

DETAIL 'A'

AGRICULTURE (A1)

SHOWN IN DETAIL 'A'  
LANDS TO BE SEVERED

AGRICULTURE (A1)

LANDS TO BE RETAINED  
+/- 111.95 ha (276.66 ac)

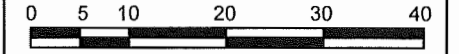
AGRICULTURE (A1)

AGRICULTURE (A1)



KEY PLAN NTS

SCALE: 1:750  
METRES



LEGEND:

- SUBJECT LANDS
- PROPOSED SEVERANCE
- EXISTING LOT FABRIC
- EXISTING DWELLINGS
- EXISTING DWELLINGS

NOTES:

All dimensions shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

DESIGN BY: A. BARNETT      CHECKED BY: M. JOHNSTON  
DRAWN BY: A. BARNETT      DATE: MARCH 19, 2020



**URBAN SOLUTIONS**  
PLANNING & LAND DEVELOPMENT

105 MAIN STREET EAST, SUITE 501  
HAMILTON, ON L8N 1G6  
905-546-1087 - urbansolutions.info

PROJECT:  
822 BOOK ROAD WEST  
CITY OF HAMILTON

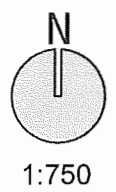
CLIENT:  
KNOLLWOOD GOLF COURSE  
C/O JASON CASSIS

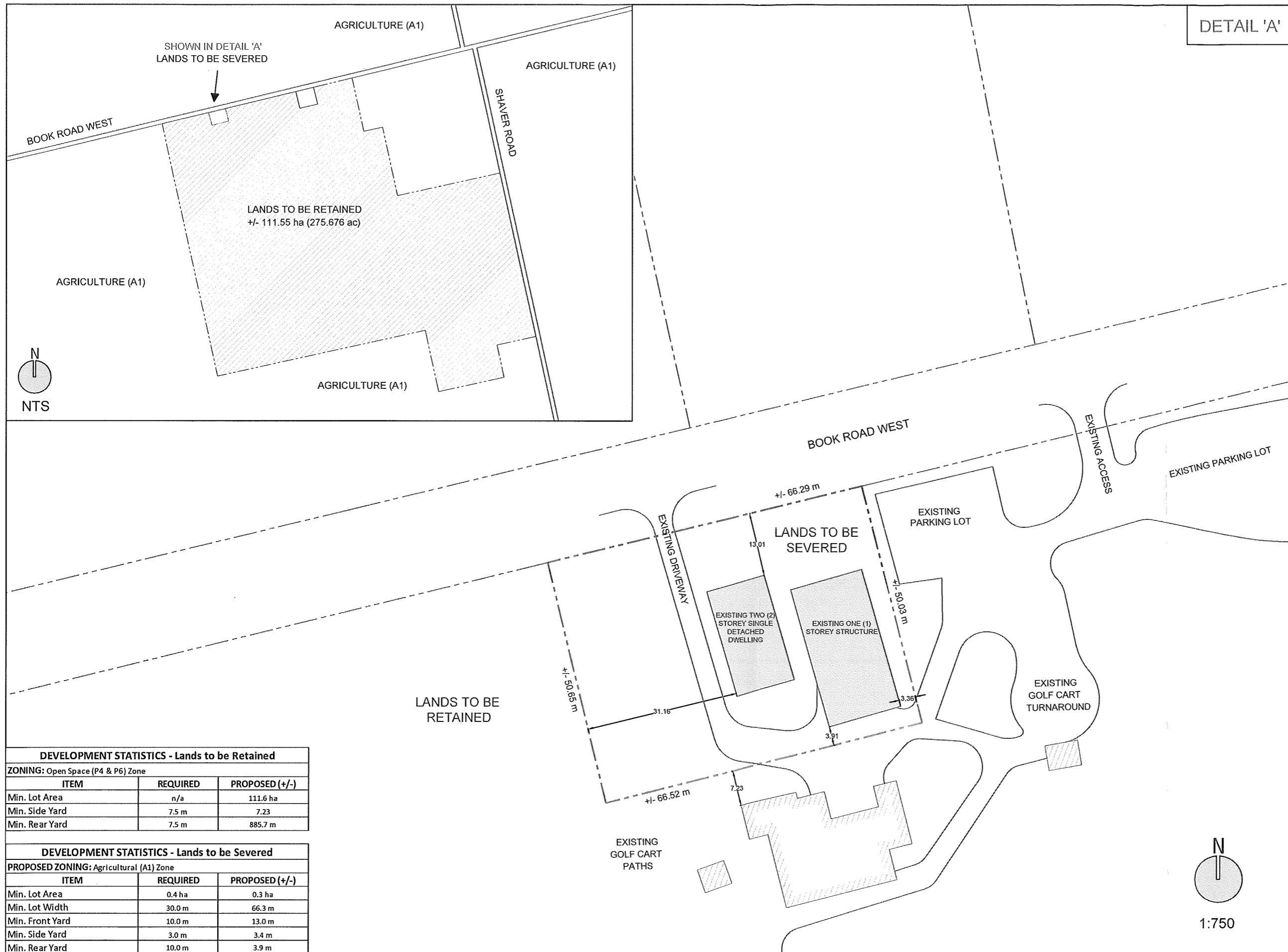
TITLE:  
CONSENT TO SEVER  
SKETCH 1

U/S FILE NUMBER: 342-19      SHEET NUMBER: 1

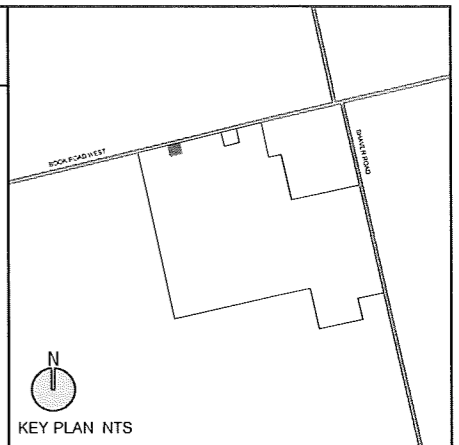
DEVELOPMENT STATISTICS - Lands to be Retained		
ZONING: Open Space (P4 & P6) Zone		
ITEM	REQUIRED	PROPOSED
Min. Lot Area	n/a	112.0 ha
Min. Side Yard	7.5 m	5.98 M
Min. Rear Yard	7.5 m	885.7 m

DEVELOPMENT STATISTICS - Lands to be Severed		
PROPOSED ZONING: Agricultural (A1) Zone		
ITEM	REQUIRED	PROPOSED (+/-)
Min. Lot Area	0.4 ha	0.4 ha
Min. Lot Width	30.0 m	60.32 m
Min. Front Yard	10.0 m	30.35 m
Min. Side Yard	3.0 m	21.07 m
Min. Rear Yard	10.0 m	10.08 m





DETAIL 'A'



SCALE: 1:100 METRES

0 5 10 20 30 40

- LEGEND:
- SUBJECT LANDS
  - - - PROPOSED SEVERANCE
  - EXISTING LOT FABRIC
  - [Solid Grey Box] EXISTING DWELLINGS
  - [Hatched Box] EXISTING DWELLINGS

NOTES:

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 PLANNING & LAND DEVELOPMENT  
 105 MAIN STREET EAST, SUITE 501  
 HAMILTON, ON L8N 1G6  
 905-546-1087 - urbansolutions.info

PROJECT:  
 914 BOOK ROAD WEST  
 CITY OF HAMILTON

CLIENT:  
 KNOLLWOOD GOLF COURSE  
 C/O JASON CASSIS

TITLE:  
 CONSENT TO SEVER  
 SKETCH 2

U/S FILE NUMBER: 342-19      SHEET NUMBER: 1

**DEVELOPMENT STATISTICS - Lands to be Retained**

ZONING: Open Space (P4 & P6) Zone

ITEM	REQUIRED	PROPOSED (+/-)
Min. Lot Area	n/a	111.6 ha
Min. Side Yard	7.5 m	7.23
Min. Rear Yard	7.5 m	885.7 m

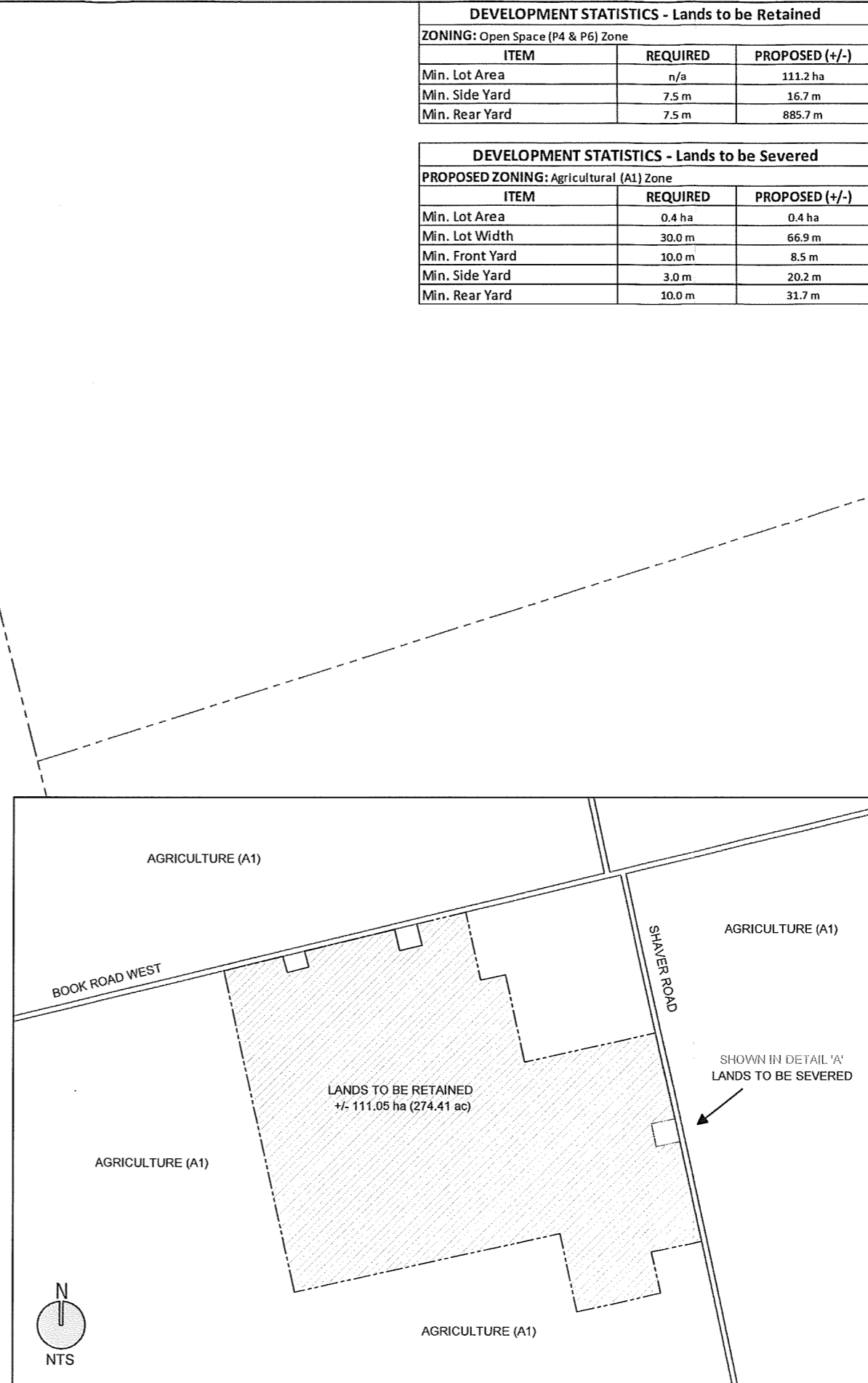
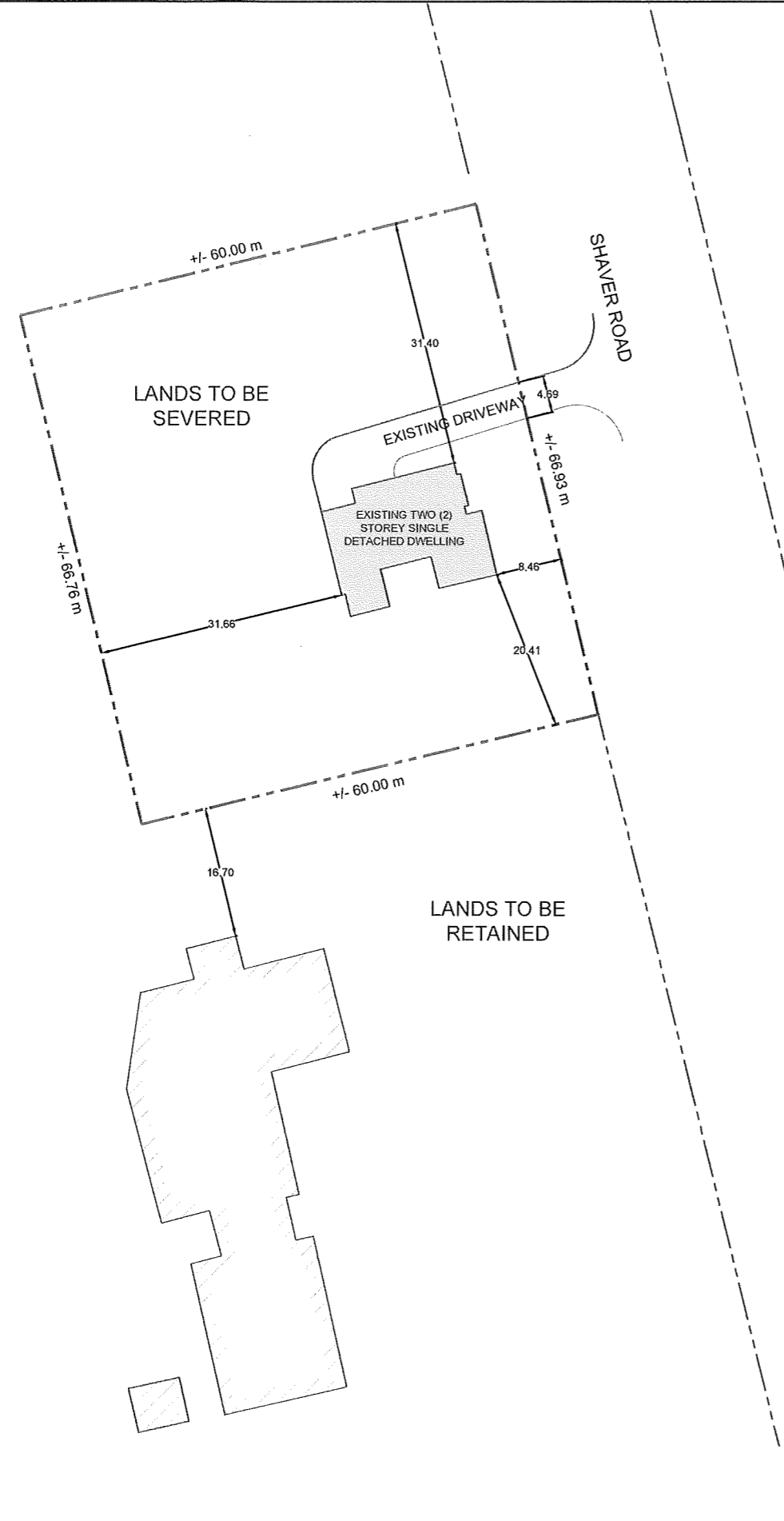
**DEVELOPMENT STATISTICS - Lands to be Severed**

PROPOSED ZONING: Agricultural (A1) Zone

ITEM	REQUIRED	PROPOSED (+/-)
Min. Lot Area	0.4 ha	0.3 ha
Min. Lot Width	30.0 m	66.3 m
Min. Front Yard	10.0 m	13.0 m
Min. Side Yard	3.0 m	3.4 m
Min. Rear Yard	10.0 m	3.9 m

N  
1:750

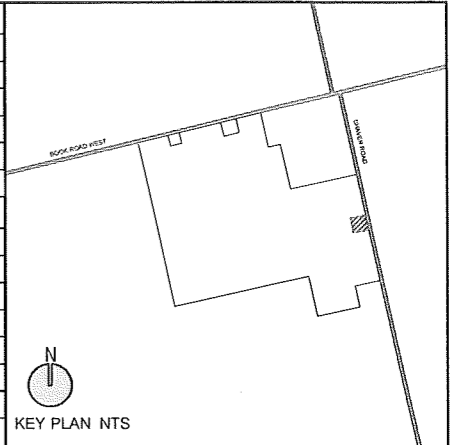
DETAIL 'A'



DEVELOPMENT STATISTICS - Lands to be Retained		
ZONING: Open Space (P4 & P6) Zone		
ITEM	REQUIRED	PROPOSED (+/-)
Min. Lot Area	n/a	111.2 ha
Min. Side Yard	7.5 m	16.7 m
Min. Rear Yard	7.5 m	885.7 m

DEVELOPMENT STATISTICS - Lands to be Severed		
PROPOSED ZONING: Agricultural (A1) Zone		
ITEM	REQUIRED	PROPOSED (+/-)
Min. Lot Area	0.4 ha	0.4 ha
Min. Lot Width	30.0 m	66.9 m
Min. Front Yard	10.0 m	8.5 m
Min. Side Yard	3.0 m	20.2 m
Min. Rear Yard	10.0 m	31.7 m



SCALE: 1:750  
METRES

- LEGEND:
- SUBJECT LANDS
  - PROPOSED SEVERANCE
  - EXISTING LOT FABRIC
  - EXISTING DWELLINGS
  - EXISTING DWELLINGS

NOTES:  
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HAMILTON, ON L8N 1G6  
905-546-1087 - urbansolutions.info

PROJECT:  
**1276 SHAYER ROAD**  
CITY OF HAMILTON

CLIENT:  
KNOLLWOOD GOLF COURSE  
C/O JASON CASSIS

TITLE:  
**CONSENT TO SEVER**  
SKETCH 3

U/S FILE NUMBER: 342-19      SHEET NUMBER: 1

N  
1:750

N  
NTS