



Hamilton

**New Residential Home Building
in Mature Neighbourhoods
September 26, 2016**



Staff

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What we have heard

A number of issues have come up regarding new homes being developed in mature residential areas, including:

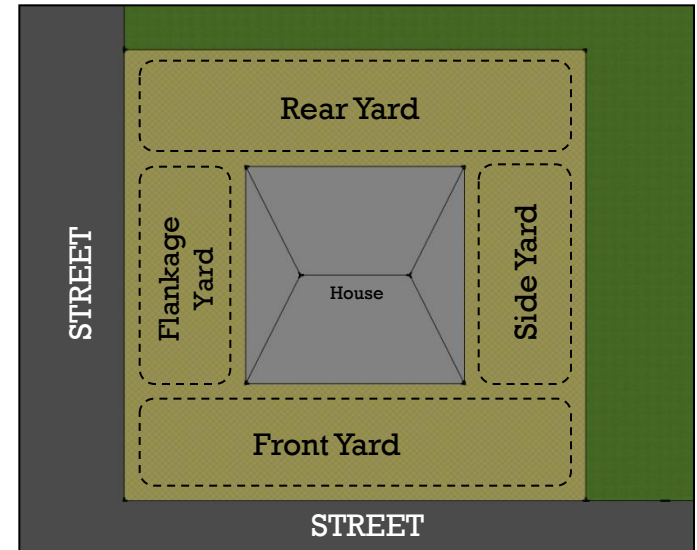
- Privacy
- Design
- Orientation
- Size
- Grading
- Coverage
- Shadow
- Roof pitch
- Height
- Character



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What does a Zoning By-law do?

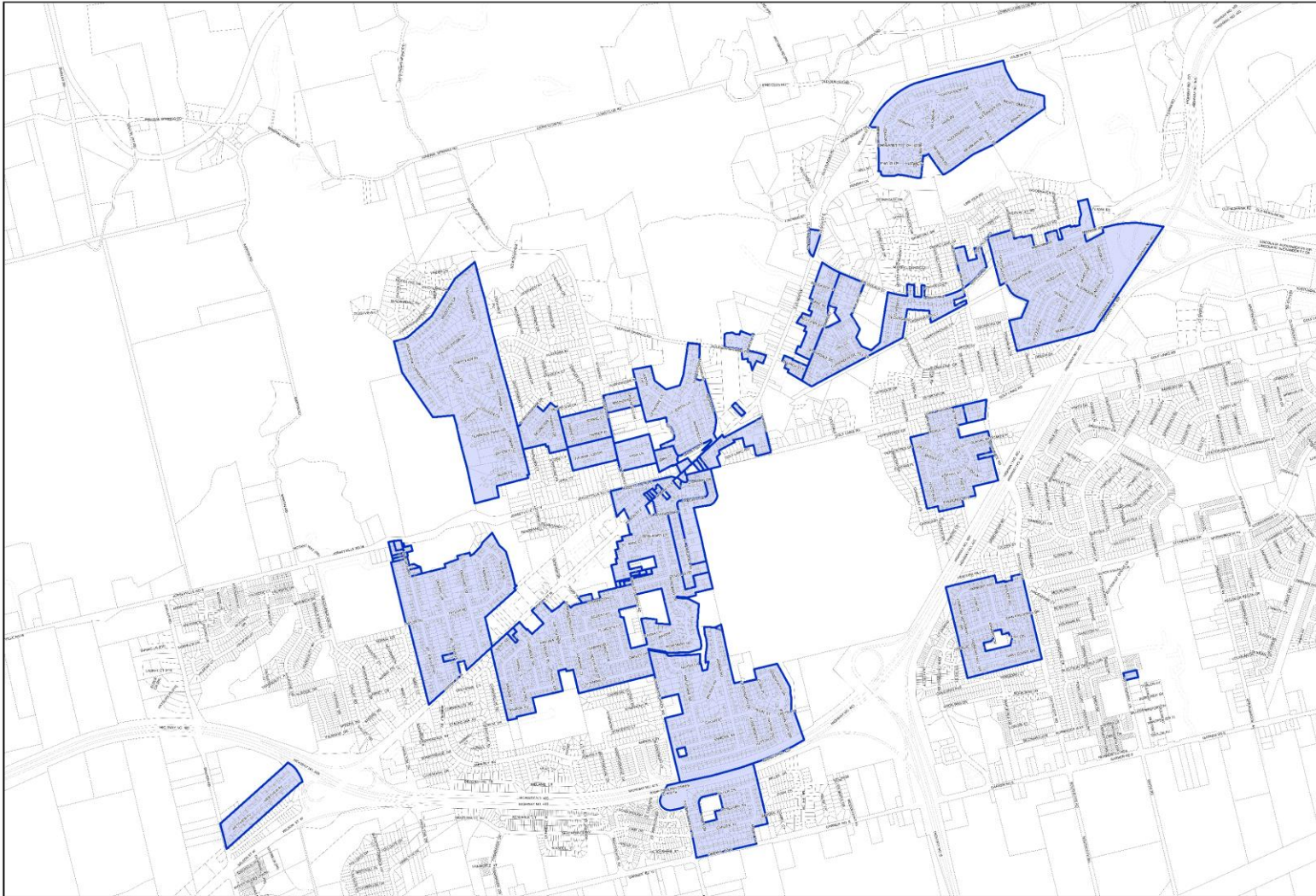
- Organize Land Uses;
- Defines Permitted Uses;
- Location of Buildings on a Lot;
- How Tall and How Large a Building can be; and,
- Landscaping requirements.





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Ancaster ER Zone



ANCASTER ER ZONING



ANCASTER ER ZONES

Scale: 1:6500

Date/Printed:

15/08/2016



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SOLID PLANNING DIVISION

SECTION 10: EXISTING RESIDENTIAL “ER” ZONE

No person shall within any Existing Residential “ER” Zone use any land, or erect, alter or use any building or structure except for such purposes and in accordance with the following provisions:

10.1 Permitted Uses

One detached dwelling on one lot and uses, buildings and structures accessory thereto.

10.2 Regulations

- | | | |
|-----|----------------------|--|
| (a) | Minimum Lot Area | 695 square metres. |
| (b) | Minimum Lot Frontage | 18 metres. |
| (c) | Maximum Lot Coverage | 35 percent. |
| (d) | Minimum Front Yard | 7.5 metres, <u>plus</u> any applicable distance as specified in Schedule “C”. |
| (e) | Minimum Side Yard | 1.5 metres, except on a corner lot the minimum side yard abutting a street shall be 6.0 metres & any applicable distance as specified in Schedule “C”. |
| (f) | Minimum Rear Yard | 7.5 metres. |
| (g) | Maximum Height | 10.5 metres. |
| (h) | Accessory Buildings | The provisions of Subsection 7.18 (a) shall apply. |



What a Zoning By-law Can't Do

- Control property taxes;
- Address the way a house looks (colours, materials and pitch of roof);
- Prevent removal of trees;



Important Processes

- A new house is proposed but does not meet the regulations of the Zoning By-law:
 - Minor Variance
 - Grading Plan
 - Building Permit
 - Site Alteration Permit
 - Tree Protection Plan



Committee of Adjustment

- Committee Members are appointed by Council
- Any person can submit an application to be a member of the Committee of Adjustment
- Members include lawyers, land owners, planners, farmers etc.
- Applications for Minor Variances and Severances are reviewed and decisions are made by the Committee of Adjustment
- Minor Variance and Severance applications are a public process and require notification to any property owner within 60 metres (120 ft)
- Decisions made by the Committee of Adjustment are appealable to the Ontario Municipal Board



Important Processes

- When a new home is proposed and meets the regulations of the Zoning:
 - Building Permit
 - Site Alteration
 - Tree Protection Plan



Important Processes

- An applicant wants to create two lots and build new houses on each lot:
 - Severance Application
 - Minor Variance Application
 - Grading Plan
 - Building Permit
 - Site Alteration
 - Tree Protection Plan



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Options to be considered

- Lot Coverage
- Building Height
- Setbacks/Yards
- Landscaping





How to provide your input

- We are asking you to fill in the comment sheets indicating which option(s) would help resolve some of the issues
- The input from this consultation will be used to make a decision on what changes should happen to the ER Zone
- The input from this consultation will also be used to look at other processes in the City



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Thank You!

- Thank you for participating in this Public Information Centre
- Staff are here to answer your questions
- Please contact us if you have any additional comments

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All of the information included in this presentation and the information boards will be available at:

www.hamilton.ca/ERZonePilotProject