



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

October 18, 2024

PED24172 – (ZAC-22-037 & 25T-202207)

Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 65 and 69 Eleanor Avenue, 177 Mentino Crescent, and 224 Eaglewood Drive, Hamilton.

Presented by: Shaival Gajjar

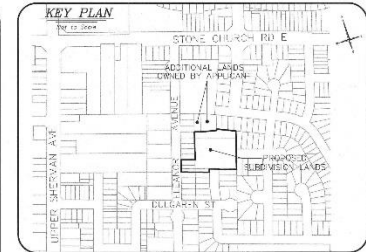
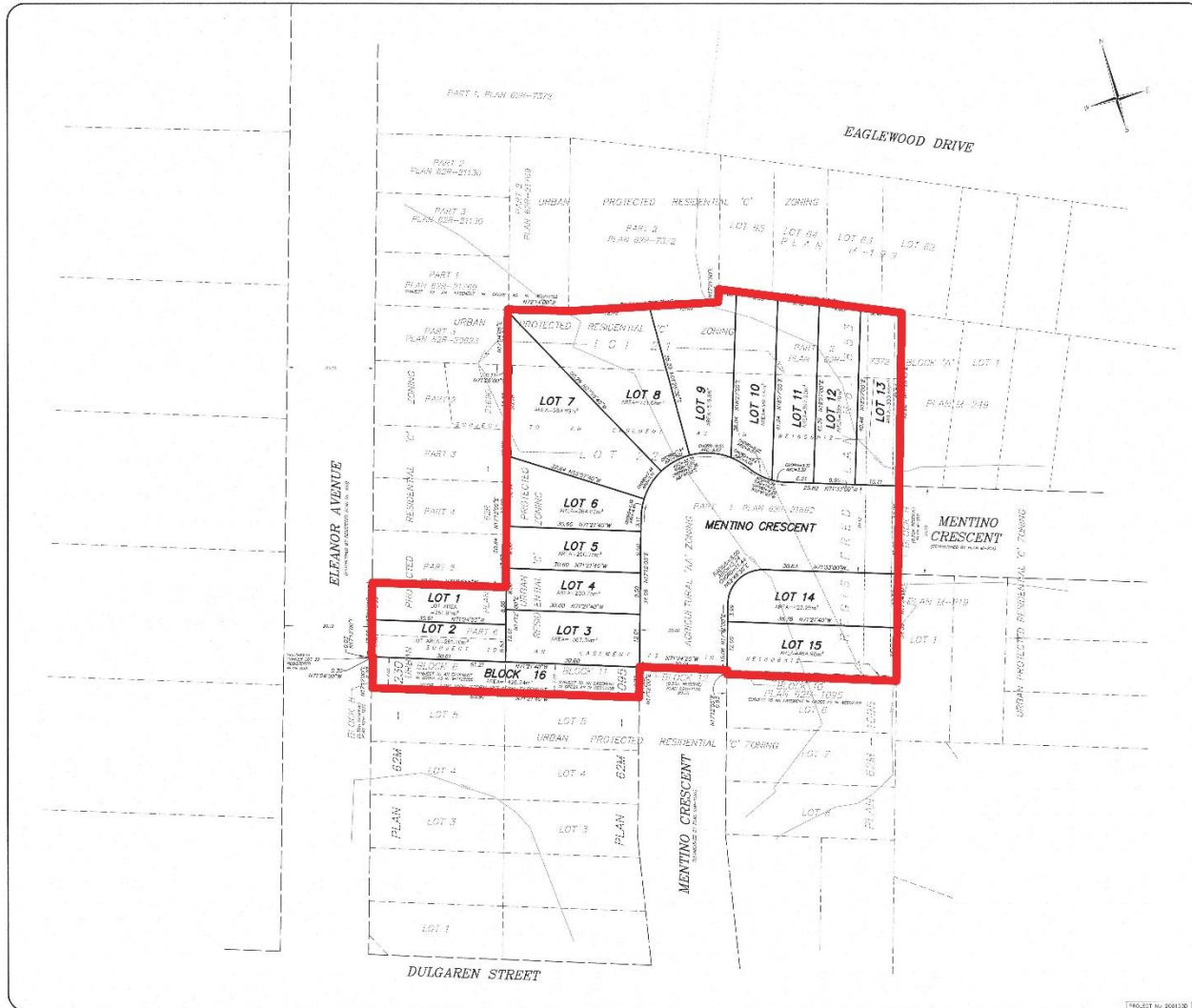


SUBJECT PROPERTY



65 & 69 Eleanor Avenue, 177 Mentino Crescent and
224 Eaglewood Drive, Hamilton





DRAFT PLAN OF
61 Eleanor Avenue
 BEING A PROPOSED SUBDIVISION OF
 PART OF LOTS 21 AND 22
 REGISTERED PLAN No. 853
 AND
 BLOCK 10 AND BLOCK 11
 PLAN 62M-1095
 AND
 BLOCK 6 PLAN 62M-1230
 IN THE
 CITY OF HAMILTON
 SCALE 1:400
 NICHOLAS F. MUTH O.L.S.

NOTE: THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.

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

RE: CHAPTER P TO R.S.O. 1990 SECTION 51(7)

THE PLANNING ACT

- A. SHOWN ON PLAN IN MUNICIPAL ZONING BY-LAW SCHEDULE
- B. SHOWN ON PLAN IN MENTINO CRESCENT
- C. SHOWN ON PLAN IN DULGAREN
- D. SET BACK SCHEDULE
- E. SHOWN ON PLAN IN DULGAREN AND EGGY SERVICES AVAILABLE
- F. SHOWN ON PLAN IN MENTINO CRESCENT
- G. SHOWN ON PLAN IN SHEVYAN

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBMITTED TO CHIEF OF HIGHWAYS AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

ADULT 22, 2024
 DATE
 NICHOLAS F. MUTH
 CHARTERED LAND SURVEYOR

LAND USE SCHEDULE:

- PROPOSED SEMI-DETACHED (BLOCKS 10, 11 & 12)
- PROPOSED SINGLE FAMILY CHALLENGE - LOTS 3 TO 15 INCLUSIVE
- PROPOSED 3-BEDD SINGLE FAMILY - BLOCK 10 (PARTIAL - 420.24m²)
- PROPOSED FUTURE STREET - MENTINO CRESCENT
- AREA = 846.85m²

SUBDIVISION DRAFT APPROVAL:

A PROPOSED LAND DIVISION IS IN ACCORDANCE WITH THE PLANNING ACT, R.S.O. 1990, C.P. 11, AS AMENDED, BY THE CHIEF OF HIGHWAYS AND THE CHIEF OF POLICE OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF BY-LAW 07-032.

THIS DAY OF _____, 2024.

GENERAL MANAGER, PLANNING AND ECONOMIC DEVELOPMENT
 CITY OF HAMILTON

A. J. Clarke and Associates Ltd.
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 email: ajc@ajclarke.com



Looking west from Mentino Crescent



Looking north from Mentino Crescent



Looking east from Eleanor Avenue



Looking north on Eleanor Avenue



Looking south on Eleanor Avenue



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE