

January 21, 2021
HMA-20:258

GPM Real Property LTD.
1575 Upper Ottawa St., Hamilton

Appearances were: Agent Steven Albanese and John Ariens on behalf of the owner

Interested parties were: Letters were entered into the record from: Councillor T. Jackson sent in letter of support

Those members present for the hearing of the application were M. Dudzic (Chairman), D. Smith, B. Charters, M. Smith, D. Serwatak, T. Lofchik, N. Mieczko, L. Gaddy, M. Switzer.

A summary comment from the Planning and Economic Development Division together with comments from other departments and agencies were entered into the record.

J. Ariens

Explains the subject property and the surrounding area and states the purpose of application

Staff does not support the increase of the 1500 sq. m cap

Shares chart with Committee – showing the different uses and Zoning By-law map

Allows the owner more flexibility and better respond to the changing the market

No new construction and no changes

Explained why the application should be approved and why

Read from the Hamilton Official Plan

Meets the 4 tests of the Section 45 of the Planning Act.

Following discussion, B. Charters moved D. Serwatak seconded for approval with conditions.

The relief requested be **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.
4. The submissions made regarding this matter affected the decision by supporting the granting of the application.

Opposed: None.

CARRIED.