



**City of Kingston
Report to Committee of Adjustment
Report Number COA-22-080**

To: Chair and Members of the Committee of Adjustment
From: Sarah Oldenburger, Planner
Date of Meeting: November 21, 2022
Application for: Minor Variance
File Number: D13-047-2022
Address: 636 MacDonnell Street
Owner: Samuel Browne
Applicant: Samuel Browne

Council Strategic Plan Alignment:

Theme: 2. Increase housing affordability

Goal: See above

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variance for the property located at 636 MacDonnell Street. The applicant is proposing to replace the existing uncovered front porch and exterior stairs with a new covered front porch and uncovered exterior stairs.

The requested minor variance is consistent with the general intent and purpose of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 2022-62. The requested minor variance is desirable for the appropriate development or use of the land, building or structure and is minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and is recommended for approval.

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Recommendation:

That minor variance application, File Number D13-047-2022, for the property located at 636 MacDonnell Street to replace the existing uncovered front porch and exterior stairs with a new covered front porch and uncovered exterior stairs, be approved, as described below:

By-Law Number 2022-62:Table 4.20.4.(2): Minimum front setback for a porch

Requirement: 3.5 metres

Proposed: 2.4 metres

Variance Requested: 1.1 metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-080.

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Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Sarah Oldenburger, Planner

In Consultation with the following Management of the Community Services Group:

Tim Park, Director, Planning Services

Meghan Robidoux, Supervisor, Development Approvals

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Options/Discussion:

On August 2, 2022, a minor variance application was submitted by the owner, Samuel Browne, with respect to the property located at 636 MacDonnell Street. The variance is requested to replace the existing uncovered front porch and exterior stairs with a new covered front porch and uncovered exterior stairs.

In support of the application, the applicant has submitted the following:

- Site Plan (Exhibit F);
- Floor Plans and Elevations (Exhibit G);
- Survey (Exhibit H); and,
- Cover Letter.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

Site Characteristics

The subject property is located at 636 MacDonnell Street, just southwest of the intersection of Third Avenue and MacDonnell Street (two local roads). The property is located two lots south of Third Avenue Park.

The subject property is designated residential in the Official Plan and zoned “UR13” in Kingston Zoning By-Law Number 2022-62. The property abuts residential uses to the north and south, which are also in the UR13 zone, and a municipal road known as Leroy Grant Drive to the west.

Application

The review of an application for minor variance(s) is not a simple mathematical calculation, but rather a detailed assessment of whether the variance(s) requested, both separately and together, meet the four tests of a minor variance outlined in Subsection 45(1) of the *Planning Act*. The following provides this review:

Provincial Policy Statement

In addition to the four tests of a minor variance detailed above, Subsection 3(5) of the *Planning Act* requires that a decision in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (the PPS). The PPS provides policy direction on matters of provincial interest related to land use planning and development which are complemented by local policies addressing local interests. The application being considered is site specific to accommodate a specific proposal and does not involve any major policy considerations and as such, the proposal conforms to and is consistent with the PPS.

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1) The general intent and purpose of the Official Plan are maintained

The subject property is designated Residential in the City of Kingston Official Plan.

In considering whether this proposed variance is desirable, the Committee of Adjustment will have regard to the nine requirements included in Section 9.5.19 of the Official Plan. The following provides these nine requirements and an assessment of how the proposal is consistent with each.

1. The proposed development meets the intent of Section 2 Strategic Policy Direction, and all other applicable policies of this Plan;

The subject property is designated “Residential” in Schedule 3A of the Official Plan.

The subject property is located within a Housing District as noted in Schedule 2 and this proposal does not seek a significant change that would impact the neighbourhood characteristics. The subject property is located in a stable area with well-established land use patterns in terms of density, types of use(s) and activity. The addition of a new covered front porch and uncovered exterior stairs will not negatively impact the neighbourhood.

2. The proposed development will be compatible with surrounding uses, buildings or structures and development standards associated with adjacent properties, and if necessary, incorporate means of alleviating adverse effects on abutting land uses as recommended in Section 2.7 of this Plan;

Section 2.7.3 discusses land use compatibility matters, including how structures on one property can affect an abutting property. This proposal to replace the existing uncovered front porch and exterior stairs with a new covered front porch and uncovered exterior stairs will not result in any negative off-site impacts to abutting properties. Due to the fact that the existing dwelling is well separated from the neighbouring properties, there is no threat of shadowing, loss of privacy due to intrusive overlook, increased levels of light pollution, noise, or odour anticipated as a result of the proposed covered front porch and uncovered exterior stairs. Eaves troughing has been included in the submitted elevations (Exhibit G) to ensure that stormwater is appropriately managed on the subject property. Further mitigation measures are not required.

3. The ability of the site to function in an appropriate manner in terms of access, parking for vehicles and bicycles or any other matter and means of improving such function including considerations for universal accessibility;

Section 2.7.6. discusses functional needs and supports only development proposals which meet the long-term needs of the residents. The proposed covered front porch is of suitable scale and will provide a more functional entrance to the existing residence. No interior changes are proposed to the existing single detached house at this time, or to the configuration of the existing driveway. The proposal will not negatively impact the functional needs of the current or future residents.

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4. The conformity of the proposal to any applicable urban design policies endorsed by Council, particularly if the site includes or could impact a built heritage resource or is within a Heritage District;

This proposal is not subject to Site Plan Control. The property is not within a Heritage Conservation District and is not located adjacent to any designated properties. The property is within an area of limited archaeological potential. As such, an archaeological assessment is not required.

5. If the site is designated under the *Ontario Heritage Act*, the application shall be reviewed by Heritage Kingston for approval. If the property is adjacent to a designated property under the *Ontario Heritage Act* or shown as a Heritage Area feature, or is affected by the protected views shown on Schedule 9 of this Plan, then a Heritage Impact Statement may be required to assist staff to determine if the resulting development is desirable;

The property is not designated under the *Ontario Heritage Act*, nor is it abutting listed or designed heritage properties.

6. The resulting development has adequate municipal water and sewage services within the Urban Boundary, or is capable of providing individual on-site water and sewage services outside the Urban Boundary;

The property uses municipal water and sewage services. As this application proposes to construct a covered front porch and uncovered stairs, no additional service usage is expected.

7. Whether the application and the cumulative impact of the proposed variances would be more appropriately addressed by a zoning amendment to the applicable zoning by-law;

The application and cumulative impact of the proposal does not warrant a zoning by-law amendment.

8. The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance including any reasonable requirements, recommendations of City departments, or the submission of studies as listed in Section 9.12 of this Plan that may be required to properly evaluate the application;

The Committee of Adjustment may require additional conditions as it deems appropriate to the approval of the application. Recommended conditions are listed in "Exhibit A - Recommended Conditions", attached to this report. Conditions may be added, altered, or removed at the Committee's discretion.

9. The degree to which such approval may set an undesirable precedent for the immediate area.

The approval of the requested variance will not set an undesirable precedent for the immediate area, as it provides consideration for the existing configuration of the subject property and will apply only to the proposed front porch.

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The proposal meets the intent of the Official Plan, as the proposed covered front porch will not result in any negative impacts to adjacent properties or to the neighbourhood.

2) The general intent and purpose of the zoning by-law are maintained

The subject property is zoned “UR13” in Kingston Zoning By-law Number 2022-62 as amended. The UR13 zone permits the existing single detached house.

The proposal requires a variance to Table 4.20.4. as outlined below:

By-Law Number: 2022-62	Table 4.20.4.(2): Minimum front setback for a porch
Requirement:	3.5 metres
Proposed:	2.4 metres
Variance Requested:	1.1 metres

The purpose and intent of the minimum front setback for a porch in the zoning by-law is to mitigate the potential for privacy/overlook concerns that could result in a reduction of the ability to enjoy one’s property; to prevent the potential for encroachment into the City owned right-of-way; and to maintain adequate landscaped open space and amenity space in the front yard.

The variance requested maintains the general intent and purpose of the by-law as the proposed covered front porch and exterior stairs are to replace an existing uncovered front porch and exterior stairs, which has not had any negative impacts on abutting properties or the surrounding neighbourhood. The proposed covered front porch is well separated from abutting properties such that there are no privacy/overlook concerns anticipated from the proposed new covered front porch. A distance of 2.4 metres will be maintained between the proposed covered porch and the front lot line, to prevent the potential for encroachment. The existing amenity area in the front yard will be unchanged as a result of the proposal and the minimum landscaped open space requirements of the zoning by-law will continue to be maintained.

The proposed exterior stairs are subject to Section 4.19.3 of the zoning by-law, which permits a minimum setback of 0.5 metres to any lot line for exterior stairs and their associated guards. As such, the proposed exterior stairs comply with the zoning by-law.

The general intent and purpose of Kingston Zoning By-Law Number 2022-62 is maintained.

3) The variance is minor in nature

The requested variance is considered minor as the deficient front yard setback for a porch already exists on the subject property. The only deviation from the location and size of the existing front porch is the proposed addition of a roof over the porch. The porch itself is proposed to remain the same size; however, to ensure that the porch is sufficiently covered, the proposed porch roof projects approximately 1.0 foot (or 0.3 metres) further

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into the required front setback. An eaves projection of up to 0.5 metres is permitted in accordance with Section 4.19.1.(8) of the zoning by-law.

The proposed covered porch complies with all other zone provisions, including maximum lot coverage for porches and decks (Table 4.20.4.(1)) and the required setback from a lot line for the proposed exterior stairs (Section 4.19.3). The proposal will not change the fundamental characteristics of the neighbourhood, as several houses on MacDonnell Street have covered front porches.

The proposed variance is considered minor in nature.

4) The variance is desirable for the appropriate development or use of the land, building or structure

The requested variance is desirable and appropriate use of the land as the owner is seeking to replace the existing uncovered front porch and exterior stairs (which are in disrepair) with a covered front porch and uncovered exterior stairs. The covered front porch will provide a more functional entrance to the existing dwelling while also providing weather-protected outdoor amenity space. The proposed covered front porch is compatible with the surrounding neighbourhood, as a number of houses in the neighbourhood have covered front porches. The scale and design of the proposed covered front porch is appropriate for the dwelling size and the design is characteristic of the neighbourhood and surrounding decks/porches.

The variance is desirable and appropriate use of the land.

Technical Review: Circulated Departments and Agencies

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering Department | <input checked="" type="checkbox"/> Heritage (Planning Services) |
| <input type="checkbox"/> Finance | <input checked="" type="checkbox"/> Utilities Kingston | <input type="checkbox"/> Real Estate & Environmental Initiatives |
| <input checked="" type="checkbox"/> Fire & Rescue | <input checked="" type="checkbox"/> Kingston Hydro | <input checked="" type="checkbox"/> City’s Environment Division |
| <input type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input type="checkbox"/> Canadian National Railways |
| <input type="checkbox"/> Housing | <input checked="" type="checkbox"/> District Councillor | <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> KEDCO | <input checked="" type="checkbox"/> Municipal Drainage | <input type="checkbox"/> Parks of the St. Lawrence |
| <input checked="" type="checkbox"/> CRCA | <input type="checkbox"/> KFL&A Health Unit | <input type="checkbox"/> Trans Northern Pipelines |
| <input type="checkbox"/> Parks Canada | <input type="checkbox"/> Eastern Ontario Power | <input type="checkbox"/> CFB Kingston |
| <input type="checkbox"/> Hydro One | <input type="checkbox"/> Enbridge Pipelines | <input type="checkbox"/> TransCanada Pipelines |
| <input type="checkbox"/> Kingston Airport | | |

Technical Comments

This application was circulated to external agencies and internal departments for their review and comment and there were no comments or concerns raised that would preclude this

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application from moving forward. Any technical comments that are received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

Public Comments

At the time this report was finalized, no public comments were received. Any public comments received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

Previous or Concurrent Applications

There are no concurrent or relevant historic planning applications on the subject property. Planning Staff are of the understanding that the applicant also intends to propose a rear addition and covered rear patio at a later date (as shown in Exhibit G), which has not been reviewed by Staff at this time per the applicant’s request and may be subject to further *Planning Act* applications.

Conclusion

The requested variance(s) maintain(s) the general intent and purpose of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 2022-62. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variance is minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and the application is being recommended for approval, subject to the proposed conditions.

Approval of this application will replace the existing uncovered front porch and exterior stairs with a new covered front porch and uncovered exterior stairs.

Existing Policy/By-Law:

The proposed application was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province’s and the City’s vision of development. The following documents were assessed:

Provincial

Provincial Policy Statement, 2020

Municipal

City of Kingston Official Plan

Kingston Zoning By-Law Number 2022-62

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Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on November 21, 2022. Pursuant to the requirements of the *Planning Act*, a notice of Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 10 days in advance of the meeting. In addition, notices were sent by mail to a total number of 32 property owners (according to the latest Assessment Roll) within 60 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard.

Once a decision has been rendered by the Committee of Adjustment, a Notice of Decision will be circulated in accordance with the provisions of the *Planning Act*.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

Meghan Robidoux, Supervisor, Development Approvals, 613-546-4291 extension 1256

Sarah Oldenburger, Planner, 613-546-4291 extension 3288

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Public Notification Map
- Exhibit D Official Plan Map
- Exhibit E Zoning By-Law Map
- Exhibit F Site Plan
- Exhibit G Floor Plans and Elevation
- Exhibit H Survey

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Exhibit I Neighbourhood Context Map (2021)

Recommended Conditions

Application for minor variance, File Number D13-047-2022

Approval of the foregoing application shall be subject to the following recommended conditions:

1. Limitation

That the approved minor variance applies only to the proposed new covered front porch and uncovered set of stairs as shown on the approved drawings attached to the notice of decision.

2. No Adverse Impacts

The owner/applicant shall demonstrate to the satisfaction of the City that there are no adverse impacts on neighbouring properties as a result of any modifications to the site, including but not limited to on-site grading or drainage.

3. Encroachments

The owner/applicant shall demonstrate to the satisfaction of the City that there will be no encroachments onto neighbouring properties as a result of the proposed covered front porch and uncovered set of stair stairs.

4. Tree Permit

The owner/applicant will be required to submit a Tree Permit application to address tree preservation requirements for the city owned Norway maple in the boulevard area. Tree preservation requirements and/or conditions will be addressed through the permit.

5. Building Permit Application Requirements

The owner/applicant shall provide to the Building Services a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they make application for a Building Permit.

The drawings submitted with the Building Permit application must, in the opinion of the City, conform to the general intent and description of the approved drawing(s), including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision. It must be noted that additional planning approvals may be required should further zoning deficiencies be identified through the Building Permit application process.

6. Standard Archaeological Condition


In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132) and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

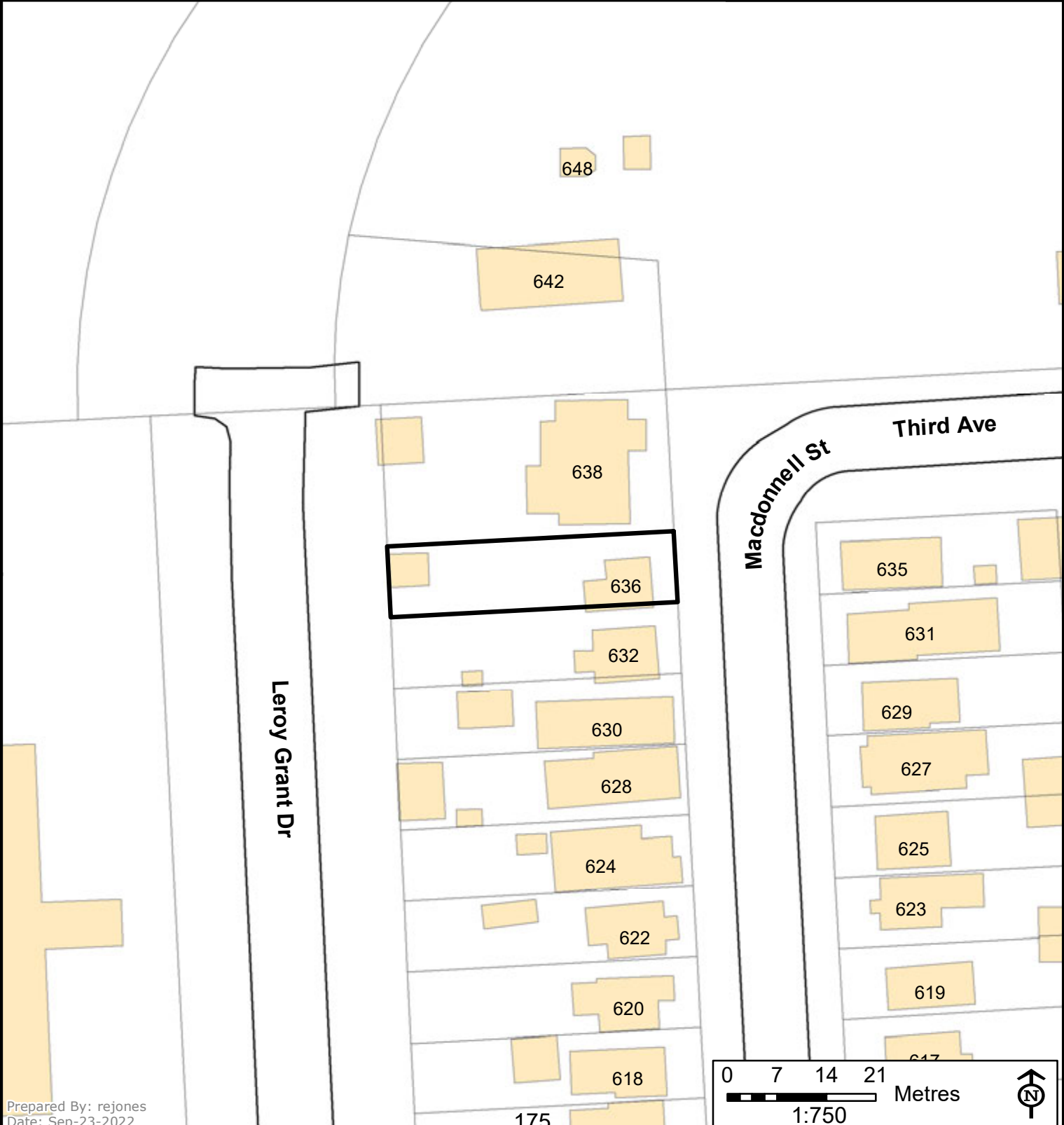
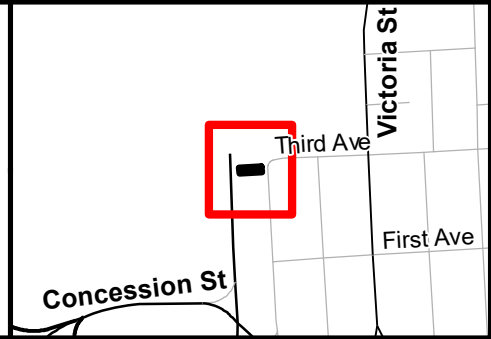
In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Registrar of Cemeteries at the Ministry of Government and Consumer Services (416-212-7499), the Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.



Committee of Adjustment Key Map

Address: 636 MACDONNELL ST
File Number: D13-047-2022

 Lands Subject to Minor Variance



Prepared By: rejoncs
Date: Sep-23-2022





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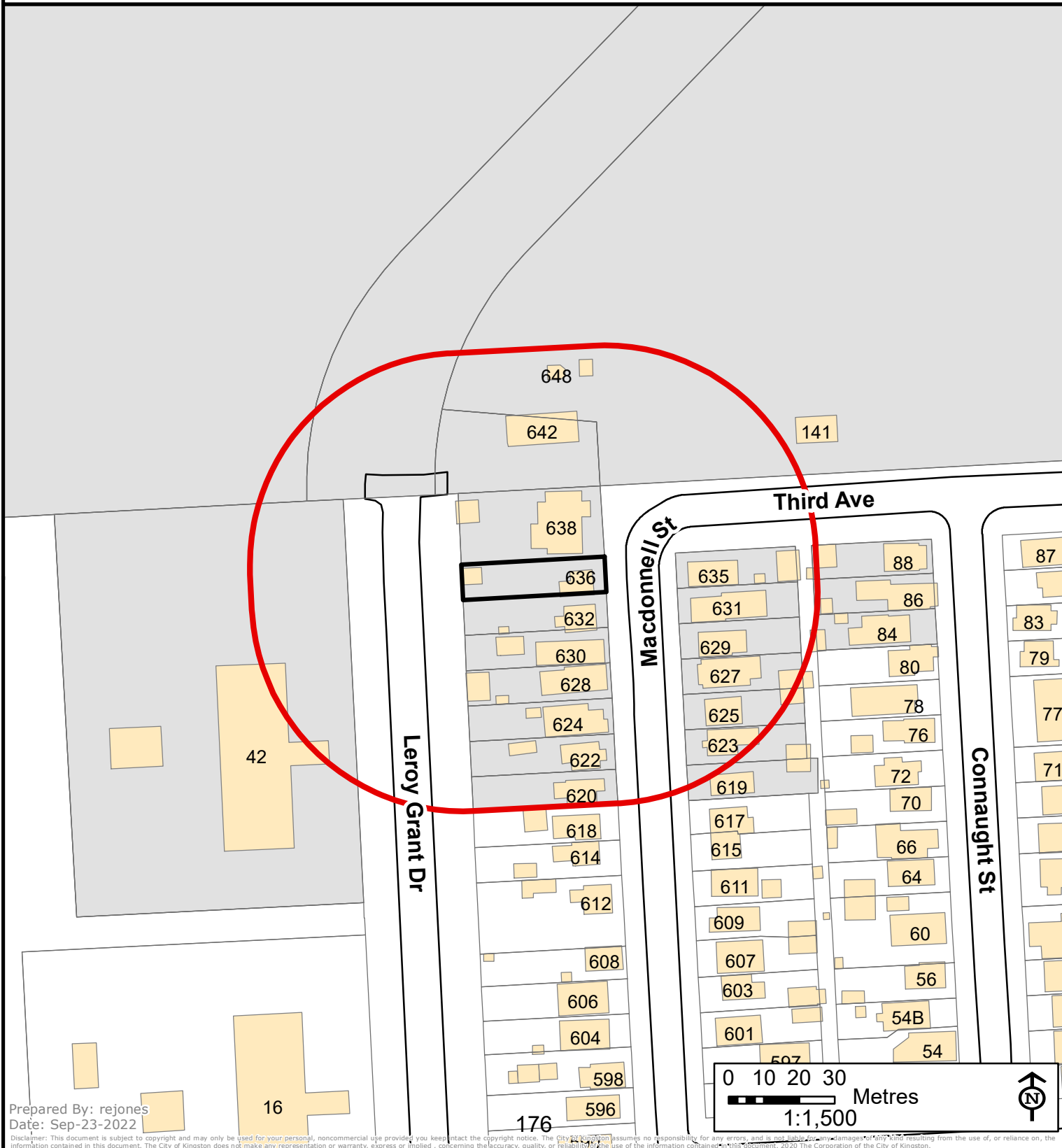


Planning Services

Committee of Adjustment Public Notice Notification Map

Address: 636 MACDONNELL ST
File Number: D13-047-2022

-  60m Public Notification Boundary
-  Subject Lands
-  Property Boundaries
-  22 Properties in Receipt of Notice (MPAC)







Prepared By: rejones
Date: Sep-23-2022

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Committee of Adjustment
Official Plan, Existing Land Use
Address: 636 MACDONNELL ST
File Number: D13-047-2022

-  Subject Lands
-  BUSINESS PARK INDUSTRIAL
-  OPEN SPACE
-  RESIDENTIAL





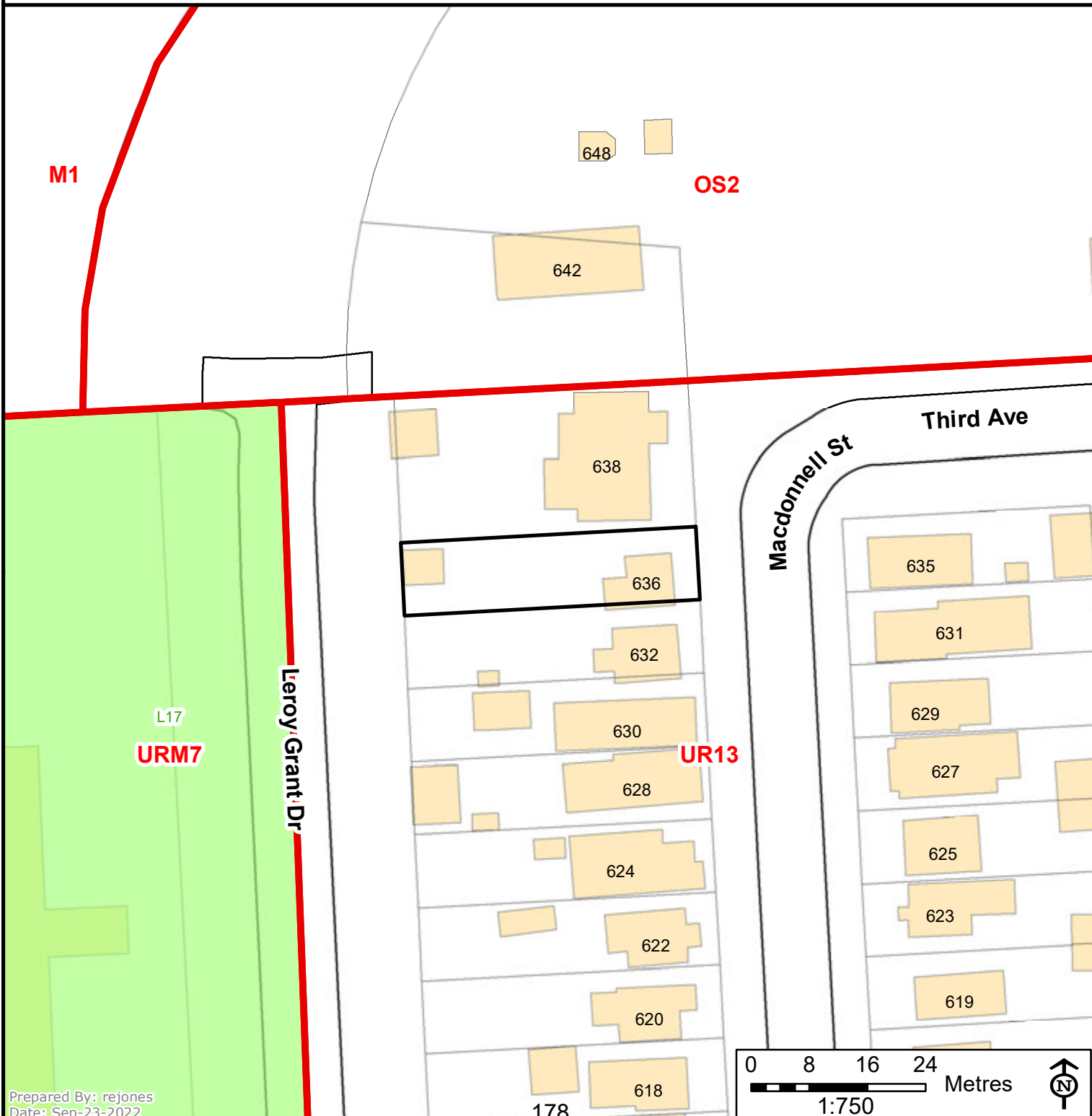
Planning Services

Planning Committee
Reference Kingston Zoning Bylaw

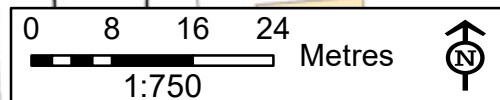
Address: 636 MACDONNELL ST
File Number: D13-047-2022

Subject Lands
Schedule 1 Zoning Map
Zone

Schedule E - Exception Overlay
Legacy Exceptions (LXXX)
Exceptions (EXXX)
Schedule F - Holding Overlay
Holding Overlay (HXXX)



Prepared By: rejonas
Date: Sep-23-2022

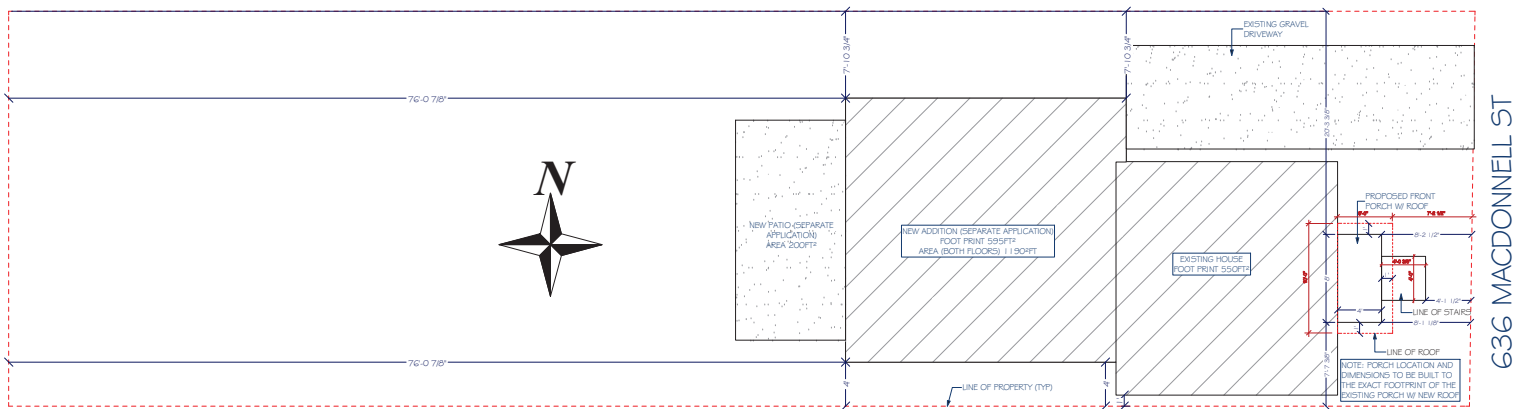


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- GENERAL NOTES:**
1. EXISTING GRAVEL AND ALL FOOTINGS TO BE CONSTRUCTED ON COMPACTED GRANULAR FILL (GRADE) AS TO BE Laid IN PLACE AND COMPACTED TO MEET SITE SPECIFIC.
 2. USE 25 MPA CONCRETE WITH MINIMUM CLEARANCE OF 4" AND DISTANCE OF 3" TO ALL CONCRETE FOOTINGS AND FOUNDATION WALLS.
 3. ALL EXISTING CONCRETE WORK INCLUDING STEPS, PORCH SLABS, AND GARAGE SLABS TO BE 25 MPA WITH REINFORCED AS TO BE.
 4. FOOTINGS MUST BE A MINIMUM OF 4" BELOW GRADE OR DOWN TO BEDROCK, IF FOOTINGS GO INTO BEDROCK 4" BELOW GRADE. REINFORCED DESIGN AS APPROPRIATE TO MEET PROTECTION IS REQUIRED.
 5. ALL FOOTINGS ARE 4" DEEP UNLESS NOTED OTHERWISE.
 6. CONNECT ALL SMOKER AND CARBON MONOXIDE DETECTORS TO ALARM AND DETECTION WIRE.
 7. SQUARE ALL ANGLES.
 8. CONFORM TO CANADA WITH SECTION 9.6.1 O.B.C.
 9. FLOOR PROTECTION TO CONFORM WITH SECTION 9.2.6.1 O.B.C.
 10. ALL UTILITY UTILITIES TO CONFORM WITH SECTION 9.1.5.1 O.B.C.
 11. PROVIDE THE FLOOR TO MINIMUM CLEARANCE OF 17" TO ALL COMBUSTIBLE MATERIALS FOR A MINIMUM OF 2" ABOVE THE FINISH FLOOR AND 18" TO ALL CLEAR HEIGHT ABOVE THE FINISH FLOOR UNLESS OTHERWISE SPECIFIED. ALL RISERS AND STAIRS MUST BE CLEAR HEIGHT ABOVE THE FINISH FLOOR UNLESS OTHERWISE SPECIFIED.
 12. ALL REVISIONS FOR THE DESIGN, CONTRACTOR SHALL AND APPROVE REVISIONS TO BE PROVIDED TO THE ARCHITECT.
 13. STRUCTURAL ENGINEER: A BUILDING OFFICIAL MAY HAVE AND REQUIRE INSPECTION FROM A PROFESSIONAL ENGINEER. MUST BE OBTAINED UNTIL THE PROFESSIONAL ENGINEER HAS MADE THE APPROVAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER ANY CHANGES TO THE DESIGN OR CONSTRUCTION. ALL REVISIONS TO BE PROVIDED TO THE ARCHITECT.
 14. ALL GROUND FLOOR TO BE SUPPORTED BY A MINIMUM NUMBER OF STUCCO WORKING A COLUMN UNDER THE EXISTING WALL AS INDICATED ON THIS PLAN TO BE 25 MPA. ALL GROUND FLOOR TO BE SUPPORTED BY A MINIMUM BEARING LENGTH OF 4" UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT.
 15. IF ANY EXISTING STRUCTURE IS TO BE REMOVED OR MODIFIED, THE CONTRACTOR MUST CONTACT PROFESSIONAL ENGINEER TO VERIFY.
 16. IF THE GROUND FLOOR IS TO BE REMOVED OR MODIFIED, THE CONTRACTOR MUST CONTACT PROFESSIONAL ENGINEER TO VERIFY.
 17. FLOORING SHALL BE PROVIDED IN BATHROOM FOR FUTURE INSTALLATION OF GRANITE BATH.
 18. ALL ELECTRICAL TO BE COMPLETED BY CONTRACTOR PRIOR TO OBTAINING INSPECTION.
 19. ALL ELECTRICAL TO BE COMPLETED BY OWNER PRIOR TO OBTAINING ELECTRICAL INSPECTION.
 20. IF 20' OR MORE FROM GRADE AND PERMITTED TO COUNTY W.D.O.C. 7.4.5.2.
 21. ALL ELECTRICAL TO BE COMPLETED BY CONTRACTOR PRIOR TO OBTAINING INSPECTION.
 22. DIMENSIONS SHALL AND TO CONFORM TO THE REQUIREMENTS (S.D.S. OF ALPHA 72 AND 75 TO 15' UNLESS NOTED OTHERWISE.



No.	DATE	DESCRIPTION	BY
REVISIONS			

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

THESE PLANS WERE DESIGNED IN ACCORDANCE
WITH THE ONTARIO BUILDING CODE. THESE PLANS
FORM THE BASIS FOR PERMIT ISSUANCE AND ANY
DEVIATIONS FROM THESE PLANS AND DETAILS,
INCLUDING THE VENTILATION SYSTEM, HEATING
SYSTEM, WOODSTOVE, FIREPLACES, DECKS,
BALCONIES AND FINISHED BASEMENTS WILL REQUIRE
A REVISED DRAWING AND CLEARANCE BY THE
BUILDING DEPARTMENT.

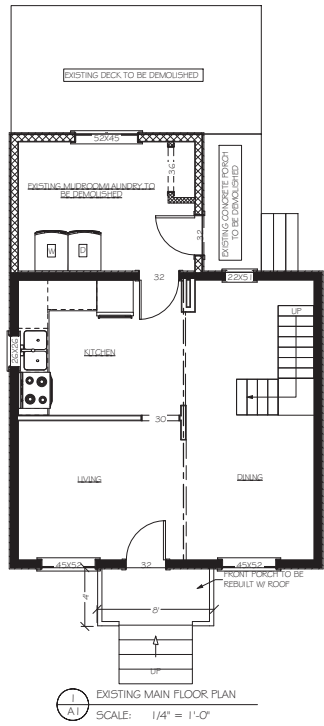
PROJECT:
PROPOSED FRONT PORCH

LOCATION:
636 MACDONNELL ST., KINGSTON, ON

FOR:
SAM BROWNE

DRAWING:
PLOT PLAN

REVIEWED BY:	SCALE	DRAWING No.
DEPT. NAME	1/4" = 1'-0"	PP1
ARCH. CD		
STR. ET		
MEC. ET		
ELE. CD		
JOB #:	SHEET: 1 OF 1	22019



31 HILLENDALE AVE. TEL 613 531-7873
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- GENERAL NOTES:**
1. UNLESS SHOWN AND ALL FOOTINGS TO BE CONSTRUCTED ON COMPACTED GRANULAR FILL (CANALAP 9) TO BE Laid IN 4" LIFTS AND COMPACTED TO MEET SPEC. PROVISION.
 2. USE 25 MPA CONCRETE WITH MINIMUM CLEARANCE OF 4" AND DISTANCE OF 3" TO FOR CONCRETE FOOTINGS AND FOUNDATION WALLS.
 3. ALL EXTERIOR CONCRETE WORK INCLUDING STEPS, PORCH SLABS, AND GARAGE SLABS TO BE 25 MPa WITH REINFORCED AS PER CODE.
 4. FOOTINGS MUST BE A MINIMUM OF 4" BELOW GRADE OR DOWN TO BEDROCK. IF FOOTINGS GO INTO BEDROCK 4" BELOW GRADE, ENGINEER DESIGN OF APPROPRIATE BEDROCK PROTECTION IS REQUIRED.
 5. ALL FOOTINGS ARE 4" DEEP UNLESS NOTED OTHERWISE.
 6. CONTACT ALL SWELL AND CARBON MONOXIDE DETECTORS TO ALWAYS AND DETECTION WALL.
 7. SQUARE ALL ANGLES UNLESS NOTED OTHERWISE.
 8. FINE PROTECTION TO CONFORM WITH SECTION 9.2.6.5.1 O.B.C.
 9. ALL WINDOWS ARE 25mm UNLESS NOTED OTHERWISE.
 10. INSULATE ATTIC UNLESS NOTED TO CONFORM WITH SECTION 9.1.5.1 O.B.C.
 11. COVERED PORCHES TO HAVE A MINIMUM CLEARANCE OF 17' MAX TO ANY COMBUSTIBLE MATERIAL.
 12. ALL EXTERIOR WALLS TO BE FINISHED WITH FINISH AS SHOWN AND TO BE 25mm UNLESS NOTED OTHERWISE.
 13. ALL EXTERIOR WALLS TO BE FINISHED WITH FINISH AS SHOWN AND TO BE 25mm UNLESS NOTED OTHERWISE.
 14. ALL GROUND FLOOR TO BE SUPPORTED BY A MINIMUM NUMBER OF STUDS WORKING A COLUMN HEADS TO COLUMN WALLS AS REQUIRED ON THIS PLAN TO BE 25mm UNLESS NOTED OTHERWISE.
 15. IF ANY GROUND FLOOR TO BE SUPPORTED BY A MINIMUM NUMBER OF STUDS WORKING A COLUMN HEADS TO COLUMN WALLS AS REQUIRED ON THIS PLAN TO BE 25mm UNLESS NOTED OTHERWISE.
 16. IF THE GROUND FLOOR TO BE SUPPORTED BY A MINIMUM NUMBER OF STUDS WORKING A COLUMN HEADS TO COLUMN WALLS AS REQUIRED ON THIS PLAN TO BE 25mm UNLESS NOTED OTHERWISE.
 17. BLOCKING SHALL BE PROVIDED IN BATHROOM FOR FUTURE INSTALLATION OF GRANITE BATH.
 18. ALL ELECTRICAL TO BE COMPLETED BY CONTRACTOR PRIOR TO OBTAINING OCCUPANCY.
 19. ALL ELECTRICAL TO BE COMPLETED BY OWNER PRIOR TO OBTAINING OCCUPANCY.
 20. IF 20' GROUND FLOOR SHALL BE PROVIDED TO COMPLY WITH O.C.T. 4.4.5.2.
 21. ALL ELECTRICAL TO BE COMPLETED BY CONTRACTOR PRIOR TO OBTAINING OCCUPANCY.
 22. SHEET SHALL ALSO TO CONFORM TO THE REQUIREMENTS 18.5.3.3 OF A.P.H.A. 72 AND 73 TO 15.10.1.2.

No.	DATE	DESCRIPTION	BY



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

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WITH THE ONTARIO BUILDING CODE. THESE PLANS
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DEVIATIONS FROM THESE PLANS AND DETAILS,
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SYSTEM, WOODSTOVE, FIREPLACES, DECKS,
BALCONIES AND FINISHED BASEMENTS WILL REQUIRE
A REVISED DRAWING AND CLEARANCE BY THE
BUILDING DEPARTMENT.

PROJECT:
PROPOSED FRONT PORCH

LOCATION:
636 MACDONNELL ST., KINGSTON, ON

FOR:
SAM BROWNE

DRAWING:
**EXISTING FLOOR PLANS
PROPOSED FLOOR PLANS
EXISTING ELEVATIONS**

REVIEWED BY:	SCALE	DRAWING No.
DEPT. NAME	1/4" = 1'-0"	A1
ARCH. CD		
STR. ET		
MEC. ET		
ELE. CD		
DATE	Thursday, July 28, 2022	
JOB #:	22019	SHEET: 1 of 5



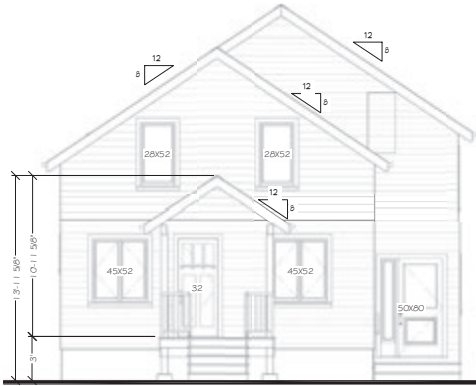
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- GENERAL NOTES:**
1. UNLESS SHOWN AND ALL FOOTINGS TO BE CONSTRUCTED ON COMPACTED GRANULAR FILL - GRANULAR FILL TO BE Laid IN 4" LIFTS AND COMPACTED TO MEET SITE PREVIOUS.
 2. USE 2500 PSI CONCRETE WITH MINIMUM SLAB OF 4" AND DISTANCE OF 3" TO FOR CONCRETE FOOTINGS AND FOUNDATION WALLS.
 3. ALL EXTERIOR CONCRETE WORK INCLUDING STEPS, PORCH SLABS, AND GARAGE SLABS TO BE 2500 PSI WITH REINFORCED 3/8" BARS.
 4. FOOTINGS MUST BE A MINIMUM OF 4" BELOW GRADE OR DOWN TO BEDROCK. IF FOOTINGS GO TO BEDROCK 4" BELOW GRADE, ENGINEER DESIGN OF APPROPRIATE FOOT PROTECTION TO BE REQUIRED.
 5. ALL FOOTINGS ARE TO BEET UNLESS NOTED OTHERWISE.
 6. CONNECT ALL SMOKER AND CARBON MONOXIDE DETECTORS TO ALARM AND DETECTION WALL.
 7. SQUARE ALL FINISHES.
 8. FINE PROTECTION TO CONFORM WITH SECTION 9.0.5.1 (D.B.C.)
 9. ALL FINISHES ARE 2500 PSI UNLESS NOTED OTHERWISE.
 10. INSULATE ATTIC UNLESS INDICATED TO CONFORM WITH SECTION 9.0.5.1 (D.B.C.)
 11. CONCRETE SHALL BE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI UNLESS OTHERWISE SPECIFIED.
 12. FINISHES SHALL BE TO THE FINISH UNLESS OTHERWISE SPECIFIED.
 13. ALL FINISHES TO BE TO THE FINISH UNLESS OTHERWISE SPECIFIED.
 14. ALL GROUND LEVELS TO BE SUPPORTED BY A MINIMUM NUMBER OF STUCCO WORKING A COLUMN UNDER THE COLUMN WALL AS INDICATED ON THIS PLAN TO 0.0.0. FOOT. ALL GROUND LEVELS TO BE TO THE FINISH UNLESS OTHERWISE SPECIFIED.
 15. ALL GROUND LEVELS TO BE TO THE FINISH UNLESS OTHERWISE SPECIFIED.
 16. IF THE IS TO BE PLACED ABOVE SUBGRADE LEVELS, THE CONTRACTOR MUST CONTACT PROFESSIONAL ENGINEER TO VERIFY.
 17. DOORING SHALL BE PROVIDED IN BATHROOM FOR FUTURE INSTALLATION OF GRAB BARS AS PER SECTION 9.0.5.2 (D.B.C.)
 18. ALL ELECTRICAL TO BE COMPLETED BY CONTRACTOR PRIOR TO OBTAINING INSPECTION.
 19. ALL ELECTRICAL TO BE COMPLETED BY OWNER PRIOR TO OBTAINING ELECTRICAL INSPECTION.
 20. IF IT IS FOUND THAT GROUND AND FINISHES TO CONFORM WITH SECTION 9.0.5.2 (D.B.C.)
 21. ALL FINISHES TO BE TO THE FINISH UNLESS OTHERWISE SPECIFIED.
 22. FINISHES SHALL BE TO THE FINISH UNLESS OTHERWISE SPECIFIED.

NOTE:

- 1) ALL ROOF & WALL MOLDINGS/TRIM, COLOR & BRAND TO BE CONFIRMED BY CONTRACTOR AND HOME OWNER
- 2) ALL ASPHALT SHINGLE/METAL ROOFING COLOR, STYLE TYPE & BRAND TO BE CONFIRMED BY CONTRACTOR & HOME OWNER
- 3) ALL BAYESTROUGH & PASCIA COLOR AND MATERIAL TO BE CONFIRMED BY CONTRACTOR & HOME OWNER



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

No.	DATE	DESCRIPTION	BY

REVISIONS



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PROJECT:
PROPOSED FRONT PORCH

LOCATION:
636 MACDONNELL ST., KINGSTON, ON

FOR:
SAM BROWNE

DRAWING:
PROPOSED ELEVATIONS

REVIEWED BY:	SCALE	DRAWING No.
DEPT. NAME	1/4" = 1'-0"	A2
ARCH. CD		
STR. ET		
MEC. ET		
ELE. CD		
DATE	Thursday, July 28, 2022	
JOB #:	22019	SHEET: 2 of 5



31 HILLDALE AVE
KINGSTON, ONTARIO
K7M 1S2

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- GENERAL NOTES:**
1. UNLESS SHOWN AND ALL FOOTINGS TO BE CONSTRUCTED ON COMPACTED GRANULAR MATERIAL AS TO BE LAY IN 4" LIFTS AND COMPACTED TO MEET SPEC. CODE.
 2. USE 50 MPA CONCRETE WITH MINIMUM COVER OF 4" FOR EXTERIOR AND 3" FOR FOR CONCRETE FOOTINGS AND FOUNDATION WALLS.
 3. ALL EXTERIOR CONCRETE WORK INCLUDING STEPS, PORCH SLABS, AND GARAGE SLABS TO BE 25 MPA WITH REINFORCE.
 4. FOOTINGS MUST BE A MINIMUM OF 4" BELOW GRADE OR DOWN TO BEDROCK, IF FOOTINGS GO DOWN TO BEDROCK 4" BELOW GRADE, ENGINEER DESIGN FOR APPROPRIATE FOOT PROTECTION IS REQUIRED.
 5. ALL FOOTINGS ARE TO BEET UNLESS NOTED OTHERWISE.
 6. CONNECT ALL STEEL AND CARBON MONOXIDE DETECTORS TO ALARM AND DETECTION WIRE.
 7. SOURCE ALL MATERIALS AND COMPONENTS WITH SECTION OR I.D.C.
 8. FIVE PROTECTION TO CONFORM WITH SECTION 3.2.6.1 I.D.C.
 9. ALL METALS ARE TO BE GALVANNEAL UNLESS NOTED OTHERWISE.
 10. METAL ATTACHMENT TO CONFORM WITH SECTION 3.1.1 I.D.C.
 11. PROVIDE THE MINIMUM NUMBER OF 17 MM TO ANY COMPOSITE MATERIAL.
 12. ALL WELDS TO BE TO THE REQUIREMENTS OF THE CANADIAN WELDING INSTITUTE (CWI) UNLESS OTHERWISE SPECIFIED. ALL WELDS TO BE 30% OVER PENETRATION UNLESS OTHERWISE SPECIFIED. WELDS AND WELDWORK SHALL BE THE PROPERTY OF THE CONTRACTOR.
 13. STRUCTURAL CONSIDERING THAT A BUILDING OFFICIAL MAY HAVE AND REQUIRE INSPECTION FROM A PROFESSIONAL ENGINEER, ALL WELDS SHALL BE INSPECTED BY THE PROFESSIONAL ENGINEER WHO MADE THE APPROVAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER ANY DEFECTS TO BE CORRECTED BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WORK.
 14. ALL GROUND FLOOR TO BE SUPPORTED BY A MINIMUM NUMBER OF 100MM SPACING OVER THE ENTIRE LENGTH OF THE FLOOR. THE CONTRACTOR MUST CONTACT PROFESSIONAL ENGINEER TO VERIFY THE DESIGN.
 15. IF THE CONTRACTOR WANTS TO USE A WELDED JOINT OR WELDED JOINT FROM THE GROUND FLOOR DOWN TO A LEVEL, THE CONTRACTOR MUST CONTACT PROFESSIONAL ENGINEER TO VERIFY THE DESIGN.
 16. IF THE CONTRACTOR WANTS TO USE A WELDED JOINT, THE CONTRACTOR MUST CONTACT PROFESSIONAL ENGINEER TO VERIFY THE DESIGN.
 17. PROVIDING A WELDED JOINT IS PROVIDED IN A DRAWING FOR FUTURE NOTIFICATION OF GROUND FLOOR TO BE COVERED BY CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.
 18. ALL ELECTRICAL TO BE COVERED BY COVER PRIOR TO OVERLAP ELECTRICAL CONNECTIONS.
 19. ALL ELECTRICAL TO BE COVERED BY COVER PRIOR TO OVERLAP ELECTRICAL CONNECTIONS.
 20. IF IT IS FOUND THAT THE CONTRACTOR HAS TO COVER WITH O.D.C. 7.4.1.2.
 21. ALL METALS TO BE GALVANNEAL UNLESS NOTED OTHERWISE.
 22. DIMENSIONS ALWAYS TO CONFORM TO THE REQUIREMENTS OF S.S. 3.0 ALPHA 7.2 AND 7.3 TO 7.5 UNLESS NOTED OTHERWISE.

No.	DATE	DESCRIPTION	BY
REVISIONS			

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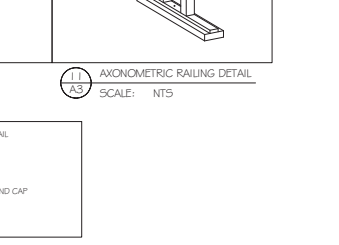
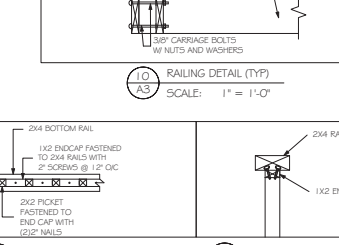
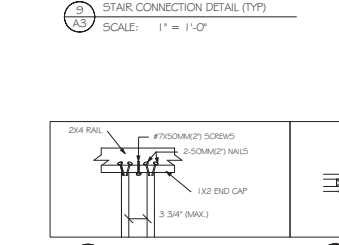
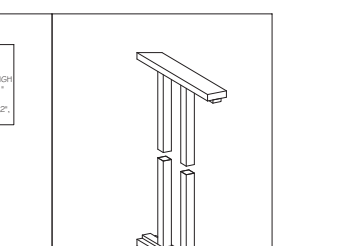
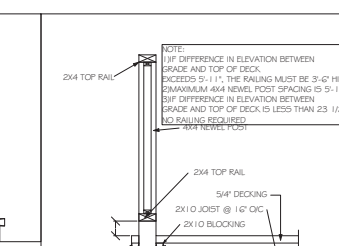
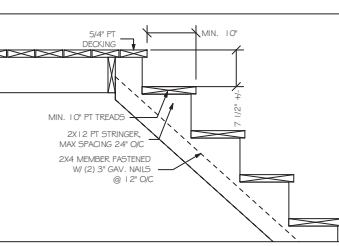
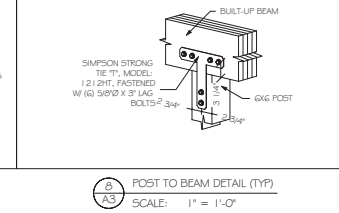
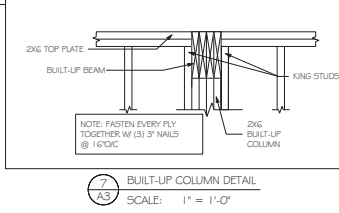
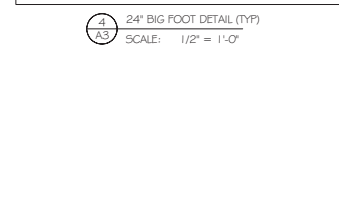
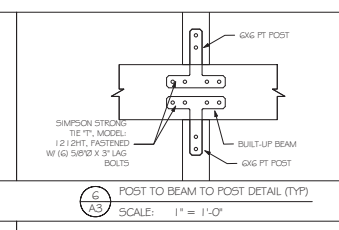
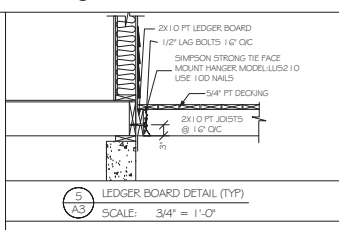
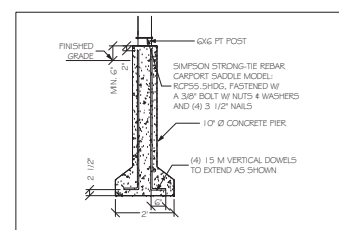
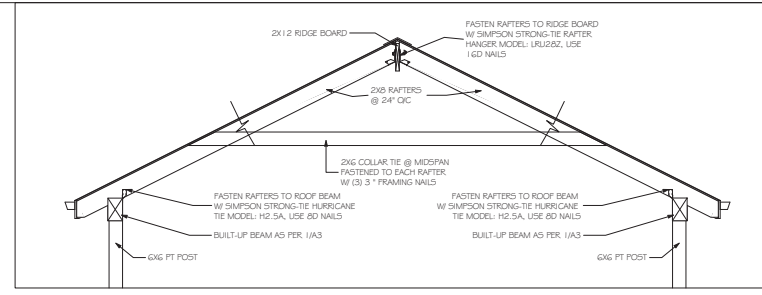
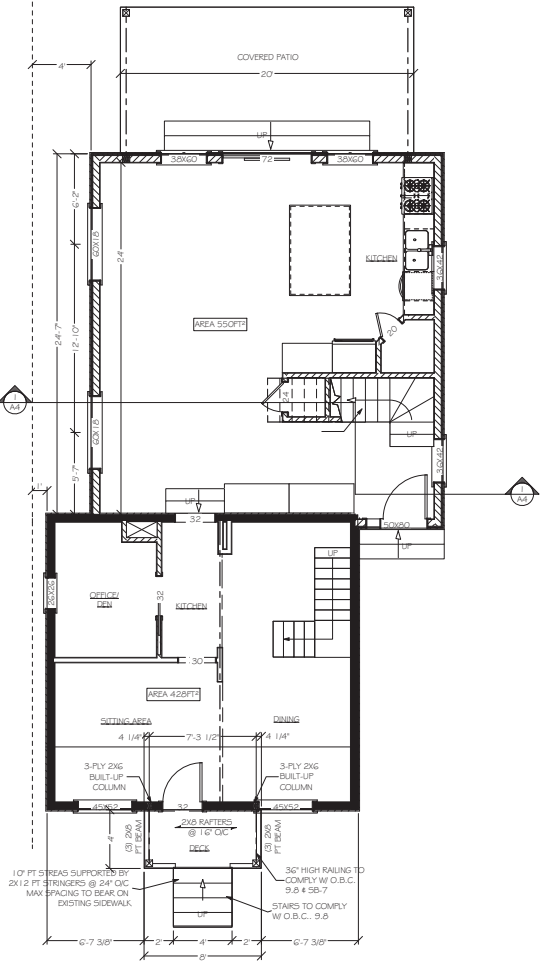
PROJECT:
PROPOSED FRONT PORCH

LOCATION:
636 MACDONNELL ST., KINGSTON, ON

FOR:
SAM BROWNE

DRAWING:
FRONT PORCH PLAN
DETAILS

REVIEWED BY:	SCALE	DRAWING No.
DEPT. NAME	AS SHOWN	A3
ARCH. CD	DATE	Thursday, July 28, 2022
STR. ET		
MEC. ET		
ELE. CD		
JOB#:	22019	SHEET: 3 of 5



1 FRONT PORCH PLAN
SCALE: 1/4" = 1'-0"

12 RAILING ELEVATION DETAIL (TYP)
SCALE: 1" = 1'-0"

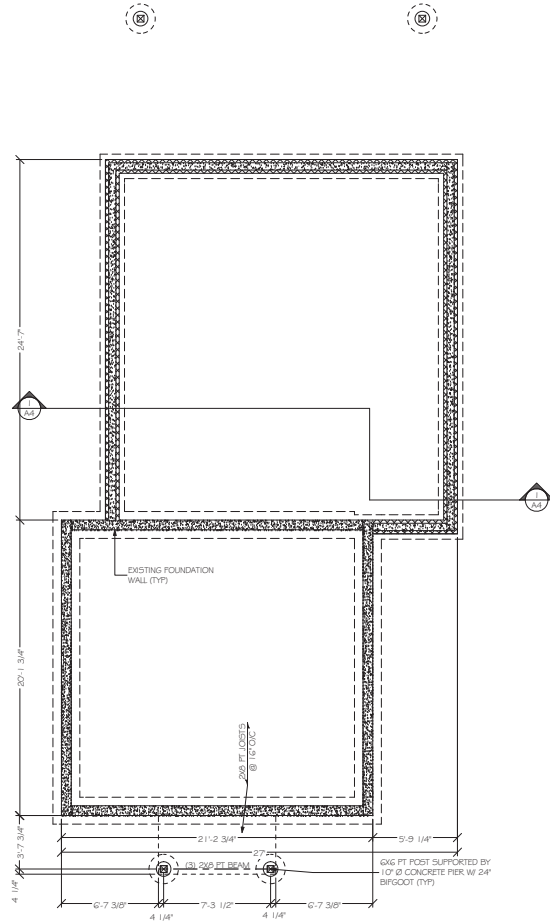
13 RAILING PLAN VIEW DETAIL (TYP)
SCALE: 1" = 1'-0"

14 TOP RAIL SECTION DETAIL (TYP)
SCALE: 2" = 1'-0"

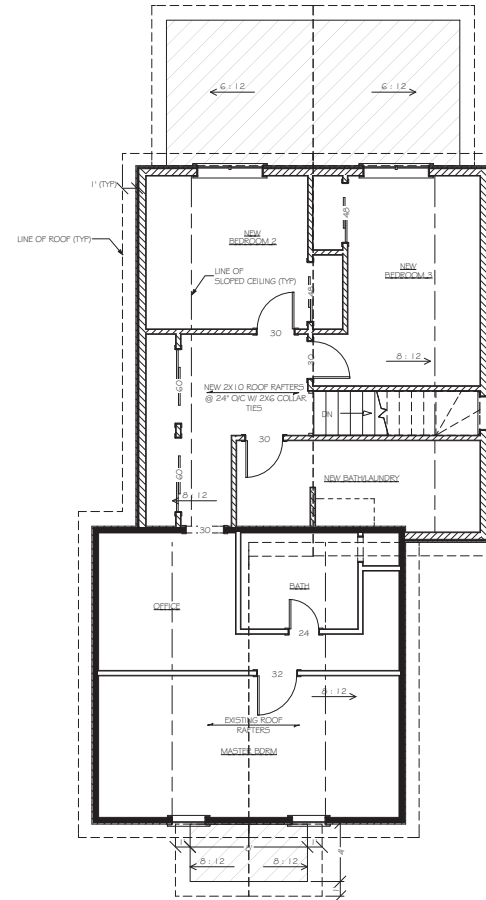


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- GENERAL NOTES:**
1. EXISTING GRADE AND ALL FOOTINGS TO BE CONSTRUCTED ON COMPACTED GRANULAR FILL (UNLESS NOTED OTHERWISE) TO BE LAD IN PLACE AND COMPACTED TO MEET SITE SPECIFIC REQUIREMENTS.
 2. USE 20 MPA CONCRETE WITH MINIMUM CLEARANCE OF 4" AND DISTANCE AWAY OF 3" FROM CONCRETE FOOTINGS AND FOUNDATION WALLS.
 3. ALL EXISTING CONCRETE WORK INCLUDING STEPS, PORCH SLABS, AND GARAGE SLABS TO BE 20 MPA WITH REINFORCED WITH #3 BARS.
 4. FOOTINGS MUST BE A MINIMUM OF 4" BELOW GRADE OR DOWN TO BEDROCK, IF FOOTINGS GO TO BEDROCK, A FOUNDATION ENGINEER DESIGN APPROVED FOUNDATION DESIGN IS REQUIRED.
 5. ALL FOOTINGS ARE TO BE REINFORCED WITH #3 BARS.
 6. CONNECT ALL SMOKE AND CARBON MONOXIDE DETECTORS TO ALARM AND DETECTION WIRE.
 7. SQUARE ALL ANGLES.
 8. FLOOR FINISH TO CONFORM WITH SECTION 9.0.0.0.0.0.
 9. FLOOR FINISH TO CONFORM WITH SECTION 9.0.0.0.0.0.
 10. VERIFY ALL UTILITY LOCATIONS TO CONFORM WITH SECTION 9.0.0.0.0.0.
 11. PROVIDE FLOOR FINISH TO A MINIMUM CLEARANCE OF 17" FROM TO ANY COMBUSTIBLE MATERIAL.
 12. ALL EXISTING CONCRETE WORK INCLUDING STEPS, PORCH SLABS, AND GARAGE SLABS TO BE REINFORCED WITH #3 BARS.
 13. STRUCTURAL CONSIDERATIONS THAT A BUILDING OFFICIAL MAY HAVE AND REQUIRE REVISION FROM A PROFESSIONAL ENGINEER. MUST BE OBTAINED UNTIL THE PROFESSIONAL ENGINEER HAS REVIEWED THE REVISIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON RECEIVING SUCH REVISIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON RECEIVING SUCH REVISIONS.
 14. ALL GIRDERS MUST BE SUPPORTED BY A MINIMUM NUMBER OF STUDS WORKING A COLUMN HEAD TO COLUMN WALL AS REQUIRED ON THIS SET OF DRAWINGS. ALL GIRDERS MUST BE A MINIMUM BEARING LENGTH OF 4" FROM UNFINISHED OVERLAP OF STUDS TO MANUFACTURER'S END.
 15. IF ANY GIRDERS ARE TO BE CUT OR REMOVED, THE CONTRACTOR MUST CONTACT PROFESSIONAL ENGINEER FOR APPROVAL.
 16. IF THE GIRDERS ARE TO BE REINFORCED, THE CONTRACTOR MUST CONTACT PROFESSIONAL ENGINEER FOR APPROVAL.
 17. BLOCKING SHALL BE PROVIDED IN BATHROOM FOR FUTURE INSTALLATION OF GRAB BARS AS REQUIRED BY SECTION 9.0.0.0.0.0.
 18. ALL ELECTRICAL TO BE COMPLETED BY CONTRACTOR PRIOR TO OBTAINING OCCUPANCY.
 19. ALL ELECTRICAL TO BE COMPLETED BY OWNER PRIOR TO OBTAINING ELECTRICAL PERMITS.
 20. IF IT IS DRAIN THAT IS TO BE INSTALLED AND PROVIDED TO COMPLY WITH SECTION 9.0.0.0.0.0.
 21. ALL MECHANICAL TO BE COMPLETED BY CONTRACTOR PRIOR TO OBTAINING OCCUPANCY.
 22. CHECK ALL DIMENSIONS TO CONFORM TO THE REQUIREMENTS (S.D.S. OF AIA 172 AND 172.10.0.0.0.0.0.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

No.	DATE	DESCRIPTION	BY



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PROJECT:
PROPOSED FRONT PORCH

LOCATION:
636 MACDONNELL ST., KINGSTON, ON

FOR:
SAM BROWNE

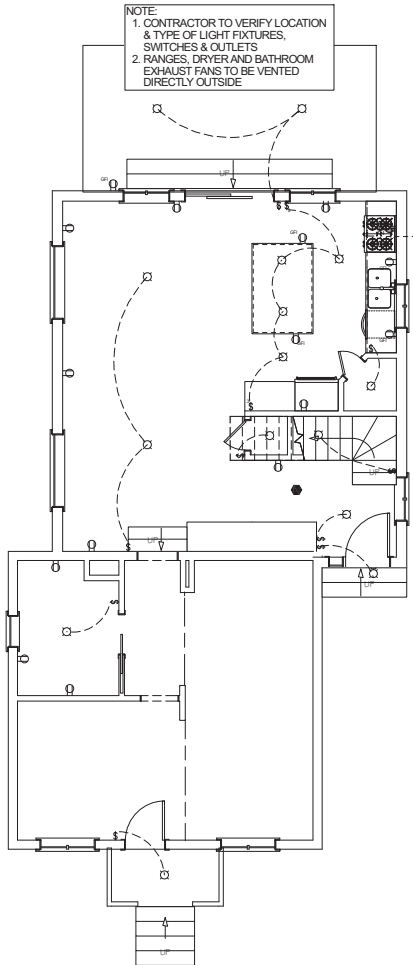
DRAWING:
**FOUNDATION PLAN
ROOF PLAN**

REVIEWED BY:	SCALE	DRAWING No.
DEPT. NAME	1/4" = 1'-0"	A4
ARCH. CD	DATE:	
STR. ET	Thursday, July 28, 2022	
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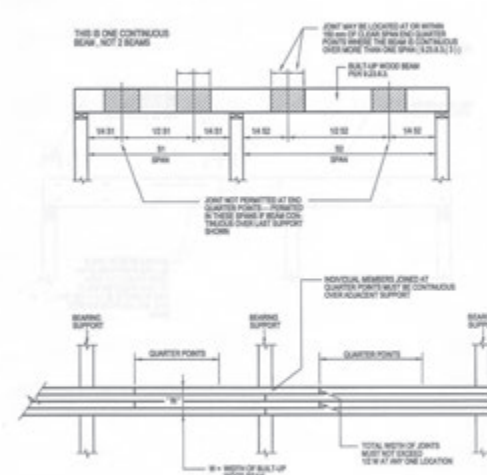
- GENERAL NOTES:**
1. FOUNDATION AND ALL FOOTINGS TO BE CONSTRUCTED ON COMPACTED GRANULAR MATERIAL TO BE Laid IN PLACE AND COMPACTED TO MEET SPEC. PROVISIONS.
 2. USE 25 MPA CONCRETE WITH MINIMUM SLAB OF 4" AND DISTANCE OF 2" TO FOR CONCRETE FOOTINGS AND FOUNDATION WALLS.
 3. ALL EXTERIOR CONCRETE WORK INCLUDING STEPS, PORCH SLABS, AND GARAGE SLABS TO BE 25 MPA WITH REINFORCEMENT AS SHOWN.
 4. FOOTINGS MUST BE A MINIMUM OF 4" BELOW GRADE OR DOWN TO BEDROCK, IF FOOTINGS GOVERNED BY 4" BELOW GRADE. ENGINEER'S DESIGN APPROVES FOOTING PROVISIONS TO BE USED.
 5. ALL FOOTINGS ARE TO BEET NAILING NEEDED OVERLAP.
 6. CONNECT ALL STEEL AND CARBON MONOXIDE DETECTORS TO ALARM AND DETECTION WIRE TO SOUND ALL ALARMS.
 7. FLOOR PROTECTION TO CONFORM WITH SECTION 9.2.3.1.1 (D.2.C).
 8. FLOOR PROTECTION TO CONFORM WITH SECTION 9.2.3.1.1 (D.2.C).
 9. ALL INTERIOR AREAS TO BE FINISHED WITH CARPETING.
 10. ALL INTERIOR WALLS TO CONFORM WITH SECTION 9.2.3.1.1 (D.2.C).
 11. PROVIDE THE FLOOR TO A MINIMUM CLEARANCE OF 17' MAX TO ANY COMBUSTIBLE MATERIAL.
 12. PROVIDE THE FLOOR TO A MINIMUM CLEARANCE OF 17' MAX TO ANY COMBUSTIBLE MATERIAL.
 13. ALL INTERIOR WALLS TO BE FINISHED WITH CARPETING.
 14. ALL INTERIOR WALLS TO BE FINISHED WITH CARPETING.
 15. ALL INTERIOR WALLS TO BE FINISHED WITH CARPETING.
 16. ALL INTERIOR WALLS TO BE FINISHED WITH CARPETING.
 17. ALL INTERIOR WALLS TO BE FINISHED WITH CARPETING.
 18. ALL INTERIOR WALLS TO BE FINISHED WITH CARPETING.
 19. ALL INTERIOR WALLS TO BE FINISHED WITH CARPETING.
 20. ALL INTERIOR WALLS TO BE FINISHED WITH CARPETING.
 21. ALL INTERIOR WALLS TO BE FINISHED WITH CARPETING.
 22. ALL INTERIOR WALLS TO BE FINISHED WITH CARPETING.



1 MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

9.2.3.1.3. BUILT-UP WOOD BEAMS

Where individual members of a built-up beam are butted together to form a joint, the joint must be over a support or in accordance with the following illustrations.



BUILT-UP WOOD COLUMNS AND BEAMS	
MEMBER	MIN. 3 1/2" NAIL SPACING
2X	3 NAILS @ 16" O.C.
2S	3 NAILS @ 16" O.C.
2X10	4 NAILS @ 16" O.C.
2X12	4 NAILS @ 16" O.C.

EVERY SET OF NAILS ARE STAGGERED

No.	DATE	DESCRIPTION	BY
REVISIONS			



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PROJECT:
PROPOSED FRONT PORCH

LOCATION:
636 MACDONNELL ST., KINGSTON, ON

FOR:
SAM BROWNE

DRAWING:
ELECTRICAL PLANS
GENERAL NOTES

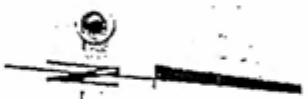
REVIEWED BY:	SCALE	DRAWING No.
DEPT. NAME	1/4" = 1'-0"	A5
ARCH. CD		
STR. ET		
MEC. ET		
ELE. CD		
JOB #:	22019	22019

66.00

MAC DONNELL STREET

66.00

NE. COR.
LOT 283



N 4° 30' W (REFERENCE BEARING)

PLANNING LOCATION SURVEY

LOT 346, REGISTERED PLAN 137

CITY OF KINGSTON

COUNTY OF FRONTENAC

SCALE 1" = 20'

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- DENOTES A SURVEY POST FOUND
- DENOTES A SURVEY POST PLANTED

SURVEYOR'S CERTIFICATE

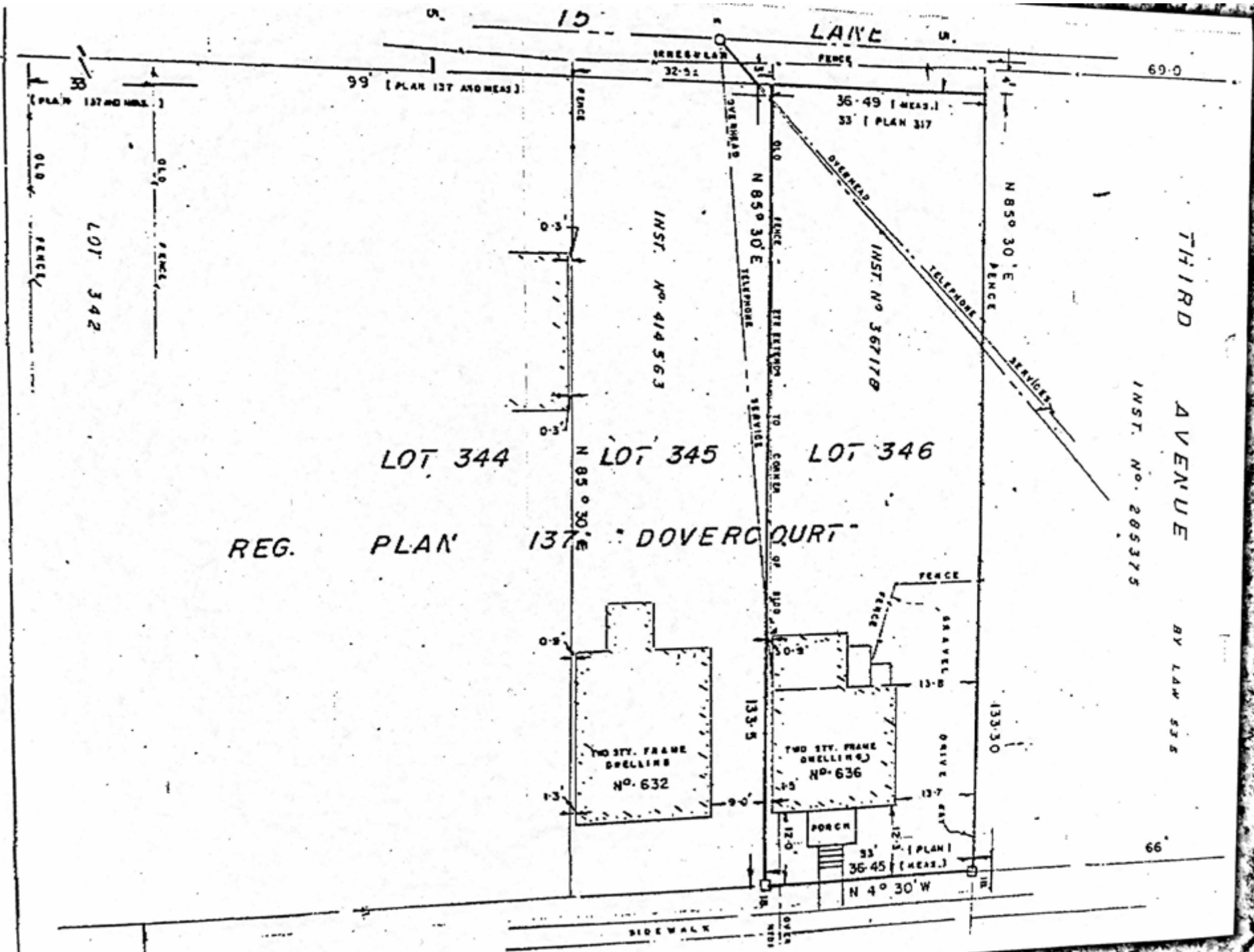
I CERTIFY THAT THE FIELD SURVEY REPRESENTED HEREON WAS COMPLETED ON THE 27TH DAY OF MAY 1986

KINGSTON, ONTARIO
2 JUNE 1988

JAMES A. MINNES
ONTARIO LAND SURVEYOR




J. A. MINNES - ONTARIO LAND SURVEYORS

J. A. MINNES, P. ENG., O.L.S. E. P. WRIGHT, O.L.S.
13 GRENVILLE ROAD KINGSTON, ONTARIO R1M 2C7





Committee of Adjustment
Neighbourhood Context (2021)
Address: 636 MACDONNELL ST
File Number: D13-047-2022

-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



Prepared By: rejoncs
Date: Sep-23-2022

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