

September 22nd, 2016

AN/B-16:64

Vincent and Maria Commisso
88 Valleyview Drive, Ancaster

Appearances were:

Vincent Commisso, Applicant. Interested parties were: nil

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

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: nil

S. Baldry
(Secretary-Treasurer)

- informed the Committee that he had a call from the Ward Councillor who checked with the head of the Public Works Department who advised him that the report will be coming before the Committee by the end of the year
- the Ward Councillor asked him to express to the Committee that he is totally against this application moving forward at this time

W. Pearce
(Committee Member)

- this is a report that has been going on and on
- if the Committee tables the application and the report doesn't come forward by the end of the year the application should be brought forward immediately because it's not fair to hold people up

V. Commisso

- 176 Valleyview was just approved by the Committee and the lot is smaller
- he knows that the area is all full of sand and that drainage is not an issue
- his sump pump has never gone off

V. Abraham
(Acting Chairman)

- he feels that the Committee has to respect Council's decision
- 176 Valleyview did not set precedence because each application is looked at on its own individual merits
- he feels that the Committee needs to respect that the Ward Councillor has said that the report will be coming forward soon

V. Commisso

- he wants a decision today
- he has waited long enough; fair is fair

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S. Baldry
(Secretary-Treasurer)

- informed the Committee that the applicant only purchased the property eight months ago
- reiterated that the Ward Councillor does not want the application moving forward until the report is completed

W. Pearce
(Committee Member)

- acknowledged that the Committee did approve one application but has also tabled others
- the lots on a good part of the street have been split up and he feels that one more won't make a difference
- the Committee is the only one that can defer applications

D. Serwatak
(Committee Member)

- he would be willing to support a motion to approve the application

Following discussion it was moved by Mr. Pearce and seconded by Mr. Serwatak that the consent requested be **APPROVED** for the following reasons:

1. The proposal does not conflict with the intent of the Urban Hamilton Official Plan.
2. The Committee considers the proposal to be in keeping with development in the area.
3. The Committee is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the lands.
4. The submissions made regarding this matter did not affect the decision.

The application shall be subject to the conditions as noted in the summary comment of the Planning and Economic Development Department.

Ms. Smith and Ms. Mleczko voted in opposition to the motion to approve the application.

CARRIED.

Mr. Abraham advised the Secretary-Treasurer that if he had not been Acting Chairman he would have opposed the motion to approve the application.