



REVISED DRAFT PLAN OF

# PARAMOUNT

BEING A PROPOSED SUBDIVISION OF  
PART OF LOT 29-CONCESSION 6  
GEOGRAPHIC TOWNSHIP OF SALT FLEET  
CITY OF HAMILTON

SCALE 1:1500

B. J. CLARKE O.L.S.

**NOTE:** THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

### SCHEDULE OF LAND USE

RESIDENTIAL USES	AREA	NUMBER OF UNITS	LOTS/BLOCKS
10 m SINGLE DETACHED LOTS	0.66 ha	20	42-44, 77-82, 97-103, 119, 120, 122, 128
11 m SINGLE DETACHED LOTS	2.15 ha	55	1, 8, 9, 35-41, 45-55, 57-76, 104, 105, 109-114, 118, 121, 123-126
12 m SINGLE DETACHED LOTS	1.16 ha	27	7-7, 11-18, 30-34, 106, 107, 108, 115, 116, 117, 122
13.7 m SINGLE DETACHED LOTS	0.80 ha	13	10, 20-29, 56, 129
<b>TOTAL SINGLE DETACHED</b>		<b>115</b>	
15.0 m SEMI DETACHED LOTS	1.14 ha	48	83-96, 130-139
6.0 m STREET TOWNHOUSES	1.14 ha	53	BLOCKS 140 -148
<b>TOTAL SEMI DETACHED AND FREESTD TOWNHOUSES</b>		<b>101</b>	
TOWNHOUSE CONDOMINIUM A	1.27 ha	74	BLOCK 149
TOWNHOUSE CONDOMINIUM B	1.91 ha	43	BLOCK 150
<b>TOTAL CONDOMINIUM TOWNHOUSES</b>		<b>117</b>	
FUTURE HIGH DENSITY SITE DEVELOPMENT	0.53 ha	32	BLOCK 151
<b>TOTAL NUMBER OF UNITS</b>		<b>368</b>	
<b>ALL OTHER USES</b>			
WALKWAYS	0.03 ha		BLOCKS 154 AND 155
HEDGEROW	0.05 ha		BLOCK 153
ESA BUFFER LANDS (BLOCK 156 IS ALSO RECREATIONAL TRAIL)	1.91 ha		BLOCKS 156,157,158,160
STORMWATER MANAGEMENT POND	0.96 ha		BLOCK 159
FELDER CHANNEL BUFFER AND FUTURE PEDESTRIAN CONNECTION (EAST MOUNTAIN TRAIL)	0.97 ha		BLOCK 161
OPEN SPACE	0.06 ha		BLOCK 152
PUBLIC ROADS	3.32 ha		STREET A, STREET B, STREET C, STREET D
<b>TOTAL AREA OF OTHER USES</b>	<b>7.30 ha</b>		
<b>TOTAL AREA OF SITE</b>	<b>17.66 ha</b>		

**RE: CHAPTER P.13 R.S.O. 1990 SECTION 51(17) THE PLANNING ACT**

A. SHOWN ON PLAN  
B. SHOWN ON PLAN  
C. SHOWN ON PLAN  
D. SEE LAND USE SCHEDULE  
E. SHOWN ON PLAN  
F. SHOWN ON PLAN

G. SHOWN ON PLAN  
H. MUNICIPAL PIPED WATER AVAILABLE  
I. CLAY LOAM  
J. SHOWN ON PLAN  
K. MUNICIPAL SERVICES TO BE INSTALLED BY SUBDIVIDER  
L. SHOWN ON PLAN

**SURVEYOR'S CERTIFICATE:**  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

JANUARY 19, 2012  
DATE

B. J. CLARKE  
ONTARIO LAND SURVEYOR

**SUBDIVISION DRAFT APPROVAL:**  
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED 2012  
THIS PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT, AS AMENDED, BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF BY-LAW 07-323.

THIS.....DAY OF.....2012.

GENERAL MANAGER  
PLANNING AND ECONOMIC DEVELOPMENT  
CITY OF HAMILTON

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Subject to the conditions, if any, set forth in our letter dated 2012-01-19. This draft plan is approved under section 51 of the Planning Act, as amended, by the General Manager of Planning and Economic Development Department of the City of Hamilton under the authority of By-law 07-323.

The City of Hamilton  
General Manager Planning and Economic Development  
City of Hamilton