

## NOTICE OF MEETING Proposed Class II 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 provide a recommendation to Council on the application below.

\*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-hallpublic-meetings/planning-advisory-committee-meeting-december-9-2025> prior to the meeting.

File No.: **DP2025-18**

OWNER: Be Morelli Inc

APPLICANT: Jordan Morelli

The property municipally and legally described as

**295 Oak Street**

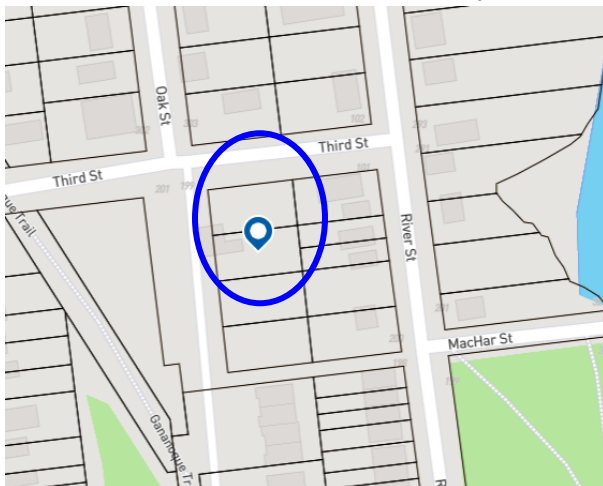
**PLAN 86 PT LOTS 423, 425, 427 GAN R W/S OAK ST E/S  
TOWN OF GANANOQUE**

has applied to the Town of Gananoque for an application for a Development Permit to  
**CONSTRUCT A TWO STOREY APARTMENT BUILDING WITH 16 DWELLING UNITS  
AND REQUEST RELIEF FOR AN ADDITIONAL REDUCTION IN THE EXTERIOR SIDE YARD SETBACK  
FROM 3.58M TO 2.39M (APPLICATION DP2024-16 APPROVED WITH A REDUCTION IN THE EXTERIOR  
SIDE YARD FROM 4.5M TO 3.58M)**

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](mailto: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.

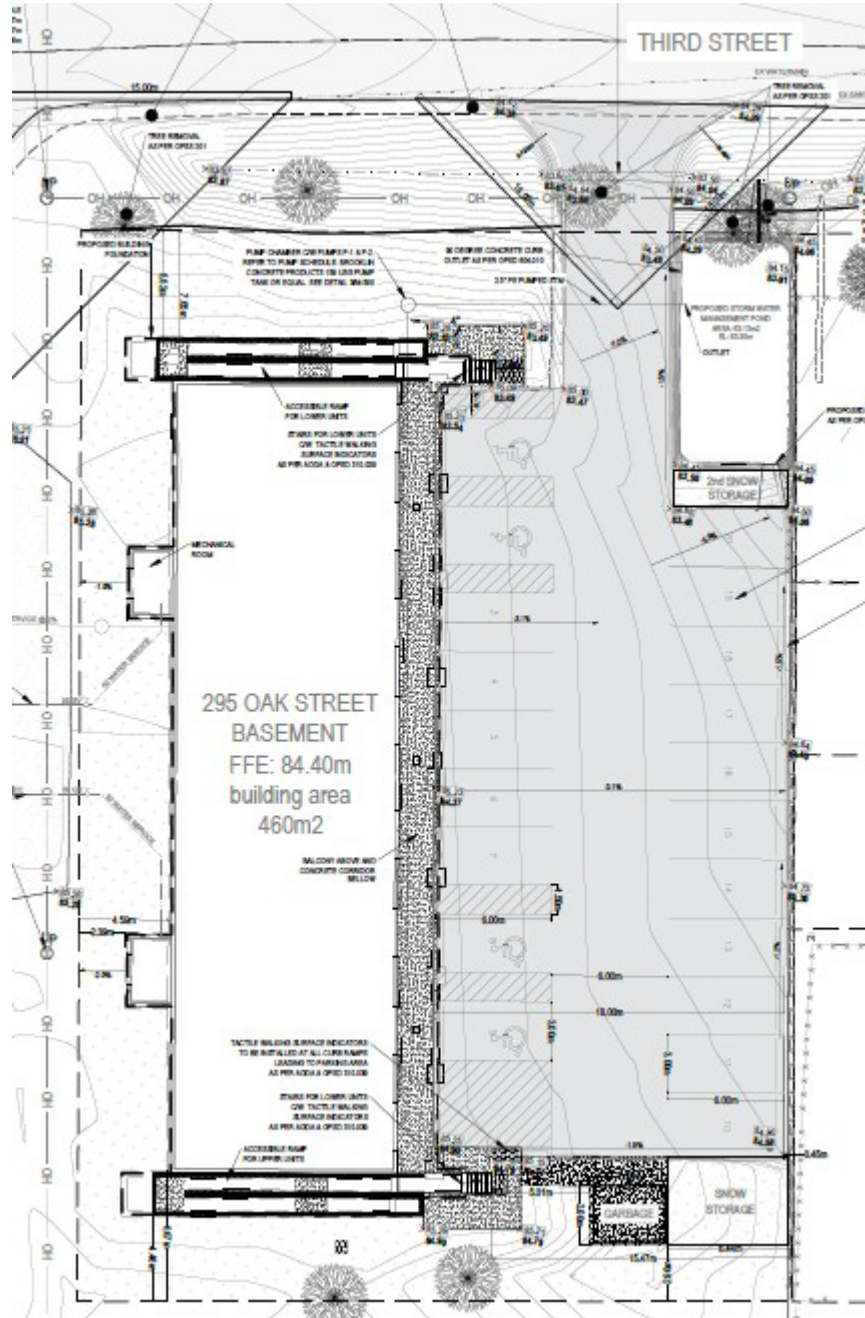
**Note:** Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the Ontario Land Tribunal where the application meets the requirements established through the official plan and development permit by-law.



**DATED this 26<sup>TH</sup> day of NOVEMBER 2025**

Brenda Guy  
Manager of Planning and Development  
[bguy@gananoque.ca](mailto:bguy@gananoque.ca)  
613-382-2149 ext. 1126

## Proposed Site Plan



## Proposed Elevation 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:	Complete Address including Postal Code:	Phone:
<b>Ben Redden</b>	2485 Mcivor road Kingston, ON, K7L 4v4	613-453-9610
	E-mail: ben@reddenscontracting.ca	
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone:
<b>BE Morelli Inc</b>	23 Willowbank Road East Gananoque, ON, K7G 2V5	613-876-5169
	E-mail: jordan@emfmapping.ca	
Architect/Designer/Planner:	Complete Address including Postal Code:	Phone:
<b>Lisa Henderson House of Three</b>	3800 Holmes Road Inverary ON K0H1X0	613-876-2488
	E-mail: Lisa@houseofthree.ca	
Engineer:	Complete Address including Postal Code:	Phone:
<b>Jaime Maitland, P.Eng. Greer Galloway a division of Jp2g Consultants Inc.</b>	640 CATARAQUI WOODS DR, UNIT 2A KINGSTON, ON, K7P 2Y5	613-536-5420
	E-mail: KINGSTON@JP2G.com	
Land Surveyor:	Complete Address including Postal Code:	Phone:
<b>Phil Chitty Hopkins Chitty Land Surveyors Inc</b>	1224 Gardiners Road, Suite 102 Kingston, ON, K7P 0G2	613-384-9266
	E-mail: info@hopkinschitty.com	

**PROPERTY**

Street or Property Address (if applicable):	Roll Number (if known):
295 Oak Street	0814 000 01041700.0000, 0814 000 01041800.0000, 0814 000 01041905.0000

**LEGAL DESCRIPTION**

Lot/Con/Plan:			
Was LOTS 423, 425 & 427 W GANANOQUE RIVER PLAN 86; Lots consolidated as 44253-0769 (LT) from 44253-0360, 44253-0362, 44253-0365 on 12 Nov 2025			
Frontage (m/ft):	Depth (m/ft):	Lot Area:	
36.6m	55m	2015	0.497



**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:

- |   |   |
|---|---|
| <input type="checkbox"/> Air, Noise or Vibration Study  | <input type="checkbox"/> Sanitary System Design & sufficient capacity         |
| <input type="checkbox"/> Archaeological Study   | <input type="checkbox"/> Servicing Options Report                             |
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Supporting Land Use Planning Report       |
|   | <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.
- 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):**

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

Has the property been designated as a Heritage Site?

☐ Yes☒ No

Is the property presently under a Site Plan/Development Permit Agreement?

☒ Yes☐ No

Has the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act?

☐ Yes☒ No

Has 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?

Relief was previously approved in file DP2024-16 4.5m to 3.58m for the exterior side yard

**Proposed Use(s):**

16 unit residential 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?

As per the C1-00 drawing the mechanical room is requested for approval 2.39m from the exterior side yard to allow more space to fit mechanical area's

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

**Abutting Land Use(s) – east, west, north, south:**North, East, and South: residential  
West: vacant brownfield

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 checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Employment Lands/ Industrial	<input type="checkbox"/> Institutional
Building Coverage: <u>23.4</u> (%) <u>472 m<sup>2</sup></u> (sq.m)		Landscape Coverage: <b>stated in site plan</b> <u>31</u> (%) <u>632 m<sup>2</sup></u> (sq.m)	
Building Height:  5.73m	No. of Storeys:  2	No. of Units:  16	Storage of Garbage:  Exterior garbage area with 5ft wooden fence

<b>Parking Area:</b>	Existing Parking Surface			
	<input type="checkbox"/> Paved <input type="checkbox"/> Gravel <input type="checkbox"/> Permeable Parking Area <input checked="" type="checkbox"/> Other			
	Proposed Parking Surface:			
	<input checked="" type="checkbox"/> Paved <input type="checkbox"/> Gravel <input type="checkbox"/> Permeable Parking Area <input type="checkbox"/> Other			
	# of Existing Parking Spaces	# of New Parking Spaces	# of Accessible Parking Spaces	Total # of Parking Spaces
	0	20	4	20
	Dimension of Parking Spaces (m/ft):  8.9' x 19.71'		Dimensions of Accessible Parking Spaces (m/ft):  9.88' x 19.71'	

<b>LOADING SPACES, if applicable:</b>	Number of Loading Spaces:	Dimensions of Loading Spaces (m/ft):



<b>Heritage Tourist Inn/Bed and Breakfast/Short Term Accommodation*:</b>		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is this an application for a Heritage Tourist Inn?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Number of Guest Rooms:	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6
<b>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.</b>			
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 checked="" type="checkbox"/> No	
Number of Guest Rooms:	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3

<b>Access*:</b>	<b>Potable Water*:</b>	<b>Sewage Disposal*:</b>	<b>Stormwater*:</b>
<input checked="" type="checkbox"/> Municipal Street	<input checked="" type="checkbox"/> Town Owned/operated Water System	<input checked="" type="checkbox"/> Town Owned/Operated Sewage System	<input checked="" type="checkbox"/> Town Owned/Operated Sewers
<input type="checkbox"/> Existing Private Road/ Lane	<input type="checkbox"/> Private Well	<input type="checkbox"/> Private Septic and Tile Field	<input type="checkbox"/> Swales
<input type="checkbox"/> Existing Right-of-way	<input type="checkbox"/> River	<input type="checkbox"/> Other	<input type="checkbox"/> Ditches
<input type="checkbox"/> Unopen Road Allowance	<input type="checkbox"/> Other:		<input type="checkbox"/> Other
<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 _____

<b>EXISTING BUILDINGS:</b>		<b>Building 1 - Primary</b>	<b>Building 2 - Accessory</b>
	Type of Structure (ie: wood concrete)	Vacant Land	
	Date Constructed:		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:		
	Dimensions:		
Floor Area:			

PROPOSED BUILDINGS:		Building 1 - Primary	Building 2 - Accessory
Type of Structure (ie: wood concrete)		ICF Concrete, wood framed	
Proposed Date of Construction:		December 2025	
Front Line Setback:		5.52 m	
Rear Lot Line Setback:		4.5 m	
Side Lot Line Setback:		16.47 m	
Side Lot Line Setback:		2.39 m	
Height:		5.73 m	
Dimensions:		As per Plans	
Floor Area:		As per Plans	
Attached Additional Page, if necessary			

Attached with site plan

**AUTHORIZATION BY OWNER**

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

Ben Redden (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.

BE Morelli Inc

Owner Name (Please Print)

Owner Name (Please Print)

*Jordan C. Morelli*

Signature of Owner

Signature of Owner

Signature of Witness (not applicant)

Date

**CONSENT BY OWNER**

I/We, Be Morelli Inc, (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.

*Jordan C. Morelli*

Signature of Owner

Signature of Owner

Signature of Witness (not applicant)

Date

**DECLARATION OF APPLICANT**

(Print) I, BE Morelli Inc of the town Gananoque 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

GANANOQUE

this 26th day of November

2025.

Commissioner  
*Lynsey Zufelt*  
Town of Gananoque  
Lynsey Zufelt, Deputy Clerk  
Signature of a Commissioner, etc

*BA*

Signature of Applicant

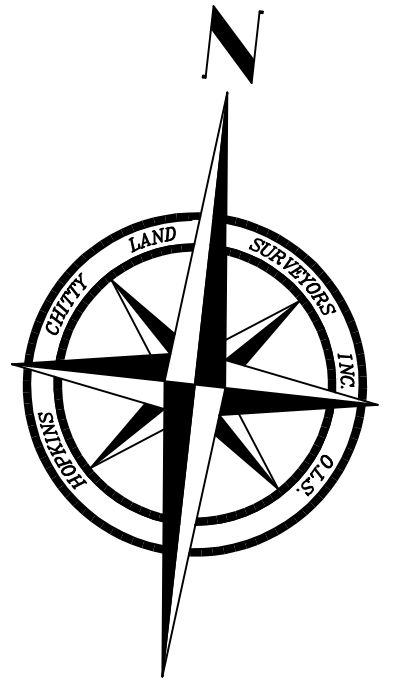
<b>Office Use Only:</b>		Roll No: 081400001041905 081400001041800
Official Plan Designation: Residential	Development Permit Designation: Residential	Other: 081400001041700
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	Other:
Other Concurrent Applications:	<input type="checkbox"/> 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: November 26, 2025	Date Application Deemed Complete: November 26, 2025	Fees Received: \$700 November 26, 2025

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

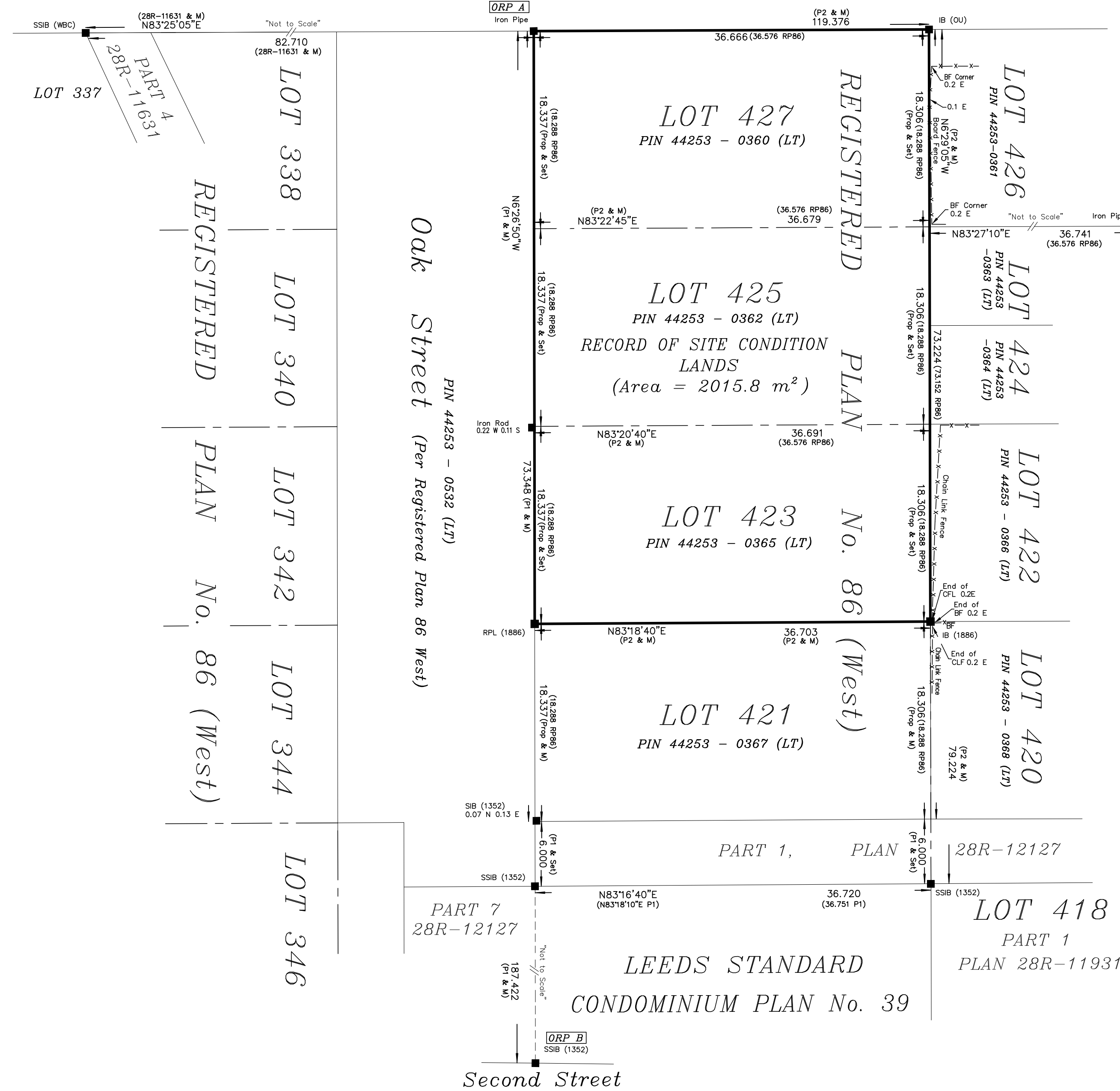


Third Street (Per Registered Plan 86 West)

PIN 44253 - 0516 (LT)



River Street



PLAN OF SURVEY of  
All of LOTS 423, 425 and 427,  
REGISTERED PLAN 86 (West)

TOWN OF GANANOQUE

COUNTY of LEEDS

SCALE = 1:300

10metres 0 10 20 30metres

HOPKINS CHITTY LAND SURVEYORS INC.  
-2023-

LEGEND:

SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN

- denotes Planted Survey Monument
- Found Survey Monument
- SIB " Standard Iron Bar
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- IB# " Iron Bar (round)
- RB " Rock Bar
- IP " Iron Pipe
- RP " Registered Plan
- (WIT) " Witness
- (OU) " Origin Unknown
- (M) " Measured
- (WBC) " Collett Surveying Ltd. - O.L.S.
- (613) " R. F. Mucklestone - O.L.S.
- (1352) " Brian W. Kerr Surveying Ltd - O.L.S.
- (1886) " Hopkins Chitty Land Surveyors Inc.-O.L.S.
- (P1) " Reference Plan 28R-12127
- (P2) " Plan by (1886) dated January 7, 2021.
- Prop " Proportioned
- BF " Board Fence
- CLF " Chain Link Fence

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°40'10" CLOCKWISE WAS APPLIED TO BEARINGS ON 28R-12127.

FOR BEARING COMPARISONS, A ROTATION OF 0°47'05" CLOCKWISE WAS APPLIED TO BEARINGS ON 28R-11631.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99969858.

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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. This Survey was completed on the 2nd day of May, 2023.

HOPKINS CHITTY LAND SURVEYORS INC.

JURGEN ISMAILI - O.L.S.

DATE: MAY 3, 2023

No person may copy reproduce, distribute or alter this plan in whole or in part without the written permission of Hopkins Chitty Land Surveyors Inc.

"This is Not an Original Copy Unless Embossed with Seal"

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THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-48040.

Party Chief: T.J. Instrument: M.T. Checked By: J.I. Plan By: J.I.

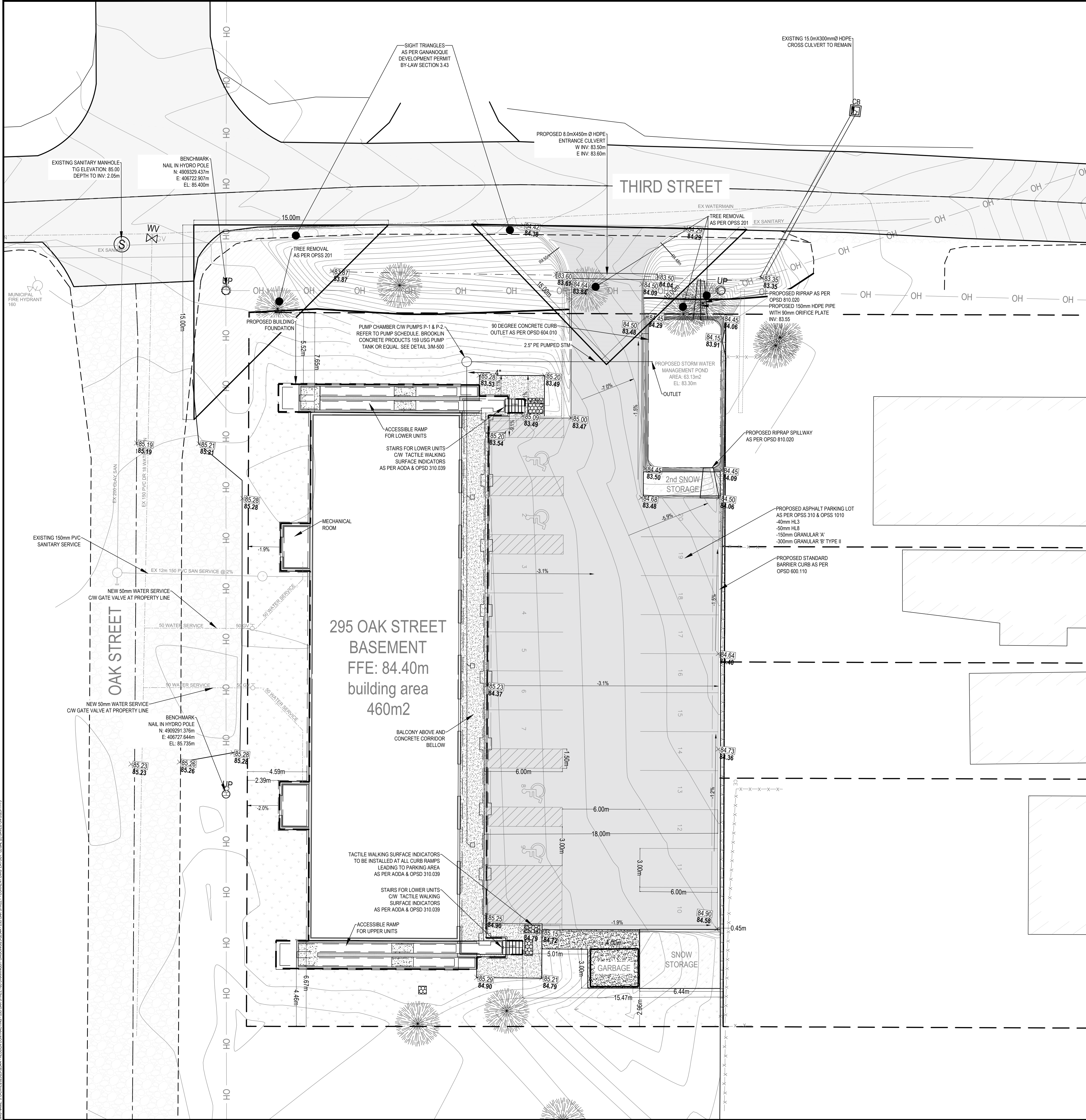


HOPKINS CHITTY  
LAND SURVEYORS INC.  
Ontario Land Surveyors  
www.hopkinschitty.com

1224 GARDINERS ROAD, SUITE 102  
KINGSTON, ONTARIO K7P-0C2  
Tel (613) 384-9266  
Fax (613) 384-3513

PROJECT No. 2023-0028  
LOTS 423, 425 and 427  
REGISTERED PLAN 86 (WEST)  
TOWN OF GANANOQUE





Site Provisions	Provision Requirements	Proposed
1. Minimum lot area (m²)	10,011 ft² (930 m²)	21689 ft² (2015m²)
2. Maximum lot coverage (m²)	35%	4951.4 ft² (460m²) + 129 ft² (12m²) =5080.6 ft² (472²) (23.4%)
3. Minimum lot frontage (m)	78.7 ft (24m)	120.17 ft (36.6m)
4. Minimum front yard setback (m)	19.6 ft (6.0m)	18.11 ft (5.52m)
5. Minimum exterior side yard setback (m)	14.7 ft (4.5m)	7.84 ft (2.39m)
6. Minimum interior side yard setback (m)	3.9 ft (1.2m)	50.75 ft (15.47m)
7. Minimum rear yard depth (m)	21.3 ft (6.5m)	14.6 ft (4.5m)
8. Maximum building height (m)	65.5 ft (20.0m)	18.83 ft (5.73m)
9. Minimum amenity space (m²)	2152 ft² (20 m²) per dwelling unit = 3443.2 ft² (320 m²)	6802 ft² (632m²)
10. Maximum at grade parking area	40%	8001.9 ft² (743m²) = 37%
11. Minimum parking spaces	1.25 per dwelling unit	20-spaces
12. Minimum accessible parking spaces	per 20 standard parking spaces	4-spaces
13. Number of dwelling units		16 (1-Bedrooms)
14. Parking surface material		Asphalt
	<b>Zoning Requirement</b>	<b>Proposed</b>
15. Maximum lot coverage (m²)	10%	129 ft² (12m²) =0.6%
16. Minimum interior side yard setback (m)	3.2 ft (0.97m)	21.13 ft (6.44m)
17. Minimum rear yard depth (m)	3.2 ft (0.97m)	9.71 ft (2.96m)
18. Minimum setback from main building (m)	3.2 ft (0.97m)	16.44 ft (5.01m)
19. Minimum exterior side yard setback (m)	14.7 ft (4.5m)	9.71 ft (2.96m)
20. Minimum front yard setback (m)	19.6 ft (6.0m)	160.73 ft (49.0)
21. Maximum gross floor area (m²)	1076 ft² (100m²)	129 ft² (12m²)

**LIGHTING NOTES:**

ALL SITE LIGHTING SHALL BE DESIGNED TO BE DARK SKY COMPLIANT IN ACCORDANCE WITH TOWN OF GANANOQUE STANDARDS AND CANADIAN GUIDELINES FOR OUTDOOR LIGHTING (LOW-IMPACT LIGHTING).

ALL EXTERIOR LIGHTING FIXTURES WILL BE FULL CUT-OFF TYPE AND DIRECTED DOWNWARD TO MINIMIZE LIGHT SPILL AND GLARE ONTO ADJACENT PROPERTIES AND ROADWAYS.

CLIENT LOGO

KEYPLAN (NTS)

NOT FOR CONSTRUCTION

DISCLAIMER NOTES

LEGEND

16

1

8/13/2025

KH

ISSUED FOR SITE PLAN

No.

YYYY-MM-DD

BY

DESCRIPTION

STAMP

PROJECT

295 OAK STREET APARTMENTS

DRAWING

SITE PLAN

GREER GALLOWAY

a division of Jp2g Consultants Inc.

886 CANTONVILLE WOODS DR. UNIT 2A, KINGSTON, ON, K7P 2Y5

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JP2g PROJECT No.: 25-5254A

NORTH

TRUE NORTH

CLIENT No.:

DRAFTED: JL

DESIGNED: KH

REVIEWED: X.XXXX3

APPROVED: KH

SCALE

1:150

1/8"=1'-0"

0 m

25

5

7.5 m

SHEET #

C1-00







<p align="center"><b>295 OAK ST. GANANOQUE, ON</b></p>
<p><b>SCALE: 1/4" = 1'-0"</b></p>
<p><b>AREA: 5266.6 SQ.FT./489.26 SQ.M. PER BUILDING 2 BUILDINGSX489.26 SQ.M. = 978.57 SQ.M. TOTAL</b></p>
<p><b>DRAWN BY: BRANDON / MARNIE / LISA</b></p>
<p><b>DATE: October 13, 2025</b></p>
<p><b>REVIEWED BY: LISA HENDERSON, MAATO, CBCO</b></p>
<p><b>APPROVED BY: LISA HENDERSON, MAATO, CBCO</b></p>





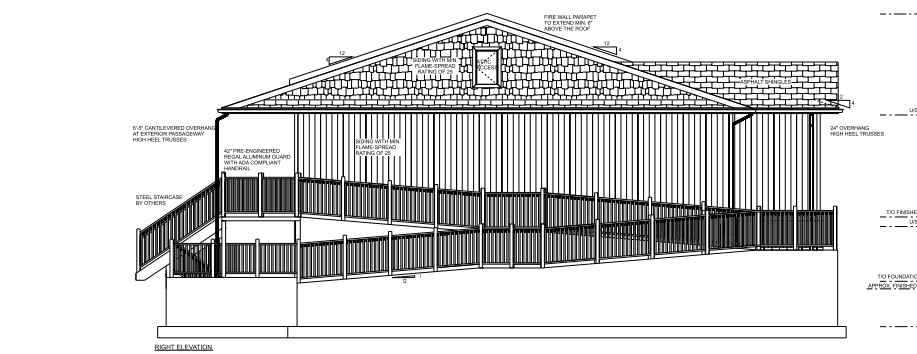
PERMITTED OPENINGS	100%	94%	99%	98%
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\* FINAL CABINETRY DESIGN TO BE FINALIZED BY SUPPLIER.

7. IF A CURB RAMP MAY BE PROVIDED.

A3



ID	Age	Time
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131	1	131
132	1	132
133	1	133
134		

TO ROOF

2'-0"

2'-0"

TO FINISHED FLOOR

US CEILING

4'-0"

T/O FOUNDATION WALL

1'-0"

APPROX. FINISHED GRADE

1'-0"

TO SLAB

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<p>PAGE:</p>	<p align="center"><b>A4</b></p>

