

**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)
⊕	FIRE DEPARTMENT CONNECTION
---	SURFACE COMPOSITION OF PARKING AREA

**SITE STATISTICS:**

	REQUIREMENTS	PROPOSED
ZONING DESIGNATION	PRESTIGE BUSINESS PARK ZONE (M3-37B)	PRESTIGE BUSINESS PARK ZONE (M3-37B)
LOT FRONTAGE (MIN)	136.7 m	136.7 m
LOT AREA (MIN)	4,000 m <sup>2</sup>	13,817.44 m <sup>2</sup>
LOT COVERAGE (MAX)	N/A	23%
BUILDING HT (MAX)	N/A	2 STOREY
MIN YARD	FRONT YARD (NORTH) 6.0m MIN (GARNER) 25m MAX REAR YARD (MIN) 3m (OSPREY) WEST YARD (MIN) 0m EAST YARD (MIN) 0m	BLDG 'A': N = 23.3 m, E = 10.8 m, S = 18.4 m, W = 9.3 m BLDG 'B': N = 7.5 m, E = 43.9 m, S = 16.6 m, W = 6.1 m BLDG 'C': N = 63.6 m, E = 11.2 m, S = 3.9 m, W = 6.1 m
GFA (MAX)	-	PROPOSED BUILDING 'A' = 2,516m <sup>2</sup> PROPOSED BUILDING 'B' = 1,910m <sup>2</sup> PROPOSED BUILDING 'C' = 1,910m <sup>2</sup> TOTAL GFA = 6,336 sqm
PARKING (MIN)	PLANNED BUSINESS CENTRE WITHIN AN INDUSTRIAL ZONE: FOR EACH 50m <sup>2</sup> GFA = 6.336 m <sup>2</sup> / 50 = 126.72 THEREFORE, 127 PARKING SPACES ARE REQUIRED.	129 Registor Sized 6 Barrier Free THEREFORE, 135 PARKING SPACES ARE PROVIDED
BF PARKING (MIN)	1 SPACE + 3% OF TOTAL REQUIRED SPACES FROM 101-200 REQUIRED SPACES = (1) + (127 x 3%) = 4.81 THEREFORE, 5 BF PARKING SPACES ARE REQUIRED.	6 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.
EXT STORAGE/DISPLAY	N/A	0

- 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 PLUS OR MINUS 7.5 m UNLESS OTHERWISE STATED.
  - ALL DRIVEWAYS FROM THE PROPERTY LINES FOR THE FIRST 7.5 m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
  - 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.
  - ABANDONED ACCESSSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOG AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC AND ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
  - 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."
  - ALL SIGNS SHALL COMPLY TO SIGN BY-LAW NO. 10-197
  - THIS DEVELOPMENT IS INELIGIBLE FOR MUNICIPAL WASTE COLLECTION SERVICE. THE COLLECTION OF WASTE MATERIAL IS REQUIRED THROUGH A PRIVATE WASTE HAULER.
  - BOTH BUILDING A AND B SHALL BE CONSTRUCTED FIRST, BUILDING C SHALL BE CONSTRUCTED SECOND.
  - FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF HAMILTON FENCE BY LAW NO. 10-142.
  - 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 THE APPLICANT'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE.

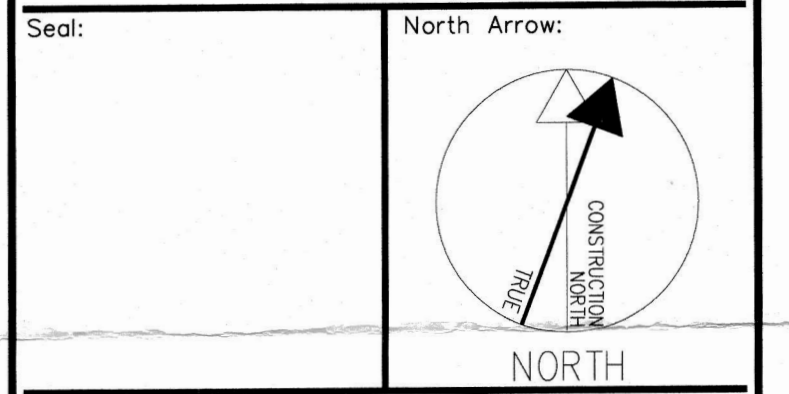
**NO DRAWING DIVISION SHALL BE VIEWED INDEPENDENTLY. CONTRACTOR AND ALL SUB CONTRACTORS TO REVIEW AND BE FAMILIAR WITH ENTIRE DRAWING SET.**

**Issue Table**

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:

**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.**



Architect: **SAM ESPOSTO ARCHITECT INC.**  
548 UPPER JAMES ST. HAMILTON, ON. L9C 2Y4  
T. 905.383.7500 F. 905.383.5700

**CITY OF HAMILTON**  
Building Division  
Permit No: 22-105201-05  
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW  
These drawings and/or specifications have been reviewed by: March 18, 2022  
FOR CHIEF BUILDING OFFICIAL

Project: **GARNER ROAD BUSINESS PARK**  
1038, 1040, 1042 GARNER ROAD W, ANCASTER ON  
FILE NO. DA-18-027

Drawing Title: **CITY OF HAMILTON BUILDING DIVISION Planning & Development Department**  
FEB 02 2022  
**SITE PLAN**

Drawn By: **JAM** Scale: **As Noted**  
Checked By: **SE** Plot Date: **2019.04.22**  
Project Date: **November 2017**  
Project No: **17-127**  
Drawing No: **A1.1** Sheet version: **2**

**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 Hakim, the owner of the land, hereby undertake and agree without reservation,

- To comply with all the content of this plan and drawing and not to vary therefrom;
- To perform the facilities, works or matters mentioned in Section 41(7)(c) 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 \_\_\_\_\_;
- 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,
- In the event that the Owner does not comply with the plan dated \_\_\_\_\_, 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.
- The owner agrees to offer 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.
- 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.
- To complete to the satisfaction of the Director of Engineering of the City of Hamilton and Canada Post:
  - 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 developer/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any sales.
  - the owner further agrees 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 in the remainder of the subdivision.
    - 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
    - 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.
    - 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.
    - Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
  - 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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Witness (signature) \_\_\_\_\_ Owner(s) (signature) \_\_\_\_\_  
Witness (print) \_\_\_\_\_ Owner (print) \_\_\_\_\_  
Address of Witness \_\_\_\_\_

