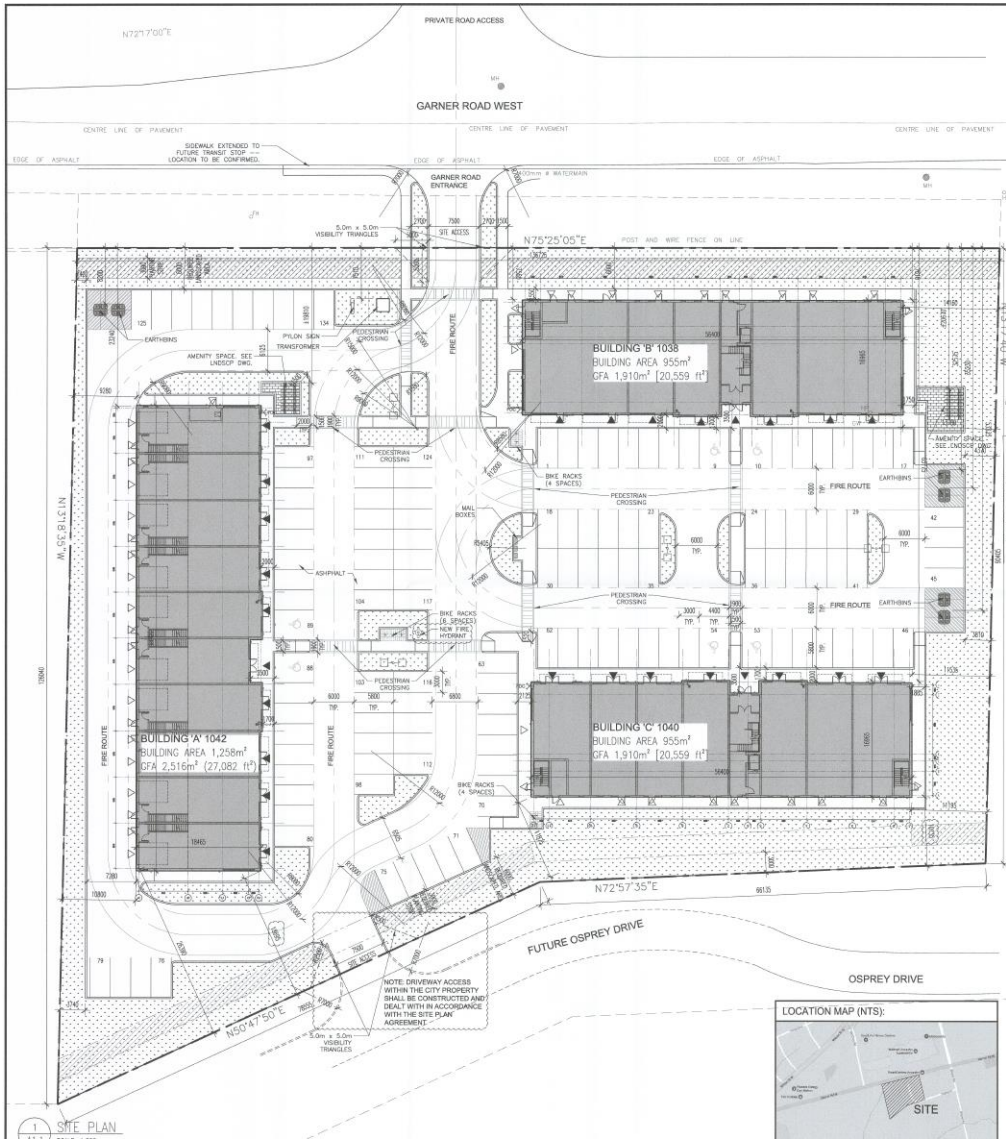

GENERAL NOTES CONT:

13. "CAUTION": NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY 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)"

14. ANY POTENTIAL/FUTURE OUTDOOR DISPLAY, ALCOHOL PRODUCTION FACILITY, MOTOR VEHICLE SERVICE SHALL BE IN ACCORDANCE WITH THE CITY OF HAMILTON BY LAW.

15. ANY POTENTIAL/ FUTURE ACCESSORY RETAIL, SHOWROOM AREA OR TASTING ROOM SHALL BE IN ACCORDANCE WITH THE CITY HAMILTON BY LAW.

16. AIR CONDITIONER DETAILS SHALL BE IN ACCORDANCE WITH THE CITY OF HAMILTON BY LAW.

LETTER OF UNDERTAKING

UNDERTAKING

FILE No. DA-18-027

RE: 1038, 1040, 1042 GARNER RD. W, ANCASTER

I, (We) Garner Investments Inc. c/o Hamid Hakimi, 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 _____
(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 2020.01.28, 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) That the owner agrees to affix the physical municipal numbers to each building and a sign near the driveway at the road with either the municipal numbers or full addresses indicated.
(f) To contact Corridor Management in the Public Works Department should the applicant require information regarding Commercial and High-density Residential Driveway Access Permits. Any construction related activity that negatively impacts the City's Right of Way that requires a Construction Management Plan, and/or Temporary Lane and Sidewalk Occupancy Permit.
(g) To 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 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 Community Mail Boxes

iii) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase 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) Mark are clear 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 & more than 100 units will require a rear loading Lock Box Assembly which will require a mail room) will be in effect for buildings and complexes with a common lobby.

Dated this 23rd day of JANUARY 2020

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

Sam Esposito — Hamid Hakimi

Witness (print) — Owner (print)

548 Upper James St. Hamilton ON L9C 2Y4

SITE LEGEND:

SYMBOL	DESCRIPTION
	PROPERTY LINE
	REQUIRED LANDSCAPED AREA SETBACK
	REQUIRED YARD SETBACK
	NEW BUILDING FOOTPRINT
	MAIN BUILDING ENTRANCE / EXITS
	SECONDARY BUILDING ENTRANCE / EXITS
	DIRECTION OF TRAFFIC
	CURB CUT C/W DEPRESSED CURB
	CONTINUOUS CONCRETE CURB
	NEW LANDSCAPED AREA
	NO PARKING PAINT
	BARRIER-FREE PARKING STALL (4.4m x 5.8m) c/w ACCESSIBILITY SIGNAGE
	TYPICAL PARKING STALL (3.0m x 5.8m)
FDC	FIRE DEPARTMENT CONNECTION
	SURFACE COMPOSITION OF PARKING AREA – ASPHALT
	NEW FIRE HYDRANT

SITE STATISTICS:

	REQUIREMENTS	PROPOSED
ZONING DESIGNATION	PRESTIGE BUSINESS PARK ZONE (M7-276)	PRESTIGE BUSINESS PARK ZONE (M7-276)
LOT FRONTAGE (MIN)	– (GARNER)	136.7 m
LOT AREA (MIN)	4,000 m²	13,817.44 m²
LOT COVERAGE (MAX)	N/A	23%
BUILDING HT. (MAX)	N/A	2 STOREY (12m)
MIN YARD	FRONT YARD (NORTH) 6.0m MIN (GARNER) 20m MAX REAR YARD (MIN) 3m (OSPREY) WEST YARD (MIN) 0m EAST YARD (MIN) 0m	BLDG 'A': N = 20.0 m, E = 109 m, S = 167.7m, W = 9.3 m BLDG 'B': N = 13 m, E = 109 m, S = 66 m, W = 80.1 m BLDG 'C': N = 49.6 m, E = 112 m, S = 16.1 m, W = 80.1 m
GFA (MAX)	–	PROPOSED BUILDING 'A'=2,516m² PROPOSED BUILDING 'B'=1,910m² PROPOSED BUILDING 'C'=1,910m² TOTAL GFA = 6,336 sqm
PARKING (MIN)	PLANNED BUSINESS CENTRE WITHIN AN INDUSTRIAL ZONE: 1 FOR EACH 50m² GFA = 6,336 m² / 50 =126.72 THEREFORE, 127 PARKING SPACES ARE REQUIRED.	126 Regular Sized 8 Barrier Free THEREFORE, 134 PARKING SPACES ARE PROVIDED
BF PARKING (MIN)	1 SPACE + 2% OF TOTAL REQUIRED SPACES FROM 101–200 REQUIRED SPACES =(134-101)*0.02=+1.51 THEREFORE, 3 BF PARKING SPACES ARE REQUIRED.	8 PROVIDED
LOADING SPACE (MIN)	N/A	0
LANDSCAPE AREA (MIN)	6m COMBINED LANDSCAPE AND PLANTING STRIP ABUTTING A STREET, WITHIN 6m LANDSCAPED AREA, 3m PLANTING STRIP BETWEEN PARKING SPACES, AISLES OR DRIVEWAYS AND A STREET	6m COMBINED LANDSCAPE AND PLANTING STRIP ABUTTING A STREET, WITHIN 6m LANDSCAPED AREA, 3m PLANTING STRIP BETWEEN PARKING SPACES, AISLES OR DRIVEWAYS AND A STREET
DIT.STORAGE/DISPLAY	N/A	0

GENERAL 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 PLUS OR MINUS 7.5 m UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS FROM THE PROPERTY LINES FOR THE FIRST 7.5 m SHALL BE WITHIN 0.5 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: BUILDING PERMIT, SEWER AND WATER PERMITS, 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 AND ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED: "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 CENTERLINE ELEVATION OF THE ADJACENT STREET."
8. ALL SIGNS SHALL COMPLY TO SIGN BY-LAW No. 10-197
9. THIS DEVELOPMENT IS INELIGIBLE FOR MUNICIPAL WASTE COLLECTION SERVICE. THE COLLECTION OF WASTE MATERIAL IS REQUIRED THROUGH A PRIVATE WASTE HAULER.
10. BOTH BUILDING A AND B SHALL BE CONSTRUCTED FIRST, BUILDING C SHALL BE CONSTRUCTED SECOND. EARTHBINS AND TRELLISES WILL BE CONSTRUCTED IN TANDEM W THE CONSTRUCTION OF BUILDINGS A AND B.
11. FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF HAMILTON FENCE BY LAW NO. 10-142.
12. A MINIMUM OF 1.2m SEPARATION MUST BE PROVIDED WITHIN THE CITY'S ROAD ALLOWANCE AREA BETWEEN DRIVEWAYS, A FENCE AND ANY POLE, UTILITY, FIRE HYDRANT, TREE, SIGN ETC. ANY COSTS FOR TRAFFIC SIGN OR UTILITY RELOCATION ARE THE SOLE RESPONSIBILITY OF THE APPLICANT/OWNER. IT IS

NO DRAWING DIVISION SHALL BE VIEWED INDEPENDENTLY. CONTRACTOR AND ALL SUB CONTRACTORS TO REVIEW AND BE FAMILIAR WITH ENTIRE DRAWING SET.

CITY (5)	SITE PLAN SUBMISSION 5	2020.01.28
CITY (4)	SITE PLAN SUBMISSION 4	2019.11.18
CITY (3)	SITE PLAN SUBMISSION 3	2019.07.25
CITY (2)	SITE PLAN SUBMISSION 2	2019.04.22
H	AERONAUTICAL FOR REVIEW	2019.03.04
G	CONSULTANTS– FOR REVIEW	2019.01.24
F	CONSULTANTS– FOR REVIEW	2018.11.06
E	CLIENT– FOR REVIEW	2018.10.26
D	CONSULTANTS– FOR REVIEW	2018.10.11
C	CONSULTANTS– FOR REVIEW	2018.10.04
B	CLIENT– FOR REVIEW	2018.09.21
A	CONSULTANTS– FOR REVIEW	2018.09.20
CITY (1)	SITE PLAN SUBMISSION 1	2018.10.22
CITY (0)	FC SUBMISSION 1	2017.12.08
To (version)	For:	Date:

Issue Table

Note:

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.

CONTRACTORS AND SUBCONTRACTORS SHALL USE THIS DRAWING IN CONJUNCTION WITH OTHER DISCIPLINARY ENGINEER DRAWINGS AND TENANT FIT-UP DRAWINGS.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL ISSUED FOR CONSTRUCTION BY DESIGN PROFESSIONAL UNDER ISSUE COLUMN.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION BY THE CONSULTANTS.

ALL DRAWINGS ARE TO BE REVIEWED AS A FULL PACKAGE SET.

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — SAM ESPOSITO LICENCE 5736

North Arrow: NORTH

Architect:

SAM ESPOSTO | ARCHITECT INC.
548 Upper James St. Hamilton, ON. L9C 2Y4
T. 905.383.7500 F. 905.383.5700

THE CITY OF HAMILTON
Plans and drawings approved pursuant to Section 41 of the Planning Act.
March 18/20
Date of Approval
Director
Development Planning
Planning & Economic Development Department

Project:

GARNER ROAD BUSINESS PARK

1038, 1040, 1042 GARNER ROAD W, ANCASTER ON

FILE NO. DA-18-027

Drawing Title:

SITE PLAN

Drawn By:	JAM	Scale:	As Noted
Checked By:	SE	Plot Date:	2020.01.28
Project Date:	November 2017		
Project No.	17-127		
Drawing No.	A1.1	Sheet version.	5