



Hamilton

WELCOME TO THE CITY OF HAMILTON

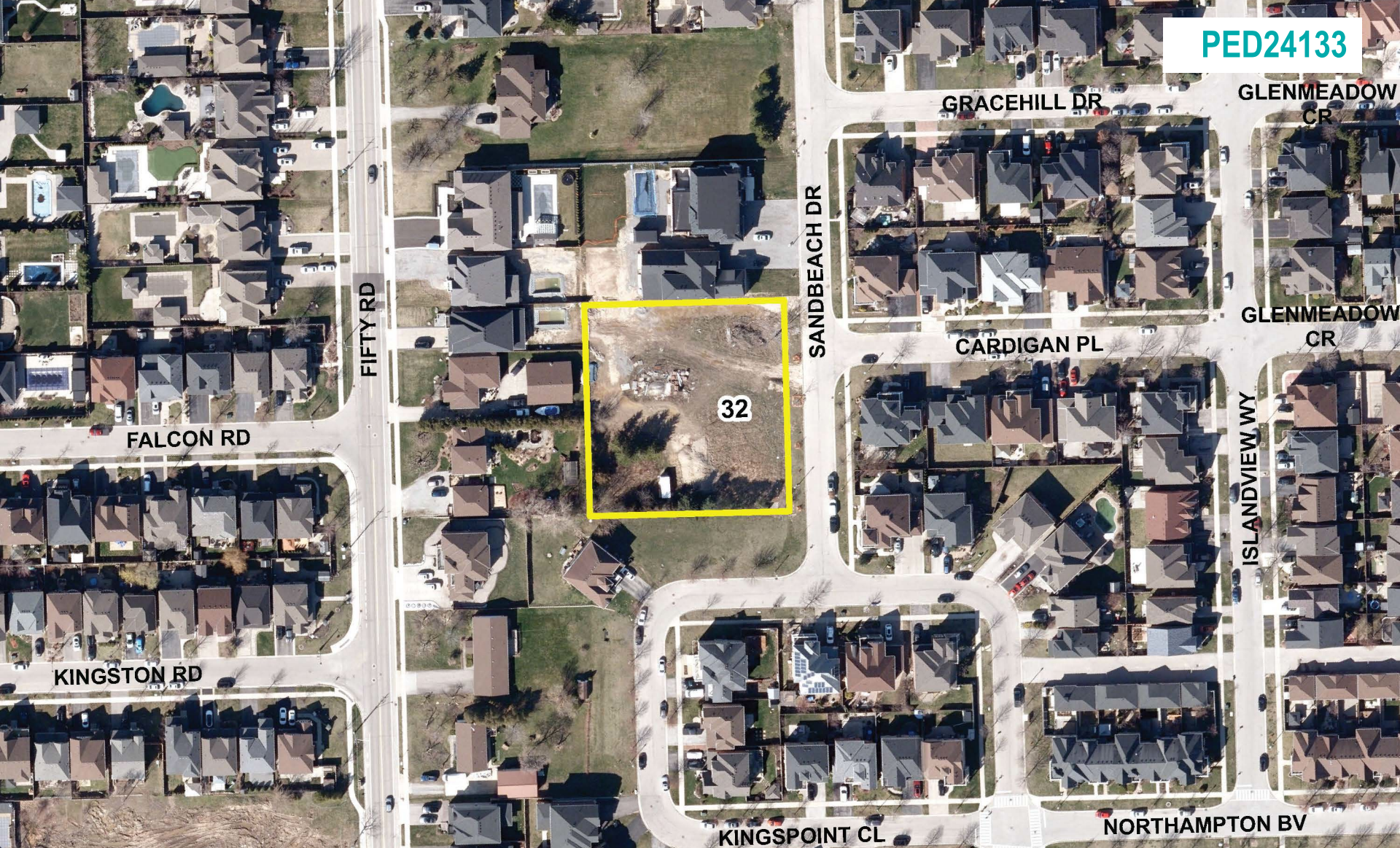
PLANNING COMMITTEE

August 13, 2024

PED24133 – (ZAC-24-017)

Application for a Zoning By-law Amendment for Lands Located at
32 Sandbeach Drive, Stoney Creek.

Presented by: Dhruv Mehta

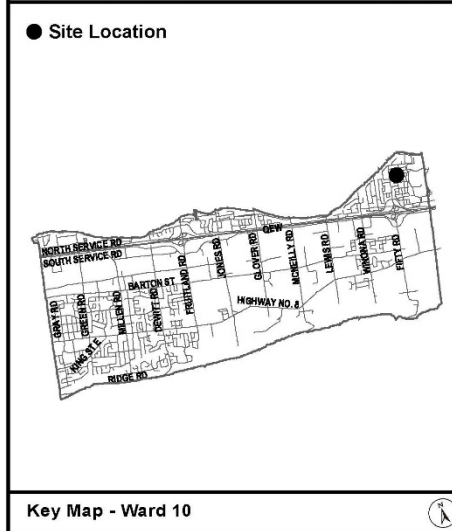
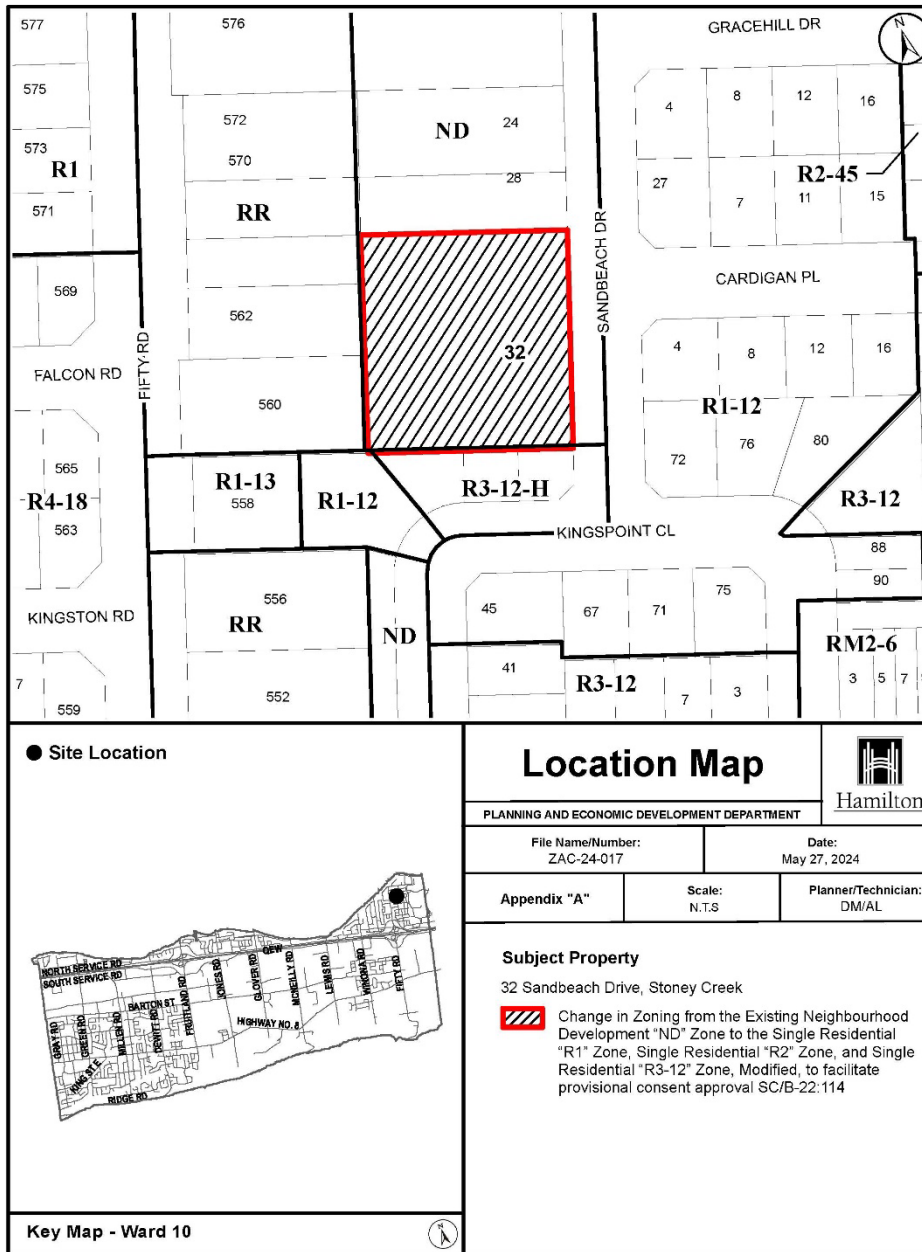


SUBJECT PROPERTY



32 Sandbeach Drive, Stoney Creek





Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-24-017

Date:
May 27, 2024

Appendix "A"

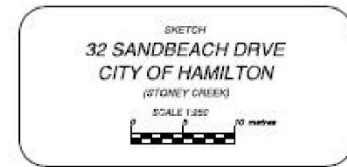
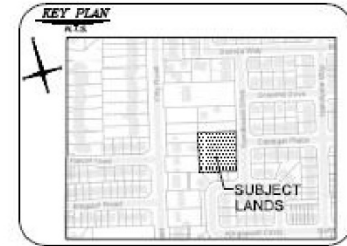
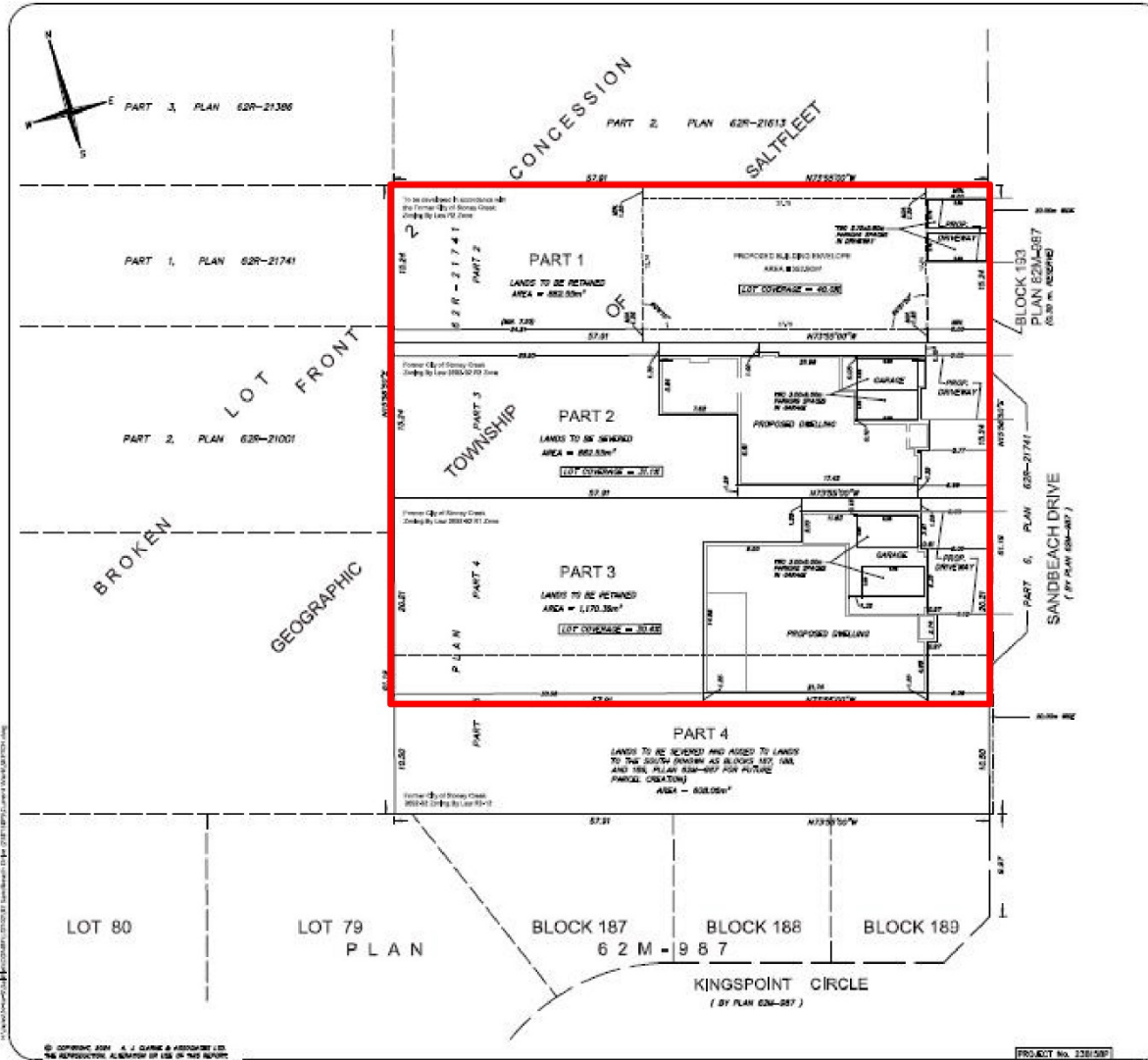
Scale:
N.T.S

