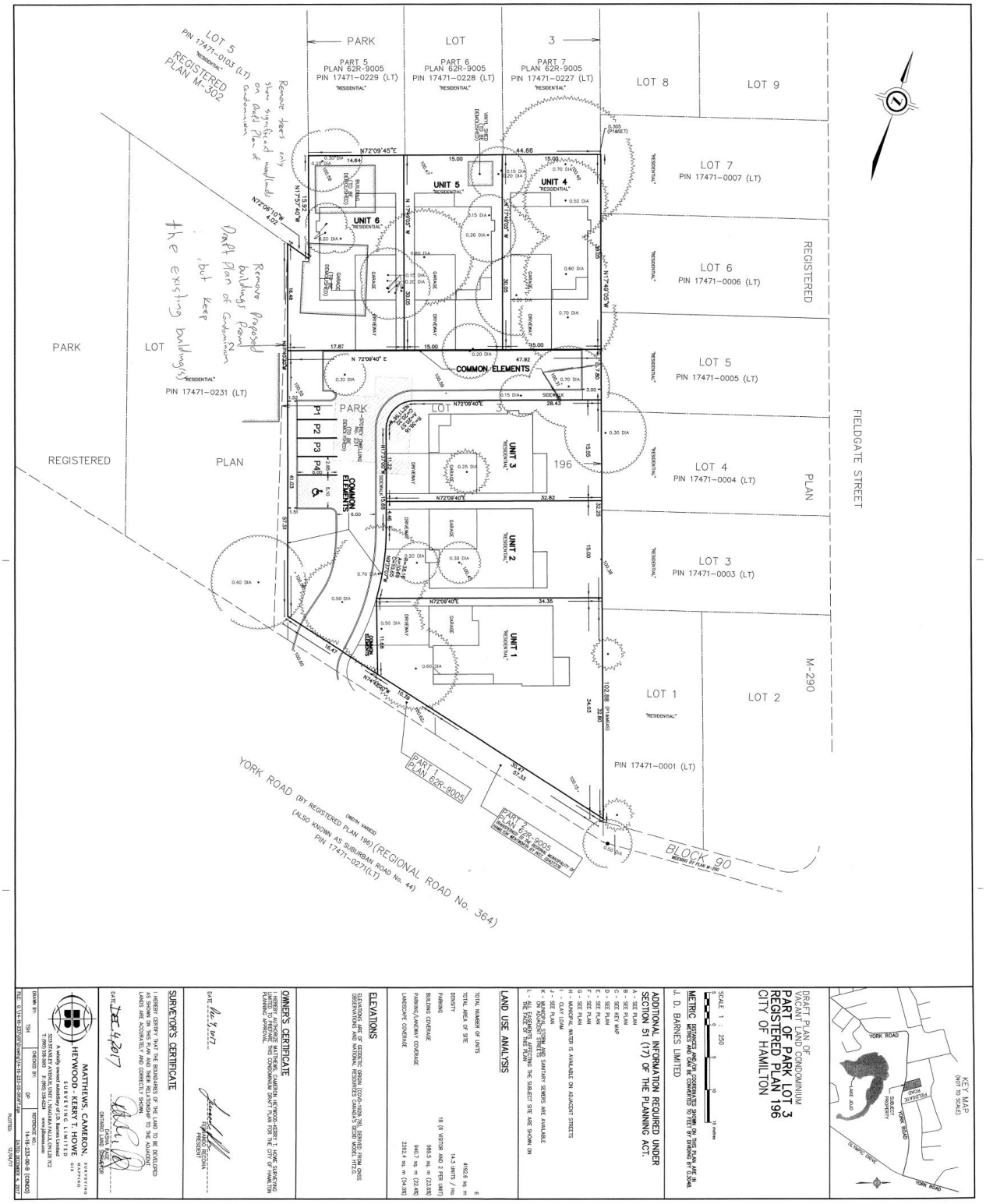

DRAFT PLAN OF VACANT LAND CONDOMINIUM
PART OF PARK LOT 3
REGISTERED PLAN 196
CITY OF HAMILTON

SCALE 1 : 250

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

J. D. BARNES LIMITED

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

A - SEE PLAN
B - SEE PLAN
C - SEE KEY MAP
D - SEE PLAN
E - SEE PLAN
F - SEE PLAN
G - SEE PLAN
H - MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS
I - CLAY LOAM
J - SEE PLAN
K - MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE
L - ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN

LAND USE ANALYSIS

TOTAL NUMBER OF UNITS	6
TOTAL AREA OF SITE	4192.6 sq. m (14.3 UNITS / Ha)
DENSITY	15 (6 VISITOR AND 2 PER UNIT)
PARKING	989.5 sq. m (23.6%)
BUILDING COVERAGE	940.7 sq. m (22.4%)
PARKING/LANEWAY COVERAGE	2262.4 sq. m (54.0%)
LANDSCAPE COVERAGE	

ELEVATIONS

ALL ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND REFER TO GEODETIC BENCH MARK No. 0055 HAVING AN ELEVATION OF 93.75 METRES AS PUBLISHED BY THE DEPARTMENT OF GEODETIC SURVEYS, GEOGRAPHICAL AND NATURAL RESOURCES CANADA, 1970 EDITION.

OWNER'S CERTIFICATE

I AUTHORIZE THE MATTHEWS, HAMILTON, HEYWOOD, KERRY T. HOWE SURVEYING LIMITED TO PREPARE THIS CONDOMINIUM DRAFT PLAN FOR THE CITY OF HAMILTON PLANNING APPROVAL.

DATE Dec 8/17

FERNANDO RECCHIA
PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE Dec. 4 2017

EUGEN KRE
ONTARIO LAND SURVEYOR

KEY MAP (NOT TO SCALE)

MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED
ONTARIO LAND SURVEYORS
333 STANLEY AVENUE, UNIT 1, NIAGARA FALLS, ON L2E 7C2
T. (905) 354-5600 F. (905) 354-5233 www.jdbarnes.com
A wholly owned subsidiary of J. D. BARNES LIMITED

DRAWN BY:	TSH
CHECKED BY:	DP
REFERENCE No. OR PLAN No.	14-16-220-00-B (CONDO)
DATE: DECEMBER 4, 2017	
PLOTTED:	12/04/17

FILE: D:\14-16-220\00\Draw\14-16-220-DRAFT.dgn