



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-20:11

SUBJECT PROPERTY: 73 Chipman Ave., Hamilton

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
-

APPLICANT(S):

Owner: Atlas Homes Corp. c/o Tarik Abbas
T. Johns Consulting Ltd. c/o Katelyn Gillis

PURPOSE OF APPLICATION:

To permit the conveyance of a parcel of land for residential purposes, existing dwelling to remain.

Severed lands:

14.6m[±] x 46.7m[±] and an area of 682.2m^{2±}

Retained lands:

15.8m[±] x 46.7m[±] and an area of 742.0m^{2±}

The Committee of Adjustment will hear this application on:

DATE: Thursday, June 25th , 2020

TIME: 2:35 p.m.

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

To be streamed at

www.hamilton.ca/committeeofadjustment

for viewing purposes only

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

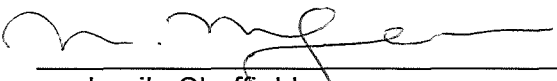
to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.


MORE INFORMATION

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

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

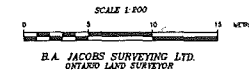
DATED: June 9th, 2020



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.

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
LOT 8
REGISTERED PLAN 1053



BENCHMARK NOTE:
WEST FACE, NORTHWEST CORNER OF 89 STONE CHURCH ROAD
ON THE SOUTHEAST CORNER OF STONE CHURCH ROAD AND
WEST 5th STREET PLAGE IS SET ON THE SECOND ROW OF
BLOCKS UP FROM THE GROUND 0.30m. IN FROM THE CORNER.
ELEVATION = 222.830 m.

LEGEND AND NOTES:

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANNED
- SSB DENOTES STANDARD IRON BAR
- SSSB DENOTES SHORT STANDARD IRON BAR
- RB DENOTES ROAD IRON BAR
- (O&U) DENOTES ORIGIN UNKNOWN
- MT DENOTES MINE
- P1 DENOTES REGISTERED PLAN 1053
- P2 DENOTES PLAN 82R-17823
- (H12) DENOTES A.I. CLASSE D.L.E.
- (H12) DENOTES REGION OF HAMILTON NORTHEAST
- C.B. DENOTES CATCH BASIN
- M.N. DENOTES MANHOLE
- T.C. DENOTES TOP OF CURB
- T.R.W. DENOTES TRENCH RETAINING WALL
- T.W. DENOTES TOP OF WALL
- U.L.P. DENOTES UTILITY POLE
- 0.30 DENOTES DIAMETER OF TREE

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 071910253 AND 077209007, UTM ZONE 17, MODES (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999707.



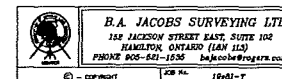
THIS REPORT WAS PREPARED FOR TARIK ABBAS

PART 2
THIS PLAN MUST BE READ IN
CONJUNCTION WITH SURVEY REPORT
DATED: JANUARY 15, 2020.

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 REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON JANUARY 8, 2020.

JANUARY 15, 2020
DATE
BRYAN JACOBS
ONTARIO LAND SURVEYOR



JEREMY STREET
(BY REGISTERED PLAN 62R-790, PLAN 16943-0212 (L7))

JEREMY STREET
(BY REGISTERED PLAN 1053, PLAN 16943-0113 (L7))
(FORMERLY HICK STREET, CHANGED BY BY-LAW No. 91-046, REGISTERED AS INST. No. W177862)

PARCEL "A"
PLAN 1053
0.30 m. RESERVE

PART 4
PLAN 62R-17823

PART 3
PLAN 62R-17823

REGISTERED
LOT 17
PLAN 16943-0245 (L7)

LOT 18
PLAN 16943-0246 (L7)

PLAN
LOT 19
PLAN 16943-0247 (L7)

LOT 20
PLAN 16943-0248 (L7)

LOT 23
LOT 24
62M-809

1053
LOT 9
PLAN 16943-0108 (L7)

PLAN
LOT 8
PLAN 16943-0109 (L7)

LOT 7
PLAN 16943-0110 (L7)

LOT 6

CHIPMAN AVENUE
(BY REGISTERED PLAN 1053, PLAN 16943-0117 (L7))
(FORMERLY CHESTER AVENUE, CHANGED BY BY-LAW No. 9162, REGISTERED AS INST. No. H145905)

PARCEL "B"
PLAN 1053
0.30 m. RESERVE

NOTE:
UNDERGROUND SERVICE LOCATIONS WERE DERIVED FROM
INFORMATION PROVIDED BY THE CITY OF HAMILTON.
UNDERGROUND SERVICE LOCATIONS MUST BE VERIFIED
PRIOR TO CONSTRUCTION.

Am/B 20:11
Sketch 1

