



WELCOME TO THE CITY OF HAMILTON

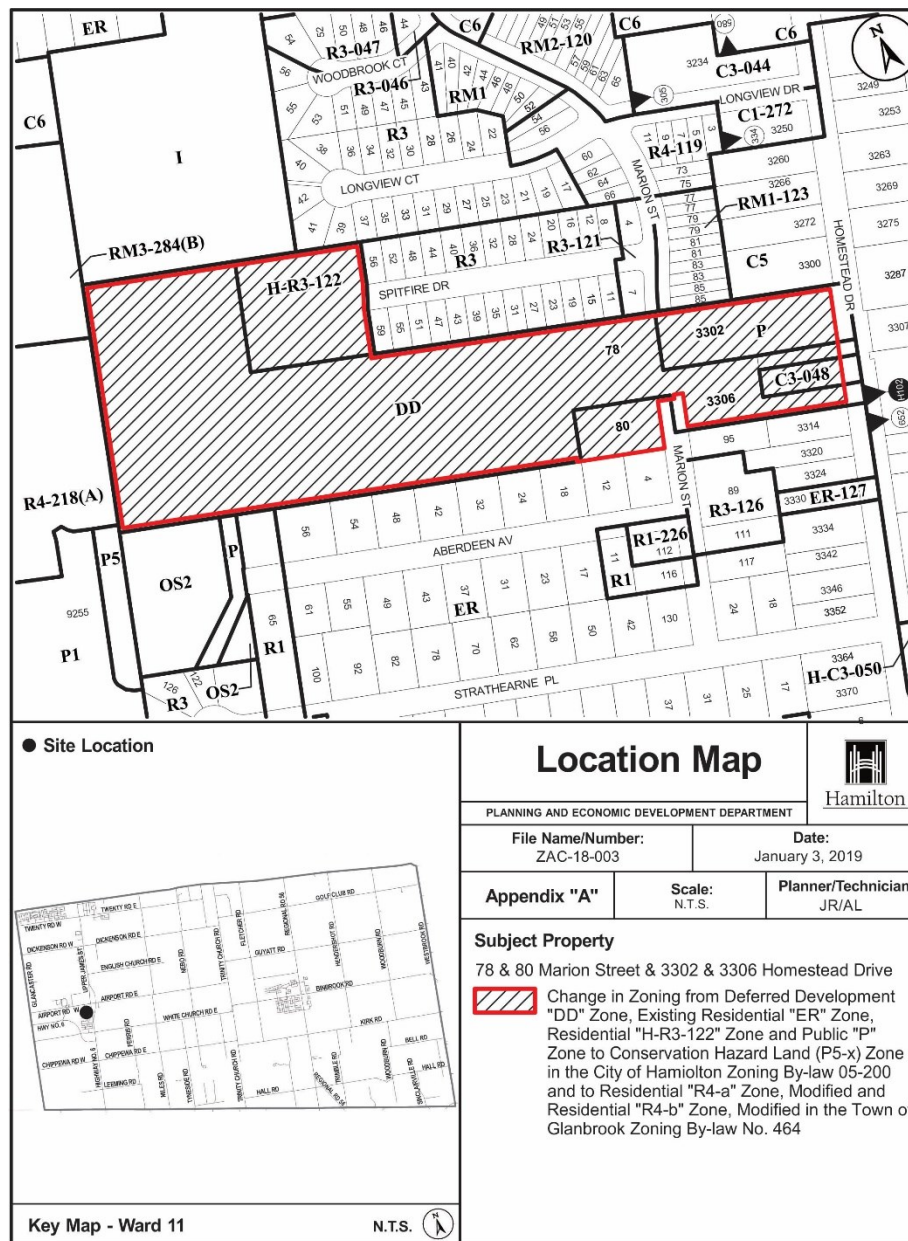
PLANNING COMMITTEE

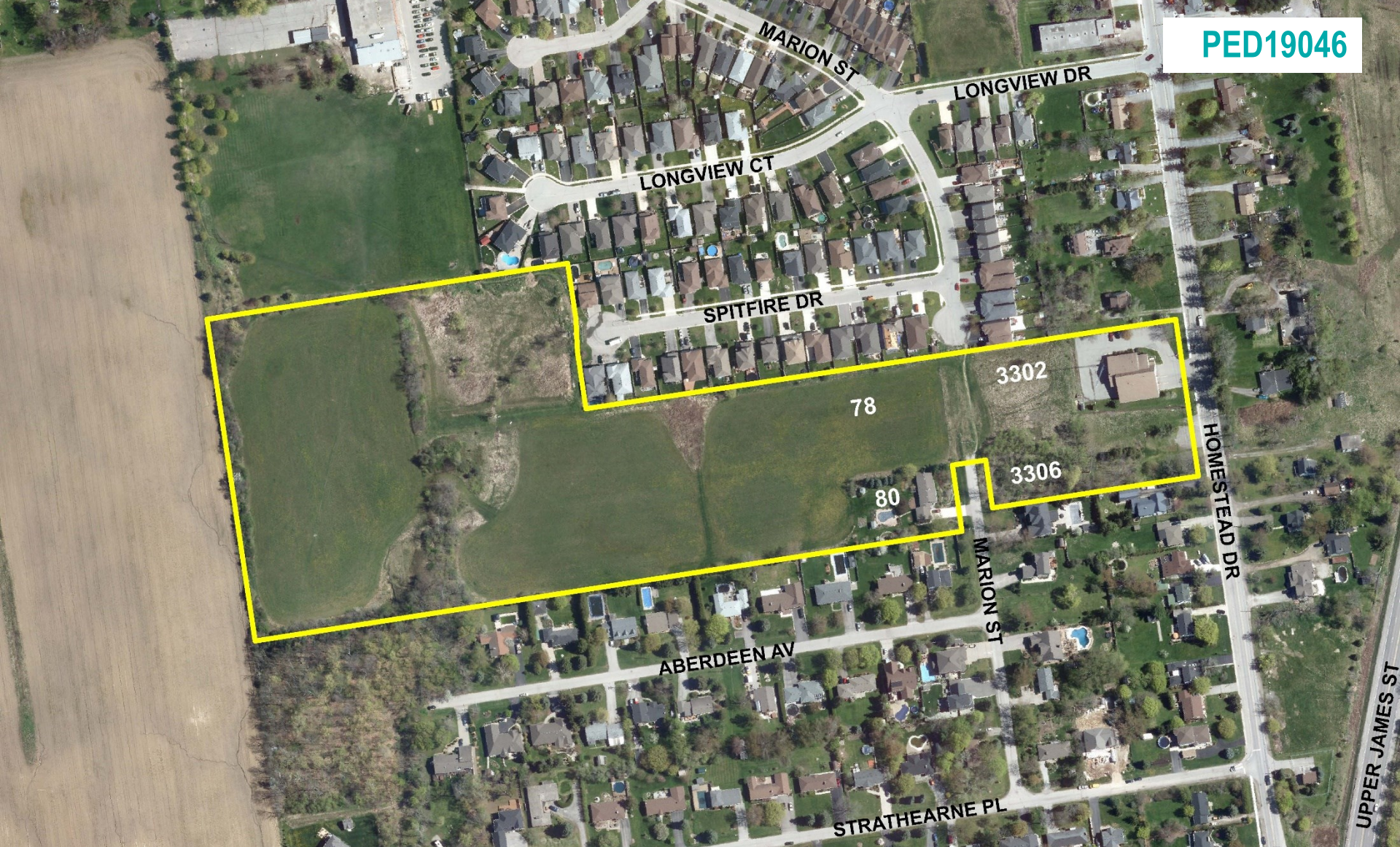
April 30, 2019

PED19046 – (ZAC-18-003)

Applications to Amend the Urban Hamilton Official Plan, the Township of Glanbrook Zoning By-law No. 464, the City of Hamilton Zoning By-law No. 05-200, and for Approval of a Draft Plan of Subdivision for Lands Located at 78 and 80 Marion Street and 3302 and 3306 Homestead Drive, Glanbrook.

Presented by: Jennifer Roth



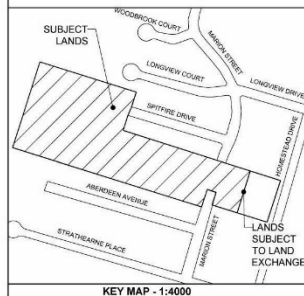


SUBJECT PROPERTY



78 & 80 Marion Street and 3302 & 3306 Homestead Drive, Glanbrook

DRAFT PLAN OF SUBDIVISION
BRANTHAVEN MOUNT HOPE INC.



DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 5
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF GLANFORD
CITY OF HAMILTON

SCALE 1:750

0 25 50 75 100 METRE

METRIC

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

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51
SUB SECTION 17 OF THE PLANNING ACT, R.S.O. 1990, C.P. 13**

- | | |
|-----------------------------|---|
| (A) AS SHOWN ON DRAFT PLAN | (E) MUNICIPAL PIPED WATER AVAILABLE |
| (B) AS SHOWN ON DRAFT PLAN | (F) SILTY CLAY |
| (C) AS SHOWN ON TITLE BLOCK | (G) AS SHOWN ON DRAFT PLAN |
| (D) SEE LAND USE SCHEDULE | (H) SANITARY, WATER AND STORM SERVICES TO BE PROVIDED |
| (I) AS SHOWN ON DRAFT PLAN | (J) SUM CEASEMENT PROPOSED |
| (K) AS SHOWN ON DRAFT PLAN | |

OWNER'S AUTHORIZATION

I AUTHORIZE URBANSOLUTIONS PLANNING AND LAND DEVELOPMENT CONSULTANTS INC. (URBANSOLUTIONS) TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF HAMILTON FOR APPROVAL.

OWNER: BRANTHAVEN MOUNT HOPE INC.

SURVEYOR'S CERTIFICATE









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

DAN McLAREN
ONTARIO LAND SURVEYOR

LAND USE SCHEDULE

TYPE	LAND USE	AREA
LOTS 1-123	RESIDENTIAL	5.0771 HA
BLOCK 124	0.3m RESERVE	0.0037 HA
BLOCK 125	SERVICING/ WALKWAY	0.0006 HA
BLOCK 126	WOODLOT	0.3832 HA
RIGHT OF WAY	RIGHT OF WAY	1.52 HA
TOTAL		7.08 ha

LEGEND

- | | |
|---|-------------------------|
|  | BOUNDARY |
|  | EXISTING FENCE |
|  | EXISTING TREE LINE |
|  | EXISTING CANOPY |
|  | EXISTING TREE |
|  | EXISTING MAN HOLE |
|  | EXISTING CATCH BASIN |
|  | EXISTING LIGHT STANDARD |

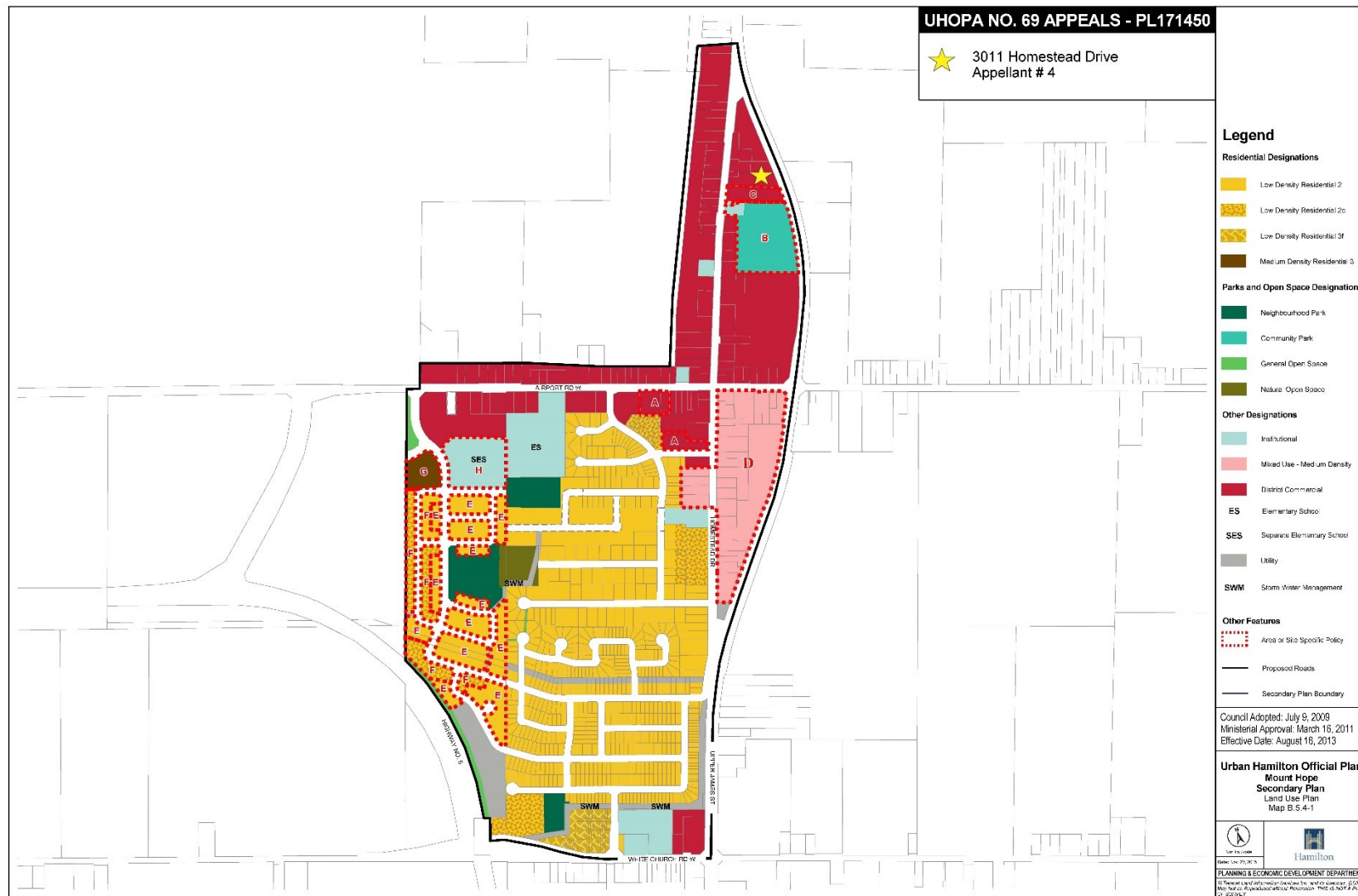
4	06/19/18	S M	AS PER CITY COMMENTS	
5	11/07/18	M G	AS PER CITY COMMENTS	
2	05/11/18	C A	AS PER CITY COMMENTS	
1	13/07/18	C A	AS PER CITY COMMENTS	
No.	DATE	BY	DESCRIPTION	
DRAWN BY:		M.GOWANS	CHECKED BY: M.JOHNSTON	
DATE:		2/11/2018	LIS FILE NUMBER: 211-17	
OWNER:				

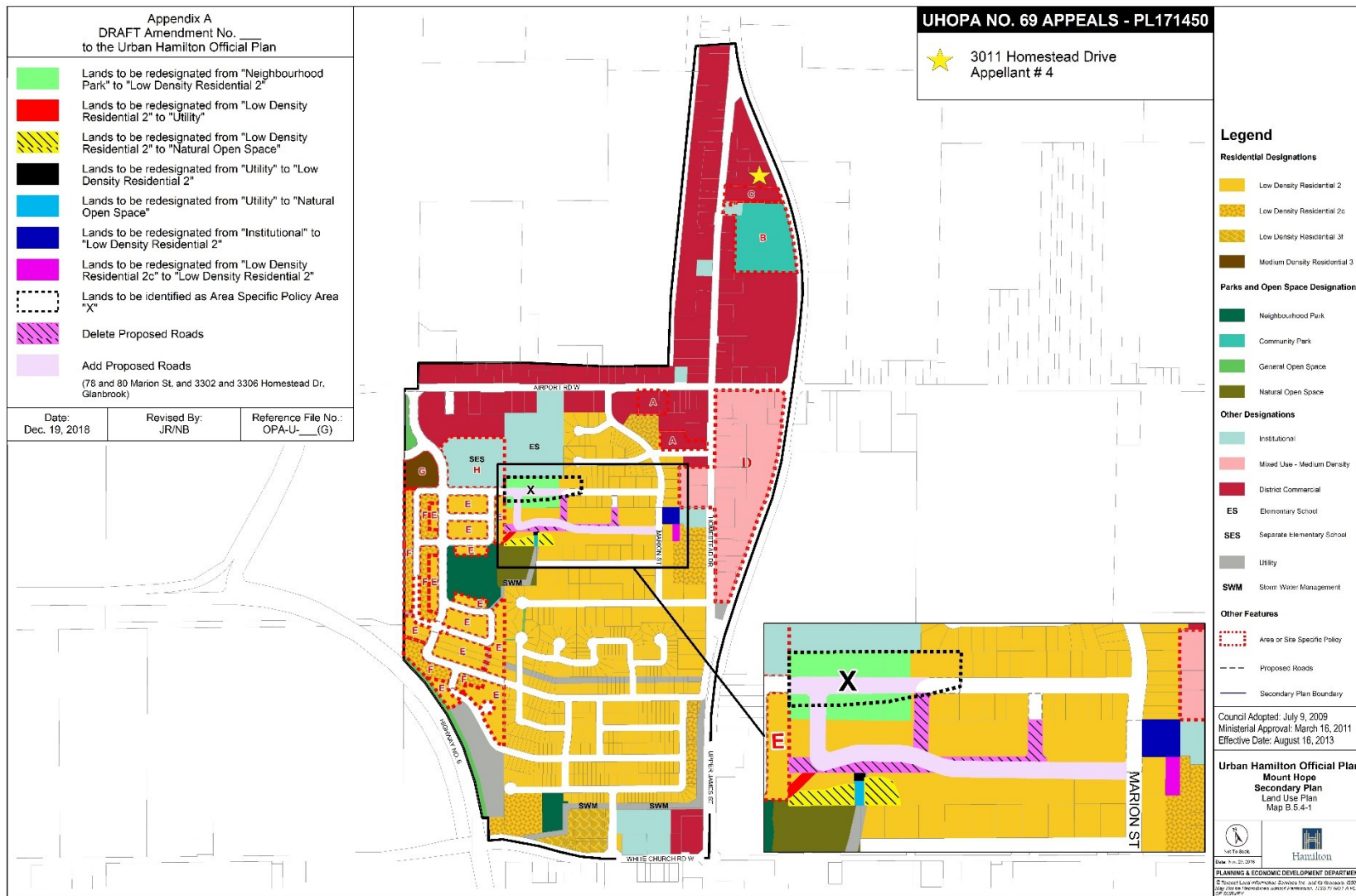
**BRAITHAVEN MOUNT
HOPE INC.**

PREPARED BY:











UrbanSolutions
Design | Plan | Build your future.

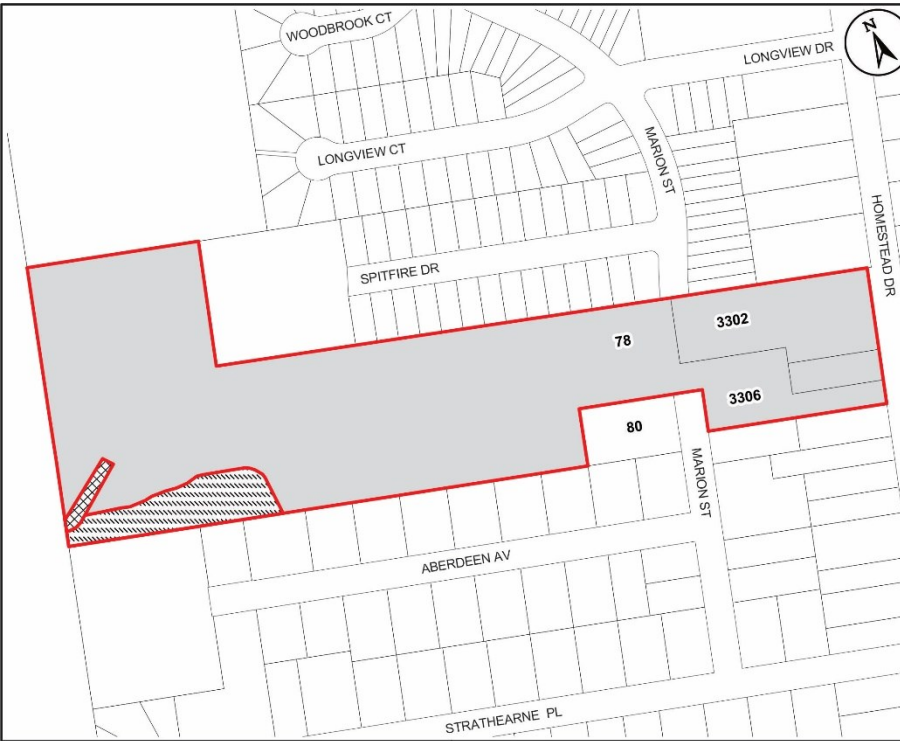






185 Main Street East, Suite 501
Hamilton, ON L8N 1H6
905 548 1387
info@urbansolutions.ca







<p>This is Schedule "A" to By-law No. 19-</p> <p>Passed the day of, 2019</p>		<p>-----</p> <p>Mayor</p> <p>-----</p> <p>Clerk</p>
<p align="center">Schedule "A"</p> <p align="center">Map Forming Part of By-law No. 19-_____</p> <p align="center">to Amend By-law No. 464</p>		<p>Subject Property 78 & 80 Marion Street & 3302 & 3306 Homestead Drive</p> <p> Block 1 - Change in zoning from "DD" to "R4-312" Zone</p> <p> Block 2 - Refer to By-law No. 05-200</p> <p> Block 3 - Refer to By-law No. 05-200</p> <p> Block 4 - Change in zoning from "H-R3-122" to "R4-312a" Zone</p> <p> Block 5 - Change in zoning from "DD" to "R4-312a" Zone</p> <p> Block 6 - Change in zoning from "H-R3-122" to "R4-312" Zone</p> <p> Block 7 - Change in zoning from "ER" to "R4-312" Zone</p> <p> Block 8 - Change in zoning from "P" to "R4-312" Zone</p>
<p>Scale: N.T.S.</p>	<p>File Name/Number: ZAC-18-003</p>	 <p align="center">Hamilton</p>
<p>Date: March 6, 2019</p>	<p>Planner/Technician: JR/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		

					
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End of Spitfire Drive looking west



Existing Spitfire Drive bulb



Woodlot in back of site



Marion Street stub



Single detached dwelling adjacent to Marion Street stub



Semis next to Marion Street extension



Informal connection to continue Marion Street



Back of fire hall, view east



On Marion connection, view west



Phase 1 lands with open space block, looking west



On future Marion cxn looking north, singles on Spitfire Drive



Marion Street looking north



Southern property limit, adjacent to ER house



ER house on Marion Street



Marion Street looking south

PED19046

Photo 16



Marion Street



Fire Hall from Homestead Drive



3306 Homestead Drive

Craftsman Style



Traditional Style



Modern Farmhouse



PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE