

DRAWING LEGEND

- PROPERTY LINE
- SURFACE COVER (EXISTING)
- SURFACE COVER (PROPOSED)
- WELL HEAD / LIGHT POLE
- CHAIN SURV. POLE (EXISTING)
- WELL HEAD SERVICE (EXISTING)
- PROPOSEDLY SIGNIFICANT WETLAND
- 30m WETLAND SETBACK
- 15m WETLAND SETBACK
- P6 ZONE
- P7 ZONE
- EA / SIGNIFICANT WOODLAND BOUNDARY
- AREAS TO BE NATURALIZED (SEE LANDSCAPE PLAN (DETAL 0.10m))
- SNOW STORAGE
- WELL SERVICE
- WELL SERVICE
- EDGE OF GRAVEL
- EXIST. & PROP. ELEVATION
- CONTOURS
- OVERLAND DRAINAGE ARROW

GENERAL NOTES

- PROPERTY LINES ARE METRIC. DIMENSIONS ARE IN METERS.
- ANY DISCREPANCIES BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHEN THEY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REFERRED TO THE SENIOR CONSULTANT(S) ETC.
- ANY LANDSCAPED OR GRASSED AREAS WITHIN THE AREA OF PROPOSED DEVELOPMENT WHICH ARE DAMAGED OR IMPACTED DURING THE COURSE OF CONSTRUCTION OR SITE DEVELOPMENT, ARE TO BE PROPERLY REPAIRED AND PROPERLY SEEDED. UNDEVELOPED AREAS WHERE TREES HAVE BEEN REMOVED ARE TO BE RE-PLANTED AND RE-SOILED.
- EXACT LOCATIONS & BEARINGS OF ALL EXISTING SERVICES (SANITARY SEWERS, WATER, GAS, WELL ETC.) SHOWN. MATERIALS, LEVELS, ELEVATIONS, DIMENTS, ETC. TO BE REFERRED BY CONTRACTOR FROM TO COMPLETION OF ANY SITE WORK.
- ANY FILL PLACED ON THIS MUST BE COMPACTED TO A MIN. 90% STANDARD PRODUCE DENSITY.
- ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CITY OF HAMILTON PROCEDURES AND SPECIFICATIONS. ALL FENCES AND SIGNS SHALL COMPLY WITH APPROPRIATE BY-LAWS.

CITY OF HAMILTON - SITE PLAN NOTES

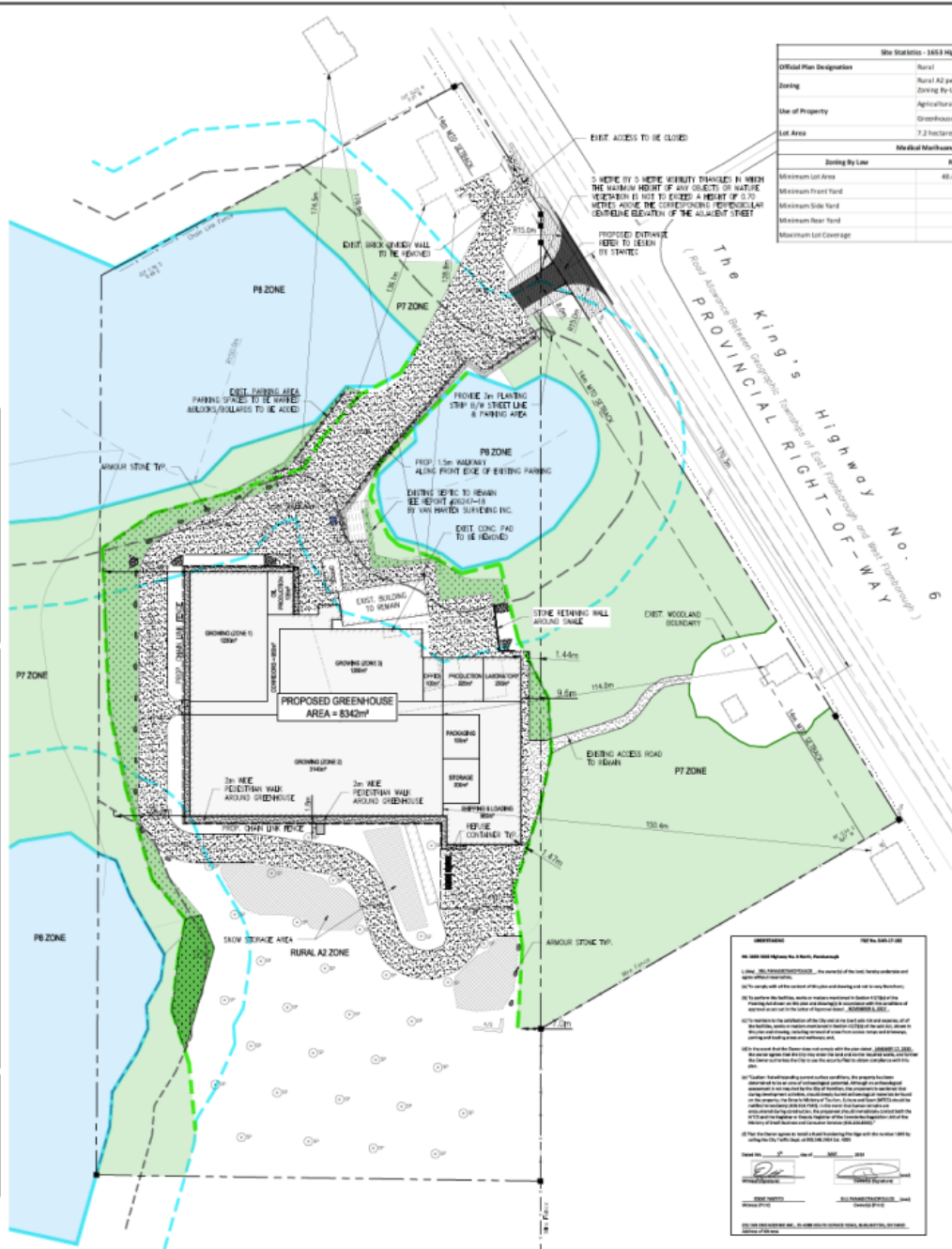
- ALL WORK INVOLVED IN THE CONSTRUCTION, MAINTENANCE, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE OFFICER OF PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- FIVE HOUR SIGNS AND 3-WAY PRE-MOUNTED SIGNS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY ENGINEER AND AT THE EVIDENCE OF THE OTHER MAIN DRAINAGE DRAINAGES AT THE PROPERTY LINE BOUNDARIES AND 27.5m UNLESS OTHERWISE SPECIFIED.
- ALL UTILITIES FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN THE UTILITY GRASS. THEREAFTER, ALL UTILITIES SHALL BE WITHIN 150mm UNBARRIER GRASSES. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S 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:
 - 5.1. BUILDING PERMIT
 - 5.2. ROAD CUT PERMITS
 - 5.3. APPROACH APPROVAL PERMITS
- ABANDONED ACCESSORIES MUST BE REMOVED AND THE CURBS AND BOLLARDS REINSTALLED WITH USE AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE PUBLIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE IS TO BE PROVIDED:

"5 METERS BY 5 METERS VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR NATURAL VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METERS ABOVE THE CORRESPONDING PERPENDICULAR CONTINUOUS ELEVATION OF THE ADJACENT STREET"
- THE PROPERTY IS SUITABLE FOR RECYCLING COLLECTION OF GARbage, RECYCLING, GRASSHES, AND LEAF AND 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 (BY-LAW 01-001), AS AMENDED.

