



Committee of Adjustment
CITY HALL
5th Floor – 71 Main Street West
Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4144
Email: cofa@hamilton.ca

Hamilton

AGENDA
COMMITTEE OF ADJUSTMENT

Date: Thursday, July 23rd, 2020
Time: 1:00 p.m.
Location: Virtual Hearing
Contact: Jamila Sheffield (905) 546-2424, ext. 3935

TIME	SUBJECT		BY
2:10 p.m.	AN/B-20:30	822 Book Rd. W., Ancaster (Ward 12)	Agent Urban Solutions Owner Knollwood Golf Ltd.
2:10 p.m.	AN/B-20:31	914 Book Rd. W., Ancaster (Ward 12)	Agent Urban Solutions Owner Knollwood Golf Ltd.
2:10 p.m.	AN/B-20:32	1276 Shaver Rd., Ancaster (Ward 12)	Agent Urban Solutions Owner Knollwood Golf Ltd.

Agent M. Johnson Owner J. Cassis

J. Cassis

Went through history of property of how the properties were acquired and how it become Knollwood Golf Ltd.
Not here to create lots or development
Cannot have their homes merged in title with the golf lands

M. Johnson

Shared screen and went through points compared to staff comments
Attempting to resolve a lawyer's error
Letter of support from the Councillor L. Ferguson
More in line with land use, now 3 homes on a golf course
Not offending the Provincial Policy
Lands caught in the Greenbelt but are all century homes
Hydro G report (anticipated this and included a 21 page report)
Seeking conditional approved
These are existing well/septic systems that have no impact on any adjacent lands
Would like to ask that the road widening condition be removed; if development was contemplated could see these condition, but not for these properties
Showed plan of road widening condition and the impact on the site
Does not see the purpose a road widening

D. Smith

Would prefer to put "if required" which has been done in the past
Hydro G, lots are small and realize existing, but if going through Hydro G would prove if small lot are sufficient
Open space is treated differently than "AA" lands

V. Lazarevic

Lands are zoned open space they are different from "A1" by approving a single family dwelling in a P4 zone then the use of Sing family dwelling will not be permitted and therefore lands would have to be rezoned

M. Smith

Asked about the Inn that is being run out of one of the homes
Feels should do a hydro G first

J. Cassis

Owned by his sister and she rents out rooms on occasion

M. Johnson

Wants to establish the severance
adjustments to lot lines to maintain an appropriate well/septic these have existed for decades and no issues

D. Smith

It's not the lot but the land around the well
Soil types allow you to have a smaller land base
May not be able to accomplish all conditions within the one year
Should speak with staff about conditions

M. Johnson

Tabling to do this within the year is concerning
Extensive detailed Hydro G was submitted
Condition for zoning amendment
Lot lines are where they need to be
Need for closure on the decision on getting these lots and if conditions are not cleared within the year then that's on them
Cannot make an investment unless lots are here at the end of the day

N. Mleczko

Lots merged inadvertently
Submitted an established report that addresses every item that people have concerns about

D. Serwatak

Conditions are all set in place
These are existing homes

J. Cassis

Live in this homes now these septic systems work and have worked for years
Conducted a report
Cannot speak to road widening but they are good to put what needs to be done on title
Needs the homes separate from the golf course

N. Mleczko

Road widening "if required"

Motion N. Mleczko and seconded by B. Charters Approved

M. Smith opposed to the motion for approval
