



Hamilton

STAFF COMMENTS

HEARING DATE: March 27, 2025

A-25:009 — 13 Ravina Court, Ancaster

Recommendation:

Approve — Development Planning

Proposed Conditions:

1. That the owner demonstrate the proposed widened driveway does not encroach upon the northerly side lot line, to the satisfaction of the Director of Development Planning.

Proposed Notes:

Caution: Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Citizenship and Multiculturalism (MCM) should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).



Hamilton

Development Planning:

Background

The purpose of Minor Variance application A-25:009 is to permit the construction of an addition (attached garage) within the side yard of an existing single detached dwelling.

Analysis

Urban Hamilton Official Plan

The subject lands are identified as “Neighbourhoods” on Schedule E – Urban Structure and are designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan. Policy E.3.4.3, amongst others, is applicable and permits the existing single detached dwelling.

Natural Heritage

The subject property is located within the boundaries of the Urban Hamilton Official Plan. Based on Schedule B (Natural Heritage System) of the UHOP, Core Areas (i.e., Environmentally Significant Areas, Areas of Natural and Scientific Interest, Significant Woodlands, wetlands, and watercourses) as well as Linkages (natural features that ecologically connect Core Areas) have not been identified within or adjacent to the subject property. As a result, it is anticipated that the proposed development will not further negatively impact the City’s Natural Heritage System.

Through aerial photograph interpretation, trees have been identified within and adjacent to the subject property. The City recognizes the importance of trees to the health and quality of life in the community (i.e., canopy cover, energy conservation, mental health benefits) and encourages the protection and restoration of trees (policy C.2.11.1). In addition, the trees may be subject to the Ancaster Tree By-law (2000-118). Any tree protection is to be shown on a revised Plan.

Archaeology

The subject property meets two (2) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:

- 1) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody; and,
- 2) In an area of sandy soil in areas of clay or stone.



Hamilton

STAFF COMMENTS

HEARING DATE: March 27, 2025

These criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the *Planning Act* and Section 4.6.2 of the Provincial Planning Statement apply to the subject application.

If this variance is approved, the proponent must be advised by the Committee of Adjustment as follows:

“Caution: Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Citizenship and Multiculturalism (MCM) should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).”

Cultural Heritage

No comments.

City of Hamilton Zoning By-law No. 05-200

The subject lands are zoned Low Density Residential – Large Lot (R2) Zone in City of Hamilton Zoning By-law No. 05-200. Single detached dwellings are a permitted use.

Variance 1

1. A minimum 1.2 metre side yard shall be permitted instead of the minimum required 2.0 metre side yard setback.

The intent of this provision is to ensure there is sufficient space between a building and the side lot line for access, maintenance as well as stormwater management and drainage purposes. Staff defer to Development Engineering staff regarding drainage and stormwater management concerns.

Staff note that the proposed development includes both an addition (attached garage) to the existing single detached dwelling and the expansion of the existing driveway. Staff are concerned that the proposed widened driveway may encroach upon the neighbouring property to the north. Staff are recommending a condition of approval that the owner demonstrate the widened driveway does not encroach upon the northerly side lot line.



Hamilton

Staff are of the opinion that the proposed 1.2 metre side yard is sufficient for access and maintenance purposes. Therefore, it is staff's opinion that the requested variance maintains the intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate use or development of the land and is minor in nature. Provided Development Engineering staff have no concerns, staff support the variance.

Staff are of the opinion that the requested variance meets the four tests of a minor variance. Based on the foregoing, **staff recommend approval subject to recommended conditions.**

Zoning:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	No Zoning Comments
Notes:	

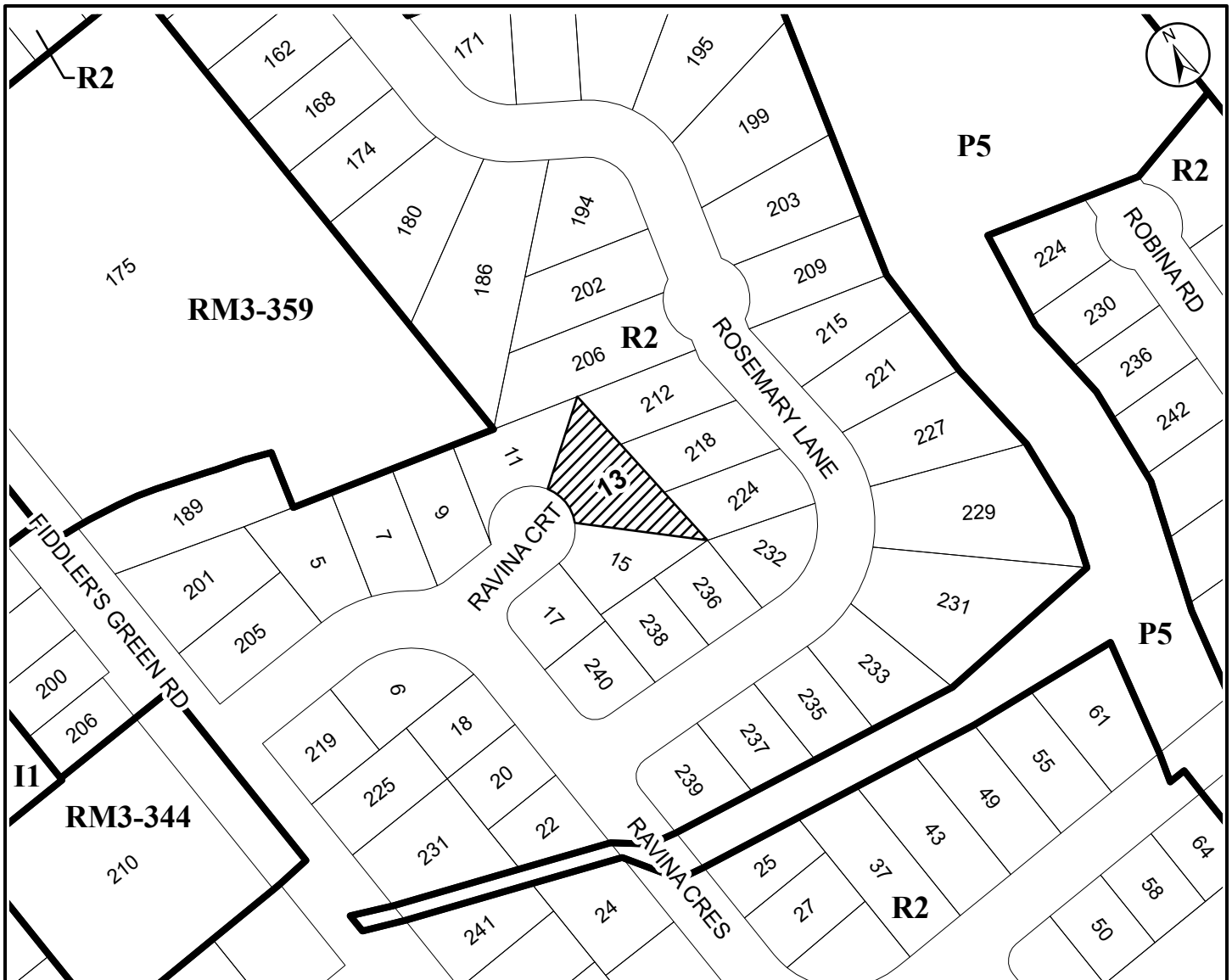
Development Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	Provided the existing drainage pattern is maintained, Development Engineering has no comments or objections to the minor variances as proposed.
Notes:	

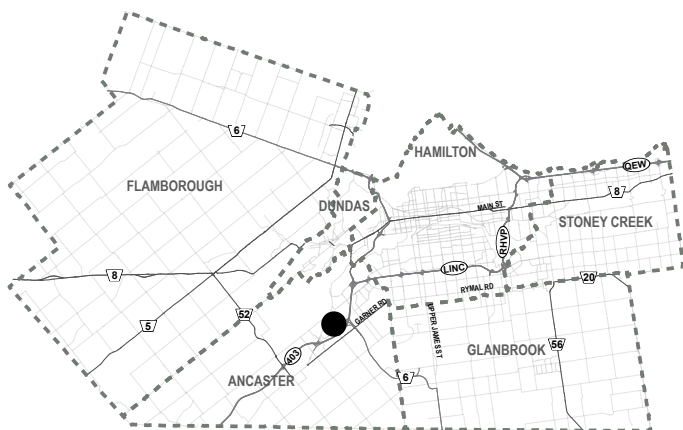
Transportation Planning:

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



13 Ravina Court, Ancaster
(Ward 12)

File Name/Number:
A-25:009

Date:
February 24, 2025

Technician:
DR

Scale:
N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department