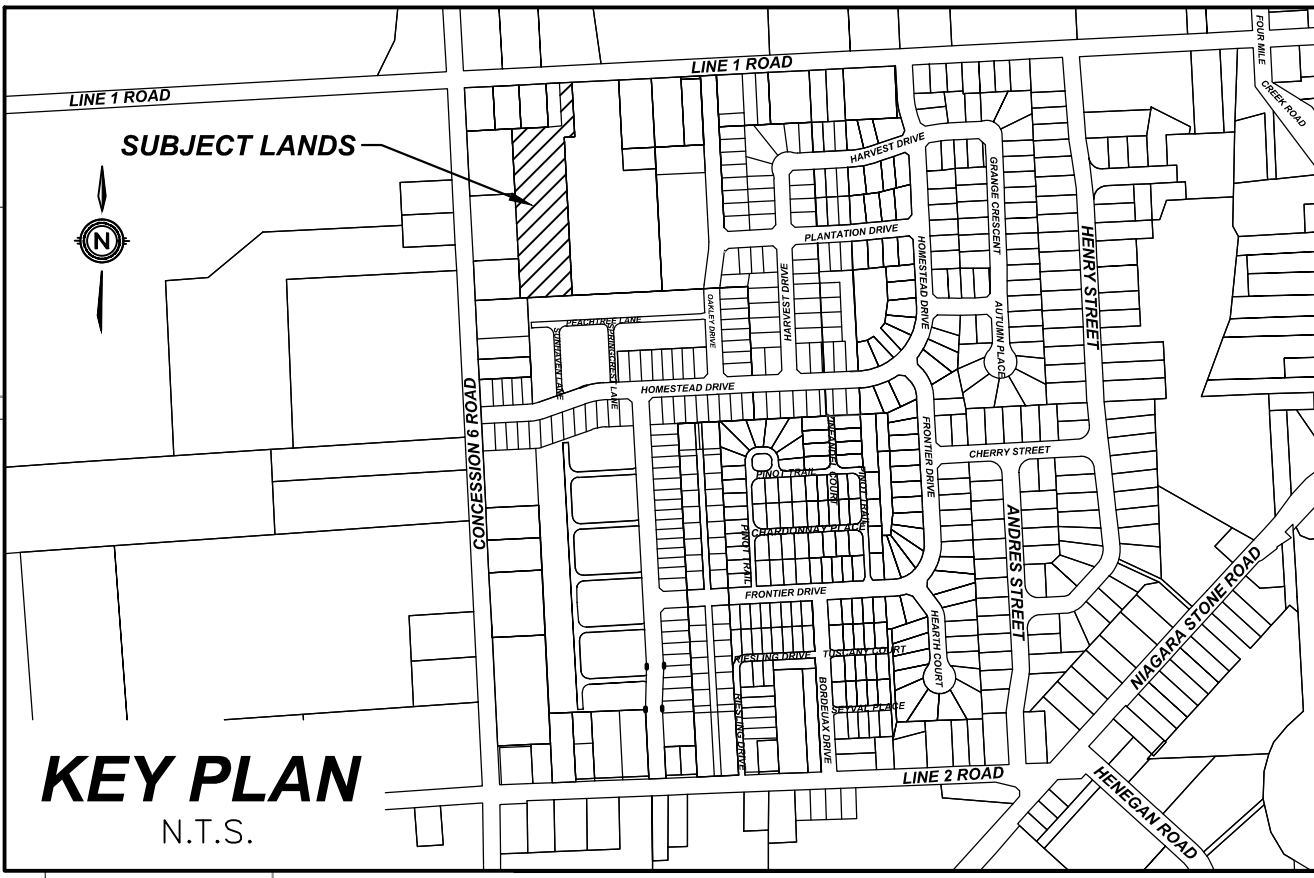
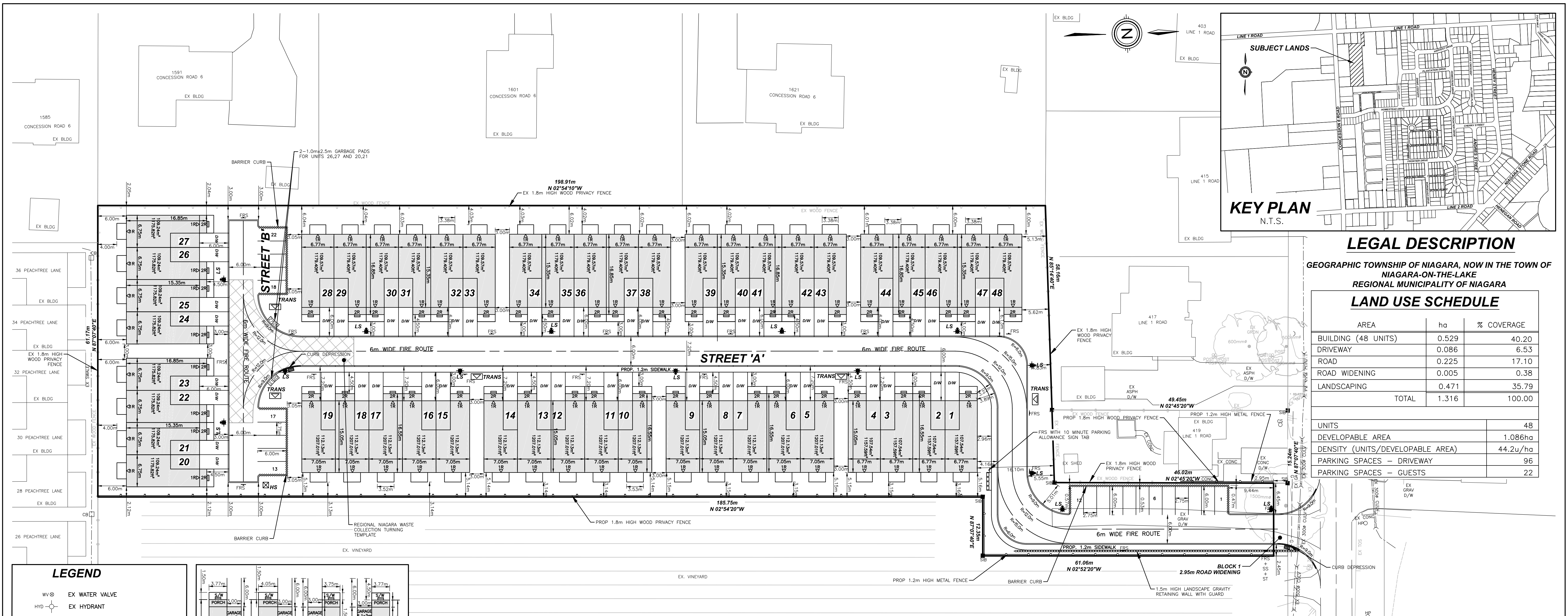




LEGAL DESCRIPTION

GEOGRAPHIC TOWNSHIP OF NIAGARA, NOW IN THE TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

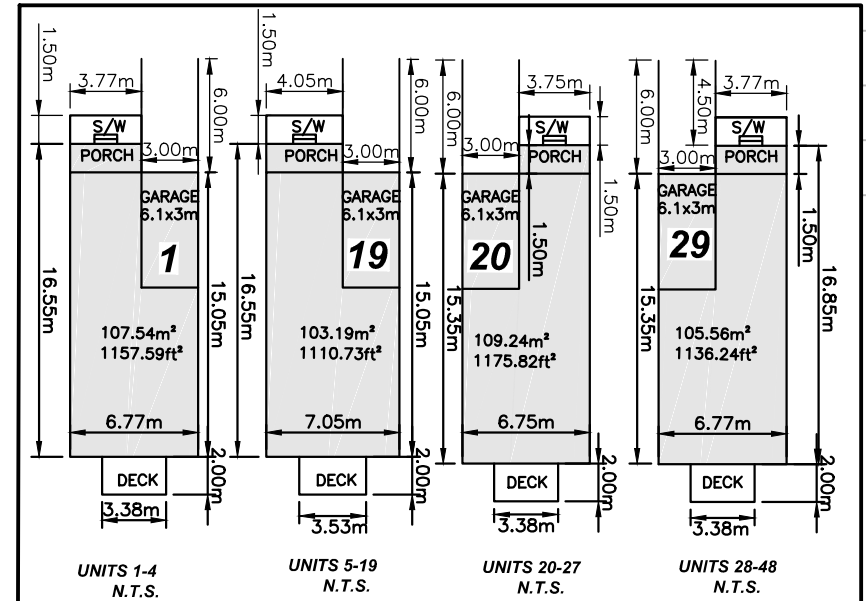
LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING (48 UNITS)	0.529	40.20
DRIVEWAY	0.086	6.53
ROAD	0.225	17.10
ROAD WIDENING	0.005	0.38
LANDSCAPING	0.471	35.79
TOTAL	1.316	100.00

UNITS	48
DEVELOPABLE AREA	1.086ha
DENSITY (UNITS/DEVELOPABLE AREA)	44.2u/ha
PARKING SPACES - DRIVEWAY	96
PARKING SPACES - GUESTS	22

LEGEND

- WV EX WATER VALVE
- HYD EX HYDRANT
- CB EX CATCHBASIN
- MH EX MANHOLE
- HP EX HYDRO POLE
- SIB STANDARD IRON BAR
- LS EX LIGHT STANDARD
- LS EX WOOD PRIVACY FENCE
- LS PROPOSED LIGHT STANDARD
- FRS PROPOSED FIRE ROUTE SIGN
- PROPOSED C.L FIRE ROUTE
- PROPOSED MOUNTABLE CURB PER OPSD 600.100
- PROPOSED BARRIER CURB PER OPSD 600.110 IN PARKING AREAS
- TACTILE WARNING SURFACE
- 1.8m HIGH WOOD PRIVACY FENCE
- 1.2m HIGH METAL FENCE



SIGNAGE NOTES:
ALL 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.

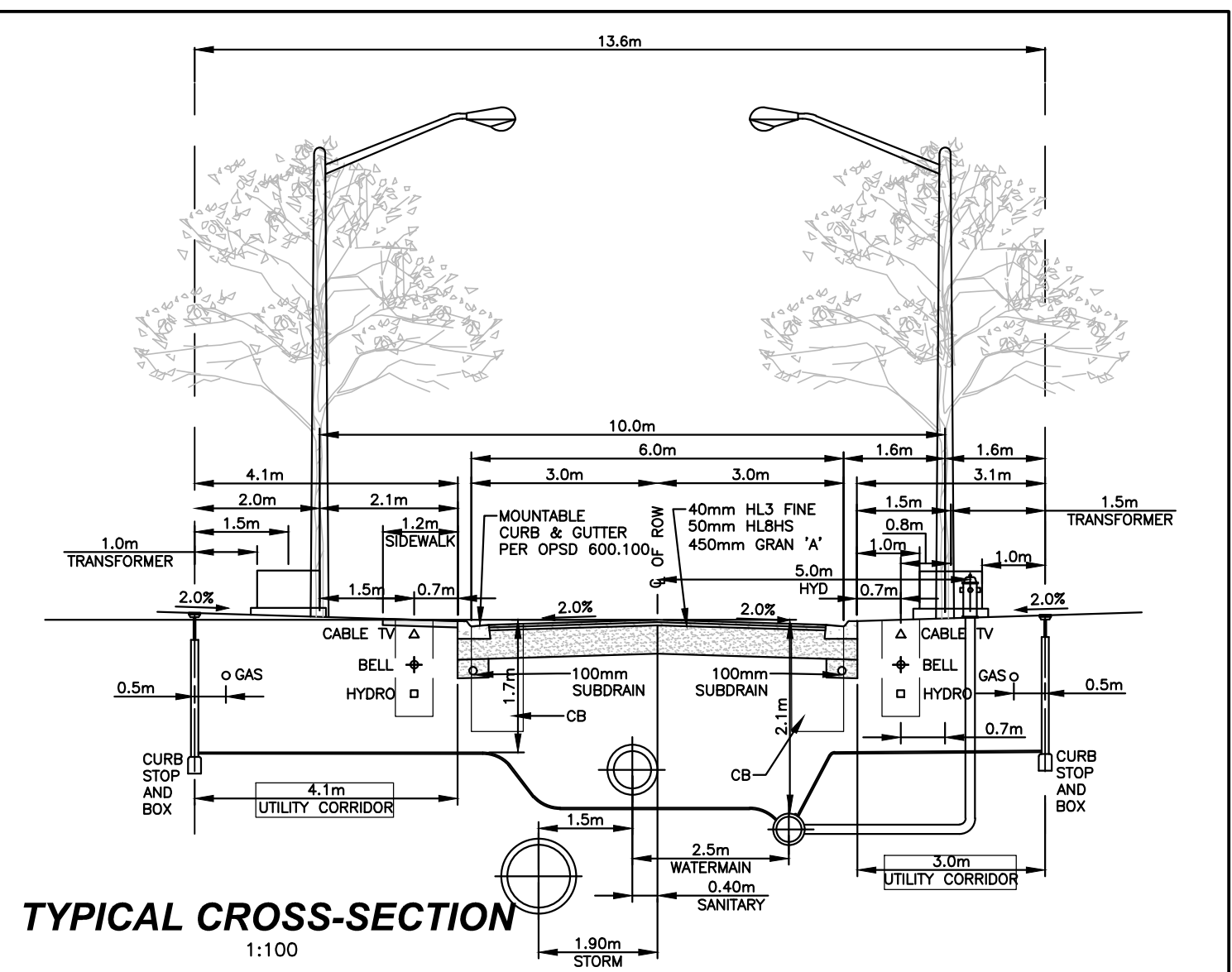
FIRE ROUTE SIGN DETAIL

NTS



NIAGARA REGIONAL GARBAGE TRUCK

Overall Length 11.540m
Overall Width 2.980m
Overall Body Height 3.835m
Min Body Ground Clearance 0.388m
Track Width 2.980m
Lock-to-lock time 3.00s
Max Steering Angle (Virtual) 37.20°

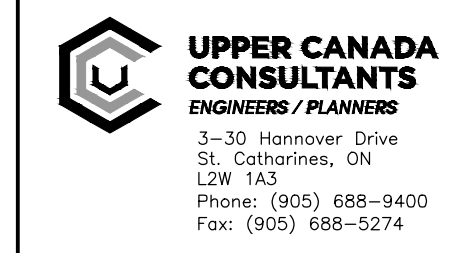


#	REVISION	DATE	INIT
4	REVISED PER TOWN COMMENTS	2025-07-23	N.S.
3	ISSUED FOR REVIEW	2025-02-18	N.S.
2	UPDATED LANDUSE/ZONING TABLES	2024-09-05	J.S.
1	REMOVED 2 UNITS/SHIFTED ENTRANCE	2024-05-29	J.S.
0	ISSUED FOR REVISION	2024-01-04	R.D.

- NOTES:
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
 - PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	N.S.
DESIGN	J.S.
CHECKED BY	J.S.
APPROVED BY	B.K.

OWNER
1834489 ONTARIO INC.
657 EAST WEST LINE
NIAGARA-ON-THE-LAKE, ONTARIO



THE HAVEN
LANDS SOUTH OF 419 LINE 1 ROAD, VIRGIL
TOWN OF NIAGARA-ON-THE-LAKE
SITE PLAN

CONSULTANT FILE No.	21265
DATE	2025-07-23
PRINTED	2025-07-23
SCALE	1:400 m
REF No.	
DWG No.	21265-SP
REV	4