



CURRENT ZONING: R1 LOW DENSITY RESIDENTIAL (ZONING BY-LAW No. 05-200)
TOTAL SITE AREA: 415.0 m <sup>2</sup> (0.10 ac, 0.04 ha)
AREA AFTER ROAD WIDENING: 379.7 m <sup>2</sup> (0.09 ac, 0.03 ha)
PROPOSED 2 LOTS WITH SEMI-DETACHED DWELLINGS
NOTES: * INTERIOR SIDE YARD = 0 m (SHARED WALL OF SEMI) ** PREVIOUSLY APPROVED UNDER FORMER CITY OF HAMILTON BY-LAW 6593, VIA MINOR VARIANCE APPLICATION HM/A-23:347 - MUNICIPAL POLICY STATES THE FOLLOWING REQUIREMENTS: 0.91m MIN. FROM DRIVEWAY TO FIRE HYDRANT OR HYDRO POLE. 1.0m MIN. FROM PARKING SPACE TO FIRE HYDRANT OR HYDRO POLE. - ENCROACHMENTS, SUCH AS EAVES TROUGHS, AS PER 05-200, SEC. 4.6 a) WILL BE 0.6m OR LESS. - THOUGH CURRENT BUILDING DESIGN DRAWINGS SHOW NO A/C UNIT, HEAT PUMP OR HOT BOX, ANY MECHANICAL EQUIPMENT THAT DOES GET ADDED TO FUTURE BUILDING DESIGNS WILL CONFORM TO 05-200 SEC. 4.9. - THE REQUIRED TREE PLANTING AREA OF 3.75m BY 3.75m SHALL BE PROVIDED IN THE REAR YARD.

	REQUIRED	PROPOSED	
		LOT 1	LOT 2
MIN. LOT AREA	205 m <sup>2</sup> **	192.1 m <sup>2</sup>	187.5 m <sup>2</sup>
MIN. LOT WIDTH	6.6 m **	6.92 m	6.70 m
MIN. FRONT YARD	4.0 m	3.57 m	3.41 m
MIN. INT. SIDE YARD	1.2 m*	1.35 m*	1.2 m*
MIN. REAR YARD	7.5 m	7.56 m	7.8 m
BUILDING HEIGHT	10.5 m (2 STOREYS)	9.0 m (2 STOREYS)	9.0 m (2 STOREYS)
MAX. DRIVEWAY WIDTH	3.4 m	2.8 m	2.8 m
LANDSCAPED AREA (TOTAL)	MIN. 30%	48.0%	47.3%
LANDSCAPED FRONT YARD	MIN. 50%	59.7%	56.7%

# SEVERANCE SKETCH

1036 GARTH STREET  
HAMILTON

REVISIONS:  
2024/01/25- DIMENSIONS FOR LOT WIDTH AND CHART CORRECTION (J.T.)  
2024/10/08- ADJUSTED FOR ROAD WIDENING AND UPDATED CHART(J.T.)  
2024/10/09- ADJUSTED CHART TO ADD HM/A-23:347(J.T.)  
2024/11/10- ADJUSTMENTS UPON VERIFICATION OF SURVEY DATA (J.T.)  
2024/11/07- ADJUSTED DRIVEWAYS (J.T.)  
2024/11/14- ADDED GARAGE INTERNAL DIMENSIONS, NOTES AND ADJUSTED CHART(J.T.)

THIS DRAWING IS NOT TO SCALE.  
FOR DISCUSSION PURPOSES ONLY.

SURVEY INFO FROM BARICH  
GRENNIE SURVEYING LTD.:  
301 HWY. No.8 (2ND FLOOR), STONEY  
CREEK, ONTARIO, L8G 1E5  
905-662-6767,  
DRAWING #: 23-3158

SCALE:  
0m 5m 10m 15m 20m  
DATE:  
DEC 19, 2023

PROJECT FILE NO.  
2023\_44  
DRAWN BY: J.T.  
REVIEWED BY: T.G.

