

**REQUESTED VARIANCES**

**VARIANCE NO. 1** - TO PERMIT A MINIMUM LOT AREA OF 11,600.0 SQUARE METRES, EXCEPT A MINIMUM LOT AREA OF 8,600.0 SQUARE METRES IS PERMITTED FOR A RETIREMENT RESIDENCE, WHEREAS A MINIMUM LOT AREA OF 20,400.0 SQUARE METRES IS REQUIRED.

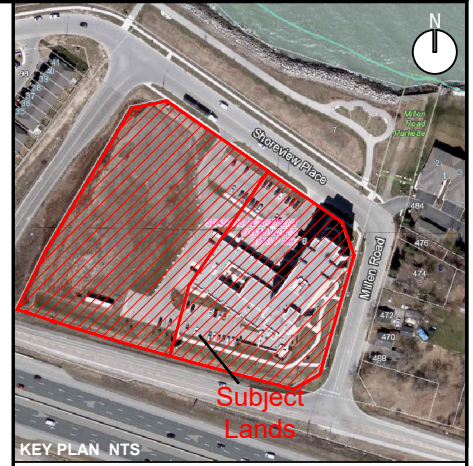
**VARIANCE NO. 2** - TO PERMIT A MINIMUM GROSS LEASABLE COMMERCIAL FLOOR AREA OF 470.0 SQUARE METRES WHEREAS A MINIMUM OF 974.3 SQUARE METRES OF GROSS LEASABLE COMMERCIAL FLOOR AREA IS REQUIRED.

**VARIANCE NO. 3** - TO PERMIT A MINIMUM AMENITY AREA OF 11.0 SQUARE METRES PER UNIT FOR ALL UNIT TYPES, WHEREAS A MINIMUM AMENITY AREA OF 14.0 SQUARE METRES PER UNIT FOR BACHELOR UNITS, 18.0 SQUARE METRES PER UNIT FOR ONE BEDROOM UNITS, 53.0 SQUARE METRES PER UNIT FOR TWO BEDROOM UNITS, 88.0 SQUARE METRES PER UNIT FOR THREE BEDROOM UNITS, AND 125.0 SQUARE METRES PER UNIT FOR FOUR BEDROOM UNITS IS REQUIRED.

**VARIANCE NO. 4** - TO PERMIT A MINIMUM PARKING RATIO OF 1.25 SPACES PER DWELLING UNIT, WHEREAS A MINIMUM PARKING RATIO OF 1.5 SPACES PER UNIT IS REQUIRED.

**VARIANCE NO. 5** - TO PERMIT A MINIMUM PARKING RATIO OF 1 SPACE PER 96.0 SQUARE METRES OF COMMERCIAL GFA, WHEREAS 1 SPACE PER 28.0 SQUARE METRES OF COMMERCIAL GFA IS REQUIRED.

**VARIANCE NO. 6** - TO PERMIT A MINIMUM LANDSCAPED STRIP OF 3.0 METRES ALONG SHOREVIEW PLACE, WHEREAS A MINIMUM LANDSCAPED STRIP OF 3.9 METRES ALONG SHOREVIEW PLACE IS REQUIRED.



**KEY PLAN NTS**  
SCALE: 1:650 METRES

- LEGEND:**
- SUBJECT LANDS
  - PROPOSED SEVERANCE
  - EXISTING DWELLINGS
  - RETAINED LANDS
  - SEVERED LANDS

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

DESIGN BY: L.TAIBI      CHECKED BY: S. ERICKSON  
DRAWN BY: L.TAIBI      DATE: DECEMBER 22, 2023

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

**PROJECT:**  
**8 SHOREVIEW PLACE**  
STONEY CREEK

**CLIENT:**  
**SEASONS RETIREMENT COMMUNITIES (STONEY CREEK) GP INC.**

**TITLE:**  
**COMMITTEE OF ADJUSTMENT SKETCH**

U/S FILE NUMBER: 406-21      SHEET NUMBER: 1

DEVELOPMENT STATISTICS			
Item	Required	Lands to be Severed	Lands to be Retained
Min. Lot Area (Combined)	20,400.0 m <sup>2</sup>	11,711.597m <sup>2</sup>	8,668.157 m <sup>2</sup>
Min. Frontage	30.0 m	72.64 m	53.46 m
Min. Front Yard	0.0 m	3.619 m	10.26 m
Min. Side Yard	3.0m except 0.0 m for a flankage yard	3.0 m	1.2418 m
Min. Rear Yard	3.0m except 0.0 m for a through lot	14.0 m	19.1076 m
Min. Landscaped Area	38%	48% (5627.0 m <sup>2</sup> )	45% (3950.1 m <sup>2</sup> )
Min. Gross Leasable Commercial Floor Area	974.3m <sup>2</sup>	480m <sup>2</sup>	46.2m <sup>2</sup>
Min. Amenity Area	<b>Per Unit:</b> Bachelor- 14m <sup>2</sup> 1 bed - 18m <sup>2</sup> 2 bed - 53m <sup>2</sup> 3 bed - 88m <sup>2</sup> 4 bed - 125m <sup>2</sup>	11m <sup>2</sup> per unit for all types.	59.63m <sup>2</sup> per unit on average.
Min. Residential Parking Rate	1.5 spaces per unit/1 space per 4 beds	1.25 spaces per unit	1 space per 2.6 beds
Min. Commercial Parking Rate	1 space per 28 m <sup>2</sup>	1 space per 96 m <sup>2</sup>	space per 2.7 m <sup>2</sup>
Landscaped Strips	3.9 m	3.0 m	3.9 m
Min. Accessible Parking Spaces	1%	12 spaces (1.24%)	4 spaces (8.0%)

- VARIANCE NO. 1
- VARIANCE NO. 2
- VARIANCE NO. 3
- VARIANCE NO. 4
- VARIANCE NO. 5
- VARIANCE NO. 6

1:650