

THE CORPORATION OF THE TOWNSHIP OF NORTH
GLENGARRY

Public Meeting of Planning

Monday, September 30th 2024, 5:30 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

The Council of The Township of North Glengarry would like to advise the public that this meeting is or may be recorded by either the press or any other individuals.

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

3. RATIFY MINUTES

- Public Meeting of Planning – August 12, 2024

4. SITE PLAN DEVELOPMENT AGREEMENT

- a. Site Development Agreement By-law No. 38-2024

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday, August 12, 2024

5:30 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

COUNCIL MEMBERS Mayor: Jamie MacDonald

PRESENT:

Deputy Mayor: Carma Williams

Councillor (At Large) - Jacques Massie

Councillor (Kenyon Ward) - Jeff Manley

Councillor (Alexandria Ward) - Michael Madden

Councillor: Brian Caddell

Councillor: Gary Martin

MUNICIPAL STAFF CAO/Clerk - Sarah Huskinson

PRESENT:

Director of Building, By-law & Planning - Jacob Rhéaume

Deputy Clerk: Jena Doonan

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Michael Madden

Seconded By: Brian Caddell

THAT the Council of the Township of North Glengarry accepts the Public Meeting of Planning Agenda of **Monday, August 12th/2024.**

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jeff Manley

Seconded By: Gary Martin

THAT the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of **Monday, May 27th/2024.**

Carried

3.a Public Meeting of Planning Minutes - May 27 2024

4. SITE PLAN DEVELOPMENT AGREEMENT

SPDA By-law No. 38-2024 - Maxville Manor

Owner: Maxville Manor

Agent: G architects / Nick Leblanc-Architect, OAA, March

Location: 80 Mechanic Street West, Maxville

Purpose of application: to enter into a Site Plan Control Development Agreement between Maxville Manor and the Corporation of the Township of North Glengarry for new bed license additions, renovations to the existing building, and for site plan alteration.

4.a SPDA By-law No. 38-2024 - Maxville Manor

- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
- 7. NOTICE OF MOTION**
- 8. ADJOURNMENT**

Resolution No. 3

Moved By: Jacques Massie
Seconded By: Brian Caddell

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 6:02pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT PUBLIC MEETING OF PLANNING

DATE: August 12, 2024

TO: Mayor and Members of Council

FROM: Jacob Rheame, Director of Building, By-law & Planning

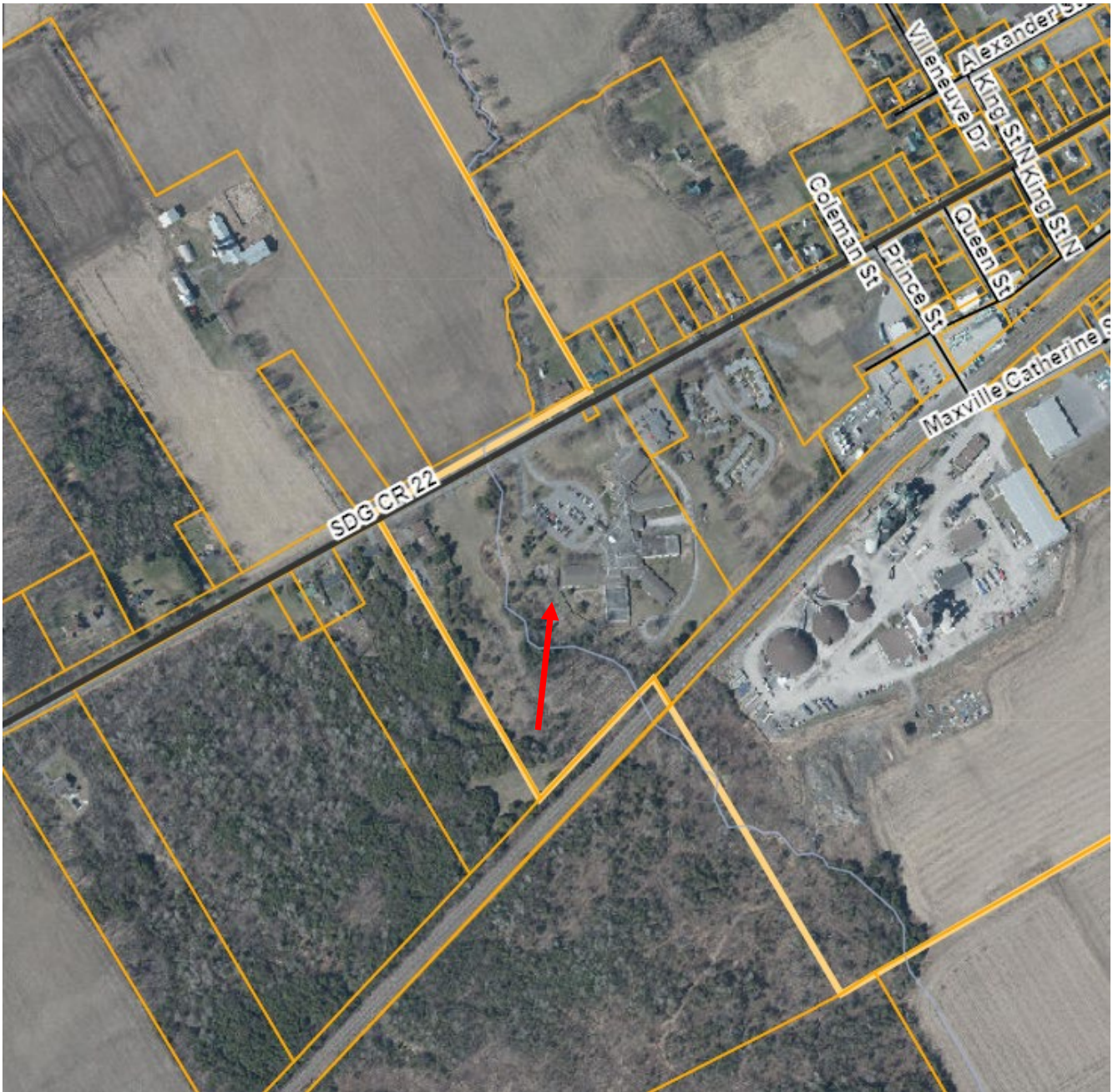
RE: Site Plan Development Agreement By-law No. 38-2024

Owner: Maxville Manor

Agent: G architects / Nick Leblanc-Architect, OAA, March

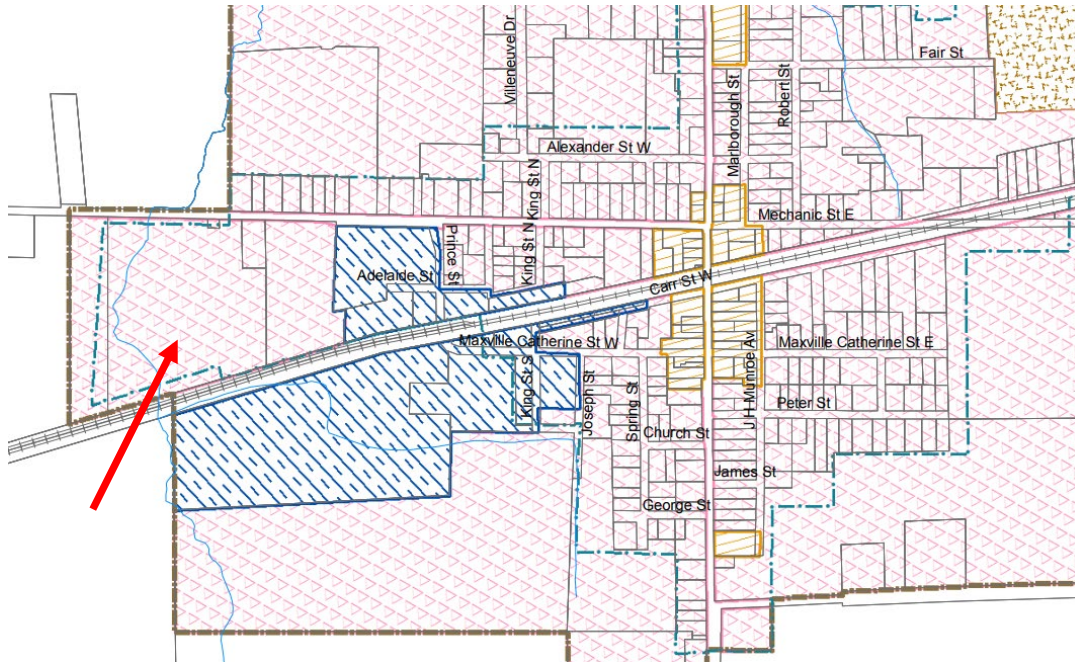
Location: 80 Mechanic Street West, Maxville
Con 17 IL, Part Lots 12 & 13; Plan 32 Blk I; Lot 4 & Part Lots 3, 5 & 6
Roll No. 0111 014 000 66000
PIN 67103-0377







