



Hamilton

Mailing Address:
City Hall, 71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Development Department
Development and Real Estate Division
Legislative Approvals Section

Physical Address: 71 Main Street West, 7th Floor

Phone: 905-546-2424 Ext. 6288 Fax: 905-546-4202

Procedure for Approval of Signs in Accordance with the Condition of Draft Approval for a Plan of Subdivision within the City of Hamilton

The owner/developer shall:

- Obtain a copy of the Subdivision Sign Specifications from the Planning and Development, Legislative Approvals Section for sign specifications and graphic requirements.
- Prepare 2 colour sketches, on a maximum 11" X 17" sheet of paper, for signs required under Section 3.1 (a) of the City Subdivision Agreement. The sketches shall illustrate all of the information that is required under the Subdivision Sign Specifications. Submit the sketches to the Planning and Development Department, Legislative Approvals Section, for approval.
- Also provide the Planning and Development Dept. with a plan identifying the proposed sign locations, for approval. A subdivision billboard sign is required to be erected at each main entrance to the subdivision. When approved, the sketches shall be returned to the owner/developer.
- Ensure that the size, construction, and location of the signs shall comply with, where applicable, to the City's Sign By-law(s).
- Provide the Planning and Development Dept. with a photograph confirming that the sign has been erected in accordance with the approved sketches. Upon receipt of this photograph, the condition of draft approval can be cleared.



Hamilton

Mailing Address:
City Hall, 71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Development Department
Development and Real Estate Division
Legislative Approvals Section
Physical Address: 71 Main Street West, 7th Floor
Phone: 905-546-2424 Ext. 6288 Fax: 905-546-4202

Subdivision Sign Specifications

Construction and Location

The sign shall be constructed in accordance with the following standards:

- Size – Minimum 2.44 metres x 2.44 metres (8' x 8')
- Constructed of weatherproof material and secured.
- Approved subdivision sign(s) locations shall be conveniently accessible to the public for viewing at each major entrance to the subdivision.
- The contents of the sign must be oriented in the same direction as it is being viewed.
- The sign(s) shall have a minimum ground clearance of 1.5 m.
- The sign(s) shall not be located within the road allowance, nor within a daylight Triangle.

Maintenance

The owner/developer shall:

- Maintain the overall appearance construction of the sign.
- Ensure that the information is current as of the date the sign(s) are erected, and shall keep all the information up to date.
- Be responsible for the removal and disposal of the sign in accordance with the subdivision agreement.
- Comply with the Subdivision Sign provision under Section (x) (y) of the Subdivision Agreement.

Subdivision Sign Specifications- page 2

Wording and Graphics

The following Colour Code shall be used to describe the surrounding land uses:

- Yellow - Low Density (eg. Single & Semi Detached Housing)
- Orange - Medium Density (eg. Street and Block Townhouses)
- Brown - High Density (eg. Multiplexes, Highrise Apartments)
- Red - Commercial
- Green - Open Space / Parks / Walkways
- Blue - Civic & Institutional
- Purple - Industrial
- Gray - Utilities / Transportation Corridors

The subdivision sign must contain the following information:













- The boundary of the proposed subdivision shall be outlined with a thick black line.
- Lettering shall be at a Minimum 75mm (3") letters for the title
- Lettering shall be at a Minimum 32 mm (1 1/4") letters for legend
- Specific land uses, within 120 metres (400 feet) of the proposed subdivision.
- Lotting.
- Approved street layout and approved street names, if available.
- Emergency / temporary access roads and temporary turning circles.
- All sidewalk locations.
- Super mailbox locations.
- Types of parks (labeled as Neighbourhood or Community), including open space Linkages, walkways, ect.
- Storm water management ponds, major water courses, flood plain areas.
- School sites (labeled as public/separate and elementary/secondary).
- Major utility corridors.
- Railway lines.
- Major roadways.
- Potential or planned transit routes, bus stops, and shelter locations, if available.
- Noise attenuation measures, (fences, berms).
- Environmentally sensitive areas, tree protection areas.
- A "YOU ARE HERE" dot correctly placed on the sign(s).

