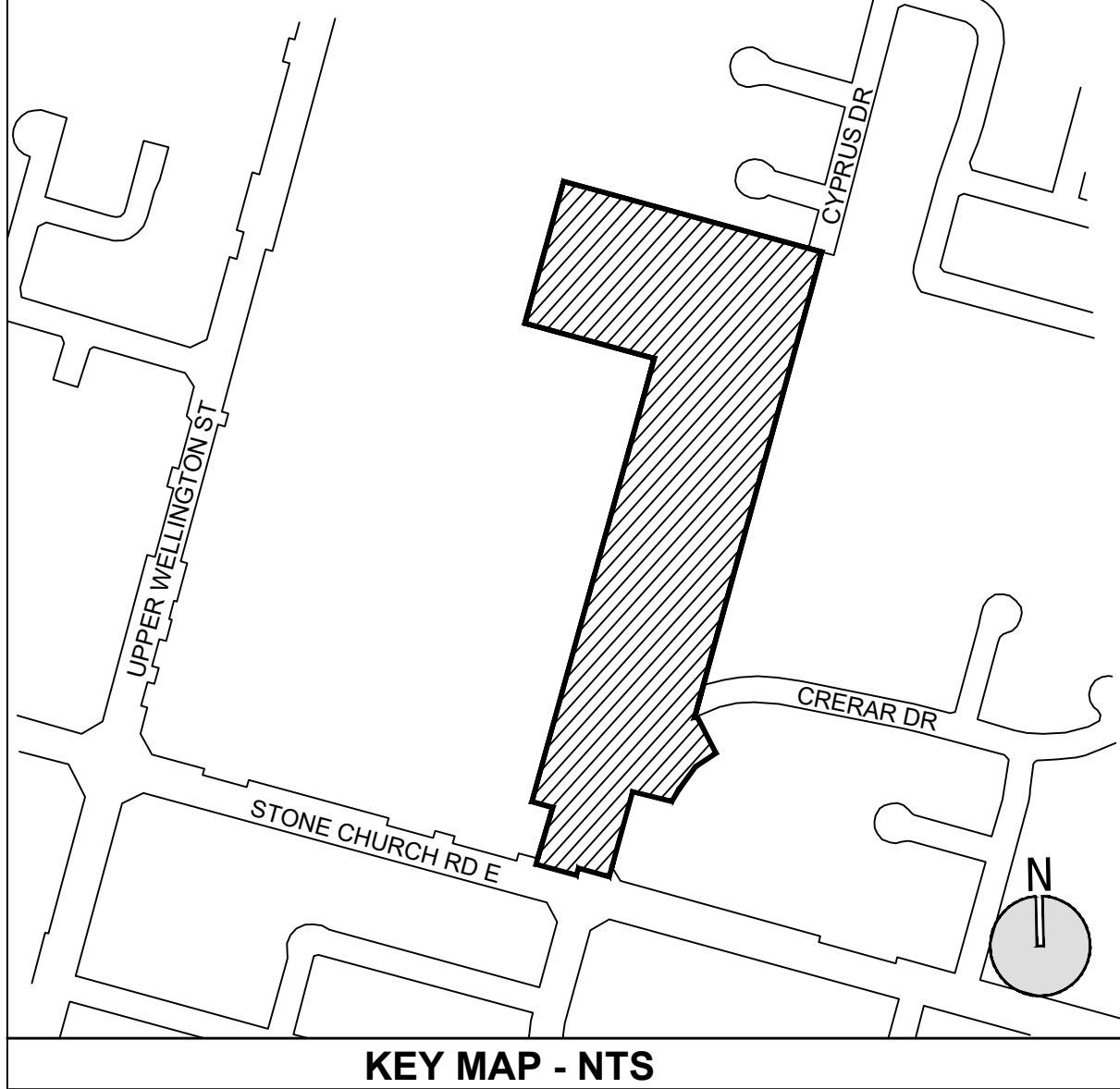
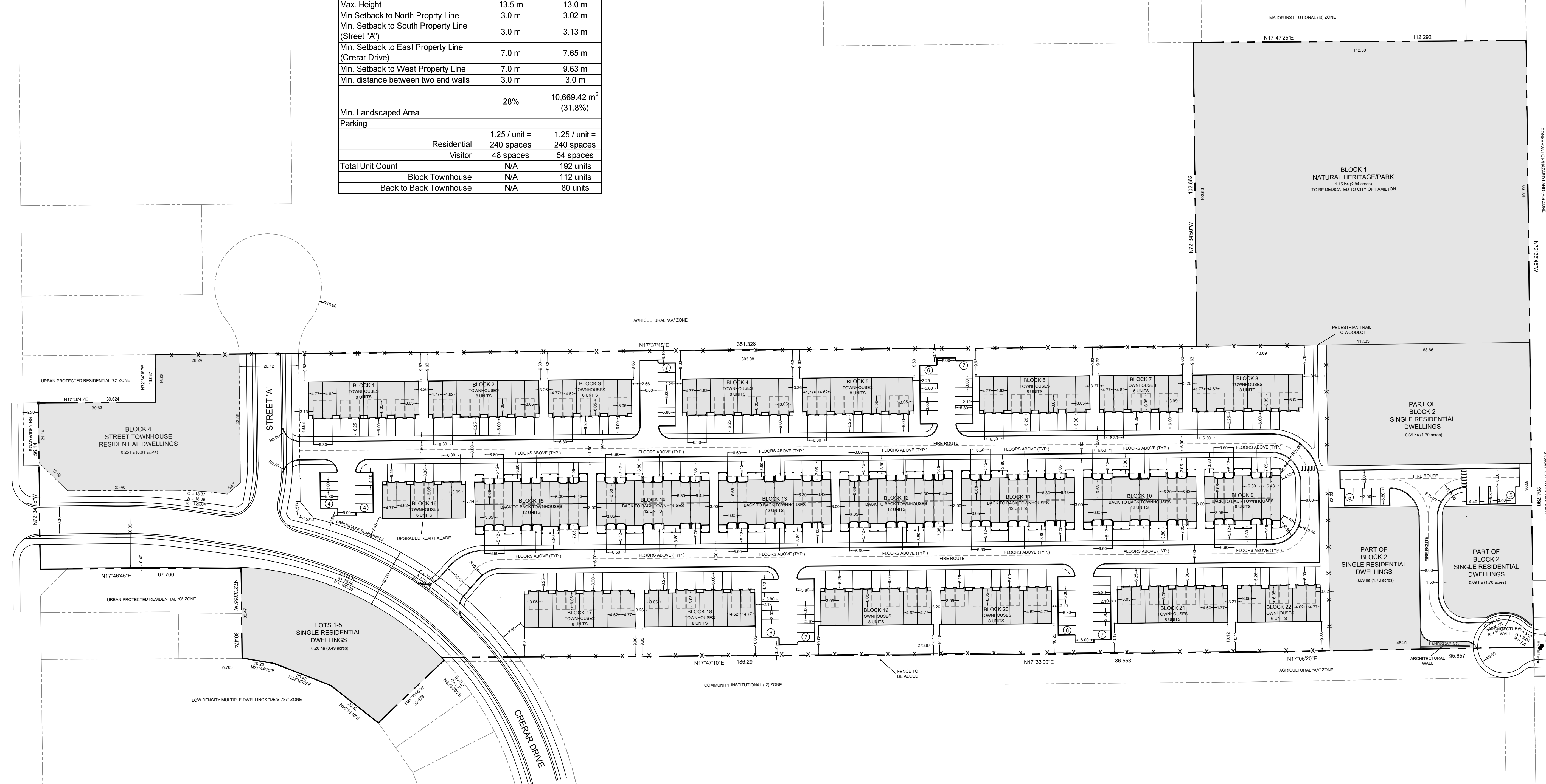


SCALE 1:700

Development Statistics RT-20/S- " (Townhouse- Maisonette) District		
Item	Required (as per draft By-law)	Proposed
Min. Lot Area	33,500.0 m ²	33,542.34 m ²
Max. Height	13.5 m	13.0 m
Min. Setback to North Property Line	3.0 m	3.02 m
Min. Setback to South Property Line (Street "A")	3.0 m	3.13 m
Min. Setback to East Property Line (Crerar Drive)	7.0 m	7.65 m
Min. Setback to West Property Line	7.0 m	9.63 m
Min. distance between two end walls	3.0 m	3.0 m
Min. Landscaped Area	28%	10,669.42 m ² (31.8%)
Parking		
Residential	1.25 / unit = 240 spaces	1.25 / unit = 240 spaces
Visitor	48 spaces	54 spaces
Total Unit Count	N/A	192 units
Block Townhouse	N/A	112 units
Back to Back Townhouse	N/A	80 units

STONE CHURCH ROAD EAST



SITE PLAN
PART OF LOT 12
CONCESSION 7
GEOGRAPHIC TOWNSHIP OF
BARTON
CITY OF HAMILTON

SCALE 1:700

METRIC
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

- SUBJECT LANDS
- - - PROPERTY LINES
- X- PROPOSED FENCE

NOT FOR CONSTRUCTION

- GENERAL NOTES:**
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR AND CHIEF PLANNER OF THE PLANNING DIVISION, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
 - FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
 - MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.
 - ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADE.
 - THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - SEWER PERMITS
 - RELOCATION SERVICES
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
 - ROAD CUT PERMITS
 - APPROACH APPROVAL PERMITS
 - COMMITTEE OF ADJUSTMENT
 - ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOG AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, TRANSPORTATION, OPERATIONS AND ENVIRONMENT DEPARTMENT.
 - METER BY METER VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METERS ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET.
 - ALL SIGNS MUST COMPLY TO HAMILTON SIGN BY-LAW No. 10-197.

UNDERTAKING:

RE: 311-313 STONE CHURCH ROAD EAST, CITY OF HAMILTON

I, (WE) _____, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,

a) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;

b) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____;

c) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(B) OF THE SAID ACT, SHOWN ON THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS; AND,

d) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____ THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.

DATED THIS _____ DAY OF _____

WITNESS (SIGNATURE) _____ OWNER (SIGNATURE) _____

WITNESS (PRINT) _____ OWNER (PRINT) _____

ADDRESS OF WITNESS _____

No.	DATE	LD BY	AS PER CITY COMMENTS DESCRIPTION
1	2021-08-10	LD	AS PER CITY COMMENTS

DRAWN BY: L. DRENNAN CHECKED BY: M. JOHNSTON

DATE: 2020-11-18 U/S FILE NUMBER: 281-18

OWNER:

LAVITA ESTATES
311-313 Stone Church Road East
City of Hamilton

PREPARED BY:

3 Studebaker Place, Unit 1
Hamilton, ON L8L 0C8
905 546 1087 -
UrbanSolutions.info