

LEGAL DESCRIPTION

PART OF LOT 43
 CONCESSION 3
 GEOGRAPHIC
 TOWNSHIP OF ANCASTER,
 IN THE
 CITY OF HAMILTON



REVISIONS

REV.	DESCRIPTION	DATE	INIT.
C	ISSUED	10-JUNE-2022	JB
B	ISSUED	27-JAN-2022	JB
A	DISCUSSION	27-JULY-2021	JB

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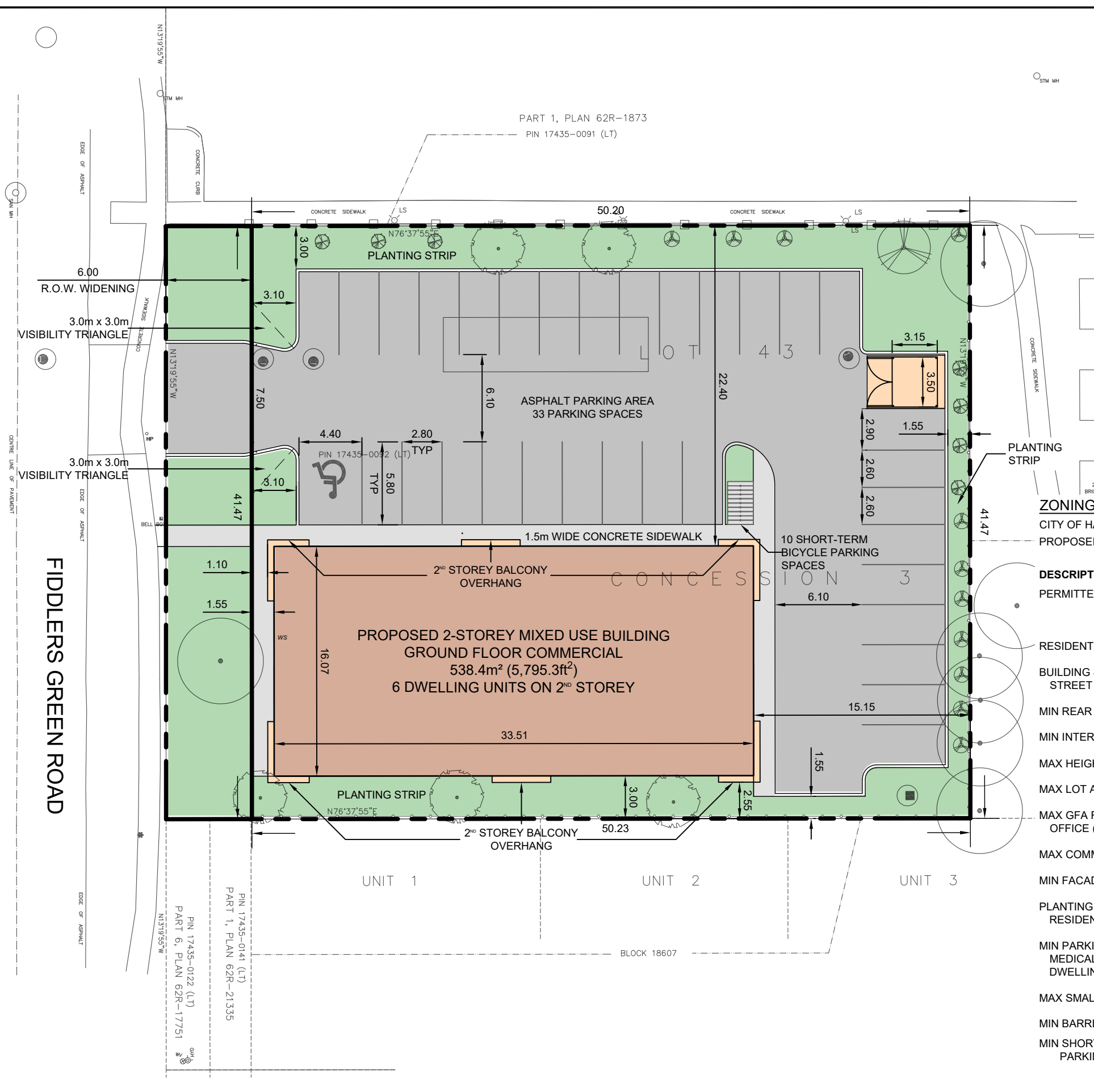
DESIGN NOTES:

- BOUNDARIES BASED ON LEGAL SURVEY COMPLETED BY A.T. MCLAREN DATED 21-DEC-2021.
- THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
- ALL BUILDING DESIGN TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
- OFFICIAL PLAN DESIGNATED R.O.W WIDENINGS ARE SHOWN ON THE PLAN. HOWEVER, THE CITY DOES RESERVE THE RIGHT TO REQUEST FURTHER R.O.W WIDTH THROUGH PLANNING APPLICATIONS IF DEEMED NECESSARY.
- DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS.
- PLAN IS SUBJECT TO ZONING BY-LAW AMENDMENT. PROPOSAL IS NOT PERMITTED AS OF RIGHT.

ZONING CHART

CITY OF HAMILTON ZONING BY-LAW 05-200
 PROPOSED ZONE: NEIGHBOURHOOD COMMERCIAL (C2) ZONE

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
PERMITTED USE	MEDICAL CLINIC OFFICE DWELLING UNITS	MEDICAL CLINIC OFFICE DWELLING UNITS	YES YES YES
RESIDENTIAL USES	50% OF GFA	50% OF GFA	YES
BUILDING SETBACK FROM STREET LINE (NOT FINAL)	MIN 1.5m MAX 3.0m	1.5m 1.5m	YES YES
MIN REAR YARD	7.5m	15.2m	YES
MIN INTERIOR SIDE YARD	3.0m	3.0m	YES
MAX HEIGHT	11.0m	11.0m	YES
MAX LOT AREA	5,000.0m ²	2,081.3m ²	YES
MAX GFA FOR INDIVIDUAL OFFICE (PER UNIT)	500.0m ²	0.0m ²	YES
MAX COMMERCIAL GFA	2,000m ²	0.0m ²	YES
MIN FACADE WIDTH	40% LOT WIDTH	38.3% LOT WIDTH	NO
PLANTING STRIP ABUTTING RESIDENTIAL ZONE	1.5m	1.5m	YES
MIN PARKING SPACES MEDICAL CLINIC DWELLING UNIT	39 1 PER 16m ² = 33 1 PER UNIT = 6	33 1 PER 20m ² = 27 1 PER UNIT = 6	NO
MAX SMALL CAR PARKING	10% = 3	3	YES
MIN BARRIER FREE SPACE	1	1	YES
MIN SHORT-TERM BICYCLE PARKING SPACES	5 RESIDENTIAL 5 COMMERCIAL	5 RESIDENTIAL 5 COMMERCIAL	YES YES



Plotted by: Jennifer Badley; 23-JUN-2022; 8:33PM