



**SC/A-24:22 – 69 Cactus Crescent, Stoney Creek**

Recommendation:

Approve

Proposed Conditions:

Proposed Notes:



Hamilton

Development Planning:

**Background**

The purpose of this application is to permit the construction of a new 62.28 square metre accessory building in the rear yard of the existing Single Detached Dwelling.

The following variances are requested:

1. A total lot coverage for all accessory buildings shall not exceed 11.0 percent of the total lot area instead of the maximum permitted 10.0 percent lot coverage for all accessory buildings.

**Urban Hamilton Official Plan**

The subject lands are identified as “Neighbourhoods” in Schedule E – Urban Structure and designated “Neighbourhoods” in Schedule E-1 – Urban Land Use Designations in Volume 1 of the Urban Hamilton Official Plan (UHOP). Single detached dwellings and residential accessory structures are permitted within this designation.

**Former City of Stoney Creek Zoning By-law No. 3692-92**

The subject lands are zoned Single Residential “R4-32” Zone, Modified, which permits a single detached dwelling and accessory structures.

**Analysis**

The applicant is proposing a total lot coverage for all accessory structures to not exceed 11.0 percent of the total lot area, whereas the By-law permits a maximum lot coverage of 10.0 percent for all accessory structures. The proposed accessory structure has a GFA of 62.28 square metres and meets the setback requirements. Staff are satisfied that the new proposed accessory structure will not negatively impact the abutting neighbours. Staff support this variance.

Based on the preceding information, the requested variance maintains the general intent and purpose of the Urban Hamilton Official Plan and the Former City of Stoney Creek Zoning By-law No. 3692-92. The variance is considered to be minor in nature and desirable for the appropriate use of the property.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	1. The City of Hamilton is continuing to develop Hamilton Zoning By-law 05-200 which encompasses the former City of Hamilton and the five



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**STAFF COMMENTS**

**HEARING DATE: April 9, 2024**

	<p>(5) outlining municipalities. Please be advised that the next phase is the Residential Zones Project which will include Low Density Residential Zones. The subject property may be impacted by upcoming changes scheduled to be heard at the Planning Committee meeting of February 23, 2024.</p> <p>Please visit <a href="https://www.hamilton.ca/build-invest-grow/planning-development/zoning/residential-zones-project">https://www.hamilton.ca/build-invest-grow/planning-development/zoning/residential-zones-project</a> or email <a href="mailto:reszoning@hamilton.ca">reszoning@hamilton.ca</a> for further information.</p> <p>2. Please note that these lands may be:</p> <ul style="list-style-type: none"><li>- Regulated by a Conservation Authority; Located within or adjacent to an Environmentally Sensitive Area (ESA);</li><li>- Designated under the Ontario Heritage Act;</li><li>- Listed in the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest; and/or,</li><li>- Included in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest.</li></ul> <p>Staff cannot confirm this information at this time and the applicant should make the appropriate inquiries in order to determine what other regulations may be applicable to the subject property.</p>
Proposed Notes:	

**Development Engineering:**

Recommendation:	No comments
Proposed Conditions:	
Comments:	
Proposed Notes:	

**Building Engineering:**

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Proposed Notes:	Be advised that Ontario Building Code regulations may require specific setback and construction types.



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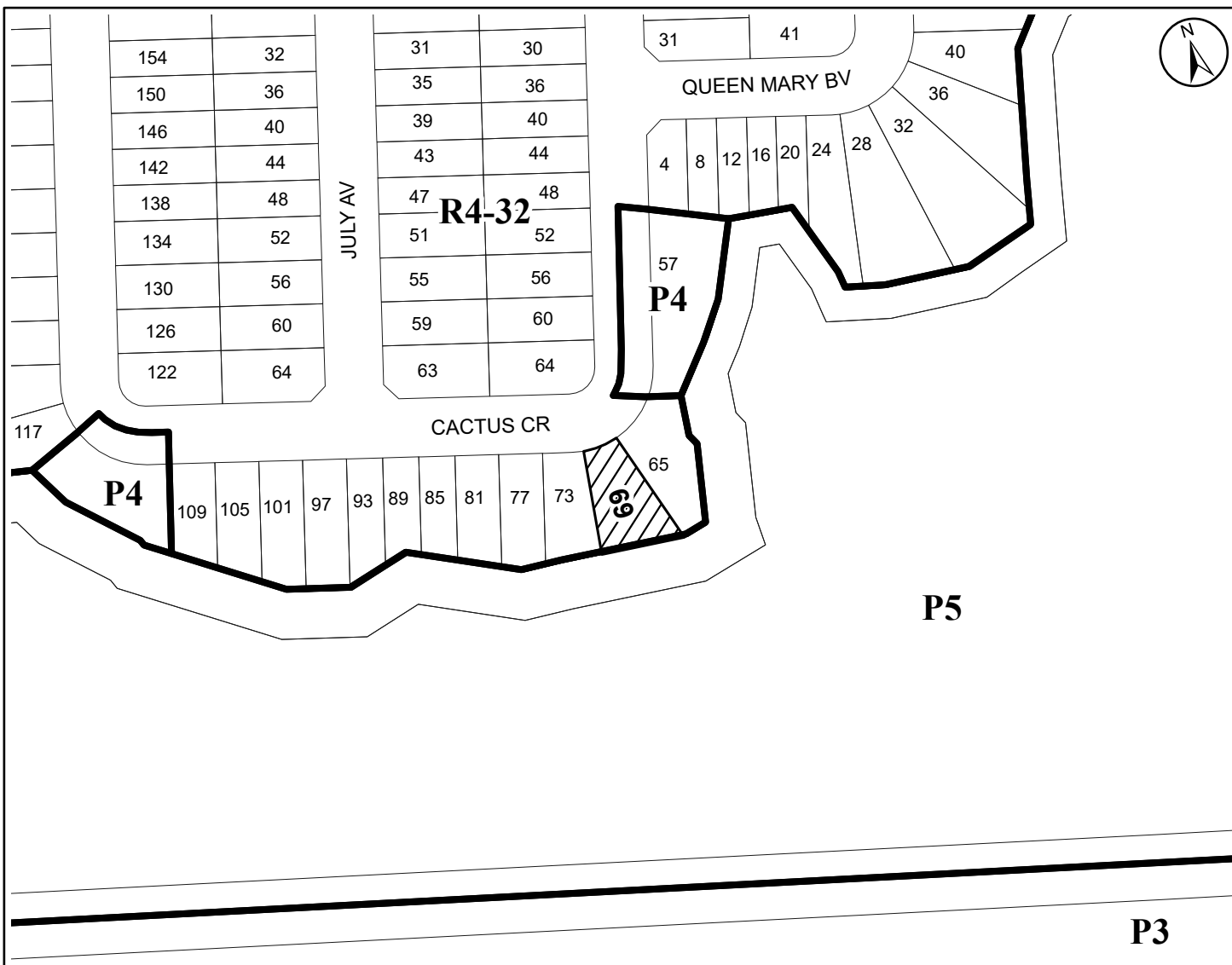
**STAFF COMMENTS**

**HEARING DATE: April 9, 2024**

	A building permit is required for the construction of 62.28m <sup>2</sup> accessory building in the rear yard of the existing single detached dwelling.
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Transportation Planning:

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



## ● Site Location



**City of Hamilton**

## Committee of Adjustments

### Subject Property



69 Cactus Crescent, Stoney Creek  
(Ward 9)

File Name/Number:

SC/A-24:22

Date:

March 25, 2024

Technician:

AL

Scale:

N.T.S.

Appendix "A"



**Hamilton**

Planning and Economic Development Department