

NOTICE OF MEETING

Proposed Class II Development Permit Amendment

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, DECEMBER 22, 2020 at 6:00 P.M.** via **TELECONFERENCE** using the toll-free number and access code provided on the meeting agenda to hear and consider the following Class II Development Permit Amendment application:

File No. **DP2020-18**

APPLICANT/OWNER: **KATHERINE CHRISTENSEN**

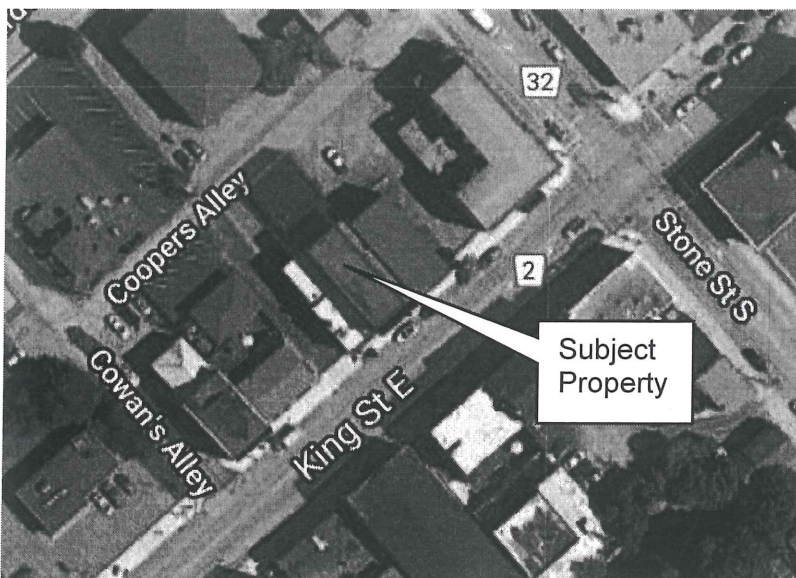
The property municipally and legally described as
84 KING STREET EAST
PLAN 86 PT LOT 8 E OF GAN R
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit Amendment to
CREATE THREE RESIDENTIAL UNITS IN THE UPPER STOREYS OF THE SUBJECT PROPERTY

Additional information in relation to the proposed development permit application is available for inspection during business hours in the Administration Offices at 30 King Street East, Gananoque, ON, or by calling Chanti Birdi at 613-382-2149 ext. 1129, or emailing assistantplanner@gananoque.ca.

If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

Note: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the LPAT where the application meets the requirements established through the official plan and development permit by-law.



DATED this 27TH day NOVEMBER, 2020

Brenda Guy
Manager of Planning and Development

2 SURVEY.



DP 20 20/18

APPLICATION FOR DEVELOPMENT PERMIT APPROVAL Section 70.2 of the Planning Act, RSO 1990, as amended

This application form **MUST** be accompanied with all the submission requirements in order to be considered a complete application. **Incomplete applications will not be processed until all information is provided.**

A meeting with Planning and Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

- Complete application form signed including declaration of applicant.
- Copy of the deed of property or offer to purchase and sale
- Two (2) large scale copies of all plans being submitted, two reduced 8.5" x 11" of each plan and one electronic copy in pdf format. Plans are to be in a standard scale format (1:250 1:500)
- Application fee payable to the Town of Gananoque:
 - Class I \$500
 - Class II \$1,500
 - Class III \$1,700
 - Amendment to Class I, Class II or Class III \$700
- Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of studies for a Class II/Class III
- Copy of the most recent survey of the subject property
- Cataraqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority. See fee schedule. Clearance letter will be required by the Town.

CONTACT INFORMATION

Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

| | | |
|---|--|---|
| Name of Applicant: <i>Kathrine Christensen</i> | Complete Address including Postal Code: <i>469 Marble Road Gananoque K7G2W4</i> | Phone: _____ Fax: _____ E-mail: <i>marblerockcd.com</i> |
| Name of Property Owner (if different than applicant): | Complete Address including Postal Code: | Phone: _____ Fax: _____ E-mail: _____ |
| Architect/Designer/Planner: | Complete Address including Postal Code: | Phone: _____ Fax: _____ E-mail: _____ |
| Engineer: | Complete Address including Postal Code: | Phone: _____ Fax: _____ E-mail: _____ |
| Ontario Land Surveyor: | Complete Address including Postal Code: | Phone: _____ Fax: _____ E-mail: _____ |

Street or Property Address (if applicable): *84 King St. E*

LEGAL DESCRIPTION

Lot/Con/Plan: *PLAN 86 PT LOT 8 E OF GAN R.*

| | | | |
|---------------------------|--------------------------|--------------------------------------|------------------------|
| Frontage: <i>32 FT</i> | Depth: <i>120 FT.</i> | Area (sq.m): <i>3,840 sq. ft.</i> | Area (acres): _____ |
|---------------------------|--------------------------|--------------------------------------|------------------------|

