

August 15th, 2019

GL/B-18:58

Jon & Eva Vuckovic
2282 Westbrook Rd., Glanbrook

Appearances were:

A. Buonamici, agent on behalf of the owners; Jon & Jim Vuckovic; Interested parties were: NIL

Those members present for the hearing of this application were:
M. Dudzic (Chairman), M. Smith, D. Serwatuk, M. Switzer
D. Smith, N. Mleczko, B. Charters, T. Lofchik, 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

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| A. Buonamici | - read from a prepared statement and submitted it for the record |
| D. Smith | <ul style="list-style-type: none">- confused by staff's comments- there was initially concern from the Ward Councillor- read from a prepared statement and submitted it for the record |
| Alaina Baldassarra | <ul style="list-style-type: none">- in terms of barns being removed would just to change the condition to 1 barn being removed- explained staff's recommendation and how many barns would remain- back in April applicant had tabled and Mr. Ariens did have discussions with Councillor Johnson |
| D. Smith | <ul style="list-style-type: none">- property was farmed and horse pastured on the front piece- easy to convert to horse stalls or live stock- second storey in barn ideal for hay- by removing the barn in question would eliminate any concerns- building has advised that 1 permit was issued for the septic system back in 2014 |
| T. Lofchik | - is this really impeding the agricultural use because farmed in the past and has been sodded for so many year; property has not been farmed for some time now |
| J. Vuckovic | - explained the history of when they purchased the property |

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GL/B-18:58
Page 2

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| M. Smith | - | did visit the property and 1 accessory structure is the most she can support |
| Alaina Baldassarra | - | maximum amount of gfa identified up to 200 m2 no # just size |
| N. Mleczko | - | did visit the property and if looking at any property in the rural setting the size of the building is irrelevant |
| J. Vuckovic | - | asked if they just left the barn would the committee members be supportive |
| L. Gaddy | - | explained about staff comments on previous applications about key lots; and also, on the removal of all barns |
| M. Smith | - | accessory building is way over size |

It was moved by D. Smith and seconded by M. Smith that the consent requested be **DENIED** for the following reasons:

1. The proposal does not comply with the Severance Policies of the Rural Hamilton Official Plan.
2. The proposal does not appear to be in the interest of proper planning and development for the area.
3. The proposal does not comply with Section 51(24) of The Planning Act.
4. The proposal does not comply with the requirements of the Zoning By-law.

CARRIED.