



Hamilton

STAFF COMMENTS

HEARING DATE: July 23, 2024

A-24:136 – 35 Citation Crescent, Ancaster

Recommendation:

- Approve
- Amend Variance 2

Proposed Conditions:

Proposed Notes:



Hamilton

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HEARING DATE: July 23, 2024

Development Planning:

Background

The purpose of this application is to permit the construction of an Accessory Building in the rear yard.

The following variances are requested:

1. An Accessory Building shall be located 0.9 metres from an interior side yard instead of the requirement that an Accessory Building shall not be located in any minimum side yard.
2. An Accessory Building shall be located 1.09 metres from an interior side yard instead of the requirement that an Accessory Building in excess of 12 square metres ground floor area shall not be located in any minimum rear yard.

Staff note that Variance 2 should be amended to the following:

2. An Accessory Building shall be located 1.09 metres from a rear lot line instead of the requirement that an Accessory Building in excess of 12 square metres in ground floor area shall not be located in any minimum rear yard.

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. The “Neighbourhoods” designation permits single detached dwellings and accessory structures.

Former Town of Ancaster Zoning By-law No. 87-57

The subject lands are zoned Residential 3 “R3-329” District, which permits a single detached dwelling and accessory structures.

Analysis

Variations 1 and 2

The applicant is proposing an accessory structure to be located 0.9 metres from the westerly interior side lot line (Variance 1) instead of the requirement that an accessory building shall not be located in any minimum side yard. The proposed accessory building will also be located 1.09 metres from the northerly rear lot line (Variance 2), instead of the requirement that an accessory building in excess of 12 square metres in ground floor area shall not be located in any minimum rear yard.



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This subject property is a corner lot, the rear yard is well screened with a fence and the backyard has ample landscaping and a pool, which restricts the location of the proposed accessory structure. The proposed accessory structure will not be visible from the streetscape and will be 41.1 square metres in gross floor area. The proposed setbacks still provide an appropriate separation from the lot line for access and maintenance. Planning staff defer any drainage or grading concerns to Development Engineering. Staff do not foresee any adverse impacts with the proposed size and the location of the accessory building and consider the variances to be minor in nature and desirable for the appropriate development of the property. Staff support these variances.

Based on the foregoing, the requested variances maintain the general intent and purpose of the Urban Hamilton Official Plan and the Former Town of Ancaster Zoning By-law No. 87-57. The variances are considered to be minor in nature and desirable for the appropriate development of the property.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<p>1.Variance #2 should be altered by deleting the words “and interior side” and replacing it with “a rear” so that it reads as follows:</p> <p><i>“An Accessory Building shall be located 1.09 metres from a rear yard instead of the requirement that an Accessory Building in excess of 12 square metres ground floor area shall not be located in any minimum rear yard.”</i></p> <p>The amendment is required to address the appropriate yard setback.</p>
Notes:	

Development Engineering:

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

Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	



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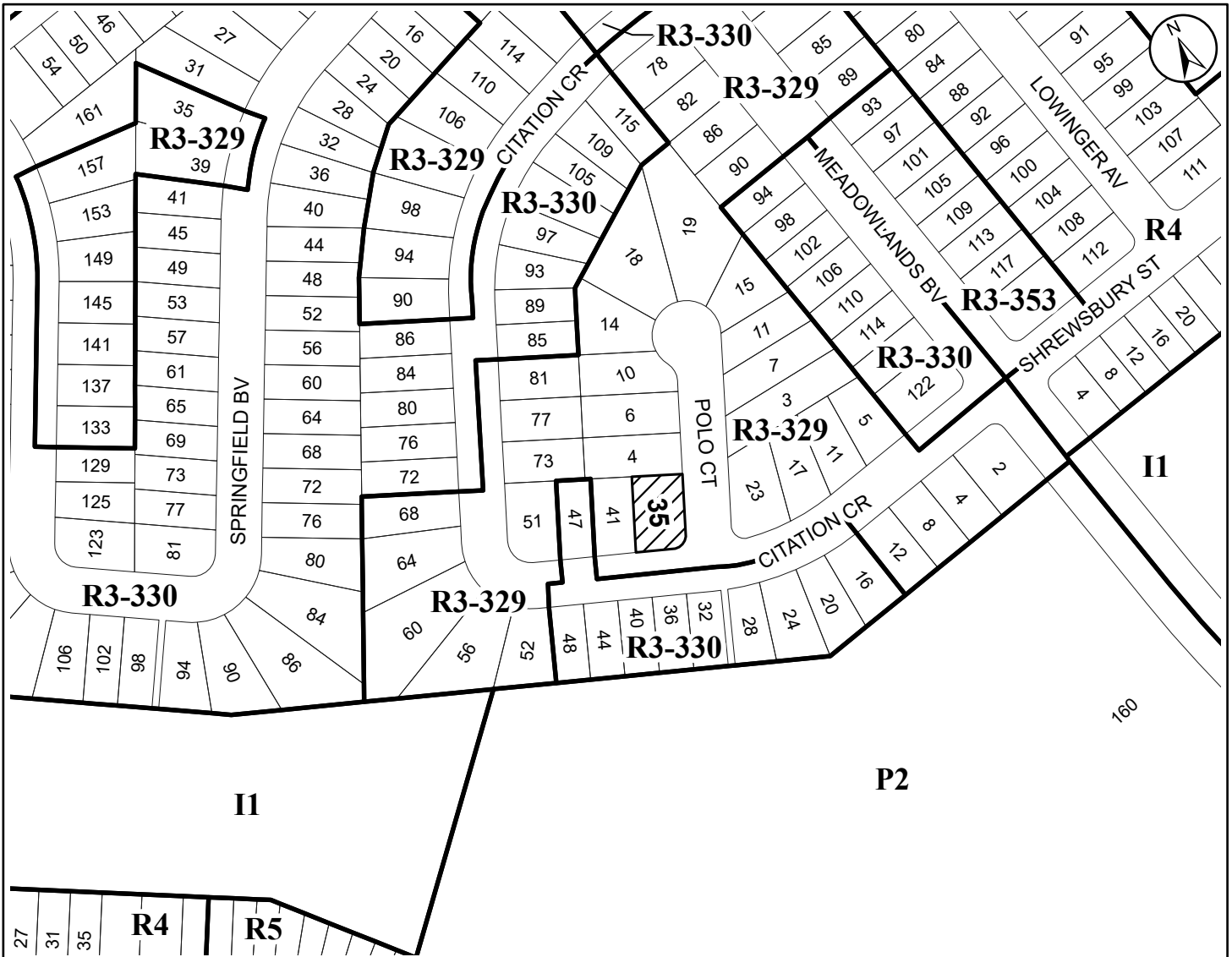
HEARING DATE: July 23, 2024

Comments:	
Notes:	A building permit is required for the construction of the proposed accessory building in the rear yard. Be advised that Ontario Building Code regulations may require specific setback and construction types.

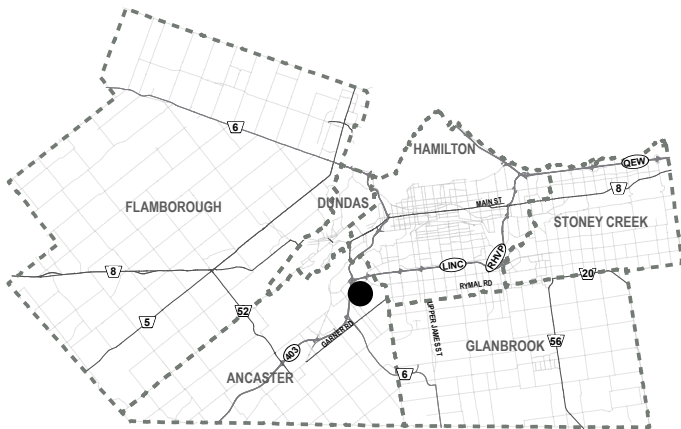
Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

Please Note: Public comment will be posted separately, if applicable.



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



35 Citation Crescent, Ancaster
(Ward 12)

File Name/Number:

A-24:136

Date:

July 5, 2024

Technician:

SH

Scale:

N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department