



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: AN/B-21:94

SUBJECT PROPERTY: 2943 Jerseyville Rd. W., Ancaster

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): Agent Kirk McPherson
Owner 2296544 Ontario Inc.

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land for existing residential use and to retain a vacant parcel of land for agricultural-related use. Existing single family dwelling and detached garage to remain.

Severed lands:
137.69m \pm x 88.27m \pm and an area of 1.03 per ha \pm

Retained lands:
232.00m \pm x 170.00m \pm and an area of 5.31 per ha \pm

The Committee of Adjustment will hear this application on:

DATE: Thursday, January 20th , 2022
TIME: 3:55 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.

MORE INFORMATION

For more information on this matter, 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: January 4th, 2022

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.

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

PLAN OF SURVEY OF
PART OF LOT 15
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF ANCASTER
CITY OF HAMILTON

SCALE - 1 : 750

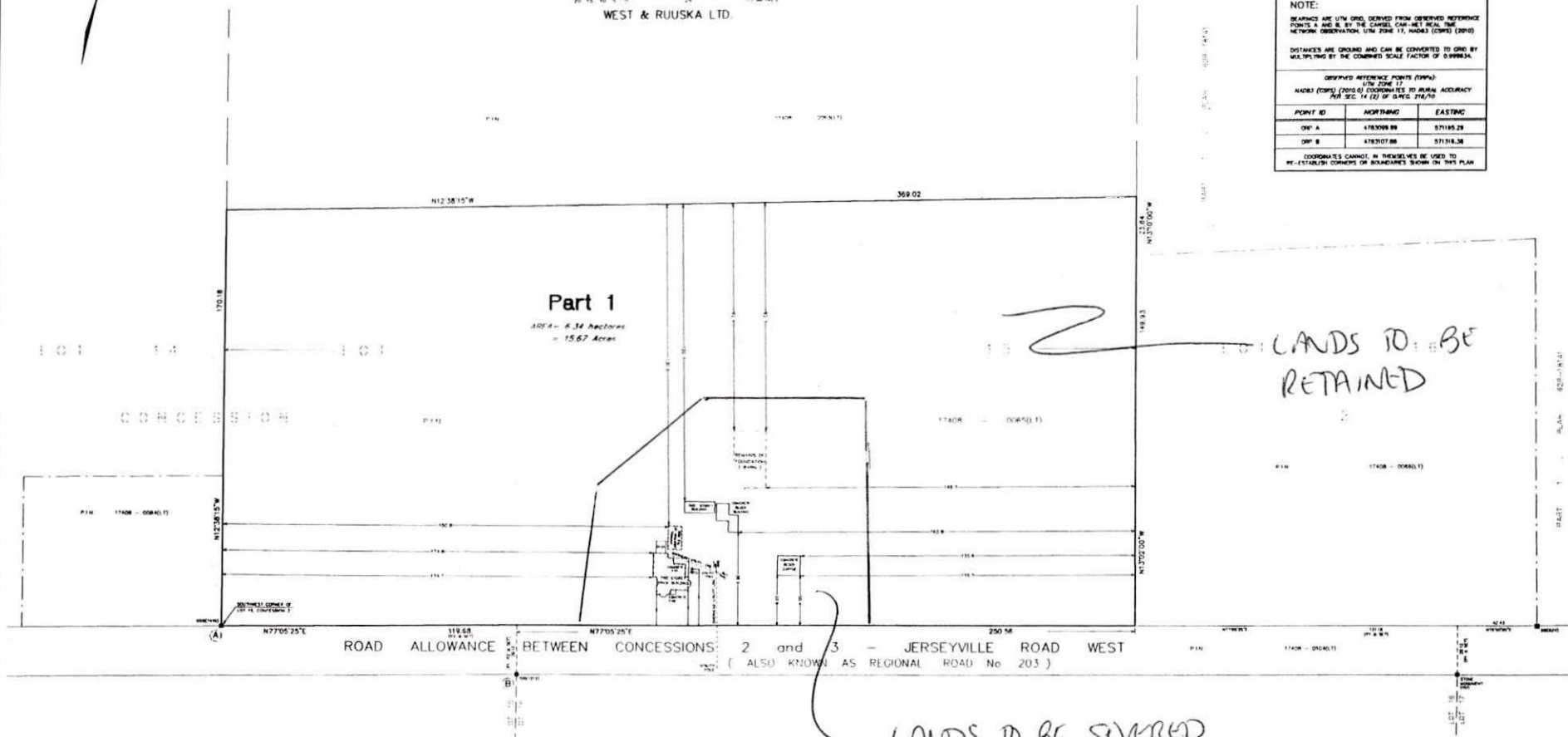
WEST & RUUSKA LTD.

SCHEDULE				I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.	PLAN 62R-
PART	LOT	CONCESSION	P.I.N.		
1	PART OF 15	2	PART OF 17408-006N(LT)	DATED _____	RECEIVED AND DEPOSITED
				DATED _____	DATED _____
				JAN JOHNSON, O.L.S.	REPRESENTATIVE FOR LAND REGISTRAR THE LAND TILES DIVISION OF ONTARIO (REG. 62)

NOTE:

BEARINGS AND LTM GRID DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY THE CANADIAN CAN-MET REAL TIME NETWORK OBSERVATION LTM ZONE 17, NAD83 (CORS) (2011). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999934.

OBSERVED REFERENCE POINTS (RPPs)		
LTM ZONE 17		
NAD83 (CORS) (2011) COORDINATES TO 8-DIGIT ACCURACY		
PER SEC. 14 (2) OF O.R.S. 1990		
POINT ID	NORTHING	EASTING
ORP A	4783099.88	571195.29
ORP B	4783107.88	571518.38
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		



SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE DAY OF DECEMBER, 2019.

PRELIMINARY

DATED _____ JAN JOHNSON
ONTARIO LAND SURVEYOR

LEGEND

- REMARKS: SET UP
- FOUND MONUMENT
- IRON BAR
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- WELT & RUUSKA LTD. O.L.S.
- PLAN 62R-1841
- SURVEYOR'S REAL PROPERTY REPORT BY
- WEST & RUUSKA LTD. DATED DECEMBER
- 15, 2017. FILE #77053

LANDS TO BE SURVEYED
SEE ATTACHED SKETCH
FOR GREATER DETAIL

WEST & RUUSKA LTD.
Land Surveyors
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6
Telephone: (519) 752-8841
DRAWN BY: Ted S. KUTELA, OLS 101
M190225

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

PLAN OF SURVEY OF
PART OF LOT 15
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF ANCASTER
CITY OF HAMILTON

SCALE - 1 : 250

WEST & RUUSKA LTD.

NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY THE CONED, CAN-MET REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CORS) (2010).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999834.

OBSERVED REFERENCE POINTS (CORN)
UTM ZONE 17
HATCH (CORN) (CORN) COORDINATES BY MEANS ACCURACY
PER SEC. 14 (2) OF OREG. 2016/17

POINT ID	NORTHING	EASTING
OPP. A	476308.88	571065.38
OPP. B	4763107.88	571016.38

COORDINATED CORNER, IN THIS CASE, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SCHEDULE			
PART	LOT	CONCESSION	P.I.N.
1	PART OF 15	2	PART OF 17408-0065(LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.

DATED

JAN JOHNSON, O.L.S.

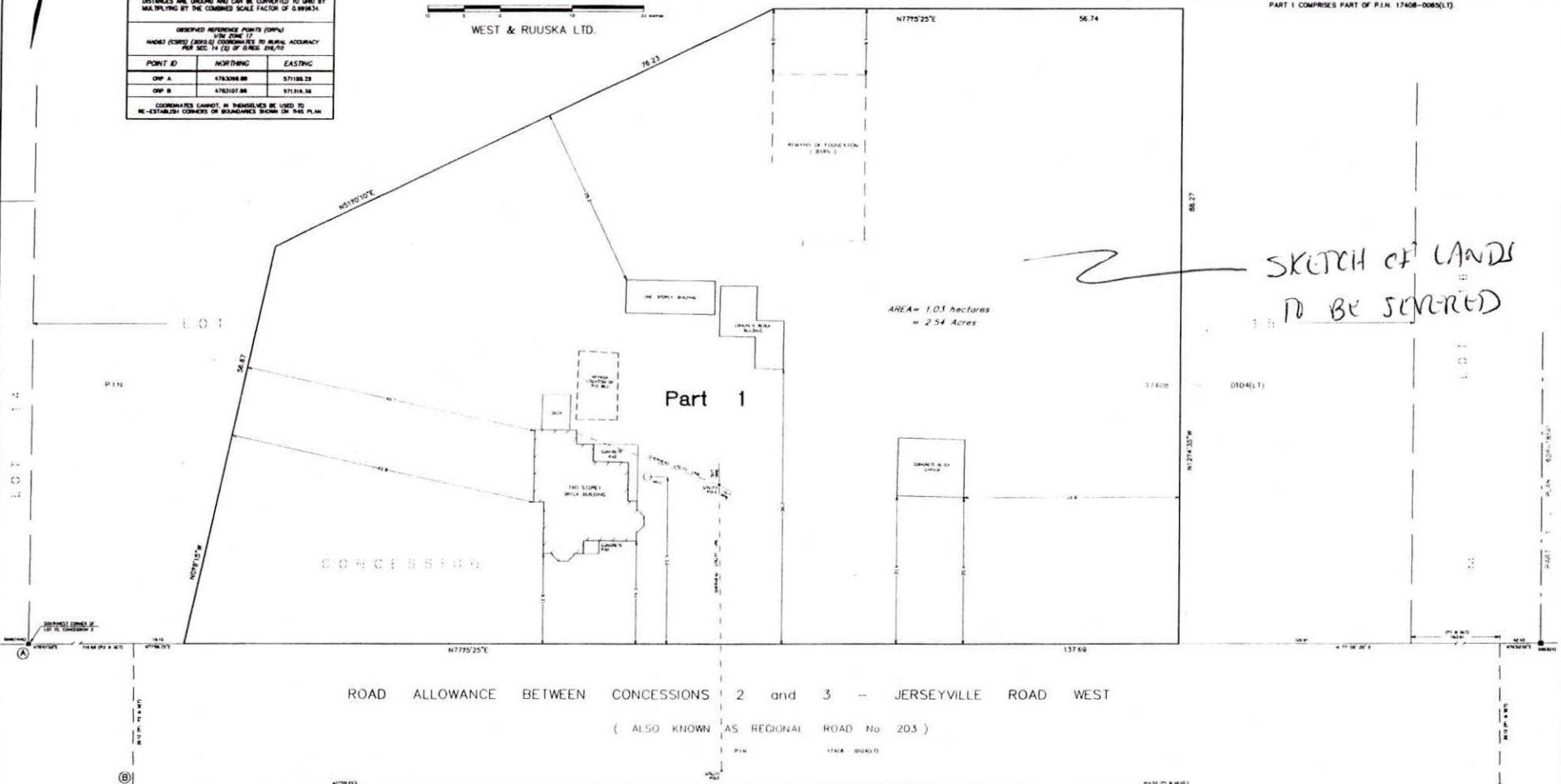
PLAN 62R-

RECEIVED AND DEPOSITED

DATED

REPRESENTATIVE FOR LAND REGISTRAR
THE LAND TILES DIVISION OF
NORTHWEST (No. 42)

PART 1 COMPRISES PART OF P.I.N. 17408-0065(LT)



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE DAY OF DECEMBER, 2016.

DATED

JAN JOHNSON
ONTARIO LAND SURVEYOR

LEGEND

- 12 - CORNERS
- 13 - SET BACK
- 14 - TOWN BOUNDARY
- 15 - HIGHWAY
- 16 - STANDING WOOD
- 17 - SHORT STANDARD WOOD
- 18 - WEST & RUUSKA LTD. O.L.S.
- 19 - PLAN 62R-1984
- 20 - SURVEYOR'S REAL PROPERTY REPORT BY WEST & RUUSKA LTD. DATED DECEMBER 15, 2017 (FILE J7015)

PRELIMINARY

WEST & RUUSKA LTD.
Land Surveyors
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M8
Telephone (519) 752-8841
DRAWN BY: TAE S. KUTELA, INC. 2017



ONE JAMES STREET SOUTH, 11TH FLOOR
HAMILTON, ON L8P 4R5
T: 905-528-7963 F: 905-577-0077
W: www.sflp.ca E: kmcpherson@sflp.ca

November 26, 2021

Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5

Email: Jamila.Sheffield@hamilton.ca; cofa@hamilton.ca

Dear Committee and Staff:

Re: 2296544 Ontario Inc. - Severance Application AN/B-21:94
2943 Jerseyville Road West, Ancaster
Our File No: 21-KRM-6095

At our request this matter was tabled on Thursday November 25th.

We had reviewed the staff reports and felt that additional information should be provided to the committee.

In that regard we are attaching the following:

1. A list of properties owned by 2296544 Ontario Inc.
2. Pictures of the three homes 2296544 Ontario Inc owns.
3. A list of properties owned by 2296544 Ontario Inc as well as 750970 Ontario Inc.

Miller Farms is in the farming business and operates under two main companies.

- 1) 750970 Ontario owns bare land which is used for farming operations.
- 2) 2296544 Ontario which has the farm lands on the list, with houses included, including 2943 Jerseyville Road.

Millar Farms has two personal houses so they do not have any use for the house and surrounding lands at 2943 Jerseyville Road so they are applying to sever it off and sell it as an excess farm dwelling.



ONE JAMES STREET SOUTH, 11TH FLOOR
HAMILTON, ON L8P 4R5
T: 905-528-7963 F: 905-577-0077
W: www.sflp.ca E: kmcpherson@sflp.ca

- 2 -

Please let us know when this matter can be re-tabled for a hearing.

Thanks

Yours very sincerely,
SULLIVAN FESTERYGA LLP

DocuSigned by:

AB8272F438DD4C4...

KIRK R. MCPHERSON
KRM/sw
Encls.

December 13, 2021

Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5

Email: Jamila.Sheffield@hamilton.ca; cofa@hamilton.ca

Dear Committee and Staff:

**Re: 2296544 Ontario Inc. - Severance Application AN/B-21:94
2943 Jerseyville Road West, Ancaster
Our File No: 21-KRM-6095**

Further to our correspondence to you of November 26, 2021, with respect to the above-noted Severance Application, I would like to clarify a matter in the Application.

In our correspondence, we wrote: Millar Farms has two personal houses so they do not have any use for the house and surrounding lands at 2943 Jerseyville Road so they are applying to sever it off and sell it as an excess farm dwelling," However, Millar Farms does not need the excess farm dwelling, as they are looking to sever excess farm dwelling and a farm balance of lands.

Please contact Kirk McPherson directly if you have any questions or concerns

Yours very sincerely,
SULLIVAN FESTERYGA LLP

*Sal Ward**

**SAL WARD
REAL ESTATE CLERK FOR KIRK R. MCPHERSON
Ext. 114**

**Signed in accordance with the Electronic Signatures Act.*

December 1, 2021

Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5

Email: Jamila.Sheffield@hamilton.ca; cofa@hamilton.ca

Dear Committee and Staff:

Re: 2296544 Ontario Inc. - Severance Application AN/B-21:94
2943 Jerseyville Road West, Ancaster
Our File No: 21-KRM-6095

Further to our correspondence, documentation and cheques delivered to you on November 29, 2021, enclosed please find the following:

1. Our cheque in the amount of \$190.00, representing the recirculation fee;
2. Two copies of amended Application;
3. Two copies of sketch;
4. Two copies of photos of houses.

Please advise if anything further is required at this time. Thank you for your anticipated co-operation.

Yours very sincerely,
SULLIVAN FESTERYGA LLP

KIRK R. MCPHERSON
KRM/sw
Encls.







