



LEGAL DESCRIPTION
Part of
CONFESSION
OWNERSHIP OF GLANFORD
CITY OF HAMILTON

LEGEND

ZONING CHART (BLOCK COMMERCIAL)
GLANFORD ZONING BY-LAW NO. 64- RESIDENTIAL MULTIPLE FAMIL ZONE

| DESCRIPTION | REQUIRED | PROPOSED | COMPLIANCE |
|---|----------|----------------------|------------|
| MIN. LOT FRONTAGE PER UNIT | 40m | 63.2m | YES |
| MIN. LOT DEPTH PER UNIT | 60m | 138m | YES |
| MIN. LOT COVERAGE | 20% | 45.50% X 100 = 45.5% | NO |
| MIN. FRONT YARD SETBACK | 5.2m | 17.2m | YES |
| MIN. REAR YARD | 7.5m | 6.1m | NO |
| MIN. SIDE YARD | 4.8m | 4.8m | YES |
| MIN. WIND AND SHADING A RESIDENTIAL IN ZONE | 10.2m | 10.2m | YES |
| MIN. WINDSHIELD AREA | 10.2m | 9.14m | NO |
| MIN. WINDSHIELD AREA | 10.2m | 10.2m | YES |

ZONING CHART (STREET COMMERCIAL)
GLANFORD ZONING BY-LAW NO. 64- RESIDENTIAL MULTIPLE FAMIL ZONE

| DESCRIPTION | REQUIRED | PROPOSED | COMPLIANCE |
|---|----------|----------------------|------------|
| MIN. LOT FRONTAGE PER UNIT | 40m | 63.2m | YES |
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| MIN. WIND AND SHADING A RESIDENTIAL IN ZONE | 10.2m | 10.2m | YES |
| MIN. WINDSHIELD AREA | 10.2m | 9.14m | NO |
| MIN. WINDSHIELD AREA | 10.2m | 10.2m | YES |

3300 UPPER JAMES STREET
GLANFORD, ONTARIO
CONCEPTUAL SITE PLAN
CSP-1-1

LEGAL NOTES:

- A ZONING BY-LAW AMENDMENT IS REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.
- A ZONING BY-LAW AMENDMENT IS REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.

PREPARED BY: T. JONES CONSULTING

DATE: 2024-01-15

SCALE: 1:500