



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: coca@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-21:126

SUBJECT PROPERTY: 974 Upper Paradise Rd., 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 ~~Winzen Ancaster Residential Homes Ltd.~~
Agent T. Johns Consulting Group Ltd. c/o K. Gillis

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land for lot consolidation for residential development and to retain a parcel of land for residential development. Existing dwelling to be removed to facilitate severance. See also HM/B-21:127 to HMB-21:132.

Severed lands (Part 1):
30m² x 31m² and an area of 954m²±

Retained lands (Part 2 & 3):
30m² x 54m² and an area of 1675m²±

The Committee of Adjustment will hear this application on:

DATE: Thursday, March 3rd, 2022
TIME: 1:15 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.

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HMB-21: 126
PAGE 2

MORE INFORMATION

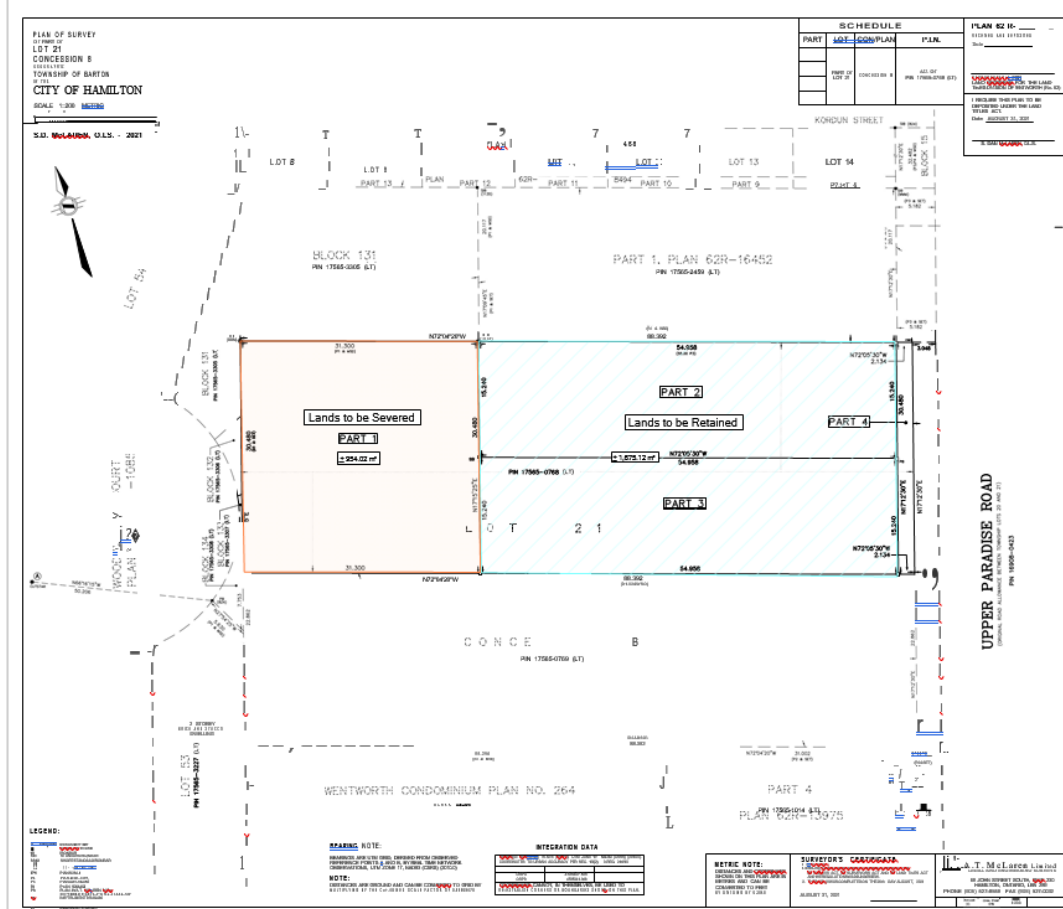
For more information on this matter, including access to drawings illustrating this request:

- 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: February 15th, 2022

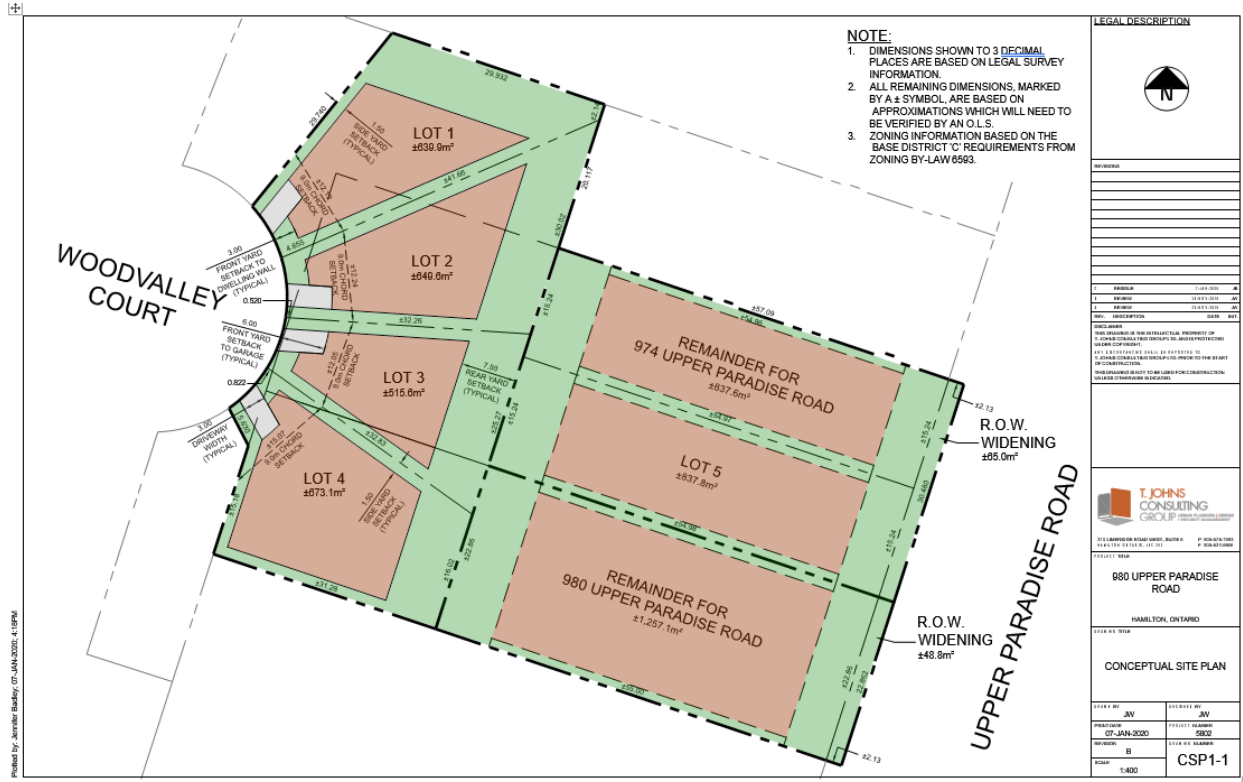
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

- ▲ ***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.***



CONSENT 1 SKETCH

PREPARED BY T. JOHNS CONSULTING
 WITH USE OF DRAFT R-PLAN DATED
 AUGUST 31 2021 PREPARED BY A.T.
 MCLAREN LTD.



NOTE:
 1. DIMENSIONS SHOWN TO 3 DECIMAL PLACES ARE BASED ON LEGAL SURVEY INFORMATION.
 2. ALL REMAINING DIMENSIONS, MARKED BY A ± SYMBOL, ARE BASED ON APPROXIMATIONS WHICH WILL NEED TO BE VERIFIED BY AN O.L.S.
 3. ZONING INFORMATION BASED ON THE BASE DISTRICT 'C' REQUIREMENTS FROM ZONING BY-LAW 6563.

LEGAL DESCRIPTION	
 NORTH	
NO. 1	AREA
NO. 2	AREA
NO. 3	AREA
NO. 4	AREA
NO. 5	AREA
NO. 6	AREA
NO. 7	AREA
NO. 8	AREA
NO. 9	AREA
NO. 10	AREA
NO. 11	AREA
NO. 12	AREA
NO. 13	AREA
NO. 14	AREA
NO. 15	AREA
NO. 16	AREA
NO. 17	AREA
NO. 18	AREA
NO. 19	AREA
NO. 20	AREA
NO. 21	AREA
NO. 22	AREA
NO. 23	AREA
NO. 24	AREA
NO. 25	AREA
NO. 26	AREA
NO. 27	AREA
NO. 28	AREA
NO. 29	AREA
NO. 30	AREA
NO. 31	AREA
NO. 32	AREA
NO. 33	AREA
NO. 34	AREA
NO. 35	AREA
NO. 36	AREA
NO. 37	AREA
NO. 38	AREA
NO. 39	AREA
NO. 40	AREA
NO. 41	AREA
NO. 42	AREA
NO. 43	AREA
NO. 44	AREA
NO. 45	AREA
NO. 46	AREA
NO. 47	AREA
NO. 48	AREA
NO. 49	AREA
NO. 50	AREA

T. JOHNS CONSULTING GROUP INC.
 2700 SHEPPARD AVENUE EAST, SUITE 200, SCARBOROUGH, ONTARIO M1S 4S8
 TEL: 416-291-1111
 FAX: 416-291-1112
 WWW.TJOHNSCONSULTING.COM

PROJECT NAME:
 980 UPPER PARADISE ROAD

LOCATION:
 HAMILTON, ONTARIO

SCALE:
 1:400

CONCEPTUAL SITE PLAN

DATE: 07-JAN-2020	BY: [Signature]
DATE: 07-JAN-2020	BY: [Signature]
DATE: 07-JAN-2020	BY: [Signature]

Sheet No: CSP1-1

Prepared by: Jennifer Bakley, 07-JAN-2020, 4:18PM

File Location: C:\Dropbox (T. Johns Consulting)\TJCG SERVER\Projects\9800 - 980 Upper Paradise Road, Hamilton (Woodvalley Court)\Drawings\Planning\980 Upper Paradise Site Plan\Johnston.dwg



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NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-21:127

SUBJECT PROPERTY: 974 Upper Paradise Rd., Hamilton

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-

APPLICANT(S): Owner ~~Winzen Ancaster Residential Homes Ltd.~~
Agent T. Johns Consulting Group Ltd. c/o K. Gillis

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land for residential development and to retain a parcel of land for residential development. Existing dwelling to be removed to facilitate severance. See also HM/B-21:126 and HM/B-21:128 to HM/B-21:132.

Severed lands (Part 3):
15m[±] x 54m[±] and an area of 837m²±

Retained lands (Part 2):
15m[±] x 54m[±] and an area of 837m²±

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HMB-21: 127
PAGE 2

MORE INFORMATION

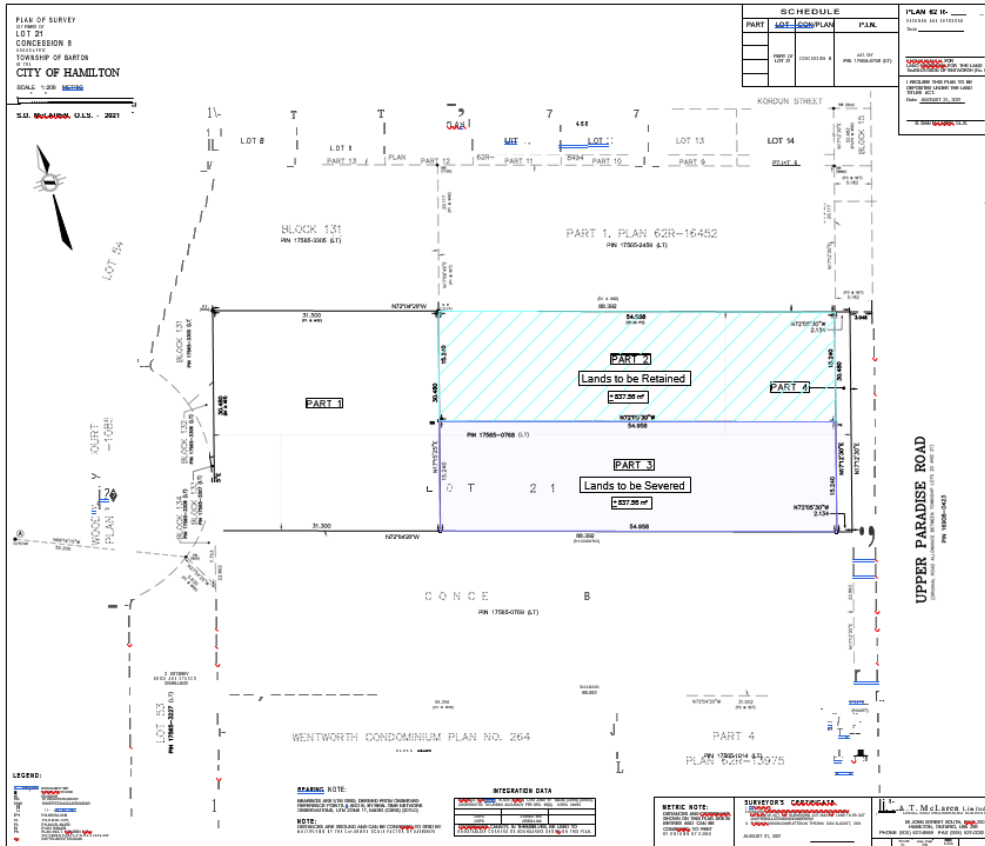
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DATED: February 15th, 2022

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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CONSENT 2 SKETCH
PREPARED BY T. JOHNS CONSULTING
WITH USE OF DRAFT R-PLAN DATED
AUGUST 31 2021 PREPARED BY A.T.
MCLAREN LTD.



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Agent T. Johns Consulting Group Ltd. c/o K. Gillis

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land and to retain two parcels of land to be merged with abutting lands. See also HM/B-21:126, HM-B-21:127 and HM/B-21:129 to HM/B-21:132.

Severed lands (Parts 5 & 6):
17m² x 32m² and an area of 889m²±

Retained lands (Part 2):
area of 55m²±

Retained lands (Part 10):
area of 12m²±

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HM/B-21: 128
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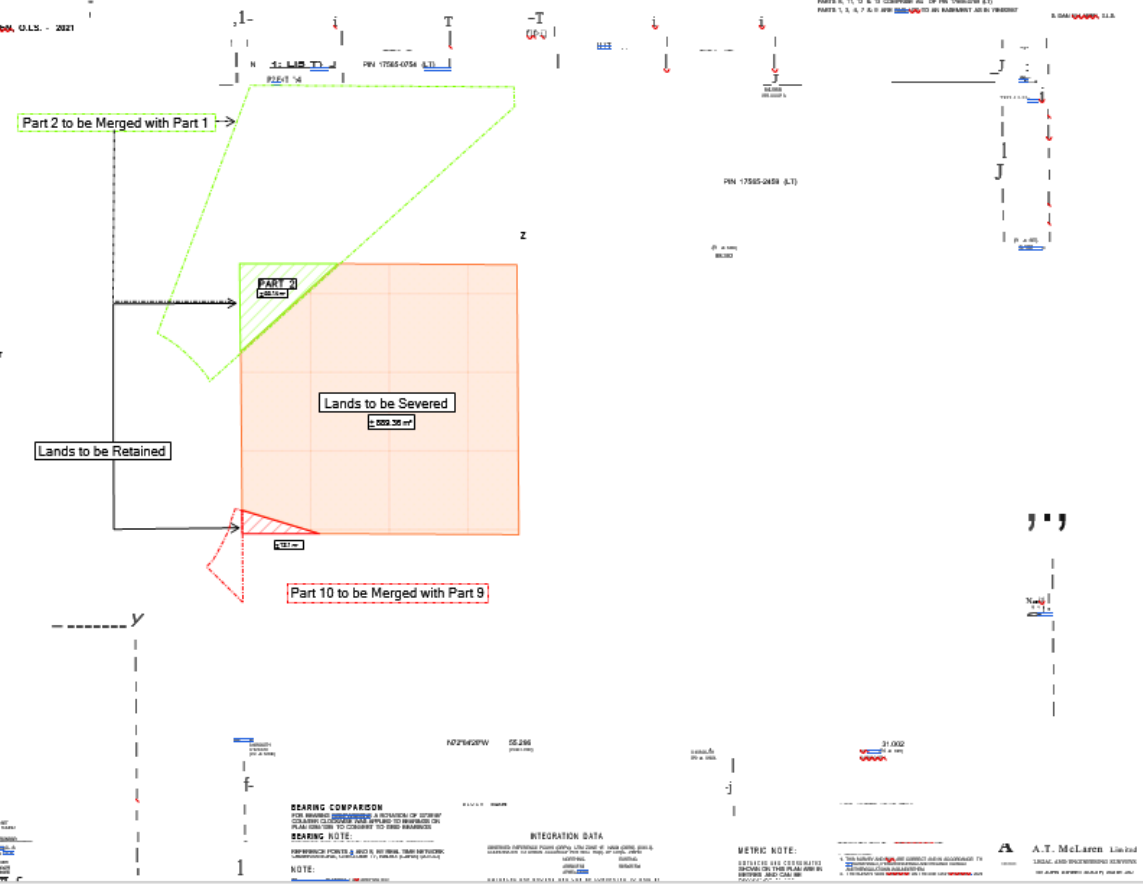
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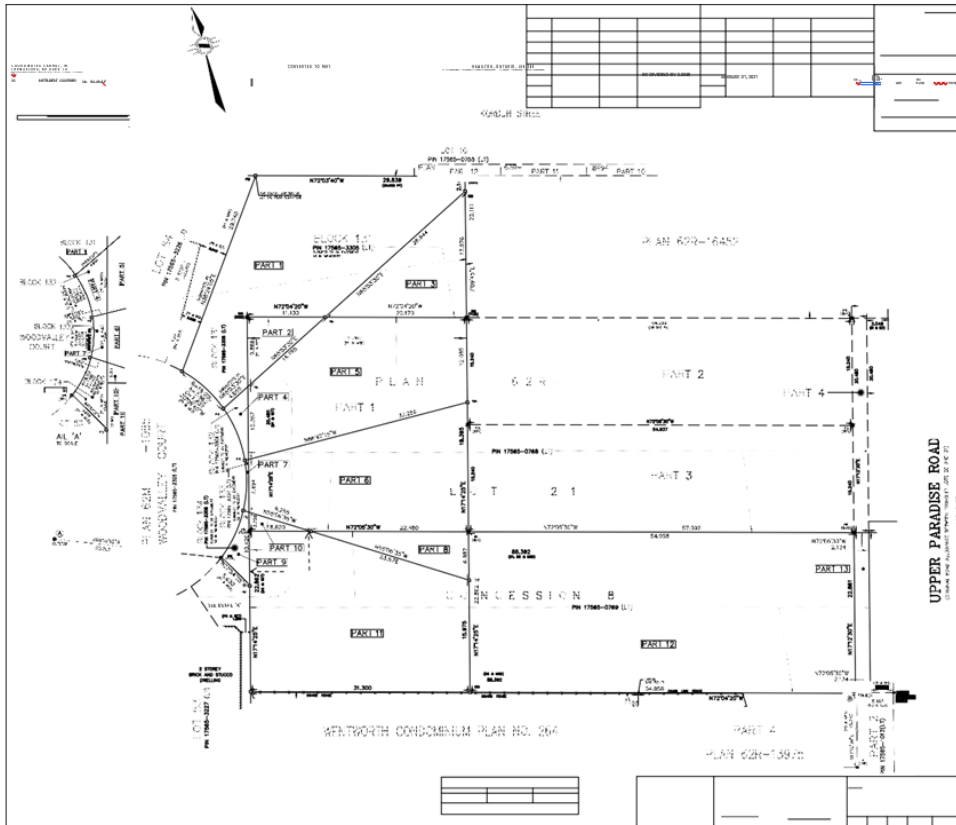
Appendix "B" to Report PED22157 Page 10 of 27

PLAN OF SURVEY
 BLOCK 121, LOTS 1, 2, 3, 4, 5, 6
PLAN 82M-1085
 PART OF PART OF
 LOT 21
 CONCESSION 8
 METROPOLITAN
 TOWNSHIP OF HAMILTON
 CITY OF HAMILTON
 SCALE 1:300 **MEAS**

S.D. McLEAREN, O.L.S. - 2021

SCHEDULE				SCHEDULE				PLAN 82 R	
PART	LOT/BLOCK	CONPLAN	P.L.N.	PART	LOT/BLOCK	CONPLAN	P.L.N.	SECTION	DATE
PART OF	ALLOT 101	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 102	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 103	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 104	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 105	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 106	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 107	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 108	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 109	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 110	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 111	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 112	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 113	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 114	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 115	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 116	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 117	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 118	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 119	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 120	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 121	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 122	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 123	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 124	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 125	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 126	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 127	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 128	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 129	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021
PART OF	ALLOT 130	82M-1085	82M-1085	PART OF	LOT 21	CONCESSION 8	82M-1085	121	2021







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Severed lands (Part 6):
7m² x 32m² and an area of 438m²

Retained lands (Part 5):
10m² x 32m² and an area of 453m²

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HMB-21: 129
PAGE 2

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PLAN OF SURVEY
OF
BLOCK 1, 2, 3, 4, 5, 6, 7, 8
PLAN 82M-1055
AND OF PART OF
LOT 21
CONCESSION 8
ADMINISTRATIVE
TOWNSHIP OF HAMILTON
CITY OF HAMILTON
SCALE 1:200 **McLAREN**

S.D. McLAREN, O.L.S. - 2021

SCHEDULE

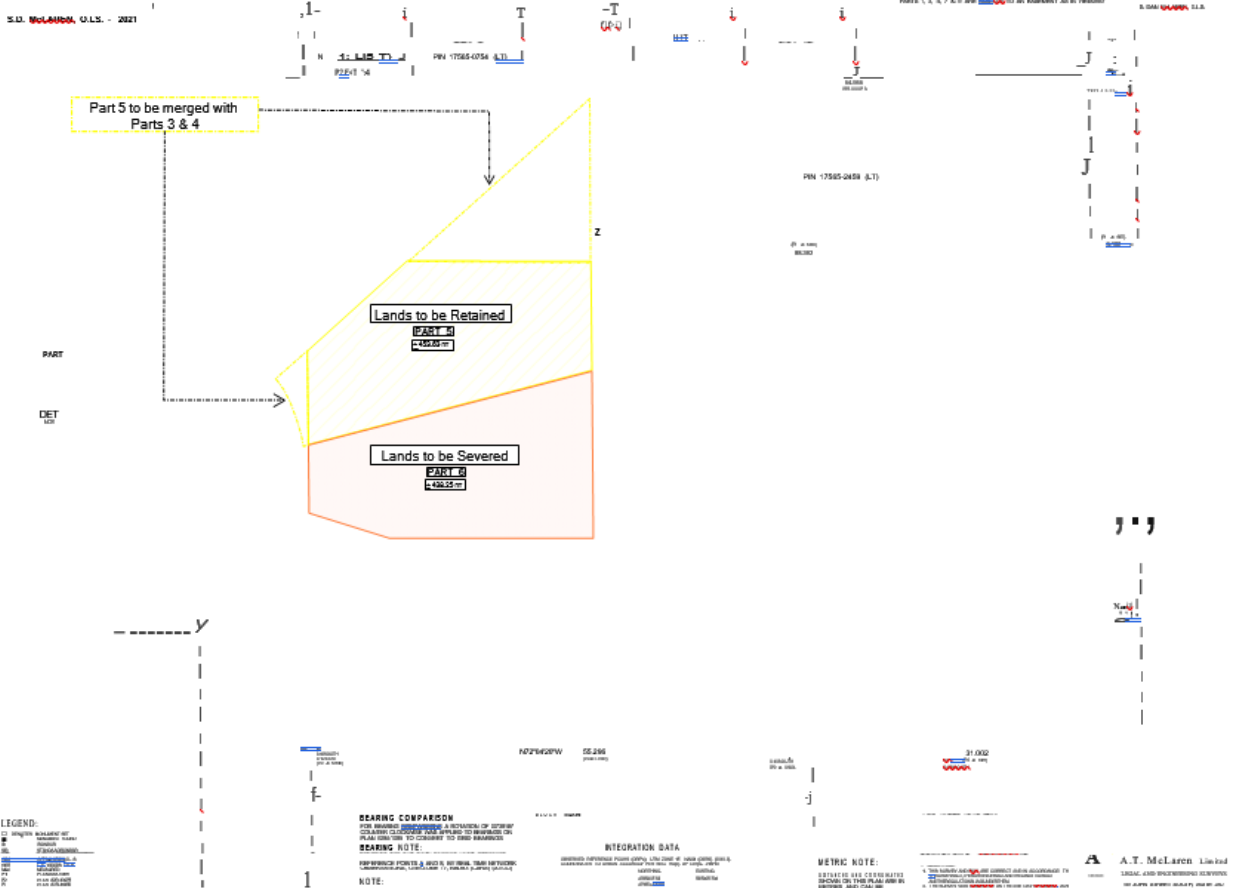
PART	LOT/BLOCK	COMPLAN	PIN
PART 1	LOT 21	CONCESSION 8	PN 17585-2058 (1T)
PART 2	LOT 21	CONCESSION 8	PN 17585-2058 (2T)
PART 3	LOT 21	CONCESSION 8	PN 17585-2058 (3T)
PART 4	LOT 21	CONCESSION 8	PN 17585-2058 (4T)
PART 5	LOT 21	CONCESSION 8	PN 17585-2058 (5T)
PART 6	LOT 21	CONCESSION 8	PN 17585-2058 (6T)
PART 7	LOT 21	CONCESSION 8	PN 17585-2058 (7T)
PART 8	LOT 21	CONCESSION 8	PN 17585-2058 (8T)
PART 9	LOT 21	CONCESSION 8	PN 17585-2058 (9T)
PART 10	LOT 21	CONCESSION 8	PN 17585-2058 (10T)
PART 11	LOT 21	CONCESSION 8	PN 17585-2058 (11T)
PART 12	LOT 21	CONCESSION 8	PN 17585-2058 (12T)
PART 13	LOT 21	CONCESSION 8	PN 17585-2058 (13T)
PART 14	LOT 21	CONCESSION 8	PN 17585-2058 (14T)
PART 15	LOT 21	CONCESSION 8	PN 17585-2058 (15T)
PART 16	LOT 21	CONCESSION 8	PN 17585-2058 (16T)
PART 17	LOT 21	CONCESSION 8	PN 17585-2058 (17T)
PART 18	LOT 21	CONCESSION 8	PN 17585-2058 (18T)
PART 19	LOT 21	CONCESSION 8	PN 17585-2058 (19T)
PART 20	LOT 21	CONCESSION 8	PN 17585-2058 (20T)
PART 21	LOT 21	CONCESSION 8	PN 17585-2058 (21T)

SCHEDULE

PART	LOT/BLOCK	COMPLAN	PIN
PART 1	LOT 21	CONCESSION 8	PN 17585-2058 (1T)
PART 2	LOT 21	CONCESSION 8	PN 17585-2058 (2T)
PART 3	LOT 21	CONCESSION 8	PN 17585-2058 (3T)
PART 4	LOT 21	CONCESSION 8	PN 17585-2058 (4T)
PART 5	LOT 21	CONCESSION 8	PN 17585-2058 (5T)
PART 6	LOT 21	CONCESSION 8	PN 17585-2058 (6T)
PART 7	LOT 21	CONCESSION 8	PN 17585-2058 (7T)
PART 8	LOT 21	CONCESSION 8	PN 17585-2058 (8T)
PART 9	LOT 21	CONCESSION 8	PN 17585-2058 (9T)
PART 10	LOT 21	CONCESSION 8	PN 17585-2058 (10T)
PART 11	LOT 21	CONCESSION 8	PN 17585-2058 (11T)
PART 12	LOT 21	CONCESSION 8	PN 17585-2058 (12T)
PART 13	LOT 21	CONCESSION 8	PN 17585-2058 (13T)
PART 14	LOT 21	CONCESSION 8	PN 17585-2058 (14T)
PART 15	LOT 21	CONCESSION 8	PN 17585-2058 (15T)
PART 16	LOT 21	CONCESSION 8	PN 17585-2058 (16T)
PART 17	LOT 21	CONCESSION 8	PN 17585-2058 (17T)
PART 18	LOT 21	CONCESSION 8	PN 17585-2058 (18T)
PART 19	LOT 21	CONCESSION 8	PN 17585-2058 (19T)
PART 20	LOT 21	CONCESSION 8	PN 17585-2058 (20T)
PART 21	LOT 21	CONCESSION 8	PN 17585-2058 (21T)

PLAN 82 R

SECTION 146 101310310
Scale
DATE: JULY 21, 2021
S.D. McLAREN, O.L.S.



LEGEND:

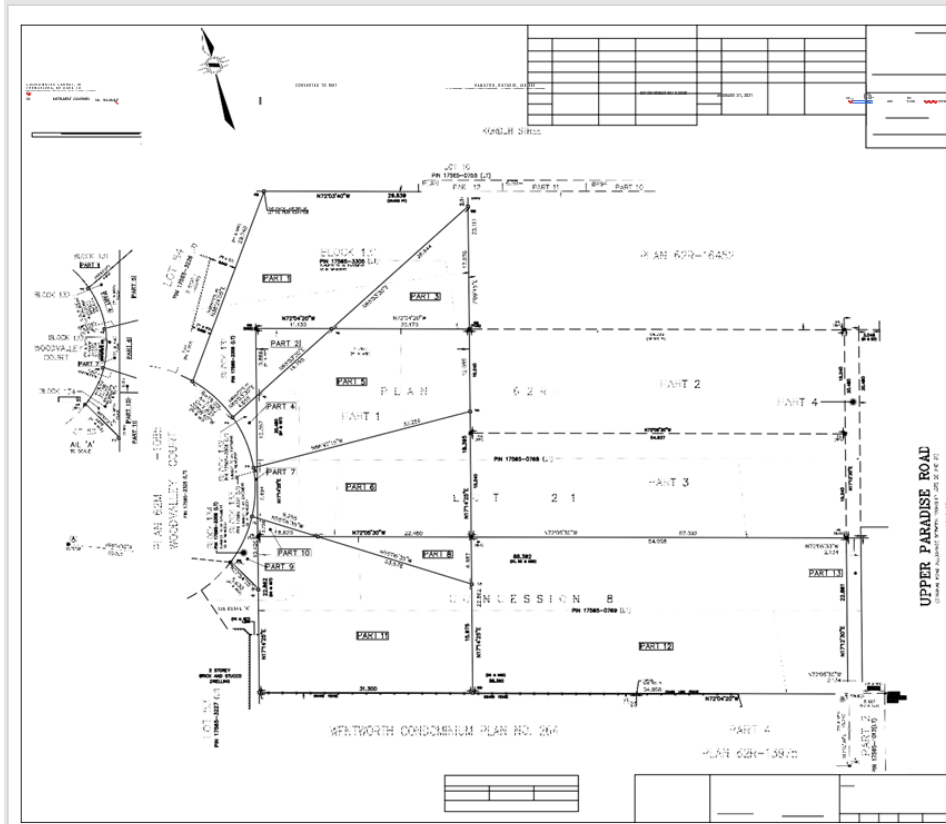
- CONCESSION 8
- LOT 21
- ...

BEARING COMPARISON
FOR ALL PARTS OF THIS PLAN...
BEARING NOTE:
REFERENCE POINTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

INTEGRATION DATA
COORDINATE REFERENCE FRAME: CANADIAN NATIONAL SYSTEM 1983 (NAD 83)
HORIZONTAL DATUM: CANADIAN NATIONAL DATUM 1983 (NAD 83)
VERTICAL DATUM: CANADIAN DATUM 1985 (CD 85)
ELEVATION DATUM: CANADIAN DATUM 1985 (CD 85)
UNIT: METRE
PROJECTION: UTM
ZONE: 18N

METRIC NOTE:
THIS PLAN IS IN METRIC UNITS.
ALL DIMENSIONS ARE IN METRES.
AREA AND VOLUME ARE IN METRIC UNITS.

A.T. McLaren Ltd
1000...
REGISTERED PROFESSIONAL SURVEYOR



CONSENT 4 SKETCH
PREPARED BY T. JOHNS CONSULTING
WITH USE OF DRAFT R-PLAN DATED
AUGUST 31 2021 PREPARED BY A.T.
MCLAREN LTD.



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: HM/B-21:130

SUBJECT PROPERTY: 980 Upper Paradise Rd., 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 Charles Meakins
Agent T. Johns Consulting Group Ltd. c/o K. Gillis

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land for lot consolidation for residential development and to retain a parcel of land with an existing dwelling (to remain). See also HM/B-21:126 to HM/B-21:129, HM/B-21:131 and HM/B-21:132.

Severed lands (Parts 8 & 11):
22m[±] x 313m[±] and an area of 715m^{2±}

Retained lands (Part 12):
22m[±] x 54m[±] and an area of 1256m^{2±}

The Committee of Adjustment will hear this application on:

DATE: Thursday, March 3rd, 2022
TIME: 1:15 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.

HMB-21: 130
PAGE 2

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: February 15th, 2022

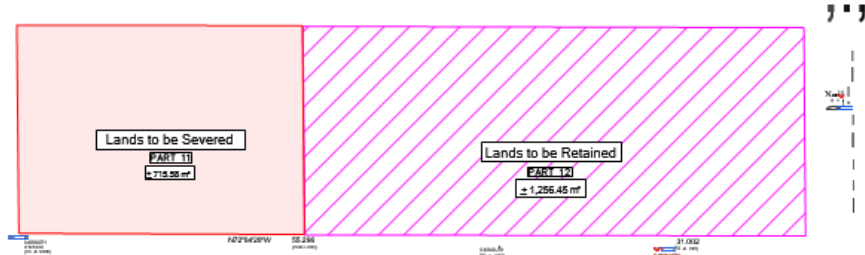
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

PLAN OF SURVEY
 PLAN 82M-1088
 CONFESSION 8
 CITY OF HAMILTON
 S.D. McLAREN, O.L.S. - 2021

SCHEDULE			SCHEDULE			SCHEDULE		
PART	LOT/BLOCK	CON/PLAN	PART	LOT/BLOCK	CON/PLAN	PART	LOT/BLOCK	CON/PLAN
1	1	CONFESSION 8	1	1	CONFESSION 8	1	1	CONFESSION 8
1	2	CONFESSION 8	1	2	CONFESSION 8	1	2	CONFESSION 8
1	3	CONFESSION 8	1	3	CONFESSION 8	1	3	CONFESSION 8
1	4	CONFESSION 8	1	4	CONFESSION 8	1	4	CONFESSION 8
1	5	CONFESSION 8	1	5	CONFESSION 8	1	5	CONFESSION 8

PART
 DET



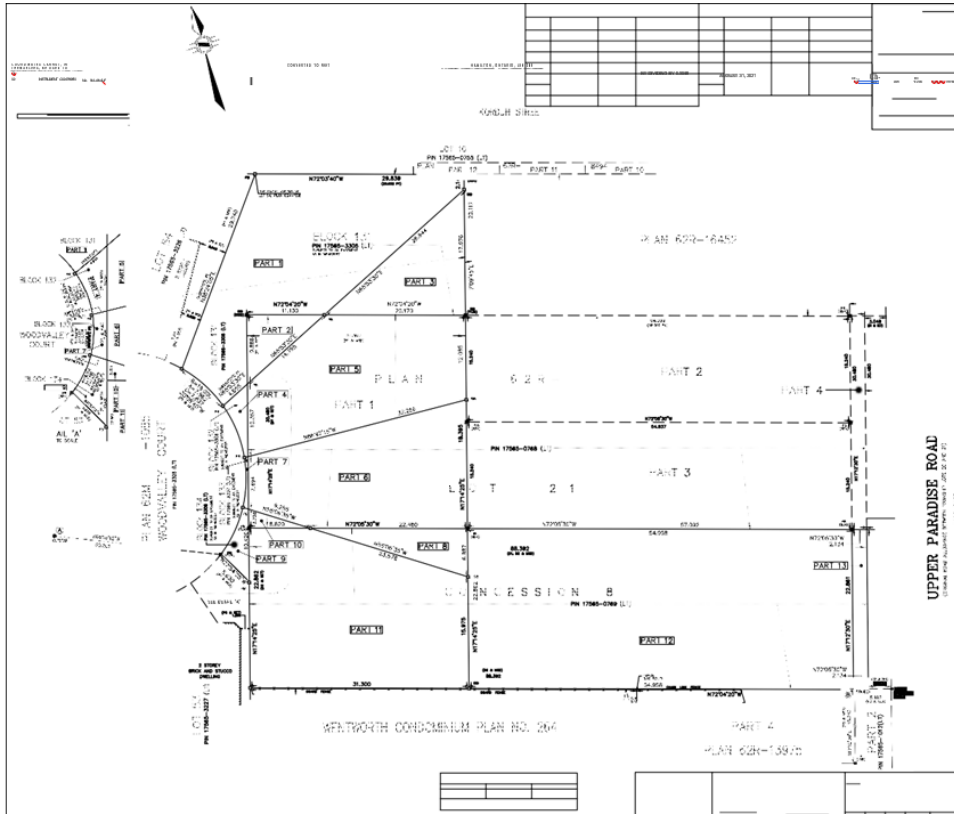
- LEGEND:**
- 1. Boundary
 - 2. Easement
 - 3. Right of Way
 - 4. Other
 - 5. Unsurveyed
 - 6. Proposed
 - 7. Surveyed
 - 8. Other

BEARING COMPARISON
 FOR BEARING COMPARISON A BEARING OF 0°00'00" WAS ASSUMED FOR THE PLAN TO BE USED TO CALCULATE TO BEAD BEARINGS.
BEARING NOTE:
 BEARING POINTS & BEARINGS OF BEAD FROM SURVEYING
 NOTE:

REGISTRATION DATA
 APPROVED FOR REGISTRATION BY THE REGISTRAR OF LANDS AND SURVEYS ON 2021-08-11.
 APPROVED BY THE REGISTRAR OF LANDS AND SURVEYS ON 2021-08-11.

METRIC NOTE:
 THIS PLAN IS METRIC.
 THIS PLAN IS METRIC AND SHOULD BE USED AS SUCH.
 A. T. McLaren Limited

A.T. McLaren Limited
 12345 MAIN STREET, HAMILTON, ONTARIO, CANADA
 TEL: 905-555-1234



CONSENT 1A SKETCH
 PREPARED BY T. JOHNS CONSULTING
 WITH USE OF DRAFT R-PLAN DATED
 AUGUST 31 2021 PREPARED BY A.T.
 MCLAREN LTD.



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: HM/B-21:131

SUBJECT PROPERTY: 980 Upper Paradise Rd., 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 Charles Meakins
Agent T. Johns Consulting Group Ltd. c/o K. Gillis

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land to be merged with abutting lands and to retain a parcel of land to be merged with abutting lands. See also HM/B-21:126 to HM/B-21:130 and HM/B-21:132.

Severed lands Part 11):
22m² x 31m² and an area of 638m²±

Retained lands (Part 8):
area of 77m²±

The Committee of Adjustment will hear this application on:

DATE: Thursday, March 3rd, 2022
TIME: 1:15 p.m.
PLACE: Via video link or call in (see attached sheet for details)

To be streamed at
www.hamilton.ca/committeefadiustment
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.

HM/B-21: 131
PAGE 2

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

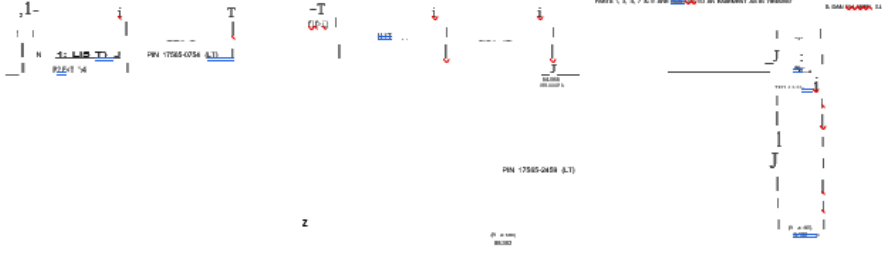
DATED: February 15th, 2022

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

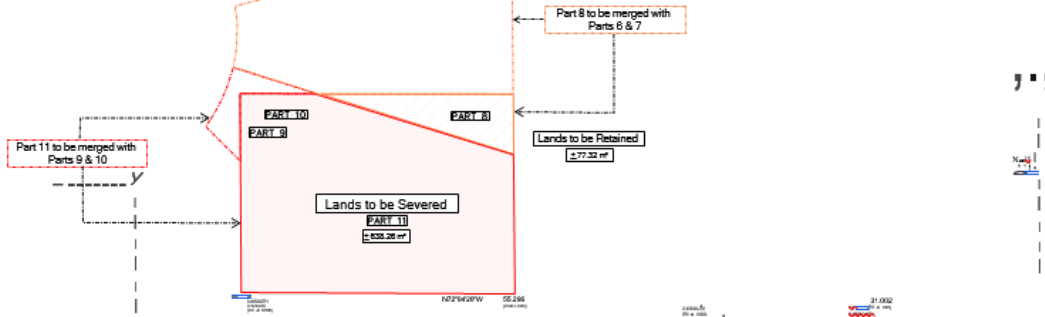
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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

PLAN OF SURVEY
OF
LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
PLAN 82M-1086
PART OF PART OF
LOT 21
CONCESSION 8
INDIAN
TOWNSHIP OF HAMILTON
CITY OF HAMILTON
SCALE 1:200

SCHEDULE				SCHEDULE				PLAN 82 R	
PART	LOT/BLOCK	CONPLAN	P.L.N.	PART	LOT/BLOCK	CONPLAN	P.L.N.	SECTION AND	DATE
	BLK 11	CON-1086	P.N. 17565-2088 (S.T.)	LOT 21	CON-1086	P.N. 17565-2088 (S.T.)			
	BLK 11	CON-1086	P.N. 17565-2088 (S.T.)	LOT 21	CON-1086	P.N. 17565-2088 (S.T.)			
	BLK 11	CON-1086	P.N. 17565-2088 (S.T.)	LOT 21	CON-1086	P.N. 17565-2088 (S.T.)			
	BLK 11	CON-1086	P.N. 17565-2088 (S.T.)	LOT 21	CON-1086	P.N. 17565-2088 (S.T.)			
	BLK 11	CON-1086	P.N. 17565-2088 (S.T.)	LOT 21	CON-1086	P.N. 17565-2088 (S.T.)			
	BLK 11	CON-1086	P.N. 17565-2088 (S.T.)	LOT 21	CON-1086	P.N. 17565-2088 (S.T.)			
	BLK 11	CON-1086	P.N. 17565-2088 (S.T.)	LOT 21	CON-1086	P.N. 17565-2088 (S.T.)			
	BLK 11	CON-1086	P.N. 17565-2088 (S.T.)	LOT 21	CON-1086	P.N. 17565-2088 (S.T.)			
	BLK 11	CON-1086	P.N. 17565-2088 (S.T.)	LOT 21	CON-1086	P.N. 17565-2088 (S.T.)			
	BLK 11	CON-1086	P.N. 17565-2088 (S.T.)	LOT 21	CON-1086	P.N. 17565-2088 (S.T.)			



PART
DET

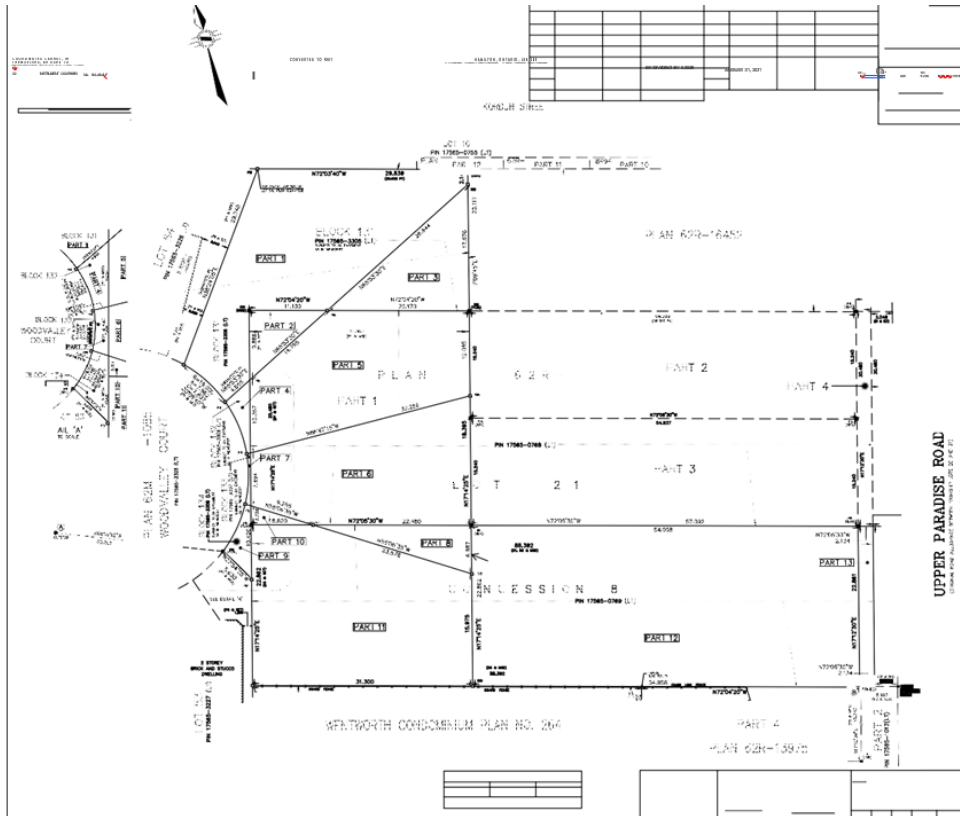


LEGEND:
1. BOUNDARY
2. ADJACENT
3. CONVEYANCE
4. EASEMENT
5. ENCUMBRANCE
6. INTEREST
7. RESERVATION
8. RIGHT OF WAY
9. ROAD
10. STREAM
11. TOWER
12. WELL
13. FENCE
14. UTILITY
15. OTHER

BEARING COMPARISON
FOR BEARING
COMPARISON
BEARING NOTE
NOTE

INTEGRATION DATA
METRIC NOTE

A.T. McLaren Limited
LOCAL AND DISTRICT SURVEY
1000 SHEPPARD AVENUE EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1S 1W7



CONSENT 2A SKETCH
 PREPARED BY T. JOHNS CONSULTING
 WITH USE OF DRAFT R-PLAN DATED
 AUGUST 31 2021 PREPARED BY A.T.
 MCLAREN LTD.



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: HM/B-21:132

SUBJECT PROPERTY: 0 Woodvalley Crt., 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 Winzen Ancaster Residential Homes Ltd.
Agent T. Johns Consulting Group Ltd. c/o K. Gillis

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land to be merged with abutting lands and to retain a parcel of land to be merged with abutting land. See also HM/B-21:126 to HM/B-21:131.

