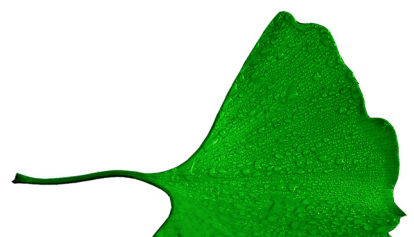


VISUAL IMPACT ASSESSMENT

PROPOSED APARTMENT BUILDING
116 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE

AUGUST 25 2025

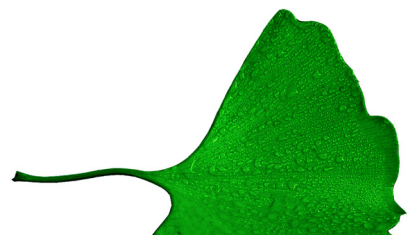


adesso design inc
landscape architecture

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BACKGROUND & METHODOLOGY



INTRODUCTION

In accordance with the *Niagara Escarpment Plan* (NEP), this visual impact assessment intends to provide an evaluation of the potential impacts to existing visual resources from the proposed single-family residence at the above address.

This visual impact assessment has been completed using a combination of viewshed modeling, documentation of existing conditions, and detailed photo analysis.

The findings of this visual impact assessment are based on interpretation of modelling data, visibility conditions at the time of visiting Field Check locations, as well as the latest Site and Grading Plans for the proposed development. Outlined herein are the results of the viewshed analysis.

METHODOLOGY

VIEWSHED MAPPING

A Terms of Reference (TOR) was approved by the NEC on August 1, 2025 prior to commencing viewshed analyses (Appendix 'A'). Once approved, the visibility of the proposed development was modeled.

The Viewshed Map was created using the digital modeling program Global Mapper 23.1 with Digital Elevation Model (DEM) files, Niagara Escarpment Commission Plan Boundary and woodlot data from *Ontario GeoHub* digital base data. Additional data for the Viewshed Map were obtained from Niagara Open Data. Data sources used to create the viewshed model and Viewshed Map are provided in Appendix 'B'. The modeled visibility of the proposed residence has been calculated to a 5km radius.

Existing vegetation (woodlots) data were modeled at a height of 15.0m above the ground per NEC *Visual Impact Assessment Technical Criteria* (November 18, 2020). The viewer height was set at 1.5m off the ground. The results of the model can be seen in the Viewshed Map.

FIELD CHECKS

Field Checks are an important component of evaluating potential impacts to scenic resources on the Niagara Escarpment. The TOR identified the requirement for Field Check locations to further assess the visibility of the proposed development in the context of existing conditions and the accuracy of the Viewshed Map. Existing buildings, hedgerows, and individual tree data are not a requirement for the viewshed model; therefore, conditions must be captured through 'ground-truthing' at Field Check locations.

Field Check locations 1 and 2 were informed by the NEC Visual Impact Assessment Technical Criteria (2020) and Field Check locations 3, 4, and 5 were selected based on the NEC review of the TOR and preliminary Viewshed Map. Field Check locations 1 and 2 were visited in April 2025 to capture existing conditions during the off-leaf portion of the year. This enables the degree of seasonal visibility to be assessed (i.e., the degree to which existing vegetation is mostly deciduous and/or coniferous etc.). Field Checks 3, 4, and 5 were requested by the NEC following a preliminary review of the Viewshed Map in August 2025 and were visited August 7th 2025.

Photographs were taken using a 35mm lens at each Field Check location looking towards the proposed development. Photographs were compiled using Adobe Photoshop to create a panoramic view and emulate a typical field of view at each Field Check location.

Each Field Check analysis includes:

- Geographic coordinates of viewer location (for replication purposes);
- Google Earth aerial satellite image of the Field Check location;
- Approximate horizontal extent of proposed development as determined through land-marking using aerial imagery;
- Location of landmarks or other recognizable features within the field of view (where applicable);
- Directional view of the photographs based on the cardinal direction of the proposed development relative to the field check location;
- The degree of visibility of the proposed development from each viewpoint;
- Any potential impacts of the proposed development to the existing scenic resources/character as seen from each viewpoint;
- Opportunities for mitigation (i.e., reducing visibility of proposed development)

The following Field Check locations were visited on April 14, 2025:

	Field Check Location (Viewpoint)	UTM Coordinates	
1.	184 Four Mile Creek Road	E 654155.915	N 4779756.91
2.	The Bruce Trail, east of Four Mile Creek Road	E 654500.489	N 4779374.749

The following Field Check locations were visited on August 7, 2025:

	Field Check Location (Viewpoint)	UTM Coordinates	
3.	Richard Avenue at Four Mile Creek Road	E 654308.478	N 4779078.836
4.	David Secord Drive at Four Mile Creek Road	E 654142.302	N 4779432.576
5.	Johanna Drive at Four Mile Creek Road	E 654151.400	N 4779627.228

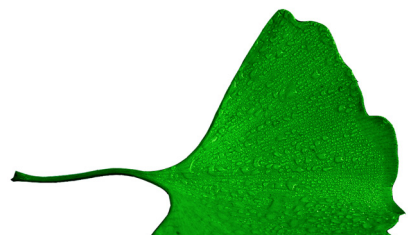
Prior to visiting the above Field Check locations, each location was reviewed using Google Earth aerial imagery and Google Maps Street View to identify landmarks that could be used to delineate the extents of the proposed development.

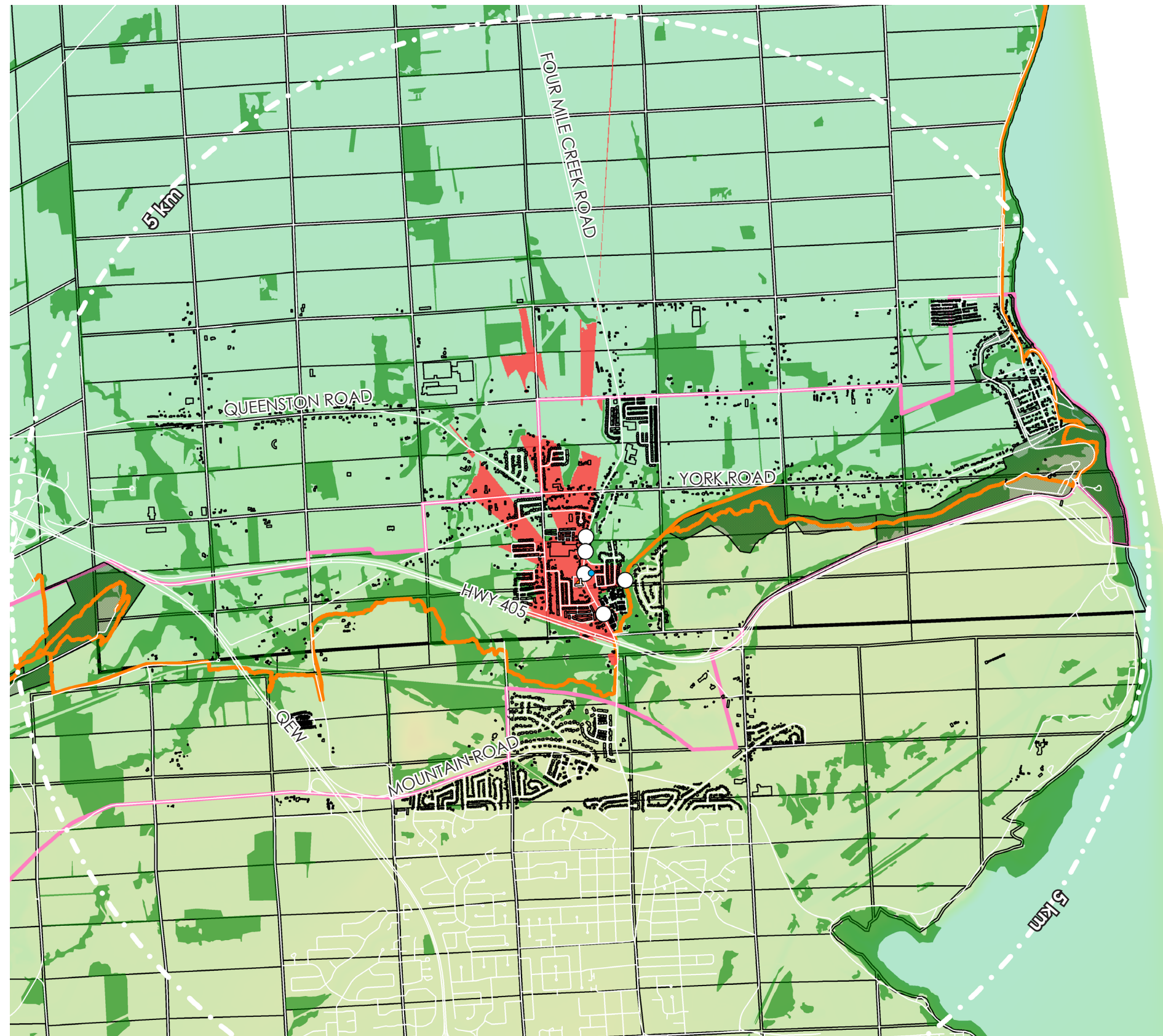
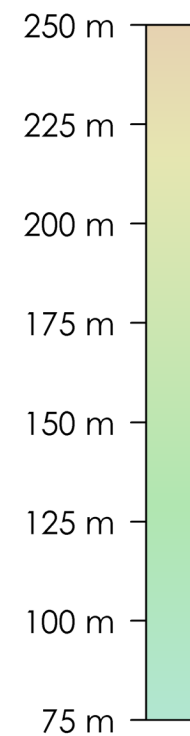
FIELD CHECK VISIBILITY RATINGS

As per the NEC *Visual Impact Assessment Technical Criteria* (November 18, 2020), the evaluation of visual impacts of a proposed development will consider degree of visibility, seasonal impacts to visibility (i.e., vegetative cover is mostly deciduous or coniferous), as well as distance from the viewer. From these considerations, a scale was created and used for each Field Check location to assess the degree of visibility of the proposed development:

Rating	Visibility Factor	Criteria for Visibility
0	Development is not visible from viewpoint	• Existing natural and/or built features completely obscure view • View is screened year-round by vegetation (i.e., sufficient coniferous screening)
1	Development has limited visibility from viewpoint	• Existing natural and/or built features mostly obscure view • Visibility is somewhat seasonally-dependent (i.e., mostly deciduous with some coniferous screening)
2	Development is partially visible from viewpoint	• View is somewhat obscured by existing natural and/or built features • Visibility is seasonally-dependent (i.e., only deciduous screening)
3	Development is mostly or wholly visible from viewpoint	• View is minimally obscured or entirely unobscured by natural and/or built features • Little to no vegetative screening

RESULTS & ANALYSIS





VIEWSHED MAP

PINE MANSION IV - 116 FOUR MILE CREEK ROAD, NOTL

LEGEND

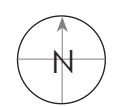
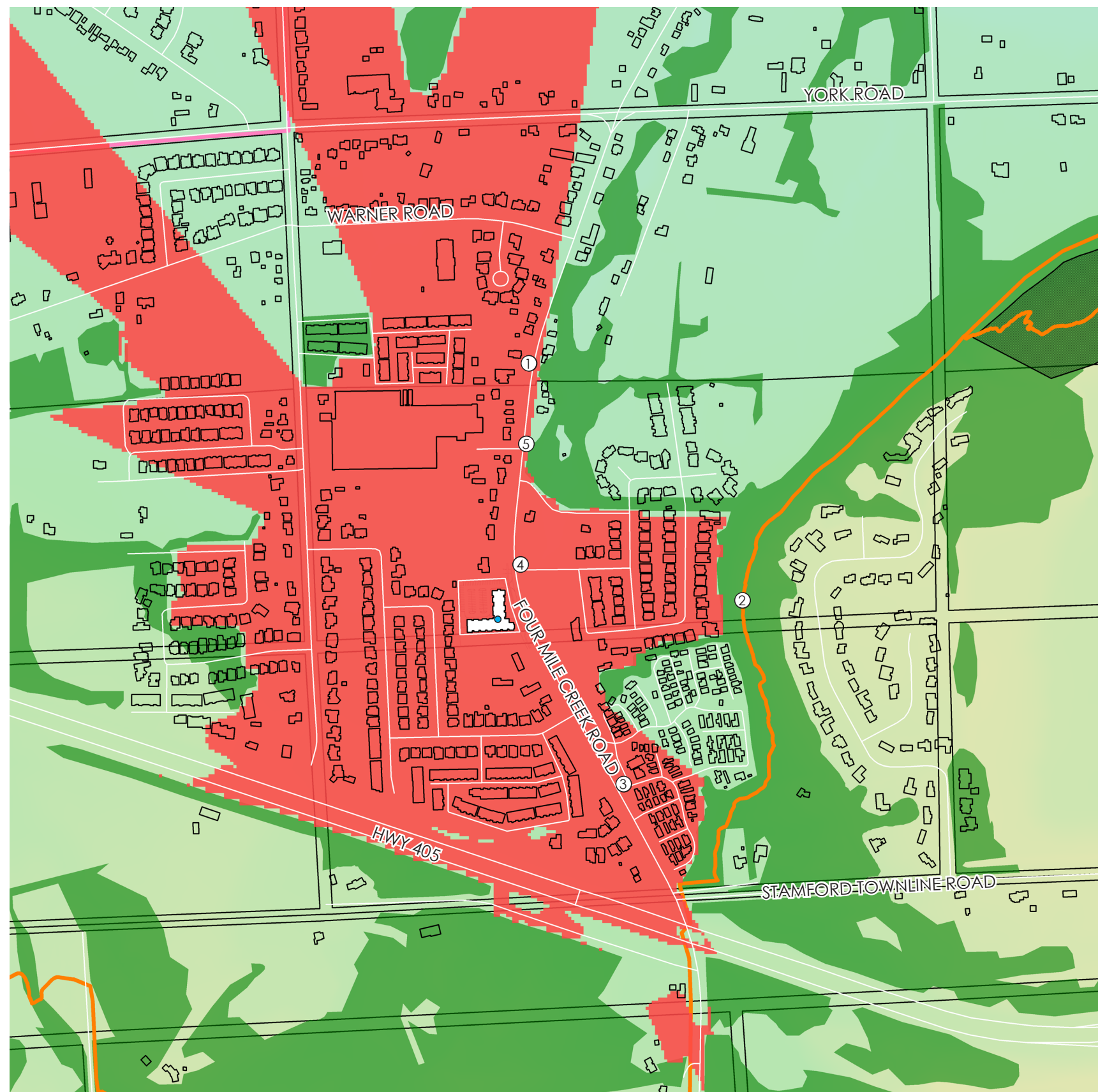
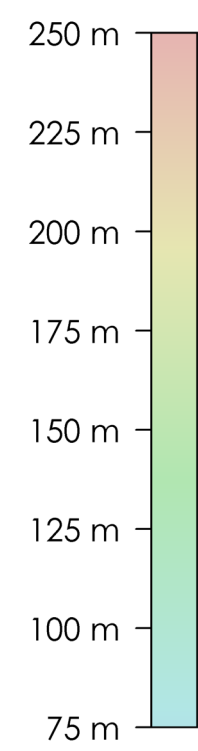
- VISIBLE AREA
- WOODED AREA
- NIAGARA ESCARPMENT PARKS AND OPEN SPACE SYSTEM
- THE BRUCE TRAIL
- NEC PLANNING BOUNDARY
- VIEWSHED CENTRE POINT (145.75 MASL)

MODEL ASSUMPTIONS:

FINISHED FLOOR ELEVATION OF PROPOSED BUILDING:	130.55 MASL
HEIGHT OF PROPOSED BUILDING:	14.70m
HEIGHT OF PROPOSED BUILDING WITH 0.5m MARGIN OF ERROR:	15.20m
VIEWSHED TRANSMITTER HEIGHT:	145.75 MASL
VIEWSHED RECEIVER HEIGHT:	1.50m



MODEL COORDINATES: 43° 09' 04.0943" N, 79° 06' 17.1100"W
DATABASE RESOURCES: ONTARIO GEOHUB, NIAGARA OPEN DATA



MODEL COORDINATES: 43° 09' 04.0943" N, 79° 06' 17.1100"W
DATABASE RESOURCES: ONTARIO GEOHUB, NIAGARA OPEN DATA

VIEWSHED MAP ENLARGEMENT FIELD CHECK LOCATIONS

PINE MANSION IV - 116 FOUR MILE CREEK ROAD, NOTL

LEGEND

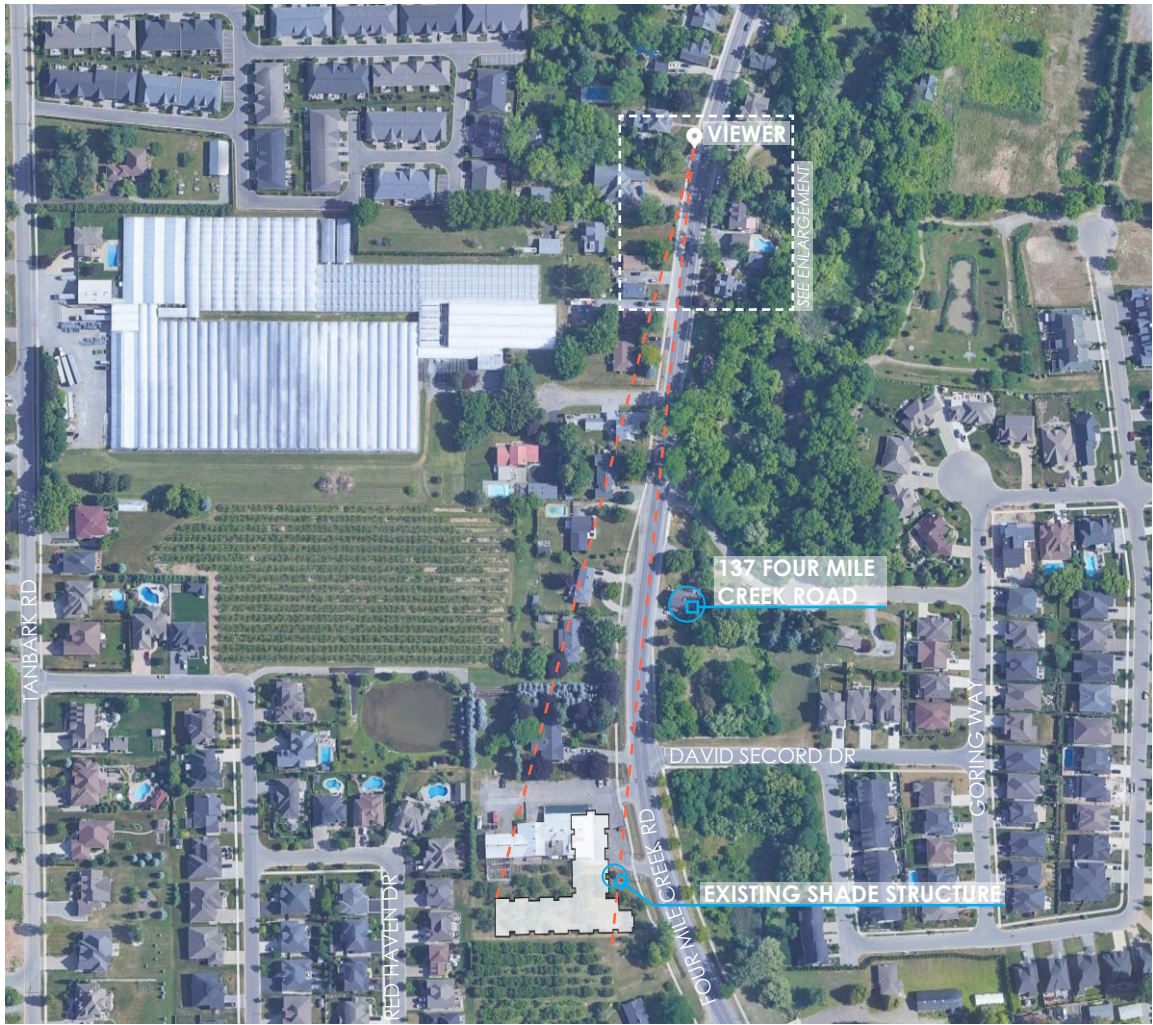
- VISIBLE AREA
- WOODED AREA
- NIAGARA ESCARPMENT PARKS AND OPEN SPACE SYSTEM
- THE BRUCE TRAIL
- NEC PLANNING BOUNDARY
- VIEWSHED CENTRE POINT (145.75 MASL)

FIELD CHECK LOCATIONS

- ① 184 FOUR MILE CREEK RD
- ② BRUCE TRAIL EAST OF FOUR MILE CREEK RD
- ③ FOUR MILE CREEK RD AT RICHARD AVE
- ④ FOUR MILE CREEK RD AT DAVID SECORD DR
- ⑤ FOUR MILE CREEK RD AT JOHANNA DR

MODEL ASSUMPTIONS:

FINISHED FLOOR ELEVATION OF PROPOSED BUILDING:	130.55 MASL
HEIGHT OF PROPOSED BUILDING:	14.70m
HEIGHT OF PROPOSED BUILDING WITH 0.5m MARGIN OF ERROR:	15.20m
VIEWSHED TRANSMITTER HEIGHT:	145.75 MASL
VIEWSHED RECEIVER HEIGHT:	1.50m



AERIAL IMAGE SOURCES: GOOGLE EARTH, GOOGLE MAPS

FIELD CHECK LOCATION: 184 FOUR MILE CREEK ROAD
 UTM COORDINATES: Easting 654155.91
 Northing 4779756.91
 South

VIEW DIRECTION:

VISIBILITY RATING: 
 Development has limited visibility from viewpoint
 • Existing natural and/or built features mostly obscure view;
 • Visibility is somewhat seasonally-dependent (i.e., mostly deciduous cover with some coniferous screening);

ANALYSIS:

This viewpoint was identified as the primary view of concern by the NEC in Pre-Consultation Comments (July 2023).

An existing shade structure (to be removed) within the subject site is partially discernable from this viewpoint, which suggests that the proposed building will also be partially visible.

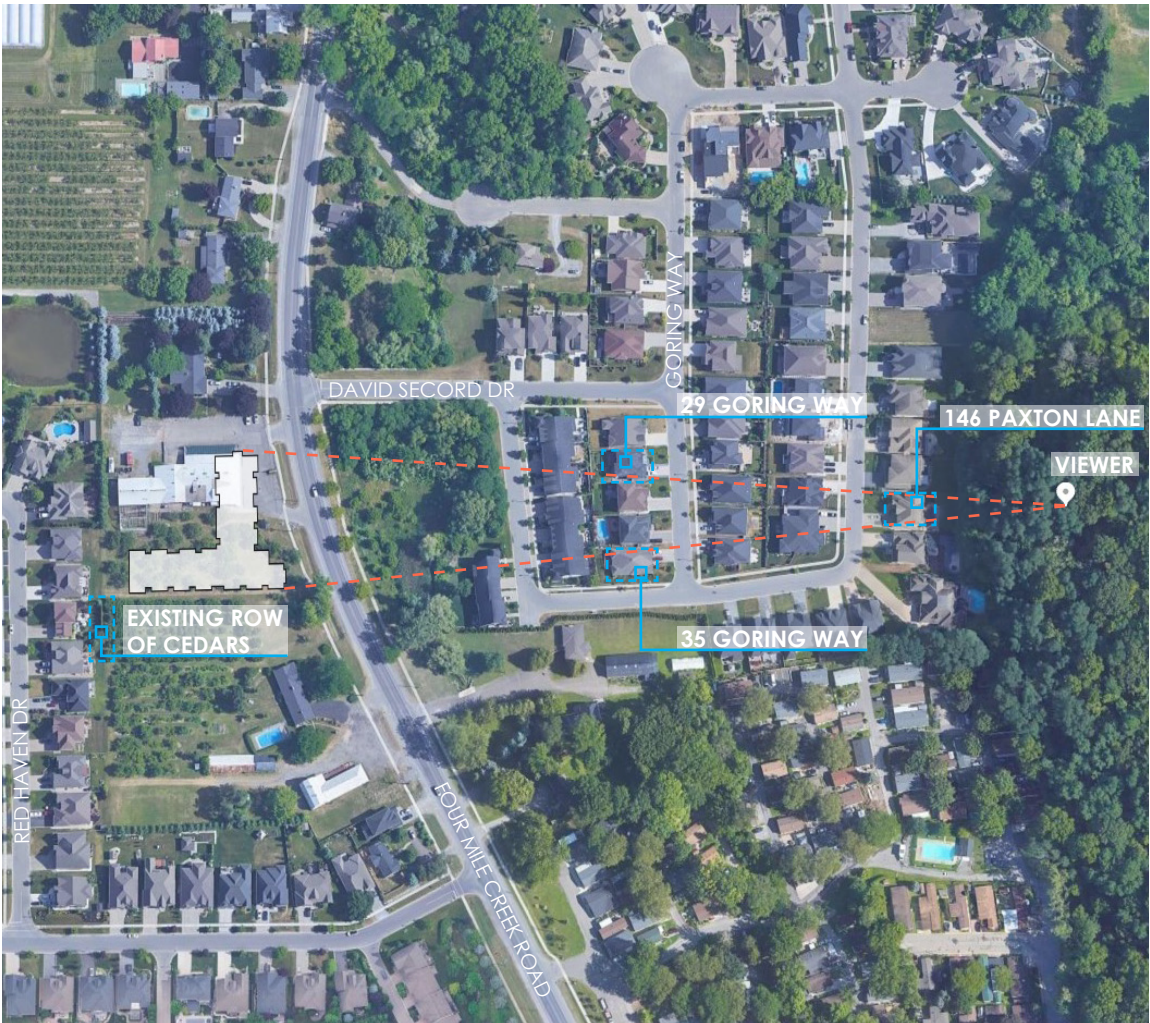
The existing built form immediately surrounding the subject site is expected to visually screen the first one to two storeys of the proposed building from this viewpoint. Existing vegetation may also visually obscure the proposed building from this viewpoint, with some of the existing trees being maturing to mature coniferous species.

MITIGATION OPPORTUNITIES:

- Include coniferous plantings along the Four Mile Creek Road frontage to soften building edges;
- Use a colour and material palette compatible with existing built features for proposed building;

FIELD CHECK 1 - PANORAMIC PHOTO





FIELD CHECK LOCATION: BRUCE TRAIL EAST OF FOUR MILE CREEK ROAD
UTM COORDINATES: Easting 654500.489
Northing 4779374.749
VIEW DIRECTION: West



- Development is partially visible from viewpoint
- View is somewhat obscured by existing natural and/or built features
 - Visibility is seasonally-dependent (i.e., only deciduous screening)

ANALYSIS:

The existing building on property (to be removed) is partially discernable from this viewpoint (in off-leaf conditions); there is no meaningful coniferous screening visible from this viewpoint therefore visibility has been assessed to be seasonally-dependent.

The foreground and mid-ground of the panoramic photo is occupied by existing single family homes east of Four Mile Creek Road. It is expected that the first one to two storeys of the proposed building will be visually obscured by the existing buildings as seen from this viewpoint.

MITIGATION OPPORTUNITIES:

- Include coniferous plantings along the Four Mile Creek Road frontage to soften building edges;
- Use a colour and material palette compatible with existing built features for proposed building;

FIELD CHECK 2 - PANORAMIC PHOTO





AERIAL IMAGE SOURCES: GOOGLE EARTH, GOOGLE MAPS

FIELD CHECK LOCATION: RICHARD AVENUE AT FOUR MILE CREEK ROAD
UTM COORDINATES: Easting 654308.478
Northing 4779078.336
VIEW DIRECTION: North-Northwest

VISIBILITY RATING: 
Development has limited visibility from viewpoint
• Existing natural and/or built features mostly obscure view;
• Visibility is somewhat seasonally-dependent (i.e., mostly deciduous cover with some coniferous screening);

ANALYSIS:

This viewpoint was requested by the NEC following a review of the preliminary viewshed map.

Existing vegetation between viewpoint and the proposed building is a mix of coniferous and deciduous species, therefore visibilty from this field check location was rated as somewhat seasonally dependent.

Given the age and height of the existing vegetation, it is expected that the first storey of the proposed building will be mostly obscured (at a minimum).

MITIGATION OPPORTUNITIES:
• Include coniferous plantings along the Four Mile Creek Road frontage to soften building edges, with focus on southeast corner of proposed building;
• Use a colour and material palette compatible with existing built features for proposed building;

FIELD CHECK 3 - PANORAMIC PHOTO





FIELD CHECK LOCATION: DAVID SECORD DRIVE AT FOUR MILE CREEK ROAD
UTM COORDINATES: Easting 654142.302
Northing 4779432.576
VIEW DIRECTION: Southwest

VISIBILITY RATING: 

- Development is mostly or wholly visible from viewpoint
- View is minimally obscured or entirely unobscured by natural and/or built features;
 - Little to no vegative screening

ANALYSIS:

This viewpoint was requested by the NEC following a review of the preliminary viewshed map.

The close proximity of viewpoint to proposed development results in inevitable visibilty; there is no existing vegetative screening between viewpoint and proposed development.

MITIGATION OPPORTUNITIES:

- Include coniferous plantings along the Four Mile Creek Road frontage to soften building edges;
- Use a colour and material palette compatible with existing built features for proposed building;
- Enhance landscape planting along Four Mile Creek Road frontage to be compatible with existing front yard landscaping of existing residences on Four Mile Creek Road

FIELD CHECK 4 - PANORAMIC PHOTO





AERIAL IMAGE SOURCES: GOOGLE EARTH,
GOOGLE MAPS

FIELD CHECK LOCATION: JOHANNA DRIVE AT FOUR MILE CREEK ROAD
UTM COORDINATES: Easting 654151.400
Northing 4779627.228
VIEW DIRECTION: South-Southwest

VISIBILITY RATING: 

- Development is partially visible from viewpoint
- View is somewhat obscured by existing natural and/or built features
 - Visibility is seasonally-dependent (i.e., only deciduous screening)

ANALYSIS:

This viewpoint was requested by the NEC following a review of the preliminary viewshed map.

As seen in the panoramic photo below, some vegetative cover exists between the viewpoint and the proposed development, however, it is mostly deciduous. This will mean that visibilty of the proposed development will be seasonally-dependent.

MITIGATION OPPORTUNITIES:

- Include coniferous plantings along the Four Mile Creek Road frontage to soften building edges;
- Use a colour and material palette compatible with existing built features for proposed building;
- Enhance landscape planting along Four Mile Creek Road frontage to be compatible with existing front yard landscaping of existing residences on Four Mile Creek Road

FIELD CHECK 5 - PANORAMIC PHOTO



VISUAL IMPACT ASSESSMENT RESULTS

A summary of the visibility ratings for each Field Check location is provided below.

Field Check Location (Viewpoint)	Visibility Rating
1. 184 Four Mile Creek Road	1
2. Bruce Trail east of Four Mile Creek Road	2
3. Richard Avenue at Four Mile Creek Road	1
4. David Secord Drive at Four Mile Creek Road	3
5. Johanna Drive at Four Mile Creek Road	2

The results of the viewshed model indicate the proposed development will have a low likelihood of visibility (1.6%) to a 5km radius. The Viewshed Map demonstrates that the visual impacts of the proposed development will be highly localized with the majority of visibility shown to be within 1.2km of the transmitter. All field check locations are within the areas of greatest expected visibility.

The highest visibility rating of the Field Check locations was at David Secord Drive and Four Mile Creek Road (Field Check #4). This location is directly opposite the Subject Site on Four Mile Creek Road and its high degree of visibility was expected. Along with its proximity to the proposed development, another contributing factor is the lack of vegetative screening between the viewpoint and the Subject Site (i.e., street trees). Although seasonally-dependent, street trees would provide a marginal amount of screening of the proposed development from this viewpoint.

Field Checks 1 and 3 have the lowest visibility ratings of the five Field Check locations. The visibility ratings for both of these viewpoints is 1 (Development has limited visibility from viewpoint) because of the presence of existing vegetation between the development site and the viewpoints. The existing vegetation is a mix of deciduous and coniferous species, meaning that screening is somewhat seasonally-dependent.

Visual Impact Mitigation Strategies

Recommended strategies for mitigating visual impacts to existing scenic resources include: increasing coniferous vegetation at targeted 'gaps' in screening; enhancing depth of existing vegetative screening by planting vegetation buffers adjacent to existing wooded areas; and using colours, tones, and textures complementary to the existing landscape palette (i.e., earth tones). Given the highly localized visual impacts, the goal of the recommended mitigation strategies below is not to completely obscure the proposed development; they aim to blend the proposed development into the existing community and landscape context.

Targeted Planting

The strategic use of planting around the proposed building can help mitigate the overall visual impact by softening building edges, and blending the built form into the larger landscape context.

The critical planting areas for the subject site are along the Four Mile Creek Road frontage, specifically at the southeast and northeast corners of the proposed building. Due to the location of the property and the existing curvature of the road, the southeast and northeast corners of the proposed building will be the most visually prominent for pedestrians and vehicles approaching the site from either direction on Four Mile Creek Road. Targeted planting with coniferous species at these corners would provide year-round softening of the building edges while visually integrating the built form of the proposed building into the existing landscape.

Building Materials and Form

The overall visual impact of the proposed development may be further addressed by ensuring the building is compatible with the existing community character. This would enable the proposed development to blend more effectively within the existing built forms of the St. Davids Minor Urban Centre, thereby becoming visually integrated within the larger landscape context.

Four Mile Creek Road within the St. Davids Minor Urban Centre is characterized by a mix of low and medium density residential, and small neighbourhood scale commercial. Existing residences along Four Mile Creek Road and adjacent local roads are an eclectic mix of architectural form including rectilinear, modern builds, as well as new contemporary styles.

The visual impact of the proposed building may be mitigated through the use of visually complementary building materials like architectural brick facing, as well as a colour palette consistent with the local character.

Landscape Design

The Four Mile Creek Road Right-of-Way is characterized by wide boulevards with street tree plantings in sod separating the pedestrian zone (concrete sidewalk) from vehicular travel lanes. Existing residences on Four Mile Creek Road are set back from the road with large landscaped areas between homes and the public realm.

The proposed development can become visually compatible with the existing landscape character context through planting emphasis along the Four Mile Creek Road frontage. A separation between the public realm and the proposed building face will help maintain a human-scale streetscape character and provide space for street trees, landscaped beds, and foundation planting. This will be consistent with the siting of existing buildings along Four Mile Creek Road

which are set back from the public Right-of-Way and generally feature lawns, garden beds, and trees.

Refer to Appendix 'F' for Landscape Plan prepared by adesso design inc.

CONCLUSION

The goal of this Visual Impact Assessment was to determine whether the proposed development will have any negative impact on the scenic resources of the Niagara Escarpment. The Viewshed Map and Field Check photo analyses included in this Visual Impact Assessment provide insight on where the proposed development can be seen and where its visibility is obscured.

Results indicate that the proposed development will have limited visibility to a 5km radius and that the expected visibility of the development will be highly localized around the proposed building.

The five field check locations selected for this Visual Impact Assessment document the existing conditions in the vicinity of the proposed development. The Field Check location with the highest degree of expected visibility was at David Secord Drive (Field Check #4) and the lowest degrees of visibility were from 184 Four Mile Creek Road (Field Check #1) and Richard Avenue (Field Check #3).

Visual impacts may be mitigated through:

- Increasing coniferous screening at targeted areas of prominence of the proposed building, namely, the southeast and northeast corners at Four Mile Creek Road;
- Emphasize landscape treatment along the Four Mile Creek Road frontage in a manner consistent with existing residences along Four Mile Creek Road;
- Select building materials, textures, and colour palettes that are complementary to the existing built form in the vicinity of the proposed development (i.e., earth tones)

It is anticipated that the above visual impact mitigation strategies will enable the proposed development to blend into the existing landscape and community context. The proposed development will have varying degrees of visibility within its immediate vicinity as shown in the Field Check photo analyses, however, it may be made less visually prominent by incorporating the architectural and landscape treatments characteristic of the surrounding community.

It is recommended that no further study be required, subject to confirmation by the NEC. The accuracy of the assessment is reflective of the data available and information used. Please refer to appendices for additional information provided for NEC use while reviewing the viewshed analysis,

If you have any questions or comments feel free to contact either Carleigh Pope or Matthew Madigan.

Regards,
adesso design inc.
per:

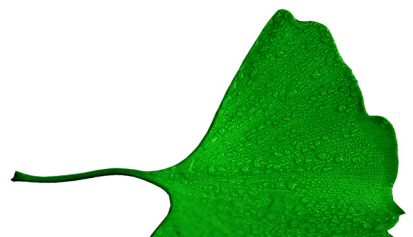


Carleigh Pope, OALA Associate



Matt Madigan, OALA, CSLA
Landscape Architect

APPENDICES





August 1, 2025

Karen Bannister,
Landscape Architect
Niagara Escarpment Commission
232 Guelph Street,
Georgetown, ON L7G 4B1

**VISUAL IMPACT ASSESSMENT - TERMS OF REFERENCE
(METHODOLOGY & APPLICATIONS) 116 FOUR MILE CREEK ROAD, NIAGARA-ON-THE-
LAKE, ON**

Karen:

We have been retained by Pinewood Homes (Niagara) Ltd. to prepare a Visual Impact Assessment (VIA) in support of their applications for Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) for a proposed four storey multi-unit residential building located at 116 Four Mile Creek Road in Niagara-on-the-Lake (NOTL), also referred to as the 'Subject Site'.

As per the Niagara Escarpment Plan Section 2.13, "a visual impact assessment shall be required ... where a visual impact on the scenic resources is identified ..." Further guidance is taken from Section 2.13, Scenic Resources and Landform Conservation.

The Terms of Reference for this Visual Impact Assessment have been informed by the Niagara Escarpment Commission's (NEC) Visual Impact Assessment Technical Criteria, November 18th, 2020. The Goal of the VIA is to demonstrate the mitigation techniques and strategies to be employed to reduce the visual impact of the proposed development on the existing scenic resources of the Escarpment.

Project Description

The Subject Site is located west of Four Mile Creek Road and north of Ontario Highway 405 in Niagara-on-the-Lake, Ontario. Adjacent land uses include Residential, Open Space, and Village Commercial.

The proposed development includes the construction of a four-storey multi-unit residential building and associated parking facility at grade (refer to Appendix B for site plan, typical floor plans, building elevations, and renderings).

Policy Context

The Subject Site is situated within the St. David's Minor Urban Centre (MUC), and is entirely outside the Niagara Escarpment Commission (NEC) Development Control area. The application will therefore not require a development permit application. The current approved land use for the Subject Site is Commercial (farmers market) and Agricultural.

The requirement for undertaking a Visual Impact Assessment was identified by the NEC in Pre-consultation Comments (dated July 9, 2023). The proposed development requires OPA and ZBA applications because its proposed use is not within the approved Official Plan and the designation of the Subject Site within the NEP.

The following policies should be addressed as part of this VIA:

- NEP Purpose;
- NEP Objectives 4-6, Parts 1.6.8.4, 2.2.1, 2.13; and,
- Escarpment Protection Area and Minor Urban Centre objectives, specifically 1.4.1.1, 1.6.1.5, 1.6.8.4

Study Process/Methodology

Study Process, Investigative Methods, and Data to be used in the VIA are outlined below.

VIEWSHED MAPPING

The first stage of the VIA will be to complete viewshed mapping. The goal of the viewshed map is to determine the extent of potential visibility of the proposed development across the landscape, based on existing topography, vegetation, and height of the proposed building.

The map will assist in selecting potential viewpoints for field investigation including assessment of critical views from existing roads, public lands, the Bruce Trail, and/or from below the Escarpment edge.

In Pre-consultation comments (July 9, 2023), the NEC identified a primary view of concern for the development, north of the Subject Site on Four Mile Creek Road. The field investigation and analysis portions of this VIA will include this primary view of concern.

The study area for the VIA will extend from the highest point of elevation of the proposed residential building out to a five-kilometer radius. The highest point of the proposed building has been determined from the Site Plan (prepared by Upper Canada Consultants) and Building Elevations (prepared by Raimondo + Associates Architects Inc.). Refer to Appendix B for project Site Plan and Architectural Drawings.

DIGITAL VISIBILITY MAP (VIEWSHED MAP)

- A Viewshed map will be created using the digital modeling program Global Mapper 23.1; the procedure for creating the viewshed map with this software (including view height and study radius) will be documented;
- The map will be produced using Ontario GeoHub digital base data and Niagara Open Data. These data include features such as roads, topography, vegetation, and building footprints;
- Viewshed Mapping will extend to a five (5) kilometer radius from the highest point of the proposed building;
- The overall height for the proposed building is 15.0m from finished grade as noted on the Site Plan prepared by Upper Canada Consultants. (refer to Appendix B);
 - A 0.5m margin of error will be added to the height for visual impact analysis to account for model accuracy;
 - The Finished Floor Elevation (FFE) for the proposed building will be 130.55 MASL therefore the overall height of the building is calculated to be 146.05 MASL (includes 0.5m margin of error)
- Existing and proposed spot elevations are shown on the Grading Plans prepared by Upper Canada Consultants (Refer to Appendix C);
- The height of the proposed building will be added to the highest finished grade to determine height for visual impact analysis in Meters Above Sea Level (MASL) (Refer to appendix C for Grading Plan);
- A 0.5m margin of error will be added to the height for visual impact analysis to account for model accuracy;
- The viewer height for modelling will be set at 1.5m above grade;
- The vegetation height (woodlots) will be set at 15.0m above grade and then confirmed in field checks;
- Surrounding built form and individual trees (i.e., street trees) will not be modeled in viewshed mapping;

VIEWSHED PHOTOGRAPHS

- The map will be field checked to document existing conditions (i.e., buildings, hedgerows, etc. that may not be included in the spatial data sources) and confirm accuracy of the viewshed map. Field checks may demonstrate that existing built and/or natural features block views of the proposed structures. Field checks may also identify gaps in tree cover, existing trees less than 15m in height, and/or low-density screening by existing vegetation;
- Field check locations will be selected based on areas of high visibility as indicated in the viewshed map and/or local areas of prominence where existing scenic resources are highly valued. Locations will also be selected in consultation with the NEC.
 - Comments provided by the NEC on July 9, 2023 have identified a primary view of concern on Four Mile Creek Road looking south towards Subject Site:
- Photographs will represent the worst-case scenario for visibility in a given area as per NEC Visual Impact Assessment Technical Criteria (2020);

- Viewshed photographs of each field check location (taken with 33 to 52mm lens) will be provided that show any visibility areas of concern as confirmed by NEC, encompassing the entire viewshed (panoramic images). Viewshed photographs will include:
 - Direction of view and distance to the proposed development;
 - The location and extent of the proposed development in relation to existing landmarks;
 - Annotations indicating analysis of the view (i.e., existing features that will obscure view of the proposed buildings, etc.);
 - Visibility rating of the proposed development from each field check location (see Table 2 below for Visibility Rating Criteria).

TABLE 2 Visibility Ratings and Criteria for Proposed Development

Rating	Visibility Factor	Criteria for Visibility
0	Development is not visible from viewpoint	• Existing natural and/or built features completely obscure view • View is screened year-round by vegetation (i.e., sufficient coniferous screening)
1	Development has limited visibility from viewpoint	• Existing natural and/or built features mostly obscure view • Visibility is somewhat seasonally-dependent (i.e., mostly deciduous with some coniferous screening)
2	Development is partially visible from viewpoint	• View is somewhat obscured by existing natural and/or built features • Visibility is seasonally-dependent (i.e., only deciduous screening)
3	Development is mostly or wholly visible from viewpoint	• View is minimally obscured or entirely unobscured by natural and/or built features • Little to no vegetative screening

FINDINGS AND RECOMMENDATIONS

The findings of the VIA study as outlined in this document will be discussed in consideration of potential impacts to views, landform, natural scenery, and open landscape. If visibility from views of potential concern is confirmed, the VIA study will discuss mitigation approaches to address policies outlined by the NEP.

FURTHER INVESTIGATION (IF REQUIRED)

Further studies such as Line of Sight (LOS) cross sections, photographic simulations, investigations of key views, and policy analysis may be required to evaluate the impact of the proposed development. Should additional studies be required by the NEC, associated Terms of Reference will be submitted to the NEC for approval prior to the commencement of further investigations.

Accompanying these Terms of Reference are the following:

- Appendix A: Metadata of geospatial information used in Viewshed Modeling
- Appendix B: Site Plan prepared by Upper Canada Consultants
Architectural Plans prepared by Raimondo + Associates
Architects Inc.
- Appendix C: Preliminary Grading Plans by Upper Canada Consultants.

If you have any questions or comments, feel free to contact me.

Regards,
adesso design inc.
per:

A handwritten signature in black ink, appearing to read 'Matt Madigan', with a stylized, flowing script.

Matt Madigan,
Landscape Architect, OALA, CSLA
MM/cp

APPENDIX B

Links to Metadata for modelling purposes

116 Four Mile Creek Road, NOTL

'Terms of Reference' and 'Visual Impact Assessment':

Niagara Open Data (niagaraopendata.ca)

Street:

<https://niagaraopendata.ca/dataset/st-catharines-roads/resource/c9a152a2-4d9a-447c-89a9-f5076522acba>

<https://niagaraopendata.ca/dataset/st-catharines-roads/resource/ff3319ef-5edd-4f26-8938-caa72db5950c>

City Boundary:

<https://niagaraopendata.ca/dataset/municipal-boundaries/resource/d7fdc83c-cbcc-4988-96a3-56e43c1762da>

<https://niagaraopendata.ca/dataset/municipal-boundaries/resource/7863dc83-cff2-48f6-b8a7-d8a368186e45>

<https://niagaraopendata.ca/dataset/urban-area-boundaries/resource/f813f783-7316-4420-ab16-b64a059ff104>

Escarpment:

<https://www.arcgis.com/sharing/rest/content/items/ae0d7c7f5dfc4656add257dd177b9c73/info/metadata/metadata.xml?format=default&output=html>

Ontario GeoHub (<https://geohub.lio.gov.on.ca/>)

Niagara Escarpment Plan Boundary:

<https://geohub.lio.gov.on.ca/datasets/niagara-escarpment-plan-boundary>

<https://www.arcgis.com/sharing/rest/content/items/eb42fbc9b5134e44951ef11cc94b8e4b/info/metadata/metadata.xml?format=default&output=html>

Wooded Area:

<https://geohub.lio.gov.on.ca/datasets/wooded-area>

<https://www.arcgis.com/sharing/rest/content/items/4e3c079b566c4d31bdf4c945164124ce/info/metadata/metadata.xml?format=default&output=html>

Greater Toronto Area (GTA) Digital Elevation Model 2002

GTA 2002 - South West:

<https://geohub.lio.gov.on.ca/datasets/greater-toronto-area-gta-digital-elevation-model-2002>

<https://www.arcgis.com/sharing/rest/content/items/65f5083dd897408ca5ca9df0bfc06259/info/metadata/metadata.xml?format=default&output=html>

Additional Data

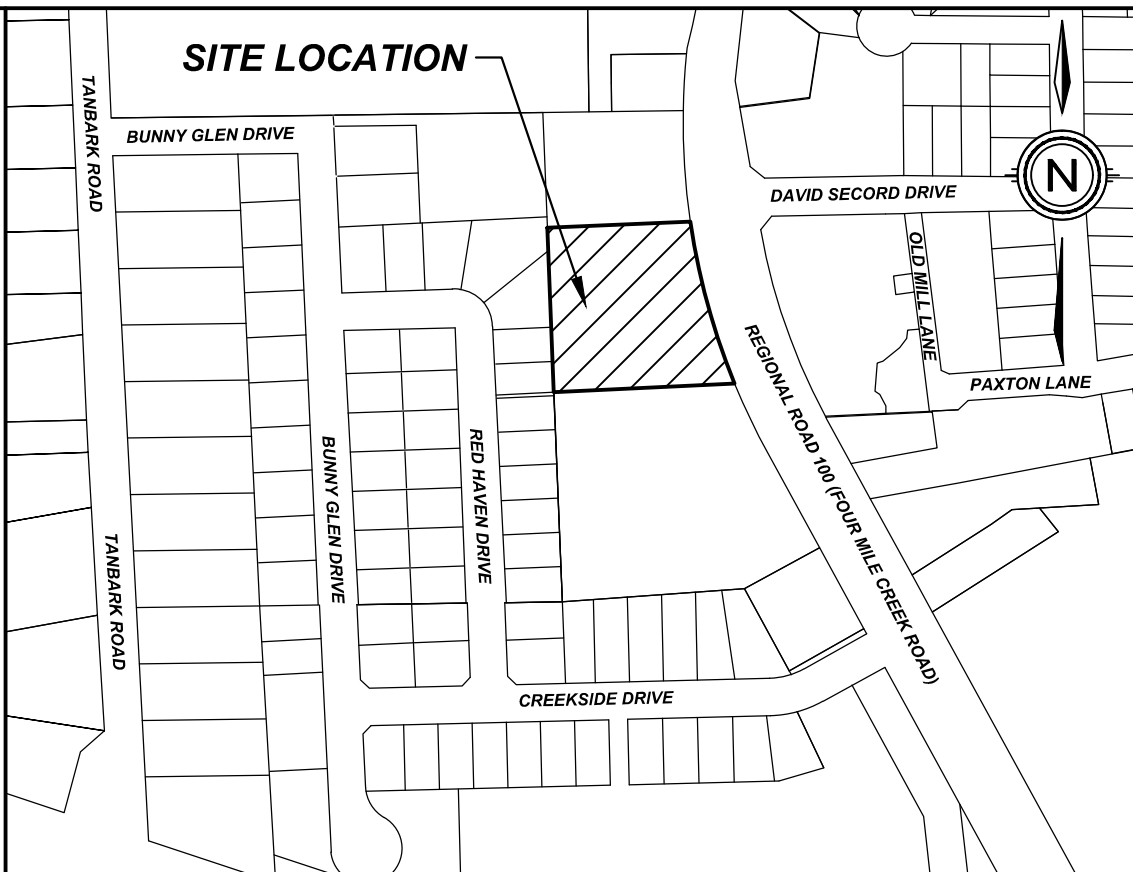
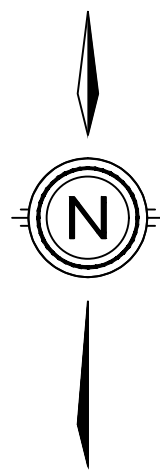
1. Bruce Trail Routes

Bruce Trail Route Meta Data, Shape File and Data Licence Agreement received from Scott Langley at The Bruce Trail Conservancy

2. Niagara Escarpment Parks & Open Space System

Niagara Escarpment Parks & Open Space System Meta Data and Shape File received from Daniel Ventresca at Niagara Escarpment Commission

PINE MANSION IV
NIAGARA-ON-THE-LAKE



KEY PLAN
N.T.S.

LEGAL DESCRIPTION

PLAN OF SURVEY OF PART OF LOT 91
GEOGRAPHIC TOWNSHIP OF NIAGARA, NOW IN THE
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING (77 UNITS)	0.224	30.11
ROADWAY/PARKING	0.281	37.77
LANDSCAPE	0.239	32.12
TOTAL	0.744	100.00
DENSITY		103.49 un/ha

PARKING STATISTICS:

REQUIRED SPACES - 1 SPACE PER UNIT
77 X 1 = 77

ACCESSIBLE SPACES REQUIRED - FOR 76-100 STANDARD
SPACES REQUIRED = 4 ACCESSIBLE SPACES

TOTAL SPACES REQUIRED = 77

TOTAL SPACES PROVIDED = 84 (INCLUDES 4 ACCESSIBLE)

OWNER'S NAME

OWNER'S SIGNATURE



LORD MAYOR

TOWN CLERK

Date

0	ISSUED FOR APPROVAL	2025-08-14	TA
#	REVISION	DATE	INIT



30 Hanover Drive Unit 3
Cottontown, Ontario
L2V 1A2
Phone: (905) 688-9400
Fax: (905) 688-5274

DRAWING TITLE

SITE PLAN
PINE MANSION IV

DRAFTING TA

DATE AUGUST 14, 2025

PRINTED AUGUST 18, 2025

SCALE 1:250

DWG No.

25010-SP

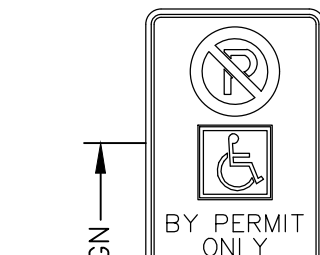
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ZONING MATRIX (RM2) - RESIDENTIAL MULTIPLE 2 (ST DAVIDS
COMMUNITY ZONING DISTRICT)

PERMITTED USES	ACCESSORY BUILDINGS AND STRUCTURES, GROUP HOME, NURSING HOME, SENIOR CITIZEN APARTMENT BUILDING, APARTMENT BUILDING		
PROVISION	PARENT BY-LAW (RM2)	PROVIDED	PROPOSED
MINIMUM LOT FRONTAGE	30m	89.71m	NO CHANGE
MINIMUM LOT AREA	2000m ²	7439m ²	NO CHANGE
MAXIMUM LOT COVERAGE	50%	30.11%	NO CHANGE
MINIMUM LANDSCAPE OPEN SPACE	30%	32.12%	NO CHANGE
MINIMUM FRONT YARD SETBACK	7.5m	3.57m	3.5m
MINIMUM INTERIOR SIDE YARD SETBACK	6m (EXCEPT WHERE INTERIOR LOT LINE IS ADJACENT TO AN R1, R2, R3 OR EX ZONE, A MINIMUM INTERIOR SIDE YARD EQUAL TO THE BUILDING HEIGHT IS REQUIRED, WHICHEVER IS GREATER)	3.0m	3.0m
MINIMUM EXTERIOR SIDE YARD SETBACK	7.5m	N/A	NO CHANGE
MINIMUM REAR YARD SETBACK	7.5m (EXCEPT WHERE REAR LOT LINE IS ADJACENT TO R1, R2, R3 OR EX ZONE, A MINIMUM REAR YARD EQUAL TO THE BUILDING HEIGHT IS REQUIRED, WHICHEVER IS GREATER)	12.16m	12.00m
MINIMUM DISTANCE BETWEEN MAIN BUILDINGS ON THE SAME LOT	15m	N/A	NO CHANGE
MINIMUM DWELLING UNIT AREA	(i) BACHELOR UNIT-37m ² (ii) 1 BEDROOM - 41m ² (iii) 2 BEDROOM - 69m ²	2 BEDROOM - 92.14m ² (991.76ft ²)	NO CHANGE
MAXIMUM BUILDING HEIGHT	10.5m	4.75m (BASED ON AVERAGE GRADE)	15.00m
MINIMUM ACCESSORY BUILDING YARD SETBACK	1.2m	N/A	NO CHANGE
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	7.5m	N/A	NO CHANGE
UNENCLOSED AND UNCOVERED PORCH, DECK, BALCONY, PATIO OR STEPS ENCROACHMENTS ALLOWED (SECTION 6-10)	FRONT OR REAR YARD - 1.5m MAXIMUM SIDE YARD - 0.6m	N/A	NO CHANGE
MAXIMUM AMENITY AREA	140m ²	140m ²	NO CHANGE

SIGNAGE NOTES:



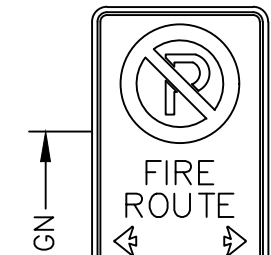
ALL PARKING STALLS FOR PHYSICALLY CHALLENGED PERSONS SHALL BE INDICATED WITH TYPICAL ACCESSIBLE SIGNAGE (AS SHOWN ON THIS DWG)
ALL SIGNS SHALL CONFORM TO RB-93 THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

ONE GALVANIZED STEEL T-BAR STAKES EACH DRIVEN SECURELY INTO THE GROUND

ACCESSIBLE PARKING
SIGN DETAIL

NTS

SIGNAGE NOTES:



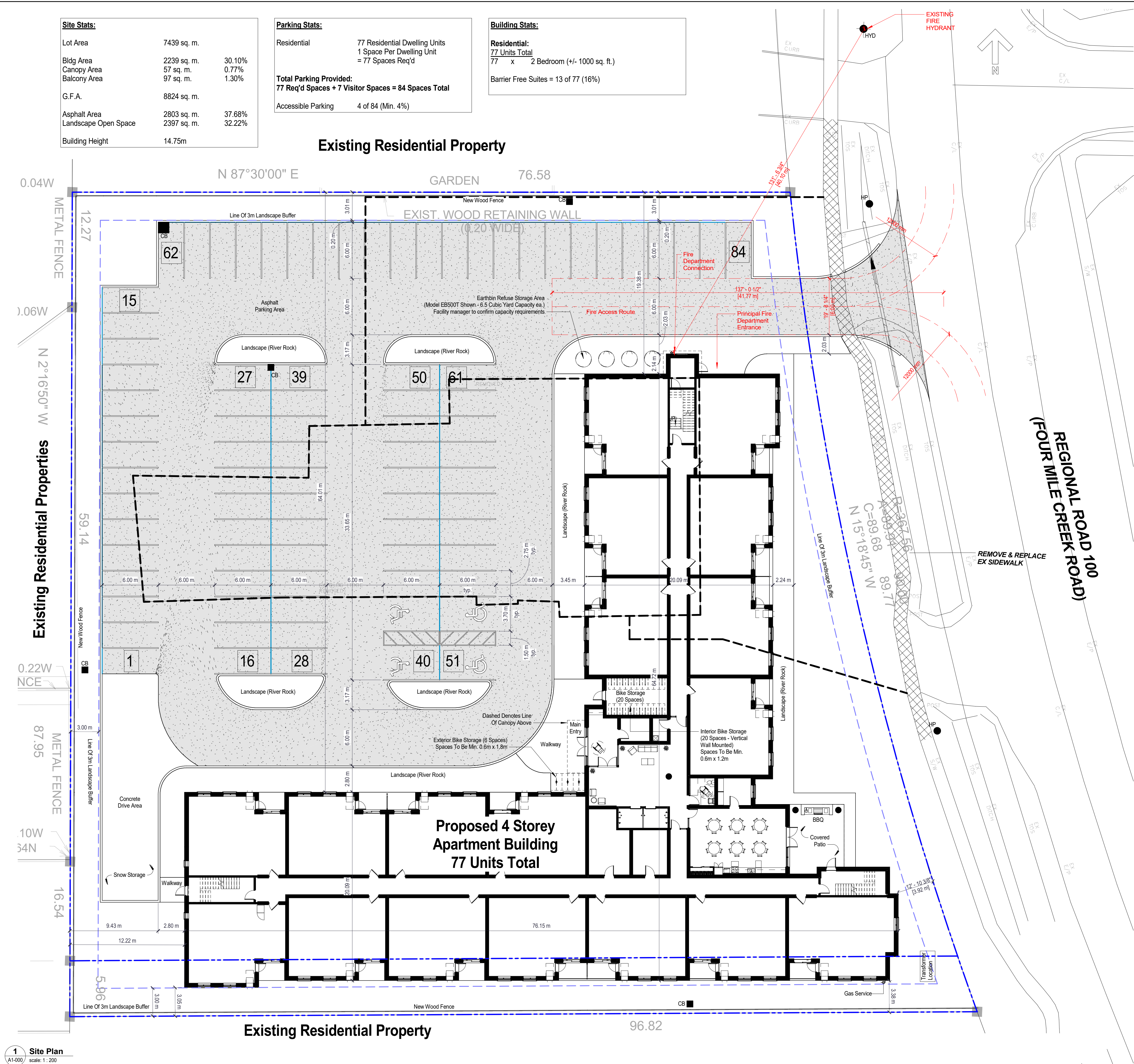
ALL SIGNS & FIRE ROUTE SIGNS TO BE LOCATED ON STREET LIGHTS WHERE POSSIBLE.
ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 2-3 METRES FROM TOP OF CURB TO BOTTOM OF SIGN.
ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

ONE GALVANIZED STEEL T-BAR STAKES EACH DRIVEN SECURELY INTO THE GROUND

FIRE ROUTE PARKING
SIGN DETAIL

NTS

J:\2023\23-069 - Colaneri - Former Orchard Glen Development\03-Drafting\02-Revit\03-069 - Colaneri - Four Mile Creek Road Apartment (Concept 5).rvt



Name of Practice: Raimondo + Associates Architects Inc. 4687 Queen Street, Niagara Falls ON										
Name of Project:										
Project Name										
Project Location:										
Item	Ontario Building Code Data Matrix - Part 3									Reference
3.00	Building Code Version:	O. Reg. 163/24			Last Amendment: O. Reg. 5/25					
3.01	Project Type:	☒ New Construction ☐ Addition ☐ Renovation ☐ Change of Use ☐ Addition & Renovation								1.3.3.2 [A]
	Description:									
3.02	Major Occupancy(s) Classification:	Group C		Residential						3.1.2.1 (1)
3.03	Superimposed Major Occupancies:	☒ No ☐ Yes								3.2.2.7
3.04	Building Area (m²):	Description:			Existing:		New:		Total:	1.4.1.2 [A]
							2273 M²		2273 M²	

6-12-2023

Issued For Pre-Con

RAIMONDO

+ ASSOCIATES

ARCHITECTS INC.

4687 Queen Street Suite 2,
Niagara Falls, ON, L2E 2L9
T | 905-357-4441
F | 905-357-9203
W | www.raimondoaarchitects.com
E | mail@raimondoaarchitects.com

CLIENT NAME

Pinewood Homes (Tara)

PROJECT NAME

Pine Mansions 4 -
Apartment Building

PROJECT ADDRESS

116 Four Mile Creek Road, NOTL

SHEET NAME

Overall Site Plan + Zoning
Info

DRAWN BY:

JJV

DATE:

8/18/2025 12:10:30 PM

SCALE:

1 : 200

PROJECT NO.:

22-069

CHECKED:

ER

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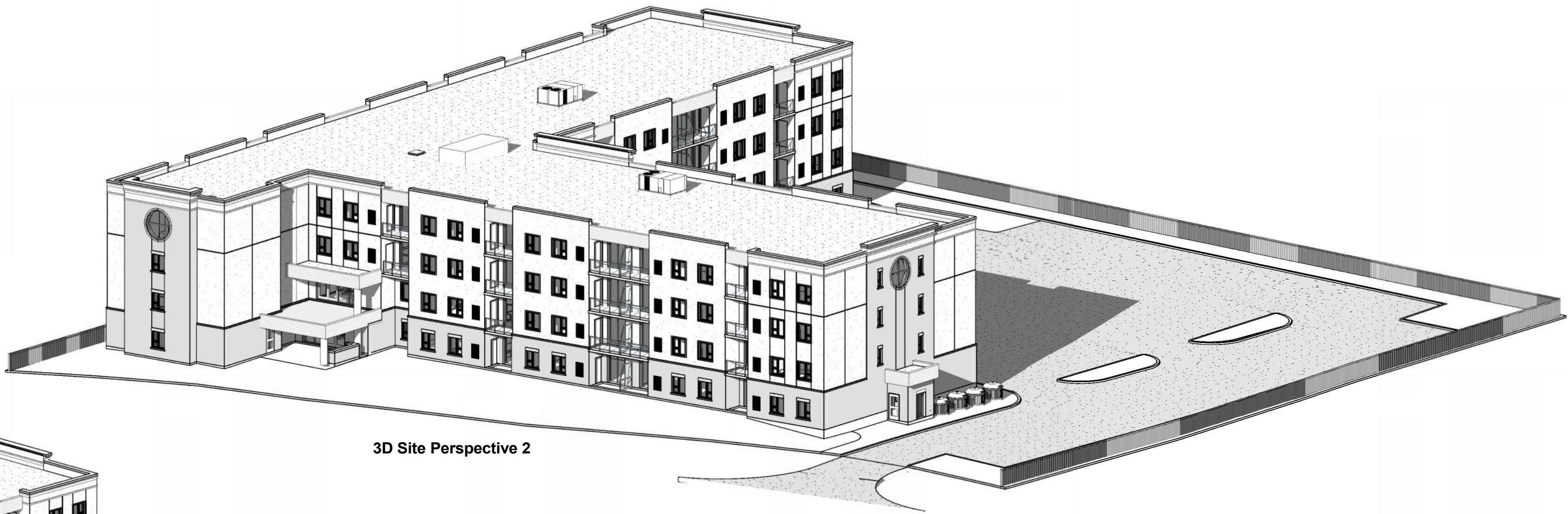
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SHEET #

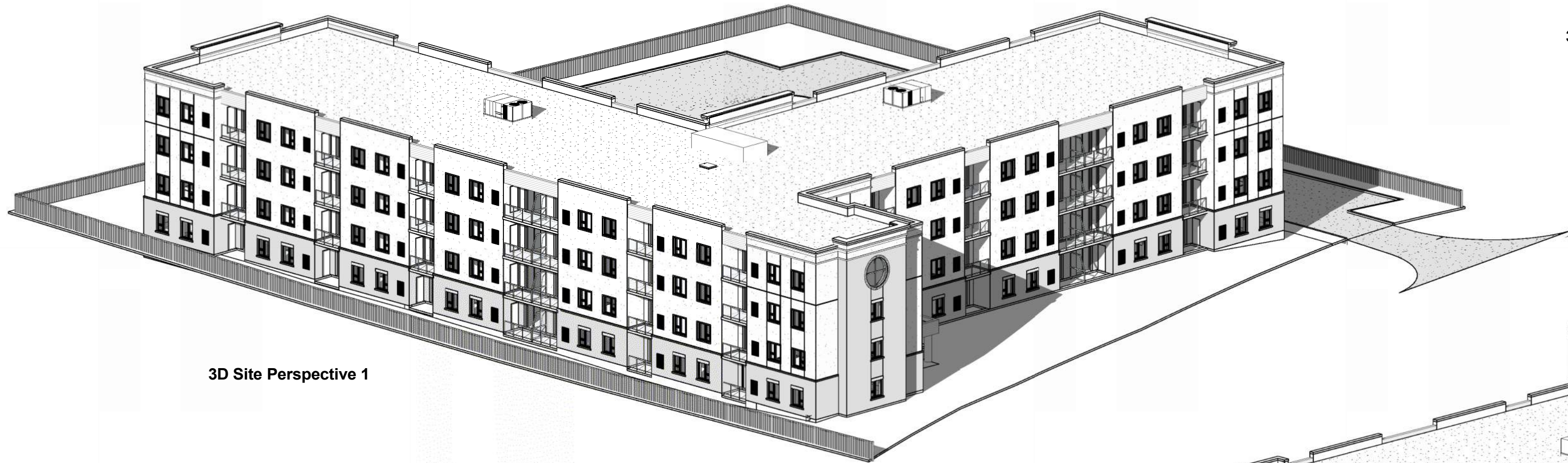
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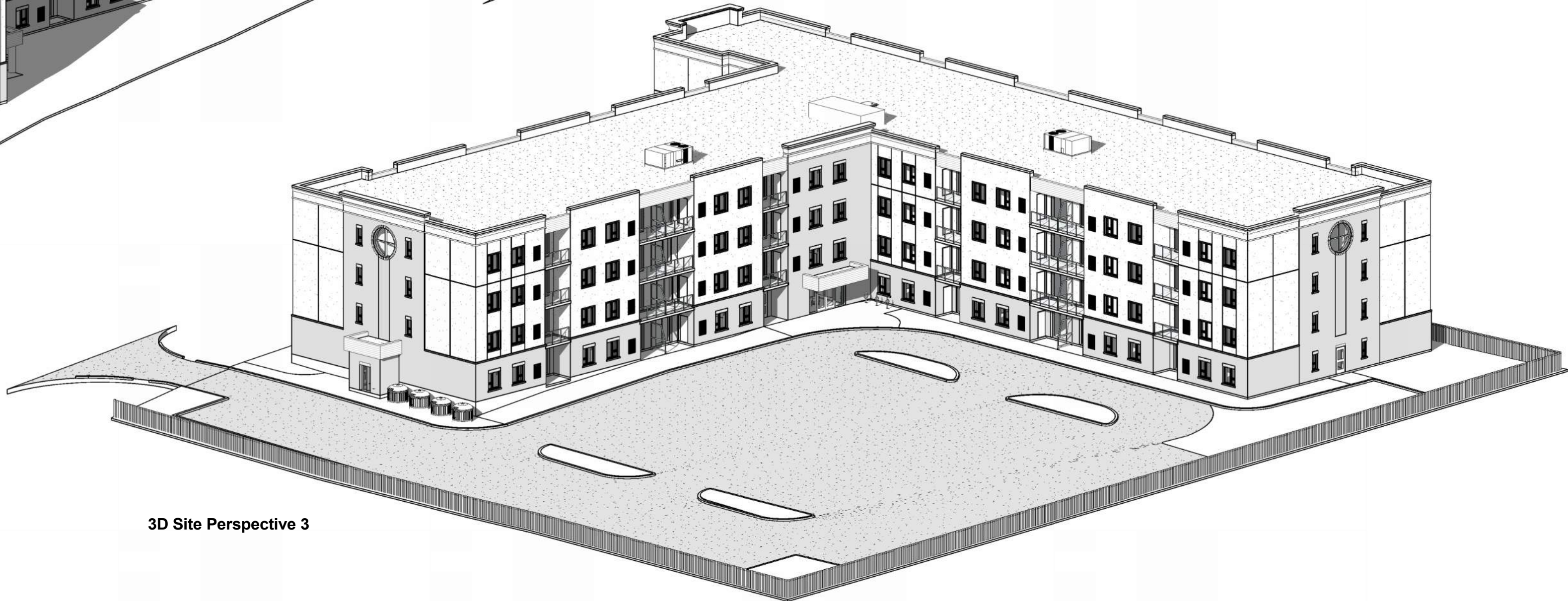
J:\2023\23-069 - Colaneri - Former Orchard Glen Development\03-Drafting\02-Revit\02-069 - Colaneri - Four Mile Creek Road Apartment (Concept 5).rvt



3D Site Perspective 2



3D Site Perspective 1



3D Site Perspective 3

MATERIAL LEGEND

- Eifs / Stucco Rainscreen
 - Colour 1 - French Vanilla
RGB: (227,221,208)
 - Colour 2 - Ivory Key
RGB: (205,196,178)
- Brick Veneer
 - Morning Smoke Colour
- Glazing
- Metal Siding
 - Dark Walnut Colour
- Metals
 - Sable Colour
RGB (101,94,84)

A 6-12-2023 Issued For Pre-Con

RAIMONDO
+ ASSOCIATES
ARCHITECTS INC.



4687 Queen Street Suite 2,
Niagara Falls, ON, L2E 2L9
T | 905-357-4441
F | 905-357-9203
W | www.raidondarchitects.com
E | mail@raidondarchitects.com

CLIENT NAME

Pinewood Homes (Tara)

PROJECT NAME

**Pine Mansions 4 -
Apartment Building**

PROJECT ADDRESS

116 Four Mile Creek Road, NOTL

SHEET NAME

Building Elevations

DRAWN BY: JJV

DATE: 8/18/2025 12:11:14 PM

SCALE: As indicated

PROJECT NO.: 22-069

CHECKED: ER

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Elevation - North
scale:1:125



Elevation - West
scale:1:125



Elevation - South
scale:1:125

MATERIAL LEGEND

- Eifs / Stucco Rainscreen
 - Colour 1 - French Vanilla
RGB: (227,221,208)
 - Colour 2 - Ivory Key
RGB: (205,196,178)
- Brick Veneer
Morning Smoke Colour
- Glazing
- Metal Siding
Dark Walnut Colour
- Metals
Sable Colour
RGB (101,94,84)

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CLIENT NAME

Pinewood Homes (Tara)

PROJECT NAME

Pine Mansions 4 -
Apartment Building

PROJECT ADDRESS

116 Four Mile Creek Road, NOTL

SHEET NAME

Building Elevations

DRAWN BY:

JJV

DATE:

8/18/2025 12:11:47 PM

SCALE:

As indicated

PROJECT NO.:

22-069

CHECKED:

ER

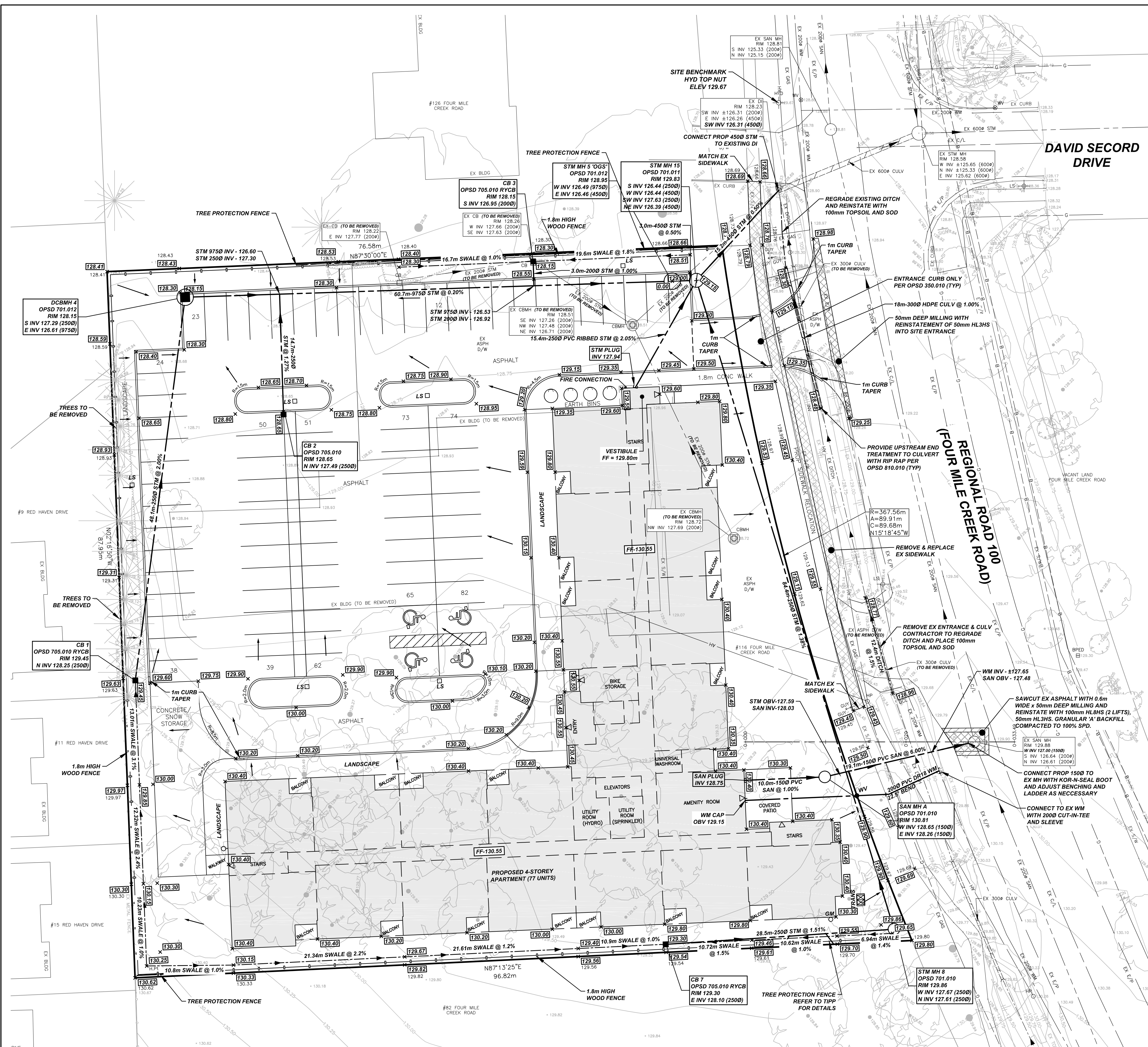
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SHEET

A3-100

REV.

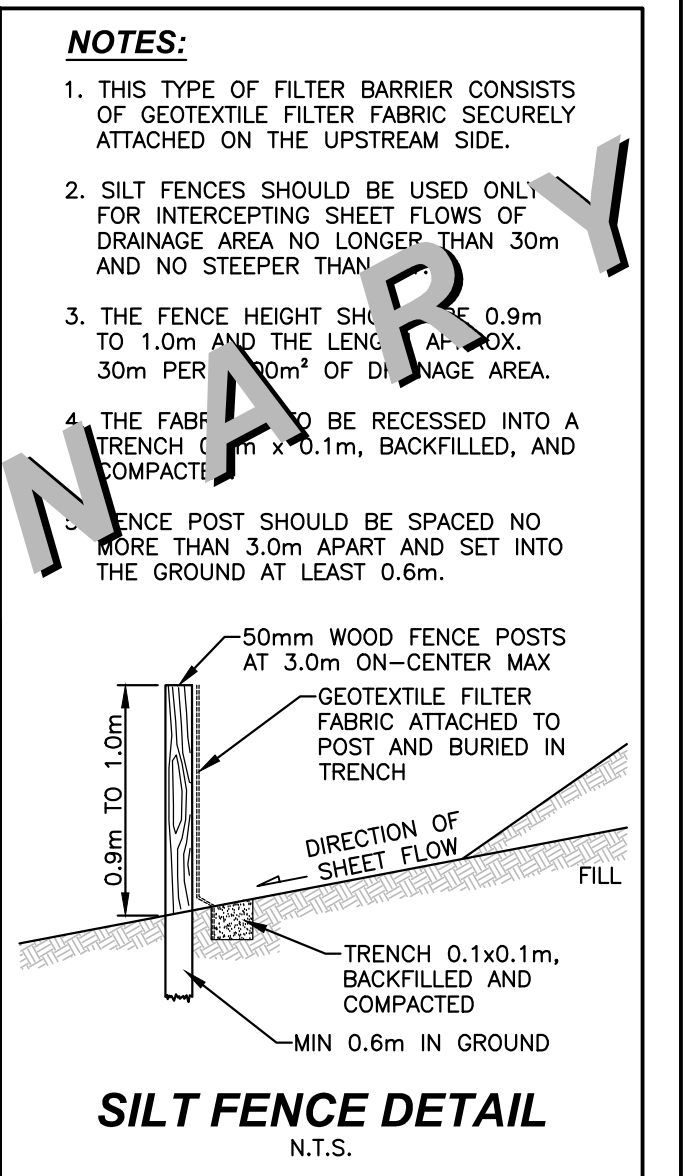
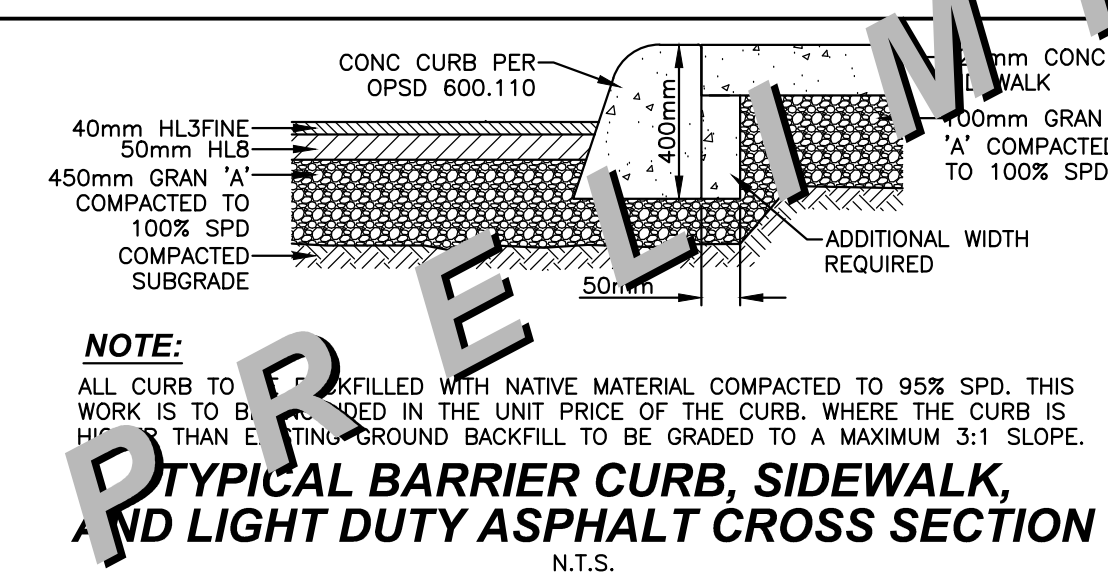


KEY PLAN
N.T.S.

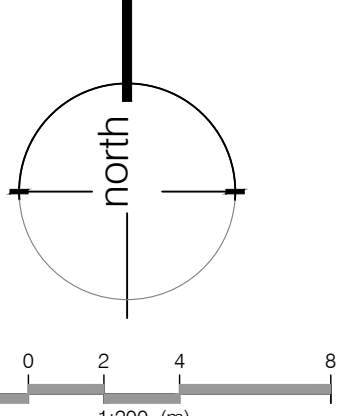
NOTES:

- GENERAL:
 - ALL GRASSED AREAS, OUTSIDE THE LIMITS OF THE SITE, DISTURBED BY THE CONTRACTOR SHALL BE REINSTATED WITH 100mm TOPSOIL AND SOD.
 - THE POSITION OF EXIST. POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONSTRUCTION DRAWINGS. WHERE SHOWN THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - BEFORE STARTING WORK, THE CONTRACTOR SHALL CHECK WITH ALL UTILITIES INVOLVED AND INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
 - SITE SERVING TO BE CONSTRUCTED AS PER OPSS AND OPSD STANDARDS AND SPECIFICATIONS.
 - FINISHED LOT GRADING NOT TO ADVERSELY AFFECT DRAINAGE OF ADJACENT EXISTING LANDS.
 - ALL CURB TO BE BACKFILLED WITH NATIVE MATERIAL COMPACTED TO 95% SPD. WHERE THE CURB IS HIGHER THAN THE EXISTING GROUND BACKFILL TO BE GRADED TO A 3:1 SLOPE OR FLATTER.
 - CONCRETE BARRIER CURB PER OPSD 600.110
 - SIDEWALK SHALL BE 100mm THICK CONCRETE, WITH 150mm GRANULAR 'A', BASE AND CONFORM TO OPSD 310.010 AND 310.020. DEPRESSIONS IN ACCORDANCE WITH OPSD 310.030 UNLESS OTHERWISE SHOWN. CONCRETE STRENGTH TO BE 32 MPa WITH 5% AIR CONTENT.
- STORM SYSTEM:
 - STORM SEWER UP TO AND INCLUDING 375mm SHALL BE PVC RIBBED CSA B182.4 AND UNLESS OTHERWISE SPECIFIED, BEDDING AND COVER PER OPSD 802.010 WITH GRANULAR 'A'
 - SINGLE CATCH BASINS PER OPSD 705.010 FRAME AND GRATE PER OPSD 400.020
 - STORM MAINTENANCE HOLES SHALL BE PRECAST CONCRETE PER OPSD 701.010, INCLUDING BENCHING PER OPSD 701.021 AND FRAME AND COVER PER OPSD 400.010
 - CATCH BASIN MAINTENANCE HOLES FRAME AND GRATES PER OPSD 400.020 INCLUDING 0.3m DEEP SUMP
 - CATCH BASIN LEADS TO BE 200# PVC RIBBED @ 1.0% MIN UNLESS OTHERWISE SPECIFIED
 - ALL CATCH BASINS TO HAVE SILT SACS OR APPROVED EQUAL INSTALLED IMMEDIATELY DURING INSTALLATION AND MAINTAINED UNTIL GROUND COVER IS FULLY COMPLETE, INCLUDING EXISTING CATCH BASINS ON KING STREET
 - STORM SEWERS TO BE FLUSHED, MANDREL TESTED, VIDEO INSPECTED PRIOR TO BASE ASPHALT AND REPORTS PROVIDED TO ENGINEER
- SANITARY SYSTEM
 - SANITARY SEWER SHALL BE PVC DR35 GREEN CSA B182.7 AND FITTINGS PER CSA B182.2
 - BEDDING AND COVER FOR SANITARY SEWER PER OPSD 802.010 WITH GRANULAR 'A'
 - SANITARY MAINTENANCE HOLES PER OPSD 701.010 WITH KOR-N-SEAL BOOT, FRAME AND COVER PER OPSD 401.010 (CLOSED) AND BENCHING PER OPSD 701.021
 - SANITARY SEWER TO BE FLUSHED, MANDREL TESTED, AIR TESTED AND VIDEO INSPECTED PRIOR TO BASE ASPHALT AND REPORTS PROVIDED TO ENGINEER
- WATER SYSTEM:
 - WATERMAIN SHALL BE PVC 150# DR18, CL235, CSA B137.3, BEDDING AND COVER FOR WATERMAIN PER OPSD 802.010 WITH GRANULAR 'A' WITH 1.7m COVER TO THE OVERT OF THE PIPE, BUT CAN BE 1.2m WHERE A CROSSING REQUIRES LESS COVER, INCLUDING TRACER WIRE AND CATHODIC PROTECTION ON METALLIC FITTINGS PER TOWN STANDARDS
 - HYDRANT INSTALLATION PER OPSD 1105.010 AND PER TOWN STANDARDS AND ANCHOR TEE AND VALVE
 - THRUST RESTRAINTS AND MECHANICAL RESTRAINTS MATERIALS SHALL BE APPROVED BY TOWN WATER SUPERVISOR
 - WATER SYSTEM TO BE SWABBED, DISINFECTED, AND PRESSURE TESTED ACCORDING TO TOWN STANDARDS. A WATER COMMISSIONING PLAN TO BE PROVIDED BY THE CONTRACTOR TO THE TOWN FOR APPROVAL PRIOR TO ANY WATER WORKS ARE CONSTRUCTED

LEGEND	
WV	EX WATER VALVE
WV	PROP WATER VALVE
HYD	EX HYDRANT
CB	EX CATCHBASIN
CB	PROP CATCHBASIN
CBMH	EX CATCHBASIN MANHOLE
CBMH	PROP CATCHBASIN MANHOLE
STM	EX STORM MANHOLE
SAN	EX SANITARY MANHOLE
PLUG	EX PLUG
HP	EX HYDRO POLE
LS	EX LIGHT STANDARD
DOOR	DOOR
100.00	EXISTING ELEVATION
100.00	PROPOSED ELEVATION
---	EX WATERMAIN
---	PROP WATERMAIN
---	EX STORM SEWER
---	PROP STORM SEWER
---	EX SANITARY SEWER
---	PROP SANITARY SEWER
---	PROP CURB
---	SILT FENCE
---	PROP WOOD FENCE

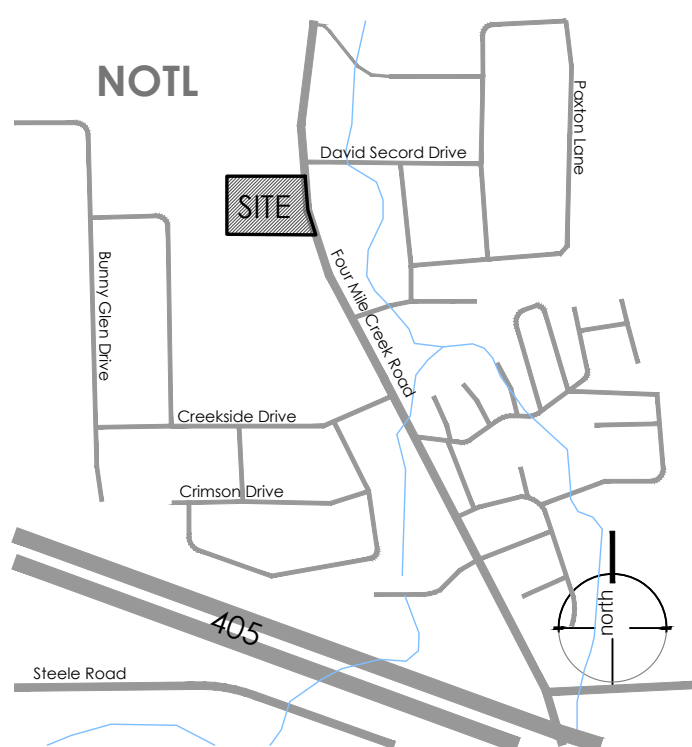


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		DATE 2025-08-11	
		PRINTED 2025-08-18	
		SCALE 1:250 m	
		REF No.	
		DWG No. 25010-SSGP	
		REV 0	



QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SP. (M)	O.C. (M)	REMARKS
TREES								
65	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Freeman Maple	50mm Cal. 200cm Ht.	W.B.	17.0 5.0	13.0 1.5	As Shown As Shown	
SHRUBS								
99	<i>Hydrangea paniculata</i> 'Bailpanone'	Little Hottie® Panicle Hydrangea	60cm	#3 cont.	1.25	1.25	1.1	
35	<i>Toxus x media</i> 'Densiformis'	Dense Yew	60cm	#3 cont.	1.25	1.25	1.25	
35	<i>Toxus x media</i> 'Hillii'	Hill's Yew	60cm	#3 cont.	3.0	1.25	0.90	
GRASSES								
16	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass	--	#1 cont.	1.3	0.70	0.60	
103	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	--	#1 cont.	0.30	0.20	0.15	
PERENNIALS								
126	<i>Liatris spicata</i> 'Floristan White'	Floristan White blazing Star	--	#1 cont.	0.80	0.45	0.30	
GROUND COVERS								
112	<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	40cm	#2 cont.	0.30	1.25	0.80	

1. All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
2. Refer to the site location of the Landscape Architect.
3. Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
4. Refer to the contractor's responsibility to determine existing service locations.
5. Exact locations of plant material will be determined by placement of the services such as hydro valves, meters, utilities roof rain water downspouts, light fixtures, etc.
6. All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
7. All plant material in accordance with the Canadian Standards for Nursery Stock [8th ed.].
8. Install plant material according to details shown.
9. Supply and place mulch in accordance with Canadian Landscape Standards [10th ed.]. Mulch shall be 2" deep in areas around trees and shrubs are to be covered with shredded conifer bark mulch must be approved by All Tree! Farms or Classic Cedar Mulch by Green Products. Approved synthetic mulches must be approved by the Landscape Architect.
10. Contractor to utilize layout dimensions where provided or to accommodate mature size of plant material.
11. All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
12. Supply and place topsoil in accordance with Canadian Landscape Standards [4th ed.]. Grading & Drainage (Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
13. Supply and place sod specified in accordance with Canadian Landscape Standards [4th ed.]. Lawn, Grass and Section 8, Turfgrass Sod/unless otherwise specified.
15. Supply and place seed in accordance with Canadian Landscape Standards [Section 4, Grading & Drainage and Section 6, Growing Medium] unless otherwise specified. All seed to be greater specific to be sown with taffier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
16. All dimensions in meters unless otherwise noted.
17. If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
18. Contractor to provide material warranty. All seed to be warranted in writing on municipal property from date accepted on all work unless otherwise specified.
19. Refer to the contractor's responsibility to provide information only.
20. Refer to approved drawings.
21. Not for construction unless stamped, signed and dated by Landscape Architect.
22. Drawings shall be reproduced without written consent from Landscape Architect.
23. Approval of landscape plan to be obtained from municipality.
24. All plant material to be planted a minimum of 1.2m from any swales or ditches.
25. For grading and servicing information refer to the consulting Engineer's drawings.
26. For light information and power distribution refer to the electrical consultant's drawings.



	property line
	existing tree to remain
	proposed deciduous tree
	proposed coniferous tree
	proposed shrub
	proposed perennial
- 130.71	existing elevation
129.90	existing elevation
X	min. 150mm topsoil, fine grade & sod
	C.I.P. concrete
	river rock
	proposed light standard
	proposed transformer

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2025-08-19	Issued for coordination
2	2025-08-25	Issued for first submission

CLIENT
Pinewood Homes (Niagara) Ltd.
MUNICIPALITY
Niagara-on-the-Lake

PROJECT
Proposed Apartment Building
16 Four Mile Creek Road

MUNICIPAL FILE NUMBER

SHEET

Landscape Master Plan

adesso design inc.
landscape architecture