



WELCOME TO THE CITY OF HAMILTON

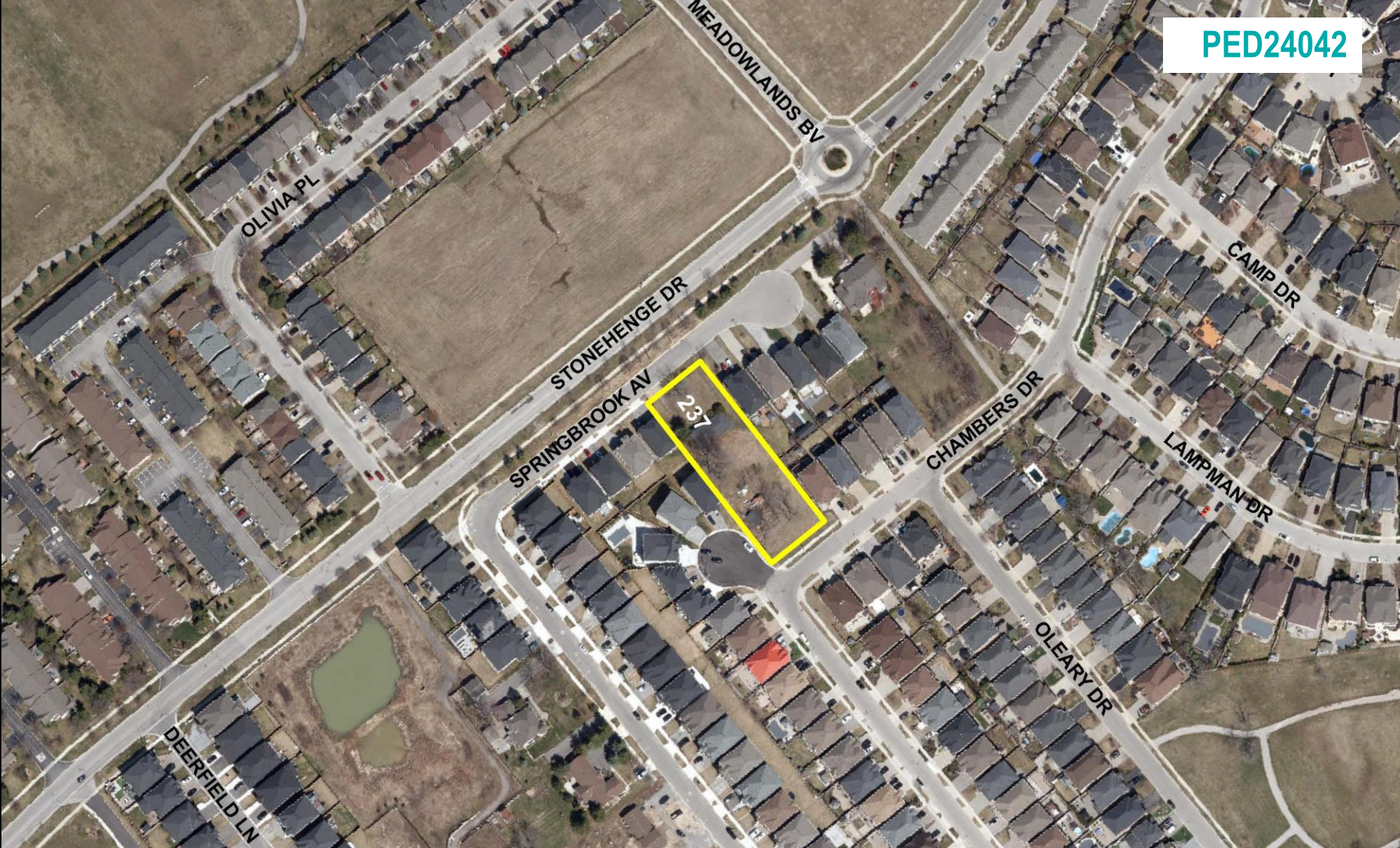
PLANNING COMMITTEE

February 23, 2024

PED24042 – (ZAC-23-050)

Application for Zoning By-law Amendment for Lands Located at
237 Springbrook Avenue, Ancaster.

Presented by: Daniel Barnett

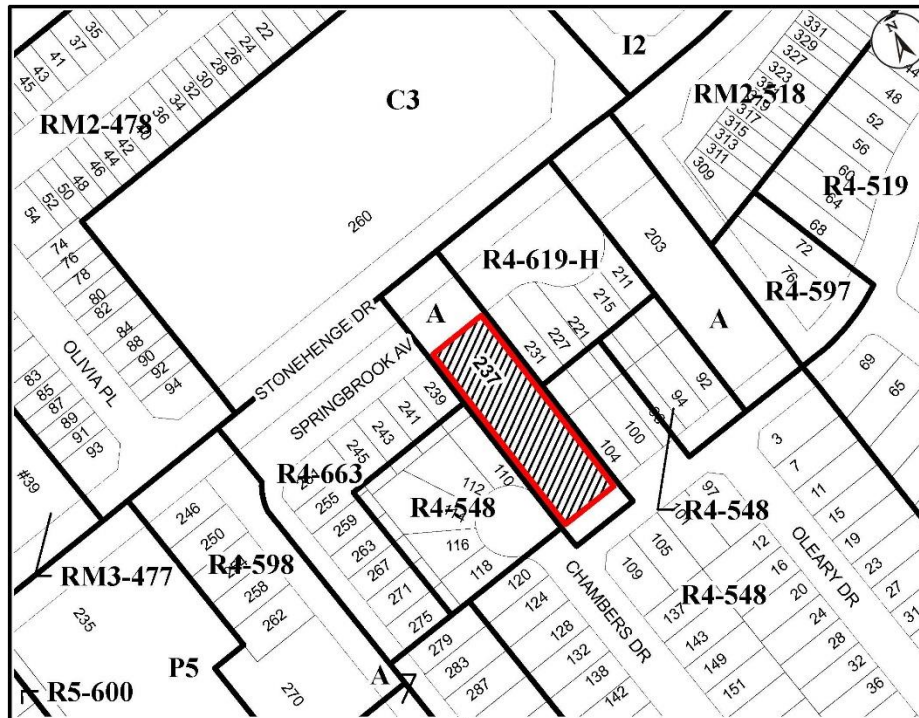


SUBJECT PROPERTY

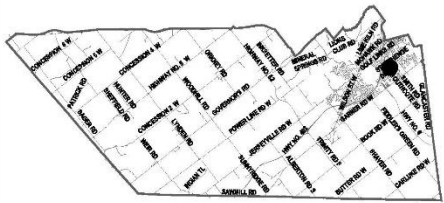


237 Springbrook Avenue, Ancaster





● Site Location




Key Map - Ward 12

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-24-003	Date: January 11, 2024
Appendix "A"	Planner/Technician: EH/AL
Scale: N.T.S.	

Subject Property
237 Springbrook Avenue

 Change in zoning from Agricultural "A" Zone to Low Density Residential (R1, 888, H166) Zone



DEVELOPMENT SCHEDULE		
DESCRIPTION	DWELLING UNITS	AREA
12.2m SINGLE DETACHED DWELLINGS	2	0.11 ha (0.27 acres)
18.2m SEMI-DETACHED DWELLINGS	4	0.17ha (0.42 acres)
TOTAL	6	0.28 ha (0.69 acres)

FORMER TOWN OF ANCASTER ZONING BY-LAW			
R5 - RESIDENTIAL ZONE	REQUIRED	PROPOSED	BY-LAW COMPLIANCE
PERMITTED USES	1 detached dwelling on one lot or 1 semi-detached dwelling	1 detached dwelling per proposed detached lot + 1 semi-detached dwelling per proposed semi-detached lot	✓
MIN. LOT AREA	Single Interior = 275m ² Single Corner = 247m ² Semi Interior = 400m ² Semi Corner = 357m ²	Single Interior = 544.1m ² Semi Interior = 404.2m ² Semi Corner = 429.8m ²	✓
MIN. LOT FRONTAGE	Single Interior = 10m Single Corner = 14m Semi Interior = 9m (unit) Semi Corner = 9.3m for corner unit	Single Interior = 12.2m Semi Interior = 9.1m Semi Corner = 9.3m	✓ ✓ X
MAX. LOT COVERAGE	40%	40%	✓
MIN. FRONT YARD	7.0m, dwellings cannot have a front yard setback that is more than 1.5m greater than the setback of any garage	7.5m	✓
MIN. SIDE YARD	1.2m, except corner - 5.2m	1.3m	X
MIN. REAR YARD	7.0m	7.0m	✓
MAX. BUILDING HEIGHT	10.5m	2-storey	✓



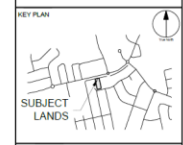
CLIENT
1000072010 ONLTARIO INC.
45 AMBERWOOD STREET, SONEY CREEK, ON

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ISSUES	No.	DESCRIPTION	DATE

DRAFT



BENCHMARK
STATION 2018TR015
SURF 2018

SOURCE
TOPOGRAPHIC SURVEY
A/C SURVEY LTD. LOGIC AND SOUNDING SURVEYS
DWG. NUMBER 18-FEB-22

ARCADIS
380 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
tel: 905.548.1010
www.arcadis.com

PROJECT
SPRINGBROOK AVE. INFILL
237 SPRINGBROOK AVE., ANCASTER

SCALE
1:200 (AS SHOWN)

PROJECT NO.
132214

DRAWN BY:
E. MANTOUSHI

CHECKED BY:
R. HAIDER

PROJECT MGR.
R. HAIDER

APPROVED BY:
R. HAIDER

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP 1.0

ISSUE
1

Appendix "C" to report PED24042
Page 3 of 4



DATE	DATE
1	REVISIONS
DESCRIPTION	
DUPLX RESIDENCE	
237 SPRINGBROOK AVE, ANCASTER	
ELEVATIONS	
SCALE 1/8"=1'-0"	
DRAWN BY: GZC	
DATE: MARCH 2023	
A3	



Subject property 237 Springbrook Avenue, containing an existing single detached dwelling, as seen from Springbrook Avenue looking south



Properties 239-245 Springbrook Avenue, located to the west of the subject property, as seen from Springbrook Avenue looking south west



Properties 211-231 Springbrook Avenue, located to the east of the subject property, as seen from Springbrook Avenue looking south east



Lands to the north of the subject property, as seen from Springbrook Avenue looking north



Subject property 237 Springbrook Avenue, containing an existing single detached dwelling, as seen from Chambers Drive looking north



Properties 92-104 Chambers Drive, located to the east of the subject property, as seen from Chambers Drive looking north east



Chambers Court and the properties at 110-116 Chambers Court, located to the west of the subject property, as seen from Chambers Drive looking north west



Properties 97-109 Chambers Drive, located to the south of the subject property, as seen from Chamber Drive looking south



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE