



Hamilton

STAFF COMMENTS

HEARING DATE: April 23, 2024

A-24:56 – 76 Chudleigh Street, Flamborough

Recommendation:

Approve

Proposed Conditions:

Proposed Notes:



Hamilton

Development Planning:

Background

To facilitate the construction of a proposed below grade stair to establish a Secondary Dwelling Unit.

Analysis

Urban Hamilton Official Plan

The subject lands are designated “Neighbourhoods” in Schedule E-1– Urban Land Use Designations within the Urban Hamilton Official Plan. Policies B.2.4.4 and E.3.4.3, among others, are applicable and permit the use.

West Waterdown Secondary Plan

The subject site is further designated “Low Density Residential 2e” on Map B.4.1-1 within the West Waterdown Secondary Plan. Policy B.4.1.3, among others, are applicable and permit the use.

Town of Flamborough Zoning By-law No. 90-145-Z

The subject site is zoned Urban Residential (Single Detached) “R1-2” Zone, Modified, which permits the use.

Variance 1

1. A minimum 1.13m northerly side yard setback shall be permitted instead of the minimum 1.2m side yard setback required.

The intent of this provision is to ensure sufficient access, drainage, and to provide a proper building envelope. Staff defers any drainage concerns to Development Engineering.

Staff are of the opinion that the variance maintains the general intent of the By-law as sufficient space for access and a proper building envelope is being provided. Staff are of the opinion the variance is minor in nature and desirable for the development as no negative impacts are anticipated to the subject site or surrounding area.

Staff are of the opinion that the variance meets the four tests of a minor variance. Based on the foregoing, **staff support the variance.**



Hamilton

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	1. Requested variance is required to facilitate the construction of a proposed below grade stair.
Proposed Notes:	

Development Engineering:

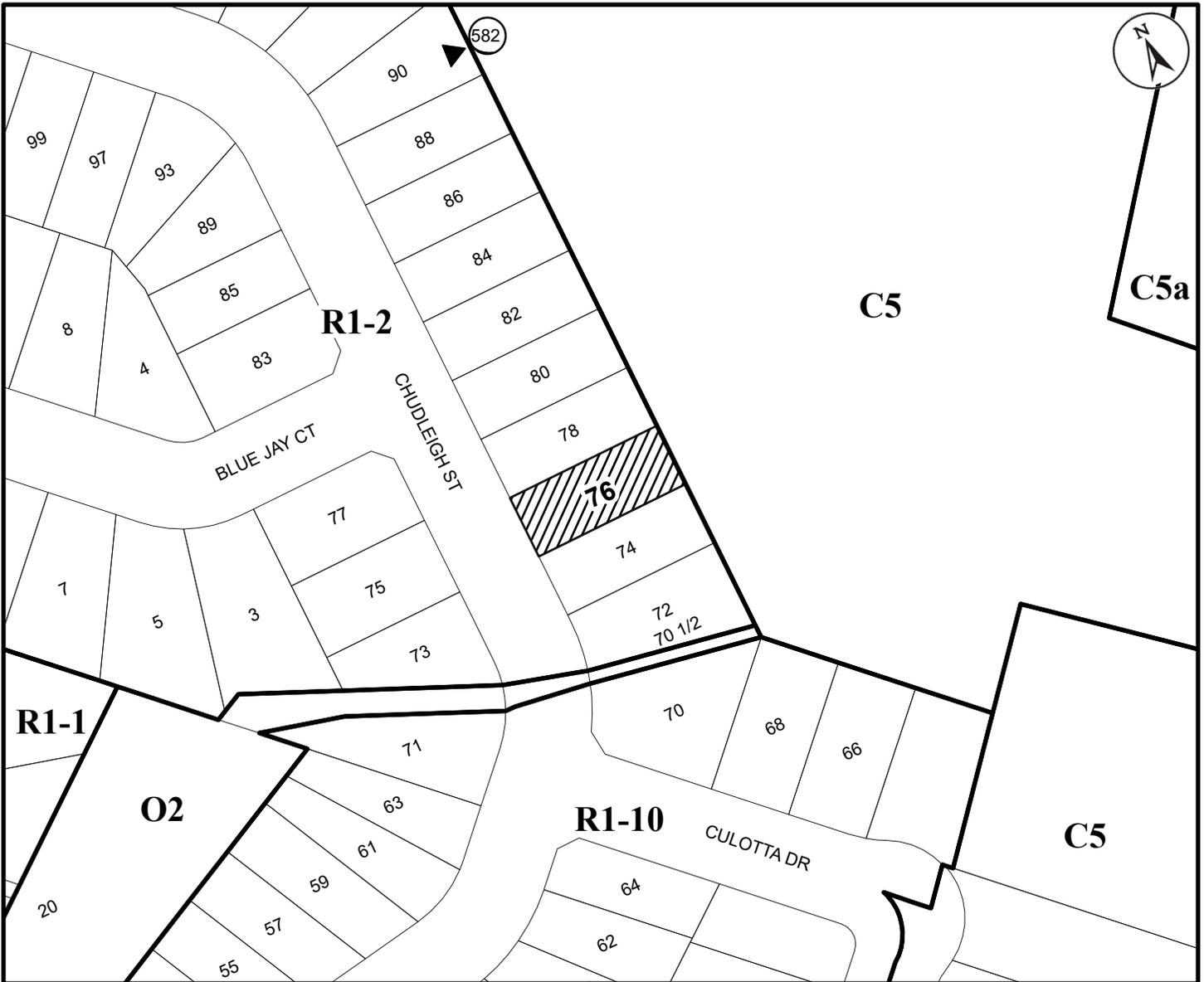
Recommendation:	No comments.
Proposed Conditions:	
Comments:	Provided the existing drainage pattern is maintained, Development Approvals has no comments.
Proposed Notes:	

Building Engineering:

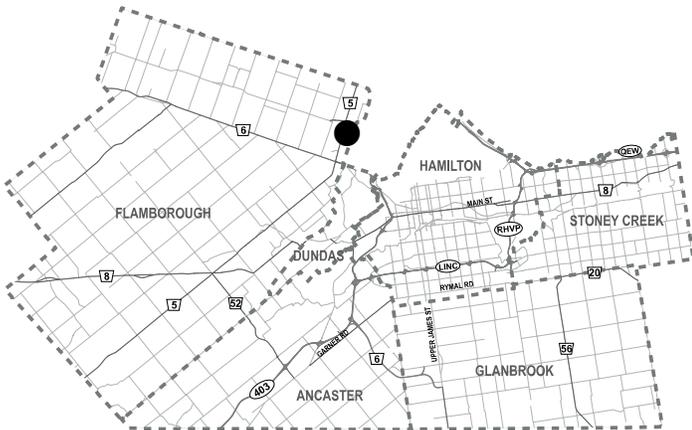
Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Proposed Notes:	A building permit is required for the construction of the proposed below grade stair. Be advised that Ontario Building Code regulations may require specific setback and construction types.

Transportation Planning:

Recommendation:	No comments
Proposed Conditions:	
Comments:	
Proposed Notes:	



● Site Location



City of Hamilton

Committee of Adjustment

Subject Property



76 Chudleigh Street, Flamborough (Ward 15)

File Name/Number:

FL/A-24:56

Date:

April 11, 2024

Technician:

NB

Map Not To Scale

Appendix "A"



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT