



WELCOME TO THE CITY OF HAMILTON

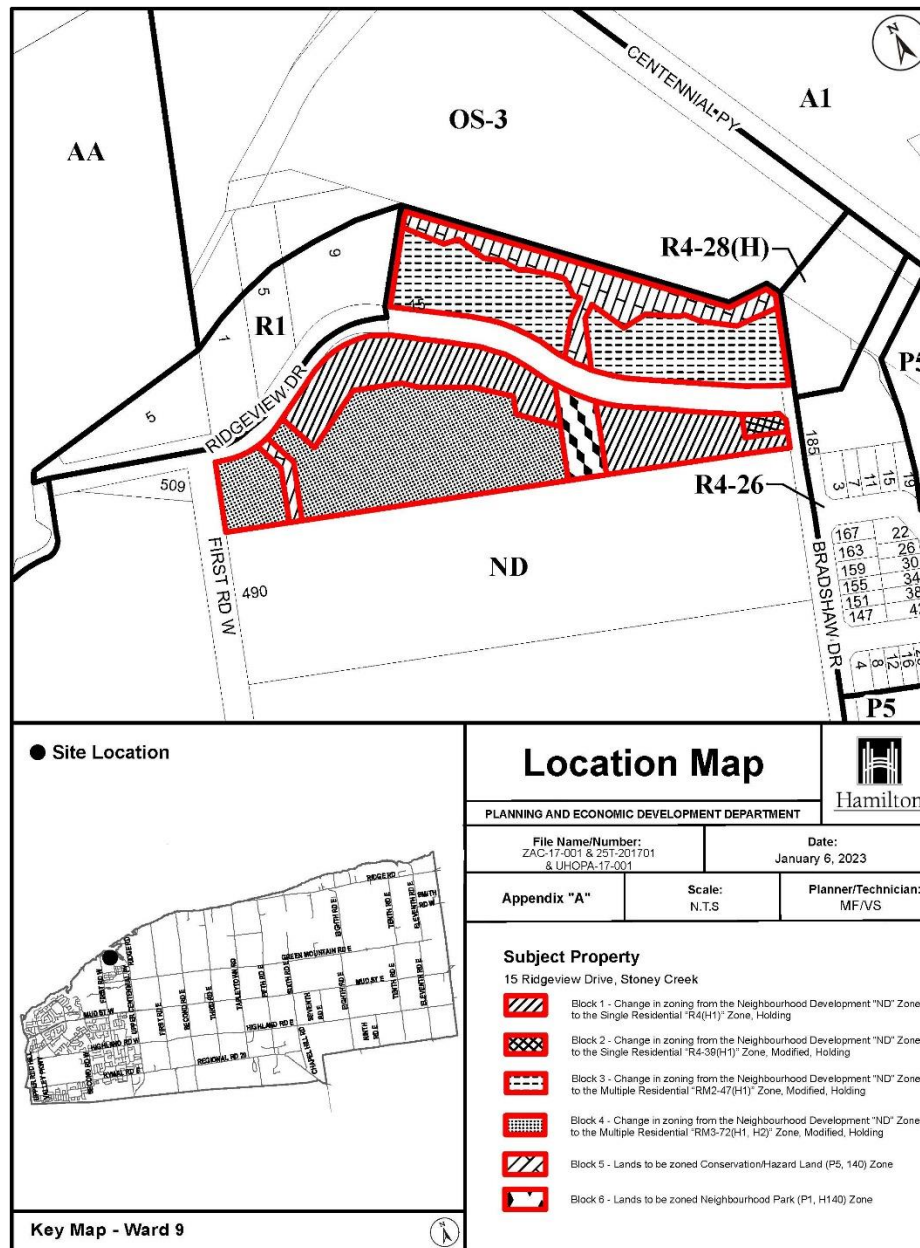
# PLANNING COMMITTEE

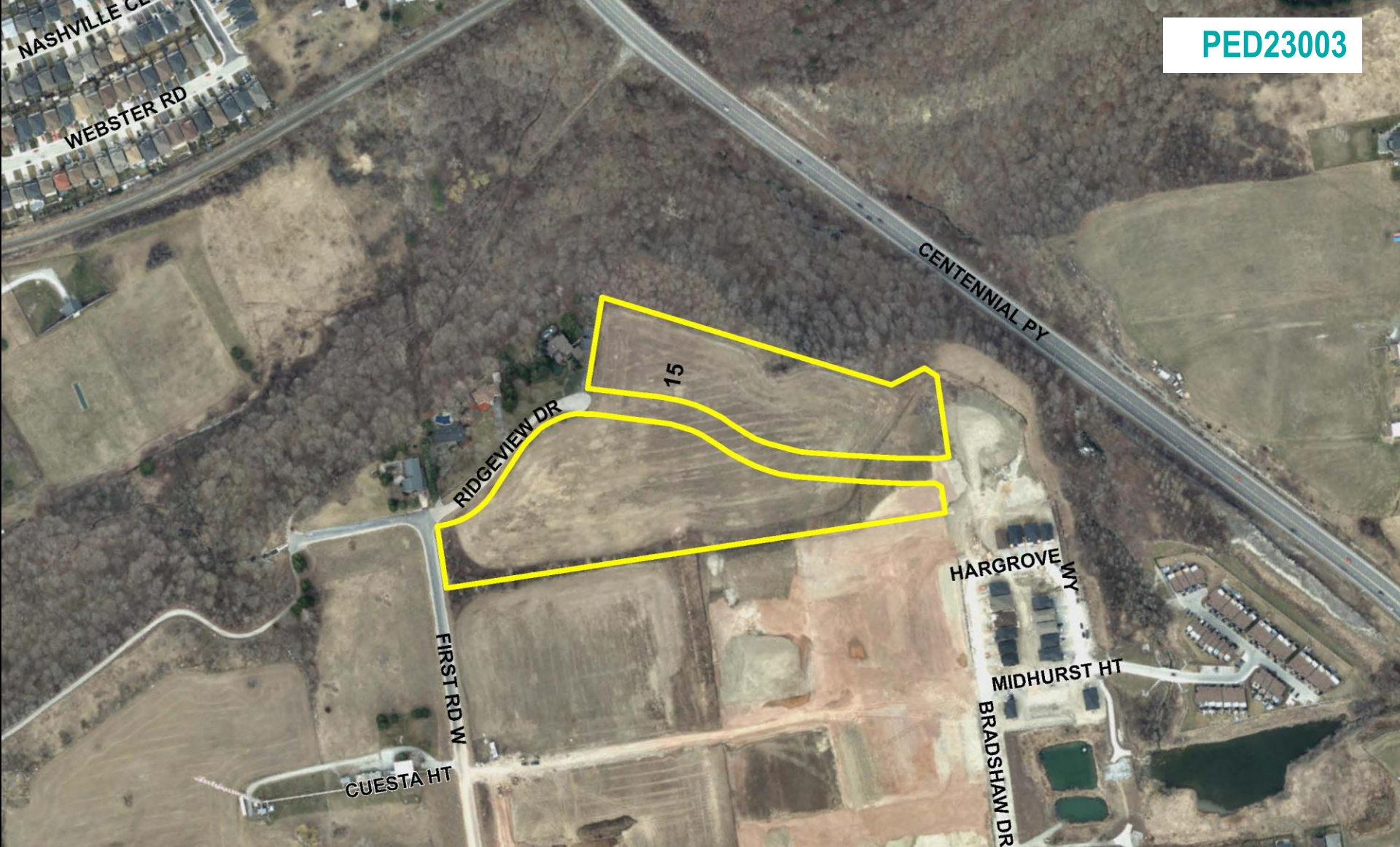
January 17, 2023

# **PED23003 – (ZAC-17-001 & 25T-201701 & UHOPA-17-001)**

Application for Amendments to the Urban Hamilton Official Plan, Stoney Creek Zoning By-law No. 3692-92, and Hamilton Zoning By-law No. 05-200, and Draft Plan of Subdivision for Lands Located at 15 Ridgeview Drive, Stoney Creek.

Presented by: Michael Fiorino





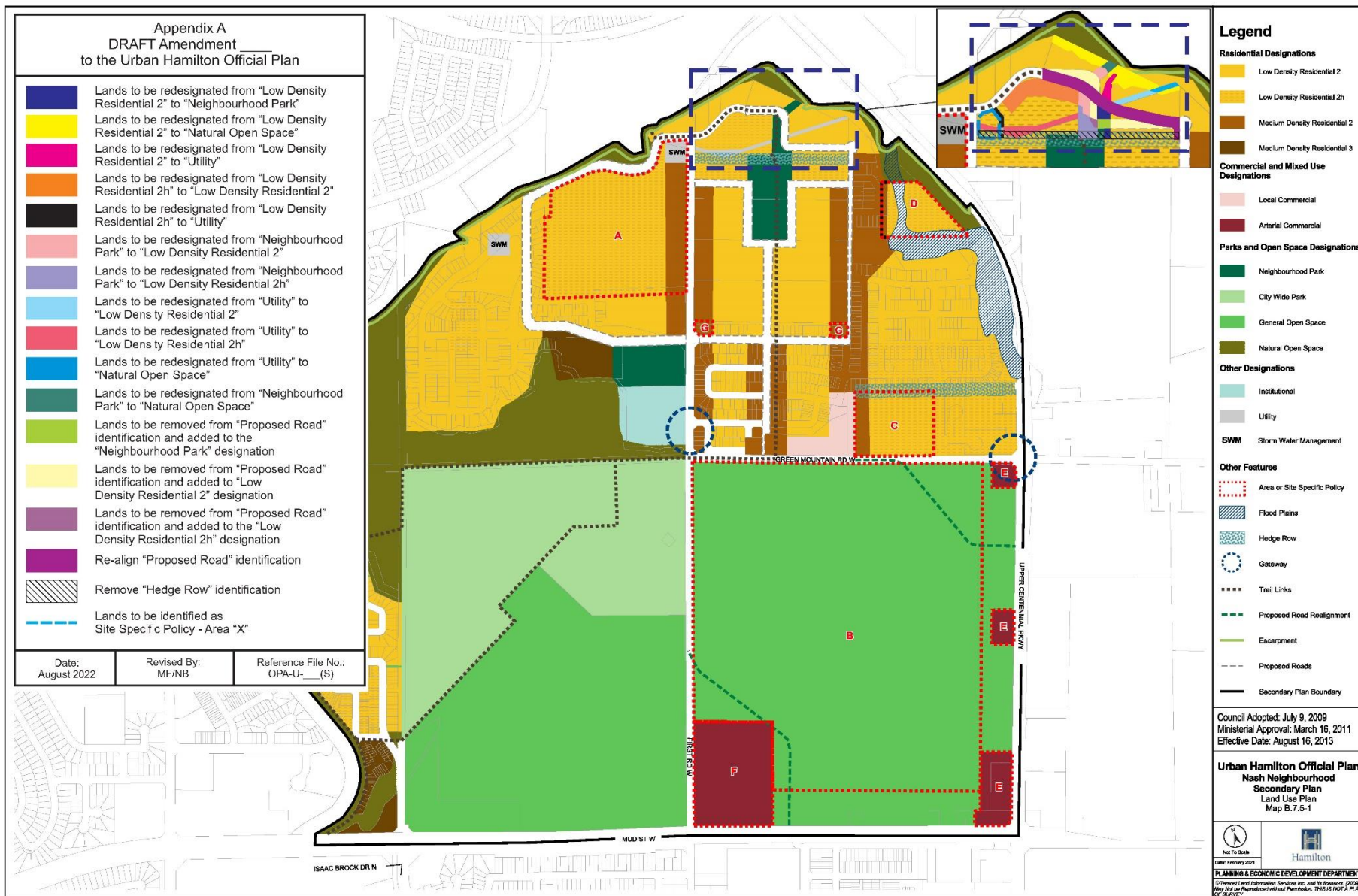
SUBJECT PROPERTY

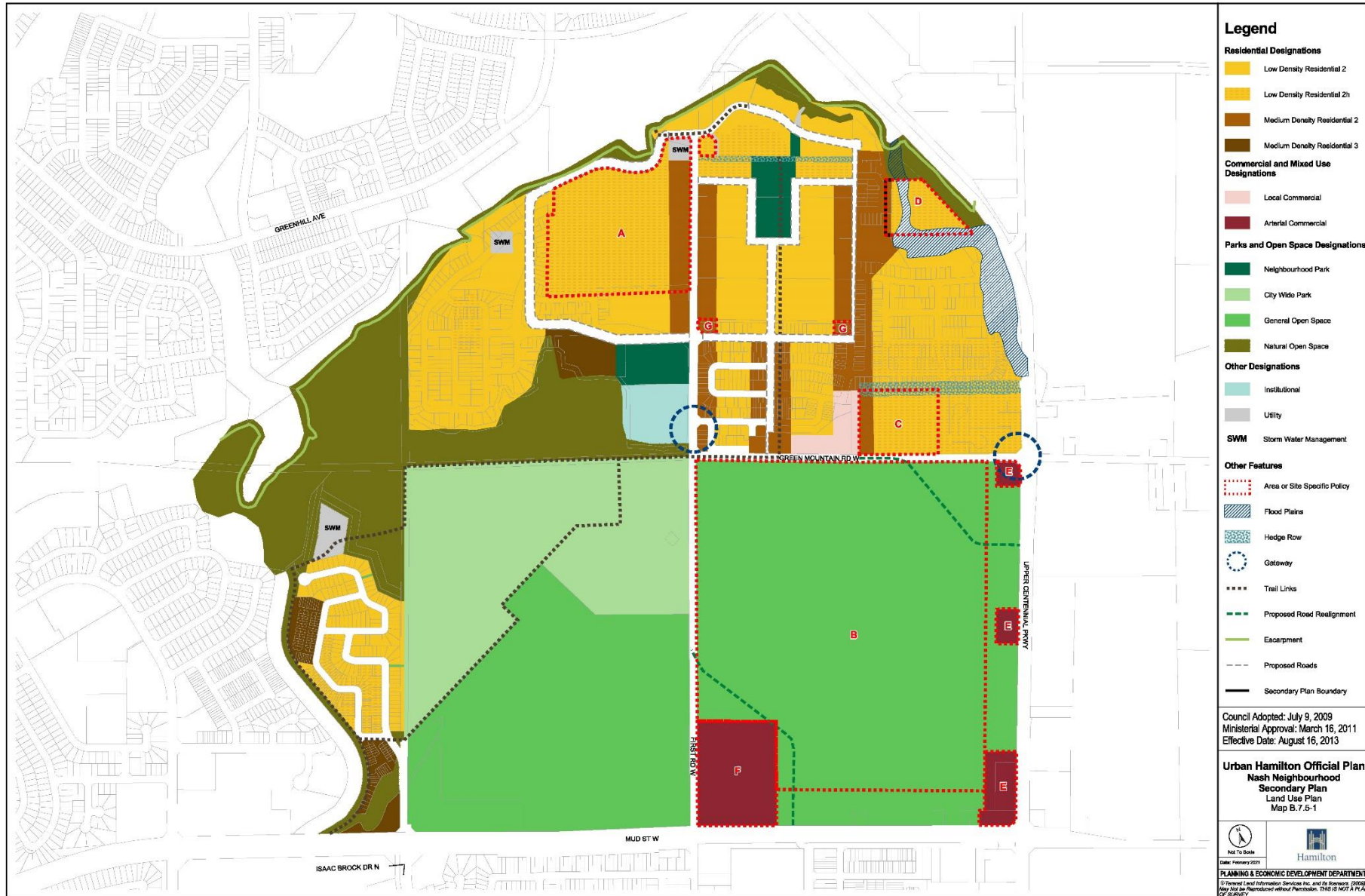


15 Ridgeview Drive, Stoney Creek

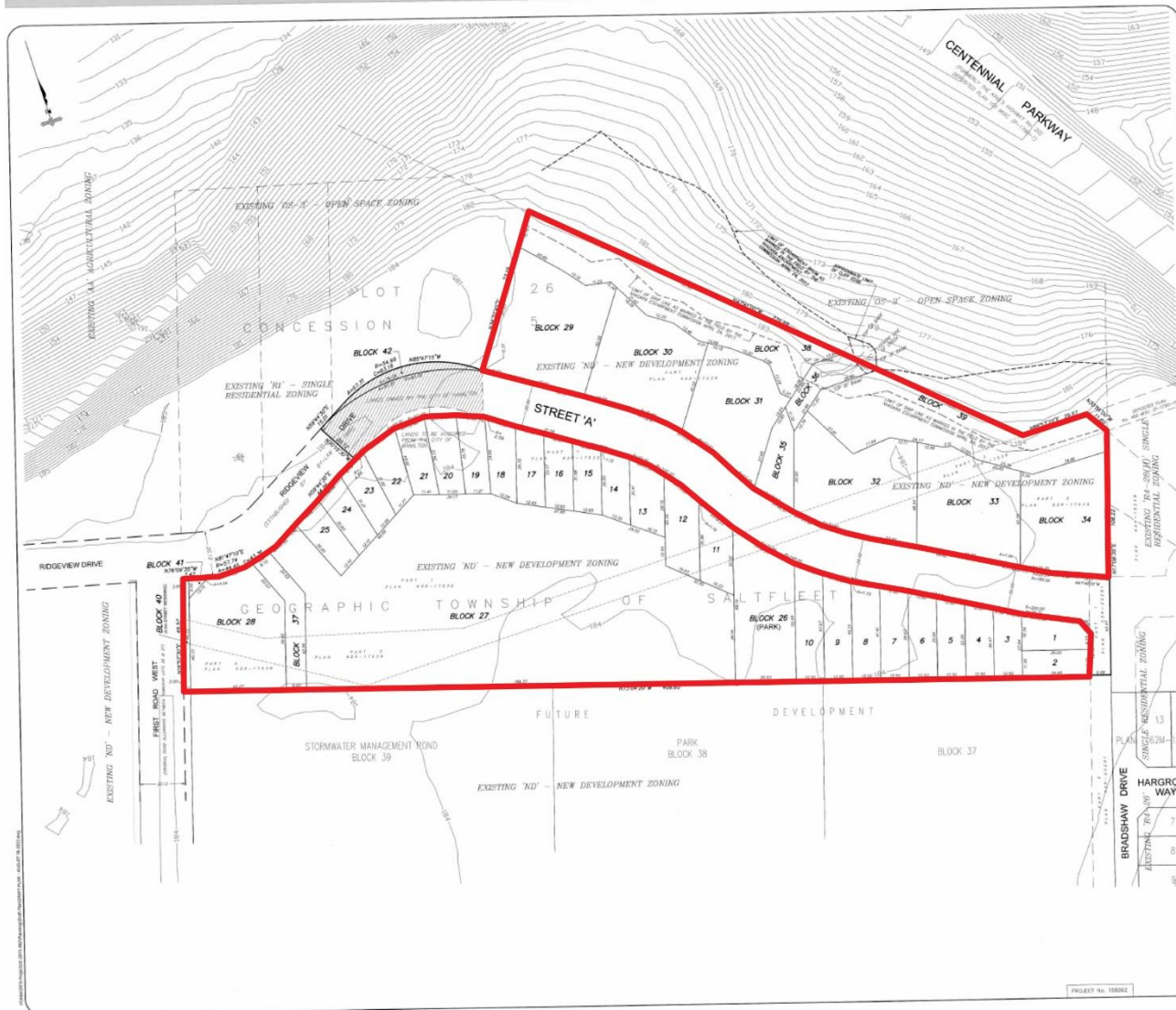












**DRAFT PLAN OF**  
**City View Estates**  
 BEING A PROPOSED SUBDIVISION OF  
 PART OF LOT 26, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF SALTFLY  
 AND PART OF RIDGEVIEW DRIVE  
 (AS ESTABLISHED BY BY-LAW 1985)  
 BY THE  
**CITY OF HAMILTON**  
 SCALE 1:750  
 NICHOLAS P. MUTH, O.L.S.

**NOTE:** THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.  
 METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**RE: CHAPTER P.13 R.S.O. 1990 SECTION 51(1)**

**THE PLANNING ACT**

A. SHOWN ON PLAN  
 B. SHOWN ON PLAN  
 C. SHOWN ON PLAN  
 D. SEE LAND USE SCHEDULE  
 E. SHOWN ON PLAN  
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 Y. SHOWN ON PLAN  
 Z. SHOWN ON PLAN

**SURVEYOR'S CERTIFICATE:**  
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON  
 THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND  
 CORRECTLY SHOWN.

AUGUST 18, 2022  
 DATE  
 NICHOLAS P. MUTH  
 ONTARIO LAND SURVEYOR

**OWNER'S AUTHORIZATION:**

WE AUTHORIZE A.J. CLARKE AND ASSOCIATES LTD. TO  
 PREPARE AND SUBMIT THIS DRAFT PLAN OF  
 SUBDIVISION TO THE CITY OF HAMILTON FOR APPROVAL.

DATE: 08/19/22  
 JOHN MUTH  
 OWNER, TARD MUTH

DATE: FRED EISENBERGER, MAYOR, CITY OF HAMILTON

DATE: JANEY PILON, ACTING CITY CLERK, CITY OF HAMILTON

**LAND USE SCHEDULE:**

AREA OF SUBDIVISION = 55,681.8 m<sup>2</sup> / 5.6 ha  
 LOTS 1 TO 25 INCLUSIVE - SINGLE FAMILY DWELLINGS (11,111.8 m<sup>2</sup> / 1.11 ha)  
 BLOCK 26 - PARK (1,628.8 m<sup>2</sup> / 0.16 ha)  
 BLOCK 27 - 45 TOWNHOUSE UNITS (13,422.9 m<sup>2</sup> / 1.34 ha)  
 BLOCK 28 - 6 SINGLE TOWNHOUSE LOTS (2,081.1 m<sup>2</sup> / 0.21 ha)  
 BLOCKS 29 TO 34 INCLUSIVE - 29 STREET TOWNHOUSE UNITS (12,421.6 m<sup>2</sup> / 1.24 ha)  
 BLOCKS 35 TO 37 INCLUSIVE - STORM WATER MANAGEMENT (1,526.6 m<sup>2</sup> / 0.15 ha)  
 BLOCKS 38 & 39 - OPEN SPACE (5,496.1 m<sup>2</sup> / 0.55 ha)  
 BLOCK 40 - STREET WIDENING (145.1 m<sup>2</sup> / 0.01 ha)  
 BLOCK 41 - DAYLIGHT TRIANGLE (38.8 m<sup>2</sup>)  
 BLOCK 42 - CITY OF HAMILTON OWNED LANDS (219.6 m<sup>2</sup> / 0.02 ha)  
 STREET 'A' - 2,259.3 m<sup>2</sup> / 0.23 ha

**SUBDIVISION DRAFT APPROVAL:**

APPROVED UNDER SECTION 51 OF THE PLANNING ACT

THIS DAY OF, 2022.

AUTHORIZED SIGNATURE

A.J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

25 MAIN STREET WEST, SUITE 300

HAMILTON, ONTARIO, L8P 1H1

TEL. 905-528-8761 FAX 905-528-2289

email: ajc@ajclarke.com





15 Ridgeview Drive - Facing Northwest (from Bradshaw Drive)





15 Ridgeview Drive - Facing Northeast (from Ridgeview Drive)





15 Ridgeview Drive - Facing Southeast (from Ridgeview Drive)





15 Ridgeview Drive - Facing Southwest (from Ridgeview Drive)





15 Ridgeview Drive - Facing West (Ridgeview Drive)





15 Ridgeview Drive - Facing East (Ridgeview Drive)



15 Ridgeview Drive - Facing South (First Road West)





Hamilton

# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



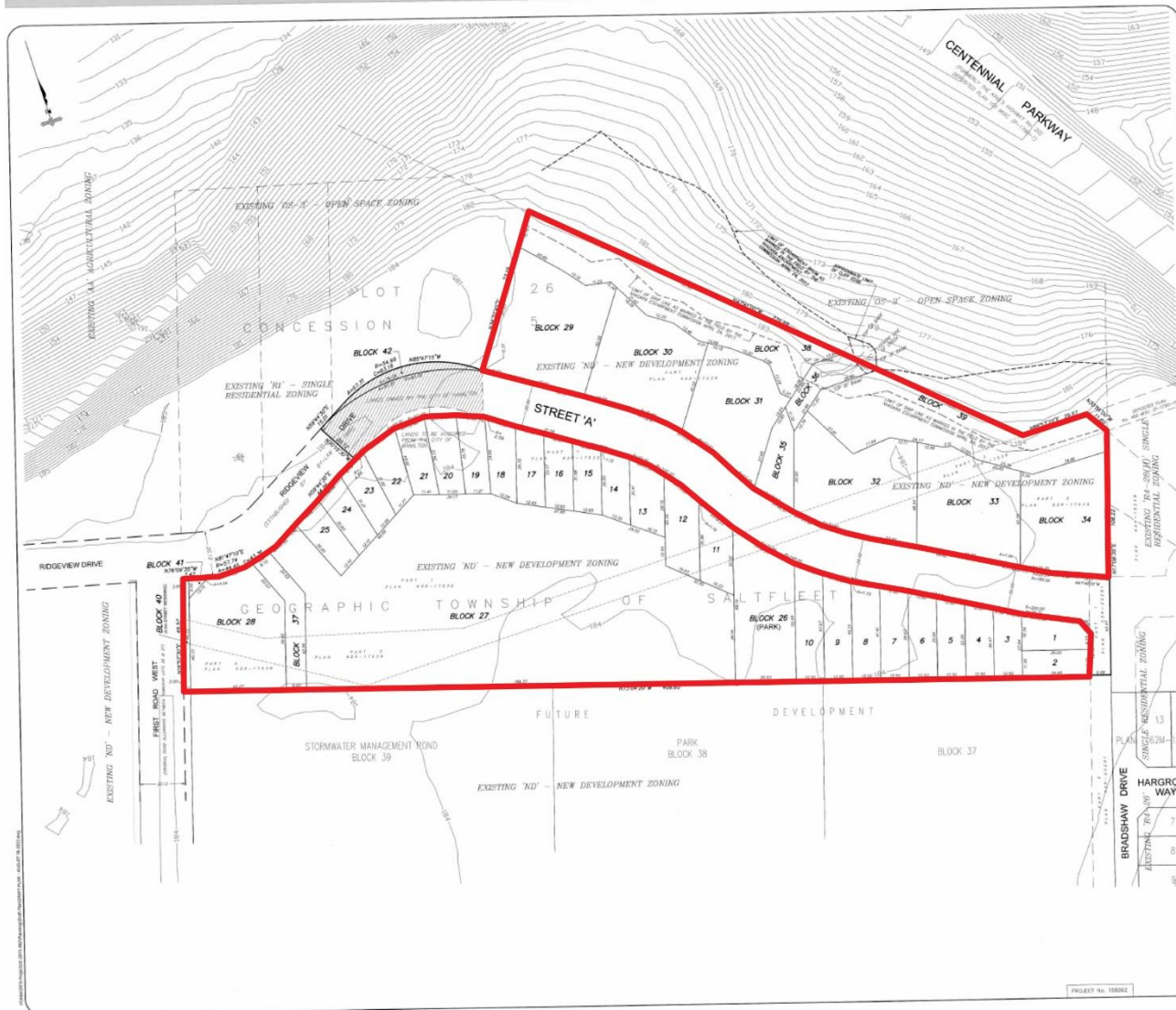
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