



Hamilton

STAFF COMMENTS

HEARING DATE: September 24, 2024

A-24:196 - 98 Eastbourne Avenue, Hamilton

Recommendation:

Development Planning - Approve

Proposed Conditions:

Proposed Notes:



Hamilton

Development Planning:

Background

To facilitate the construction of a rear uncovered deck to the existing single detached dwelling.

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

Hamilton Zoning By-law No. 05-200

The subject site is zoned Low Density Residential – Small Lot (R1a) Zone, which permits the use.

Variance 1

1. The proposed deck shall be permitted to be located as close as 4.3m including associated steps to the rear lot line instead of the minimum 6.0m setback required.

The intent of this provision is to ensure sufficient space is provided for access and grading. Staff defers any grading concerns to Development Engineering.

Staff are of the opinion the variance maintains the general intent of the By-law as sufficient space is being provided for access. 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:	No Comments.
Proposed Conditions:	
Comments:	
Notes:	

Development Engineering:

Recommendation:	Comments Only
Proposed Conditions:	



Hamilton

STAFF COMMENTS

HEARING DATE: September 24, 2024

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

Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	A building permit is required for the construction of the proposed rear uncovered deck to the existing single detached dwelling. Be advised that Ontario Building Code regulations may require specific setback and construction types.

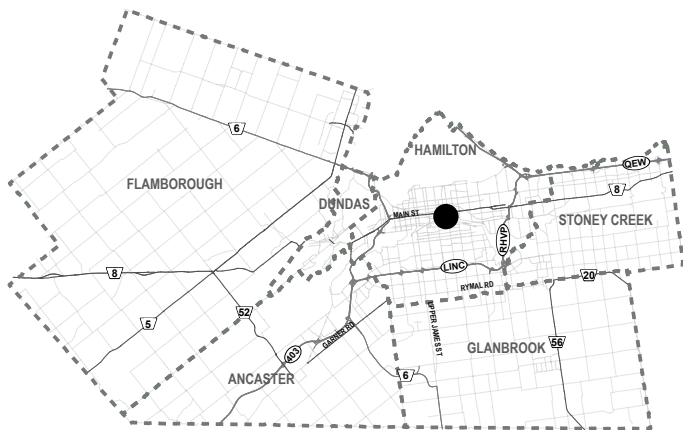
Transportation Planning:

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



98 Eastbourne Avenue, Hamilton
(Ward 3)

File Name/Number:
A-24:196

Date:
September 10, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton