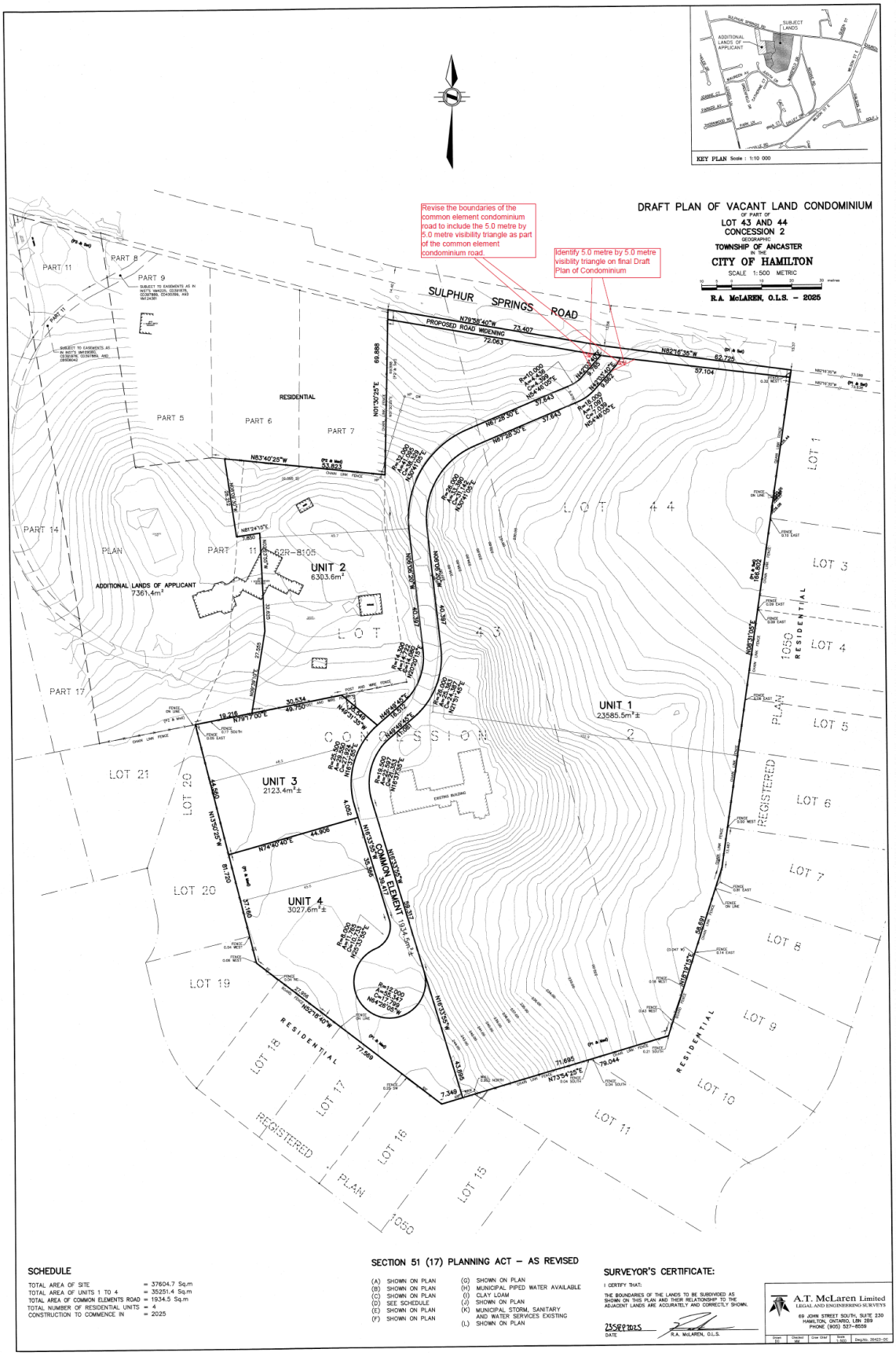
DRAFT PLAN OF VACANT LAND CONDOMINIUM
OF PART OF
LOT 43 AND 44
CONCESSION 2
GEOGRAPHIC
TOWNSHIP OF ANCASTER
IN THE
CITY OF HAMILTON
SCALE 1:500 METRIC
R.A. McLAREN, O.L.S. – 2025
Revise the boundaries of the common element condominium road to include the 5.0 metre by 5.0 metre visibility triangle as part of the common element condominium road.
Identify 5.0 metre by 5.0 metre visibility triangle on final Draft Plan of Condominium
SULPHUR SPRINGS ROAD
PROPOSED ROAD WIDENING
RESIDENTIAL
UNIT 1
23585.5m²±
UNIT 2
6303.6m²
UNIT 3
2123.4m²±
UNIT 4
3027.6m²±
COMMON ELEMENT
1934.5m²±
ADDITIONAL LANDS OF APPLICANT
7361.4m²
LOT 44
LOT 43
EXISTING BUILDING
SCHEDULE
TOTAL AREA OF SITE = 37604.7 Sq.m
TOTAL AREA OF UNITS 1 TO 4 = 35251.4 Sq.m
TOTAL AREA OF COMMON ELEMENTS ROAD = 1934.5 Sq.m
TOTAL NUMBER OF RESIDENTIAL UNITS = 4
CONSTRUCTION TO COMMENCE IN = 2025
SECTION 51 (17) PLANNING ACT – AS REVISED
(A) SHOWN ON PLAN
(B) SHOWN ON PLAN
(C) SHOWN ON PLAN
(D) SEE SCHEDULE
(E) SHOWN ON PLAN
(F) SHOWN ON PLAN
(G) SHOWN ON PLAN
(H) MUNICIPAL PIPED WATER AVAILABLE
(I) CLAY LOAM
(J) SHOWN ON PLAN
(K) MUNICIPAL STORM, SANITARY AND WATER SERVICES EXISTING
(L) SHOWN ON PLAN
SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
23SEP2025
DATE
R.A. McLAREN, O.L.S.
A.T. McLaren Limited
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