

DEVELOPMENT DETAILS		
PRESTIGE BUSINESS PARK (M3-49) ZONE		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	4,000m <sup>2</sup>	±53,822.6m <sup>2</sup>
MINIMUM YARD ABUTTING A STREET	6.0m	GLOVER = 22.97m TWENTY RD. E. = 24.92m
MAXIMUM YARD ABUTTING A STREET	N/A	DOES NOT APPLY
MAXIMUM BUILDING HEIGHT	N/A	14.22m
GROSS FLOOR AREA FOR INDUSTRIAL ADMINISTRATIVE OFFICE	10,000m <sup>2</sup>	±650.6m <sup>2</sup>
MINIMUM LANDSCAPED AREA ABUTTING A STREET	6.0m	5.6m
OUTDOOR STORAGE SHALL NOT BE PERMITTED IN A FRONT YARD	NOT PERMITTED	NOT PROPOSED
MAXIMUM OUTDOOR STORAGE	85% LOT AREA = 45,749.2m <sup>2</sup>	NONE PROPOSED
MAXIMUM ACCESSORY RETAIL	25% OF GFA OR 500m <sup>2</sup>	NONE PROPOSED
PARKING REQUIREMENTS		
MINIMUM SETBACK TO A STREET LINE	3.0m	6.0m
MINIMUM PLANTING STRIP ABUTTING A STREET LINE	3.0m	3.0m
MINIMUM PARKING STALL SIZE	2.8m x 5.8m	2.8m x 5.8m
MINIMUM BARRIER FREE STALL SIZE	4.4m x 5.8m	4.4m x 5.8m
WAREHOUSE (±19,682m <sup>2</sup> )	N/A	153 SPACES
ACCESSORY OFFICE (±650.6m <sup>2</sup> )	1 SPACE/30m <sup>2</sup> = 21 SPACES	21 SPACES
TOTAL PARKING	21 SPACES	174 SPACES
BARRIER FREE PARKING	1 SPACE	1 SPACE
WHERE 50 OR MORE PARKING SPACES ARE PROVIDED ON A LOT A MINIMUM 10% LANDSCAPED AREA SHALL BE PROVIDED	10% OF PARKING AREA = ±1,787m <sup>2</sup> x 10% = ±1,787m <sup>2</sup>	14.7% ±2,624m <sup>2</sup>
LOADING FACILITIES		
LOCATION IN FRONT YARD	NOT PERMITTED	NOT PROPOSED

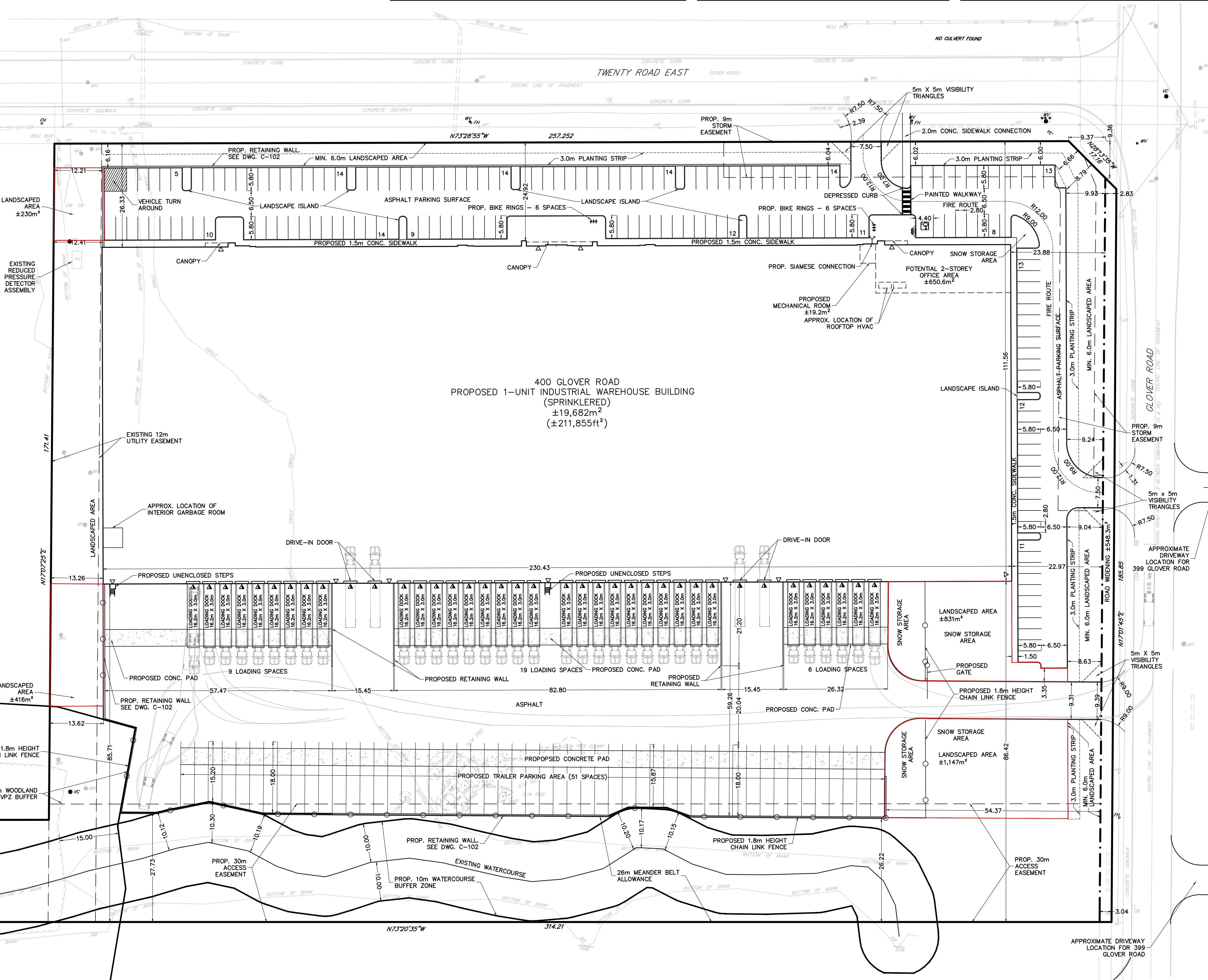
**UNDERTAKING**  
RE: 400 Glover Road, Hamilton  
File No. DA-22-062

I, Vicano Developments Limited, 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 July 11, 2023;  
(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 October 11, 2023, 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 physically affix the municipal number or full address to the building or on a sign in accordance with the City's Sign By-law, in a manner that is visible from the street.  
(f) That the Owner agrees to physically affix the municipal number (5217) or full address (5217 Twenty Road East) to the building or on a sign near the driveway entrance in accordance with the City's Sign By-law, in a manner that is visible from the street.  
(g) Enbridge Gas Inc. does have service lines running within the area which may or may not be affected by the proposed Site Plan. Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the Owner.  
(h) That the Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.  
(i) 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 business mail delivery will be from a designated Centralized Mail Box.  
ii) that the developer/owners be 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 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. 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 and more than 100 units will require a rear loading Lock Box Assembly which will require a mail room) will be in affect for buildings and complexes with a common lobby, common indoor or sheltered space.

Dated this 11th day of October, 2023  
Witness (signature) \_\_\_\_\_ Owner(s) (signature) \_\_\_\_\_ (seal)  
Yael Youson Peter Vicano  
Witness (print) Peter Vicano  
711 Saginaw Parkway, Cambridge, ON  
Address of Witness

**GENERAL NOTES:**

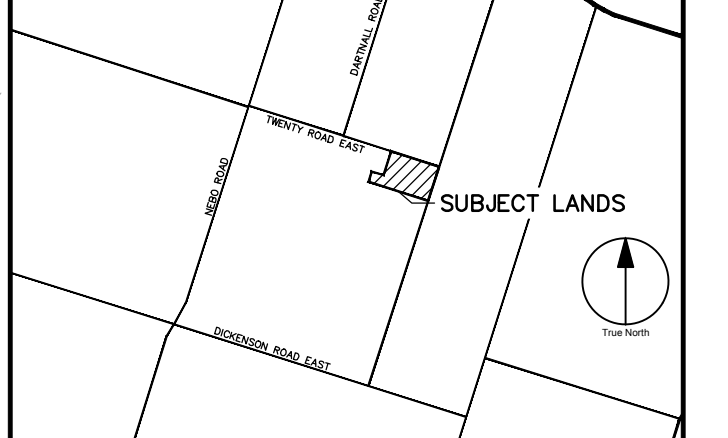
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
- MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m 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/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:  
- ROAD CUT PERMITS - SEWER PERMITS  
- APPROACH APPROVAL PERMITS - RELOCATION OF SERVICES  
- COMMITTEE OF ADJUSTMENT - ENCROACHMENT AGREEMENTS  
- BUILDING PERMITS (IF REQUIRED)
- ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOG AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED: "5.0 METRE BY 5.0 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 CENTRELINE ELEVATION OF THE ADJACENT STREET."
- PROPOSED SIGNAGE SHALL CONFORM TO THE CITY'S SIGN AND OTHER DEVICES BY-LAW No. 10-197.  
9. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS.  
10. ALL FENCES MUST COMPLY WITH THE CITY OF HAMILTON FENCE BY-LAW No. 10-142.  
11. THIS DEVELOPMENT IS AN INDUSTRIAL PROPERTY WHICH IS INELIGIBLE FOR MUNICIPAL WASTE COLLECTION AS OUTLINED IN THE CITY OF HAMILTON'S SOLID WASTE MANAGEMENT BY-LAW No. 20-221.



**CLIENT**  
**VICANO DEVELOPMENTS LIMITED**  
225 PARIS ROAD, BRANTFORD, ON

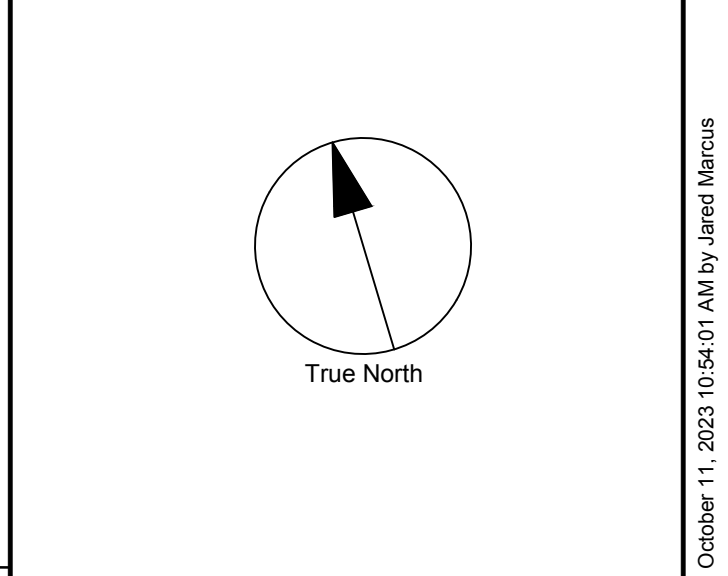
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Arcadis Professional Services (Canada) Inc.

ISSUES	DESCRIPTION	DATE
1	FIRST SITE PLAN SUBMISSION	2022-02-25
2	SECOND SITE PLAN SUBMISSION	2022-12-24
3	THIRD SITE PLAN SUBMISSION	2023-05-24
4	FOURTH SITE PLAN SUBMISSION	2023-08-23
5	FIFTH SITE PLAN SUBMISSION	2023-10-11

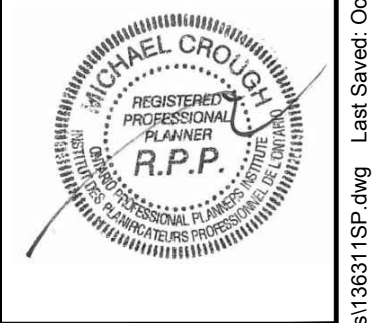


**NOT FOR CONSTRUCTION**

**LEGEND:**  
▶ PROPOSED LOADING DOOR  
▶ PROPOSED MAN DOOR



**SOURCE:**  
SITE LAYOUT OBTAINED FROM VICANO DEVELOPMENTS LIMITED, DRAWING NUMBER CPI, DATED JANUARY 5, 2020.  
**SURVEY:**  
TOPOGRAPHIC AND LEGAL BOUNDARY SURVEY INFORMATION OBTAINED FROM A.T. MCLAREN LTD, DRAWING NUMBER 36863, DATED FEBRUARY 4, 2022.  
**BENCHMARK NOTE:**  
ROUND IRON BAR WITH BRASS CAP, 10cm BELOW GRADE - LOCATED IN GLANBROOK, 950m WEST OF CENTRELINE OF NERBO ROAD, 6m NORTH OF CENTRELINE OF TWENTY ROAD E AND OPPOSITE EAST OF DRIVEWAY OF No.6297.



**PRIME CONSULTANT**  
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**PROJECT**  
**REDHILL INDUSTRIAL CENTRE**  
400 GLOVER ROAD, GLANBROOK  
PROJECT NO: 136311  
SCALE: 1:500  
DRAWN BY: J.MARCUS  
CHECKED BY: J.MARCUS  
PROJECT MGR: J.MARCUS  
APPROVED BY: M.CROUGH  
SHEET TITLE  
**SITE PLAN DA-22-062**  
SHEET NUMBER  
**SP 1.0**  
ISSUE  
**3**