

Application number A-24:92

Dave & Marilyn Pottinger <pottinger@bell.net>

Fri 6/7/2024 9:39 AM

To:Committee of adjustment <CofA@hamilton.ca>

External Email: Use caution with links and attachments

To whom it may concern

We are writing this letter to object to allowing this application to proceed. The owner of the subject property at 189 Lloyminn Avenue has been carrying on a business for many years that is contrary to the idea that this is a residential neighbourhood. The property has been used for the purpose of doing body repairs to vehicles that may be owned by the property owner at the time, but are quickly sold to a new owner. The front of his property has contained a steadily changing array of vehicles awaiting parts or whatever before they move on. Purolator and other package shippers are regular callers at his address because another one of his businesses is the buying and selling of auto parts.

Previous complaints about this activity have had no success. Such activities will be continued in this new, and hidden-from-view, building in the back of his property, and probably at an accelerated rate. Such activity should be carried out at an industrially zoned area, not in a residential one.

These are our observations of what is going on since he moved here, and we have been here for 48 years. Please ensure that this continues to be a residential area, not an industrial one.

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209 Lloyminn Avenue
Ancaster, ON, L9G1H7
June 7, 2024

To: Committee of Adjustment
City Hall, Hamilton, ON
L8P4Y5

Dear Committee of Adjustment,

We write to provide our comments on Application No. A-24:92 concerning the property at 189 Lloyminn Avenue in Ancaster.

Based on observation and noises audible at our property (209 Lloyminn), this building project has been ongoing for many months. Given the long history (many years) of the apparent use of this property (we presume illegally) as a car repair shop, we believe the so-called new "garage" represents an expansion of this activity. Granting approval for this would effectively re-zone the area to "industrial", thereby devaluing the lifestyle of nearby residents and decreasing the value of adjacent properties.

Given that this property already has an attached 2-car garage, it's difficult to see why additional car storage (the presumed use of a domestic "garage") is necessary.

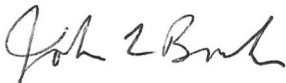
Also the installation of a roadway ("proposed accessory garage access") through the side yard into the backyard suitable for driving heavy vehicles to access the proposed "garage" is surely not permissible. It is noted from the drawings that this roadway abuts directly (with zero setback) on the neighbouring property at 195 Lloyminn.

We believe this application should be denied and that this property should be returned to use exclusively as a residence, not as residence/business premises.

Yours sincerely,



Vicki S. Brash,



John L. Brash.