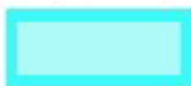
Catherine Susidko-Petriczko
Secretary-Treasurer
Committee of Adjustment

Personal information including comments and public feedback, is collected under the legal authority of the Planning Act, R.S.O. 1990, Chapter c. P.13, as amended, and the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, as amended, which will be used to process the application and in the decision making process and becomes the property of the City of Burlington, and is considered to be a public record and will be disclosed to any individual (including being posted on the internet) upon request. Questions about this collection should be directed to the Secretary-Treasurer, Burlington Committee of Adjustment, Community Planning Department, 426 Brant Street, P.O. Box 5013, Burlington, Ontario; L7R 3Z6 (905) 335-7629.

Key Map



Key Map



2532 Boros Road



Committee of Adjustment Community
Planning Department - Planning
Implementation

**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: Thomas Douglas

Name of Zoning Examiner: Danielle Beck

PROPERTY INFORMATION

Municipal Address(es) of property:

2532 Boros Rd. , Burlington ON ,L7M4T2

Legal Description of property:

Single Family Detached House

PLAN M738 LOT 91

Official Plan Designation:

Residential -
Low Density

Current Zoning Designation

R3.2

OWNER(S) INFORMATION:

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

Ehab Salem & Salwa Khalifa

Mailing Address: 2532 Boros Rd.

City: Burlington

Postal Code: L7M4T2

Home Phone: [REDACTED]

Mobile Phone: [REDACTED]

Work Phone: _____

E-Mail: [REDACTED]

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

Name: _____

Business Address: _____

City: _____

Postal Code: _____

Home Phone: _____

Mobile Phone: _____

Work Phone: _____

E-Mail: _____

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.

We are planning to enhance the landscaping of the front area of our house. The project includes converting the existing asphalt driveway into pavers and extending the walkway vertically from the stairs to the sidewalk. This will require converting a 2.5m x 2m section of grass into pavers to improve accessibility and provide convenient access to the entrance, especially when two cars are parked on driveway.

Variance(s) Requested	Zoning Bylaw Requirement
Replace asphalt driveway with pavers	
Converting 2.5m by 2m area from grass to pavers	

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 5-square-meter area is relatively small compared to the rest of the hard surface area.

We believe this modification will not have an impact on water drainage.

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

The walkway from the driveway to the stairs is narrow, and there is no direct access from the sidewalk to the stairs. When two cars are parked in the driveway, accessing the house entrance becomes inconvenient.

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

We believe this to be the case, as many similar landscaping projects in the neighborhood follow the same approach. Examples have been provided in the attached file submitted with the application.

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

We believe this to be the case, as many similar landscaping projects in the neighborhood follow the same approach. Examples have been provided in the attached file submitted with the application.

PROPERTY DETAILS (please complete all fields):

Date property purchased: <u>Mar 20, 2013</u> mmm/dd/yyyy	Date property first built on: <u>Sep 24, 2001</u> mmm/dd/yyyy	Date of proposed construction: <u>July 31, 2021</u> mmm/dd/yyyy
---	--	--

Existing Use of the Subject Property (check one):

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

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

12 Years

Proposed Use of the Land:
 Residential use

Existing Uses of Abutting Properties (check all that apply)

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

Additional Information

 Is liquor sold on site? Y or N

 Is the property on the Municipal Cultural Heritage Register for the City of Burlington? Y N
 Unknown
Type of Access to the Subject Lands

Provincial Highway Municipal Road Private Road Water Other(specify)

Municipal Services Provided

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

IS THE SUBJECT LAND(S) THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT APPLICATIONS: Official Plan Amendment Zoning By-law Amendment Building Permit
 Site Development Plan Plan of Subdivision Previous Minor Variance Consent

FOR RESIDENTIAL DETACHED OR SEMI-DETACHED DWELLINGS

Dimensions of Property			Street Width (see first page of application for how to obtain)			Lot Coverage	Corner Lot? Y <input type="checkbox"/> N <input type="checkbox"/>
Frontage	Depth	Area	Actual	Deemed	Required		
15.25m	35.00m	533.75m ²	20m	20m	N/A		

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 <input type="checkbox"/> N <input type="checkbox"/>	Detached?	Y <input type="checkbox"/> N <input type="checkbox"/>
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:	48 M ²	Gross Floor Area:	M ²
Width:	6 M	Width:	M
Length:	8 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

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 Ehab Salem

Property Address 2532 Boros Rd.

Ehab Salem

Signature of Owner/Applicant

Feb 28, 2025

Date (mmm/dd/yyyy)

AFFIDAVIT

*Please fill out at time of submission of application

I have the authority to bind the Corporation (check if applicable) Signature of Applicant or Authorized

Agent: _____

I, Ehab Salem of the city of Burlington in the Region
(print name) (Region/City/County) (City/Town/Township)

of Halton solemnly declare that all the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the CITY of BURLINGTON in the Region of Halton
(Region/City/County) (City/Town/Township)

this 28 day of FEBRUARY 2025.


Caroline Louise Simmons, a
Commissioner, etc., Province of
Ontario, for The Corporation of the
City of Burlington.
Expires October 25, 2027.
Signature of Commissioner, etc.

Ehab Salem
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: 2532 Boros ed. 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.

Ehab Salem
Signature of Owner

Ehab Salem
Print Name

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 <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Metric Scale <input checked="" type="checkbox"/> North Arrow <input checked="" type="checkbox"/> Frontage <input checked="" type="checkbox"/> Depth <input checked="" type="checkbox"/> Lot Area <input checked="" type="checkbox"/> Lot Coverage <input checked="" type="checkbox"/> Deemed Street Line <input checked="" type="checkbox"/> Existing Front Yard Setbacks <input checked="" type="checkbox"/> Existing Rear Yard Setbacks <input checked="" type="checkbox"/> Existing Side Yard Setbacks <input checked="" type="checkbox"/> Existing Street Side Yard Setbacks <input checked="" type="checkbox"/> Existing Porch, Stairs and Overhang Setbacks <input checked="" type="checkbox"/> Proposed Front Yard Setbacks <input checked="" type="checkbox"/> Proposed Rear Yard Setbacks <input checked="" type="checkbox"/> Proposed Side Yard Setbacks <input checked="" type="checkbox"/> Proposed Street Side Yard Setbacks <input checked="" type="checkbox"/> Proposed Porch, Stairs and Overhang Setbacks <input checked="" type="checkbox"/> Streets (Public and Private) <input checked="" type="checkbox"/> Street Names <input checked="" type="checkbox"/> Parking (Dimensioned spaces, Driveway Width, Arrangement) <input checked="" type="checkbox"/> Railways (Location of them and setbacks to structures) <input checked="" type="checkbox"/> 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.

Ehab Salem & Salwa Khalifa

Signature of Owner/Agent

Feb 28 , 2025

Date (mmm/dd/yyyy)

Side of Property line

Side Property Line

1.86 m

1m

1m

Garage

Door

Front porch

5.72 m

1.5 m

Stairs

0.56 m

1.78 m

5.35 m

Grass

Front property line

8.29 m

5.89 m

15.25 m

↑

↑

↑

↑

↑

Similar landscaping Projects

2552 Boros Rd

Before



After

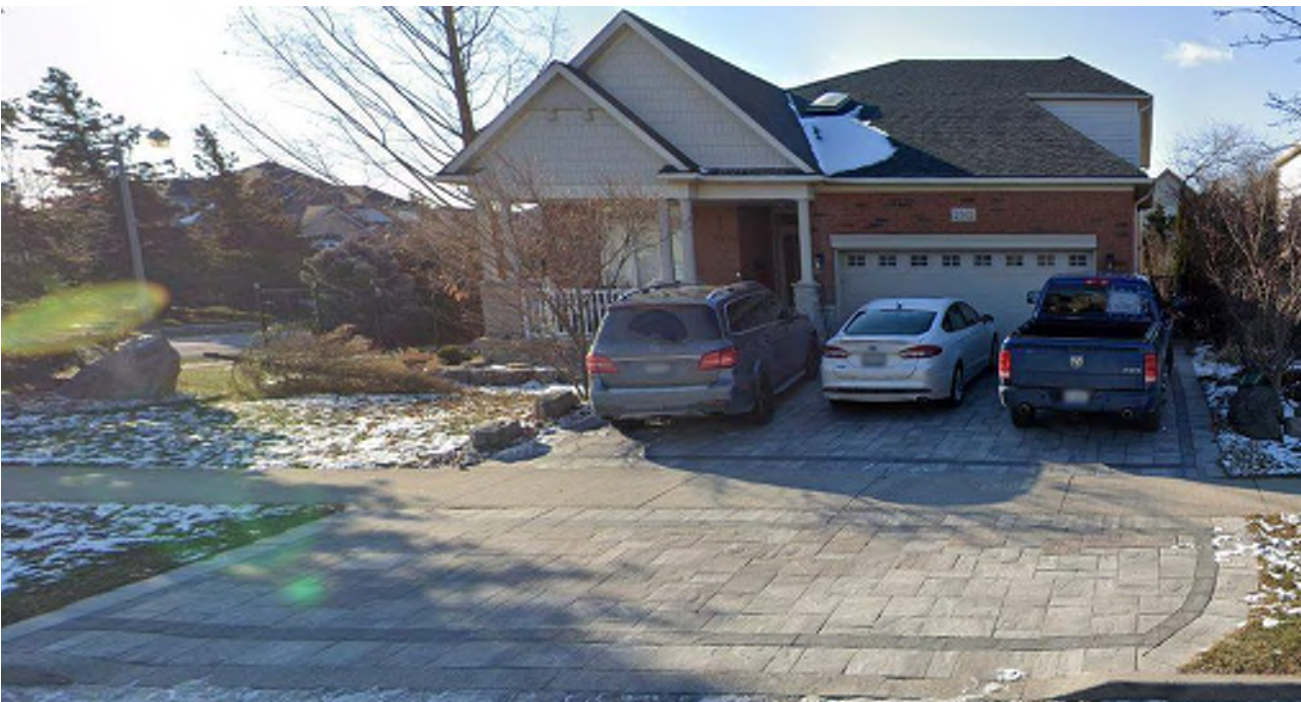


2497 Boros Rd

Before



After



4329 Clubview Dr

Before



After



4304 and 4302 Sarazen Dr



4388 Millcroft Park Dr

Before

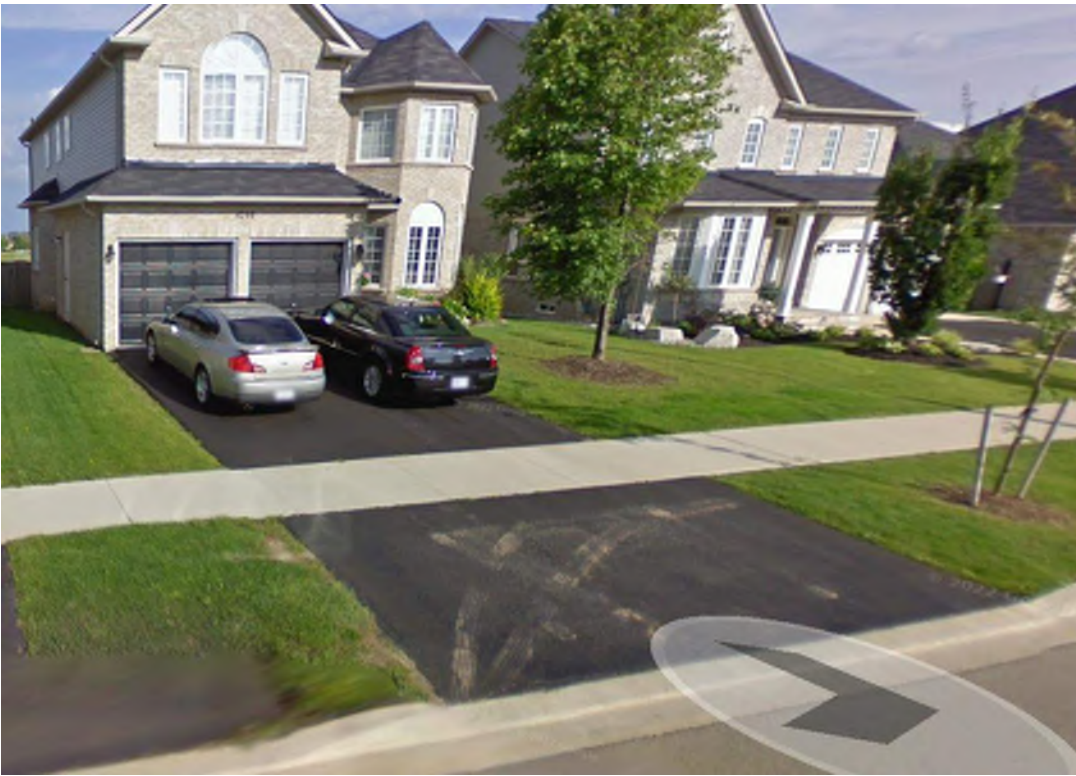


After

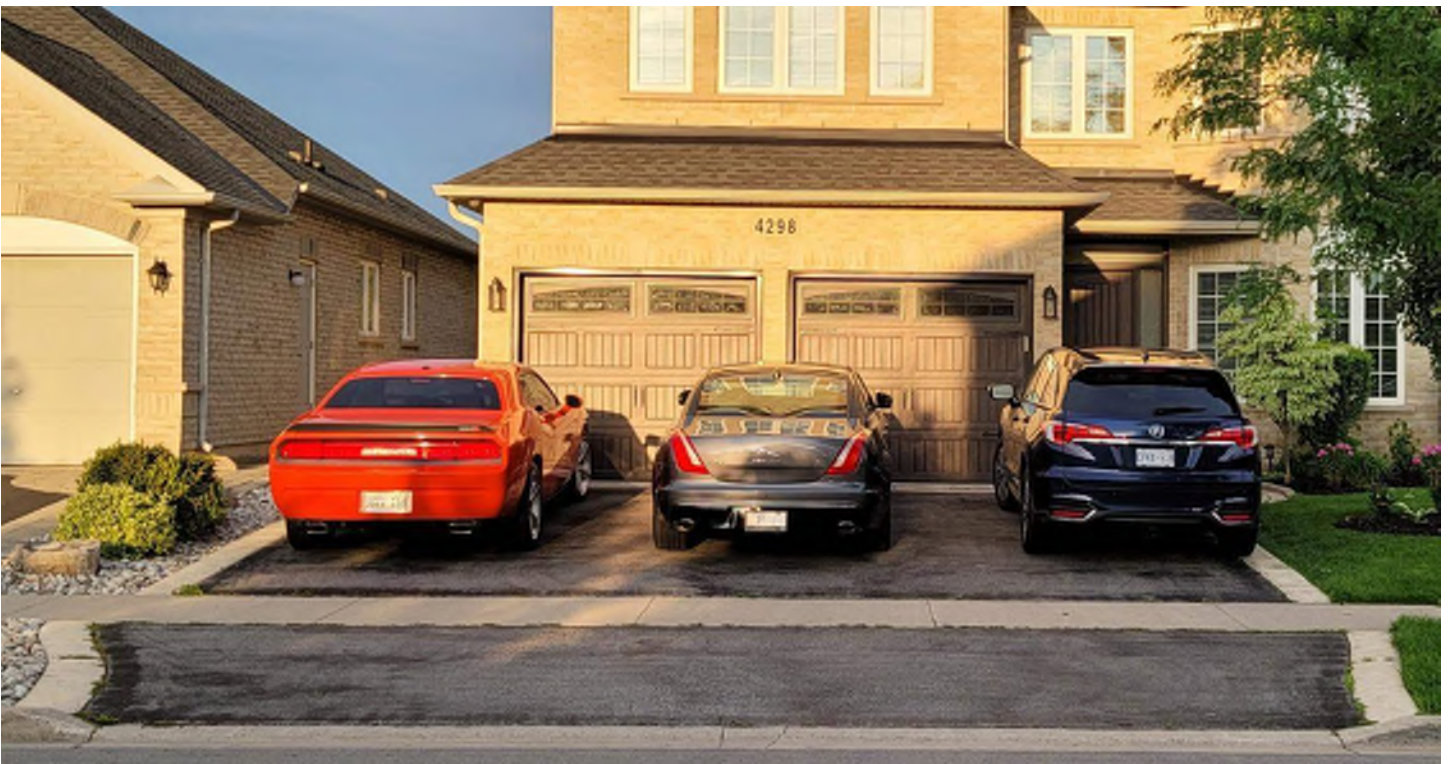


4298 Sarazen Dr

Before



Before

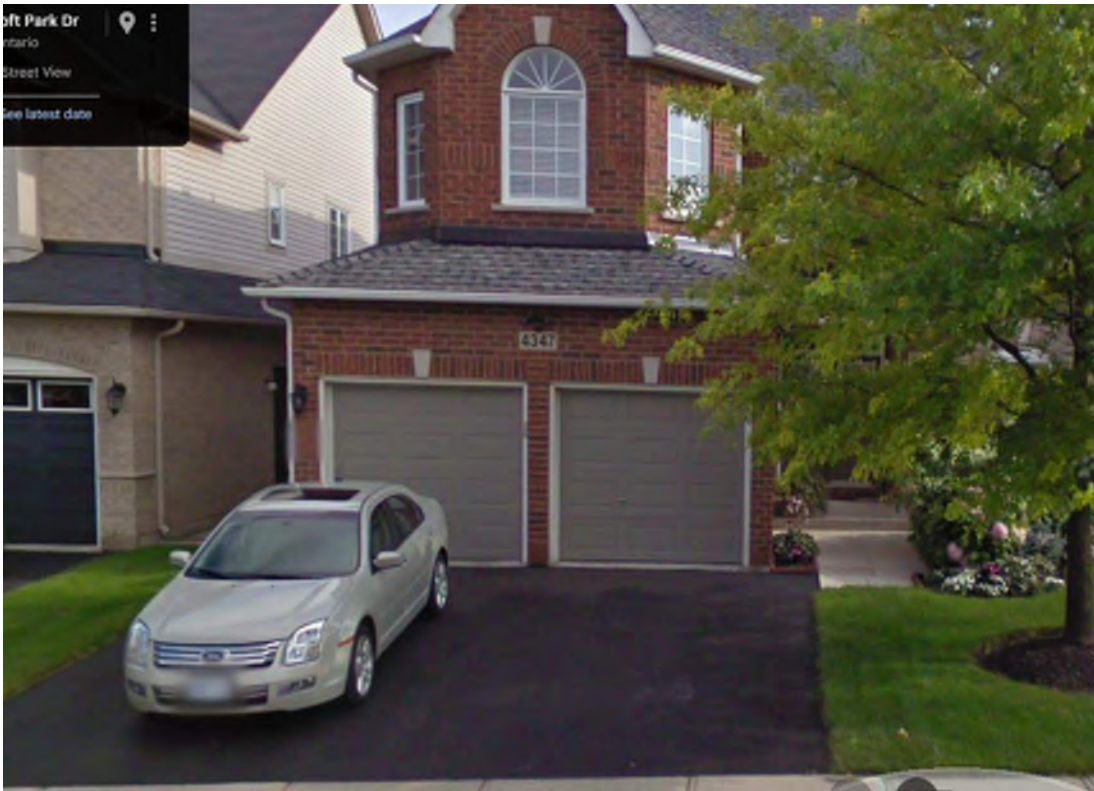


2549 Boros Rd

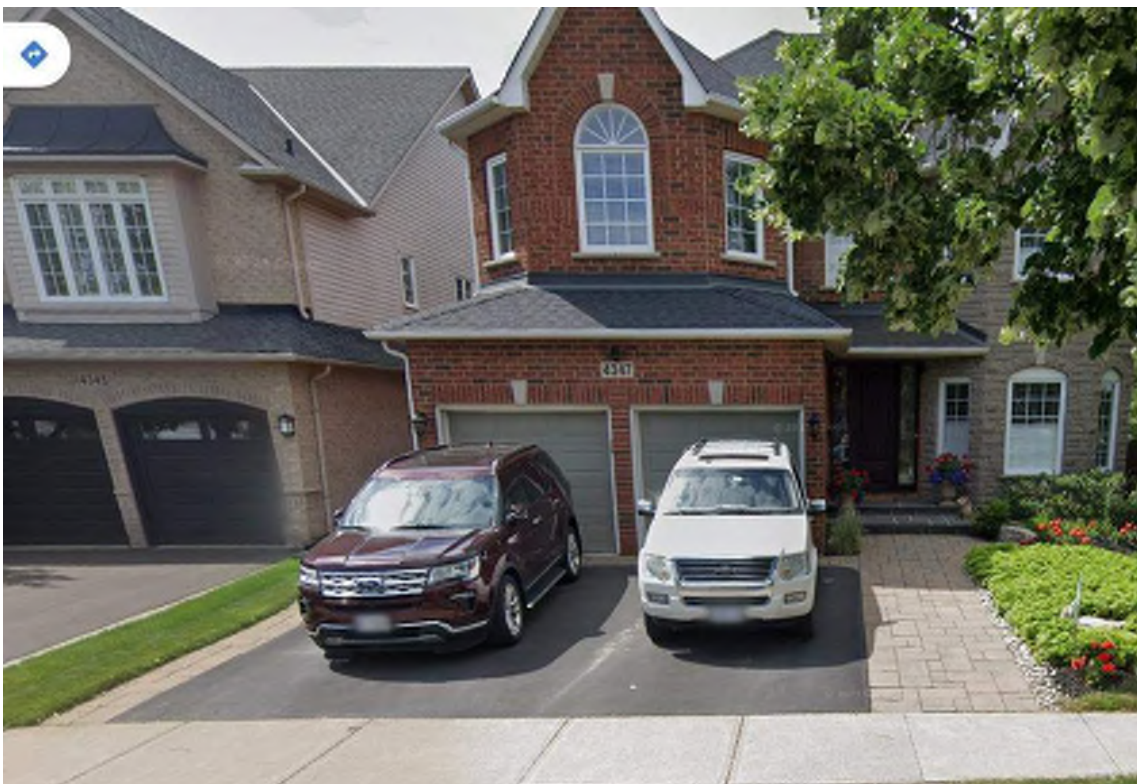


4347 Millcroft Park Dr

Before

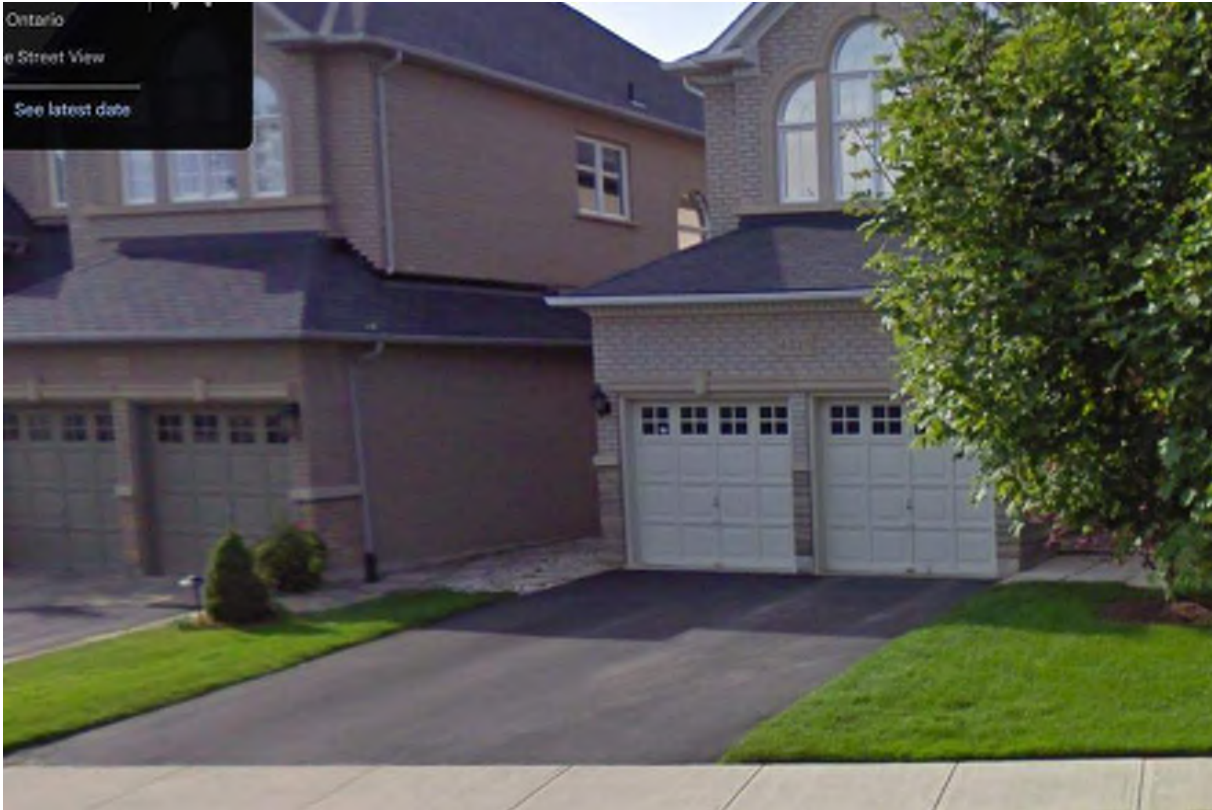


After



4325 Rosemead Ct

Before

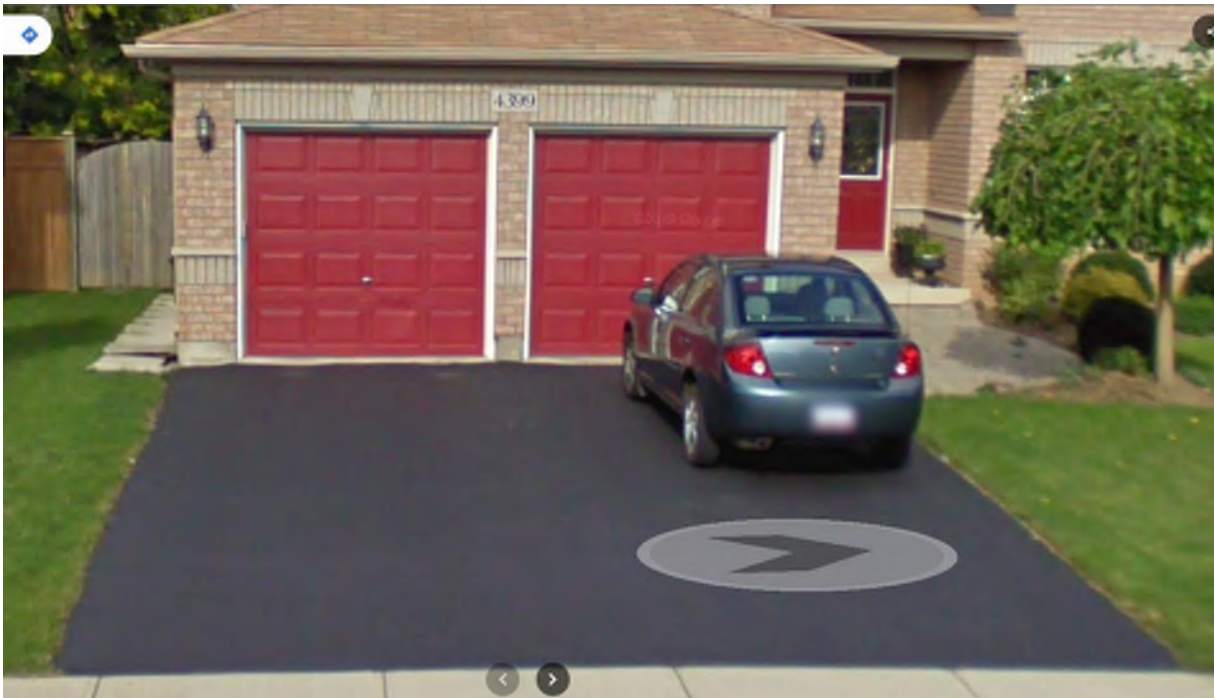


After



4399 Latimer Crescent

Before



After

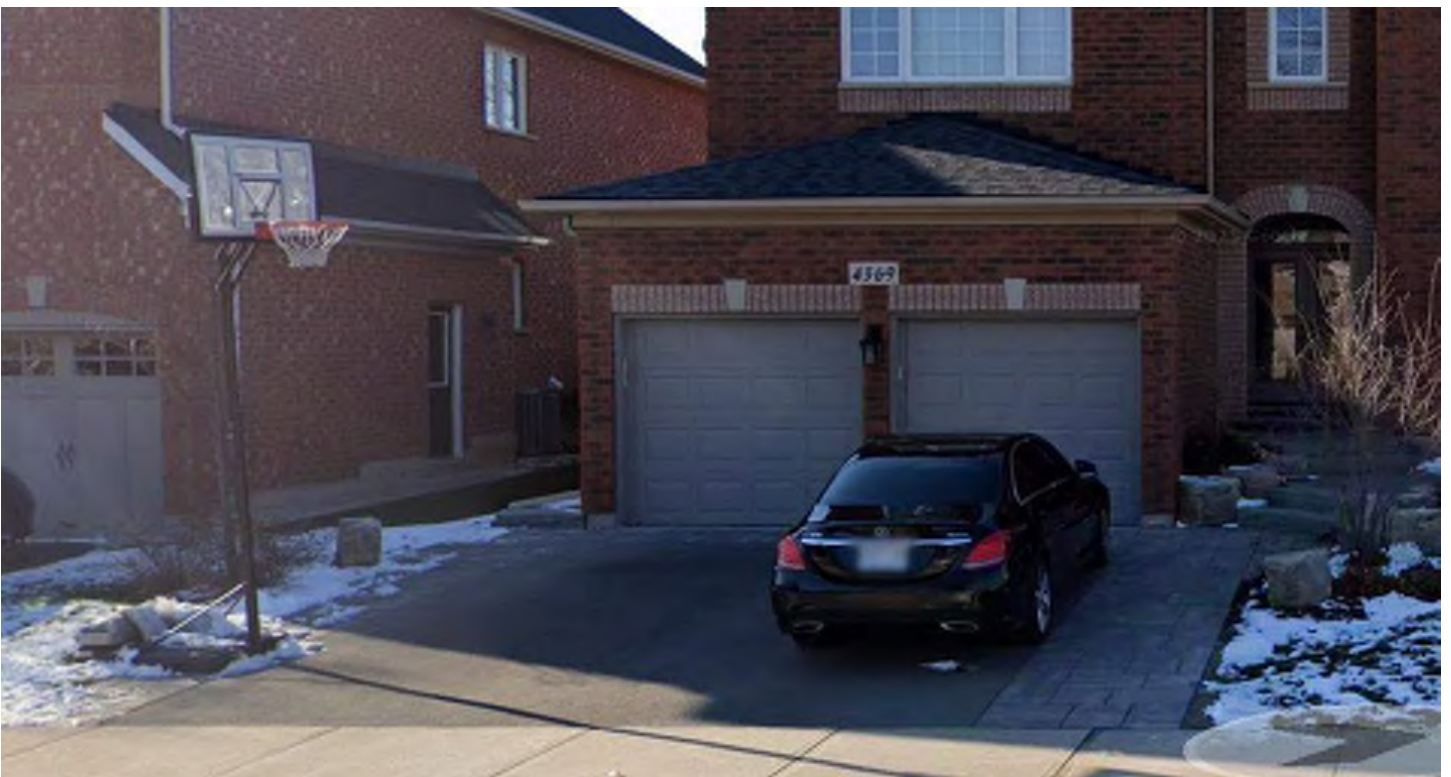


4369 Latimer Crescent

Before



After

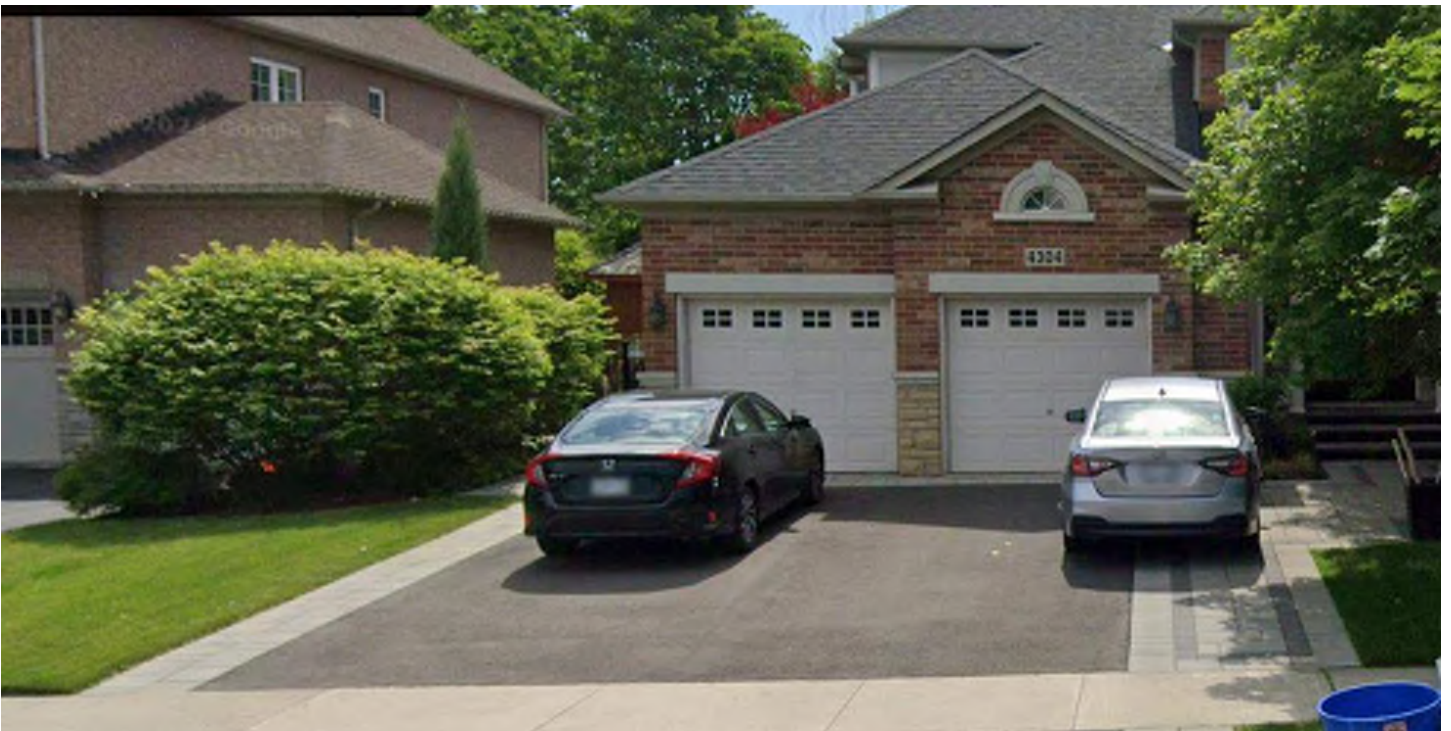


