



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

December 3, 2024

PED24177 – (ZAC-23-016)

Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 760 Stone Church Road East, 153 and 224 Eaglewood Drive, and 49 Eleanor Avenue, Hamilton.

Presented by: Shaival Gajjar

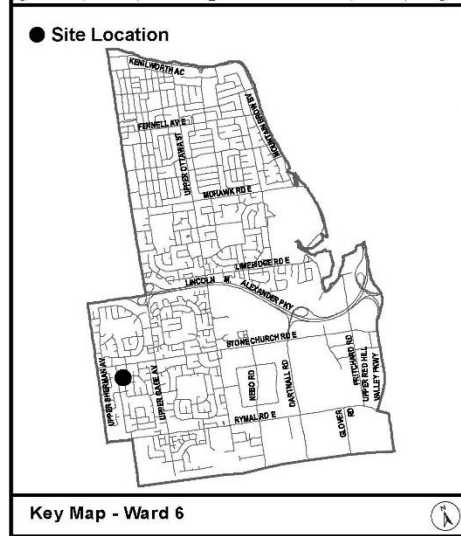
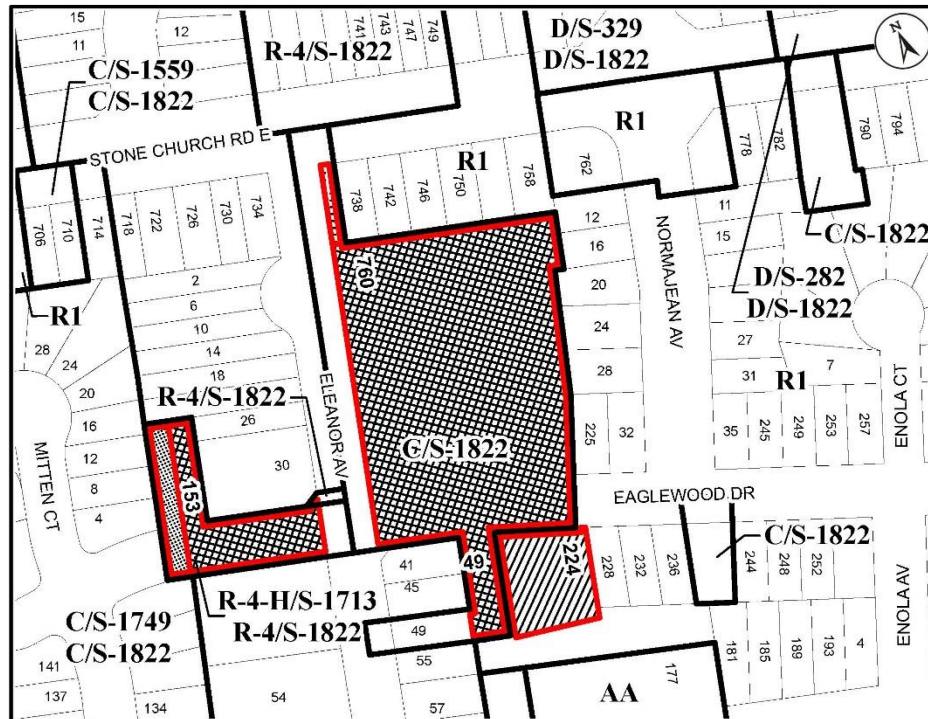


SUBJECT PROPERTY



760 Stone Church Road East, 153 and 224 Eaglewood Drive & 49 Eleanor Avenue, Hamilton





Location Map

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-23-016	Date: November 11, 2024
Appendix "A"	Scale: N.T.S.
Planner/Technician: SG/AL	

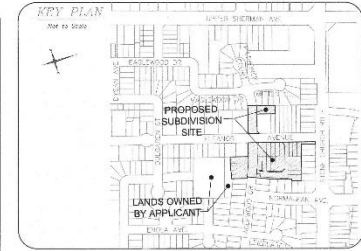
Subject Property

760 Stone Church Road East, 153 & 224 Eaglewood Drive and 49 Eleanor Avenue

- Block 1 - Change in zoning from the Low Density Residential (R1) Zone to the Low Density Residential - Small Lot (R1a, 918) Zone
- Block 2 - Lands to be added to Zoning By-law No. 05-200 as the Low Density Residential - Small Lot (R1a, 918) Zone
- Block 3 - Lands to be added to Zoning By-law No. 05-200 as the Low Density Residential (R1, H188) Zone
- Block 4 - Lands to be added to Zoning By-law No. 05-200 as the Low Density Residential - Small Lot (R1a, 921) Zone



LOT/BLOCK	AREA
1	368.00m ²
2	278.83m ²
3	368.19m ²
4	368.00m ²
5	368.27m ²
6	363.76 m ²
7	277.51m ²
8	277.51m ²
9	277.51m ²
10	277.51m ²
11	282.22m ²
12	282.22m ²
13	281.61m ²
14	281.61m ²
15	363.89m ²
16	363.89m ²
BLOCK 17	5,361.89m ²
BLOCK 18	161.88m ²
BLOCK 19	12.96m ²
FUTURE EAGLEWOOD DRIVE	1,643.88m ²
FUTURE EAGLEWOOD DRIVE	1,274.06m ²



DRAFT PLAN OF
760 Stone Church Rd East
BEING A PROPOSED SUBDIVISION OF
PART OF LOT 8, CONCESSION 8
GEOGRAPHIC TOWNSHIP OF BARTON
IN THE
CITY OF HAMILTON
SCALE 1:600
NICHOLAS P. MATH, 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 MAY BE CONSIDERED TO BE IN EXCESS BY 0.10%.

R.E. CHAPTER P. 13 R.S.O. 1990 SECTION 51(1)
THE PLANNING ACT

- A. SHOWS ON PLAN:
 - 1. METRIC DIMENSIONS
 - 2. SURVEY DATA
 - 3. SETBACKS
 - 4. EASEMENTS
 - 5. EGRESS ROUTES
 - 6. EGRESS ROUTES
 - 7. EGRESS ROUTES
 - 8. EGRESS ROUTES
 - 9. EGRESS ROUTES
 - 10. EGRESS ROUTES
 - 11. EGRESS ROUTES
 - 12. EGRESS ROUTES
 - 13. EGRESS ROUTES
 - 14. EGRESS ROUTES
 - 15. EGRESS ROUTES
 - 16. EGRESS ROUTES
 - 17. EGRESS ROUTES
 - 18. EGRESS ROUTES
 - 19. EGRESS ROUTES
 - 20. EGRESS ROUTES
 - 21. EGRESS ROUTES
 - 22. EGRESS ROUTES
 - 23. EGRESS ROUTES
 - 24. EGRESS ROUTES
 - 25. EGRESS ROUTES
 - 26. EGRESS ROUTES
 - 27. EGRESS ROUTES
 - 28. EGRESS ROUTES
 - 29. EGRESS ROUTES
 - 30. EGRESS ROUTES
 - 31. EGRESS ROUTES
 - 32. EGRESS ROUTES
 - 33. EGRESS ROUTES
 - 34. EGRESS ROUTES
 - 35. EGRESS ROUTES
 - 36. EGRESS ROUTES
 - 37. EGRESS ROUTES
 - 38. EGRESS ROUTES
 - 39. EGRESS ROUTES
 - 40. EGRESS ROUTES
 - 41. EGRESS ROUTES
 - 42. EGRESS ROUTES
 - 43. EGRESS ROUTES
 - 44. EGRESS ROUTES
 - 45. EGRESS ROUTES
 - 46. EGRESS ROUTES
 - 47. EGRESS ROUTES
 - 48. EGRESS ROUTES
 - 49. EGRESS ROUTES
 - 50. EGRESS ROUTES
 - 51. EGRESS ROUTES
 - 52. EGRESS ROUTES
 - 53. EGRESS ROUTES
 - 54. EGRESS ROUTES
 - 55. EGRESS ROUTES
 - 56. EGRESS ROUTES
 - 57. EGRESS ROUTES
 - 58. EGRESS ROUTES
 - 59. EGRESS ROUTES
 - 60. EGRESS ROUTES
 - 61. EGRESS ROUTES
 - 62. EGRESS ROUTES
 - 63. EGRESS ROUTES
 - 64. EGRESS ROUTES
 - 65. EGRESS ROUTES
 - 66. EGRESS ROUTES
 - 67. EGRESS ROUTES
 - 68. EGRESS ROUTES
 - 69. EGRESS ROUTES
 - 70. EGRESS ROUTES
 - 71. EGRESS ROUTES
 - 72. EGRESS ROUTES
 - 73. EGRESS ROUTES
 - 74. EGRESS ROUTES
 - 75. EGRESS ROUTES
 - 76. EGRESS ROUTES
 - 77. EGRESS ROUTES
 - 78. EGRESS ROUTES
 - 79. EGRESS ROUTES
 - 80. EGRESS ROUTES
 - 81. EGRESS ROUTES
 - 82. EGRESS ROUTES
 - 83. EGRESS ROUTES
 - 84. EGRESS ROUTES
 - 85. EGRESS ROUTES
 - 86. EGRESS ROUTES
 - 87. EGRESS ROUTES
 - 88. EGRESS ROUTES
 - 89. EGRESS ROUTES
 - 90. EGRESS ROUTES
 - 91. EGRESS ROUTES
 - 92. EGRESS ROUTES
 - 93. EGRESS ROUTES
 - 94. EGRESS ROUTES
 - 95. EGRESS ROUTES
 - 96. EGRESS ROUTES
 - 97. EGRESS ROUTES
 - 98. EGRESS ROUTES
 - 99. EGRESS ROUTES
 - 100. EGRESS ROUTES

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THE RELATIONS OF THE ADJACENT LANDS TO THE ADJACENT AND CORNER STAKES

DATE: 07-08-2024
SIGNATURE: [Signature]
NICHOLAS P. MATH, O.L.S.
ONTARIO LAND SURVEYOR

LAND USE SCHEDULE:

- PROPOSED SINGLE FAMILY DWELLINGS - LOTS 1 TO 16
- PROPOSED STREET - EAGLEWOOD DRIVE
- PROPOSED EGRESS ROUTE - BLOCK 17, 18 LOTS ON A HARM OF ROAD
- PROPOSED BLOCK (FOR RESIDENTIAL USE) - BLOCK 18
- PROPOSED DWELLING (RESIDENTIAL) - BLOCK 19
- AREA OF SITE = 13,378.81 m²

SUBDIVISION DRAFT APPROVAL:

I HEREBY CERTIFY THAT THIS PLAN AND THE PLANNING ACT IS IN ACCORDANCE WITH THE PLANNING ACT AND THE ECONOMIC DEVELOPMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF BY-LAW 57-2013.

DATE: 07-08-2024
SIGNATURE: [Signature]

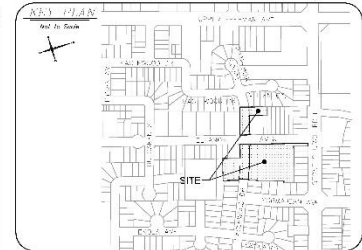
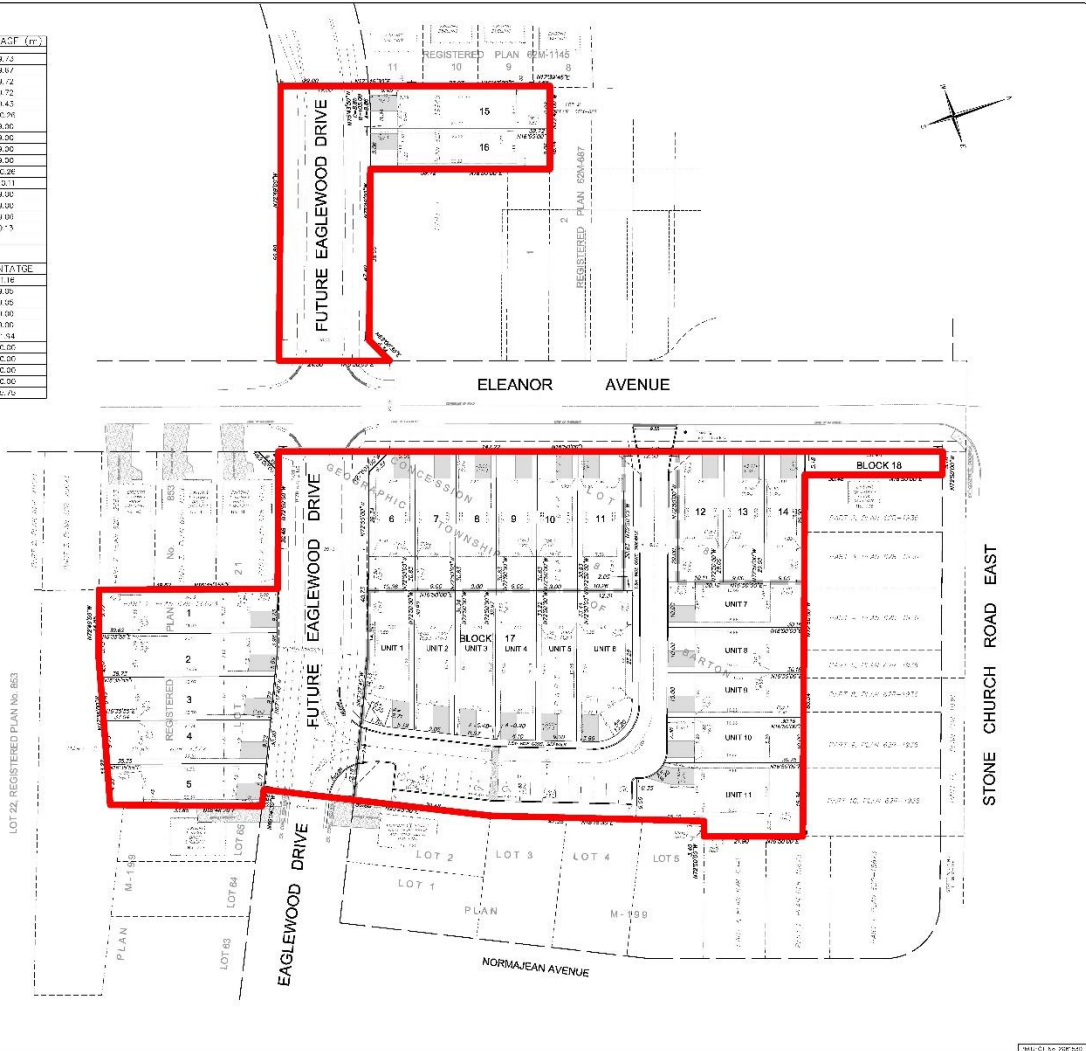
CENTRAL MANAGER, PLANNING AND ECONOMIC DEVELOPMENT
CITY OF HAMILTON

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
28 MAIN STREET WEST, SUITE 306
HAMILTON, ONTARIO L8P 1W4
TEL: 905-528-4782 FAX: 905-528-2288
www.ajclarke.ca

Appendix H to Report PED24177

UNIT	AREA (m ²)	FRONTAGE (m)
1	385.96	9.73
2	239.82	9.67
3	266.79	9.72
4	350.00	9.72
5	322.07	9.43
6	302.14	10.59
7	272.47	9.30
8	272.57	9.30
9	272.57	9.30
10	272.57	9.30
11	272.57	9.30
12	272.57	9.30
13	272.57	9.30
14	272.57	9.30
15	272.57	9.30
16	272.57	9.30

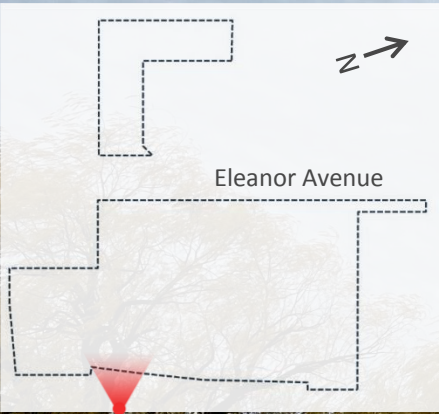
UNIT	AREA (m ²)	FRONTAGE (m)
1	308.02	11.46
2	282.70	9.30
3	272.72	9.30
4	297.90	9.30
5	293.00	9.30
6	318.72	11.94
7	328.50	10.50
8	321.63	10.50
9	321.63	10.50
10	322.26	10.50
11	322.26	10.50



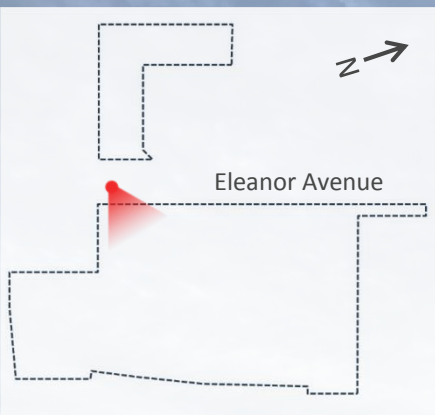
CONCEPT PLAN OF
760 Stone Church Rd East
BEING A PROPOSED SUBDIVISION OF
PART OF LOT 8, CONCESSION B
GEOGRAPHIC TOWNSHIP OF BARTON
IN THE
CITY OF HAMILTON
SCALE: 1:400

May 17, 2024


A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
20 MAIN STREET, WEST, SUITE 300
HAMILTON, ONTARIO, L8N 1M1
TEL: 905-528-8781 FAX: 905-528-2289
WWW.AJCLARKE.COM



Looking West at the subject site from Eaglewood Drive



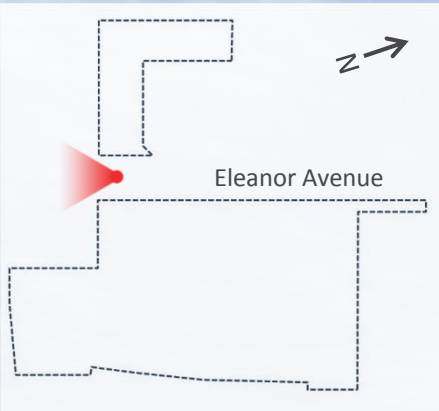
Looking East at the subject site from Eleanor Avenue



Looking West at the subject site from Eleanor Avenue



Looking North on Eleanor Avenue



Looking South on Eleanor Avenue



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE