

March 24th, 2016

HM/A-16:36

Terri Laan  
975 Beach Blvd., Hamilton

Appearances were: Terri Laan, owner. Interested parties were: NIL

Those members present for the hearing of this application were: M. Dudzic (Chairman), V. Abraham, L. Gaddy, D. Serwatak, M. Smith, W. Pearce, N. Mleczo.

A summary comment from the Planning and Economic Development Division together with comments from other departments and agencies were entered into the record.

Letters were entered into the record from: S. & A. van der Woerd, 967 Beach Boulevard, Hamilton, ON L8H 6Z7

- T. Laan
- read a letter from A.J. Clarke & Associates regarding the Engineering Master Drainage Plan
  - submitted a support letter from 967 Beach Boulevard
- D. Serwatak  
(Committee member)
- does not have a problem with what is being done, but staff have advised that Site Plan Control Approval is required first
- T. Laan
- understands that is additional variances are required will have to re-apply
- S. Boich  
(Staff)
- staff like to see an application go through an orderly process
  - Request is to reduce side yard and this could have an effect on the drainage so would like to review through the site plan process
- V. Abraham  
(Committee member)
- would like to have seen staff recommend a yes or no not just tabling
- T. Laan
- agreed to a common swale and has engineered plans
  - if allowed then can move forward with developing building plans
  - requiring a variance because of 2 posts everything else is back far enough
- W. Pearce  
(Committee member)
- area is prone to flooding, the building would have to be built at a higher level
  - that is why site plan process should be first

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Following discussion it was moved by Mr. Abraham and seconded by Mr. Serwatak that the relief requested be **GRANTED** for the following reasons:

1. The Committee, having regard to the evidence, is of the opinion that the relief granted is of a minor nature.
2. The relief granted is desirable for the appropriate development of the land and building and is not inconsistent with the general intent and purpose of the By-law and the Official Plan as referred to in Section 45 of The Planning Act, 1990.
3. The Committee, having regard to the evidence, is satisfied that there will be no adverse impact on any of the neighbouring lands.

That the said application is **GRANTED** subject to the following condition:

1. The development will be subject to Site Plan Control Approval.

W. Pearce & M. Smith were opposed to the motion for approval

**CARRIED.**

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