4304 Clubview Dr

Before



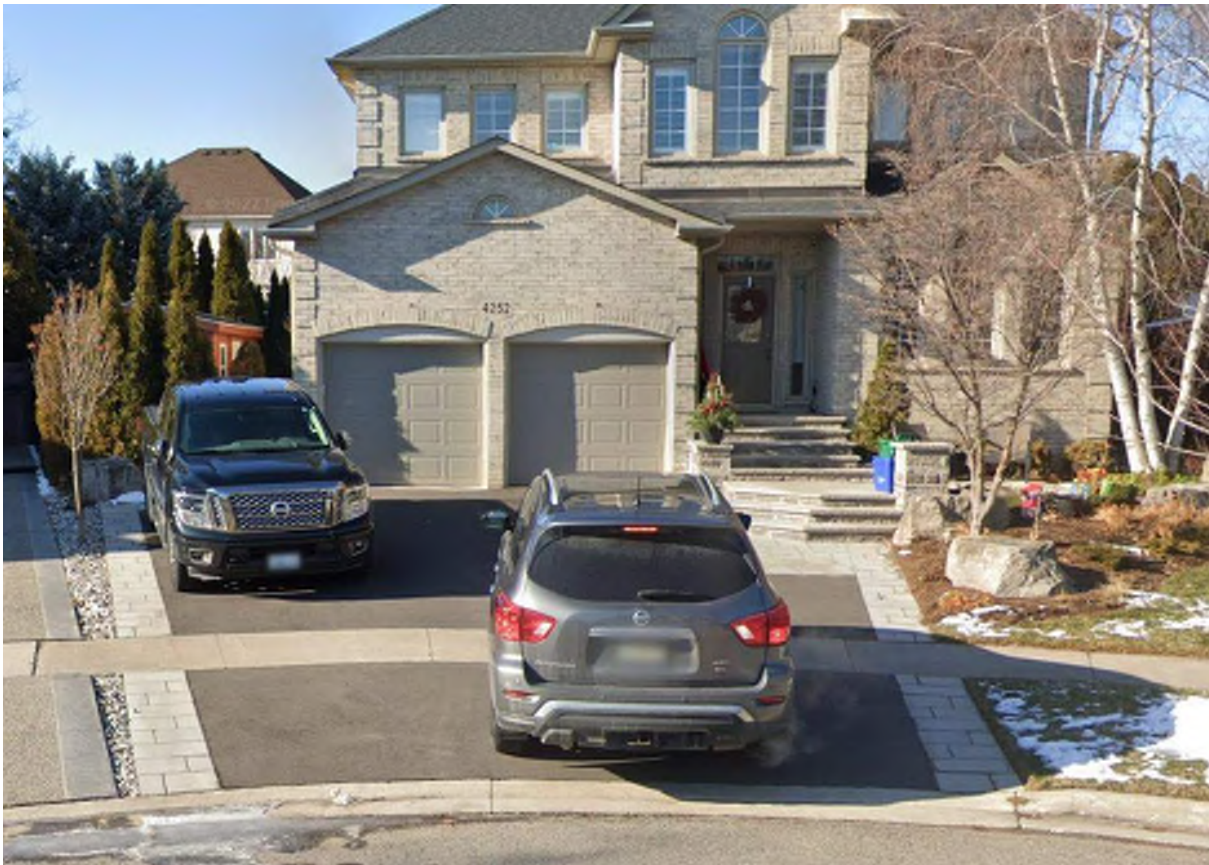
After



4276 Clubview Dr



4254 Clubview Dr



2203 Snead Rd

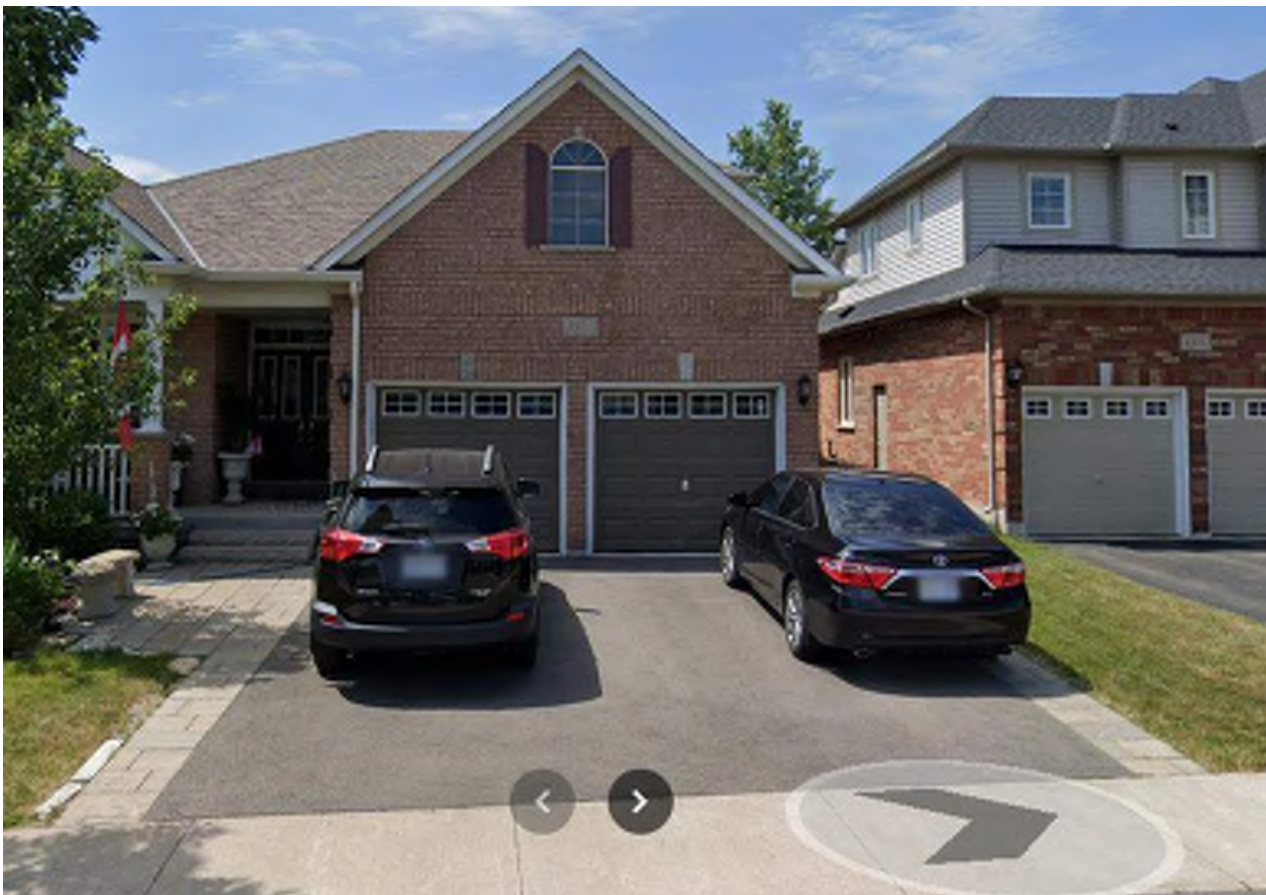
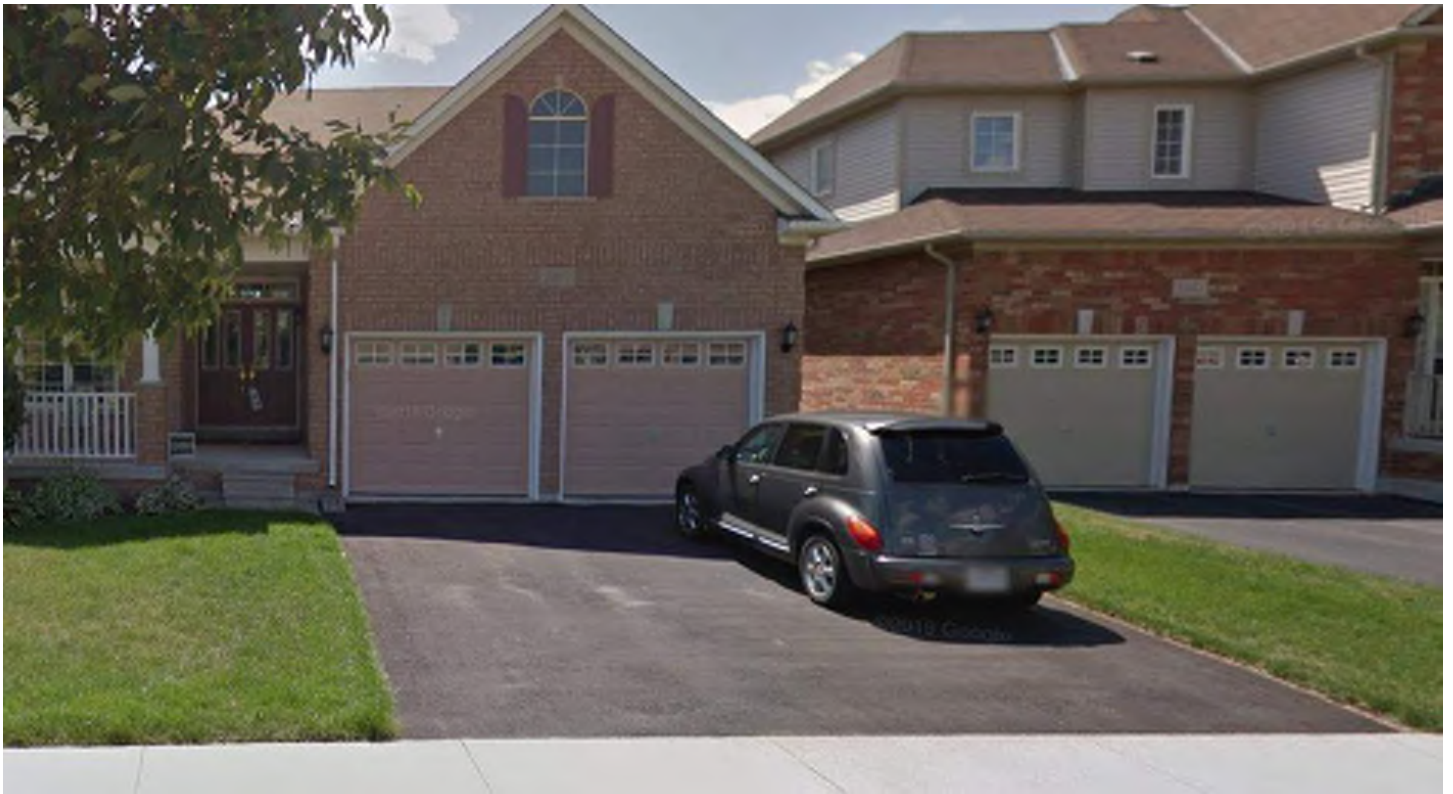
Before



After



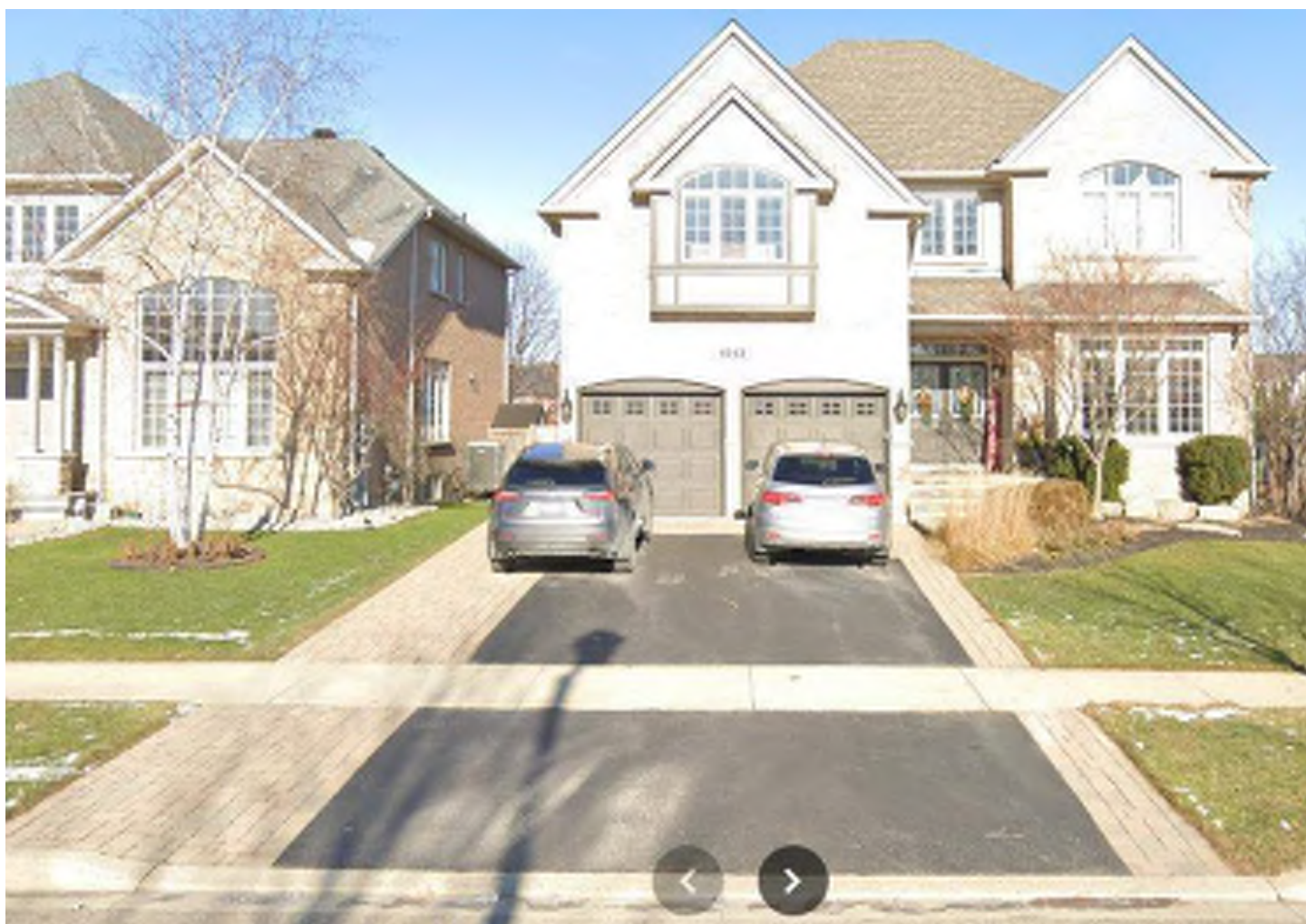
2200 Tiger Rd



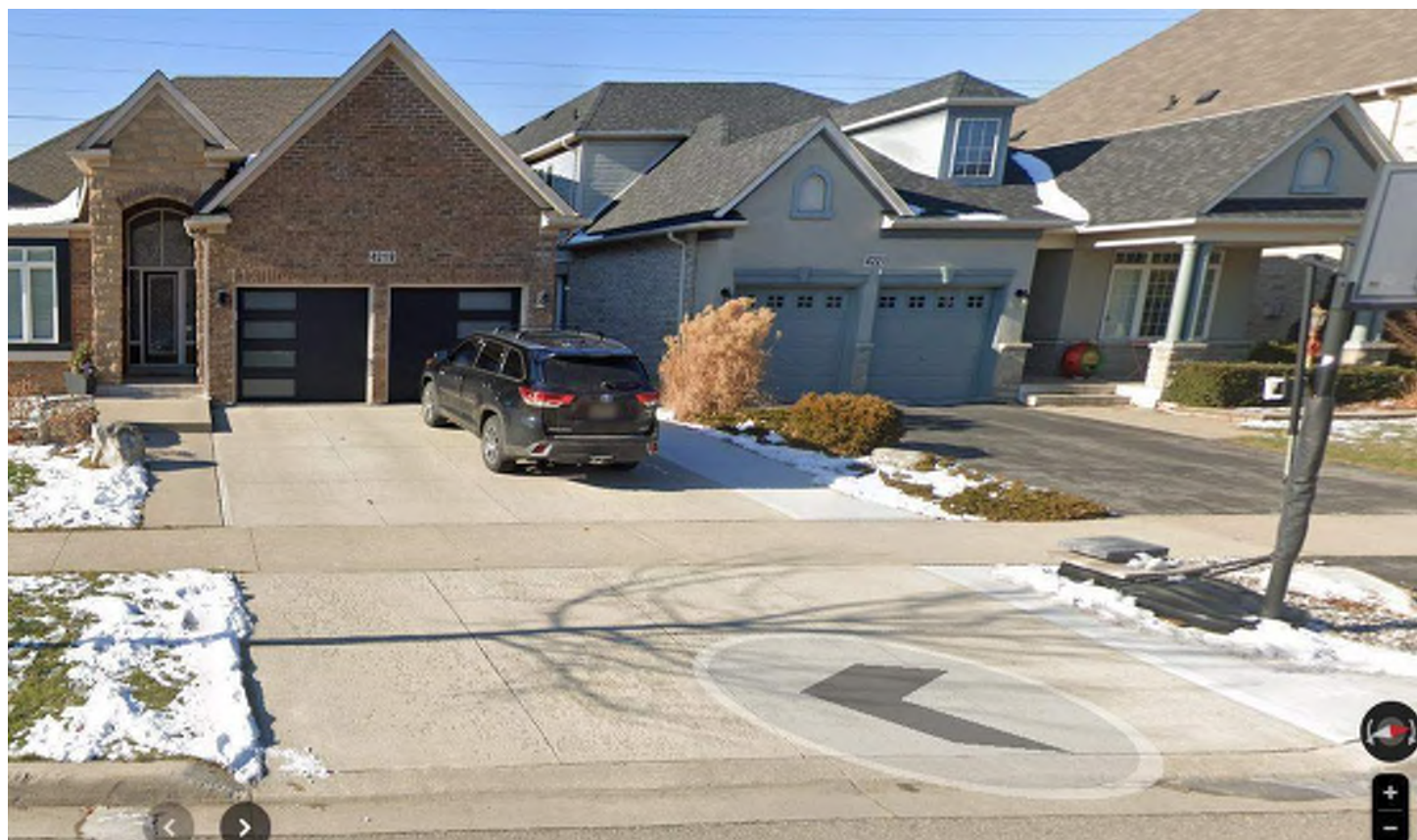
4310 Couples Crescent



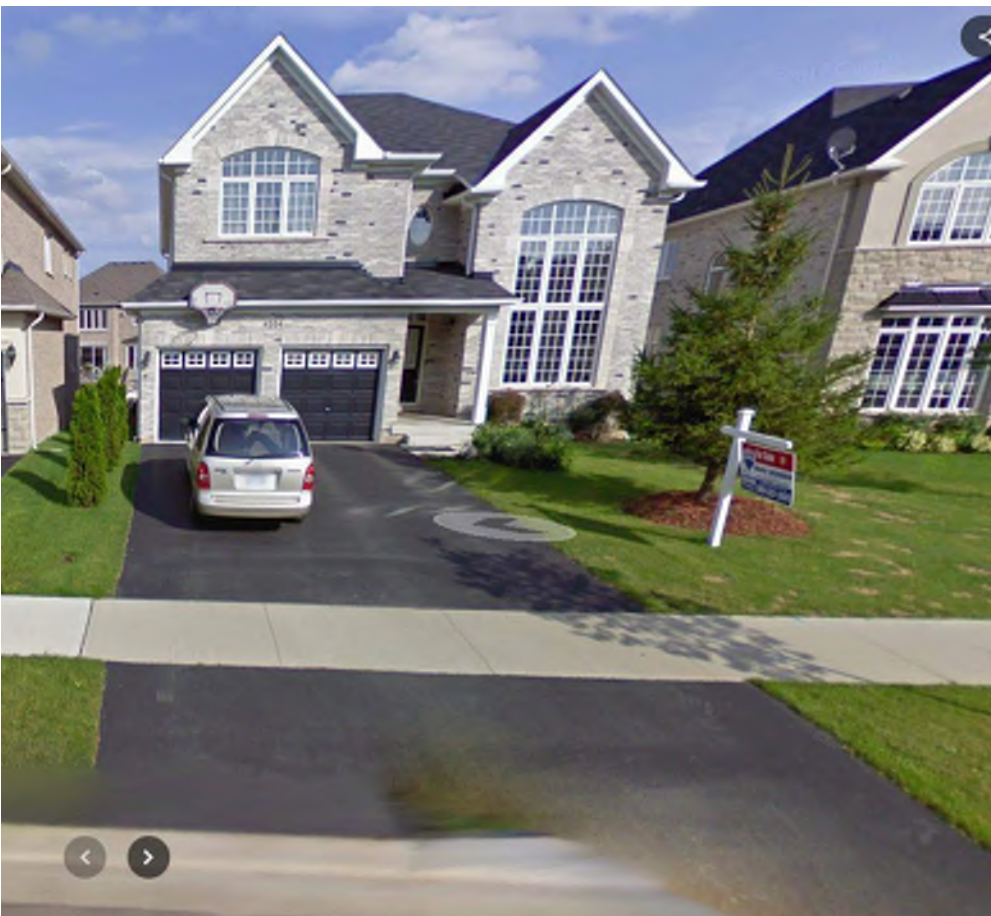
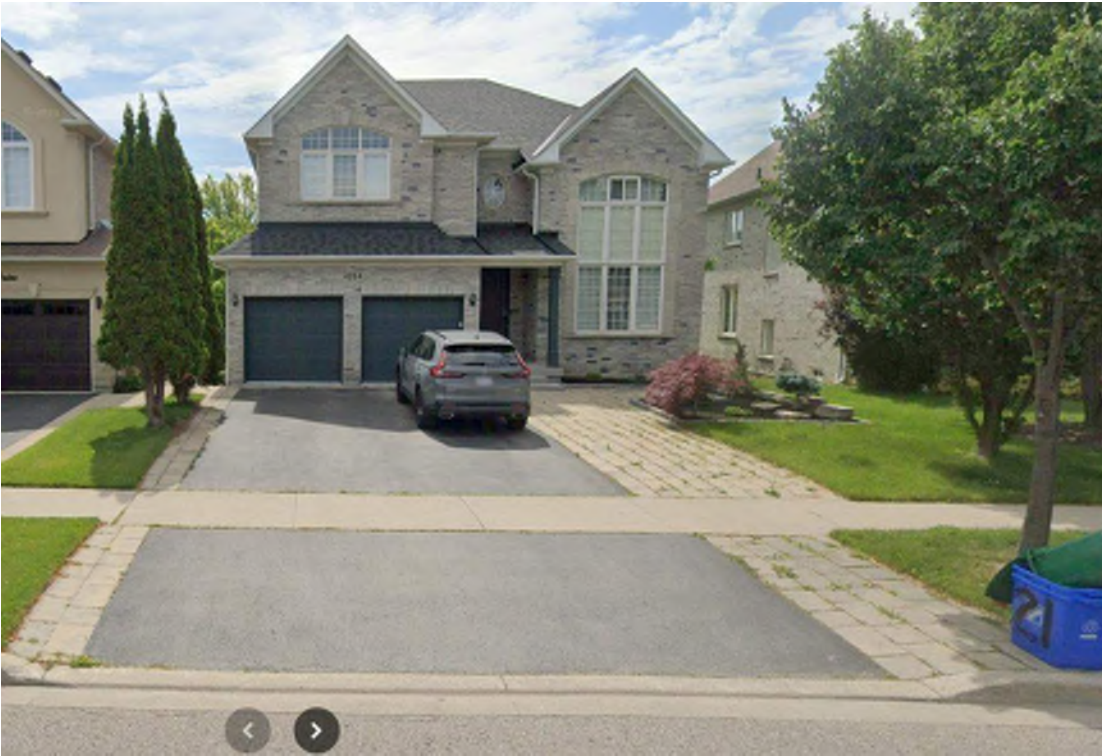
4243 Amaletta Crescent



4219 Amaletta Crescent



4207 Sarazen Dr



2205 Berwick Dr



2191 Berwick Dr

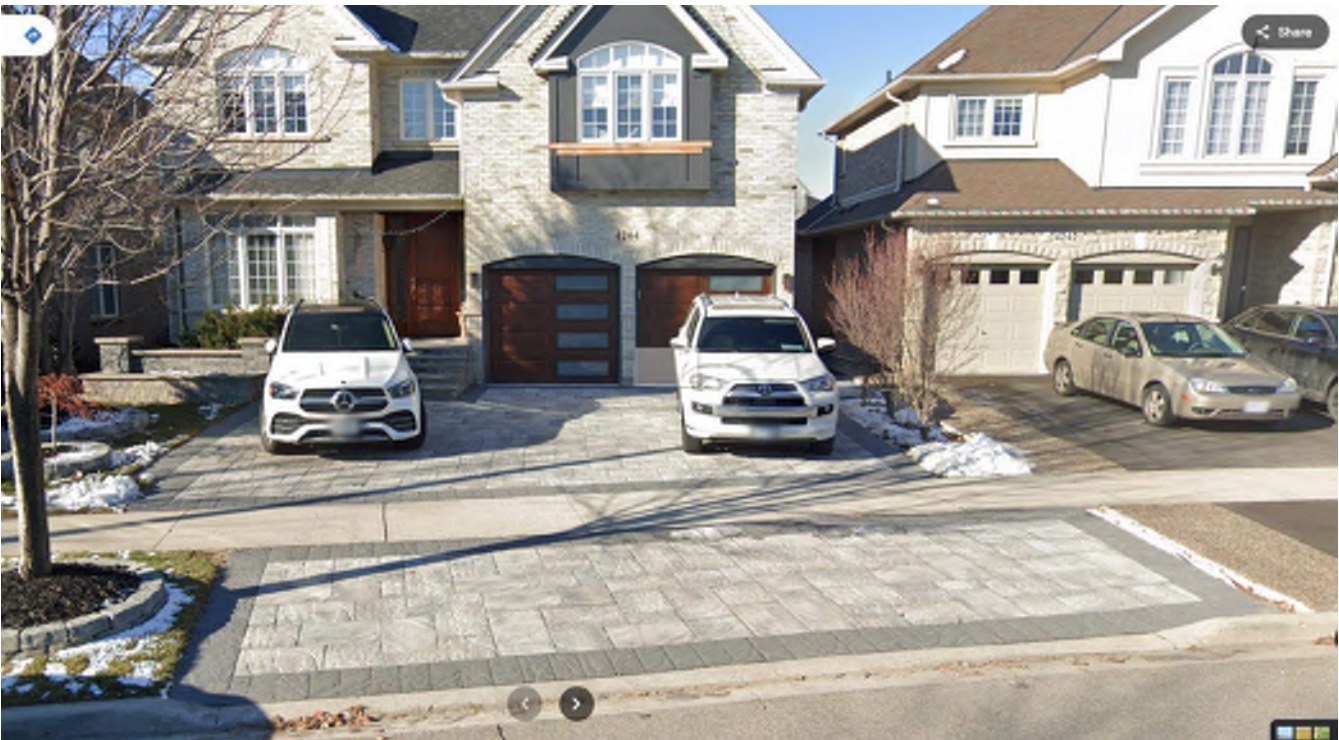
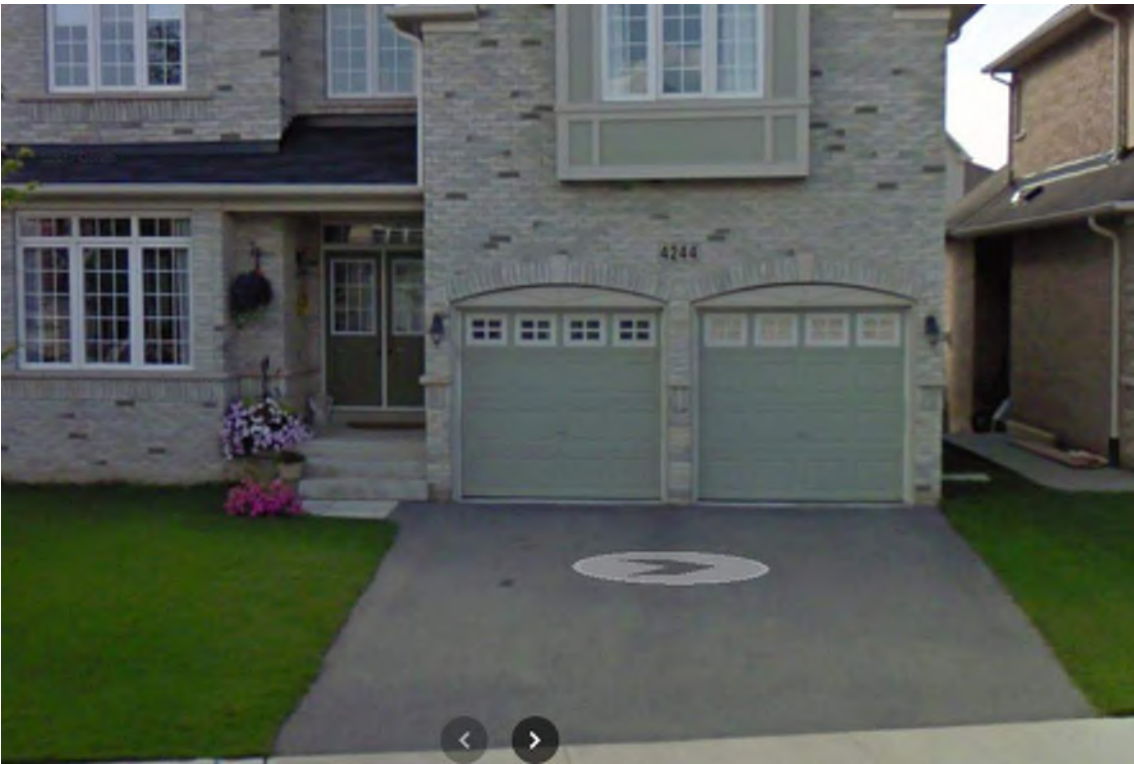
Before



After



4244 Kane Crescent



4242 Kane Crescent

Before



4210 Kane Crescent



To : Committee of adjustments - City of Burlington

By signing this letter I am stating that I have no problem with the landscaping job done at 2532 Boros Rd including the driveway renovation and driveway widening.

Address	Name	Phone	Date	Signature
2534 Boros Rd Burlington ON	Tammy Vigna	[REDACTED]	Aug. 18/21	T. Vigna
2536 Boros Rd BURLINGTON	Josuiud SIVA M-VITORIA SIVA	[REDACTED]	August 18/21	J. SIVA
2535 Boros rd Burlington ON	Natasha + Brad Otsuka	[REDACTED]	Aug 20/21	N. Otsuka
2539 Boros Rd Burlington, ON	Gordon Chan	[REDACTED]	Aug 20, 21	G. Chan
2538 Boros Rd Burlington, ON	Soh Kim & Mike Berger	[REDACTED]	Aug 20/21	S. Kim
2541 BOROS RD Burlington, ON	Giovanni Stecca	[REDACTED]	Aug 20/21	G. Stecca
2543 Boros Rd	Jim Mohan	[REDACTED]	Aug 19/21	J. Mohan
2530 Boros Rd.	Alicia Belshaw	[REDACTED]	Aug. 20/21	A. Belshaw
2533 Boros Rd	DAVID LOBO	[REDACTED]	Aug 21/21	D. Lobo
2528 Boros Rd	SONIA PUNICHER	[REDACTED]	Aug Sept 3/21	S. Punicher