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MEMORANDUM

DATE:	2025-12-09	RWDI Reference No.: 2507752
TO:	Stephen Aghaei	EMAIL: stephen@timesgroup.ca
FROM:	Artur Nascimento, PMP Matthew Costigane, P.Eng.	EMAIL: Artur.Nascimento@rwdi.com EMAIL: Matt.Costigane@rwdi.com
RE:	Screening Level Air Quality Assessment 1546 Four Mile Creek Road Niagara-on-the-Lake, ON	

Dear Stephen,

RWDI was retained by Times Group to provide a screening level air quality assessment in support of 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. RWDI completed a land use compatibility study, dated September 12, 2024 and identified facilities that required additional analysis. The proposed development consists of a 5-storey residential building and a 2-storey commercial building. The location of the subject lands is shown in **Figure 1**. The site plans for the proposed development are included in **Appendix A**.

While reviewing the facilities surrounding the proposed development, it was noted the following facilities required a screening level air quality assessment:

- Greaves Jams & Marmalade Factory & Office - 1 Walker Road
- Shaw Festival Scenic Construction - 3 Walker Road
- Millbrook Cabinetry Inc. - 15 Henegan Road
- Niagara-on-the-Lake Municipal Office - 1593 Four Mile Creek

Screening Level Air Quality Assessment

The screening level modelling was undertaken to identify potential air quality impacts from the above-mentioned facilities at the proposed development, facility property line and existing residences. The screening level modelling assessment assessed air quality impacts using US EPA AERMOD version 22112 (current MECP approved version) to predict concentrations at facility property lines, existing residences as well as receptors at the proposed development.



The U.S. EPA's AERMOD dispersion model version 22112 was used to predict maximum Point of Impingement (POI) concentrations resulting from unitized emissions from each of the facilities. AERMOD is a steady-state Gaussian model that is capable of handling multiple emission sources. Within the model, discrete receptor locations of interest were considered at facility property lines, at existing residences as well as at the proposed development area. Receptors were placed at facility property lines with receptors at 10m spacing with additional receptors placed at existing residences and at the proposed development. Receptors at the proposed development were placed at 10m increments with elevated receptors placed within the proposed development. Receptors were placed at grade and vertically at 1.83m, 5.49m, 9.29m and 13.57m, representing the heights of operable windows based on the concept plan provided.

Meteorological and terrain information for the area surrounding the facility was obtained from the MECP Regional Meteorological and Terrain Data for Air Dispersion Modelling website. The facility is located in Niagara-on-the-Lake; therefore, the West Central Region meteorological data set is recommended by the MECP for use at this site. This includes surface data from London International Airport in London and upper air data from White Lake, Michigan. Within each region, the MECP provides alternative data sets with the choice of data set depending on the character of the terrain at the study site. The area surrounding the facility is primarily agriculture and residential; therefore, the default data set for "crops" was used. The terrain data is based on the Canadian Digital Elevation Model (CDEM) horizontal reference datum. These data were run through the AERMAP terrain pre-processor to estimate base elevations for sources and receptors to help the model account for changes in elevation in the surrounding terrain. The rural dispersion coefficient was used in the dispersion modelling analysis.

The above methodology was followed for the screening level air quality assessments conducted for each of the facilities of interest. Facility specific details and conclusions are outlined below.

Greaves Jams & Marmalade Factory & Office - 1 Walker Road

Greaves Jams & Marmalade Factory and Office (Greaves) manufacturers and warehouses jams and marmalades at this location.

The facility was modelled as a volume source due to the low-lying rooftop exhausts, with a unit emission rate (1 g/s) to compare the maximum POI concentration at the existing receptors with the maximum POI concentration predicted at the proposed development receptors.

Table 1 provides a summary of maximum POI concentrations predicted for the assessed sources at Greaves Jam & Marmalade Factory & Office.



Table 1: Summary of Maximum Predicted Concentrations from Screening Level Modelling

Receptor	Maximum Predicted Concentration ($\mu\text{g}/\text{m}^3$)	Concentration at Proposed Development vs. Facility Property Line	Concentration at Existing Residences vs. Facility Property Line
Greaves Jam & Marmalade Factory & Office Property Line	6,159 (1 hour) 4,174 (24 hour)	10% (1 hour) 2% (24 hour)	95% (1 hour) 64% (24 hour)
Existing Residences	615 (1 hour) 155 (24 hour)		
Proposed Development	587 (1 hour) 99 (24 hour)		

The modelling results indicate that the maximum predicted concentrations based on a unitized emission rate at the proposed development are below those of the maximum predicted concentrations at the facility property line and existing residences. The impact from the facility is greater at existing residences than the proposed development.

The screening-level dispersion modelling results indicate the proposed development will not likely negatively impact Greaves. This also indicates that a detailed emission and modelling study, using actual maximum emission estimates with facility cooperation, is unnecessary since the maximum results at the proposed development will be less than the facility property line and existing receptors.

Shaw Festival Scenic Construction - 3 Walker Road

Shaw Festival Scenic Construction (Shaw) manufactures sets for theatre productions and is operating under MECP Certificate of Approval (CofA) (Air) No. 7025-66KRAE, dated November 2004. Sources of air emissions at the facility include:

- one paint booth for the application of solvent-based coatings at a maximum rate of 5 litres per hour, equipped with dry type paint arrestor filters;
- one fiberglass lay-up booth for the application of polyester resin at 3.5 kilograms per hour, equipped with dry type paint arrestor filters; and,
- one dye room for dye preparation.

While the Ministry of Environment, Conservation and Parks (MECP) issued Shaw a CofA (more recently known as Environmental Compliance Approval (ECA)), which requires the facility to comply with MECP air quality benchmarks at the property line and beyond, as per Regulation 419/05 requirements, it did not contain any specifics with regards to odour from the use of the solvent-based coatings in the paint booth.

This screening level air quality assessment was completed to evaluate the potential odour impact from the solvent-based paint booth on the proposed development.



The facility was modelled with one point source representing the fiberglass lay-up booth, with a unit emission rate (1 g/s) to compare the maximum POI concentration at the existing receptors with the maximum POI concentration predicted at the proposed development receptors. The fiberglass lay-up booth was chosen to represent the facility as it has the tallest stack as well as the highest stack velocity.

Table 2 provides a summary of maximum POI concentrations predicted for the assessed sources at Shaw Festival Scenic Construction.

Table 2: Summary of Maximum Odour Concentrations from Screening Level Modelling

Receptor	Maximum Predicted 10-Minute Concentration (OU/m ³)	Concentration at Proposed Development vs. Facility Property Line	Concentration at Existing Residences vs. Facility Property Line
Shaw Festival Scenic Construction Property Line	2,542	22%	23%
Existing Residences	582		
Proposed Development	568		

The modelling results indicate that the maximum predicted concentrations based on a unitized emission rate at the proposed development are below those of the maximum predicted concentrations at the property line and the existing receptors. The impact from the facility is greater at existing residences than the proposed development.

The screening-level dispersion modelling results indicate the proposed development will not likely negatively impact Shaw Festival Scenic Construction. This also indicates that a detailed emission and modelling study, using actual maximum emission estimates with facility cooperation, is unnecessary since the maximum results at the proposed development will be less than the results at the property line.

Millbrook Cabinetry Inc. - 15 Henegan Road

Millbrook Cabinetry Inc. (Millbrook) designs and manufactures cabinetry and is operating under MECP Certificate of Approval (CofA) (Air) No. 2537-5A6P38, dated July 2002. Sources of air emissions at the facility include:

- one paint booth for the application of solvent-based top coatings at a maximum rate of 3.5 litres per hour, equipped with dry type paint arrestor filters;
- one paint booth for the application of solvent-based primer coatings at a maximum rate of 3.5 litres per hour, equipped with dry type paint arrestor filters; and,
- one baghouse dust collector to control emissions from wood shavings.



While the Ministry of Environment, Conservation and Parks (MECP) issued Millbrook a CofA (more recently known as Environmental Compliance Approval (ECA)), which requires the facility to comply with MECP air quality benchmarks at the property line and beyond, as per Regulation 419/05 requirements, it did not contain any specifics with regards to odour from the use of the solvent-based coatings in the paint booth.

This screening level air quality assessment was completed to evaluate the potential odour impact from the solvent-based paint booths on the proposed development.

The facility was modelled with one point source representing the primer coating paint spray booth, with a unit emission rate (1 g/s) to compare the maximum POI concentration at the existing receptors with the maximum POI concentration predicted at the proposed development receptors. The dust collector was not included in the screening level modelling as it was approved under the CofA, which is issued by the MECP and there are no potential odour impacts from the dust collector. The primer coating paint spray booth was chosen to represent the facility as it is located closer to the proposed development. All other source parameters were identical to the top coating paint spray booth.

Table 3 provides a summary of maximum POI concentrations predicted for the assessed source at Shaw Festival Scenic Construction.

Table 3: Summary of Maximum Odour Concentrations from Screening Level Modelling

Receptor	Maximum Predicted 10-Minute Concentration (OU/m ³)	Concentration at Proposed Development vs. Facility Property Line	Concentration at Existing Residences vs. Facility Property Line
Millbrook Cabinetry Property Line	1851	25%	30%
Existing Residences	561		
Proposed Development	470		

The modelling results indicate that the maximum predicted concentrations based on a unitized emission rate at the proposed development are below those of the maximum predicted concentrations at the facility property line and existing residences. The impact from the facility is greater at existing residences than the proposed development.

The screening-level dispersion modelling results indicate the proposed development will not likely negatively impact Millbrook Cabinetry. This also indicates that a detailed emission and modelling study, using actual maximum emission estimates with facility cooperation, is unnecessary since the maximum results at the proposed development will be less than the facility property line.



Niagara-on-the-Lake Municipal Office & Yard - 1593 Four Mile Creek Road

Niagara-on-the-Lake Municipal Office & Yard (the Yard) is a public works yard used for storing equipment, materials and vehicles used in its daily operations. Typically snowplows, trucks, salt, sand and maintenance equipment are kept in public works yards.

Based on aerial imagery, outdoor storage and an unpaved parking lot are located on-site which can lead to potential for fugitive dust. The focus on the screening level assessment for the Yard is particulate matter from fugitive dust. The focus of the screening level assessment is fugitive dust emissions from the unpaved roads and the outdoor storage, as there aren't any air quality concerns with regards to the office building(s).

The facility was modelled as a volume source due to at grade emission sources, with a unit emission rate (1 g/s) to compare the maximum POI concentration at the existing receptors with the maximum POI concentration predicted at the proposed development receptors.

Table 4 provides a summary of maximum POI concentrations predicted for the assessed sources at Niagara-on-the-Lake Municipal Office & Yard.

Table 4: Summary of Maximum Fugitive Dust Concentrations from Screening Level Modelling

Receptor	Maximum Predicted 24-Hour Concentration (g/m ³)	Concentration at Proposed Development vs. Facility Property Line	Concentration at Existing Residences vs. Facility Property Line
Niagara-on-the-Lake Municipal Office & Yard	8879	19%	14%
Existing Residences	1261		
Proposed Development	1705		

The modelling results indicate that the maximum predicted concentrations based on a unitized emission rate at the proposed development are below those of the maximum predicted concentrations at the facility property line. The impact from the facility is slightly higher at the proposed development than the existing residences, however the impact at the facility property line has the highest impact overall and no significant impacts regarding dust or odour are expected at the proposed development

The screening-level dispersion modelling results indicate the proposed development will not likely negatively impact Niagara-on-the-Lake Municipal Office & Yard. This also indicates that a detailed emission and modelling study, using actual maximum emission estimates with facility cooperation, is unnecessary since the maximum results at the proposed development will be less than the facility property line.



Conclusion

Based on the screening level assessment the proposed development has the potential to be considered compatible with the following facilities:

- Greaves Jams & Marmalade Factory & Office
 - Predicted impacts at the proposed development are approximately 10% for 1 hour and 2% for 24 hour averaging periods of those at Greaves's property line. Therefore, it is expected that the proposed development will be compatible with operations at Greaves Jams & Marmalade Factory & Office.
- Shaw Festival Scenic Construction
 - Predicted impacts at the proposed development are approximately 22% of those at Shaw's property line. Therefore, it is expected that the proposed development will be compatible with operations at Shaw Festival Scenic Construction.
- Millbrook Cabinetry
 - Predicted impacts at the proposed development are approximately 25% of those at Millbrook's property line. Therefore, it is expected that the proposed development is compatible with operations at Millbrook Cabinetry.
- Niagara-on-the-Lake Municipal Office & Yard
 - Predicted impacts at the proposed development are approximately 19% of those at Niagara-on-the-Lake Municipal Yard's property line. Therefore, it is expected that the proposed development will be compatible with operations at Niagara-on-the-Lake Municipal Office & Yard.

To note, if the design of the proposed development changes, this assessment will need to be updated to reflect the changes.

Yours truly,

RWDI

Artur Nascimento, PMP
Project Manager

Matt Costigane, P.Eng.
Technical Director – Air Quality



Statement of Limitations

This document entitled "Screening Level Air Quality Assessment – 1546 Four Mile Creek Road", was prepared by RWDI AIR Inc. ("RWDI") for Times Group ("Client"). The findings and conclusions presented in this document have been prepared for the Client and are specific to the project described herein ("Project"). The conclusions and recommendations contained in this document are based on the information available to RWDI when it was prepared. Since the contents of this document may not reflect changes made to the facility and/or the operations therein after the date of this report, it is recommended that RWDI be retained by the Client in the event such changes are contemplated/implemented to verify that the results and recommendations provided herein are still applicable to the Project.

The conclusions and recommendations contained in this document have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilize the document 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 document carefully review the stated assumptions contained herein to understand the different factors which may impact the conclusions and recommendations provided.

FIGURE



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



The page features a decorative background with a large, light gray curved shape on the right side and a blue curved shape on the left side, separated by a white border.

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 E.S. GRADE OF 92.00m TO TOP OF AMENITY ROOF)	* 5 STOREY (21.280m)
PROPOSED COMMERCIAL & OFFICE BUILDING HEIGHT: (OVERALL HEIGHT MEASURED FROM E.S. 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;
- ENCLOSED PORCHES AND DECKED VERANDAS;
- 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

	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 UNITS/ha
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7. PARKING

	80 (11/9m²)	40 (11/8.5m²)	56 (11/28m²)	12 (11/30m²)	31 (11/3P/U)	219*
TOTAL PARKING REQUIRED:						
RESTAURANT						
COMMERCIAL						
OFFICE						
PATIO						
VISITOR						
RESIDENTIAL						
TOTAL						219*
SURFACE	75	0	0	14	2	0
P1 UNDERGROUND	5	40	56	0	5	150
TOTAL PROVIDED	80 (11/9m²)	40 (11/8.5m²)	56 (11/28m²)	14 (11/30m²)	51 (11/4.4P/U)	*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) & MOTORCYCLE PARKING SPACES (3 RESIDENTIAL & 5 COMMERCIAL) (1.2m x 3.0m)

8. LOCKER STORAGE

P1 UNDERGROUND	31 (1 LOCKER/UNIT)
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9. BICYCLE PARKING

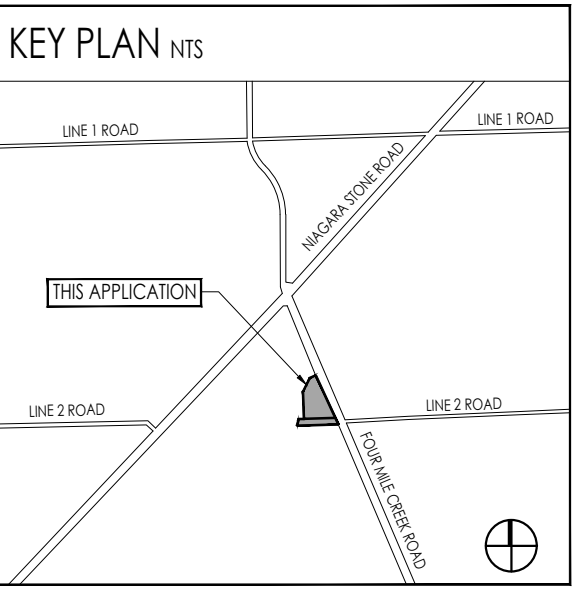
	15 (21/100m²)	4 (1/200m²)	7 (1/250m²)	8 (2/100m²)	33
TOTAL BICYCLE PARKING REQUIRED:					
RESTAURANT					
COMMERCIAL					
OFFICE					
PATIO					
VISITOR					
RESIDENTIAL					
TOTAL					33
SURFACE	20	8	0	14	0
P1 UNDERGROUND	0	0	7	0	0
TOTAL PROVIDED	20	8	7	14	17

10. INDOOR & OUTDOOR AREA

	SQ. METER (m²)	SQ. FEET (ft²)
RESIDENTIAL		
INDOOR AMENITY	170m²	
OUTDOOR AMENITY TERRACE	450m²	
GROUND FLOOR	18m²	
ROOFTOP AMENITY	42m²	
PLAYGROUND	73m²	
PLAZA	114m²	
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

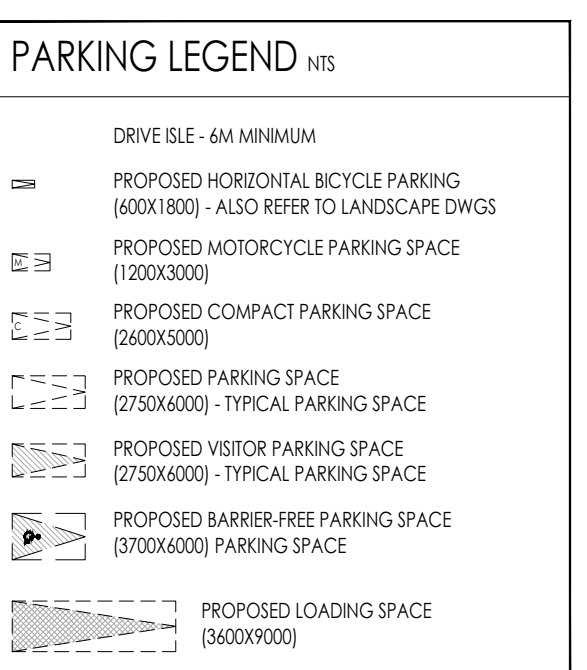
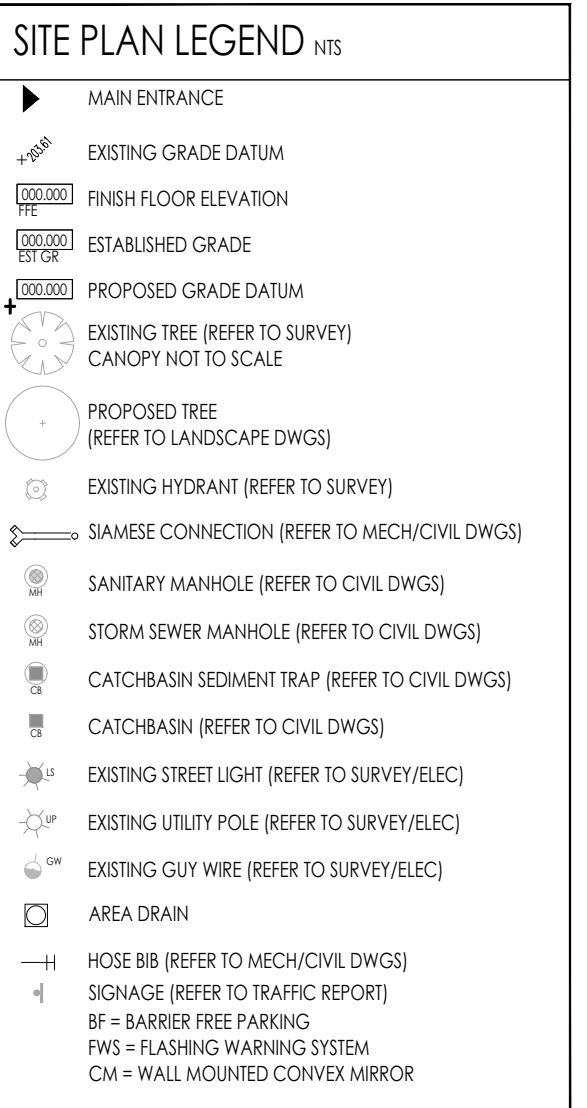
NOTES: DISTANCES, ELEVATION AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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 DRIVEWAY 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



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

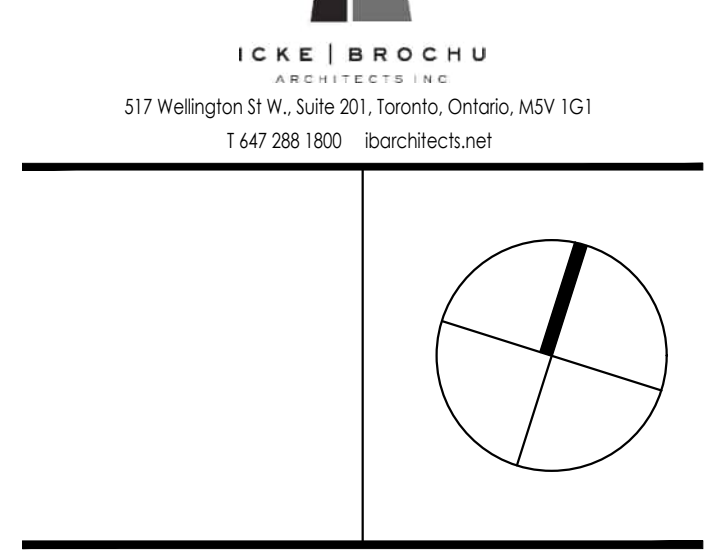
THIS DRAWING AS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND IS THE PROPERTY OF THE ICE BROCHU ARCHITECTS INC. THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY ICE BROCHU ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. ICE BROCHU ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE CONSULTANT INFORMATION. REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC. CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE ARCHITECTURAL SYMBOLS ARE FOR GRAPHIC REPRESENTATION ONLY.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTER SIGNED BY THE ARCHITECT.

ANDRE BROCHU
DPL_ARCH_OAA_MRAIC

DATE: [Blank]

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

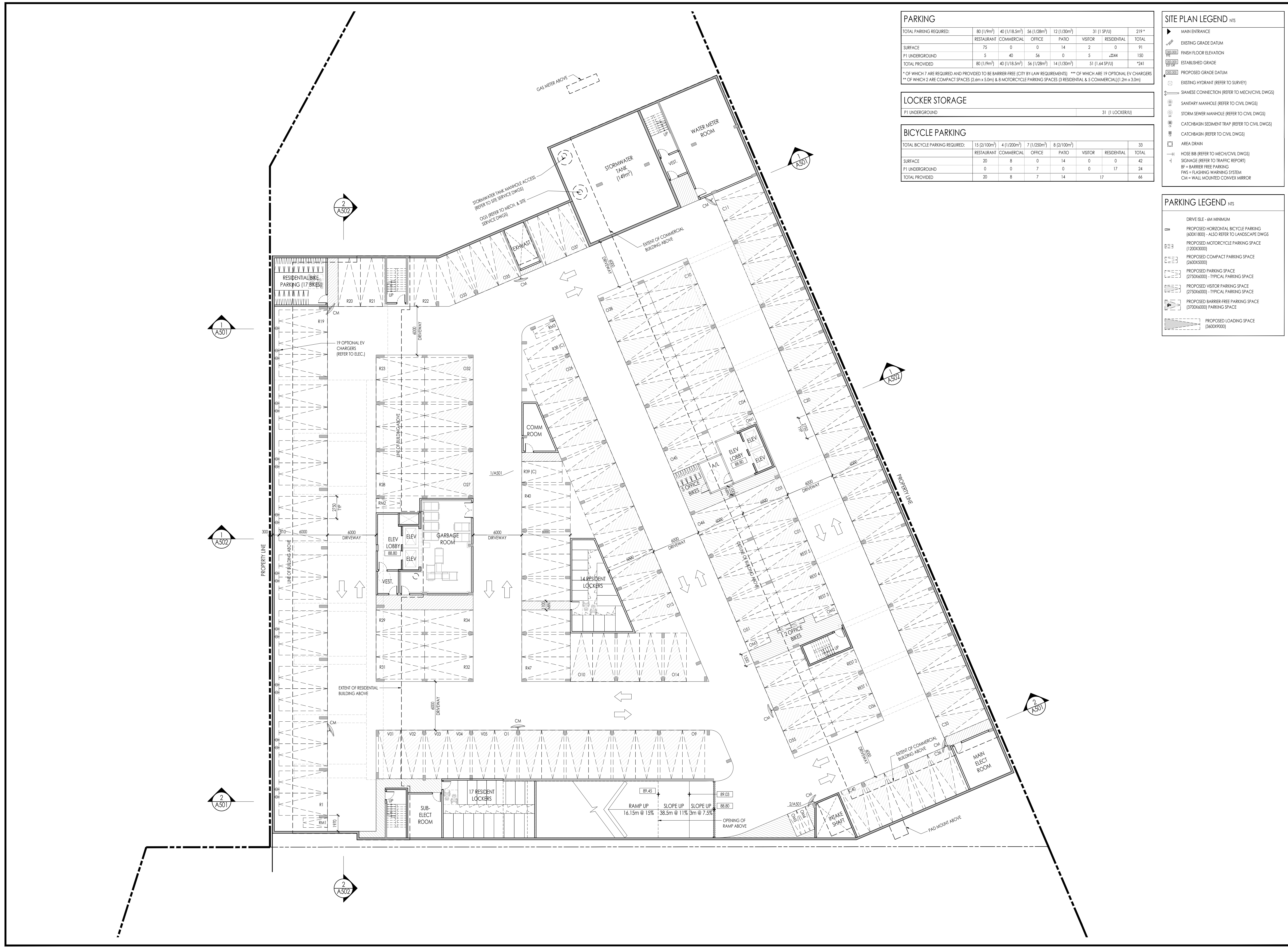


1544 & 1546
FOUR MILE CREEK RD
RESIDENTIAL DEVELOPMENT

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	154
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)
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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
- MAIN ENTRANCE
 - EXISTING GRADE DATUM
 - FINISH FLOOR ELEVATION
 - ESTABLISHED GRADE
 - PROPOSED GRADE DATUM
 - EXISTING HYDRANT (REFER TO SURVEY)
 - SIAMOUSE 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
- DRIVE 6LE - 6M MINIMUM
 - PROPOSED HORIZONTAL BICYCLE PARKING (A0011800) - 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)

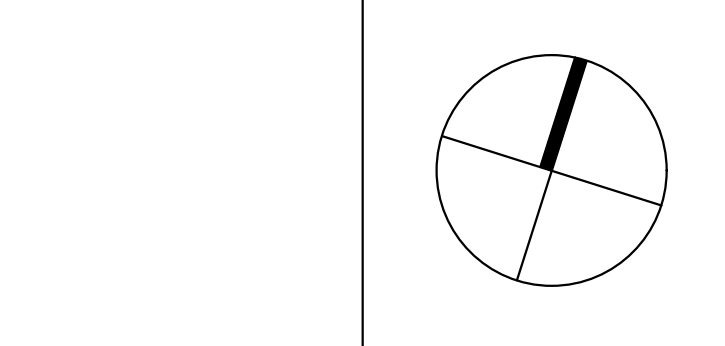
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ANDRE BROCHU
DIPLOM. ARCH. OMA MRAIC

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1	APRIL 10, 2025	ISSUED FOR REZONING	AB
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
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
** 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

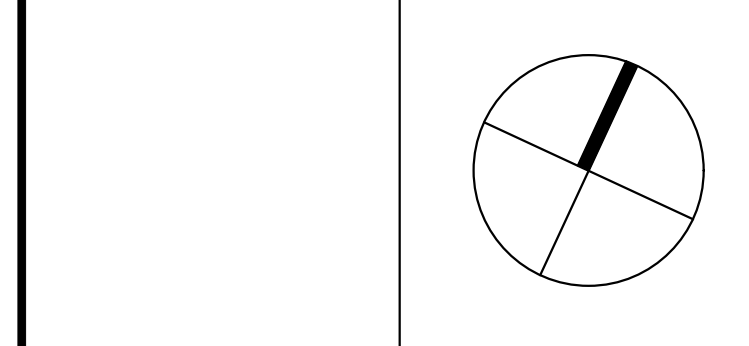
TOTAL BICYCLE PARKING REQUIRED:	15 (2/100m ²)	4 (1/200m ²)	7 (1/250m ²)	8 (2/100m ²)	33
	RESTAURANT	COMMERCIAL	OFFICE	PATIO	VISITOR
SURFACE	20	8	0	14	0
P1 UNDERGROUND	0	0	7	0	0
TOTAL PROVIDED	20	8	7	14	17

- 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)
 - ◻ EXISTING HYDRANT (REFER TO SURVEY)
 - ◻ SIAMSE 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 BLE - 6M MINIMUM
 - ◻ PROPOSED HORIZONTAL BICYCLE PARKING (600X1800) - ALSO REFER TO LANDSCAPE DWGS
 - ◻ PROPOSED MOTORCYCLE PARKING SPACE (1200X2000)
 - ◻ 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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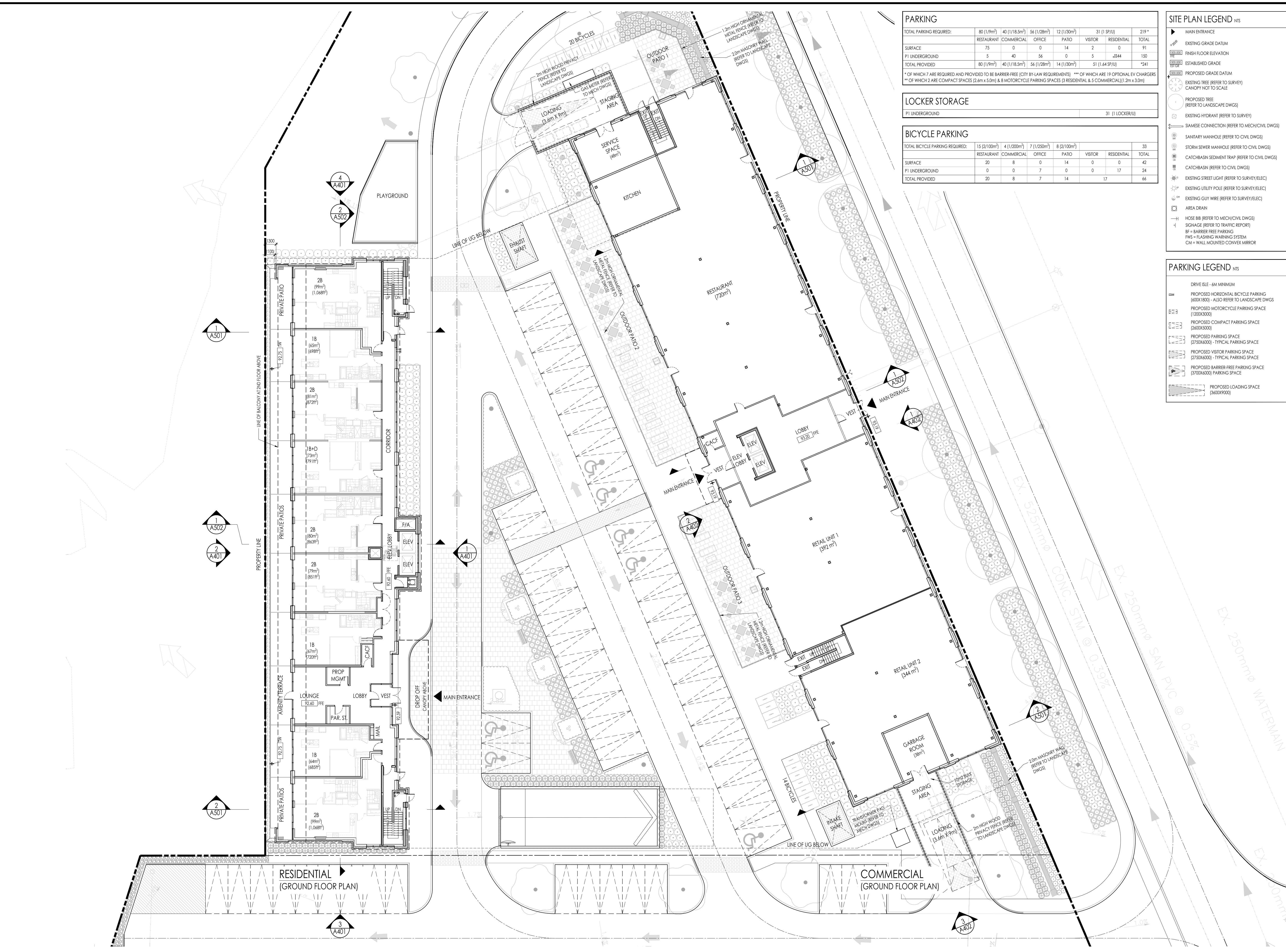


1544 & 1546
FOUR MILE CREEK RD
RESIDENTIAL DEVELOPMENT

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

Drawing Title
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		

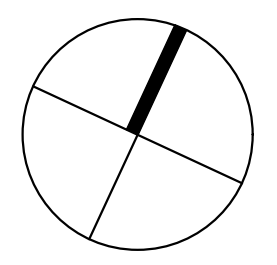


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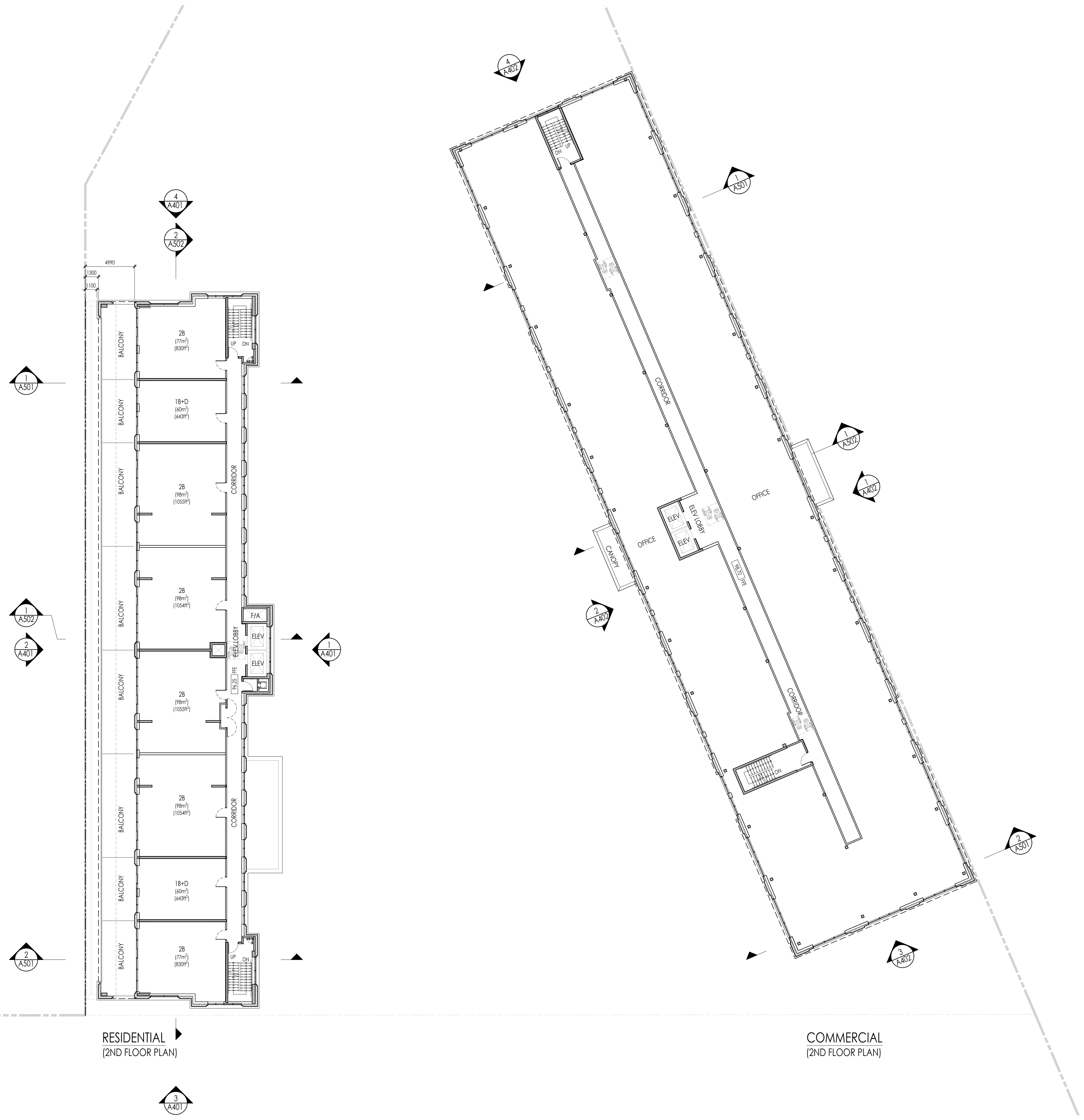


1544 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT

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)

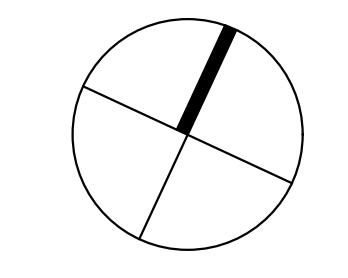
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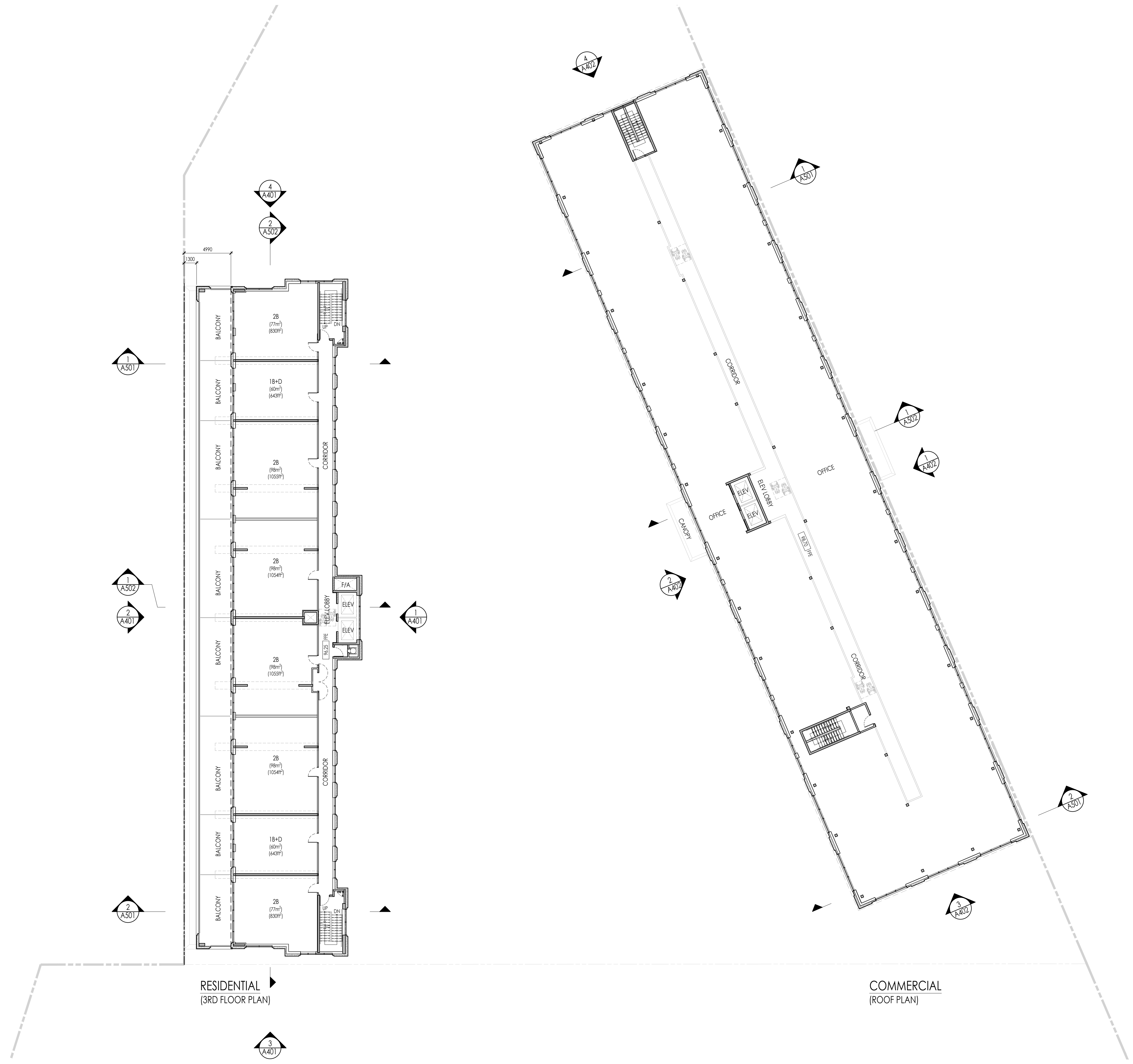


1544 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT

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	Drawn No.	A303
Plot Date	December 09, 2025		



RESIDENTIAL
 (3RD FLOOR PLAN)

COMMERCIAL
 (ROOF PLAN)

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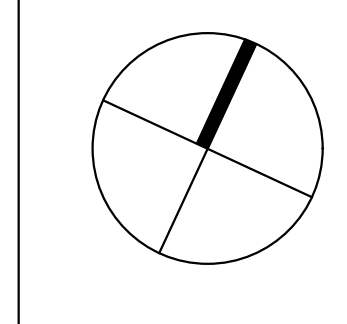
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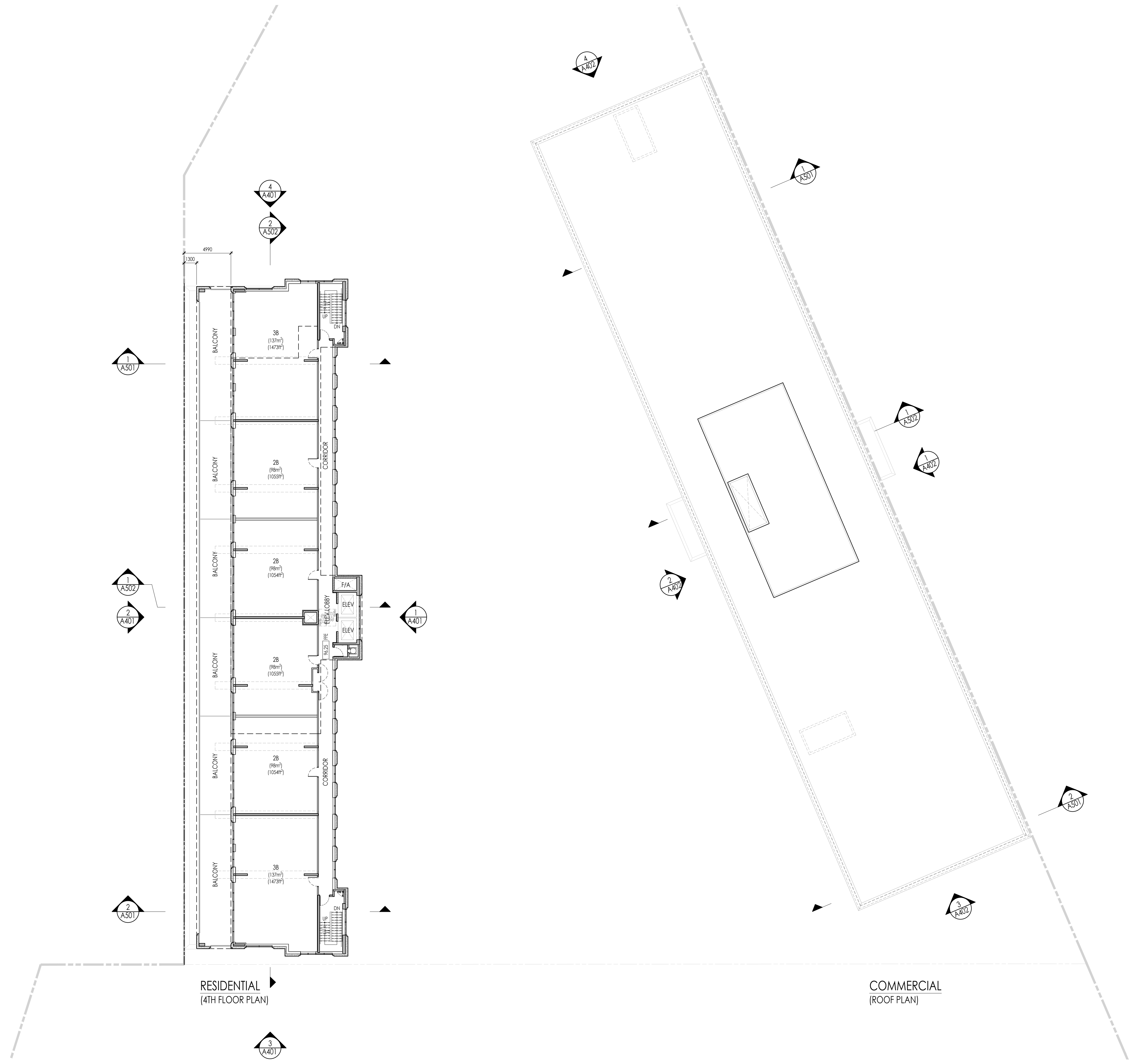


1544 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT

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)

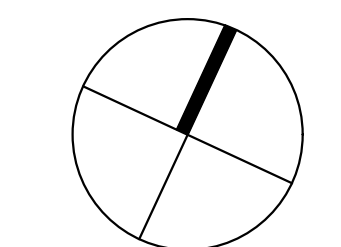
COMMERCIAL
 (ROOF PLAN)

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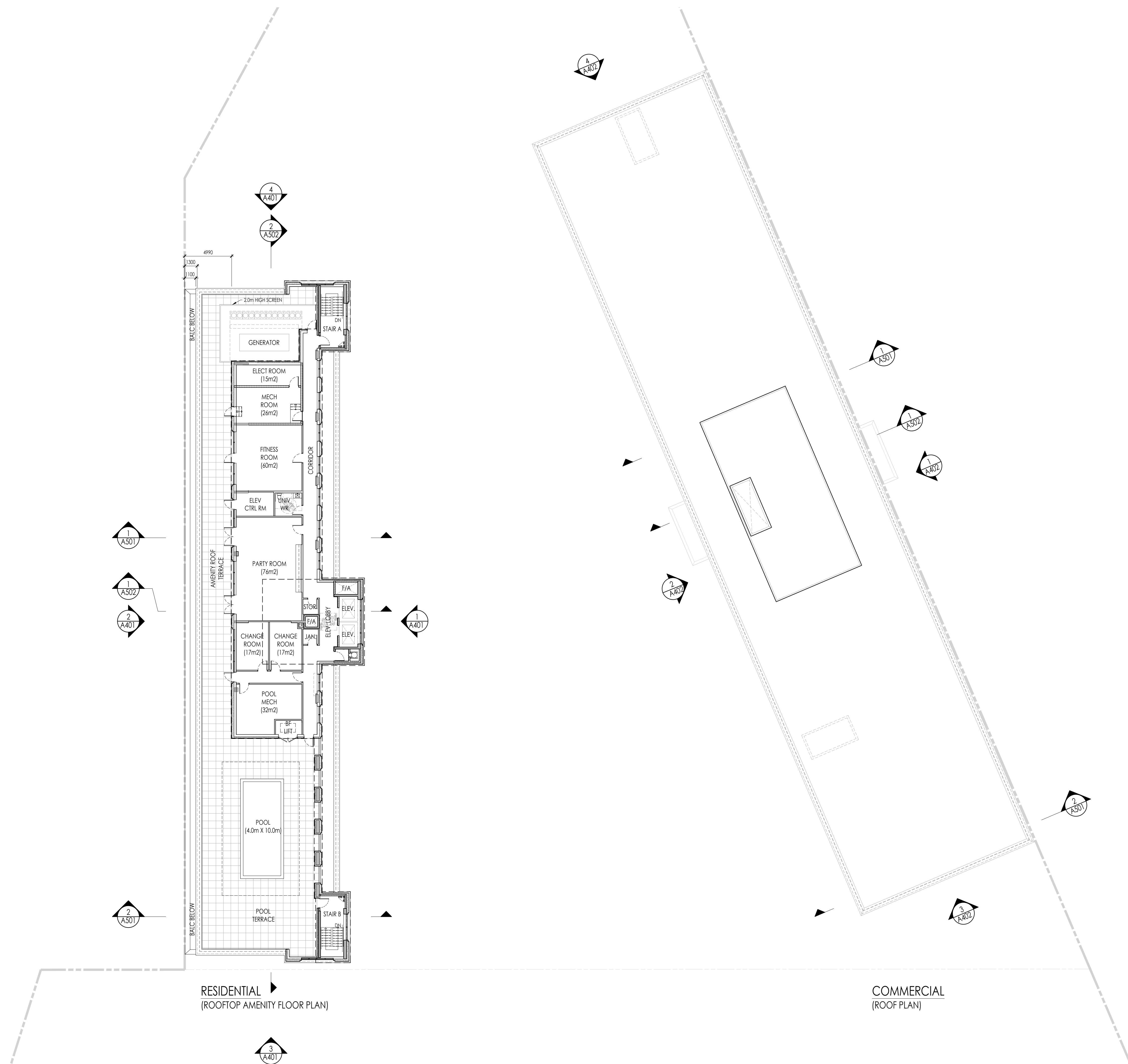


1544 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT

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

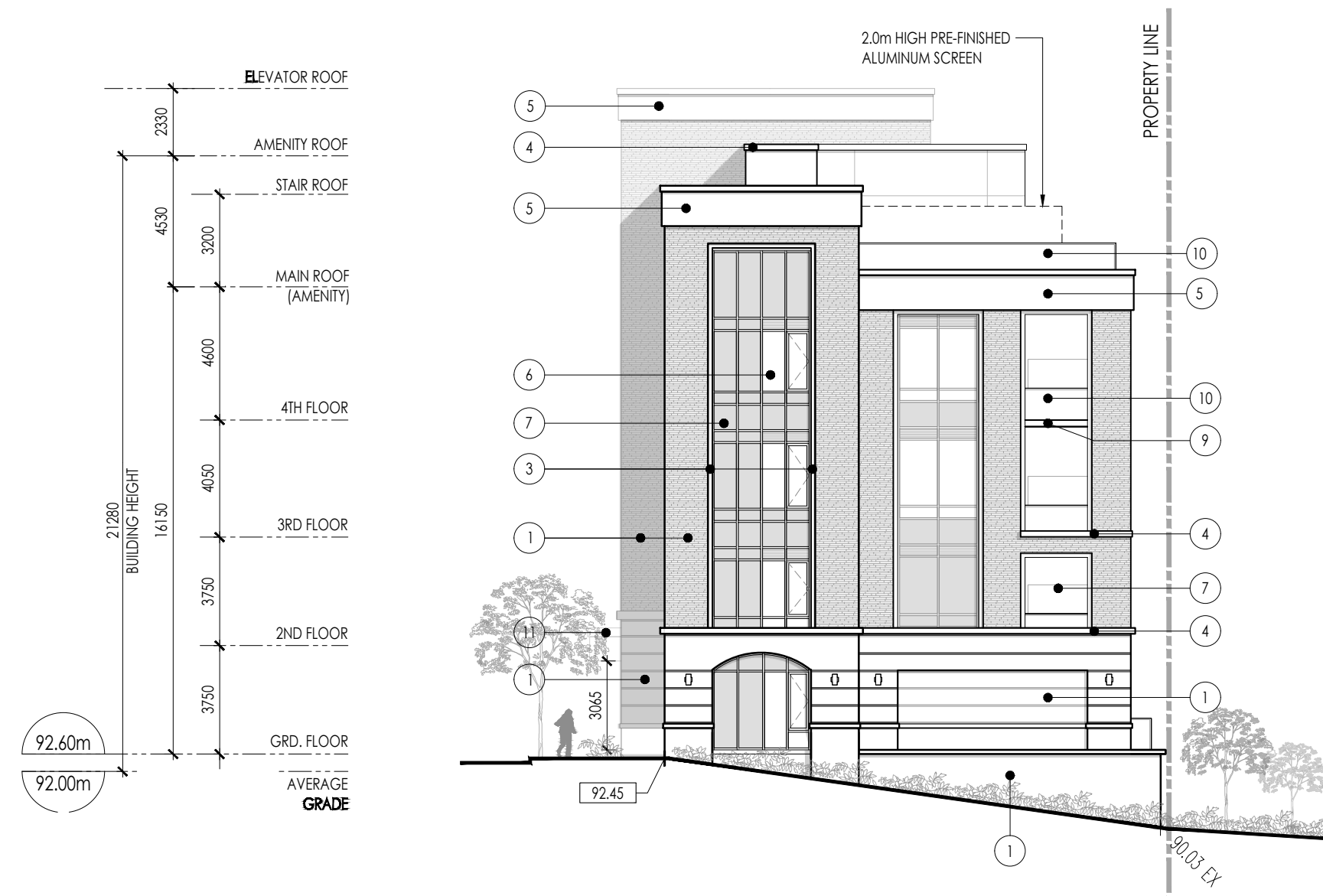
- ① - BRICK OR PRECAST PANELS
- ② - PRECAST WINDOW SILL
- ③ - PRECAST SURROUND
- ④ - PRECAST COPING
- ⑤ - ARCHITECTURAL CORNICE
- ⑥ - DOUBLE GLAZED VISION GLASS IN PREFINISHED ALUM. FRAMING
- ⑦ - BACK-PAINTED SPANDREL GLASS PANEL IN PREFIN. ALUM. FRAMING
- ⑧ - PREFINISHED ALUMINUM LOUVRE (TO MATCH WINDOW 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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 DIP.L ARCH., OAA MRAIC

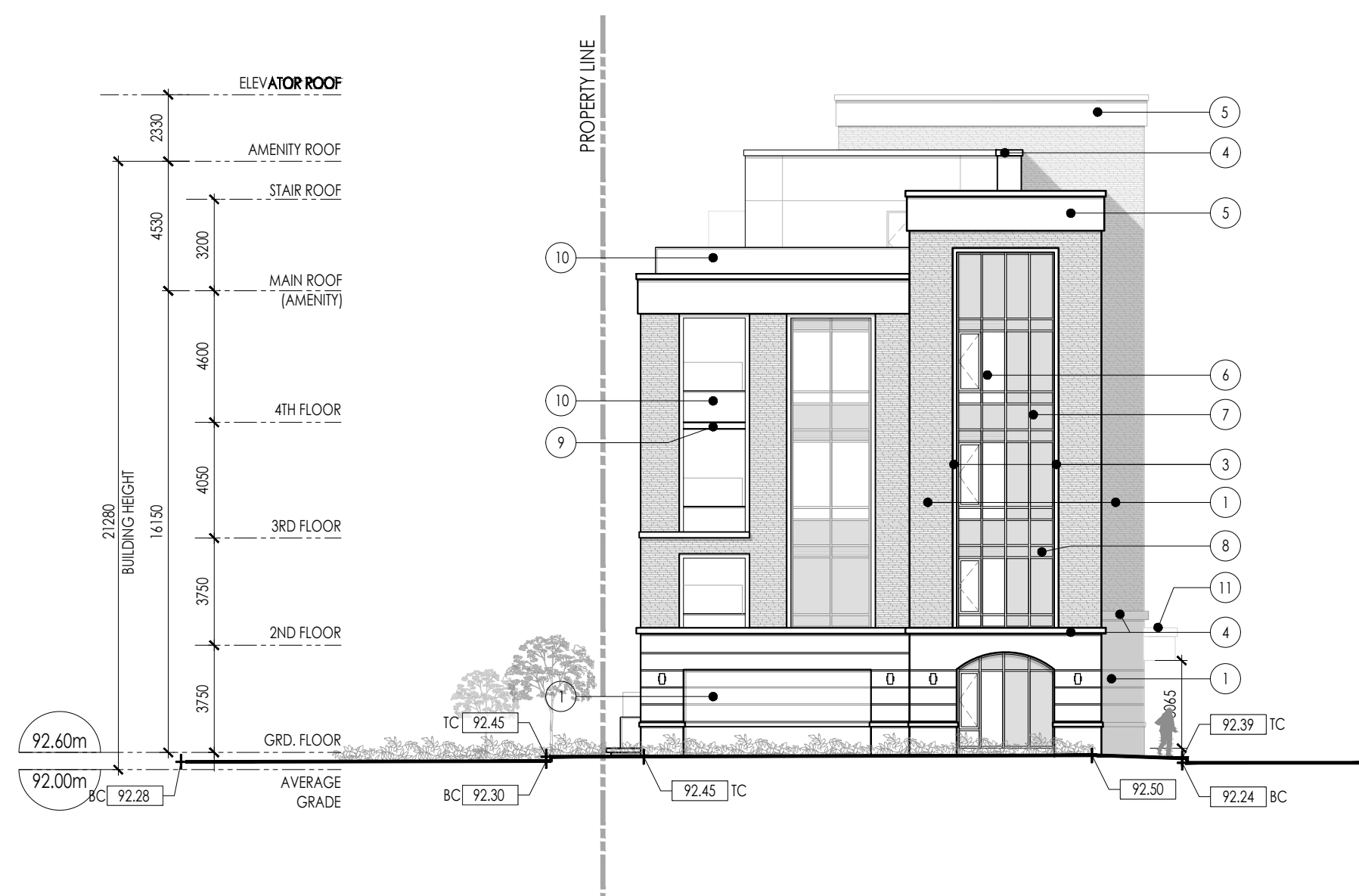
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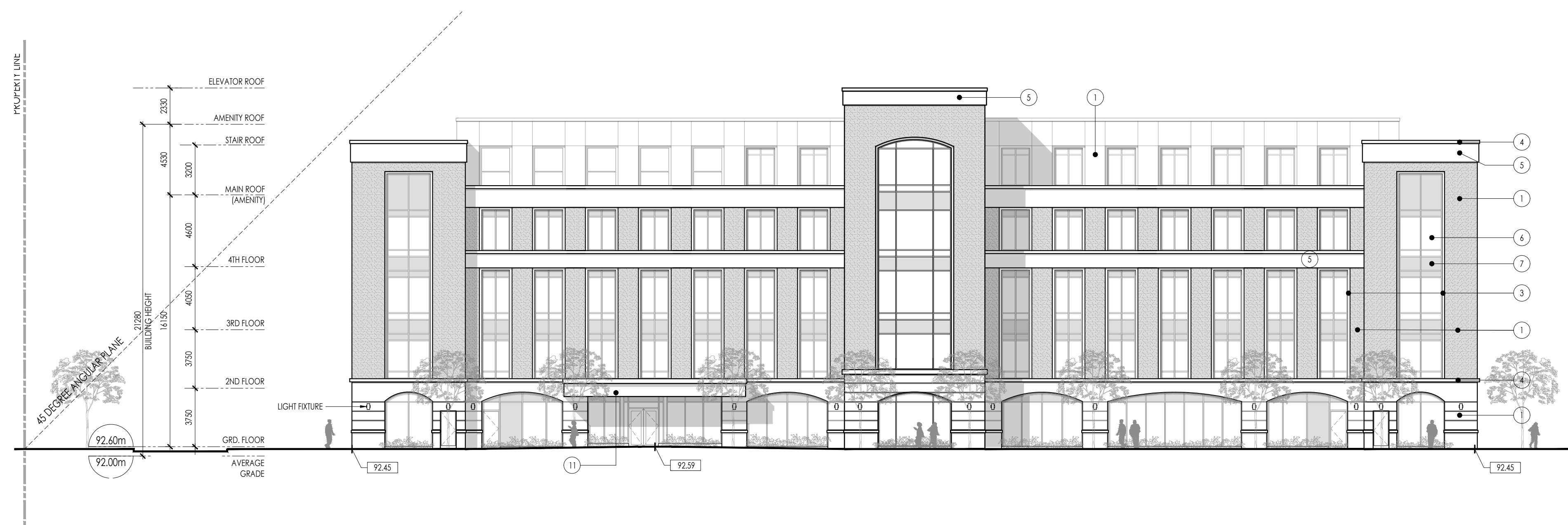
4 NORTH ELEVATION
 A401 SCALE: 1:200 REFERENCE DWG.



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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NO.	DATE	ISSUE	BY

**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	Drawing No.	A401
Plot Date	December 09, 2025		

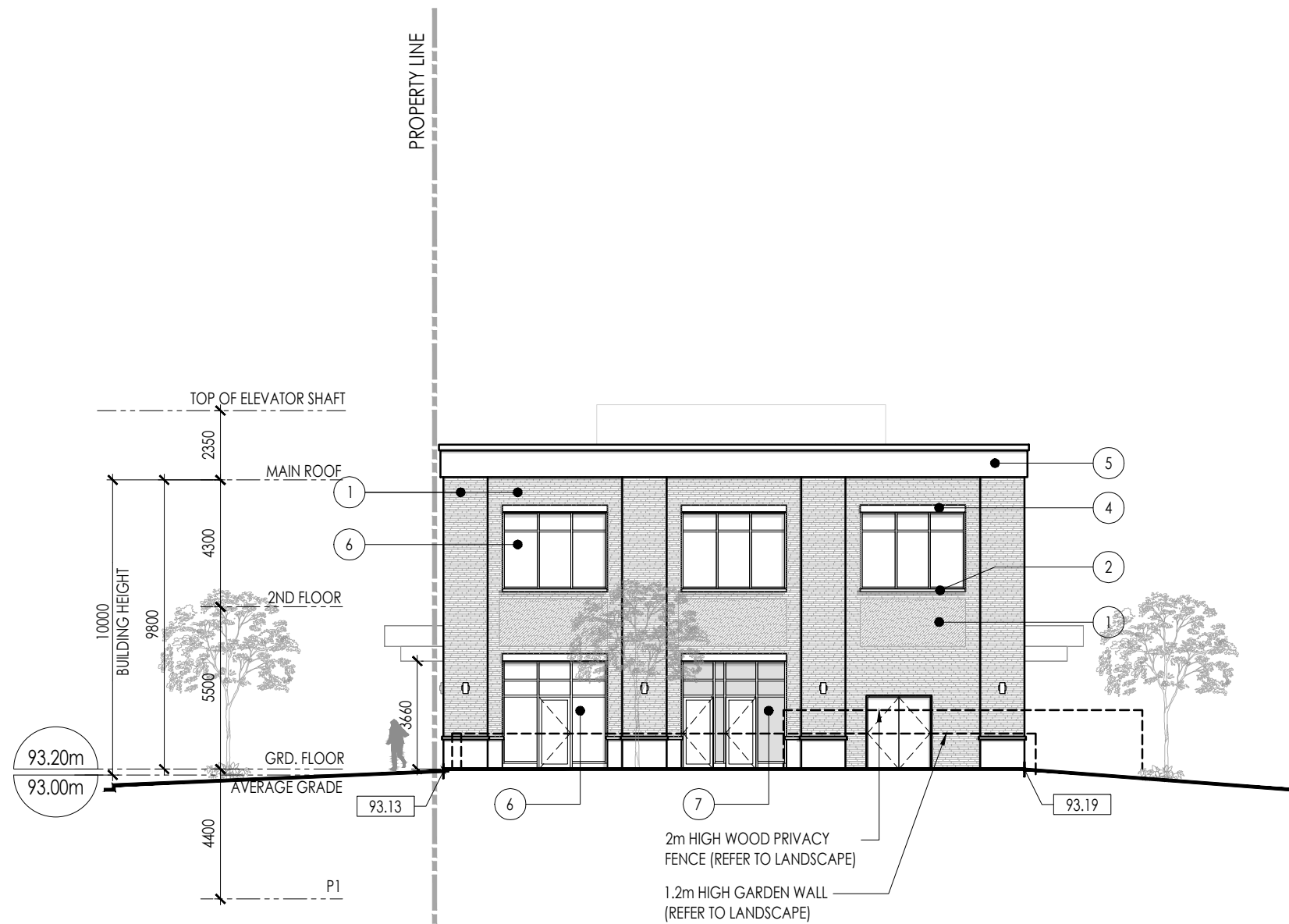
MATERIAL LIST

- ① - BRICK OR PRECAST PANELS
- 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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 DIPLOMÉ ARCHITECTE

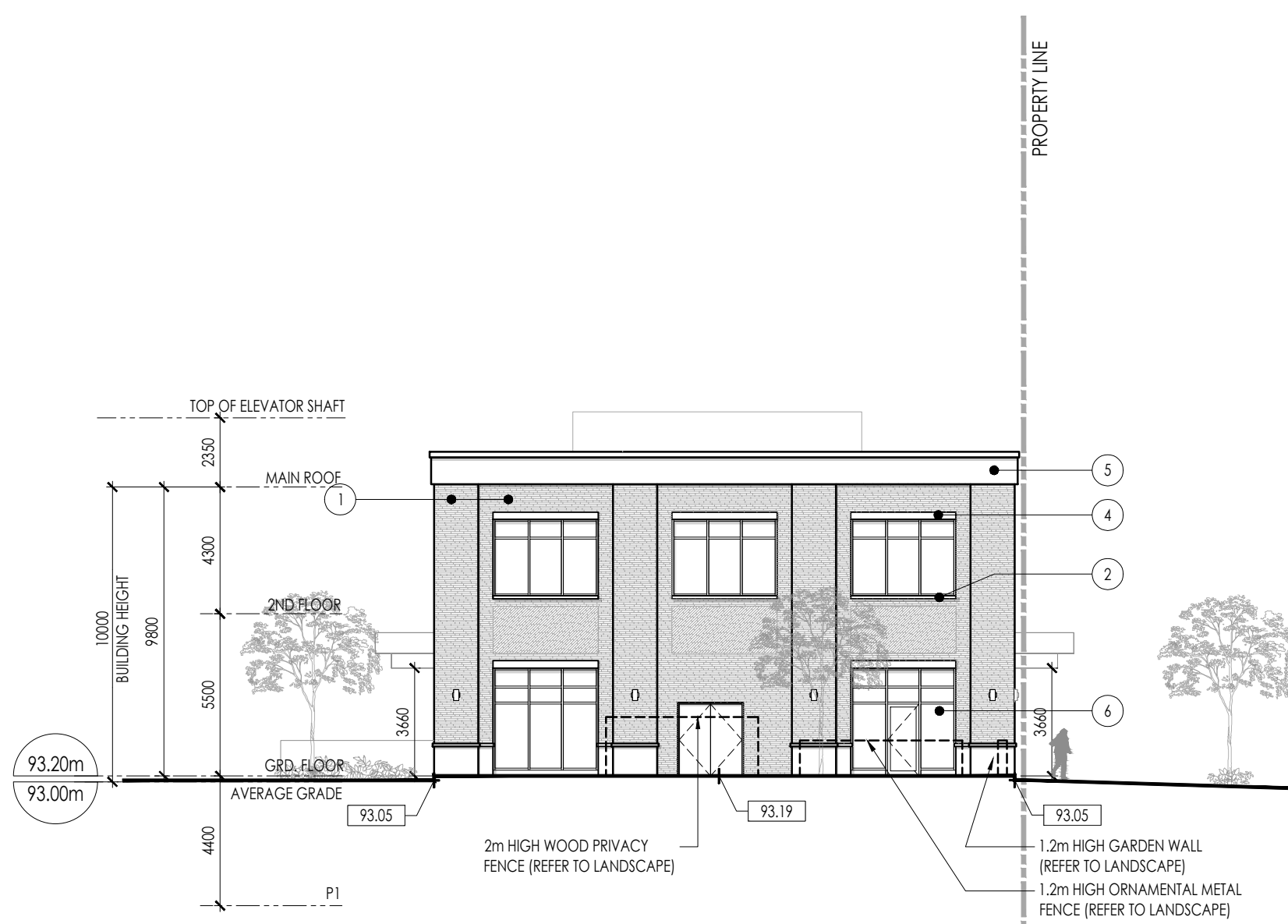
DATE



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

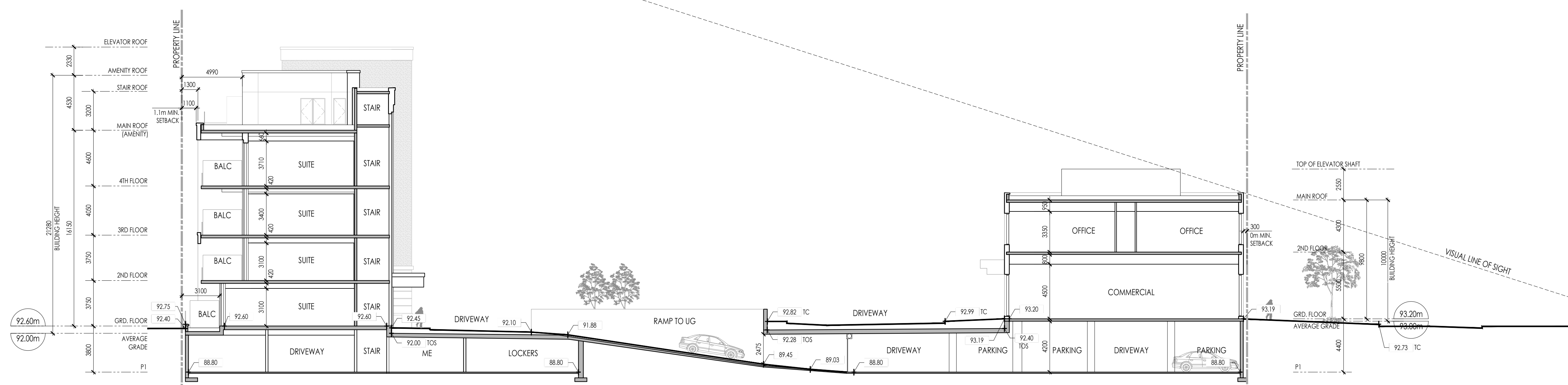
Drawing Title
**BUILDING ELEVATIONS
 COMMERCIAL**

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		

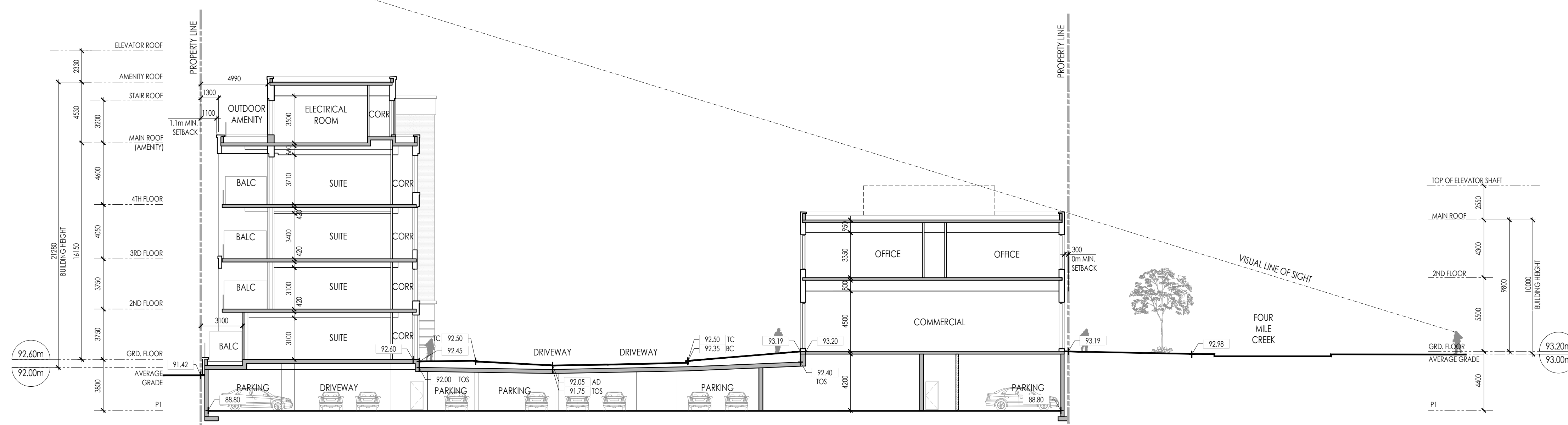
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2 BUILDING SECTION
A501 SCALE: 1:200 REFERENCE DWG.



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

2	DEC 5, 2025	RE-ISSUED FOR REZONING AND OPA	AB
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**1544 & 1546
FOUR MILE CREEK RD
RESIDENTIAL DEVELOPMENT**

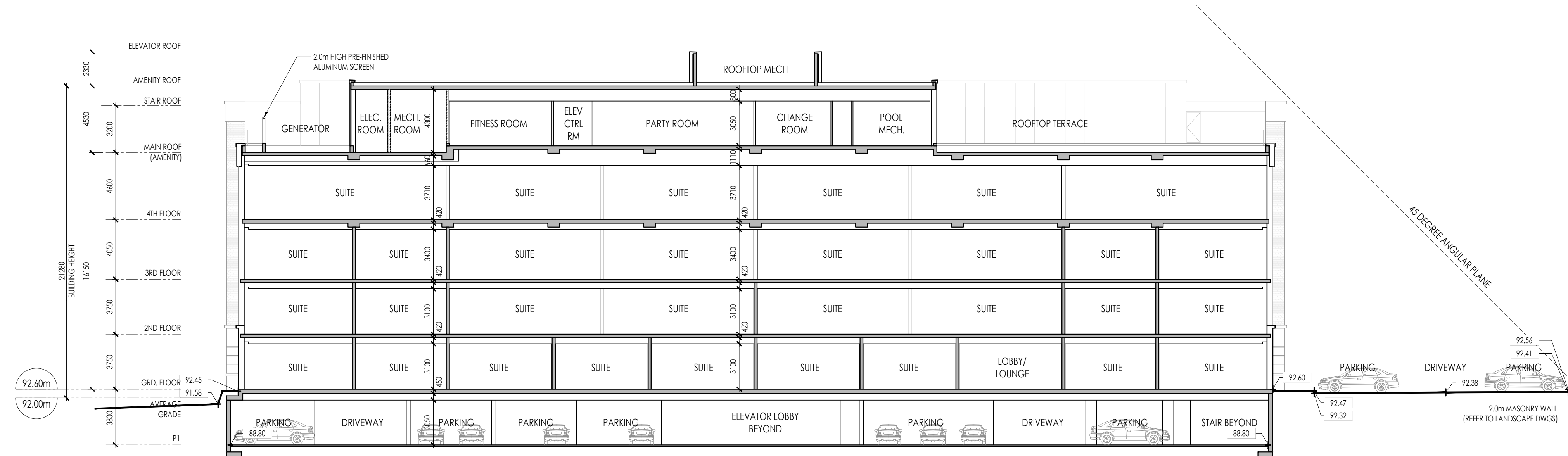
FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO
Drawing Title
BUILDING SECTIONS

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		

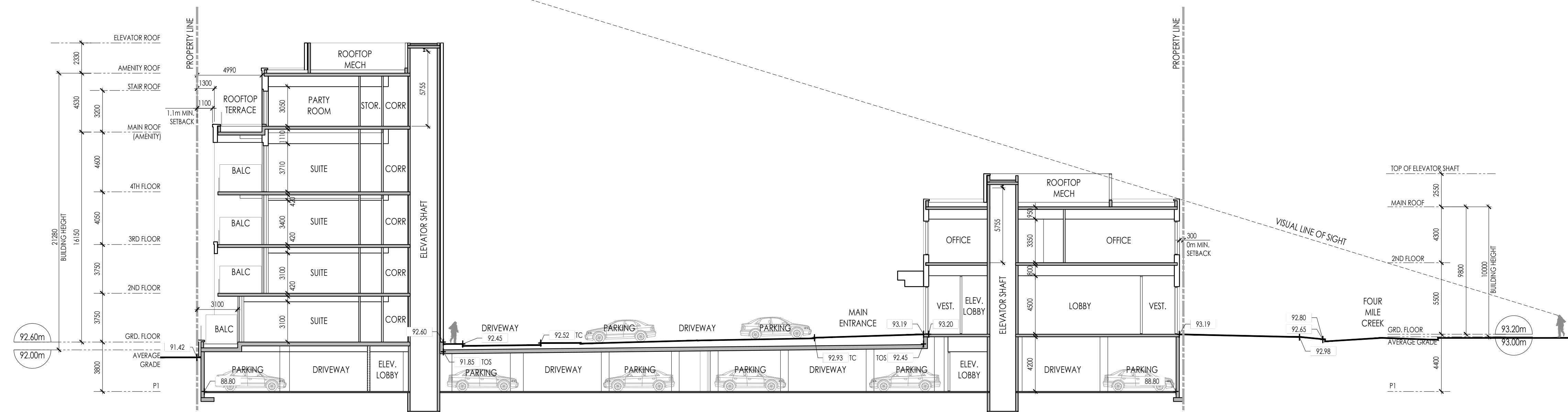
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2 BUILDING SECTION
 A502 SCALE: 1:200 REFERENCE DWG.



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 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT

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

Drawing Title
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A502