

PROPERTY	881 Glenwood Ave. PLAN 732 LOTS 114,115 City of Burlington, Region of Halton
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**DECISION 540-02-A-066/25:**

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-066/2025** at **881 Glenwood Ave., Burlington:**

1. To permit a building height of 10.1 m instead of the maximum permitted 10.0 m for a proposed two storey dwelling with a peaked roof.
2. To permit a dwelling depth of 20.3 m instead of the maximum permitted 18 m measured from building wall closest to front lot line to the building wall closest to the rear lot line for a proposed two storey dwelling with attached garage.
3. To permit a proposed attached garage to project 2.2 m beyond the longest portion of a wall facing a street whereas Zoning By-law 2020 does not permit an attached garage with a garage door facing a street to project beyond the longest portion of a wall facing a street and containing residential floor area on the first storey of a dwelling.
4. To permit a north-west side yard encroachment of 0.6 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.
5. To permit a 1.1 m roof overhang encroachment instead of the maximum permitted 0.5 m for a proposed one storey accessory building in the rear yard.
6. To permit a 3.7 m walkway width whereas Zoning Bylaw 2020 permits a maximum walkway width of 2 m in combination with a circular driveway.

The reasons for the Committee's decision are that:

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

In addition to satisfying the four tests, the Committee's rationale for supporting the application include: variances largely related to articulation, roof form, and design details rather than any meaningful increase in footprint, massing, or intensity; cumulatively, they produced a cohesive design that reduced perceived scale through varied roof planes, porch elements, and a reduced second-floor footprint; minor roof encroachments and a short walkway widening did not materially expand the building or reduce landscaping; the height increase was minimal and limited to small roof-ridge portions, the added depth was primarily a rear projection, and the garage projection was balanced by the front porch; overall, the proposal maintained appropriate setbacks, landscaping, and neighbourhood compatibility, resulting in no undue impacts on adjacent properties or the streetscape.

**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.
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.
3. A grading and drainage clearance certificate may be required.
4. 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.
5. Conservation Halton approval is required.
6. 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.
7. This approval does not include an Additional Residential Unit.
8. The variances are being reviewed under Section 45(1) of the Planning Act.

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, Chair

J. Riddell, Vice Chair

E. Westerhof, Member

B. Ursel, Member

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.

C. Susidko-Petriczko

Catherine Susidko-Petriczko
Secretary Treasurer, Committee of Adjustment