



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Consent/Land Severance

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

APPLICATION NO.:	AN/B-22:123	SUBJECT PROPERTY:	657 Mohawk Rd, Ancaster
-------------------------	--------------------	--------------------------	-------------------------

APPLICANTS: Purchaser: Muhammad Saddique Khan & Sadaf Rukhsana Khan
 Owner: Muhammad Wasiq Khan
 Applicant: Muhammad Saddique Khan

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to be added to property known municipally as 656 Highvalley Road, Ancaster.

	Frontage	Depth	Area
SEVERED LANDS:	N/A m [±]	11.152 m [±]	192.54 m ² ±
RETAINED LANDS:	15.24 m [±]	45.217 m [±]	683 m ² ±

Associated Planning Act File(s): N/A

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Thursday, January 19, 2023
TIME:	1:30 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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

AN/B-22:123

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

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, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding AN/B-22:123, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



DATED: January 3, 2023

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, and may include posting electronic versions..

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comment packages are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

- LEGEND:**
- DENOTES PLANTED MONUMENT
 - DENOTES FOUND MONUMENT
 - SB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - DU DENOTES ORIGIN UNKNOWN
 - P1 DENOTES PLAN 62R-6636
 - P2 DENOTES PLAN 62R-6890
 - P3 DENOTES PLAN 62R-7466
 - P4 DENOTES PLAN 62R-6636
 - 912 DENOTES A.J. CLARKE OLS
 - 1251 DENOTES E. EICHMANNS OLS
 - 717 DENOTES J. KISWAY OLS
 - 1353 DENOTES G. GIDDY OLS
 - 1135 DENOTES L. G. WOODS OLS

SKETCH OF LANDS TO BE SEVERED FROM 657 MOHAWK ROAD (PART 4 OF 62R-21682) AND ADDED TO 656 HIGHVALLEY ROAD.

PLAN 62R-21682
 RECEIVED AND DEPOSITED
 DATE: April 30, 2021
 DATE: May 11, 2021
 C. Salzer OLS
 REPRESENTATIVE FOR LAND REGISTRAR
 FOR THE LAND TITLES DIVISION OF
 WENTWORTH (No. 62)

SCHEDULE

PART	LOCATION	P.I.N.	AREA
1	PART OF LOT 48 CON 2 TWP ANCASTER	17564-0532(LT)	157.93 sq. m.
2			693.25 sq. m.
3			683.84 sq. m.
4			192.48 sq. m.

PARTS 1 TO 4 INCLUSIVE COMPRISE ALL OF PIN 17564-0532 (LT)

PLAN OF SURVEY
 OF
PART OF LOT 48
CONCESSION 2
 IN THE
GEOGRAPHIC TOWNSHIP OF ANCASTER
 NOW IN THE
CITY OF HAMILTON

SCALE 1:250 (METRIC)



L.G. WOODS SURVEYING INC.
 2021

BEARING NOTE:
 BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17 NORTH, NAD-83, CSRS-2010

BEARING COMPARISONS:
 FOR THE PURPOSE OF BEARING COMPARISONS PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM GRID ROTATION OF -00° 43' 00" BASED ON MEASUREMENTS BETWEEN ORIP AND ORP2

METRIC NOTE:
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRIC CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048.

UTM BEARING COMPARISONS	
PLAN	ROTATION
P2	00° 43' 00" COUNTER-CLOCKWISE

ORIP DERIVED FROM GPS OBSERVATIONS USING THE SPINA POWERED NETWORK: UTM ZONE 17, CENTRAL MERIDIAN BY 50° W LONGITUDE, NAD83 (CSRS) COORDINATES ARE TO UTM GRID ACCURACY AS PER O. REG. 28(2) SEC. 14.2 (2000 M)

