



**Legal Description**

PART OF LOT 8 CONCESSION 2:  
GEOGRAPHIC TOWNSHIP OF SALT FLEET IN THE  
CITY OF HAMILTON

**Key Plan**

Source: City of Hamilton

Zoning Summary: Multiple Residential (RM3-XXX) Zoning By-law 2002-02		
	Required	Proposed
Use Code	RM3	RM3
Lot Area (m <sup>2</sup> )	4,000 m <sup>2</sup> (0.4 ha)	13,000 m <sup>2</sup> (1.3 ha)
Lot Frontage (m)	30.0 m	60.0 m
Front Yard (m)	7.5 m	7.5 m
Side Yard (m)	6.0 m	6.0 m
Rear Yard (m)	7.5 m	7.5 m
Distance Between Buildings (m)	15.0 m	15.0 m
Setback (m)	3.0 m	3.0 m
Building Height (m)	11.0 m	11.0 m
Landscaping (m <sup>2</sup> )	100 m <sup>2</sup>	100 m <sup>2</sup>
Parking Spaces	2 spaces/unit	100 spaces
Design Parking Spaces	2 spaces/unit	100 spaces

Zoning Summary: Street Towns (RT) Zoning By-law 2002-02		
	Required	Proposed
Use Code	RT	RT
Lot Area (m <sup>2</sup> )	1,000 m <sup>2</sup>	1,000 m <sup>2</sup>
Lot Width (m)	6.0 m	6.0 m
Front Yard (m)	6.0 m	6.0 m
Side Yard (m)	1.2 m	1.2 m
Rear Yard (m)	7.5 m	7.5 m
Building Height (m)	11.0 m	11.0 m
Landscaping (m <sup>2</sup> )	100 m <sup>2</sup>	100 m <sup>2</sup>
Parking Spaces	1 space/unit	100 spaces
Design Parking Spaces	1 space/unit	100 spaces

**Notes:**

- All dimensions are in metres unless otherwise noted.
- Properly boundary & topographic survey have been provided by A.T. McLean Ltd. February 2004.
- Adjacent parcel fabric and existing features approximate.
- Plan roads to be designated by Council.
- Dimensions from face of curb to face of curb.
- C.S.W. = Concrete Sidewalk
- F.C. Denotes Flush curb.

1. Feb. 20, 2008 For Plan Submission GC

Rev. No. Date Issued / Revision By

**MHBC**

200401 INGRAM DRIVE, RICHMOND, ON L4B 3P1 | P: 905.561.1700 | WWW.MHBCAN.COM

**Approval Stamp**

THE CITY OF HAMILTON

Plans and drawings are approved pursuant to Section 41 of the Planning Act

Date of Approval

Arts Fabric

Manager, Development Planning  
Planning & Economic Development Department

**Project**

228 McNeilly Road  
& 1069 Highway No. 8

**Client**

LOSANI HOMES

430 McNeilly Road  
Stoney Creek, ON L3E 5E3  
P: 905.561.1700

**File Name**

CONCEPT PLAN

**Date**

February 20, 2025

**Drawn By**

GC

**Plan Scale**

1:750 (26x24)

**File No.**

111728

**Checked By**

D.A.

**Other**

**Dwg No.**

1 of 1

Unit Type	*Unit GFA (min/max) *Excludes garage & basement area*
Westbrook (Blocks 1-4)	158.5m <sup>2</sup> - 162.3m <sup>2</sup>
Whitehaven (Blocks A-E)	189.5m <sup>2</sup> - 195.3m <sup>2</sup>
Esprit Grande (Blocks F-K)	139.5m <sup>2</sup> - 145.2m <sup>2</sup>