



KEY PLAN  
1:5,000

**LEGAL DESCRIPTION**  
PART OF BLOCK 117  
PLAN 62M-1122  
AND PART OF  
LOT 47 CONCESSION 3  
GEOGRAPHIC TOWNSHIP OF  
ANCASTER  
IN THE CITY OF HAMILTON

REVISIONS

REV.	DESCRIPTION	DATE	INT.
C	REISSUE	21-01-2020	JB
B	REISSUE	17-01-2020	JB
A	REVIEW	08-05-2019	JB

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**DESIGN NOTE:** PLAN IS BASED ON S.D. MCLAREN SKETCH FOR LAND DIVISION DRAWING NO. 33874-LDC, 2019.

**RESIDENTIAL 4 'R4-XX' DISTRICT, MODIFIED (ZONING BY-LAW NO. 87-57)**

PROVISION	REQUIRED	PROPOSED	CONFORMITY
PERMITTED USE	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING	YES
MIN. LOT AREA	400m <sup>2</sup>	467.2m <sup>2</sup>	YES
CORNER LOT	500m <sup>2</sup>	526.3m <sup>2</sup>	YES
MIN. LOT FRONTAGE	12.0m	15.0m	YES
CORNER LOT	16.0m	17.0m	YES
MAX. LOT COVERAGE	35%	40%	NO
MIN. FRONT YARD	7.5m	6.0 m	NO
MIN. SIDE YARD (INTERIOR)	1.2m	1.2m	YES
LOT WITH NO GARAGE	4.2m	N/A	N/A
CORNER LOT	5.2m	4.5m	NO
MIN. REAR YARD	7.5m	7.5m	YES
MAX. BUILDING HEIGHT	10.5m	10.5m	YES
PARKING	1 OF 2 PARKING SPACES WITH A PRIVATE GARAGE/ CARPORT	1 OF 2 PARKING SPACES WITH A PRIVATE GARAGE/ CARPORT	YES

**T. JOHNS CONSULTING GROUP**  
310 LIMERIDGE ROAD WEST, SUITE 6  
HAMILTON ONTARIO, L9C 2V2  
P 905-574-1993  
F 905-527-9555

PROJECT TITLE  
**378 HARMONY HALL DRIVE**  
ANCASTER, ONTARIO

DRAWING TITLE  
**CONCEPTUAL SITE PLAN**

DRAWN BY JB	DESIGNED BY JB
PRINT DATE 06-MAY-2019	PROJECT NUMBER 1907
REVISION C	DRAWING NUMBER CSP1-1
SCALE 1:250	

Plotted by: Jennifer Bailey, 21-JAN-2020, 2:33PM