

UNDERTAKING

RE: 1915 Jerseyville Road West, Ancaster
File No. DAR-17-082

I, Lorenzo Piccioni, the owner 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 _____ 2017;

(c) to maintain 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)(b) of the said Act, shown in 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 Owner does not comply with the plan dated _____ 2017, 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 this plan.

(e) "Acknowledgement: the subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances and the proponent is advised to conduct an archaeological assessment prior to such impacts in order to address these concerns and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed Archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 site-specific assessment and Stage 4 mitigation of development impacts may be required as determined by the Ontario Ministry of Tourism, Culture and Sport. All archaeological reports shall be submitted to the City of Hamilton for approval concurrent with their submission to the Ministry of Tourism, Culture and Sport.

Should deeply buried archaeological materials be found on the property during any of the above development activities the Ontario Ministry of Tourism, Culture and Sport (MTCS) should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the proponent should immediately contact both MTCS and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392)"

(f) Any development in conjunction with the Site Plan must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.

(g) At the developer's expense, temporary fencing must be placed along the transmission corridor during construction, and 1.5 metre permanent fencing must be erected along the common property line after construction is completed.

(h) The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this site plan will be borne by the developer. The developer will be responsible for the restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the site plan.

Dated this _____ day of _____ 2017

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

Witness (print) _____ Owner (print) _____

Address of Witness _____

GENERAL NOTES:

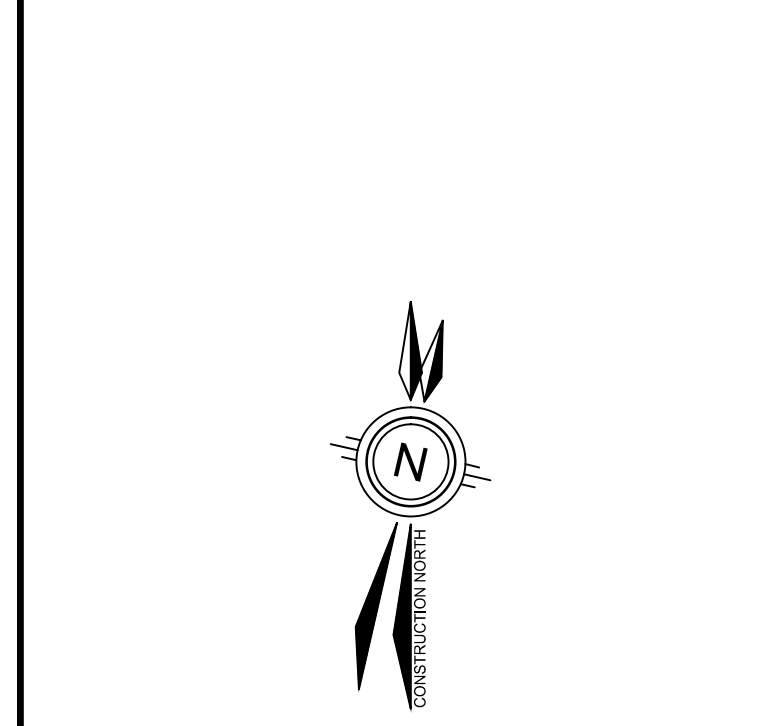
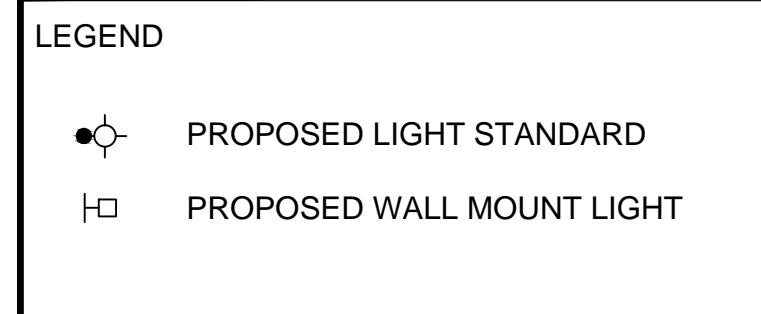
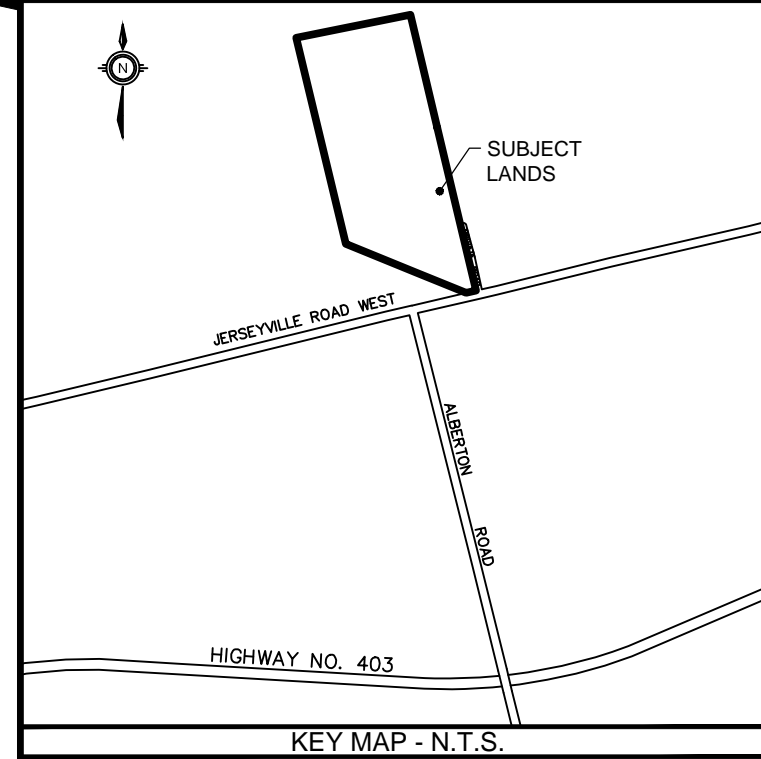
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
- MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE 7.5m UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADE.
- 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:
 - ROAD CUT PERMITS
 - APPROACH APPROVAL PERMITS
 - COMMITTEE OF ADJUSTMENT
 - BUILDING PERMITS
 - SEWER PERMITS
 - RELOCATION OF SERVICES
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
- 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.
- 5 METRE BY 5 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET.
- COLLECTION OF GARBAGE, RECYCLABLE MATERIAL AND LEAF AND YARD WASTE WILL BE MANAGED THROUGH A PRIVATE COMPANY.

LIGHTING NOTE

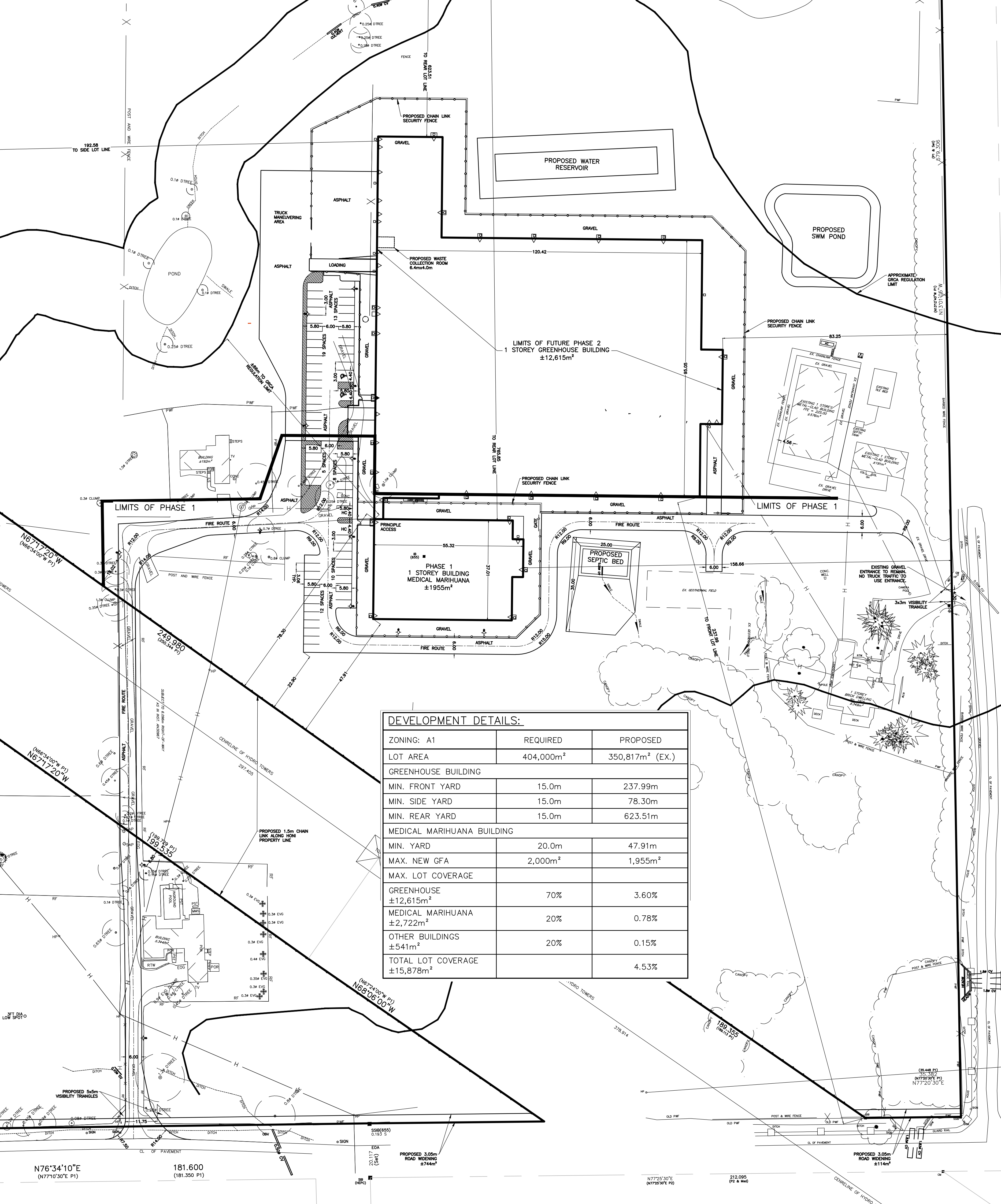
LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. MUST PROVIDE "HOUSE SHIELDS" WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES.

