



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

January 14, 2025

PED25023 – (1248 Concession 6 W)

Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent Application B-24:42 and Minor Variance Application A-24:171 for Lands Located at 1248 Concession 6 West, Flamborough.

Presented by: David Bonaventura

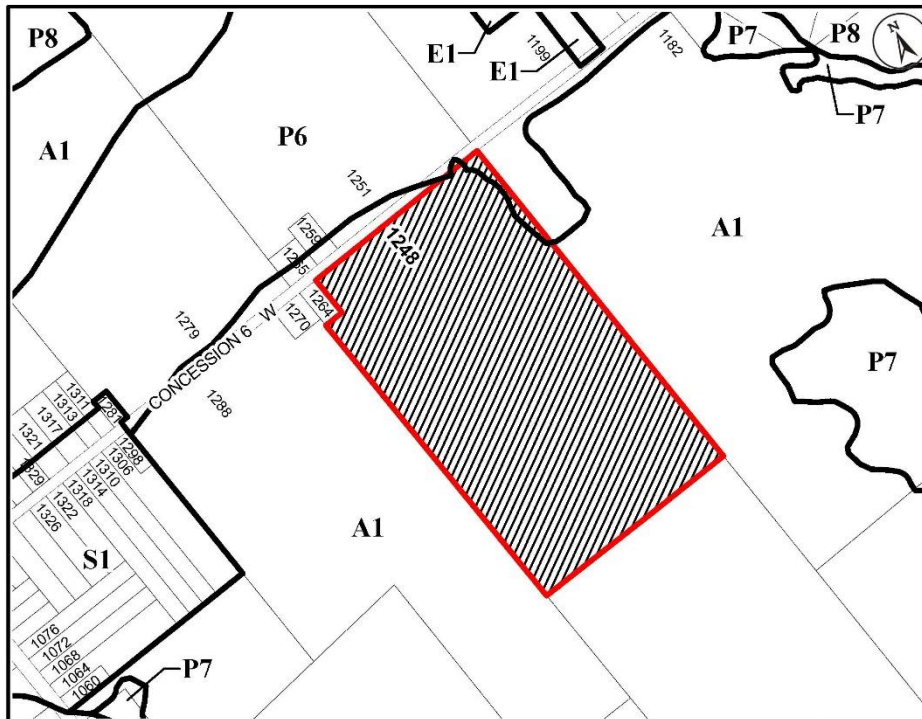


SUBJECT PROPERTY

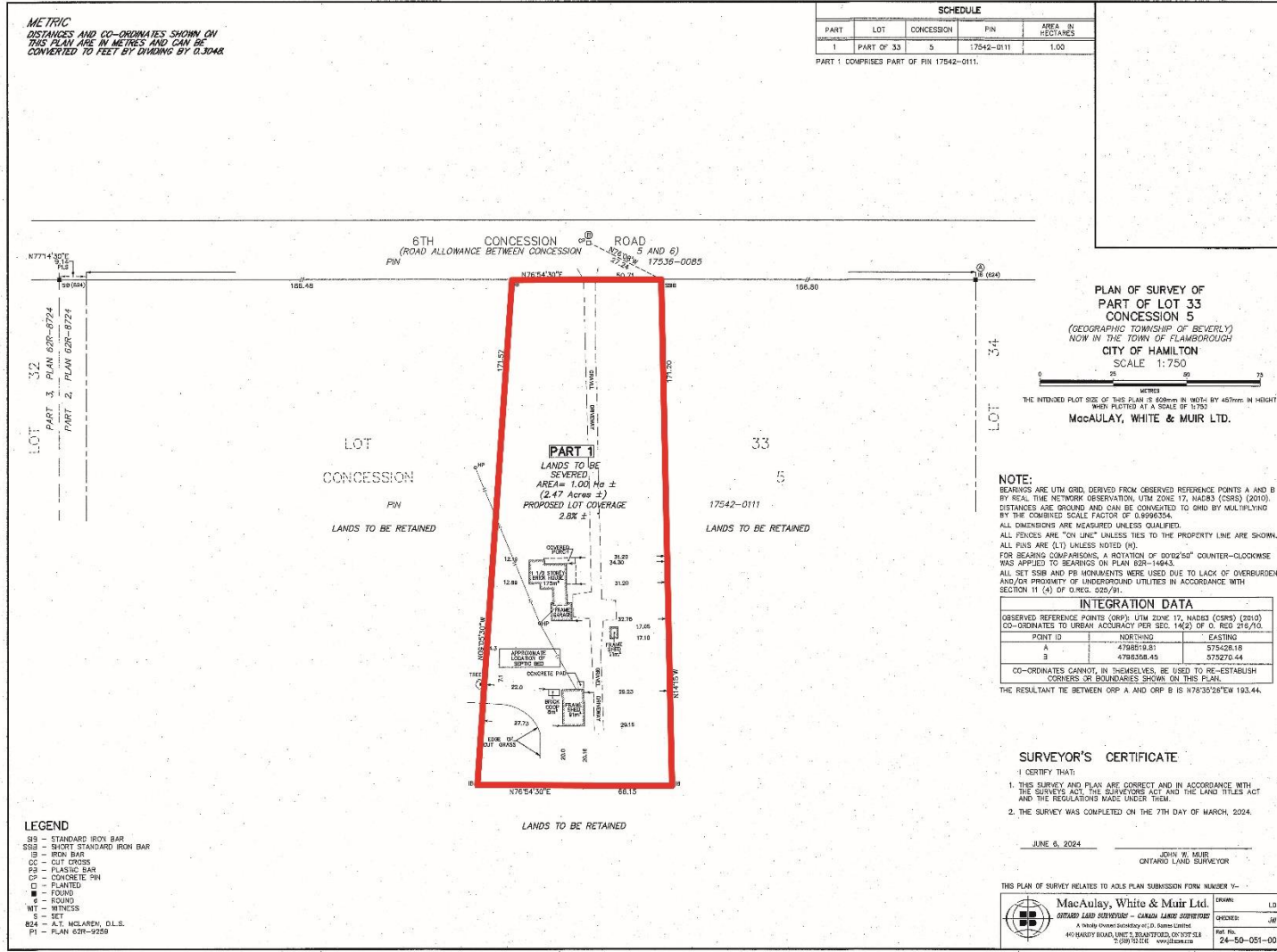


1248 Concession 6 West, Flamborough





<p>● Site Location</p> <p>Key Map - Ward 13</p>	<h2>Location Map</h2> <p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>	
	<p>File Name/Number: 1248 Concession 6 w</p>	<p>Date: September 17, 2024</p>
<p>Appendix "A"</p>	<p>Scale: N.T.S</p>	<p>Planner/Technician: DB/AL</p>
<p>Subject Property</p> <p> 1248 Concession 6 West</p>		



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

SCHEDULE				
PART	LOT	CONCESSION	FIN	AREA IN HECTARES
1	PART OF 33	5	17542-0111	1.00

PART 1 COMPRISES PART OF FIN 17542-0111.

PLAN OF SURVEY OF
PART OF LOT 33
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF BEVERLY)
NOW IN THE TOWN OF CLAMOROUGH
CITY OF HAMILTON
SCALE 1:750

THE INTENDED PLOT SIZE OF THIS PLAN IS 60mm IN WIDTH BY 45mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:750

MacAULAY, WHITE & MUIR LTD.

NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B
BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010).
DISTANCES ARE BOUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.9996354.
ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
ALL FENCES ARE "ON LINE" UNLESS THIS TO THE PROPERTY LINE ARE SHOWN.
ALL PINS ARE (1") UNLESS NOTED (N).
FOR BEARING COMPASSINGS, A RECTANGULAR OF 300x250" COUNTER-CLOCKWISE
WAS APPLIED TO BEARINGS ON PLAN 62R-14643.
ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF O. REG. 529/91.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010)			
CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 219/10.			
POINT ID	NORTHING	EASTING	
A	4798519.81	575428.18	
B	4798358.45	575270.44	
CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNER OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN ORP A AND ORP B IS N78°35'28"W 193.44.			

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEY REGS AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 7TH DAY OF MARCH, 2024.

JUNE 6, 2024

JOHN W. MUIR
ONTARIO LAND SURVEYOR

- LEGEND
- SB = STANDARD IRON BAR
 - SB3 = SHORT STANDARD IRON BAR
 - IB = IRON BAR
 - CC = CUT CROSS
 - PC = PLASTIC BAR
 - CP = CONCRETE PIN
 - = PLANTED
 - = FOUND
 - = ROUND
 - WT = WITNESS
 - S = SET
 - 824 = A.T. MCCLAREN, D.L.S.
 - P1 = PLAN 62R-9259

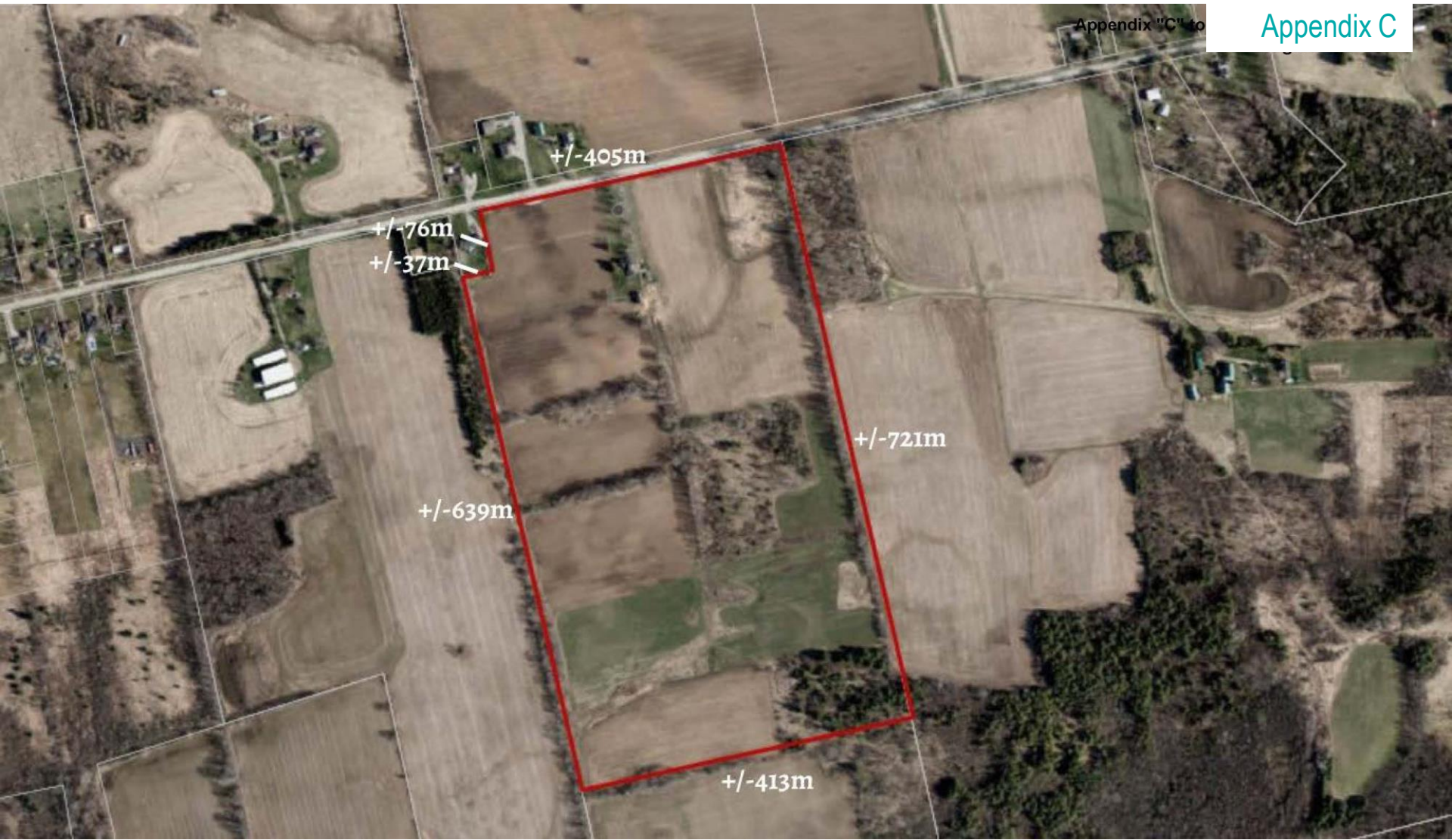
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-

MacAulay, White & Muir Ltd.
ONTARIO LAND SURVEYORS - CANADA LAND SURVEYORS
A MEMBER COMPANY OF THE SURVEYORS OF ONTARIO

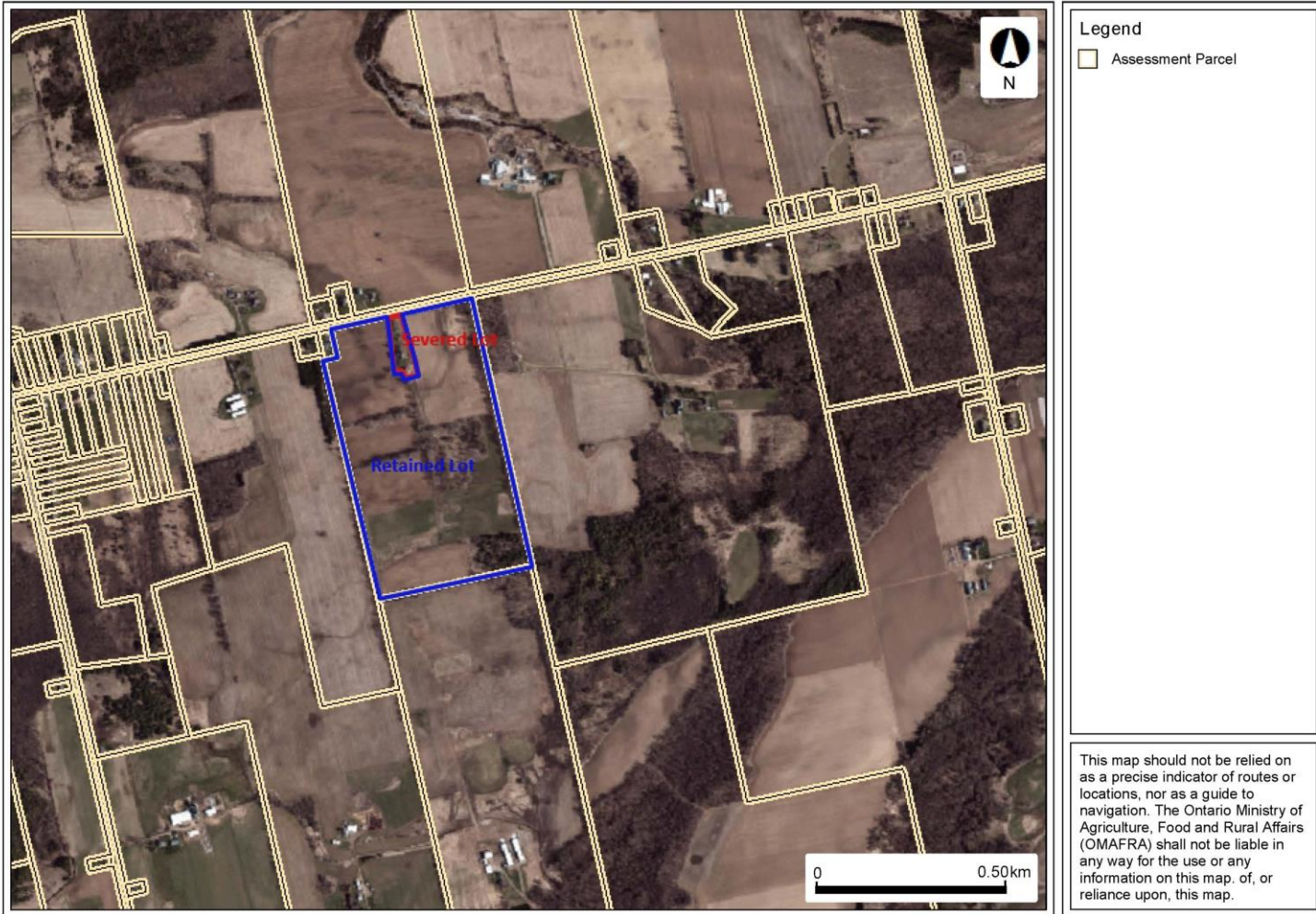
440 HARDY ROAD, UNIT 5, BRANTFORD, ONT. N6L 5L4
220910101E www.mwmuir.com

DRAWN: LD
CHECKED: JM
PART NO. 24-50-051-00

Appendix "C" to

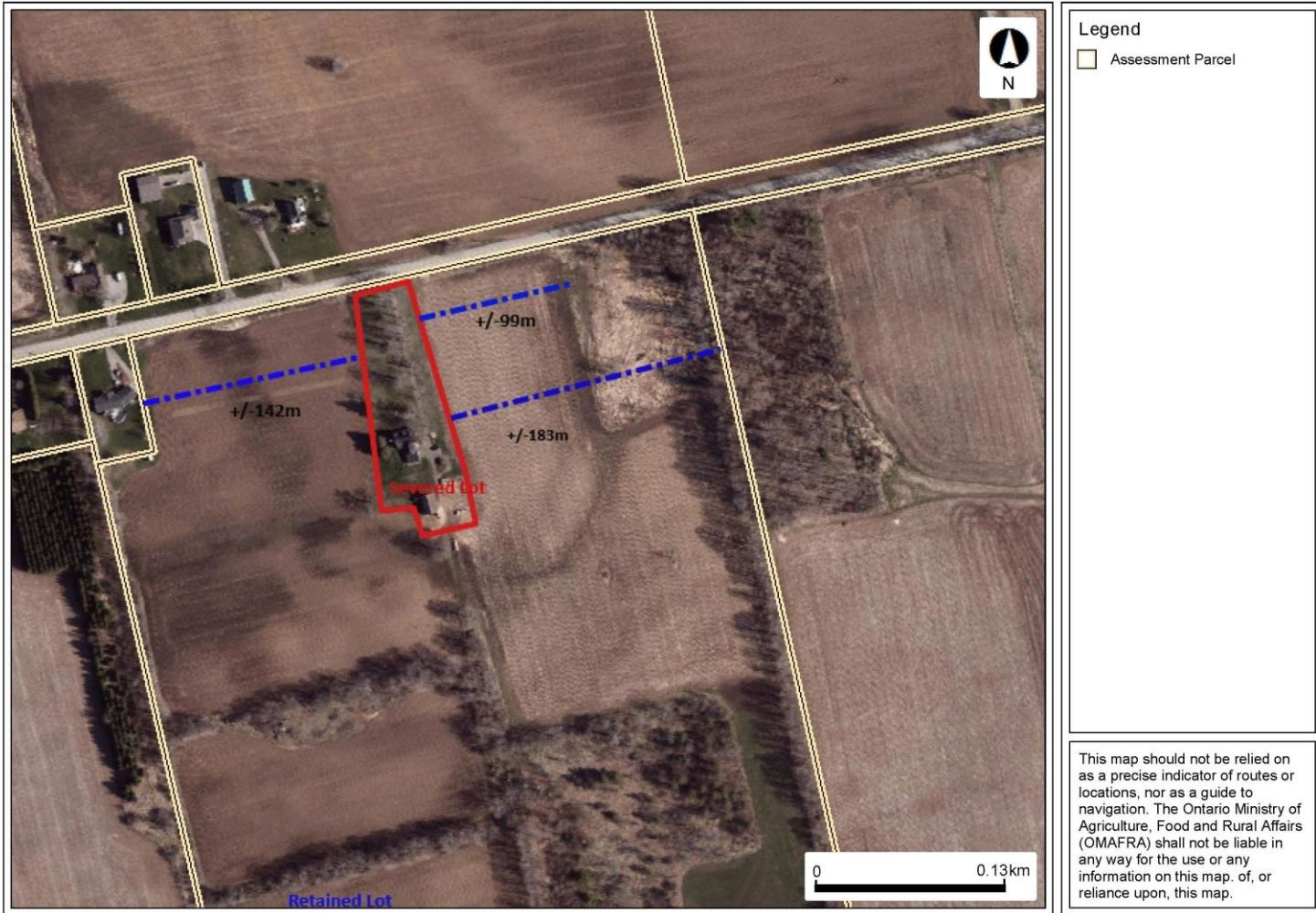


Severance



Approximate Distances

Appendix "C" to Report PED25023
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Legend
 Assessment Parcel

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) shall not be liable in any way for the use or any information on this map. of, or reliance upon, this map.



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE