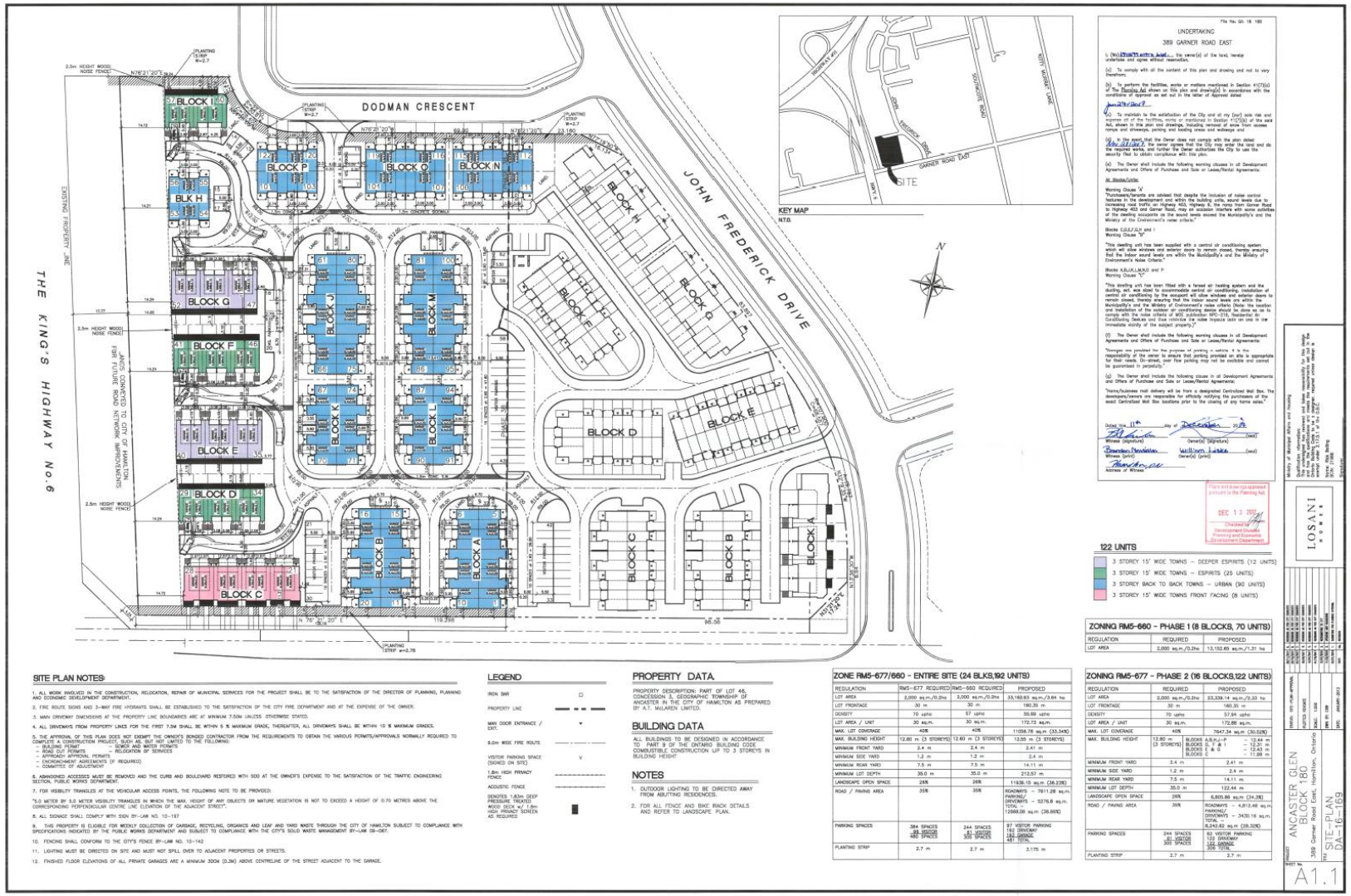

SITE PLAN NOTES:

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 ESTABLISHED 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 AT MINIMUM 7.50M UNLESS OTHERWISE STATED.
4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5M SHALL BE WITHIN 5 % MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10 % MAXIMUM GRADES.
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:
   - WATER METER PERMITS — RELOCATION OF WATER METERS
   - ROAD CUT PERMITS — RELOCATION OF SERVICES
   - APPROACH APPROVAL PERMITS
   - ENCROACHMENT AGREEMENTS (IF REQUIRED)
   - COMMITTEE OF ADJUSTMENT
6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:

   "5.0 METER BY 5.0 METER VISIBILITY TRIANGLES IN WHICH THE MAX. HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRE LINE ELEVATION OF THE ADJACENT STREET."
8. ALL SIGNAGE SHALL COMPLY WITH SIGN BY-LAW NO. 10-197
9. THIS PROPERTY IS ELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, RECYCLING, ORGANICS AND LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE PUBLIC WORKS DEPARTMENT AND SUBJECT TO COMPLIANCE WITH THE CITY'S SOLID WASTE MANAGEMENT BY-LAW 09-067.
10. FENCING SHALL CONFORM TO THE CITY'S FENCE BY-LAW NO. 10-142
11. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS.
12. FINISHED FLOOR ELEVATIONS OF ALL PRIVATE GARAGES ARE A MINIMUM 300M (0.3M) ABOVE CENTRELINE OF THE STREET ADJACENT TO THE GARAGE.

LEGEND

IRON BAR	□
PROPERTY LINE	
MAIN DOOR ENTRANCE / EXIT	▼
6.0m WIDE FIRE ROUTE	
VISITOR PARKING SPACE (SIGNED ON SITE)	V
1.8m HIGH PRIVACY FENCE	
ACOUSTIC FENCE	
DENOTES 1.83m DEEP PRESSURE TREATED WOOD DECK w/ 1.8m HIGH PRIVACY SCREEN AS REQUIRED	■

PROPERTY DATA

PROPERTY DESCRIPTION: PART OF LOT 46, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF ANCASTER IN THE CITY OF HAMILTON AS PREPARED BY A.T. McLAREN LIMITED.

BUILDING DATA

ALL BUILDINGS TO BE DESIGNED IN ACCORDANCE TO PART 9 OF THE ONTARIO BUILDING CODE COMPLISTIBLE CONSTRUCTION UP TO 3 STOREYS IN BUILDING HEIGHT

NOTES

1. OUTDOOR LIGHTING TO BE DIRECTED AWAY FROM ADJUTING RESIDENCES.
2. FOR ALL FENCE AND BIKE RACK DETAILS AND REFER TO LANDSCAPE PLAN.

ZONE RM5-677/660 - ENTIRE SITE (24 BLKS,192 UNITS)

REGULATION	RM5-677 REQUIRED	RM5-660 REQUIRED	PROPOSED
LOT AREA	2,000 sq.m./0.2ha	2,000 sq.m./0.2ha	33,162.83 sq.m./3.64 ha
LOT FRONTAGE	30 m	30 m	180.39 m
DENSITY	70 upha	57 upha	55.88 upha
LOT AREA / UNIT	30 sq.m.	30 sq.m.	172.73 sq.m.
MAX. LOT COVERAGE	40%	40%	11056.76 sq.m (33.34%)
MAX. BUILDING HEIGHT	12.60 m (3 STOREYS)	12.60 m (3 STOREYS)	12.85 m (3 STOREYS)
MINIMUM FRONT YARD	2.4 m	2.4 m	2.41 m
MINIMUM SIDE YARD	1.2 m	1.2 m	2.4 m
MINIMUM REAR YARD	7.5 m	7.5 m	14.11 m
MINIMUM LOT DEPTH	35.0 m	35.0 m	212.57 m
LANDSCAPE OPEN SPACE	25%	26%	11936.15 sq.m (36.23%)
ROAD / PAVING AREA	35%	35%	ROADWAYS – 7611.28 sq.m. PARKING/ DRIVEWAYS – 5276.8 sq.m. TOTAL – 12888.08 sq.m (38.89%)
PARKING SPACES	384 SPACES 96 VISITOR 480 SPACES	244 SPACES 61 VISITOR 305 SPACES	97 VISITOR PARKING 183 DRIVEWAY 192 GARAGE 481 TOTAL
PLANTING STRIP	2.7 m	2.7 m	3.175 m

ZONING RM5-677 - PHASE 2 (16 BLOCKS,122 UNITS)

REGULATION	REQUIRED	PROPOSED
LOT AREA	2,000 sq.m./0.2ha	23,339.14 sq.m./2.33 ha
LOT FRONTAGE	30 m	160.35 m
DENSITY	70 upha	57.94 upha
LOT AREA / UNIT	30 sq.m.	172.88 sq.m.
MAX. LOT COVERAGE	40%	7947.34 sq.m (30.52%)
MAX. BUILDING HEIGHT	12.60 m (3 STOREYS)	BLOCKS A,B,H,J-P – 12.44 m BLOCKS D, F & I – 12.31 m BLOCKS E & G – 12.43 m BLOCKS C – 11.98 m
MINIMUM FRONT YARD	2.4 m	2.41 m
MINIMUM SIDE YARD	1.2 m	2.4 m
MINIMUM REAR YARD	7.5 m	14.11 m
MINIMUM LOT DEPTH	35.0 m	122.44 m
LANDSCAPE OPEN SPACE	26%	6,800.88 sq.m (34.3%)
ROAD / PAVING AREA	35%	ROADWAYS – 4,812.46 sq.m PARKING/ DRIVEWAYS – 3430.16 sq.m. TOTAL – 8,242.62 sq.m (28.32%)
PARKING SPACES	244 SPACES 61 VISITOR 305 SPACES	93 VISITOR PARKING 123 DRIVEWAY 192 GARAGE 308 TOTAL
PLANTING STRIP	2.7 m	2.7 m

File No. GA 18 180

UNDERTAKING

389 GARNER ROAD EAST

I, (We) [illegible] entire hand ..... the owner(s) of the land, hereby undertake and agree without reservation,

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

(b) To perform the facilities, works or matters mentioned in Section 41(7)(a) 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 [illegible]

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

(d) In the event that the Owner does not comply with the plan dated [illegible], the owner agrees that the City may enter the land and do the required works, and further the Owner authorizes the City to use the security filed to obtain compliance with Site plan.

(e) The Owner shall include the following warning clauses in all Development Agreements and Offers of Purchase and Sale or Lease/Rental Agreements:

(f) Blocks/Units

Warning Clause 'A'
"Purchasers/tenants are advised that despite the inclusion of noise control features in this development and within the building units, sound levels due to increasing road traffic on Highway 403, Highway 6, the ramp from Garner Road to Highway 403 and Garner Road, may on occasion interfere with some activities of the dwelling occupants on the sound levels exceed the Municipality's and the Ministry of the Environment's noise criteria."

Blocks C,D,E,F,G,H and I
Warning Clause "B"

"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment's Noise Criteria."

Blocks A,B,J,K,L,M,N,O and P
Warning Clause "C"

"This dwelling unit has been fitted with a forced air heating system and the ducting, ect. was sized to accommodate central air conditioning. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment's Noise Criteria. Installation and installation of the outdoor air conditioning device should be done so as to comply with the noise criteria of MOE publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property."

(f) The Owner shall include the following warning clauses in all Development Agreements and Offers of Purchase and Sale or Lease/Rental Agreements:

"Storage are provided for the purpose of parking a vehicle. It is the responsibility of the owner to ensure that parking provided on site is appropriate for their needs. On-street, over flow parking may not be available and cannot be guaranteed in perpetuity."

(g) The Owner shall include the following clause in all Development Agreements and Offers of Purchase and Sale or Lease/Rental Agreements:

"Home/business mail delivery will be from a designated Centralized Mail Box. The developers/owners are responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales."

Dated this 11th day of December 2018

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

Witness (print) — Owner(s) (print) — (seal)

Address of Witness

This is to be signed pursuant to the Planning Act

DEC 13 2018

Checked by Development Growth Planning and Economic Development Department

122 UNITS

- 3 STOREY 15' WIDE TOWNS – DEEPER ESPRITS (12 UNITS)
- 3 STOREY 15' WIDE TOWNS – ESPRITS (25 UNITS)
- 3 STOREY BACK TO BACK TOWNS – URBAN (90 UNITS)
- 3 STOREY 15' WIDE TOWNS FRONT FACING (8 UNITS)

ZONING RM5-660 - PHASE 1 (8 BLOCKS, 70 UNITS)

REGULATION	REQUIRED	PROPOSED
LOT AREA	2,000 sq.m./0.2ha	13,152.65 sq.m./1.31 ha

Ministry of Municipal Affairs and Housing

Qualification information
This is a registered plan under the Planning Act and I hereby certify that it complies with the applicable municipal zoning by-law except under S.3(1)(b) of O. Reg. 232/92.

Name: Nick Belling
Date: [illegible]
Signature:

LOSANI HOMES

2018-12-13	ISSUED FOR SITE PLAN APPROVAL		
2018-11-27	ISSUED FOR SITE PLAN APPROVAL		
2018-11-13	ISSUED FOR SITE PLAN APPROVAL		
2018-10-31	ISSUED FOR SITE PLAN APPROVAL		
2018-10-26	ISSUED FOR SITE PLAN APPROVAL		
2018-10-19	ISSUED FOR SITE PLAN APPROVAL		
2018-10-12	ISSUED FOR SITE PLAN APPROVAL		
2018-10-05	ISSUED FOR SITE PLAN APPROVAL		
2018-09-28	ISSUED FOR SITE PLAN APPROVAL		
2018-09-21	ISSUED FOR SITE PLAN APPROVAL		
DATE	REVISIONS		

PROJECT: ANCASTER GLEN BLOCK 180

389 Garner Road East, Hamilton, Ontario

DRAWN: SFI/JDR/APPROVAL

PLOTTED ISSUED:

SCALE: 1:300

DWG FILE NAME:

DATE: 2018-09-18

TITLE: SITE-PLAN

FILE: DA-16-169

SHEET No. A1.1