ARCHAEOLOGY NOTE:

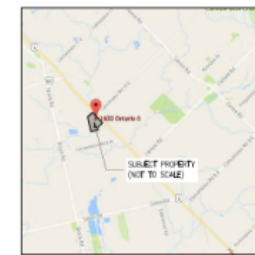
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0 10 20 30
SCALE - 1:750



Site Statistics - 1653 Highway 6, North

Official Plan Designation	Rural	
Zoning	Rural A2 per Section 12 of the City of Hamilton (Zoning By-Law 05-200)	
Use of Property	Agricultural	
Lot Area	7.2 hectares	
Zoning By-Law	Required	Provided
Minimum Lot Area	48.6 hectares	7.2 hectares
Minimum Front Yard	20m	7.6m
Minimum Side Yard	20m	6.0m
Minimum Rear Yard	20m	12.1m
Maximum Lot Coverage	70%	13.46%



KEY PLAN NOT TO SCALE

Address/Section	Required By Code	Provided	Complying/Non-Complying
Minimum Lot Coverage Section 12.2.1.1 (A) of Zoning By-Law 05-200	48.6 hectares	7.2 hectares	Non-Complying
Minimum Front Yard Section 12.2.1.2 (A) of Zoning By-Law 05-200	20m	7.6m	Non-Complying
Minimum Side Yard Section 12.2.1.3 (A) of Zoning By-Law 05-200	20m	6.0m	Non-Complying
Minimum Rear Yard Section 12.2.1.4 (A) of Zoning By-Law 05-200	20m	12.1m	Complying
Maximum Lot Coverage Section 12.2.1.5 (A) of Zoning By-Law 05-200	70%	13.46%	Non-Complying
Signage Section 12.2.1.6 (A) of Zoning By-Law 05-200	Not applicable	Not applicable	Not applicable
Setbacks Section 12.2.1.7 (A) of Zoning By-Law 05-200	Not applicable	Not applicable	Not applicable
Use of Property Section 12.2.1.8 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.9 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.10 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.11 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.12 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.13 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.14 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.15 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.16 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
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Use of Property Section 12.2.1.22 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.23 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.24 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.25 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.26 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.27 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.28 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.29 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying
Use of Property Section 12.2.1.30 (A) of Zoning By-Law 05-200	Agricultural	Agricultural	Complying

NOTES

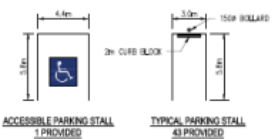
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SCALE - 1:750



These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

Do not make drawings. The contractor shall check and verify all dimensions and report any errors and omissions to the engineer. This drawing is not to be used for construction unless marked as "Issued for construction", certified and dated.

PART OF LOTS 9 AND 10 CONVEYANCE IS GEOGRAPHIC TOWNSHIP OF WEST FLAMBOROUGH

TOWN OF FLAMBOROUGH

REFER TO THE FOLLOWING DOCUMENTS:

- LEGAL SURVEY & TOPOGRAPHY
- YOUNG & YOUNG SURVEYING PROJECT (11-17893) DATED: OCTOBER 20, 2017
- STORMWATER MANAGEMENT SHEET PROJECT (160961221) DATED: SEPTEMBER 10, 2018

REV.	DATE	REMARKS
13	05/04/19	SUBMISSION #1
12	24/01/18	SUBMISSION #1
11	24/01/18	ISSUED FOR VARIANCE
10	22/01/18	REVISED ENTRANCE
9	04/01/18	REVISED ENTRANCE
8	14/04/18	SUBMISSION #1
7	27/01/18	REVISED FOR APPROVAL
6	22/01/17	REVISED FOR CLARIFICATION
5	08/01/17	SUBMISSION #1
4	11/01/17	REVISED FOR SPA
3	13/01/17	ISSUED FOR SPA
2	10/04/17	ISSUED FOR REVIEW
1	27/04/17	ISSUED FOR APPROVAL
0	20/04/17	ISSUED FOR SUBMISSION

ZOLTAN ENGINEERING
4380 S Service Road, Suite #25
Burlington, ON L7L 5Y6
Tel: 905.331.8307 • Fax: 905.331.6840

PROJECT TITLE
PROPOSED GREENHOUSE FACILITY
1649 HIGHWAY 6 N

FLAMBOROUGH ONTARIO

DRAWING TITLE
SITE PLAN

SCALE AS NOTED

DRAWN: CM/ARTS
DESIGNED: JL
CHECKED: JL

PROJECT No. 17-112 SHEET No. SP1