



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5  
Telephone (905) 546-2424, ext. 4221 Fax (905) 546-4202

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

# NOTICE OF PUBLIC HEARING

## Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-20:14

SUBJECT PROPERTY: 360 Mohawk Rd. W., Hamilton

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You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
  - Applicant/agent on file, or
  - Person likely to be interested in this application
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APPLICANT(S): Owner: Tuscany Hills Homes c/o Dominic Chiaravalle

Agent: IBI Group c/o Angela Buonamici

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land for a proposed semi-detached dwelling and to retain a parcel of land for a proposed semi-detached dwelling.

This application will be heard in conjunction with Severance Applications HM/B-20:13 and HM/B-20:15

**Severed lands: Part 2**

6.775m<sup>±</sup> x 34m<sup>±</sup> and an area of 248.02m<sup>2±</sup>

**Retained lands: Part 1**

6.668m<sup>±</sup> x 34m<sup>±</sup> and an area of 233.06m<sup>2±</sup>

The Committee of Adjustment will hear this application on:

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DATE: Thursday, June 25th , 2020

TIME: 2:15 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at

[www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only

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## PUBLIC INPUT

**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

**Orally:** If you would like to speak to this item at the hearing you may do so via video link or

by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

***Important note:*** If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written or oral submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

## **MORE INFORMATION**

For more information on this application, including access to drawings illustrating this request:

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

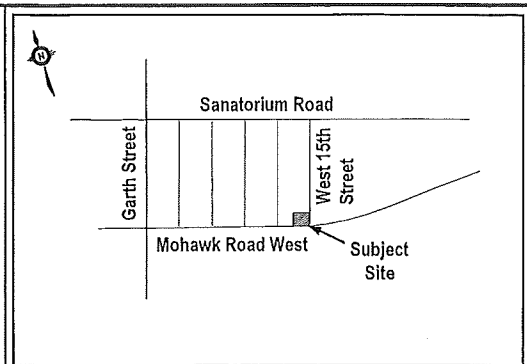
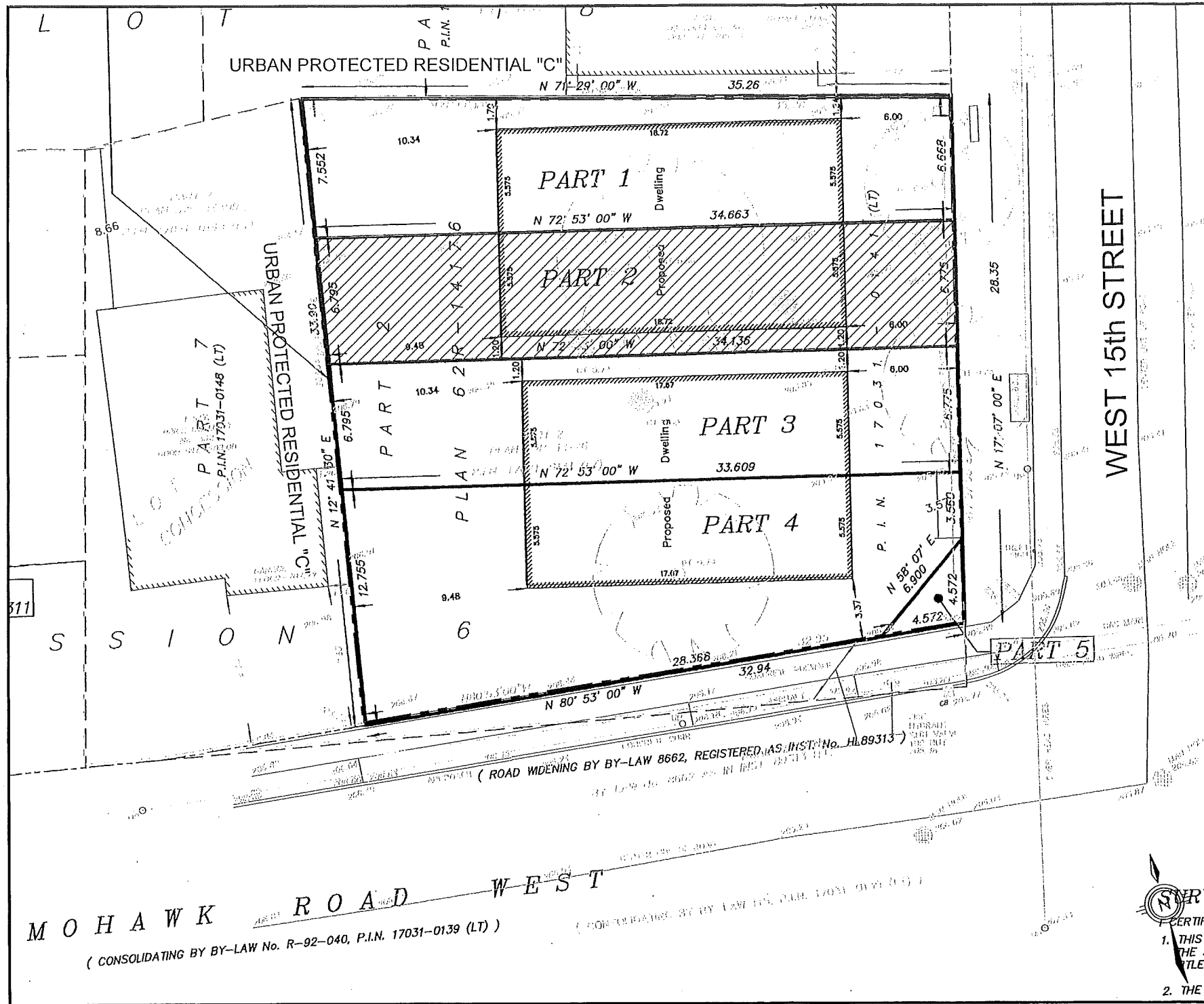
DATED: June 9th, 2020

*Original Signed*

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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

***Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.***



Location Map

Legend:

- LANDS TO BE SEVERED
- LANDS TO BE RETAINED

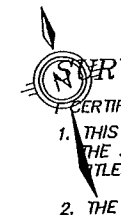
PRELIMINARY SEVERANCE SKETCH 2

360 Mohawk Rd W  
Hamilton, ON

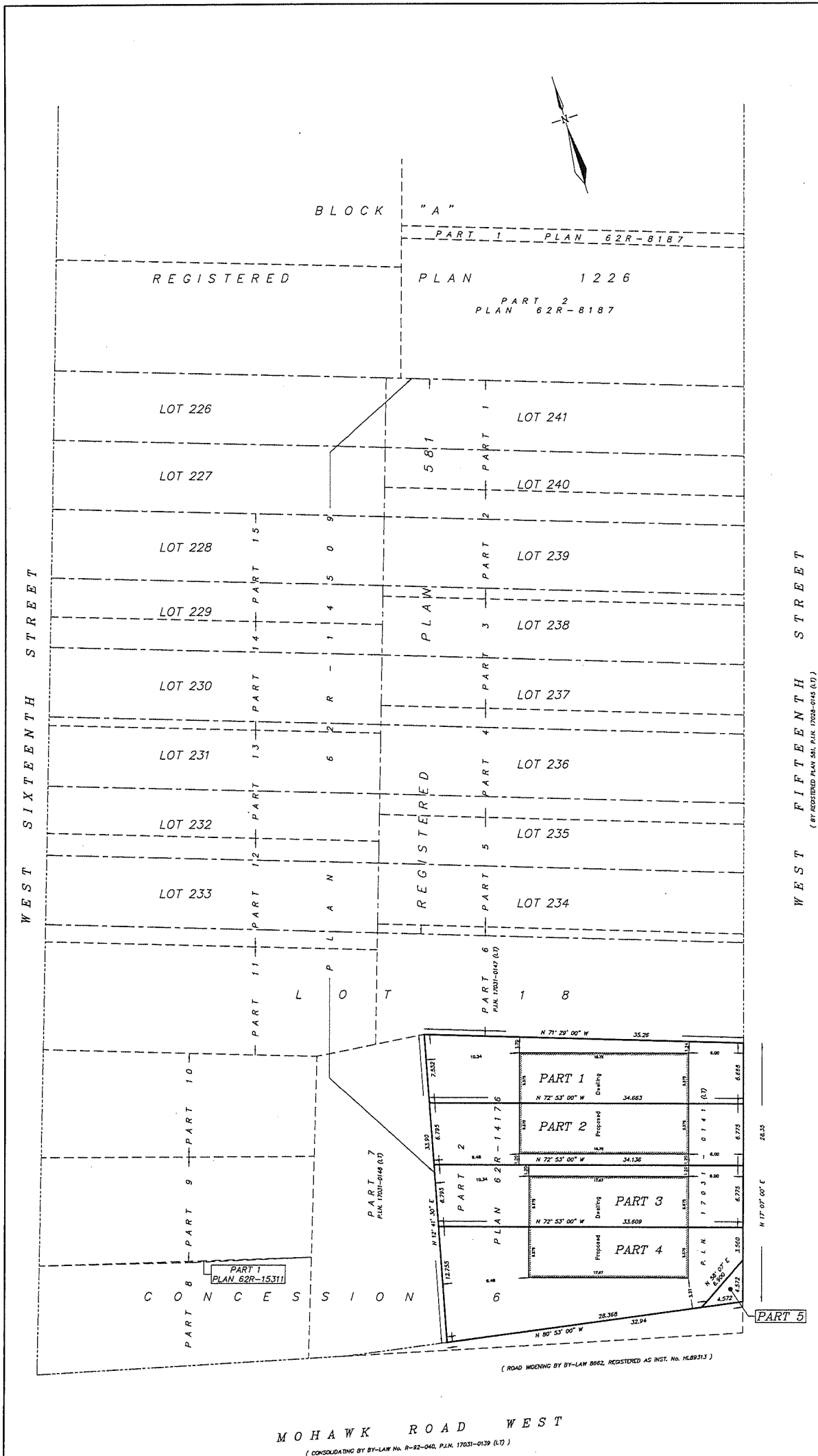
SCALE 1:200  
DATE FEB 2020  
PROJECT No. 117119



IBI GROUP  
Suite 200, East Wing - 360 James St N  
Hamilton ON L8L 1H5 Canada  
tel 905 546 1010  
ibigroup.com

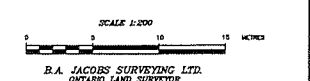


HM/B-20:14  
Sketch (1)



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 62R--		
DATE: _____		RECEIVED AND DEPOSITED		
BRYAN JACOBS ONTARIO LAND SURVEYOR		DATE: _____		
BRYAN JACOBS ONTARIO LAND SURVEYOR		RECEIVED FOR THE LAND TITLES DIVISION OF MINISTRY (P.L. 41)		
SCHEDULE				
PART	LOT	CONCESSION	P.L.N.	AREA (sq.m.)
1	PART OF LOT 18	CONCESSION 6	PART OF P.L.N. 17031-0141 (L1)	246.02
2	PART OF LOT 18	CONCESSION 6	PART OF P.L.N. 17031-0141 (L2)	234.10
3	PART OF LOT 18	CONCESSION 6	PART OF P.L.N. 17031-0141 (L3)	225.48
4	PART OF LOT 18	CONCESSION 6	PART OF P.L.N. 17031-0141 (L4)	335.99
5	PART OF LOT 18	CONCESSION 6	PART OF P.L.N. 17031-0141 (L5)	16.26
PARTS 1, 2, 3, 4 & 5: COMPRISE ALL OF P.L.N. 17031-0141 (L1)				

PLAN OF SURVEY OF  
PART OF LOT 18  
CONCESSION 6  
(GEOGRAPHIC TOWNSHIP OF BARTON)  
CITY OF HAMILTON



# LEGEND AND NOTES:

SM	DENOTES SURVEY MONUMENT FOUND
SD	DENOTES SURVEY MONUMENT PLANTED
SDR	DENOTES STANDARD IRON BAR
SDR	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
BM	DENOTES FOUND IRON BAR
CS	DENOTES CUT CROSS
(OU)	DENOTES ORIGIN UNKNOWN
WT	DENOTES WITNESS

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS AND UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF

SPECIFIED CONTROL POINTS (CCPs): UTM ZONE 17, NAD83 (ORIGINAL). COORDINATES TO UTM ZONE 17, NAD83 (ORIGINAL). PER SEC. 14 (2) OF D.L.R.C. 216/10.		
POINT ID	NORTHING	EASTING

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON \_\_\_\_\_

DRAFT

DATE \_\_\_\_\_

BRYAN JACOBS  
ONTARIO LAND SURVEYOR

B.A. JACOBS SURVEYING LTD.  
102 JACOBSON STREET EAST, SUITE 102  
HAMILTON, ONTARIO (L2N 1L3)  
PHONE 905-521-1055 FAX 905-521-1056

200 No. 18972-D

HM13-20:14  
Sketch (2)