

PROPERTY	2532 Boros Rd. PLAN M738 LOT 91 City of Burlington, Region of Halton
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DECISION 540-02-A-024/25:

Having regard for the requirements of Section 45 Sub-section (1) of the *Planning Act*, RSO. 1990, c. P.13, as amended;

And after having fully considered as part of their deliberations and final decision on this matter any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision, and any and all oral submission related to this application that were made at the public hearing held under the *Planning Act*; **Majority of members supported the application, therefore;**

The Committee **GRANTS** the application under **File 540-02-A-024/2025** at **2532 Boros Rd., Burlington:**

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.

The reasons for the Committee’s decision are that:

1. The general intent and purpose of the Official Plan **will** be maintained.
1. The general intent and purpose of the zoning by-law **will** be maintained.
2. The requested variances **are** desirable for the appropriate development or use of the property.
3. The requested variances **are** minor.

In addition to satisfying the four tests, the Committee’s rationale for supporting the application include: the design did not introduce pavement directly up to the side lot line, as the width of the property accommodated the driveway widening while still preserving soft landscaping along both adjacent lots—approximately one metre beside 2530 Boros Road and 5.89 metres beside 2534 Boros Road; improved the functionality of the site and did not introduce adverse impacts to adjacent property owners

CONDITIONS:

The decision of the subject minor variance application is subject to the following conditions. Conditions as listed below must be fulfilled within the time period specified which period begins from the last date of appeal. Any time period given is a maximum period only and cannot be extended.

These variances are for the life and repair of the single detached residential use only; any construction associated with this approval shall be substantially in accordance with the plans submitted in support of the application.

The following conditions must be satisfied within 2 years for the subject site:

1. The Applicant shall apply for a Pre-Building Permit Application;

The Applicant is advised of the following notes:

1. A building permit is required for all construction.
1. Permit application drawings are to be prepared by a qualified designer as per Div. C., Section 3.2 - Qualifications of Designers and OBC 2024.
2. A zoning clearance certificate is required for the front porch steps.

3. Variances have been identified based on the plans submitted for zoning review. If additional variances are identified when a Pre-Building Approval is made, they will be the responsibility of the applicant to obtain.
4. The zoning review is based on the portion of the site affected by the proposed development only.
5. The variances are being reviewed under Section 45(1) of the *Planning Act*.
6. A grading and drainage clearance certificate may be required.
7. A tree permit will be required for any and all work around regulated trees in accordance with the City's Tree By-laws. Revisions to the report and/or plans may be required through the tree permit process.

The decision of the Committee is subject to a 20-day appeal period that starts today. The Secretary-Treasurer will mail a copy of the decision within 10 days of this meeting.

"F. Capuano"
F. Capuano, Chair

"J. Riddell"
J. Riddell, Vice Chair

"E. Westerhof"
E. Westerhof, Member

"B. Ursel"
B. Ursel, Member

"P. Calleja"
P. Calleja, Alt. Member

Date of hearing: **WEDNESDAY APRIL 8, 2026**
Last day to appeal: **TUESDAY, APRIL 28, 2026**

I certify this to be a true copy of the committee's decision.



Catherine Susidko-Petriczko
Secretary Treasurer, Committee of Adjustment