

City of Hamilton

BY-LAW No. 05-124

Respecting:

REMOVAL OF PART LOT CONTROL

**WITHIN A PORTION OF
"MEADOWLANDS PLACE" - Part of Block 7, Plan 62M-855**

WHEREAS the Planning Act, (R.S.O. 1990, Chapter P.13 sec.50 (5) as amended) establishes part-lot control on land within registered plans of subdivision;

AND WHEREAS the Planning Act, (sec.50 (7) states, in part, as follows:

- (7) **Designation of lands not subject to part lot control.** -- Despite subsection (5), the council of a local municipality may by by-law provide that subsection (5) does not apply to land that is within such registered plan or plans of subdivision or parts of them as are designated in the by-law.
- (7.1) **Requirement for approval of bylaw.** -- A by-law passed under subsection (7) does not take effect until it has been approved by the appropriate approval authority for the purpose of sections 51 and 51.1 in respect of the land covered by the by-law.
- (7.2) **Exemption from approval.** -- An approval under subsection (7.1) is not required if the council that passes a by-law under subsection (7) is authorized to approve plans of subdivision under section 51.
- (7.3) **Expiration of bylaw.** -- A by-law passed under subsection (7) may provide that the by-law expires at the expiration of the time period specified in the by-law and the by-law expires at that time.
- (7.4) **Extension of time period.** -- The council of a local municipality may, at any time before the expiration of a by-law under subsection (7), amend the by-law to extend the time period specified for the expiration of the by-law and an approval under subsection (7.1) is not required.
- (7.5) **Amendment or repeal.** -- The council of a local municipality may, without an approval under subsection (7.1), repeal or amend a by-law

passed under subsection (7) to delete part of the land described in it and, when the requirements of subsection (28) have been complied with, subsection (5) applies to the land affected by the repeal or amendment.

AND WHEREAS the land which is the subject of this By-law was, as of January 1st, 2001 placed within the jurisdiction of the City of Hamilton, a new municipality incorporated as of January 1, 2001 by the City of Hamilton Act, 1999 (S.O. 1999, Chapter 14, Schedule C);

AND WHEREAS the City of Hamilton stands in the place of the former regional municipality, The Regional Municipality of Hamilton-Wentworth and in the place of the former area municipalities, namely The Corporation of the Town of Ancaster;

AND WHEREAS the authority to approve this by-law enacted under subsection 7 of Section 50 of the Planning Act is vested in the City of Hamilton, as contemplated by section 50 (7.2) of the Act, because the City is, pursuant to section 51(6) of the Planning Act, the approval authority for plans of subdivision;

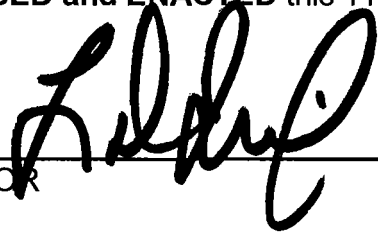
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

- 1. Subsection 5 of Section 50 of the Planning Act, for the purpose of creating seven (7) for street townhouse lots, shown as Parts 1 to 4, inclusive, on deposited reference plan 62R-16892, attached as Schedule "A" and as Parts 1 to 3, inclusive, on deposited reference plan 62R-16987, attached as Schedule "B", shall not apply to the portion of the registered plan of subdivision that is designated as follows:

Part of Block 7, Registered Plan 62M-855, in the City of Hamilton.

- 2. This by-law shall be registered on title to the said land and shall come into force and effect on the date of such registration.
- 3. The time period, during which the By-law remains in force, shall expire on the following specified date: May 11, 2007.

PASSED and ENACTED this 11th day of May, A.D. 2005.