POINT ID	NORTHING	EASTING
ORIP 1	4 797 028.954	584042.882
ORIP 2	4 797 130.272	584 444.678

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

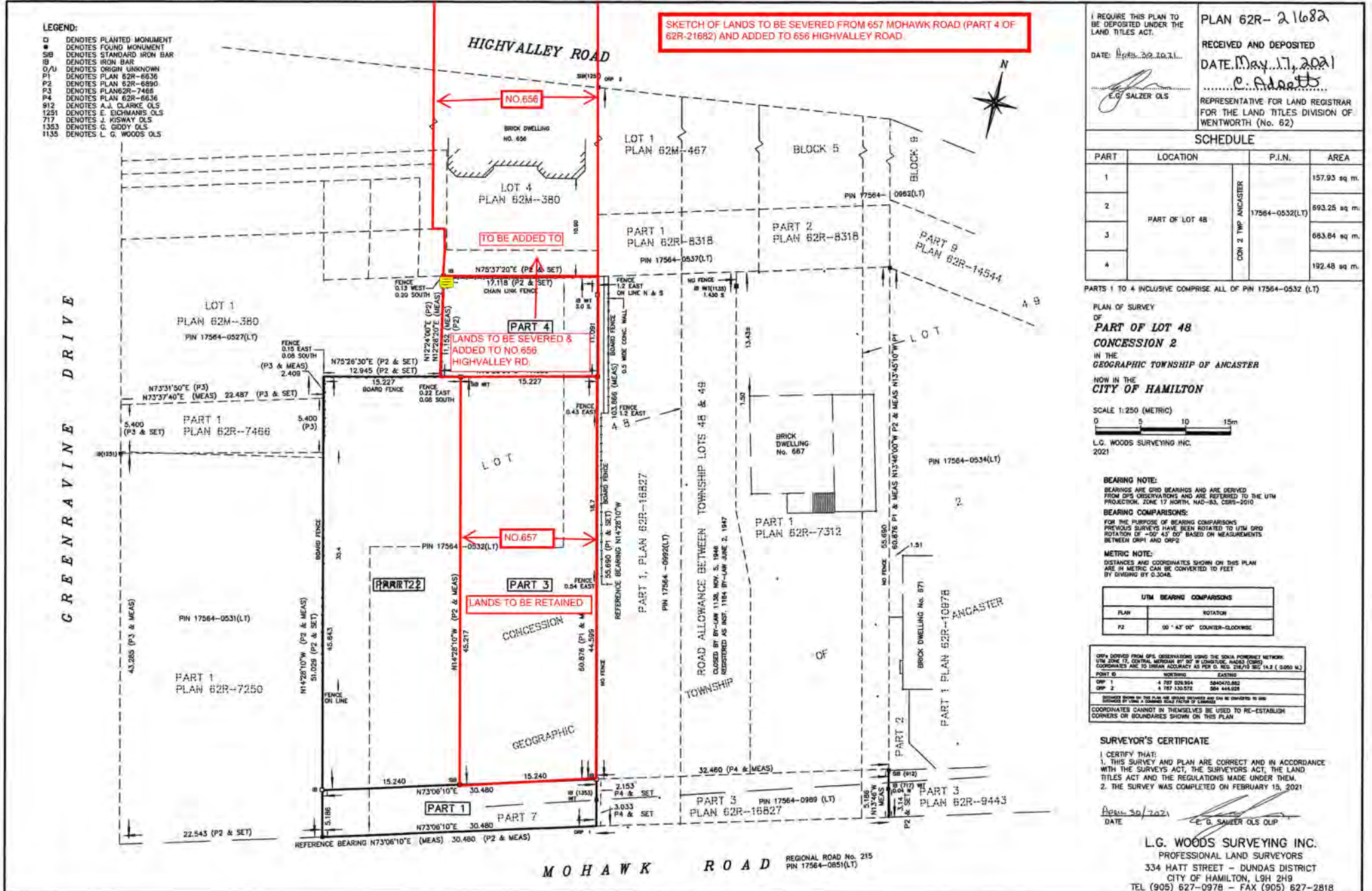
SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON FEBRUARY 16, 2021

April 30, 2021
 DATE

C. G. SALZER OLS OLP

L.G. WOODS SURVEYING INC.
 PROFESSIONAL LAND SURVEYORS
 334 HATT STREET - DUNDAS DISTRICT
 CITY OF HAMILTON, L9H 2H9
 TEL (905) 627-0978 - FAX (905) 627-2818



MOHAWK ROAD REGIONAL ROAD No. 215
 PIN 17564-0851(LT)

Mailing Address:
71 Main Street West, 5th Floor
Hamilton, Ontario

Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main Street West, 5th Floor, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-4202



Hamilton

File: DAER-22-006
File: 2022 100017 00 PLAN (1086143)

October 11, 2022

Saddique Khan
656 HIGHVALLEY ROAD
ANCASTER L9G 4E9 ON

Dear Sir:

Re: Site Plan Control Application by Saddique Khan for Lands Located at 653 & 657 Mohawk Road, Ancaster (Ward 12)

Please be advised that the attached site/grading plan and elevations were approved by the Manager of Heritage & Urban Design on pursuant to Section 41 of the *Planning Act* and are attached hereto for your records. The purpose of the above noted Minor Site Plan Control application is to construct two single detached dwellings having an approximate GFA of 297 square metres each. As such, the applicant is now eligible to apply for a Building Permit to facilitate the proposed development.

If you have any questions, please contact Aman Hansra at 905.546.2424 ext. 2694 or by email at Aman.Hansra@hamilton.ca, or myself at ext. 7557.

Yours truly,

Ken
Coit

Digitally signed
by Ken Coit
Date: 2022.10.11
11:35:52 -04'00'

Ken Coit OAA
Manager of Heritage and Urban Design
Planning Division

KC:ah

cc: Councillor Lloyd Ferguson, Ward 12
S. Robichaud, Director of Planning and Chief
Planner, Planning Division
Tom Vrooman, Senior Project Manager

lloyd.Ferguson@hamilton.ca;
steve.robichaud@hamilton.ca;
Tim.Vrooman@hamilton.ca

**Re: Approval of Site Plan Application # DAER-22-025
Investing Pro Group Inc. C/O Maged Shireen
195 Falling Brook Drive, Ancaster (Ward 12)**

Page 2 of 2

G. Wong, Chief Building Engineer, Manager, Building Engineering

george.wong@hamilton.ca;

R. Hagerty, Support Assistant, Building Engineering

rosie.hagerty@hamilton.ca;

M. Moniruzzaman, Senior Project Manager, Infrastructure Planning

monir.oniruzzaman@hamilton.ca;

Z. Panovski, Senior Project Manager, Development Engineering - Attn: Himanshi Juneja

zivko.panovski@hamilton.ca;
Himanshi.Juneja@hamilton.ca;

P. MacDonald, Solicitor, Legal Services GIS Planning & Analysis

patrick.macdonald@hamilton.ca;
dlgisplanninganalysis@hamilton.ca;

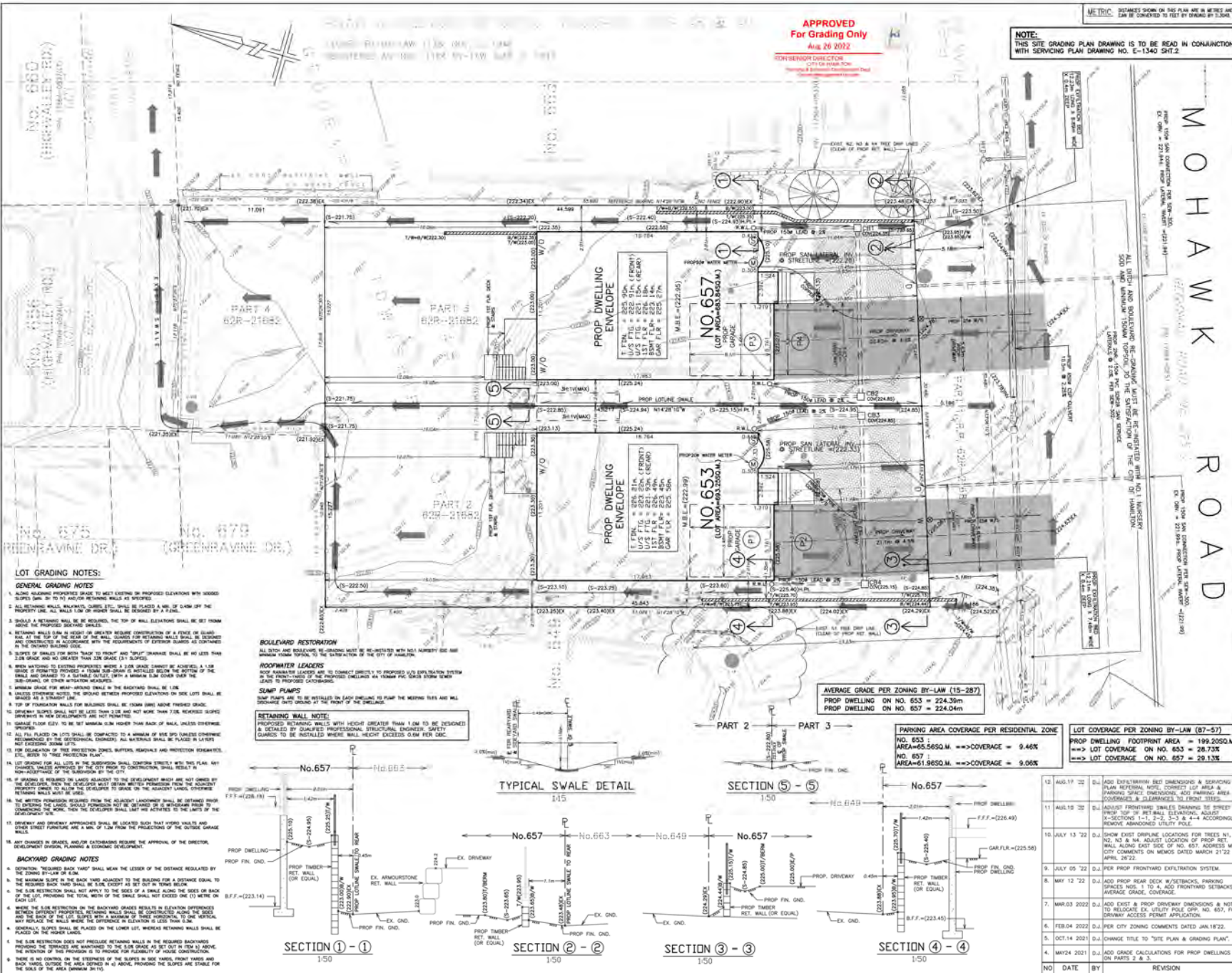
Development Officer, Budgets & Finance

developmentofficer@hamilton.ca;

E. Coe, Supervisor of Zoning, Building Division

emily.coe@hamilton.ca;
zoningrequest@hamilton.ca;
Shannon.McKie@hamilton.ca

S. McKie, Manager, Zoning and Committee of Adjustment



APPROVED
For Grading Only
Aug 26 2022
FOR SENIOR DIRECTOR
CITY OF HAMILTON

NOTE:
THIS SITE GRADING PLAN DRAWING IS TO BE READ IN CONJUNCTION
WITH SERVICING PLAN DRAWING NO. E-1340 SHT.2

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND ALL DIMENSIONS CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808



KEY PLAN (N.T.S.)
CITY OF HAMILTON

- NOTES:**
- BENCHMARK: GEODETIC B.M. NO. 741232, 9.00M SOUTH OF MOHAWK ROAD, TABLE IN WEST CONCRETE FOUNDATION, 4.66M FROM NORTHWEST CORNER, 50M BELOW BENCHMARK.
 - BOUNDARIES AS PER REGISTERED PLAN 62R-21682.
 - EXISTING GROUND ELEVATIONS ARE AS SURVEYED BY L.S. WOODS SURVEYING INC. (FILE NO. 30-7128-T00) DURING NOVEMBER 2020. ELEVATION = 248.43M.
- LEGEND**
- (228.00) DENOTES PROPOSED FINISHED GROUND ELEVATION
 - (228.00) DENOTES EXISTING GROUND ELEVATION AS SURVEYED BY L.S. WOODS SURVEYING INC. DURING NOV 2020
 - (226.00) DENOTES EXISTING GROUND CONTOUR
 - (226.00) DENOTES PROPOSED FINISHED GROUND ELEVATION AT FRONT/REAR APRON OF DWELLING
 - (5-228.00) DENOTES PROPOSED SCALE ELEVATION
 - (5-228.00) DENOTES PROPOSED TOP OF FOUNDATION ELEVATION
 - (5-228.00) DENOTES PROPOSED FINISHMENT FINISH FLOOR
 - (5-228.00) DENOTES EXISTING WATER SERVICE SHUTOFF VALVE
 - (5-228.00) DENOTES EXISTING UTILITY POLE
 - (5-228.00) DENOTES PROPOSED SHALE
 - (5-228.00) DENOTES PROPOSED DIRECTION OF SURFACE DRAINAGE
 - (5-228.00) DENOTES EXISTING OVERHEAD WIRE
 - (5-228.00) DENOTES EXISTING CHAINLINK FENCE
 - (5-228.00) DENOTES EXISTING TANKER FENCE
 - (5-228.00) DENOTES EXISTING STREET LIGHT STANDARD
 - (5-228.00) DENOTES EXISTING OBSTACLES, POLE
 - (5-228.00) DENOTES EXISTING COVERED TREE
 - (5-228.00) DENOTES PROPOSED FIREARMER LAYER DOWN FIRE
 - (5-228.00) DENOTES EXISTING FIRE HYDRANT
 - (5-228.00) DENOTES PROPOSED 3M (W/M) SLOPE
 - (5-228.00) DENOTES TOP OF EXISTING SLOPE
 - (5-228.00) DENOTES PROPOSED ASPHALT DRIVEWAY
 - (5-228.00) DENOTES LOWEST ALLOWABLE DWELLING FOOTPRINT ELEVATION PERMITTING CIVILITY SANITARY SERVICE (SEE NOTE)
 - (5-228.00) DENOTES PROPOSED 1.5M RETAINING WALL OF EQUAL WITH 1.2M HIGH FROM SMITHS RAILING WHERE WALL HEIGHT EXCEEDS 1.5M
 - (5-228.00) DENOTES PROPOSED FINISHING SPACE
 - (5-228.00) DENOTES MAJOR STORM OVERLAND TRAIL
 - (5-228.00) DENOTES PROP SAN SERVICE AT BUILDING
 - (5-228.00) DENOTES PROP 40MM THICK DOWN CLEARSTONE EXTERIOR FINISH
- NO. DATE BY REVISION**
- | | | | |
|---|-------------|------|--|
| 3 | APR 30 2021 | D.J. | ADJUST MIRE ELEVATIONS & REE SANITARY SERVICE |
| 2 | MAR 28 2021 | D.J. | TERMINATE PROP RET WALLS AT BOUNDARY LIMIT OF PROP ADJUST MIRE ELEVATIONS |
| 1 | FEB 19 2021 | D.J. | ADD ADJ. SET-BACKS 1-1, 2-2, 3-3, 4-4, & 5-5, ROAD WIDENING DIMENSION, CIVILITY PAPER, PER CITY COMMENTS |
- SCALE:** 1:125
- DATE:** DECEMBER 2020
- REF.:**
- SEAL:** L.S. WOODS ENGINEERING (2011) INC. O.P. JOYCE

LOT GRADING NOTES:

- ALL EXISTING PROPOSED GRADE TO MEET EXISTING PROPOSED ELEVATIONS WITH SLOPES SHALL BE 1% TO 10% AND/OR RETAINING WALLS AS SHOWN.
- ALL EXISTING WALLS, WALLS, CURBS, ETC. SHALL BE PLACED A MIN. OF 150MM BELOW THE PROPOSED GRADE. ALL WALLS OF 1.5M OR MORE SHALL BE CONCRETE WITH A 150MM FINISH.
- SHALL A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATION SHALL BE SET FROM THE PROPOSED FINISHED GRADE.
- RETAINING WALLS SHALL BE HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR LEANS AT THE TOP OF THE WALL. ALL WALLS FOR RETAINING WALLS SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING BARRIERS AS CONTAINED IN THE CURRENT BUILDING CODE.
- SLOPES OF WALLS FOR BOTH "BACK TO FRONT" AND "FRONT TO BACK" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 2.0% GRADE (3:1 SLOPES).
- WHEN MATCHING TO EXISTING PROPERTIES WHERE A LOT GRADE CANNOT BE ADVISED, A LOT GRADE OF 1.0% SHALL BE PROVIDED. A 150MM FINISH SHALL BE PROVIDED AT THE BOTTOM OF THE WALL AND GRADED TO A STABLE OUTLET, WITH A MINIMUM FINISH COVER OVER THE INDIVIDUAL OR OTHER RETENTION FEATURES.
- MINIMUM GRADE FOR MEAN-SPREAD TABLE IN THE BACKYARD SHALL BE 1.0%.
- UNLESS OTHERWISE NOTED, THE PROPOSED FINISHED ELEVATIONS ON THIS PLAN SHALL BE GRADED AS A STRAIGHT LINE.
- TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE FROM 300MM ABOVE FINISHED GRADE.
- DRIVEWAY SLOPES SHALL NOT BE LESS THAN 1.0% AND NOT MORE THAN 7.0%. REVERSED SLOPES PERMITTED IN NEW DEVELOPMENTS ARE NOT PERMITTED.
- GRADE FLOOR LEVELS SHALL NOT BE MORE THAN 150MM FROM FINISHED GRADE.
- ALL FIN. PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM OF 95% SPS (SANDS) DENSITY PERMITTED BY THE GEOTECHNICAL ENGINEER. ALL MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 300MM THICK.
- FOR REGULATION OF TREE PROTECTION ZONES, BUFFERS, BARRIERS AND PROTECTION VERGEMENTS, ETC. REFER TO "TREE PROTECTION PLAN".
- LOT GRADING FOR ALL LOTS IN THE PROPOSED SUBDIVISION SHALL COMPLY WITH THIS PLAN. ANY CHANGES UNLESS APPROVED BY THE CITY PRIOR TO CONSTRUCTION, SHALL RESULT IN NON-COMPLIANCE OF THE SUBDIVISION WITH THE CITY.
- IF A ROAD IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THE ALL ELEVATIONS MUST BE METRIC MEASUREMENT FROM THE ADJACENT DEVELOPER TO GRADE OF THE ADJACENT LANDS. CHANGING RETAINING WALLS MUST BE USED.
- THE PROPOSED PROVISIONS FROM THE ADJACENT LANDS OF SHALL BE OBTAINED FROM THE DEVELOPER. THE ALL ELEVATIONS MUST BE METRIC MEASUREMENT FROM THE ADJACENT DEVELOPER TO GRADE OF THE ADJACENT LANDS. CHANGING RETAINING WALLS MUST BE USED.
- THE PROPOSED PROVISIONS FROM THE ADJACENT LANDS OF SHALL BE OBTAINED FROM THE DEVELOPER. THE ALL ELEVATIONS MUST BE METRIC MEASUREMENT FROM THE ADJACENT DEVELOPER TO GRADE OF THE ADJACENT LANDS. CHANGING RETAINING WALLS MUST BE USED.
- LOT GRADING FOR ALL LOTS IN THE PROPOSED SUBDIVISION SHALL COMPLY WITH THIS PLAN. ANY CHANGES UNLESS APPROVED BY THE CITY PRIOR TO CONSTRUCTION, SHALL RESULT IN NON-COMPLIANCE OF THE SUBDIVISION WITH THE CITY.
- ANY CHANGES IN GRADES AND/OR CATEGORIES REQUIRE THE APPROVAL OF THE DIRECTOR, DEVELOPMENT DIVISION, PLANNING & ECONOMIC DEVELOPMENT.

GENERAL GRADING NOTES:

- ALL EXISTING PROPOSED GRADE TO MEET EXISTING PROPOSED ELEVATIONS WITH SLOPES SHALL BE 1% TO 10% AND/OR RETAINING WALLS AS SHOWN.
- ALL EXISTING WALLS, WALLS, CURBS, ETC. SHALL BE PLACED A MIN. OF 150MM BELOW THE PROPOSED GRADE. ALL WALLS OF 1.5M OR MORE SHALL BE CONCRETE WITH A 150MM FINISH.
- SHALL A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATION SHALL BE SET FROM THE PROPOSED FINISHED GRADE.
- RETAINING WALLS SHALL BE HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR LEANS AT THE TOP OF THE WALL. ALL WALLS FOR RETAINING WALLS SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING BARRIERS AS CONTAINED IN THE CURRENT BUILDING CODE.
- SLOPES OF WALLS FOR BOTH "BACK TO FRONT" AND "FRONT TO BACK" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 2.0% GRADE (3:1 SLOPES).
- WHEN MATCHING TO EXISTING PROPERTIES WHERE A LOT GRADE CANNOT BE ADVISED, A LOT GRADE OF 1.0% SHALL BE PROVIDED. A 150MM FINISH SHALL BE PROVIDED AT THE BOTTOM OF THE WALL AND GRADED TO A STABLE OUTLET, WITH A MINIMUM FINISH COVER OVER THE INDIVIDUAL OR OTHER RETENTION FEATURES.
- MINIMUM GRADE FOR MEAN-SPREAD TABLE IN THE BACKYARD SHALL BE 1.0%.
- UNLESS OTHERWISE NOTED, THE PROPOSED FINISHED ELEVATIONS ON THIS PLAN SHALL BE GRADED AS A STRAIGHT LINE.
- TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE FROM 300MM ABOVE FINISHED GRADE.
- DRIVEWAY SLOPES SHALL NOT BE LESS THAN 1.0% AND NOT MORE THAN 7.0%. REVERSED SLOPES PERMITTED IN NEW DEVELOPMENTS ARE NOT PERMITTED.
- GRADE FLOOR LEVELS SHALL NOT BE MORE THAN 150MM FROM FINISHED GRADE.
- ALL FIN. PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM OF 95% SPS (SANDS) DENSITY PERMITTED BY THE GEOTECHNICAL ENGINEER. ALL MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 300MM THICK.
- FOR REGULATION OF TREE PROTECTION ZONES, BUFFERS, BARRIERS AND PROTECTION VERGEMENTS, ETC. REFER TO "TREE PROTECTION PLAN".
- LOT GRADING FOR ALL LOTS IN THE PROPOSED SUBDIVISION SHALL COMPLY WITH THIS PLAN. ANY CHANGES UNLESS APPROVED BY THE CITY PRIOR TO CONSTRUCTION, SHALL RESULT IN NON-COMPLIANCE OF THE SUBDIVISION WITH THE CITY.
- ANY CHANGES IN GRADES AND/OR CATEGORIES REQUIRE THE APPROVAL OF THE DIRECTOR, DEVELOPMENT DIVISION, PLANNING & ECONOMIC DEVELOPMENT.

BULEVARD RESTORATION

ALL EXISTING AND PROPOSED RESTORATION SHALL BE RESTORED WITH WALL HEIGHTS TO BE AS PER MINIMUM SIGN HEIGHT TO THE SATISFACTION OF THE CITY OF HAMILTON.

ROOFLEADER LEADERS

ROOF LEADER LEADERS ARE TO BE CONNECTED DIRECTLY TO PROPOSED OR EXISTING DRAINAGE SYSTEM IN THE FRONT-YARD OF THE PROPOSED DWELLING. A 150MM PVC GUTTER SHALL BE PROVIDED TO PROPOSED CATCHBASIN.

SUMP PUMPS

SUMP PUMPS ARE TO BE INSTALLED ON EACH DWELLING TO PUMP THE WASTEWATER AND ALL DOMESTIC WASTE DRAINAGE AT THE FRONT OF THE DWELLING.

RETAINING WALL NOTE:

PROPOSED RETAINING WALLS WITH HEIGHT GREATER THAN 1.0M TO BE DESIGNED & SECURED BY QUALIFIED PROFESSIONAL STRUCTURAL ENGINEER. SAFETY GUARDS TO BE INSTALLED WHERE WALL HEIGHT EXCEEDS 0.9M PER DEC.

LOT COVERAGE PER ZONING BY-LAW (87-57)

PROP DWELLING FOOTPRINT AREA = 199,200.00 M²
 ==> LOT COVERAGE ON NO. 653 = 28.73%
 ==> LOT COVERAGE ON NO. 657 = 29.13%

AVERAGE GRADE PER ZONING BY-LAW (15-287)

PROP DWELLING ON NO. 653 = 224.39m
 PROP DWELLING ON NO. 657 = 224.04m

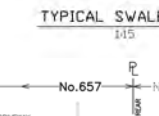
PARKING AREA COVERAGE PER RESIDENTIAL ZONE

NO. 653 : AREA=65,565.00 M² ==> COVERAGE = 9.46%
 NO. 657 : AREA=61,965.00 M² ==> COVERAGE = 9.06%

TYPICAL SWALE DETAIL



SECTION 1 - 1



SECTION 2 - 2



SECTION 3 - 3



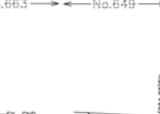
SECTION 4 - 4



SECTION 5 - 5



SECTION 6 - 6



SECTION 7 - 7



SECTION 8 - 8



CONSULTANT:
SIDNEY W. WOODS ENGINEERING (2011) INC.
334 HATT ST., DUNDAS, ON L9H 2H9 (905)627-0775

MUNICIPALITY:
CITY OF HAMILTON

OWNER:
MR. M. WASIQ KHAN
160 MR. SAADUDDIN KHAN, PRESIDENT, SPRINGROCK ASSOCIATES LIMITED,
505 HIGHWAY ROAD, ANCASTER, ON L9G 4A5, 647-886-7233

TITLE:
SITE PLAN & GRADING PLAN
(SPA APPLICATION NO. DAER-22-006)

PROJECT:
653 & 657 MOHAWK ROAD
ANCASTER
(PARTS NOS. 1, 2, 3 & 4 OF R.P. 62R-21682)
PROPOSED 2/3R SINGLE-FAMILY DWELLINGS

NO. DATE BY REVISION

13	AUG 17 '22	D.J.	ADD DEFINITION OF BEST MANAGEMENT & SERVICING PLAN REVISIONS, CORRECT AREA & PARKING SPACE DIMENSIONS, ADD FINISHING AREA DIMENSIONS & DIMENSIONS TO FENCE LINE
11	AUG 10 '22	D.J.	ADJUST FRONTYARD SWALES DRAWING TO SHOW & PROP TOP OF RET WALL ELEVATION, ADJUST DIMENSIONS 1-1, 2-2, 3-3, 4-4 & ACCORDINGLY REMOVE ABANDONED UTILITY POLE.
10	JAN 13 '22	D.J.	SHOW EXIST DWELING LOCATIONS FOR TREES 1, 2, 3, 4 & 5, ADJUST LOCATION OF PROP RET WALL ALONG EAST SIDE OF NO. 657 ADDRESS. MAKE CITY COMMENTS ON MISC DATED MARCH 21 '22 & APRIL 26 '22.
9	JULY 05 '22	D.J.	PROP FRONTYARD EXPLORATION SYSTEM.
8	MAY 12 '22	D.J.	ADD PROP REAR DECK W/STAIRS, PARKING SPACES NOS. 1 TO 4, ADD FRONTYARD NETWORKS, AVERAGE GRADE, COVERAGE.
7	MAR 03 2022	D.J.	ADD EXIST & PROP DWELING DIMENSIONS & NOTE TO RELOCATE EX UTILITY POLE OFF NO. 657 FOR DRIVEWAY ACCESS PERMIT APPLICATION.
6	FEB 04 2022	D.J.	PER CITY ZONING COMMENTS DATED JAN 18 '22.
5	OCT 14 2021	D.J.	CHANGE TITLE TO "SITE PLAN & GRADING PLAN".
4	MAY 24 2021	D.J.	ADD GRADE CALCULATIONS FOR PROP DWELLINGS ON PARTS 2 & 3.

NO. DATE BY REVISION

3	APR 30 2021	D.J.	ADJUST MIRE ELEVATIONS & REE SANITARY SERVICE
2	MAR 28 2021	D.J.	TERMINATE PROP RET WALLS AT BOUNDARY LIMIT OF PROP ADJUST MIRE ELEVATIONS
1	FEB 19 2021	D.J.	ADD ADJ. SET-BACKS 1-1, 2-2, 3-3, 4-4, & 5-5, ROAD WIDENING DIMENSION, CIVILITY PAPER, PER CITY COMMENTS

SCALE: 1:125

DATE: DECEMBER 2020

REF.:

SEAL: L.S. WOODS ENGINEERING (2011) INC. O.P. JOYCE

INDEX NO.: E-1340



Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

**APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE PLANNING ACT**

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*	Muhammad Saddique Khan & Sadaf Rukhsana Khan		Phone:
Registered Owners(s)	Muhammad Wasiq Khan		
Applicant(s)**	Muhammad Saddique Khan		
Agent or Solicitor			E-mail:

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

** Owner's authorisation required if the applicant is not the owner or purchaser.

1.2 All correspondence should be sent to Purchaser Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Purchaser Applicant Owner Agent/Solicitor

1.4 Request for digital copy of sign Yes* No
If YES, provide email address where sign is to be sent saddiquekhan@hotmail.com

1.5 All correspondence may be sent by email Yes* No
If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	657 Mohawk Rd Ancaster ON L9G 2X1		
Assessment Roll Number	14027044000		
Former Municipality	Hamilton		
Lot	48	Concession	2
Registered Plan Number	62R-6636	Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

- creation of a new lot(s)
- addition to a lot
- an easement
- validation of title (must also complete section 8)
- cancellation (must also complete section 9)
- creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
- concurrent new lot(s)
- a lease
- a correction of title
- a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: Muhammad Saddique Khan & Sadaf Rukhsana Khan

3.3 If a lot addition, identify the lands to which the parcel will be added:

656 Highvalley Rd Anc::aster ON L9G 4E9

3.4 Certificate Request for Retained Lands: Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land intended to SEVERED

All dimensions to be provided in metric (m, m² or ha) attach additional sheets as necessary.

	Retained (Remainder)	Parcel 1 To be severed	Parcel 2	Parcel 3*	Parcel 4*
--	-------------------------	---------------------------	----------	-----------	-----------

Identified on Sketch as:	Lands to Be Retained	Lands to be Severed & added to #656 Highvalley Rd			
Type of Transfer					
Frontage	15.24m	N/A			
Depth	45.217 m	11.152m			
Area	683m2	192.54m2			
Existing Use	Residential	Residential			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	No Structure	No Structure			
Proposed Buildings/ Structures	2 Sforry Residential House in the fufure	N/A			
Buildings/ Structures to be Removed	None	None			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

provincial highway

municipal road, seasonally maintained

municipal road, maintained all year

right of way

other public road

b) Type of water supply proposed: (check appropriate box)

publicly owned and operated piped water system

privately owned and operated individual well

lake or other water body

other means (specify)

c) Type of sewage disposal proposed: (check appropriate box)

publicly owned and operated sanitary sewage system

privately owned and operated individual septic system

other means (specify) _____

4.3 Other Services: (check if the service is available)

electricity

telephone

school bussing

garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): NA

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhood

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan. Please refer to the cover letter

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?
 Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.3 What is the existing zoning of the subject land? Existing Residential

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? N/A

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?
 Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.
n/a

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	N/A
A land fill	<input type="checkbox"/>	N/A
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	N/A
A provincially significant wetland	<input type="checkbox"/>	N/A
A provincially significant wetland within 120 metres	<input type="checkbox"/>	N/A
A flood plain	<input type="checkbox"/>	N/A
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	N/A
An active railway line	<input type="checkbox"/>	N/A
A municipal or federal airport	<input type="checkbox"/>	N/A