



Hamilton

**STAFF COMMENTS**

**HEARING DATE: September 10, 2024**

**A-24:177 (371 Skinner Rd., Flamborough)**

**Recommendation:**

Development Planning - Deny

**Proposed Conditions:**

**Proposed Notes:**



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**Development Planning:**

**Background**

To facilitate the construction of an additional dwelling unit within the existing semi-detached dwelling.

**Analysis**

**Niagara Escarpment Plan**

The subject lands are designated “Urban Area” under the Niagara Escarpment Plan. Section 2.2.11 permits a secondary dwelling unit within a single dwelling.

**Urban Hamilton Official Plan**

The subject lands are identified as “Neighbourhoods” in Schedule E – Urban Structure and are designated “Neighbourhoods” in Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan. Policy E.3.2.3, amongst others, is applicable and permits the existing semi-detached dwelling and proposed additional dwelling unit.

**Waterdown South Secondary Plan**

The subject lands are designated “Low Density Residential 3” in Map B.4.3-1 Land Use Plan of the Waterdown South Secondary Plan. Policy 4.3.3.6, amongst others, is applicable and permits the existing semi-detached dwelling.

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

The subject lands are zoned Urban Residential (Semi-detached and Link) (R4-6) Zone, Modified in Former Town of Flamborough Zoning By-law No. 90-145-Z. The existing semi-detached dwelling and proposed secondary dwelling unit are permitted uses.

**Variance 1**

1. To permit tandem parking whereas the Zoning By-law does not permit tandem parking.

The intent of this provision is to prevent parking for the additional dwelling unit from blocking or interfering with the normal use of the parking of the principle dwelling unit.



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Staff are concerned that the requested variance will potentially cause conflict or interfere between use of the parking spaces intended for the main dwelling unit and secondary dwelling unit. Therefore, staff are of the opinion that the requested variance does not maintain the intent of the Zoning By-law and is not minor in nature. Staff do not support the variance.

However, Staff would be supportive of a revised variance to permit zero required parking space for the proposed secondary dwelling unit, whereas the Zoning By-law requires one parking space.

Based on the foregoing, staff are of the opinion that Variance 1 does not maintain the intent of the Zoning By-law and is not minor in nature. **Staff recommend denial of Variance 1** and are supportive of the alternative noted above.

**Zoning:**

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

**Development Engineering:**

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

**Building Engineering:**

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	<p>Building Permit # 21-138142 01 issued on November 16, 2021, PERMIT REVISED to correct conditions.</p> <p>To construct a 2-storey, 288.19m2 semi-detached dwelling.  Model: Glendale Elev: 1A/1B  To install two (2) 21mm Water Meter(s)  To install two (2) 25mm Diameter Water Service.  To install two (2) 150mm Diameter Sanitary Building Sewer.  To install two (2) 150mm Diameter Storm Building Sewer.  Decks issued under separate permits.</p>



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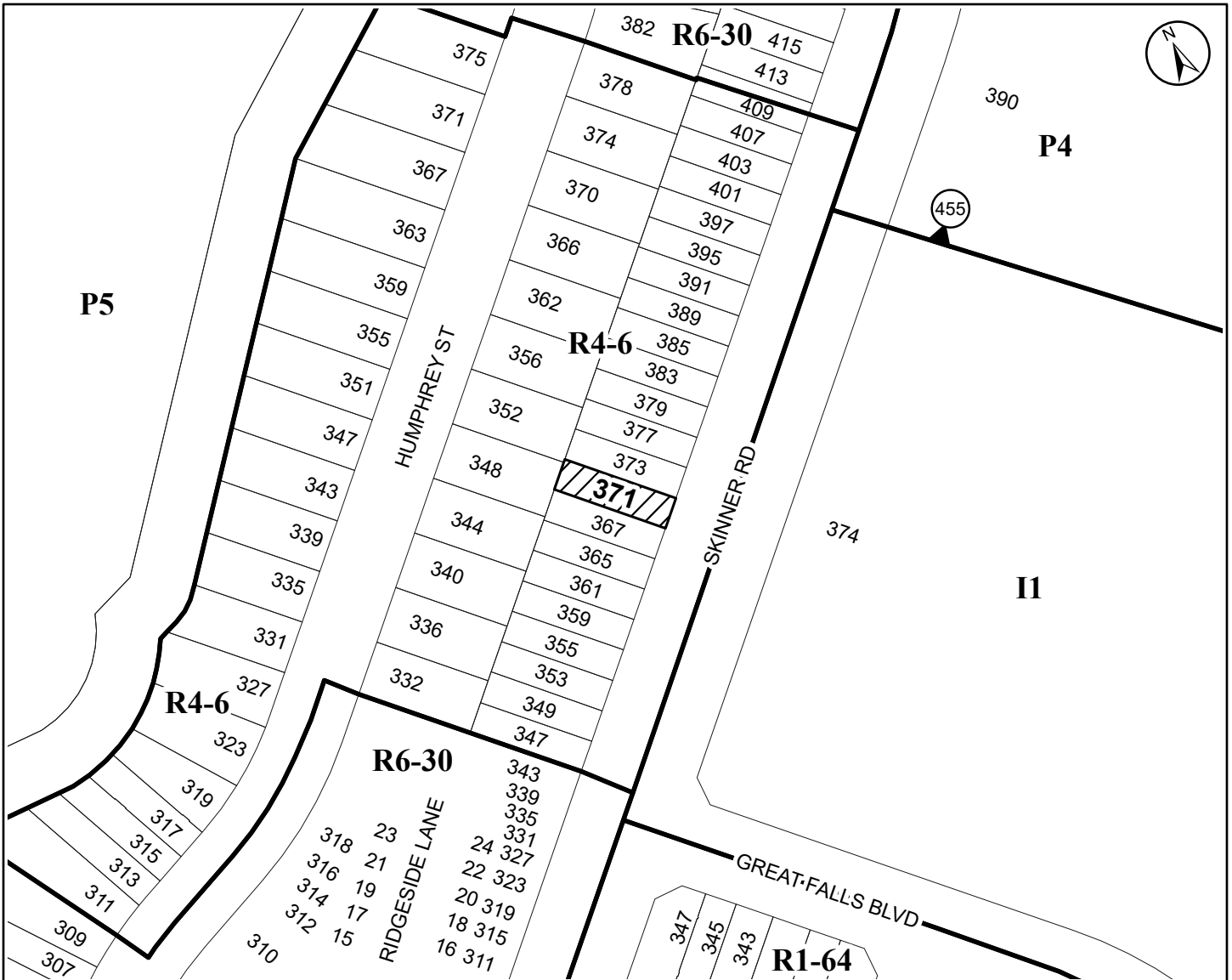
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	<p>A building permit is required for the construction of an accessory dwelling unit to complement the existing semi-detached dwelling.</p> <p>Be advised that Ontario Building Code regulations may require specific setback and construction types.</p>
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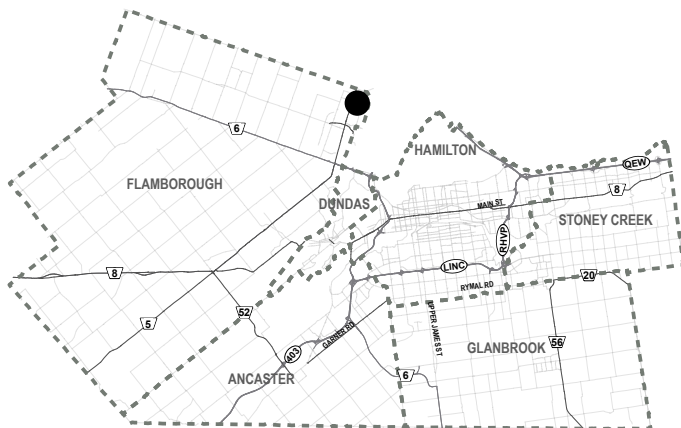
**Transportation Planning:**

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

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



● Site Location



**City of Hamilton**

# Committee of Adjustments

## Subject Property



371 Skinner Road, Flamborough  
(Ward 15)

File Name/Number:  
A-24:177

Date:  
August 27, 2024

Technician:  
SH

Scale:  
N.T.S.

Appendix "A"



**Hamilton**

Planning and Economic Development Department