LOT AREA: 2,913.7 m² (0.72 ac, 0.29 ha)

LOTS 1 - 5: SINGLE DETACHED RESIDENTIAL (5 UNITS)
BLOCK 1: LAKESIDE DRIVE R.O.W DEDICATION
BLOCK 2: DAYLIGHT TRIANGLE
BLOCK 3: TO BE MERGED WITH NEIGHBOURING PROPERTY TO WEST

DRAWING IS FOR DISCUSSION PURPOSES ONLY. NOT CREATED FROM A LEGAL SURVEY

ZONING: R1 HAMILTON ZONING BY-LAW 05-200	ZONING PROVISIONS	LOTS TO BE CREATED					
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	BLOCK 3
MIN.LOT AREA	360.0 m²	456.9 m²	370.6 m²	371.8 m²	375.0 m²	380.2 m²	373.7 m²
MIN. FRONTAGE	12.0 m	12.5 m	13.2 m	13.2 m	13.2 m	13.8 m	-----
MIN. FRONT YARD	4.0 m	8.0 m	6.0 m	6.0 m	6.0 m	6.0 m	-----
MIN. INT. SIDE YARD	1.2 m	1.26 m	1.2 m	1.2 m	1.2 m	1.2 m	-----
MIN. EXT. SIDE YARD	3.0 m	-----	-----	-----	-----	3.0 m	-----
MIN. REAR YARD	7.5 m	14.4 m	7.5 m	7.5 m	7.5 m	7.5 m	-----
BUILDING HEIGHT	10.5 m	<10.5 m	<10.5 m	<10.5 m	<10.5 m	<10.5 m	-----
MIN. LANDSCAPING	30%	67.6%	>52.1%	>51.9%	>51.8%	>57.1%	100%
MIN. FRONT/EXTERIOR YARD LANDSCAPING	50%	76.1%	>50%	>50%	>50%	>50%	-----
REQUIRED PARKING *	2 SPACES PER DWELLING UNIT	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	-----
							-----

* Required Parking - All parking spaces are required to be minimum 2.8m in width and 5.8m in length. Typical space shown as **3.0m by 6.0m**.

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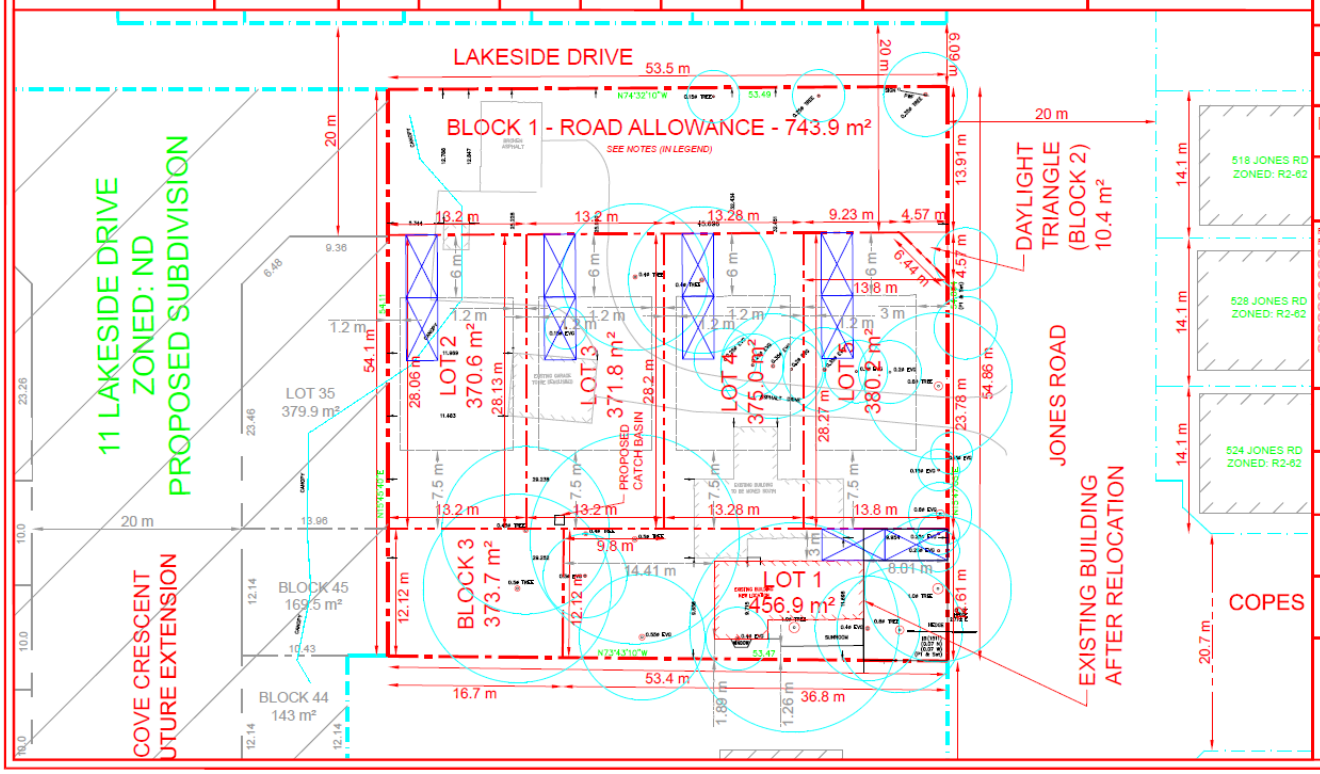
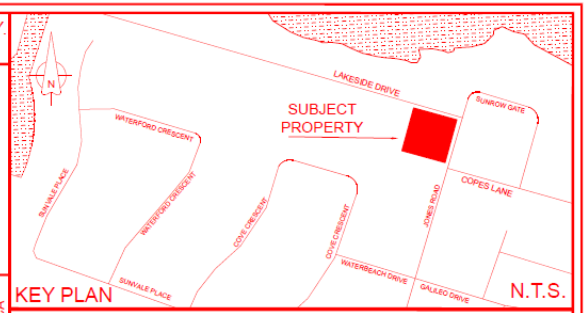




KEY PLAN N.T.S.

DRAFT PLAN OF SUBDIVISION - ZONING STATISTICS

515 JONES ROAD - IN THE FORMER MUNICIPALITY OF STONEY CREEK. NOW IN THE CITY OF HAMILTON

LAND USE	LOT / BLOCK NO.	AREA	% LAND USE	UNITS
EXISTING SITE	------	2,913.7 m²	100 %	1
PROPOSED DEVELOPMENT				
SINGLE DETACHED	LOT 1 - 5 +BLOCK 3	2,159.3 m²	74.1%	5
PUBLIC R.O.W. DEDICATION	BLOCK 1&2	754.4 m²	25.9 %	0

- PARKING SPACES ARE 3.0m x 6.0m

REVISION CHART: REVISED AS PER CITY COMMENTS 26/01/22 (SC)
REVISED ZONING APPLIED TO PROPOSED DEVELOPMENT AS PER CITY COMMENTS 07/03/22 (SC)
(15/08/2023) ADJUSTED DRAWING TO CONFORM TO SURVEY DATA AND ADDED TREES (JT)
(16/10/2023) ADJUSTED DRAWING TO RETAIN HERITAGE BUILDING AND TREE LINE (JT)
(22/05/2024) ADJUSTED LOTS TO ALLOW HERITAGE BUILDING RETENSION WITH RELOCATING IT TO SOUTH , ALSO ADJUSTING CHART TO MATCH (JT)
(27/05/2024) FURTHER ADJUSTMENTS TO RETAINED BUILDING AND LOTS, CHART TO MATCH (JT)
(10/06/2024) MINOR ADJUSTMENTS, STAFF COMMENTS ADDRESSED: PARKING, SETBACKS, GROSS FLOOR AREA (JT)
(02/10/2024) MINOR CORRECTION OF CHART NUMBERS.(JT)
(08/10/2024) ADDED GFAs AND CATCH BASIN IN LOT 3.(JT)
(17/10/2024) ADDED NOTE AND STAMP SPACE (JT)
(10/12/2024) ALTERED CHART TO REFLECT NEW ZONING OF R1 IN 05-200 BY-LAW(JT)

THIS DRAWING WAS COMPLETED / REVIEWED BY R.P.P.

SCALE: 1:200
WHEN PRINTED ON 24 X 36

DRAWN BY: S.C.
REVIEWED BY: T.G.

PROJECT FILE NO.
2021_03

DATE:
JANUARY 14, 2022

0 5 10 20 30 40 50
SCALE meters

LOT AREA: 2,914.0 m² (0.72 ac, 0.29 ha)

LOTS 1 - 5: SINGLE DETACHED RESIDENTIAL (5 UNITS)
BLOCK 1: LAKESIDE DRIVE R.O.W DEDICATION (ROAD WIDENING), INCLUDING DAYLIGHT TRIANGLE
BLOCK 2: TO BE MERGED WITH NEIGHBOURING PROPERTY TO WEST (RESIDENTIAL USE)
ALL ADJOINING LANDS ARE SINGLE DETACHED RESIDENTIAL USES.

ZONING: R1 HAMILTON ZONING BY-LAW 05-200	ZONING PROVISIONS	LOTS TO BE CREATED					
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	BLOCK 2
MIN.LOT AREA	360.0 m²	458.2 m²	369.4 m²	370.3 m²	373.6 m²	378.7 m²	203.9 m²
MIN. FRONTAGE	12.0 m	12.5 m	13.2 m	13.2 m	13.2 m	13.8 m	----
MIN. FRONT YARD	4.0 m	8.0 m	6.0 m	6.0 m	6.0 m	6.0 m	-----
MIN. INT. SIDE YARD	1.2 m	1.26 m	1.2 m	1.2 m	1.2 m	1.2 m	-----
MIN. EXT. SIDE YARD	3.0 m	-----	-----	-----	-----	3.0 m	-----
MIN. REAR YARD	7.5 m	14.4 m	7.5 m	7.5 m	7.5 m	7.5 m	-----
BUILDING HEIGHT	10.5 m	<10.5 m	<10.5 m	<10.5 m	<10.5 m	<10.5 m	-----
MIN. LANDSCAPING	30%	67.6%	>52.1%	>51.9%	>51.8%	>57.1%	100%
MIN. FRONT/EXTERIOR YARD LANDSCAPING	50%	76.1%	>50%	>50%	>50%	>50%	-----
REQUIRED PARKING *	2 SPACES PER DWELLING UNIT	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	-----

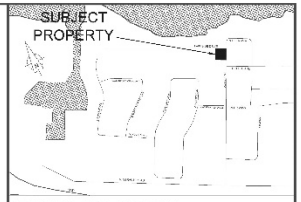
* REQUIRED PARKING - ALL PARKING SPACES ARE REQUIRED TO BE MINIMUM OF 2.8m IN WIDTH AND 5.8m IN LENGTH. TYPICAL SPACE SHOWN AS **3.0m by 6.0m**.
** SECURITIES TO BE PROVIDED FOR SIDEWALK CONSTRUCTION AS A CONDITION OF SITE PLAN APPROVAL.

DRAWING BASED ON SURVEY BY:
RICHMOND SURVEYING INC. ONTARIO LAND SURVEYOR
70 EAST BEAVER CREEK RD, UNIT #11, RICHMONDHILL, ON, L4B3B2
(647) 333-6200
INFO@RICHMONDSURVEYINGINC.COM
DRAWING#: 24-181 DRAWING DATE: 2024/12/05

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN

2025-04-17 — DATE
mario cavallini — SURVEYOR NAME
SURVEYOR SIGNATURE

NOTES:
- SUBJECT PROPERTIES TO BE FULLY SERVICED BY MUNICIPAL WATER AND WASTEWATER SERVICES.
- LAND USE OF ALL ADJOINING AND SURROUNDING LANDS ARE SINGLE DETACHED RESIDENTIAL USES OR MUNICIPAL ROAD R.O.W.



KEY PLAN

INFORMATION REQUIRED

Urban in Mind
WWW.URBANINMIND.CA

DRAFT PLAN OF SUBDIVISION

515 JONES ROAD - IN THE FORMER MUNICIPALITY OF STONEY CREEK.
NOW IN THE CITY OF HAMILTON

LAND USE	LOT / BLOCK NO.	AREA	% LAND USE	UNITS
EXISTING SITE	------	2,914.0 m²	100 %	1
PROPOSED DEVELOPMENT				
SINGLE DETACHED	LOT 1 - 5 ~~+BLOCK 2~~	1949.75 m² ~~2,153.65 m²~~	66.9 % ~~73.9%~~	5
PUBLIC R.O.W. DEDICATION	BLOCK 1	760.35 m²	26.1 %	0
FUTURE DEVELOPMENT	BLOCK 2	203.9 m²	7.0 %	0

- PARKING SPACES ARE 3.0m x 6.0m

REVISION CHART: REVISED AS PER CITY COMMENTS 26/01/22 (SC)
REVISED ZONING APPLIED TO PROPOSED DEVELOPMENT AS PER CITY COMMENTS 07/03/22 (SC)
(15/08/2023) ADJUSTED DRAWING TO CONFORM TO SURVEY DATA AND ADDED TREES (JT)
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(10/12/2024) ALTERED CHART TO REFLECT NEW ZONING OF R1 IN 05-200 BY-LAW(JT)
(04/04/2025) UPDATES AS PER PRECONSULTATION COMMENTS (JT)
(05/04/2025) ADJUSTMENTS TO FIT UPDATED SURVEY (JT)
(11/04/2025) ADDED ELEVATION POINTS, CONTOURS, ADJUSTED CHARTS AND KEY MAP PER COMMENTS (JT)
(17/04/2025) ADDED INFORMATION REQUIRED LIST AND ADJUSTMENTS PER COMMENTS

THIS DRAWING WAS COMPLETED / REVIEWED BY R.P.P.

DRAWN BY: S.C.
REVIEWED BY: T.G.

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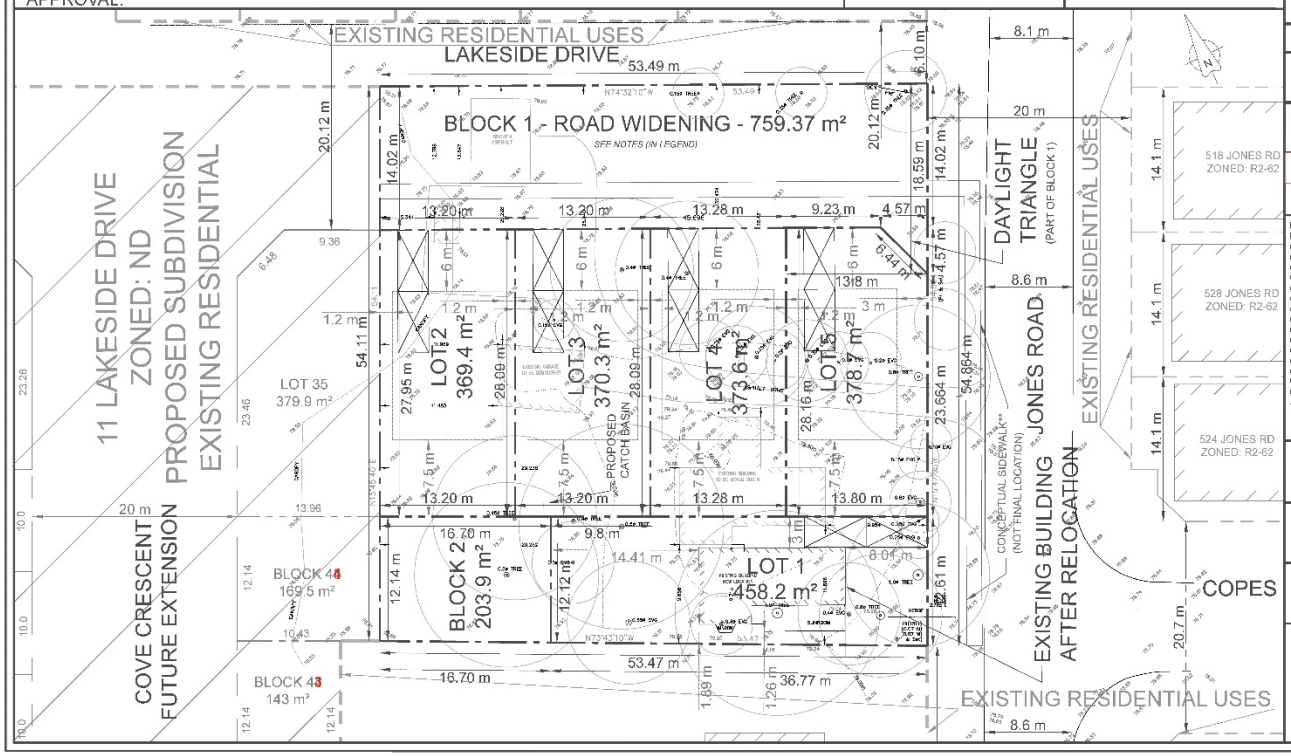
JANUARY 14, 2022



0 5 10 20 30 40 50
SCALE meters