

WELCOME TO THE CITY OF HAMILTON

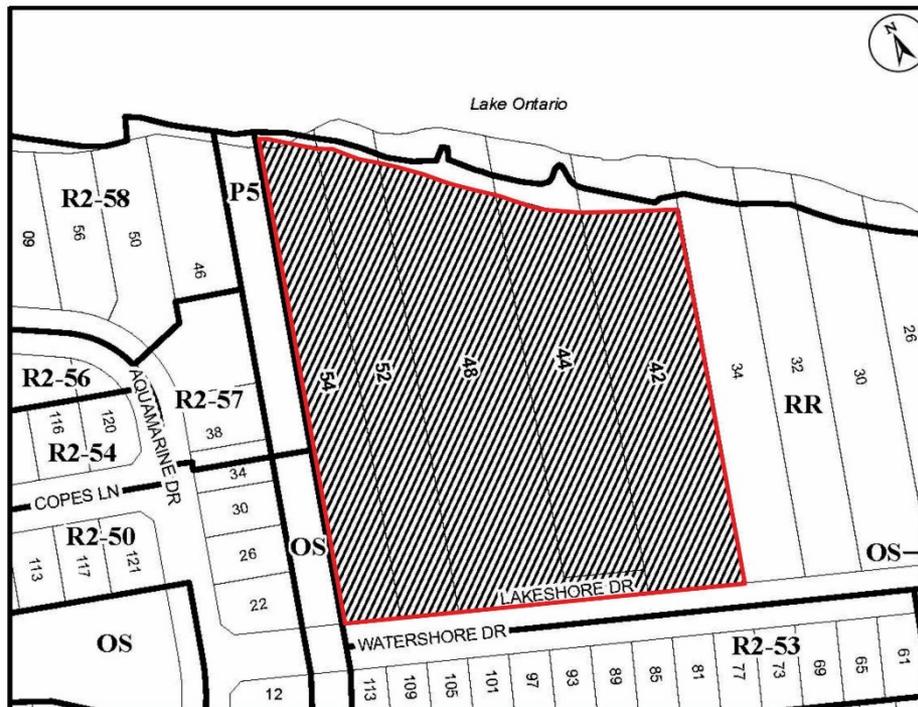
PLANNING COMMITTEE

August 11, 2020

PED20082 – (ZAC-18-015 / 25CDM-201802)

Applications for Amendments to Stoney Creek Zoning By-law No. 3692-92 and City of Hamilton Zoning By-law No. 05-200 and Draft Plan of Condominium (Vacant Land) for Lands Known as 42, 44, 48, 52, and 54 Lakeshore Drive, Stoney Creek

Presented by: Tim Vrooman



● Site Location



Key Map - Ward 10

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-18-005 / 25CDM-201802

Date:
February 4, 2020

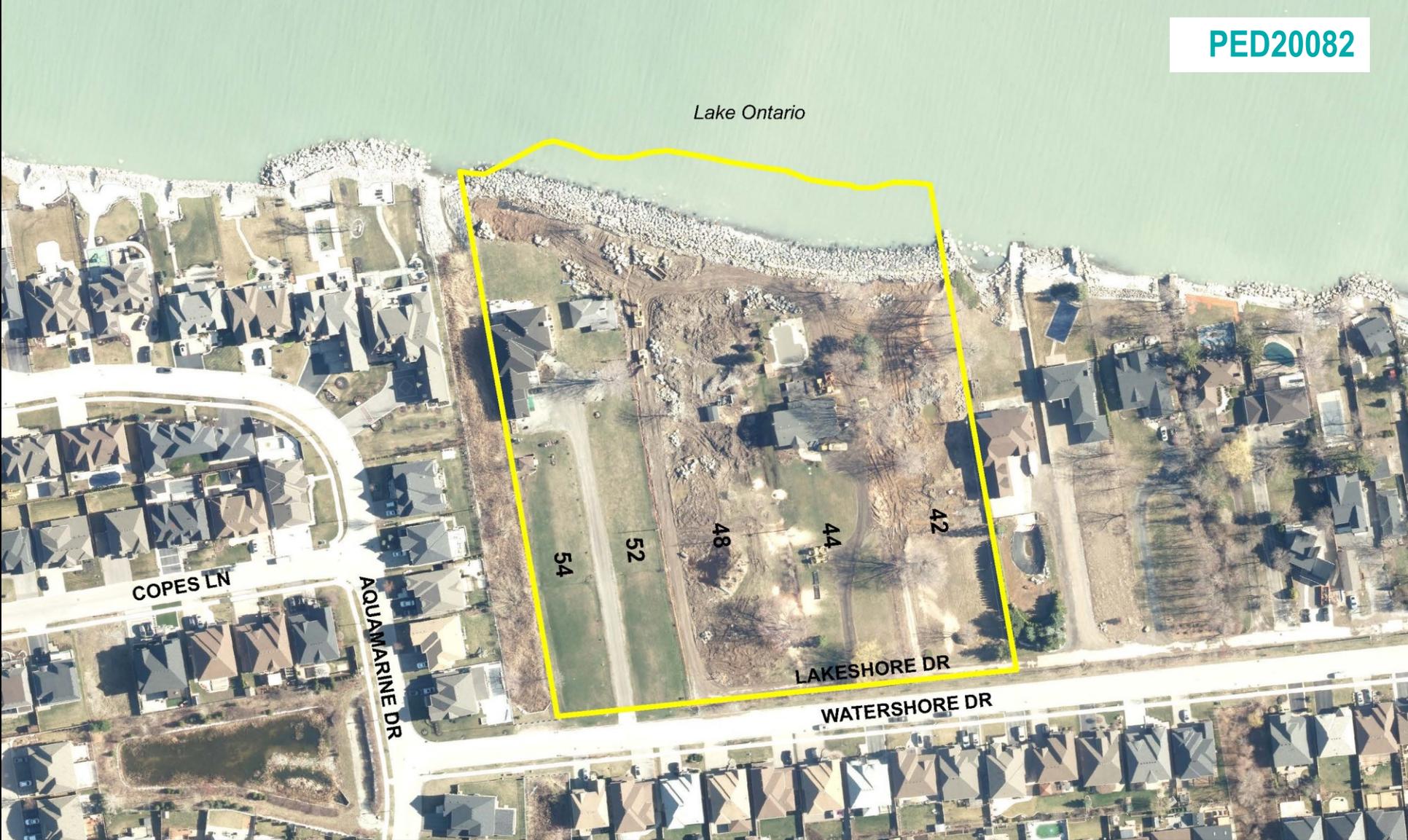
Appendix "A"

Scale:
N.T.S.

Planner/Technician:
TV/AL

Subject Property

 42, 44, 48, 52 and 54 Lakeshore Drive



Lake Ontario

COPES LN

AQUAMARINE DR

54

52

48

44

42

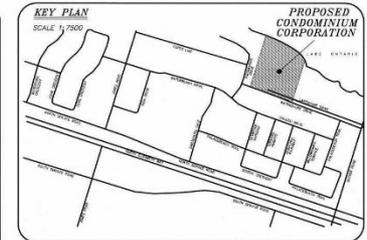
LAKESHORE DR

WATERSHORE DR

SUBJECT PROPERTY



42, 44, 48, 52 & 54 Lakeshore Drive, Stoney Creek



DRAFT PLAN OF
AQUAMARINE II
BEING A PROPOSED VACANT LAND CONDOMINIUM CORPORATION OF
PART OF LOT 11—BROKEN FRONT CONCESSION
GEOGRAPHIC TOWNSHIP OF SALTLEET
CITY OF HAMILTON
SCALE 1:500
NICHOLAS P. MUTH O.L.S.

LANDS OF KOENIG & KRYZAN
1) TOGETHER WITH AN EASEMENT OVER THE PRIVATE ROAD AND SHEDS ROAD OUT TO QUINN ROAD
2) SUBJECT TO EASEMENT IN FAVOUR OF PERSONAL MOTOCROSS OF DONALD AND BERNARDINE, STORM AND SANITARY SEWER SYSTEMS

LANDS OF KOENIG
1) TOGETHER WITH AN EASEMENT OVER THE PRIVATE ROAD AND SHEDS ROAD OUT TO QUINN ROAD
2) SUBJECT TO EASEMENT IN FAVOUR OF KOENIG & KRYZAN LANDS OVER EQUIPMENT & SIGN (PERMANENT ROAD AND SHEDS ROAD)
3) SUBJECT TO EASEMENT IN FAVOUR OF PERSONAL MOTOCROSS OF DONALD AND BERNARDINE, STORM AND SANITARY SEWER SYSTEMS

LANDS OF MARZ HOMES (HIGHLAND) INC.
1) TOGETHER WITH AN EASEMENT OVER THE PRIVATE ROAD AND SHEDS ROAD OUT TO QUINN ROAD
2) SUBJECT TO EASEMENT IN FAVOUR OF PERSONAL MOTOCROSS OF DONALD AND BERNARDINE, STORM AND SANITARY SEWER SYSTEMS

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1) TOGETHER WITH AN EASEMENT OVER THE PRIVATE ROAD AND SHEDS ROAD OUT TO QUINN ROAD
2) SUBJECT TO EASEMENT IN FAVOUR OF PERSONAL MOTOCROSS OF DONALD AND BERNARDINE, STORM AND SANITARY SEWER SYSTEMS

LANDS OF TOWNSHIP OF SALTLEET
1) SUBJECT TO EASEMENT IN FAVOUR OF LANDS OF HAMILTON AND STROM

LANDS OF MARZ HOMES (HIGHLAND) INC.
1) TOGETHER WITH AN EASEMENT OVER THE PRIVATE ROAD AND SHEDS ROAD OUT TO QUINN ROAD
2) SUBJECT TO EASEMENT IN FAVOUR OF PERSONAL MOTOCROSS OF DONALD AND BERNARDINE, STORM AND SANITARY SEWER SYSTEMS

NOTE: THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.

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

RE: CHAPTER P.13 R.S.O. 1990 SECTION 51(17) OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT (1998)

- | | |
|--------------------------|--|
| A. SHOWN ON PLAN | G. SHOWN ON PLAN |
| B. SHOWN ON PLAN | H. MAXIMUM SPEED RATED AVAILABLE IN WATERSHORE DRIVE |
| C. SHOWN ON PLAN | I. CLAY LOAM |
| D. SEE LAND USE SCHEDULE | J. SHOWN ON PLAN |
| E. SHOWN ON PLAN | K. SANITARY SERVICE AVAILABLE IN WATERSHORE DRIVE |
| F. SHOWN ON PLAN | L. SHOWN ON PLAN |

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
DATE: FEBRUARY 12, 2020
NICHOLAS P. MUTH
ONTARIO LAND SURVEYOR

LAND USE SCHEDULE:
AREA OF SITE: 24822 m²
PROPOSED EXCLUSIVE USE: 28 VACANT LAND UNITS (FOR SINGLE FAMILY DWELLINGS)
PROPOSED COMMON ELEMENTS

CONDOMINIUM DRAFT APPROVAL:
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED 2020 THIS PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT AS AMENDED BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF S.O. 1990-323.
THIS DAY OF _____, 2020.
GENERAL MANAGER AND ECONOMIC DEVELOPMENT CITY OF HAMILTON

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8R 1H1
TEL. 905-528-8761 FAX 905-528-2289
WWW.AJCLARKE.COM



42 & 44 Lakeshore Drive from Watershore Drive



44 & 48 Lakeshore Drive from Watershore Drive



52 & 54 Lakeshore Drive from Watershore Drive



View to the west along Watershore Drive



View to the east along Watershore Drive



View to the east along Lakeshore Drive



Watercourse to the west of the site along Watershore Drive



Properties to the east of the site along Lakeshore Drive



View to the south across Watershore Drive



View to the south across Watershore Drive



View to the south across Watershore Drive



View to the south across Watershore Drive



View to the east along the shoreline retaining wall



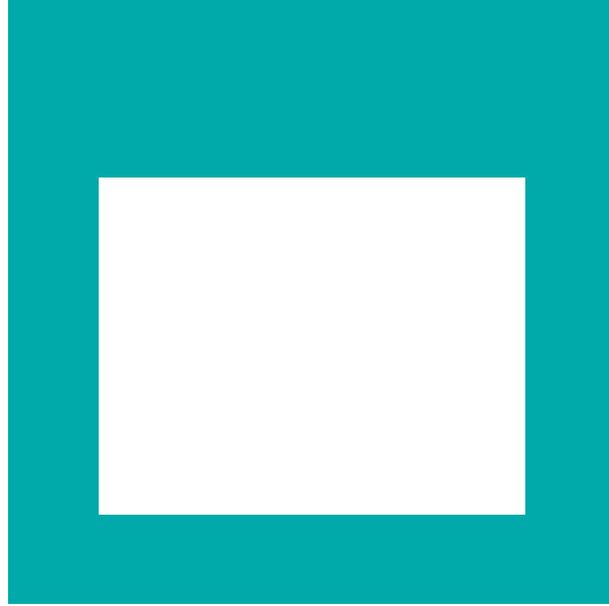
View to the west along the shoreline retaining wall



Existing trees on site as part of Linkage



Existing trees on site as part of Linkage



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE