



Hamilton

WELCOME TO THE CITY OF HAMILTON

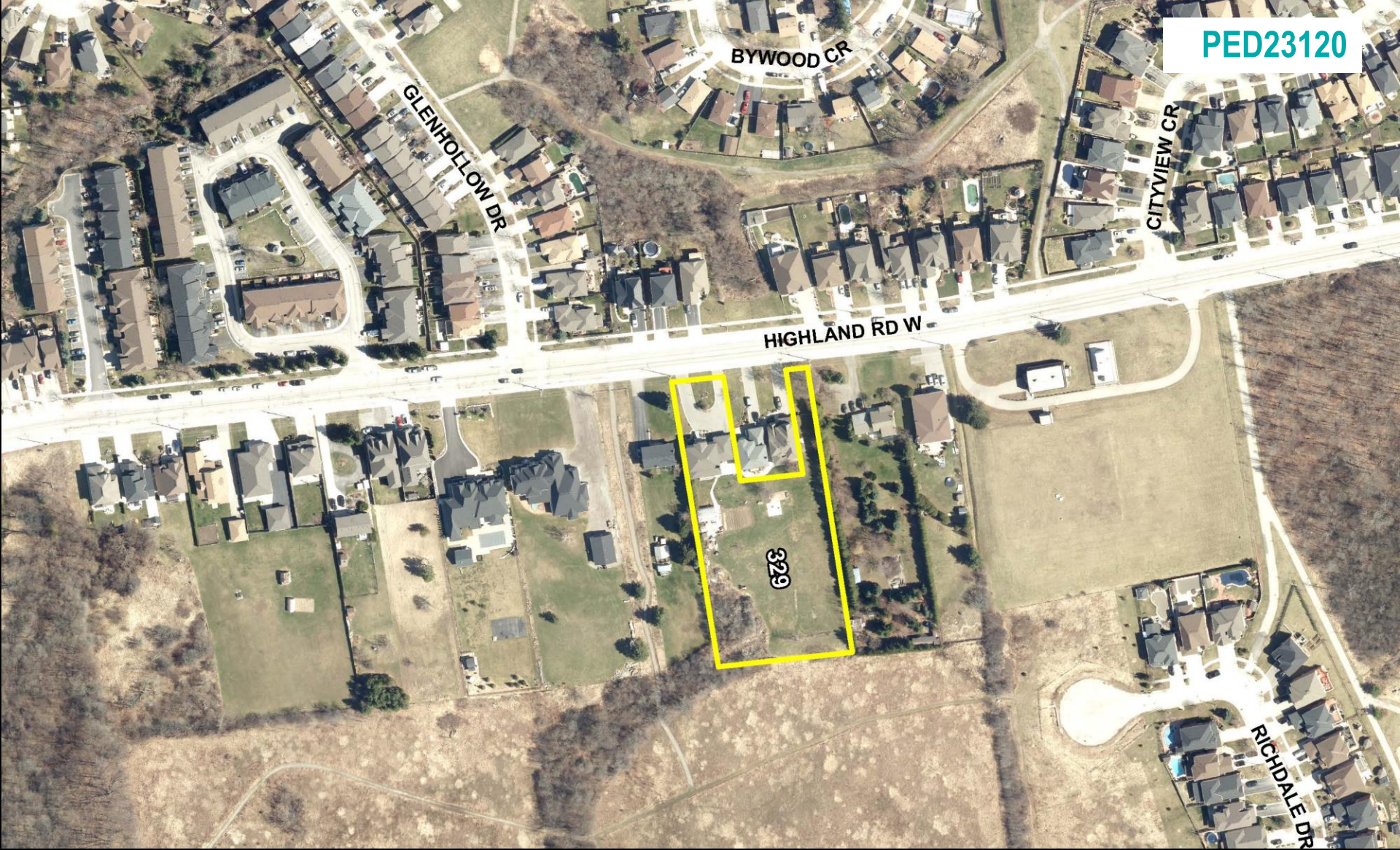
PLANNING COMMITTEE

July 11, 2023

PED23120 – (ZAC-20-004 & CDM-202003)

Application for Zoning By-law Amendment for Lands Located at
329 Highland Road West, Stoney Creek.

Presented by: Aminu Bello

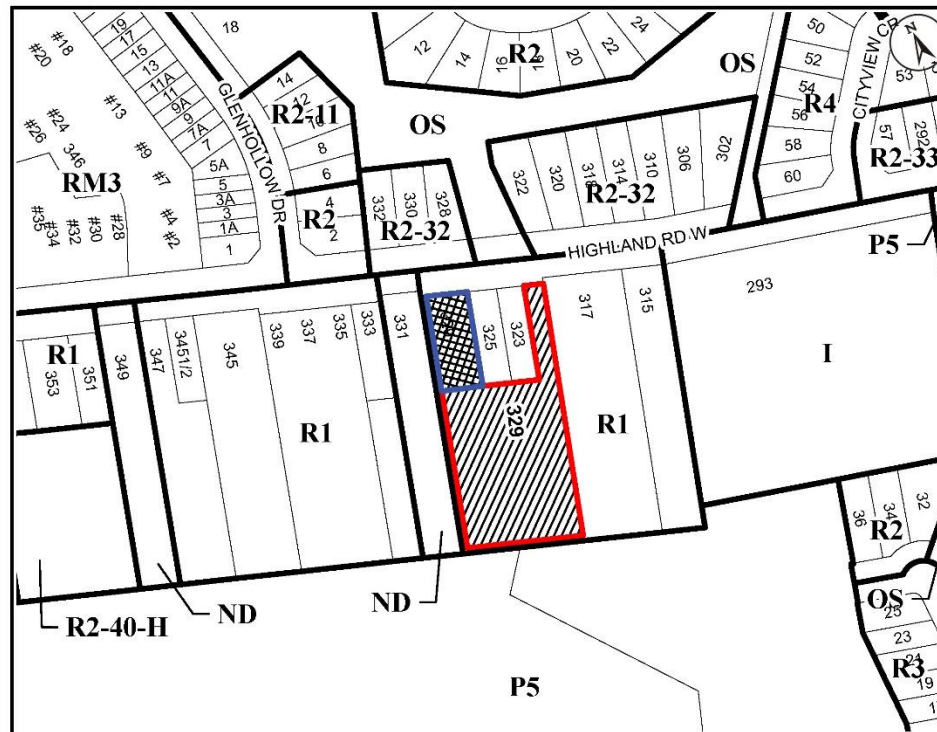


SUBJECT PROPERTY



329 Highland Road West, Stoney Creek





● Site Location



Key Map - Ward 9

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-20-004 & CDM-202003

Date:
May 18, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
AB/AL

Subject Property

329 Highland Road West



Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1, 850) Zone



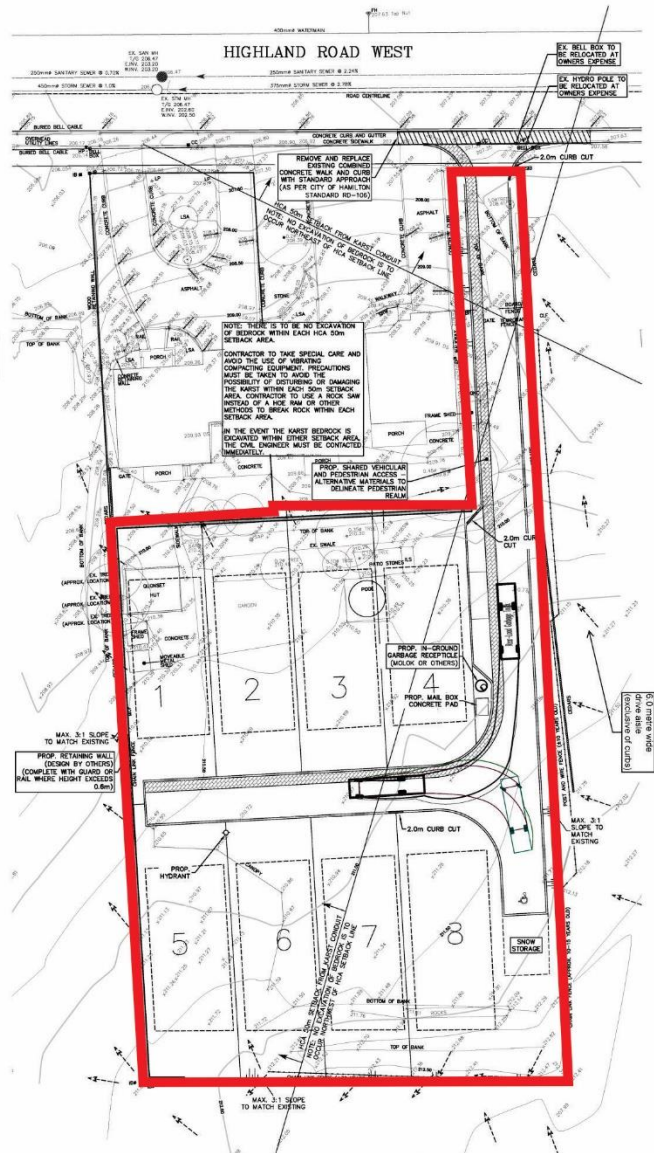
Lands to remain in Stoney Creek Zoning By-law No. 3692-92 as Single Residential "R1" Zone

PED23120

Appendix E



KEY MAP
N.T.S.



NOTE:
OWNER TO EMPLOY ARCHITECTURAL CONTROL TO ENSURE HOUSE DESIGN EMPLOY VARIATIONS OF DESIGN AND MATERIALITY.

NOTE: THERE IS TO BE NO EXCAVATION OF BEDROCK WITHIN EACH 50m SETBACK AREA.

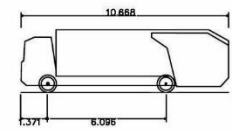
CONTRACTOR TO TAKE SPECIAL CARE AND AVOID THE USE OF VIBRATING COMPACTING EQUIPMENT. PRECAUTIONS MUST BE TAKEN TO AVOID THE POSSIBILITY OF DISTURBING OR DAMAGING THE MARKET WITHIN EACH 50m SETBACK AREA. CONTRACTOR TO USE A ROCK SAW METHOD OF A RISE OR CHISEL METHOD TO BREAK ROCK WITHIN EACH SETBACK AREA.

IN THE EVENT THE HARDEST BEDROCK IS LOCATED WITHIN OTHER SETBACK AREA, THE CIVIL ENGINEER MUST BE CONTACTED IMMEDIATELY.

PROP. SHARED VEHICULAR AND PEDESTRIAN ACCESS ALTERNATIVE MATERIALS TO DELINEATE PEDESTRIAN REALM

PROP. IN-GROUND GARbage RECEPITOLE (IN-LINE OF CURB)

PROP. BASE BOX CONCRETE PAD



Rear-Load Garbage Truck
 Overall Length 10.668m
 Overall Width 2.553m
 Overall Body Height 3.215m
 Min Body Ground Clearance 0.305m
 Track Width 2.553m
 Lock-to-lock time 6.00s
 Curb to curb Turning Radius 8.931m

BENCH MARK NOTE:
 MARKING: BM-22200003

CITY OF HAMILTON BENCH MARK No. 722002003 LOCATED IN STONEY CREEK 50m NORTH OF CENTRELINE OF LEACH BROOK DRIVE, 11.0m WEST OF THE CENTRELINE OF FIRST ROAD WEST AND 4.0m SOUTH OF CENTRELINE OF SIDEWALK. MONUMENT TYPE: 100 WITH BRASS CAP, 100m ELEVATION: 207.135 METRES

NO.	DATE	BY	REVISIONS
04	03/1/2022	SLD	REVISED AS PER CITY COMMENTS
03	MAR/2022	SLD	REVISED AS PER CITY COMMENTS
02	MAR/2021	SLD	REVISED AS PER CITY COMMENTS
01	2005/2009	SLD	AS PER REVISED SITE PLAN

NOTES TO CONTRACTOR:

- THE CONTRACTOR SHALL NOT SCALE FROM THE DRAWING.
- ANY WORKMANSHIP AND DIMENSIONS FROM THE DRAWING MUST BE REPORTED TO THE ENGINEER FOR CONFIRMATION BEFORE COMMENCING THE WORK.
- BEFORE THE START OF CONSTRUCTION, THE CONTRACTOR MUST OBTAIN AND VERIFY ALL DIMENSIONS AND LOCATIONS AND REPORT ALL FINDINGS TO THE ENGINEER, ARCHITECT AND OWNER.
- THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL DIMENSIONS, LOCATIONS AND THE CONSTRUCTION OF THE PROPOSED WORK, INCLUDING THE LOCATION OF ALL DIMENSIONS, LOCATIONS AND THE CONSTRUCTION OF THE PROPOSED WORK, INCLUDING THE LOCATION OF ALL DIMENSIONS, LOCATIONS AND THE CONSTRUCTION OF THE PROPOSED WORK.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL DIMENSIONS, LOCATIONS AND THE CONSTRUCTION OF THE PROPOSED WORK, INCLUDING THE LOCATION OF ALL DIMENSIONS, LOCATIONS AND THE CONSTRUCTION OF THE PROPOSED WORK.
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DESIGN	DR	CHK'D	SL	DATE
DRAWN	DR	CHK'D	SL	JULY 8, 2019

SCALE: 1:300

APPROVALS

STAMP

S. LLEWELLYN & ASSOCIATES LIMITED
 CONSULTING ENGINEERS

3229 South Service Road, Suite #103 East Wingo, Burlington, Ont. L7M 3B8

TEL: (905) 633-8818
 FAX: (905) 633-8827
 email: sll@slle.com

CLIENT:
ROBERTO & PINA VITUCCI

PROJECT NAME:
**329 HIGHLAND ROAD WEST
 HAMILTON, ONTARIO
 CITY OF HAMILTON FILE NUMBER: FC-18-099**

TITLE:
SITE PLAN

PROJECT No. 18038	DRAWING No. C100
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 Printed: November 2, 2022 9:33:29 PM By: Steven Stiles



329 Highland Road West (Subject Lands)



329 Highland Road West (Existing Dwelling subject to Severance)



View looking southeast from Highland Road West



View looking northeast from Highland Road West



View looking northwest along Highland Road West



View looking southwest along Highland Road West



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE