SUBJECT: Demolition Permit – 435 Nebo Road (PED06113) (Ward 6)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 435 Nebo Road in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing legally established non-conforming single family dwelling and has indicated that his intention, upon the demolition, is continue to use the lands for the permitted use of outdoor pipe storage. This property is located in an M-15 Prestige Industrial Zoning district which does not permit new residential uses.

BACKGROUND:

PRESENT ZONING: M-15 (Map E-59E)

PRESENT USE: Single Family Dwelling

PROPOSED USE: Continued use of Pipe Storage

BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing legally established non-conforming single family dwelling and has indicated that his intention, upon the demolition, is to continue to use the lands for the permitted use of outdoor pipe storage. This property is located in an M-15 Prestige Industrial Zoning district which does not permit new residential uses.
dwelling and has indicated that his intention, upon the demolition, is to continue to use the lands for the permitted use of outdoor pipe storage. This property is located in an M-15 Prestige Industrial zoning district which does not permit new residential uses. This property is not located in the “Central Area” as defined in City Council resolution passed on July 26, 1994 regarding demolition control and therefore is not subject to special conditions regarding demolition control that would have required a building permit to be issued for a replacement dwelling on the property, or Site Plan Agreement to be finalized for the site and for reconstruction within a specific time frame. This land is in the West Hannon neighbourhood and is located in Ward 6. Please see attached location map shown as Appendix A to Report PED06113.

No LACAC interest. Lot size 72.85m x 111.56m

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

Mearl Lockhart c/o Shaw Pipe
385 Nebo Road
Hamilton, ON  L8W 3P4

ANALYSIS/RATIONALE: N/A

ALTERNATIVES FOR CONSIDERATION: N/A

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

Environmental Well-Being is enhanced.  □ Yes  ☑ No

Economic Well-Being is enhanced.  □ Yes  ☑ No

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

FP:fp
Attach. (1)
Location Map

File Name/Number: 435 Nebo Rd/PED06113
Date: March 29, 2006
Appendix "A" Scale: N.T.S.
Planner/Technician: FP/MF

Subject Property 435 Nebo Road

Ward 6 Keymap N.T.S.