The City of Niagara Falls requires that all drawings submitted to the Building Division as part of an application for the issuance of a Building Permit shall be certified by the architect or engineer as being in conformity with the site development plan as approved by the City of Niagara Falls

Damages
All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.
All damaged or disturbed areas within municipal right-of-way are to be reinstated at the applicant's expense.
All landscaping and grading within close proximity to the proposed access points is to be designed to ensure that adequate sight distances are available for all approaching and exiting motorists and pedestrians.
The portion of the driveway within the municipal boulevard is to be paved by the applicant. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.
Any above ground utilities located within 1.5m of a proposed access are to be relocated at the applicant's expense.

Signage
Signage shown on the site development plan is for information purposes only. All signs will be subject to the provisions of the signage By-law and a separate sign application will be required through the Building Division.

The Acoustical Consultant shall certify to the Planning and Building Department that the 'as constructed' buildings, mechanical equipment, and ventilation systems for buildings on site and the off-site Stationary Noise Sources are in compliance with the acoustical report as prepared for the particular building and in compliance with the Ministry of Environment (MOE) guidelines for Stationary Noise Sources.

Fencing
Any fencing adjacent to municipal lands is to be located 15cm (6.0 in.) inside the property line.

Retaining Walls
The structural design of any retaining wall over 0.6m in height or any retaining wall located on a property line is to be shown on the Site Grading Plan for this project and is to be approved by the Consulting Engineer for the project.

Exterior Stairs and Handrails
All exterior steps and handrails shall be designed per OBC requirements and V.1.3 of the _____ Standards.

Exterior Lighting
All exterior lighting will be directed onto the site and shall not infringe upon the adjacent properties.
All portions of exterior accessible routes shall be equipped to provide a level of illumination in accordance with the Illuminating Engineering Society of North America (IESNA) standards.
All exterior lighting shall meet the By-Law and City Standards for Design criteria.

Roof Leaders and additional notes
1. The roof leaders are located in accordance with Transportation and Works standards.
2. The roof leaders are not permitted to discharge onto the driveways and walkways.
3. The lowest floor elevation and/or catchbasin(s) within the site are situated at least 15cm above the dpower of the adjacent municipal storm sewer system.
4. The roof leaders will not be connected directly to the storm sewer system for all units. Roof leaders will discharge onto the lots with the use of moveable concrete splash pads such that the rear yard swales will drain this runoff to the rear lot catchbasins and the front downspouts will drain, where possible, by way of sodded areas to the road.

Rooftop Units
All roof top mechanical units shall be screened from view by the applicant.
NOTE: There are no roof top units for this development

Roadway, driveway & parking surface
Roadway, driveway & parking areas surface materials, refer to site grading and landscape drawings for material finishes.

Fire Access Route
Fire Access Route will be designated as per _____ City By-law. The Fire Access Route will be designed to support a load of not less than 11,363 kg. per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.

Accessible Routes
All accessible routes shall have a running slope of not more than 1:25 and and a cross slope of not more than 1:50.
The clear width of accessible routes shall be 1220mm minimum.
Where raised barrier-free paths of travel lead to a vehicular route and where the pedestrian route is not separated by a curb or other element, a tactile attention indicator shall be installed in accordance with Section 11.4.8 Detectable Warning Surfaces.

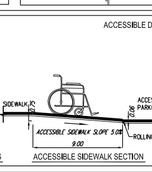
Surface drainage
All surface drainage will be self contained collected and discharged at a location approved by the City of Niagara Falls
Portions of the driveway within the municipal boulevard will be paved by the applicant. At the entrances to the site, the municipal curb and sidewalk will be continuous through the driveway and a curb depression will be provided for each entrance.

Utilities:
The applicant will be responsible for the cost of any utilities relocations necessitated by the Site plan.

Concrete Curbing
Continuous 152 mm high (or greater) barrier type poured concrete curbing will be required in the following areas: a) vehicular access from roads; b) landscaped traffic islands; c) between paved and landscaped areas; and d) between all driveways and service areas.

Concrete Edging (Accessible Routes):
A 25mm concrete edge is required where the change in level from the walkway is 100mm to 600mm below the walkway. The edge shall be installed with a colour contrasting curb (refer to Figure IV.1.4.4). Where the change in level is greater than 600mm, a guard shall be installed per OBC and Brampton Standards.

Concrete Edging Diagram



CMB NOTE:
Concrete pad for community mailboxes as per canada post specifications - pad to be at level of sidewalk and be wheelchair accessible.

THE HYDRO TRANSFORMER
Ultimate location to be coordinated with electrical / utility consultants.

SNOW STORAGE:
In the case of heavy snow falls, over popacity of the snow storage spaces provided and available on the property may make it necessary to truck snow off the site at the sole cost of the owner.

FIRE ROUTE
Ensure road is constructed to support expected load imposed by fire trucks. The fire route can only be asphalt or concrete.

Disabled Parking signs
Parking spaces reserved for people with disabilities must comply to the current By-Law and Legislation specifications - R.R.O. 1990, Regulation 581 under the Highway Traffic Act as amended from time to time.

GENERAL SITE NOTES:
1. DIMENSIONS SHOWN ON THIS PLAN IS TAKEN FROM PLAN _____ PREPARED BY _____ DATED ON THE _____
2) REFER TO TENANT STANDARDS FOR ALL BUILDING EXTERIOR SITE FURNITURE, ASH RECEPTACLES, WASTE RECEPTACLES, BIKE RACKS, BENCHES, ETC. AS PER _____ = SEE ARCHITECTURAL STANDARDS (LATEST RELEASE).
3) REFER TO DRAWINGS PROVIDED BY:
FOR HARD LANDSCAPING, SOFT LANDSCAPING AND SITE DETAILS, ANY DUPLICATED INFORMATION SHOWN ON THIS PLAN IS PROVIDED AS A MATTER OF COURTESY. LANDSCAPE DRAWINGS SHALL GOVERN.
4) REFER TO DRAWINGS PROVIDED BY MECHANICAL AND ELECTRICAL ENGINEER FOR SITE LIGHTING, DISABLED STATIC SIGNAGE, BICYCLE RACKS, ETC. ANY DUPLICATED INFORMATION SHOWN ON THIS PLAN IS PROVIDED AS A MATTER OF COURTESY. ENGINEERING DRAWINGS SHALL GOVERN.
5) ALL SPOT ELEVATIONS AND GRADE REFERENCES, HAS INDICATED ARE IN METRIC SCALE AND ESTABLISHED BASED ON GEODETIC ELEVATION INFORMATION PROVIDED BY _____ FOR THE _____ PROJECT.
6) LANDSCAPE FEATURES AND SITE SERVICES ARE PROVIDED FOR INFORMATION PURPOSES ONLY. THE DEVELOPER/OWNER TO CONTACT CONTRACTOR WHO SCOP FEATURES AT HAS DISCRETION, TO LOCATE AS A MINIMUM OF 1.25M FROM UNDERSIDE FOOTING TO THE PROPOSED GRADE IN MANICURED TERRACED FOR THE PERIMETER OF THE BUILDING.

NOTES:
Gas meters shall not be located on building facades that face street and shall be located discretely, away from pedestrian travel routes and screened from public view.
Gas pipes servicing roof top mechanical equipment shall not be visible to any public view and shall be installed within the wall construction
To ensure that the users have a suitable level of control and less disturbance caused by glare from headlights between the perpendicular residential parking and building, all residential parking in front of each of units in block #5 shall be assigned to the same owners of these unit facing them.

SITE STATISTICS

PARENT BYLAW: ZONING BY-LAW NO. 79-200
SITE SPECIFIC BYLAW: 2022-088
PROPOSED ZONING DESIGNATION: R4(H)1187

STANDARDS REFLECT PARENT BYLAW REQUIREMENTS UNLESS CREATED BY SITE SPECIFIC NUMBERED BYLAWS (STANDARDS BOLDFACED) OR BY BYLAW ASSOCIATED WITH SPECIFIED STANDARD.

1.0 SITE STANDARDS

SITE AREA (LESS BUFFER)	APPROX. 51 266.47 sq.m. (12.67 ac) [5.13 ha]
14m BUFFER AREA	APPROX. 3 254.39 sq.m. (0.8 ac) [0.32 ha]
TOTAL SITE AREA	APPROX. 54 520.86 sq.m. (13.47 ac) [5.45 ha]

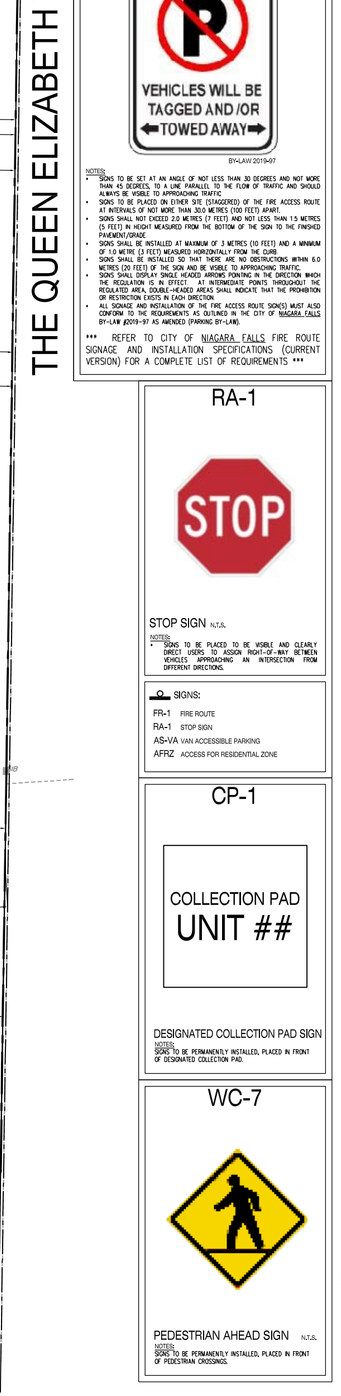
	BLOCK	UNITS	GFA (sq.m.)	BUILDING FOOTPRINT (sq.m.)	AGGREGATE FRONTAGE	AVG LOT WIDTH
STACKEDTOWNS (27)	1	14 (x3)	3839	809/604(x03)	196.29	195.90
	2	12 (x3)	3293	809/402(x03)	196.08	195.89
REAR-LANE TOWNS (37)	3	5	808	450	196.02	196.20
	4	8	1287	358 / 358	195.99	196.28
	5	6	967	539	196.01	196.30
	6	6	967	539	195.92	196.02
	7	6	967	539	195.99	196.09
	8	5	808	450	195.63	195.59
	9	4	648	361	195.80	195.76
	10	5	808	450	195.79	195.89
	11	4	648	361	195.87	195.88
	12	5	808	450	195.68	195.74
	13	6	967	539	195.67	196.74
	14	6	967	539	195.72	195.83
	15	7	1127	269 / 358	195.79	195.80
	16	8	1287	358 / 358	195.77	195.83
	17	5	808	450	195.79	195.80
	18	4	648	361	195.86	195.91
	19	6	967	539	195.86	195.88
	20	5	808	450	195.84	195.88
	21	8	1287	358 / 358	195.79	196.11
	22	8	1287	358 / 358	195.87	196.11
	23	6	967	539	195.88	196.35
	24	6	967	539	195.99	196.43
	25	7	1127	269 / 358	195.85	196.24
	26	7	1127	269 / 358	195.92	196.15
	27	8	1287	358 / 358	195.75	196.00
	28	8	1287	358 / 358	195.84	196.00
	29	7	1127	269 / 358	196.05	196.36
	30	6	967	539	196.05	196.34
	31	5	808	450	196.04	196.21
	32	5	808	450	196.04	196.35
TOTAL:		208	36473	18964		
PROPOSED DWELLINGS:		260				
PROPOSED DENSITY (PER DWELLING):	SITE AREA		20.5 units / ac	[50.7 units / ha]		
	TOTAL AREA		19.3 units / ac	[47.7 units / ha]		

2.0 BUILDING STANDARDS

ZONING STANDARD		REQUIRED	PROPOSED
MINIMUM LOT AREA:	(STACKED TOWNS 76 DWELLINGS)	76 sq.m. / unit = 5 772 sq.m.	16 348.8 sq.m. (~215.0 sq.m./unit - whole site)
	(TOWNHOUSES 182 UNITS)	189 sq.m. / unit = 34 398 sq.m.	38 147.2 sq.m. (~215.0 sq.m./unit - whole site)
	TOTAL (260 UNITS)	40 170 sq.m.	54 520.86 sq.m. (~215.0 sq.m./unit - whole site)
MAXIMUM BUILDING HEIGHT		14.0 m	TBD - 14.0 m
STACKED TOWNS:	FRONT YARD (MONTROSE ROAD) (Adjacting 13.7m From Centre Line To R/W)	3.0 m + 13.1m	251.63 m (Bik 2, #26)
	INTERIOR SIDE YARD (NORTH SOUTH)	Greater Of 1/2 Bldg's Ht, or 5.0m	3.4 m (Bik 1, #1) / 40.36 m (Bik 2, #26)
	REAR YARD (QUEEN ELIZABETH WAY)	17.0 m	17.04 m (Bik 1-2)
REAR-LANE TOWNS:	FRONT YARD (MONTROSE ROAD) (Adjacting 13.7m From Centre Line To R/W)	36.0 m + 13.1m	5.63m+13.1m (Bik 10)
	INTERIOR SIDE YARD	North 33.0m	6.9 m (Bik 11, #75)
		South 36.5m	6.0 m (Bik 8, #58)
	REAR YARD (QUEEN ELIZABETH WAY)	55.0 m	17.79 m (Bik 3, #27)
MINIMUM PRIVACY YARD DEPTH:	TOWNHOUSE	5.5 m @1FOOT	2.4m (Bik 22, #136)
MINIMUM LANDSCAPE OPEN SPACE		75 sq.m. / UNIT (19,500 sq.m.)	71.8 sq.m. / UNIT (18,675 sq.m.)
MINIMUM SETBACK FROM Q.E.W.		14.0 m	17.04 m (Bik 1-2)
MAX. COV. (INCL. ALL BLDG'S & PORCHES):	TOTAL SITE	35%	34.8%
PARK AREA:	PARKETTE BLOCK		791.29 sq.m.
	URBAN PARKETTE		248.52 sq.m.
	TOTAL PARK AREA		1039.81 sq.m.
PROJECTION OF ROOFED OVER PORCHES/DECK		2.5 m Into Front, Rear, Privacy Yard	Porch Proj. 0.91m From Front Wall
PROJECTION OF BALCONY		2.5 m Into Front, Rear, Side Yard	Balcony Proj. 1.22m From Front Wall

3.0 SITE CIRCULATION

ZONING STANDARD	REQUIRED	PROPOSED
VEHICULAR PARKING REQUIREMENTS		
STACKED TOWNS (26 units - 78 dwellings)	110 (@1.4 / unit)	78 (@1.0 / unit)
TOWNHOUSES (182 units)	255 (@1.4 / unit)	364 (@2 / unit)
VISITOR PARKING	N/A	34
TOTAL PARKING SPACE	365	476
MIN. PARKING SPACE DIMENSIONS	2.75 m X 6.0 m	2.75 m X 6.0 m
MIN. PARKING SPACE DIMENSIONS - PARALLEL	2.75 m X 6.7 m	3.0 m X 6.7 m
MIN. ACCESSIBLE PARKING SPACE DIMENSIONS	3.9 m X 6.0 m	3.9 m X 6.0 m
MIN. ACCESS AISLE WIDTH	1.5 m	1.5 m
MINIMUM NUMBER OF ACCESSIBLE PARKING	2 (@ 4% of 34)	2
MIN. WASTE COLLECTION PAD DIMENSIONS	1.0 m X 2.5 m	1.1 m X 2.5 m



STACKED @ 26
COUNT W/ 2 BLKS

SCHEME 2-ST

VACANT LAND CONDO W/ POTLS

LAST REVISED: SEPTEMBER 16, 2025 - KC (HDAI)

APPLICATION NUMBER:

APPLICATION NUMBER

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THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF HUNT DESIGN ASSOCIATES INC.

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE, AND MUST NOTIFY HUNT DESIGN ASSOCIATES OF ANY VARIATION FROM THE SUPPLIED INFORMATION.

HUNT DESIGN ASSOCIATES INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING, REFER TO THE PROPER ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ALL ARCHITECTURAL BYWALLS INDICATED ARE GRAPHIC REPRESENTATIONS ONLY.

DRAWINGS ARE NOT TO BE SCALED.

GRADING & DRAINAGE NOTES

1. MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINES SHALL BE 2.0% FOR A MINIMUM OF 7.0% OF THE REAR YARD AND THE SIDE YARD SHALL BE A MINIMUM OF 0.15m BELOW THE FINISHED GRADE AT THE BUILDING LINE. THE MAXIMUM SWALE GRADIENT SHALL BE 5.0%.
2. TWO OF REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% FOR A MAXIMUM OF 70% OF THE REAR YARD AND SLOPES OF 3 HORIZONTAL TO 1 VERTICAL MAXIMUM TO THE REAR LOT LINE.
3. EDGE OF THE DRIVEWAYS ARE A MINIMUM OF 1.0m FROM EDGE OF STREET CATCH BASIN AND STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATION AND TO INFORM THE ENGINEER IF THE DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.
4. BRICK LINE SHALL BE 0.15m ABOVE SOD ELEVATION.
5. ALL NEW FENCES REQUIRED ABUTTING PUBLIC LANDS AND ON EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL INCLUDING FOUNDATIONS COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF ANY 0.3m RESERVES.
6. SOIL CONSULTANTS VERIFICATION REQUIRED FOR FOOTINGS CONSTRUCTED ON UNDOCKETED FILL LOTS.
7. THE BUILDER MUST VERIFY THE AS CONSTRUCTED ON SANITARY AND STORM SERVICES INVERTS AND INFORM THE ENGINEER IF THE MINIMUM 2.0ft GRADE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTING.
8. BUILDER TO VERIFY LOCATION ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
9. BUILDER TO STAKE OUT DRIVEWAY CURB DEPRESSION AT TIME OF TOP CURB INSTALLATION.
10. THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPALS.
11. THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLANS APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
12. THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.
13. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE, WHICH ARE NOT 1.0 METERS CLEAR FROM EDGE OF DRIVEWAY, INCLUDING STREET CATCH BASIN.
14. APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
15. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS, INCLUDING GARAGE WALLS, ARE TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR THE TOP OF FOUNDATION WALL ON THE SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION IN THICKNESS FOR MASONRY VENEER AS REQUIRED.
THE BUILDER / APPLICANT AGREES THAT BY REQUESTING THIS LOT GRADING CERTIFICATION BEFORE THE AVAILABILITY OF INVERT CONNECTION, THE BUILDER / APPLICANT ASSUMES ALL RESPONSIBILITIES, OR ANY POTENTIAL COMPLICATIONS DUE TO THE ULTIMATE SEWER CONNECTION ELEVATIONS AT THE STREET LINE.

REVISIONS

No.	Description	Date	By
1.	ISSUED FOR --		

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION:		
HUNT DESIGN ASSOCIATES INC.		19695

HUNT DESIGN ASSOCIATES INC.
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Title: SITING AND GRADING PLAN
Sheet Name: MONTROSE ROAD
Plan No.: -

TREASURE HILL - 223013
NIAGARA FALLS, ONTARIO

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