



Mailing Address:
 Hamilton City Hall
 71 Main Street West, 6th Floor
 Hamilton, ON L8P 4Y5
 www.hamilton.ca

Planning and Economic Development Department
 Growth Management Division
 Physical Address: 71 Main Street West, 6th Floor
 Phone: 905-546-2424 Ext.4348 Fax: 905-540-5611
 Paul.Toffoletti@hamilton.ca

Hamilton

January 5, 2017

File: 25T-200518; DA-16-025

Losani Homes
 430 McNeilly Road
 Stoney Creek, ON, L8E 5E3

Webb Planning Consultants
 244 James Street South
 Hamilton, ON, L8P 3B3

A. T. McLaren Ltd.
 69 John Street South, Suite 230
 Hamilton, ON, L8N 2B9

NOTICE OF MUNICIPAL ADDRESSES FOR REGISTERED PLAN 62M-1236 "ANCASTER WOODLANDS PHASE 1".

Below is a table of the municipal addresses that have been assigned, along with a copy of the above Registered Plan and Site Plan for this subdivision located in the former Town of Ancaster.

Block	Address
1	1169 Garner Road East – Townhouse Units 1 to 92
2	9 Dougherty Court – Storm water management pond

NOTE: BUILDERS ARE REMINDED OF THEIR OBLIGATION TO INSTALL ADDRESS NUMBERS ON ALL NEW DWELLINGS.

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

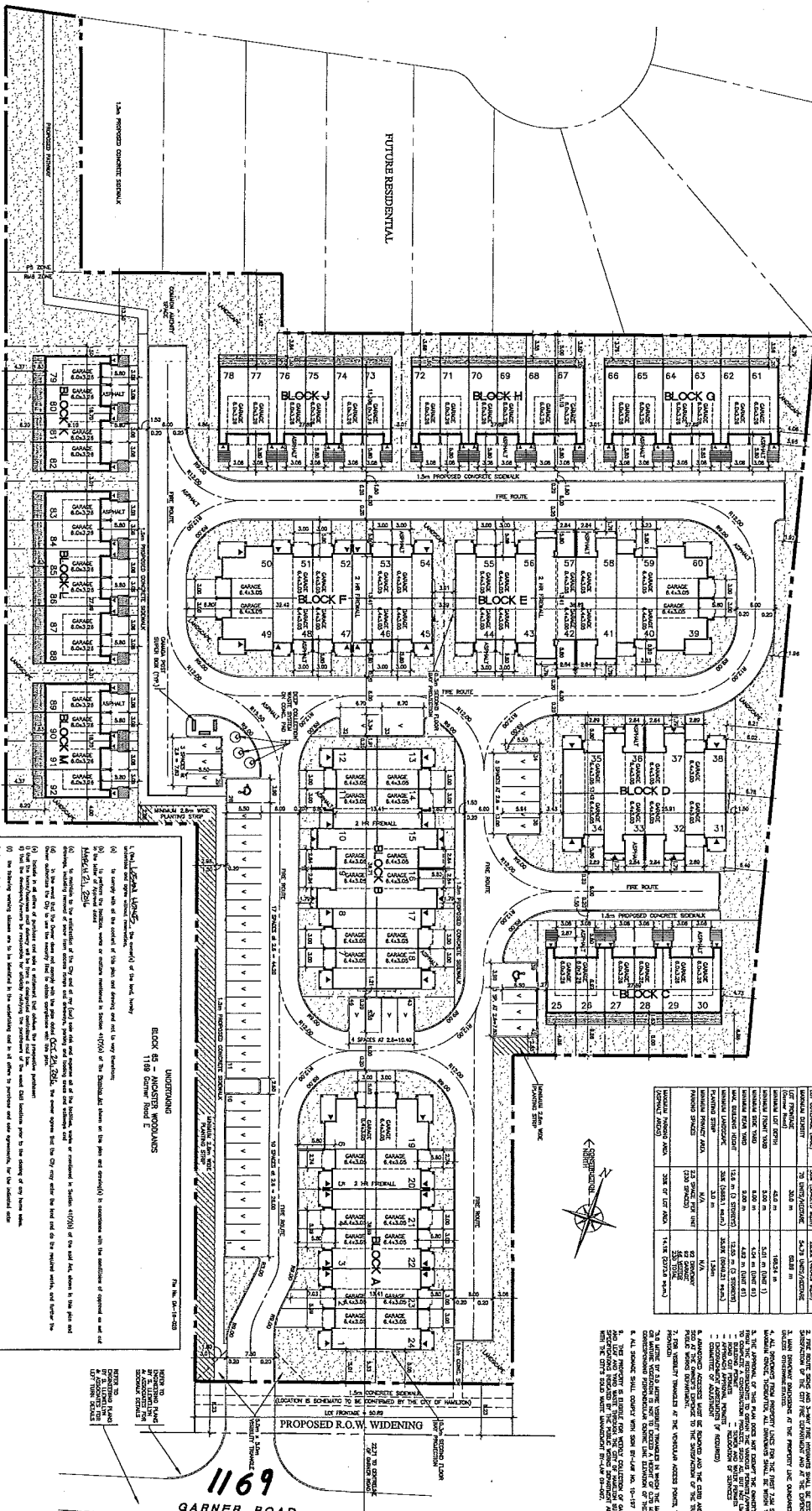
Alvin Chan, MCIP, RPP
 Senior Project Manager, Growth Planning Section,
 Growth Management Division, Planning and Economic Development Department.

c.c.

Electrical Safety Authority
 MPAC
 City of Hamilton
 Cogeco Cable
 Hydro One
 Canada Post
 Angus GeoSolutions Inc.
 Blue Line Taxi

Union Gas
 Fire and Police
 Bell Canada Eng.
 Bell Street Guide
 Bell Canada (911)
 Map Mobility
 DMTI Spatial
 DARTS

Ham.-Went. School Boards
 (Public & Separate)
 Canada Mortgage and Housing Corp.
 Hamilton CACC Ambulance Dispatch
 Hamilton-Burlington District Real Estate
 Canadian Cartographic Corp.
 Hamilton Automobile Club
 Telus



- NOTES**
1. CIRCULAR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENCES.
 2. ROAD LIGHTING AND SIGNAL CONTROLS TO BE PROVIDED BY THE MUNICIPALITY.
 3. ROAD LIGHTING AND SIGNAL CONTROLS TO BE PROVIDED BY THE MUNICIPALITY.
 4. ROAD LIGHTING AND SIGNAL CONTROLS TO BE PROVIDED BY THE MUNICIPALITY.

BUILDING DATA

PROPERTY NAME	PROPOSED USE
1000 GARNER ROAD	RESIDENTIAL
1000 GARNER ROAD	RESIDENTIAL
1000 GARNER ROAD	RESIDENTIAL

LEGEND

1. ALL BUILDINGS TO BE DESIGNED IN ACCORDANCE WITH THE BUILDING CODE OF ONTARIO AND THE LOCAL ZONING BY-LAW.

2. ALL BUILDINGS TO BE DESIGNED IN ACCORDANCE WITH THE BUILDING CODE OF ONTARIO AND THE LOCAL ZONING BY-LAW.

3. ALL BUILDINGS TO BE DESIGNED IN ACCORDANCE WITH THE BUILDING CODE OF ONTARIO AND THE LOCAL ZONING BY-LAW.

BLOCK #3 UNDERPASS

1. THE UNDERPASS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.

2. THE UNDERPASS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.

3. THE UNDERPASS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.

ZONING-BY-LAW SPECIFIC TABLE (BLOCKS 92 UNITS)

REGULATION	REQUIRED	PROPOSED
1. MINIMUM LOT AREA	3700 SQ. METERS (9.0 ACRES)	3700 SQ. METERS (9.0 ACRES)
2. MINIMUM LOT WIDTH	20.0 METERS (65.6 FEET)	20.0 METERS (65.6 FEET)
3. MINIMUM LOT DEPTH	10.0 METERS (32.8 FEET)	10.0 METERS (32.8 FEET)
4. MINIMUM FRONT SETBACK	3.0 METERS (9.8 FEET)	3.0 METERS (9.8 FEET)
5. MINIMUM SIDE SETBACK	3.0 METERS (9.8 FEET)	3.0 METERS (9.8 FEET)
6. MINIMUM REAR SETBACK	3.0 METERS (9.8 FEET)	3.0 METERS (9.8 FEET)
7. MINIMUM FRONT YARD SETBACK	3.0 METERS (9.8 FEET)	3.0 METERS (9.8 FEET)
8. MINIMUM SIDE YARD SETBACK	3.0 METERS (9.8 FEET)	3.0 METERS (9.8 FEET)
9. MINIMUM REAR YARD SETBACK	3.0 METERS (9.8 FEET)	3.0 METERS (9.8 FEET)
10. MINIMUM FRONT SETBACK FROM SIDEWALK	3.0 METERS (9.8 FEET)	3.0 METERS (9.8 FEET)
11. MINIMUM SIDE SETBACK FROM SIDEWALK	3.0 METERS (9.8 FEET)	3.0 METERS (9.8 FEET)
12. MINIMUM REAR SETBACK FROM SIDEWALK	3.0 METERS (9.8 FEET)	3.0 METERS (9.8 FEET)

PROPOSED R.O.W. WIDENING

1. THE PROPOSED R.O.W. WIDENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.

2. THE PROPOSED R.O.W. WIDENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.

3. THE PROPOSED R.O.W. WIDENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.

SITE PLAN NOTES

1. ALL WORK SHOWN IS THE PROPERTY OF THE MUNICIPALITY AND SHALL BE MAINTAINED BY THE MUNICIPALITY.
2. THE PROPOSED R.O.W. WIDENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.
3. THE PROPOSED R.O.W. WIDENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.
4. THE PROPOSED R.O.W. WIDENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.
5. THE PROPOSED R.O.W. WIDENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.
6. THE PROPOSED R.O.W. WIDENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.
7. THE PROPOSED R.O.W. WIDENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.
8. THE PROPOSED R.O.W. WIDENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.
9. THE PROPOSED R.O.W. WIDENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.
10. THE PROPOSED R.O.W. WIDENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS SET OUT IN THE ATTACHED DRAWINGS AND SHALL BE MAINTAINED BY THE MUNICIPALITY.

ANCASTER WOODLANDS BLOCK 65

1169 Garner Road, Ancaster, Ontario

SITE PLAN DA-16-025

A1.1

ITEM	DESCRIPTION	DATE	BY	CHKD BY
1	DESIGNED	16.08.12		
2	REVISED PARKING SPACE	16.08.12		
3	UPGRADED TURN RACKS	16.08.12		
4	LIGHTED SIDEWALK	16.12.14		
5	1000 GARNER ROAD	16.07.13		
6	1000 GARNER ROAD	16.07.13		

ORCHARD CONSULTANTS

Professional Engineers

1000 GARNER ROAD, ANCASTER, ONTARIO L9G 4G4

TEL: (905) 477-1111

FAX: (905) 477-1112

WWW.ORCHARDCONSULTANTS.COM

1169

GARNER ROAD

PROPOSED R.O.W. WIDENING

LEGEND

1. PROPOSED R.O.W. WIDENING

2. PROPOSED R.O.W. WIDENING

3. PROPOSED R.O.W. WIDENING

