

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, DECEMBER 9, 2025 at 6:00 P.M.** via **TELECONFERENCE*** and **IN-PERSON** in the TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST to consider and provide a recommendation to Council on the Development Permit application below.

AND TAKE FURTHER NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Public Meeting on **TUESDAY, DECEMBER 16, 2025 at 5:00 P.M.** via **TELECONFERENCE*** and **IN-PERSON** in the TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST 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. **DP2025-16**

APPLICANT: **CATARAQUI CONSTRUCTION**
OWNER: **772663 ONTARIO LIMITED**

The property municipally and legally described as

77 PINE STREET

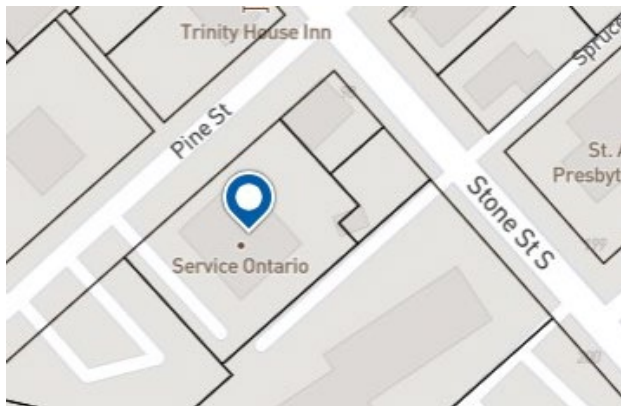
PLAN 86 LOTS 11 12 PT LOTS; 10 13 PT MARKET SQ BLK O AND; RP 28R1143 PARTS 1 AND 2
Town of Gananoque

has applied to the Town of Gananoque for a Development Permit for
TWO ADDITIONS TO THE EXISTING BUILDING FOR THE PURPOSES OF THE DENTAL CLINIC

Additional information in relation to the proposed development permit is available for inspection at the Town Hall Administration Offices located at 30 King Street East, Gananoque, ON, on the Town website at <https://www.gananoque.ca/town-hall/meetings>, by emailing assistantplanner@gananoque.ca or by calling Trudy Gravel 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 14TH day of **NOVEMBER, 2025**

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

Site Plan





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: Ruan Hall Cataraqui Construction	Complete Address including Postal Code: 1399 Tamarack Street Kingston K7M 7J2	Phone: 613 484 7937
	E-mail: cataraquiconstruction@gmail.com	
Name of Property Owner (if different than applicant): 772663 Ontario Limited	Complete Address including Postal Code: 529 Palace Road Kingston ON K7K 4T6	Phone: 613 544 4445
	E-mail: orthodvs@kos.net	
Architect/Designer/Planner: SZA Shoalts and Zaback Architects Ltd	Complete Address including Postal Code: Suite 206 4 Cataraqui Street Kingston K7K 1Z7	Phone: 613 539 2927
	E-mail: gshoalts@szarch.com	
Engineer: Omar Atrach, P. Eng.	Complete Address including Postal Code: 2431 Middle Road, Kingston ON K7L 4V3	Phone: 613 484 0633
	E-mail: omar.atrach@yahoo.com	
Land Surveyor: Hopkins Chitty Land Surveyors Inc.	Complete Address including Postal Code: 1224 Gardiners Road, Suite 102 Kingston ON K7P 0G2	Phone: 613 384 9266
	E-mail: aferguson@hopkinschitty.com>	

PROPERTY

Street or Property Address (if applicable): 77 Pine Street	Roll Number (if known): 081400002043301	
LEGAL DESCRIPTION		
Lot/Con/Plan: Plan 86 Lots 10 13 Market Sq Blk 0 and RP 28R1143 Parts 1 and 2		
Frontage (m/ft): 171.67ft	Depth (m/ft): @115ft	Lot Area: 0.42ac

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: *Submitted*
- 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: *In progress, will follow*
- 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: *Included on submitted Architectural Site Plan*
- 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: *In progress, will follow*
- 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: *In progress, will follow*
- 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: *Submitted*
The proposed additions and renovations will significantly improve the appearance of the building and its fit within the character of the Lowertown Heritage Area. The principal facades will be clad with a red clay brick which is similar to the brick of the adjacent heritage buildings. The streetscape and landscaping will also improve the fit within the neighbourhood.

- 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: *Archaeologist has been engaged. Their report will follow. We believe no zoning relief is required. Therefore, a land use planning report is not required*

- | | |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <input type="checkbox"/> Air, Noise or Vibration Study | <input type="checkbox"/> Sanitary System Design & sufficient capacity |
| <input type="checkbox"/> Archaeological Study <i>In progress, will follow</i> | <input type="checkbox"/> Servicing Options Report |
| <input type="checkbox"/> Drainage and/or stormwater management report | <input type="checkbox"/> Source Water Protection – Risk Management Assessment |
| <input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area | <input type="checkbox"/> Sun/Shady Study |
| <input type="checkbox"/> Erosion and Sediment Control Plan | <input type="checkbox"/> Traffic Study |
| <input type="checkbox"/> Geotechnical Study and Hydrogeological Study | <input type="checkbox"/> Vegetation Inventory/Preservation |
| <input type="checkbox"/> Heritage Resource Assessment/Study | <input type="checkbox"/> Visual Impact Assessment |
| <input type="checkbox"/> Hydrogeology/Groundwater Study | <input type="checkbox"/> Water Distribution System & sufficient capacity |
| <input type="checkbox"/> Phase I Environmental, investigation if required | <input type="checkbox"/> Wave Uprush Study |
| <input type="checkbox"/> Form 1's – Record of Future Alteration (Water, Sewer and Storm) | <input type="checkbox"/> Supporting Land Use Planning Report <i>N.A.</i> |
| | <input type="checkbox"/> 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.~~
- ~~Catarauqui 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): <i>Dental Clinic and Rental Office Suites</i>	
Length of time the existing use of the subject lands have continued: <i>Unknown an addition was completed in 1991</i>	
Has the property been designated as a Heritage Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property presently under a Site Plan/Development Permit Agreement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the property ever been subject of an application under Section 70.2 (Development Permit By-law) of the Planning Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? No	

Proposed Use(s): <i>Continuation of the existing uses. The additions are needed for functional improvements to the dental office.</i>	
Is the Use permitted or permitted subject to criteria as set out in the development permit by-law?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
How has the applicable criteria have been addressed? <i>The proposed additions and renovations will significantly improve the appearance of the building and the fit within the character of the Lowertown Heritage Area. The principal facades will be clad with a red clay brock which is similar to the brick on the adjacent heritage</i>	
Is/Are variation(s) requested?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, what variation is requested and why? N.A.	
Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law. N.A.	

Abutting Land Use(s) – east, west, north, south:
North: Funeral Home and Apartments in former house East: Apartments in former Post Office and Fromer Clock Tower South: Apartment Building. West: Municipal Parking Lot

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

Plan Details: Please ensure that measurements are consistent with plan			
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Employment Lands/ Industrial	<input type="checkbox"/> Institutional
Building Coverage: 24% (%) 426.6 (sq.m)		Landscape Coverage: 26.8 (%) 468.93 (sq.m)	
Building Height:	No. of Storeys: 1	No. of Units: 2	Storage of Garbage: Screened Garbage Container

Parking Area:	Existing Parking Surface <input checked="" type="checkbox"/> Paved 996.82 M2 <input type="checkbox"/> Gravel <input type="checkbox"/> Permeable Parking Area <input type="checkbox"/> Other			
	Proposed Parking Surface: <input checked="" type="checkbox"/> Paved 853.06M2 <input type="checkbox"/> Gravel <input type="checkbox"/> Permeable Parking Area <input type="checkbox"/> Other			
	# of Existing Parking Spaces 17	# of New Parking Spaces 18	# of Accessible Parking Spaces 2	Total # of Parking Spaces 20
	Dimension of Parking Spaces (m/ft): 2.7M x 6M		Dimensions of Accessible Parking Spaces (m/ft): 2.7 x 6 M plus 1.5M space on each side	

LOADING SPACES, if applicable:	Number of Loading Spaces: N.R.	Dimensions of Loading Spaces (m/ft):
--------------------------------	------------------------------------------	--------------------------------------

Heritage Tourist Inn/Bed and Breakfast/Short Term Accommodation*:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is this an application for a Heritage Tourist Inn?	<input type="checkbox"/> Yes	<input 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
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?	<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
Is this an application for a Short Term Accommodation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Number of Guest Rooms:	<input type="checkbox"/> 1	<input type="checkbox"/> 2 <input type="checkbox"/> 3

Access*:	Potable Water*:	Sewage Disposal*:	Stormwater*:
<input checked="" type="checkbox"/> Municipal Street <input type="checkbox"/> Existing Private Road/ Lane <input type="checkbox"/> Existing Right-of-way <input type="checkbox"/> Unopen Road Allowance <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Town Owned/operated Water System <input type="checkbox"/> Private Well <input type="checkbox"/> River <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Town Owned/Operated Sewage System <input type="checkbox"/> Private Septic and Tile Field <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Town Owned/Operated Sewers <input type="checkbox"/> Swales <input type="checkbox"/> Ditches <input type="checkbox"/> 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)	Concrete block walls, precast concrete roof slabs	N.A
Date Constructed:	Unknown, an addition was constructed in 1991	
Front Line Setback:	4.53M	
Rear Lot Line Setback:	8.123M	
Side Lot Line Setback:	12.588M	
Side Lot Line Setback:	17.225M	
Height:	4M	
Dimensions:	Varies, Refer to the Site Plan	
Floor Area:	349.4 M2	

PROPOSED BUILDINGS:		Building 1 - Primary	Building 2 - Accessory
Type of Structure (ie: wood concrete)		<i>Wood frame additions</i>	<i>N.A</i>
Proposed Date of Construction:		<i>Mid-January 2026</i>	
Front Line Setback:		4.53M	
Rear Lot Line Setback:		8.123M	
Side Lot Line Setback:		12.588M	
Side Lot Line Setback:		15.537M	
Height:		Generally 4M, 6.2M at new lobby	
Dimensions:		Varies, Refer to the Site Plan	
Floor Area:		416.6 M2	
Attached Additional Page, if necessary			

AUTHORIZATION BY OWNER

I/We, the undersigned being the registered owner(s) of the subject lands, hereby authorize RUAN HALL (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.

Darryl Smith

Owner Name (Please Print)

Darryl Smith

Signature of Owner

Kelly Crawford

Owner Name (Please Print)

Kelly Crawford

Signature of Owner Date

Signature of Witness (not applicant)

CONSENT BY OWNER

I/We, Darryl Smith / Kelly Crawford (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.

Darryl Smith

Signature of Owner

Kelly Crawford

Signature of Owner

Signature of Witness (not applicant)

Date

DECLARATION OF APPLICANT

(Print) I, RUAN HALL of the CITY of KINGSTON 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 5th day of November,
2025

for the Corporation of the
Town of Gananoque.

Expires August 6, 2027.

Signature of a Commissioner, etc

Ruan Hall

Signature of Applicant

Office Use Only:		Roll No: <u>020 43301</u>
Official Plan Designation: <u>Lowertown</u>	Development Permit Designation: <u>Lowertown - Mixed Use</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"/> condo Approval <input type="checkbox"/> Consent/ Severance	<input type="checkbox"/> Official Plan Amendment <input type="checkbox"/> Subdivision Approval
Date Application Received: <u>November 5/25</u>	Date Application Deemed Complete: <u>November 13, 2025</u>	Fees Received: <u>\$3900 - 1900 + 2000 deposit -</u>

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

Peer Review/Consultant Services

In order to streamline the Town of Gananoque's planning process, professional or peer review services may be contracted out by the Town under By-law 2004-63 and amending By-law 2007-29. These may include but are not limited to the following:

Condominium Applications Consent Applications Cost Estimate of Works Development Permit Applications Official Plan Amendment Local Planning Appeal Tribunal Part Lot Control Subdivision Applications	Air, Noise or Vibration Study Archaeological Study Drainage and/or stormwater management report Environmental Impact Assessment for a natural heritage feature or area Erosion and Sediment Control Plan Geotechnical Study/Hydrogeological Study Heritage Resource Assessment/Study Hydrogeology/Groundwater Study Phase I Environmental, investigation if req'd Form 1's—Record of Future Alteration (Water, Sewer and Storm)	Sanitary System Design & sufficient capacity Servicing Options Report Source Water Protection—Risk Management Assessment Sun/Shady Study Traffic Study Vegetation Inventory/Preservation Visual Impact Assessment Water Distribution System & sufficient capacity Wave Uprush Study Supporting Land Use Planning Report
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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 Manager of Planning and Development or the Director of Public Works within their respective areas of jurisdiction.

All costs for the peer review consultants and legal costs for preparation of agreements and/or registration shall be fully paid by the applicant/owner. A deposit will be received by the Town as part of application submission requirements in the amount of \$2,000 (two thousand dollars). Any costs above and beyond the initial security will be invoiced to the applicant/owner.

All invoices 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, the Town will recover its costs from any other securities which have been posted for the project by the applicant/owner.

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 Finance Department by either the Clerk or the Manager of Planning and Development, within their respective areas of jurisdiction.

X I/We, Darryl Smith/Kelly Crawford of the _____ of _____ 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 any necessary peer review(s) as deemed by the Town or preparation of legal agreements including registration 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.

X Darryl Smith/Kelly Crawford
Print Name—Owner/Applicant

[Signature]
Signature—Owner/Applicant

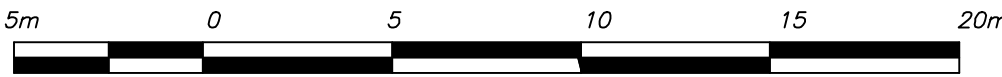
X Nov. 4/25
Date

[Signature]
Manager of Planning/Development or his/her designate

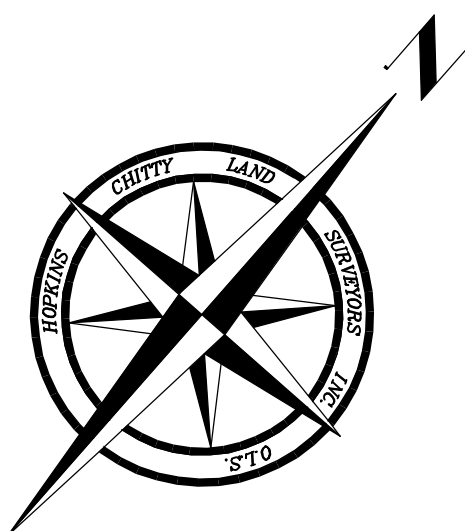
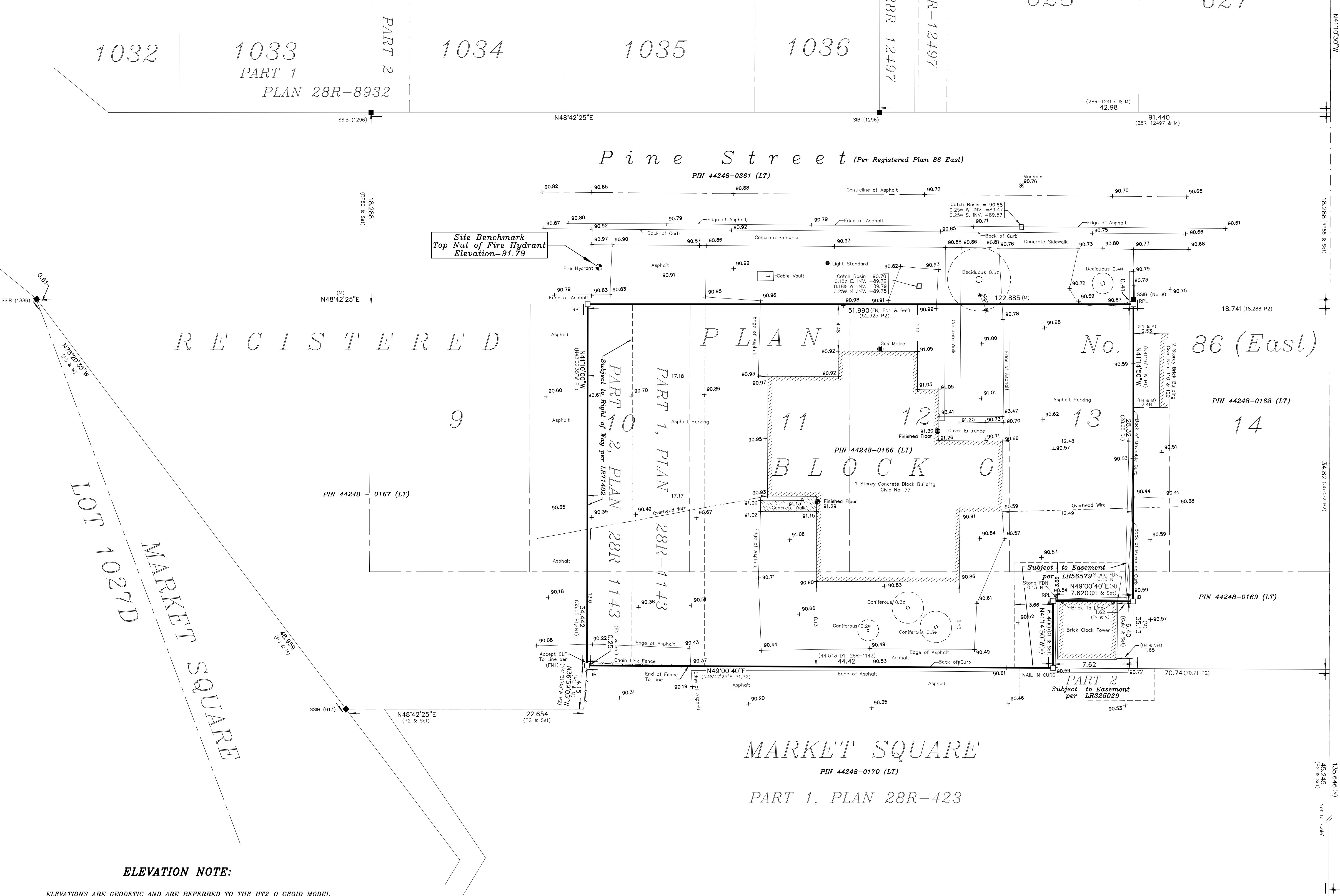
PLAN of SURVEY of
LOTS 11 & 12, Part of LOTS 10 & 13 and Part of MARKET SQUARE
BLOCK 'O', REGISTERED PLAN 86 (EAST OF THE GANANOQUE RIVER)
TOWN OF GANANOQUE

COUNTY of LEEDS

SCALE=1:200



HOPKINS CHITTY LAND SURVEYORS INC.
-2025-



BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 18, NAD83 (CSRS) (2010)
FOR BEARING COMPARISONS, A ROTATION OF 0°28'25" CLOCKWISE WAS APPLIED TO BEARINGS ON (P1) AND (P2).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.998696.
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:

- SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN
- denotes Planted Survey Monument
- Found Survey Monument
- SSIB Short Standard Iron Bar
- IB Iron Bar
- RB Rock Bar
- RPL Rock Plug
- (WIT) Witness
- (M) Measured
- SM Original Stone Monument
- (OU) Origin Unknown
- (1296) Ronald H. Smith - O.L.S.
- (1641) Collett, Jordan & Wiseman - O.L.S.
- (1886) Hopkins Chitty Land Surveyors Inc. - O.L.S.
- (P1) Reference Plan 28R-1143
- (P2) Reference Plan 28R-423
- (P3) Plan by (1886) dated June 24, 2022
- (D1) Instrument No. LR56579
- (FN) Field Notes by (1296) dated May 13, 1985
- (FN1) Field Notes by (1296) dated July 16, 1986

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
1. This Survey and Plan are correct and in accordance with the SURVEYS ACT, the SURVEYORS ACT, and the REGULATIONS made under them.
2. The SURVEY was completed on the 16th day of October, 2025.

DATE: OCTOBER 16, 2025
PHIL W. CHITTY - O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-120799

Party Chief: TJ	Instrument: CH	Checked By: PWC	Plan By: PWC/PP
HOPKINS CHITTY LAND SURVEYORS INC. Ontario Land Surveyors www.hopkinschitty.com			
1224 GARDINERS ROAD, SUITE 102 KINGSTON, ONTARIO K7P-0G2 Tel: (613) 384-9266 Fax: (613) 384-3513		PROJECT No. 2025-0583 LOTS 10 TO 13, MARKET SQUARE BLOCK 'O', REGISTERED PLAN 86 TOWN OF GANANOQUE	

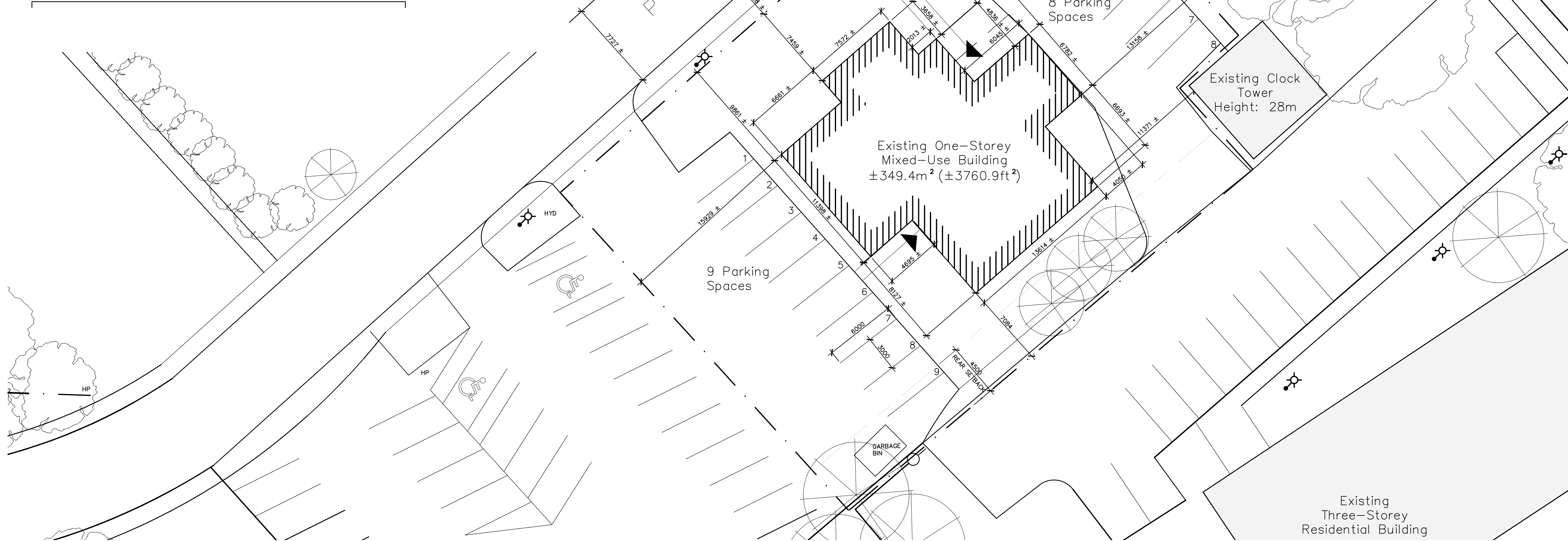


ELEVATION NOTE:

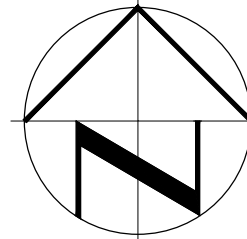
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE HT2.0 GEOD MODEL BEING A PRODUCT OF THE GEODETIC SURVEY DIVISION (GSD) OF NATURAL RESOURCES CANADA, DERIVED FROM RTN OBSERVATIONS. THE ELEVATIONS ARE REFERRED TO A SITE BENCHMARK BEING THE TOP OF NUT OF FIRE HYDRANT NEAR THE NORTHWEST CORNER OF THE SUBJECT LANDS HAVING AN ELEVATION OF 91.79 (CGVD28).

SITE STATISTICS			
LOWERTOWN - MIXED USE			
CLAUSE FROM GANANOQUE ZONING BY-LAWS	PROVISION	COMPLIANCE: EXISTING (NOTE: ALL COMPLIANCES ARE PLUS/MINUS)	COMPLIANCE: PROPOSED
4.1	PERMITTED USES	THERE IS AN EXISTING ONE-STORY BUILDING AT THE CENTRE OF THE PROPERTY WHICH CONTAINS A DENTAL CLINIC AND RENTAL OFFICE SPACE.	
3.32.	PARKING REQUIREMENTS:	THE CURRENT BUILDING, UNDER 'GENERAL BUSINESS' USE, WOULD REQUIRE 17 PARKING SPACES BASED ON 1 SPACE PER 20 SQ.M./ GROSS FLOOR AREA. THERE ARE CURRENTLY 17 REGULAR SPACES WITHIN THE PROPERTY LINES.	THE PROPOSED BUILDING, UNDER 'GENERAL BUSINESS' USE, WOULD ADD 3 SPACES. 1 PER 20 SQ.M. OF THE PROPOSED ADDITION. WE ARE PROVIDING 20 PARKING SPACES INCLUDING COMPLETE BARRIER FREE PARKING SPACES.
4.2	LOT COVERAGE: 75% MAXIMUM	19.1%	24.4%
4.2	MINIMUM LOT AREA: 232 sq.m. (2,497 sq ft.)	349.4 sq.m.	NO CHANGE
4.2	MINIMUM LOT FRONTAGE: 7.5 m (24.6 ft)	51.3 m	NO CHANGE
4.2	MINIMUM FRONT YARD SETBACK DEPTH: 0 m	4.534 m	4.534 m
4.2	MINIMUM INTERIOR SIDE YARD SETBACK DEPTH: 0 m	12.588 m	12.588 m
4.2	MINIMUM EXTERIOR SIDE YARD SETBACK DEPTH: 0 m	17.205 m	15.537 m
4.2	MINIMUM REAR YARD SETBACK DEPTH: 4.5 m (14.8 ft)	8.125 m	6.833 m
4.2	MAXIMUM BUILDING HEIGHT: 12.0 m (39.4 ft)	4 m	6.2 m

SITE AREAS	EXISTING	PROPOSED	
ASPHALT	±996.82m² (±10729.79ft²)	±853.06m² (±9182.26ft²)	-143.76m² (-1547.53ft²)
CONCRETE SIDEWALK	±35.67m² (±383.95ft²)	±129.78m² (±1396.94ft²)	+94.11m² (+1012.99ft²)
SUBTOTAL:	±1032.49m² (±11113.63ft²)	±982.84m² (±10579.20ft²)	-56.23m² (-605.29ft²)
LANDSCAPING	±365.38m² (±3932.91ft²)	±339.15m² (±3650.58ft²)	-26.23m² (-282.33ft²)
BUILDING AREA	±349.4m² (±3760.98ft²)	±426.9m² (±4591.98ft²)	+77.2m² (+830.97ft²)
TOTAL	±1748.71m² (±18822.98ft²)	NO CHANGE	



1 Site Plan
A020 1:200



Project North
Certificate of Practice Number: 2438
4 Cataragui Street, Suite 206, Kingston, ON
tel: 613-541-0776 fax: 613-541-0804
mail@szaarch.com www.szaarch.com

This is a copyright drawing and design and shall not be used, reproduced or revised without written permission. The contractor shall check and verify all dimensions and report all errors and omissions to the architect prior to commencing with work. These drawings are not to be scaled. Any deviation in construction from the information shown on these drawings without written approval of the Architect is solely the responsibility of the Constructor

- Legend:
- FIRE ACCESS ROUTE
 - PROPOSED ADDITION
 - EXISTING TO REMAIN
 - GRAVEL PAVEMENT
 - LANDSCAPING (CONIFEROUS AND DECIDUOUS TREES)
 - LIGHT STANDARD
 - INTERNATIONAL SYMBOL OF ACCESSIBILITY
 - CATCH BASIN
 - HYDRO POLE
 - FIRE HYDRANT
 - MANHOLE COVER
 - SETBACK
 - PROPERTY LINE
 - FENCE LINE
 - EXISTING TO REMAIN

3	SUBMITTED FOR DEVELOPMENTAL REVIEW	2025-11-04
2	FOR REVIEW	2025-10-28
1	FOR REVIEW	2025-10-14
Revision	Description	Date

Project: Addition and Renovation

Location:
77 Pine Street
Gananoque, Ontario

Client:
772663 Ontario Limited

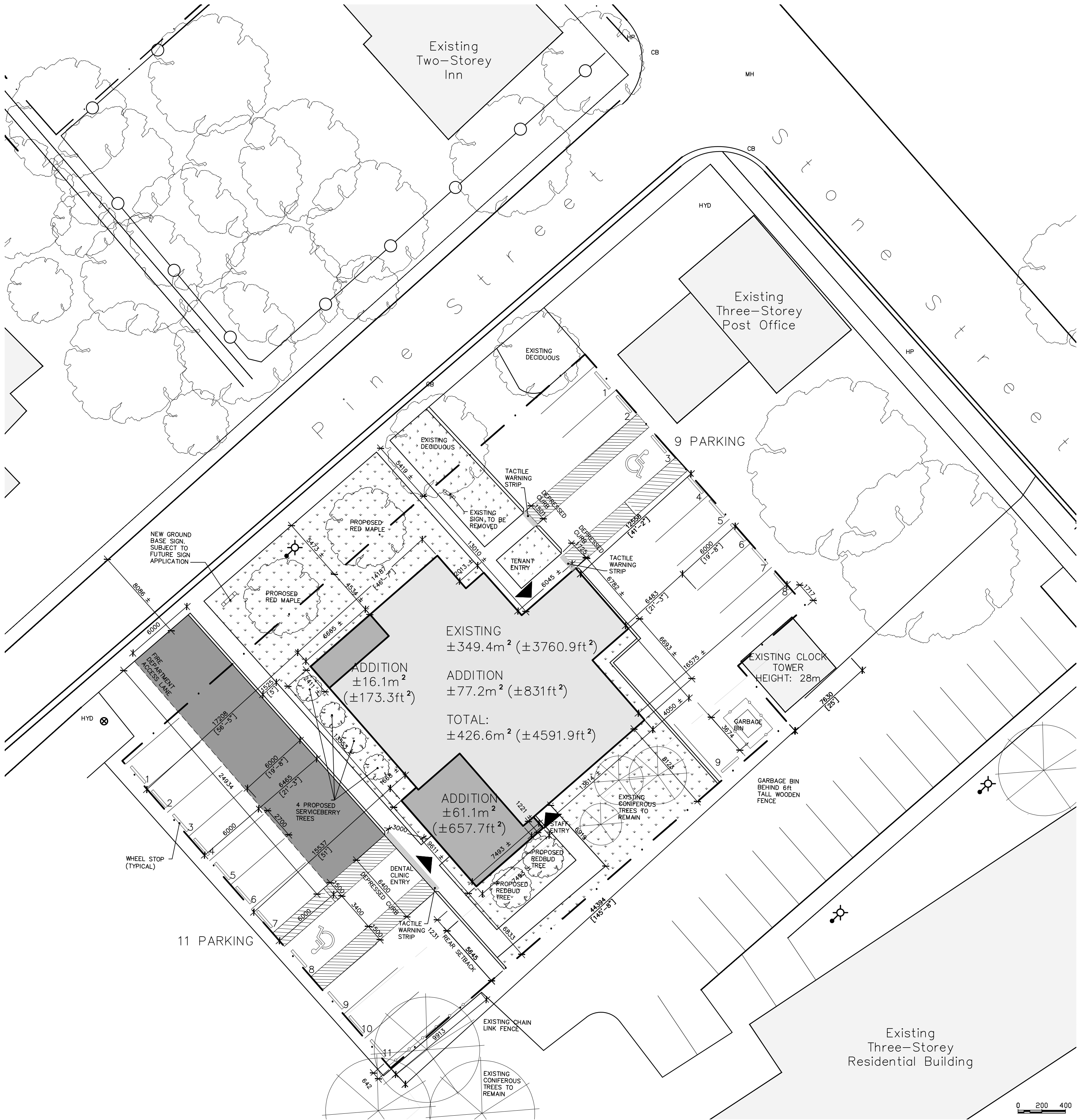
Drawing:
Existing Site Plan

Drawn by DQ	Date 01 April 2021
File Name 21015-A020-Site Plan	Scale
Client Project # 21015	Drawing Number A020

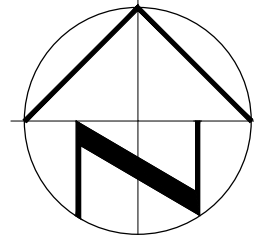
SITE STATISTICS			
LOWERTOWN - MIXED USE			
CLAUSE FROM GANANOQUE ZONING BY-LAWS	PROVISION	COMPLIANCE: EXISTING (NOTE: ALL COMPLIANCES ARE PLUS/MINUS)	COMPLIANCE: PROPOSED
4.1	PERMITTED USES	THERE IS AN EXISTING ONE-STORY BUILDING AT THE CENTRE OF THE PROPERTY WHICH CONTAINS A DENTAL CLINIC AND RENTAL OFFICE SPACE.	
3.32.	PARKING REQUIREMENTS:	THE CURRENT BUILDING, UNDER 'GENERAL BUSINESS' USE, WOULD REQUIRE 17 PARKING SPACES BASED ON 1 SPACE PER 20 SQ.M./ GROSS FLOOR AREA. THERE ARE CURRENTLY 17 REGULAR SPACES WITHIN THE PROPERTY LINES.	THE PROPOSED BUILDING, UNDER 'GENERAL BUSINESS' USE, WOULD ADD 3 SPACES. 1 PER 20 SQ.M. OF THE PROPOSED ADDITION. WE ARE PROVIDING 20 PARKING SPACES INCLUDING COMPLETE BARRIER FREE PARKING SPACES.
4.2	LOT COVERAGE: 75% MAXIMUM	19.1%	24.4%
4.2	MINIMUM LOT AREA: 232 sq.m. (2,497 sq.ft.)	349.4 sq.m.	NO CHANGE
4.2	MINIMUM LOT FRONTAGE: 7.5 m (24.6 ft.)	51.3 m	NO CHANGE
4.2	MINIMUM FRONT YARD SETBACK DEPTH: 0 m	4.534 m	4.534 m
4.2	MINIMUM INTERIOR SIDE YARD SETBACK DEPTH: 0 m	12.588 m	12.588 m
4.2	MINIMUM EXTERIOR SIDE YARD SETBACK DEPTH: 0 m	17.205 m	15.537 m
4.2	MINIMUM REAR YARD SETBACK DEPTH: 4.5 m (14.8 ft.)	8.125 m	6.833 m
4.2	MAXIMUM BUILDING HEIGHT: 12.0 m (39.4 ft.)	4 m	6.2 m

SITE AREAS	EXISTING	PROPOSED	
ASPHALT	±996.82m ² (±10729.79ft ²)	±853.06m ² (±9182.26ft ²)	-143.76m ² (-1547.53ft ²)
CONCRETE SIDEWALK	±35.67m ² (±383.95ft ²)	±129.78m ² (±1396.94ft ²)	+94.11m ² (+1012.99ft ²)
	SUBTOTAL:	±1032.48m ² (±11113.63ft ²)	±982.84m ² (±10579.20ft ²)
LANDSCAPING	±365.38m ² (±3932.91ft ²)	±339.15m ² (±3650.58ft ²)	-26.23m ² (-282.33ft ²)
BUILDING AREA	±349.4m ² (±3760.9ft ²)	±426.6m ² (±4591.9ft ²)	+77.2m ² (+830.97ft ²)
TOTAL	±1748.71m ² (±18822.96ft ²)	NO CHANGE	

PROPOSING THE ADDITION OF 8 TREES: 2 RED MAPLE, 4 SERVICEBERRY AND 2 REDBUD



1 Site Plan
A021 1:200



Project North
Certificate of Practice Number: 2438
4 Cataract Street, Suite 206, Kingston, ON
tel: 613-541-0776 fax: 613-541-0804
mail@szaarch.com www.szaarch.com
This is a copyright drawing and design and shall not be used, reproduced or revised without written permission. The contractor shall check and verify all dimensions and report all errors and omissions to the architect prior to commencing with work. These drawings are not to be scaled. Any deviation in construction from the information shown on these drawings without written approval of the Architect is solely the responsibility of the Constructor.

- Legend:
- FIRE ACCESS ROUTE
 - PROPOSED ADDITION
 - EXISTING TO REMAIN
 - GRAVEL PAVEMENT
 - LANDSCAPING (CONIFEROUS AND DECIDUOUS TREES)
 - LIGHT STANDARD
 - INTERNATIONAL SYMBOL OF ACCESSIBILITY
 - CATCH BASIN
 - HYDRO POLE
 - FIRE HYDRANT
 - MANHOLE COVER
 - SETBACK
 - PROPERTY LINE
 - FENCE LINE
 - EXISTING TO REMAIN

3	SUBMITTED FOR DEVELOPMENT PERMIT	2025-11-04
2	FOR REVIEW	2025-10-28
1	FOR REVIEW	2025-10-14
Revision	Description	Date

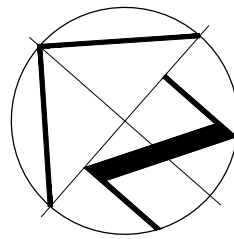
Project
Addition and Renovation

Location
77 Pine Street
Gananoque, Ontario

Client
772663 Ontario Limited

Drawing
Proposed Site Plan

Drawn by CH	Date 2025-10-14
File Name 21015-A020-Site Plan	Scale 1:200
Client Project # 21015	Drawing Number A021



2	SUBMITTED FOR DEVELOPMENT PERMIT	2025-11-04
1	FOR REVIEW	2025-10-14
Revision	Description	Date

Project
Addition and Renovation

Location
77 Pine Street
Gananoque, Ontario

Client
772663 Ontario Limited

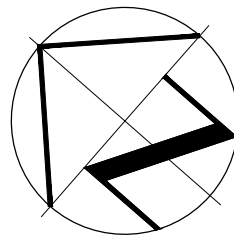
Drawing
Existing Plan

Drawn by CS	Date 2024-01-17
File Name 21015-A100	Scale 1:50
Client Project # 21015	Drawing Number A100

Project #
21015

Revision #
1

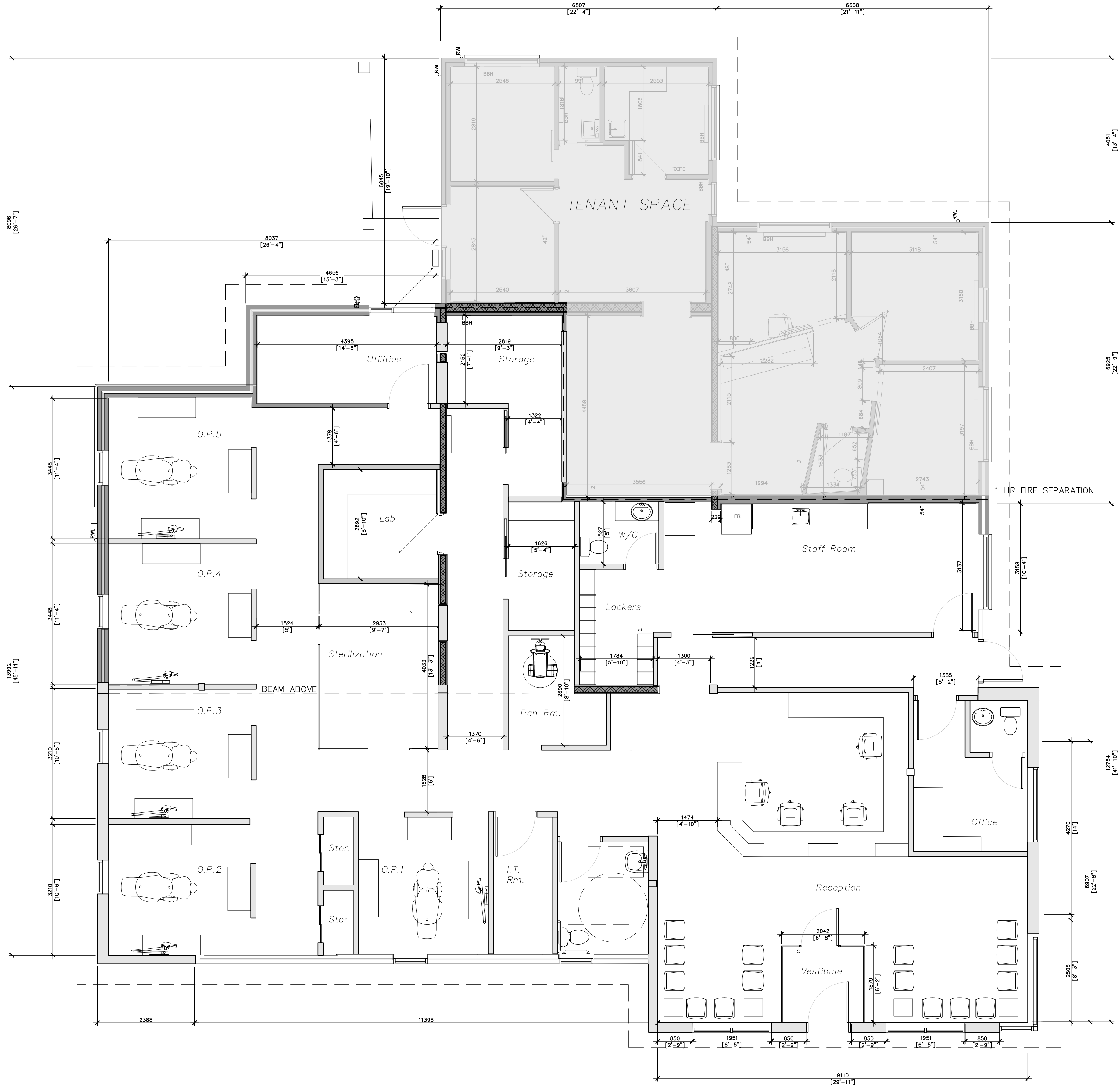
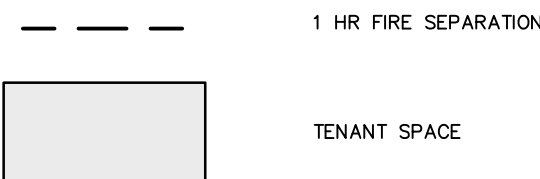
A100



Project North
Certificate of Practice Number: 2438
4 Cataragui Street, Suite 206, Kingston, ON
tel: 613-541-0776 fax: 613-541-0804
mail@szaarch.com www.szaarch.com

This is a copyright drawing and design and shall not be used, reproduced or revised without written permission. The contractor shall check and verify all dimensions and report all errors and omissions to the architect prior to commencing with work. These drawings are not to be scaled. Any deviation in construction from the information shown on these drawings without written approval of the Architect is solely the responsibility of the Constructor

Legend:



2	SUBMITTED FOR DEVELOPMENT REVIEW	2025-11-04
1	FOR REVIEW	2025-10-14
Revision	Description	Date

Project
Addition and Renovation

Location
77 Pine Street
Gananoque, Ontario

Client
772663 Ontario Limited

Drawing
Proposed Plan: Ground Floor

Drawn by CH	Date 2025-09-29
File Name 21015-A100	Scale 1:50
Client Project # 21015	Drawing Number A101

Project #
21015

Revision #
1

A101

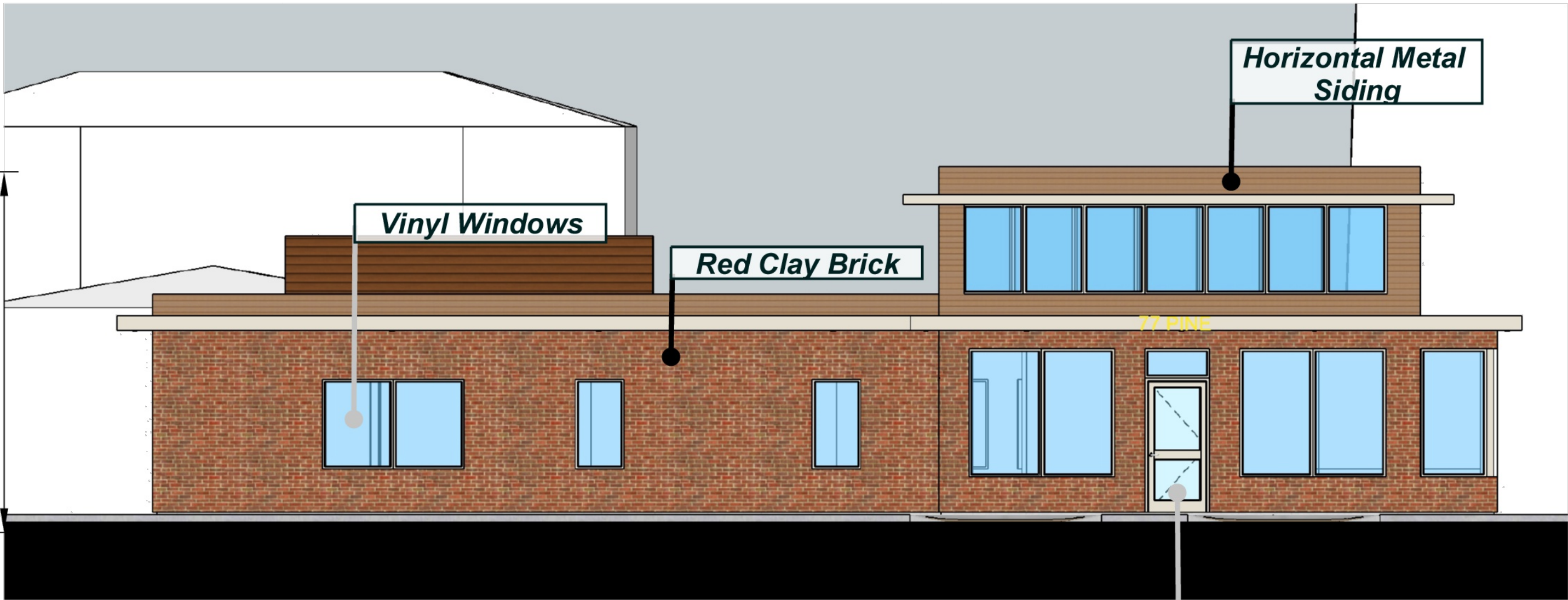


1

North Elevation

A200

3/32" = 1'-0" (1:128)



2

West Elevation

A200

3/32" = 1'-0" (1:128)



3

South Elevation

A200

3/32" = 1'-0" (1:128)



4

East Elevation

A200

3/32" = 1'-0" (1:128)

All lights are
downlights located in
overhead

3	SUBMITTED FOR DEVELOPMENT PERMIT	2025-11-04
2	FOR REVIEW	2025-10-28
1	FOR REVIEW	2025-10-14
Revision	Description	Date
Project		
Addition and Renovation		
Location		
77 Pine Street		
Gananoque, Ontario		
Client		
772663 Ontario Limited		
Drawing		
Proposed Elevations		
Drawn by		Date
CH		2025-10-14
File Name		Scale
21015-A020-Site Plan		1:200
Client Project #		Drawing Number
Project #		Revision #
21015		1
		A200





77 Pine Street - Renders



This is a copyright drawing and design and shall not be used, reproduced or otherwise made public without the express written consent of the artist and publisher. The copyright shall extend to the artist and publisher for the term of the copyright in the work. These drawings are not to be sold or otherwise distributed without the written consent of the artist and publisher. The artist and publisher shall be deemed to have accepted the responsibility for the accuracy of the information shown on this drawing without warranty of any kind. The artist and publisher shall be deemed to have accepted the responsibility for the accuracy of the information shown on this drawing without warranty of any kind.

Omer Altrach
 O. M. ATRACH
 905333905
 13.11.2025
 PROVINCE OF ONTARIO
 LICENSED PROFESSIONAL ENGINEER

0 200 400

Drawn by	CH	Date	2003-10-14
For Name	21015-A020-S&A Plan	Scale	1/200
Client Project #		Drawing Number	A021
Project #	21015	Revision #	1