

DEVELOPMENT PERMIT APPLICATION – CLASS III

File No. **DP2026-05**

APPLICANT & OWNER: Songwood Contracting Ltd.

The property municipally and legally described as

215 JAMES A. BRENNAN ROAD

LEEDS CON 1 PT LOT 13 Town of Gananoque

has applied to the Town of Gananoque for a Development Permit for a
**OPERATE A BUILDING CONTRACTOR'S SHOP AND MANUFACTURING PLANT FOR THE
PURPOSES OF COFFEE ROASTING TO AN EXISTING BUILDING AND CONSTRUCT A NEW
STORAGE BUILDING ON THE SUBJECT LANDS**

COMMENT DEADLINE: WEDNESDAY, JULY 22, 2026

Circulation:

() Bell Canada (email)
() Canada Post (email)
() Cataraqui Region Conservation Authority (email)
() Cogeco (email)
() Eastern Ontario Catholic District School (email)
() Eastern Ontario Power (email)
() Enbridge Pipelines Inc.
() Hydro One Inc. (email)
() South East Health Unit (email)
() Leeds Grenville Paramedic Services (email)
() Ministry of Transportation (email)
() Ontario Municipal Property Assessment (email)
() Ontario Power Generation Inc. (email)
() St Lawrence Parks Commission (email)
() Union Gas (email)
() Upper Canada District School Board (email)
() Other:

Town of Gananoque (email)
() Mayor and Council
() CAO and Sr Management Team

() Chief Building Official – B Keyes
() Superintendent of Roads - B Webb
() Superintendent of Utilities- M. Hoult
() Public Works – C. Fromentin
() Utilities – C Brennan
() Utility Administrator – T Vandusen

If you have any comments/conditions that need to be addressed and/or fees or securities required, please forward them to the undersigned.

☐ No Comment

☐ Comments _____

Signature: _____

Trudy Gravel
Assistant Planner
30 King Street East
Gananoque, ON K7G 1E9

NOTICE OF MEETING Proposed Class III Development Permit

Planning Advisory Committee for the Town of Gananoque will hold a Meeting on **TUESDAY, JULY 28, 2026 at 6:00 P.M.** in the **TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 King Street East, Gananoque** to provide recommendations to Council on the concurrent applications below.

AND FURTHER TAKE NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Public Meeting on **WEDNESDAY, AUGUST 12, 2026 at 5:00 P.M.** at the **TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 King Street East, Gananoque** to consider the following applications:

*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.

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APPLICANT & OWNER: Songwood Contracting Ltd.

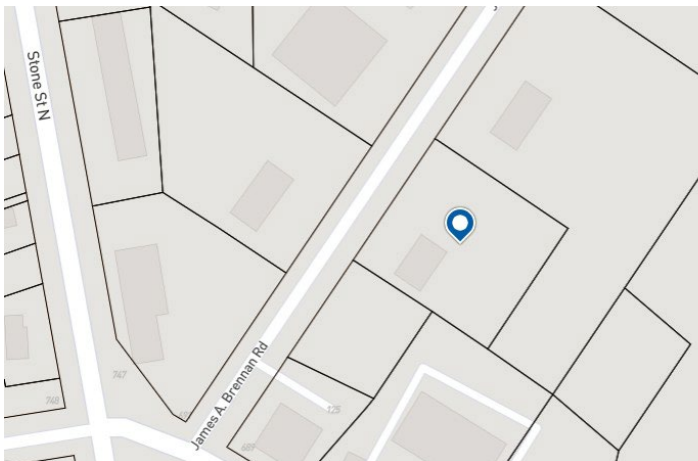
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Additional information in relation to the proposed development permit is available for inspection on the Town website at <https://www.gananoque.ca/town-hall/meetings>, by emailing assistantplanner@gananoque.ca or by calling Trudy Gravel, Assistant Planner at 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 2ND day JULY, 2026

Brenda Guy
Manager of Planning and Development

KEY PLAN
SCALE: 1" = 20'

ZONING

ZONE	PERMITTED	PERMITTED	PERMITTED
	MAXIMUM	MAXIMUM	MAXIMUM
	HEIGHT	AREA	AREA
IND-1	15' 0"	15,000 S.F.	15,000 S.F.
IND-2	15' 0"	15,000 S.F.	15,000 S.F.
IND-3	15' 0"	15,000 S.F.	15,000 S.F.
IND-4	15' 0"	15,000 S.F.	15,000 S.F.
IND-5	15' 0"	15,000 S.F.	15,000 S.F.
IND-6	15' 0"	15,000 S.F.	15,000 S.F.
IND-7	15' 0"	15,000 S.F.	15,000 S.F.
IND-8	15' 0"	15,000 S.F.	15,000 S.F.
IND-9	15' 0"	15,000 S.F.	15,000 S.F.
IND-10	15' 0"	15,000 S.F.	15,000 S.F.
IND-11	15' 0"	15,000 S.F.	15,000 S.F.
IND-12	15' 0"	15,000 S.F.	15,000 S.F.
IND-13	15' 0"	15,000 S.F.	15,000 S.F.
IND-14	15' 0"	15,000 S.F.	15,000 S.F.
IND-15	15' 0"	15,000 S.F.	15,000 S.F.
IND-16	15' 0"	15,000 S.F.	15,000 S.F.
IND-17	15' 0"	15,000 S.F.	15,000 S.F.
IND-18	15' 0"	15,000 S.F.	15,000 S.F.
IND-19	15' 0"	15,000 S.F.	15,000 S.F.
IND-20	15' 0"	15,000 S.F.	15,000 S.F.

PROPOSED NEW CONTRACTING STORAGE BUILDING
EXISTING BUILDING - CONTRACTOR OFFICE & OFFICE WAREHOUSE

LOCATION:
215 JAMES A BRENNAN RD, GANNAGUQUE

FOR:
SONGWOOD CONTRACTING LTD

DRAWING:
SITE PLAN

UNCL. BY:
SCALE: 1" = 20'

DRAWING NO.:
A0

DATE:
JUNE 2028

PROJECT NO.:
2028-80



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 Pre-consultation 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:

ALL applications require the following:

- ☐ Complete application form signed including declaration of applicant*
- ☐ Proof of ownership, deed of property or offer to purchase and sale*
- ☐ Legal survey and/or Building Location Survey for the subject property*
- ☐ If the development is for commercial and/or employment, multi-residential – One (1) large scale paper copy of all plans shall be submitted along with one set of reduced 11" x 17" of all plans and your electronic copy. Plans are to be in a standard scale format (1:250 1:500)
- ☐ Application fee as outlined in the pre-consultation form payable to the Town of Gananoque*
- ☐ Deposit fee as outlined in the pre-consultation form payable to the Town of Gananoque*
- ☐ Fees payable to the Cataraqui Region Conservation Authority, if applicable. Contact the CRCA for more information.

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: THEODORE GRAHAM	Complete Address including Postal Code: 215 JAMES A BRENNAN RD GANANOQUE, ON K7G 1N8	Phone: 613-793-3978
	E-mail: THEO@SONGWOODCONTRACTING.CA	
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone:
	E-mail:	
Architect/Designer/Planner: BARRY JOHNSON, BCIN	Complete Address including Postal Code: 43 Cannifton Rd, Belleville, ON K8N 4T9	Phone: 613-391-1585
	E-mail: barryj@rbjconcepts.net	
Engineer: MARTIN BURGER, P.ENG	Complete Address including Postal Code: 654 Norris Ct, Kingston, ON K7P 2R9	Phone: 613-634-1789
	E-mail: mburger@groundengineer.ca	
Land Surveyor:	Complete Address including Postal Code:	Phone:
	E-mail:	

PROPERTY			
Street or Property Address (if applicable): 215 James A Brennan Road		Roll Number (if known): 081400001539500	
LEGAL DESCRIPTION			
Lot/Con/Plan: LEEDS CON 1 PT LOT 13			
Frontage (m/ft): 60.96/200'	Depth (m/ft): 66.39/218'	Lot Area: 4047 SQ.M	

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:

- 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.
- 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;
- 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:

- Coloured elevation drawings or renderings of each side of the building to include materials being used and their consideration to the neighbourhood (PHOTOS OF EXISTING BUILDING ARE PERMITTED IF NO ADDITIONS ARE BEING UNDERTAKEN)
- 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

☐ **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:

- | | |
|---|---|
| ☐ Air, Noise or Vibration Study | ☐ Sanitary System Design & sufficient capacity |
| ☐ Archaeological Study | ☐ Servicing Options Report |
| ☐ Drainage and/or stormwater management report | ☐ Source Water Protection – Risk Management Assessment |
| ☐ Environmental Impact Assessment for a natural heritage feature or area | ☐ Sun/Shady Study |
| ☐ Erosion and Sediment Control Plan | ☐ Traffic Study |
| ☐ Geotechnical Study and Hydrogeological Study | ☐ Vegetation Inventory/Preservation |
| ☐ Heritage Resource Assessment/Study | ☐ Visual Impact Assessment |
| ☐ Hydrogeology/Groundwater Study | ☐ Water Distribution System & sufficient capacity |
| ☐ Phase I Environmental, investigation if required | ☐ Wave Uprush Study |
| ☐ Form 1's – Record of Future Alteration (Water, Sewer and Storm) | ☐ Supporting Land Use Planning Report |
| | ☐ Other: |

NOTES TO OWNER/APPLICANT:

- Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2016-047) being a by-law to establish general fees and rates for various services provided by the municipality). This is in the form of a deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies as outlined in the application.
- Cataraqui Region Conservation Authority (CRCA) - Applications may be subject to review and a separate cheque payable to the CRCA. Fees are identified on the CRCA website <https://cataraquiconservation.ca/pages/permit-fees>. The Town recommends that you consult with a Conservation Authority Officer prior to making application.
- The applicant/owner may be required to provide 100% security of the cost of works in the form of a Letter of Credit or Certified Cheque upon signing of the Development Permit Agreement for all Class III applications and any Class that may require a background study or legal registration of documents.
- Security will remain with the Town until such time as the works are completed for any agreement. 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.

Existing Use(s):

Auto repair shop

Length of time the existing use of the subject lands have continued: UNKNOWN.Has the property been designated as a Heritage Site? ☐ Yes ☒ NoIs the property presently under a Site Plan/Development Permit Agreement? ☐ Yes ☒ NoHas the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act? ☐ Yes ☒ NoHas the property ever been subject of an application under Section 70.2 (Development Permit By-law) of the Planning Act? ☐ Yes ☒ No

If the property has been subject of applications under the Planning Act noted above, provide the file number(s) and the status of the application?

Proposed Use(s):• Building Contractors office and a small coffee roasting manufacturing area in existing building and new proposed storage building.Is the **Use** permitted or permitted subject to criteria as set out in the development permit by-law? ☒ Yes ☐ No

How has the applicable criteria have been addressed?

Is/Are variation(s) requested? ☒ Yes ☐ No

If yes, what variation is requested and why?

Parking being restricted from front yard setback.

Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.

Maintain 5m landscape area in front yard setback

Abutting Land Use(s) – east, west, north, south:

East - Building contractors shop

West - Welding Shop

North - Building Contractors Shop

South - Open site currently used for storage

Is the Development to be phased?	☐ Yes ☒ No
What is the anticipated date of construction?	
Is the land to be divided in the future?	☐ Yes ☒ No
Are there any easements, right-of-ways or restrictive covenants affecting the subject land?	☐ Yes ☒ No
If yes, please provide details (and copies of covenants with application submission).	

