



UNBERTAINING
 RECORDING THE PLAN
 I, *[Signature]*, Registrar of the Land, hereby certify that the above plan is a true and correct copy of the original plan as submitted to me for registration.

NOTES:
 1. All work involved in the construction, siting, siting, siting of municipal services for this project shall be the responsibility of the contractor.
 2. City fire department and all other services shall be provided to the satisfaction of the fire department.
 3. All dimensions shown on this plan are in meters unless otherwise specified.
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ITEM	PROPOSED	REQUIREMENTS
ZONING CATEGORY	R12 (RESIDENTIAL)	R12 (RESIDENTIAL)
PROPOSED USE	TOWNHOUSES	TOWNHOUSES
MIN. LOT AREA	17,000 sqm	2000 sqm
MIN. LOT WIDTH	11.0m	8.0m
MIN. LOT DEPTH	6.0m	4.0m
MIN. SETBACKS	3.0m	1.5m
MAX. BUILDING HEIGHT	12.0m	10.0m
MAX. NUMBER OF UNITS	40	40
MIN. LANDSCAPED OPEN SPACE	0.3%	0.3%
MIN. BUILDING HEIGHT	1.5 STOREYS	1.5 STOREYS
MIN. PARKING PER UNIT	1 SPACE PER UNIT	1 SPACE PER UNIT
MIN. VISITOR PARKING	14 SPACES	14 SPACES

GENERAL NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND SERVICES.
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PROJECT OWNER:
 STARWARD HOMES (SCENIC 2012) LIMITED
 NOT ISSUED FOR CONSTRUCTION
 CITY OF HAMILTON
 SCENIC TRAILS - BLOCK 15
 53 REDFERN AVENUE
 FILE NO. DA.

PREPARED BY:
 A.J. Clarke and Associates Ltd.
 SURVEYORS & ENGINEERS
 HAMILTON, ONTARIO
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DATE: NOVEMBER 2012
SCALE: 1:500
DESIGNER: A. CLARKE / A. MARTEL
FILE NO.: K-12-029
SHEET: 1A
SP:



KEYPLAN