"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 Heritage, Sport, Tourism and Culture Industries (MHSTCI) should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499)."

	ZONING INFORMATION & SITE STATISTIC	CS
	REQUIREMENT (RM4-217)	PROVIDED
SITE AREA	N/A	8405.43 m2 / 2.08 ac / 0.84 ha
DWELLING UNITS	N/A	72 UNITS (2 BEDROOMS)
MAX. DENSITY	N/A	34.66 UNITS/ACRE (85.71 ha
MIN. LOT FRONTAGE	30 m	90.09 m
MIN. LOT AREA	700 m2	8405.43 m2
BUILDING AREA	N/A	2149.55 m2
PARKING AREA	N/A	3566.80 m2
AMENITY AREA	5.0 SM / UNIT = 360 m2	7.70 SM / UNIT = 554.45 m2
LANDSCAPE AREA	N/A	2134.63 m2
MIN. LANDSCAPE AREA	25% (EXCLUDES AMENITY AREA)	25.39%
MAX. LOT COVERAGE	N/A	25.57%
MIN. FRONT YARD	3.0 m	3.0 m
MIN. SIDE YARD	3.0 m	3.0 m
MIN. REAR YARD	3.0 m	3.0 m
MAX HEIGHT	6 STOREYS	3.5 STOREYS (15 m)
MIN. LANDSCAPE STRIP	3.0 m	3.0 m
PARKING SPACES	1 / UNIT = 72 0.5 VISITOR = 36 TOTAL = 108	1 / UNIT = 72 VISITOR = 36 TOTAL = 108
BARRIER FREE PARKING	1 SPACE PER 50 = 3 SPACES REQUIRED	3 SPACES
PARKING SIZE	2.60m X 5.5m	2.60m X 5.5m
BICYCLE PARKING		40 SPACES

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

the land and do the required works, and further the Owner authorizes the City to use the security filed to obtain comkpliance with this plan. (e) To display the municipal number (185) or full address (185 Bedrock Drive) near the entrance in a manner that is visible from the (f) To display, near the main entry, unit numbers and full addresses on address plaques of each townhouse unit in a manner that is

(g) To include on all offers of purchase and sale, a statement that advises the prospective purchaser; that the home/business mail delivery will be from a designated Centralized Mail Box. that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior

(a) To 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. (b) To 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.

(c) To identify the pads above on the engineering servicing drawings. To determine the location of all centralized mail recieving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are alos to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

Witness (signature) Owner(s) (signature)

SITE PLAN NOTES

and loading areas and walkways;

to the closing of any home sales.

(d) In the event that the Owner does not comply with the plan dated_____

All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director of Planning and Chief Planner, 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

Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated. All driveways from property lines for the first 7.5 m shall be within 5% maximum grade, thereafter, all driveways shall be within 10% 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 services -Approach approval permits

Abandoned accesses must be removed and the curb and boulevard restored with sod at the owner's expense to the satisfaction of

the Geomatics and Corridor Management Section, Public Works department. For visibilty traingles at the vehicular access points, the following note to be provided:

"5 metre by 5 metre visibilty 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" Proposed signage shall conform to the City's Sign By-law No 10-197

Lighting must be directed on site and must not spill over to adjacent properties or streets. 10. Should deeply buried archaeological materials be found on the property during any of the above development activities the Ontario 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)

LEGEND

Appendix "D" to Report PED22161

△ BELOW GRADE UNIT ENTRY/ AMENITY AREA BP BICYCLE PARKING (5 SPACES STREET LIGHT

TS TRAFFIC SIGN HP HYDRO POLE HPL HYDRO POLE + STREET LAMP

무 HYDRO PEDESTAL ONE RISER DESIGNS GENERAL NOTES

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING

LANDSCAPE STRIP ADDED

UPDATED PER CITY COMMENTS NOV.26.21 JAN.18.22 BICYCLE PARKING AND SITE STATS UPDATED JUNE.02.21 MECH/ELEC ROOM & TRANSFORMER PAD MAY.26.21 ADDED PER CLIENT ISSUED TO CLIENT FOR FIRST REVIEW | FEB.19.21

CONCORD, ONTARIO L4K 3N3 PHONE: (905) 669-2111 FAX: 1 (866) 602-1163 WWW.ONERISER.CA

EMPIRE

STACKED TOWNHOUSE PROPOSED SITE PLAN

3435 BINBROOK ROAD BINBROOK, ONTARIO