SUBJECT: Demolition Permit – 250 4th Concession Road West (Flamborough) (PED09253) (Ward 15)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 250 4th Concession Road West (Flamborough) in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act as amended.

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish an existing single detached dwelling and construct a new single detached dwelling in the future. The property is within the agricultural area of the former municipality of Flamborough. It is not deemed to be appropriate to impose conditions for a replacement dwelling in this situation.

BACKGROUND:

PRESENT ZONING: A – Agricultural and CM – Conservation Management

PRESENT USE: Farm with a single detached farm dwelling and other outbuildings

PROPOSED USE: Farm with outbuildings and a future single detached farm dwelling

BRIEF DESCRIPTION: A recent inspection revealed that the two storey wood frame with vinyl siding single detached dwelling with multiple
additions including an agricultural type storage building is in average condition.

This property is located in the former municipality of Flamborough. Please see attached location map shown as Appendix A to Report PED09253.

No interest to the Hamilton Municipal Heritage Committee.

Lot size: 39.5 hectares

The owner of the property, as per the demolition permit application is:

Aaron Ciancone
548 Old Dundas Road
Ancaster, Ontario
L9G 3J4

**ANALYSIS/RATIONALE:**

This property is located west of the Highway 6 corridor in the former municipality of Flamborough. The property is located within the Greenbelt Plan as designated by the Province of Ontario. The lands are zoned to permit the replacement of the dwelling. The location of the existing dwelling is far removed from the road frontage and does not form part of the streetscape of the area. The area is rural in nature and character and the loss of this one dwelling will not be detrimental to the character of the area. The property in question is a large farm holding with other large farm parcels in the area. It is not deemed appropriate to require the replacement of this dwelling in this situation and as a result the conditions for the replacement of the dwelling will not be required. The property does contain a small portion that is zoned Conservation Management and as such the applicant will be required to contact the Conservation Authority prior to the construction of a new dwelling.

**ALTERNATIVES FOR CONSIDERATION:**

Should the Committee wish to approve the demolition imposing the conditions for a replacement dwelling, then the following recommendation may be appropriate:

That the Director of Building Services be authorized and directed to issue a demolition permit for 250 4th Concession Road West (Flamborough) in accordance with By-Law 08-226 pursuant to the demolition control provisions of Section 33 of The Planning Act, as amended, subject to the following conditions:

(a) That the applicant has applied for and received a building permit for a replacement building on this property;

(b) That the said building permit specifies that the replacement building be erected within two years of the demolition of the existing building on this property;
(c) That the said building permit for the replacement building specifies if such replacement building is not erected within the said two year time limit, that the City be paid the sum of $20,000;

(d) That the applicant be required to register on title to the subject property (prior to issuance of the said demolition permit), notice of these conditions (including the directions to the City Clerk outlined in sub-section (e)) in a form satisfactory to the Director of Building Services and to the City Solicitor; and,

(e) That if the said replacement building is not erected as required, the City Clerk be authorized to add the said sum, until payment thereof, as a lien or charge upon the property until paid.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

N/A

POLICIES AFFECTING PROPOSAL:

N/A

RELEVANT CONSULTATION:

N/A

CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes ☐ No
Replacing an older dwelling with new construction will enhance and add to the stability of the neighbourhood.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Human health and safety are protected.
Modern building techniques and utilitarian equipment help provide a better living environment for the home owners.

Economic Well-Being is enhanced. ☑ Yes ☐ No
Investment in Hamilton is enhanced and supported.
Redevelopment of this property with the construction of a new single family dwelling will enhance the neighbourhood, provide additional taxes and curb urban sprawl.

Does the option you are recommending create value across all three bottom lines? ☑ Yes ☐ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☐ Yes ☑ No

SB: sb
Attach. (1)