NOTE:

ALL SIGNAGE MUST COMPLY WITH THE CITY OF HAMILTON SIGN BY-LAW No. 10-197.



- BEFORE STARTING WORK**
- THE CONTRACTOR SHALL NOTIFY THE CITY OF HAMILTON AND IBI GROUP AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
 - THE POSITION OF THE POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS, AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
 - ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND PROTECTED. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE CONTRACTOR'S EXPENSE.
 - AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.



DEVELOPMENT DETAILS:

ZONING:	REQUIRED	PROPOSED
LOT AREA	404,000m ²	350,817m ² (EX.)
GREENHOUSE BUILDING		
MIN. FRONT YARD	15.0m	237.99m
MIN. SIDE YARD	15.0m	78.30m
MIN. REAR YARD	15.0m	623.51m
MEDICAL MARIHUANA BUILDING		
MIN. YARD	20.0m	47.91m
MAX. NEW GFA	2,000m ²	1,955m ²
MAX. LOT COVERAGE		
GREENHOUSE ±12,615m ²	70%	3.60%
MEDICAL MARIHUANA ±2,722m ²	20%	0.78%
OTHER BUILDINGS ±541m ²	20%	0.15%
TOTAL LOT COVERAGE ±15,878m ²		4.53%

NOT FOR CONSTRUCTION

SOURCE: TOPOGRAPHICAL SURVEY INFORMATION OBTAINED FROM A.T. McLAREN LIMITED, DRAWING No. 35233, DATED FEBRUARY 9, 2017.

BENCHMARK: MONUMENT 0011975U167 DEEP BENCH MARK IN MANHOLE AT JERSEYVILLE SCHOOL, 0.2km NORTH OF JERSEYVILLE ROAD ALONG FIELD ROAD, 14.6m EAST OF CENTRE LINE OF ROAD, IN FRONT LAWN, 8.5m WEST OF ENTRANCE DOOR TO SCHOOL, BETWEEN FLAG POLE AND OAK TREE 1.82m WEST OF FLAG POLE, SLIGHTLY BELOW ROAD LEVEL. ELEVATION = 223.093 metres GCVD-1928-1978



DESIGN BY: J. MARCUS CHECKED BY: K. COBBE
DRAWN BY: J. MARCUS DATE: 2017-03-13

NO.	DATE	BY	DESCRIPTION
3	2017-09-14	JM	SUBMISSION TO CLEAR CONDITIONS
2	2017-08-01	JM	SUBMISSION FOR CONDITIONAL APPROVAL
1	2017-07-11	JM	SUBMISSION FOR CONDITIONAL APPROVAL
0	2017-04-02	JM	FIRST SITE PLAN SUBMISSION

DRAWING ISSUE RECORD

APPROVALS

PROFESSIONAL ENGINEER
K. G. COBBE
2017.04.02
PROVINCE OF ONTARIO

IBI GROUP
200 East Wing-360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

CITY OF HAMILTON
1915 JERSEYVILLE ROAD WEST

THE GREEN ORGANIC DUTCHMAN HOLDINGS LTD.

SITE PLAN
DAR-17-082

FILE NUMBER: 105485 SHEET NUMBER: SP1