

A-25:127 — 3 Camelot Drive, Hamilton

Recommendation:

Approve with the proposed conditions. — Development Planning

Proposed Conditions:

1. That the requested variances generally apply to the provided site sketch and elevation package found in the Notice of Public Hearing for file A-25:127 (3 Camelot Drive, Hamilton) being heard on August 14, 2025, to the satisfaction of the Director of Development Planning.

Proposed Notes:

A building permit is required for the construction of the proposed 1-storey addition to the existing single family dwelling. (Building Engineering)

Be advised that Ontario Building Code regulations may require specific setback and construction types. (Building Engineering)

Development Planning:

Background

To permit a one (1) storey addition in the Rear Yard of an Existing Single Detached Dwelling.

The following variance is requested:

1. A minimum Rear Yard Setback of 1.4 metres shall be provided instead of the minimum required Rear Yard Setback of 7.5 metres.

Urban Hamilton Official Plan

The subject property is designated “Neighbourhoods” on Schedule E-1 of the Urban Hamilton Official Plan. Policy E.3.2.3 a) permits residential dwellings, including second dwelling units and housing with supports. Policy E.3.4.3 a) permits single detached, semi detached, duplex, triplex, fourplex, and street townhouse dwellings. The subject property is not identified as being found within a Secondary Plan. Based on the policies found in Volume 1 of the official plan the existing single detached dwelling and proposed attached garage are permitted.

Natural Heritage

The subject property is located within the boundaries of the Urban Hamilton Official Plan (UHOP). 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 areas that ecologically connect Core Areas) have not been identified within or adjacent to the subject property. Natural Heritage Planning staff does not have any concerns with this application.

Archaeology

No Comments.

Cultural Heritage

No Comments.

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



Hamilton

STAFF COMMENTS

HEARING DATE: August 14, 2025

The subject property is zoned Low Density Residential (R1) Zone in Zoning By-law No. 05-200, which permits the existing single detached dwelling and proposed attached garage, subject to performance standards.

Analysis

Variance 1 as requested:

1. A minimum Rear Yard Setback of 1.4 metres shall be provided instead of the minimum required Rear Yard Setback of 7.5 metres.

The intent of the provision is to ensure that there is an adequate setback from the primary dwelling to the rear lot line to ensure adequate space for a rear yard amenity area, as well as to ensure sufficient separation distance between structures and adjacent lots to limit impacts related to privacy and overlook. Staff note that the lot is situated as a corner lot and the rear yard in question is functionally a side yard, while the primary amenity area is provided in the northly side yard, which is ± 6.9 metres in depth. Further there is sufficient amenity space on site and the proposed variance will not impact the functionality of the amenity space on site. The proposed 1.4 metre rear yard also provides sufficient space for access to the rear yard and for maintenance to the dwelling. Staff note that the rear yard proposed to be reduced, also primarily functions as a side yard and is directly adjacent to the dwelling to the east, so no impacts are anticipated on the amenity areas of adjacent lots. Further, the provided elevations are for a one storey garage inline with the existing built form of the dwelling and do not show windows that would generate privacy/overlook concerns on the lands to the east along the rear lot line. Based on the above, staff seek to include a condition to tie the requested variance to the provided sketch in the notice. Staff defer to Natural Heritage staff with respect to impacts on trees. Further, staff defer concerns relating to site drainage to Development Engineering staff for comment. Based on the forgoing staff recommend the **approval of proposed variance 1** as it maintains the four tests of a minor variance under the *Planning Act*.

Based on the forgoing, staff recommend the **approval of the proposed variance 1 with the proposed conditions** as it maintains the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature and is desirable for the appropriate development of the subject lands.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	Please note that with reference to a corner lot, the front lot line shall mean the shorter of the lot lines abutting the street. Therefore, for the purpose of the subject lot, the front lot line is the lot line abutting Bellingham Drive, and the rear lot line is the lot line farthest and opposite.
Notes:	



Hamilton

STAFF COMMENTS

HEARING DATE: August 14, 2025

Development Engineering:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

Building Engineering:

Recommendation:	Comments and Conditions/Notes
Proposed Conditions:	
Comments:	
Notes:	<p>A building permit is required for the construction of the proposed 1-storey addition to the existing single family dwelling.</p> <p>Be advised that Ontario Building Code regulations may require specific setback and construction types.</p>

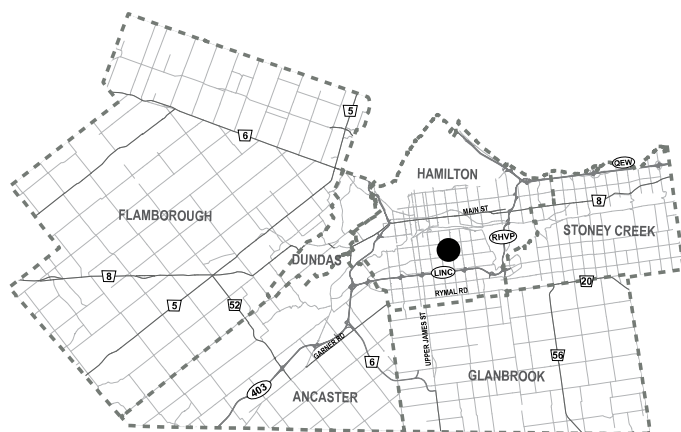
Transportation Planning:

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



3 Camelot Drive, Hamilton (Ward 7)

File Name/Number:
A-25:127

Date:
July 23, 2025

Technician:
AL

Scale:
N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department