

NOTICE OF MEETING Proposed Class III Development Permit

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY**, **FEBRUARY 22**, **2022** at **6:00 P.M.** via **TELECONFERENCE*** to consider and provide a recommendation to Council on the Development Permit Amendment application below. **AND TAKE FURTHER NOTICE** that the Council for the Corporation of the Town of Gananoque will hold a Public Meeting on **TUESDAY**, **MARCH 1**, **2022** at **6:00 P.M.** via **TELECONFERENCE*** to consider the following application.

*The **TOLL-FREE PHONE NUMBER** and **ACCESS CODE** will be found on the meeting agenda, posted to the Town website at https://www.gananoque.ca/town-hall/meetings prior to the meeting.

File No. **DP2021-22** APPLICANT: **ZANDERPLAN INC**

OWNER: 9695443 Canada Inc

The property municipally and legally described as **VACANT LAND – KING STREET WEST**CON 1 PT LOT 11 Plan 28R-5002 PARTS 1 TO 5
Town of Gananoque

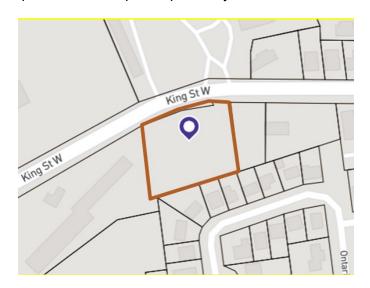
has applied to the Town of Gananoque for a Development Permit Amendment to

DEVELOP THE PROPERTY WITH 4 ROW HOUSING UNITS COMPRISING OF A TOTAL OF 22

DWELLING UNITS

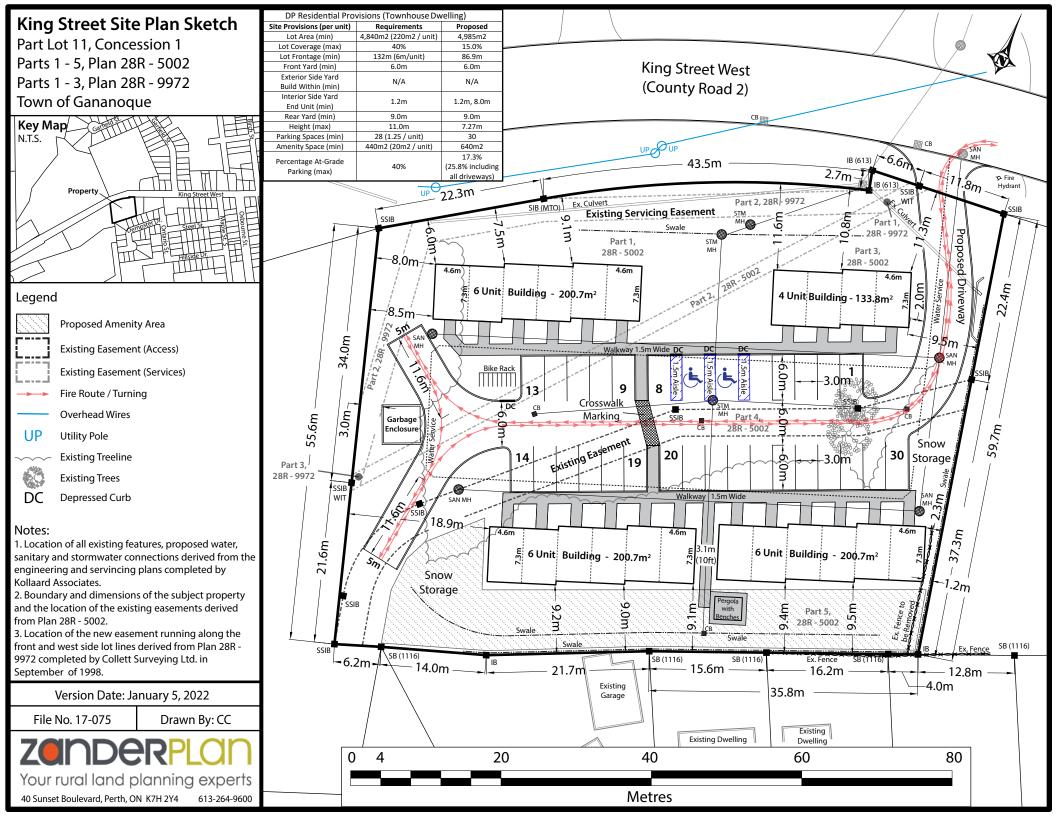
Additional information in relation to the proposed development permit is available for inspection on the Town website at https://www.gananoque.ca/town-hall/meetings, by emailing assistantplanner@gananoque.ca or by calling Chanti Birdi 613-382-2149 ext. 1129.

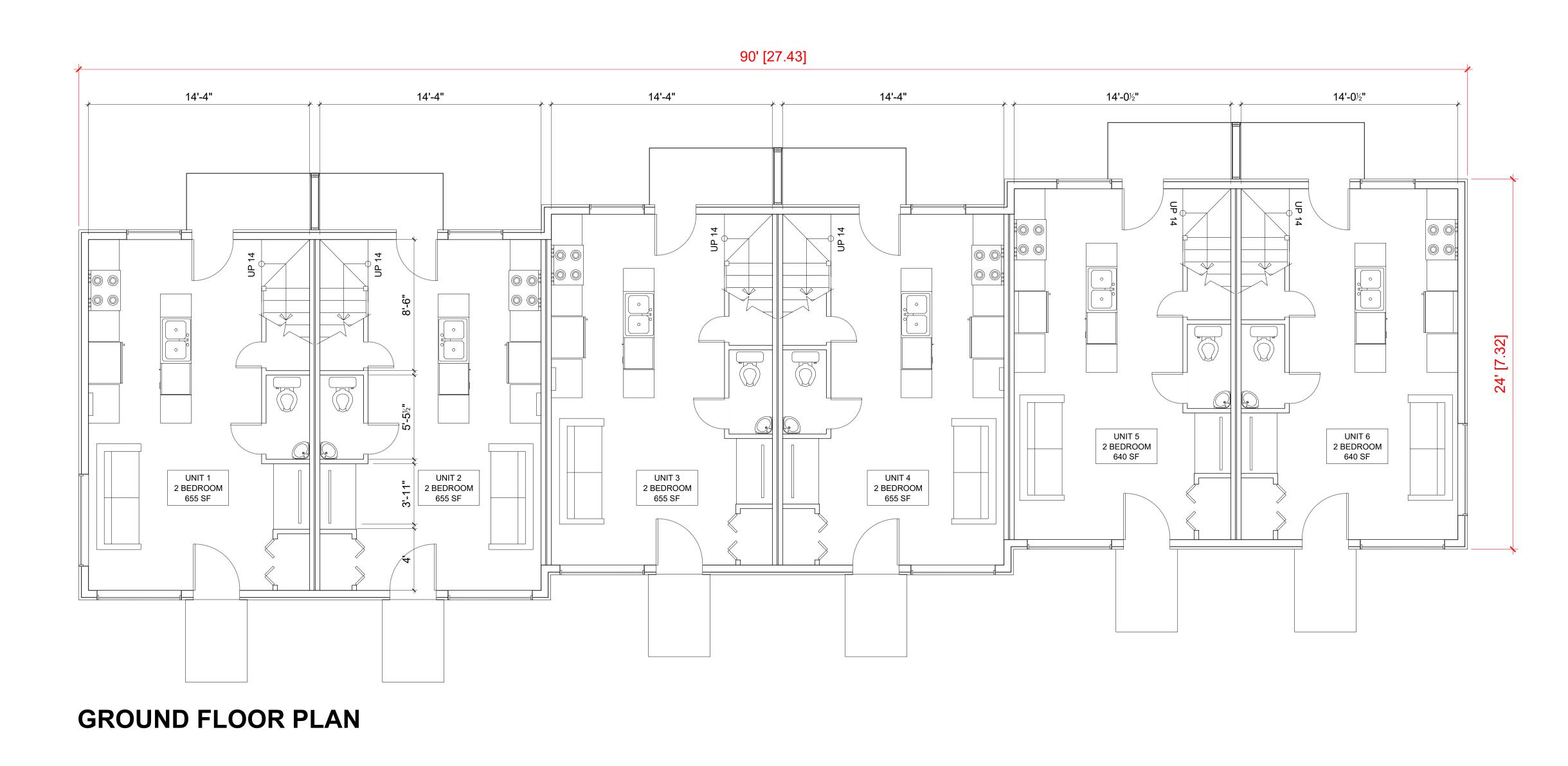
If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting. **Note**: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the Ontario Land Tribunal where the application meets the requirements established through the official plan and development permit by-law.

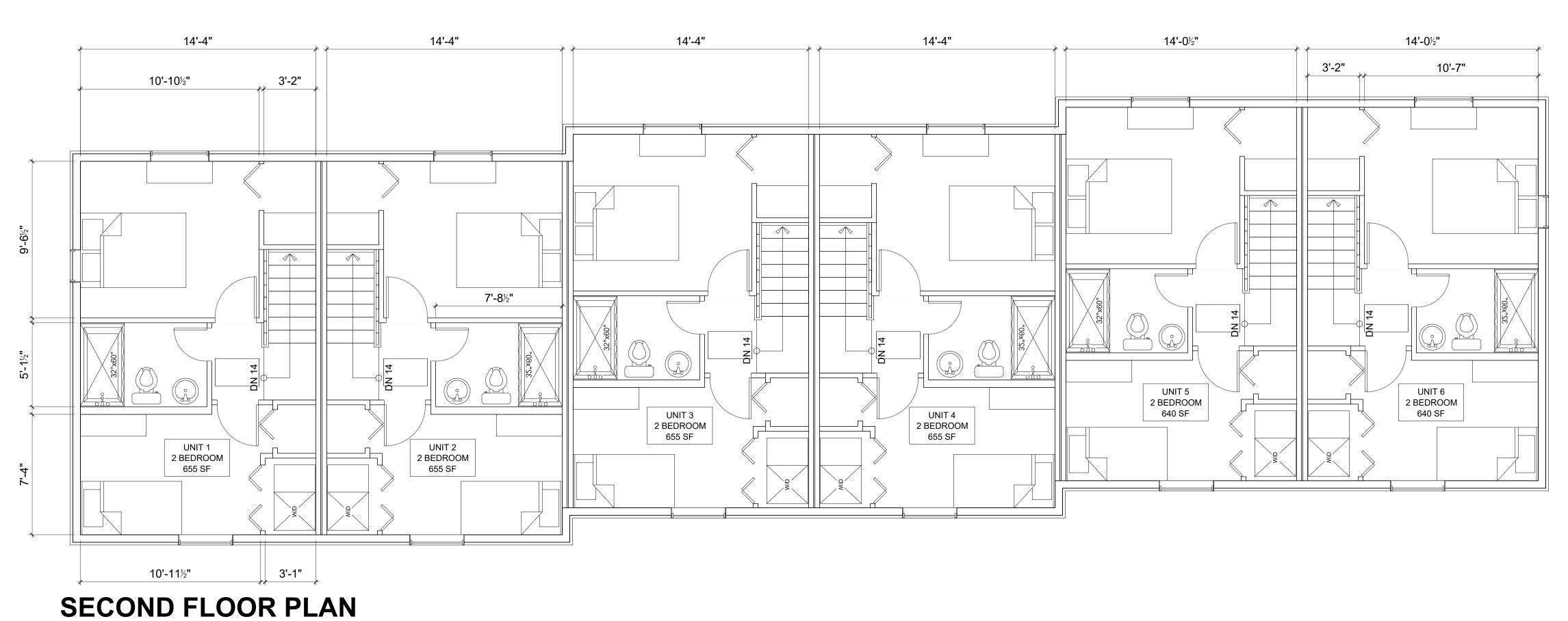


DATED this 5th day of FEBRUARY, 2022

Brenda Guy Manager of Planning and Development bguy@gananoque.ca 613-382-2149 Ext.1126







GENERAL NOTES

- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALL WORK DESCRIBED UNDER THIS CONTRACT TO COMPLY WITH ONTARIO BUILDING CODE, 2012 AND ALL OTHER CODES AND BY-LAWS IN EFFECT.

Issue Record:
No. Issue

1 For Planning Jul/

2 Rev For Planning Aug/30/3

GEOFF HODGINS
ARCHITECT

ISherbrooke St. E
Perth, Ontario, K7H 1A1
tel: (613) 267-2954
fax: (613) 267-4176

Client:

Client: Stefano Ferrante

Project Title:

KING ST. W
TOWNHOMES

Gananoque, ON

Drawing Title:

FLOOR PLANS
6 UNIT MODEL

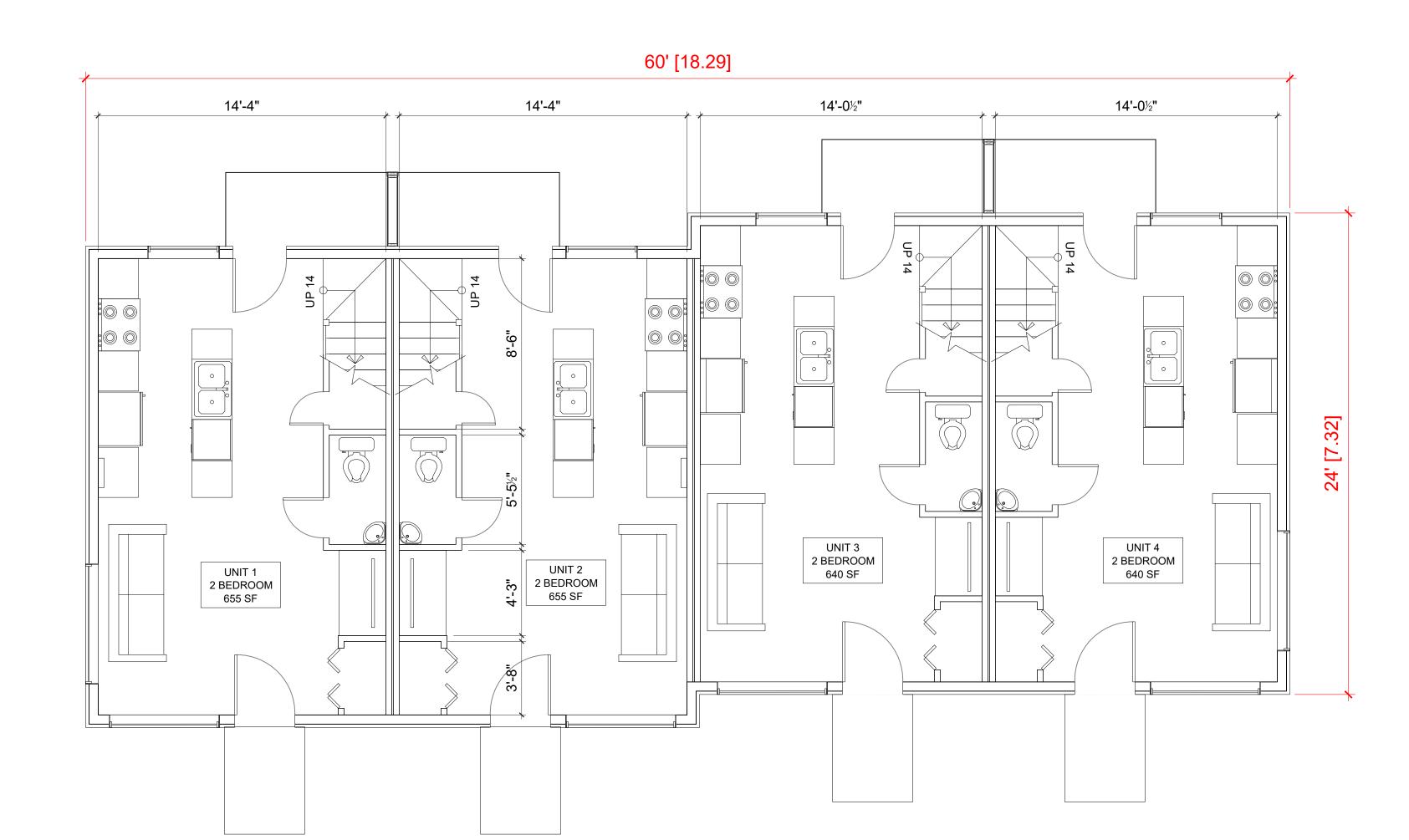
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Project No./ Projet No. In Scale/
Echelle: 1/4"=1'-0" Drawing No./ Dessin No.

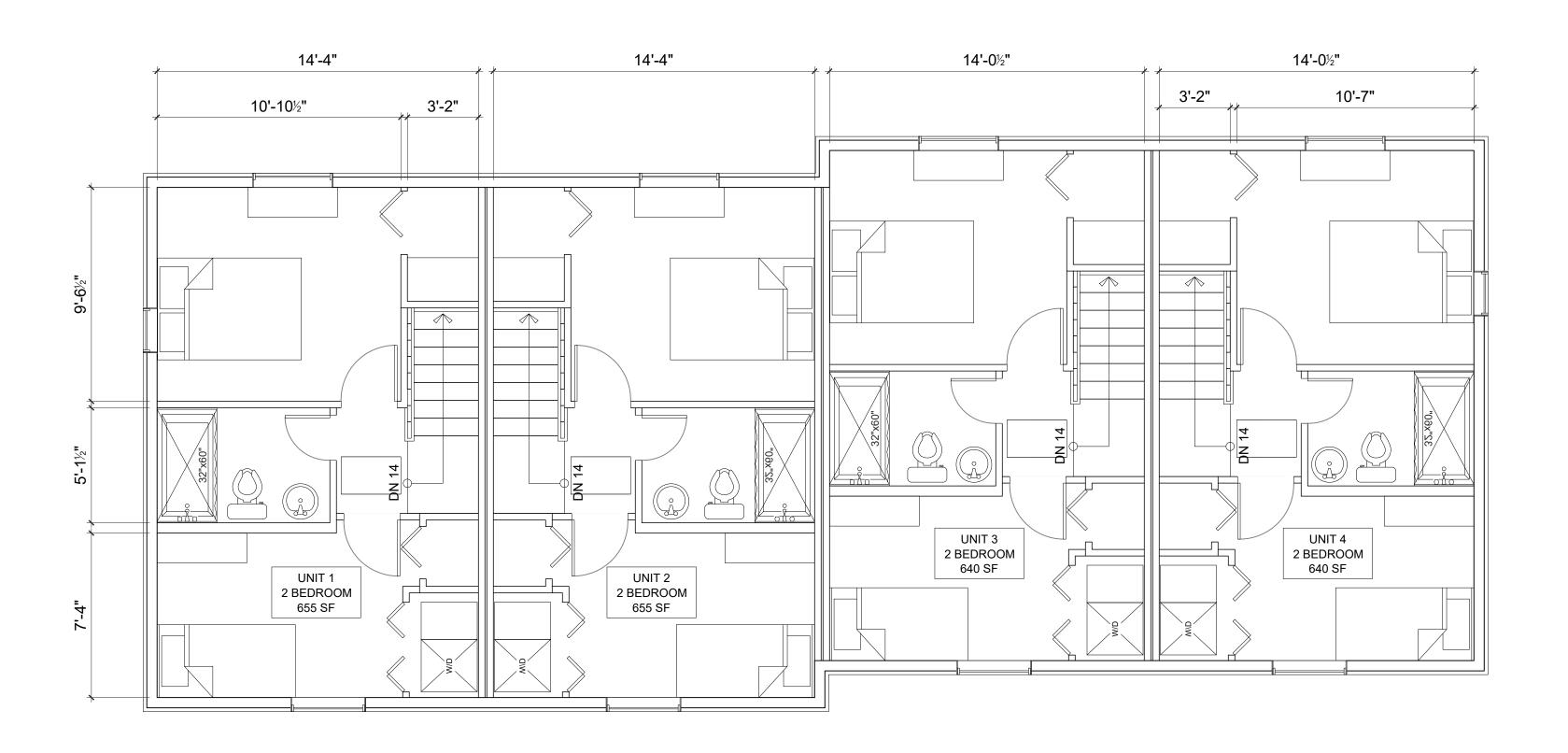
Date: Jan, 2020
Drawn By/ BJ
Dessine Par:







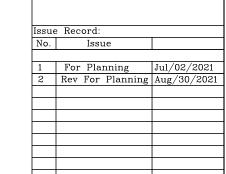
GROUND FLOOR PLAN

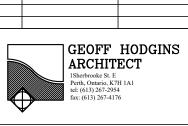


SECOND FLOOR PLAN

GENERAL NOTES

- ALL WORK DESCRIBED UNDER THIS CONTRACT TO COMPLY WITH ONTARIO BUILDING CODE, 2012 AND ALL OTHER CODES AND BY-LAWS IN EFFECT.



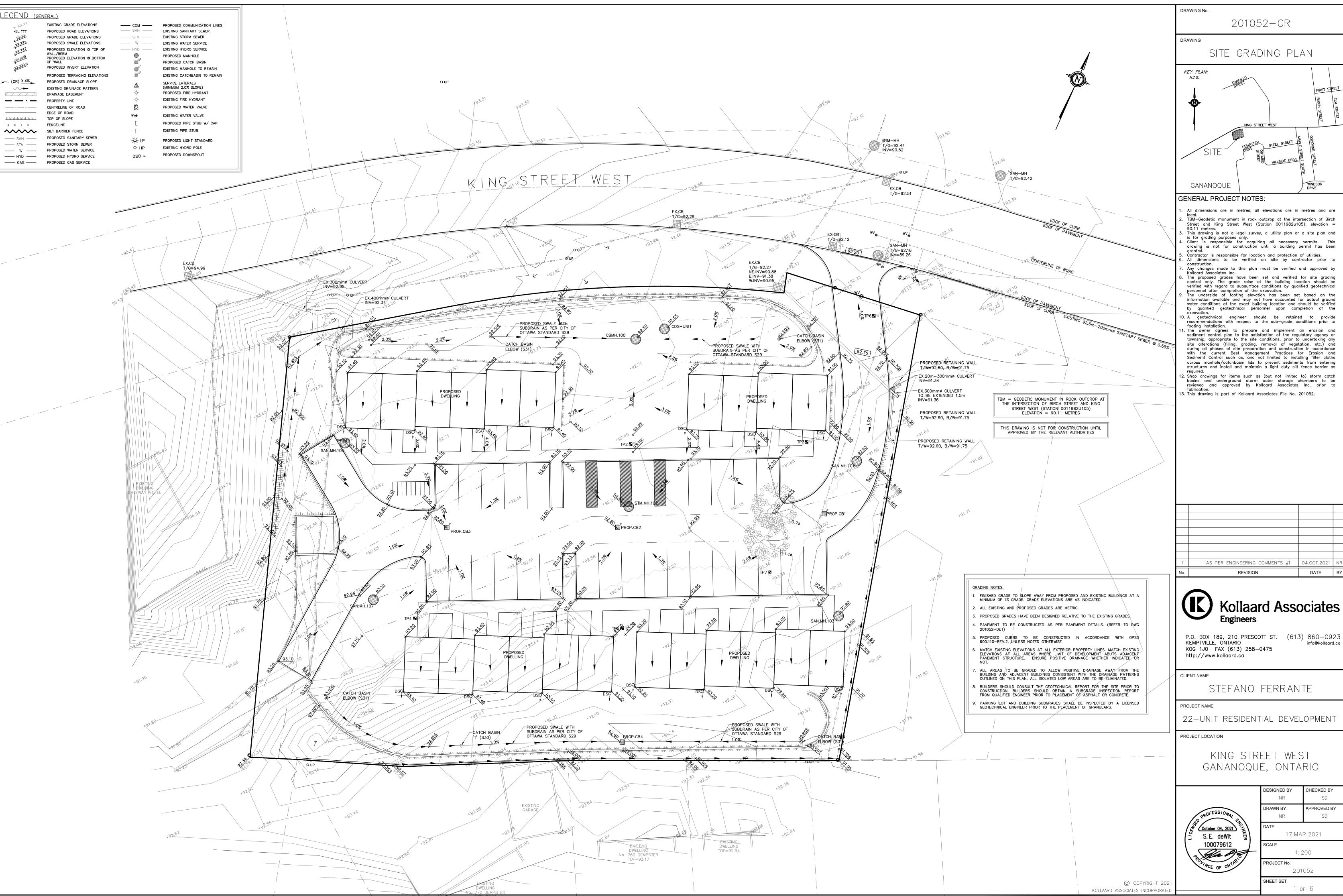


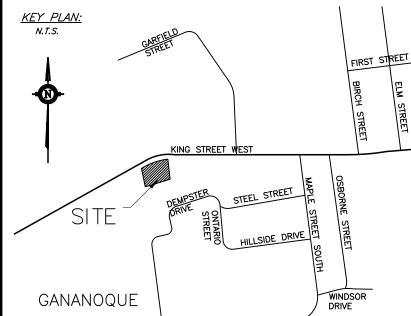
Stefano Ferrante

KING ST. W TOWNHOMES Gananoque, ON

FLOOR PLANS 4 UNIT MODEL







This drawing is not a legal survey, a utility plan or a site plan and is for grading purposes only.

Client is responsible for acquiring all necessary permits. This Contractor is responsible for location and protection of utilities. All dimensions to be verified on site by contractor prior Any changes made to this plan must be verified and approved by

The proposed grades have been set and verified for site grading control only. The grade raise at the building location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation. The underside of footing elevation has been set based on the information available and may not have accounted for actual ground water conditions at the exact building location and should be verified by qualified geotechnical personnel upon completion of the D. A geotechnical engineer should be retained to provide

sediment control plan to the satisfaction of the regulatory agency or township, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and during all phases of site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control such as, and not limited to installing filter cloths across manhole/catchbasin lids to prevent sediments from entering structures and install and maintain a light duty silt fence barrier as 2. Shop drawings for items such as (but not limited to) storm catch basins and underground storm water storage chambers to be reviewed and approved by Kollaard Associates Inc. prior to

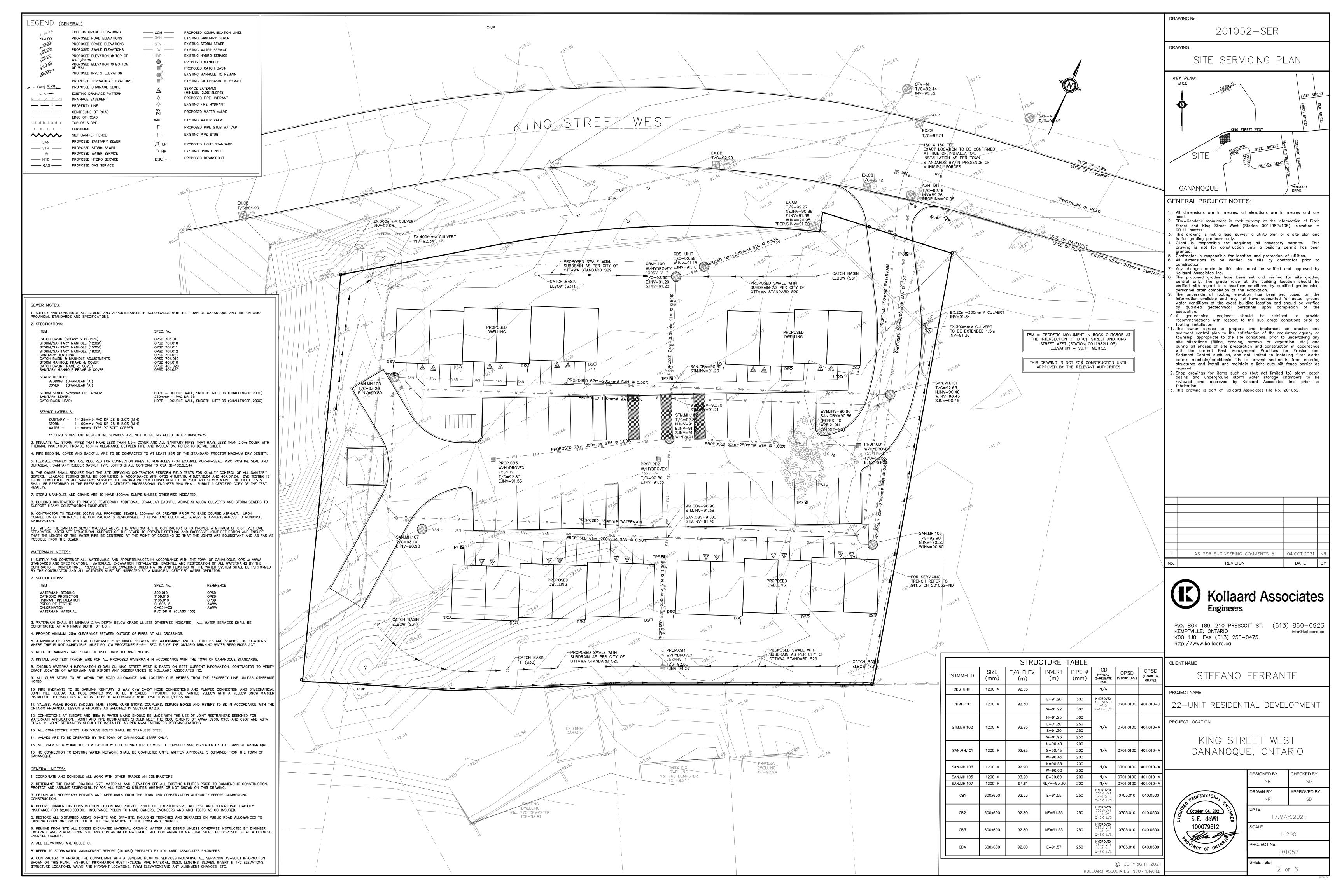
Kollaard Associates

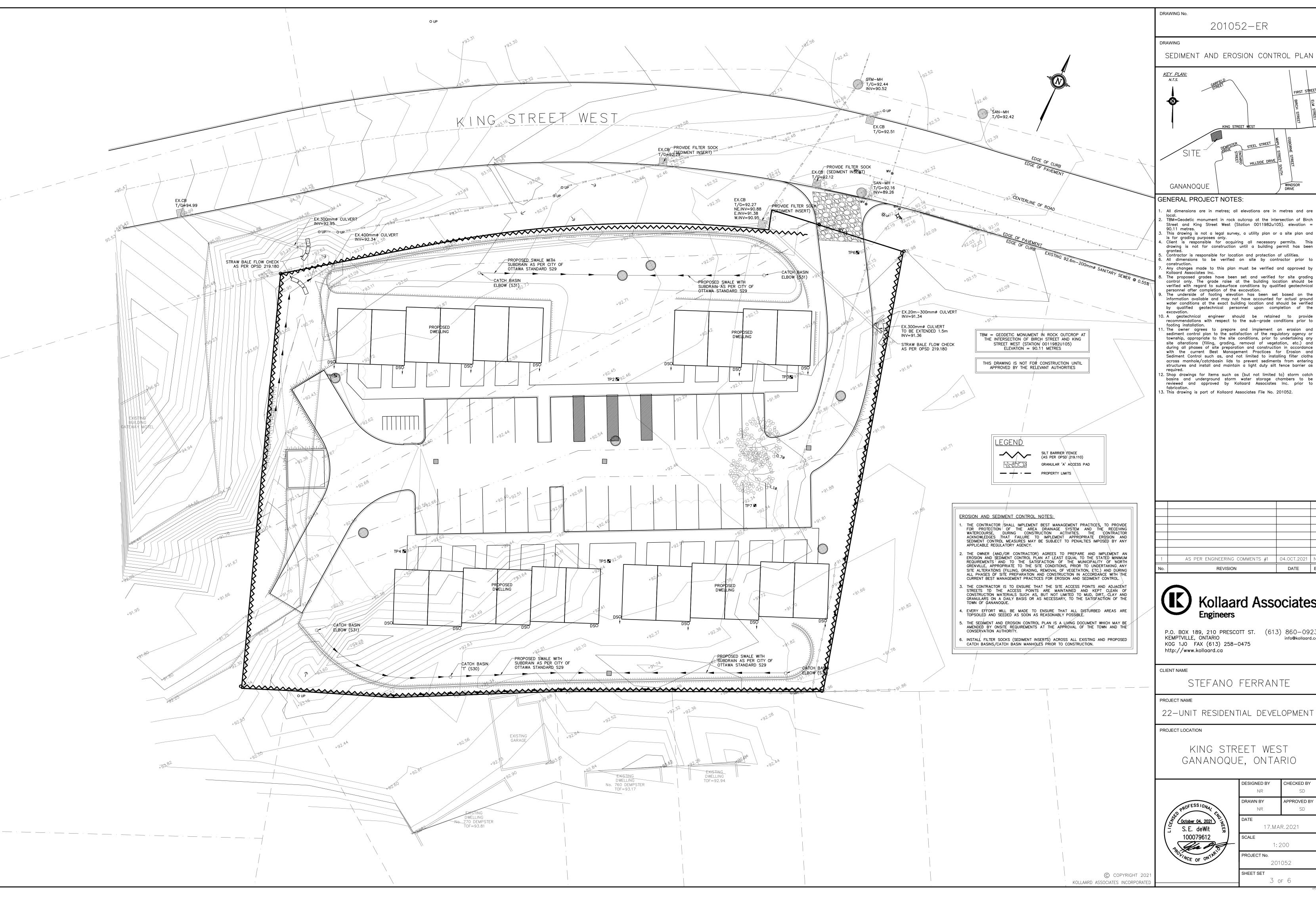
P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923 KEMPTVILLE, ONTARIO info@kollaard.ca

22-UNIT RESIDENTIAL DEVELOPMENT

GANANOQUE, ONTARIO

	NR	SD					
	DRAWN BY	APPROVED BY					
	NR	SD					
	DATE						
	17.MAR.2021						
	SCALE						
•	1: 200						
	PROJECT No. 201052						
	CHEET CET	·					





201052-ER

SEDIMENT AND EROSION CONTROL PLAN

KING STREET WES

GENERAL PROJECT NOTES:

All dimensions are in metres; all elevations are in metres and are TBM=Geodetic monument in rock outcrop at the intersection of Birch Street and King Street West (Station 0011982u105). elevation = 90.11 metres. This drawing is not a legal survey, a utility plan or a site plan and

is for grading purposes only.
Client is responsible for acquiring all necessary permits. This Contractor is responsible for location and protection of utilities. All dimensions to be verified on site by contractor prior

Any changes made to this plan must be verified and approved by Kollaard Associates Inc.

The proposed grades have been set and verified for site grading control only. The grade raise at the building location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.

The underside of footing elevation has been set based on the

information available and may not have accounted for actual ground water conditions at the exact building location and should be verified by qualified geotechnical personnel upon completion of the D. A geotechnical engineer should be retained to provide recommendations with respect to the sub-grade conditions prior to

. The owner agrees to prepare and implement an erosion and sediment control plan to the satisfaction of the regulatory agency or township, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and during all phases of site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control such as, and not limited to installing filter cloths across manhole/catchbasin lids to prevent sediments from entering structures and install and maintain a light duty silt fence barrier as 2. Shop drawings for items such as (but not limited to) storm catch

13. This drawing is part of Kollaard Associates File No. 201052.

AS PER ENGINEERING COMMENTS #1 DATE BY

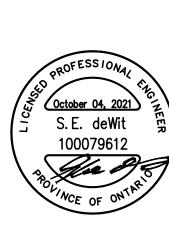
Kollaard Associates

P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923 info@kollaard.ca KOG 1JO FAX (613) 258-0475 http://www.kollaard.ca

STEFANO FERRANTE

22-UNIT RESIDENTIAL DEVELOPMENT

KING STREET WEST GANANOQUE, ONTARIO

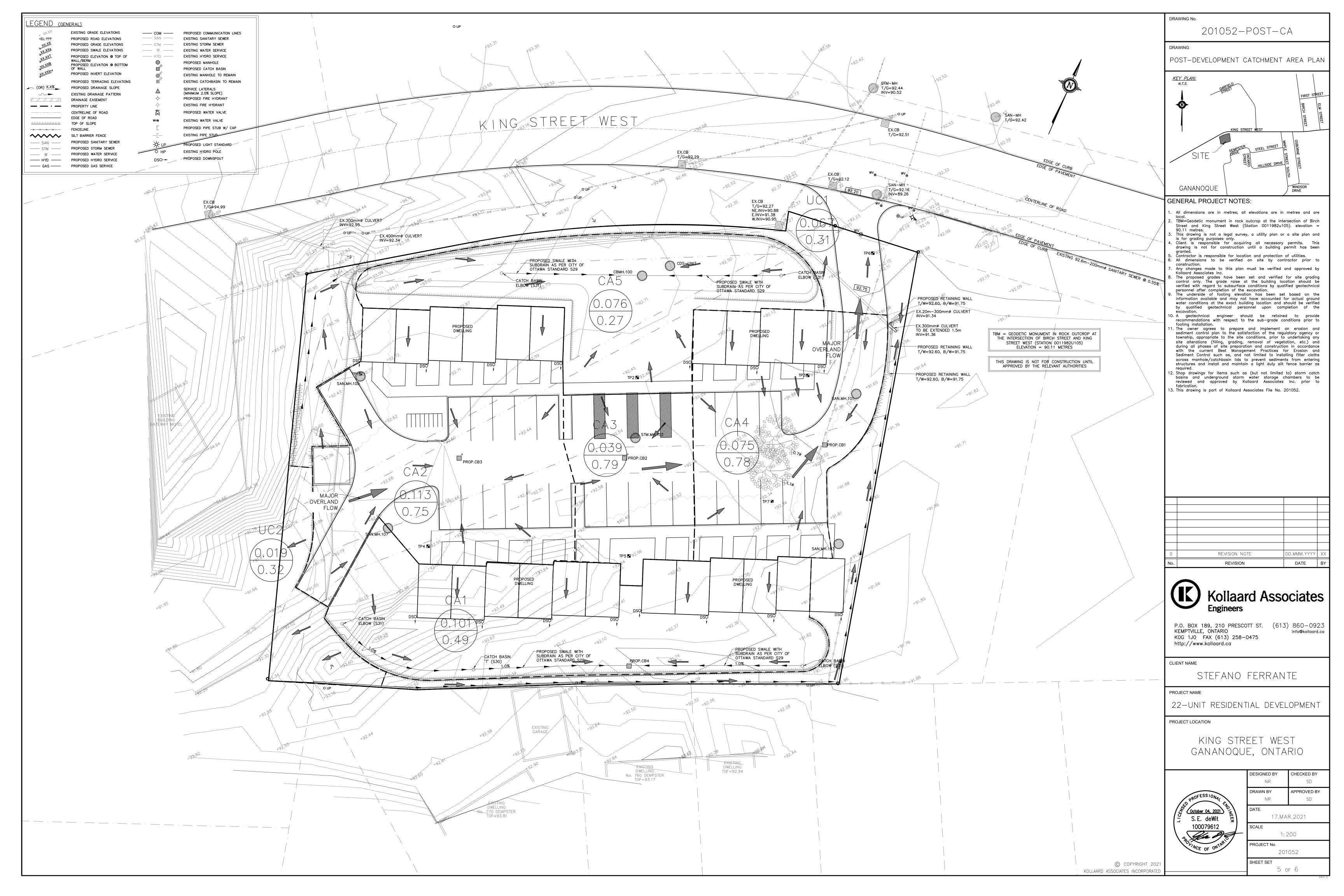


	DESIGNED BY NR	SD				
	DRAWN BY NR	APPROVED BY SD				
\	DATE 17.MAR.2021					
	SCALE 1: 2	200				
	PROJECT № . 201052					

3 of 6

SHEET SET

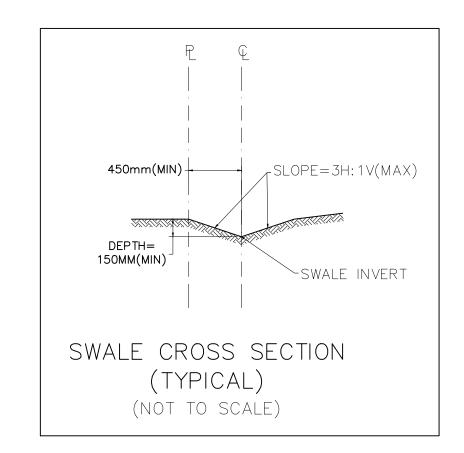




- FINISHED GRADE TO SLOPE AWAY FROM PROPOSED AND EXISTING BUILDINGS AT A MINIMUM OF 1% GRADE. GRADE ELEVATIONS ARE AS INDICATED.
- 2. ALL EXISTING AND PROPOSED GRADES ARE METRIC.
- 3. PROPOSED GRADES HAVE BEEN DESIGNED RELATIVE TO THE EXISTING GRADES. . PAVEMENT TO BE CONSTRUCTED AS PER PAVEMENT DETAILS. (REFER TO DWG
- PROPOSED CURBS TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 600.110-REV.2. UNLESS NOTED OTHERWISE
- . MATCH EXISTING ELEVATIONS AT ALL EXTERIOR PROPERTY LINES. MATCH EXISTING ELEVATIONS AT ALL AREAS WHERE LIMIT OF DEVELOPMENT ABUTS ADJACENT PAVEMENT STRUCTURE. ENSURE POSITIVE DRAINAGE WHETHER INDICATED OR
- ALL AREAS TO BE GRADED TO ALLOW POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ADJACENT BUILDINGS CONSISTENT WITH THE DRAINAGE PATTERNS OUTLINED ON THIS PLAN. ALL ISOLATED LOW AREAS ARE TO BE ELIMINATED.
- BUILDERS SHOULD CONSULT THE GEOTECHNICAL REPORT FOR THE SITE PRIOR TO CONSTRUCTION. BUILDERS SHOULD OBTAIN A SUBGRADE INSPECTION REPORT FROM QUALIFIED ENGINEER PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
- PARKING LOT AND BUILDING SUBGRADES SHALL BE INSPECTED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.

EROSION AND SEDIMENT CONTROL NOTES:

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- THE OWNER (AND/OR CONTRACTOR) AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN AT LEAST EQUAL TO THE STATED MINIMUM REQUIREMENTS AND TO THE SATISFACTION OF THE MUNICIPALITY OF NORTH GRENVILLE, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR IS TO ENSURE THAT THE SITE ACCESS POINTS AND ADJACENT STREETS TO THE ACCESS POINTS ARE MAINTAINED AND KEPT CLEAN OF CONSTRUCTION MATERIALS SUCH AS, BUT NOT LIMITED TO MUD, DIRT, CLAY AND GRANULARS ON A DAILY BASIS OR AS NECESSARY, TO THE SATISFACTION OF THE
- EVERY EFFORT WILL BE MADE TO ENSURE THAT ALL DISTURBED AREAS ARE TOPSOILED AND SEEDED AS SOON AS REASONABLY POSSIBLE.
- THE SEDIMENT AND EROSION CONTROL PLAN IS A LIVING DOCUMENT WHICH MAY BE AMENDED BY ONSITE REQUIREMENTS AT THE APPROVAL OF THE TOWN AND THE CONSERVATION AUTHORITY.
- INSTALL FILTER SOCKS (SEDIMENT INSERTS) ACROSS ALL EXISTING AND PROPOSED CATCH BASINS/CATCH BASIN MANHOLES PRIOR TO CONSTRUCTION.



I. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE TOWN OF GANANOQUE AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.

OPSD 705.010 CATCH BASIN (600mm x 600mm) OPSD 701.010 OPSD 701.011 STORM/SANITARY MANHOLE (1200¢) STORM/SANITARY MANHOLE (1500ø) OPSD 701.012 OPSD 701.021 OPSD 704.010 OPSD 401.010 OPSD 400.020 STORM/SANITARY MANHOLE (1800ø) CATCH BASIN & MANHOLE ADJUSTMENTS STORM MANHOLE FRAME & COVER CATCH BASIN FRAME & COVER SANITARY MANHOLE FRAME & COVER

SEWER TRENCH: BEDDING (GRANULAR 'A')
COVER (GRANULAR 'A')

STORM SEWER 375mmø OR LARGER:

HDPE - DOUBLE WALL, SMOOTH INTERIOR (CHALLENGER 2000) 250mmø - PVC DR 35 HDPE - DOUBLE WALL, SMOOTH INTERIOR (CHALLENGER 2000)

SERVICE LATERALS:

CATCHBASIN LEAD

SANITARY - 1-125mmø PVC DR 28 @ 2.0% (MIN) STORM - 1-100mmø PVC DR 28 @ 2.0% (MIN)

1-19mmø TYPE 'K' SOFT COPPER ** CURB STOPS AND RESIDENTIAL SERVICES ARE NOT TO BE INSTALLED UNDER DRIVEWAYS.

. INSULATE ALL STORM PIPES THAT HAVE LESS THAN 1.5m COVER AND ALL SANITARY PIPES THAT HAVE LESS THAN 2.0m COVER WITH THERMAL INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION. REFER TO DETAIL SHEET. 4. PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. 5. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTION PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). SANITARY RUBBER GASKET TYPE JOINTS SHALL CONFORM TO CSA (B-182.2,3,4). 6. THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.

- 7. STORM MANHOLES AND CBMHS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
- 8. BUILDING CONTRACTOR TO PROVIDE TEMPORARY ADDITIONAL GRANULAR BACKFILL ABOVE SHALLOW CULVERTS AND STORM SEWERS TO SUPPORT HEAVY CONSTRUCTION EQUIPMENT. 9. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS, 200mmø OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES TO MUNICIPAL
- 10. WHERE THE SANITARY SEWER CROSSES ABOVE THE WATERMAIN, THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 0.5m VERTICAL SEPARATION, ADEQUATE STRUCTURAL SUPPORT OF THE SEWER TO PREVENT SETTLING AND EXCESSIVE JOINT DEFLECTION AND ENSURE THAT THE LENGTH OF THE WATER PIPE BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

1. SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE TOWN OF GANANOQUE, OPS & AWWA STANDARDS AND SPECIFICATIONS. MATERIALS, EXCAVATION INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS, PRESSURE TESTING, SWABBING, CHLORINATION AND FLUSHING OF THE WATER SYSTEM SHALL BE PERFORMED BY THE CONTRACTOR AND ALL ACTIVITIES MUST BE INSPECTED BY A MUNICIPAL CERTIFIED WATER OPERATOR. 2. SPECIFICATIONS

ITEM	SPEC. No.	REFERENCE
WATERMAIN BEDDING CATHODIC PROTECTION HYDRANT INSTALLATION PRESSURE TESTING CHLORINATION WATERMAIN MATERIAL	802.010 1109.010 1105.010 C-605-5 C-651-05 PVC DR18 (CLASS 150)	OPSD OPSD OPSD AWWA AWWA

3. WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. ALL WATER SERVICES SHALL BE CONSTRUCTED AT A MINIMUM DEPTH OF 1.8m.

4. PROVIDE MINIMUM .25m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.

5. A MINIMUM OF 0.5m VERTICAL CLEARANCE IS REQUIRED BETWEEN THE WATERMAINS AND ALL UTILITIES AND SEWERS. IN LOCATIONS WHERE THIS IS NOT ACHIEVABLE, MUST FOLLOW PROCEDURE F-6-1 SEC. 5.2 OF THE ONTARIO DRINKING WATER RESOURCES ACT. 6. METALLIC WARNING TAPE SHALL BE USED OVER ALL WATERMAINS.

7. INSTALL AND TEST TRACER WIRE FOR ALL PROPOSED WATERMAIN IN ACCORDANCE WITH THE TOWN OF GANANOQUE STANDARDS. 8. EXISTING WATERMAIN INFORMATION SHOWN ON KING STREET WEST IS BASED ON BEST CURRENT INFORMATION. CONTRACTOR TO VERIFY 9. ALL CURB STOPS TO BE WITHIN THE ROAD ALLOWANCE AND LOCATED 0.15 METRES TROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.

10. FIRE HYDRANTS TO BE DARLING "CENTURY" 3 WAY C/W 2-2½" HOSE CONNECTIONS AND PUMPER CONNECTION AND 6"MECHANICAL JOINT INLET ELBOW, ALL HOSE CONNECTIONS TO BE THREADED. HYDRANT TO BE PAINTED YELLOW WITH A YELLOW SNOW MARKER INSTALLED. HYDRANT INSTALLATION TO BE IN ACCORDANCE WITH OPSD 1105.010/OPSS 441 .

11. VALVES, VALVE BOXES, SADDLES, MAIN STOPS, CURB STOPS, COUPLERS, SERVICE BOXES AND METERS TO BE IN ACCORDANCE WITH THE ONTARIO PROVINCIAL DESIGN STANDARDS AS SPECIFIED IN SECTION 8.12.6. 12. CONNECTIONS AT ELBOWS AND TEEs IN WATER MAINS SHOULD BE MADE WITH THE USE OF JOINT RESTRAINERS DESIGNED FOR WATERMAIN APPLICATION. JOINT AND PIPE RESTRAINERS SHOULD MEET THE REQUIREMENTS OF AWWA C900, C905 AND C907 AND ASTM F1674—11. JOINT RETRAINERS SHOULD BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

- 13. ALL CONNECTORS, RODS AND VALVE BOLTS SHALL BE STAINLESS STEEL. 14. VALVES ARE TO BE OPERATED BY THE TOWN OF GANANOQUE STAFF ONLY.
- 15. ALL VALVES TO WHICH THE NEW SYSTEM WILL BE CONNECTED TO MUST BE EXPOSED AND INSPECTED BY THE TOWN OF GANANOQUE. 16. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL WRITTEN APPROVAL IS OBTAINED FROM THE TOWN OF

GENERAL NOTES:

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AN CONTRACTORS.

2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OFF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING. 3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN AND CONSERVATION AUTHORITY BEFORE COMMENCING

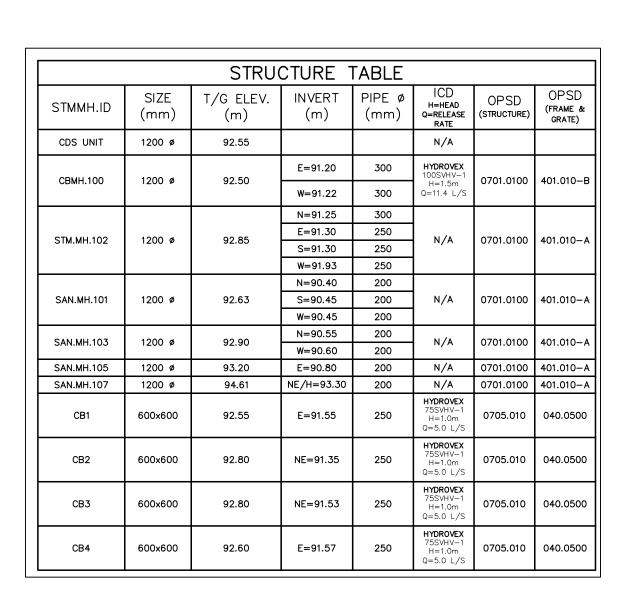
4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED. 5. RESTORE ALL DISTURBED AREAS ON—SITE AND OFF—SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE TOWN AND ENGINEER.

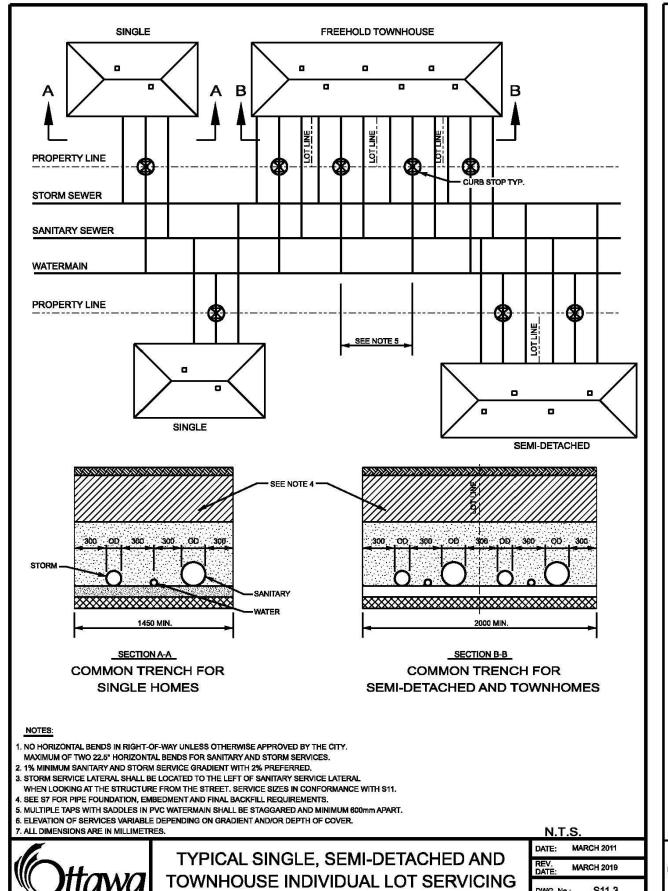
6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATTER AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER.
EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENCED LANDFILL FACILITY.

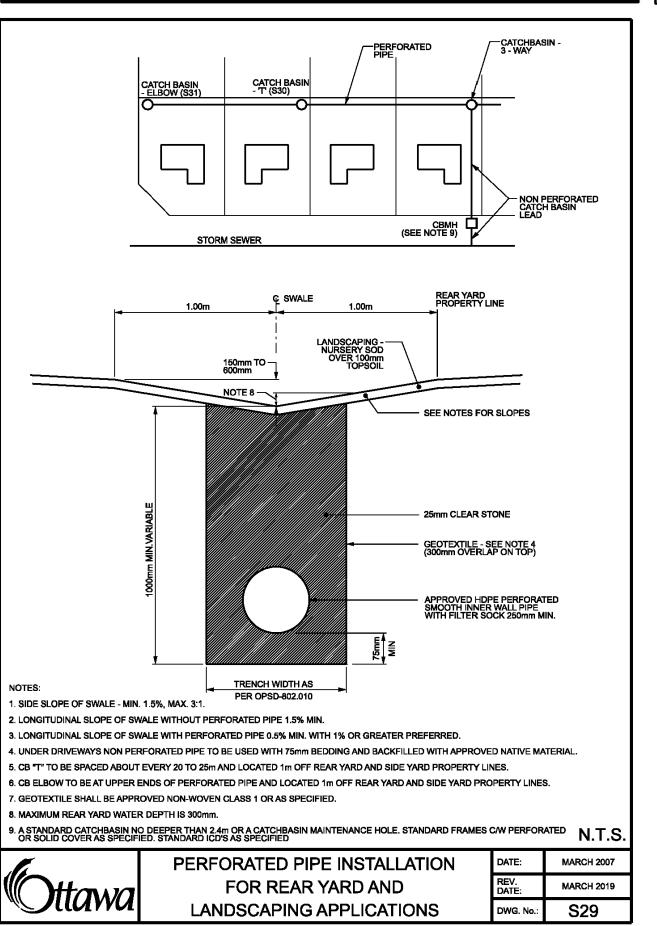
7. ALL ELEVATIONS ARE GEODETIC. 8. REFER TO STORMWATER MANAGEMENT REPORT (201052) PREPARED BY KOLLAARD ASSOCIATES ENGINEERS.

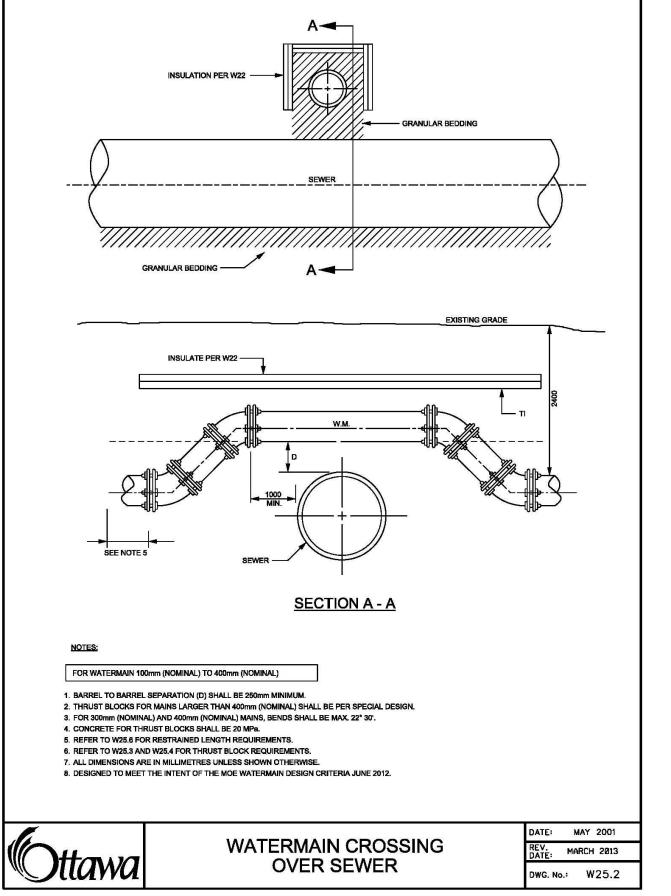
9. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT & T/G ELEVATIONS,

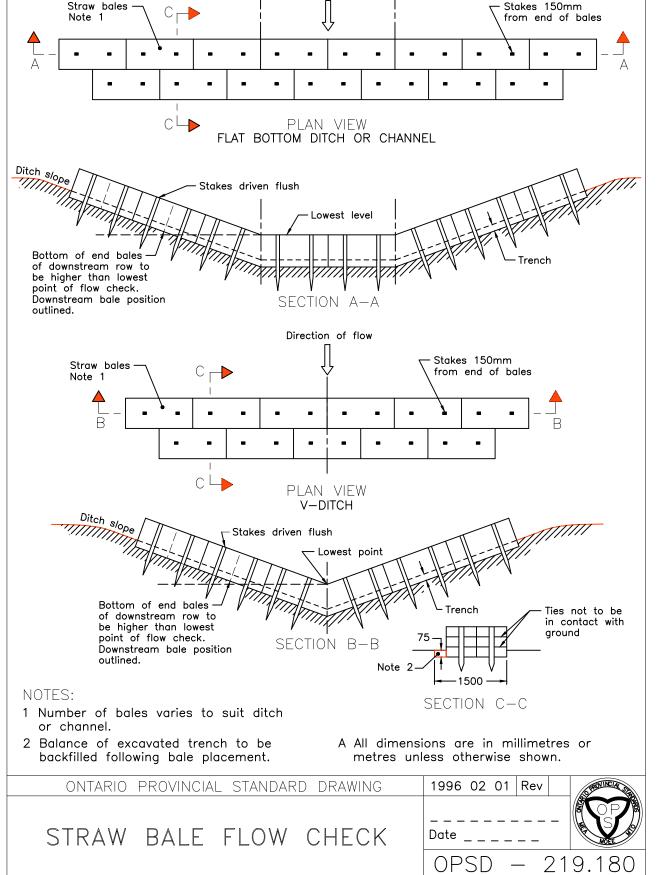
STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONSAND ANY ALIGNMENT CHANGES, ETC.









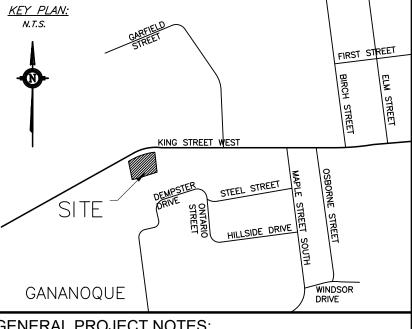


DRAWING No.

201052-ND

DRAWING

NOTES & DETAILS



GENERAL PROJECT NOTES:

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by qualified geotechnical personnel upon completion of the O. A geotechnical engineer should be retained to provide recommendations with respect to the sub-grade conditions prior to footing installation. . The owner agrees to prepare and implement an erosion and sediment control plan to the satisfaction of the regulatory agency or township, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and during all phases of site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control such as, and not limited to installing filter cloths across manhole/catchbasin lids to prevent sediments from entering

structures and install and maintain a light duty silt fence barrier as 2. Shop drawings for items such as (but not limited to) storm catch basins and underground storm water storage chambers to be reviewed and approved by Kollaard Associates Inc. prior to 13. This drawing is part of Kollaard Associates File No. 201052.

AS PER ENGINEERING COMMENTS #1 04.0CT.2021 NR DATE BY



Kollaard Associates

P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923 KEMPTVILLE, ONTARIO KOG 1JO FAX (613) 258-0475 http://www.kollaard.ca

CLIENT NAME

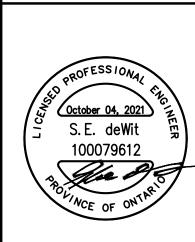
STEFANO FERRANTE

PROJECT NAME

22-UNIT RESIDENTIAL DEVELOPMENT

PROJECT LOCATION

KING STREET WEST GANANOQUE, ONTARIO

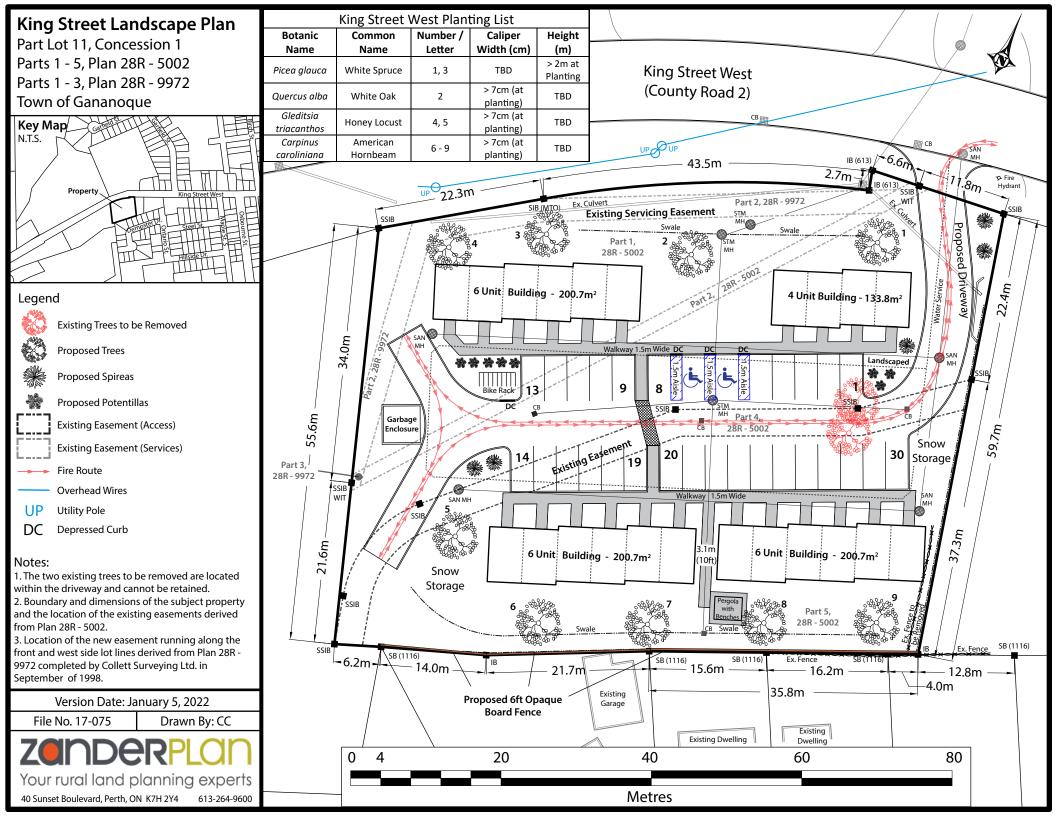


	DESIGNED BY	CHECKED BY					
	NR	SD					
	DRAWN BY	APPROVED BY					
	NR	SD					
	DATE						
	17.MAR.2021						
	SCALE						
-	N.T.S.						
	PROJECT No.						
	201	052					

6 of 6

SHEET SET

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Tim Allen's Tree Service

3078 Hwy. 29 Brockville, Ont. K6V 5T4 Office: 613-345-2345

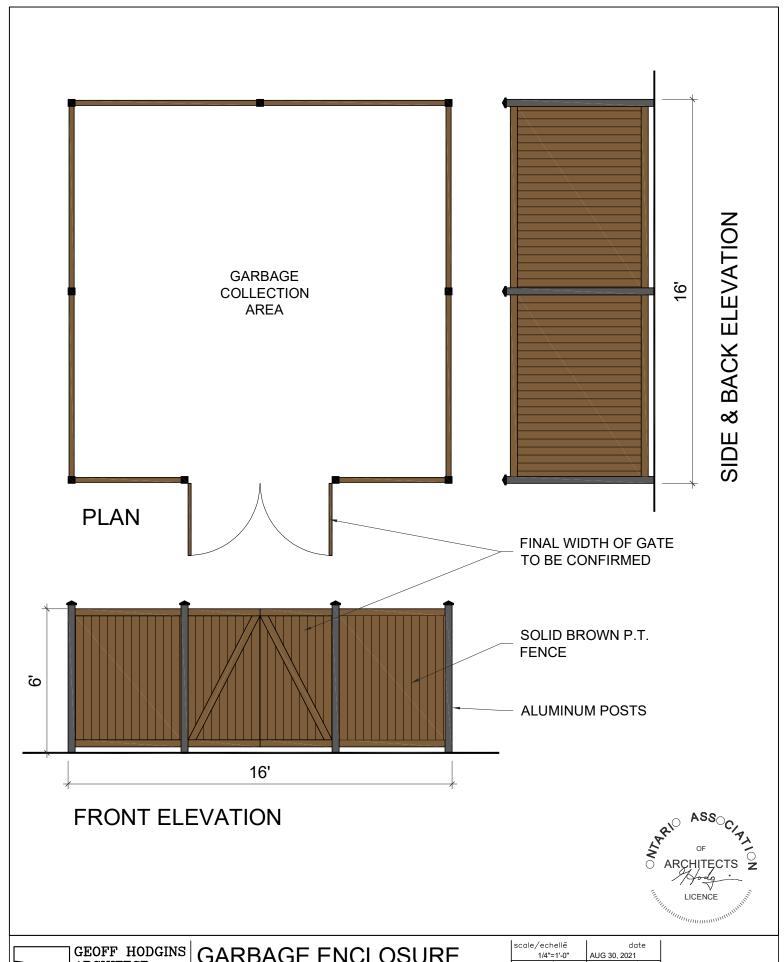
Fax: 613-341-9243 Cell: 613-349-9663 www.timallen.ca questions@timallen.ca

Dear Brenda

I walked and examined all the trees at this location. There are only 3 trees on the property over 15cm dbh. I'm hoping an informal letter is OK. There are 2 sugar Maples approx. 40 cm dbh that are very decayed and are not suitable to preserve. I would recommend there removal immediately. There is one Poplar on the west side of the Hydro lines that has been overly pruned by hydro and is not suitable for preservation.

There are no other trees over 15cm dbh on the property. I hope this is sufficient.

Tim Allen ISA Arborist ON 0866A Tree Risk Assessment Certified





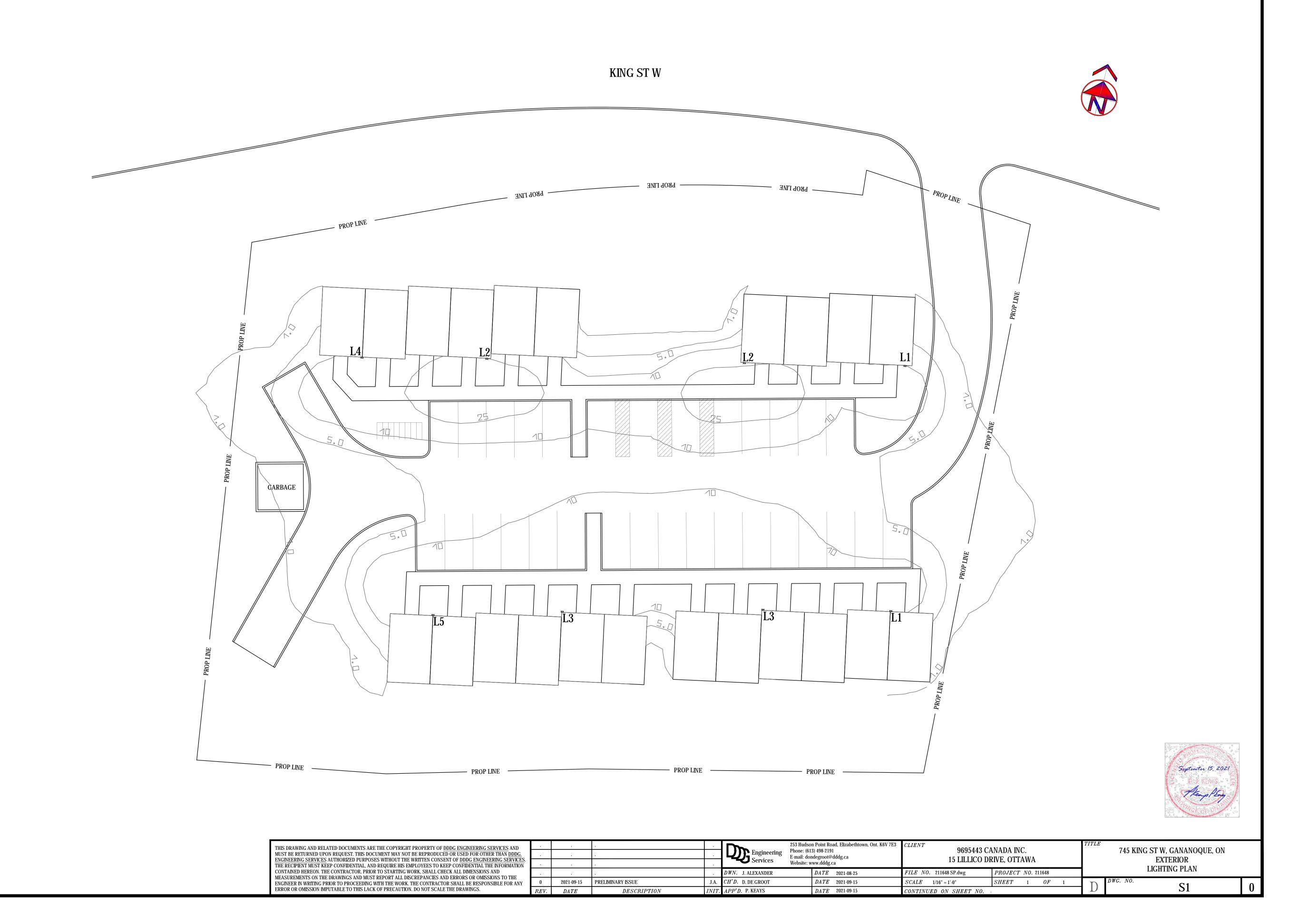
GARBAGE ENCLOSURE KING ST. W

scale/echellé	date		
1/4"=1'-0"	AUG 30, 2021		
drawn by/dessine	project no./projet		
par вյ	H1946		
checked by/	drawing no./		
verifie par GH	dessin no.		

0-1

	EXTERIOR LIGHT FIXTURE SCHEDULE													
-	FIXTURE	DESCRIPTION	MANUF. OR EQUIVALENT	MODEL	CAT. NO.	MNTG.	BUG RATING	WATTS	QTY	TOTAL W	ТҮРЕ	VOLTS	HEIGHT	GENERAL COMMENTS
	L1	LYTEPRO LED WALL SCONCE	SIGNIFY	LPW7	LPW-7-10-NW-G3-2-UNV	SURFACE	B1-U0-G0	10.0	2	20.0	LED	120	10' AFF	MOUNT ON EXTERIOR WALL, CONTROLLED BY PHOTOCELL
	L2	LYTEPRO LED WALL SCONCE	SIGNIFY	LPW32	LPW-32-70-NW-G3-3	SURFACE	B1-U0-G2	65.0	2	130.0	LED	120	17' AFF	MOUNT ON EXTERIOR WALL, CONTROLLED BY PHOTOCELL
	L3	LYTEPRO LED WALL SCONCE	SIGNIFY	LPW32	LPW-32-70-NW-G3-3	SURFACE	B1-U0-G2	65.0	2	130.0	LED	120	28' AFF	MOUNT ON EXTERIOR WALL, CONTROLLED BY PHOTOCELL
	L4	LYTEPRO LED WALL SCONCE	SIGNIFY	LPW16	LPW16-20-NW-G3-2	SURFACE	B1-U0-G2	22.0	1	22.0	LED	120	17' AFF	MOUNT ON EXTERIOR WALL, CONTROLLED BY PHOTOCELL
	L5	LYTEPRO LED WALL SCONCE	SIGNIFY	LPW16	LPW16-20-NW-G3-2	SURFACE	B1-U0-G2	22.0	1	22.0	LED	120	10' AFF	MOUNT ON EXTERIOR WALL. CONTROLLED BY PHOTOCELL

NOTE: ISOLINES REPRESENT LUX AT GROUND LEVEL.





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.

			FORMATION		
Municipal Freedom of Informatio The Planning Act and will be use			Personal Information on	this form i	s collected under authority of
Name of Applicant:		Complete Address	including Postal Code:	Phone:	613.264.9600
ZanderPlan Inc.		P.O. Box 20148 Perth, ON K7H		Fax:	613.264.9609
				E-mail:	tracy@zanderplan.com
Name of Property Owner (if diffe	rent than	Complete Address	including Postal Code:	Phone:	613-889-3017
applicant): 9695443 Canada Inc.		15 Lilico Drive Ottawa, ON		Fax:	
		k1V 9L5		E-mail:	stefandsteph@hotmail.cb
Architect/Designer/Planner:		Complete Address	including Postal Code:	Phone:	613.264.9600
ZanderPlan Inc.	ZanderPlan Inc. P.O. Box 201 Perth, ON K7			Fax:	613.264.9609
				E-mail:	tracy@zanderplan.com
Engineer:		Complete Address	including Postal Code:	Phone:	<u>613-860-0923</u>
Kollaard Associates Engineers		210 Prescott Street, Unit 1 PO Box 189 Kemptville, ON		Fax:	
		KOG 1J0		E-mail:	
Ontario Land Surveyor:		Complete Address including Postal Code:		Phone:	
				Fax:	
				E-mail:	
Street or Property Address (if ap	plicable):	King Street			
		LEGAL DE	SCRIPTION		
Lot/Con/Plan: Pt Lot 11, Con	1, Leeds, F	Parts 1-5, 28R5002			
Frontage:	Depth:		Area (sq.m):		Area (acres):
86.9m	55.6n	m/59.7m 4.985m2			1.23 acres

DP No. 2021-22

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);
 - 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;
 - Existing structures to be retained, removed or relocated;
 - Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
 - Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
 - 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.
 - Access driveways including curbing and sidewalks
 - Proposed fire routes and fire route sign locations
 - Dimensions and locations of loading zones, waste receptacles and other storage spaces;
 - 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;
 - Location, type and size of any other significant features such as fencing, gates and walkways.
- Drainage Plan(s) including scaled accurate measurements of:
 - 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:
 - 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:
 - 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:
 - Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
 - Location of any creeks, ravines or watercourses with elevations and contours;
 - Arrows indicating the proposed direction of flow of all surface water;
 - Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
 - Existing and/or proposed right-of-ways or easements
- 🛛 Elevation and Cross-Section Plan(s) including scale accurate measurements of:
 - Drawings that show plan, elevations and cross section views for each building or structure to be erected;
 - Conceptual design of building;
 - Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
 - Exterior design including character, scale, appearance and design features of the proposed building;
 - Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
 - Photographs of the subject land and abutting streetscape on both side of the street

N.	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:
- 1	

K	Servicing options report	粒	Phase I Environmental Study and if investigation as required
	Hydrogeological Study		Noise and/or vibration study
X	Drainage and/or stormwater management report	LA	Noise and/or vibration study
	Environmental Impact Assessment for a natural		Source Water protection study
	Environmental Impact Assessment for a natural heritage feature or area		MDS I or II calculation
	Archaeological Assessment		Minimum Separation distance calculation for an industrial use or a waste management facility
	Influence area study for development in proximity	000	,
	to a waste management facility or industrial use		Confirmation of sufficient reserve sewage system capacity and reserve water system
	Traffic Study		capacity
	Heritage Resource Assessment	×	Vegetation Inventory and/or Tree Preservation
	Mine hazard rehabilitation assessment		Plan
		K	Supporting Land Use Planning Report

as the property been designated	ated as a Hentage Site?	Yes	x No					
Is the property presently under a Site Plan Agreement?								
Has the property ever been su Planning Act?		on 34 (Zoning), 41 (Site plan) or 45	(Minor Vanance) of the					
Proposed Use(s) 22 Tow	nhouse units							
have been addressed?	led subject to criteria as set out in	the development permit by-law and ntial designation	how have the applicable cnten					
s a variation requested? Dem	onstrate how the proposed variation	on meets the criteria as set out in the	e development permit by-law.					
No								
Abutting Land Use(s)								
Residential, Highway Cor	mmercial ————————————————————————————————————							
s the Development to be phase	e?	⊤ Yes	X No					
What is the anticipated date of	construction? Spring 2022							
s the land to be divided in the	future? No							
are there any easements, righ	t-of-ways or restrictive covenants a	affecting the subject land? x Yes	□ No					
Plan Details:								
Residential	Commercial	Industrial	Institutional					
22 townhouse units	Lot Area	Building Coverage (%)	Landscape Coverage (%)					
	(sq.m)	(sq.m)	(sq.m)					
Building Height	No. of Storeys	No. of Units:	Method of Garbage Storage					
Parking Surface Existing: n/a Proposed 28 3()	Number of Parking Spaces Existing Proposed: Total	Dimensions of Parking Spaces	Number of Accessible Spaces					
oading Spaces	Number of Loading Spaces:	Dimensions of Loading Spaces	Other;					
leritage Tourist Inn/Bed and		The this as easterther for a Dad	Number of Creat Dans					
this an application for a leritage Tourist Inn? Yes X No	Number of Guest Rooms:	Is this an application for a Bed and Breakfast? Yes XNo	Number of Guest Rooms: 1					

Revised Feb 4, 2022 Chris Clarke Zandoplan Inc.

EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	n/a	
	Date Constructed:		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:		
	Dimensions:	17	
	Floor Area:		
PROPOSED BUILDINGS:	ļ.	Building 1	Building 2
7 (10. 0025 50. 2 5).kcc.	Type of Structure:	22 Townhouses	Dullding 2
_	Proposed Date of Construction:	spring 2022	
	Front Line Setback:	6.0m	
	Rear Lot Line Setback:	9.0m	
	Side Lot Line Setback:	1.2 m	
	Side Lot Line Setback:	8 m	
	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	Street West		
Entrance Approvals and Perm	it Number(s):		
If the application will result in the with this application, to be application.	he creation of a new private road, a roved by Council.	request for street naming will have	ve to be submitted in conjunction
Water Access (where access	to the subject land is by water only)		
Docking Facilities (specify)	to the designation is by water only)	Parking Facilities (specify)	
distance from subject		distance from subjec distance from neares	
GISTATION HOTH HEATE	5. p30110 1000	Sistance nom neares	
Services:			
Municipal Water and Sewer	□ Municipal Water & Private Sewage		Private Well and Private Sewage
Water and Sewer Hook-up An	provals and Permit Number(s):		

	AUTHORIZATION BY OWNER	
I/We, the undersigned being the	owner(s) of the subject land of this application	n for a consent, hereby authorize
ZanderPlan Inc.		plicant in the submission of this application.
	ner(s) of the subject lands, hereby authorize t	
Committee and the Town of Gananoque sta	aff members, to enter upon the property for the with respect to the attached application.	ne purposes of conducting a site inspection
01 (5) 0005140 0		
Stefano Ferrante, 9695443 Canada Oymer Name (Please Pri		wner Name (Please Print)
	iii)	when wante (Flease Film)
Signature of Owner		Signature of Owner
Herrande	June	21-2021
Signature of Witness (not app	CONSENT BY OWNER	Date
Complete the consent of the	e owner concerning personal information set	out below.
Stefano Ferrante,	o owner concerning personal morniation sec	out below.
IWe. 9695443 Canada Inc.	, am/are the registered owner(s) of the	ne land that is the subject of this application
	ses of the Municipal Freedom of Information a	
	ng Act of the purpose of processing this appli	
ATA 1		
	/	
Signature of Owner		Signature of Owner
Heavento	June 2	1-2021
Signature of Witness (not app		Date
1	DECLARATION OF APPLICANT	
, Tracy Zander	of the TWP of _	DNE in the
	1 - 1	
Lounty	of_Lanark_	solemnly declare that:
Lundomtand that the applicant/owner will b	e required to provide 100% security of the ou	steids works in the form of a Letter of Credit
	works are completed. A 15% holdback will be	
	completed. This will be applicable at the time	
	subject lands, hereby authorize the Members s, to enter upon the property for the purpose of	
and the rown of Garlanoque stairmember	to the attached application.	or conducting a site inspection with respect
	e application are true and I make this solemn	, ,
be true and knowing that it is of the sar	me force and effect as if made under Oath an	d by virtue of The Canada Evidence Act.
Declared/Sworn before me at this day of		
day or	\	20md.
Mary	Dos Macy	janac
Signature of a Commission	er, etc	Signature of Applicant
Gialle Gall		Roll No:
"annapau"		Roll No: 0814 000 010 11901
Official Plan Designation:	Development Permit Designation:	Other:
RESIDENTIAL	RESIDENTIAL	Outer.
Access (Entrance Permits etc):	Water and Sewer Hookup	Other:
15	(Permits etc):	
Other Concurrent Cash-in-Lieu of	□ Condominium □ Consent/	Official Plan
Applications: Parking	Approval Severance	Amendment Approval
Date Application Received: JULY 2021	Date Application Deemed Complete: FEBRUARY 7 2022	Fees Received: \$1700 ^
For adament		

Town of Gananoque, 30 King Street East, Box 100, Gananoque, ON K7G 2T6
Telephone: (613) 382-2149 ext.1126 Fax: (613) 382-8587 E-mail: bguy@gananoque.ca

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
Condominium Applications
Consent Applications
Environmental Assessment
Minor Variance Applications
Noise Studies
Ontario Municipal Board Representation
Part Lot Control

Sanitary System Design Site Plan Applications Subdivision Applications Storm Water Management Traffic Studies Water Distribution System Zoning By-law Amendment 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.

1. Stown for ante of leeds ?	of merrichalle in the
United Counties of leeds ?	Solemnly declare that:
I am aware of the current Town of Gananoque General Fees	and Rates for various services provided by the Town.
amount of \$2,000 (two thousand dollars) in order to cond	reby I agree to provide the Town of Gananoque with a deposit in the duct the necessary peer review(s) in the completion of my planning uch peer reviews, the Town may use the deposit to do so or any other
Stefano Ferrante, 9695443 Canada Inc.	
Print Name – Owner/Applicant	Starature - Owners plicant
Date	Clerk or Manager of Planning and Development