

DEVELOPMENT STATISTICS			
MUNICIPAL ADDRESS	851 GARNER ROAD EAST, AND 491 SPRINGBROOK AVENUE		
LEGAL DESCRIPTION	PART OF LOT 50, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF ANCASTER IN THE CITY OF HAMILTON		
LOT AREA	1.977ha		
BUILDING COVERAGE	4934.40m ² (25.00%)		
RW2 (ZONING REGULATION)	PROPOSED	COMPLIANCE	
PERMITTED USES	TOWNHOUSE	TOWNHOUSE	YES
MINIMUM LOT AREA			
TOTAL PARCEL AREA PER DWELLING	1850.00m ²	N/A	XXX
AREA PER DWELLING UNIT	280.00m ²		XXX
MINIMUM LOT FRONTAGE			
TOTAL PARCEL FRONTAGE PER DWELLING	50.00m	N/A	XXX
DWELLING UNIT (INTERIOR)	9.00m	5.30m	XXX
DWELLING END UNIT ADJACENT TO A FLANKING STREET	17.00m	6.50m	XXX
DWELLING END UNIT ADJACENT TO THE FLANKING STREET SPRINGBROOK AVENUE / GARNER ROAD	17.00m	8.30m	XXX
DWELLING END UNIT NOT ABUTTING A FLANKING SYREET	11.50m	6.50m	XXX
MINIMUM LOT DEPTH	30.00m	23.00m	XXX
MAXIMUM LOT COVERAGE	35.00%	55.00%	XXX
MINIMUM FRONT YARD			
SETBACK TO DWELLING	7.50m	4.50m	XXX
SETBACK TO AN ATTACHED GARAGE	7.50m	6.00m	XXX
MINIMUM SIDE YARD			
DWELLING END UNIT NOT ABUTTING A FLANKING STREET	2.50m	1.20m	XXX
DWELLING UNIT ON A CORNER LOT ABUTTING A FLANKING CONDOMINIUM ROADWAY, MINIMUM	7.50m	1.20m	XXX
END DWELLING UNIT OF A CORNER LOT WITH FLANKAGE ON FLANKAGE STREET, GARNER ROAD EAST	7.50m	3.00m	XXX
END DWELLING UNIT OF A CORNER LOT WITH FLANKAGE ON FLANKAGE STREET, SPRINGBROOK AVENUE	7.50m	3.00m	XXX
MINIMUM REAR YARD	7.50m	6.00m	XXX
HEIGHT, MAXIMUM	10.50m	12.60m	XXX
MINIMUM LANDSCAPE AREA, INDIVIDUAL LOTS	30%	30.0%	XXX
PLANTING STRIP/FENCING			
WHERE THE BOUNDARY OF A RESIDENTIAL MULTIPLE "RM2" ZONE ADJOINS LANDS ZONED EXISTING RESIDENTIAL "R1" OR RESIDENTIAL "R1", "R2", "R3" OR "R4", PLANTING STRIP, MINIMUM WIDTH	3.00m	N/A	XXX
SURFACE PARKING SPACE RATIO			
2 SPACES FOR EACH DWELLING UNIT			
PARKING SPACES FOR EACH DWELLING UNIT	160 SPACES	160	XXX
80 UNITS x 2 (SPACES)			
80 UNITS x 0.66 (VISITOR - NOT REQUIRED)	53 SPACES (0.66)	40 SPACES (0.50)	XXX
UNENCLOSED PORCH, MAXIMUM ENCRoACHMENT INTO ANY REQUIRED FRONT OR SIDE YARD	1.50m	1.50m	XXX

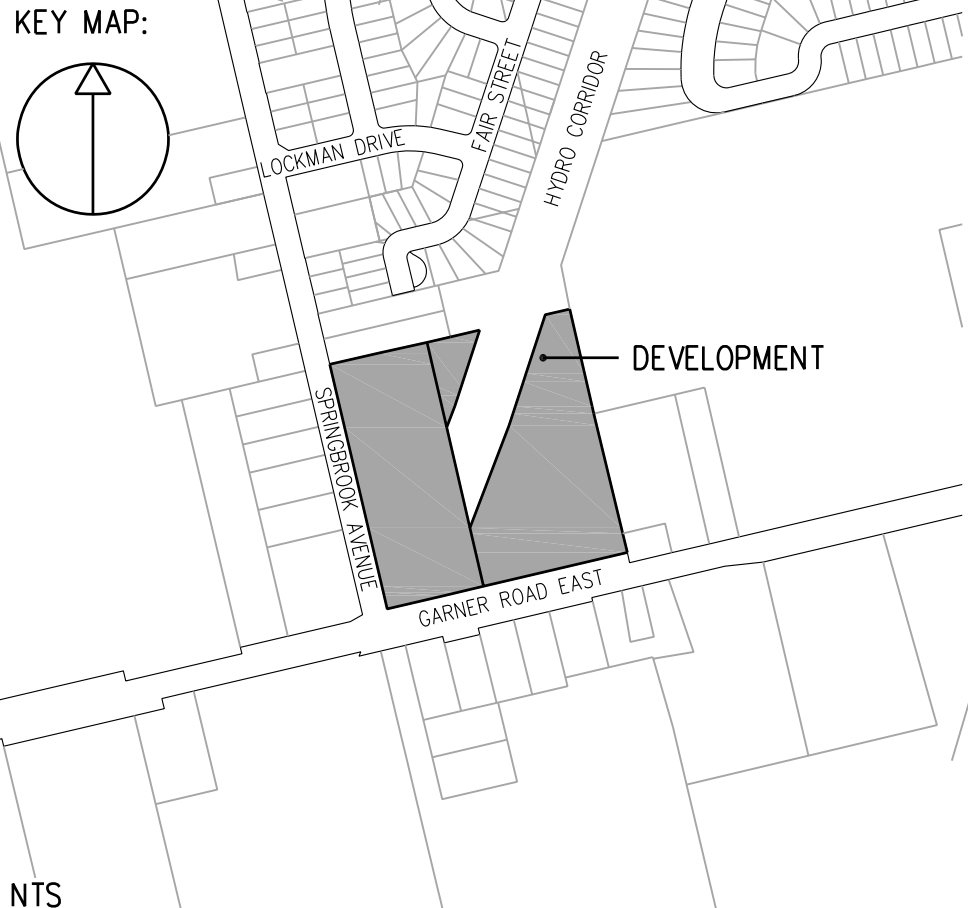
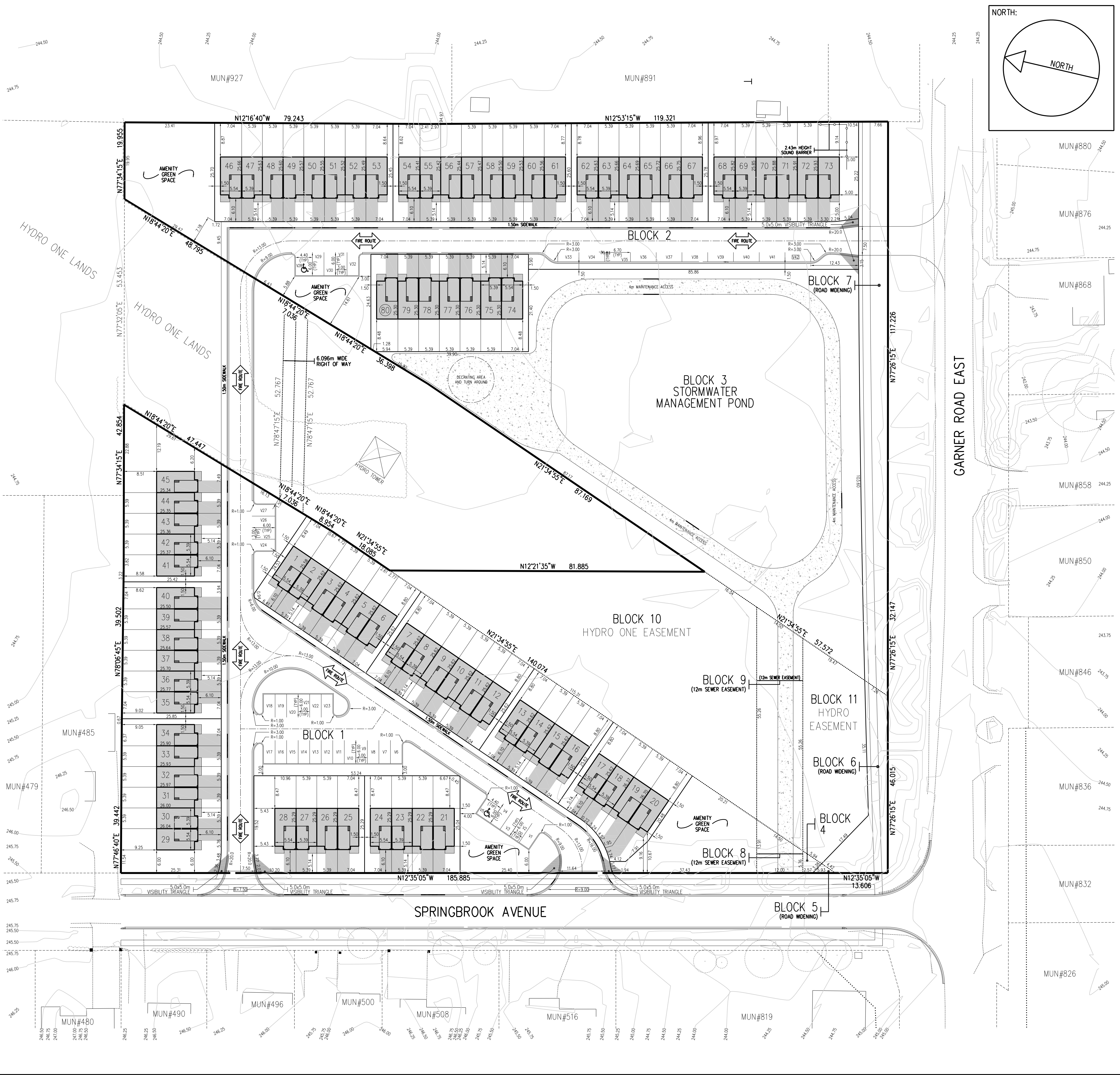
UNDERTAKING
 RE: 851 GARNER ROAD EAST, AND 491 SPRINGBROOK AVENUE. (CITY FILE#251-2012-06)
 1. (WE) SPRINGBROOK WEST SCARLETT INC, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION
 (A) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM.
 (B) TO PERFORM 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 _____ 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 NUMBER TO THE BUILDING IN A MANNER THAT IS VISIBLE FROM THE STREET, OR A SIGN AT THE FRONT ENTRANCE WITH EITHER THE MUNICIPAL NUMBER OR FULL ADDRESS.
 (F) THAT THE OWNER SUBMIT TO THE LEGISLATIVE APPROVALS SECTION OF GROWTH MANAGEMENT, A FINAL UNIT NUMBERING LIST INDICATING THE UNIT NUMBERS THAT WILL BE ASSIGNED TO EACH UNIT ON EACH FLOOR OF THE BUILDING.
 (G) THAT THE OWNER AGREES TO INCLUDE ON ALL OFFERS OF PURCHASE AND SALE, A STATEMENT THAT ADVISES THE PROSPECTIVE PURCHASERS:
 i) THAT THE HOME/BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAIL BOX
 ii) THAT THE DEVELOPERS/OWNERS BE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASERS OF THE EXACT CENTRALIZED MAILBOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.
 iii) PURCHASERS/TENANTS ARE ADVISED THAT MAINTENANCE/ACCESS EASEMENTS WILL BE REQUIRED THROUGHOUT THE APPROVED DEVELOPMENT AND CONTAINED WITHIN THE APPROVED CONDOMINIUM AGREEMENT.
 iv) PURCHASERS/TENANTS ARE ADVISED THAT SOUND LEVELS DUE TO INCREASING ROAD TRAFFIC MAY OCCASIONALLY INTERFERE WITH SOME ACTIVITIES OF THE DWELLING OCCUPANTS AS THE SOUND LEVELS MAY EXCEED THE MUNICIPALITY'S AND THE MINISTRY OR THE ENVIRONMENT'S NOISE CRITERIA EXCEED THE MUNICIPALITY'S AND THE MINISTRY OR THE ENVIRONMENT'S
 v) PURCHASERS/TENANTS ARE ADVISED THAT THERE SHALL BE NO STREET PARKING ALLOWED WITHIN THE DEVELOPMENT.

DATED THIS ____ DAY OF _____ 20__

WITNESS (SIGNATURE) _____ A. DI SILVESTRO, PRESIDENT

ADDRESS OF WITNESS _____

ALL DRIVEWAYS TO BE ASPHALT



No.	DATE	BY	REVISION
1	2020-12-09	HK	DRAFT PLAN - RESUBMISSION

FOR APPROVALS

BENCHMARK:
 75U075 DEEP BENCH MARK IN MANHOLE AT GARNERS CEMETERY, ALONG SOUTHCOTE ROAD 0.2km NORTH OF INTERSECTION OF HWY#53, 11.6m WEST OF CENTERLINE OF SOUTHCOTE RD, 21.9m NORTHWEST OF HYDRO POLE ON EASTSIDE OF ROADWAY, 1.8m SOUTH OF FENCE, AT ROAD LEVEL.

ELEVATION 1978 ADJUSTMENT - 246.851

STAMP:

CONSULTANT:
URBEX ENGINEERING LIMITED
 161 REBECCA STREET
 HAMILTON ON. L8R 1B9
 TEL 905-522-3328
 FAX 905-522-0452
 EMAIL info@urbex.biz

MUNICIPALITY:
 THE CITY OF HAMILTON
 SPRINGBROOK CORNERS
 CITY OF HAMILTON (ANCASTER), ONTARIO
 25T-2012-06

SITE PLAN

FILE NAME:
 01-SBC-SITE-2020-05-26.dwg

LAST SAVED BY:
 HARRY KANDILAS

SCALE:
 1:500

LAST SAVED DATE:
 12/9/2020 10:37 AM

SHEET No.:
 01

D0111-P00-11 SPRINGBROOK CORNERS