



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application
-

APPLICATION NO.: AN/A-20:142

APPLICANTS: Ancaster-Rose Homes Inc. c/o Joe Laronga

SUBJECT PROPERTY: Municipal address **1049-1109 Garner Rd. E., Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended

ZONING: "RM2-616" (Multiple Residential) district

PROPOSAL: To permit the construction of four (4) street townhouse buildings containing a total of thirty-one (31) dwelling units fronting onto a window road notwithstanding that:

1. A side yard of 1.2m shall be provided abutting each end unit whereas the by-law requires a minimum 2.5m side yard for each end unit which does not abut a flankage street.
2. A building height of 12.3m shall be provided instead of the maximum permitted building height of 10.5m.
3. A concrete pad and/or concrete pavers shall be permitted within a required landscape strip.

NOTE:

- i. These variances are necessary to facilitate Site Plan Control Application No. DA-20-019.
- ii. The municipal address for this development is 1049 through to 1109 Garner Road East, Ancaster.
- iii. The owner shall ensure building height is provided as defined in Ancaster Zoning By-law 87-57. Should building height maximum exceed 11.2 metres, further variances will be required.
- iv. The concrete pad/pavers referenced in variance #3 are proposed in order to provide a stable surface at each dedicated garbage pickup location along Garner Road East.

This application will be heard by the Committee as shown below:

DATE: Thursday, August 27th, 2020

TIME: 3:05 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.


Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: August 11th, 2020.



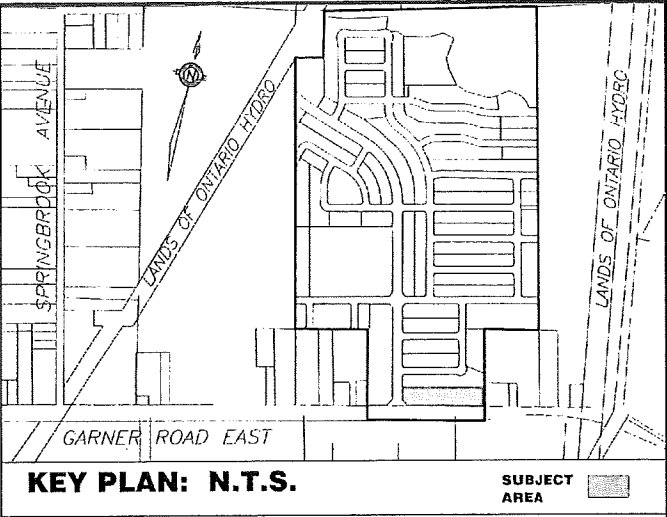
Jamila Sheffield
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

MUNICIPAL ADDRESS: 1049 to 1109 GARNER ROAD EAST, ANCASTER, ONT.
TOWNHOUSE BLOCKS: 207 TO 210, RP 62M-1237
SITE PLAN APPLICATION FILE # DA-20-019

LOT (POTL) STATISTICS							
UNIT	FRONTAGE (m)	LOT AREA (m2)	BUILDING AREA (m2)	COVERAGE (%)	FRONT YARD AREA (m2)	FRONT YARD OPEN LANDSCAPED AREA (%)	PARKING AREA (m2)
BLOCK 207							
94	9.82	309.38	94.46	30.5 %	59.3	61.9	38.6
95	6.00	191.09	84.53	44.2 %	41.2	41.5	39.2
96	6.00	191.09	84.53	44.2 %	41.3	41.6	39.3
97	6.00	191.09	79.00	41.3 %	41.1	40.1	41.3
98	6.00	191.09	84.42	44.2 %	36.4	42.0	38.9
99	6.00	191.09	84.42	44.2 %	36.4	42.0	38.9
100	7.19	229.22	94.46	41.2 %	43.7	47.8	38.6
BLOCK 208							
101	7.19	228.91	94.46	41.3 %	43.5	48.0	38.6
102	6.00	191.09	84.42	44.2 %	36.3	42.1	38.8
103	6.00	191.09	84.42	44.2 %	36.3	42.1	38.8
104	6.00	191.09	79.03	41.4 %	41.1	40.1	41.2
105	6.00	191.09	84.52	44.2 %	42.7	41.7	39.8
106	6.00	191.09	84.52	44.2 %	40.2	41.3	38.6
107	6.00	191.09	79.03	41.4 %	43.9	40.3	42.5
108	7.20	229.16	94.46	41.2 %	43.7	48.1	38.9
BLOCK 209							
109	7.19	228.91	94.46	41.3 %	43.5	48.0	38.6
110	6.00	191.09	84.42	44.2 %	36.3	42.1	38.8
111	6.00	191.09	84.53	44.2 %	40.8	41.4	38.9
112	6.00	191.09	84.53	44.2 %	40.7	41.5	39.0
113	6.00	191.09	79.00	41.3 %	41.1	40.1	41.0
114	6.00	191.09	84.42	44.2 %	36.3	42.1	38.9
115	6.00	191.09	84.42	44.2 %	36.3	42.1	38.9
116	7.20	229.16	94.46	41.2 %	43.8	47.9	38.8
BLOCK 210							
117	7.18	228.79	94.46	41.3 %	43.5	48.0	38.7
118	6.00	191.09	84.42	44.2 %	36.3	42.1	38.9
119	6.00	191.09	84.42	44.2 %	36.3	42.1	38.8
120	6.00	191.09	79.03	41.4 %	41.1	40.4	41.2
121	6.00	191.09	84.52	44.2 %	42.8	41.6	39.9
122	6.00	191.09	84.52	44.2 %	40.1	41.4	38.6
123	6.00	191.09	79.03	41.4 %	43.8	40.2	42.5
124	12.86	409.16	96.30	23.5 %	77.7	70.7	38.8

SITE STATISTICS		
ANCASTER-ROSE HOMES INC. (O/A ROSEHAVEN HOMES)		
ANCASTER-ROSE PHASE 2B (LAY-BY LANE TOWNS)		
REGISTERED PLAN NO: 62M-1237		
DRAFT PLAN NO: 25T-200601		
SITE AREA	8638.45 m2	0.86 Ha
NO. OF UNITS	31	
DENSITY	36 UPH	
BUILDING STATS		
	GFA (m2)	BUILDING AREA (m2)
BLK 207	1312.44	641.50
BLK 208	1478.80	727.00
BLK 209	1493.69	731.20
BLK 210	1482.55	728.70
TOTAL	5767.48	2828.40
FSI	0.67	
LOT COVERAGE	2828.40 m2	32.7 %
LANDSCAPED OPEN SPACE	3484.20 m2	40.3 %
PAVED AREA (PRIVATE ROAD)	1693.00 m2	19.6 %
PARKING STATS		
	REQUIRED	PROVIDED
RESIDENTIAL	62 (2 per unit)	62 (2 per unit)
VISITOR	NA	18

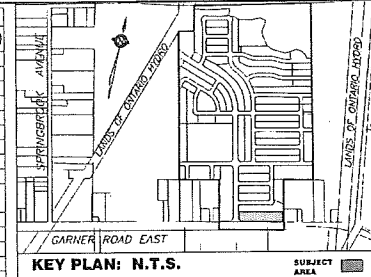


MINOR VARIANCE NATURE OF RELIEF:

- 1) Proposed Building Height of 12.20m, whereas Zoning By-law 87-57 Section RM2-616 requires a maximum building height of 10.50m.
- 2) Proposed Interior Side Yard Building Setback to lot line between buildings of 1.25 m with windows in habitable rooms, whereas Zoning By-law 87-57 Section 15.2 (f) requires 2.5 m.

LOT (POT) STATISTICS									
UNIT	FRONTAGE (m)	LOT AREA (m ²)	BUILDING AREA (m ²)	COVERAGE (%)	FRONT YARD AREA (m ²)	FRONT YARD OPEN LANDSCAPED AREA (m ²)	BUILDING HEIGHT (m)	PARKING AREA (m ²)	
BLOCK 207									
94	8.82	339.38	94.46	27.8%	59.5	41.5	11.64	38.6	
95	8.00	191.09	84.53	44.2%	41.2	41.5	39.2	38.9	
96	8.00	191.09	84.53	44.2%	41.3	41.4	41.3	38.9	
97	8.00	191.09	79.00	41.3%	41.1	41.3	41.3	38.9	
98	8.00	191.09	84.42	44.2%	38.4	42.0	38.9	38.9	
99	8.00	191.09	84.42	44.2%	38.4	42.0	38.9	38.9	
100	7.19	228.91	94.46	41.3%	43.7	47.8	38.9	38.9	
BLOCK 208									
101	7.19	228.91	94.46	41.3%	43.5	48.0	12.09	38.6	
102	8.00	191.09	84.42	44.2%	38.3	42.1	38.8	38.8	
103	8.00	191.09	84.42	44.2%	38.3	42.1	38.8	38.8	
104	8.00	191.09	79.00	41.4%	41.1	40.1	41.2	38.9	
105	8.00	191.09	84.52	44.2%	42.7	41.2	39.8	38.9	
106	8.00	191.09	84.52	44.2%	40.2	41.3	38.8	38.8	
107	8.00	191.09	79.03	41.4%	43.9	40.3	42.5	38.9	
108	7.20	229.16	94.46	41.2%	43.7	48.1	38.9	38.9	
BLOCK 209									
109	7.19	228.91	94.46	41.3%	43.5	48.0	11.29	38.6	
110	8.00	191.09	84.42	44.2%	38.3	42.1	38.8	38.8	
111	8.00	191.09	84.53	44.2%	40.8	41.4	38.9	38.9	
112	8.00	191.09	84.53	44.2%	40.7	41.5	39.0	38.9	
113	8.00	191.09	79.00	41.3%	41.1	40.1	41.0	38.9	
114	8.00	191.09	84.42	44.2%	38.3	42.1	38.9	38.9	
115	8.00	191.09	84.42	44.2%	38.3	42.1	38.9	38.9	
116	7.20	229.16	94.46	41.2%	43.8	47.9	38.8	38.8	
BLOCK 210									
117	7.18	228.79	94.46	41.3%	43.5	48.0	11.28	36.7	
118	8.00	191.09	84.42	44.2%	38.3	42.1	38.9	38.9	
119	8.00	191.09	84.42	44.2%	38.3	42.1	38.8	38.8	
120	8.00	191.09	79.03	41.4%	41.1	40.4	41.2	38.9	
121	8.00	191.09	84.52	44.2%	42.8	41.2	39.9	38.9	
122	8.00	191.09	84.52	44.2%	40.1	41.4	40.1	38.9	
123	8.00	191.09	79.00	41.3%	43.8	40.2	42.5	38.9	
124	12.83	409.18	96.30	23.5%	77.7	70.7	38.8	38.8	

SITE STATISTICS		
ANCASTER-ROSE HOMES INC. (O/A ROSEHAVEN HOMES)		
ANCASTER-ROSE PHASE 2B (LAY-BY LANE TOWNHOMES)		
REGISTERED PLAN NO: 62N-1237		
DRAFT PLAN NO: 25T-200601		
SITE AREA	8638.45 m ²	0.86 Ha
NO. OF UNITS	31	
DENSITY	36 UPH	
BUILDING STATS		
GFA (m ²)	BUILDING AREA (m ²)	
BLK 207	1312.44	641.50
BLK 208	1478.80	727.00
BLK 209	1493.69	731.20
BLK 210	1482.55	728.70
TOTAL	5767.48	2828.40
FSI		
LOT COVERAGE	2828.40 m ²	32.7 %
LANDSCAPED	3484.20 m ²	40.3 %
OPEN SPACE		
PAVED AREA (PRIVATE ROAD)	1693.00 m ²	19.6 %
PARKING STATS		
REQUIRED	PROVIDED	
RESIDENTIAL	62 (2 per unit)	62 (2 per unit)
VISITOR	NA	18



THESE DRAWINGS ARE NOT TO BE SCALED
ALL DIMENSIONS SHALL BE SHOWN IN CONFORMANCE WITH THE
CITY OF ANCASTER ZONING BY-LAW AND THE CITY OF ANCASTER
MUNICIPALITY ACT, 1997 (C.M.A. 1997-01-01)

PROJECT COMMENTS

LEGEND	
1. SITE AREA	2. BUILDING AREA
3. LOT COVERAGE	4. LANDSCAPED AREA
5. OPEN SPACE	6. PAVED AREA
7. PARKING AREA	8. PRIVATE ROAD
9. LANDSCAPE BUFFER	10. PRIVATE DRIVE
11. PRIVATE DRIVE	12. PRIVATE DRIVE
13. PRIVATE DRIVE	14. PRIVATE DRIVE
15. PRIVATE DRIVE	16. PRIVATE DRIVE
17. PRIVATE DRIVE	18. PRIVATE DRIVE
19. PRIVATE DRIVE	20. PRIVATE DRIVE
21. PRIVATE DRIVE	22. PRIVATE DRIVE
23. PRIVATE DRIVE	24. PRIVATE DRIVE
25. PRIVATE DRIVE	26. PRIVATE DRIVE
27. PRIVATE DRIVE	28. PRIVATE DRIVE
29. PRIVATE DRIVE	30. PRIVATE DRIVE
31. PRIVATE DRIVE	32. PRIVATE DRIVE
33. PRIVATE DRIVE	34. PRIVATE DRIVE
35. PRIVATE DRIVE	36. PRIVATE DRIVE
37. PRIVATE DRIVE	38. PRIVATE DRIVE
39. PRIVATE DRIVE	40. PRIVATE DRIVE
41. PRIVATE DRIVE	42. PRIVATE DRIVE
43. PRIVATE DRIVE	44. PRIVATE DRIVE
45. PRIVATE DRIVE	46. PRIVATE DRIVE
47. PRIVATE DRIVE	48. PRIVATE DRIVE
49. PRIVATE DRIVE	50. PRIVATE DRIVE
51. PRIVATE DRIVE	52. PRIVATE DRIVE
53. PRIVATE DRIVE	54. PRIVATE DRIVE
55. PRIVATE DRIVE	56. PRIVATE DRIVE
57. PRIVATE DRIVE	58. PRIVATE DRIVE
59. PRIVATE DRIVE	60. PRIVATE DRIVE
61. PRIVATE DRIVE	62. PRIVATE DRIVE
63. PRIVATE DRIVE	64. PRIVATE DRIVE
65. PRIVATE DRIVE	66. PRIVATE DRIVE
67. PRIVATE DRIVE	68. PRIVATE DRIVE
69. PRIVATE DRIVE	70. PRIVATE DRIVE
71. PRIVATE DRIVE	72. PRIVATE DRIVE
73. PRIVATE DRIVE	74. PRIVATE DRIVE
75. PRIVATE DRIVE	76. PRIVATE DRIVE
77. PRIVATE DRIVE	78. PRIVATE DRIVE
79. PRIVATE DRIVE	80. PRIVATE DRIVE
81. PRIVATE DRIVE	82. PRIVATE DRIVE
83. PRIVATE DRIVE	84. PRIVATE DRIVE
85. PRIVATE DRIVE	86. PRIVATE DRIVE
87. PRIVATE DRIVE	88. PRIVATE DRIVE
89. PRIVATE DRIVE	90. PRIVATE DRIVE
91. PRIVATE DRIVE	92. PRIVATE DRIVE
93. PRIVATE DRIVE	94. PRIVATE DRIVE
95. PRIVATE DRIVE	96. PRIVATE DRIVE
97. PRIVATE DRIVE	98. PRIVATE DRIVE
99. PRIVATE DRIVE	100. PRIVATE DRIVE

REVISION OR REVIEW COMMENTS	
NO.	DESCRIPTION
1	REVISION 1
2	REVISION 2
3	REVISION 3
4	REVISION 4
5	REVISION 5
6	REVISION 6
7	REVISION 7
8	REVISION 8
9	REVISION 9
10	REVISION 10
11	REVISION 11
12	REVISION 12
13	REVISION 13
14	REVISION 14
15	REVISION 15
16	REVISION 16
17	REVISION 17
18	REVISION 18
19	REVISION 19
20	REVISION 20
21	REVISION 21
22	REVISION 22
23	REVISION 23
24	REVISION 24
25	REVISION 25
26	REVISION 26
27	REVISION 27
28	REVISION 28
29	REVISION 29
30	REVISION 30
31	REVISION 31
32	REVISION 32
33	REVISION 33
34	REVISION 34
35	REVISION 35
36	REVISION 36
37	REVISION 37
38	REVISION 38
39	REVISION 39
40	REVISION 40
41	REVISION 41
42	REVISION 42
43	REVISION 43
44	REVISION 44
45	REVISION 45
46	REVISION 46
47	REVISION 47
48	REVISION 48
49	REVISION 49
50	REVISION 50
51	REVISION 51
52	REVISION 52
53	REVISION 53
54	REVISION 54
55	REVISION 55
56	REVISION 56
57	REVISION 57
58	REVISION 58
59	REVISION 59
60	REVISION 60
61	REVISION 61
62	REVISION 62
63	REVISION 63
64	REVISION 64
65	REVISION 65
66	REVISION 66
67	REVISION 67
68	REVISION 68
69	REVISION 69
70	REVISION 70
71	REVISION 71
72	REVISION 72
73	REVISION 73
74	REVISION 74
75	REVISION 75
76	REVISION 76
77	REVISION 77
78	REVISION 78
79	REVISION 79
80	REVISION 80
81	REVISION 81
82	REVISION 82
83	REVISION 83
84	REVISION 84
85	REVISION 85
86	REVISION 86
87	REVISION 87
88	REVISION 88
89	REVISION 89
90	REVISION 90
91	REVISION 91
92	REVISION 92
93	REVISION 93
94	REVISION 94
95	REVISION 95
96	REVISION 96
97	REVISION 97
98	REVISION 98
99	REVISION 99
100	REVISION 100

WWW.RNDESIGN.COM
T-905-738-3177
WWW.THEPLUSGROUP.CA



ANCASTER-ROSE HOMES INC.
OPERATING COMPANY: ROSEHAVEN HOMES

PROJECT LOCATION
TIFFANY HILL (PHASE 2B), ANCASTER
LAY-BY LANE TOWNHOUSE BLOCKS
BLOCK 207 TO 210, R.P. 62N-1237

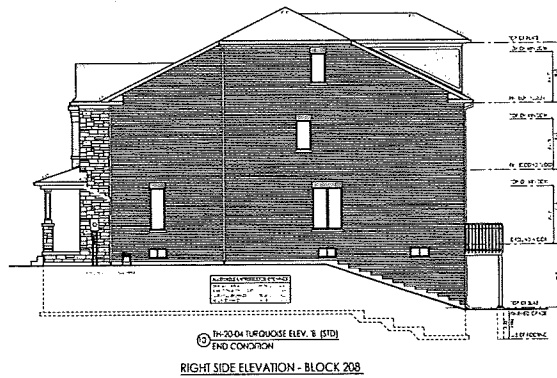
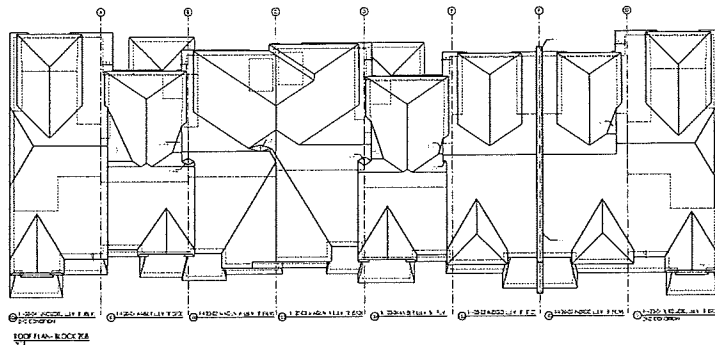
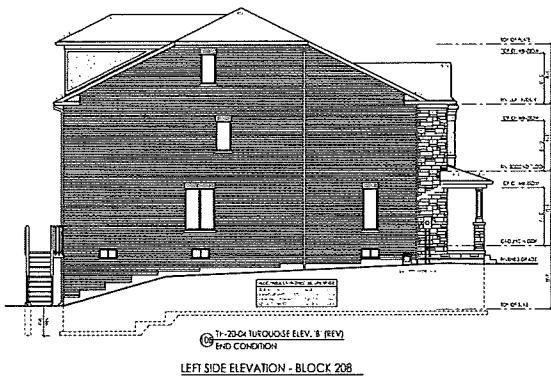
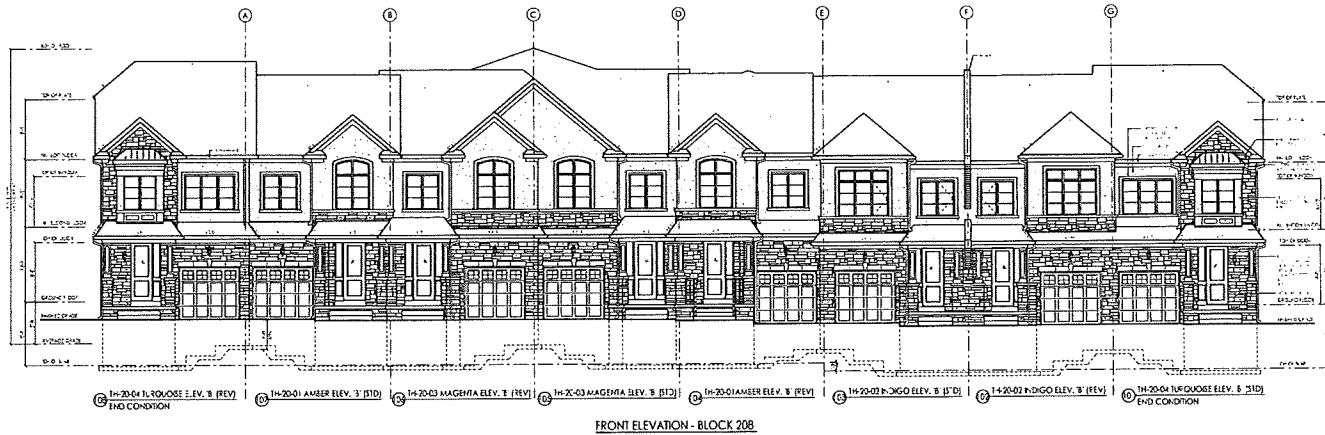
SITE PLAN
DA-20-019

DATE	SCALE
AUG 11/17	1:300
DRAWN BY	CHECKED BY
MA	MA
PROJECT NUMBER	DRAWING NUMBER
17044	SP200

VARIANCE # 2
Interior Side Yard Building Setback to lot
line between buildings of 1.25m with
windows in habitable rooms, whereas by-
law 87-57 (section 15.2(f) requires 2.5m

GARNER ROAD EAST

VARIANCE # 1
Proposed Building Height of 11.20m, whereas Zoning By-law 87-57 Section RM2-616 requires
a maximum building height of 10.50m.



AN design
Imagine • Inspire • Create

1. ALL ELEVATIONS SHALL BE CONSIDERED TO BE THE FINAL DESIGN. ANY CHANGES TO THE DESIGN SHALL BE MADE IN WRITING AND SIGNED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE ELEVATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE ELEVATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE ELEVATIONS.

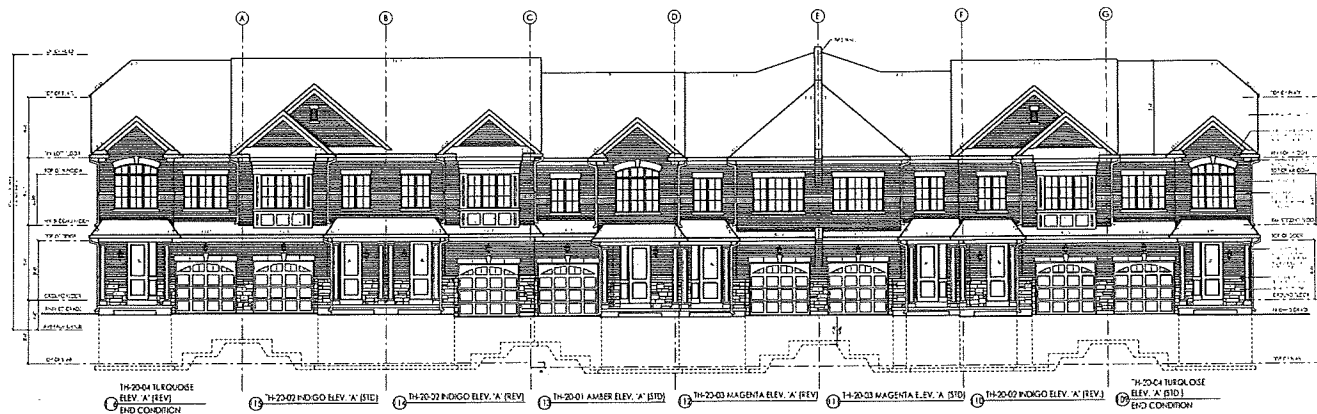
ROSEHAVEN I AM HOME			
UNIT	AREA	PRICE	DATE
1H-20-01	1,100	\$110,000	10/1/10
1H-20-02	1,100	\$110,000	10/1/10
1H-20-03	1,100	\$110,000	10/1/10
1H-20-04	1,100	\$110,000	10/1/10
1H-20-05	1,100	\$110,000	10/1/10
1H-20-06	1,100	\$110,000	10/1/10
1H-20-07	1,100	\$110,000	10/1/10
1H-20-08	1,100	\$110,000	10/1/10
1H-20-09	1,100	\$110,000	10/1/10
1H-20-10	1,100	\$110,000	10/1/10

ANCASTER-ROSE HOMES INC.
10000 100TH AVE. S. SUITE 100
TAMPA, FL 33619

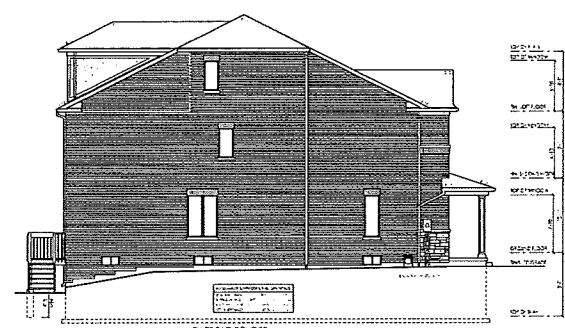
TELEPHONE (813) 971-1000
FAX (813) 971-1001
WWW.ANCASTER-ROSE.COM

1/8" = 1'-0"

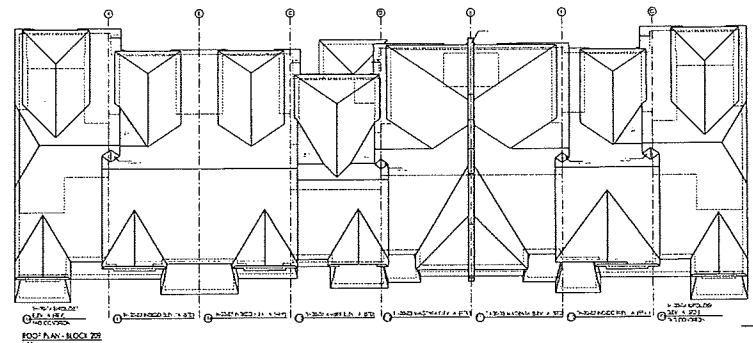
A6



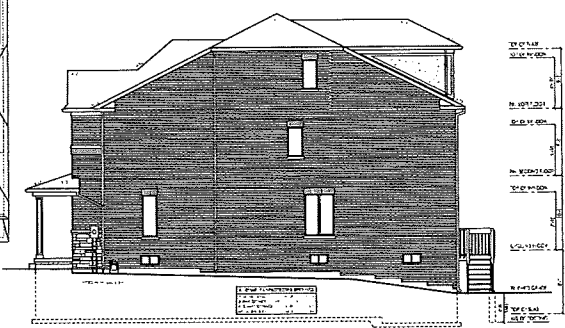
FRONT ELEVATION - BLOCK 209



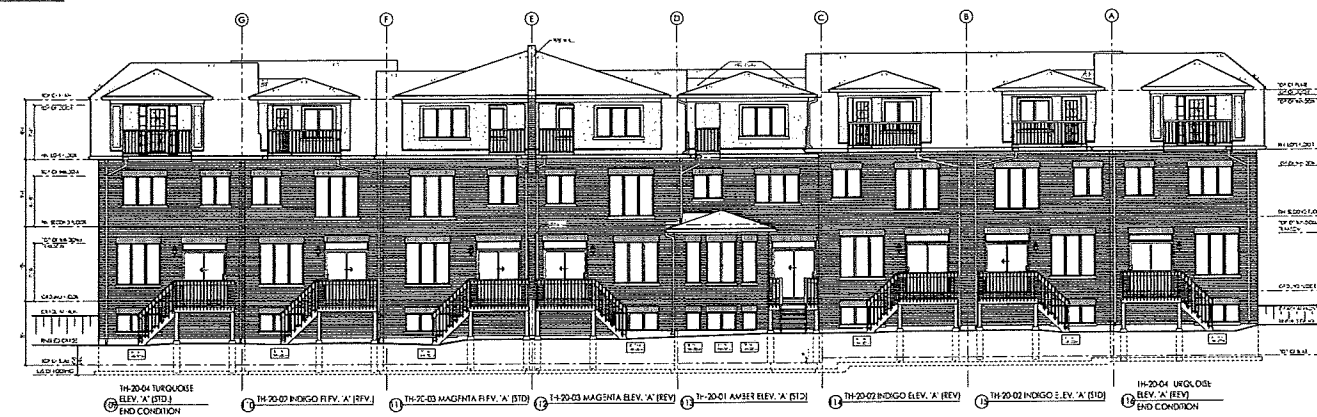
LEFT SIDE ELEVATION - BLOCK 209



REAR ELEVATION - BLOCK 209



RIGHT SIDE ELEVATION - BLOCK 209



1. THESE ELEVATIONS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. THE FINAL DESIGN SHALL BE DETERMINED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN.



NO.	DESCRIPTION	DATE	BY	CHK	APP
1	PRELIMINARY ELEVATIONS	10/1/14	ARN	ARN	ARN
2	REVISED ELEVATIONS	10/1/14	ARN	ARN	ARN
3	REVISED ELEVATIONS	10/1/14	ARN	ARN	ARN
4	REVISED ELEVATIONS	10/1/14	ARN	ARN	ARN
5	REVISED ELEVATIONS	10/1/14	ARN	ARN	ARN
6	REVISED ELEVATIONS	10/1/14	ARN	ARN	ARN
7	REVISED ELEVATIONS	10/1/14	ARN	ARN	ARN
8	REVISED ELEVATIONS	10/1/14	ARN	ARN	ARN
9	REVISED ELEVATIONS	10/1/14	ARN	ARN	ARN
10	REVISED ELEVATIONS	10/1/14	ARN	ARN	ARN

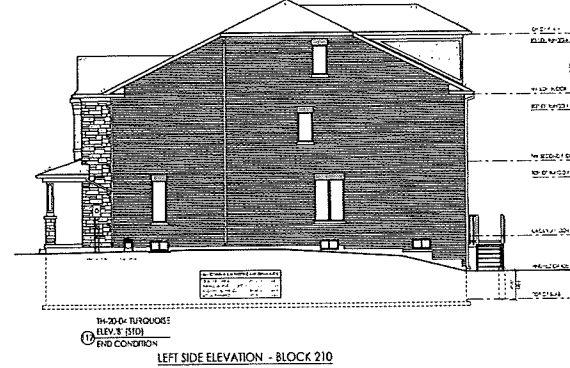
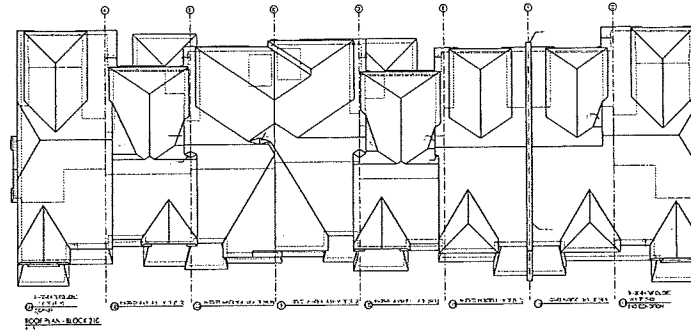
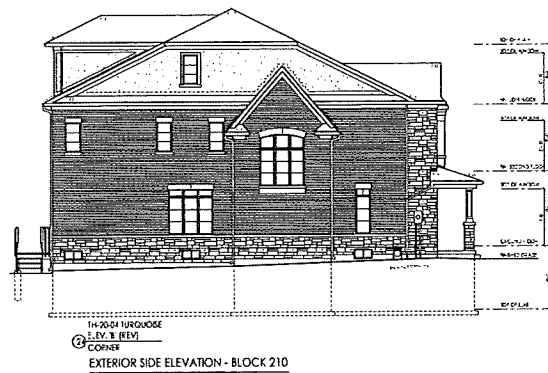
ANCASTER-ROSE HOMES INC.

TIFFANY HILL PHASE 2B, ANCASTER
LA FAY - LAKE TOWN ROSE BLOCK
BLOCK 209 TO 212 R/F 404-1237

BLOCK 209
ELEVATIONS

1/246

1/8" = 1'-0"



AN design
Imagine • Inspire • Create



1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
6. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
7. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
8. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

ROSEHAVEN
I AM HOME

ITEM	DESCRIPTION	QTY	UNIT	PRICE
1	FOUNDATION	1	sq ft	1.00
2	FLOORING	1	sq ft	1.00
3	CEILING	1	sq ft	1.00
4	WALLS	1	sq ft	1.00
5	ROOFING	1	sq ft	1.00
6	PAINTING	1	sq ft	1.00
7	LANDSCAPING	1	sq ft	1.00
8	MECHANICAL	1	sq ft	1.00
9	ELECTRICAL	1	sq ft	1.00
10	PLUMBING	1	sq ft	1.00
11	HVAC	1	sq ft	1.00
12	FINISHES	1	sq ft	1.00
13	FIXTURES	1	sq ft	1.00
14	APPLIANCES	1	sq ft	1.00
15	LANDSCAPE	1	sq ft	1.00
16	MECHANICAL	1	sq ft	1.00
17	ELECTRICAL	1	sq ft	1.00
18	PLUMBING	1	sq ft	1.00
19	HVAC	1	sq ft	1.00
20	FINISHES	1	sq ft	1.00
21	FIXTURES	1	sq ft	1.00
22	APPLIANCES	1	sq ft	1.00
23	LANDSCAPE	1	sq ft	1.00
24	MECHANICAL	1	sq ft	1.00
25	ELECTRICAL	1	sq ft	1.00
26	PLUMBING	1	sq ft	1.00
27	HVAC	1	sq ft	1.00
28	FINISHES	1	sq ft	1.00
29	FIXTURES	1	sq ft	1.00
30	APPLIANCES	1	sq ft	1.00

ANCASTER-ROSE HOMES INC.

TEFFANY HILL PHASE 20, ANCASTER
LAKESHORE TOWNHOUSE BLOCKS
BLOCK 207 TO 210 (P. 204-213)

BLOCK 210
ELEVATIONS

17046

1/8" = 1'-0"

11/20/2014

11/20/2014

11/20/2014

11/20/2014

A12



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application
-

APPLICATION NO.: AN/A-20:142

APPLICANTS: Ancaster-Rose Homes Inc. c/o Joe Laronga

SUBJECT PROPERTY: Municipal address **1049-1109 Garner Rd. E., Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended

ZONING: "RM2-616" (Multiple Residential) district

PROPOSAL: To permit the construction of four (4) street townhouse buildings containing a total of thirty-one (31) dwelling units fronting onto a window road notwithstanding that:

1. A side yard of 1.2m shall be provided abutting each end unit whereas the by-law requires a minimum 2.5m side yard for each end unit which does not abut a flankage street.
2. A building height of 12.3m shall be provided instead of the maximum permitted building height of 10.5m.
3. A concrete pad and/or concrete pavers shall be permitted within a required landscape strip.

NOTE:

- i. These variances are necessary to facilitate Site Plan Control Application No. DA-20-019.
- ii. The municipal address for this development is 1049 through to 1109 Garner Road East, Ancaster.
- iii. The owner shall ensure building height is provided as defined in Ancaster Zoning By-law 87-57. Should building height maximum exceed 11.2 metres, further variances will be required.
- iv. The concrete pad/pavers referenced in variance #3 are proposed in order to provide a stable surface at each dedicated garbage pickup location along Garner Road East.

This application will be heard by the Committee as shown below:

DATE: Thursday, August 27th, 2020

TIME: 3:05 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.


Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: August 11th, 2020.



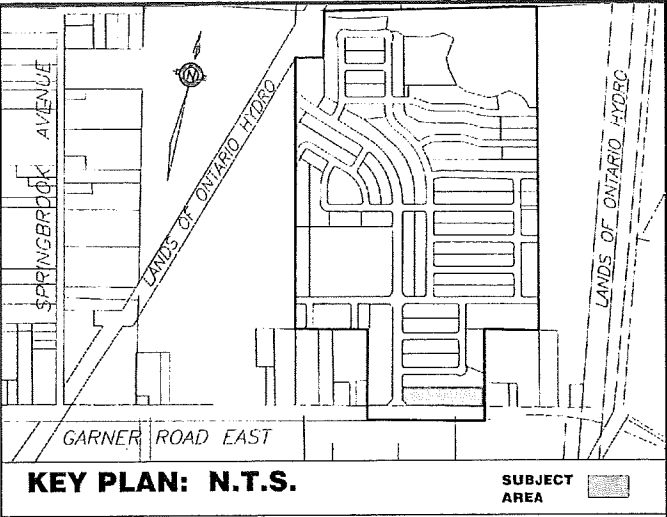
Jamila Sheffield
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

MUNICIPAL ADDRESS: 1049 to 1109 GARNER ROAD EAST, ANCASTER, ONT.
TOWNHOUSE BLOCKS: 207 TO 210, RP 62M-1237
SITE PLAN APPLICATION FILE # DA-20-019

LOT (POTL) STATISTICS							
UNIT	FRONTAGE (m)	LOT AREA (m2)	BUILDING AREA (m2)	COVERAGE (%)	FRONT YARD AREA (m2)	FRONT YARD OPEN LANDSCAPED AREA (%)	PARKING AREA (m2)
BLOCK 207							
94	9.82	309.38	94.46	30.5 %	59.3	61.9	38.6
95	6.00	191.09	84.53	44.2 %	41.2	41.5	39.2
96	6.00	191.09	84.53	44.2 %	41.3	41.6	39.3
97	6.00	191.09	79.00	41.3 %	41.1	40.1	41.3
98	6.00	191.09	84.42	44.2 %	36.4	42.0	38.9
99	6.00	191.09	84.42	44.2 %	36.4	42.0	38.9
100	7.19	229.22	94.46	41.2 %	43.7	47.8	38.6
BLOCK 208							
101	7.19	228.91	94.46	41.3 %	43.5	48.0	38.6
102	6.00	191.09	84.42	44.2 %	36.3	42.1	38.8
103	6.00	191.09	84.42	44.2 %	36.3	42.1	38.8
104	6.00	191.09	79.03	41.4 %	41.1	40.1	41.2
105	6.00	191.09	84.52	44.2 %	42.7	41.7	39.8
106	6.00	191.09	84.52	44.2 %	40.2	41.3	38.6
107	6.00	191.09	79.03	41.4 %	43.9	40.3	42.5
108	7.20	229.16	94.46	41.2 %	43.7	48.1	38.9
BLOCK 209							
109	7.19	228.91	94.46	41.3 %	43.5	48.0	38.6
110	6.00	191.09	84.42	44.2 %	36.3	42.1	38.8
111	6.00	191.09	84.53	44.2 %	40.8	41.4	38.9
112	6.00	191.09	84.53	44.2 %	40.7	41.5	39.0
113	6.00	191.09	79.00	41.3 %	41.1	40.1	41.0
114	6.00	191.09	84.42	44.2 %	36.3	42.1	38.9
115	6.00	191.09	84.42	44.2 %	36.3	42.1	38.9
116	7.20	229.16	94.46	41.2 %	43.8	47.9	38.8
BLOCK 210							
117	7.18	228.79	94.46	41.3 %	43.5	48.0	38.7
118	6.00	191.09	84.42	44.2 %	36.3	42.1	38.9
119	6.00	191.09	84.42	44.2 %	36.3	42.1	38.8
120	6.00	191.09	79.03	41.4 %	41.1	40.4	41.2
121	6.00	191.09	84.52	44.2 %	42.8	41.6	39.9
122	6.00	191.09	84.52	44.2 %	40.1	41.4	38.6
123	6.00	191.09	79.03	41.4 %	43.8	40.2	42.5
124	12.86	409.16	96.30	23.5 %	77.7	70.7	38.8

SITE STATISTICS		
ANCASTER-ROSE HOMES INC. (O/A ROSEHAVEN HOMES)		
ANCASTER-ROSE PHASE 2B (LAY-BY LANE TOWNS)		
REGISTERED PLAN NO: 62M-1237		
DRAFT PLAN NO: 25T-200601		
SITE AREA	8638.45 m2	0.86 Ha
NO. OF UNITS	31	
DENSITY	36 UPH	
BUILDING STATS		
	GFA (m2)	BUILDING AREA (m2)
BLK 207	1312.44	641.50
BLK 208	1478.80	727.00
BLK 209	1493.69	731.20
BLK 210	1482.55	728.70
TOTAL	5767.48	2828.40
FSI	0.67	
LOT COVERAGE	2828.40 m2	32.7 %
LANDSCAPED OPEN SPACE	3484.20 m2	40.3 %
PAVED AREA (PRIVATE ROAD)	1693.00 m2	19.6 %
PARKING STATS		
	REQUIRED	PROVIDED
RESIDENTIAL	62 (2 per unit)	62 (2 per unit)
VISITOR	NA	18

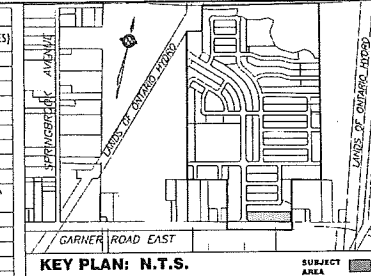


MINOR VARIANCE NATURE OF RELIEF:

- 1) Proposed Building Height of 12.20m, whereas Zoning By-law 87-57 Section RM2-616 requires a maximum building height of 10.50m.
- 2) Proposed Interior Side Yard Building Setback to lot line between buildings of 1.25 m with windows in habitable rooms, whereas Zoning By-law 87-57 Section 15.2 (f) requires 2.5 m.

LOT (POT) STATISTICS									
UNIT	FRONTAGE (m)	LOT AREA (m ²)	BUILDING AREA (m ²)	COVERAGE (%)	FRONT YARD AREA (m ²)	FRONT YARD OPEN LANDSCAPED AREA (m ²)	BUILDING HEIGHT (m)	PARKING AREA (m ²)	
BLOCK 207									
94	8.82	339.38	94.46	27.8%	59.5	41.5	11.64	38.6	
95	8.00	191.09	84.53	44.2%	41.2	41.5	39.2	41.5	
96	8.00	191.09	84.53	44.2%	41.3	41.4	41.3	41.4	
97	8.00	191.09	79.00	41.3%	41.1	41.1	41.1	41.1	
98	8.00	191.09	84.42	44.2%	38.4	42.0	38.9	41.3	
99	8.00	191.09	84.42	44.2%	38.4	42.0	38.9	41.3	
100	7.19	228.91	94.46	41.3%	43.7	47.8	38.6	38.6	
BLOCK 208									
101	7.19	228.91	94.46	41.3%	43.5	48.0	38.6	38.6	
102	8.00	191.09	84.42	44.2%	38.3	42.1	38.8	41.2	
103	8.00	191.09	84.42	44.2%	38.3	42.1	38.8	41.2	
104	8.00	191.09	79.00	41.4%	41.1	40.1	38.9	41.2	
105	8.00	191.09	84.52	44.2%	42.7	41.2	39.8	41.2	
106	8.00	191.09	84.52	44.2%	40.2	41.3	38.6	41.2	
107	8.00	191.09	79.03	41.4%	43.9	40.3	42.5	41.2	
108	7.20	229.16	94.46	41.2%	43.7	48.1	38.9	38.9	
BLOCK 209									
109	7.19	228.91	94.46	41.3%	43.5	48.0	38.6	38.6	
110	8.00	191.09	84.42	44.2%	38.3	42.1	38.8	41.2	
111	8.00	191.09	84.53	44.2%	40.8	41.4	38.9	41.2	
112	8.00	191.09	84.53	44.2%	40.7	41.5	39.0	41.2	
113	8.00	191.09	79.00	41.3%	41.1	40.1	38.9	41.0	
114	8.00	191.09	84.42	44.2%	38.3	42.1	38.9	41.2	
115	8.00	191.09	84.42	44.2%	38.3	42.1	38.9	41.2	
116	7.20	229.16	94.46	41.2%	43.8	47.9	38.8	38.8	
BLOCK 210									
117	7.18	228.79	94.46	41.3%	43.5	48.0	38.7	38.7	
118	8.00	191.09	84.42	44.2%	38.3	42.1	38.9	41.2	
119	8.00	191.09	84.42	44.2%	38.3	42.1	38.8	41.2	
120	8.00	191.09	79.03	41.4%	41.1	40.4	41.2	41.2	
121	8.00	191.09	84.52	44.2%	42.8	41.2	39.9	41.2	
122	8.00	191.09	84.52	44.2%	40.1	41.4	38.1	41.4	
123	8.00	191.09	79.00	41.3%	43.8	40.2	42.5	42.5	
124	12.83	409.18	96.30	23.3%	77.7	70.7	38.8	38.8	

SITE STATISTICS		
ANCASTER-ROSE HOMES INC. (O/A ROSEHAVEN HOMES)		
ANCASTER-ROSE PHASE 2B (LAY-BY LANE TOWNHOMES)		
REGISTERED PLAN NO: 62N-1237		
DRAFT PLAN NO: 25T-200601		
SITE AREA 8638.45 m ² 0.86 Ha		
NO. OF UNITS 31		
DENSITY 36 UPH		
BUILDING STATS		
GFA (m ²)	BUILDING AREA (m ²)	
BLK 207	1312.44	641.50
BLK 208	1478.80	727.00
BLK 209	1493.69	731.20
BLK 210	1482.55	728.70
TOTAL	5767.48	2828.40
FSI 0.67		
LOT COVERAGE	2828.40 m ²	32.7 %
LANDSCAPED	3484.20 m ²	40.3 %
OPEN SPACE		
PAVED AREA (PRIVATE ROAD)	1693.00 m ²	19.6 %
PARKING STATS		
REQUIRED	PROVIDED	
RESIDENTIAL	62 (2 per unit)	62 (2 per unit)
VISITOR	NA	18



THESE DRAWINGS ARE NOT TO BE SCALED
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO
CONSTRUCTION OF ANY WORK. ANY DISCREPANCIES MUST BE
REPORTED IMMEDIATELY TO THE ARCHITECT.

PROJECT COMMENTS

LEGEND	
1	Proposed Building Footprint
2	Proposed Building Setback
3	Proposed Building Height
4	Proposed Building Area
5	Proposed Building Density
6	Proposed Building FSI
7	Proposed Building Lot Coverage
8	Proposed Building Landscaped Area
9	Proposed Building Open Space
10	Proposed Building Paved Area
11	Proposed Building Parking Area
12	Proposed Building Parking Space
13	Proposed Building Parking Lot
14	Proposed Building Parking Drive
15	Proposed Building Parking Access
16	Proposed Building Parking Exit
17	Proposed Building Parking Entrance
18	Proposed Building Parking Exit
19	Proposed Building Parking Entrance
20	Proposed Building Parking Exit
21	Proposed Building Parking Entrance
22	Proposed Building Parking Exit
23	Proposed Building Parking Entrance
24	Proposed Building Parking Exit
25	Proposed Building Parking Entrance
26	Proposed Building Parking Exit
27	Proposed Building Parking Entrance
28	Proposed Building Parking Exit
29	Proposed Building Parking Entrance
30	Proposed Building Parking Exit
31	Proposed Building Parking Entrance
32	Proposed Building Parking Exit
33	Proposed Building Parking Entrance
34	Proposed Building Parking Exit
35	Proposed Building Parking Entrance
36	Proposed Building Parking Exit
37	Proposed Building Parking Entrance
38	Proposed Building Parking Exit
39	Proposed Building Parking Entrance
40	Proposed Building Parking Exit
41	Proposed Building Parking Entrance
42	Proposed Building Parking Exit
43	Proposed Building Parking Entrance
44	Proposed Building Parking Exit
45	Proposed Building Parking Entrance
46	Proposed Building Parking Exit
47	Proposed Building Parking Entrance
48	Proposed Building Parking Exit
49	Proposed Building Parking Entrance
50	Proposed Building Parking Exit
51	Proposed Building Parking Entrance
52	Proposed Building Parking Exit
53	Proposed Building Parking Entrance
54	Proposed Building Parking Exit
55	Proposed Building Parking Entrance
56	Proposed Building Parking Exit
57	Proposed Building Parking Entrance
58	Proposed Building Parking Exit
59	Proposed Building Parking Entrance
60	Proposed Building Parking Exit
61	Proposed Building Parking Entrance
62	Proposed Building Parking Exit
63	Proposed Building Parking Entrance
64	Proposed Building Parking Exit
65	Proposed Building Parking Entrance
66	Proposed Building Parking Exit
67	Proposed Building Parking Entrance
68	Proposed Building Parking Exit
69	Proposed Building Parking Entrance
70	Proposed Building Parking Exit
71	Proposed Building Parking Entrance
72	Proposed Building Parking Exit
73	Proposed Building Parking Entrance
74	Proposed Building Parking Exit
75	Proposed Building Parking Entrance
76	Proposed Building Parking Exit
77	Proposed Building Parking Entrance
78	Proposed Building Parking Exit
79	Proposed Building Parking Entrance
80	Proposed Building Parking Exit
81	Proposed Building Parking Entrance
82	Proposed Building Parking Exit
83	Proposed Building Parking Entrance
84	Proposed Building Parking Exit
85	Proposed Building Parking Entrance
86	Proposed Building Parking Exit
87	Proposed Building Parking Entrance
88	Proposed Building Parking Exit
89	Proposed Building Parking Entrance
90	Proposed Building Parking Exit
91	Proposed Building Parking Entrance
92	Proposed Building Parking Exit
93	Proposed Building Parking Entrance
94	Proposed Building Parking Exit
95	Proposed Building Parking Entrance
96	Proposed Building Parking Exit
97	Proposed Building Parking Entrance
98	Proposed Building Parking Exit
99	Proposed Building Parking Entrance
100	Proposed Building Parking Exit

REVISION OR REVIEW COMMENTS		
NO.	DESCRIPTION	DATE
1	Initial Design	2006-01-10
2	Revised Design	2006-01-10
3	Revised Design	2006-01-10
4	Revised Design	2006-01-10
5	Revised Design	2006-01-10
6	Revised Design	2006-01-10
7	Revised Design	2006-01-10
8	Revised Design	2006-01-10
9	Revised Design	2006-01-10
10	Revised Design	2006-01-10
11	Revised Design	2006-01-10
12	Revised Design	2006-01-10
13	Revised Design	2006-01-10
14	Revised Design	2006-01-10
15	Revised Design	2006-01-10
16	Revised Design	2006-01-10
17	Revised Design	2006-01-10
18	Revised Design	2006-01-10
19	Revised Design	2006-01-10
20	Revised Design	2006-01-10
21	Revised Design	2006-01-10
22	Revised Design	2006-01-10
23	Revised Design	2006-01-10
24	Revised Design	2006-01-10
25	Revised Design	2006-01-10
26	Revised Design	2006-01-10
27	Revised Design	2006-01-10
28	Revised Design	2006-01-10
29	Revised Design	2006-01-10
30	Revised Design	2006-01-10
31	Revised Design	2006-01-10
32	Revised Design	2006-01-10
33	Revised Design	2006-01-10
34	Revised Design	2006-01-10
35	Revised Design	2006-01-10
36	Revised Design	2006-01-10
37	Revised Design	2006-01-10
38	Revised Design	2006-01-10
39	Revised Design	2006-01-10
40	Revised Design	2006-01-10
41	Revised Design	2006-01-10
42	Revised Design	2006-01-10
43	Revised Design	2006-01-10
44	Revised Design	2006-01-10
45	Revised Design	2006-01-10
46	Revised Design	2006-01-10
47	Revised Design	2006-01-10
48	Revised Design	2006-01-10
49	Revised Design	2006-01-10
50	Revised Design	2006-01-10
51	Revised Design	2006-01-10
52	Revised Design	2006-01-10
53	Revised Design	2006-01-10
54	Revised Design	2006-01-10
55	Revised Design	2006-01-10
56	Revised Design	2006-01-10
57	Revised Design	2006-01-10
58	Revised Design	2006-01-10
59	Revised Design	2006-01-10
60	Revised Design	2006-01-10
61	Revised Design	2006-01-10
62	Revised Design	2006-01-10
63	Revised Design	2006-01-10
64	Revised Design	2006-01-10
65	Revised Design	2006-01-10
66	Revised Design	2006-01-10
67	Revised Design	2006-01-10
68	Revised Design	2006-01-10
69	Revised Design	2006-01-10
70	Revised Design	2006-01-10
71	Revised Design	2006-01-10
72	Revised Design	2006-01-10
73	Revised Design	2006-01-10
74	Revised Design	2006-01-10
75	Revised Design	2006-01-10
76	Revised Design	2006-01-10
77	Revised Design	2006-01-10
78	Revised Design	2006-01-10
79	Revised Design	2006-01-10
80	Revised Design	2006-01-10
81	Revised Design	2006-01-10
82	Revised Design	2006-01-10
83	Revised Design	2006-01-10
84	Revised Design	2006-01-10
85	Revised Design	2006-01-10
86	Revised Design	2006-01-10
87	Revised Design	2006-01-10
88	Revised Design	2006-01-10
89	Revised Design	2006-01-10
90	Revised Design	2006-01-10
91	Revised Design	2006-01-10
92	Revised Design	2006-01-10
93	Revised Design	2006-01-10
94	Revised Design	2006-01-10
95	Revised Design	2006-01-10
96	Revised Design	2006-01-10
97	Revised Design	2006-01-10
98	Revised Design	2006-01-10
99	Revised Design	2006-01-10
100	Revised Design	2006-01-10

WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA



CLIENT
ANCASTER-ROSE HOMES INC.
OPERATING COMPANY: ROSEHAVEN HOMES

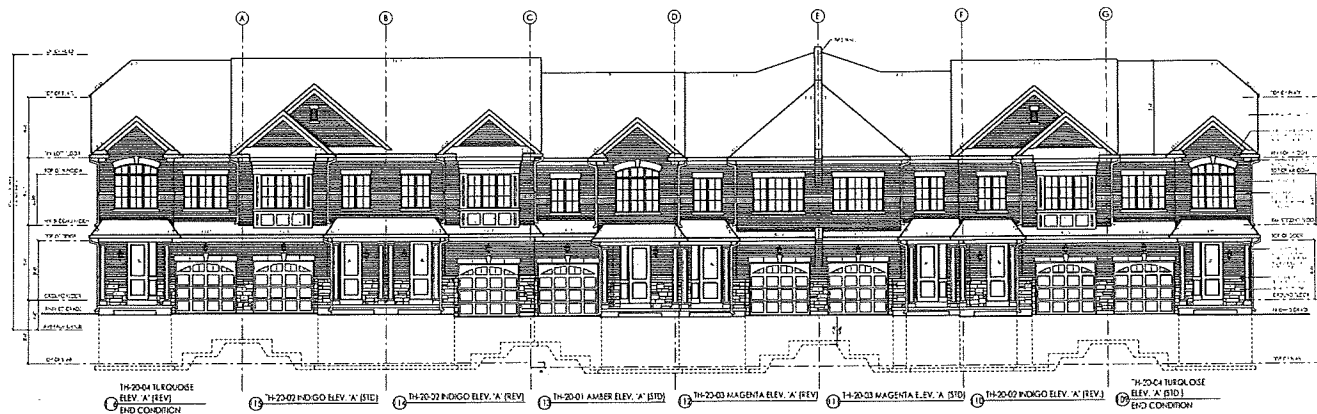
PROJECT LOCATION
TIFFANY HILL (PHASE 2B), ANCASTER
LAY-BY LANE TOWNHOUSE BLOCKS
BLOCK 207 TO 210, R.P. 62N-1237

DATE
AUG 11/17
SCALE
1:300

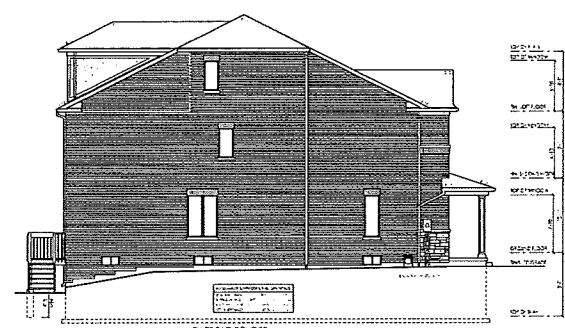
DESIGNER
MA
CHECKED BY
MA
PROJECT NUMBER
17044
DRAWING NUMBER
SP200

VARIANCE # 2
Interior Side Yard Building Setback to lot
line between buildings of 1.25m with
windows in habitable rooms, whereas by-
law 87-57 (section 15.2(f) requires 2.5m

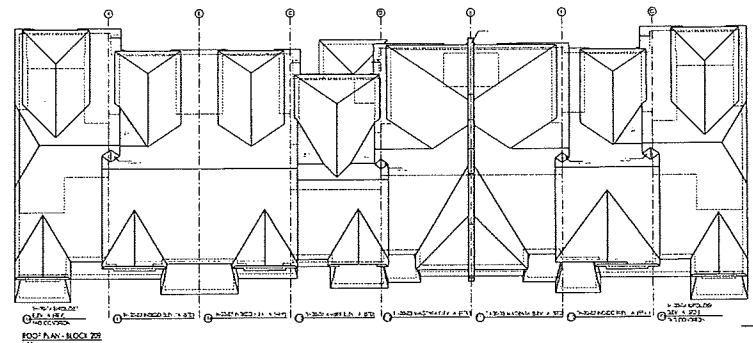
GARNER ROAD EAST
VARIANCE # 1
Proposed Building Height of 11.20m, whereas Zoning By-law 87-57 Section RM2-616 requires
a maximum building height of 10.50m.



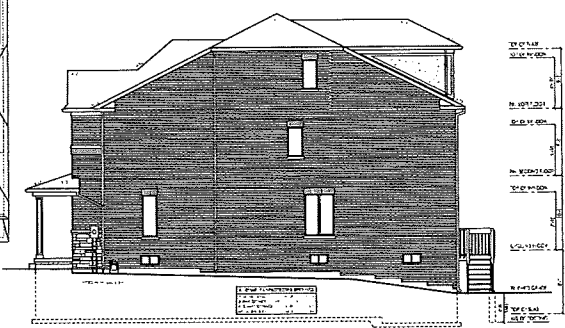
FRONT ELEVATION - BLOCK 209



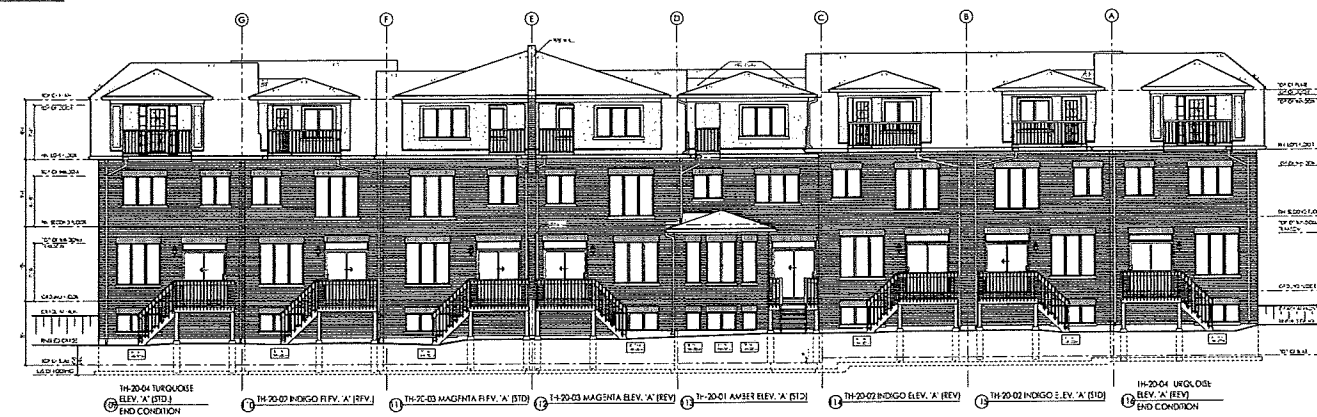
LEFT SIDE ELEVATION - BLOCK 209



REAR ELEVATION - BLOCK 209



RIGHT SIDE ELEVATION - BLOCK 209



RN design
Imagine • Inspire • Create



1. THESE ELEVATIONS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

ROSEHAVEN
I AM HOME

NO.	DESCRIPTION	DATE	BY	CHK
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

ANCASTER-ROSE HOMES INC.

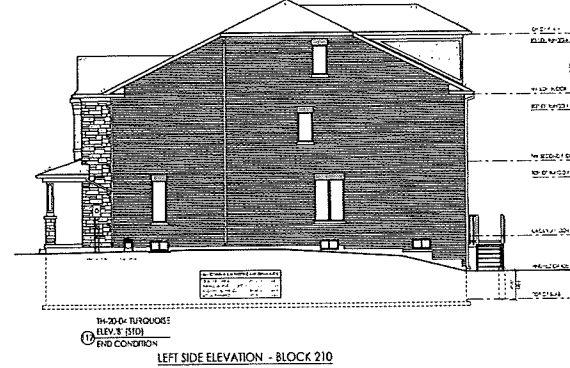
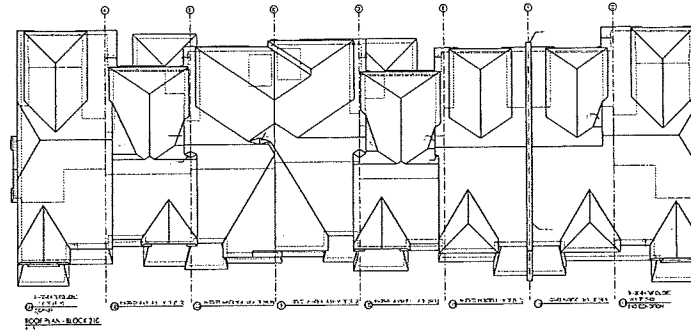
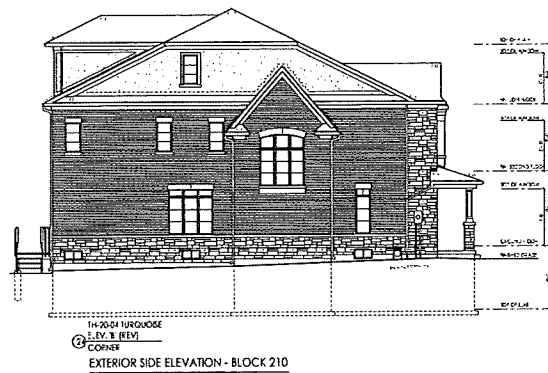
TIFFANY HILL PHASE 2B, ANCASTER
LA FAY - LANE TOWN ROSE BLOCK
BLOCK 209 TO 212 R/F 204-1207

BLOCK 209
ELEVATIONS

1/24

1/24

1/24



AN design
Imagine • Inspire • Create



1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
6. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
7. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
8. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

11/20/2014

ROSEHAVEN
I AM HOME

ITEM	DESCRIPTION	QTY	UNIT	PRICE
1	FOUNDATION	1	sq ft	1.00
2	FLOORING	1	sq ft	1.00
3	CEILING	1	sq ft	1.00
4	WALLS	1	sq ft	1.00
5	ROOFING	1	sq ft	1.00
6	PAINT	1	gal	1.00
7	LANDSCAPING	1	sq ft	1.00
8	STAIRS	1	sq ft	1.00
9	BATH	1	sq ft	1.00
10	KITCHEN	1	sq ft	1.00
11	LIVING	1	sq ft	1.00
12	SLEEPING	1	sq ft	1.00
13	BEDROOM	1	sq ft	1.00
14	BEDROOM	1	sq ft	1.00
15	BEDROOM	1	sq ft	1.00
16	BEDROOM	1	sq ft	1.00
17	BEDROOM	1	sq ft	1.00
18	BEDROOM	1	sq ft	1.00
19	BEDROOM	1	sq ft	1.00
20	BEDROOM	1	sq ft	1.00
21	BEDROOM	1	sq ft	1.00
22	BEDROOM	1	sq ft	1.00
23	BEDROOM	1	sq ft	1.00
24	BEDROOM	1	sq ft	1.00
25	BEDROOM	1	sq ft	1.00
26	BEDROOM	1	sq ft	1.00
27	BEDROOM	1	sq ft	1.00
28	BEDROOM	1	sq ft	1.00
29	BEDROOM	1	sq ft	1.00
30	BEDROOM	1	sq ft	1.00
31	BEDROOM	1	sq ft	1.00
32	BEDROOM	1	sq ft	1.00
33	BEDROOM	1	sq ft	1.00
34	BEDROOM	1	sq ft	1.00
35	BEDROOM	1	sq ft	1.00
36	BEDROOM	1	sq ft	1.00
37	BEDROOM	1	sq ft	1.00
38	BEDROOM	1	sq ft	1.00
39	BEDROOM	1	sq ft	1.00
40	BEDROOM	1	sq ft	1.00
41	BEDROOM	1	sq ft	1.00
42	BEDROOM	1	sq ft	1.00
43	BEDROOM	1	sq ft	1.00
44	BEDROOM	1	sq ft	1.00
45	BEDROOM	1	sq ft	1.00
46	BEDROOM	1	sq ft	1.00
47	BEDROOM	1	sq ft	1.00
48	BEDROOM	1	sq ft	1.00
49	BEDROOM	1	sq ft	1.00
50	BEDROOM	1	sq ft	1.00
51	BEDROOM	1	sq ft	1.00
52	BEDROOM	1	sq ft	1.00
53	BEDROOM	1	sq ft	1.00
54	BEDROOM	1	sq ft	1.00
55	BEDROOM	1	sq ft	1.00
56	BEDROOM	1	sq ft	1.00
57	BEDROOM	1	sq ft	1.00
58	BEDROOM	1	sq ft	1.00
59	BEDROOM	1	sq ft	1.00
60	BEDROOM	1	sq ft	1.00
61	BEDROOM	1	sq ft	1.00
62	BEDROOM	1	sq ft	1.00
63	BEDROOM	1	sq ft	1.00
64	BEDROOM	1	sq ft	1.00
65	BEDROOM	1	sq ft	1.00
66	BEDROOM	1	sq ft	1.00
67	BEDROOM	1	sq ft	1.00
68	BEDROOM	1	sq ft	1.00
69	BEDROOM	1	sq ft	1.00
70	BEDROOM	1	sq ft	1.00
71	BEDROOM	1	sq ft	1.00
72	BEDROOM	1	sq ft	1.00
73	BEDROOM	1	sq ft	1.00
74	BEDROOM	1	sq ft	1.00
75	BEDROOM	1	sq ft	1.00
76	BEDROOM	1	sq ft	1.00
77	BEDROOM	1	sq ft	1.00
78	BEDROOM	1	sq ft	1.00
79	BEDROOM	1	sq ft	1.00
80	BEDROOM	1	sq ft	1.00
81	BEDROOM	1	sq ft	1.00
82	BEDROOM	1	sq ft	1.00
83	BEDROOM	1	sq ft	1.00
84	BEDROOM	1	sq ft	1.00
85	BEDROOM	1	sq ft	1.00
86	BEDROOM	1	sq ft	1.00
87	BEDROOM	1	sq ft	1.00
88	BEDROOM	1	sq ft	1.00
89	BEDROOM	1	sq ft	1.00
90	BEDROOM	1	sq ft	1.00
91	BEDROOM	1	sq ft	1.00
92	BEDROOM	1	sq ft	1.00
93	BEDROOM	1	sq ft	1.00
94	BEDROOM	1	sq ft	1.00
95	BEDROOM	1	sq ft	1.00
96	BEDROOM	1	sq ft	1.00
97	BEDROOM	1	sq ft	1.00
98	BEDROOM	1	sq ft	1.00
99	BEDROOM	1	sq ft	1.00
100	BEDROOM	1	sq ft	1.00

ANCASTER-ROSE HOMES INC.

TEFFANY HILL PHASE 20, ANCASTER
LAKESHORE TOWNHOUSE BLOCKS
BLOCK 207 TO 210 (P. 204-237)

BLOCK 210
ELEVATIONS

17046

1/8" = 1'-0"

11/20/2014

11/20/2014

11/20/2014

11/20/2014

A12



Planning and Economic Development Department
Planning Division

Committee of Adjustment

City Hall
5th floor 71 Main Street West
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221
Fax (905) 546-4202

**PLEASE FILL OUT THE FOLLOWING PAGES AND
RETURN TO THE CITY OF HAMILTON PLANNING
DEPARTMENT.**

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

**CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO**

The Planning Act

Application for Minor Variance or for Permission

BLOCK 207 to 210, RP 62M-1237 } SPA# DA-20-019
ADDRESS 1049 to 1109 GARNER RD. EAST

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1. Name of Owner _____

FAX NO. _____

2. Address _____

3. Name of _____

FAX NO. _____

4. Address _____

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

NOT APPLICABLE

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

1) Proposed Building Height of 12.20 m, whereas Zoning By-law 87-57 Section RM2-616 requires a maximum building height of 10.50m.

2) Proposed Interior Side Yard Building Setback to lot line between buildings of 1.25 m with windows in habitable rooms, whereas Zoning By-law 87-57 Section 15.2 (f) requires 2.5 m.

7. Why it is not possible to comply with the provisions of the By-law?

The method in which Building Height is calculated (i.e the average ground level along the perimeter of all exterior walls) does not consider that sites are not always flat . As such, if the Grade is lower than normal in the front yard (for rear to front draining lots) or in the rear yard for (Walk-out basement or Deck Lots), Building Height is exceeded. For Side Yard Setback variance, language has been omitted in the by-law for side yard setback with windows; by-law only identifies side yard without windows as 1.15m.

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

Blocks 207 to 210 inclusive in R.P. 62m-1237

Addressed as 1049 to 1109 Garner Road East, in Ancaster, Ontario

9. PREVIOUS USE OF PROPERTY

Residential _____ Industrial _____ Commercial _____

Agricultural _____ Vacant X

Other _____

9.1 If Industrial or Commercial, specify use
Not Applicable

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes _____ No X Unknown _____

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes _____ No X Unknown _____

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes _____ No X Unknown _____

9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes _____ No X Unknown _____

9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes _____ No X Unknown _____

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes _____ No X Unknown _____

9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes _____ No X Unknown _____

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes _____ No X Unknown _____

- 9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?
Yes _____ No X Unknown _____
- 9.11 What information did you use to determine the answers to 9.1 to 9.10 above?
Owner's Personal Knowledge.
The Townhouse House Blocks are Vacant Residential Building Blocks within a
Registered Plan of Subdivision (i.e. R.P. 62m-1237).
- 9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.
Is the previous use inventory attached? Yes _____ No X

ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

JULY 13/20
Date

[Redacted Signature]
Signature Property Owner

10. Dimensions of lands affected:

Frontage (m)	<u>Blk 207= 47.01m ; Blk 208= 50.39m ; Blk 209= 50.39m ; Blk 210= 56.04m</u>
Depth (m)	<u>Blk 207= 31.85m ; Blk 208= 31.85m ; Blk 209= 31.85m ; Blk 210= 31.85m</u>
Area (m2)	<u>Blk 207= 1494.05 ; Blk 208= 1604.61 ; Blk 209= 1604.61 ; Blk 210= 1784.49</u>
Width of street (m)	<u>Garner Road East = 20m ; Private Common Element Condo Road = 6.0m</u>

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: Vacant Land for Residential Townhouse Blocks

Proposed: Total Site Area (Blocks 207 to 210) = 0.86 ha ; Density = 36 UPH
Number of Units = 31 units ; Average Unit GFA = 188.11 m2 ; # Storeys = 2 (with loft in roof)
Lot Coverage = 32.7% (2828.40 m2)
Unit Width = 6.0 m ; Unit Length = 15.88 m ; Building Height = 12.20 m

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing: Vacant Land for Residential Townhouse Blocks

Proposed: Flankage Side Yard Setback = 6.46m Int. Side Yard = 1.25m
Front Yard Setback (Townhouse) = 4.50m
Rear Yard Setback (Garage) = 6.0m
Rear Yard Setback = 9.88 m

13. Date of acquisition of subject lands:
August 2019
14. Date of construction of all buildings and structures on subject lands:
Not Applicable - Vacant Land for Residential Townhouse Blocks
15. Existing uses of the subject property:
Not Applicable - Vacant Land for Residential Townhouse Blocks
16. Existing uses of abutting properties: North= Residential Townhouses ; South= Garner Road East
East= Raymond Road ; West= Proposed 9 Storey Apartment Building
17. Length of time the existing uses of the subject property have continued:
Vacant Residential Townhouse Blocks Since February 2017 (i.e. 3 Years)
18. Municipal services available: (check the appropriate space or spaces)
Water X Connected
Sanitary Sewer X Connected
Storm Sewers X
19. Present Official Plan/Secondary Plan provisions applying to the land:
Residential - Single Family
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Zoning By-law 87-57, Zoning Section RM2-616 (With Special Provisions 10-303)
21. Has the owner previously applied for relief in respect of the subject property?
Yes (No)
If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes NOTE: Subject Property is Subject to Site Plan Approval File # DA-20-019 (No)
23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.

PART 24 AFFIDAVIT OR SWORN DECLARATION

This declaration to be sworn by a Commissioner of Oaths

solemnly declare that:

All of the above statements are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me at the

A Commissioner, etc.

Province of Ontario, for Rowhedge
Construction Limited.
Expires March 6, 2022.

PART 25 OWNERS AUTHORIZATION

As of the date of this application, I (NAME) _____ am the registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of those facts, and I hereby authorize:

_____ to act as my agent in this matter and to provide any of my personal information that will be included in this application or collected during the processing of the application.

DATE

JULY 13/20

SIGNED

PART 26 CONSENT OF THE OWNER

Complete the consent of the owner concerning personal information set out below.

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all *Planning Act* applications and supporting documentation submitted to the City.

I, _____, the Owner, hereby agree and acknowledge
(P)

that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to _____

Date

JULY 13/20

Signature

PART 27 PERMISSION TO ENTER

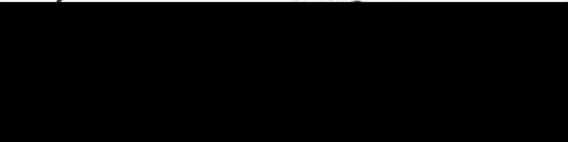

Date: JULY 13/20

Secretary/Treasurer
Committee of Adjustment
City of Hamilton,
City Hall

Dear Secretary/Treasurer;

Re: Application to Committee of Adjustment (**Blocks 207 to 210, RP 62m-1237**)

Location of Land: 1049 to 1109 Raymond Road, Ancaster, Ont.
(Municipal address)

I hereby authorize the members of the Committee of Adjustment and members of the staff of the City of Hamilton to enter on to the above-noted property for the limited purposes 


Note: The Committee of Adjustment requires that all properties be identified with the municipal address clearly visible from the street. Where there is no municipal address or the property is vacant then the property shall be identified in accordance with the Committee's policy included on the back of the Application Form. Failure to properly identify the subject property may result in the deferral of the application.

PART 28 COLLECTION OF INFORMATION

The personal information contained on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, and will be used for the purpose of processing the application. This information will become part of the public record and will be made available to the general public. Questions about the collection of this information should be directed to the Coordinator of Business Facilitation, Planning and Economic Development Department, City of Hamilton, 1st floor, 71 Main Street West, City Hall, Hamilton, Ontario, Telephone: 905-546-2424, ext.1284.

CITY OF HAMILTON
COST ACKNOWLEDGEMENT AGREEMENT

This Agreement made this 13 day of JULY, 20 20.

BETWEEN:



hereinafter referred to as the "Developer"

-and-

City of Hamilton

hereinafter referred to as the "City"

WHEREAS the Developer represents that he/she is the registered owner of the lands described in Schedule "A" attached hereto, and which lands are hereinafter referred to as the "lands";

AND WHEREAS the Developer has filed for an application for a (circle applicable) consent/rezoning/official plan amendment/subdivision approval/minor variance.

AND WHEREAS it is a policy of the City that any City costs associated with an appeal to the Local Planning Appeal Tribunal, by a party other than the Developer, of an approval of a consent, rezoning, official plan amendment, plan of subdivision, and/or minor variance, such as, but not limited to, legal counsel costs, professional consultant costs and City staff costs, shall be paid by the Developer.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of two dollars (\$2.00) now paid by the City to the Developer, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. In this Agreement:
 - (a) "application" means the application(s) for a (circle applicable) consent/rezoning/official plan amendment/subdivision approval or minor variance dated July 13/20 with respect to the lands described in Schedule "A" hereto.
 - (b) "Expenses" means all expenses incurred by the City if the application is: (a) approved by the City; (b) appealed to the Local Planning Appeal Tribunal by a party other than the developer; and (c) the City appears before the Local Planning Appeal Tribunal or any other tribunal or Court in support of the application, including but not limited to: City staff time, City staff travel expenses and meals, City disbursements, legal counsel fees and disbursements and all consultant fees and disbursements including, without limiting the generality of the foregoing planning, engineering or other professional expenses
2. The City agrees to process the application and, where the application is approved by the City but appealed to the Local Planning Appeal Tribunal by a party other than the Developer, the Developer shall file an initial deposit, in the form of certified cheque or cash with the General Manager, Finance & Corporate Services within fifteen days of the date of the appeal of the application by a third party in the amount of 50% of the estimated expenses associated with the appeal as estimated by the City Solicitor in his sole discretion which shall be credited against the Expenses.
3. It is hereby acknowledged that if the deposit required pursuant to section 2 of this Agreement is not paid by the Developer the City shall have the option, at its sole discretion, of taking no further steps in supporting the Developer's application before the Local Planning Appeal Tribunal.

4. It is hereby acknowledged that all expenses shall be paid for by the Developer. The Developer shall reimburse the City for all expenses the City may be put to in respect of the application upon demand.
5. It is hereby acknowledged and agreed that all expenses shall be payable by the Developer whether or not the Developer is successful before the Local Planning Appeal Tribunal or any other tribunal or Court in obtaining approval for their application.
6. The City shall provide the Developer with copies of all invoices of external legal counsel or consultants included in the expenses claimed by the City.
7. The City shall provide the Developer with an accounting of all staff costs and City disbursements included in the expenses claimed by the City.
8. The City may, at any time, draw upon the funds deposited in accordance with sections 2 and 9 of this Agreement to satisfy expenses incurred pursuant to the appeal of the application.
9. In the event that the amount deposited pursuant to section 2 of this Agreement is reduced to less than 10% of the initial deposit, the City may halt all work in respect of the appeal of the application until the Developer deposits with the City a sum sufficient to increase the deposit to an amount which is equal to 100% of the expenses estimated pursuant to paragraph 2 of this Agreement and still to be incurred by the City.
10. Within 60 days of: (a) a decision being rendered in respect of the appeal or any legal proceedings resulting from the decision, whichever is later; or (b) the termination of all legal proceedings in respect of the application, the City shall prepare and submit a final account to the Developer. If there are any deposit funds remaining with the City they shall be applied against the account. Any amount owing in respect of the final account in excess of deposit funds shall be paid by the Developer within 30 days of the date of the final account. If any deposit funds are remaining after the final account has been paid they shall be returned to the developer within 30 days of the date of the final account.
11. This Agreement shall not be construed as acceptance of the application and nothing herein shall require or be deemed to require the City to approve the application.
12. This Agreement shall not stand in lieu of or prejudice the rights of the City to require such further and other agreements in respect of the application that the City may deem necessary.
13. Every term, covenant, obligation and condition in this Agreement ensures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors, trustees and assigns.
14. When the context so requires or permits, the singular number is to be read as if the plural were expressed, and the masculine gender as if the feminine, as the case may be, were expressed; and,
15. This Agreement and the schedules hereto constitute the entire agreement between the parties in respect of the subject matter contained herein and is not subject to, or in addition to, any other agreements, warranties or understandings, whether written, oral or implied. This Agreement may not be modified or amended except by instrument in writing signed by the Developer and the City, and,
16. The waiver or acquiescence by the City of any default by the Developer under any obligation to comply with this Agreement shall not be deemed to be a waiver of that obligation or any subsequent or other default under this Agreement.
17. The Developer covenants and agrees to be bound by the terms and conditions of this Agreement and not to seek a release from the provisions thereof until such time as the Developer's obligations hereunder have been assumed by its successor,

assignee or transferee by way of written agreement in the form set out in Schedule "B" to this Agreement.

IN WITNESS WHEREOF the parties hereto have set their corporate seals under the hands of their duly authorized officers.

DATED at OAKVILLE this 13 day of July, 2020.

WITNESS



WITNESS

Per:

I have authority to bind the corporation

DATED at Hamilton, Ontario this ____ day of _____, 20____.

City of Hamilton

Per: _____

Mayor

Per: _____

Clerk

Schedule "A"
Description of Lands

**MUNICIPAL ADDRESS: 1049 to 1109 GARNER ROAD EAST, ANCASTER, ONT.
TOWNHOUSE BLOCKS: 207 TO 210, RP 62M-1237
SITE PLAN APPLICATION FILE # DA-20-019
(See attached Highlighted Subdivision M-Plan)**

PLAN 62M-1037
 I CERTIFY THAT THIS PLAN 62M-1037
 IS REGISTERED IN THE LAND REGISTRY OFFICE
 FOR THE LAND TITLE DIVISION OF MINNESOTA (LTD)
 AT 275 E. OLSON ON THE 1ST DAY OF
 FEBRUARY 2011 AND ENTERED IN
 THE REGISTER FOR FINANCIAL RECORDS (LTD)
 AND PLOUGH COMMENTS ARE REGISTERED IN
 PLAN DOCUMENT NO. 011101015
 -A. SPANNEY
 REGISTRAR OF THE LAND TITLE DIVISION

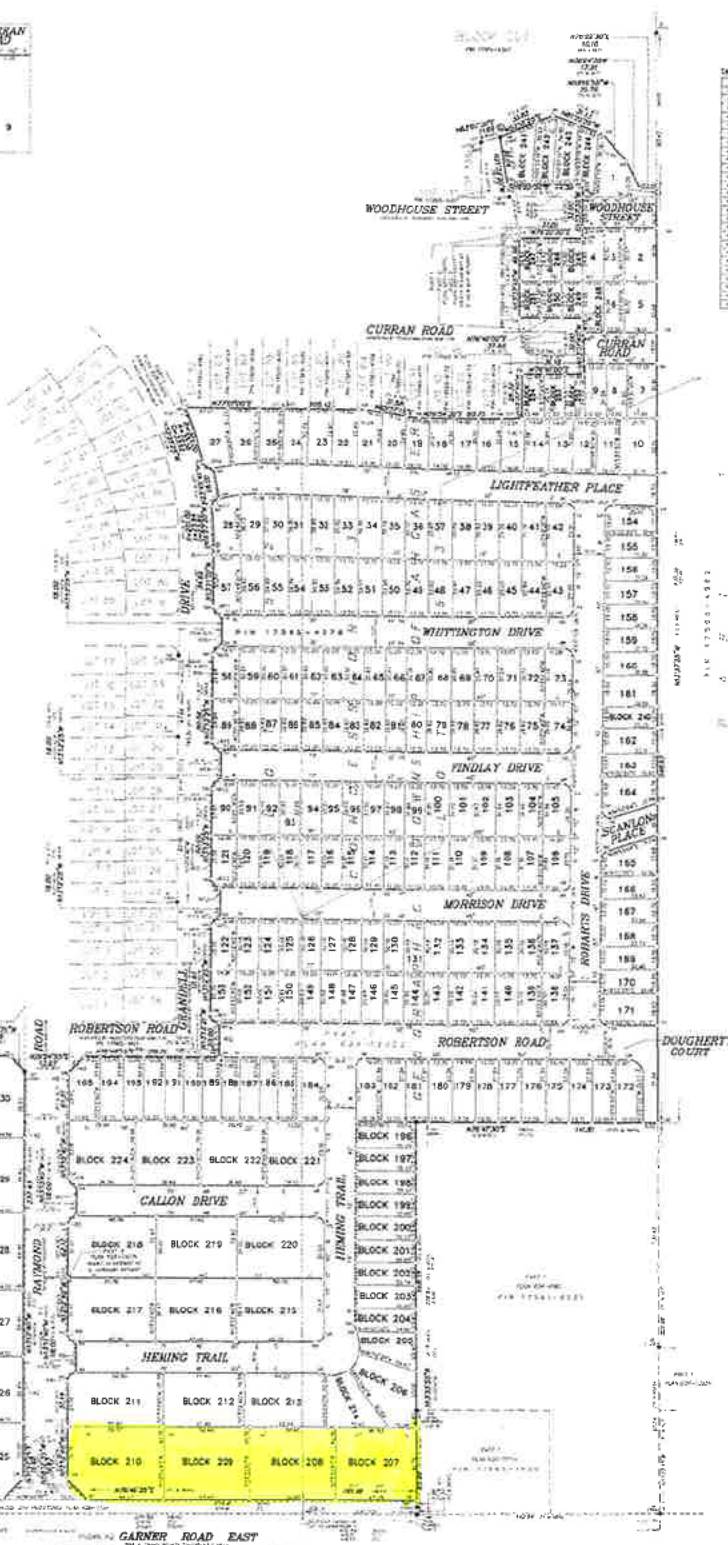


TABLE 1		1997-1998 (January-March) Mean (SD)	
Age	Sex	Mean	SD
12	M	1.00	0.00
12	F	1.00	0.00
13	M	1.00	0.00
13	F	1.00	0.00
14	M	1.00	0.00
14	F	1.00	0.00
15	M	1.00	0.00
15	F	1.00	0.00
16	M	1.00	0.00
16	F	1.00	0.00
17	M	1.00	0.00
17	F	1.00	0.00
18	M	1.00	0.00
18	F	1.00	0.00
19	M	1.00	0.00
19	F	1.00	0.00
20	M	1.00	0.00
20	F	1.00	0.00
21	M	1.00	0.00
21	F	1.00	0.00
22	M	1.00	0.00
22	F	1.00	0.00
23	M	1.00	0.00
23	F	1.00	0.00
24	M	1.00	0.00
24	F	1.00	0.00
25	M	1.00	0.00
25	F	1.00	0.00
26	M	1.00	0.00
26	F	1.00	0.00
27	M	1.00	0.00
27	F	1.00	0.00
28	M	1.00	0.00
28	F	1.00	0.00
29	M	1.00	0.00
29	F	1.00	0.00
30	M	1.00	0.00
30	F	1.00	0.00
31	M	1.00	0.00
31	F	1.00	0.00
32	M	1.00	0.00
32	F	1.00	0.00
33	M	1.00	0.00
33	F	1.00	0.00
34	M	1.00	0.00
34	F	1.00	0.00
35	M	1.00	0.00
35	F	1.00	0.00
36	M	1.00	0.00
36	F	1.00	0.00
37	M	1.00	0.00
37	F	1.00	0.00
38	M	1.00	0.00
38	F	1.00	0.00
39	M	1.00	0.00
39	F	1.00	0.00
40	M	1.00	0.00
40	F	1.00	0.00
41	M	1.00	0.00
41	F	1.00	0.00
42	M	1.00	0.00
42	F	1.00	0.00
43	M	1.00	0.00
43	F	1.00	0.00
44	M	1.00	0.00
44	F	1.00	0.00
45	M	1.00	0.00
45	F	1.00	0.00
46	M	1.00	0.00
46	F	1.00	0.00
47	M	1.00	0.00
47	F	1.00	0.00
48	M	1.00	0.00
48	F	1.00	0.00
49	M	1.00	0.00
49	F	1.00	0.00
50	M	1.00	0.00
50	F	1.00	0.00
51	M	1.00	0.00
51	F	1.00	0.00
52	M	1.00	0.00
52	F	1.00	0.00
53	M	1.00	0.00
53	F	1.00	0.00
54	M	1.00	0.00
54	F	1.00	0.00
55	M	1.00	0.00
55	F	1.00	0.00
56	M	1.00	0.00
56	F	1.00	0.00
57	M	1.00	0.00
57	F	1.00	0.00
58	M	1.00	0.00
58	F	1.00	0.00
59	M	1.00	0.00
59	F	1.00	0.00
60	M	1.00	0.00
60	F	1.00	0.00

CLIMATE TABLE						
DATE	WIND	TEMP.	REL. HUM.	WIND	WIND DIR.	WIND SPEED
1912-20	10.0	10.0	10.0	10.0	10.0	10.0
1913-20	10.0	10.0	10.0	10.0	10.0	10.0
1914-20	10.0	10.0	10.0	10.0	10.0	10.0
1915-20	10.0	10.0	10.0	10.0	10.0	10.0
1916-20	10.0	10.0	10.0	10.0	10.0	10.0
1917-20	10.0	10.0	10.0	10.0	10.0	10.0
1918-20	10.0	10.0	10.0	10.0	10.0	10.0
1919-20	10.0	10.0	10.0	10.0	10.0	10.0
1920-20	10.0	10.0	10.0	10.0	10.0	10.0
1921-20	10.0	10.0	10.0	10.0	10.0	10.0
1922-20	10.0	10.0	10.0	10.0	10.0	10.0
1923-20	10.0	10.0	10.0	10.0	10.0	10.0
1924-20	10.0	10.0	10.0	10.0	10.0	10.0
1925-20	10.0	10.0	10.0	10.0	10.0	10.0
1926-20	10.0	10.0	10.0	10.0	10.0	10.0
1927-20	10.0	10.0	10.0	10.0	10.0	10.0
1928-20	10.0	10.0	10.0	10.0	10.0	10.0
1929-20	10.0	10.0	10.0	10.0	10.0	10.0
1930-20	10.0	10.0	10.0	10.0	10.0	10.0
1931-20	10.0	10.0	10.0	10.0	10.0	10.0
1932-20	10.0	10.0	10.0	10.0	10.0	10.0
1933-20	10.0	10.0	10.0	10.0	10.0	10.0
1934-20	10.0	10.0	10.0	10.0	10.0	10.0
1935-20	10.0	10.0	10.0	10.0	10.0	10.0
1936-20	10.0	10.0	10.0	10.0	10.0	10.0
1937-20	10.0	10.0	10.0	10.0	10.0	10.0
1938-20	10.0	10.0	10.0	10.0	10.0	10.0
1939-20	10.0	10.0	10.0	10.0	10.0	10.0
1940-20	10.0	10.0	10.0	10.0	10.0	10.0
1941-20	10.0	10.0	10.0	10.0	10.0	10.0
1942-20	10.0	10.0	10.0	10.0	10.0	10.0
1943-20	10.0	10.0	10.0	10.0	10.0	10.0
1944-20	10.0	10.0	10.0	10.0	10.0	10.0
1945-20	10.0	10.0	10.0	10.0	10.0	10.0
1946-20	10.0	10.0	10.0	10.0	10.0	10.0
1947-20	10.0	10.0	10.0	10.0	10.0	10.0
1948-20	10.0	10.0	10.0	10.0	10.0	10.0
1949-20	10.0	10.0	10.0	10.0	10.0	10.0
1950-20	10.0	10.0	10.0	10.0	10.0	10.0
1951-20	10.0	10.0	10.0	10.0	10.0	10.0
1952-20	10.0	10.0	10.0	10.0	10.0	10.0
1953-20	10.0	10.0	10.0	10.0	10.0	10.0
1954-20	10.0	10.0	10.0	10.0	10.0	10.0
1955-20	10.0	10.0	10.0	10.0	10.0	10.0
1956-20	10.0	10.0	10.0	10.0	10.0	10.0
1957-20	10.0	10.0	10.0	10.0	10.0	10.0
1958-20	10.0	10.0	10.0	10.0	10.0	10.0
1959-20	10.0	10.0	10.0	10.0	10.0	10.0
1960-20	10.0	10.0	10.0	10.0	10.0	10.0
1961-20	10.0	10.0	10.0	10.0	10.0	10.0
1						

Legend

(S)	Synthetic
(N)	Natural
(C)	Cultured
(M)	Mixed
(P)	Purified
(D)	Dried
(F)	Fresh
(G)	Grown
(H)	Harvested
(I)	Inoculated
(J)	Juvenile
(K)	Killed
(L)	Labeled
(O)	Oxidized
(R)	Reduced
(T)	Treated
(U)	Unlabeled
(V)	Vaccinated
(W)	Washed
(X)	X-rayed
(Y)	Yielded
(Z)	Zinc-treated

Donner's Leatherstock[illegible]

Lawrence's Berlin

[illegible][illegible]

SUBJECT LANDS: BLOCKS 207 to 210, R.P. 62M-1237
ADDRESS: 1049 to 1109 GARNER RD. EAST
SITE PLAN APPLICATION FILE # DA-20-019

SCHEDULE "B"
FORM OF ASSUMPTION AGREEMENT

THIS AGREEMENT dated the _____ day of _____ 20 ____.

BETWEEN

(hereinafter called the "Owner")

OF THE FIRST PART

-and-

(hereinafter called the "Assignee")

-and-

OF THE SECOND PART

CITY OF HAMILTON
(hereinafter called the "Municipality")

OF THE THIRD PART

WHEREAS the owner and the Municipality entered into and executed a Cost Acknowledgement Agreement dated _____.

AND WHEREAS Assignee has indicated that it will assume all of the Owner's duties, liabilities and responsibilities as set out in the Cost Acknowledgement Agreement.

AND WHEREAS Council for the Municipality has consented to releasing the Owner from its duties, liabilities and responsibilities under said Cost Acknowledgement Agreement subject to the Assignee accepting and assuming the Owner's duties, liabilities and responsibilities and subject to the Assignee the Owner and the Municipality entering into and executing an Assumption Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the mutual covenants hereinafter expressed and other good and valuable consideration, the parties hereto agree as follows.

1. The Assignee covenants and agrees to accept, assume and to carry out the Owner's duties, liabilities and responsibilities under the Cost Acknowledgement Agreement and in all respects to be bound under said Cost Acknowledgement Agreement as if the Assignee had been the original party to the agreement in place of the Owner.
2. The Municipality hereby releases the Owner from all claims and demands of any nature whatsoever against the Owner in respect of the Cost Acknowledgement Agreement. The Municipality hereby accepts the Assignee as a party to the Cost Acknowledge Agreement in substitution of the Owner, and agrees with the Assignee that the Assignee will be bound by all the terms and conditions of the Cost Acknowledgement Agreement as if the Assignee had been the original executing party in place of the Owner.
3. All of the terms, covenants, provisos and stipulations in the said Cost Acknowledgement Agreement are hereby confirmed in full force save and except for such modifications as are necessary to make said clauses applicable to the Assignee.

IN WITNESS WHEREOF the Parties have hereunto affixed their corporate seals duly attested to by their proper signing officers in that behalf.

SIGNED, SEALED AND DELIVERED

Owner:
Title:
I have authority to bind the corporation

Assignee:
Title:
I have authority to bind the corporation

CITY OF HAMILTON

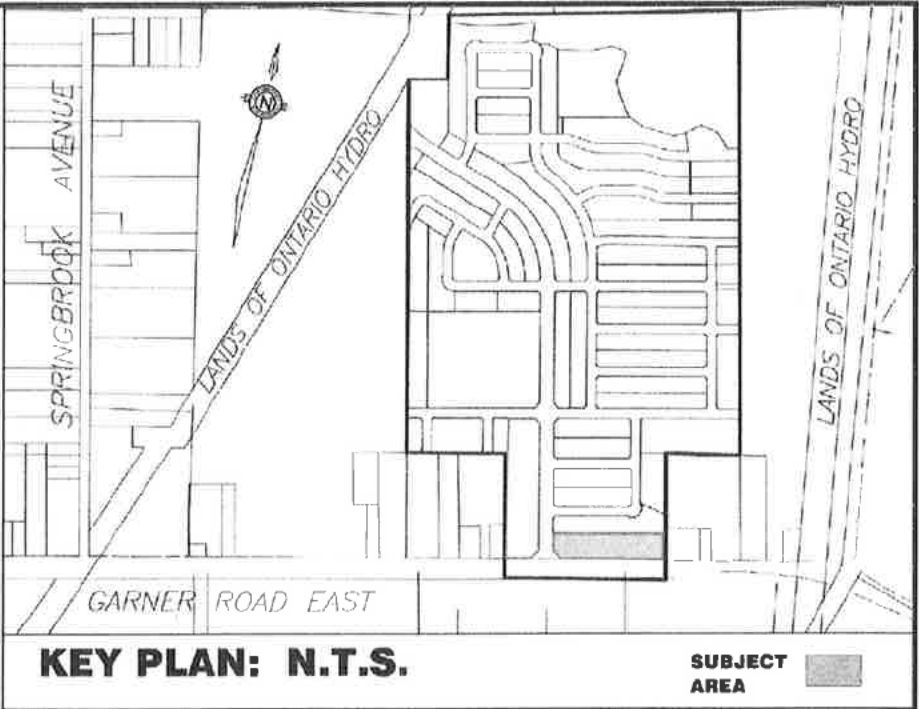
Mayor

Clerk

MUNICIPAL ADDRESS: 1049 to 1109 GARNER ROAD EAST, ANCASTER, ONT.
TOWNHOUSE BLOCKS: 207 TO 210, RP 62M-1237
SITE PLAN APPLICATION FILE # DA-20-019

LOT (POTL) STATISTICS								
UNIT	FRONTAGE (m)	LOT AREA (m2)	BUILDING AREA (m2)	COVERAGE (%)	FRONT YARD AREA (m2)	FRONT YARD OPEN LANDSCAPED AREA (%)	BUILDING HEIGHT (m)	PARKING AREA (m2)
BLOCK 207								
94	9.82	309.38	94.46	30.5 %	59.3	61.9	11.64	38.6
95	6.00	191.09	84.53	44.2 %	41.2	41.5		39.2
96	6.00	191.09	84.53	44.2 %	41.3	41.6		39.3
97	6.00	191.09	79.00	41.3 %	41.1	40.1		41.3
98	6.00	191.09	84.42	44.2 %	36.4	42.0		38.9
99	6.00	191.09	84.42	44.2 %	36.4	42.0		38.9
100	7.19	229.22	94.46	41.2 %	43.7	47.8		38.6
BLOCK 208								
101	7.19	228.91	94.46	41.3 %	43.5	48.0	12.09	38.6
102	6.00	191.09	84.42	44.2 %	36.3	42.1		38.8
103	6.00	191.09	84.42	44.2 %	36.3	42.1		38.8
104	6.00	191.09	79.03	41.4 %	41.1	40.1		41.2
105	6.00	191.09	84.52	44.2 %	42.7	41.7		39.8
106	6.00	191.09	84.52	44.2 %	40.2	41.3		38.6
107	6.00	191.09	79.03	41.4 %	43.9	40.3		42.5
108	7.20	229.16	94.46	41.2 %	43.7	48.1		38.9
BLOCK 209								
109	7.19	228.91	94.46	41.3 %	43.5	48.0	11.29	38.6
110	6.00	191.09	84.42	44.2 %	36.3	42.1		38.8
111	6.00	191.09	84.53	44.2 %	40.8	41.4		38.9
112	6.00	191.09	84.53	44.2 %	40.7	41.5		39.0
113	6.00	191.09	79.00	41.3 %	41.1	40.1		41.0
114	6.00	191.09	84.42	44.2 %	36.3	42.1		38.9
115	6.00	191.09	84.42	44.2 %	36.3	42.1		38.9
116	7.20	229.16	94.46	41.2 %	43.8	47.9		38.8
BLOCK 210								
117	7.18	228.79	94.46	41.3 %	43.5	48.0	11.28	38.7
118	6.00	191.09	84.42	44.2 %	36.3	42.1		38.9
119	6.00	191.09	84.42	44.2 %	36.3	42.1		38.8
120	6.00	191.09	79.03	41.4 %	41.1	40.4		41.2
121	6.00	191.09	84.52	44.2 %	42.8	41.6		39.9
122	6.00	191.09	84.52	44.2 %	40.1	41.4		38.6
123	6.00	191.09	79.03	41.4 %	43.8	40.2		42.5
124	12.86	409.16	96.30	23.5 %	77.7	70.7		38.8

SITE STATISTICS		
ANCASTER-ROSE HOMES INC. (O/A ROSEHAVEN HOMES)		
ANCASTER-ROSE PHASE 2B (LAY-BY LANE TOWNS)		
REGISTERED PLAN NO: 62M-1237		
DRAFT PLAN NO: 25T-200601		
SITE AREA	8638.45 m2	0.86 Ha
NO. OF UNITS	31	
DENSITY	36 UPH	
BUILDING STATS		
	GFA (m2)	BUILDING AREA (m2)
BLK 207	1312.44	641.50
BLK 208	1478.80	727.00
BLK 209	1493.69	731.20
BLK 210	1482.55	728.70
TOTAL	5767.48	2828.40
FSI	0.67	
LOT COVERAGE	2828.40 m2	32.7 %
LANDSCAPED OPEN SPACE	3484.20 m2	40.3 %
PAVED AREA (PRIVATE ROAD)	1693.00 m2	19.6 %
PARKING STATS		
	REQUIRED	PROVIDED
RESIDENTIAL	62 (2 per unit)	62 (2 per unit)
VISITOR	NA	18

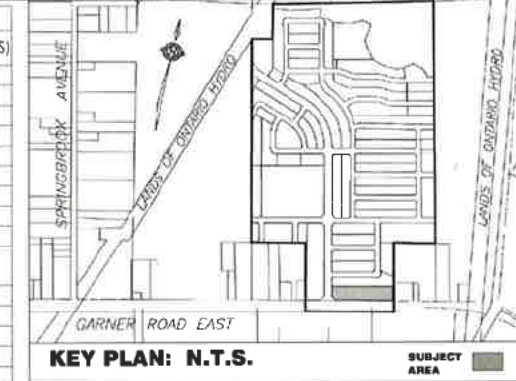


MINOR VARIANCE NATURE OF RELIEF:

- 1) Proposed Building Height of 12.20m, whereas Zoning By-law 87-57 Section RM2-616 requires a maximum building height of 10.50m.
- 2) Proposed Interior Side Yard Building Setback to lot line between buildings of 1.25 m with windows in habitable rooms, whereas Zoning By-law 87-57 Section 15.2 (f) requires 2.5 m.

LOT (POT) STATISTICS								
UNIT	FRONTAGE (m)	LOT AREA (m ²)	BUILDING AREA (m ²)	COVERAGE (%)	FRONT YARD AREA (m ²)	FRONT YARD OPEN LANDSCAPED AREA (%)	BUILDING HEIGHT (m)	PARKING AREA (m ²)
BLOCK 207								
94	9.82	309.38	94.46	30.5 %	59.3	61.9	11.64	38.6
95	6.00	191.09	84.53	44.2 %	41.2	41.5	39.2	39.2
96	6.00	191.09	84.53	44.2 %	41.3	41.6	39.3	39.3
97	6.00	191.09	79.00	41.3 %	41.1	40.1	41.3	41.3
98	6.00	191.09	84.42	44.2 %	36.4	47.0	38.9	38.9
99	6.00	191.09	84.42	44.2 %	36.4	47.0	38.9	38.9
100	7.19	228.91	94.46	41.3 %	43.7	47.8	38.6	38.6
BLOCK 208								
101	7.19	228.91	94.46	41.3 %	43.5	48.0	12.09	38.6
102	6.00	191.09	84.42	44.2 %	36.3	42.1	38.8	38.8
103	6.00	191.09	84.42	44.2 %	36.3	42.1	38.8	38.8
104	6.00	191.09	79.03	41.4 %	41.1	40.1	41.2	41.2
105	6.00	191.09	84.52	44.2 %	42.7	41.7	39.5	39.5
106	6.00	191.09	84.52	44.2 %	40.2	41.3	38.6	38.6
107	6.00	191.09	79.03	41.4 %	43.9	40.3	42.5	42.5
108	7.20	229.16	94.46	41.2 %	43.7	48.1	38.9	38.9
BLOCK 209								
109	7.19	228.91	94.46	41.3 %	43.5	48.0	11.29	38.6
110	6.00	191.09	84.42	44.2 %	36.3	42.1	38.8	38.8
111	6.00	191.09	84.53	44.2 %	40.8	41.4	38.9	38.9
112	6.00	191.09	84.53	44.2 %	40.7	41.5	39.0	39.0
113	6.00	191.09	79.00	41.3 %	41.1	40.1	41.0	41.0
114	6.00	191.09	84.42	44.2 %	36.3	42.1	38.9	38.9
115	6.00	191.09	84.42	44.2 %	36.3	42.1	38.9	38.9
116	7.20	229.16	94.46	41.2 %	43.8	47.9	38.8	38.8
BLOCK 210								
117	7.18	228.79	94.46	41.3 %	43.5	48.0	11.28	38.7
118	6.00	191.09	84.42	44.2 %	36.3	42.1	38.9	38.9
119	6.00	191.09	84.42	44.2 %	36.3	42.1	38.8	38.8
120	6.00	191.09	79.03	41.4 %	41.1	40.4	41.2	41.2
121	6.00	191.09	84.52	44.2 %	42.8	41.6	39.9	39.9
122	6.00	191.09	84.52	44.2 %	40.1	41.4	38.6	38.6
123	6.00	191.09	79.03	41.4 %	43.8	40.2	42.5	42.5
124	12.86	409.16	96.30	23.5 %	77.7	78.7	38.8	38.8

SITE STATISTICS		
ANCASTER-ROSE HOMES INC. (O/A ROSEHAVEN HOMES)		
ANCASTER-ROSE PHASE 2B (LAY-BY LANE TOWNS)		
REGISTERED PLAN NO: 62M-1237		
DRAFT PLAN NO: 25T-200601		
SITE AREA	8638.45 m ²	0.86 Ha
NO. OF UNITS	31	
DENSITY	36 UPH	
BUILDING STATS		
	GFA (m ²)	BUILDING AREA (m ²)
BLK 207	1312.44	641.50
BLK 208	1478.80	727.00
BLK 209	1493.69	731.20
BLK 210	1482.55	728.70
TOTAL	5767.48	2828.40
FSI	0.67	
LOT COVERAGE	2828.40 m ²	32.7 %
LANDSCAPED OPEN SPACE	3484.20 m ²	40.3 %
PAVED AREA (PRIVATE ROAD)	1693.00 m ²	19.6 %
PARKING STATS		
	REQUIRED	PROVIDED
RESIDENTIAL	62 (2 per unit)	62 (2 per unit)
VISITOR	NA	18



THESE DRAWINGS ARE NOT TO BE SCALED.
IF DISCREPANCIES ARE FOUND BETWEEN THE DRAWINGS AND THE PROJECT INFORMATION, THE PROJECT INFORMATION SHALL PREVAIL.

PROJECT CONSULTANTS

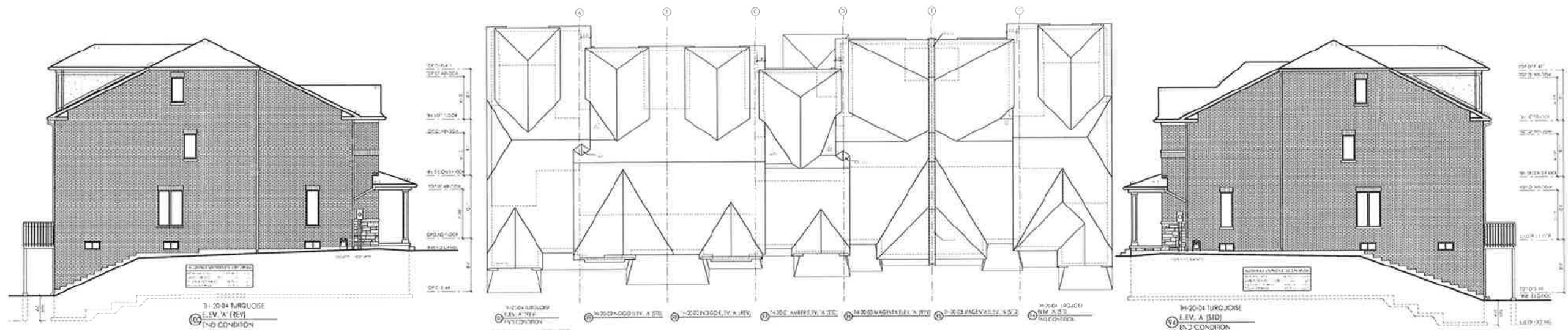
1. PROPOSED BUILDING FOOTPRINT	1. PROPOSED BUILDING FOOTPRINT
2. EXISTING BUILDING FOOTPRINT	2. EXISTING BUILDING FOOTPRINT
3. EXISTING DRIVEWAY	3. EXISTING DRIVEWAY
4. EXISTING SIDEWALK	4. EXISTING SIDEWALK
5. EXISTING ROAD	5. EXISTING ROAD
6. EXISTING LANDSCAPED OPEN SPACE	6. EXISTING LANDSCAPED OPEN SPACE
7. EXISTING PAVED AREA	7. EXISTING PAVED AREA
8. EXISTING PRIVATE ROAD	8. EXISTING PRIVATE ROAD
9. EXISTING DRIVEWAY	9. EXISTING DRIVEWAY
10. EXISTING SIDEWALK	10. EXISTING SIDEWALK
11. EXISTING ROAD	11. EXISTING ROAD
12. EXISTING LANDSCAPED OPEN SPACE	12. EXISTING LANDSCAPED OPEN SPACE
13. EXISTING PAVED AREA	13. EXISTING PAVED AREA
14. EXISTING PRIVATE ROAD	14. EXISTING PRIVATE ROAD
15. EXISTING DRIVEWAY	15. EXISTING DRIVEWAY
16. EXISTING SIDEWALK	16. EXISTING SIDEWALK
17. EXISTING ROAD	17. EXISTING ROAD
18. EXISTING LANDSCAPED OPEN SPACE	18. EXISTING LANDSCAPED OPEN SPACE
19. EXISTING PAVED AREA	19. EXISTING PAVED AREA
20. EXISTING PRIVATE ROAD	20. EXISTING PRIVATE ROAD
21. EXISTING DRIVEWAY	21. EXISTING DRIVEWAY
22. EXISTING SIDEWALK	22. EXISTING SIDEWALK
23. EXISTING ROAD	23. EXISTING ROAD
24. EXISTING LANDSCAPED OPEN SPACE	24. EXISTING LANDSCAPED OPEN SPACE
25. EXISTING PAVED AREA	25. EXISTING PAVED AREA
26. EXISTING PRIVATE ROAD	26. EXISTING PRIVATE ROAD
27. EXISTING DRIVEWAY	27. EXISTING DRIVEWAY
28. EXISTING SIDEWALK	28. EXISTING SIDEWALK
29. EXISTING ROAD	29. EXISTING ROAD
30. EXISTING LANDSCAPED OPEN SPACE	30. EXISTING LANDSCAPED OPEN SPACE
31. EXISTING PAVED AREA	31. EXISTING PAVED AREA
32. EXISTING PRIVATE ROAD	32. EXISTING PRIVATE ROAD
33. EXISTING DRIVEWAY	33. EXISTING DRIVEWAY
34. EXISTING SIDEWALK	34. EXISTING SIDEWALK
35. EXISTING ROAD	35. EXISTING ROAD
36. EXISTING LANDSCAPED OPEN SPACE	36. EXISTING LANDSCAPED OPEN SPACE
37. EXISTING PAVED AREA	37. EXISTING PAVED AREA
38. EXISTING PRIVATE ROAD	38. EXISTING PRIVATE ROAD
39. EXISTING DRIVEWAY	39. EXISTING DRIVEWAY
40. EXISTING SIDEWALK	40. EXISTING SIDEWALK
41. EXISTING ROAD	41. EXISTING ROAD
42. EXISTING LANDSCAPED OPEN SPACE	42. EXISTING LANDSCAPED OPEN SPACE
43. EXISTING PAVED AREA	43. EXISTING PAVED AREA
44. EXISTING PRIVATE ROAD	44. EXISTING PRIVATE ROAD
45. EXISTING DRIVEWAY	45. EXISTING DRIVEWAY
46. EXISTING SIDEWALK	46. EXISTING SIDEWALK
47. EXISTING ROAD	47. EXISTING ROAD
48. EXISTING LANDSCAPED OPEN SPACE	48. EXISTING LANDSCAPED OPEN SPACE
49. EXISTING PAVED AREA	49. EXISTING PAVED AREA
50. EXISTING PRIVATE ROAD	50. EXISTING PRIVATE ROAD
51. EXISTING DRIVEWAY	51. EXISTING DRIVEWAY
52. EXISTING SIDEWALK	52. EXISTING SIDEWALK
53. EXISTING ROAD	53. EXISTING ROAD
54. EXISTING LANDSCAPED OPEN SPACE	54. EXISTING LANDSCAPED OPEN SPACE
55. EXISTING PAVED AREA	55. EXISTING PAVED AREA
56. EXISTING PRIVATE ROAD	56. EXISTING PRIVATE ROAD
57. EXISTING DRIVEWAY	57. EXISTING DRIVEWAY
58. EXISTING SIDEWALK	58. EXISTING SIDEWALK
59. EXISTING ROAD	59. EXISTING ROAD
60. EXISTING LANDSCAPED OPEN SPACE	60. EXISTING LANDSCAPED OPEN SPACE
61. EXISTING PAVED AREA	61. EXISTING PAVED AREA
62. EXISTING PRIVATE ROAD	62. EXISTING PRIVATE ROAD
63. EXISTING DRIVEWAY	63. EXISTING DRIVEWAY
64. EXISTING SIDEWALK	64. EXISTING SIDEWALK
65. EXISTING ROAD	65. EXISTING ROAD
66. EXISTING LANDSCAPED OPEN SPACE	66. EXISTING LANDSCAPED OPEN SPACE
67. EXISTING PAVED AREA	67. EXISTING PAVED AREA
68. EXISTING PRIVATE ROAD	68. EXISTING PRIVATE ROAD
69. EXISTING DRIVEWAY	69. EXISTING DRIVEWAY
70. EXISTING SIDEWALK	70. EXISTING SIDEWALK
71. EXISTING ROAD	71. EXISTING ROAD
72. EXISTING LANDSCAPED OPEN SPACE	72. EXISTING LANDSCAPED OPEN SPACE
73. EXISTING PAVED AREA	73. EXISTING PAVED AREA
74. EXISTING PRIVATE ROAD	74. EXISTING PRIVATE ROAD
75. EXISTING DRIVEWAY	75. EXISTING DRIVEWAY
76. EXISTING SIDEWALK	76. EXISTING SIDEWALK
77. EXISTING ROAD	77. EXISTING ROAD
78. EXISTING LANDSCAPED OPEN SPACE	78. EXISTING LANDSCAPED OPEN SPACE
79. EXISTING PAVED AREA	79. EXISTING PAVED AREA
80. EXISTING PRIVATE ROAD	80. EXISTING PRIVATE ROAD
81. EXISTING DRIVEWAY	81. EXISTING DRIVEWAY
82. EXISTING SIDEWALK	82. EXISTING SIDEWALK
83. EXISTING ROAD	83. EXISTING ROAD
84. EXISTING LANDSCAPED OPEN SPACE	84. EXISTING LANDSCAPED OPEN SPACE
85. EXISTING PAVED AREA	85. EXISTING PAVED AREA
86. EXISTING PRIVATE ROAD	86. EXISTING PRIVATE ROAD
87. EXISTING DRIVEWAY	87. EXISTING DRIVEWAY
88. EXISTING SIDEWALK	88. EXISTING SIDEWALK
89. EXISTING ROAD	89. EXISTING ROAD
90. EXISTING LANDSCAPED OPEN SPACE	90. EXISTING LANDSCAPED OPEN SPACE
91. EXISTING PAVED AREA	91. EXISTING PAVED AREA
92. EXISTING PRIVATE ROAD	92. EXISTING PRIVATE ROAD
93. EXISTING DRIVEWAY	93. EXISTING DRIVEWAY
94. EXISTING SIDEWALK	94. EXISTING SIDEWALK
95. EXISTING ROAD	95. EXISTING ROAD
96. EXISTING LANDSCAPED OPEN SPACE	96. EXISTING LANDSCAPED OPEN SPACE
97. EXISTING PAVED AREA	97. EXISTING PAVED AREA
98. EXISTING PRIVATE ROAD	98. EXISTING PRIVATE ROAD
99. EXISTING DRIVEWAY	99. EXISTING DRIVEWAY
100. EXISTING SIDEWALK	100. EXISTING SIDEWALK
101. EXISTING ROAD	101. EXISTING ROAD
102. EXISTING LANDSCAPED OPEN SPACE	102. EXISTING LANDSCAPED OPEN SPACE
103. EXISTING PAVED AREA	103. EXISTING PAVED AREA
104. EXISTING PRIVATE ROAD	104. EXISTING PRIVATE ROAD
105. EXISTING DRIVEWAY	105. EXISTING DRIVEWAY
106. EXISTING SIDEWALK	106. EXISTING SIDEWALK
107. EXISTING ROAD	107. EXISTING ROAD
108. EXISTING LANDSCAPED OPEN SPACE	108. EXISTING LANDSCAPED OPEN SPACE
109. EXISTING PAVED AREA	109. EXISTING PAVED AREA
110. EXISTING PRIVATE ROAD	110. EXISTING PRIVATE ROAD
111. EXISTING DRIVEWAY	111. EXISTING DRIVEWAY
112. EXISTING SIDEWALK	112. EXISTING SIDEWALK
113. EXISTING ROAD	113. EXISTING ROAD
114. EXISTING LANDSCAPED OPEN SPACE	114. EXISTING LANDSCAPED OPEN SPACE
115. EXISTING PAVED AREA	115. EXISTING PAVED AREA
116. EXISTING PRIVATE ROAD	116. EXISTING PRIVATE ROAD
117. EXISTING DRIVEWAY	117. EXISTING DRIVEWAY
118. EXISTING SIDEWALK	118. EXISTING SIDEWALK
119. EXISTING ROAD	119. EXISTING ROAD
120. EXISTING LANDSCAPED OPEN SPACE	120. EXISTING LANDSCAPED OPEN SPACE
121. EXISTING PAVED AREA	121. EXISTING PAVED AREA
122. EXISTING PRIVATE ROAD	122. EXISTING PRIVATE ROAD
123. EXISTING DRIVEWAY	123. EXISTING DRIVEWAY
124. EXISTING SIDEWALK	124. EXISTING SIDEWALK
125. EXISTING ROAD	125. EXISTING ROAD
126. EXISTING LANDSCAPED OPEN SPACE	126. EXISTING LANDSCAPED OPEN SPACE
127. EXISTING PAVED AREA	127. EXISTING PAVED AREA
128. EXISTING PRIVATE ROAD	128. EXISTING PRIVATE ROAD
129. EXISTING DRIVEWAY	129. EXISTING DRIVEWAY
130. EXISTING SIDEWALK	130. EXISTING SIDEWALK
131. EXISTING ROAD	131. EXISTING ROAD
132. EXISTING LANDSCAPED OPEN SPACE	132. EXISTING LANDSCAPED OPEN SPACE
133. EXISTING PAVED AREA	133. EXISTING PAVED AREA
134. EXISTING PRIVATE ROAD	134. EXISTING PRIVATE ROAD
135. EXISTING DRIVEWAY	135. EXISTING DRIVEWAY
136. EXISTING SIDEWALK	136. EXISTING SIDEWALK
137. EXISTING ROAD	137. EXISTING ROAD
138. EXISTING LANDSCAPED OPEN SPACE	138. EXISTING LANDSCAPED OPEN SPACE
139. EXISTING PAVED AREA	139. EXISTING PAVED AREA
140. EXISTING PRIVATE ROAD	140. EXISTING PRIVATE ROAD
141. EXISTING DRIVEWAY	141. EXISTING DRIVEWAY
142. EXISTING SIDEWALK	142. EXISTING SIDEWALK
143. EXISTING ROAD	143. EXISTING ROAD
144. EXISTING LANDSCAPED OPEN SPACE	144. EXISTING LANDSCAPED OPEN SPACE
145. EXISTING PAVED AREA	145. EXISTING PAVED AREA
146. EXISTING PRIVATE ROAD	146. EXISTING PRIVATE ROAD
147. EXISTING DRIVEWAY	147. EXISTING DRIVEWAY
148. EXISTING SIDEWALK	148. EXISTING SIDEWALK
149. EXISTING ROAD	149. EXISTING ROAD
150. EXISTING LANDSCAPED OPEN SPACE	150. EXISTING LANDSCAPED OPEN SPACE
151. EXISTING PAVED AREA	151. EXISTING PAVED AREA
152. EXISTING PRIVATE ROAD	152. EXISTING PRIVATE ROAD
153. EXISTING DRIVEWAY	153. EXISTING DRIVEWAY
154. EXISTING SIDEWALK	154. EXISTING SIDEWALK
155. EXISTING ROAD	155. EXISTING ROAD
156. EXISTING LANDSCAPED OPEN SPACE	156. EXISTING LANDSCAPED OPEN SPACE
157. EXISTING PAVED AREA	157. EXISTING PAVED AREA
158. EXISTING PRIVATE ROAD	158. EXISTING PRIVATE ROAD
159. EXISTING DRIVEWAY	159. EXISTING DRIVEWAY
160. EXISTING SIDEWALK	160. EXISTING SIDEWALK
161. EXISTING ROAD	161. EXISTING ROAD
162. EXISTING LANDSCAPED OPEN SPACE	162. EXISTING LANDSCAPED OPEN SPACE
163. EXISTING PAVED AREA	163. EXISTING PAVED AREA
164. EXISTING PRIVATE ROAD	164. EXISTING PRIVATE ROAD
165. EXISTING DRIVEWAY	165. EXISTING DRIVEWAY
166. EXISTING SIDEWALK	166. EXISTING SIDEWALK
167. EXISTING ROAD	167. EXISTING ROAD
168. EXISTING LANDSCAPED OPEN SPACE	168. EXISTING LANDSCAPED OPEN SPACE
169. EXISTING PAVED AREA	169. EXISTING PAVED AREA
170. EXISTING PRIVATE ROAD	170. EXISTING PRIVATE ROAD
171. EXISTING DRIVEWAY	171. EXISTING DRIVEWAY
172. EXISTING SIDEWALK	172. EXISTING SIDEWALK
173. EXISTING ROAD	173. EXISTING ROAD
174. EXISTING LANDSCAPED OPEN SPACE	174. EXISTING LANDSCAPED OPEN SPACE
175. EXISTING PAVED AREA	175. EXISTING PAVED AREA
176. EXISTING PRIVATE ROAD	176. EXISTING PRIVATE ROAD
177. EXISTING DRIVEWAY	177. EXISTING DRIVEWAY
178. EXISTING SIDEWALK	178. EXISTING SIDEWALK
179. EXISTING ROAD	179. EXISTING ROAD
180. EXISTING LANDSCAPED OPEN SPACE	180. EXISTING LANDSCAPED OPEN SPACE
181. EXISTING PAVED AREA	181. EXISTING PAVED AREA
182. EXISTING PRIVATE ROAD	182. EXISTING PRIVATE ROAD
183. EXISTING DRIVEWAY	183. EXISTING DRIVEWAY
184. EXISTING SIDEWALK	184. EXISTING SIDEWALK
185. EXISTING ROAD	185. EXISTING ROAD
186. EXISTING LANDSCAPED OPEN SPACE	186. EXISTING LANDSCAPED OPEN SPACE
187. EXISTING PAVED AREA	187. EXISTING PAVED AREA
188. EXISTING PRIVATE ROAD	188. EXISTING PRIVATE ROAD
189. EXISTING DRIVEWAY	189. EXISTING DRIVEWAY
190. EXISTING SIDEWALK	190. EXISTING SIDEWALK
191. EXISTING ROAD	191. EXISTING ROAD
192. EXISTING LANDSCAPED OPEN SPACE	192. EXISTING LANDSCAPED OPEN SPACE
193. EXISTING PAVED AREA	193. EXISTING PAVED AREA
194. EXISTING PRIVATE ROAD	194. EXISTING PRIVATE ROAD
195. EXISTING DRIVEWAY	195. EXISTING DRIVEWAY
196. EXISTING SIDEWALK	196. EXISTING SIDEWALK
197. EXISTING ROAD	197. EXISTING ROAD
198. EXISTING LANDSCAPED OPEN SPACE	198. EXISTING LANDSCAPED OPEN SPACE
199. EXISTING PAVED AREA	199. EXISTING PAVED AREA
200. EXISTING PRIVATE ROAD	200. EXISTING PRIVATE ROAD
201. EXISTING DRIVEWAY	201. EXISTING DRIVEWAY
202. EXISTING SIDEWALK	202. EXISTING SIDEWALK
203. EXISTING ROAD	203. EXISTING ROAD
204. EXISTING LANDSCAPED OPEN SPACE	204. EXISTING LANDSCAPED OPEN SPACE
205. EXISTING PAVED AREA	205. EXISTING PAVED AREA
206. EXISTING PRIVATE ROAD	206. EXISTING PRIVATE ROAD
207. EXISTING DRIVEWAY	207. EXISTING DRIVEWAY
208. EXISTING SIDEWALK	208. EXISTING SIDEWALK
209. EXISTING ROAD	209. EXISTING ROAD
210. EXISTING LANDSCAPED OPEN SPACE	210. EXISTING LANDSCAPED OPEN SPACE
211. EXISTING PAVED AREA	211. EXISTING PAVED AREA
212. EXISTING PRIVATE ROAD	212. EXISTING PRIVATE ROAD
213. EXISTING DRIVEWAY	213. EXISTING DRIVEWAY
214. EXISTING SIDEWALK	214. EXISTING SIDEWALK
215. EXISTING ROAD	215. EXISTING ROAD
216. EXISTING LANDSCAPED OPEN SPACE	216. EXISTING LANDSCAPED OPEN SPACE
217. EXISTING PAVED AREA	217. EXISTING PAVED AREA
218. EXISTING PRIVATE ROAD	218. EXISTING PRIVATE ROAD
219. EXISTING DRIVEWAY	219. EXISTING DRIVEWAY
220. EXISTING SIDEWALK	220. EXISTING SIDEWALK
221. EXISTING ROAD	221. EXISTING ROAD
222. EXISTING LANDSCAPED OPEN SPACE	222. EXISTING LANDSCAPED OPEN SPACE
223. EXISTING PAVED AREA	223. EXISTING PAVED AREA
224. EXISTING PRIVATE ROAD	224. EXISTING PRIVATE ROAD
225. EXISTING DRIVEWAY	225. EXISTING DRIVEWAY
226. EXISTING SIDEWALK	226. EXISTING SIDEWALK
227. EXISTING ROAD	227. EXISTING ROAD
228. EXISTING LANDSCAPED OPEN SPACE	228. EXISTING LANDSCAPED OPEN SPACE
229. EXISTING PAVED AREA	229. EXISTING PAVED AREA
230. EXISTING PRIVATE ROAD	230. EXISTING PRIVATE ROAD
231. EXISTING DRIVEWAY	231. EXISTING DRIVEWAY
232. EXISTING SIDEWALK	232. EXISTING SIDEWALK
233. EXISTING ROAD	233. EXISTING ROAD
234. EXISTING LANDSCAPED OPEN SPACE	234. EXISTING LANDSCAPED OPEN SPACE
235. EXISTING PAVED AREA	235. EXISTING PAVED AREA
236. EXISTING PRIVATE ROAD	236. EXISTING PRIVATE ROAD
237. EXISTING DRIVEWAY	237. EXISTING DRIVEWAY
238. EXISTING SIDEWALK	238. EXISTING SIDEWALK
239. EXISTING ROAD	239. EXISTING ROAD
240. EXISTING LANDSCAPED OPEN SPACE	240. EXISTING LANDSCAPED OPEN SPACE
241. EXISTING PAVED AREA	241. EXISTING PAVED AREA
242. EXISTING PRIVATE ROAD	242. EXISTING PRIVATE ROAD



SCALE: 1/8" = 1'-0" (VERTICAL)
1/4" = 1'-0" (HORIZONTAL)
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
3. SEE NOTES ON SHEET 100-1 FOR GENERAL NOTES.
4. SEE NOTES ON SHEET 100-2 FOR MATERIALS AND FINISHES.
5. SEE NOTES ON SHEET 100-3 FOR MECHANICAL AND ELECTRICAL.
6. SEE NOTES ON SHEET 100-4 FOR PLUMBING AND HEATING.
7. SEE NOTES ON SHEET 100-5 FOR ROOFING AND EXTERIOR FINISHES.
8. SEE NOTES ON SHEET 100-6 FOR INTERIOR FINISHES.
9. SEE NOTES ON SHEET 100-7 FOR FLOORING AND CEILING.
10. SEE NOTES ON SHEET 100-8 FOR PAINT AND WALL COVERINGS.
11. SEE NOTES ON SHEET 100-9 FOR DOORS AND WINDOWS.
12. SEE NOTES ON SHEET 100-10 FOR STAIRS AND RAILINGS.
13. SEE NOTES ON SHEET 100-11 FOR ELEVATIONS AND SECTIONS.
14. SEE NOTES ON SHEET 100-12 FOR FOUNDATION AND RETENTION WALLS.
15. SEE NOTES ON SHEET 100-13 FOR SITEWORK AND LANDSCAPE.
16. SEE NOTES ON SHEET 100-14 FOR UTILITIES AND INFRASTRUCTURE.
17. SEE NOTES ON SHEET 100-15 FOR SPECIAL NOTES.
18. SEE NOTES ON SHEET 100-16 FOR GENERAL NOTES.
19. SEE NOTES ON SHEET 100-17 FOR GENERAL NOTES.
20. SEE NOTES ON SHEET 100-18 FOR GENERAL NOTES.



FRONT ELEVATION - BLOCK 207



LEFT SIDE ELEVATION - BLOCK 207

RIGHT SIDE ELEVATION - BLOCK 207



REAR ELEVATION - BLOCK 207



#	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMIT	01/15/14	AN	AN
2	REVISIONS	01/15/14	AN	AN
3	REVISIONS	01/15/14	AN	AN
4	REVISIONS	01/15/14	AN	AN
5	REVISIONS	01/15/14	AN	AN
6	REVISIONS	01/15/14	AN	AN
7	REVISIONS	01/15/14	AN	AN
8	REVISIONS	01/15/14	AN	AN
9	REVISIONS	01/15/14	AN	AN
10	REVISIONS	01/15/14	AN	AN

ANCASTER-ROSE HOMES INC.
DIVISION OF ANCASTER HOMES

INFANT HILL (PHASE 2B) ANCASTER
14181-14201 TOWNHOUSE BLOCKS
BLOCK 207 TO 213, P. 629-1337

Project: BLOCK 207 ELEVATIONS
Sheet: 17046
Scale: 1/8" = 1'-0"

[illegible]

625,477

[illegible]

ANCASTER-ROSE HOMES INC.
CREATING YOUR DREAMS

TIFFANY HILL (PHASE 2B), ANCAST
LAY-BY, LANCAST TOWNHOUSE BLOC
BLOCK 207 TO 210 R.P. 42N-123

BLOCK 208
ELEVATIONS

17048

1/8" x 1/8"

As

A6



