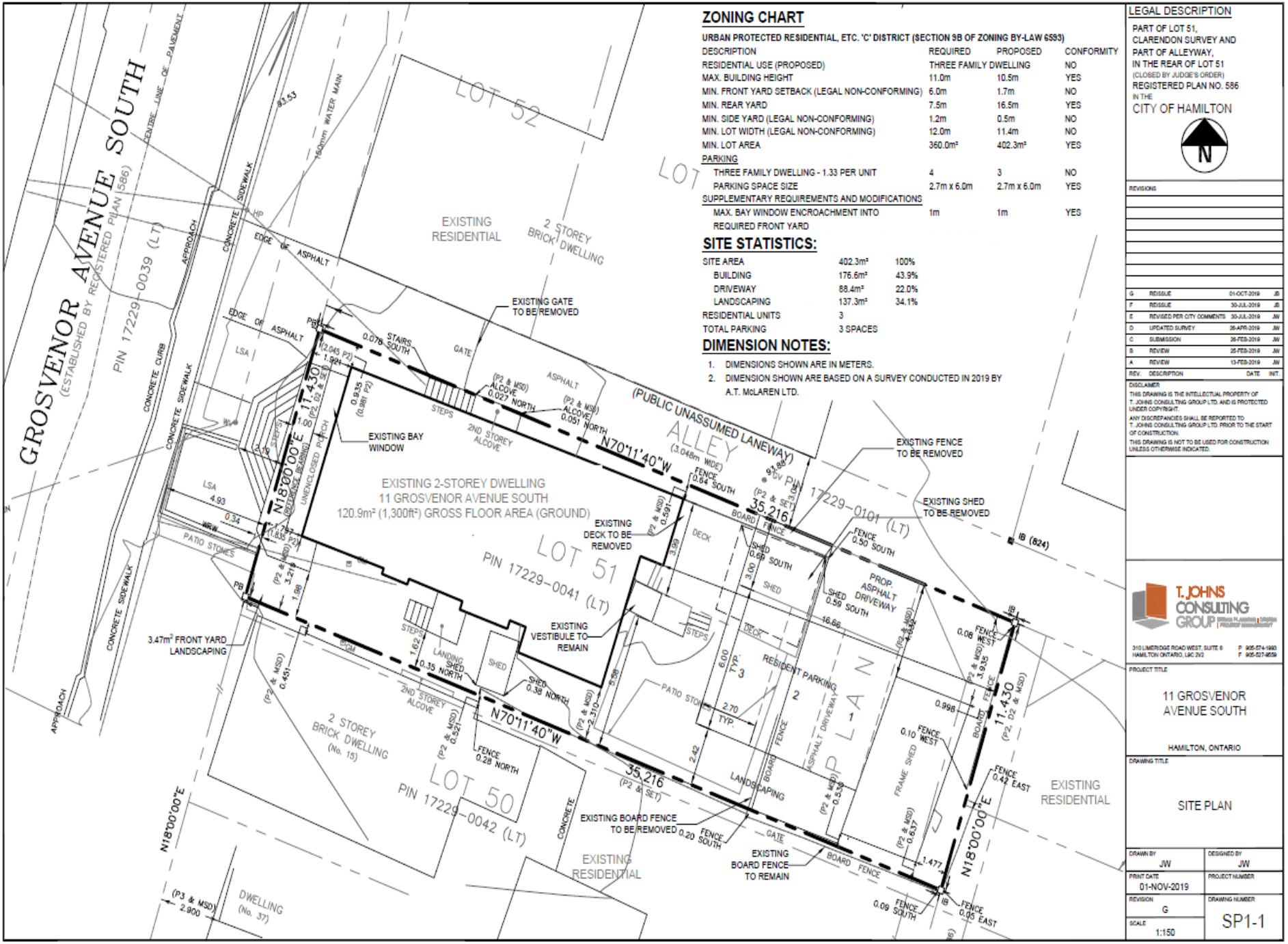

ZONING CHART

URBAN PROTECTED RESIDENTIAL, ETC. 'C' DISTRICT (SECTION 9B OF ZONING BY-LAW 6593)

DESCRIPTION	REQUIRED	PROPOSED	CONFORMITY
RESIDENTIAL USE (PROPOSED)	THREE FAMILY DWELLING		NO
MAX. BUILDING HEIGHT	11.0m	10.5m	YES
MIN. FRONT YARD SETBACK (LEGAL NON-CONFORMING)	6.0m	1.7m	NO
MIN. REAR YARD	7.5m	16.5m	YES
MIN. SIDE YARD (LEGAL NON-CONFORMING)	1.2m	0.5m	NO
MIN. LOT WIDTH (LEGAL NON-CONFORMING)	12.0m	11.4m	NO
MIN. LOT AREA	360.0m²	402.3m²	YES
PARKING			
THREE FAMILY DWELLING - 1.33 PER UNIT	4	3	NO
PARKING SPACE SIZE	2.7m x 6.0m	2.7m x 6.0m	YES
SUPPLEMENTARY REQUIREMENTS AND MODIFICATIONS			
MAX. BAY WINDOW ENCROACHMENT INTO REQUIRED FRONT YARD	1m	1m	YES

SITE STATISTICS:

SITE AREA	402.3m²	100%
BUILDING	176.6m²	43.9%
DRIVEWAY	88.4m²	22.0%
LANDSCAPING	137.3m²	34.1%
RESIDENTIAL UNITS	3	
TOTAL PARKING	3 SPACES	

DIMENSION NOTES:

1. DIMENSIONS SHOWN ARE IN METERS.
2. DIMENSION SHOWN ARE BASED ON A SURVEY CONDUCTED IN 2019 BY A.T. McLAREN LTD.

LEGAL DESCRIPTION

PART OF LOT 51, CLARENDON SURVEY AND PART OF ALLEYWAY, IN THE REAR OF LOT 51 (CLOSED BY JUDGE'S ORDER) REGISTERED PLAN NO. 586 IN THE CITY OF HAMILTON

REVISIONS

REV.	DESCRIPTION	DATE	INIT.
G	REISSUE	01-OCT-2019	JB
F	REISSUE	30-JUL-2019	JB
E	REVISED PER CITY COMMENTS	30-JUL-2019	JW
D	UPDATED SURVEY	26-APR-2019	JW
C	SUBMISSION	26-FEB-2019	JW
B	REVIEW	25-FEB-2019	JW
A	REVIEW	13-FEB-2019	JW

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T. JOHNS CONSULTING GROUP
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HAMILTON ONTARIO, L9C 2V2
P 905-574-1993
F 905-527-9659

PROJECT TITLE
11 GROSVENOR AVENUE SOUTH
HAMILTON, ONTARIO

DRAWING TITLE
SITE PLAN

DRAWN BY: JW	DESIGNED BY: JW
PRINT DATE: 01-NOV-2019	PROJECT NUMBER:
REVISION: G	DRAWING NUMBER: SP1-1
SCALE: 1:150	

Plotted by: Jennifer Badley; 01-NOV-2019; 11:52AM