

WELCOME TO THE CITY OF HAMILTON

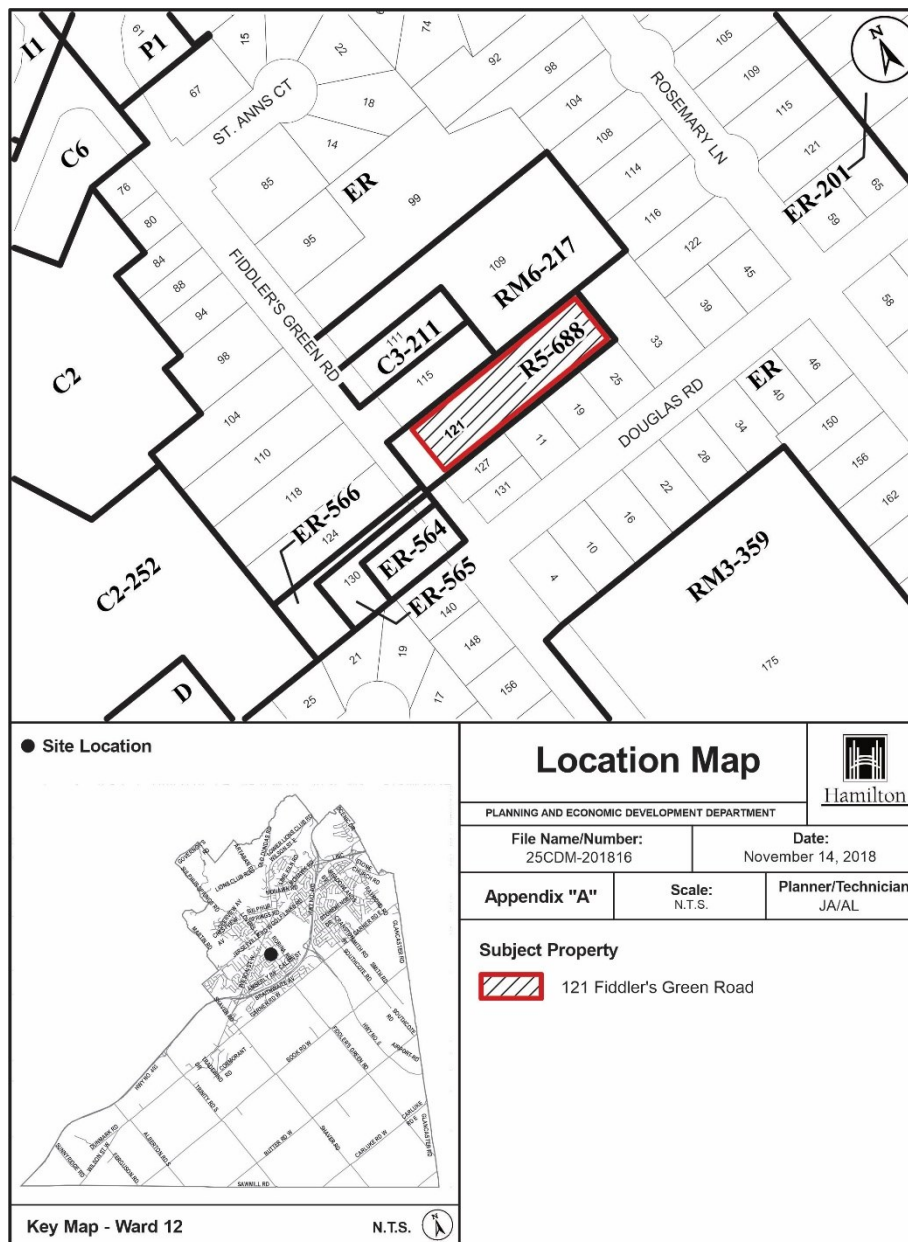
PLANNING COMMITTEE

July 9, 2019

PED19131 – (25CDM-201816)

Application for Draft Plan of Condominium (Vacant Land) for
Lands Located at 121 Fiddler's Green Road, Ancaster.

Presented by: Melanie Schneider

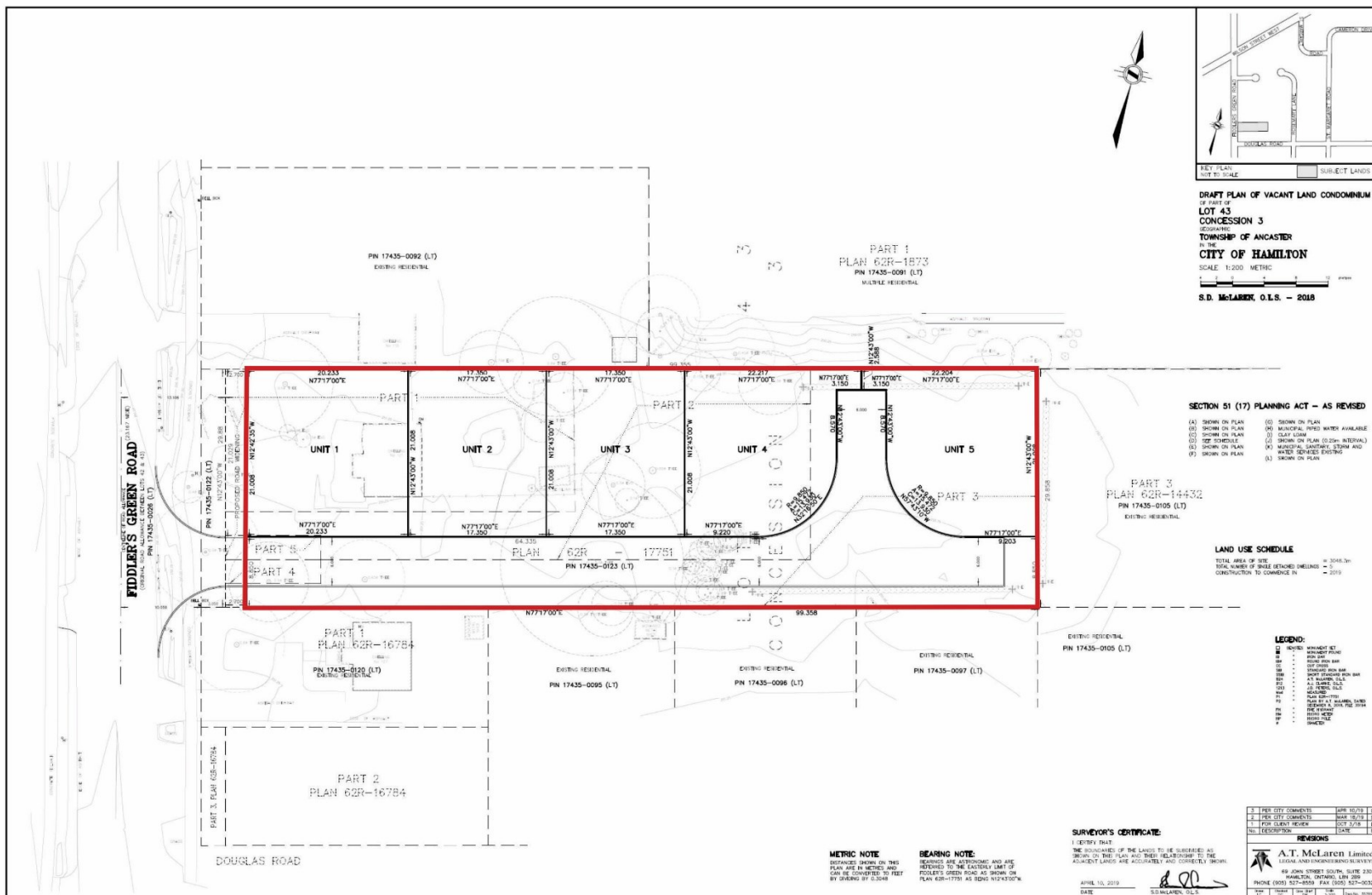




SUBJECT PROPERTY



121 Fiddler's Green Road, Hamilton



FIDDLER'S GREEN
RESIDENTIAL UNITS
PROJECT

121 FIDDLERS GREEN ROAD,
BACONTHORPE LINCOLN LN. 15 4 799, CANAD.



Drawings are not to be scaled

This drawing is not to be used for construction until
re-approved.



Confirm if this is an architectural feature that may project into a yard

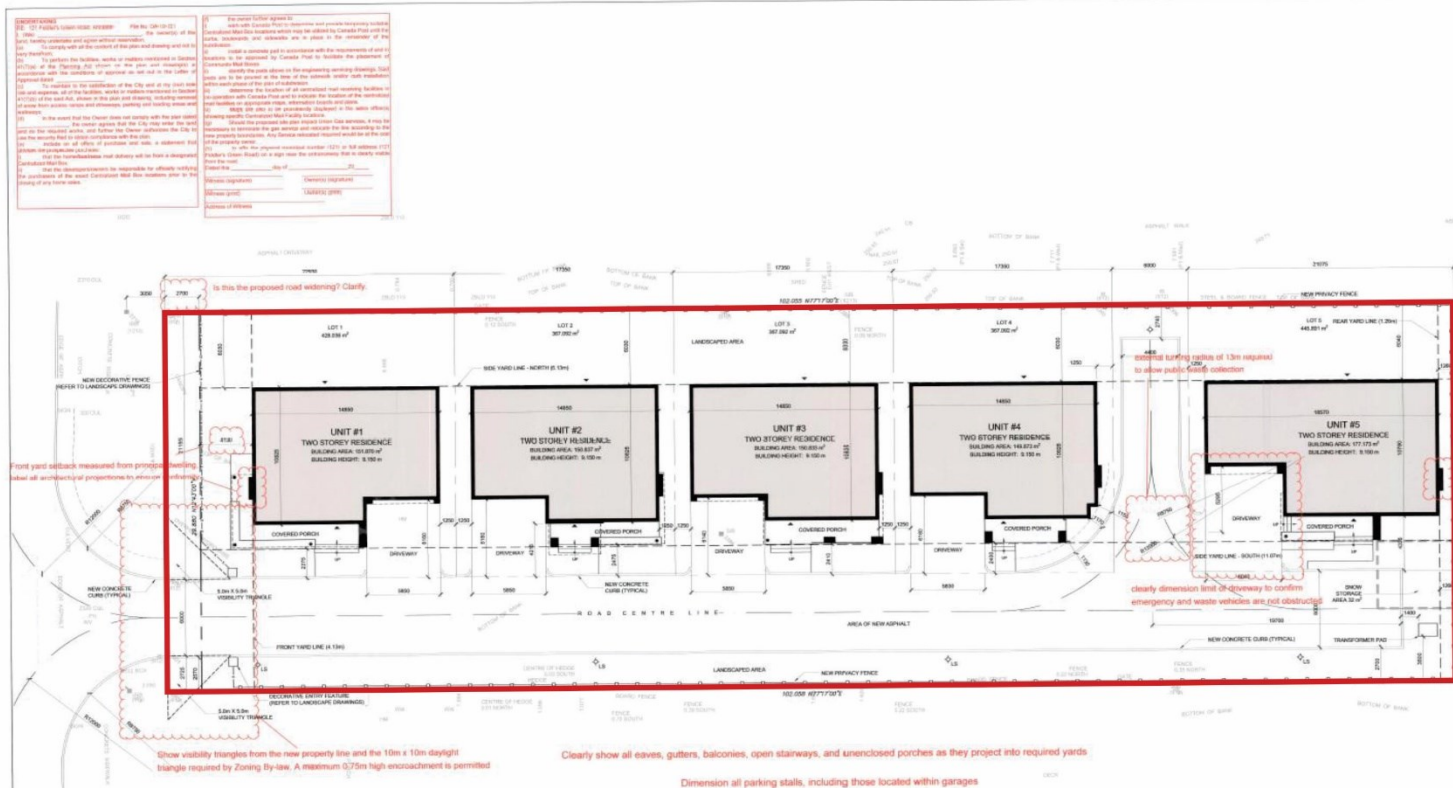
THE CITY OF MAGNOLIA
Plans and drawings approved pursuant to
Section 41 of the Planning Act.
December 17, 2008
Date of Approval
Chris Johnson
Manager, Comprehensive Planning
Planning & Economic Development Department

02	ISSUED FOR APPROVALS	2018-11-27
01	ISSUED FOR APPROVALS	2018-10-22
No.	Issues/Revisions	Date

SITE PLAN B

DA-18-207
121 Fiddler's Green Road

Issue Date:	2018-11-27
Drawn by: PHL	Checked by: DPL
Invoice No.: 11880	Serial: AS NC20



1 SITE PLAN

LOCATION PLAN

DESCRIPTION OF PROPERTY:

121 FIDDLERS GREEN ROAD, ANCASTER, ONTARIO
LOT 43, CONCESSION 3, TOWNSHIP OF ANCASTER (HAMILTON)
THE TOPOGRAPHICAL AND SURVEY INFORMATION ON THIS
DRAWING WAS OBTAINED FROM A SURVEY PREPARED BY:
A.T. McLAREN LIMITED.
PLAN DATED: DECEMBER 8, 2018
DRAWING NUMBER: 30304

	ASIMD	REARERS
DETRACKS		
FRONT YARD	4.13 m	4.13 m
SIDE YARD (NORTH)	6.03 m	6.03 m
SIDE YARD (SOUTH)	11.07 m	11.07 m
REAR YARD	1.26 m	1.26 m
BUILDING HEIGHT	10.0 m	9.0 m
LANDSCAPED AREA	10% OF LOT AREA	40% (1110) m ²

SITE PLAN INFORMATION:

	RESIDENTIAL TRF ZONE	
ZONING		
NET LOT AREA	2,967 sq ft	
BUILDING COVERAGE	758.500 sq ft	
	Actual	Proposed
SETBACKS		
FRONT YARD	4.13 m	4.13 m
SIDE YARD (NORTH)	6.03 m	6.03 m
SIDE YARD (SOUTH)	11.07 m	11.07 m
REAR YARD	1.26 m	1.26 m
BUILDING HEIGHT	10.5 m	8.5 m
LANDSCAPED AREA	50% OF LOT AREA	40% (1195) sq ft

SITE PLAN NOTES

1. WASTE MANAGEMENT FOR THIS PROPERTY WILL BE THROUGH CITY OF HAMILTON'S WASTE COLLECTION SERVICES.

GENERAL NOTES:

1. ALL EXISTING GRADING TO BE MAINTAINED UNLESS OTHERWISE NOTICED. REFER TO: HAD-COORDINATE THE CIVIL ENGINEER'S, GENERAL CONTRACTOR TO RESTORE ALL AREAS DISTURBED DURING CONSTRUCTION BACK TO ORIGINAL STATE.
2. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE AT THE CONTRACTOR'S EXPENSE. (CITY OF CHICAGO, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT).
3. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN VARIOUS PERMITS (APPROVALS AND FEES) REQUIRED TO COMPLETE A CONSTRUCTION PROJECT. SUCH AS BUT NOT LIMITED TO THE FOLLOWING: BUILTUP PERMITS, ROAD-CUT PERMITS, SEWER PERMITS, APPROACH APPROVALS, PERMITS, AND ENCROACHMENT APPROVALS.

SITE PLAN LEGEND

-----	PROPERTY LINE	□ SGR	EXISTING CATCH BASIN
----	SETBACK LINE	□ EGV	EXISTING GAS VALVE
=====	NEW CONCRETE WALKWAYS	□ DHP	EXISTING UTILITY POLE
=====	NEW ASPHALT PAVING	□ ELS	EXISTING LIGHT STANDARD
=====	NEW LANDSCAPED AREA	□ EEPH	EXISTING FIRE HYDRANT
▲	BUILDING ENTRANCE	□ MBI	EXISTING SANITARY MANHOLE
--- ---	NEW WOODEN PRIVACY FENCE	□ ERY	EXISTING WATER VALVE
=====	NEW DECORATIVE FENCE	□ LS	NEW LIGHT STANDARD
~	OUTLINE OF TRANSFORMER	□ ERM	FIRE HYDRANT PRELOCATED



Subject Lands



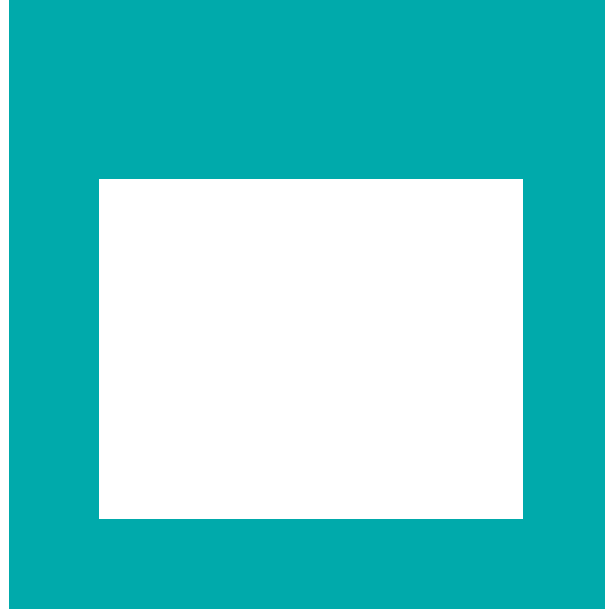
Lands to the north including commercial lands



Lands to the south



Single Detached Dwellings to the west



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE