

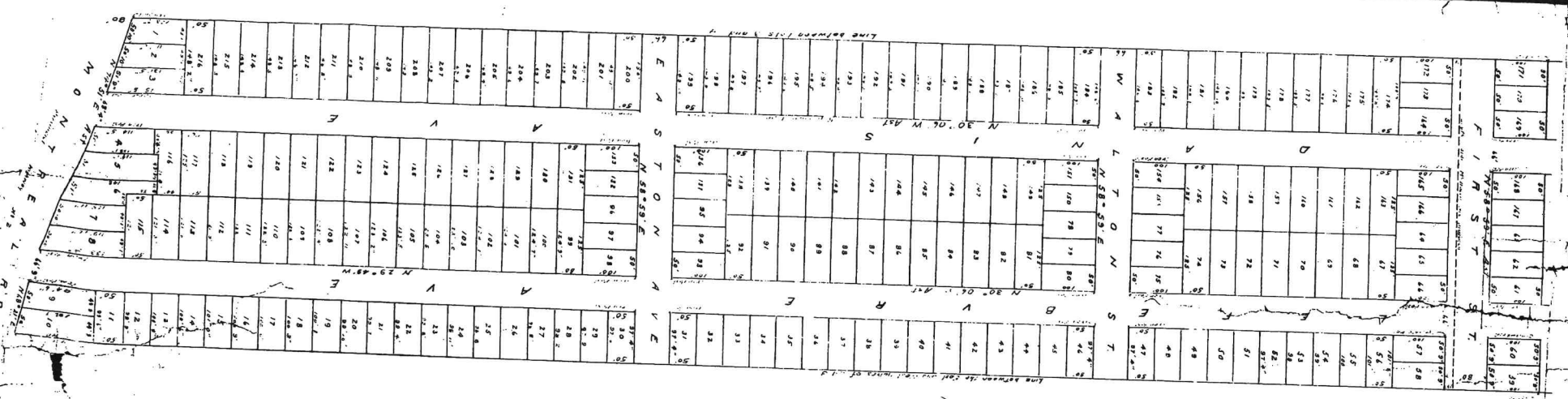
BR#2021-05  
Danis Ave  
Plan 77 Villeneuve Subdivision Lot #200 to 214











**PLAN  
SUBDIVISION VILLENEUVE  
CORNWALL TOWNSHIP**

BEING COMPOSED OF THE SOUTHWEST PART OF THE WEST HALF OF LOT NO. 3,  
CONCESSION 1,  
Scale-100' = 1"

We hereby certify that this plan has been assented to  
by the Municipal Council of the Township of Cornwall

Dated this 26<sup>th</sup> day of June 1928

Mayor

We hereby certify that this plan accurately shows the manner in which  
the land included therein has been surveyed and subdivided by me,  
and that the said plan is prepared in accordance with the  
provisions of the Registry Act

Dated of Cornwall, Ont. this 21<sup>st</sup> day of June 1928

W. J. McKeown

We hereby certify that the undersigned,  
one the sole owners and mortgagees of  
the land comprised in this subdivision,  
and assent to same.

