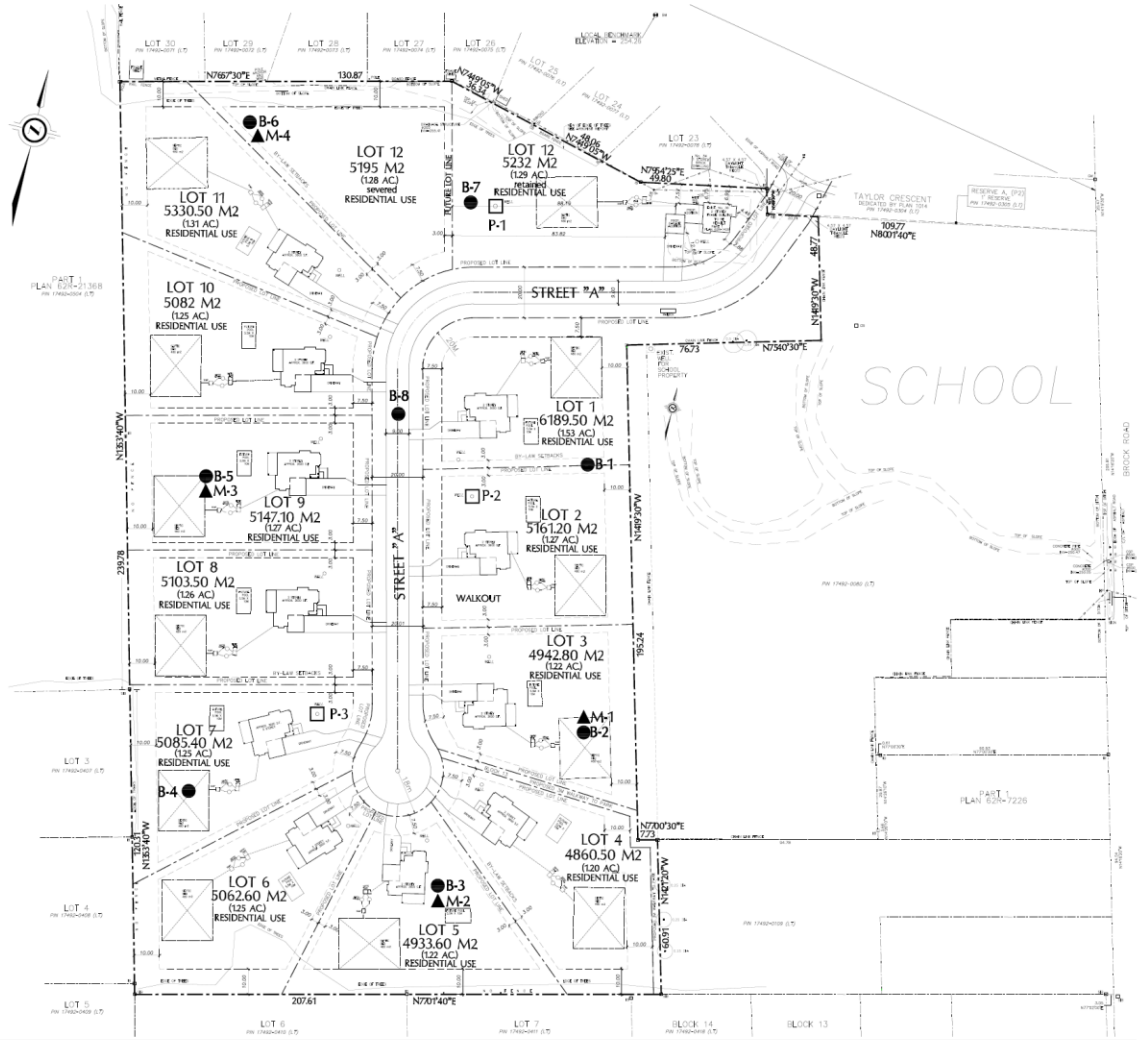
SITE PLAN CONCEPT FOR
PART OF LOT 8
CONCESSION 2
CTY OF HAMILTON
TOWNSHIP OF WEST FLAMBOROUGH

PROPOSED LOT STATISTICS

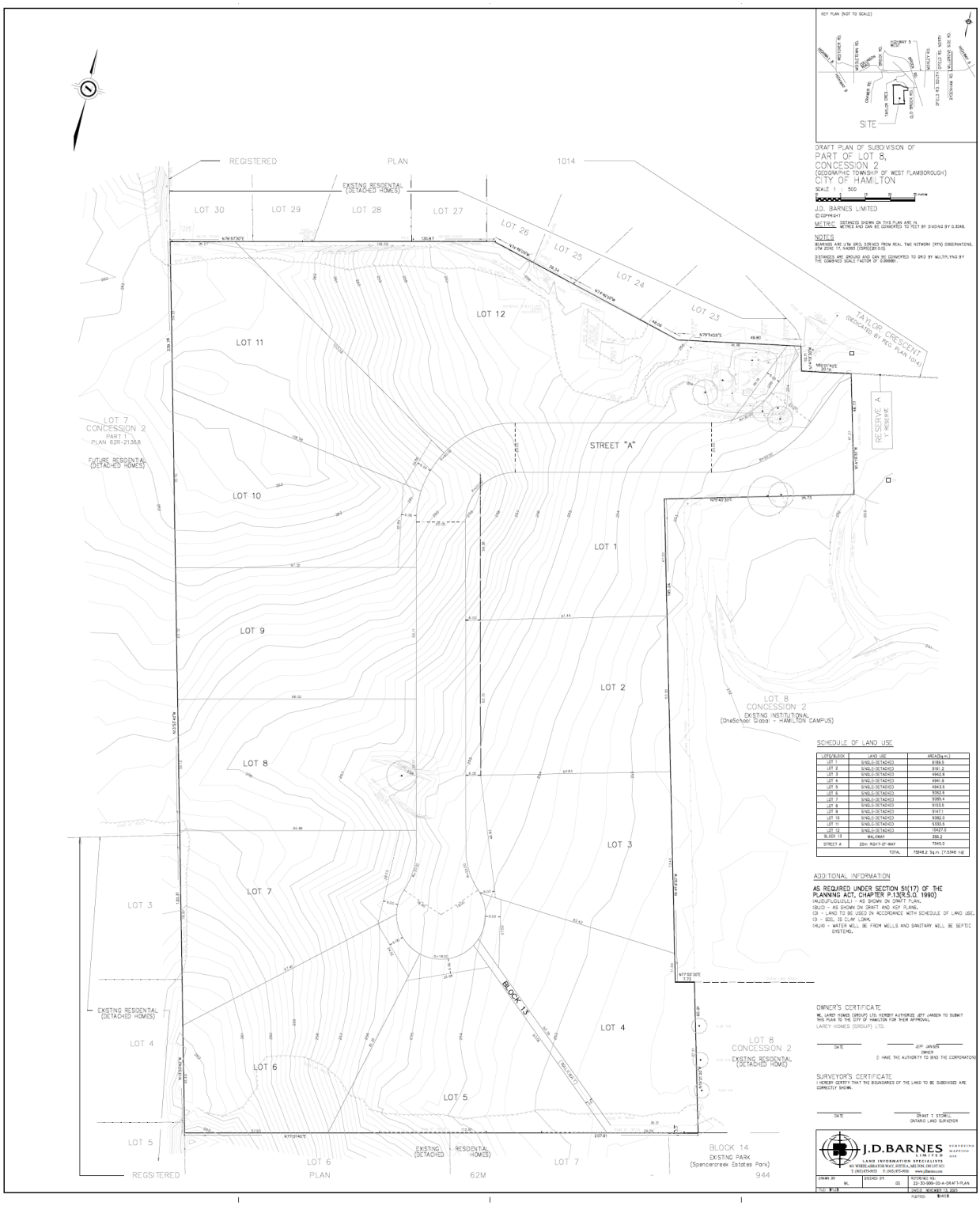
(ALL VALUES TO BE CONFIRMED WITH INDIVIDUAL HOUSE DESIGN)

LOT #	LOT AREA	LOT COVERAGE ALLOWED	LOT COVERAGE PROPOSED	GROSS FLOOR AREA	SOFT LANDSCAPING	HARDSCAPE
1	6,189.50 M2	618.95 M2 (10%)	450 M2 (7.30%)	334.50 M2	5,600.92 M2	138.58 M2
2	5,161.20 M2	516.12 M2 (10%)	450 M2 (8.70%)	334.50 M2	4,572.52 M2	138.68 M2
3	4,942.80 M2	494.28 M2 (10%)	450 M2 (9.10%)	334.50 M2	4,365.74 M2	127.06 M2
4	4,860.50 M2	486.05 M2 (10%)	450 M2 (9.25%)	334.50 M2	4,265.54 M2	144.96 M2
5	4,933.60 M2	493.36 M2 (10%)	450 M2 (9.12%)	334.50 M2	4,350.31 M2	133.29 M2
6	5,062.60 M2	506.26 M2 (10%)	450 M2 (8.90%)	334.50 M2	4,482.30 M2	130.30 M2
7	5,085.40 M2	508.54 M2 (10%)	450 M2 (8.85%)	334.50 M2	4,484.73 M2	170.67 M2
8	5,103.50 M2	510.35 M2 (10%)	450 M2 (8.82%)	334.50 M2	4,484.77 M2	168.73 M2
9	5,147.10 M2	514.71 M2 (10%)	450 M2 (8.74%)	334.50 M2	4,543.42 M2	153.68 M2
10	5,082 M2	508.20 M2 (10%)	450 M2 (8.85%)	334.50 M2	4,486 M2	146 M2
11	5,330.50 M2	533.05 M2 (10%)	450 M2 (8.44%)	334.50 M2	4,676.47 M2	204.03 M2
12	10,427 M2	1042.70 M2 (10%)	258.85 M2 (2.50%)	335 M2	10,068.33 M2	99.82 M2



PROPOSAL - 2 AT 12 LOTS
18.6 acres (75,343.20m2)

Appendix B to Report PED26083


KEY PLAN (NOT TO SCALE)
SITE
DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 8,
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF WEST FLAMBOROUGH)
CITY OF HAMILTON
SCALE 1 : 500
J.D. BARNES LIMITED
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
NOTES
BEARINGS ARE UTM GRID BEARINGS FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999887.
REGISTERED PLAN 1014
EXISTING RESIDENTIAL (DETACHED HOMES)
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
LOT 23
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
TAYLOR CRESCENT (DEDICATED BY REC PLAN 1014)
RESERVE A
STREET "A"
BLOCK 13
BLOCK 14
EXISTING PARK (Spencercreek Estates Park)
LOT 7 CONCESSION 2 PART 1 PLAN 62R-21368
FUTURE RESIDENTIAL (DETACHED HOMES)
LOT 8 CONCESSION 2 EXISTING INSTITUTIONAL (OneSchool Global - HAMILTON CAMPUS)
LOT 8 CONCESSION 2 EXISTING RESIDENTIAL (DETACHED HOMES)
REGSITERED PLAN 62M 944
SCHEDULE OF LAND USE
LOT/BLOCK | LAND USE | AREA(Sq.m.)
LOT 1 | SINGLE-DETACHED | 8188.5
LOT 2 | SINGLE-DETACHED | 5181.2
LOT 3 | SINGLE-DETACHED | 4942.8
LOT 4 | SINGLE-DETACHED | 4941.8
LOT 5 | SINGLE-DETACHED | 4943.5
LOT 6 | SINGLE-DETACHED | 5092.6
LOT 7 | SINGLE-DETACHED | 5095.4
LOT 8 | SINGLE-DETACHED | 5133.5
LOT 9 | SINGLE-DETACHED | 5147.1
LOT 10 | SINGLE-DETACHED | 5092.0
LOT 11 | SINGLE-DETACHED | 5133.5
LOT 12 | SINGLE-DETACHED | 15427.0
BLOCK 13 | RAILWAY | 399.2
STREET A | 20m R21-27-WAY | 7345.0
TOTAL | 75348.2 Sq.m. (7.5348 ha)
ADDITIONAL INFORMATION
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990)
(A)(B)(F)(J)(L)(L) - AS SHOWN ON DRAFT PLAN.
(B)(D) - AS SHOWN ON DRAFT AND KEY PLANS.
(D) - LAND TO BE USED IN ACCORDANCE WITH SCHEDULE OF LAND USE.
(I) - SOIL IS CLAY LOAM.
(H)(K) - WATER WILL BE FROM WELLS AND SANITARY WILL BE SEPTIC SYSTEMS.
OWNER'S CERTIFICATE
MR. LARRY HOMES (GROUP) LTD. HEREBY AUTHORIZE JEFF JANSEN TO SUBMIT THIS PLAN TO THE CITY OF HAMILTON FOR THEIR APPROVAL.
LARRY HOMES (GROUP) LTD.
DATE
JEFF JANSEN
OWNER
I/ WE HAVE THE AUTHORITY TO BIND THE CORPORATION
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.
DATE
DRANT T. STORNILI
ONTARIO LAND SURVEYOR
J.D.BARNES LIMITED
LAND INFORMATION SPECIALISTS
80 WEBER JARVIS WAY, BOSTON, ON L0L 1T0
T: (905) 875-9610 F: (905) 875-9916 www.jdbarnes.com
DRAWN BY: ML
CHECKED BY: DS
REFERENCE NO.: 22-33-000-00-A-DRAFT-PLAN
DATE: NOVEMBER 13, 2025
PLOT: 1:1
PLOTTED: 1:1