

DN/A-14:50 (93 Head Street, Dundas)

PLANNING and ECONOMIC DEVELOPMENT DEPARTMENT

Development Planning – West:

The applicant is proposing to construct an attached carport to an existing single detached dwelling.

Provincial Policy Statement

The application is consistent with the Provincial Policy Statement.

Urban Hamilton Official Plan

The subject property is designated "Neighbourhoods" in the Urban Hamilton Official Plan. The following polices apply:

E.3.2.3 The following uses shall be permitted on lands designated Neighbourhoods on Schedule E-1 – Urban Land Use Designations:

- a) residential dwellings, including second dwelling units and housing with supports;

E.3.3.2 Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

Town of Dundas Zoning By-law 3581-86

The subject property is zoned Single Detached Residential "R2" Zone in the Town of Dundas Zoning By-law, to which the proposed uses comply.

Variance 1

The intent and purpose of a minimum side yard is to ensure adequate privacy, access, maintenance and drainage. The proposed carport does not pose any issue with regard to these considerations. Provided engineering staff have no concerns with drainage, staff are supportive of this variance.

Recommendation:

It is the opinion of staff that the proposed variance is minor in nature, is desirable and appropriate for the use of the lands, and meets the intent and purpose of the Official Plan and Zoning By-law. Therefore, staff recommends that the proposed variance be **Approved**.

Building Division:

1. This application will permit the construction of a 32.0m² attached garage to the existing single detached dwelling notwithstanding that a minimum side yard of 0.6m, with further eaves projection, shall be provided instead of the minimum required 3.0m.
2. Building permit 02-194859 issued on November 27, 2002, (Addition to rear of existing garage) remains not finalized.
3. Order to Comply 03-198615, dated February 6, 2003, is still outstanding.
4. Zoning By-law Violation 03-198617, dated February 6, 2003, remains outstanding. Please contact the Municipal Law Enforcement Section of the Parking and By-law Services Division at 905-546-2424 extension 2782 for further information.
5. The Ontario Building Code prohibits an unprotected opening in a building face adjacent to a side yard less than 1.2m in width.
6. A building permit is required for the construction of the proposed attached garage.

Development Engineering – West:

For the information of the committee, if the existing drainage pattern is maintained, we have no issues with this application.

Hamilton Municipal Parking System (Parking Services):

No Comment

PUBLIC WORKS DEPARTMENT

Traffic, Engineering and Operations Division:

No Comment

See attached for additional comments.