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 Hamilton City Hall
 71 Main Street West, 5th Floor
 Hamilton, ON L8P 4Y5
 www.hamilton.ca

Planning and Economic Development Department

Planning Division

Physical Address: 71 Main Street West, 5th Floor

Phone: 905-546-2424 Ext.4348 Fax: 905-546-6142

ptoffole@hamilton.ca

Hamilton

January 26, 2011

FILE: 221-E, 221-F, 221-G, 221-H, 221-M, 221-S

John Bruce Robinson Ltd.
 c/o Coleman Robinson
 P.O. Box 39
 Binbrook, ON, L0R 1C0

Ralph Ionico
 337 Queenston Road
 Hamilton, ON, L8K 1H7

A. J. Clarke Ltd.
 c/o Steve Fraser
 25 Main Street West Suite 300
 Hamilton, ON L8P 1H1

Binbrook Heights Townhouses
33 Fall Fair Way – Common Element Address
plus addressing for 174 townhouse units on private laneways known as Ecker Lane, Finton Lane, Gaddy Lane, Hillgartner Lane, McKinnell Lane, Murphy Lane, Stickland Lane.

Attached is a table of the municipal addresses that have been assigned for 174 townhouse units on privately named laneways, along with a copy of the Site Plan of this property located in the former Township of Glanbrook.

REASON FOR NEW ADDRESS

Based on approved Site Plan DA-10-113, 174 block townhouse units will be constructed on Block 73 of Registered Plan 62M-1142.

LOCATION

See attached map.

Please update your records accordingly. Should you have any questions regarding the above, please contact Paul Toffoletti at 905-546-2424 Ext. 4348.

Raymond Lee, MCIP, RPP
 Senior Project Manager, Legislative Approvals,
 Planning Division, Planning and Economic Development Department.

c.c.

Electrical Safety Authority

Union Gas

Ham.-Went. School Boards
 (Public & Separate)

MPAC

Fire and Police

Canada Mortgage and Housing Corp.

City of Hamilton

Bell Canada Eng.

Hamilton CACC Ambulance Dispatch

Mountain Cable

Bell Street Guide

Hamilton-Burlington District Real Estate

Hydro One

Bell Canada (911)

Canadian Cartographic Corp.

Canada Post

Map Mobility

Hamilton Automobile Club

Block 73 62M-1142		33 Fall Fair Way – Common Element Address	
Unit No.	Address	Unit No	Address
1	2 GADDYE LANE	59	14 STICKLAND LANE
2	4 GADDYE LANE	60	12 STICKLAND LANE
3	6 GADDYE LANE	61	27 STICKLAND LANE
4	8 GADDYE LANE	62	25 STICKLAND LANE
5	10 GADDYE LANE	63	23 STICKLAND LANE
6	12 GADDYE LANE	64	21 STICKLAND LANE
7	14 GADDYE LANE	65	19 STICKLAND LANE
8	16 GADDYE LANE	66	7 STICKLAND LANE
9	18 GADDYE LANE	67	5 STICKLAND LANE
10	1 GADDYE LANE	68	3 STICKLAND LANE
11	3 GADDYE LANE	69	1 STICKLAND LANE
12	5 GADDYE LANE	70	12 MURPHY LANE
13	7 GADDYE LANE	71	14 MURPHY LANE
14	9 GADDYE LANE	72	16 MURPHY LANE
15	11 GADDYE LANE	73	18 MURPHY LANE
16	13 GADDYE LANE	74	20 MURPHY LANE
17	15 GADDYE LANE	75	49 GADDYE LANE
18	17 GADDYE LANE	76	51 GADDYE LANE
19	24 GADDYE LANE	77	53 GADDYE LANE
20	26 GADDYE LANE	78	55 GADDYE LANE
21	28 GADDYE LANE	79	17 MURPHY LANE
22	30 GADDYE LANE	80	15 MURPHY LANE
23	32 GADDYE LANE	81	13 MURPHY LANE
24	42 STICKLAND LANE	82	11 MURPHY LANE
25	44 STICKLAND LANE	83	9 MURPHY LANE
26	46 STICKLAND LANE	84	7 MURPHY LANE
27	48 STICKLAND LANE	85	5 MURPHY LANE
28	35 HILLGARTNER LANE	86	3 MURPHY LANE
29	33 HILLGARTNER LANE	87	1 MURPHY LANE
30	31 HILLGARTNER LANE	88	14 ECKER LANE
31	29 HILLGARTNER LANE	89	16 ECKER LANE
32	27 HILLGARTNER LANE	90	18 ECKER LANE
33	25 HILLGARTNER LANE	91	20 ECKER LANE
34	24 HILLGARTNER LANE	92	22 ECKER LANE
35	26 HILLGARTNER LANE	93	24 ECKER LANE
36	28 HILLGARTNER LANE	94	26 ECKER LANE
37	30 HILLGARTNER LANE	95	28 ECKER LANE
38	32 HILLGARTNER LANE	96	30 ECKER LANE
39	34 HILLGARTNER LANE	97	11 McKINNEll LANE
40	38 GADDYE LANE	98	9 McKINNEll LANE
41	40 GADDYE LANE	99	7 McKINNEll LANE
42	42 GADDYE LANE	100	5 McKINNEll LANE
43	44 GADDYE LANE	101	3 McKINNEll LANE
44	46 GADDYE LANE	102	1 McKINNEll LANE
45	48 GADDYE LANE	103	2 McKINNEll LANE
46	45 GADDYE LANE	104	4 McKINNEll LANE
47	43 GADDYE LANE	105	6 McKINNEll LANE
48	41 GADDYE LANE	106	8 McKINNEll LANE
49	39 GADDYE LANE	107	10 McKINNEll LANE
50	32 STICKLAND LANE	108	12 McKINNEll LANE
51	30 STICKLAND LANE	109	11 ECKER LANE
52	28 STICKLAND LANE	110	9 ECKER LANE
53	26 STICKLAND LANE	111	7 ECKER LANE
54	24 STICKLAND LANE	112	5 ECKER LANE
55	22 STICKLAND LANE	113	3 ECKER LANE
56	20 STICKLAND LANE	114	1 ECKER LANE
57	18 STICKLAND LANE	115	61 GADDYE LANE
58	16 STICKLAND LANE	116	63 GADDYE LANE

Block 73 62M-1142				
Lot No.	Address			
117	65	GADDYE LANE	151	7 HILLGARTNER LANE
118	67	GADDYE LANE	152	5 HILLGARTNER LANE
119	69	GADDYE LANE	153	3 HILLGARTNER LANE
120	71	GADDYE LANE	154	41 FINTON LANE
121	70	GADDYE LANE	155	39 FINTON LANE
122	68	GADDYE LANE	156	37 FINTON LANE
123	66	GADDYE LANE	157	35 FINTON LANE
124	64	GADDYE LANE	158	33 FINTON LANE
125	62	GADDYE LANE	159	31 FINTON LANE
126	60	GADDYE LANE	160	29 FINTON LANE
127	58	GADDYE LANE	161	27 FINTON LANE
128	56	GADDYE LANE	162	25 FINTON LANE
129	54	GADDYE LANE	163	23 FINTON LANE
130	52	GADDYE LANE	164	21 FINTON LANE
131	50	GADDYE LANE	165	19 FINTON LANE
132	2	HILLGARTNER LANE	166	17 FINTON LANE
133	4	HILLGARTNER LANE	167	15 FINTON LANE
134	6	HILLGARTNER LANE	168	13 FINTON LANE
135	8	HILLGARTNER LANE	169	11 FINTON LANE
136	10	HILLGARTNER LANE	170	9 FINTON LANE
137	12	HILLGARTNER LANE	171	7 FINTON LANE
138	14	HILLGARTNER LANE	172	5 FINTON LANE
139	16	HILLGARTNER LANE	173	3 FINTON LANE
140	18	HILLGARTNER LANE	174	1 FINTON LANE
141	20	HILLGARTNER LANE		
142	22	HILLGARTNER LANE		
143	23	HILLGARTNER LANE		
144	21	HILLGARTNER LANE		
145	19	HILLGARTNER LANE		
146	17	HILLGARTNER LANE		
147	15	HILLGARTNER LANE		
148	13	HILLGARTNER LANE		
149	11	HILLGARTNER LANE		
150	9	HILLGARTNER LANE		

Binbrook Heights

PLAN 62M 42

THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ENGINEERING ACT AND THE CITY ENGINEERING REGULATIONS AND RECOMMENDS THAT IT BE APPROVED AS SHOWN.

APPROVED UNDER SECTION 31 OF THE PLANNING ACT AND THE CITY ENGINEERING REGULATIONS AND THE CITY ENGINEERING ACT AND THE CITY ENGINEERING REGULATIONS AND RECOMMENDS THAT IT BE APPROVED AS SHOWN.

DATE: 25th MAY 2010

BY: [Signature]

CITY ENGINEER

PLAN OF SUBDIVISION OF LOT 1 - BLOCK 4 - CONCESSION 3
GEOGRAPHIC TOWNSHIP OF BINBROOK
CITY OF HAMILTON

SCALE: 1:1000

B. J. CLARKE O.L.S.

NOTES:

1. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:

1. LOT 1 TO 48 (NOT INCLUDED) ARE TO BE 20 FT. WIDE.

2. LOT 49 TO 100 ARE TO BE 30 FT. WIDE.

3. LOT 101 TO 150 ARE TO BE 40 FT. WIDE.

4. LOT 151 TO 200 ARE TO BE 50 FT. WIDE.

5. LOT 201 TO 250 ARE TO BE 60 FT. WIDE.

6. LOT 251 TO 300 ARE TO BE 70 FT. WIDE.

7. LOT 301 TO 350 ARE TO BE 80 FT. WIDE.

8. LOT 351 TO 400 ARE TO BE 90 FT. WIDE.

9. LOT 401 TO 450 ARE TO BE 100 FT. WIDE.

10. LOT 451 TO 500 ARE TO BE 110 FT. WIDE.

11. LOT 501 TO 550 ARE TO BE 120 FT. WIDE.

12. LOT 551 TO 600 ARE TO BE 130 FT. WIDE.

13. LOT 601 TO 650 ARE TO BE 140 FT. WIDE.

14. LOT 651 TO 700 ARE TO BE 150 FT. WIDE.

15. LOT 701 TO 750 ARE TO BE 160 FT. WIDE.

16. LOT 751 TO 800 ARE TO BE 170 FT. WIDE.

17. LOT 801 TO 850 ARE TO BE 180 FT. WIDE.

18. LOT 851 TO 900 ARE TO BE 190 FT. WIDE.

19. LOT 901 TO 950 ARE TO BE 200 FT. WIDE.

20. LOT 951 TO 1000 ARE TO BE 210 FT. WIDE.

OWNER'S CERTIFICATE:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT AND THAT I AM THE OWNER OF THE LAND SHOWN THEREON.

DATE: 24th MAY 2010

BY: [Signature]

OWNER

SUBDIVIDER'S CERTIFICATE:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT AND THAT I AM THE SUBDIVIDER OF THE LAND SHOWN THEREON.

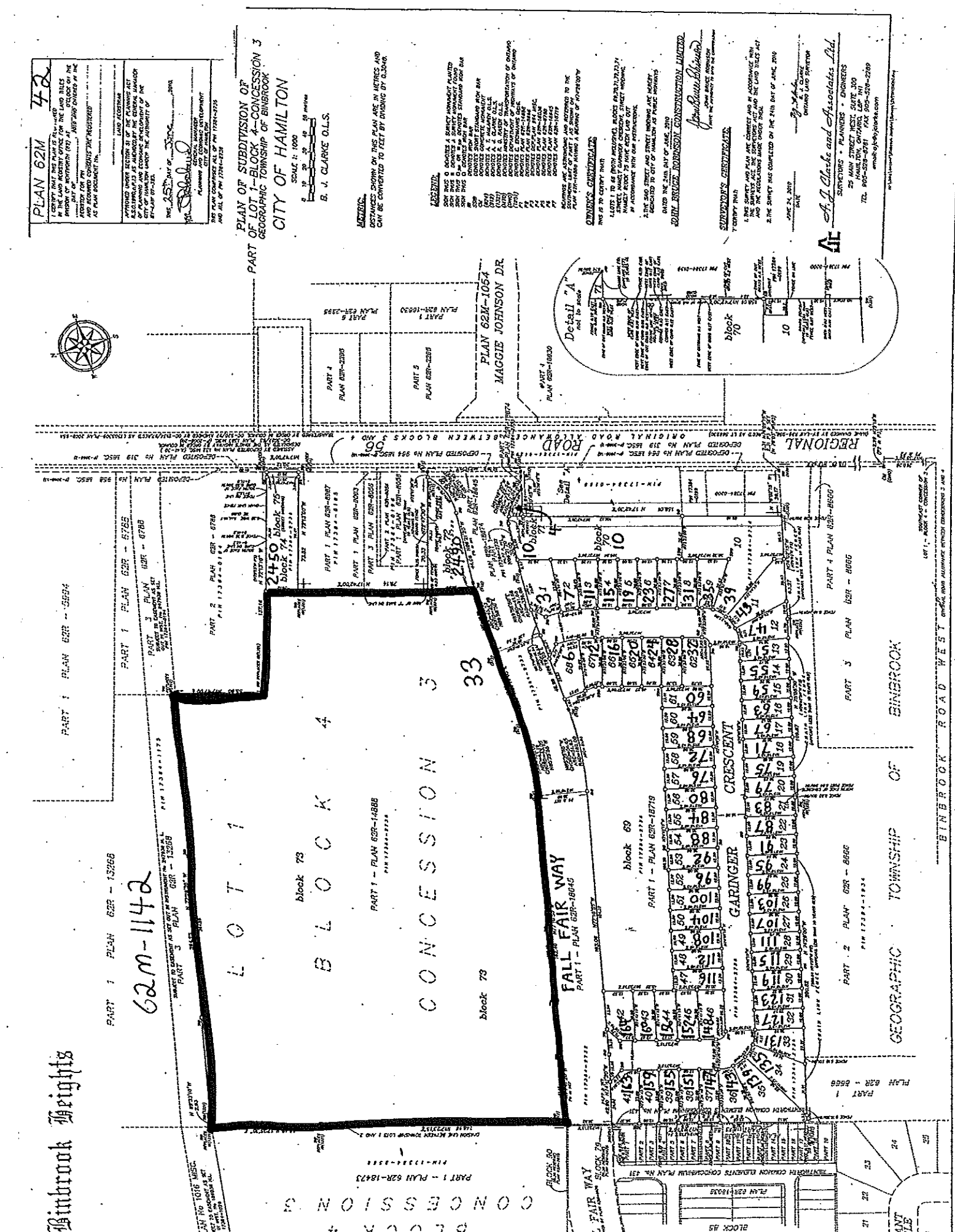
DATE: 24th MAY 2010

BY: [Signature]

SUBDIVIDER

Surveyors - Planners & Associates Ltd.

25 MAIN STREET WEST, SUITE 100
 HAMILTON, ONTARIO, L8N 1K1
 TEL: 905-525-8781 FAX: 905-525-2789
 email: info@spjplanners.com



GEOGRAPHIC TOWNSHIP OF BINBROOK

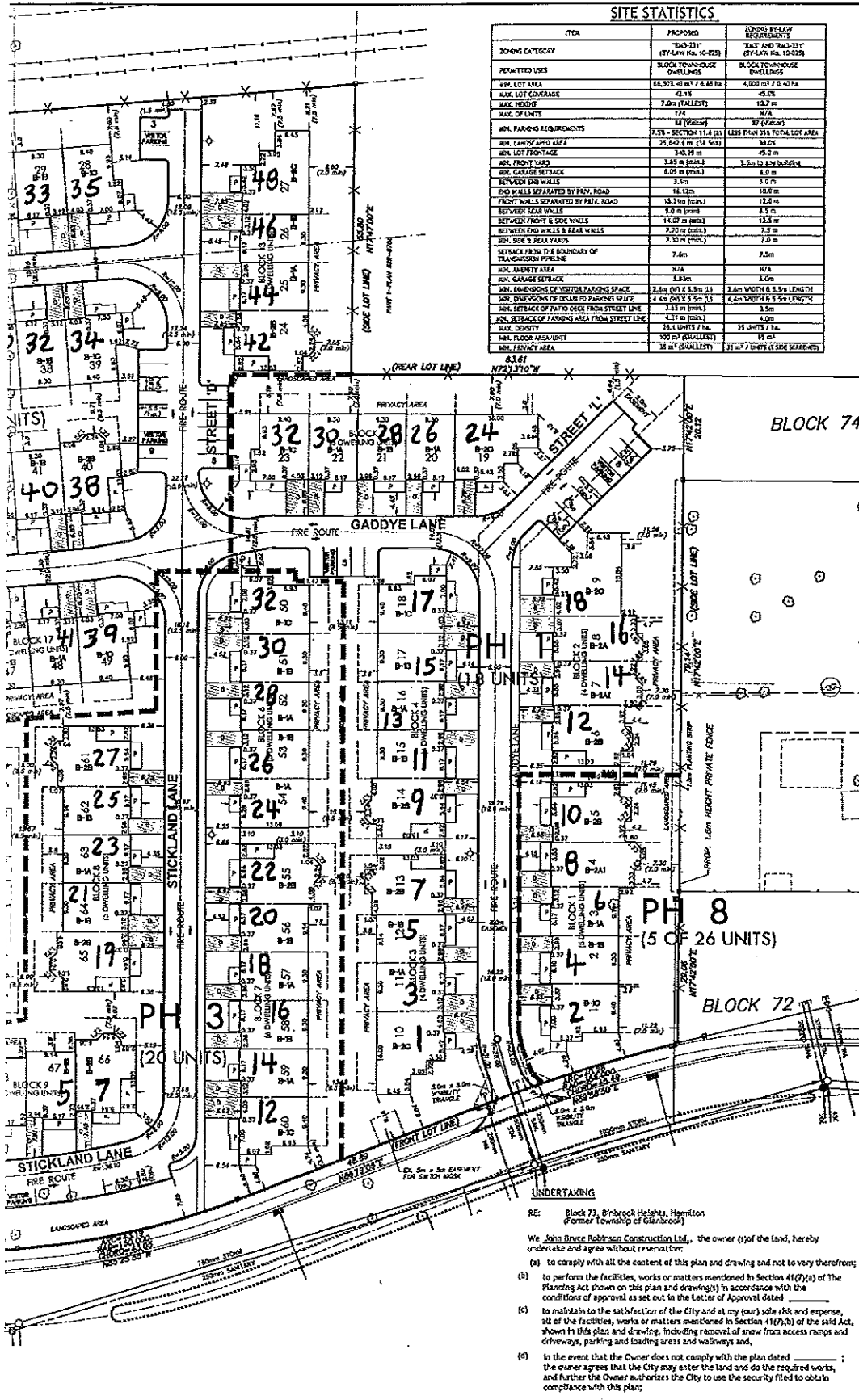
BINBROOK ROAD WEST

PLAN 62M-1078

CONCESSION 4

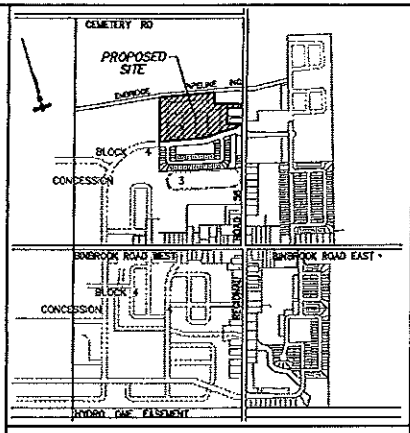
BLOCK 4

LOT 1



SITE STATISTICS

ITEM	PROPOSED	ZONING BY-LAW REQUIREMENTS
ZONING CATEGORY	"R43-211" (BY-LAW No. 10-025)	"R43" and "R43-211" (BY-LAW No. 10-025)
PERMITTED USES	BLOCK TOWNHOUSE OVERLAPPING	BLOCK TOWNHOUSE OVERLAPPING
NET LOT AREA	66,503.6 m ² / 8.43 ha	4,800 m ² / 0.43 ha
MAX. LOT COVERAGE	41.1%	45.0%
MAX. HEIGHT	7.0m (TALLEST)	10.7 m
MAX. OF UNITS	174	214
MIN. PARKING REQUIREMENTS	7.3% - SECTION 11.4 (A)	LESS THAN 2% TOTAL LOT AREA
MIN. LANDSCAPED AREA	21,642.6 m ² (32.5%)	30.0%
MIN. LOT FRONTAGE	14.0 m (MIN.)	9.0 m
MIN. FRONT YARD	3.0 m (MIN.)	3.5m to 5.0m (MIN.)
MIN. GARAGE SETBACK	6.0 m (MIN.)	6.0 m
BETWEEN END WALLS	3.0 m	3.0 m
END WALLS SEPARATED BY PRIV. ROAD	18.0 m	18.0 m
FRONT WALLS SEPARATED BY PARK. ROAD	18.3m (MIN.)	12.0 m
BETWEEN REAR WALLS	8.0 m (MIN.)	8.3 m
BETWEEN FRONT & SIDE WALLS	14.30 m (MIN.)	13.5 m
END WALLS SEPARATED BY SIDE WALLS	2.0 m (MIN.)	7.5 m
MIN. SIDE & REAR YARDS	7.50 m (MIN.)	7.0 m
SETBACK FROM THE BOUNDARY OF TRANSMISSION PIPELINE	7.0m	7.5m
MIN. ADJACENT AREA	3.0 m	3.0 m
MIN. GARAGE SETBACK	6.0m	6.0m
MIN. DIMENSIONS OF VISITOR PARKING SPACE	2.0m (W) x 5.5m (L)	2.0m WIDTH x 5.5m LENGTH
MIN. DIMENSIONS OF DISABLED PARKING SPACE	4.4m (W) x 5.5m (L)	4.4m WIDTH x 5.5m LENGTH
MIN. SETBACK OF PARKING FROM STREET LINE	3.0 m (MIN.)	3.0 m
MIN. SETBACK OF PARKING AREA FROM STREET LINE	4.5 m (MIN.)	4.0 m
MAX. DENSITY	28.4 UNITS / HA	35 UNITS / HA
MIN. FLOOR AREA UNIT	100 m ² (SMALLEST)	95 m ²
MIN. PARKING AREA	18 m ² (SMALLEST)	21 m ² (MIN. OF SIDE SETBACKS)



KEY PLAN N.T.S.

BENCH MARK
 Township of Glanbrook Index No. 429-70
 Elevation: 212.978
 Description: One & one-half storey stucco house (Mun. 3047) along Hwy. No. 56, 141.7m south of intersection with City Rd. 822 (Binbrook Rd. E), 15.3m east of centreline, 1.61m in north foundation wall, 1.04m from northwest corner, 18cm below stucco work, (Established by M10).

SITE BENCH MARK
 Elevation: 213.32
 Description: Cut cross on sidewalk approx. 4.8m northwest of the Condon Bank of Commerce (Mun. 243) building, located at the southeast corner of City Rd. No. 56 & Binbrook Rd. East.

No.	REVISIONS	By	Date
2.	UPDATE PHASING/AMT MIX	J.C.	2018/12/14
1.	AS PER CITY'S REDLINE REVISIONS	M.G.	2010/10/12

GENERAL NOTES

- TENDERERS SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
- ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMAINS, PRIVATE SEWER DRAINS AND WATER SERVICES, GASMAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS, ETC., AT START OF CONSTRUCTION.

PROJECT OWNER:
JOHN BRUCE ROBINSON
 A division of Rob-Good Properties Limited

CITY OF HAMILTON (GLANBROOK)

BINBROOK HEIGHTS ADULT LIFESTYLE COMMUNITY (FALL FAIR WAY)

A. J. Clarke and Associates Ltd.
 SURVEYORS • PLANNERS • ENGINEERS
 25 MAIN STREET WEST, SUITE 300
 HAMILTON, ONTARIO L8P 1H1
 Tel: 905 528-8741 Fax: 905 528-2289
 email: ajc@ajclarke.com

TITLE: SITE PLAN (DA-10-113)

SCALE: 1:500 DATE: APRIL 2010
 DESIGN: A.J. IRVING / M. GUO DRAWN: M.G.
 DWG: K-10-016 SFB SP

UNDERTAKING

RE: Block 72, Binbrook Heights, Hamilton (Former Township of Glanbrook)

We, John Bruce Robinson Construction Ltd., the owner (if 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)(a) of the Planning Act shown on this plan and drawings) 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;

Dated this _____ day of _____ 20 _____

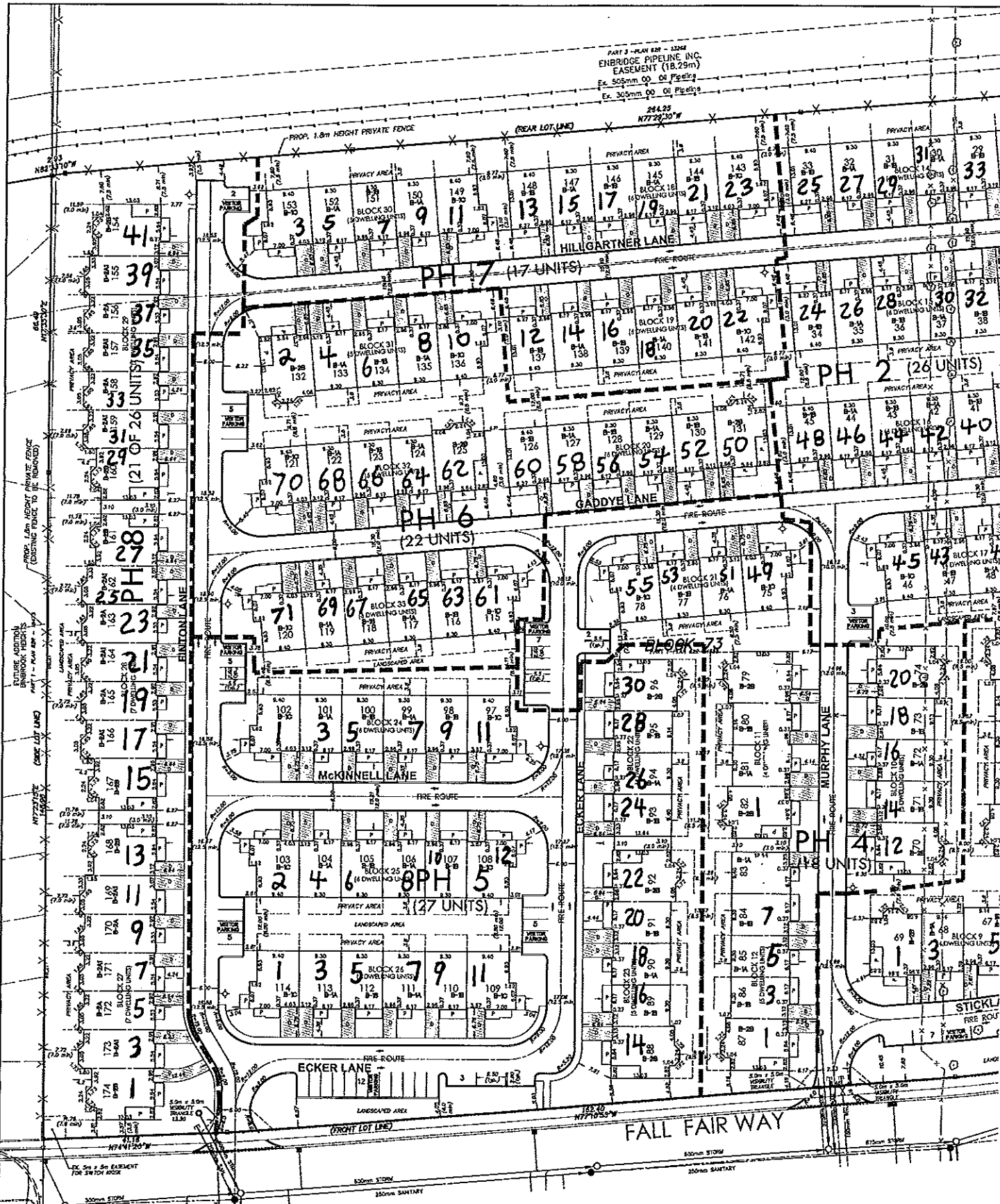
Witness (signature) _____ Owner (signature) _____
 Witness (print) _____ Owner (print) _____
 Address of Witness _____

7. FOR 5.0 METRES BY 5.0 METRES (MIN.) VISIBILITY TRIANGLES, THE MAXIMUM HEIGHT OF ANY OBJECTS OR NATURAL VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.60 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET.

8. ALL SIGNS MUST COMPLY WITH SIGN BY-LAW #10-197.

9. THIS PROPERTY IS ELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, ORGANICS, RECYCLING, AND LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE OPERATIONS AND WASTE MANAGEMENT BY-LAW No. 07-067.

PART 3 - PLAN 822 - 1124
ENBRIDGE PIPELINE INC.
EASEMENT (18.29m)
Ex. 505mm OD. Of Piping
Ex. 305mm OD. Of Piping



NOTE:
THE SIGNING OF THE FIRE ROUTE IN ACCORDANCE WITH THE FIRE ROUTE BY-LAW (BY-LAW NO. 80-20), WHICH IS TO INCLUDE SIGNAGE WITH MAXIMUM SPACING OF 300 FT INTERVALS ON ALTERNATE SIDES TO THE SATISFACTION OF THE FIRE DEPARTMENT.

NOTES:

1. 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.
2. 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.
3. MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.
4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
5. 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:
 - COMMITTEE OF ADJUSTMENT
 - BUILDING PERMITS
 - ROAD CUT PERMITS
 - APPROACH APPROVAL PERMITS
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
 - SEWER AND WATER PERMITS
 - RELOCATION OF SERVICES
6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH 500 AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.