

Hamilton

Committee of Adjustment
 Hamilton City Hall
 71 Main Street West, 5th floor
 Hamilton, ON L8P 4Y5
 Telephone (905) 546-2424, ext. 4221
 Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

APPLICATION NO. HM/A-16:36
SUBMISSION NO. A-36/16

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 6593, of the City of Hamilton, Sections 14 and 19B.

AND IN THE MATTER OF the Premises known as Municipal number 975 Beach Blvd., in the City of Hamilton and in a "C/S-1435 and C/S-1435a" (Urban Protected Residential, etc.) (Amending By-laws 99-169 and 00-136) district;

AND IN THE MATTER OF AN APPLICATION by the owner Terri Laan, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a single family dwelling, notwithstanding a minimum side yard width of 0.8 metres shall be provided instead of the minimum required side yard width of 1.7 metres.

NOTES:

The variance has been written exactly as requested by the applicant. This property is subject to Site Plan Control; to date, no formal site plan application has been submitted and a full zoning review has not been conducted for the proposed development. Further variances may be required at such time that a formal zoning review is conducted on the proposed development.

THE DECISION OF THE COMMITTEE IS:


That the variance, as set out in paragraph three above, is **GRANTED** for the following reasons:

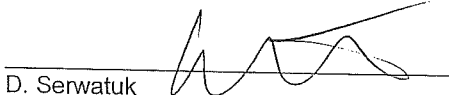
1. The Committee, having regard to the evidence, is of the opinion that the relief granted is of a minor nature.
2. The relief granted is desirable for the appropriate development of the land and building and is not inconsistent with the general intent and purpose of the By-law and the Official Plan 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 applicant apply for and receive approval of a Site Plan Control Application to the satisfaction of the Manager of Development Planning, Heritage and Design.

DATED AT HAMILTON this 24th day of March, 2016.

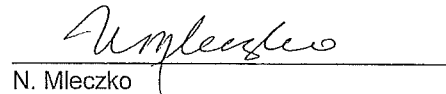

 M. Dudzic (Chairman)


 D. Serwatuk


 L. Gaddy
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 SECRETARY - TREASURER .../2

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V. Abraham


N. Mleczko

NOTE: THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO MUNICIPAL BOARD MAY BE FILED IS **April 13th, 2016.**

NOTE: This decision is not final and binding unless otherwise noted.