Plan Details: Please ensure that measurements are consistent with plan			
☐ Residential	☐ Commercial	☒ Employment Lands/ Industrial	☐ Institutional
Building Coverage: 13 (%) 505 (sq.m)		Landscape Coverage: 65 (%) 2628 (sq.m)	
Building Height: 6.1m	No. of Storeys: 1	No. of Units: 2	Storage of Garbage: EXTERIOR BINS

Parking Area:	Existing Parking Surface ☐ Paved ☒ Gravel ☐ Permeable Parking Area ☐ Other			
	Proposed Parking Surface: ☐ Paved ☒ Gravel ☐ Permeable Parking Area ☐ Other			
	# of Existing Parking Spaces 3 (no painted lines)	# of New Parking Spaces 6	# of Accessible Parking Spaces 1	Total # of Parking Spaces 7
	Dimension of Parking Spaces (m/ft): 2.7m x 6m (9'x20')		Dimensions of Accessible Parking Spaces (m/ft): 2.7m x 6m two 1.5m x 6m buffer (9'x20' + two 5'x20' buffer)	

LOADING SPACES, if applicable: DELIVERY AREA	Number of Loading Spaces: N/A	Dimensions of Loading Spaces (m/ft): N/A
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Heritage Tourist Inn/Bed and Breakfast/Short Term Accommodation*:		☐ Yes	☒ No
Is this an application for a Heritage Tourist Inn?	☐ Yes	☒ No	
Number of Guest Rooms:	☐ 1	☐ 2	☐ 3 ☐ 4 ☐ 5 ☐ 6
NOTE: 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.			
Is this an application for a Bed and Breakfast?	☐ Yes	☐ No	
Number of Guest Rooms:	☐ 1	☐ 2	☐ 3
Is this an application for a Short Term Accommodation?	☐ Yes	☐ No	
Number of Guest Rooms:	☐ 1	☐ 2	☐ 3

Access*:	Potable Water*:	Sewage Disposal*:	Stormwater*:
☒ Municipal Street	☒ Town Owned/operated Water System	☒ Town Owned/Operated Sewage System	☒ Town Owned/Operated Sewers
☐ Existing Private Road/ Lane	☐ Private Well	☐ Private Septic and Tile Field	☐ Swales
☐ Existing Right-of-way	☐ River	☐ Other	☐ Ditches
☐ Unopen Road Allowance	☐ Other:		☐ Other
☐ Other:			
Provide any applicable hook-up approvals and/or permit number(s) applicable to the above:			

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 _____

EXISTING BUILDINGS:	Building 1 - Primary	Building 2 - Accessory
Type of Structure (ie: wood concrete)	Wood	
Date Constructed:		
Front Line Setback:	18.1m	
Rear Lot Line Setback:	36m	
Side Lot Line Setback:	6m	
Side Lot Line Setback:	36.5m	
Height:	4.6m	
Dimensions:	18.4m x 12.3m	
Floor Area:	226m ²	

PROPOSED BUILDINGS:		Building 1 - Primary	Building 2 - Accessory
	Type of Structure (ie: wood concrete)	Wood	
	Proposed Date of Construction:	Summer 2026	
	Front Line Setback:	8.96m	
	Rear Lot Line Setback:	36m	
	Side Lot Line Setback:	49.7m	
	Side Lot Line Setback:	11.2m	
	Height:	6.1m	
	Dimensions:	18.3m x 12.2m 6.1m x 9.1m (L SHAPED)	
	Floor Area:	279m ²	
Attached Additional Page, if necessary			

AUTHORIZATION BY OWNER

I/We, the undersigned being the registered owner(s) of the subject lands, hereby authorize THEODORE GRAHAM (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 Town of Gananoque members of Council, Committee of Council and Municipal Staff, to enter upon the property for the purposes of conducting a site inspection with respect to the subject application.

THEODORE GRAHAM

Owner Name (Please Print)



Signature of Owner

Owner Name (Please Print)

Signature of Owner

Signature of Witness (not applicant)

Date

CONSENT BY OWNER

I/We, THEODORE GRAHAM, (print name(s)) 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

JUNE 30, 2026

Signature of Witness (not applicant)

Date

DECLARATION OF APPLICANT

(Print) I, THEODORE GRAHAM of the TOWN of GANANOQUE in the PROVINCE of ONTARIO 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.

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*.

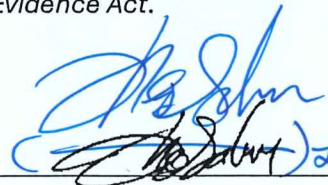
Declared/Sworn before me at

TOWN OF GANANOQUE

this 30TH 2ND day of JUNE 2026.


Town of Gananoque
Lynsey Zufelt, Deputy Clerk

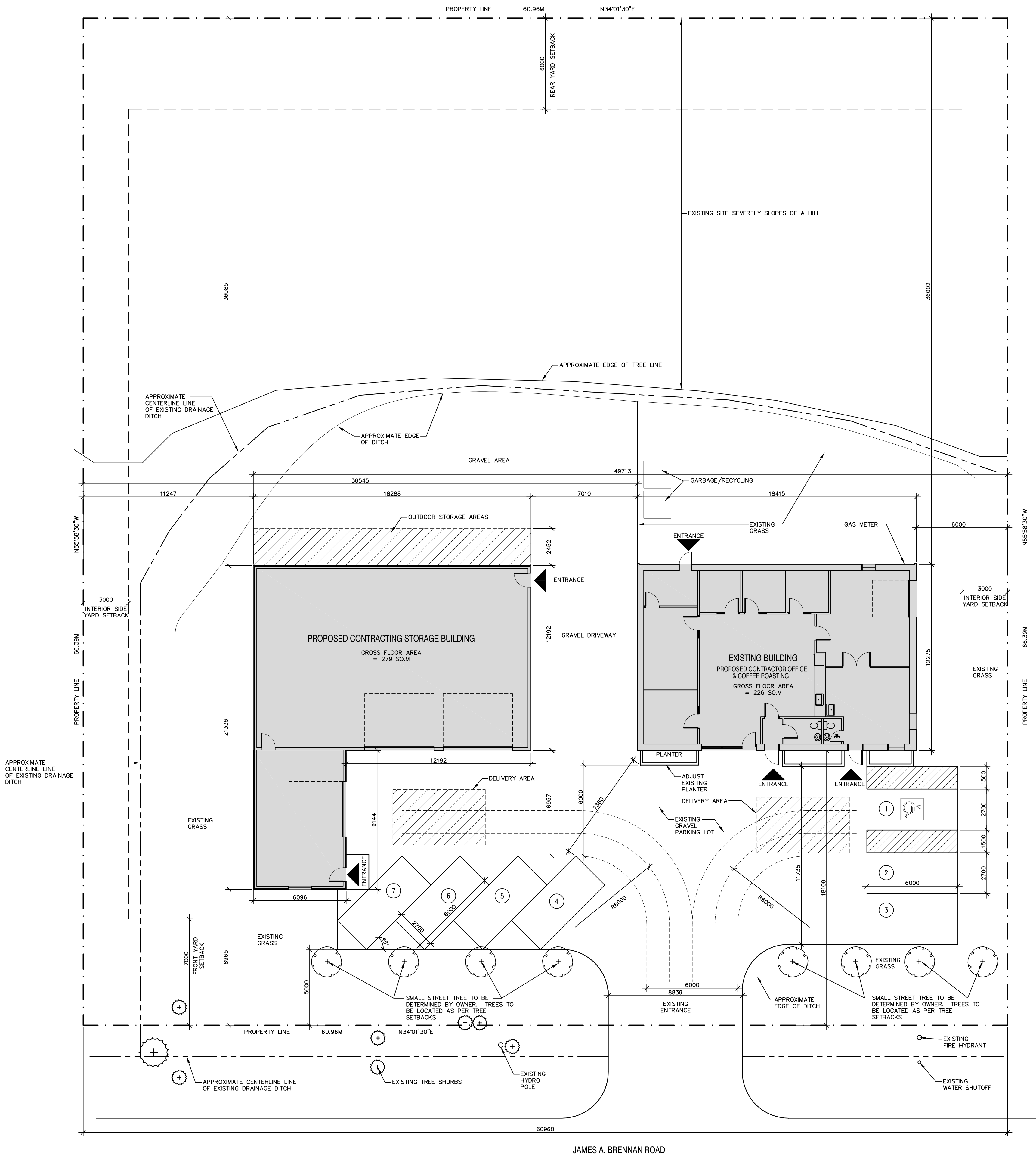
Signature of a Commissioner, etc



Signature of Applicant

Office Use Only:		Roll No: 081400001539500
Official Plan Designation: Employment Lands	Development Permit Designation: Employment District	Other:
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	Other:
Other Concurrent Applications: ☐ Cash-in-Lieu of Parking ☐ condo Approval ☐ Consent/Severance ☐ Official Plan Amendment ☐ Subdivision Approval		
Date Application Received: July 2, 2026	Date Application Deemed Complete: July 2, 2026	Fees Received: \$1900 July 2, 2026

For additional details please contact: Brenda Guy, Manager of Planning and Development
 Town of Gananoque, 30 King Street East, Gananoque, ON K7G 1E9
 (613) 382-2149 ext.1126 E-mail: bguy@gananoque.ca



1 SITE PLAN
A0 SCALE 1 : 150



2 KEY PLAN
A0 SCALE NTS

ZONING			
ZONE	REQUIRED	EXISTING	PROPOSED (INCLUDING NEW BUILDING)
FRONT YARD	7 M	18.1 M	8.97 M
REAR YARD	6 M	36 M	36 M
INTERIOR SIDE YARD	3 M	6.0 M	6.0 M
LOT AREA (MINIMUM)	743 SQ.M	4047 SQ.M	4047 SQ.M
LOT COVERAGE (MAXIMUM)	60%	6%	13 %
LOT FRONTAGE (MINIMUM)	18 M	60.9 M	EXISTING
BUILDING HEIGHT	15 M	4.6 M	6.1 M

EXISTING BUILDING AREA = 226 M2
NEW BUILDING AREA = 279 M2
PROPOSED PARKING = 8 SPACES (INCLUDING BARRIER FREE SPACE)
1 SPACE PER 95M2 OF GFA PLUS 1 SPACE PER 3 EMPLOYEES PER SHIFT = 505/95 = 6 SPACES
= 3 EMPLOYEES (1 SPACES)
= 7 SPACES

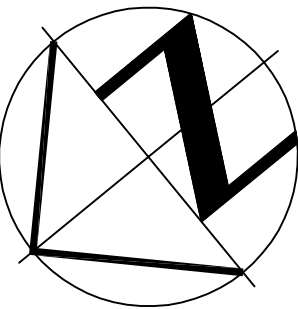
SONGWOOD
CONTRACTING

1	JUNE 30 2026	SUBMITTED FOR DEVELOPMENT PERMIT	
No.	DATE	DESCRIPTION	BY

REVISIONS

DETAIL REFERENCE SYMBOL

X detail No. X
Y drawing No. Y



DRAWINGS MUST NOT BE SCALED
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE
FOR ALL DIMENSIONS AND SHALL REPORT ANY DIS-
CREPANCY TO THE ARCHITECT BEFORE PROCEEDING
WITH ANY WORK.

PROJECT:

PROPOSED NEW CONTRACTING STORAGE BUILDING
EXISTING BUILDING - CONTRACTOR OFFICE & COFFEE ROASTING

LOCATION:

215 JAMES A BRENNAN RD, GANANOQUE

FOR:

SONGWOOD CONTRACTING LTD

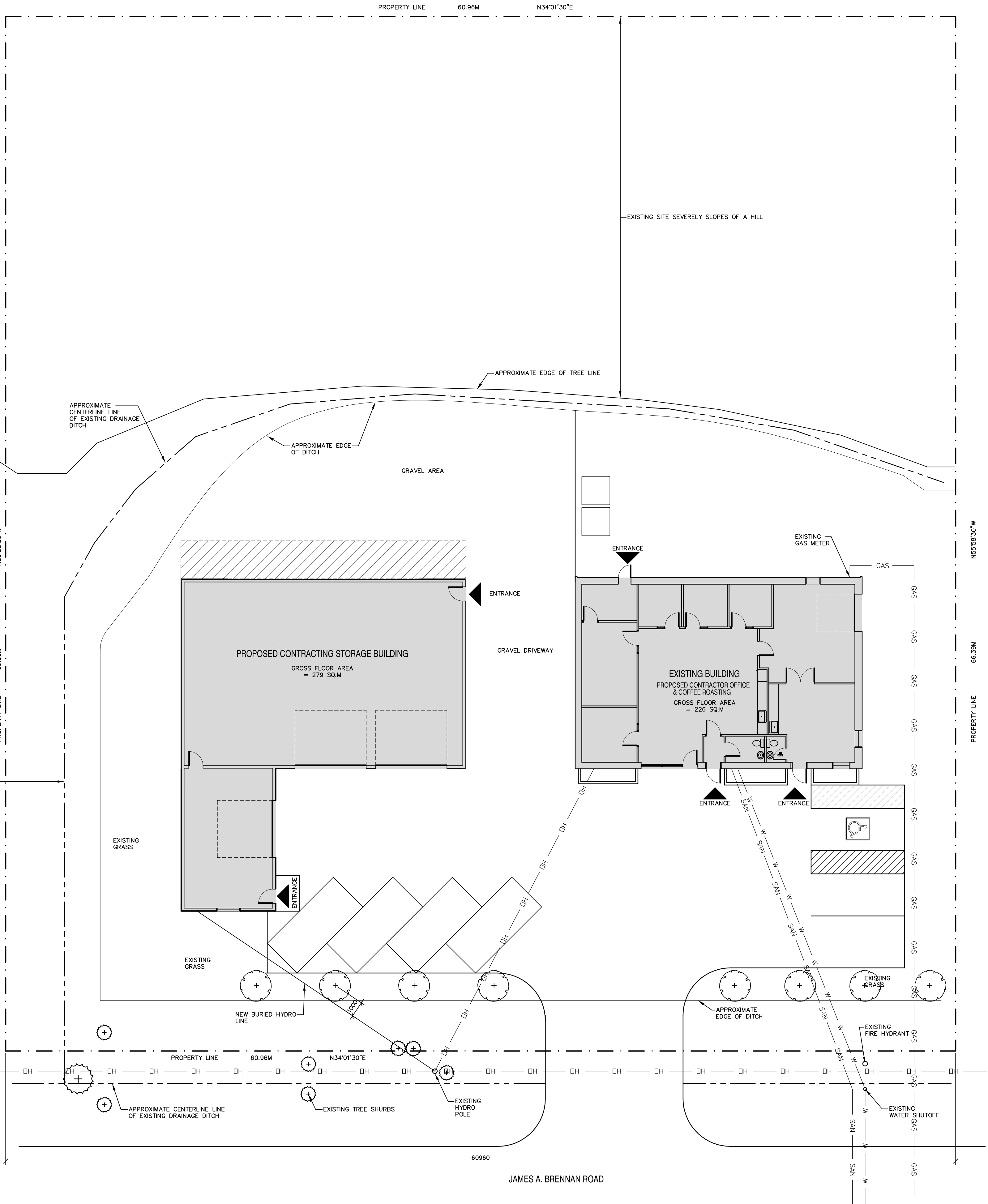
DRAWING:

SITE PLAN

DWG. BY:	SCALE	DRAWING No.
DEPT. CK'D BY DATE	1 : 1 5 0	
DES.		
W.D.	DATE	
SPEC.	JUNE 2026	

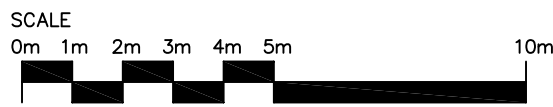
PROJECT No. 2026-80

A0



1
A1

SERVICING PLAN
SCALE 1 : 150



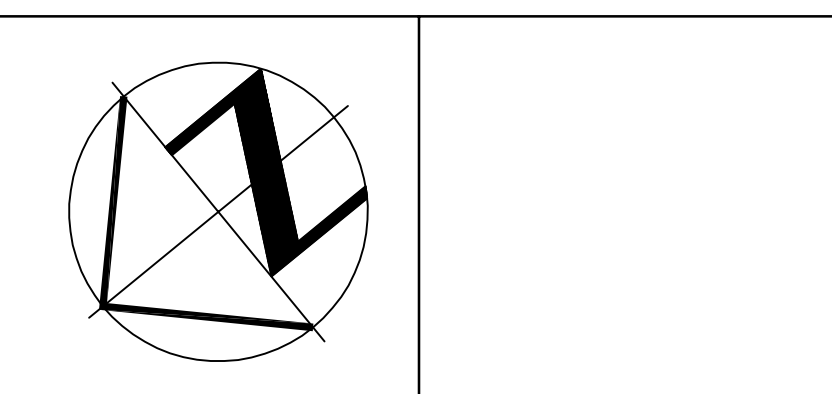
LEGEND	
— GAS —	GAS LINE
— W —	WATERLINE
— SAN —	SANITARY LINE
— OH —	OVERHEAD LINES

SONGWOOD
CONTRACTING

No.	DATE	DESCRIPTION	BY
1	JUNE 30 2026	SUBMITTED FOR DEVELOPMENT PERMIT	

REVISIONS

DETAIL REFERENCE SYMBOL	
X Y	detail No. X drawing No. Y



DRAWINGS MUST NOT BE SCALED
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE
FOR ALL DIMENSIONS AND SHALL REPORT ANY DIS-
CREPANCY TO THE ARCHITECT BEFORE PROCEEDING
WITH ANY WORK.

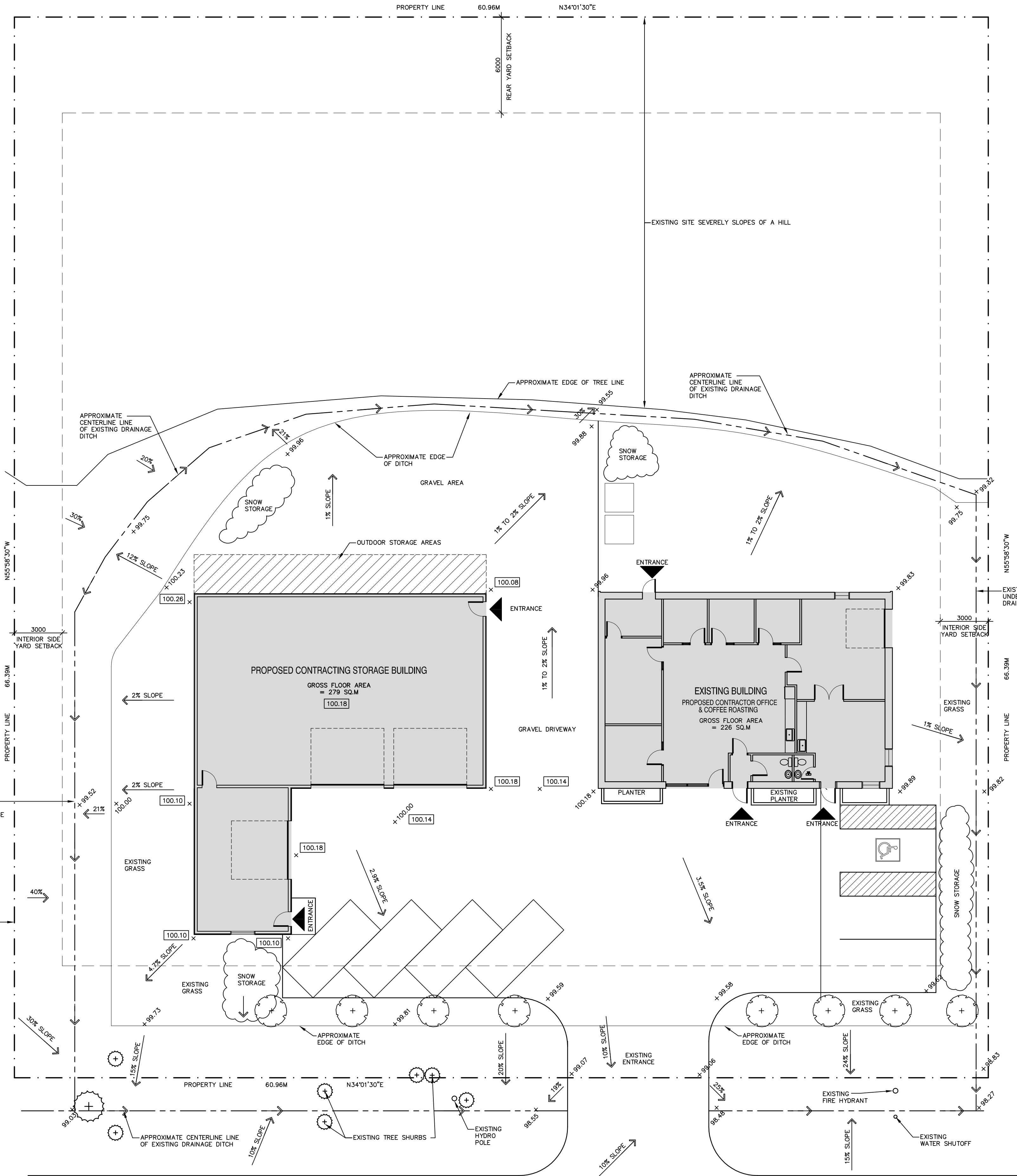
PROJECT:
PROPOSED NEW CONTRACTING STORAGE BUILDING
EXISTING BUILDING - CONTRACTOR OFFICE & COFFEE ROASTING

LOCATION:
215 JAMES A BRENNAN RD, GANANOQUE

FOR:
SONGWOOD CONTRACTING LTD

DRAWING:
SERVICING PLAN

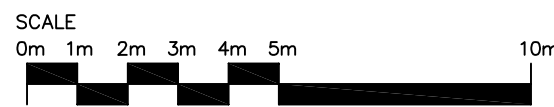
DWG. BY:			SCALE	DRAWING No.
DEPT.	CK'D BY	DATE	1 : 1 5 0	A1
DES.				
W.D.			DATE	
SPEC.			JUNE 2026	
PROJECT No. 2026-80				



LEGEND

- EXISTING SLOPE
- +99.89 EXISTING GRADE
- x 100.18 PROPOSED GRADE

1 SITE DRAINAGE
A2 SCALE 1 : 150



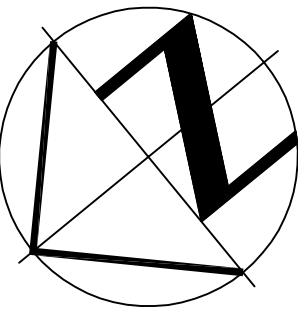
SONGWOOD
CONTRACTING

1	JUNE 30 2026	SUBMITTED FOR DEVELOPMENT PERMIT	
No.	DATE	DESCRIPTION	BY

REVISIONS

DETAIL REFERENCE SYMBOL

X detail No. X
Y drawing No. Y



DRAWINGS MUST NOT BE SCALED
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE
FOR ALL DIMENSIONS AND SHALL REPORT ANY DIS-
CREPANCY TO THE ARCHITECT BEFORE PROCEEDING
WITH ANY WORK.

PROJECT:

PROPOSED NEW CONTRACTING STORAGE BUILDING
EXISTING BUILDING - CONTRACTOR OFFICE & COFFEE ROASTING

LOCATION:

215 JAMES A BRENNAN RD, GANANOQUE

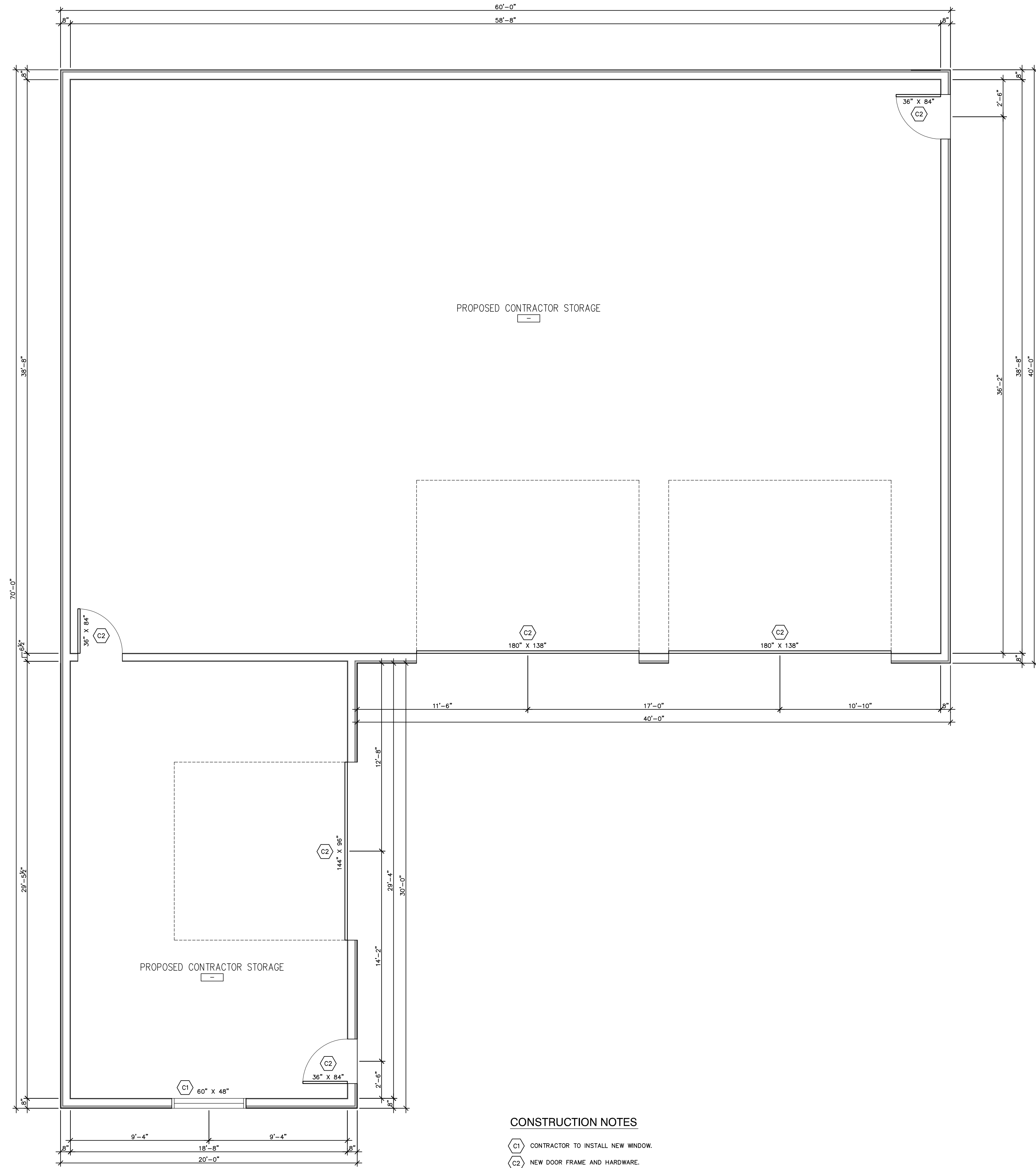
FOR:

SONGWOOD CONTRACTING LTD

DRAWING:

DRAINAGE PLAN

DWG. BY:			SCALE	DRAWING No.
DEPT.	CK'D BY	DATE	1 : 1 5 0	
DES.				
W.D.			DATE	
SPEC.			JUNE 2026	
PROJECT No. 2026-80				



1 FLOOR PLAN
A3 SCALE 1/4" = 1'-0"

- CONSTRUCTION NOTES
- C1 CONTRACTOR TO INSTALL NEW WINDOW.
 - C2 NEW DOOR FRAME AND HARDWARE.
 - C3 VINYL SIDING (COLOUR WHITE)
 - C4 METAL ROOFING (COLOUR BLACK)
 - C5 EXTERIOR LIGHT FIXTURE TO BE SELECTED BY OWNER

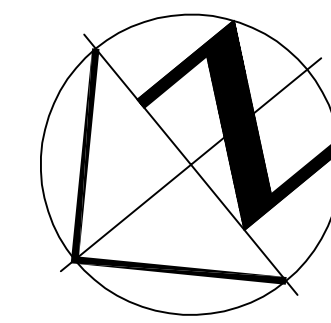


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FOR:

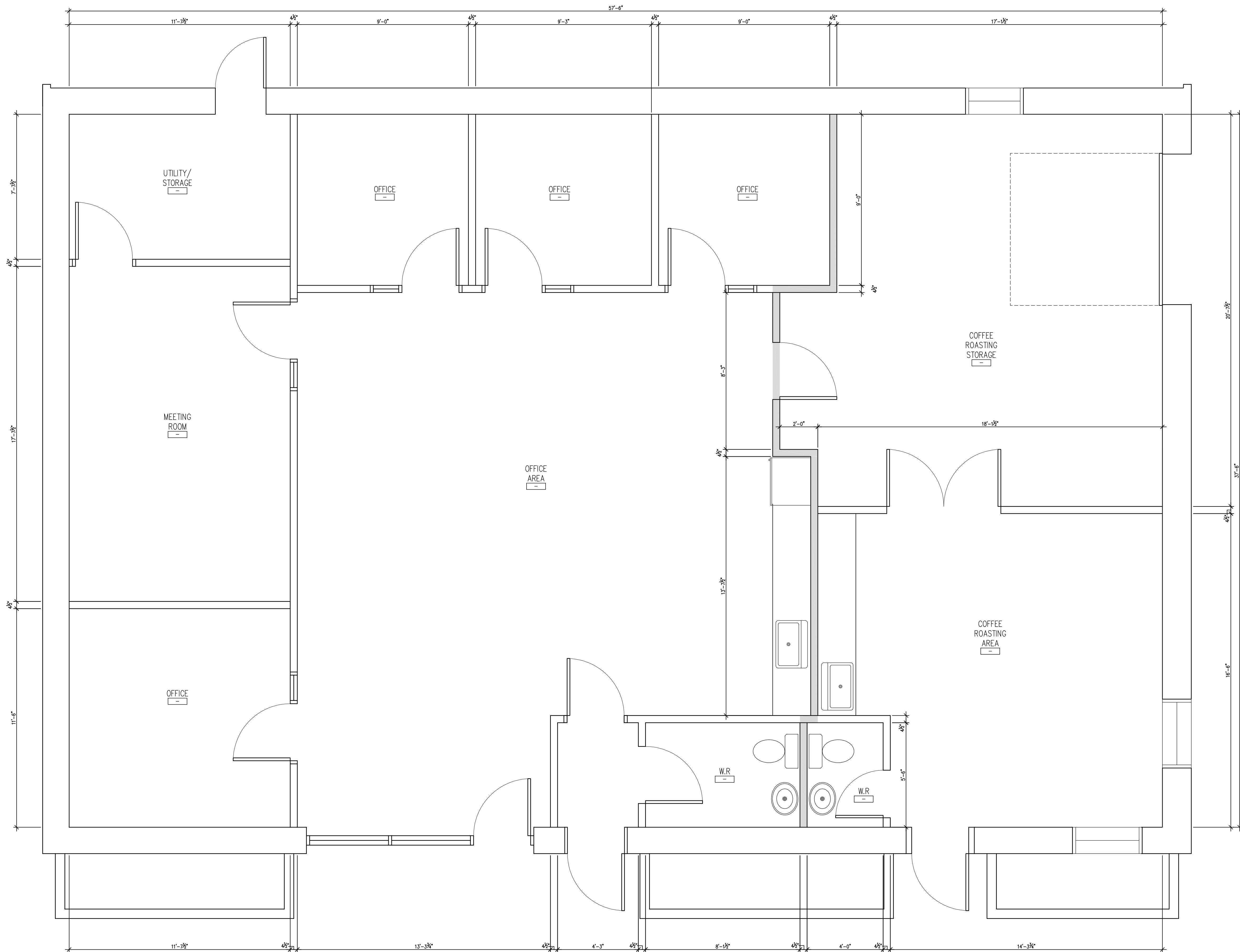
SONGWOOD CONTRACTING LTD

DRAWING:

PROPOSED NEW CONTRACTING
STORAGE BUILDING FLOOR
PLAN

DWG. BY:	SCALE	DRAWING No.
DEPT. CK'D BY	DATE	AS SHOWN
DES.		
W.D.	DATE	
SPEC.	JUNE 2026	
PROJECT No. 2026-80		

A3



1
A4

EXISTING BUILDING
PROPOSED FLOOR PLAN
SCALE 3/8" = 1'-0"

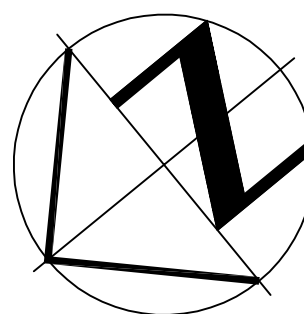
SONGWOOD
CONTRACTING

1	JUNE 30 2026	SUBMITTED FOR DEVELOPMENT PERMIT	
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drawing No. Y



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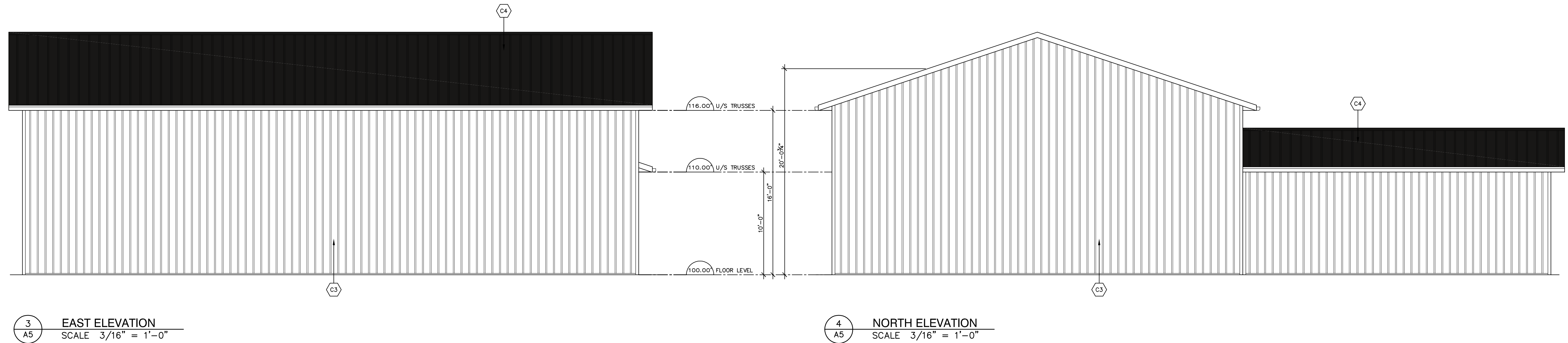
FOR:

SONGWOOD CONTRACTING LTD

DRAWING:

EXISTING BUILDING
PROPOSED FLOOR PLAN

DWG. BY:			SCALE	DRAWING No.
DEPT.	CK'D BY	DATE	AS SHOWN	
DES.				
W.D.				
SPEC.			DATE JUNE 2026	
PROJECT No. 2026-80				



CONSTRUCTION NOTES

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LOCATION:

215 JAMES A BRENNAN RD, GANANOQUE

FOR:

SONGWOOD CONTRACTING LTD

DRAWING:

ELEVATIONS

DWG. BY:	SCALE	DRAWING No.
DEPT. CK'D BY	DATE	AS SHOWN
DES.		
W.D.	DATE	
SPEC.	JUNE 2026	
PROJECT No. 2026-80		

A5