

A-25:140 — 122 Skinner Road, Flamborough

Recommendation:

Approve — Development Planning

Proposed Conditions:

Proposed Notes:

A building permit is required for the conversion of the existing single-family dwelling (semi-detached) to contain a secondary dwelling unit. (Building Engineering)

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

The Ontario Building Code requires a clear height of 1.95m under beams and ducting in basement units. (Building Engineering)

Development Planning:

Background

The purpose of Minor Variance application A-25:140 is to permit the construction of an additional dwelling unit within an existing semi-detached dwelling.

Analysis

Urban Hamilton Official Plan

The subject property is designated “Neighbourhoods” on Schedule E and Schedule E-1 of the Urban Hamilton Official Plan. Policy E.3.4.3 a) permits single detached, semi detached, duplex, triplex, fourplex, and street townhouse dwellings. Policy E.3.2.3 permits additional dwelling units. Based on the forgoing policies, the existing semi-detached dwelling and proposed additional dwelling unit are permitted

Waterdown South Secondary Plan

The subject property is designated “Low Density Residential 3” on Land Use Map B.4.3-1 of the Waterdown South Secondary Plan. Policy B.4.3.3.6 a) permits semi-detached dwellings. The existing semi-detached dwelling is a permitted use.

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

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

Variance 1

1. No parking spaces shall be provided for a Secondary Dwelling Unit instead of the minimum required one (1) parking space.

The intent of this provision is to ensure that there is sufficient onsite parking for residents.

The subject lands are located in Parking Rate Area 3 in the City of Hamilton Zoning By-law No. 05-200. Additional dwelling units in Parking Rate Area 3 require no parking spaces. The variance is consistent with the recently approved parking regulation modifications for City of Hamilton Zoning By-law No. 05-200.

Staff are of the opinion that the requested variance maintains the general intent and purpose of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate use of the land, and is minor in nature. Staff support the variance.



Hamilton

STAFF COMMENTS

HEARING DATE: August 14, 2025

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

Zoning:

Recommendation:	No Comments
Proposed Conditions:	N/A
Comments:	N/A
Notes:	N/A

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 conversion of the existing single-family dwelling (semi-detached) to contain a secondary dwelling unit.</p> <p>Be advised that Ontario Building Code regulations may require specific setback and construction types.</p> <p>The Ontario Building Code requires a clear height of 1.95m under beams and ducting in basement units.</p>

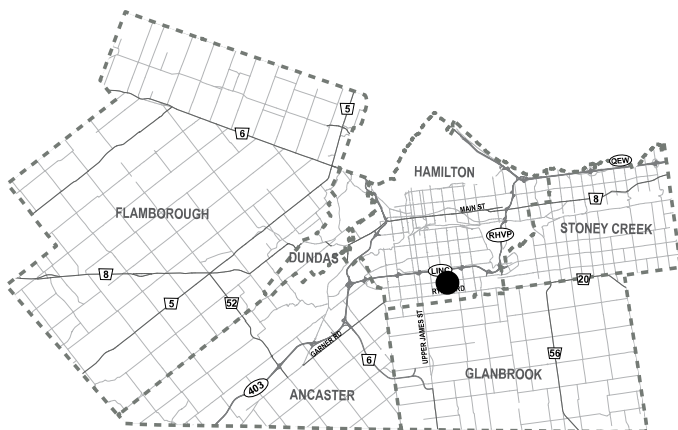
Transportation Planning:

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



122 Skinner Road, Flamborough
(Ward 15)

File Name/Number:

A-25:140

Date:

August 5, 2025

Technician:

AL

Scale:

N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department