



WELCOME TO THE CITY OF HAMILTON

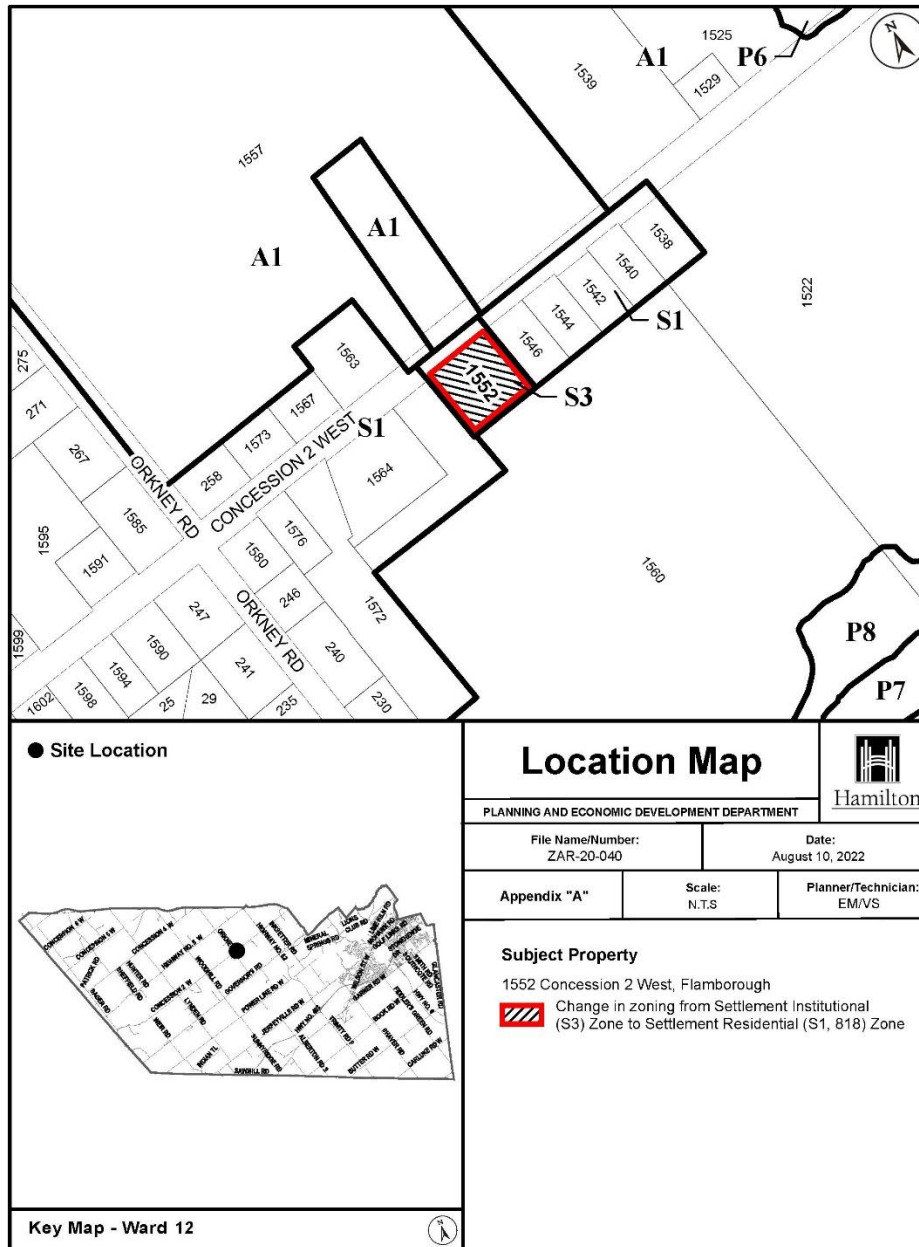
PLANNING COMMITTEE

September 6, 2022

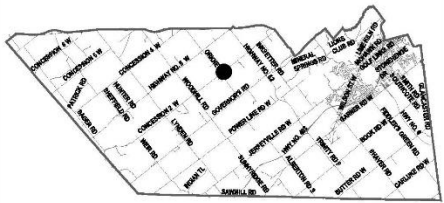
PED22179 – (ZAR-20-040)

Zoning By-law Amendment for Lands Located at
1552 Concession 2 West, Flamborough.

Presented by: Aminu Bello



● Site Location



Key Map - Ward 12


Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAR-20-040	Date: August 10, 2022
Appendix "A"	Scale: N.T.S
Planner/Technician: EM/VS	

Subject Property

1552 Concession 2 West, Flamborough
 Change in zoning from Settlement Institutional (S3) Zone to Settlement Residential (S1, 818) Zone