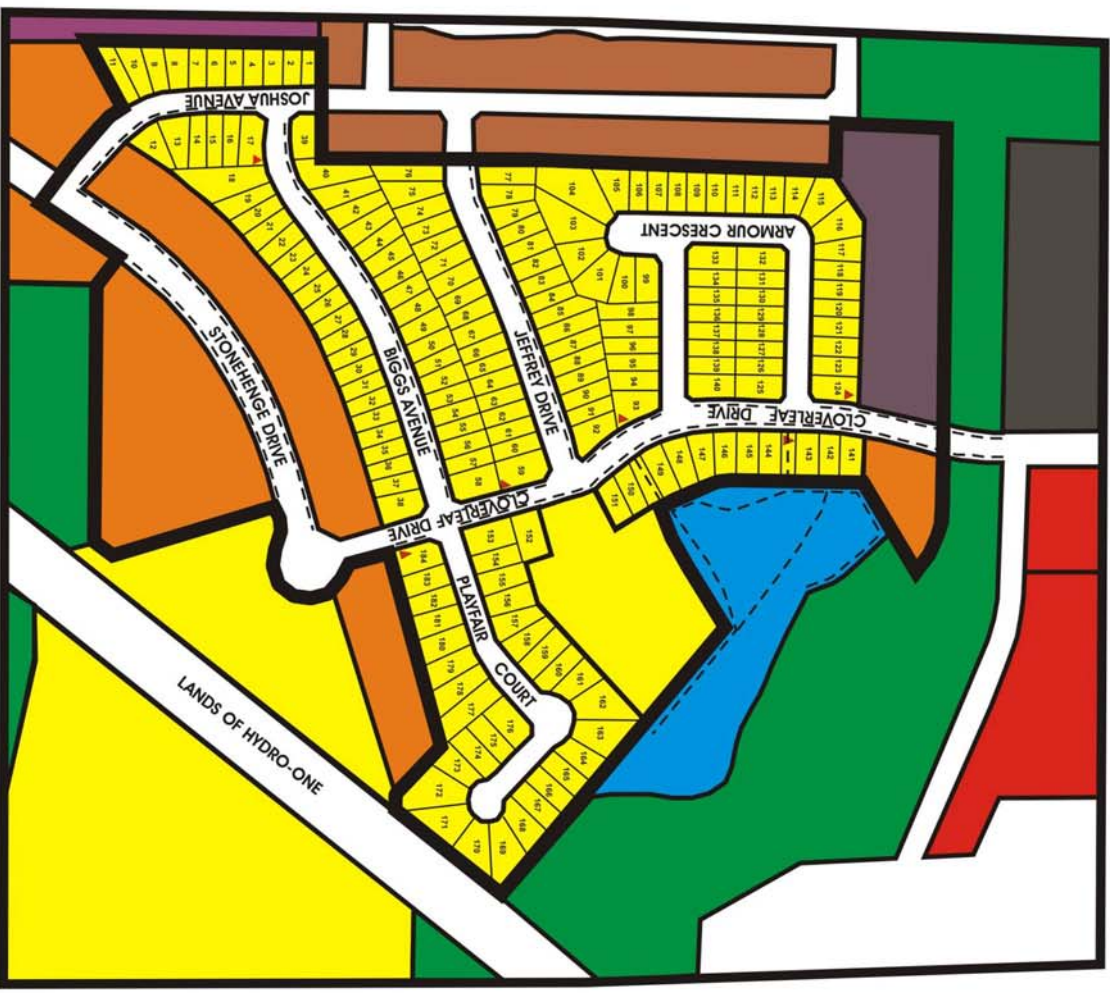
THE MEADOWLANDS OF ANCASTER

Phase 7A



LEGEND

-  EXISTING SINGLE FAMILY RESIDENTIAL
-  EXISTING MULTIPLE RESIDENTIAL
-  EXISTING MULTIPLE RESIDENTIAL / APARTMENTS
-  PROPOSED MULTIPLE RESIDENTIAL/APARTMENTS
-  EXISTING INSTITUTIONAL
-  COMMERCIAL
-  PARK/OPEN SPACE
-  PROPOSED SINGLE FAMILY RESIDENTIAL
-  PROPOSED MULTIPLE RESIDENTIAL
-  STORM WATER MANAGEMENT PONDS
-  SIDEWALK/WALKWAY LAYOUT
-  SUPER MAILBOX LOCATIONS



UTILITIES INCLUDED IN THIS SUBDIVISION ARE:

- BELL CANADA
- UNION GAS
- COGECO CABLE

Call 1-800-400-2255

HYDRO ONE

Call 1-888-664-9376

HOME DELIVERY OF MAIL IS NOT CURRENTLY AVAILABLE FOR LOTS IN THIS SUBDIVISION AND MAY NEVER BE AVAILABLE