



Hamilton

**STAFF COMMENTS**

**HEARING DATE: May 7, 2024**

**A-24:72 – 19 Robertson Road, Ancaster**

Recommendation:

Approve with Conditions

Proposed Conditions:

1. That the rear yard variance only apply to the rear addition as shown on the submitted plan titled "Pavilion Site Plan" dated March 04, 2024.

Proposed Notes:



Hamilton

Development Planning:

### **Background**

To facilitate the construction of an attached roofed over structure in the rear yard.

### **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 E.3.4.3, among others, are applicable and permit the use.

#### **Meadowlands Neighbourhoods IV Secondary Plan**

The subject site is further designated “Low Density Residential 2b” on Map B.2.6-1 within the Meadowlands Neighbourhoods Secondary Plan. Policy B.2.6.1.4, among others, are applicable and permit the use.

#### **Town of Ancaster Zoning By-law No. 87-57**

The subject site is zoned Residential “R5-525” Zone, Modified, which permits the use.

### **Variance 1**

1. A minimum rear yard setback of 3.2m shall be provided instead of the minimum required rear yard setback of 7.0m

The intent of this provision is to provide amenity space, access, drainage, and a proper built form. Staff defer any drainage concerns to Development Engineering.

Staff notes that the rear yard reduction is only for a portion of an attached roofed over open air structure. Staff are of the opinion that the variance maintains the general intent of the By-law as sufficient access and a proper built form will be 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 recommend that if the variance is approved, that the minimum rear yard of 3.2 metres only be applied to the proposed addition, as per submitted plan “Pavilion Site Plan” dated March 4, 2024.

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

Zoning:



Hamilton

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

Development Engineering:

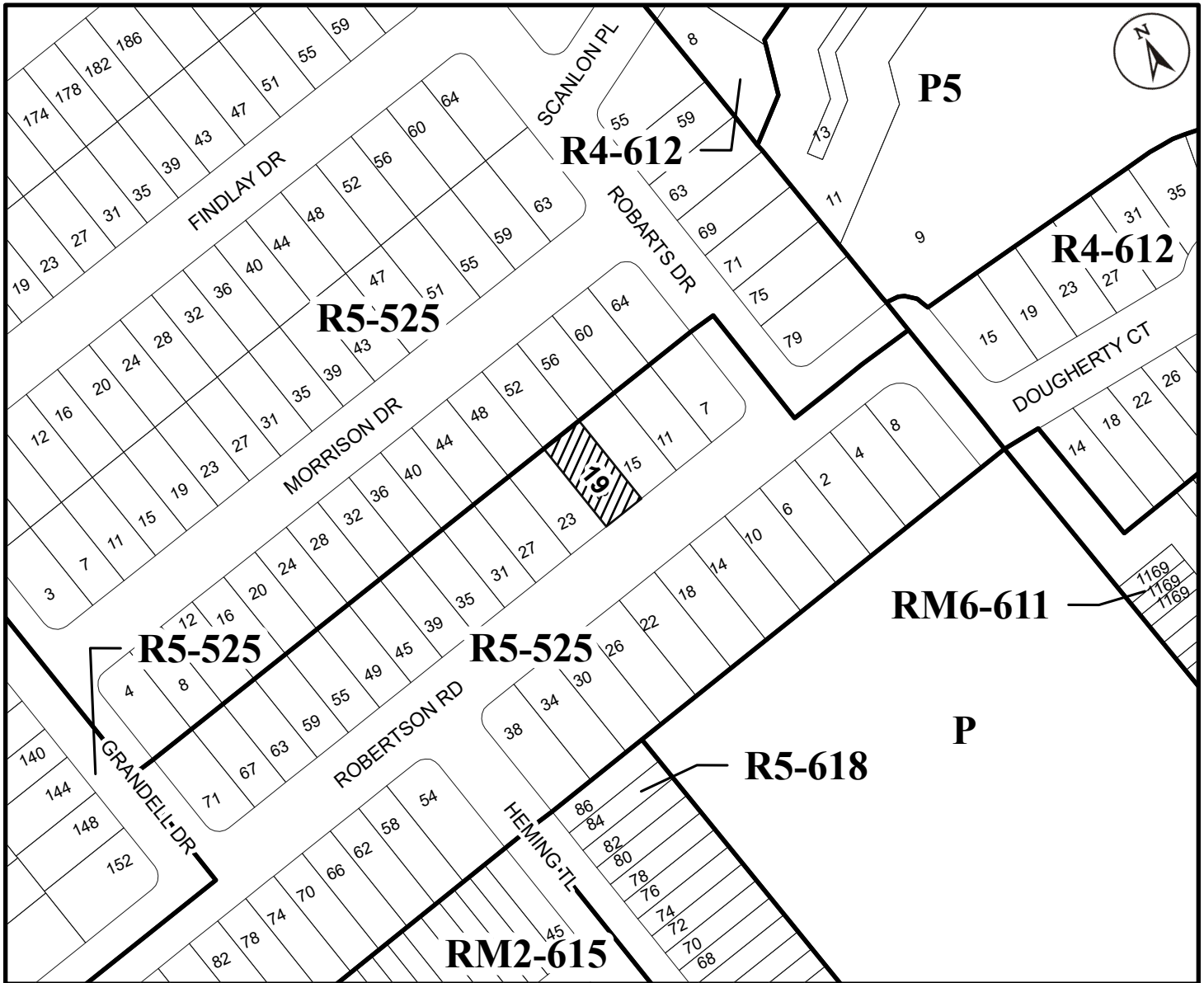
Recommendation:	Approve
Proposed Conditions:	
Comments:	We have no issue with the proposal providing the existing drainage pattern is maintained.
Proposed Notes:	

Building Engineering:

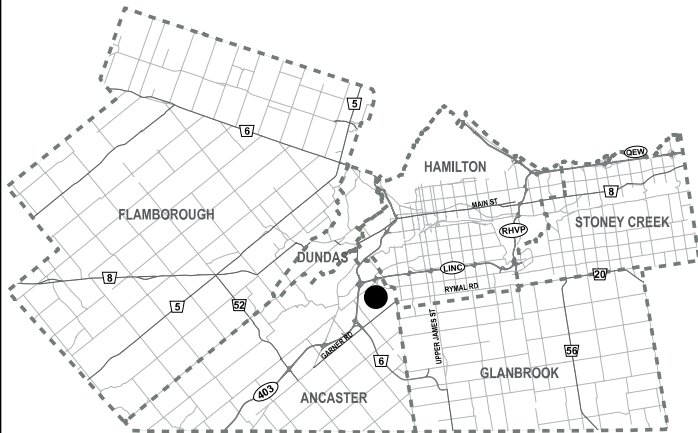
Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Proposed Notes:	A building permit is required for the construction of the proposed attached roofed over structure in the rear yard.  Be advised that Ontario Building Code regulations may require specific setback and construction types.

Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Proposed Notes:	



● Site Location



**City of Hamilton**

**Committee of Adjustment**

**Subject Property**



19 Robertson Road, Ancaster  
(Ward 12)

**File Name/Number:**

AN/A-24:72

**Date:**

April 25, 2024

**Technician:**

NB

Map Not To Scale

**Appendix "A"**



Hamilton