Paul A. Dennis

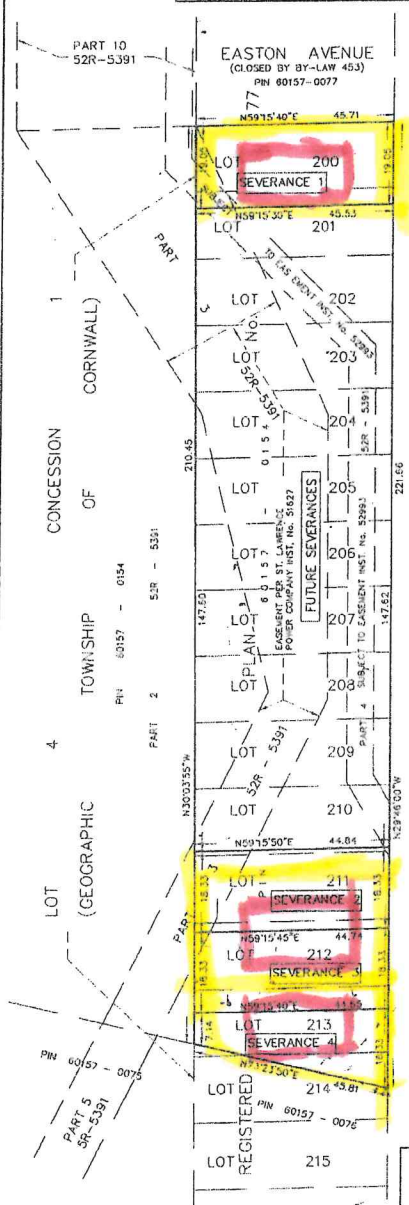
*Paul A. Dennis*

for D. D. McKeown only

County of Cornwall, I, William Herbert Hodgson of Cornwall in the County of Stormont,  
do hereby certify that I, William Herbert Hodgson of Cornwall in the County of Stormont,  
make oath and say:  
I that I was personally present and did see this instrument  
duly signed and executed by  
II That the said instrument was executed at the Town of Cornwall  
III That I am all of the said parties.  
IX That I am a subscribing witness to the said instrument  
Signed before me at the Town of Cornwall  
this 5<sup>th</sup> day of June 1928

Commissioner S.C.

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SKETCH  
FOR SEVERANCE PURPOSES  
LOTS 200 THROUGH 212 INCLUSIVE  
AND PART OF LOTS 213 AND 214  
REGISTERED PLAN No. 77  
CITY OF CORNWALL  
COUNTY OF STORMONT, ONTARIO  
K. ADAMS SURVEYING LTD., 2012

SCALE 1:750 METRES  
0 20 40 60 80 METRES  
METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048

THIS IS NOT A PLAN OF SURVEY

DANIS AVENUE  
(20.12 m WIDE ADDING TO REGISTERED PLAN 77)  
PIN 60159 - XXXX

FROM THE OFFICE OF  
**K. ADAMS SURVEYING LTD.**  
INCLESIDE, ONTARIO  
TEL: (613) 537 - 9898 FAX: (613) 537 - 9797  
E mail : kedams@glen-net.ca

SCALE: 1:750	DRAWN: Y.B.	FIELD: K.A.	CHECKED: K.A.	STOR-PL-77 JOB: 12-1132
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SKETCH\_12-1132.DWG  
4/11/2020

CONTRACT NO. 2021-001	DATE: 2021-05-01
PROJECT NO. 2021-001	DATE: 2021-05-01
CLIENT: K. ADAMS SURVEYING LTD.	DATE: 2021-05-01
PROJECT: LOT 200 AND 212	DATE: 2021-05-01
PROJECT: LOT 201, 213 AND 214	DATE: 2021-05-01

**GENERAL NOTE:** THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE OWNERS AND AUTHORITIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE OWNERS AND AUTHORITIES.

**BOUNDARY NOTE:** THE BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE BOUNDARIES AND HAS FOUND THEM TO BE ACCURATE. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE BOUNDARIES AND HAS FOUND THEM TO BE ACCURATE.

**CAUTION:** THE BOUNDARIES SHOWN ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE OWNERS AND AUTHORITIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE OWNERS AND AUTHORITIES.

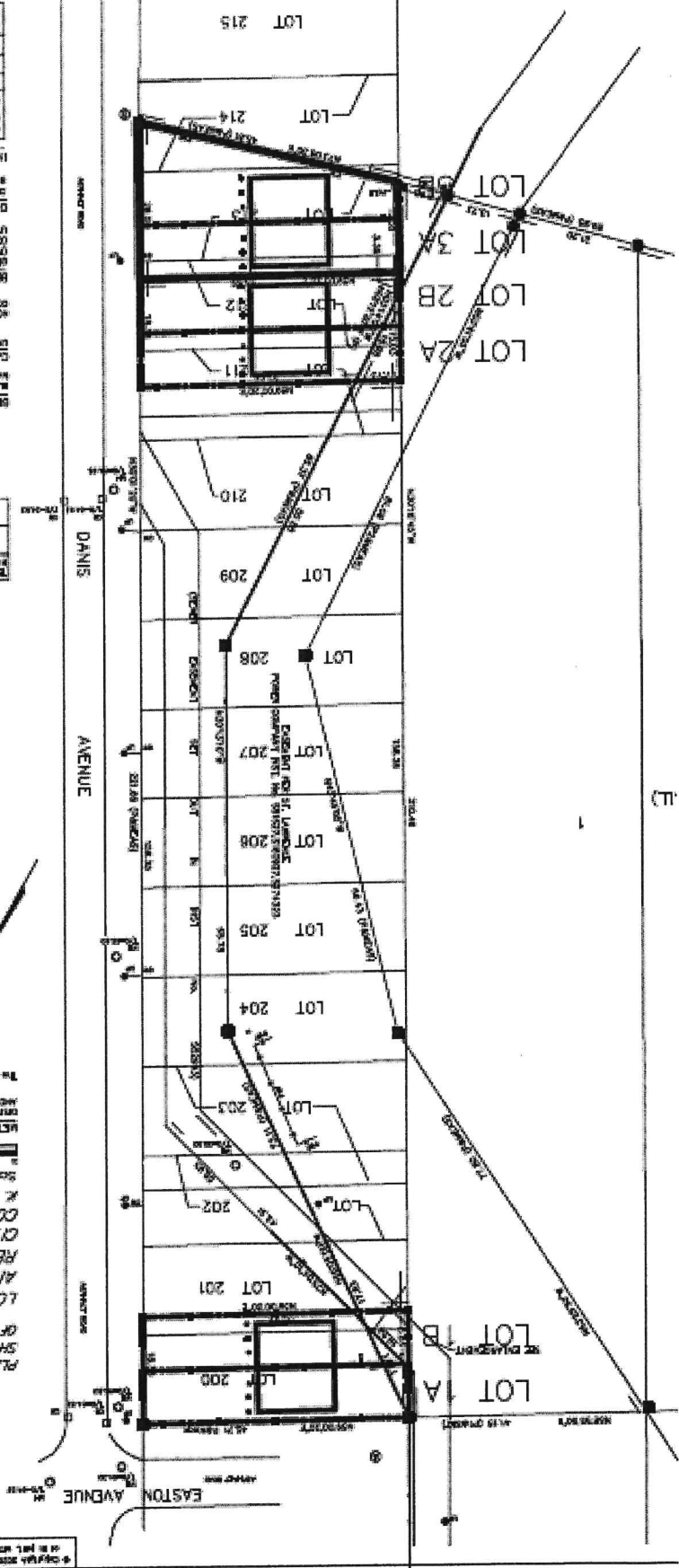
MARKER	DESCRIPTION	ELEVATION
1	TOP OF SPALL	30.75
2	TOP OF CONC	30.75

**PLAN SHOWING TOPOGRAPHIC INFORMATION OF LOTS 200 AND 212 AND PART OF LOTS 201, 213 AND 214 REGISTERED PLAN NO. 77 CITY OF CORNWALL COUNTY OF STORMONT ONTARIO K. ADAMS SURVEYING LTD. 2021**

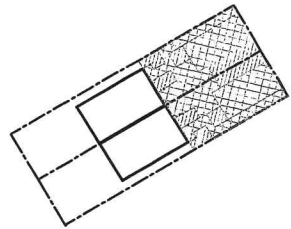
Scale 1:500

The red ink was applied on the first day of May, 2021.

**REMARKS:** THE BOUNDARIES SHOWN ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE OWNERS AND AUTHORITIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE OWNERS AND AUTHORITIES.



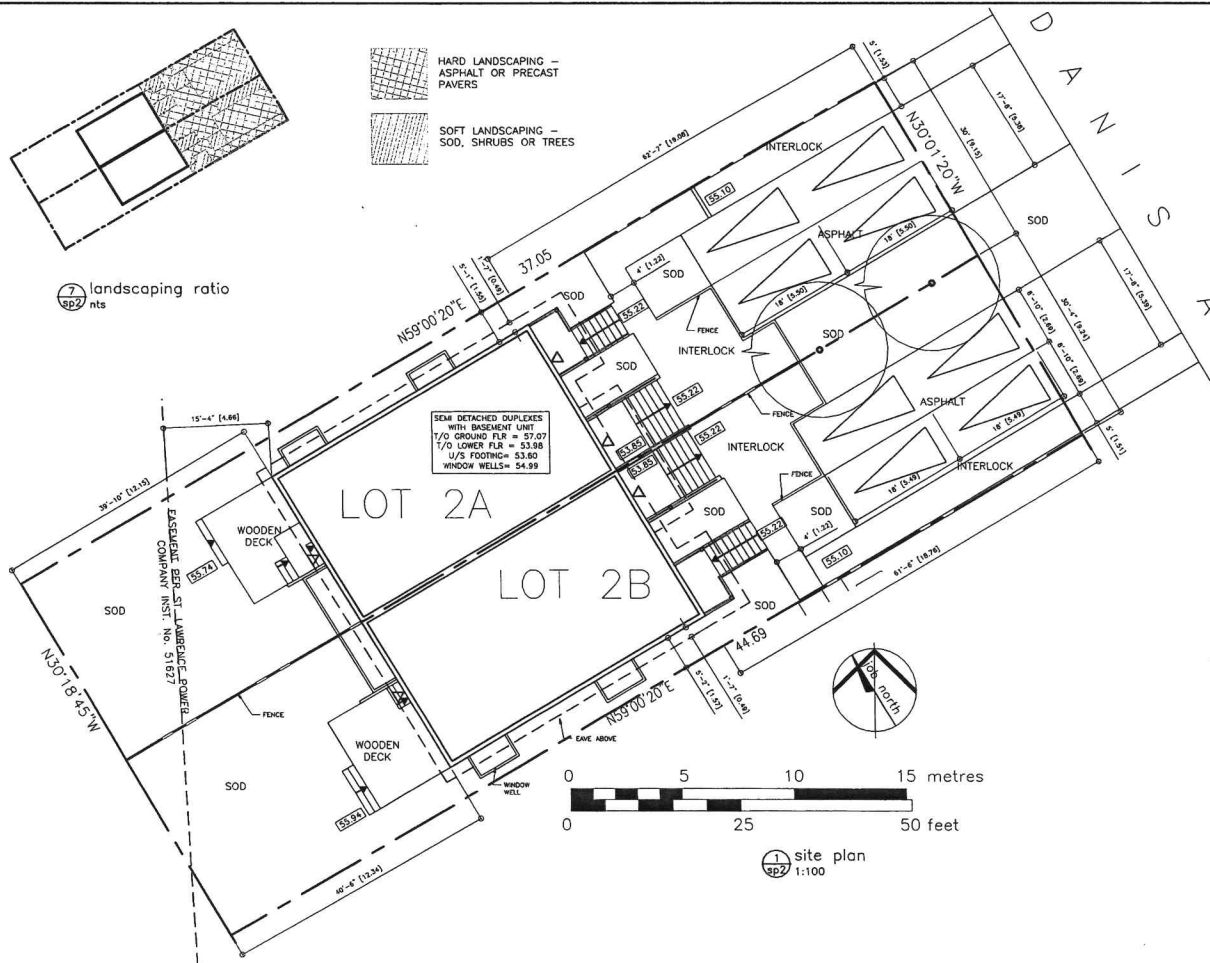
© Copyright 2021 K. Adams Surveying Ltd. All rights reserved. This plan is a preliminary plan and is not to be used for construction. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is also responsible for obtaining all necessary easements and rights-of-way from the appropriate owners and authorities.



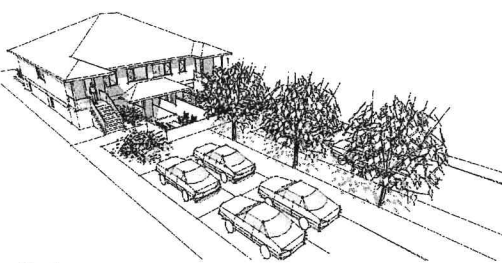
**HARD LANDSCAPING – ASPHALT OR PRECAST PAVERS**

**SOFT LANDSCAPING – SOD, SHRUBS OR TREES**

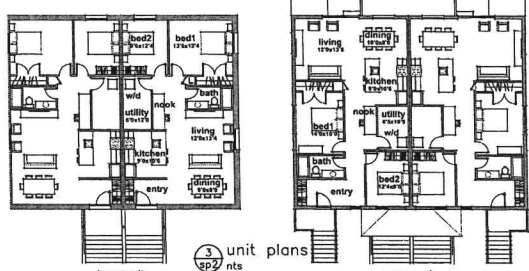
7 landscaping ratio nts



1 site plan 1:100



2 view nts



3 unit plans nts

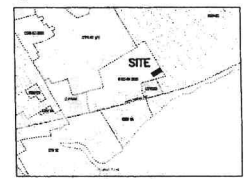
**ZONING DATA—LOT 2A AND LOT 2B**  
CITY OF CORNWALL ZONING BYLAW—RESIDENTIAL 20 EXC (SAME AS RESIDENTIAL 15 EXC FOR 2 FAMILY SEMI DETACHED)

ZONING PARAMETER	Required/Allowed	Proposed Lot 2A	Proposed Lot 2B
Frontage	15.0m min.	—	—
Lot area	600m <sup>2</sup> min.	408.9m <sup>2</sup>	408.9m <sup>2</sup>
Building Footprint	—	102.2m <sup>2</sup>	102.2m <sup>2</sup>
Lot occupancy (%)	40% max	24.9%	24.9%
Hard landscaping of front yard (%)	40% max.	73.3%	73.3%
Units	—	2	2
Number of storeys	—	1 + basement	1 + basement
Number of bedrooms	—	4	4
Building height	—	7.95m	7.95m
Parking	4 spaces	4	4
Setbacks	—	1.82sf	1.62sf
Front	6.0m min.	19.05	18.76
Rear	10.5m min.	12.15	12.34
Side	1.50m min.	1.55	1.57

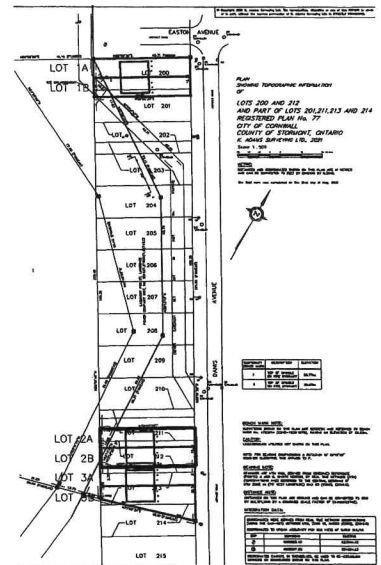
Permitted Projections into Required Yards (Table 01-4-3)

Permitted	Proposed	
Eaves	0.5m into any yard	0.5m into side yards
Steps, landings and handicap ramps	1.8m into front yard	n/a
	0.61m into side yard	n/a
Porch	1.8m into front yard	n/a

5 zoning data nts



6 location plan nts



4 lot locations nts

survey information taken from:  
SKETCH FOR SEVERANCE PURPOSES LOTS 200 THROUGH 212 INCLUSIVE AND PART OF LOTS 213 AND 214 REGISTERED PLAN No. 77  
CITY OF CORNWALL COUNTY OF STORMONT, ONTARIO K. ADAMS 2012  
Dated July 27, 2020  
survey elevation information taken from  
PLAN SHOWING TOPOGRAPHIC INFORMATION OF LOTS 200 AND 212 AND PART OF LOTS 201, 211, 213 AND 214 REGISTERED PLAN No. 77  
CITY OF CORNWALL COUNTY OF STORMONT, ONTARIO K. ADAMS 2021  
Dated May 21, 2021

- 5 20210721 survey and grade information
  - 4 20210115 zoning and civil engineering review
  - 3 20200330 dimensional coordination
  - 2 20200330 additional planning information
  - 1 20200224 client review
- no. date revision
- It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.
  - All contractors must comply with all pertinent codes and by-laws.
  - Do not scale drawings.
  - This drawing may not be used for construction until signed.
  - Copy right reserved.

**JOHN DONKIN ARCHITECT**  
www.jdonkin.ca 613.730.8818 INC  
138 Hopewell Ave., Ottawa, ON, K1S 2Z3

project:  
**SEMI-DETACHED DUPLEXES**  
DANIS AVENUE  
CORNWALL ON

drawing:  
**LOT 2A AND 2B**  
SITE PLAN AND  
ZONING DATA

drawn: J.A. date: 20210726 scale: as noted  
project no: 19146m  
drawing no. sp2  
revision no.





**Ontario Ministry of the Environment - Record of Site Condition # 203909**

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**Record of Site Condition  
Under Part XV.1 of the Environment Protection Act**

**Summary**

Record of Site Condition Number	203909
Date Filed to Environmental Site Registry	12/07/2012
Certification Date	09/01/2012
Current Property Use	Commercial
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Site Condition Standards**	Full Depth Generic Site Conditions Standard, with Non-potable Ground Water, Coarse Textured Soil, for Residential property use
Property Municipal Address	1150 Montreal Road

**Notice to Readers Concerning Due Diligence**

This record of site condition has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

**Contents of this Record of Site Condition**

This record of site condition consists (RSC) of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment.

Ministry of the Environment

Environmental Assessment and Approvals  
Branch

2 St. Clair Avenue West  
Floor 12A  
Toronto, ON M4V 1L5  
Tel.: 416 314-8001  
Fax: 416 314-8452

Ministère de l'Environnement

Direction des évaluations et des autorisations  
environnementales

2, avenue St. Clair Ouest  
Étage 12A  
Toronto, ON M4V 1L5  
Tel.: 416 314-8001  
Télé.: 416 314-8452



October 6, 2008

*Via Fax: (613) 933-6019*

John Haines  
962101 Ontario Inc.  
1150 Montreal Road  
Cornwall, ON  
K6H 1E2

Dear Mr. Haines:

RE: **Audit Result – RSC # 32305**  
**1150 Montreal Road, Cornwall – Part of Lot 4, Concession 1, Lots 200 to 212,**  
**both inclusive and parts of Lot 213 and 214, Registered Plan No. 77, City of**  
**Cornwall, County of Stormont, designated as Parts 1, 2, 3 and 4, Ref. Plan**  
**52R-5391. The RSC covers only Parts of Lot 4, Concession 1, City of**  
**Cornwall, County of Stormont, Ontario. Reference Plan 52R-7028**

The Ministry of the Environment (MOE) has completed the audit of the Record of Site Condition (RSC) for the property mentioned above. The audit included a review of the reports listed in part 2 of the RSC and was assessed in light of the provisions of Part XV.1 of the Environmental Protection Act (EPA) and Ontario Regulation 153/04 (O. Reg. 153). The reports were received on July 21, 2008.

In addition, Tabitha Yuen-Ying Lee, P. Eng. (qualified person of the RSC) of GENIVAR Ontario Inc., provided detailed response through a letter dated September 16, 2008 to the MOE's request for clarification/information letter dated August 14, 2008.

Based on the review of reports in support of the RSC and response from Ms. Lee, the audit did not reveal any finding that would indicate that the RSC property was not remediated to the standards prescribed by O. Reg. 153 for the intended land use in the RSC.

Please note that the audit was based solely on the review of the documentation referenced above. The MOE has not supervised the assessment and/or remediation undertaken at the site and does not assume any responsibility or liability for the assessment, remediation or environmental

conditions of the site. It is your responsibility as the owner of the property to ensure that the RSC and reports accurately represent the conditions at the site.

Sincerely,



Mahmood Hasan, P. Geo  
Brownfields Hydrogeologist/Provincial Officer  
Brownfields Filing and Review

- c. Tabitha Yuen-Ying Lee, GENIVAR Ontario Inc.  
Fax: (905) 475-5994
- Kevin Hosler, Area Supervisor, MOE Cornwall Area Office  
Fax: (613) 933-6402



**Brownfields Environmental Site Registry**

Location: Ministry > Brownfields > Search Results > RSC #32305

Record of Site Condition  
For Part XV.1 of the *Environmental Protection Act*

Record of Site Condition Summary	
<b>Registration Number</b>	32305
<b>Filing Date</b>	July 15, 2008
<b>Certification Date</b>	July 26, 2007
<b>Current Property Use</b>	Commercial
<b>Intended Property Use</b>	Residential
<b>Certificate of Property Use Number</b>	No CPU
<b>Applicable Standards</b>	Full Depth Site Conditions Standard, with Nonpotable Ground Water, Coarse Textured Soil, for Residential/Parkland/Institutional property use
<b>Property Municipal Address</b>	1150 MONTREAL RD CORNWALL, ON, K6H 1E2

**Notice to Readers Concerning Due Diligence**

This record of site condition has been filed on the Environment Site Registry to which the public has access and which contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

**Contents of this Record of Site Condition**

This record of site condition consists of this document which is available to be printed directly from the Environmental Site Registry as well as all documentation indicated in this document to have been submitted in paper format to the Ministry of the Environment.

**Definitions**

The following definitions are taken from the *Environmental Protection Act* or Regulation 153/04 under that Act and are included for ease of reference. The Act and Regulation should be referenced for other applicable definitions.

In this Record of Site Condition,

"Act" means the *Environmental Protection Act*, as amended;

"Cleanup Guideline 1996" means the Ministry publication entitled "Guideline for Use at Contaminated Sites in Ontario" originally dated June 1996 and later revised;

"Intended property use", in relation to a record of site condition, means the type of property use in respect of which the record of site condition is filed;

"phase one environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"phase two environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"Regulation" means Ontario Regulation 153/04, Records of Site Condition - Part XV.1 of the Act, as amended;

"risk assessment" has the same meaning as defined in the Act at s. 168.1;

"RSC" means a record of site condition under Part XV.1 of the Act;

"RSC property", in relation to a record of site condition, means the property in respect of which the record of site condition is filed;

"SSRA" means a site specific risk assessment conducted in accordance with the Cleanup Guideline 1996.

**Part 1: Property Ownership, Property Information and Owner's Certifications**

**Information about the owner who is filing or authorizing the filing of the RSC**

<b>Filing Owner</b>	
<b>Owner Name</b>	962101 Ontario Inc.



**Corporate Contact (Authorized Officer)** John Haines  
**Mailing Address** 1150 MONTREAL RD, CORNWALL, ON, K6H 1E2  
**Telephone** 613-9366585  
**Fax** 613-9336019  
**Email** haines@heritage.on.ca

**RSC Property Location Information**

**Property Address and Legal Descriptions**  
**Municipal Address** 1150 MONTREAL RD, CORNWALL, ON, K6H 1E2  
**Municipality** CORNWALL  
**Legal Description** Part of Lot 4, Concession 1, Lots 200 to 212, both inclusive, and parts of Lot 213 and 214, Registered Plan No. 77, City of Cornwall, County of Stormont, designated as Parts 1,2,3, and 4, Ref Plan 52R-5391. The RSC covers only Part of Lot 4, Concession 1, City of Cornwall, County of Stormont, Ontario Reference Plan 52R-7028.  
**Assessment Roll Number** 04 02 010 007 46940 0000  
**Property Identification Number (PIN)** Part of 60157-0073  
**RSC applies to entire legal property.** No

**Property Geo Reference**  
**UTM Coordinates** NAD83 18-523811-4985217 (converted from Latitude & Longitude)  
**Latitude & Longitude** 45.02000000N 74.69777780W  
**Accuracy Estimate** 6 to 10 meters  
**Measurement Method** Digitized from a satellite image

**RSC Property Use Information**

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

**Property Use Information**  
**Current Property Use** Commercial  
**Intended Property Use** Residential  
**Certificate of Property Use has been issued under section 168.6 of the Act** No

**Additional Documentation**

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

**Additional Documentation Provided by Property Owner or Agent**  
 Deed or Transfer for the property  
 Certificate of Status  
 Survey of the property

**Signature and Statements of Property Owner or Agent**

As owner of the RSC property, or agent acting on behalf of the owner of the RSC property:

1. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

# MacViro

A division of Genivar Ontario Inc.

5363

July 11, 2006

962101 Ontario Inc.  
1150 Montreal Road  
Cornwall, Ontario K6H 1E2

Attention: Mr. John Haines

**Re: Phase I ESA – Final Report – Part 1, Plan 52R-5391  
1150 Montreal Road, Cornwall, Ontario**

Dear Mr. John Haines,

MacViro Consultants – A division of Genivar Ontario Inc. has concluded the Phase I Environmental Site Assessment of the property identified as 1150 Montreal Road, located on the northwest corner of Montreal Road and Danis Avenue in Cornwall, Ontario. Our findings are documented in the accompanying report.

A reply from the Ministry of the Environment was received in February 2006. Our review of this information confirms our understanding of this property and its historical use and does not suggest the presence of any additional environmental issues of concern.

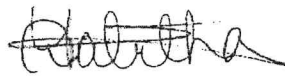
We thank you for the opportunity to undertake this work on your behalf and look forward to working with you again on future projects. If you have any questions, please do not hesitate to call our office.

Yours truly,

**MacViro Consultants Inc.**



Muin M. Husain, Ph. D., P. Geo.  
Business Unit Leader



Tabitha Lee, M.A.Sc., P.Eng.  
Environmental Engineer

/cc

MacViro Consultants - A division of Genivar Ontario Inc.

600 Cochrane Drive, Suite 500, Markham, ON L3R 5K3 tel: 905.475.7270 • fax: 905.475.5994 • www.macviro.com