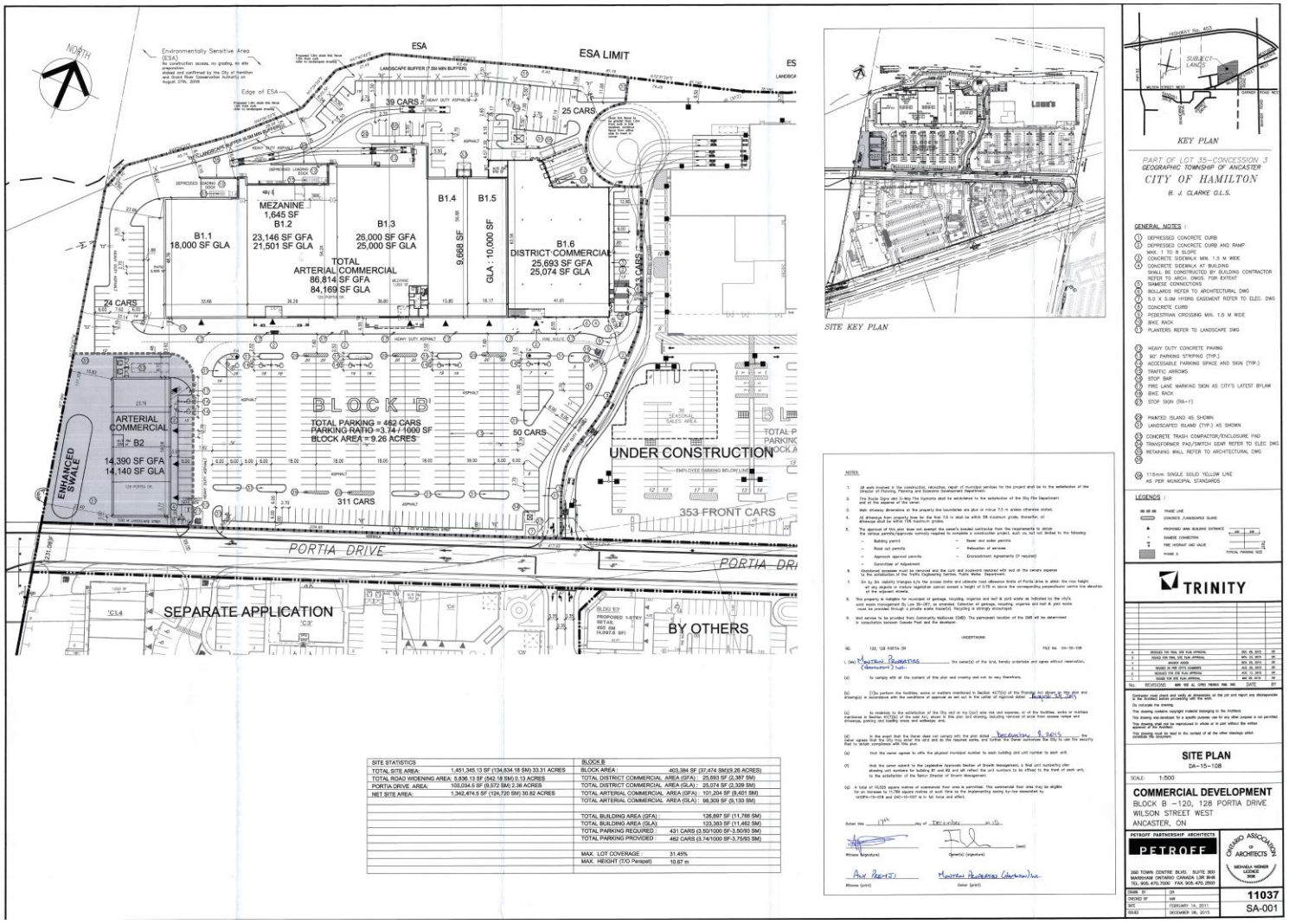

SITE STATISTICS		BLOCK B	
TOTAL SITE AREA:	1,491,346.13 SF (134,834.18 SM) 33.31 ACRES	BLOCK AREA :	403,384 SF (37,474 SM)(9.26 ACRES)
TOTAL ROAD WIDENING AREA:	5,836.13 SF (542.18 SM) 0.13 ACRES	TOTAL DISTRICT COMMERCIAL AREA (GFA) :	25,693 SF (2,387 SM)
PORTIA DRIVE AREA:	103,034.5 SF (9,572 SM) 2.36 ACRES	TOTAL DISTRICT COMMERCIAL AREA (GLA) :	25,074 SF (2,329 SM)
NET SITE AREA:	1,342,474.5 SF (124,720 SM) 30.82 ACRES	TOTAL ARTERIAL COMMERCIAL AREA (GFA) :	101,204 SF (9,401 SM)
		TOTAL ARTERIAL COMMERCIAL AREA (GLA) :	98,309 SF (9,133 SM)
		TOTAL BUILDING AREA (GFA) :	126,897 SF (11,788 SM)
		TOTAL BUILDING AREA (GLA):	123,383 SF (11,462 SM)
		TOTAL PARKING REQUIRED :	431 CARS (3.50/1000 SF-3,50/93 SM)
		TOTAL PARKING PROVIDED :	462 CARS (3.74/1000 SF-3.75/93 SM)
		MAX. LOT COVERAGE :	31.46%
		MAX. HEIGHT (T/O Parapet)	10.67 m

SITE KEY PLAN

NOTES:

1. All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director of Planning, Planning and Economic Development Department.
2. Fire Route Signs and 3-Way Fire Hydrants shall be satisfactory to the satisfaction of the City Fire Department and at the expense of the owner.
3. Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.
4. All driveways from property line for the first 7.5 m shall be within 5% maximum grade, thereafter, all driveways shall be within 15% maximum grade.
5. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:
   - Building permit
   - Road cut permits
   - Approach approval permits
   - Demolition of Adjacent
   - Sewer and water permits
   - Relocation of services
   - Encroachment Agreements (if required)
6. Abandoned accesses must be removed and the curb and boulevard restored with sod at the owners expense to the satisfaction of the Traffic Engineering Section, Public Works Department.
7. Sin by 3m visibility triangles b/w the access limits and ultimate road allowance limits of Portia drive in which the max height of any objects or mature vegetation cannot exceed a height of 0.70 m above the corresponding perpendicular centre line elevation of the adjacent roadway.
8. This property is ineligible for municipal of garbage, recycling, organics and leaf & yard waste as indicated by the city's solid waste management By Law 09-067, as amended. Collection of garbage, recycling, organics and leaf & yard waste must be provided through a private waste hauler(s). Recycling is strongly encouraged.
9. Mail service to be provided from Community Mailboxes (CMB). The permanent location of the CMB will be determined in consultation between Canada Post and the developer.

UNDERTAKING

RE: 120, 128 PORTIA DR FILE No. DA-15-108

I, (we) Mountain Properties the owner(s) of the land, hereby undertake and agree without reservation, (Hereinafter I/we):

(a) to comply with all the content of this plan and drawing and not to vary therefrom;

(b) I/We perform the facilities, works or matters mentioned in Section 41(7)(c) of the Planning Act shown on this plan and drawing(s) in accordance with the conditions of approval as set out in the Letter of Approval dated August 25, 2015

(c) As insurance to the satisfaction of the City and at my (our) sole risk and expense, all of the facilities, works or matters mentioned in Section 41(7)(c) of the said Act, shown on this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and walkways; and,

(d) In the event that the lands does not comply with the plan dated December 9, 2015 the undersigned agrees to file a new site plan application and do the required works and further the Owner authorizes the City to use the security that is which compliance with the plan.

(e) that the owner agrees to affix the physical municipal number to each building and unit number to each unit.

(f) that the owner submit to the Legislative Approvals Section of Growth Management, a final unit numbering plan showing unit numbers for building B1 and B2 and will reflect the unit numbers to be affixed to the front of each unit, to the satisfaction of the Senior Director of Growth Management.

(g) A total of 10,025 square metres of commercial floor area is permitted. This commercial floor area may be eligible for an increase to 11,788 square metres of such time as the implementing zoning by-law associated by UHOPA-15-018 and ZAC-15-037 is in full force and effect.

Dated this 11th day of December 2015

Witness (signature) Owner(s) (signature) (seal)

Andy Pennisi Mountain Properties (Canada) Inc.

Witness (print) Owner (print)

KEY PLAN

PART OF LOT 35–CONCESSION 3
GEOGRAPHIC TOWNSHIP OF ANCASTER
CITY OF HAMILTON
B. J. CLARKE O.L.S.

GENERAL NOTES :

1. DEPRESSED CONCRETE CURB
2. DEPRESSED CONCRETE CURB AND RAMP MAX. 1 TO 8 SLOPE
3. CONCRETE SIDEWALK MIN. 1.5 M WIDE
4. CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCH. DWGS. FOR EXTENT SHARED CONNECTIONS
5. BOLLARDS REFER TO ARCHITECTURAL DWG
6. 5.0 X 5.0M HYDRO EASEMENT REFER TO ELEC. DWG
7. CONCRETE CURB
8. PEDESTRIAN CROSSING MIN. 1.5 M WIDE
9. BIKE RACK
10. PLANTERS REFER TO LANDSCAPE DWG

11. HEAVY DUTY CONCRETE PAVING
12. 90° PARKING STRIPING (TYP.)
13. ACCESSIBLE PARKING SPACE AND SIGN (TYP.)
14. TRAFFIC ARROWS
15. STOP BAR
16. FIRE LANE MARKING SIGN AS CITY'S LATEST BYLAW
17. BIKE RACK
18. STOP SIGN (RA-1)

19. PAINTED ISLAND AS SHOWN
20. LANDSCAPED ISLAND (TYP.) AS SHOWN

21. CONCRETE TRASH COMPACTOR/ENCLOSURE PAD
22. TRANSFORMER PAD/SWITCH GEAR REFER TO ELEC. DWG
23. RETAINING WALL REFER TO ARCHITECTURAL DWG

24. 115mm SINGLE SOLID YELLOW LINE AS PER MUNICIPAL STANDARDS

LEGENDS :

- PHASE LINE
- CONCRETE /LANDSCAPED ISLAND
- PROPOSED MAIN BUILDING ENTRANCE — AR — AR
- SHARED CONNECTION
- FIRE HYDRANT AND VALVE
- PHASE 2 — TYPICAL PARKING SEE

TRINITY

No.	REVISIONS	DATE	BY
4	REVISED FOR REQ. SITE PLAN APPROVAL	DEC. 09, 2015	DP
3	ISSUED FOR REQ. SITE PLAN APPROVAL	NOV. 25, 2015	DP
2	REVISED AS NOTED	NOV. 05, 2015	DP
1	ISSUED FOR SITE PLAN COMMENTS	OCT. 23, 2015	DP
0	ISSUED FOR SITE PLAN COMMENTS	JUL. 15, 2015	DP
	ISSUED FOR SITE PLAN APPROVAL	MAY. 29, 2015	DP

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.

Do not scale the drawing.

This drawing contains copyright material belonging to the Architect.

This drawing was developed for a specific purpose; use for any other purpose is not permitted.

This drawing shall not be reproduced in whole or in part without the written consent of the Architect.

Any alterations must be noted in the context of all the other drawings which constitute the contract.

SITE PLAN
DA–15–108

SCALE: 1:500

COMMERCIAL DEVELOPMENT
BLOCK B –120, 128 PORTIA DRIVE
WILSON STREET WEST
ANCASTER, ON

PETROFF PARTNERSHIP ARCHITECTS
PETROFF
280 TOWN CENTRE BLVD. SUITE 300
MARKHAM ONTARIO CANADA L3R 8H8
TEL. 905.470.7000 FAX. 905.470.2500

ONTARIO ASSOCIATION OF ARCHITECTS
MICHAELA WERNER
LICENCE
2006

DRAWN BY	DP
CHECKED BY	MW
DATE	FEBRUARY 14, 2011
ISSUED	DECEMBER 08, 2015

11037

SA-001