



## **CITY OF HAMILTON BY-LAW SERVICES**



## **Glanbrook Special Project Work Term Report**

December 15<sup>th</sup>, 2017

Submitted to:  
Robert Ustrzycki

Submitted By:  
Sanja Flynn

## **GOAL**

The emphasis for this project is to educate businesses of the applicable Zoning By-law, and the requirements to establish a legally operating business keeping our mandate of "Open for Business".

Both education and enforcement are important components to ensure that everyone ultimately complies with the Zoning By-laws and that all businesses operate on a level playing field. It is the desire of this enforcement plan that most illegal businesses will avail itself of the opportunity for voluntarily compliance.

Property and business owners have been very appreciative and receptive to the educational component of this project with the assistance and guidance towards compliance by the MLE staff by navigating the Zoning By-laws and various City Departments for a better understanding of their obligations.

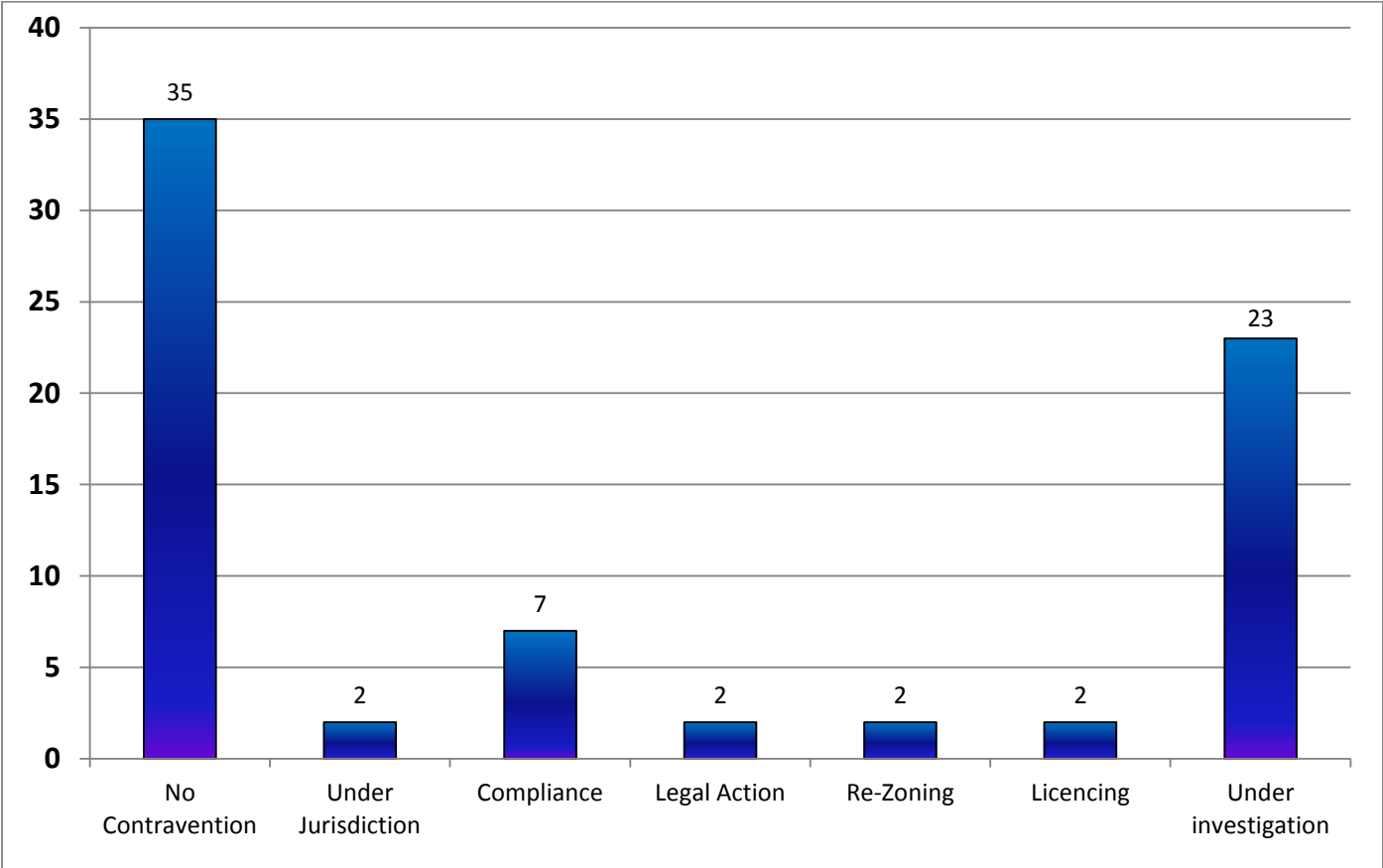
## **INTERIM RESULTS**

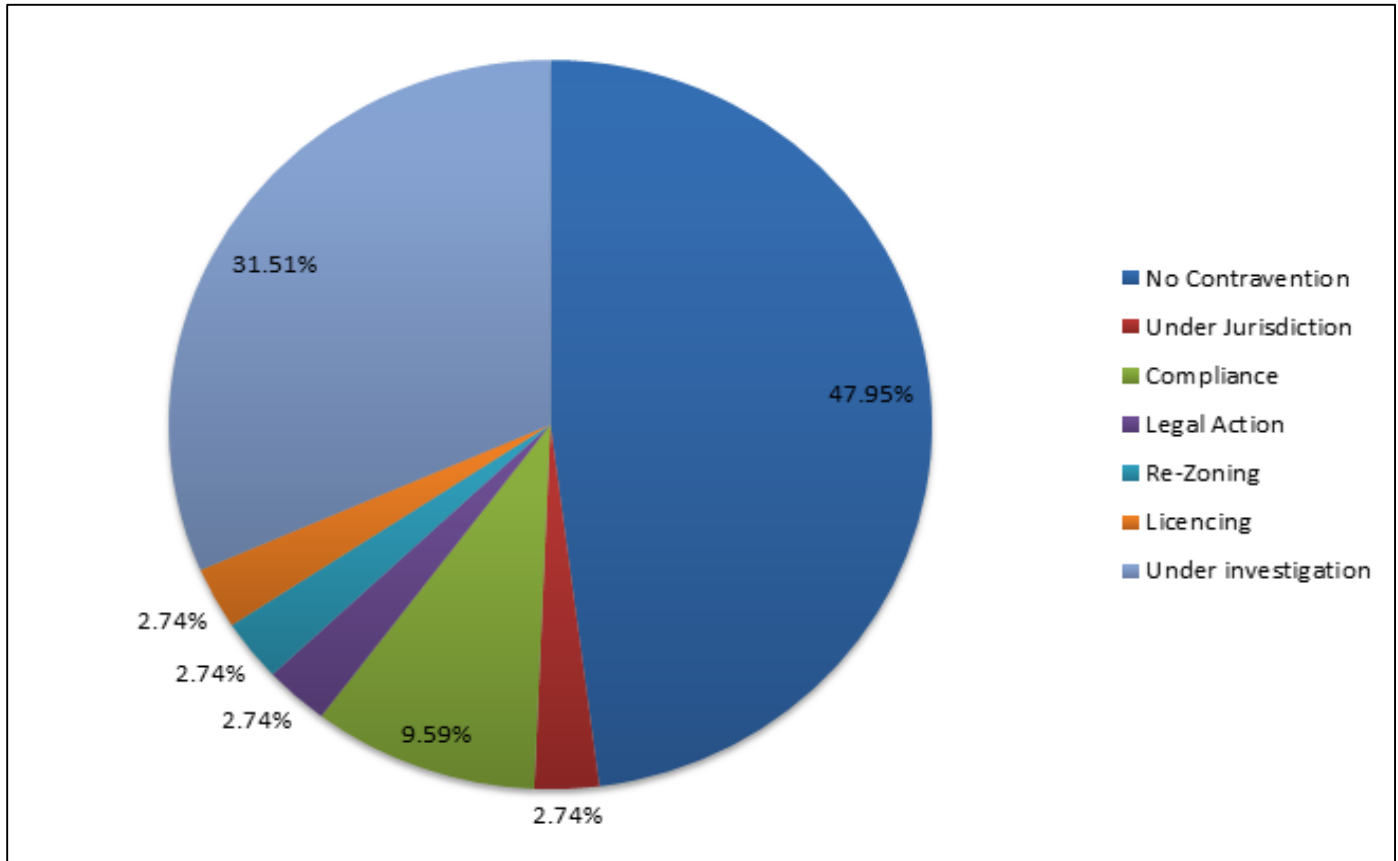
The lengthy investigation process begins by verifying the approved zoning of the property, and inspecting the premises to determine if the property is in compliance with the City Zoning By-laws and any other applicable by-laws. Every effort is made to personally attend the property and speak with the business owner to the contravention and the remedial steps that can be taken to legalize the business.

Following the first eight months, 73 suspect properties / businesses were reported and identified. Results of the inspections from March to December 2017 in Ward 11 for the 73 target locations are noted on the following pages.

**COMPLIANCE TO DATE**

Reported	73
Unfounded – No Contravention	35
Under jurisdiction of the NEC	2
Voluntary Compliance	7
Legal Action	2
Re-zoning	2
Licensing	2
Under Investigation	23





## PROGRAM ANALYSIS / MOVING FORWARD

### Summary to Date

Investigation of the 73 reported complaints determined that 49% of the suspect properties were conducting businesses in contravention of the City of Hamilton Zoning and / or Licensing By-laws.

While 23 of the suspect properties still remain under investigation, only two of the 13 identified contraventions investigated in the first eight months of this pilot project resulted in legal action. Voluntary compliance was gained in 85% of the remaining identified contraventions through relocating, licensing, re-zoning applications, or ceasing operations.

Failure of the two establishments to diligently pursue their re-zoning applications will result in legal action.

Aside from this pilot project, one property was identified as a possible marijuana grow-op that was referred to Hamilton Police Services.