

KEY PLAN N.T.S.

**UNDERTAKING**  
 RE: BLOCK 155, SUMMIT PARK PHASE 10  
 DALLGLEISH TRAIL  
 FILE NO. DA-17-065

1. (We) 1356715 Ontario Inc. (the owner/s) of the land, hereby undertake and agree without reservation,  
 (a) to comply with all the contents of this plan and drawing and not to vary therefrom;  
 (b) to perform the facilities, works or matters mentioned in section 4(2) of the Planning Act shown on this plan and drawing(s) in accordance with the conditions of approval or set out in the letter of approval dated July 2, 2019;  
 (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 4(2) of the Act, shown in this plan and drawing, including removal of snow from access ways and driveways, parking and loading areas and walkways; and;  
 (d) in the event that the Owner does not comply with the plan dated July 2, 2019 as required under section 4(2) of the Act, the City may engage the City Engineer, the Land Use Officer or other authorized City staff to take the necessary steps to obtain compliance with this plan.

Dated this 24th day of October, 2019

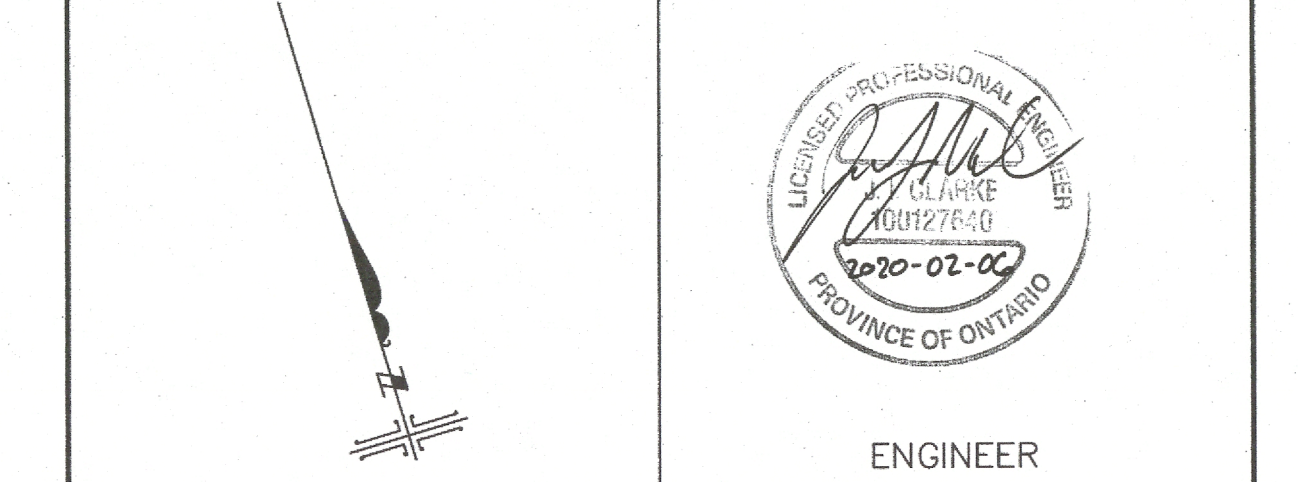
*[Signature]*  
 1356715 Ontario Inc. (Multi-Area Developments Inc.)  
 Owner(s) (or its)  
 25 Main Street West, Suite 300  
 Hamilton, Ontario L8P 1H1  
 Tel: 905-529-8761 Fax: 905-529-2289  
 email: cj@ajclarke.com

- 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.
  - Make driveway dimensions at the property line boundaries are plus or minus 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 normally required to complete a construction project, such as, but not limited to:
    - Building permits
    - Grading and water permits
    - Approach approval permits
    - Environmental Agreements (if required)
    - Committee of Adjustment
  - Abandoned access 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 (min.) visibility triangles, in which the maximum height of any object or mature vegetation is not to exceed a height of 0.7 metres above the corresponding perpendicular central line elevation of the adjacent street.
  - 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 the City's Solid Waste Management By-law 09-07.
  - All signs must comply with Sign By-Law 10-197.
  - Garages per subsection 11.8 of By-Law 464.
  - All fences must comply with Hamilton Fence By-Law No. 10-142.
  - Sold waste is to be stored indoors within dwelling units or private garages.

No.	Revision	By	Date
1.	Revisions to check list.	S.S.	18/12/2019
2.	Adjusted maintenance access width.	S.S.	07/11/2019
3.	Updated plan based on June 21, 2019 meeting with City Staff	S.F.	21/06/2019
4.	A. Fabis and Y. Dubanskiy	S.F.	20/06/2019
5.	Added Bicycle parking as per City Staff Comments dated June 7, 2019	S.F.	29/05/2019
6.	Revised mailbox locations	S.F.	23/05/2019
7.	Revised visitor parking	S.F.	22/05/2019
8.	Revised sidewalk locations	S.F.	21/05/2019
9.	Revised layout of Unit 175	V.P.	04/03/2019
10.	Revised mailbox locations	V.P.	01/02/2019
11.	Revised to address City's redline approved plan	S.F.	24/08/2018
12.	Weekly entrance off DALLGLEISH trail removed; visitor parking revised; 1' widening off added.	S.F.	24/01/2018
13.	Stakeout Locations Revised	S.F.	14/08/2017
14.	Initial Site Plan Submission	B.C.	17/03/2017

**GENERAL NOTES**

- TENDERERS SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
- ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATER MAINS, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS, ETC., AT START OF CONSTRUCTION.



ENGINEER

PROJECT OWNER: 1356715 ONTARIO INC. (MULTI-AREA DEVELOPMENTS)

NOT ISSUED FOR CONSTRUCTION

MUNICIPALITY: CITY OF HAMILTON

PROJECT NAME: **Laguna Village**

**A. J. Clarke and Associates Ltd.**  
 SURVEYORS • PLANNERS • ENGINEERS  
 25 MAIN STREET WEST, SUITE 300  
 HAMILTON, ONTARIO L8P 1H1  
 Tel: 905-529-8761 Fax: 905-529-2289  
 email: cj@ajclarke.com

TITLE: **SITE PLAN (DA-17-065)**

SCALE: 1:400 DATE: DEC 2015

DESIGN: 168010 DRAWN: LH

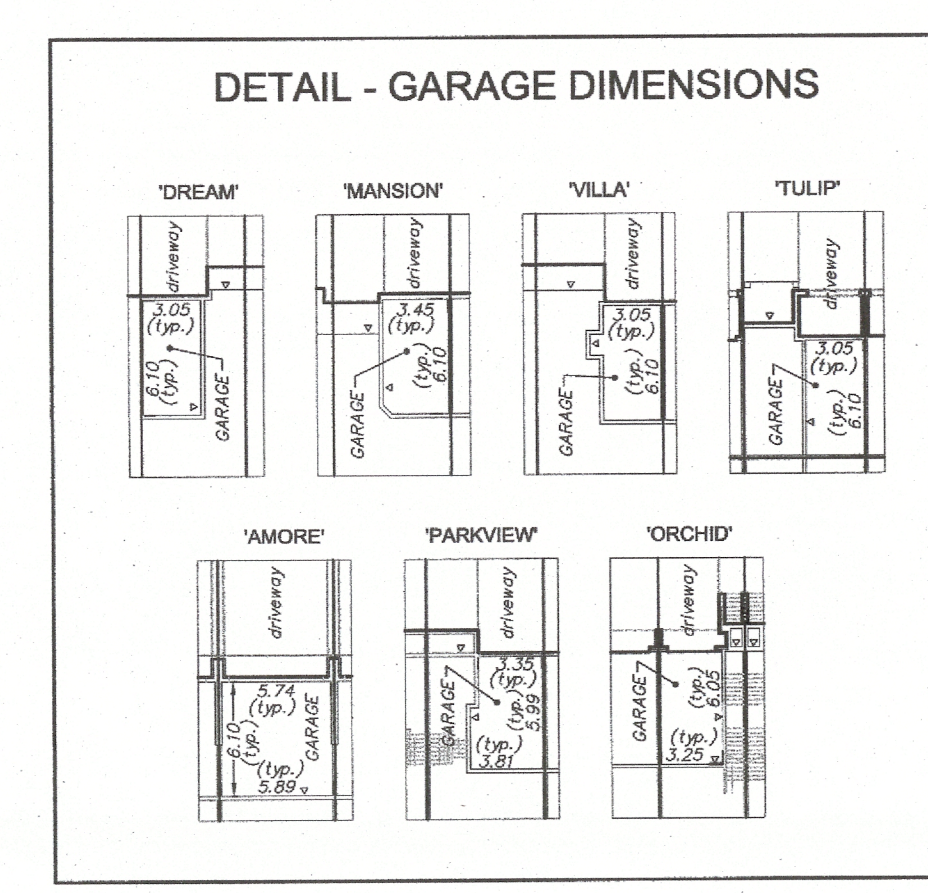
DWG: 168010 SH: SP

VARIANCES APPROVED VIA APPLICATION No. DA-18-348

- A minimum rear yard of 5.5m shall be permitted for each of the lots within Blocks #11, #12, and #20 instead of the minimum 7.0m rear yard required.
- A minimum landscaped area of 17.7% shall be permitted for each of the lots within Blocks #11, #12, and #20 instead of the minimum 30.0% landscaped area required.
- The deemed street right-of-way width shall be permitted to be a minimum of 6.0m wide instead of the minimum 18.0m width required.

Note: These variances are necessary to facilitate Site Plan Control application DA-17-065.

**NOTE:**  
 The owner shall complete to the satisfaction of the Director of Engineering of the City of Hamilton and Canada Post:  
 a. include on all offers of purchase and sale, a statement that advises the prospective purchaser:  
 i) that the home/business mail delivery will be from a designated Centralized Mail Box.  
 ii) that 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.  
 b. the owner further agrees to:  
 i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.  
 ii) install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of the Community Mail Boxes.  
 iii) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the plan of subdivision.  
 iv) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans.  
 v) Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.  
 c. Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (Lock Box Assembly) at their own expense (less than 100 units will require a front loading Lock Box Assembly which will require a mail lobby will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.



ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
<b>ZONING CATEGORY</b>	RM4-289 (By-law No. 16-06)	PROPOSED
<b>PERMITTED USES</b>	VARIOUS, INC., BLOCK TOWNHOUSE AND MANSIONETTE DWELLINGS	BLOCK TOWNHOUSE AND MANSIONETTE DWELLINGS
<b>OVERALL AREA OF BLOCK</b>	NA	5.14ha
<b>NUMBER OF UNITS</b>	NA	210
<b>MIN. LOT FRONTAGE</b>	45.0m, and 4.5m for an individual townhouse or mansionette unit (By-Law 03-39)	137.55m (Block) 4.57m (mansionsette unit)
<b>MIN. LOT AREA</b>	0.3 hectare, and 80 sq. m for an individual townhouse or mansionette unit (By-Law 03-39)	5.14 hectare (Block) and 115.00 sq. m (mansionsette unit) / 80.00 sq. m (mansionsette unit)
<b>MAX. LOT COVERAGE</b>	NA (By-law 03-39)	NA
<b>MAX. DENSITY / NUMBER OF DWELLING UNITS</b>	NA (By-law 16-06)	NA (By-law 16-06)
<b>MIN. FRONT YARD</b>	4.5m (By-Law 03-39)	4.55m
<b>MIN. SIDE YARD</b>	-1.2m -0.2m for any building or structure to a dwelling triangle or visibility triangle 0.9m for a garage that faces an exterior side lot line (By-law 15-228 and By-law 16-06)	-1.20m -0.90m to a visibility triangle 0.20m to the non-garage side lot line
<b>MIN. REAR YARD</b>	7.0m for townhouse units / NA for mansionsette units (By-law 03-39)	6.15m
<b>MIN. DISTANCE SEPARATION BETWEEN BUILDINGS</b>	A. 1.2m between and with, except 10.0m between end walls separated by a private road B. 1.2m between rear walls (NA for mansionsettes) C. 1.2m between front walls D. 1.2m between front walls and side walls E. 1.2m between rear walls and side walls F. 1.2m between rear and end walls G. 1.2m between rear and end walls separated by a private road H. 1.2m between rear and end walls separated by a private road I. 1.2m between rear and end walls separated by a private road J. 1.2m between rear and end walls separated by a private road K. 1.2m between rear and end walls separated by a private road L. 1.2m between rear and end walls separated by a private road M. 1.2m between rear and end walls separated by a private road N. 1.2m between rear and end walls separated by a private road O. 1.2m between rear and end walls separated by a private road P. 1.2m between rear and end walls separated by a private road Q. 1.2m between rear and end walls separated by a private road R. 1.2m between rear and end walls separated by a private road S. 1.2m between rear and end walls separated by a private road T. 1.2m between rear and end walls separated by a private road U. 1.2m between rear and end walls separated by a private road V. 1.2m between rear and end walls separated by a private road W. 1.2m between rear and end walls separated by a private road X. 1.2m between rear and end walls separated by a private road Y. 1.2m between rear and end walls separated by a private road Z. 1.2m between rear and end walls separated by a private road	A. 3.00m / 16.20m B. 1.80m C. 1.80m D. 1.80m E. 1.80m F. 3.00m G. NA
<b>PERMITTED ENCROACHMENTS</b>	A. Unscreened porches, both covered and uncovered, may project into the required rear yard a maximum of 2.5m, into the required rear yard a maximum of 1.5m, and into the required side yard a maximum of 1.5m. B. Screened porches may project into the required rear yard a maximum of 1.5m, and into the required side yard a maximum of 1.5m. C. Decks may project into the required rear yard a maximum of 1.5m, and into the required side yard a maximum of 1.5m. D. Walkways, ramps, stairs and other structural elements, and architectural details, may project into the required rear yard a maximum of 1.5m, into the required side yard a maximum of 1.5m, and into the required front yard a maximum of 1.5m. E. Fences, screens, awnings and full canopies may project into any front yard, rear yard or side yard, a maximum of 1.5m. When the exterior side yard is 1.0m, awnings, screens, and full canopies may project into the side yard a maximum of 1.0m. F. The portions permitted by above clauses (a) and (b), and by Subsection 7.3(6) ENCLOSURE (METERS) TO YARD, shall be permitted within the required minimum setback of 3.0m between the second floor level space above a garage that faces a front or exterior side lot line and the side lot line. (By-Law 16-06)	A. Max. Front yard - 0.50m Max. Rear yard - NA Max. Side yard - NA B. Max. Front yard - 1.2m Max. Rear yard - NA C. Max. Rear yard - NA Max. Side yard - NA D. NA E. Max. Front yard - 1.0m Max. Rear yard - 1.0m Max. Side yard - NA F. NA

ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
<b>MIN. FLOOR AREA PER DWELLING UNIT</b>	NA (By-law 03-39)	NA
<b>MAX. DRIVEWAY WIDTH</b>	The maximum driveway width shall be the distance between the exterior walls of the garage (By-law 03-39)	Complies
<b>GARAGE PROJECTIONS</b>	A. The front face of a garage may project a maximum of 2.5m beyond the front face of the main building footprint. B. The second floor face wall above the garage is setback a maximum of 2.5m from the front face of the main building footprint. C. The second floor face wall above the garage has a minimum width of 60% of the garage width. D. Where habitable floor area is not provided above the garage, the front face of the garage may project a maximum of 2.0m beyond the front face of the main building. (By-law 03-39)	NA
<b>MIN. GARAGE SETBACK</b>	5.0m from the front face of a private road (By-law 03-39)	5.94m
<b>MAX. HEIGHT</b>	12.0m (By-law 03-39)	11.9m
<b>MIN. LANDSCAPED AREA</b>	30% of the lot area for a townhouse unit, which may include the required primary area (NA for mansionsette units) (By-law 15-228)	17.7%
<b>PLANTING STRIP</b>	NA (By-law 03-39)	NA
<b>FENCING</b>	Where the boundary of the site-specific Residential Multiple (RM3-173B) Zone applies being zoned (existing Residential "R", Residential "T", "SR", "TR", or Residential Multiple "RM"), a solid fence with a height of 1.8m adjoining such boundary shall be provided and meet the minimum requirements. (By-law 03-39)	NA
<b>MIN. PRIVACY AREA</b>	A minimum of 30 sq. m per townhouse dwelling unit shall be provided adjacent to the unit (NA for mansionsette units). (By-law 15-228)	31.1 sq. m
<b>MIN. AMENITY AREA</b>	A minimum area of 9 sq. m per dwelling unit shall be provided and maintained, and may be provided in a common amenity concourse. (By-law 15-228)	1,179.3 sq. m
<b>DWELLING UNIT PLACEMENT</b>	A. Not more than eight (8) dwelling units shall be attached in a continuous row. B. Not more than four (4) attached dwelling units shall be attached in a row without offsetting or staggering the front face or wall of the dwelling a minimum of 1.0m or without varying the exterior design and massing of the front face or wall of the dwelling. (By-law 03-39)	Complies
<b>MIN. PARKING REQUIREMENTS</b>	A. Each parking space shall have a minimum width of 2.7m and a minimum length of 5.5m. B. Each dwelling unit shall have one (1) of the two (2) required parking spaces located within an attached private garage and the second parking space shall be provided contiguous to the unit; however, both parking spaces may be located underground or in a parking garage. C. A minimum of one (1) parking space per dwelling unit or new unit shall be provided. D. Visitor parking spaces for each dwelling unit. E. A minimum of one (1) parking space per dwelling unit or new unit shall be provided in a dwelling unit, which be located closer to a street than 0.5m, and not be closer than 2.0m to any building, fence or wall, or within the required minimum setback of 3.0m from the second floor level space above a garage that faces a front or exterior side lot line and the side lot line. (By-law 03-39, By-law 15-226, By-law 16-06)	A. Complies B. Complies C. Complies D. Complies
<b>SURFACE</b>	Subsection 7.3(6) of By-law 464.	Paving surfaces will be asphalt
<b>TOTAL # PARKING</b>	Subsection 11.6 of By-law 464.	0.17%

