

1544 & 1546 FOUR MILE CREEK ROAD

NIAGARA-ON-THE-LAKE, ONTARIO

LAND-USE COMPATIBILITY STUDY (AIR QUALITY AND NOISE)

RWDI # 2507752

December 9, 2025

SUBMITTED TO

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TABLE OF CONTENTS

1	INTRODUCTION	1
2	LAND USE COMPATIBILITY POLICIES AND GUIDELINES	1
2.1	Niagara Region Land Use Compatibility Study Terms of Reference	1
2.2	Provincial Planning Statement.....	2
2.3	Provincial Compatibility Guidelines.....	2
3	METHODOLOGY	4
4	RESULTS	4
4.1	Existing and Proposed Industrial Uses	5
4.1.1	<i>Greaves Jams & Marmalade Factory & Office - 1 Walker Road.....</i>	5
4.1.2	<i>Shaw Festival Scenic Construction - 3 Walker Road</i>	5
4.1.3	<i>Millbrook Cabinetry Inc. - 15 Henegan Road</i>	6
4.1.4	<i>Niagara On-The-Lake Municipal Office – 1593 Four Mile Creek Road.....</i>	6
4.2	Future Industrial Uses	6
4.3	Transportation Facilities.....	7
4.3.1	<i>Air Quality</i>	7
4.3.2	<i>Noise</i>	8
5	CONCLUSIONS	8
6	STATEMENT OF LIMITATIONS	9



LIST OF TABLES

Table 1:	D-6 Industry Classification Scheme
Table 2:	D-6 Separation Distances
Table 3:	Facilities with Potential to Impact the Subject Lands

LIST OF FIGURES

Figure 1:	Site Location
Figure 2:	Directional Distribution (%) of Winds in m/s (Blowing From) St. Catharines Niagara District Airport
Figure 3:	Proposed Development and Surrounding Sites of Interest
Figure 4:	Zoning in the Study Area
Figure 5:	Official Plan in the Study Area

LIST OF APPENDICES

Appendix A:	Architectural Drawings
Appendix B:	Industrial Classifications



1 INTRODUCTION

RWDI was retained by Times Group Corp. to undertake a land use compatibility study for the proposed 1544 & 1546 Four Mile Creek Road Development, located in the community of Virgil within the Town of Niagara-On-The-Lake (NOTL), Ontario.

The proposed development will consist of a 5-storey residential building and a 2-storey commercial building. The location of the subject lands is shown in **Figure 1**. This study was based on the development site plan, dated December 9, 2025. (refer to **Appendix A**).

The scope of this study was to identify any existing and potential land use compatibility issues, with respect to air quality and noise, and evaluate options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses and nearby employment areas and/or major facilities.

2 LAND USE COMPATIBILITY POLICIES AND GUIDELINES

2.1 Niagara Region Land Use Compatibility Study Terms of Reference

Niagara Region has created a guideline document entitled “Land Use Compatibility Study Terms of Reference” (August 2023) to provide guidance and identify a process for assessing land use compatibility.

As indicated in the Terms of Reference, the Compatibility Study is described as: *“A Land Use Compatibility Study is a technical report that provides a written description of the land use compatibility of sensitive land uses, where permitted or proposed adjacent to, or near to industrial uses; or within the influence area of major facilities; or in proximity to transportation and utility sources. The report will identify any existing and potential land use compatibility issues and will identify and evaluate options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses and existing uses”.*

The Niagara Region guidelines adopt the Ministry of the Environment, Conservation, and Parks’ D-6 Land-Use Compatibility Guidelines, which are discussed in Section 2.4.



2.2 Provincial Planning Statement

Sections 3.5 of Chapter 3 of the Provincial Planning Statement 2024 (<https://www.ontario.ca/page/provincial-planning-statement-2024>) states the following:

“Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.”

Section 3.3 of Chapter 3 of the Provincial Planning Statement 2024 further states that:

“New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.”

Section 8.0 of the Provincial Planning Statement 2024 defines sensitive land uses as:

“...buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to, residences, daycare centres, and educational and health facilities.”

2.3 Provincial Compatibility Guidelines

The Ministry of Environment, Conservation and Parks’ (MECP) D-series guidelines deal with land use compatibility in Ontario. The most relevant guideline in the present case is D-6 (Compatibility between Industrial Facilities, <https://www.ontario.ca/page/d-6-compatibility-between-industrial-facilities>). It provides a classification scheme for industries based on their potential for emissions that could cause adverse effects. The classification scheme is summarized in Table 1. The classification scheme is summarized in **Table 1**.

Table 1: D-6 Industry Classification Scheme

Class	Descriptors
I	<ul style="list-style-type: none">• Small scale• Self-contained• Packaged product• Low probability of fugitive emissions• Daytime operations only• Infrequent and/or low-intensity outputs of noise, odour, dust, vibration
II	<ul style="list-style-type: none">• Medium scale• Outdoor storage of wastes or materials• Periodic outputs of minor annoyance• Low probability of fugitive emissions• Shift operations• Frequent movement of products and/or heavy trucks during daytime



Class	Descriptors
III	<ul style="list-style-type: none"> • Large scale • Outside storage of raw and finished products • Large production volumes • Continuous movement of products and employees during shift operations • Frequent outputs of major annoyance • High probability of fugitive emissions

For each class of industry, the guideline provides an estimate of the potential influence area and a minimum recommended separation distance, which is set out in **Table 2**.

Table 2: D-6 Separation Distances

Class	Potential Influence Area (m)	Minimum Separation Distance (m)
I	70	20
II	300	70
III	1000	300

Guideline D-6 recommends the following:

1. "...no sensitive land uses shall be permitted within the actual or potential influence areas of Class I, II or III industrial land uses, without evidence to substantiate the absence of a problem." (Sec. 4.5.1 of Guideline D-6).
2. "No incompatible development other than that identified in Section 4.10, *Redevelopment, Infilling and Mixed-Use Areas* should occur [within the recommended minimum separation distances]" (Sec. 4.3 of Guideline D-6)
3. "When a change in land use is proposed [in an area of urban redevelopment, infilling or transition to mixed use] for either industrial or sensitive land use, less than the minimum separation distance ... may be acceptable subject to either the municipality or the proponent providing a justifying impact assessment (i.e., a use specific evaluation of the industrial processes and the potential for off-site impacts on existing and proposed sensitive land uses). Mitigation is the key to dealing with less than the minimum to the greatest extent possible." (Sec. 4.10.3 of Guideline D-6).
4. With respect to how separation distance should be measured, the guideline states that "measurement shall normally be from the closest existing, committed and proposed property/lot line of the industrial land use to the property/lot line of the closest existing, committed or proposed sensitive land use." However, it does allow the measurement to include areas within the lot lines (on-site buffers) where site-specific zoning or site plan control precludes the use of the area for a sensitive use in the case of the sensitive land use, and for an activity that could create an adverse effect in the case of the industrial land use.
5. When dealing with vacant industrial lands, the guideline states that "determination of the potential influence area shall be based upon a hypothetical worst-case scenario for which the zone area is committed".



3 METHODOLOGY

The tasks for this study consisted of the following:

- Reviewing the official plan and zoning by-laws for the surrounding area.
- Reviewing published satellite imagery and street-based photography.
- Reviewing MECP Environmental Compliance Approval (ECA) and Environmental Sector and Activity Registry (EASR) permits for existing industries within 1,000 m of the subject lands.
- Reviewing pending applications for amendment to ECA's of any major facilities, posted on the Environmental Registry.
- Reviewing Environment and Climate Change Canada's (ECCC) National Pollutant Release Inventory (NPRI) data for industries within 1000 m of the subject lands.
- Applying Guidelines D-1 (Land Use Compatibility) and D-6 (Compatibility between Industrial Uses) from the MECP.
- Reviewing meteorological data for the study area.

RWDI reviewed wind data from St. Catharines Niagara District Airport, the nearest meteorological station to the subject lands, to assist in the assessment. A summary of the directional distribution of winds over the period from 2002 to 2022 is shown in **Figure 2**. The wind directions in the figure refer to the direction from which the wind blows, while the annual frequency of a given wind direction is shown as a distance radially from the centre. The most frequent winds originate from the southwest to the north, with winds from the south and northeast less frequent.

It is our understanding that the MECP is unable to provide complaint-related information directly, and such inquiries are to be directed via the Ministry's Freedom of Information (FOI) office. While the complaint history for the area is a helpful tool in the initial screening of industries, due to the length of time to complete the process as well as the existing character of the study area, we did not consider this task to be essential in completing the assessment for this site. An online search was conducted for complaints in the area, but no such articles or reports were found.

4 RESULTS

The review considered the influence of the conversion request and potential future residential development on industrial uses in the surrounding employment areas, including any proposed expansions or intensifications that are known. Potential future industrial uses in the employment areas that are not currently proposed are also considered, as well as the influence of transportation systems. The results of the review are outlined below.



4.1 Existing and Proposed Industrial Uses

The area within a 1,000 m radius of the subject lands is, for the most part, residential, village commercial, open space and institutional land use. The majority of the residential lands in the study area consist of one and two-storey residences. Table B-1 in **Appendix A** lists all identified Class I industries within 70 m, Class II industries within 300 m, and Class III industries within 1,000 m. The locations of the identified industries are presented in **Figure 3**. Further detail on these industries is presented in **Appendix A**.

Several of the identified facilities have potential areas of influence that extend to the subject lands. The facilities are discussed in detail in **Table 3**.

Table 3: Facilities with Potential to Impact the Subject Lands

Industry Class	Industry	Potential Influence Area	Actual Separation Distance ^[1]
II	Greaves Jams & Marmalade Factory & Office - 1 Walker Road	300 m	268 m
II	Shaw Festival Scenic Construction - 3 Walker Road	300 m	292 m
II	Millbrook Cabinetry Inc. - 15 Henegan Road	300 m	223 m
II	Niagara On-The-Lake Municipal Office - 1593 Four Mile Creek Road	300 m	128 m

1. Unless stated in the above table, the separation distance is from the property line of the subject lands to the property line of the industry.

The air quality and noise findings for the above industries are presented in the following sections.

4.1.1 Greaves Jams & Marmalade Factory & Office - 1 Walker Road

Greaves Jams & Marmalades (GJ&M) manufactures and warehouses jams and marmalades at this location. The factory was classified as Class II industry, as there appears to be outdoor storage, and there is the potential for shift work, especially during the harvest seasons when jam and marmalade production would be at a peak. The proposed development is within the recommended minimum separation distance and area of influence. Therefore, a screening-level air quality modelling assessment is recommended to ensure the facility will not have air quality impacts at the proposed development.

A detailed assessment of noise impacts is not considered necessary, given the large separation distance and low potential for significant noise sources in the outdoor storage area.

4.1.2 Shaw Festival Scenic Construction - 3 Walker Road

Shaw Festival Scenic Construction (SFSC) manufactures sets for theatre productions and is operating under the MECP CofA (Air) No. 7025-66KRAE, dating back to 2004. Sources of noise and air emissions at the facility include one paint spray booth, one fibreglass lay-up booth, one dye room, and HVAC equipment. This facility was classified as a Class II industry as it is considered to be medium-scale and has the potential for shiftwork during peak periods.



The proposed development is within the recommended minimum separation distance. Therefore, a screening-level air quality modelling assessment is recommended to ensure the facility will not have air quality impacts at the proposed development.

A detailed assessment of noise impacts is not considered necessary, given the large separation distance of approximately 300m and the few vehicle movements expected at the facility.

4.1.3 Millbrook Cabinetry Inc. - 15 Henegan Road

Millbrook Cabinetry Inc. manufactures cabinets and is operating under MECP CofA (Air) No.2537-5A6P38, dating back to 2002. Sources of air and noise emissions at the facility include two paint spray booths and one dust collector. This facility was classified as Class II as it is considered to be medium-scale and has significant sources of air emissions. The proposed development is within the recommended minimum separation distance. Therefore, a screening-level air quality modelling assessment is recommended to ensure the facility will not have air quality impacts at the proposed development.

Sources of noise at the facility include a rooftop cooling tower, therefore, a screening-level noise assessment should be conducted to ensure that the facility will not have noise impacts at the proposed development.

4.1.4 Niagara On-The-Lake Municipal Office - 1593 Four Mile Creek Road

Niagara-On-The-Lake Municipal Yard is a medium-sized facility that has outdoor aggregate storage, front loaders and dump trucks. The facility was classified as a Class II due to the size of the facility, outdoor storage, potential for fugitive dust and potential for frequent movement of trucks and products during daytime.

Sources of air quality at the facility could include fugitive dust from the outdoor storage as well as from the unpaved parking lot. The dominant winds are blowing from the southwest, and therefore, the facility is not anticipated to have fugitive dust impacts at the proposed development. However, a screening-level air quality modelling assessment is recommended to ensure the facility will not have air quality impacts at the proposed development.

Sources of noise at the facility, including a front loader and dump truck, could have noise impacts at the proposed development, therefore, a screening-level noise assessment should be conducted.

4.2 Future Industrial Uses

The zoning map and official plan for the surrounding area are provided in **Figures 4 and 5**. Employment Area in the Niagara Official Plan (NOP), General Industrial in the Town's Official Plan, and Enterprise (E) in the Town's Zoning By-Law lands are located on the adjacent lands west of the development, and within the Virgil Business Park. Residential lands are located east as well as west of the proposed development. Village Commercial (VC) is located to the east along Four Mile Creek Road.



Institutional (I) zoned lands are located to the west and northeast of the development lands, with Open Space (OS) and Escarpment Natural lands located to the west, adjacent to the development lands. The remaining lands to the south are zoned Rural (A) and Agricultural Purposes Only (APO). Existing residential dwellings are located significantly closer to the existing commercial and industrial zoned areas than to the proposed development site. Therefore, the proposed development will not encroach on the future use of the surrounding commercial and industrial zoned areas.

Lands designated Enterprise are subject to the restrictions of By-Law 4316-09, Section 10.8, which lists the permitted uses for the current designations. Of the permitted uses, only the manufacturing establishment, warehouse, and winery production facility are likely to carry out activities that could adversely affect the proposed development. Vacant lands, zoned Enterprise (E), are located approximately 370 m to the southeast of the proposed development. There are several residential dwellings which are situated on the same side of this parcel as the proposed development. The residential dwellings are positioned significantly close to the parcel, as such, the proposed development will not impose any additional restrictions on the future development potential of this parcel.

Residential (R) and Residential Development (RD) zones are located to the west, east and north of the development throughout the community of Virgil.

Should a new industry be constructed on existing lands and/or an existing industry be modified, a review must be completed for the potential to impact the development lands.

Based on the above, the future development on the subject lands is not expected to have an effect on the ability of new or intensified industrial uses within the surrounding Enterprise or Village Commercial lands.

4.3 Transportation Facilities

The subject lands are bound by Line 2 Road to the south, Lower Virgil Reservoir to the west, Four Mile Creek Road to the east and Niagara Stone Road to the north. The nearest rail line is the CN Grimsby subdivision, more than 8km away, and the Queen Elizabeth Highway (QEW) is approximately 7 km to the southwest. Neither rail nor highway road traffic noise is expected to affect the proposed development.