SUBJECT PROPERTY



1552 Concession 2 West, Flamborough



Appendix "C" to Report PED22179

SITE PLAN

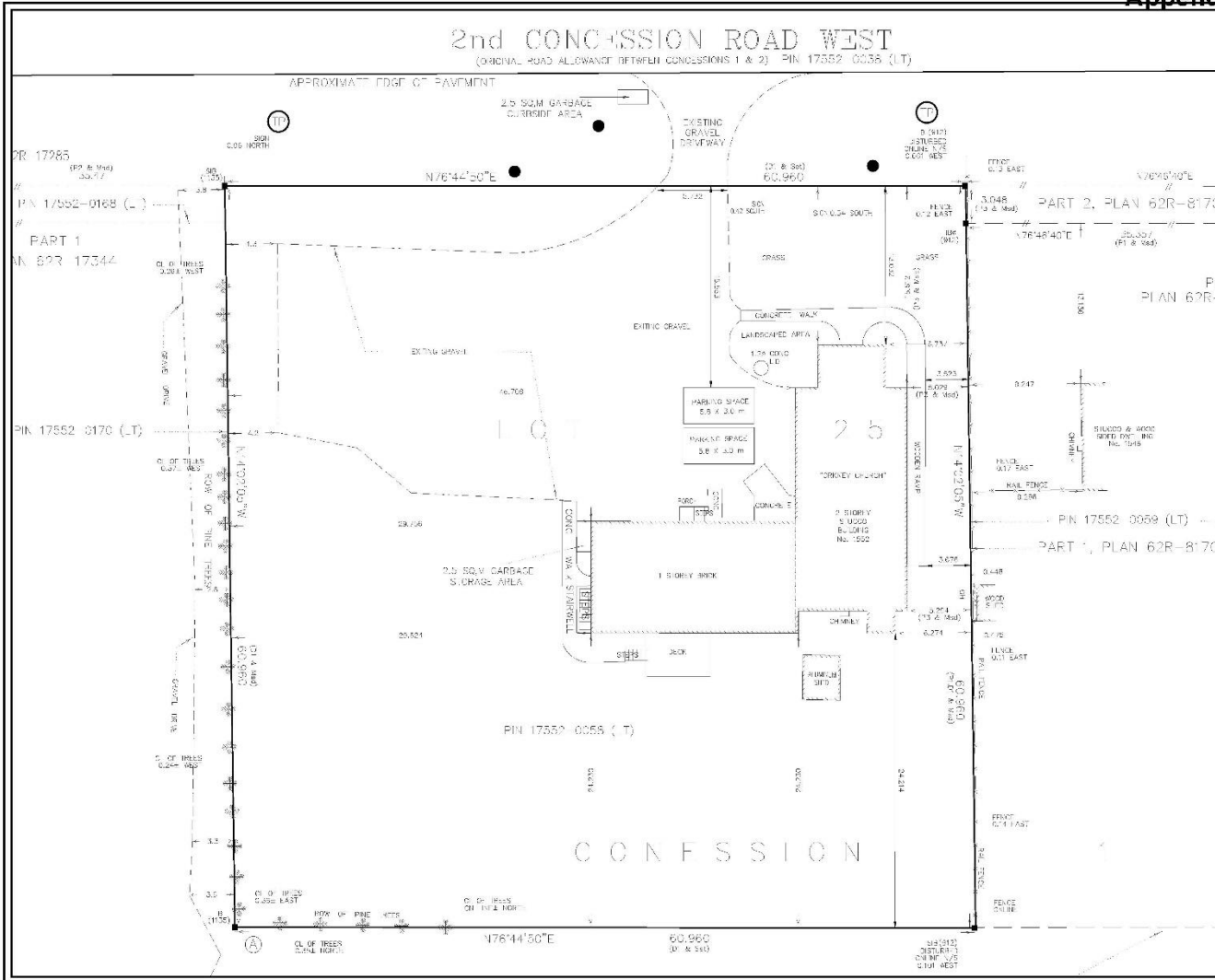
1552 CONCESSION 2 WEST, ORKNEY
IN THE CITY OF HAMILTON, ONTARIO


CURRENT ZONING: S3
PROPOSED ZONING: S1

SITE AREA: 3,716.49 m² (0.92 ac, 0.37 ha)

NEW SITE AREA: 3,716.71 m² (0.87 ac, 0.37 ha)


ZONING: S1	REQUIRED	EXISTING
MIN. LOT AREA	0.4 ha (1,000 m ²)	0.37 ha (0,716.71 m ²)
MIN. LOT WIDTH	30.0 m	60.96 m
MIN. FRONT YARD	7.5 m	13.03 m
MIN. SIDE YARD	3.0 m	5.029 m
MIN. REAR YARD	7.5 m	24.21 m
BUILDING HEIGHT	10.5 m	AS IS






Urban in Mind

LEGEND

 APPROX. LOCATION OF TELEPHONE POLES

 APPROX. LOCATION OF STREET TREES

SCALE: 1:300
WHEN PRINTED ON 11" X 17"

DATE: JULY 15, 2022

SURVEY FROM:
FILE: 38415 SRPR
1552 2ND
CONCESSION RD
W

PROJECT FILE NO. 2020_03

DRAWN BY: S. C.
REVIEWED BY: T. G.

A. T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
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South view of the subject lands from Concession 2 Road West



Southwest view of the subject lands from Concession 2 Road West



West view of the subject lands from Concession 2 Road West



Southwest view of the subject lands from Concession 2 Road West



East view of the subject lands from Concession 2 Road West



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE