



Hamilton

**STAFF COMMENTS**

**HEARING DATE: February 13, 2024**

HM/A-23:350 – 193 Jaqueline Boulevard, Hamilton

**Recommendation:**

Development Planning - Approve

**Proposed Conditions:**

N/A

**Proposed Notes:**

N/A



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**Development Planning:**

**Background**

The purpose of this application is to permit a roofed over patio within the rear yard of an existing Single Detached Dwelling.

The following variance is requested:

1. A minimum Rear Yard setback of 5.9 metres shall be provided instead of the minimum required Rear Yard Setback of 7.5 metres.

**Urban Hamilton Official Plan**

The subject lands are identified as “Neighbourhoods” on Schedule E – Urban Structure and designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan.

**Former City of Hamilton Zoning By-law No. 6593**

The subject lands are zoned “B-2” (Suburban Residential) District, which permits a single detached dwelling.

**Analysis**

The applicant is proposing minimum rear yard setback of 5.9 metres instead of the minimum required rear yard setback of 7.5 metres to accommodate a roofed over patio. The variance will not result in loss of rear yard amenity space. A roof over patio will enhance the useability and desirability of the amenity space. Staff do not foresee any negative impacts on adjacent properties with the reduction of the rear yard setback. The variance is minor and in keeping with the Zoning By-law. Staff support this variance.

Based on the preceding information, the requested variance maintains the general intent and purpose of the Urban Hamilton Official Plan and the former City of Hamilton Zoning By-law No. 6593. The variance is considered to be minor in nature and desirable for the appropriate use of the property.

**Zoning:**

Recommendation:	No comments.
Comments:	1. The City of Hamilton is continuing to develop Hamilton Zoning By-law 05-200 which encompasses the former City of Hamilton and the five (5) outlining municipalities. Please be advised that the next



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	phase is the Residential Zones Project which will include Low Density Residential Zones. The subject property may be impacted by upcoming changes scheduled to be heard at the Planning Committee meeting of February 23, 2024.
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**Development Engineering:**

Recommendation:	No comments.
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**Transportation Planning:**

Recommendation:	No comments.
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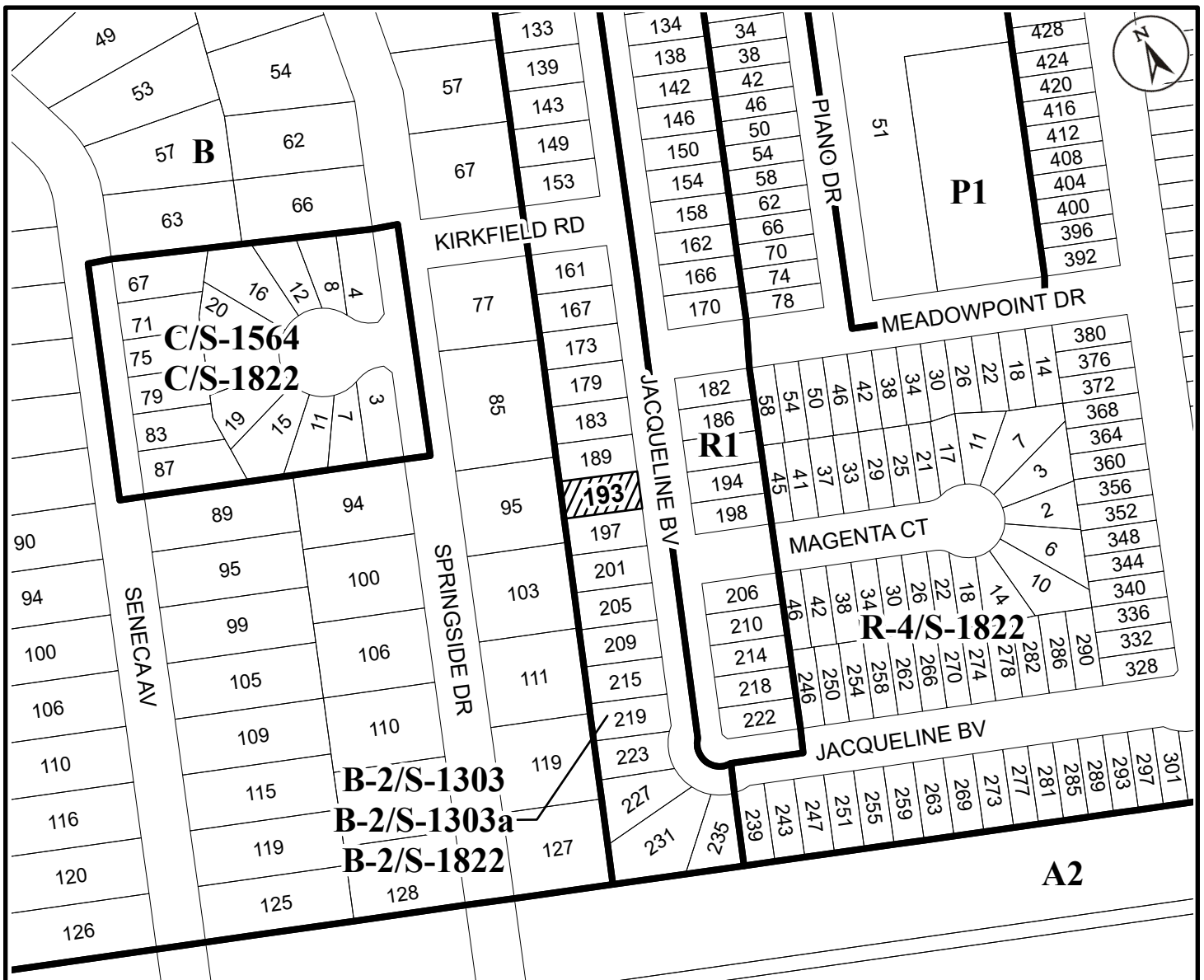
**Building Engineering:**

Recommendation:	Comments Only
Comments:	A building permit is required for the construction of the proposed roof over patio.

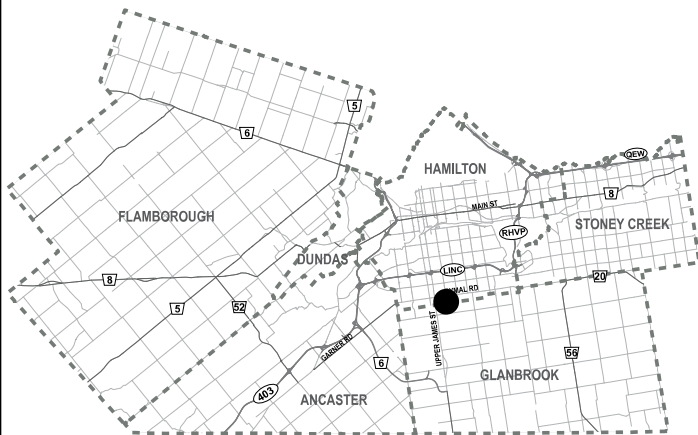
**Legislative Approvals:**

Recommendation:	No comments.
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Please Note: Public comment will be posted separately, if applicable.



● Site Location



**City of Hamilton**

**Committee of Adjustment**

**Subject Property**



193 Jaqueline Boulevard, Hamilton (Ward 8)

**File Name/Number:**

HM/A-23-350

**Date:**

January 30, 2024

**Technician:**

AL

Map Not To Scale

**Appendix "A"**



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