



Hamilton

STAFF COMMENTS
HEARING DATE: May 7, 2024

A-24:63 – 67 Cameron Avenue, Dundas

Recommendation:

Approve

Proposed Conditions:

Proposed Notes:



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Development Planning:

Background

To permit an alteration to the previously existing carport to an attached, enclosed structure.

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.

Town of Dundas Zoning By-law No. 3581-86

The subject site is zoned Single Detached Residential “R2” Zone, which permits the use.

Variance 1

A minimum side yard setback of 1.2 metres shall be permitted instead of the minimum required side yard setback of 5.0 metres on one side of an interior lot upon which there is no garage or carport.

The intent of this provision is to provide access, drainage, and a proper built form. In particular, it is to provide vehicular access and parking the side and/or rear yards. Staff defer any drainage concerns to Development Engineering.

Staff note that the variance is to recognize an existing condition. Staff are of the opinion that the variance maintains the general intent of the By-law as sufficient space will be provided for pedestrian access and a proper built envelope. Staff note that a 1.2 metre side yard setback is a typical side yard setback for more recent Zoning By-laws, and that sufficient parking area is maintained in the front yard. 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.**

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	1. Please be advised, as per Zoning By-Law Amendment 24-052, the property has been amended from the previous R2 Zone under Dundas



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	<p>Zoning By-Law 3581-86 to the R1 Zone under Hamilton Zoning By-Law 05-200. Please note however that the property remains subject to both the requirements under Dundas Zoning By-Law 3581-86 and Zoning By-Law 05-200 until such time that Zoning By-Law Amendment 24-051 has been deemed Final and Binding.</p> <p>2. Be advised, insufficient information has been provided to determine compliance with applicable parking regulations. Please note, should the alteration/ construction of the enclosed, attached structure result in the removal of an existing, required parking space the applicant shall ensure all proposed parking spaces comply with the requirements of Section 5 of Hamilton Zoning By-Law 05-200. Furthermore, should any parking spaces be proposed that were not previously existing as of the date of the passing of Zoning By-Law Amendment 24-052 on April 10, 2024, additional variances may be required should the proposed parking spaces not be provided as Electric Vehicle parking spaces.</p> <p>3. Be advised, insufficient information has been provided to determine compliance with applicable parking regulations. Please note, should the alteration/ construction of the enclosed, attached structure result in the removal of an existing, required parking space the applicant shall ensure all proposed parking spaces comply with the requirements of Dundas Zoning By-Law 3581-86. Should parking conditions have been altered due to construction and compliance with proposed spaces is not possible, additional variances may be required.</p>
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:	

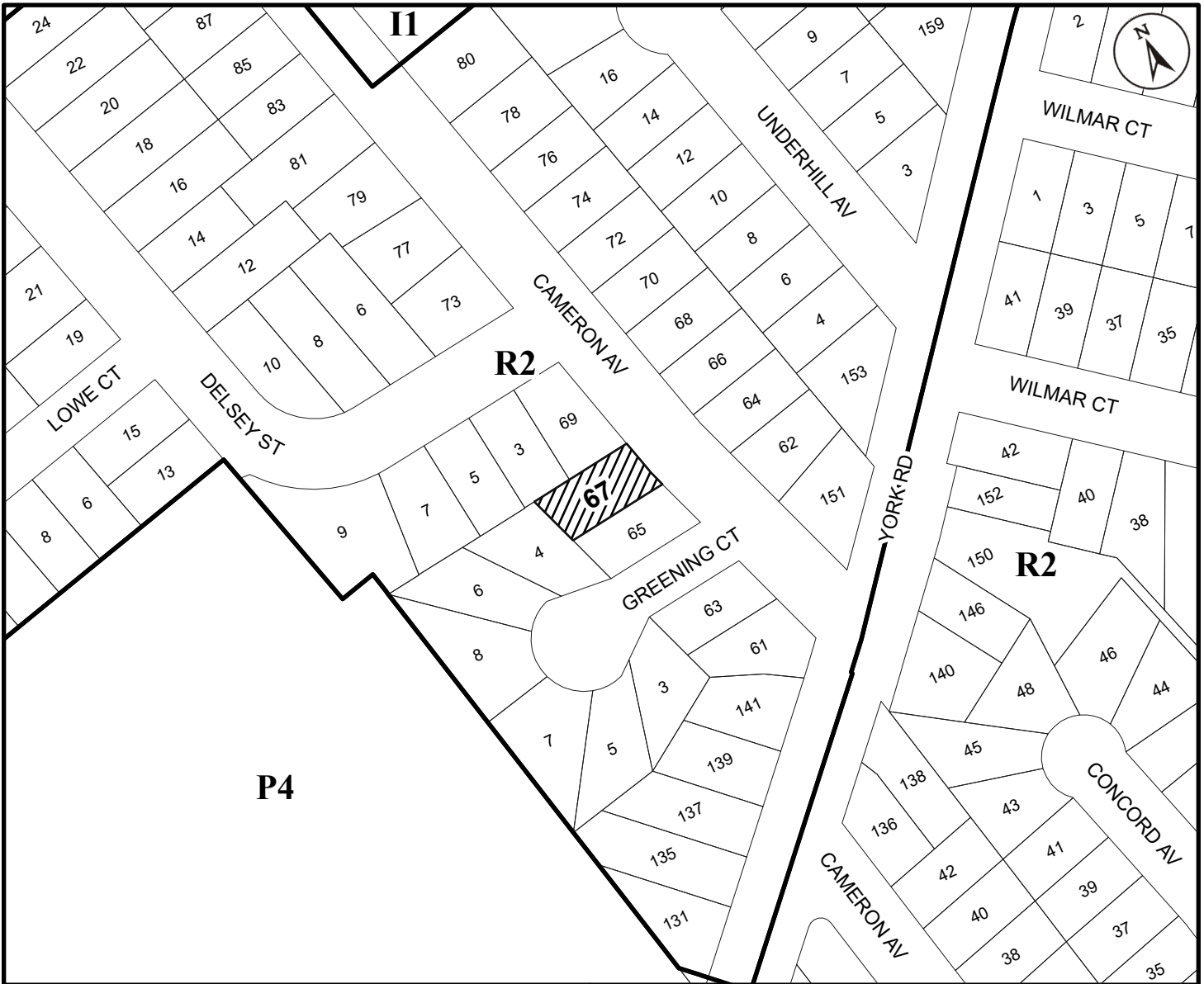


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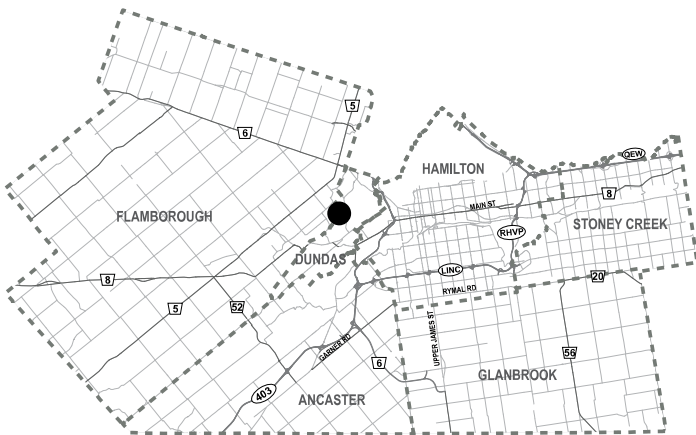
Proposed Notes:	<p>Order to Comply 21-135071, dated June 30, 2021 remains outstanding.</p> <p>A building permit is required for the alteration of the previously existing car port to an attached, enclosed structure</p> <p>Be advised that Ontario Building Code regulations may require specific setback and construction types.</p>
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Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Proposed Notes:	



● Site Location



City of Hamilton

Committee of Adjustment

Subject Property



67 Cameron Avenue, Dundas
(Ward 13)

File Name/Number:

DN/A-24:63

Date:

April 25, 2024

Technician:

NB

Map Not To Scale

Appendix "A"



Hamilton