OWNER'S NAME

SIGNATURE

THE CORPORATION OF THE CITY OF ST. CATHARINES

DIRECTOR OF PLANNING AND BUILDING SERVICES

DATE

NOTE: THE DIMENSIONS, AREAS, AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVICING, GRADING, AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

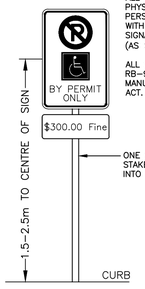
LEGEND

- WV ⊗ EX WATER VALVE
- HYD EX HYDRANT
- CB EX CATCHBASIN
- MH EX MANHOLE
- HP EX HYDRO POLE
- SHORT IRON BAR
- LS EX LIGHT STANDARD
- LS PROPOSED LIGHT STANDARD
- PROPOSED FIRE ROUTE SIGN
- PROPOSED C.L FIRE ROUTE
- PROPOSED WOOD PRIVACY FENCE
- FIRE ROUTE
- CONCRETE SIDEWALK
- TREES TO BE REMOVED

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.



ACCESSIBLE PARKING SIGN DETAIL
NTS

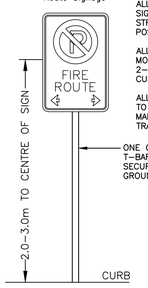
Typ. Fire Access Route Signage

SIGNAGE NOTES:

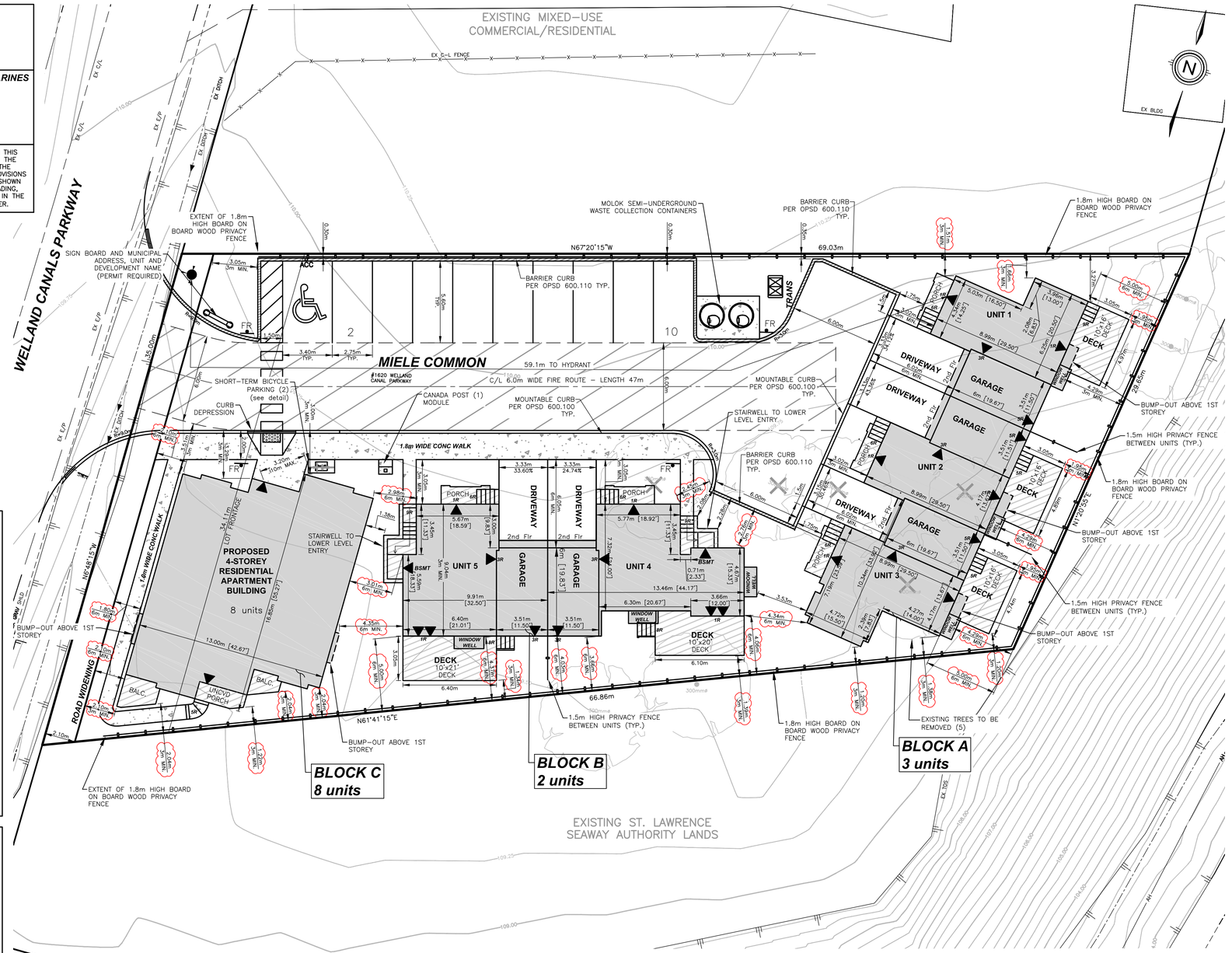
ALL SIGNS & FIRE ROUTE SIGNS TO BE LOCATED ON STREET LIGHTS WHERE POSSIBLE.

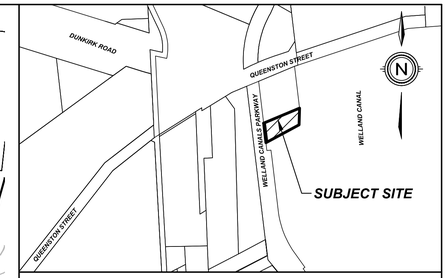
ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 2-3 METRES FROM TOP OF CURB TO BOTTOM OF SIGN.

ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.



FIRE ROUTE PARKING SIGN DETAIL
NTS





KEY PLAN
N.T.S.

LEGAL DESCRIPTION

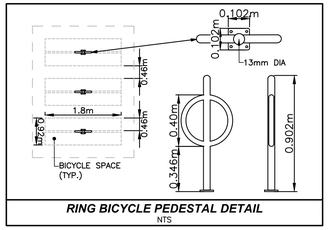
PART OF LOT 8, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF GRANTHAM
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

ZONING MATRIX

STAND ALONE RESIDENTIAL BUILDINGS (M1) - SECTION 8.3

PERMITTED USES - Triplex dwelling, Fourplex dwelling, Townhouse dwelling, Private road development. Apartment building / Long term care facility.

PROVISION	REQUIRED	PROVIDED
LOT AREA PER DWELLING UNIT	Min. 100m² Max. 250m²	1949.96m² total 150.00m² per
MIN. LOT FRONTAGE	TOWNHOUSE 12.00m APARTMENT 20.00m	34.11m
MIN. FRONT YARD SETBACK	TOWNS 3m to dwelling/6m to garage APARTMENTS 6m	3m/6m 1.80m
MIN. REAR YARD SETBACK	TOWNS: 3.0m from end wall and 6.0m from rear wall. (as per section 5.7) APARTMENTS: Height of building	4.29m to rear wall NA
MIN. INTERIOR SIDE YARD SETBACK	TOWNS: 3m from end wall 6m from rear wall APARTMENTS: 3.0m	1.20m NA 2.04m
MIN. EXTERIOR SIDE YARD SETBACK	TOWNS: 3m APARTMENTS: 6m	NA
MAX. NUMBER OF ATTACHED DWELLING UNITS	8 units	8 units
MAX. BUILDING HEIGHT	TOWNS: 11.00m APARTMENTS: 20.00m	10.67m 13.72m
MIN. LANDSCAPE	TOWNS: 25% APARTMENTS: 20%	33.33%
MIN. YARD REQUIREMENTS BETWEEN BUILDINGS	Between End Walls 3m Between Rear Walls 7.5m Between End Wall and Rear Wall 6m	NA NA 2.98m
MIN. DISTANCE FROM PRIVATE ROAD	3m to dwelling/6m to garage	2.76m / 6m
MAX. UNIT DRIVEWAY WIDTH	50% of unit width	43.36%
PARKING REQUIREMENTS AND GENERAL PROVISIONS - SECTION 3		
PARKING SPACE DIMENSIONS	2.75m wide and 5.60m deep with a 6.00m access driveway	2.75m x 5.60m
ACCESSIBLE PARKING	1-12 spaces requires 1 accessible parking spaces. (3.4 x 5.6 with a 1.5m access)	1 space
TOWNHOUSE DWELLING PARKING REQUIRMENTS	Townhouse dwellings require 1.25 space per dwelling. (1.25x5=6)	9 spaces provided
APARTMENT DWELLING PARKING REQUIREMENTS	Apartment dwellings requires 1.25 spaces per dwelling. (1.25x8=10)	10 spaces provided
TOTAL SPACE REQUIREMENTS	16 total spaces required	19 spaces
BICYCLE PARKING REQUIREMENTS - SECTION 3.13		
REQUIRED RESIDENTIAL BICYCLE PARKING (SHORT TERM)	0.1 spaces per dwelling unit, 2 spaces minimum	2 spaces
REQUIRED RESIDENTIAL BICYCLE PARKING (LONG TERM)	0.25 spaces per dwelling unit, 4 spaces minimum	4 spaces
HORIZONTAL BICYCLE PARKING DIMENSIONS	1.8m x 0.46m x 1.22m	1.8m x 0.46m x 1.22m
VERTICAL BICYCLE PARKING DIMENSIONS	1.2m x 0.6m x 1.9m	1.2m x 0.6m x 1.9m
SHORT TERM BICYCLE PARKING LOCATION	Within 10m of principal entrance	3.20m
LONG TERM BICYCLE PARKING LOCATION	At grade or within a building, at a level corresponding with an abutting street	Designated internal storage via elevator



RING BICYCLE PEDESTAL DETAIL
NTS

PLATFORM STRUCTURE (DECK, PORCH, BALCONY, PATIO)

HEIGHT OF PLATFORM

	HEIGHT ABOVE THE GRADE FROM 0.15m TO 0.6m	PROPOSED	HEIGHT ABOVE THE GRADE MORE THAN 0.6m AND LESS AND 1.2m	PROPOSED	HEIGHT ABOVE THE GRADE 1.2m OR GREATER	PROPOSED
MINIMUM SETBACK FROM EXTERIOR SIDE LOT LINE	3m	N/A	3m	N/A	3m (TOWNS) 6m (APTS)	N/A
MINIMUM SETBACK FROM INTERIOR SIDE LOT LINE	3m (TOWNS) 3m (APTS)	N/A 1.22m	3m (TOWNS) 3m (APTS)	1.20m N/A	3m (TOWNS) 3m (APTS)	N/A 2.04m
MINIMUM SETBACK FROM REAR LOT LINE	1.8m	N/A N/A	3m	1.34m N/A	4.5m	N/A N/A
MINIMUM SETBACK FROM FRONT LOT LINE	3m	N/A 2.10m	3m	N/A N/A	3m (TOWNS) 6m (APTS)	N/A 2.10m

NOTE: DECK OR PATIO LESS THAN 0.15m ABOVE GRADE IS CONSIDERED LANDSCAPE OPEN SPACE AND NOT SUBJECT TO ANY SETBACKS

SITE STATISTICS

AREA	Ha.	% COVERAGE
BUILDING (includes decks/balconies)	0.069	35.38
ROAD/DRIVEWAY/PARKING	0.061	31.28
LANDSCAPING	0.065	33.33
ROAD WIDENING	0.007	–
TOTAL	0.202	100.00
UNITS (5 TOWNS + 8 APT DWELLINGS)		13
DEVELOPABLE AREA		0.195 ha.
DENSITY (UNITS/DEVELOPABLE AREA)		66.67 uph

#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#
1	ISSUED FOR MINOR VARIANCE APPROVAL	2026-10-19	M.K.
0	ISSUED FOR SITE PLAN APPROVAL	2026-07-21	M.C.
#	REVISION	DATE	INIT

NOTES:
1. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, 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.
2. 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.
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	MK
DESIGN	WH
CHECKED BY	WH
APPROVED BY	WH

MIELE FAMILY HOLDINGS INC.

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

MIELE COMMON
CITY OF ST. CATHARINES
SITE PLAN

CONSULTANT FILE No.	25020
DATE	2026-10-09
PRINTED	2026-10-19
SCALE	1:150 m
REF No.	#
DWG No.	25020-SP
REV	1

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