4.3.1 Air Quality

The subject lands are well separated from major rail corridors and 400 series highways, as such, there are no air quality-related concerns with respect to these corridors.

In terms of road traffic, the subject lands are located adjacent to Dundas Street East to the south, which is a major arterial roadway. The City of Toronto's report: "Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure" (October 2017) indicates that sensitive land uses adjacent to nearby highways and major roadways experience adverse air quality impacts.



This report also states that the most widely reported mitigation strategy for traffic-related air pollutants (TRAP) is separation distances or buffer zones, with some environmental agencies (California and British Columbia) recommending a setback of 500 ft (approx. 150 m) from major highways and 100 m from roads with “annual average traffic volumes of 15,000 vehicles or more per day.” The subject lands are all beyond the recommended setback distance of 100 m, therefore, traffic-related impacts are not anticipated.

4.3.2 Noise

The nearest road is Four Mile Creek Rd, which shares a property line with the proposed development. Given the small setback distance, there is a significant chance that a detailed study would show that NPC-300 limits for road noise are exceeded. In that case, air conditioning in the units and upgraded glazing on the façade may be necessary, this should not affect the feasibility of the proposed development.

The Niagara District Airport is located 4km away from the proposed development. At the time of the assessment, Niagara District Airport NEF noise contours could not be identified. However, the proposed development is located in an area where the city is developed, thus it is assumed that airport noise is not a concern.

The closest railway is the CN Grimsby subdivision, which is located approximately 8 km from the development site. Given the separation distance, noise and vibration are not a concern for the proposed development.

5 CONCLUSIONS

From an air quality perspective, the proposed development on the subject property is compatible with surrounding uses and the transportation corridors, in general. Screening-level air quality modelling is recommended to identify any potential impacts from Greaves Jam & Marmalade Factory, Shaw Festival Scenic Construction and Millbrook Cabinetry on the proposed development on the subject property.

From a noise perspective, the proposed development on the subject property is compatible with surrounding uses and the transportation corridors, in general. Screening-level noise modelling is recommended to identify impacts from Millbrook Cabinetry and Niagara-On-The-Lake Municipal Yard onto the proposed property.



6 STATEMENT OF LIMITATIONS

This report, entitled “1544 & 1546 Four Mile Creek Road – Land-Use Compatibility (Air Quality And Noise)” was prepared by Rowan Williams Davies & Irwin Inc. (“RWDI”) for Times Group Corp. (“Client”). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein (“Project”). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by the Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilize the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.

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FIGURES



Site Location

Map Projection: NAD 1983 UTM Zone 17N
 1546 Four Mile Creek Road - Niagara-On-The-Lake, Ontario

True North



Drawn by: PIP Figure: 1

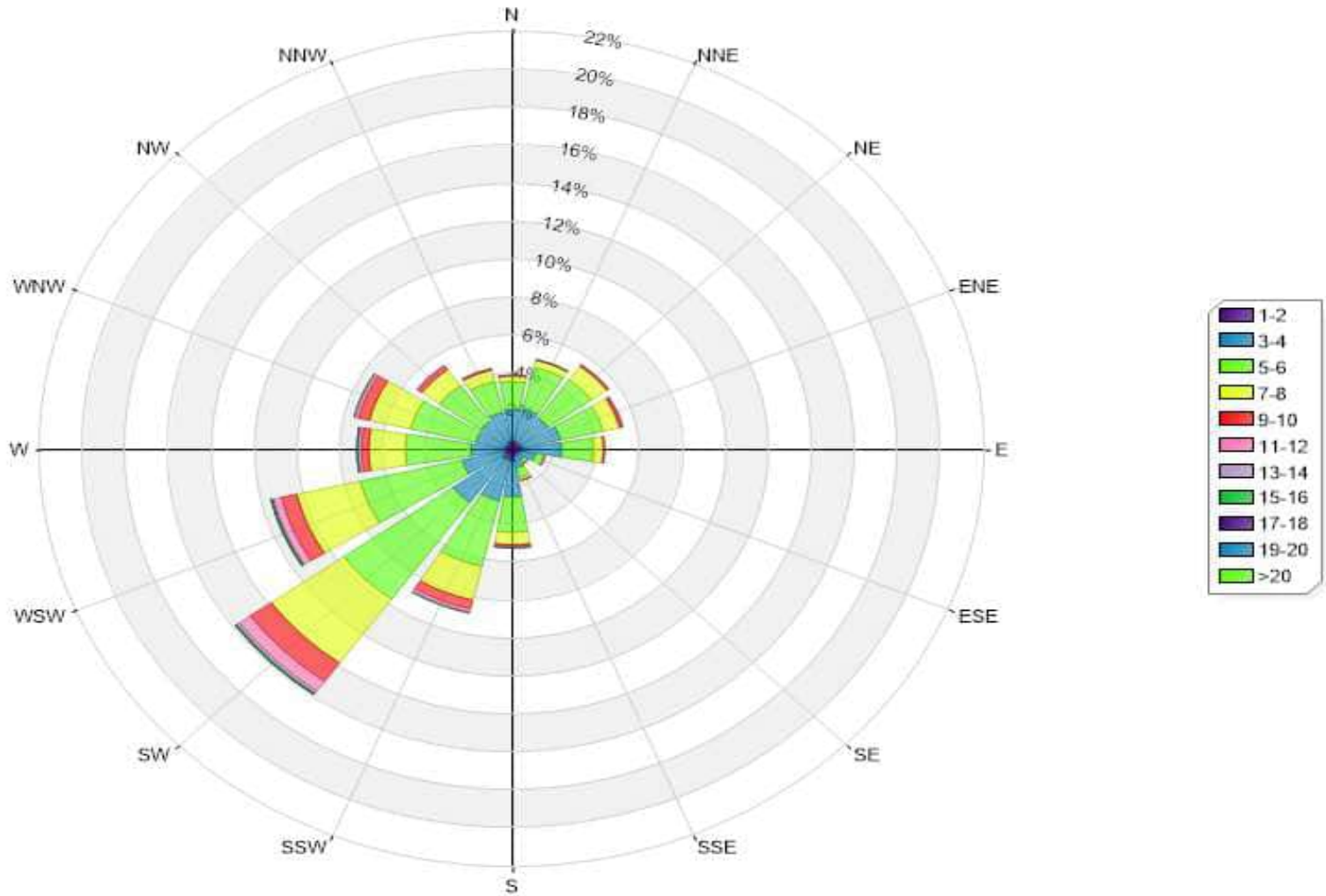
Approx. Scale: 1:1,500

Date Revised: Feb 19, 2025

Project #: 2507752



Directional Distribution (%) of Winds in m/s (Blowing From)
St. Catharines Niagara District Airport, (2000-2020)



Directional Distribution (%) of Winds in m/s (Blowing From) St. Catherines Niagara District Airport (2000-2020)

Drawn by: TR

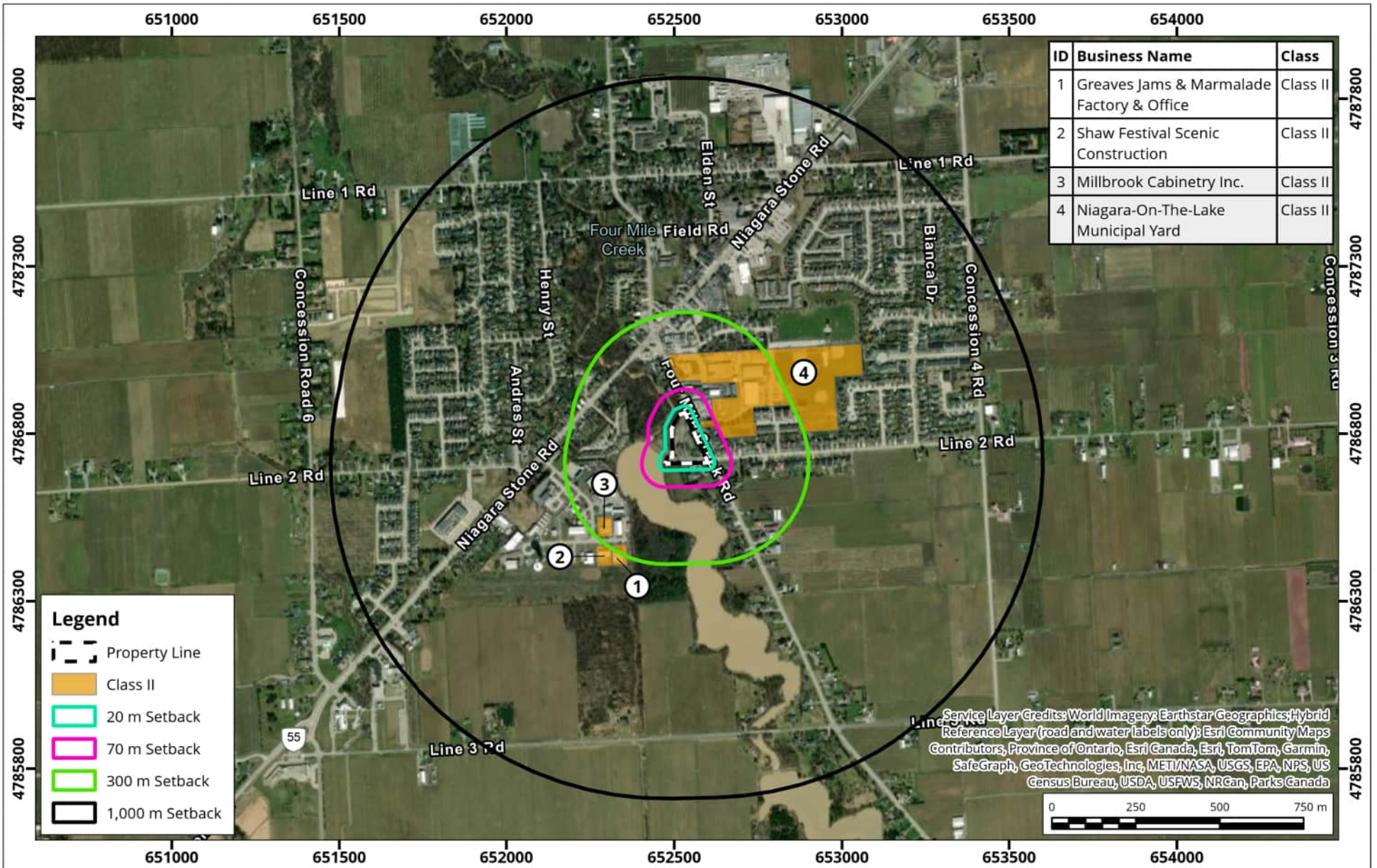
Figure: 2

Approx. Scale: not to scale

Date Revised:

January 21, 2025





Proposed Development and Surrounding Sites of Interest

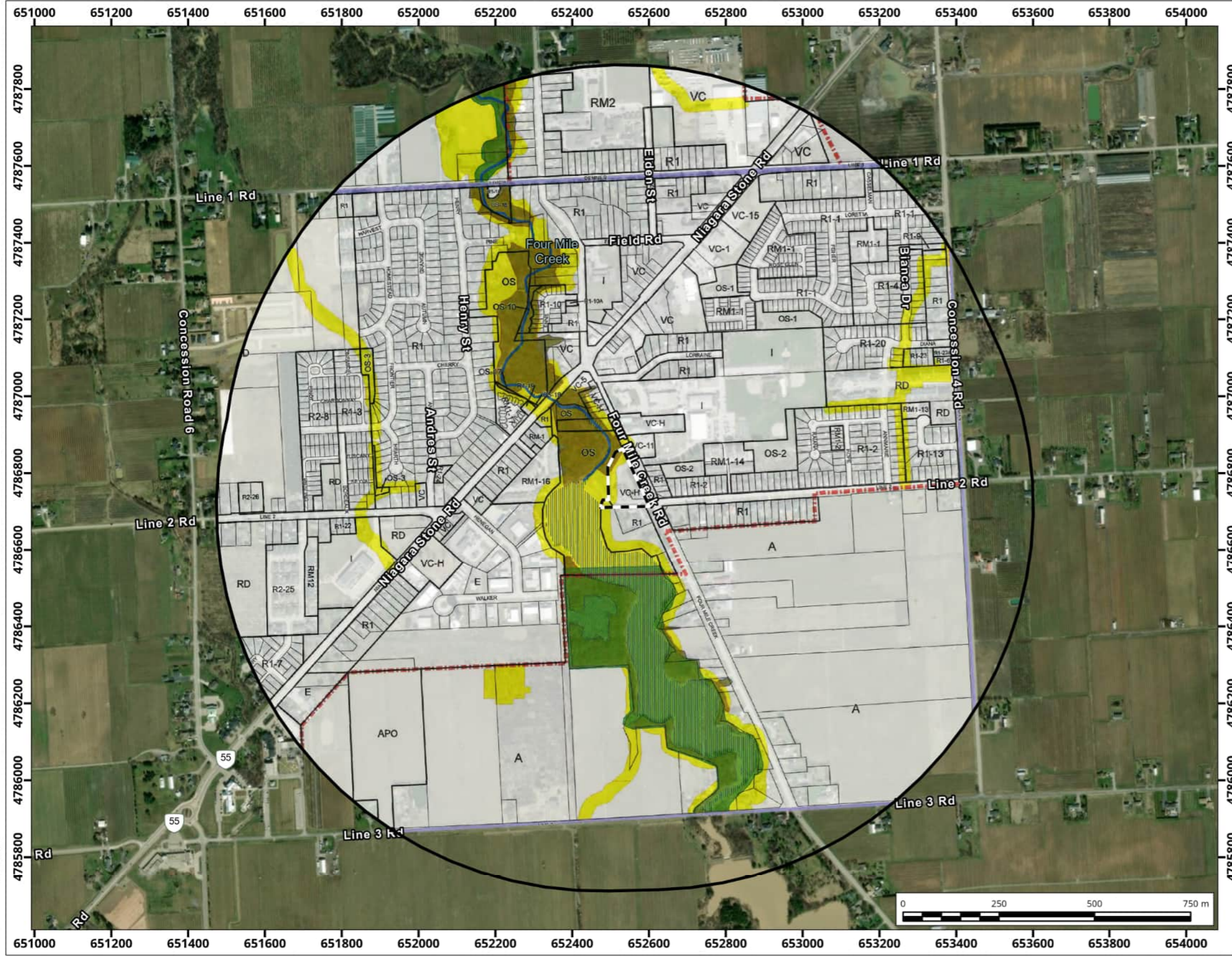
Map Projection: NAD 1983 UTM Zone 17N
 1546 Four Mile Creek Road - Niagara-On-The-Lake, Ontario



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 Approx. Scale: 1:16,000
 Date Revised: Jan 24, 2025



Project #: 2507752



Legend

- Property Boundary
- 1,000m

Niagara-On-The-Lake Zoning

- R1, R2, RM1, RM2, RD: Residential
- VC: Village Commercial
- E: Enterprise
- I: Institutional
- OS: Open Space
- H: Holding
- A: Agricultural

- Natural heritage system
- Woodlands
- Wetland
- Water feature 2 / Agricultural infrastructure 2
- NPCA regulation area
- Urban area zone district

* Empty areas are from Niagara-On-The-Lake's Zoning Bylaw Schedule A-13 and A-16; which could not be accessed.

Service Layer Credits: Hybrid Reference Layer (road and water labels only): Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCAN, Parks Canada
 World Imagery: Maxar, Zoning Data from City of Burlington

Zoning in the Study Area

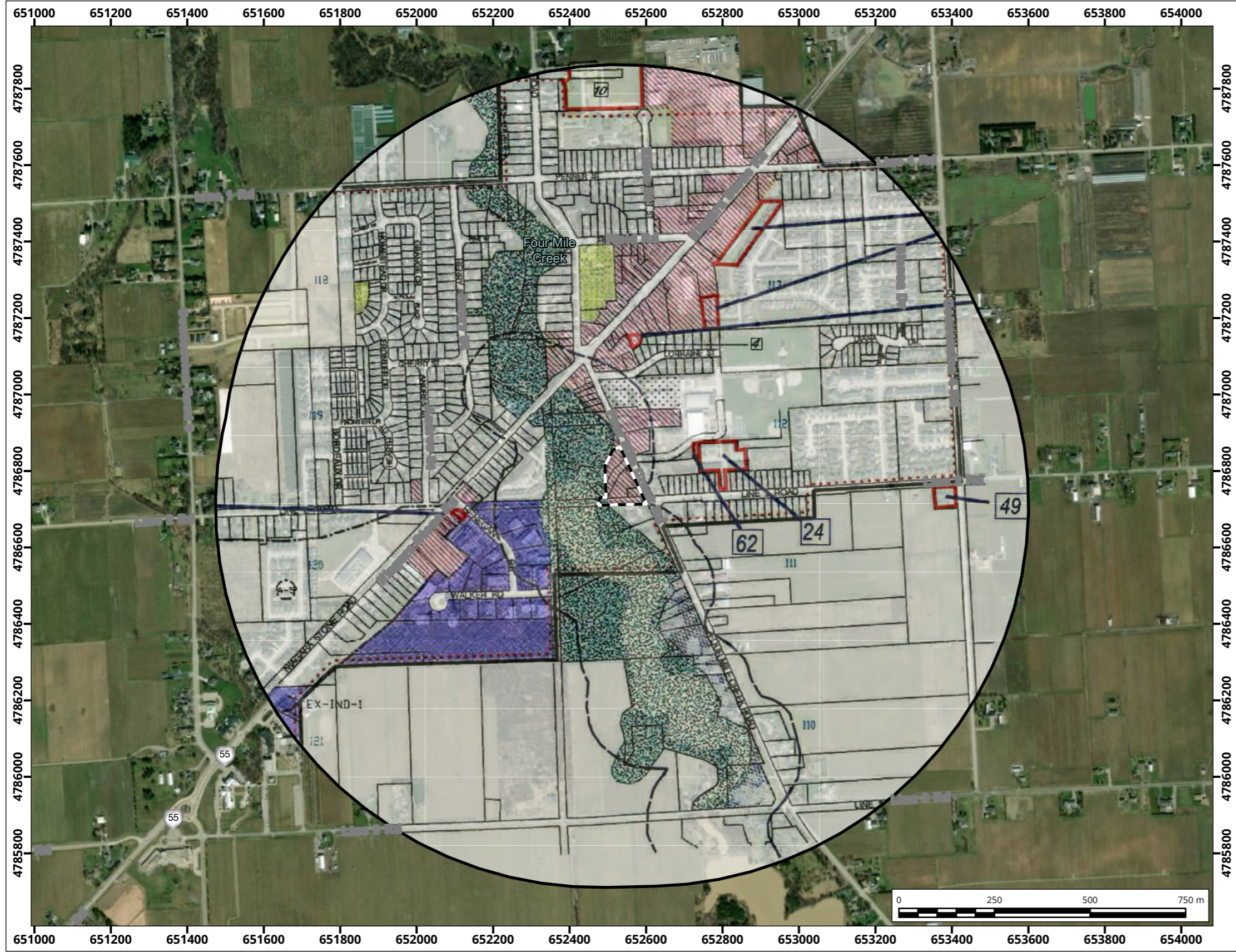
Map Projection: NAD 1983 UTM Zone 17N
 1546 Four Mile Creek Road - Niagara-On-The-Lake, Ontario

True North

Drawn by: PIP	Figure: 4
Approx. Scale: 1:11,000	
Date Revised: Jan 2, 2025	

Project #: 2507752

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Legend

- Property Boundary
- 1,000m

Land Use Designations

- Agricultural*
- Non-Farm Rural
- Low Density Residential
- Medium Density Residential
- Established Residential
- General Commercial
- Service Commercial
- General Industrial
- Light Industrial
- Prestige Industrial
- Extractive
- Institutional
- Marina
- Marine Commercial
- Open Space & Community Facilities
- Conservation
- Major Open Space
- Escarpment Protection Area
- Escarpment Natural Area
- Escarpment Rural Area
- Niagara District Airport

Service Layer Credits: Hybrid Reference Layer (road and water labels only): Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCAN, Parks Canada
 World Imagery: Maxar 2023
 Official Plan from City of Toronto

Official Plan in the Study Area

Map Projection: NAD 1983 UTM Zone 17N
 1546 Four Mile Creek Road - Niagara-On-The-Lake, Ontario



Drawn by: PIP	Figure: 5
Approx. Scale: 1:11,000	
Date Revised: Jan 22, 2025	

Project #: 2507752



Map Document: C:\Working\Folder\Jobs_America\2507752\1P2507752.aprx

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APPENDIX A



14. SETBACKS

	REQUIRED	PROVIDED
NORTH (INTERIOR YARD)	NIL	11.995m
SOUTH (INTERIOR YARD)	4.5m	20.995m
EAST	0m	0.3m
WEST	7.5m	0m BELOW GRADE 1.1m 2ND STOREY & ABOVE

15. BUILDING HEIGHT

PROPOSED RESIDENTIAL BUILDING HEIGHT: (OVERALL HEIGHT MEASURED FROM EST. GRADE OF 92.00m TO TOP OF AMENITY ROOF)	* 5 STOREY (21.280m)
PROPOSED COMMERCIAL & OFFICE BUILDING HEIGHT: (OVERALL HEIGHT MEASURED FROM EST. GRADE OF 92.00m TO TOP OF MAIN ROOF)	2 STOREY (10.000m)

* 5TH FLOOR CONSISTS OF AMENITY AND MECHANICAL ONLY WITH NO RESIDENTIAL UNITS

1. ZONING

ZONING: [Blank]

2. SITE AREA

	SQ. FEET (ft²)	SQ. METER (m²)	ACRES (ac)	HECTARES (ha)
DEVELOPABLE AREA	83,022ft²	7,713m²	1.906 ac	0.771 ha
ROAD	23,950ft²	2,225m²	0.550 ac	0.223 ha
CONSERVATION AREA	8,077ft²	750.4m²	0.185 ac	0.075 ha
TOTAL	115,049ft²	10,688.4m²	2.64 ac	1.07 ha

3. UNIT MIX

	STUDIO	1B	1B+D	2B	2B+D	3B/3B+D	TOTAL
GROUND FLOOR	-	3	1	5	-	-	9
2ND FLOOR	-	4	-	4	-	-	8
3RD FLOOR	-	4	-	4	-	-	8
4TH FLOOR	-	-	-	4	-	2	6
TOTAL	-	11	1	17	-	2	31

* OF WHICH 15% ARE BARRIER FREE

4. GROSS FLOOR AREA

* GROSS FLOOR AREA - MEANS THE SUM TOTAL OF THE GROSS-HORIZONTAL AREA OF ALL FLOORS OF ALL BUILDINGS OR STRUCTURES ON A LOT, MEASURED FROM THE INTERIOR FACES OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF THE COMMON WALL SEPARATING TWO BUILDINGS, AND THE GROSS FLOOR AREA OF A BUILDING OR STRUCTURE SHALL ALSO INCLUDE:

- BASEMENT FLOOR AREA WHERE THE BASEMENT CEILING HEIGHT IS 2.1m OR MORE, UNLESS OTHERWISE SPECIFIED;
- AT-ICE SPACE HAVING A HEADROOM OF 2.1m OR MORE FOR ALL USES, UNLESS OTHERWISE SPECIFIED;
- INTERIOR BALCONIES AND MEZANINES;
- ENCLOSURE FOR ELEVATOR AND ESCALATOR STAIRWAYS;
- ELEVATOR SHAFTS AND STAIRWELLS AT EACH FLOOR, AND FLOOR AREA USED FOR MECHANICAL EQUIPMENT;
- GROUND FLOOR AREA DEVOTED TO RECREATION USES IN THE MAIN BUILDING.

	NO. RLS x SQ METER (m²)	SQ METER (m²)	SQ FEET (ft²)
RESIDENTIAL			
P1 UNDERGROUND		2,191m²	
GROUND FLOOR		1,008m²	
2ND FLOOR		873m²	
3RD-4TH FLOOR	2 FLRS x 873m²	1,746m²	
5TH FLOOR (AMENITY & MECH)		*617m²	
TOTAL		*6,433m²	45%
69,244ft²			
COMMERCIAL & OFFICE			
P1 UNDERGROUND		4,178m²	
GROUND FLOOR		1,800m²	
COMMERCIAL		761m²	
RESTAURANT		745m²	
SERVICE SPACE		294m²	
2ND FLOOR (OFFICE)		1,800m²	
ROOFTOP MECH		209m²	
TOTAL		7,985m²	55%
85,950ft²			
TOTAL		14,418m²	
155,194ft²			

* OF WHICH 170m² IS INDOOR AMENITY AND 450m² IS OUTDOOR AMENITY TERRACE

5. LEASABLE AREA SQ METER m²

	UNIT	PATIO	TOTAL
COMMERCIAL			
RESTAURANT	720m²	234m² (PATIO 1&2)	963m²
RETAIL UNIT 1	392m²	117m² (PATIO 3)	509m²
RETAIL UNIT 2	344m²		344m²
OFFICE	1,568m²		1,568m²
TOTAL	3,022m²	351m²	3,373m²

6. RESIDENTIAL NET DENSITY

RESIDENTIAL UNIT / TOTAL SITE AREA (EXCLUDING ROADS AND CONSERVATION AREA)	31 UNITS / 0.771ha (7,713m²)	41 UNIT/ha
--	------------------------------	------------

7. PARKING

	80 (11/9m²)	40 (11/8.5m²)	56 (11/28m²)	12 (11/30m²)	31 (11/9.5m²)	219*
TOTAL PARKING REQUIRED:						
RESTAURANT						
COMMERCIAL						
OFFICE						
PATIO						
VISITOR						
RESIDENTIAL						
TOTAL						
SURFACE	75	0	0	14	2	0
P1 UNDERGROUND	5	40	56	0	5	150
TOTAL PROVIDED	80	40	56	14	7	219

* OF WHICH 7 ARE REQUIRED AND PROVIDED TO BE BARRIER-FREE (CITY BY-LAW REQUIREMENTS) *** OF WHICH ARE 19 OPTIONAL EV CHARGERS
** OF WHICH 2 ARE COMPACT SPACES (2.6m x 5.0m) & MOTORCYCLE PARKING SPACES (3 RESIDENTIAL & 5 COMMERCIAL) (1.2m x 3.0m)

8. LOCKER STORAGE

P1 UNDERGROUND	31 (1 LOCKER/UNIT)
----------------	--------------------

9. BICYCLE PARKING

	15 (21/100m²)	4 (1/200m²)	7 (1/250m²)	8 (2/100m²)	33
TOTAL BICYCLE PARKING REQUIRED:					
RESTAURANT					
COMMERCIAL					
OFFICE					
PATIO					
VISITOR					
RESIDENTIAL					
TOTAL					
SURFACE	20	0	0	14	0
P1 UNDERGROUND	0	0	7	0	0
TOTAL PROVIDED	20	0	7	14	17

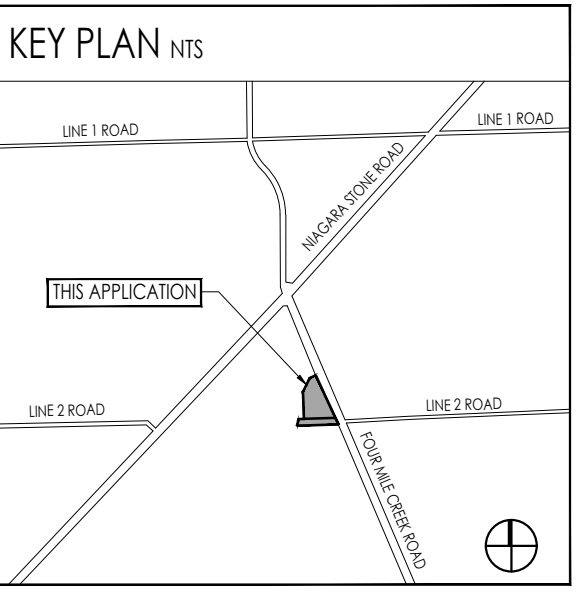
10. INDOOR & OUTDOOR AREA

RESIDENTIAL AMENITY SPACE: 1144m² (10000ft²)
 8 (18'8"-0" @ 10m²) + 19 (28' @ 850ft²) + 130 (38' @ 860m²)

	SQ METER (m²)	SQ FEET (ft²)
RESIDENTIAL		
INDOOR AMENITY	170m²	
OUTDOOR AMENITY TERRACE	450m²	
GROUND FLOOR	18m²	
ROOFTOP AMENITY	42m²	
PLAYGROUND	73m²	
PLAZA	1144m²	
RESIDENTIAL BALCONIES/PATIOS	87m²	
TOTAL AMENITY SPACE PROVIDED	1,684m²	18,126ft²
COMMERCIAL		
OUTDOOR PATIO 1	39m²	
OUTDOOR PATIO 2	195m²	
OUTDOOR PATIO 3	117m²	
TOTAL	351m²	3,778ft²

11. COVERAGE

	SQ. METER (m²)	SQ. FEET (ft²)	%
BUILDING	3,065m²		29%
RESIDENTIAL	1,258m²		12%
COMMERCIAL/OFFICE	1,807m²		17%
LANDSCAPED AREAS	3,599.4m²		33%
PAVED AREAS	4,024m²		38%
DRIVEWAY AREAS	2,257m²		21%
PARKING AREAS	1,747m²		17%
TOTAL	10,688.4m²		100%



SURVEY INFORMATION

PLAN OF SURVEY: PART OF TOWNSHIP LOT 112 & PART OF ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 111 & 112 IN THE TOWNSHIP OF NIAGARA-ON-THE-LAKE REGIONAL MUNICIPALITY OF NIAGARA

DATE: FEB 18, 2025

NOTES: DISTANCES, ELEVATION AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATIONS ARE GEODESIC ORIGIN (CGVD 1928, 78) AND ARE DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT2.0

REVISED TO SHOW REMOVED BERM & CURBS ON EAST SIDE OF FOUR MILE CREEK ROAD & NEW DRIVELINE AS MARKED OUT.

THIS PLAN WAS PREPARED FOR REZEN HOLDING CORPORATION AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR CONTACT INFORMATION: **BARICH GRENKIE SURVEYING LTD.**
 301 HWY NO. 8 (2ND FLOOR) - STONEY CREEK, ON L8C 1E5
 TEL: (905) 462-6747

SITE PLAN LEGEND NTS

- MAIN ENTRANCE
- EXISTING GRADE DATUM
- FINISH FLOOR ELEVATION
- ESTABLISHED GRADE
- PROPOSED GRADE DATUM
- EXISTING TREE (REFER TO SURVEY) CANOPY NOT TO SCALE
- PROPOSED TREE (REFER TO LANDSCAPE DWGS)
- EXISTING HYDRANT (REFER TO SURVEY)
- SIAMSESE CONNECTION (REFER TO MECH/CIVIL DWGS)
- SANITARY MANHOLE (REFER TO CIVIL DWGS)
- STORM SEWER MANHOLE (REFER TO CIVIL DWGS)
- CATCHBASIN SEDIMENT TRAP (REFER TO CIVIL DWGS)
- CATCHBASIN (REFER TO CIVIL DWGS)
- EXISTING STREET LIGHT (REFER TO SURVEY/ELEC)
- EXISTING UTILITY POLE (REFER TO SURVEY/ELEC)
- EXISTING GUY WIRE (REFER TO SURVEY/ELEC)
- AREA DRAIN
- HOSE BIB (REFER TO MECH/CIVIL DWGS)
- SIGNAGE (REFER TO TRAFFIC REPORT)
- BF = BARRIER FREE PARKING
- FWS = FLASHING WARNING SYSTEM
- CM = WALL MOUNTED CONVEX MIRROR

PARKING LEGEND NTS

- DRIVE ISLE - 6M MINIMUM
- PROPOSED HORIZONTAL BICYCLE PARKING (600X1800) - ALSO REFER TO LANDSCAPE DWGS
- PROPOSED MOTORCYCLE PARKING SPACE (1200X3000)
- PROPOSED COMPACT PARKING SPACE (2600X500)
- PROPOSED PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE
- PROPOSED VISITOR PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE
- PROPOSED BARRIER FREE PARKING SPACE (3700X6000) PARKING SPACE
- PROPOSED LOADING SPACE (3600X9000)

GENERAL NOTES

- LOADING SPACE AND STAGING PAD TO BE LEVEL (+/- 2%) AND CONSTRUCTED OF MINIMUM 200mm REINFORCED CONCRETE. MINIMUM 6.1m UNCLIMBED VERTICAL CLEARANCE REQUIRED
- ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4m THROUGHOUT
- ANY DRIVEWAY OR COLLECTION AREA REQUIRING A COLLECTION VEHICLE TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE TO BE RATED TO SAFELY SUPPORT THE REQUIRED LOADS.

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ANDRE BROCHU
 DPL_ARCH, OAA MRAC

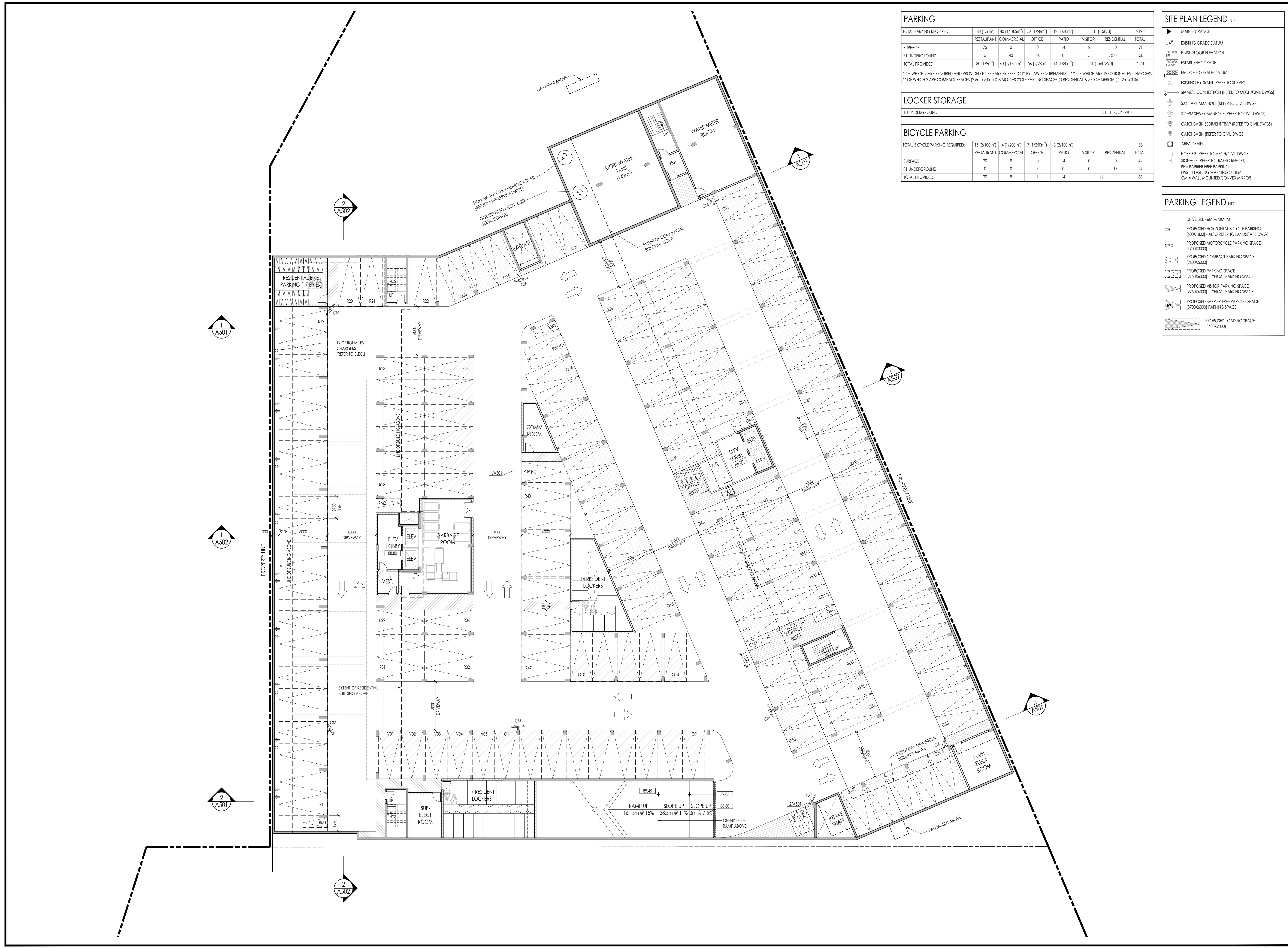
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514 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIAGARA-ON-THE-LAKE, ONTARIO

Drawing Title: **SITE PLAN**

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:300	Reviewed By	AB
Project No.	23.11	Drawing No.	A102
Plot Date	December 09, 2025		



PARKING

TOTAL PARKING REQUIRED:	80 (1/9m ²)	40 (1/18.5m ²)	56 (1/28m ²)	12 (1/30m ²)	31 (1 SPAU)	219 *
	RESTAURANT	COMMERCIAL	OFFICE	PATIO	VISITOR	RESIDENTIAL
SURFACE	75	0	0	14	2	0
P1 UNDERGROUND	5	40	56	0	5	144
TOTAL PROVIDED	80 (1/9m ²)	40 (1/18.5m ²)	56 (1/28m ²)	14 (1/30m ²)	51 (1.44 SPAU)	*241

* OF WHICH 7 ARE REQUIRED AND PROVIDED TO BE BARRIER-FREE (CITY BY-LAW REQUIREMENTS) ** OF WHICH ARE 19 OPTIONAL EV CHARGERS
** OF WHICH 2 ARE COMPACT SPACES (2.6m x 5.0m) & 8 MOTORCYCLE PARKING SPACES (3 RESIDENTIAL & 5 COMMERCIAL) (1.2m x 3.0m)

LOCKER STORAGE

P1 UNDERGROUND	31 (1 LOCKER/UNIT)
----------------	--------------------

BICYCLE PARKING

TOTAL BICYCLE PARKING REQUIRED:	15 (2/100m ²)	4 (1/200m ²)	7 (1/250m ²)	8 (2/100m ²)	33	
	RESTAURANT	COMMERCIAL	OFFICE	PATIO	VISITOR	RESIDENTIAL
SURFACE	20	8	0	14	0	0
P1 UNDERGROUND	0	0	7	0	0	17
TOTAL PROVIDED	20	8	7	14	17	66

- SITE PLAN LEGEND** NTS
- ▶ MAIN ENTRANCE
 - ◻ EXISTING GRADE DATUM
 - ◻ FINISH FLOOR ELEVATION
 - ◻ ESTABLISHED GRADE
 - ◻ PROPOSED GRADE DATUM
 - EXISTING HYDRANT (REFER TO SURVEY)
 - SIAMENSE CONNECTION (REFER TO MECH/CIVIL DWGS)
 - SANITARY MANHOLE (REFER TO CIVIL DWGS)
 - STORM SEWER MANHOLE (REFER TO CIVIL DWGS)
 - CATCHBASIN SEDIMENT TRAP (REFER TO CIVIL DWGS)
 - CATCHBASIN (REFER TO CIVIL DWGS)
 - AREA DRAIN
 - HOSE BIB (REFER TO MECH/CIVIL DWGS)
 - SIGNAGE (REFER TO TRAFFIC REPORT)
 - BF = BARRIER FREE PARKING
 - FWS = FLASHING WARNING SYSTEM
 - CM = WALL MOUNTED CONVEX MIRROR

- PARKING LEGEND** NTS
- DRIVE 6LE - 6M MINIMUM
 - PROPOSED HORIZONTAL BICYCLE PARKING (A0X1800) - ALSO REFER TO LANDSCAPE DWGS
 - PROPOSED MOTORCYCLE PARKING SPACE (1200X3000)
 - PROPOSED COMPACT PARKING SPACE (2600X5000)
 - PROPOSED PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE
 - PROPOSED VISITOR PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE
 - PROPOSED BARRIER-FREE PARKING SPACE (3700X6000) PARKING SPACE
 - PROPOSED LOADING SPACE (3600X9000)

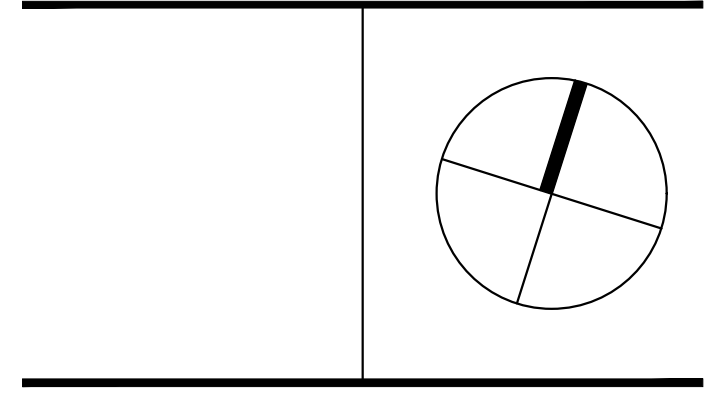
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ANDRE BROCHU
DIPLOM. ARCH. OMA MRAIC

2	DEC 5, 2025	RE-ISSUED FOR REZONING AND OPA	AB
1	APRIL 10, 2025	ISSUED FOR REZONING	AB
NO.	DATE	ISSUE	BY

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1.647.288.1800 | ibarchitects.net



1544 & 1546
FOUR MILE CREEK RD
RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO
Drawing title
UNDERGROUND P1 PLAN

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A201
Plot Date	December 09, 2025		

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ANDRÉ BROCHU
DIPLOMÉ, OMA M.R.A.C. DATE

PARKING

TOTAL PARKING REQUIRED:	80 (1/9m ²)	40 (1/18.5m ²)	56 (1/28m ²)	12 (1/30m ²)	31 (1 SPAU)	219 *
	RESTAURANT	COMMERCIAL	OFFICE	PATIO	VISITOR	RESIDENTIAL
SURFACE	75	0	0	14	2	0
P1 UNDERGROUND	5	40	56	0	5	150
TOTAL PROVIDED	80 (1/9m ²)	40 (1/18.5m ²)	56 (1/28m ²)	14 (1/30m ²)	51 (1.44 SPAU)	*241

* OF WHICH 7 ARE REQUIRED AND PROVIDED TO BE BARRIER-FREE (CITY BY-LAW REQUIREMENTS) ** OF WHICH ARE 19 OPTIONAL EV CHARGERS
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LOCKER STORAGE

P1 UNDERGROUND	31 (1 LOCKER/UNIT)
----------------	--------------------

BICYCLE PARKING

TOTAL BICYCLE PARKING REQUIRED:	15 (2/100m ²)	4 (1/200m ²)	7 (1/250m ²)	8 (2/100m ²)	33
	RESTAURANT	COMMERCIAL	OFFICE	PATIO	VISITOR
SURFACE	20	8	0	14	0
P1 UNDERGROUND	0	0	7	0	0
TOTAL PROVIDED	20	8	7	14	17

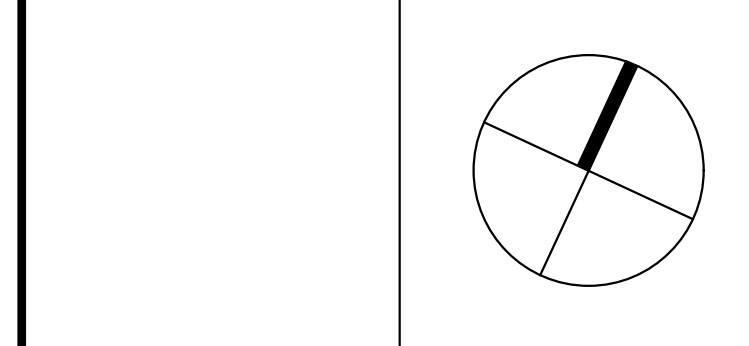
- ### SITE PLAN LEGEND NTS
- ▶ MAIN ENTRANCE
 - ◻ EXISTING GRADE DATUM
 - ◻ FINISH FLOOR ELEVATION
 - ◻ ESTABLISHED GRADE
 - ◻ PROPOSED GRADE DATUM
 - ◻ EXISTING TREE (REFER TO SURVEY) CANOPY NOT TO SCALE
 - ◻ PROPOSED TREE (REFER TO LANDSCAPE DWGS)
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 - ◻ BF = BARRIER FREE PARKING
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 - ◻ CM = WALL MOUNTED CONVEX MIRROR

- ### PARKING LEGEND NTS
- ◻ DRIVE BLE - 6M MINIMUM
 - ◻ PROPOSED HORIZONTAL BICYCLE PARKING (A0011800) - ALSO REFER TO LANDSCAPE DWGS
 - ◻ PROPOSED MOTORCYCLE PARKING SPACE (1200X3000)
 - ◻ PROPOSED COMPACT PARKING SPACE (2400X5000)
 - ◻ PROPOSED PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE
 - ◻ PROPOSED VISITOR PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE
 - ◻ PROPOSED BARRIER-FREE PARKING SPACE (3700X6000) PARKING SPACE
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1	APRIL 10, 2025	ISSUED FOR REZONING	AB
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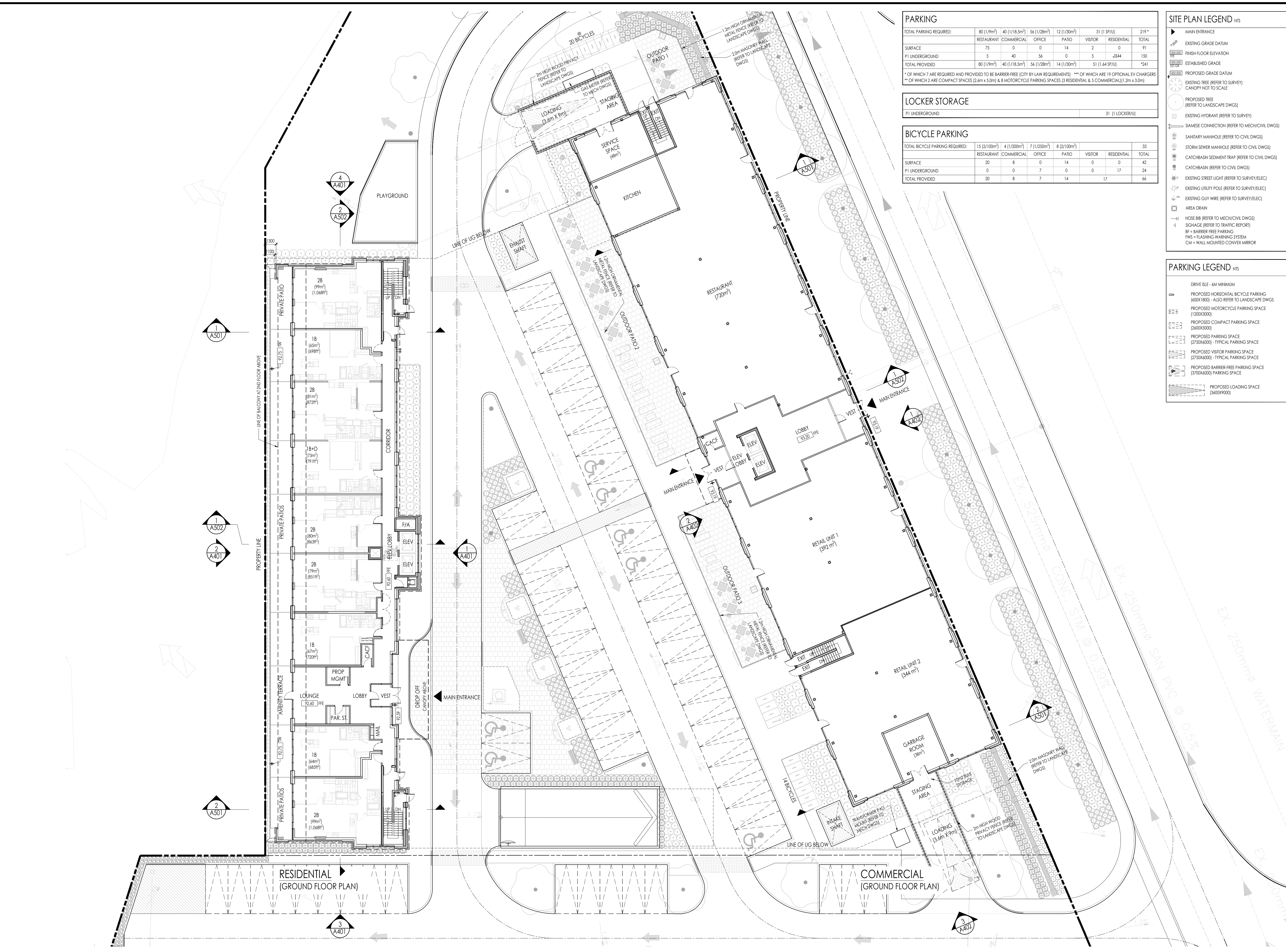


1544 & 1546 FOUR MILE CREEK RD RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

GROUND FLOOR PLAN

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A301
Plot Date	December 09, 2025		

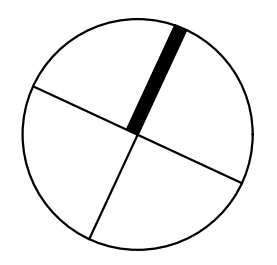


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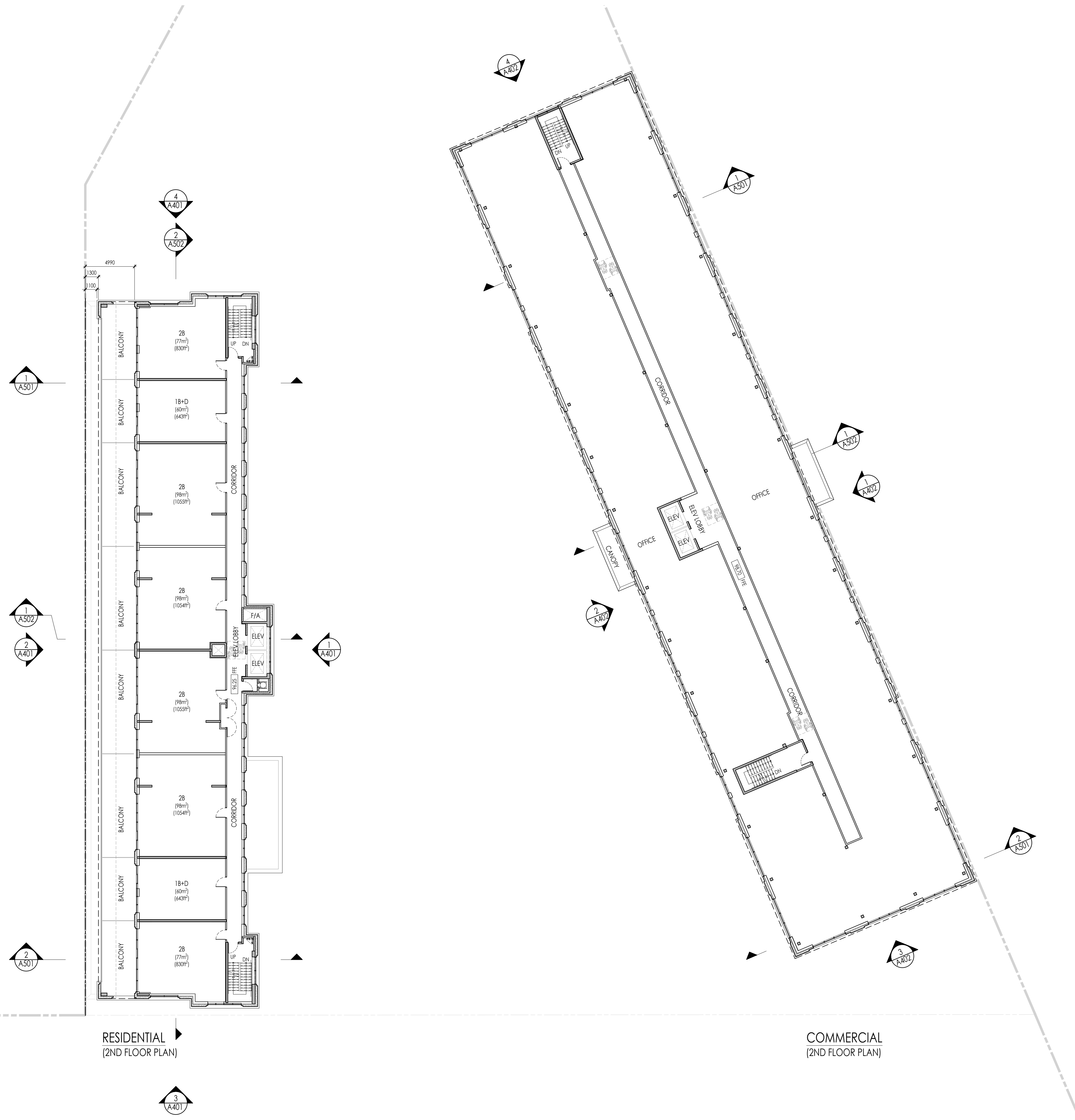


1544 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

Drawing Title
2ND FLOOR PLAN

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A302
Plot Date	December 09, 2025		



RESIDENTIAL
 (2ND FLOOR PLAN)

COMMERCIAL
 (2ND FLOOR PLAN)

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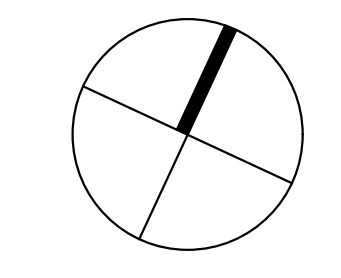
ICKE BROCHU
 DIPL. ARCH., OAA MRAC DATE

NO.	DATE	ISSUE	BY
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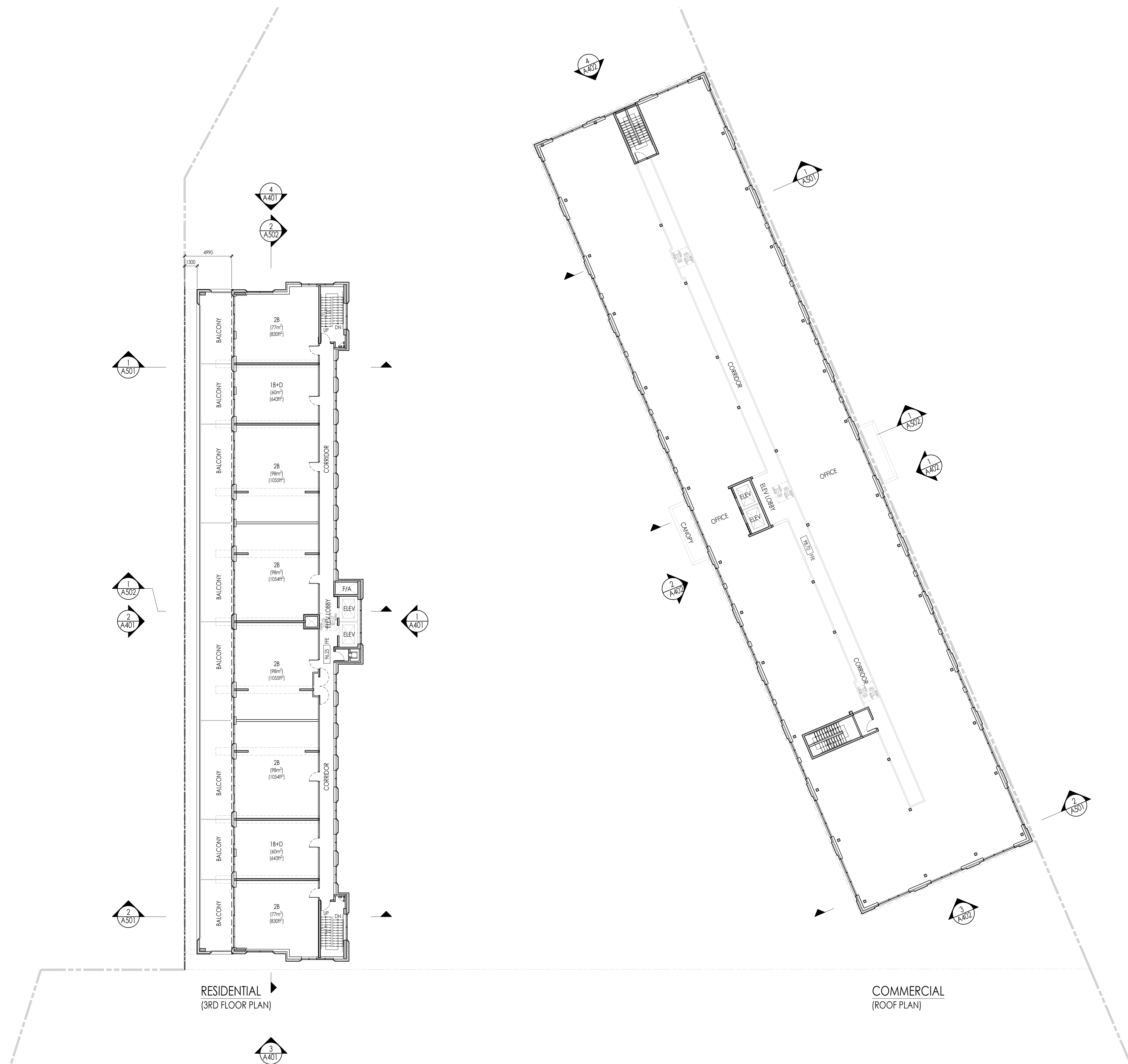


1544 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

Drawing title
3RD FLOOR PLAN

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A303
Plot Date	December 09, 2025		



RESIDENTIAL
 (3RD FLOOR PLAN)

COMMERCIAL
 (ROOF PLAN)

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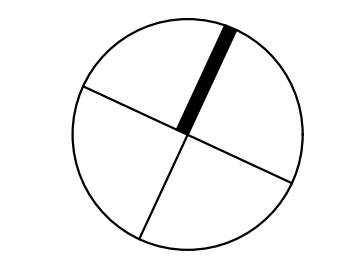
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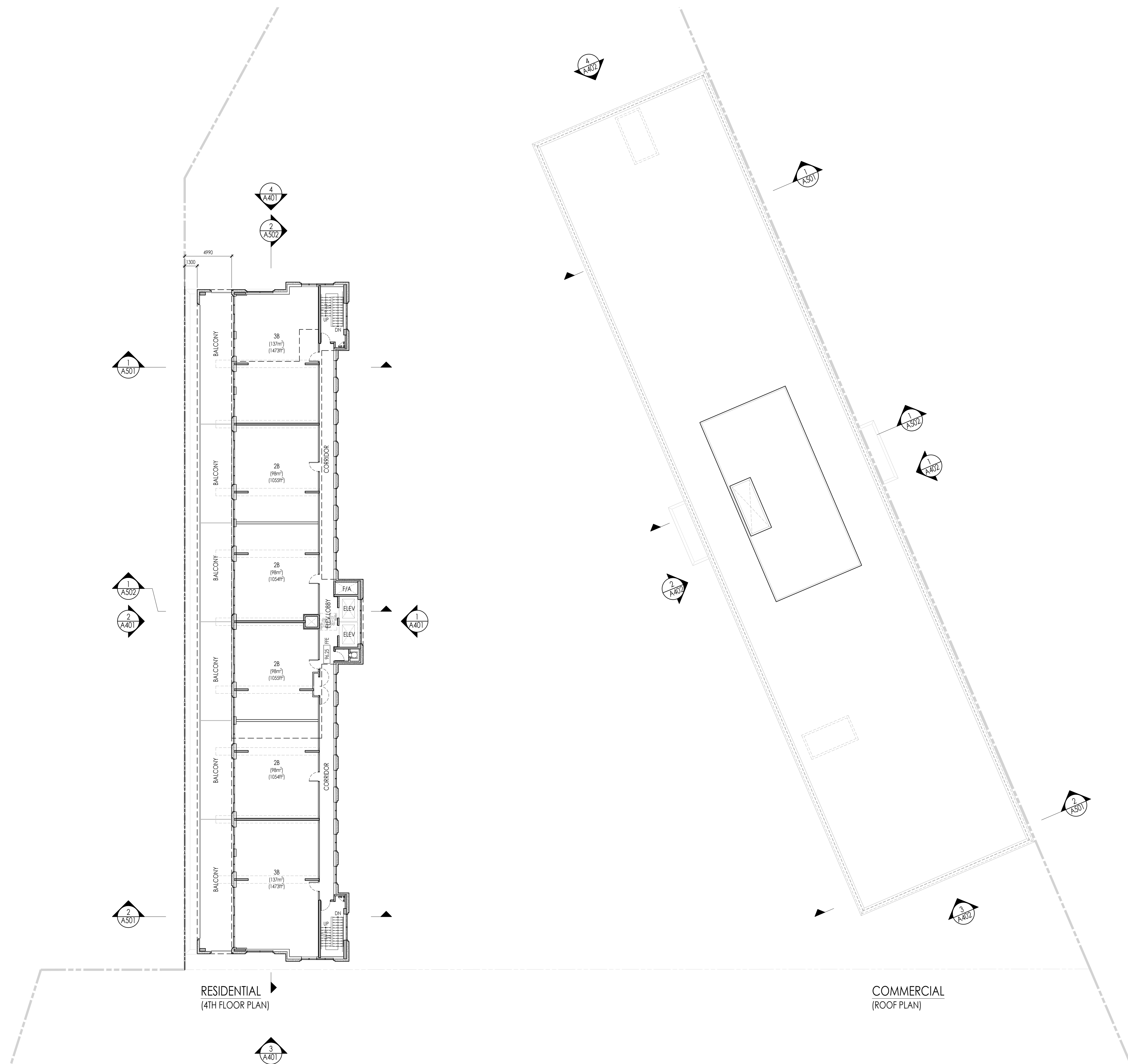


1544 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

Drawing Title
4TH FLOOR PLAN

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A304
Plot Date	December 09, 2025		



RESIDENTIAL
 (4TH FLOOR PLAN)

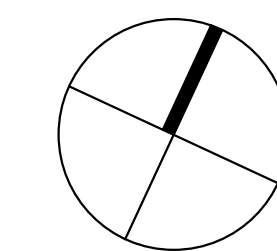
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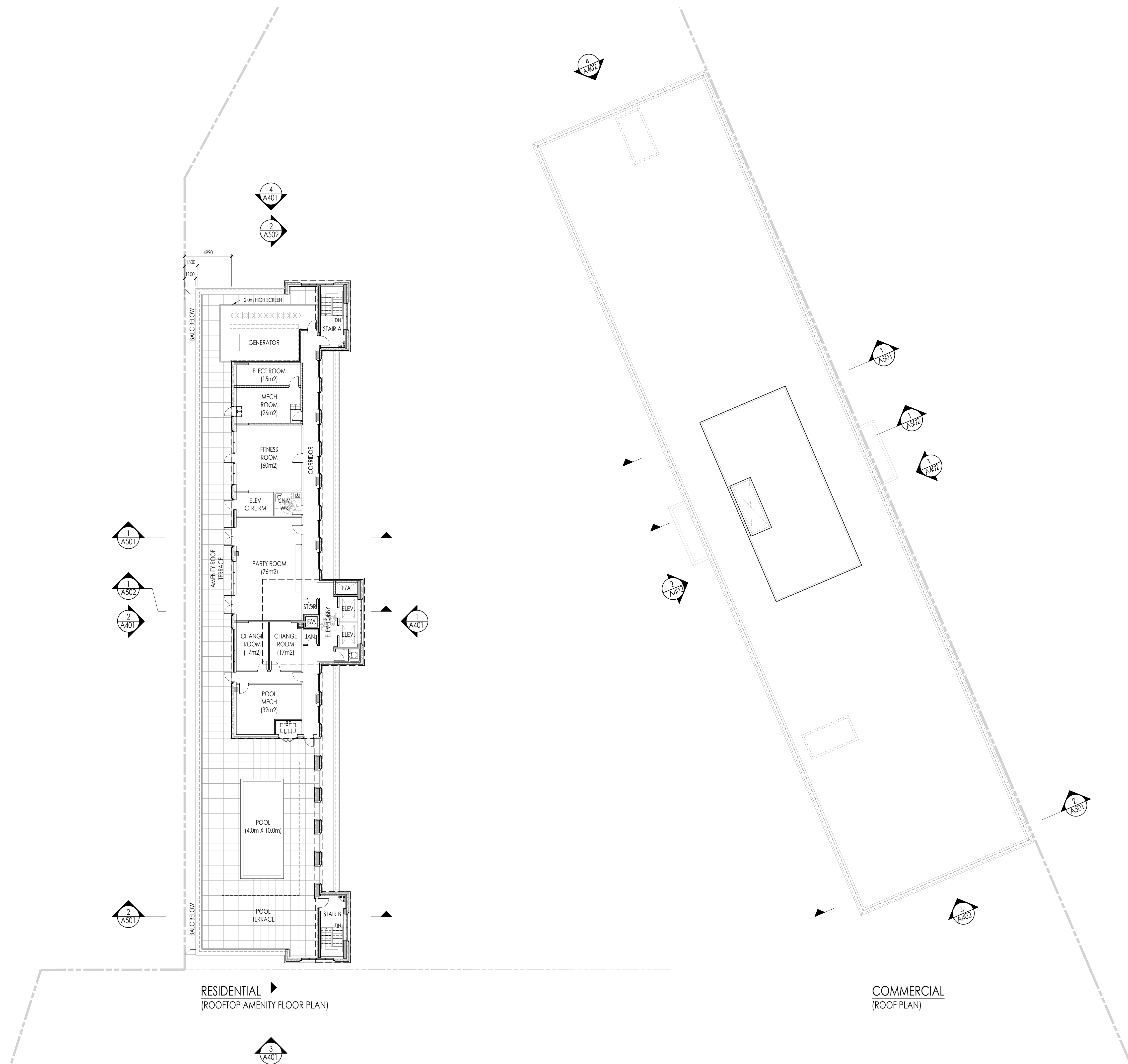


1544 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

Drawing Title
**ROOFTOP AMENITY FLOOR
 PLAN & ROOF PLAN**

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A305
Plot Date	December 09, 2025		



RESIDENTIAL
 (ROOFTOP AMENITY FLOOR PLAN)

COMMERCIAL
 (ROOF PLAN)

MATERIAL LIST

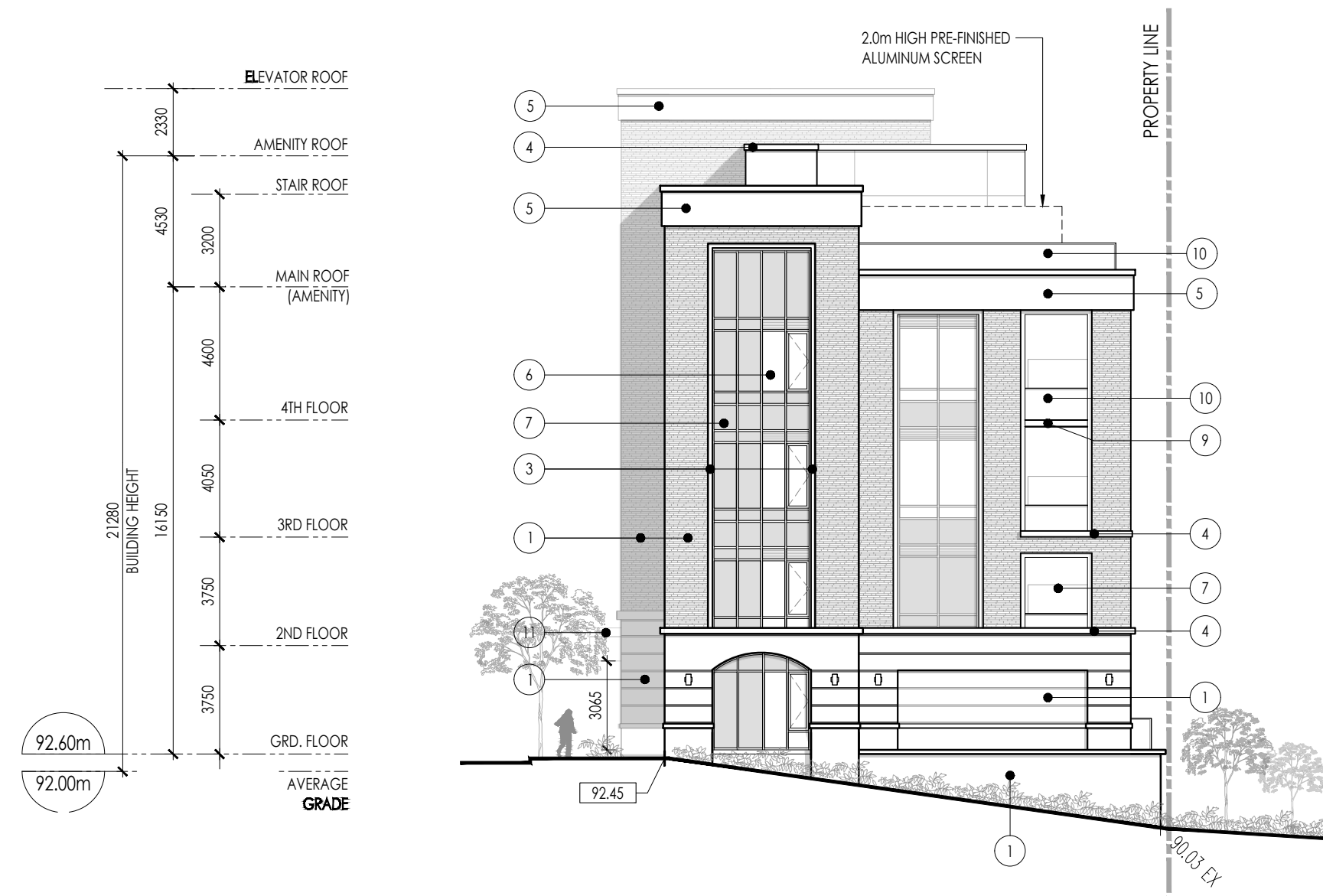
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- ② - PRECAST WINDOW SILL
- ③ - PRECAST SURROUND
- ④ - PRECAST COPING
- ⑤ - ARCHITECTURAL CORNICE
- ⑥ - DOUBLE GLAZED VISION GLASS IN PREFINISHED ALUM. FRAMING
- ⑦ - BACK-PAINTED SPANDREL GLASS PANEL IN PREFIN. ALUM. FRAMING
- ⑧ - PREFINISHED ALUMINUM LOUVRE (TO MATCH WINDOW FRAME)
- ⑨ - PREFINISHED ALUMINUM SLAB COVER (TO MATCH WINDOW FRAME)
- ⑩ - RAILING, PREFINISHED ALUMINUM FRAMING, WITH CLEAR GLASS BALCONY PANEL
- ⑪ - PREFINISHED ALUMINUM CANOPY
- ⑫ - CANVAS RETAIL CANOPY

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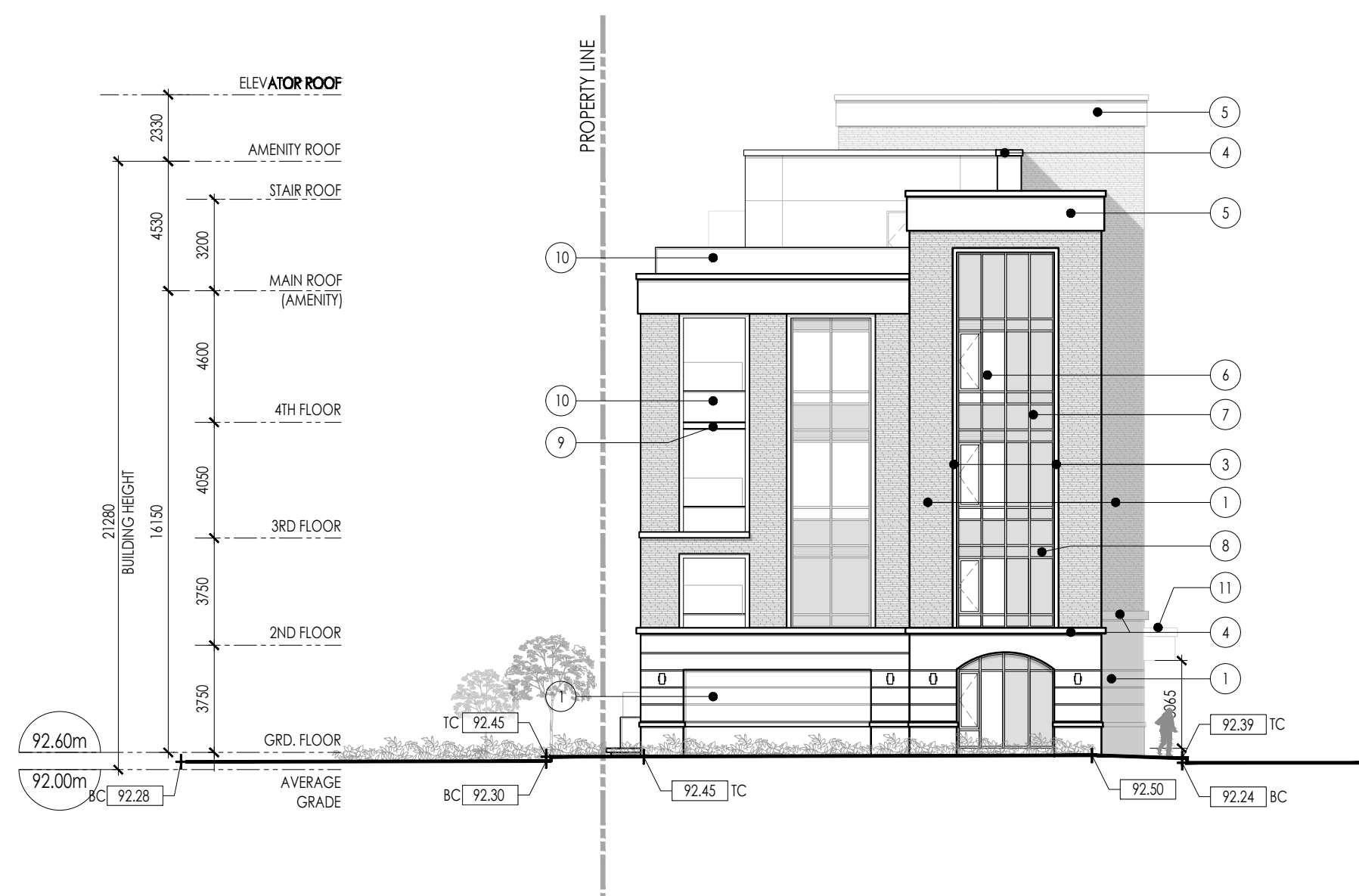
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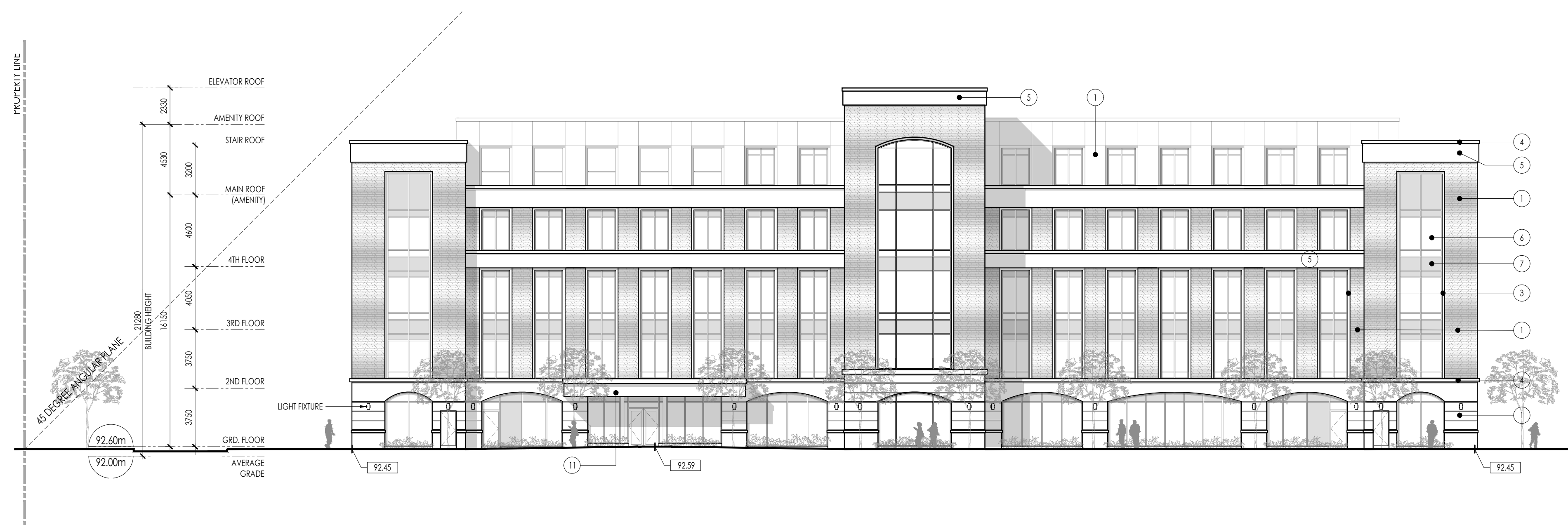
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2 WEST ELEVATION
 A401 SCALE: 1:200 REFERENCE DWG.



3 SOUTH ELEVATION
 A401 SCALE: 1:200 REFERENCE DWG.



1 EAST ELEVATION
 A401 SCALE: 1:200 REFERENCE DWG.

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**1544 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT**

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

**BUILDING ELEVATIONS
 RESIDENTIAL**

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawn No.	A401
Plot Date	December 09, 2025		

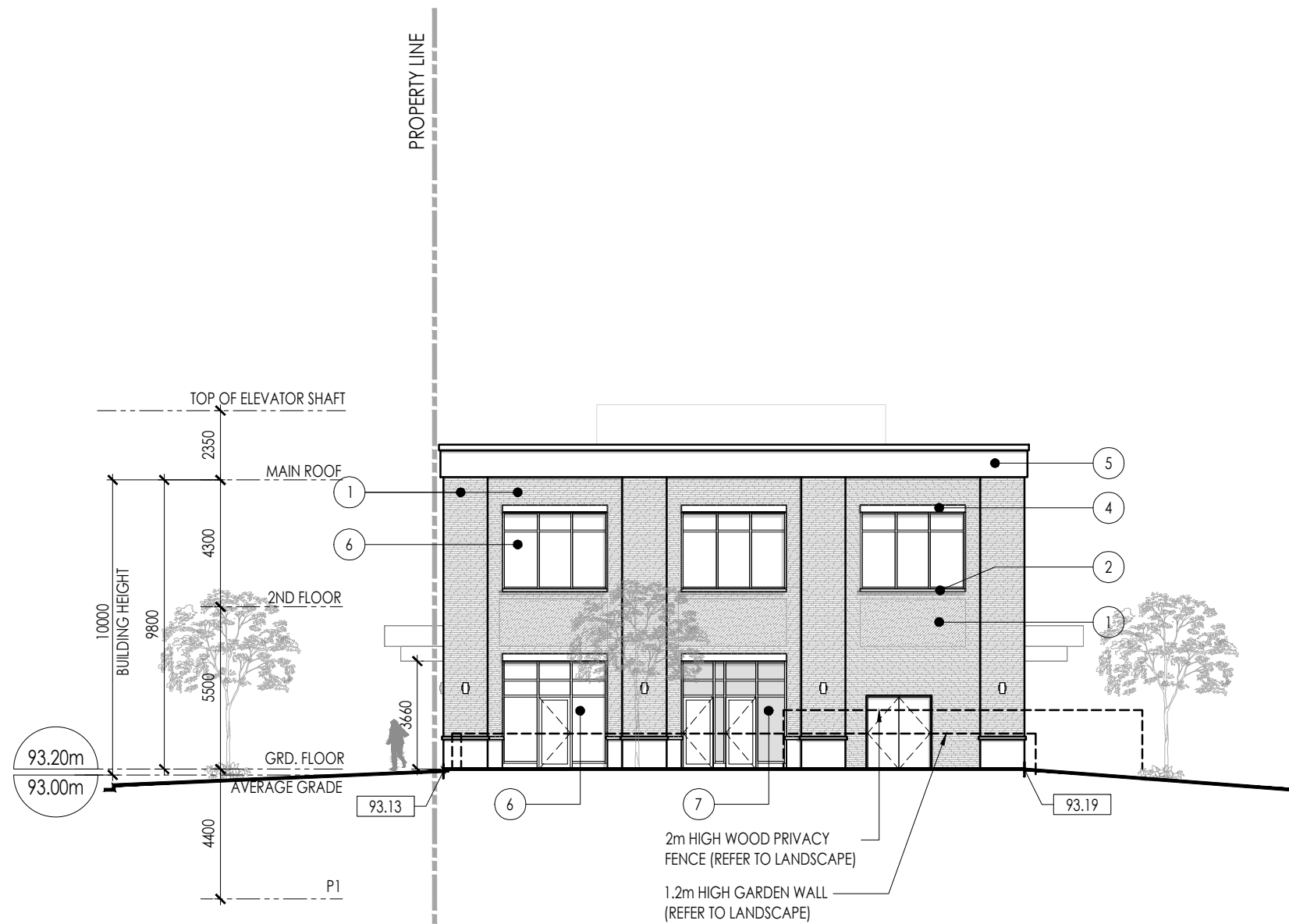
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- ① - BRICK OR PRECAST PANELS
- ② - PRECAST WINDOW SILL
- ③ - PRECAST SURROUND
- ④ - PRECAST COPING
- ⑤ - ARCHITECTURAL CORNICE
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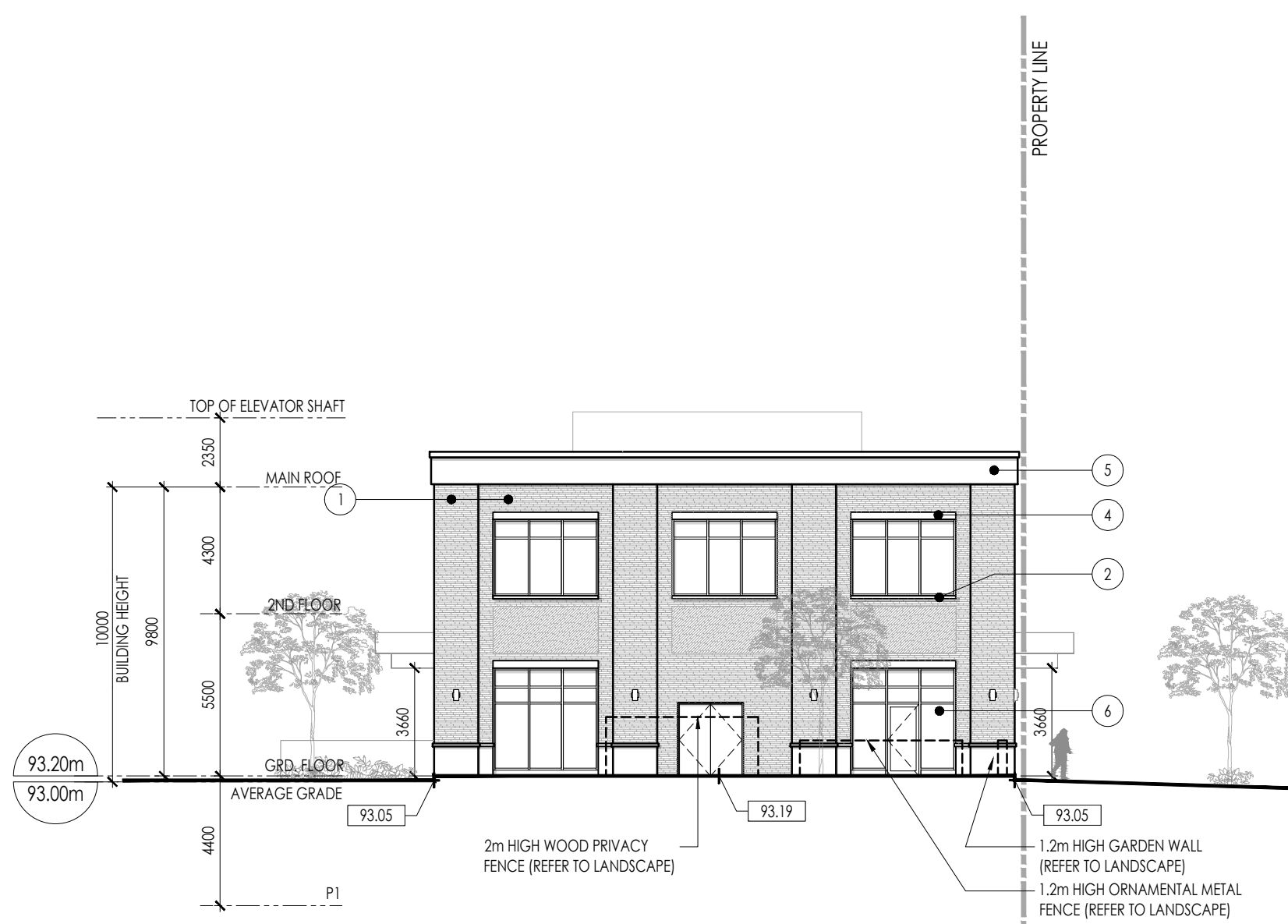
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4 NORTH ELEVATION
 A402 SCALE: 1:200 REFERENCE DWG.



2 WEST ELEVATION
 A402 SCALE: 1:200 REFERENCE DWG.



3 SOUTH ELEVATION
 A402 SCALE: 1:200 REFERENCE DWG.



1 EAST ELEVATION
 A402 SCALE: 1:200 REFERENCE DWG.

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**1544 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT**

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

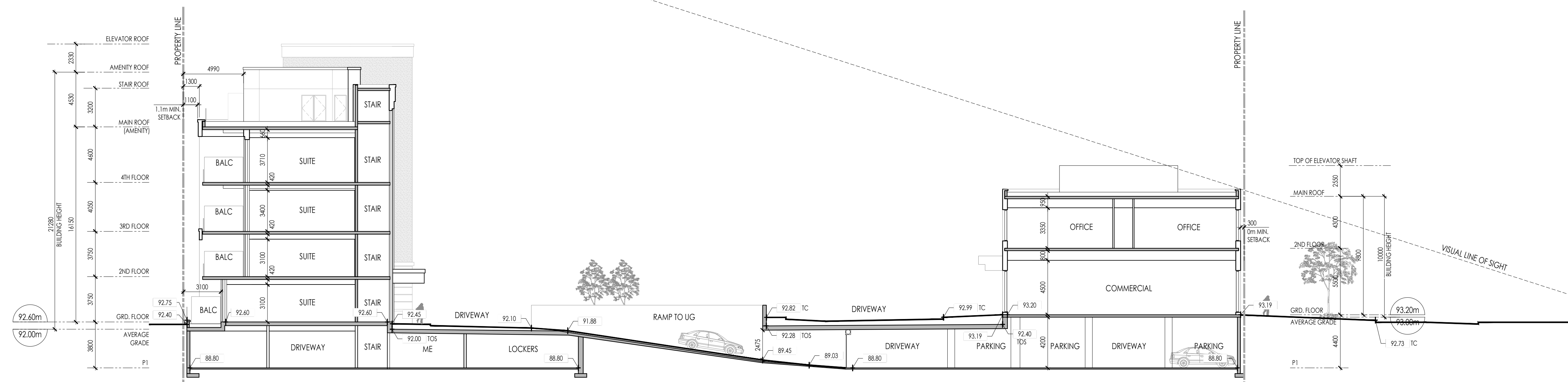
Drawing Title
**BUILDING ELEVATIONS
 COMMERCIAL**

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A402
Plot Date	December 09, 2025		

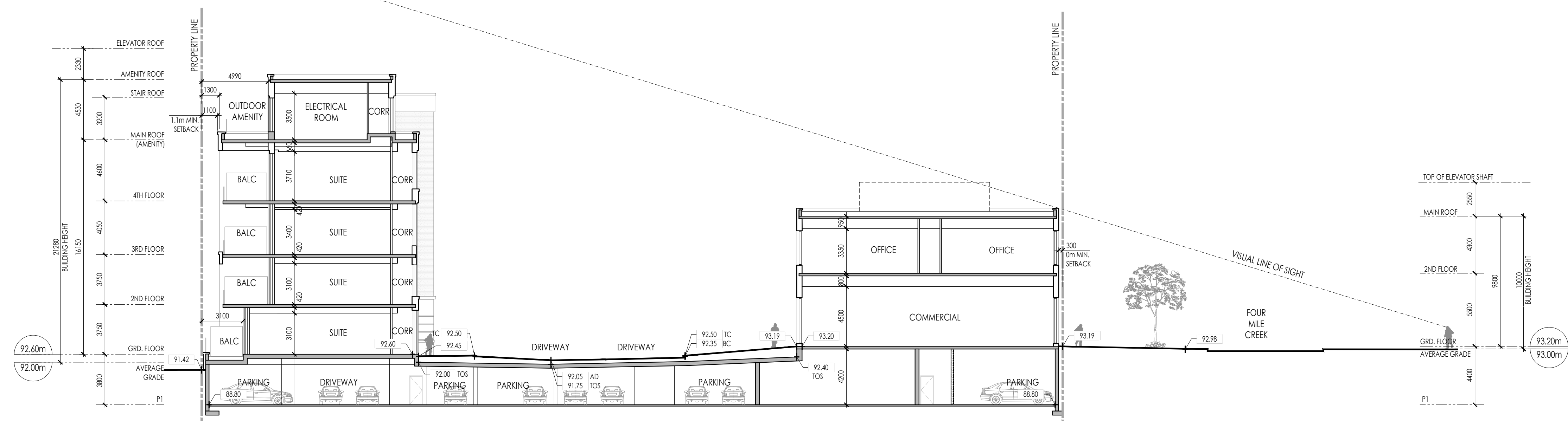
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2 BUILDING SECTION
A501 SCALE: 1:200 REFERENCE DWG.



1 BUILDING SECTION
A501 SCALE: 1:200 REFERENCE DWG.

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1544 & 1546 FOUR MILE CREEK RD RESIDENTIAL DEVELOPMENT

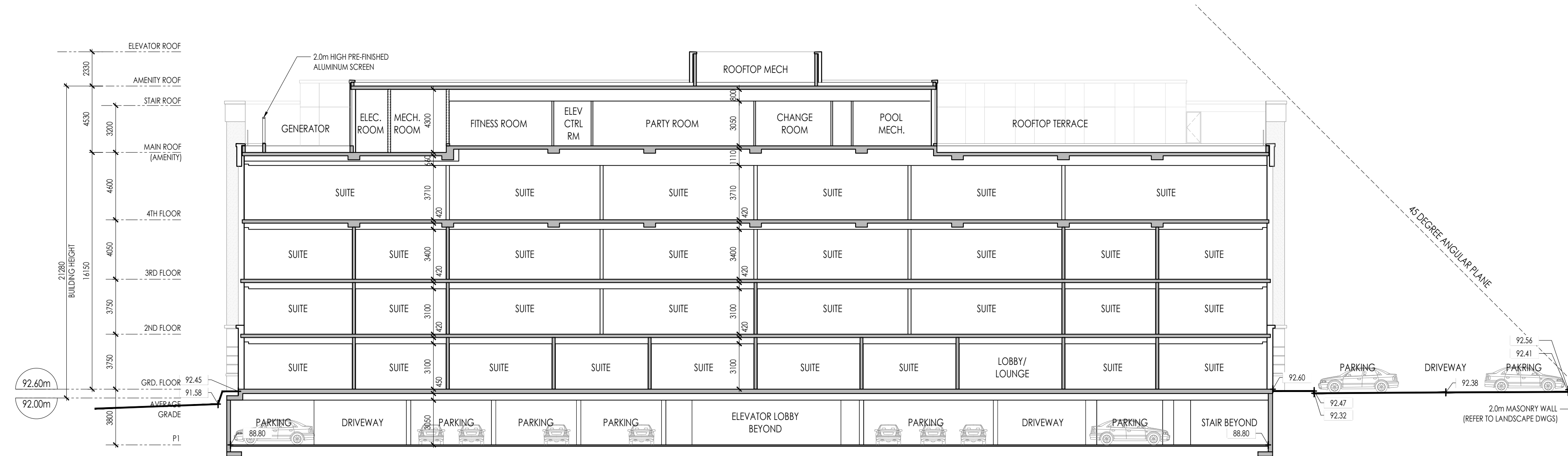
FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO
Drawing Title
BUILDING SECTIONS

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A501
Plot Date	December 09, 2025		

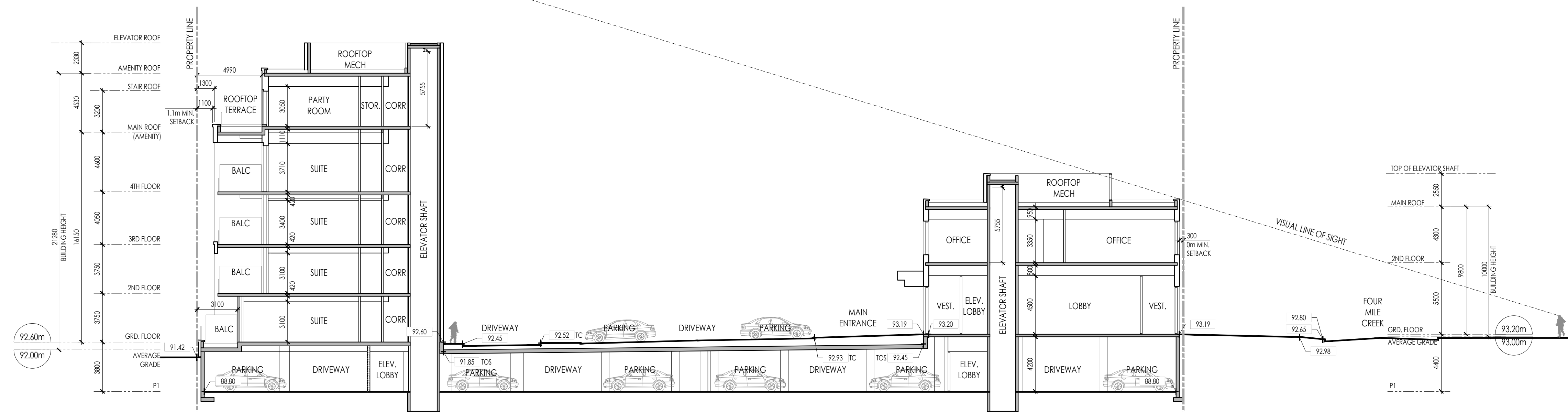
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2 BUILDING SECTION
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1 BUILDING SECTION
A502 SCALE: 1:200 REFERENCE DWG.

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1544 & 1546
FOUR MILE CREEK RD
RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

Drawing Title
BUILDING SECTIONS

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A502
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APPENDIX B

1546 Four Mile Creek Road
Niagara-on-the-Lake, Ontario

RWDI# 2507752

Table B-1: List of Industrial and Non-Industrial Facilities Around the Proposed Development with Potential for Air/Noise Emissions

Map Icon Number	BUSINESS NAME	ADDRESS	TYPE OF APPROVAL / FACILITY / EQUIPMENT	APPROVAL / REGISTRATION NUMBER	Comment on Operations	Tall Stacks Present	Approximate Distance to Site (m) ⁽¹⁾	D-6 Classification	Area of Influence (m)	Minimum Separation Distance (m)	Within Area of Influence?	Within Min Sep Dist?
1	Greaves Jams & Marmalade Factory & Office	1 Walker Road	NA	NA	Jam factory and warehouse with outdoor storage and the potential for shift work.	N	268	Class II	300	70	Yes	No
2	Unidentified Business	2 Walker Road	NA	NA	Appears to be a warehouse facility with outdoor storage. No evident emission sources, or sources of odour, noise, or dust. Facility includes the potential for low trucking volumes.	N	191	Class I	70	20	No	No
3	Shaw Festival Scenic Construction	3 Walker Road	CofA-AIR	7025-66KRAE	Operating under ECA for one paint spray booth, one fiberglass lay-up booth, and one dye room. Medium-scale and has the potential for shift-work during peak periods.	N	292	Class II	300	70	Yes	No
4	Kurtz Orchards	5 Walker Road	NA	NA	Gourmet food manufacturing and warehouse. Likely shift work, and large exhaust vents with the potential for odour emissions.	N	321	Class II	300	70	No	No
5	Niagara Race Crafters Inc.	7 Walker Road	NA	NA	Motorcycle Dealer and also provides general service and maintenance. All roll up doors observed to be closed during summer hours. Low probability for fugitive emissions.	N	365	Class I	70	20	No	No
6	DiSante Electrical	8 Walker Road	NA	NA	Previously Electrical/HVAC Repair Shop. Currently, the main office building for consulting engineering services provider. Consulting services include Mechanical Engineering (HVAC, plumbing & drainage, fire protection) and Electrical Engineering (power distribution, lighting, data& communications, fire alarm).	N	340	Class I	70	20	No	No
7	Masters Car Care	9 Walker Road	NA	NA	Auto Repair Shop with low probability for fugitive emissions. Potential noise sources include periodic use of air tools, with noise emitted through open roll-up doors.	N	388	Class I	70	20	No	No
8	Niagara Mini Storage	10 Walker Road	NA	NA	Self storage facility with individual units and outdoor locations.	N	366	Class I	70	20	No	No
9	Niagara-on-the-Lake Water Tower	11 Walker Road	NA	NA	The water tower does not produce any air emissions. Noise sources include individual HVAC units on various structures.	N	426	Class II	300	70	No	No
10	Shaw Festival Scenic Construction	12 Walker Road	CofA-AIR	7216-672RYX	Operating under ECA for one paint spray booth, one solvent based coating application area, and one welding exhaust system. Medium-scale and has the potential for shift-work during peak periods.	N	468	Class II	300	70	No	No
11	Niagara-on-the-Lake Storage Lot	13 Walker Road	NA	NA	Storage lot for NOTL equipment. On-site activity would be minimal given small size (approx. 25 m x 25 m). Access is not anticipated to be a regularly scheduled event by NOTL personnel.	N	482	Class I	70	20	No	No
12	Gemcraft Screen Products Inc. / Gemcraft Chemical Limited	15 Walker Road	NA	NA	Producer of aluminum screen filters, and supplier of cleaning chemicals and services including chemical cleaning options, chemical cleaning equipment supply (sales/lease/rental) and equipment servicing. Medium scale facility with the potential for shift work, and minimal emissions. Noise observed to be audible off-site.	N	504	Class II	300	70	No	No
13	Virgil Truck & Car Wash / Enns Wash & Shine, and Vino Velo Bike Wine Tours & Bike Rentals and Bike Shop	5 Henegan Road	NA	NA	24-hr coin-op carwash facility. Bicycle Rental and repair facility located in a separate building on site.	N	208	Class I	70	20	No	No
14	Whirlpool Jet Boat Tours	7 Henegan Road	NA	NA	Office and warehouse, with outdoor storage yard. Minimal outdoor activity is anticipated based on type of operation. Low probability for fugitive emissions. Operations are limited to daytime hours. At the time of writing, there is insufficient information regarding the nature and extent of outdoor operations at Whirlpool Jet Boat Tours. Confirmation of outdoor storage activities and their potential impacts should be addressed through the noise and air quality assessment.	N	145	Class II	300	70	Yes	No
15	Niagara-on-the-Lake Hydro	8 Henegan Road	NA	NA	Hydro office and outdoor equipment storage area.	N	282	Class I	70	20	No	No
16	Tree Amigos	10 Henegan Road	NA	NA	Landscaping office and outdoor equipment storage area. Daytime activity only anticipated, with no heavy equipment (ie. Loader) observed on site or in aerial photography.	N	267	Class I	70	20	No	No
17	Closets by Design	11 Henegan Road	NA	NA	Showroom and manufacturing facility with low probability for fugitive emissions. Operations are daytime only. Outdoor storage at this facility does not involve open processes and is not for wastes or materials.	N	156	Class I	70	20	No	No
18	Gould Auto Repair	12 Henegan Road	NA	NA	Auto repair shop with low probability for fugitive emissions.	N	267	Class I	70	20	No	No
19	Walls Countrywide Distribution Centre / Limited Distillery	14 Henegan Road	NA	NA	Small Scale distribution centre, with indoor storage only. Minimal trucking activity anticipated. Limited Distillery is a craft distillery with a focus on producing small batches.	N	293	Class I	70	20	No	No
20	Penninsula Flooring	13 Henegan Road	NA	NA	Showroom and warehouse. Operations are daytime only. Outdoor storage at this facility does not involve open processes and is not for wastes or materials.	N	160	Class I	70	20	No	No
21	Millbrook Cabinetry Inc.	15 Henegan Road	CofA-AIR	2537-5A6P38	Cabinet maker with ECA for two paint spray booths and one dust collector. Medium-scale and has significant sources of air emissions. There is also a cooling tower located at the facility on the rooftop.	N	223	Class II	300	70	Yes	No
22	Stone Road Collision	1357 Niagara Stone Road	NA	NA	Auto body repair and painting with daytime operations only.	N	482	Class I	70	20	No	No
23	Trius Winery at Hillebrand	1249 Niagara Stone Road	NA	NA	Winery and restaurant. Medium-scale with a small degree of outside storage.	N	962	Class II	300	70	No	No
24	Andrew Peller Limited / Wayne Gretzky Estates	1219 Niagara Stone Road	EASR-Air Emissions	R-010-8110223973	Winery, restaurant, and kraft distillery to opened in 2017. Based on EASR, facility is not required to have a fugitive dust or odour best management practices plan in place, therefore do not expect impacts from this facility at the proposed development. A Noise Abatement Action Plan is to be implemented as stated in the EASR.	N	962	Class II	300	70	No	No
25	Silversmith Brewing Company	1523 Niagara Stone Road	NA	NA	Produces craft beer on-site and also operates as a brewpub. The location of the facility is small and would not be classified as a macro brewery. As per MECP Environmental Activity and Sector Registry (EASR), a facility that produces less than 20 ML/year annual production rate require a 250 metre setback distance from the facility to the points of odour reception. This facility is located greater than 300m from the proposed development and therefore odour impacts from the brewery on the proposed development are anticipated to be minimal.	N	302	Class II	300	70	No	No
26	Niagara Motors Limited	1542 Niagara Stone Road	EASR-Automotive Refinishing Facility	R-001-3279961803	Auto body repair and painting with daytime operations only.	N	461	Class I	70	20	No	No
27	Penner Properties (Niagara) Inc.	700 Penner St Virgil	ECA-AIR	0178-8AMP56	Home Hardware is a medium sized facility that operates under ECA for one standby diesel generator used for emergency situations. Based on aerial imagery, outdoor storage is located on-site which can lead to a potential for fugitive dust. Some storage piles are contained with 3 sided walls to help minimize fugitive dust. The facility has low lying exhausts, daytime operations and has frequent traffic movement.	N	784	Class II	300	70	No	No
28	Piles of Soil	South of Walker Rd	NA	NA	There are a large number of soil piles located to the south of Walker Road. The piles started to accumulate between 2021 and 2023 and based on aerial imagery are still present. It is understood that this parcel of land may be developed into residential. It is unclear what these piles are for, however, are considered a fugitive emissions source. These piles are located greater than 300 m from the proposed development and are likely to have minimal impacts on the proposed development as these piles are located outside the area of influence.	N	>300	Class II	300	70	No	No
29	Niagara On-The Lake Municipal Yard	1593 Four Mile Creek Road	NA	NA	Niagara On-The Lake Municipal Yard has aggregate storage. Based on aerial imagery, outdoor storage and an unpaved parking lot is located on-site which can lead to a potential for fugitive dust. The facility has the potential for front loader and drump truck movement operations.	N	128	Class II	300	70	Yes	No

Notes:

- ECA - Environmental Compliance Approval; EASR - Environmental Activity Sector Registry; CofA - Certificate of Approval