Planner/Technician:
DM/AL

Subject Property

32 Sandbeach Drive, Stoney Creek

Change in Zoning from the Existing Neighbourhood Development "ND" Zone to the Single Residential "R1" Zone, Single Residential "R2" Zone, and Single Residential "R3-12" Zone, Modified, to facilitate provisional consent approval SC/B-22:114



THE ABOVE NOTED LANDS BEING LEGALLY RECORDED AS:
PART OF LOT 2
BROKEN FRONT CONCESSION
ECONOMIC TOWNSHIP OF SALTFLEET

METRIC:
DIMENSIONS SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:
THE BOUNDARIES AND MEASUREMENTS SHOWN ON THIS SKETCH ARE APPROXIMATE, DERIVED FROM PLANS ON FILE IN OUR OFFICE AND IS NOT BASED ON A FIELD SURVEY.

CAUTION:
THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

MARCH 16, 2024
DATE

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1A1
TEL. 905-528-8781 FAX 905-528-2289
email: ajc@ajclarke.com



Front Elevation

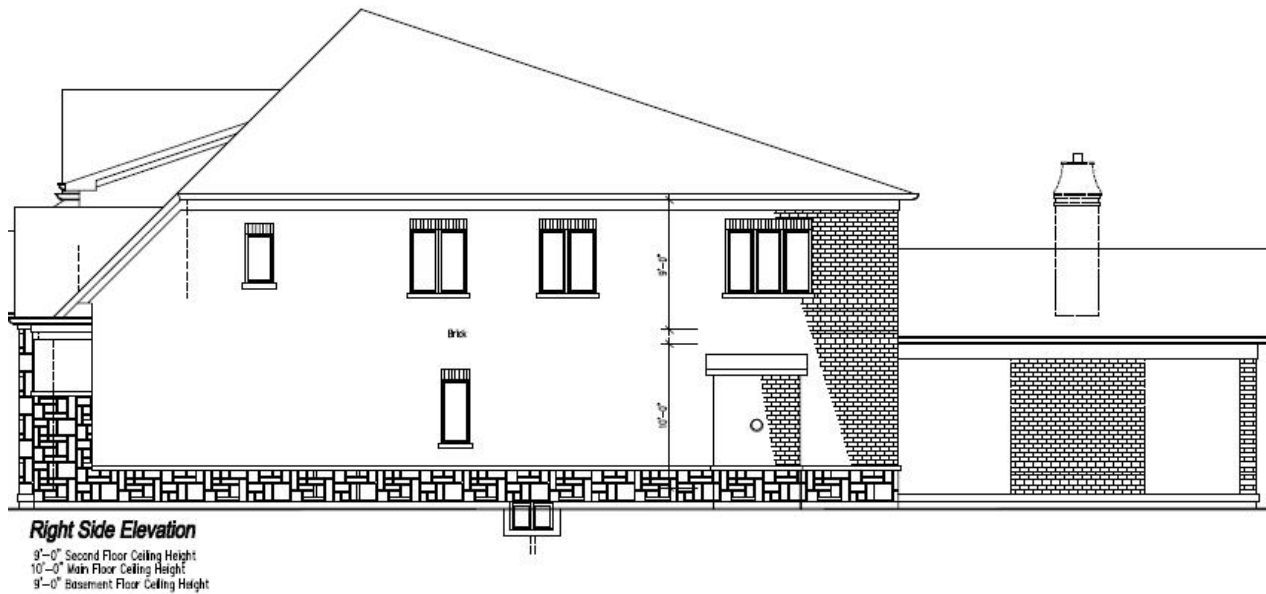
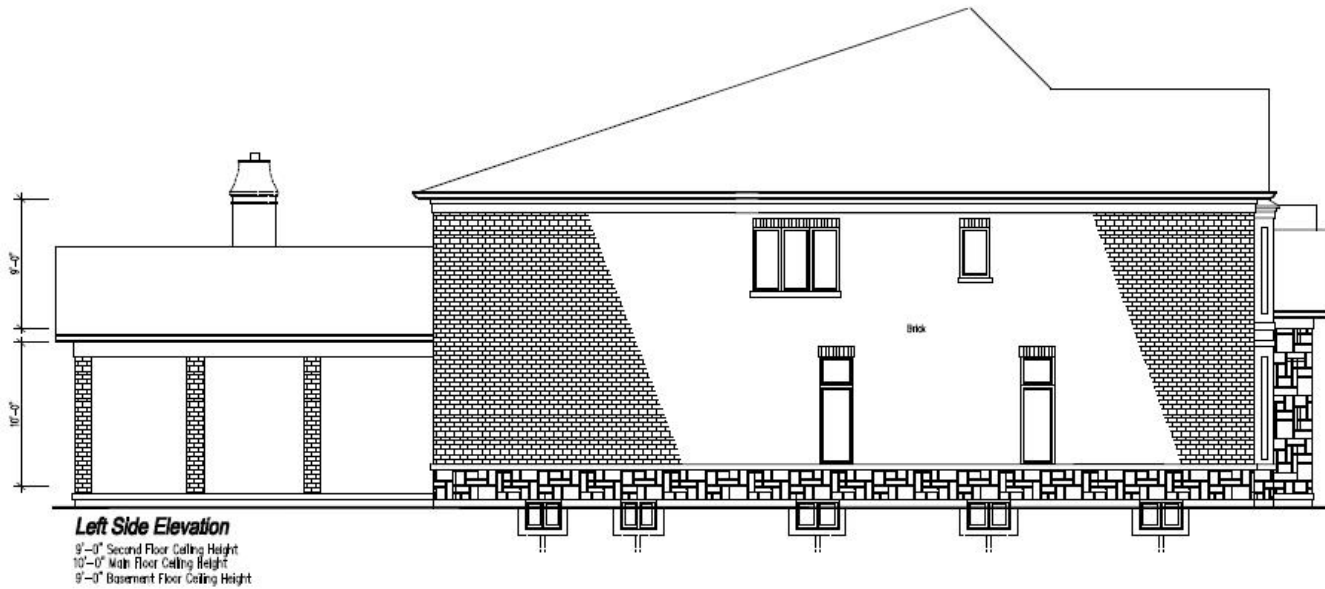
4090 sq.ft.

9'-0" Second Floor Ceiling Height
10'-0" Main Floor Ceiling Height
9'-0" Basement Floor Ceiling Height



Rear Elevation

9'-0" Second Floor Ceiling Height
10'-0" Main Floor Ceiling Height
9'-0" Basement Floor Ceiling Height



LEFT SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION

RIGHT SIDE ELEVATION

UNIQUE DESIGNS INC. PLANS FOR CUSTOMER REVIEW

CUSTOM HOME

VIEIRA RESIDENCE
32 SANDBEACH DRIVE,
HAMILTON (STONEY CREEK), ONT.

Drawn By: [Name] Scale: 3/16"=1'-0"

Date: 12.06.23

Job Number: 111923

A1

DO NOT SCALE DRAWINGS



Subject Lands with a west view of the detached dwellings



North view of Subject Lands and neighbouring detached dwellings



North view of Subject Lands and neighbouring detached dwellings



South view of vacant Subject Lands



A view of vacant lots on the south and detached dwellings



A view of the neighbouring detached dwellings in the south



A view of vacant lots on the south and detached dwellings



View of the east and detached dwellings



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE