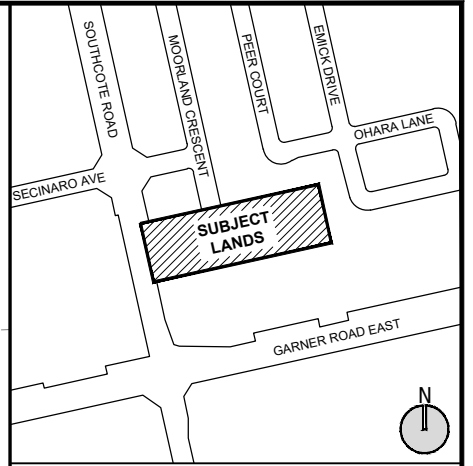


N
SCALE 1:600



KEY MAP - N.T.S.
SCALE 1:600
METRES
0 5 10 20 30

LEGEND
 - - - - - SUBJECT LANDS
 [Grey Box] PROPOSED BUILDING
 [Hatched Box] CONCRETE SIDEWALK

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

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

DESIGN BY: S. ERICKSON CHECKED BY: S. MCKAY
DRAWN BY: S. ERICKSON DATE: NOVEMBER 18, 2022

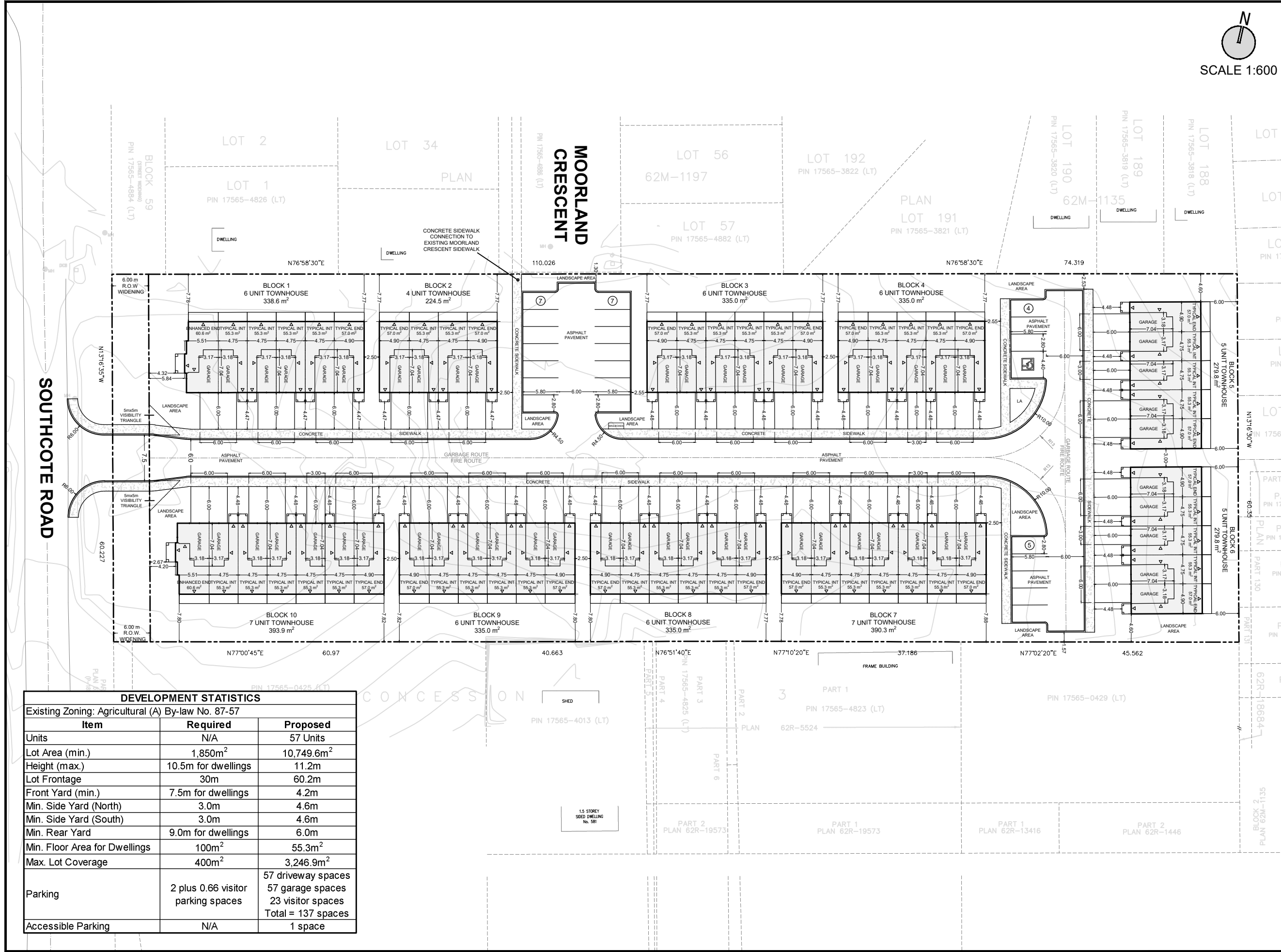
URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
3 STUDEBAKER PLACE, SUITE 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:
509 SOUTHCOTE ROAD
CITY OF HAMILTON

CLIENT:
SOUTHCOTE HILLS INC.

TITLE:
SITE PLAN

U/S FILE NUMBER: 461-22 SHEET NUMBER: 1



DEVELOPMENT STATISTICS		
Existing Zoning: Agricultural (A) By-law No. 87-57		
Item	Required	Proposed
Units	N/A	57 Units
Lot Area (min.)	1,850m ²	10,749.6m ²
Height (max.)	10.5m for dwellings	11.2m
Lot Frontage	30m	60.2m
Front Yard (min.)	7.5m for dwellings	4.2m
Min. Side Yard (North)	3.0m	4.6m
Min. Side Yard (South)	3.0m	4.6m
Min. Rear Yard	9.0m for dwellings	6.0m
Min. Floor Area for Dwellings	100m ²	55.3m ²
Max. Lot Coverage	400m ²	3,246.9m ²
Parking	2 plus 0.66 visitor parking spaces	57 driveway spaces 57 garage spaces 23 visitor spaces Total = 137 spaces
Accessible Parking	N/A	1 space