 MAYOR

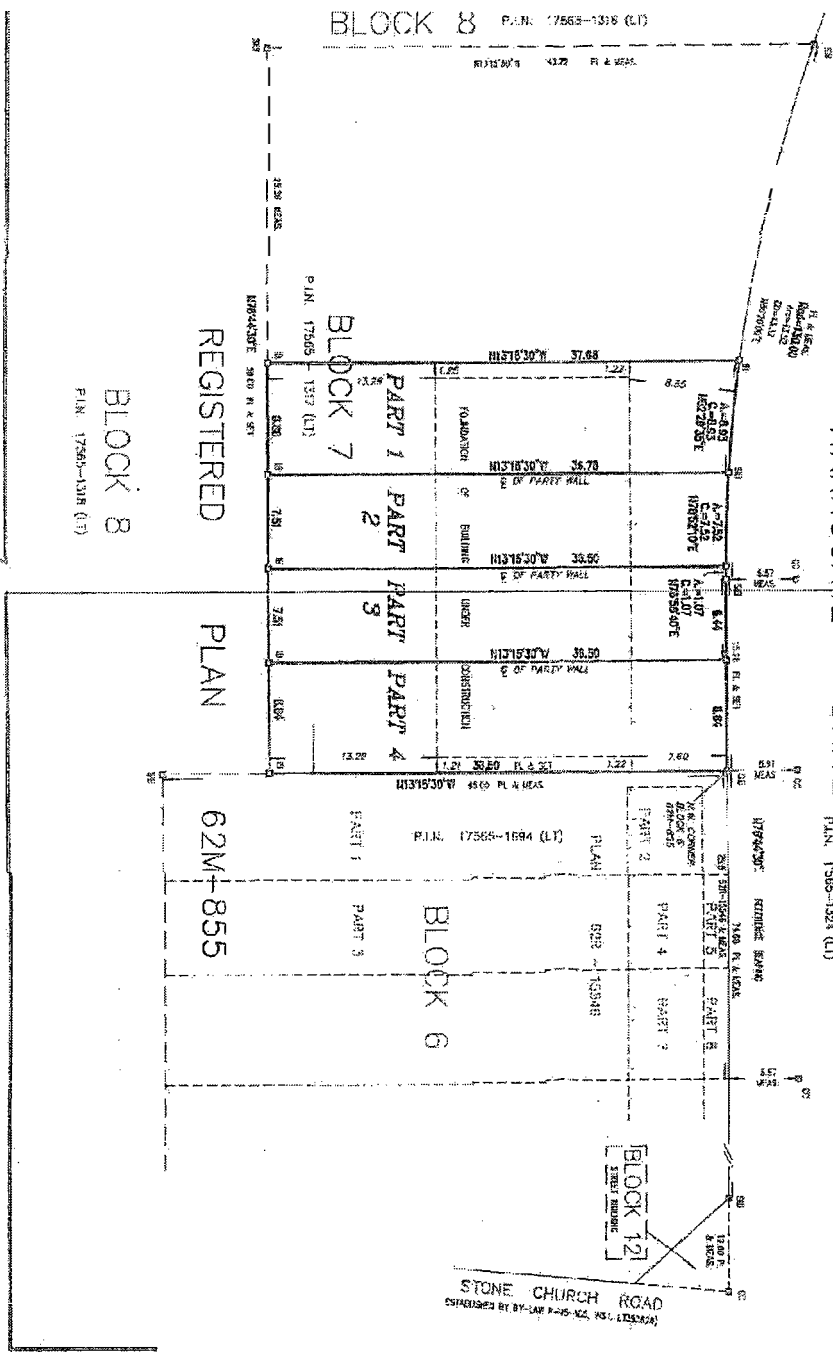


 CLERK

SCHEDULE		
PART	AREA	LOCATION
1	30x2 SQ. FT.	PART OF BLOCK 7
2	75x13 SQ. M.	PART OF REGISTERED PLAN 1788-1274 (L1)
3	27x07 SQ. M.	PART OF REGISTERED PLAN 62M-855
4	32x06 SQ. M.	

PLAN 62R-1692
 REGISTERED AND DEPOSITED
 2011-09-14
 C. LAWRENCE
 LAND SURVEYOR FOR THE LING STRIP
 (PROVINCE OF ONTARIO) (S1)

METRIC NOTE
 1. ALL MEASUREMENTS ARE IN METERS.
 2. ALL MEASUREMENTS ARE IN FEET AND INCHES.
 3. ALL MEASUREMENTS ARE IN METERS AND INCHES.
 4. ALL MEASUREMENTS ARE IN METERS AND INCHES.
 5. ALL MEASUREMENTS ARE IN METERS AND INCHES.



PLAN OF SURVEY OF:
PART OF BLOCK 7
MEADOWLANDS PLAGE
REGISTERED PLAN 62M-855
 IN THE FORMER TOWN OF ANDOVER
 NOW IN THE
CITY OF HAMILTON

SCALE 1:300
 JOHN F. MOYNIHAN (ONARIO) LAND SURVEYOR

LEGEND
 - CHAIN - CHAINED & TYPED SURVEY
 - DASHED - DASHED & TYPED SURVEY
 - DOTTED - DOTTED & TYPED SURVEY
 - SOLID - SOLID & TYPED SURVEY
 - Wavy - Wavy & TYPED SURVEY
 - U.S. - U.S. SURVEY
 - R. - REGISTERED PLAN
 - B. - BOUNDARY
 - S. - SURVEY
 - T. - TOWN

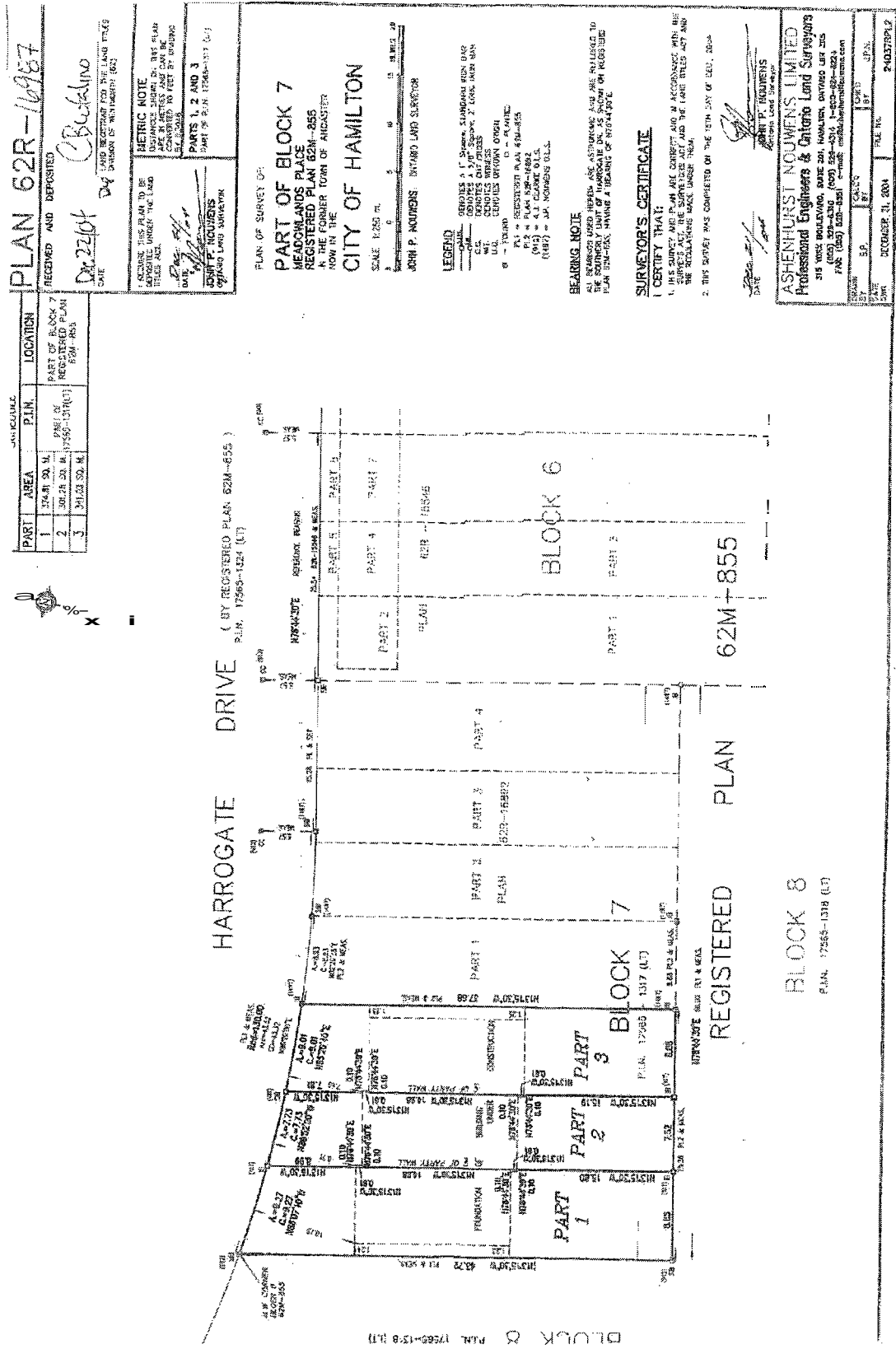
BEARING NOTE
 ALL BEARINGS GIVEN HEREON ARE AZIMUTHS AND ARE REFERRED TO THE MERIDIAN OF THE PLAN BY THE WORDS "AZIMUTH" OR "AZIMUTHAL".

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THE SURVEY AND PLAN ARE COMPLETE AND IN ACCORDANCE WITH THE REGULATIONS MADE UNDER THE SURVEY ACT.
 2. THIS SURVEY WAS COMPLETED BY THE 31st DAY OF SEPTEMBER, 2011.

ASHENHURST NOUWENS LIMITEE
 Professional Engineers & Ontario Land Surveyors
 215 YORK UNIVERSITY, SUITE 201, RICHMOND, ONTARIO L4R 4P7
 (416) 882-5100 (416) 882-5114 (416) 882-5115
 FAX: (416) 882-5101 e-mail: info@ashenurstnouwens.com
 www.ashenurstnouwens.com

DATE: SEPT. 23, 2011 TIME: 2:03 PM

Schedule B to By-law No. 05-124



PLAN 62R-16987
RECEIVED AND DEPOSITED
DATE: Dec 22/04
BY: C. Bucalino
OFFICE OF THE SURVEYOR OF ONTARIO

METRIC NOTE
UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN METERS AND DECIMALS THEREOF.
PARTS 1, 2 AND 3
PART OF PLAN 17560-1318 (L1)

PLAN OF SURVEY OF:
**PART OF BLOCK 7
HARROGATE PLAZA
REGISTERED PLAN 62M-855**
NOW IN THE
CITY OF HAMILTON
SCALE 1:250
JOHN P. MOUNINS, ENVIRO LAND SURVEYOR

LEGEND
BENCH MARK
C.C. - CONCRETE CURB
M.S. - METAL SIGN
M.C. - METAL CURB
M.P. - METAL POST
M.S. - METAL SIGN
M.C. - METAL CURB
M.P. - METAL POST
M.S. - METAL SIGN
M.C. - METAL CURB
M.P. - METAL POST

BEARING NOTE
ALL BEARINGS REFER TO THE STRONGEST POINT AND ARE REFERRED TO THE SOUTHERLY LIMIT OF HAMILTON ON L.S. 62M-855 ON PLAN 17560-1318, HAVING A BEARING OF N79°44'30"E

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY WAS COMPLETED ON THE 19TH DAY OF DEC. 2004
2. THIS SURVEY WAS COMPLETED ON THE 19TH DAY OF DEC. 2004

ASHENHURST NOUMENS LIMITED
Professional Engineers & Ontario Land Surveyors
515 WEST BAYVIEW, SUITE 201, HAMILTON, ONTARIO L8P 2S5
(905) 576-1318
FAX: (905) 576-1319
www.ashenhurstnoemens.com

PART AREA	P.I.N.	LOCATION
1	27481-02 M	PART OF BLOCK 7 REGISTERED PLAN 62M-854
2	28128-02 M	(17552-1318)
3	28128-02 M	



HARROGATE DRIVE (BY REGISTERED PLAN 62M-855)
PLAN 17560-1324 (L1)

62M+855

PLAN

REGISTERED

BLOCK 8
PLAN 17560-1318 (L1)

BLOCK 8 PLAN 17560-1318 (L1)