

UNDERTAKING FILE No. _____

I, (WE) _____ THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION, TO COMPLY WITH ALL THE CONTENTS OF THIS PLAN AND DRAWING(S) AND NOT TO VARY THEREFROM.

(b) TO PERFORM THE FACILITIES, WORK OR MATTERS MENTIONED IN SECTION 41(7)(c) 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;

DATED THIS _____ DAY OF _____ 20 _____

WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) _____ (SEAL)

WITNESS (PRINT) _____ OWNER (PRINT) _____

ADDRESS OF WITNESS _____

NOTES ON SITE PLAN:

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF DEVELOPMENT AND REAL ESTATE DIVISION, 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 DRIVEWAYS 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 GRADES.
- 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:
 - BUILDING PERMITS - SEWER PERMITS
 - ROAD CUT PERMITS - RELOCATION OF SERVICES
 - APPROACH APPROVAL PERMITS - ENCROACHMENT AGREEMENTS (IF REQUIRED)
 - COMMITTEE OF ADJUSTMENT (IF REQUIRED)
- ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD 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:
 "3.0 METRE BY 3.0 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.60 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."
- THIS PROPERTY IS INELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, RECYCLING, ORGANICS, AS WELL AS LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON AS INDICATED BY THE CITY'S SOLID WASTE MANAGEMENT BY-LAW 08-087. COLLECTION OF GARBAGE THROUGH A PRIVATE WASTE HAULER(S) RECYCLING IS STRONGLY ENCOURAGED.
- ALL SITE LIGHTING TO BE AFFIXED TO BUILDING LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. HOUSE SHIELDS MUST BE PROVIDED WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES.
- FENCING SHALL CONFORM TO BY-LAW No. 10-142
- SIGNAGE SHALL BE IN ACCORDANCE WITH THE TOWN OF OAKVILLE SIGN BY-LAW: No. 10-197

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
 TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED

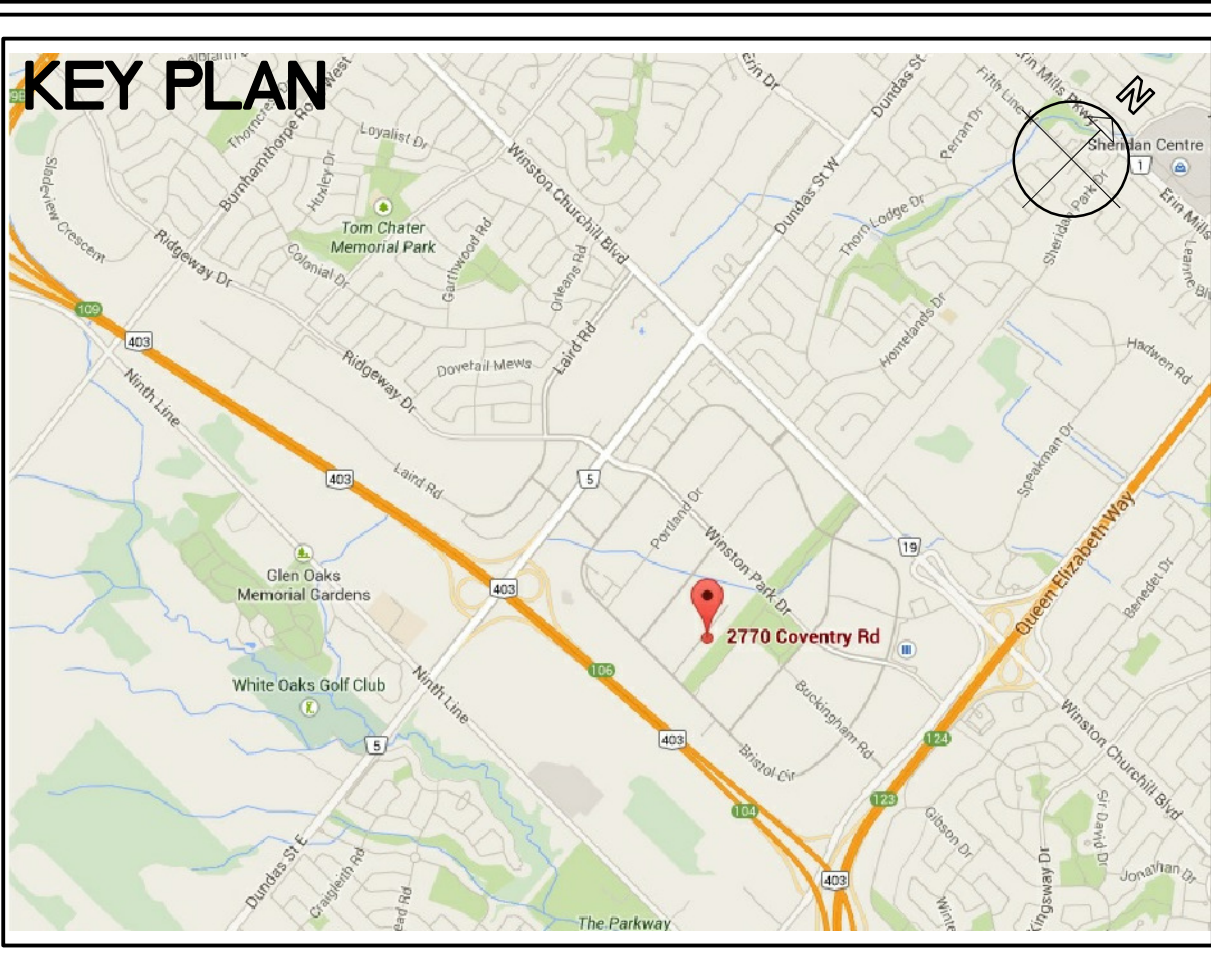
ACKNOWLEDGMENT:

11. THE SUBJECT PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. IT IS REASONABLE TO EXPECT THAT ARCHAEOLOGICAL RESOURCES MAY BE ENCOUNTERED DURING ANY DEMOLITION, GRADING, CONSTRUCTION ACTIVITIES, LANDSCAPING, STAGING, STOCKPILING OR OTHER SOIL DISTURBANCES, AND THE PROPOSER IS ADVISED TO CONDUCT AN ARCHAEOLOGIST ASSESSMENT PRIOR TO SUCH IMPACTS IN ORDER TO ADDRESS THESE CONCERNS AND MITIGATE, THROUGH PRESERVATION OR RESOURCE REMOVAL AND DOCUMENTATION, ADVERSE IMPACTS TO ANY SIGNIFICANT ARCHAEOLOGICAL RESOURCES FOUND. MITIGATION BY AN ONTARIO - LICENSED ARCHAEOLOGIST, MAY INCLUDE THE MONITORING OF ANY MECHANICAL EXCAVATION ARISING FROM THIS PROJECT. IF ARCHAEOLOGICAL RESOURCES ARE IDENTIFIED ON-SITE, FURTHER STAGE 4 MITIGATION MAY BE REQUIRED AS DETERMINED BY THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT. ALL ARCHAEOLOGICAL REPORTS SHALL BE SUBMITTED TO THE CITY OF HAMILTON FOR APPROVAL CONCURRENT WITH THEIR SUBMISSION TO THE MINISTRY OF TOURISM, CULTURE AND SPORT.

SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY DURING ANY OF THE ABOVE DEVELOPMENT ACTIVITIES THE ONTARIO MINISTRY OF CULTURE (MTC) SHOULD BE NOTIFIED IMMEDIATELY (416-314-7143). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPOSER SHOULD IMMEDIATELY CONTACT BOTH MTC AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416-326-8392)

LEGEND

- LANDSCAPING REFER TO CONSULTANT DRAWINGS
- EX. CONCRETE RAMP AND APRON TO REMAIN
- ASPHALT PAVING TO BE REMOVE AND RESTORE AS REQUIRED
- ENTRANCE / EXIT



SITE STATISTICS

EXISTING ZONING: 'E3 SP-43'
 EMPLOYMENT ZONE 3 + SPECIAL PROVISION 43

LEGAL DESCRIPTION:
 TOPOGRAPHIC PLAN OF
 PART OF LOT 5
 REGISTERED PLAN 20M-514
 IN THE
TOWN OF OAKVILLE
 SCALE: 1:250 METRIC

SITE STATISTICS	AREA (Sq.M.)
TOTAL SITE AREA	10,122.9 S.M.
BUILDING COVERAGE (EX.)	3,560.6 S.M. (35%)
BUILDING COVERAGE (PROP)	4,942.6 S.M. (49%)
GROSS FLOOR AREA	5,488.6 S.M.
- GROUND FLOOR	4,942.6 S.M.
- SECOND FLOOR	546.0 S.M.
LANDSCAPED AREA:	2,094.3 S.M. (21%)
PAVED SURFACE AREA:	3,086.0 S.M. (30%)
BUILDING HEIGHT (FROM GRADE):	11.42 METERS (2 STORIES)
LOT WIDTH: (COVENTRY ROAD)	97.8 M
LOT DEPTH:	103.4 M

PARKING	RATIO	REQUIRED
OFFICE	1/35m ² (731.0m ²)	
TOTAL REQUIRED PARKING SPACES:		8
TOTAL PROVIDED PARKING STALLS		8
WAREHOUSE (EX)	1/100m ² (3,204m ²)	
TOTAL REQUIRED PARKING SPACES:		32
TOTAL PROVIDED PARKING STALLS		33
WAREHOUSE (PROP)	1/100m ² (1,243.0m ²)	
TOTAL REQUIRED PARKING SPACES:		13
TOTAL PROVIDED PARKING STALLS		13
MEZZANINE (PROP)	1/100m ² (170.7m ²)	
TOTAL REQUIRED PARKING SPACES:		3
TOTAL PROVIDED PARKING STALLS		3
LOADING	RATIO	REQUIRED
TOTAL LOADING SPACES REQUIRED:		0
TOTAL LOADING SPACES PROVIDED:		8

YARD SETBACKS: PROPOSED	REQUIRED	PROVIDED
Front Yard (NORTH)	6.0m	6.0m
Side Yard (WEST)	3.0m	3.0m
Side Yard (EAST)	3.0m	32.6m
Rear Yard (SOUTH)	7.5m	7.5m
AVERAGE COVENTRY ROAD LANDSCAPE WIDTH	REQUIRED 3.0m	PROVIDED 3.0m

GENERAL NOTES

LINTACK ARCHITECTS
 INCORPORATED

244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
 T: 905.522.6165 • F: 905.522.6169 • E: information@lntack.com
 www.lntack.com

FOR SITE PLAN APPROVAL

ONTARIO ASSOCIATION OF ARCHITECTS
 RICHARD F. LINTACK
 LICENCE 4148

This drawing must not be scaled. General Contractor shall verify all dimensions, details and levels prior to commencement of all work. All errors and omissions are to be reported immediately to the Architect.

No.	Revisions	Date
1	REVISED AS PER TOWN COMMENTS	DEC 13 2015
5	FOR SITE PLAN APPROVAL	FEB 26, 2015
4	FOR PRE CONSULTATION MEETING	NOV 12 2014
3	FOR OWNER REVIEW	NOV 3 2014
2	FOR OWNER REVIEW	OCT 20 2014
1	FOR OWNER REVIEW	SEPT 19 2014
100	Issue	DATE

ADDITION & RENOVATIONS:
VIROX WAREHOUSE ADDITION
VIROX TECHNOLOGIES
 2770 COVENTRY ROAD
 OAKVILLE, ONTARIO

job no. 14.045
 dwg. file -
 dwn. by APR/AP
 scale 1:250
 date SEPT 2014
 dwg. title
SITE PLAN
 dwg. A1.1

1 SITE PLAN - SHOWN W/ 3M SETBACKS
 SCALE 1:250