Official Plan designation: Urban Settlement Area (Maxville) – Residential District



Zoning: Institutional (IN)



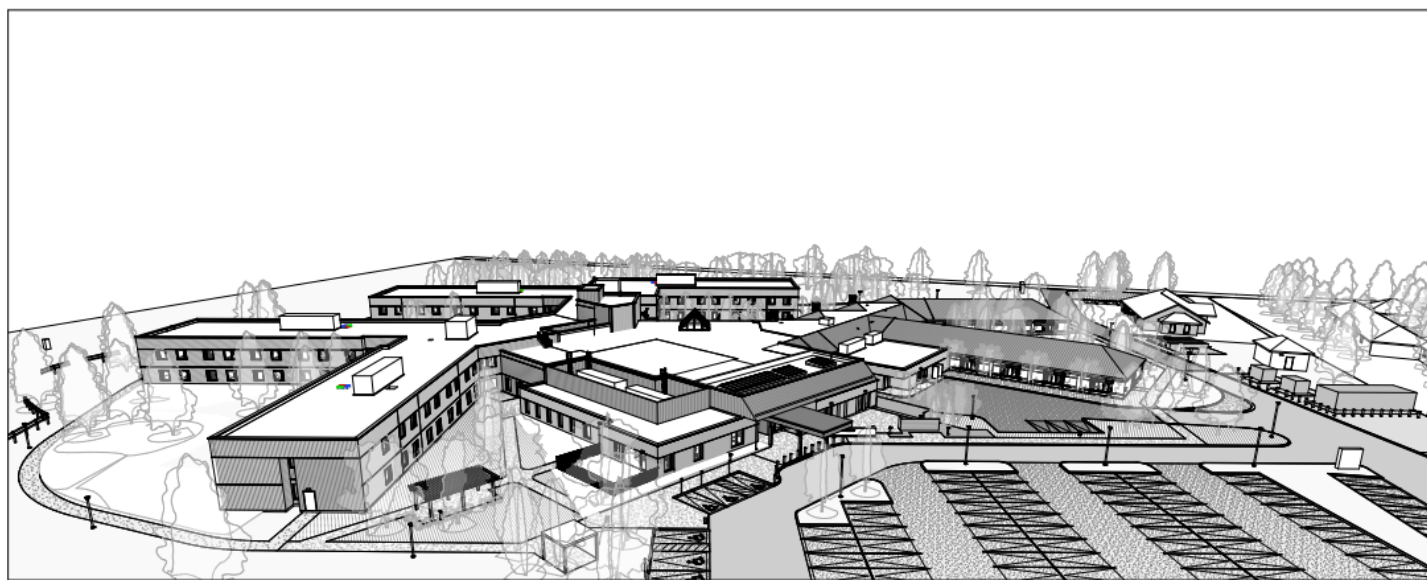
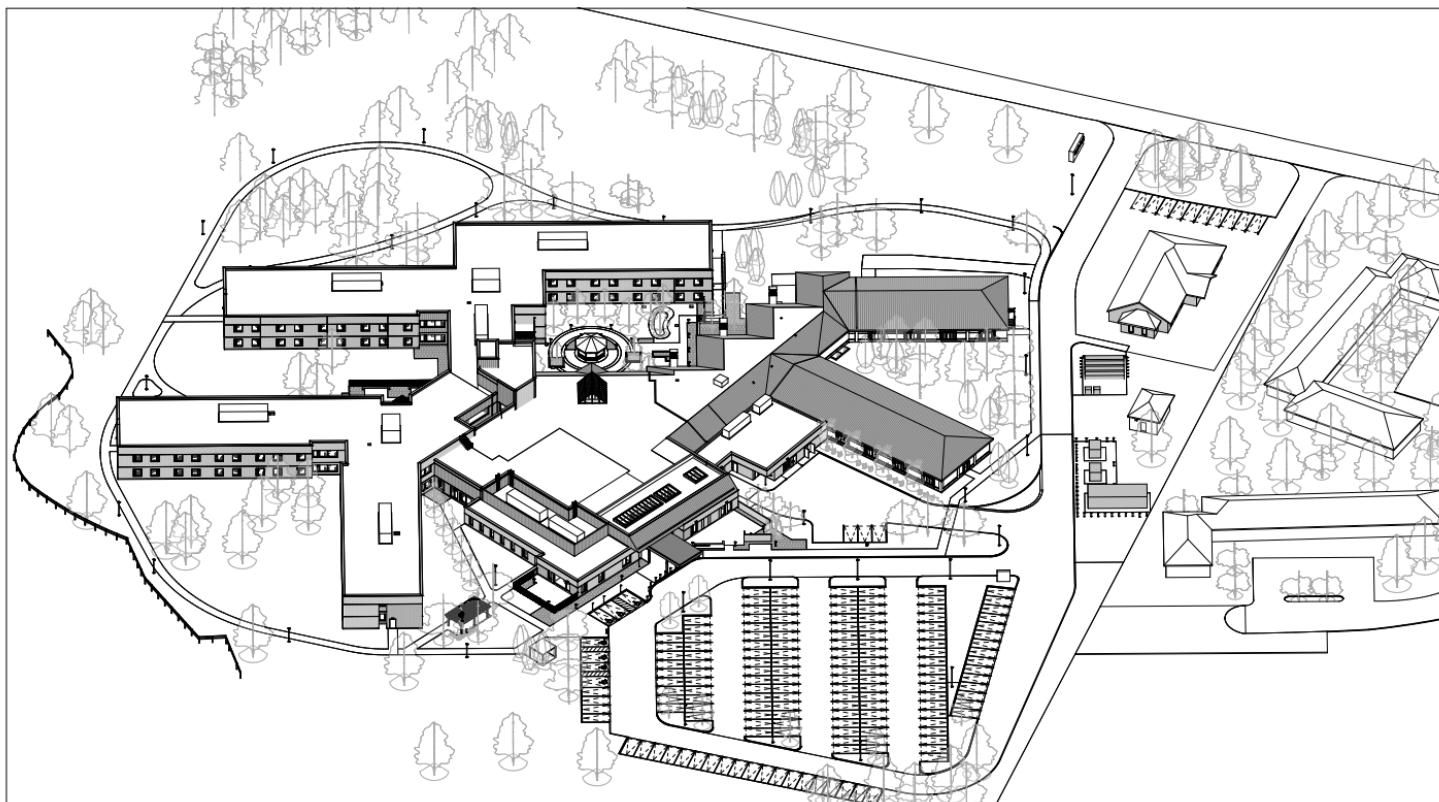
Approximately 17.45 acres, bounded by Mechanic Street West to the north, Village Center Apartments (Civic No. 72 Mechanic Street West) and Glen Garden Village (Civic No. 64 Mechanic Street West) to the east, Canadian National Railway (CNR) railroad to the south, and a private watercourse along the western portion of the site.

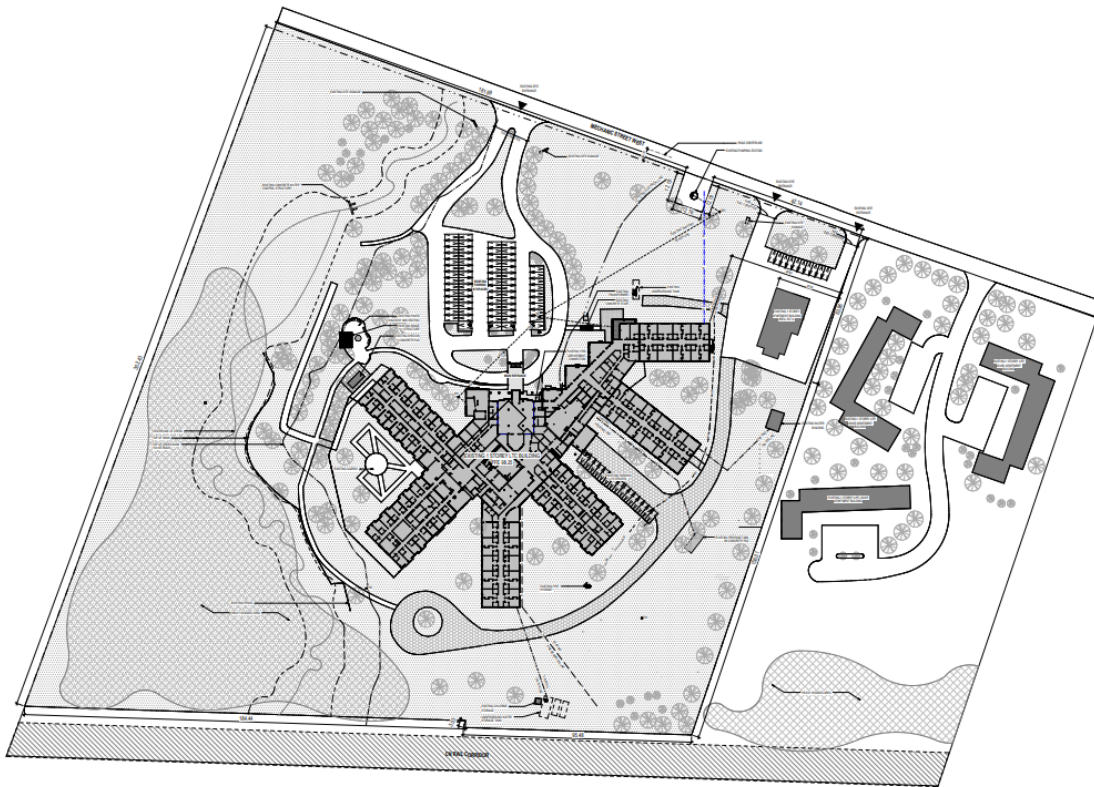
Purpose of application: to enter into a Site Plan Control Development Agreement between Maxville Manor and the Corporation of the Township of North Glengarry for new bed license additions, renovations to the existing building, and for site plan alteration.

Background/discussion: Maxville Manor received an allocation from the Ministry of Long-Term Care (MLTC) in March 2021 for 38 new and 122 upgraded spaces. The Project will result in a 160-bed home through the demolition and reconstruction of two new buildings and renovation of an existing wing as part of a campus of care. The new building will measure approximately 13,419 m² in gross floor area. The Maxville Manor Long-term care home project encompasses the partial demolition and renovation of an existing single-storey building and new construction of four, 32-bed, Resident Home Areas (RHA), for a total of 32-bed 5 RHAs. The 122-bed existing building will remain operational throughout the addition of new RHAs, however there will be impacts for the residents in various sections and stages of construction as some will have to move in various wings. The main objective is that no resident moves more than once in the whole project to minimize the resident's potential complications.

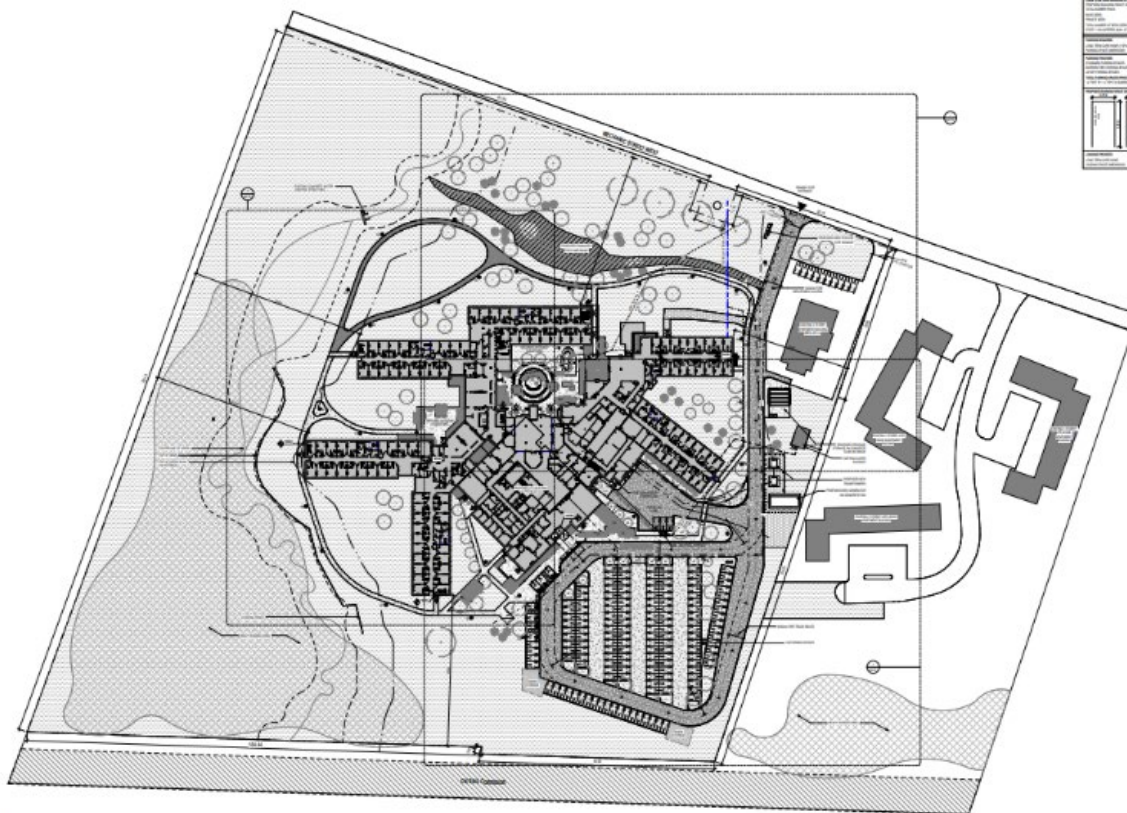
Maxville Manor will be selecting a Construction Manager (CM) for the project by means of a Public Tender. During construction, the CM will have full responsibility for overall site superintendence and the coordination of all construction by subcontractors. The CM will appoint a Site Superintendent that will be on site daily to manage the site during the construction period. Administrative issues will be addressed through weekly meetings between the Site Superintendent and the administrative team of Maxville Manor (with Amy Porteous, CEO and Lise Bray, Director of Environmental Services).

Phased Construction: The project was divided into 4 Phases in an operational plan form, detailed summary below. Emergency vehicle access to the site will be maintained at all times and communication will occur with the local Fire Department, Police and Paramedics. Communication will also be provided to the neighbors living in proximity of the construction site in advance of the construction starting. Hoarding fences will be erected around the construction site separating the construction from the existing building areas for safety purposes. Dust control will be managed through regular watering of the road on the site and dust matting to the construction site.





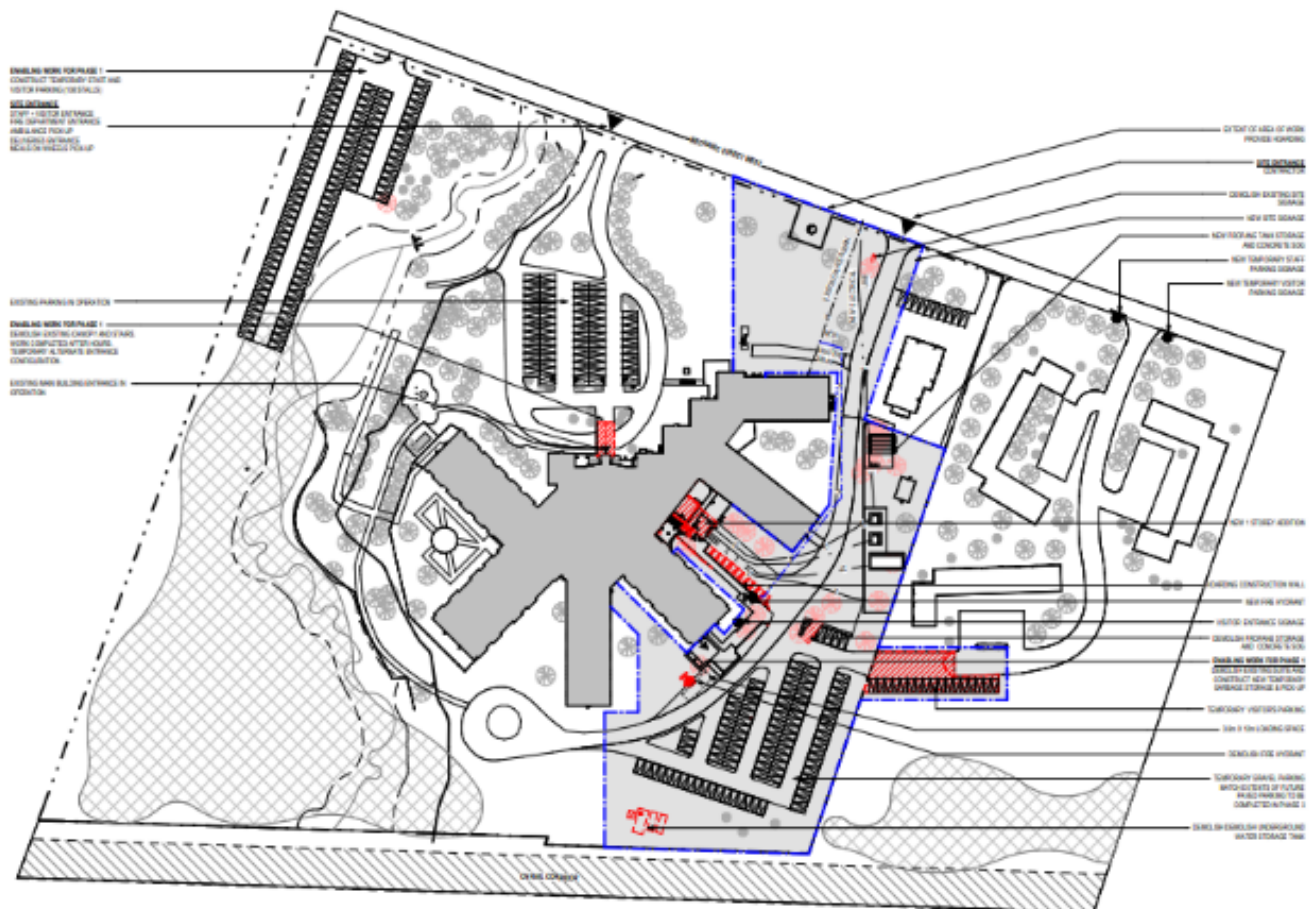
1 SITE PLAN - EXISTING



2 SITE PLAN - PROPOSED

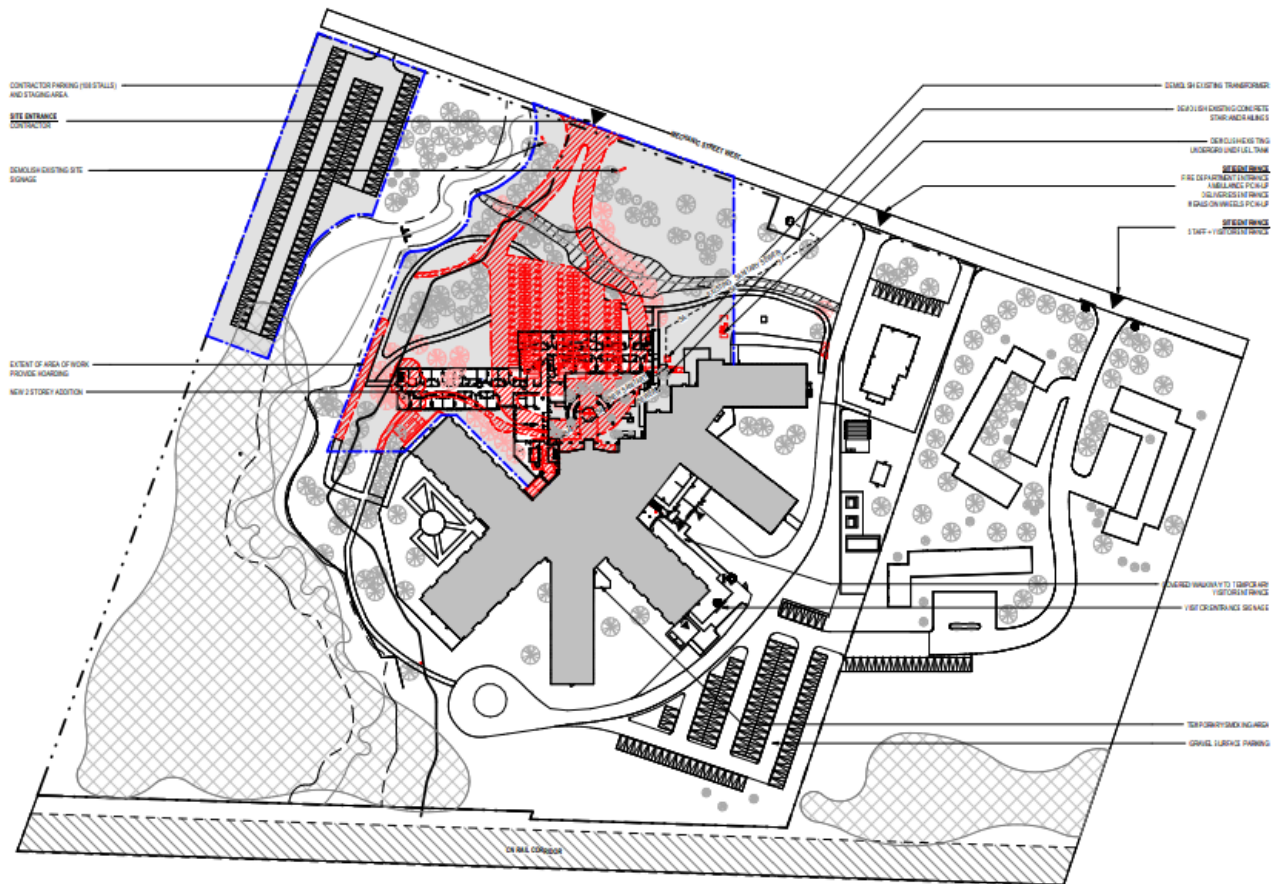
Phase 1 (Approx. 8 months)

- Site work: all new site services to building. new transformers, new generator, new hydrants. Decommission wells. Connect building to DCW
- 1 storey new addition to construct new main electrical room, main IT room, receiving & garbage and new central kitchen.
- New temporary main entrance during Phase 2-3-4
- New parking will be built in the back of the building in preparation for Phase 2
- Temporary gravel parking lot and connection to Maxville Manor retirement village (serve as temporary visitor site entrance)



Phase 2 (Approx. 1 year)

- Site work: demolish existing front parking lot and existing site services after all new services are commissioned in Phase 1
- New 2 storey addition. 64 new beds and supports spaces for residents. Addition located at existing parking lot. Existing main entrance becomes entrance for new outdoor resident courtyard
- New elevators (2)
- Interior renovation for facility spaces
- New swale and site pathways for new addition



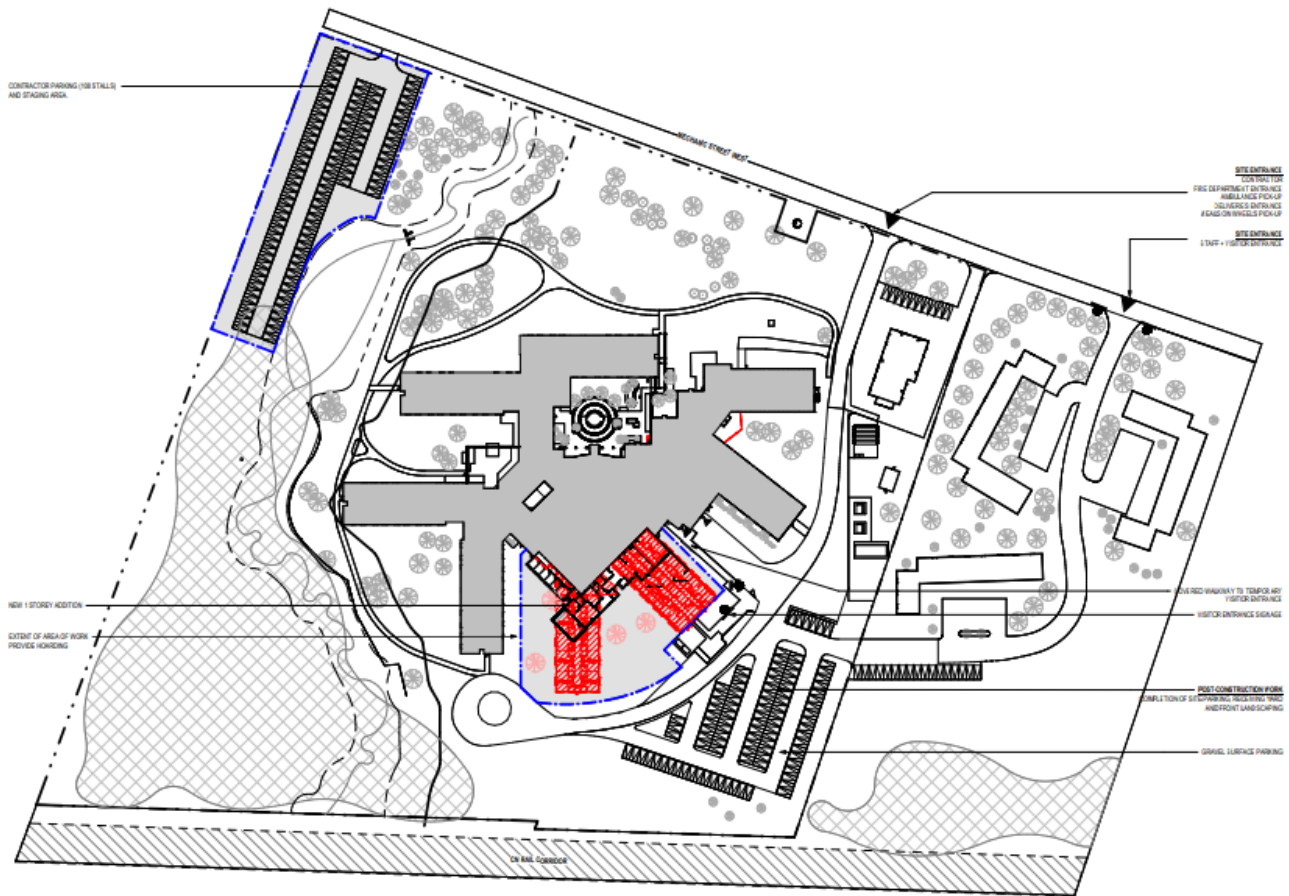
Phase 3 (Approx. 1 year)

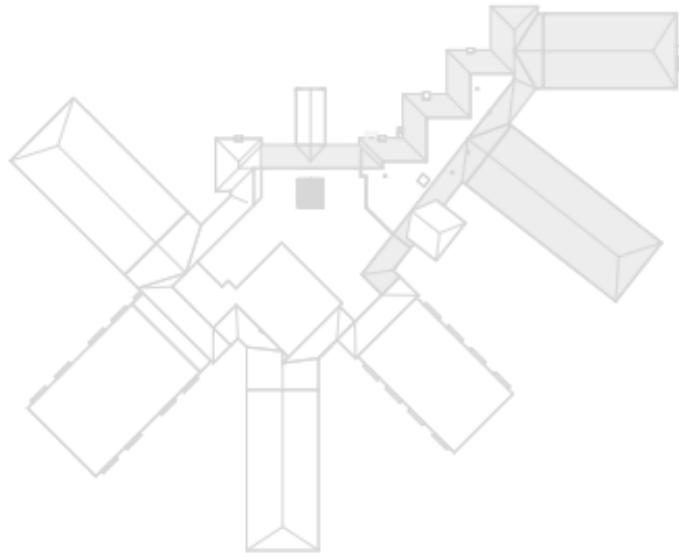
- Demolition of 2 existing wings.
- New 2 storey addition. 64 new beds and support spaces for residents
- Interior renovation for facility spaces
- Continue new site pathways



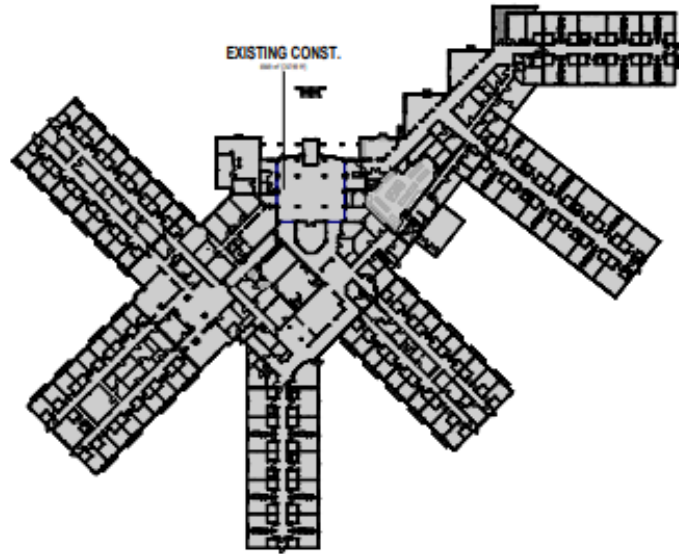
Phase 4 (Approx. 1 year)

- Demolition of 2 existing wings
- New 1 storey addition for new main building entrance
- Renovation for new main entrance and administration spaces
- Full interior renovation for 2 existing wings
- New final site parking, fire department route and final landscaping



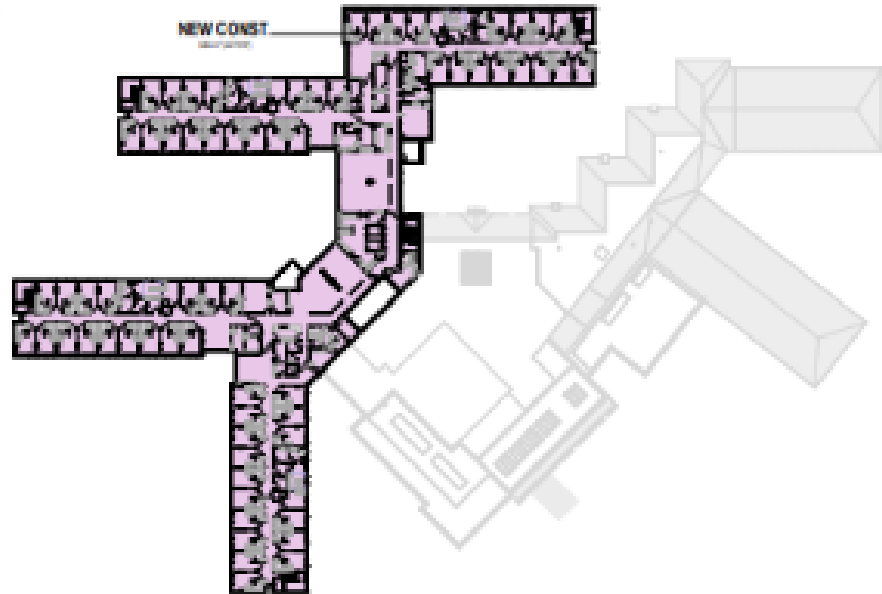


3 EXISTING BUILDING GFA - LEVEL 2
1:100

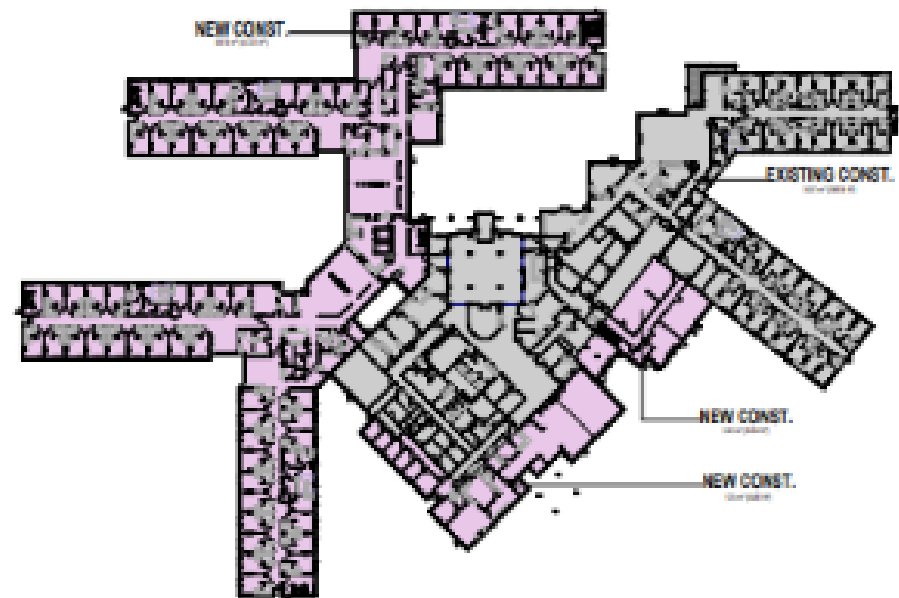


2 EXISTING BUILDING GFA - LEVEL 1
1:100

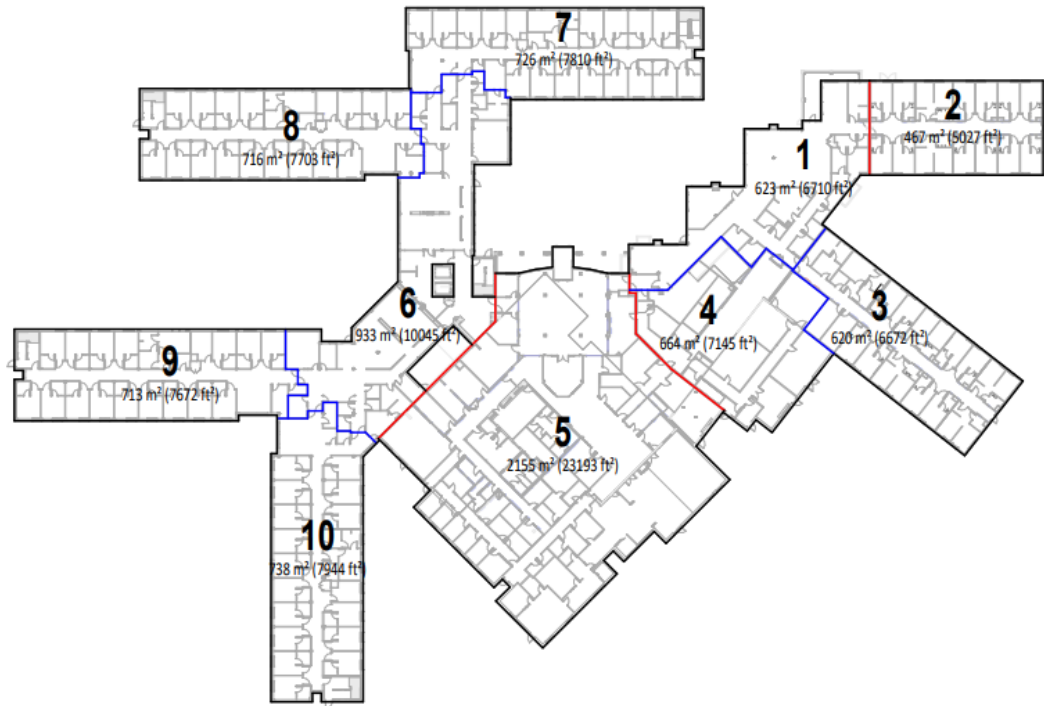
BUILDING GFA LEGEND



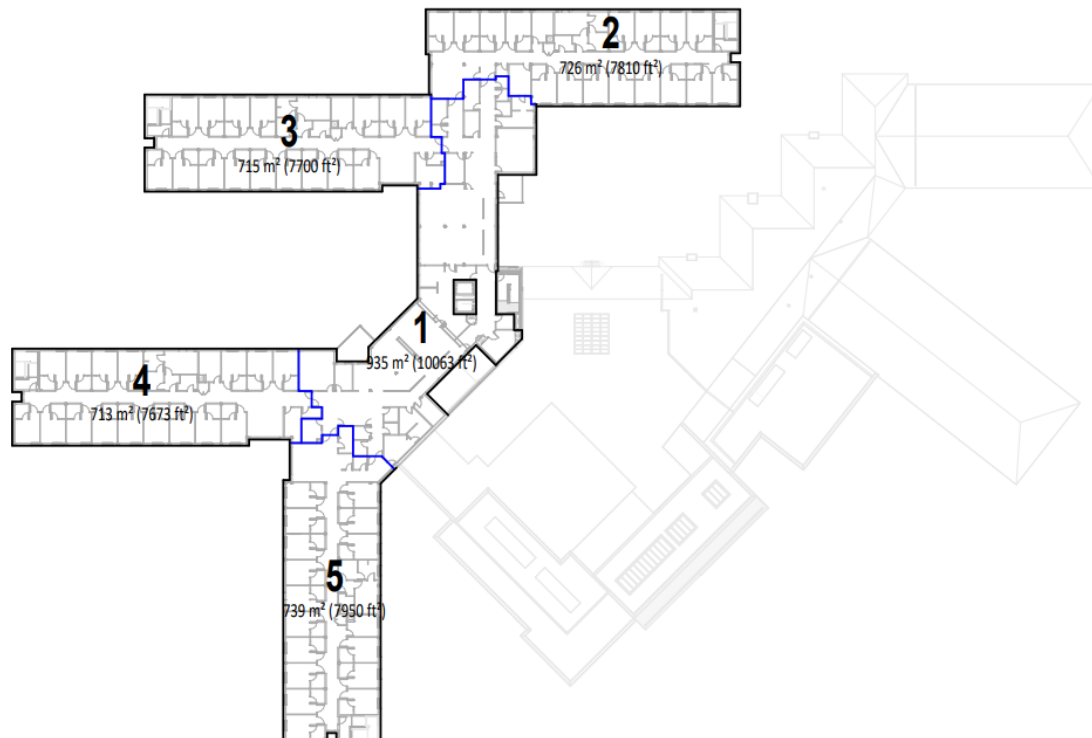
8 NEW CONSTRUCTION BUILDING GFA - LEVEL 1
1:100



9 NEW CONSTRUCTION BUILDING GFA - LEVEL 1
1:100



5 **PHASE 4 SLEEPING COMPARTMENT DIAGRAM - LEVEL 1**
1 : 1000



6 **PHASE 4 SLEEPING COMPARTMENT DIAGRAM - LEVEL 2**
1 : 1000

EXISTING ACCESS AND PARKING

There are two (2) access roads to the existing facility from Mechanic Street West. The main entrance is an asphalt one-way driveway measuring approximately 6 m in width. The secondary entrance provides an entrance for emergency vehicles as well as service and delivery. There is a covered drop-off zone at the front of the building with a parking lot to the north. From the parking lot and drop-off zone, there is a one-way driveway to exit onto Mechanic Street West. There is an asphalt pedestrian walkway along the western portion of the property.

PROPOSED ACCESS AND PARKING

The main entrance to the Maxville Manor Facility will replace the existing secondary entrance, which is currently used for emergency, service and delivery vehicles. The entrance will provide access to the loading/service zone, main entrance, and a proposed south parking lot. This driveway will also provide emergency access to the site, servicing as the dedicated fire route. Parking for the site will be accommodated via surface parking within the south corner of the site and will include barrier free parking per AODA standards

EXISTING DRAINAGE PATTERNS

According to the topographic survey, it appears that stormwater sheet flows from the southeast to northwest along the eastern and western portions of the site with a large amount going to the watercourse. The existing creek drains to a ditch along Mechanic Street prior to outletting into a 900mm diameter cross-culvert. There are catch basins located in the asphalt service and delivery entrance along Mechanic Street West

PROPOSED SANITARY SERVICING SYSTEM

The proposed sanitary servicing system is limited to a series of gravity drainage sewers, laterals and manholes which collect wastewater from the building and route it to the existing pumphouse and site's outlet (municipal sanitary sewer along Mechanic Street). There are no new pump stations, forcemains, or syphons in the proposed design.

ADEQUACY OF MUNICIPAL INFRASTRUCTURE

Relative to the existing peak flow, the peak flow for the proposed development was determined to increase by approximately 10%. A capacity check of the existing sewer that is used on site was completed and it was determined that there is sufficient capacity

PROPOSED POTABLE WATER SUPPLY SYSTEM

The existing 200mm watermain service along Mechanic Street will remain as the potable water supply to the LTC facility. A new 200mm watermain is proposed to tee off of the existing service

to service the proposed fire hydrants and pumphouse. As part of the works, the existing fire hydrant that is connected to the pump house is to be disconnected and removed.

Some existing facilities (to the east), being 64 Mechanic Street West and 72 Mechanic Street West, are fed domestic water (not fire flow) by the private pumphouse and manor, drawing potable water from the Maxville Manor interior watermain via a 1 ¼" (32mm) water service connection.

FIRE FLOW DEMANDS

Required fire flow for the proposed development was determined in accordance with OBC (2012). Both the existing building and the proposed addition are of non-combustible construction with fire separations and fire-resistance ratings provided in accordance with Subsection 3.2.2. of the OBC including loadbearing walls, columns and arches. A dedicated sprinkler system, conforming to NFPA 13, is being designed by the Mechanical Engineer. 64 Mechanic Street West and 72 Mechanic Street West do not rely on the Manor's private water distribution system to provide fire flow protection.

ADEQUACY OF MUNICIPAL INFRASTRUCTURE

Based on provided hydrant testing and information provided by the Township, as well as the hydraulic analysis previously discussed, it appears that the municipal water distribution system can service the proposed development.

STORMWATER MANAGEMENT & GRADING

According to the topographic survey, it appears that the stormwater sheet flows from the south to north along the eastern and western portion of the site. Along the east, it appears the site drains to the municipal drainage system located along the south side of Mechanic Street West. The western and southern portions of the site drain to the west to the existing private watercourse to the ditch and culverts prior to draining underneath the roadway to the north. There are storm sewers that drain from the building to the private watercourse, and catch basins are located in the asphalt service and delivery entrance along Mechanic Street West.

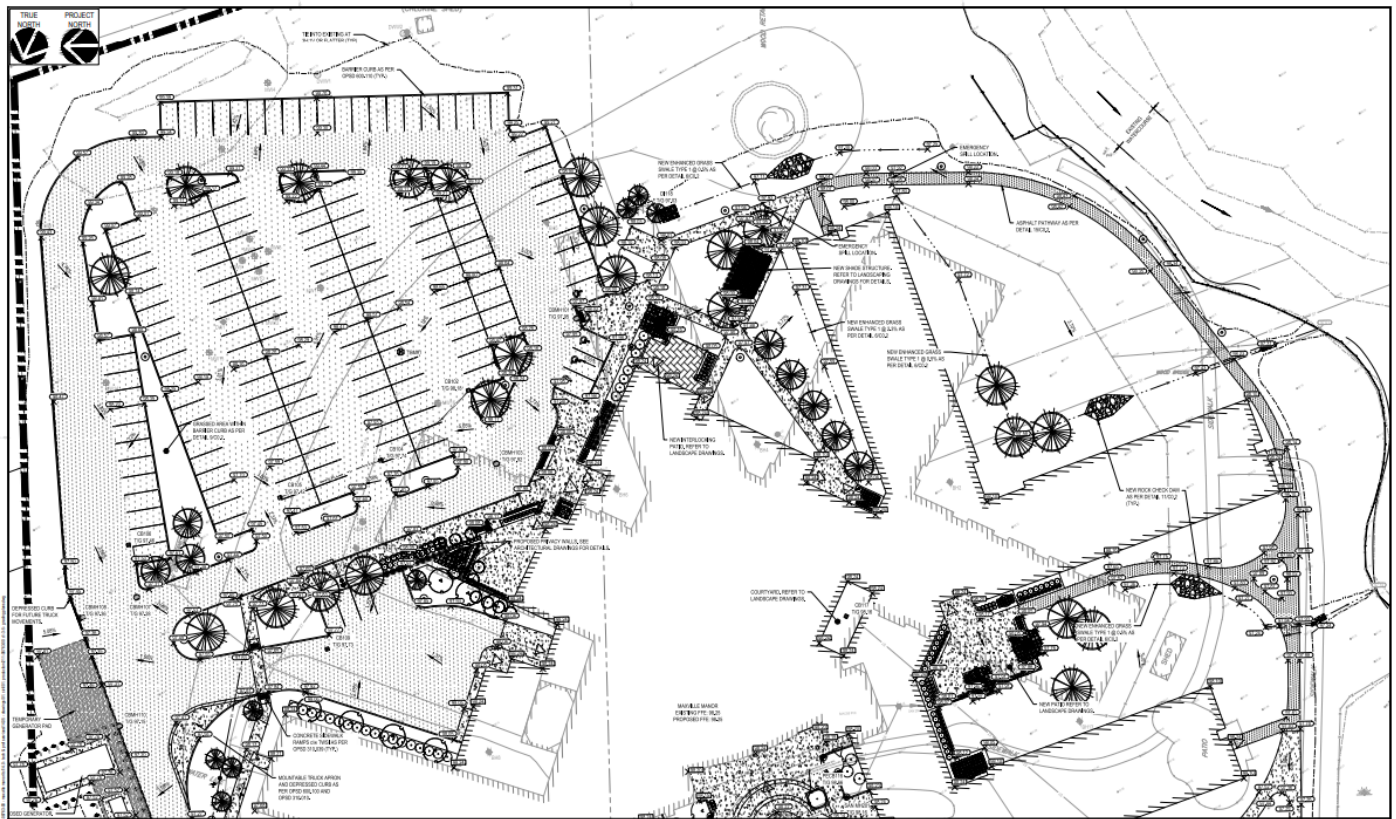
Impervious surface areas will be introduced to the site through the construction of the new portions of the long-term care facility, sidewalk, walking paths, and new parking lot.

On-site stormwater storage is to be included in the development in the form of a linear storage feature (pond) at the north side of the property. The pond will discharge through a culvert, which was sized to control the stormwater release prior to entering the private watercourse along the western portion of the site. Additionally, it was determined that stormwater from the western portion of the site could and will be directed the private watercourse via swales or overland flow without the need to attenuate flows. Rip-rap pads will be provided at swale inlets and at the outlets to promote erosion control.

To mitigate impact to the receiving private watercourse, a detailed erosion and sediment control plan has been developed to protect the watercourse from sediment loading and drainage infrastructure is proposed to terminate at the watercourse top of bank (to avoid works inside the watercourse).

Regular monitoring and inspection of the silt mitigation measures and/or devices are critical during site construction until all vegetation is established, and construction activity is complete.

Maintenance of the stormwater management (SWM) facilities and storm sewers shall be the responsibility of the owner. During the first two years of operation inspections should be made after every significant storm event (25 mm or greater) to ensure proper functionality (approximately four per year), and subsequently once per year. In addition to maintaining the SWM infrastructure, hard surfaces on the site shall be swept each spring to remove accumulated road sand to prevent undue sediment loading of the on-site catch basins. All sand shall be disposed of at an approved site.



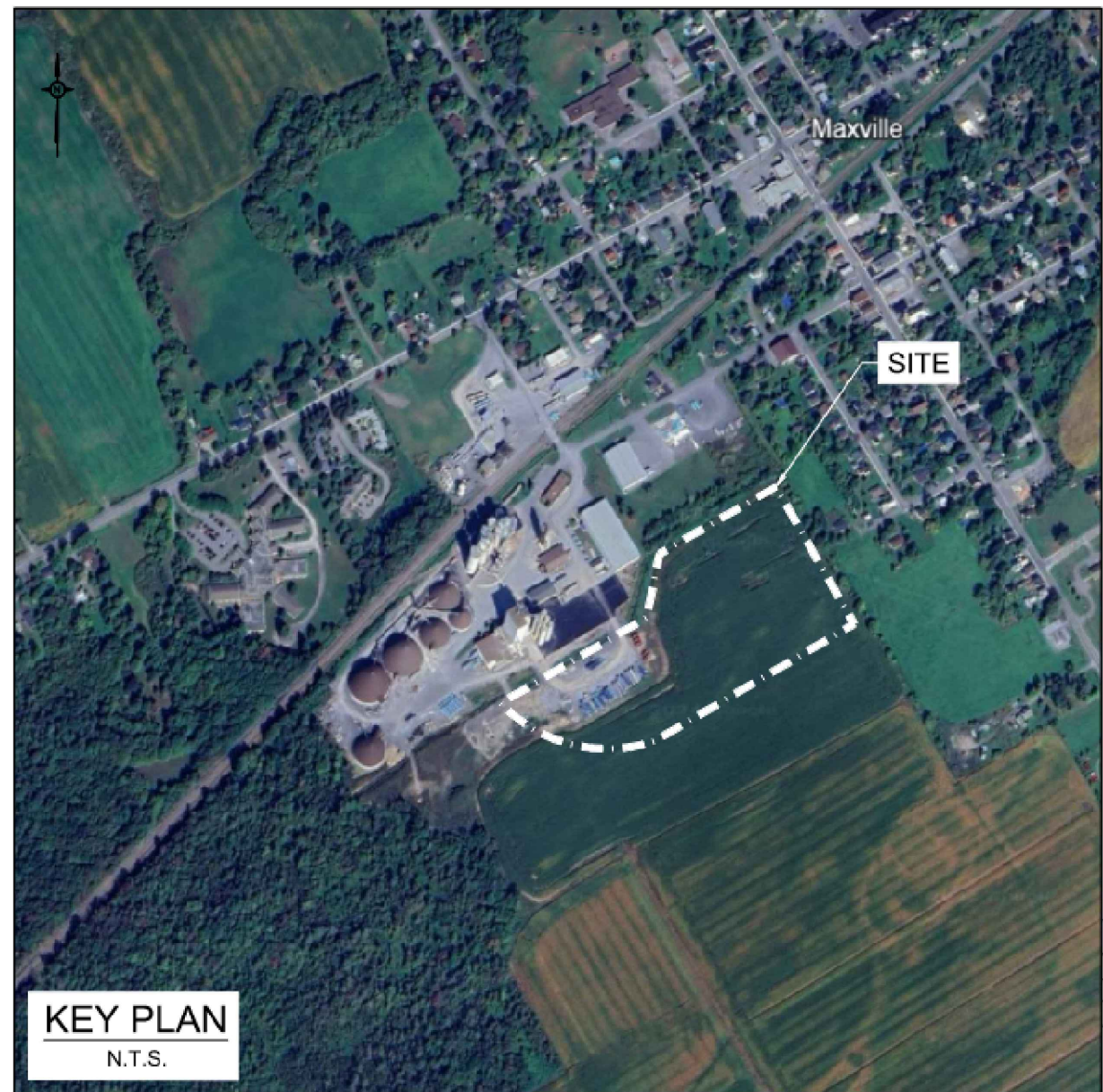
GARBAGE

There is currently an existing garbage enclosure, and a private contractor is hired to manage the garbage pick-up. There will be a new location for the garbage enclosure to ensure no nuisance for neighboring properties. No garbage issues are expected.

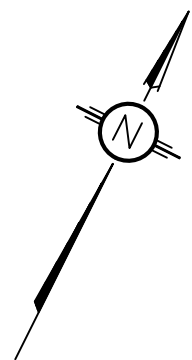
NOISE

All phases of the construction will generate noise as it can be expected from a construction site for traffic, machinery, pedestrian traffic, etc. There will be some moderate level of noise expected when demolishing the BC unit in Phase 3 and the DE unit in Phase 4 of the existing facility and when building the connecting links. Work will be limited between the hours of 8am - 5pm to limit disruption. A detailed noise plan will be developed prior to construction and in coordination with the Construction Manager. No noise issues are expected.

In conclusion, the proposed development has been designed to conform with municipal and provincial guidelines along with site specific constraints and criteria. The applicant submitted the required site plan, drainage plan ground elevations and storm drainage plan as required for Site Plan Development Control. The proposed development conforms to the required regulations and is compatible with the adjacent uses. It is also concluded that the proposed development can meet all servicing constraints and associated requirements.



KEY PLAN
N.T.S.



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PHASING LINE
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED RIP RAP
- PROPOSED GRAVEL
- PROPOSED ELEVATION
- PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DISCLOSE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAIL SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CADD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS A RECOGNITION OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:

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CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.



01	ISSUED FOR APPROVAL	M.L.	06 SEP 2024
No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



LRL

ENGINEERING | INGENIERIE

5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT

MACEWEN AGRICENTRE

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.S.	M.L.

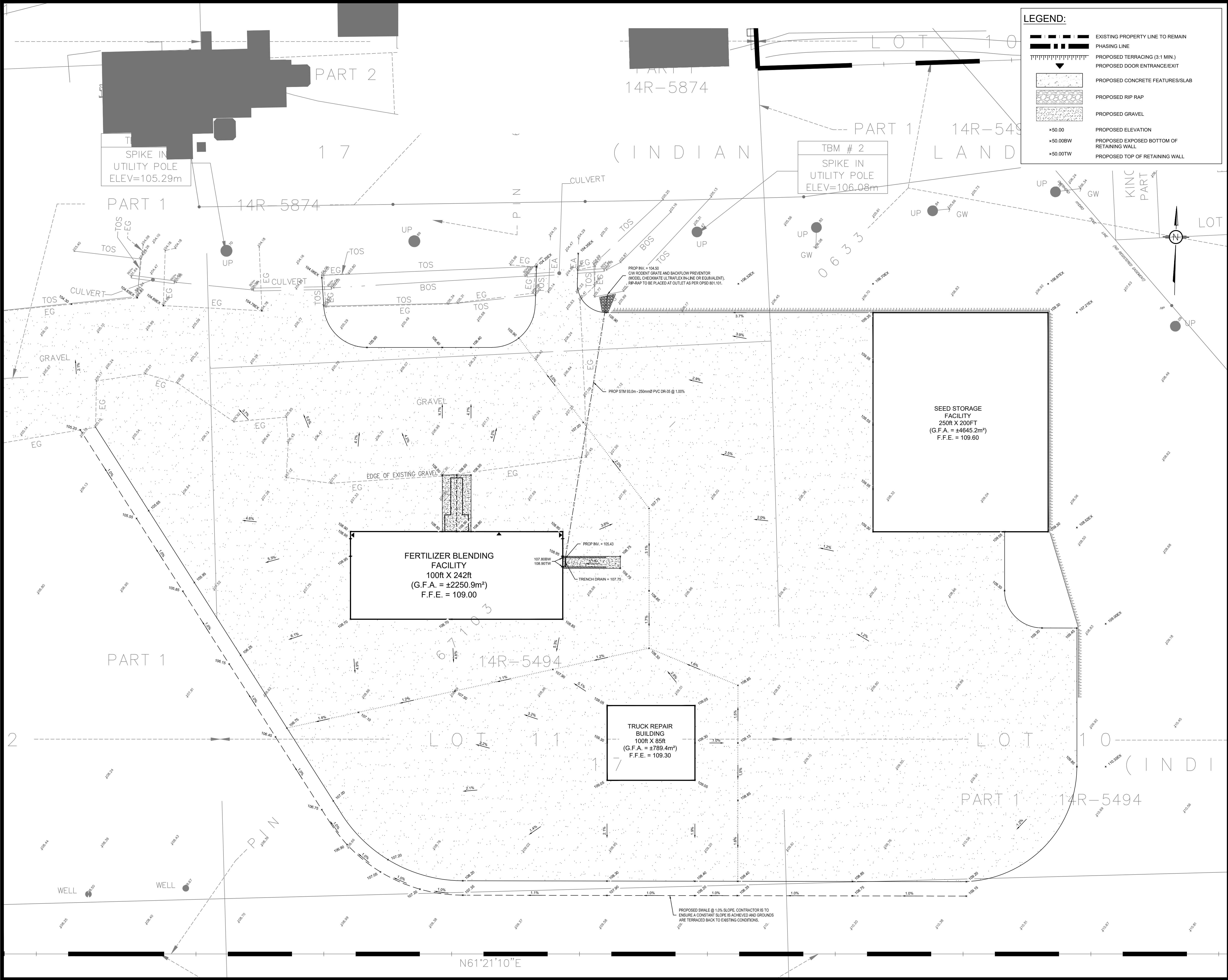
PROJECT

2024 FACILITY EXPANSION
40 MAXVILLE CATHERINE STREET WEST
MAXVILLE, ON

DRAWING TITLE

SITE DEVELOPMENT PLAN

PROJECT NO.	240231
DATE	01MAY2024
	C201



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GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.



01	ISSUED FOR APPROVAL	M.L.	06 SEP 2024
No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT: MACEWEN AGRICENTRE

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.S.	M.L.

PROJECT: 2024 FACILITY EXPANSION
40 MAXVILLE CATHERINE STREET WEST
MAXVILLE, ON

DRAWING TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO.	240231
DATE	01MAY2024

C301