Severed lands (Part 3):
area of 181m^{2±}

Retained lands (Part 1):
7m[±] x 29m[±] and an area of 584m^{2±}

The Committee of Adjustment will hear this application on:

DATE: Thursday, March 3rd, 2022
TIME: 1:15 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.

HMB-21: 132
PAGE 2

MORE INFORMATION

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

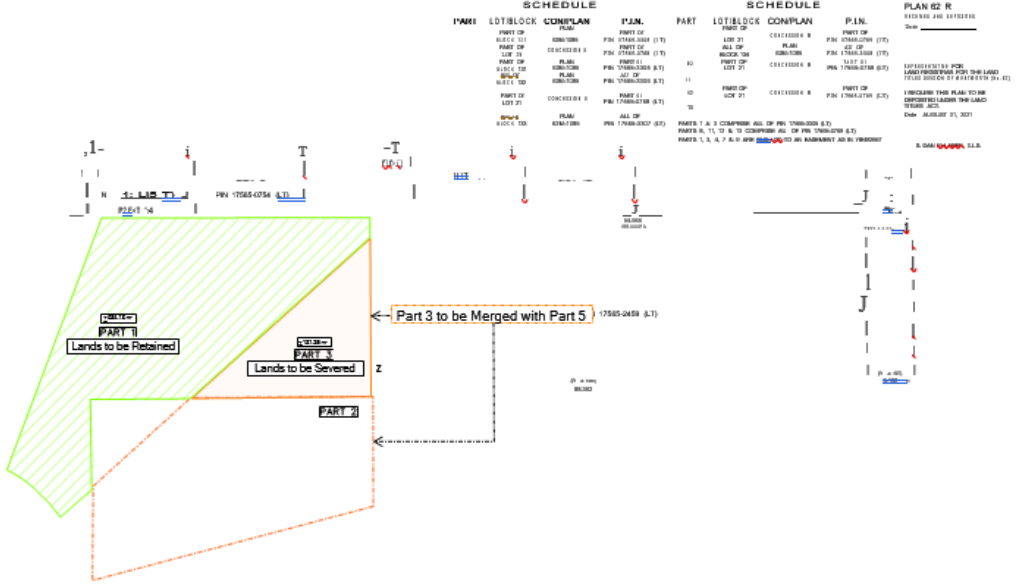
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: February 15th, 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.

PLAN OF SURVEY
S.L.S. PLAN, L.S.C. 1:200, AC 1:20
PLAN 82M-1085
LOT 21
CONCESSION 8
TOWNSHIP OF BARTON
CITY OF HAMILTON
SCALE: 1:200
S.D. McLAREN, O.L.S. - 2021



PART
DET
1:200

LEGEND:
S.D. McLAREN
L.S.C. 1:200
O.L.S. 1:200
O.L.S. 1:200
O.L.S. 1:200
O.L.S. 1:200

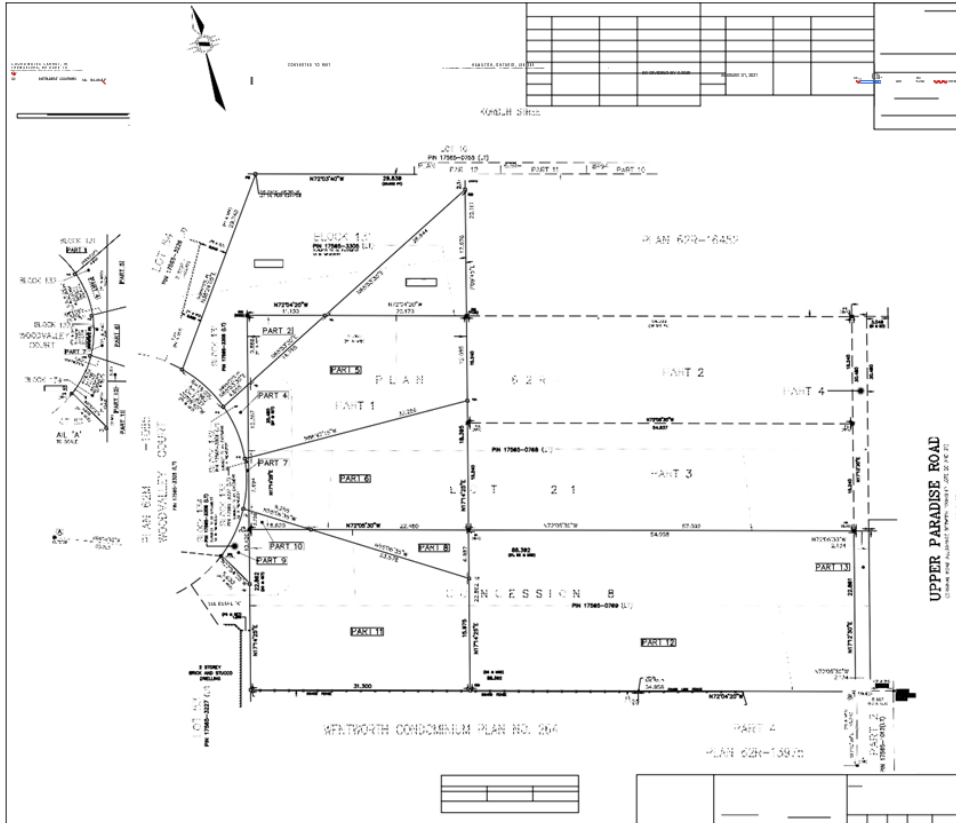
BEARING COMPARISON
FOR BEARING PURPOSES A PORTION OF SURVEY
CLASSIFIED AS "RETIRED" IS SHOWN ON
PLAN 82M-1085 TO CORRECT TO THIS SURVEY
BEARING NOTE:
REFERENCE POINTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
NOTE:
1

INTEGRATION DATA
NAD 83
PROJ: NAD 83 UTM
UNIT: METERS
SPHEROID: GRS 1980
SEMIMAJOR AXIS: 6378137.0
PLATTING DATE:
DRAWN BY:
CHECKED BY:

METRIC NOTE:
1. THIS SURVEY WAS CONDUCTED AND CORRECTED IN ACCORDANCE WITH
THE SURVEY ACT AND REGULATIONS AND THE SURVEY
COMMISSION'S PRACTICES.
2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH
THE SURVEY ACT AND REGULATIONS AND THE SURVEY
COMMISSION'S PRACTICES.

A.T. McLaren Limited
L.S.C. 1:200
O.L.S. 1:200
O.L.S. 1:200
O.L.S. 1:200
O.L.S. 1:200
O.L.S. 1:200





CONSENT 3 SKETCH
 PREPARED BY T. JOHNS CONSULTING
 WITH USE OF DRAFT R-PLAN DATED
 AUGUST 31 2021 PREPARED BY A.T.
 MCLAREN LTD.