


SETTLEMENT RESIDENTIAL (S1) ZONE - Section 22.3 (City of Hamilton Zoning By-law 05-200)			
123.1 Permitted Uses	Required	Provided	Conforms
123.2 Regulations	Agriculture Residential Care Facility Single Detached Dwelling	Single Detached Dwelling	Yes
a) Min Lot Area	0.4 hectares	0.179 hectares	No
b) Min Lot Width	30 metres	28.98 metres	No
c) Min Front Yard	7.5 metres	5.01 metres	Yes
d) Min Side Yard	3 metres	5.02 metres	Yes
e) Min Rear Yard	7.5 metres	13.90 metres	Yes
f) Maximum Building Height	10.5 metres	Max. 15.5 metres	No
Accessory Buildings [Section 4.8]			
a)	Not permitted in front or flankage yard.	Shed in side yard	Yes
b)	Max Height 4.5 metres	14.5 metres	Yes
Buildings Accessory to Residential Uses [Single-Detached] [Section 4.8.1.1]			
a)	Aggregate gross floor area of accessory buildings	4,750m ²	Yes
b)	Setback from Rear Lot Line	13.09m	Yes
c)	Setback from Side Lot Line	1.09	Yes
Parking [Section 5]			
S.1. Location (all uses)	a) Located on same lot	On same lot	Yes
S.1.B Single-detached	1) Parking accessed via driveway from street to required parking with minimum 3-metre width 2) Dwelling with no garage cannot have driveway over 8 metres in width 3) Where provided in front yard, all other yard shall be landscaped	Driveway provided with minimum 3-metre width No other than 8 metres in landscaped	Yes Yes Yes
S.2.B Design Standards	3) Minimum 2.8 x 5.8 metres	3) 2.8 x 5.8 metres	Yes
c) Parking provided as follows:			
S.2.B) Parking Schedules	4) with separate access from street without requiring crossing of other vehicle 5) Single-detached dwelling: 1/1 unit	Parking accessed via driveway 2 spaces provided, space for one more	Yes Yes

PROJECT LINE

Fig. No. 4.1 Demarcation Lot 79
Owner: Matt Barnes, 1278 Old Hwy. No. 8, Hamilton, Ontario

PROJECT LINE →
PROPERTY LINE ←

NO.	REVISIONS / COMMENTS / DRAWINGS	DATE
1 <td>PROJECT FIRST PLAN COMMENTS DRAWINGS</td> <td>2024.02.28</td>	PROJECT FIRST PLAN COMMENTS DRAWINGS	2024.02.28
		ENG



6008 Hwy 6, RR#2
Eggs, ON, N0B 1S0
www.h2hinc.ca

MFC CHURCH TO RESIDENCE CONVERSION
MATT BARNES
1278 Old Highway 8, Sherbro, ONTARIO

SHEET TITLE:
SITE PLAN

DATE:	21-02-24	SCALE:	AS SHOWN
DRAWN BY:	JBY	CHECKED BY:	AJ
DESIGNED BY:	JBY	DATE PLOTTED:	2024-02-28 11:13:59
DATE:	JBY	SCALE:	AS SHOWN

A1.0