SUBMISSION REQUIREMENTS

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

- Site Plan(s)** including scaled accurate measurements of:
 - o Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
 - o Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
 - o Dimensions and gross floor area of all building and structures to be erected;
 - o Existing structures to be retained, removed or relocated;
 - o Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
 - o Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
 - o Parking areas including number, size of spaces and dimensions. The plans shall have regard for **Ontario Regulation 413/12 made under Accessibility for Ontarians with Disabilities Act, 2005**. This shall include, but not be limited to, providing appropriate designated parking spaces and unobstructed building access features.
 - o Access driveways including curbing and sidewalks
 - o Proposed fire routes and fire route sign locations
 - o Dimensions and locations of loading zones, waste receptacles and other storage spaces;
 - o Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
 - o Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
 - o Location, type and size of any other significant features such as fencing, gates and walkways.
- Drainage Plan(s)** including scaled accurate measurements of:
 - o Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;
- Landscape Plan(s)** including scaled accurate measurements of:
 - o Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;
- Site Servicing Plan(s)** including scaled accurate measurements of:
 - o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.
- Grade Control and Drainage Plan(s)** including scale accurate measurements of:
 - o Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
 - o Location of any creeks, ravines or watercourses with elevations and contours;
 - o Arrows indicating the proposed direction of flow of all surface water;
 - o Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
 - o Existing and/or proposed right-of-ways or easements
- Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
 - o Drawings that show plan, elevations and cross section views for each building or structure to be erected;
 - o Conceptual design of building;
 - o Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
 - o Exterior design including character, scale, appearance and design features of the proposed building;
 - o Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
 - o Photographs of the subject land and abutting streetscape on both side of the street
- Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

| | |
|---|---|
| <input type="checkbox"/> Servicing options report | <input type="checkbox"/> Phase I Environmental Study and if investigation as required |
| <input type="checkbox"/> Hydrogeological Study | <input type="checkbox"/> Noise and/or vibration study |
| <input type="checkbox"/> Drainage and/or stormwater management report | <input type="checkbox"/> Source Water protection study |
| <input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area | <input type="checkbox"/> MDS I or II calculation |
| <input type="checkbox"/> Archaeological Assessment | <input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility |
| <input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use | <input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan |
| <input type="checkbox"/> Heritage Resource Assessment | <input type="checkbox"/> Supporting Land Use Planning Report |
| <input type="checkbox"/> Mine hazard rehabilitation assessment | |

Existing Use(s):

Length of time the existing use of the subject lands have continued: since 1845

Has the property been designated as a Heritage Site? Yes No

Is the property presently under a Site Plan Agreement? Yes No

Has the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act? Yes No
If yes, provide the file number and the status of the application?

Proposed Use(s): Commercial & Residential

Is the Use permitted or permitted subject to criteria as set out in the development permit by-law and how have the applicable criteria have been addressed?
YES

Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.
NO

Abutting Land Use(s):
Commercial, both sides.

Is the Development to be phase? Yes No

What is the anticipated date of construction? ASAP

Is the land to be divided in the future? NO

Are there any easements, right-of-ways or restrictive covenants affecting the subject land? Yes No

| Plan Details: | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> Residential | <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Institutional |
| <u>see site plan</u> | Lot Area: _____ (sq.m) | Building Coverage: _____% _____(sq.m) | Landscape Coverage: _____% _____(sq.m) |
| | Building Height: _____ | No. of Storeys: _____ | No. of Units: _____ |
| Parking Surface: Existing: _____ Proposed: _____ | Number of Parking Spaces: Existing: _____ Proposed: _____ Total: _____ | Dimensions of Parking Spaces: _____ | Method of Garbage Storage: _____ |
| Loading Spaces: _____ | Number of Loading Spaces: _____ | Dimensions of Loading Spaces: _____ | Number of Accessible Spaces: _____ |
| | | | Other: _____ |

Heritage Tourist Inn/Bed and Breakfast:

| | | | |
|---|---|--|--|
| Is this an application for a Heritage Tourist Inn? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other _____ | Is this an application for a Bed and Breakfast? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____ |
|---|---|--|--|

A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.

| EXISTING BUILDINGS: | | Building 1 | Building 2 |
|---------------------|------------------------|------------|------------|
| | Type of Structure | | |
| | Date Constructed: | | |
| | Front Line Setback: | | |
| | Rear Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Height: | | |
| | Dimensions: | | |
| Floor Area: | | | |

| PROPOSED BUILDINGS: | | Building 1 | Building 2 |
|---------------------|--------------------------------|------------|------------|
| | Type of Structure: | | |
| | Proposed Date of Construction: | | |
| | Front Line Setback: | | |
| | Rear Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Height: | | |
| | Dimensions: | | |
| Floor Area: | | | |

Attached Additional Page, if necessary

Access:

Municipal Street Unopen Road Allowance Existing Right-of-way Other _____

Name of Street/Road: King St E / Coopers Alley

Entrance Approvals and Permit Number(s): NO

If the application will result in the creation of a new private road, a request for street naming will have to be submitted in conjunction with this application, to be approved by Council.

Water Access (where access to the subject land is by water only)

| Docking Facilities (specify) | Parking Facilities (specify) |
|---|---|
| distance from subject land _____ | distance from subject land _____ |
| distance from nearest public road _____ | distance from nearest public road _____ |

Services:

Municipal Water and Sewer Municipal Water & Private Sewage Private Well and Municipal Sewage Private Well and Private Sewage

Water and Sewer Hook-up Approvals and Permit Number(s):

AUTHORIZATION BY OWNER

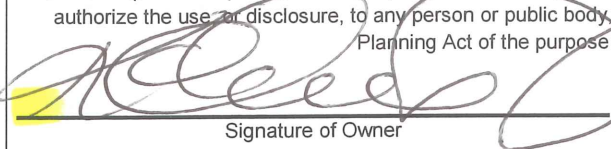
I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize _____ (print name) to be the applicant in the submission of this application. Furthermore, I/we, being the registered owner(s) of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purposes of conducting a site inspection with respect to the attached application.

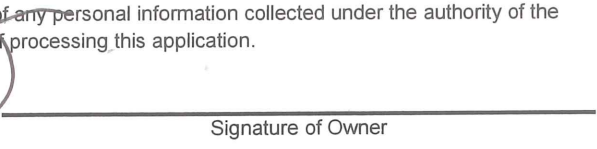
| | |
|--------------------------------------|---------------------------|
| Owner Name (Please Print) | Owner Name (Please Print) |
| Signature of Owner | Signature of Owner |
| Signature of Witness (not applicant) | Date |

CONSENT BY OWNER

Complete the consent of the owner concerning personal information set out below.

I/We Kathrine Christensen, am/are the registered owner(s) of the land that is the subject of this application for Development Purposes and for purposes of the Municipal Freedom of Information and Protection of Privacy Act. I/We hereby authorize the use or disclosure, to any person or public body, of any personal information collected under the authority of the Planning Act of the purpose of processing this application.


 Signature of Owner


 Signature of Owner

Signature of Witness (not applicant) _____ Date _____

DECLARATION OF APPLICANT

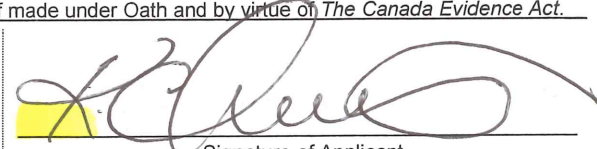
I, Kathrine Christensen of the Town of Gananoque of Quebec in the _____ of _____ solemnly declare that:

I understand that the applicant/owner will be required to provide 100% security of the outside works in the form of a Letter of Credit or Certified Cheque until such time as the works are completed. A 15% holdback will be maintained for a period of one year after the works are completed. This will be applicable at the time of agreement.

Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

All of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of The Canada Evidence Act.

Declared/Sworn before me at _____
 this _____ day of _____, 20____.

Signature of a Commissioner, etc _____

 Signature of Applicant

| | | |
|--|--|--|
| Office Use Only: | | Roll No: <u>08 14 000 015 008 00</u> |
| Official Plan Designation: <u>General Commercial</u> | Development Permit Designation: <u>Commercial Traditional</u> | Other: _____ |
| Access (Entrance Permits etc): _____ | Water and Sewer Hookup (Permits etc): _____ | Other: _____ |
| Other Concurrent Applications: <input type="checkbox"/> Cash-in-Lieu of Parking | <input type="checkbox"/> Condominium Approval | <input type="checkbox"/> Consent/Severance |
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Subdivision Approval | |
| Date Application Received: <u>July 30, 2020</u> | Date Application Deemed Complete: <u>Nov. 27, 2020</u> | Fees Received: <u>✓ PAID.</u> |

Peer Review/Consultant Services

In order to streamline the Town of Gananoque's planning process, peer review services may be contracted out by the Town under the current General Fees and Rates Bylaw. These may include but are not limited to the following:

- | | |
|--|---------------------------|
| Official Plan Amendment | Sanitary System Design |
| Condominium Applications | Site Plan Applications |
| Consent Applications | Subdivision Applications |
| Environmental Assessment | Storm Water Management |
| Minor Variance Applications | Traffic Studies |
| Noise Studies | Water Distribution System |
| Ontario Municipal Board Representation | Zoning By-law Amendment |
| Part Lot Control | Other Miscellaneous |

The use of and choice of peer review contract consultants for either planning or engineering on any specific project are subject to the approval of either the Clerk/Manager of Planning and Development or the Director of Public Works, Community Services within their respective areas of jurisdiction.

All costs for the peer review consultants shall be fully paid by the applicant/developer.

Upon approval of the use of a peer review consultant, the applicant/developer shall execute the agreement below with the Town and post a security deposit of \$2,000 (two thousand dollars).

All submissions, correspondence etc. shall be directed to the Manager of Planning and Development, who shall be responsible for distribution.

All invoices from the peer review consultant shall be paid by the Town and subsequently invoiced to the applicant/developer. If payment is not received by the Town within 30 (thirty) days of receipt, then the Town will recover its costs for the security deposit or any other securities which have been posted for the project by the applicant/developer. In that event, the work shall cease on the project and will not commence again until the outstanding invoice has been paid in full, and the securities topped up to their original balance.

The securities will be held by the Town until the component of the project for which they were posted is complete. Authorization for the release of the securities shall be provided to the Treasury Department by either the Clerk or the Manager of Planning and Development, within their respective areas of jurisdiction.

Kathrine Christensen of the Town of Gananoque of County of Leeds in the
 _____ of _____ solemnly declare that:

I am aware of the current Town of Gananoque General Fees and Rates for various services provided by the Town.

Furthermore, I accept the Town's peer review process whereby I agree to provide the Town of Gananoque with a deposit in the amount of \$2,000 (two thousand dollars) in order to conduct the necessary peer review(s) in the completion of my planning application. In the event that payment is not received for such peer reviews, the Town may use the deposit to do so or any other securities being held.

Kathrine Christensen _____
 Print Name – Owner/Applicant Signature – Owner/Applicant

July 30/2020 _____
 Date Clerk or Manager of Planning and Development

GENERAL

1. ALL MATERIAL & WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE C.O.C. APPLICABLE TO THE WORK.
2. CONTRACTOR RESPONSIBLE TO NOTIFY ALL DIMENSIONS & LEVELS.
3. CONTRACTOR RESPONSIBLE TO KEEP THE SITE THROUGHOUT THE WORK AREA ACCESSIBLE & OPENED CONDITION AT ALL TIMES TO THE SATISFACTION OF THE OWNER.

INTERIORS

1. INTERIORS SHALL CONFORM TO CSA STANDARD B88 AND TO THE REQUIREMENTS OF THE O.B.C.
2. LUMBER, UNLESS OTHERWISE SPECIFIED TO BE OF SPECIFIED GRADE, SHALL BE DRY KILN DRIED TO A MAXIMUM MOISTURE CONTENT OF 15% AT THE TIME OF INSTALLATION. LUMBER SHALL BE THE GRADE STAMPED BY AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ASSOCIATION (CANSO).
3. WALL STUDIES & STUDIES SHALL CONFORM TO CSA STANDARD B111. PORTLAND CEMENT, PORTLAND CEMENT MORTAR, AND THE FINISHING UNLESS OTHERWISE SPECIFIED SHALL CONFORM TO TABLE E.3.3.3.1.3.1 IN THE O.B.C.
4. METAL CONNECTORS & ANCHORS SHALL BE GALVANNEED UNLESS OTHERWISE SPECIFIED. ALL TO BE HOT-DIP GALVANIZED OR APPROVAL EQUAL.
5. WOOD PRESERVATIVE WHERE REQUIRED, TO CONFORM TO CSA STANDARD B88.
6. FINISHING MATERIALS SHALL BE APPROVED BY THE ARCHITECT UNLESS OTHERWISE SPECIFIED. FINISHING MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE SPECIFIED UNLESS OTHERWISE SPECIFIED.

7. TO WALL STUDIES TO BE SIZED & SPACED AS NOTED ON THE DRAWINGS UNLESS OTHERWISE SPECIFIED.
8. STUDIES TO BE CONTINUOUS FOR FULL STORY HEIGHT WITH NO BREAKS ALLOWED AT JOINTS. STUDIES TO BE INSTALLED WITH NO GAPS ALLOWED BETWEEN STUDIES.
9. STUDIES TO BE LAPPED OR TIED AT CORNERS AND INTERSECTIONS. HOLOD-BEARING STUDIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE O.B.C. ALL TOP & BOTTOM WOOD PLATES SHALL BE FULLY DRY.
10. BRIDGING OR BRACING BETWEEN CROSS BRACING OR STUDIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE O.B.C. BRACING SHALL BE INSTALLED WITH THE O.B.C. BRACING SHALL BE INSTALLED WITH THE O.B.C. BRACING SHALL BE INSTALLED WITH THE O.B.C.

11. ALL SHEET MATERIAL, SHEATHING OR INSULATION SHALL BE INSTALLED STAGGERED WITH RESPECT TO ANY SHEET BELOW IN A WALL OR ROOF ASSEMBLY. JOINTS ABOVE AND BELOW ALL SHEETS SHALL BE TIED TO THE STUDIES WITH WIRE OR STEEL BRACING UNLESS OTHERWISE SPECIFIED.
12. ALL SHEET MATERIAL, SHEATHING OR INSULATION SHALL BE INSTALLED STAGGERED WITH RESPECT TO ANY SHEET BELOW IN A WALL OR ROOF ASSEMBLY. JOINTS ABOVE AND BELOW ALL SHEETS SHALL BE TIED TO THE STUDIES WITH WIRE OR STEEL BRACING UNLESS OTHERWISE SPECIFIED.

13. ALL SHEET MATERIAL, SHEATHING OR INSULATION SHALL BE INSTALLED STAGGERED WITH RESPECT TO ANY SHEET BELOW IN A WALL OR ROOF ASSEMBLY. JOINTS ABOVE AND BELOW ALL SHEETS SHALL BE TIED TO THE STUDIES WITH WIRE OR STEEL BRACING UNLESS OTHERWISE SPECIFIED.
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POSTS & BATTEN

1. ALL LOAD BEARING WALLS SHALL HAVE TWO CONTINUOUS TOP PLATES & ONE CONTINUOUS BOTTOM PLATE. ALL JOISTS AND POSTS TO BE INSTALLED IN CONTACT WITH STUDS WHERE APPLICABLE. ALL JOISTS AND POSTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE O.B.C. ALL JOISTS AND POSTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE O.B.C.
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CONCRETE

1. ALL CONCRETE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE O.B.C. ALL CONCRETE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE O.B.C.
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GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES
- ALL DRAWINGS AND ADDENDA ARE TO BE READ AS AND IN CONJUNCTION WITH THE CONTRACT DOCUMENTS
- CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE ENGINEER FOR RESOLUTION BEFORE COMMENCING THE WORK
- ANY CHANGES MUST BE APPROVED BY THE ENGINEER

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| 01 | CAD | ISSUED FOR PERMIT | 2020.09.21 |
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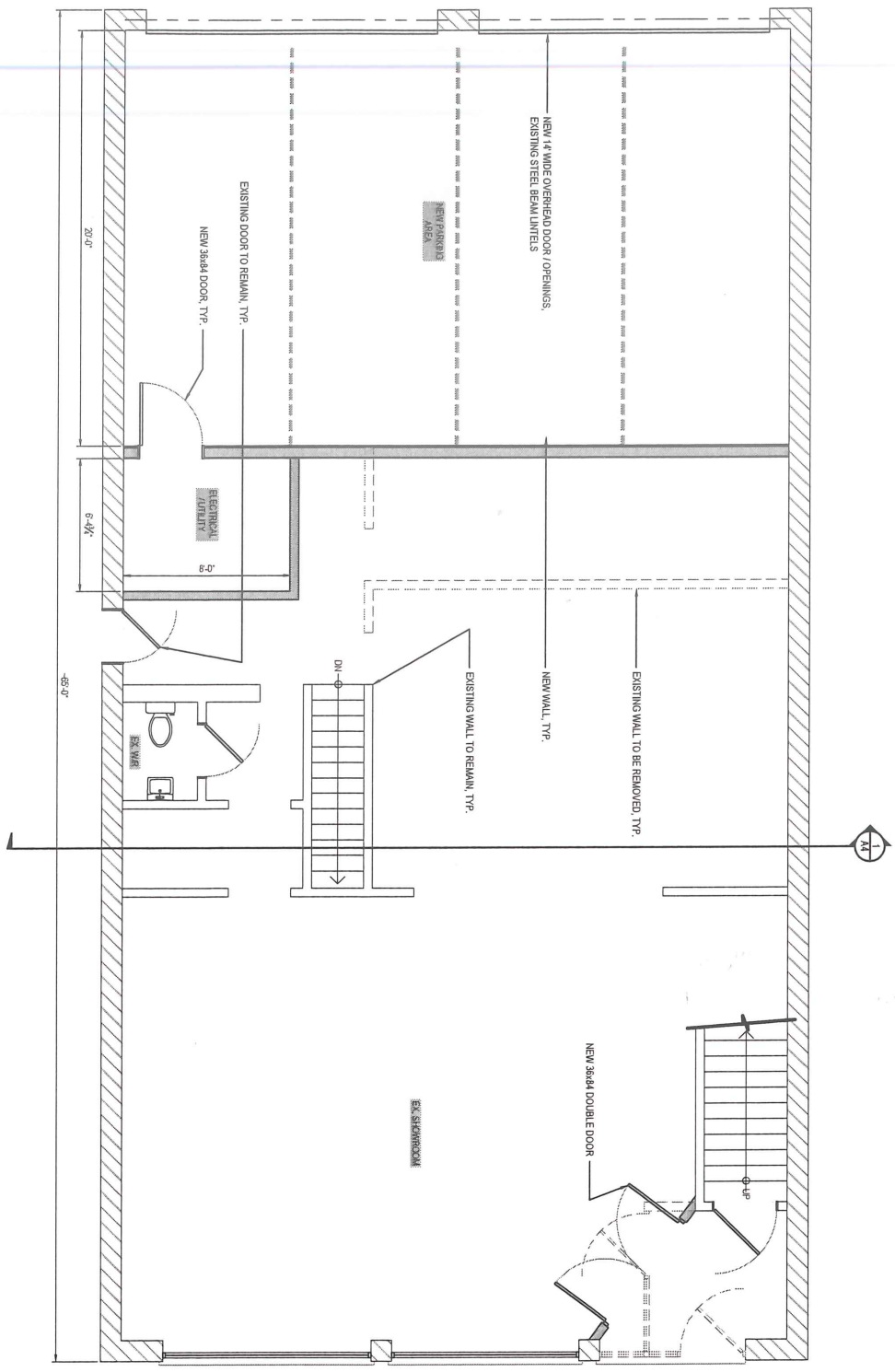
PROJECT INFORMATION:
 MME DOUCETTE & KATHERINE CHRISTENSEN
 64 KING STREET
 GANNADQUE, ONTARIO

DWG NAME:
 SPECIFICATIONS
 AND NOTES

DATE: SEPTEMBER 2020
 SCALE: N.T.S.

DWG #
 A0

1
TYPICAL FOUNDATION
1/2" = 1'-0"



- GENERAL NOTES:
- ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES
 - ALL DRAWINGS AND ADDENDA ARE TO BE READ AS ONE IN CONJUNCTION WITH THE CONTRACT DOCUMENTS
 - CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE ENGINEER FOR RESOLUTION BEFORE COMMENCING THE WORK
 - ANY CHANGES MUST BE APPROVED BY THE ENGINEER

01 CAD ISSUED FOR PERMIT 2020/09/21

DWG NAME:

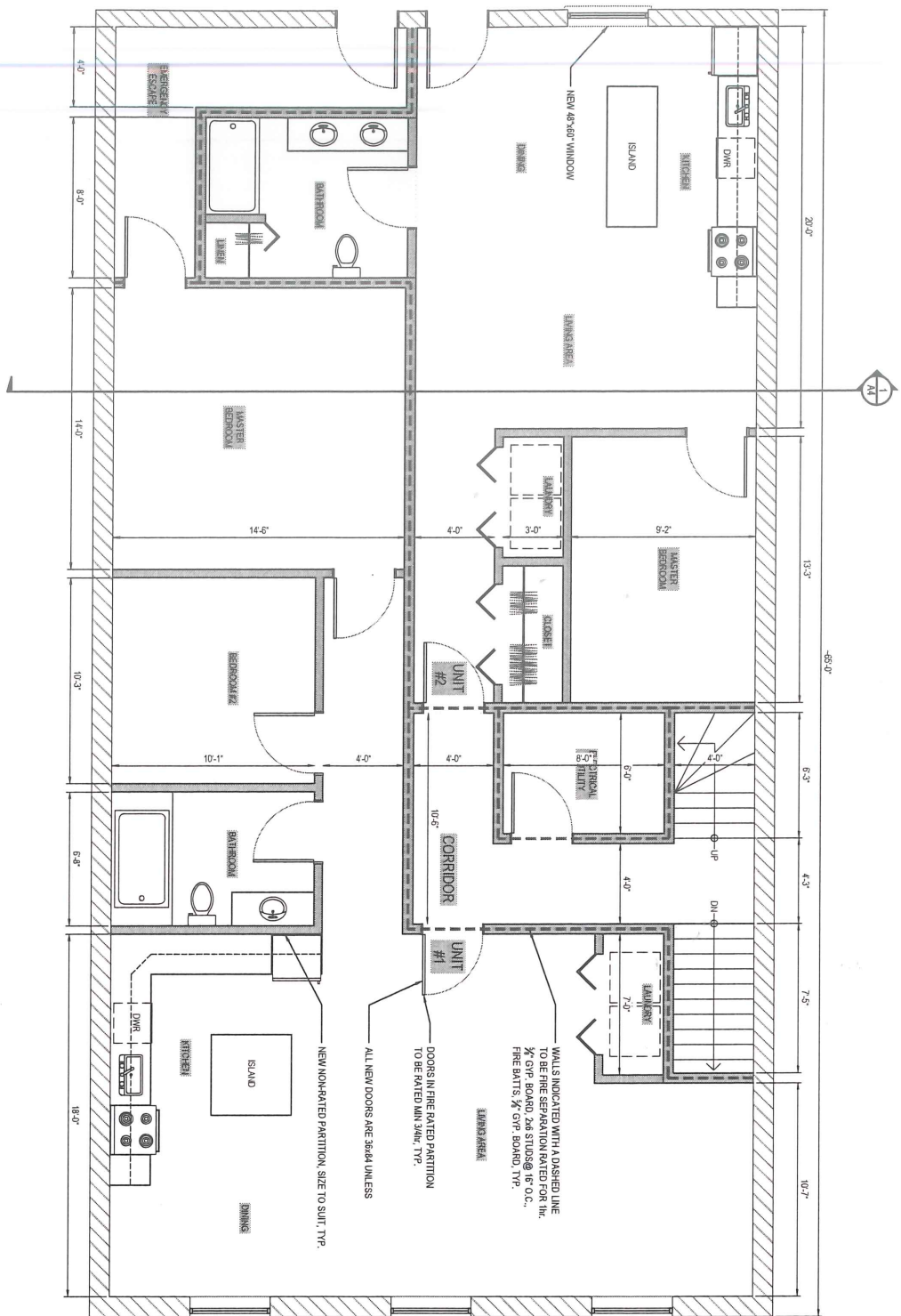
GROUND FLOOR PLAN

PROJECT INFORMATION:
MIKE DOUCETTE & KATHERINE CHRISTENSEN
84 KING STREET
GANANOQUE, ONTARIO

DATE SEPTEMBER 2020
SCALE 3/16" = 1'-0"

DWG #
A1

1 TYPICAL FOUNDATION
 A2 1/2" = 1'-0"



- GENERAL NOTES:
- ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES
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 - CONTRACTORS MUST REPORT ANY DISCREPANCIES TO THE ENGINEER FOR RESOLUTION BEFORE COMMENCING THE WORK
 - ANY CHANGES MUST BE APPROVED BY THE ENGINEER

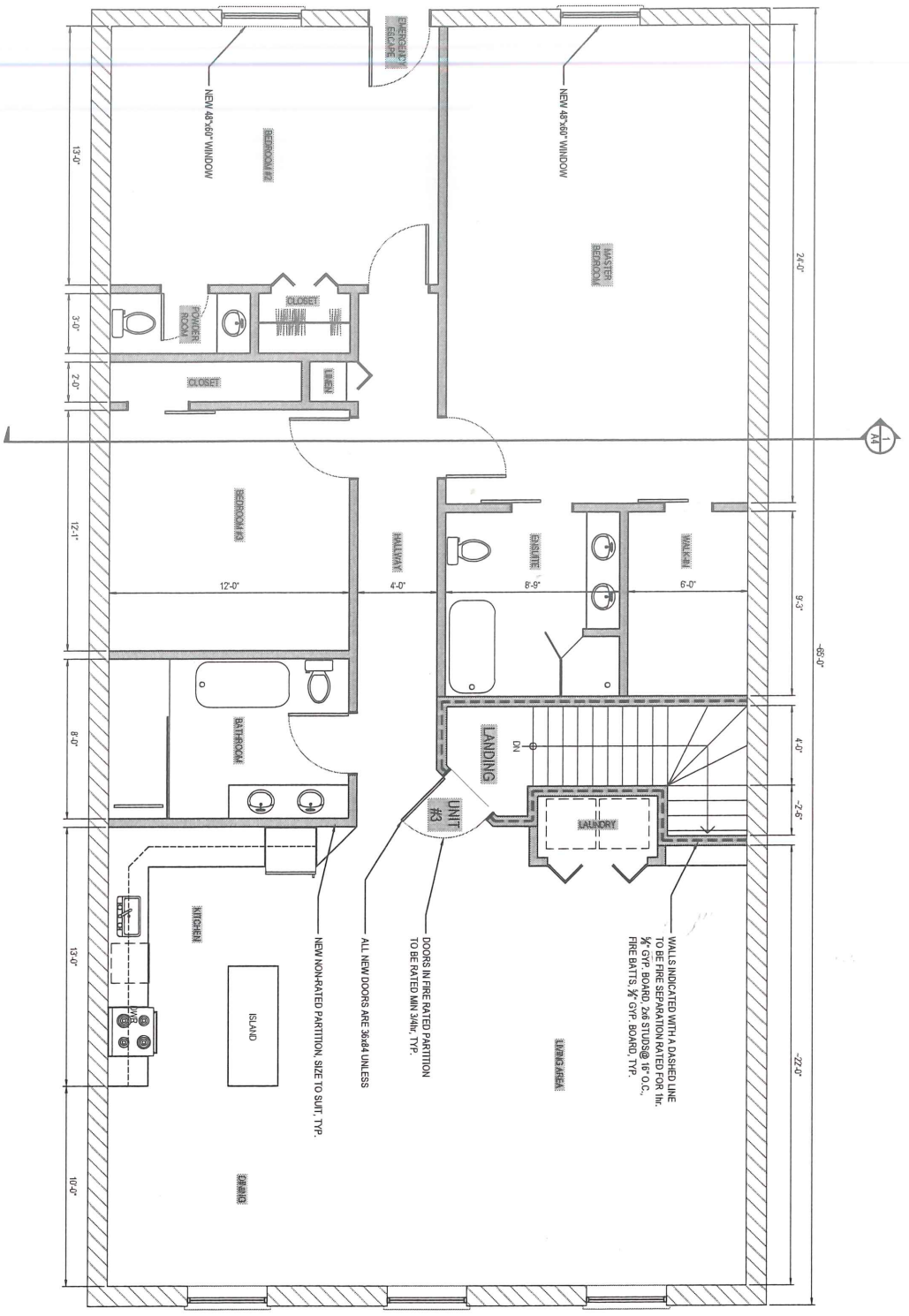
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| 01 | CAD | ISSUED FOR PERMIT | 2020/09/21 |
|----|-----|-------------------|------------|

DWG NAME:
SECOND FLOOR PLAN

PROJECT INFORMATION:
 MIKE DOUCETTE & KATHERINE CHRISTENSEN
 84 KING STREET
 GANANOQUE, ONTARIO

DATE: SEPTEMBER 2020
 SCALE: 3/16" = 1'-0"

DWG #
A2



1
1/2" = 1'-0"
TYPICAL FOUNDATION

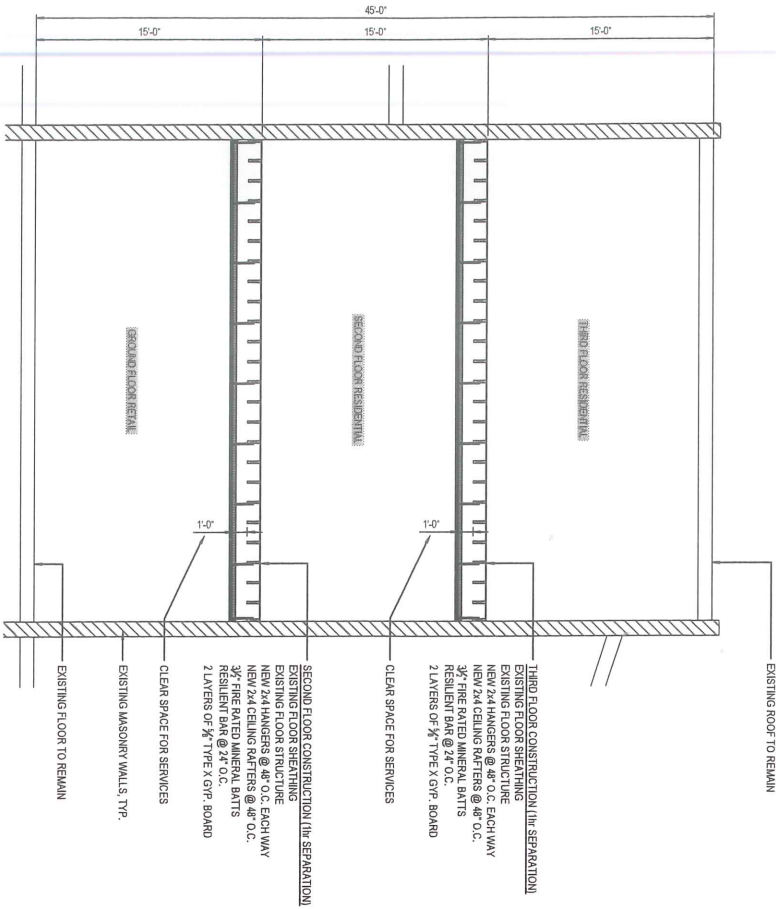
- GENERAL NOTES:
- ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES
 - ALL DRAWINGS AND ADDENDUM ARE TO BE READ AS AND IN CONJUNCTION WITH THE SPECIFICATIONS
 - CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE ENGINEER FOR RESOLUTION BEFORE COMMENSING THE WORK
 - ANY CHANGES MUST BE APPROVED BY THE ENGINEER

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|----|-----|---------------------------|------------|
| 02 | CAD | REVISED PER CITY COMMENTS | 2020.11.23 |
| 01 | CAD | ISSUED FOR PERMIT | 2020.09.21 |

DWG NAME:
THIRD FLOOR PLAN

PROJECT INFORMATION:
MIRE DOUCETTE & KATHERINE CHRISTENSEN
84 KING STREET
GANNOQUÉ, ONTARIO

| | | | |
|-------|----------------|-------|----|
| DATE | SEPTEMBER 2020 | DWG # | A3 |
| SCALE | 3/16" = 1'-0" | | |



1 TYPICAL SECTION
A4 1/8" = 1'-0"

- GENERAL NOTES:
- ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES
 - ALL DRAWINGS AND ADDENDUM ARE TO BE READ AS AND IN CONJUNCTION WITH THE SPECIFICATIONS. MUST REPORT ANY DISCREPANCIES TO THE ENGINEER FOR RESOLUTION BEFORE COMMENCING THE WORK
 - ANY CHANGES MUST BE APPROVED BY THE ENGINEER

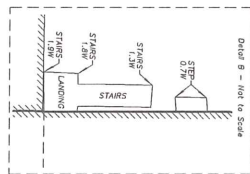
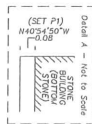
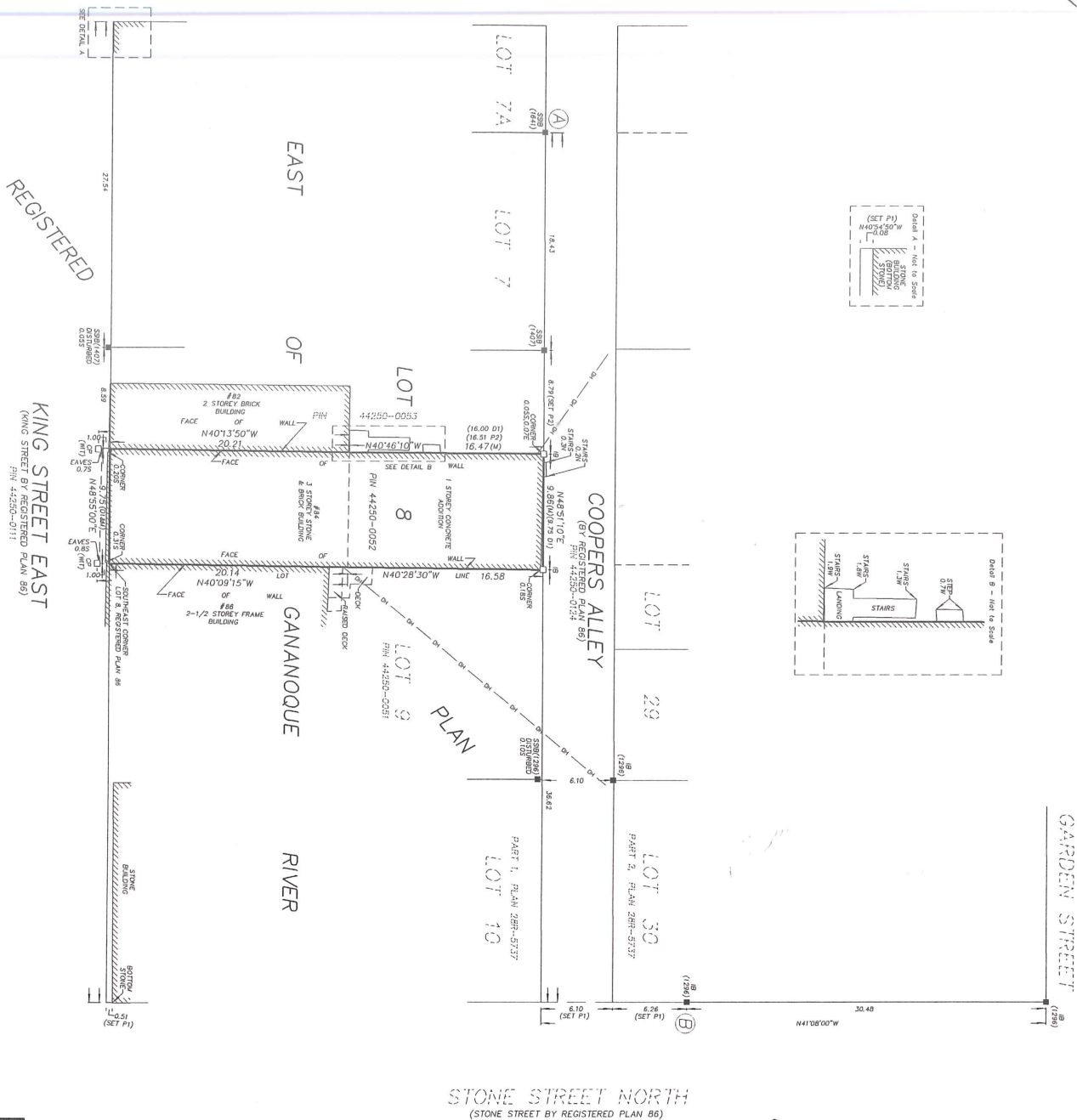
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| 01 | CAD | ISSUED FOR PERMIT | 2020/09/21 |
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DWG NAME:
TYPICAL BUILDING SECTION

PROJECT INFORMATION:
MIKE DOUCETTE & KATHERINE CHRISTENSEN
84 KING STREET
GANANODUQUE, ONTARIO

| | | | |
|-------|----------------|-------|----|
| DATE | SEPTEMBER 2020 | DWG # | A4 |
| SCALE | 1/8" = 1'-0" | | |

COWANS ALLEY
(BY REGISTERED PLAN B6)



GARDEN STREET

STONE STREET NORTH
(STONE STREET BY REGISTERED PLAN B6)

89

COPYRIGHT © VAN B. WALLACE O.L.S. LTD. 2020
 PLAN OF SURVEY OF
 PART OF LOT 8
 EAST OF GANANOQUE RIVER
 REGISTERED PLAN B6
 TOWN OF GANANOQUE
 COUNTY OF LEEDS AND GRENVILLE



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSB DENOTES SHORT STANDARD IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - WP DENOTES WIRELESS
 - DI DENOTES MEASURED
 - D1 DENOTES PLAN 288-5717
 - P1 DENOTES PLAN 288-5717
 - P2 DENOTES PLAN BY R.F. MCKEESTONE, O.L.S., DATED DECEMBER 27, 1963.
 - 1641 DENOTES W.B. COLLETT, O.L.S.
 - 1298 DENOTES RONALD H. SMITH, O.L.S.
 - 1407 DENOTES GARAGE W. ELLIOTT LTD., O.L.S.
 - OH- DENOTES UNKNOWN
 - OH- DENOTES OTHER UNKNOWN
 - BUILDING TIES SHOWN ARE TO THE FRAME UNLESS OTHERWISE NOTED.
- SURVEYOR'S CERTIFICATE**
- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON OCTOBER 7, 2020.
- DATE: OCTOBER 29, 2020
 SURVEYOR: *Kerry Boehme*
 KERRY BOEHME, O.L.S.

BEARING NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18 (7° WEST LONGITUDE), NAD83(CRS)2010). FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
 P3 - 2°04'00" CLOCKWISE

DISTANCE NOTES - METRIC
 DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999998.

CAUTION
 THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

INTEGRATION DATA
 OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK ARE REFERRED TO UTM ZONE 18 (7° WEST LONGITUDE) NAD83(CRS)2010).

| POINT TO | NORTHING | EASTING |
|----------|------------|-----------|
| A | 4891976.10 | 467256.77 |
| B | 4891976.18 | 467256.77 |

UTM ACCURACY PER SEC. 1420, ORIG. 216/10.

ASSOCIATION OF ONTARIO LAND SURVEYORS
 2141131
 THIS PLAN IS A PROFESSIONAL DOCUMENT ISSUED BY THE SURVEYOR.
 Regulation 1001, Section 2(2)

IBWSURVEYORS.COM | 1.800.667.0699