## Client / Owner:

Rankin Construction Inc. 20 Corporate Park Drive, 100-101 St. Catharines ON . L2S 3W2 . Canada www.rankinconstruction.ca 905 . 468 . 1111

## Architect:

architects—Alliance 317 Adelaide Street West, 2nd Flr Toronto ON . M5V 1P9 . Canada www.architectsalliance.com 416 . 593 . 6500

### Contractor

Rankin Construction Inc. 20 Corporate Park Drive, 100-101 St. Catharines ON . L2S 3W2 . Canada www.rankinconstruction.ca 905 . 468 . 1111

# Civil Engineer

Upper Canada Consultants 30 Hannover Drive, Unit #3 St.Catharines ON . L2W 1A3 . Canada www.ucc.com 905 . 688 . 9400

# Structural Engineer

Honeycomb Group 98 Northcote Avenue Toronto ON . M6J 3K3 . Canada www.honeycombgroup.ca

# Mechanical Engineer

Apollo Engineering 13310 S W Bay Shore Drive Traverse City MI . 49684 . USA www.apolloengineering.com 231 . 932 . 0800

# **Electrical Engineer**

Apollo Engineering 13310 S W Bay Shore Drive Traverse City MI . 49684 . USA www.apolloengineering.com 231 . 932 . 0800

# Landscape Architect

NAK Design Strategies 421 Roncesvalles Avenue Toronto ON . M6R 2N1 . Canada www.nakdesignstrategies.com 416 . 340 . 8700

# Project

# The Locks (Rankin Construction)

16 Lock Street

## Submission

# SITE PLAN **APPLICATION**

Date

Address

January 13, 2025

## **DRAWING LIST**

A-4 - Sections

A-4.1 SECTION A + B A-4.2 SECTION C A-4.3 SECTION D A-4.4 SECTION E A-4.5 SECTION F A-4.6 SECTION G

NO.	DRAWING	SCALE	NO.	DRAWING	SCALE
			A-5 - Shadows		
-1 - Inform	ation		A-5.1	MARCH 21 - 9AM	1:400
A-1.0	COVER		A-5.2	MARCH 21 - 10AM	1:400
A-1.1	RENDERINGS		A-5.3	MARCH 21 - 11AM	1:400
A-1.2	PROJECT SUMMARY + SITE STATISTICS	1:750	A-5.4	MARCH 21 - 12PM	1:400
A-1.3	SURVEY		A-5.5	MARCH 21 - 1PM	1:400
A-1.4	SITE PLAN	1:250, 1:200	A-5.6	MARCH 21 - 2PM	1:400
A-1.4a	SITE PLAN_GROUND PLAIN	1:200	A-5.7	MARCH 21 - 3PM	1:400
A-1.5	PARKING, STORAGE, LEGENDS	1:35	A-5.8	MARCH 21 - 4PM	1:400
			A-5.9	MARCH 21 - 5PM	1:400
-2 - Plans			A-5.10	MARCH 21 - 6PM	1:400
A-2.1	LEVEL P3	1:200	A-5.11	JUNE 21 - 9AM	1:400
A-2.2	LEVEL P2	1:200	A-5.12	JUNE 21 - 10AM	1:400
A-2.3	LEVEL P1	1:200	A-5.13	JUNE 21 - 11AM	1:400
A-2.4	LEVEL LOWER 2	1:200	A-5.14	JUNE 21 - 12PM	1:400
A-2.5	LEVEL LOWER 1	1:200	A-5.15	JUNE 21 - 1PM	1:400
A-2.6	GROUND FLOOR	1:200	A-5.16	JUNE 21 - 2PM	1:400
A-2.7	LEVEL 2	1:200	A-5.17	JUNE 21 - 3PM	1:400
A-2.8	LEVEL 3	1:200	A-5.18	JUNE 21 - 4PM	1:400
A-2.9	LEVEL 4	1:200	A-5.19	JUNE 21 - 5PM	1:400
A-2.10	LEVEL 5	1:200	A-5.20	JUNE 21 - 6PM	1:400
A-2.11	LEVEL 6	1:200	A-5.21	SEPT 21 - 9AM	1:400
A-2.12	LEVEL 7	1:200	A-5.22	SEPT 21 - 10AM	1:400
A-2.13	LEVEL 8	1:200	A-5.23	SEPT 21 - 11AM	1:400
A-2.14	LEVEL 9	1:200	A-5.24	SEPT 21 - 12PM	1:400
A-2.15	LEVEL 10	1:200	A-5.25	SEPT 21 - 1PM	1:400
A-2.16	LEVEL 11	1:200	A-5.26	SEPT 21 - 2PM	1:400
A-2.17	ROOF PLAN	1:200	A-5.27	SEPT 21 - 3PM	1:400
			A-5.28	SEPT 21 - 4PM	1:400
-3 - Elevati	ions		A-5.29	SEPT 21 - 5PM	1:400
A-3.1	SURFACE TREATMENT AND MATERIALS	1:50	A-5.30	SEPT 21 - 6PM	1:400
A-3.2	NORTH ELEVATION	1:200	A-5.31	DEC 21 - 9AM	1:400
A-3.3	EAST ELEVATION	1:200	A-5.32	DEC 21 - 10AM	1:400
A-3.4	SOUTH ELEVATION	1:200	A-5.33	DEC 21 - 11AM	1:400
A-3.5	WEST ELEVATION	1:200	A-5.34	DEC 21 - 12PM	1:400
A-3.6	BUILDING E & F EAST ENLARGED ELEVATION FROM STREET	1:100	A-5.35	DEC 21 - 1PM	1:400
A-3.7	WITH NO NAME BUILDING C EAST ENLARGED ELEVATION FROM EAST	1:75	A-5.36	DEC 21 - 2PM	1:400
A-3.8	COURTYARD BUILDING F WEST ENLARGED ELEVATION FROM EAST	1:100	A-5.37	DEC 21 - 3PM	1:400
A-3.9	COURTYARD BUILIDING G NORTH ENLARGED ELEVATION FROM HOGAN'S	1:75	A-5.38	DEC 21 - 4PM	1:400
A-3.10	ALLEY HOGAN'S ALLEY NORTH ELEVATION	1:150	A-5.39	DEC 21 - 5PM	1:400
A-3.11	WEST COURT EAST ELEVATION	1:150	A-5.40	DEC 21 - 6PM	1:400
A-3.12	WEST COURT WEST ELEVATION	1:150			
A-3.13	NORTH POP NORTH ELEVATION	1:150			
A-3.14	NORTH POP SOUTH ELEVATION	1:150			
A-3.14	BUILDING G ENLARGED EAST RETAIL ELEVATION FROM STREET	1:75			
A-3.16	WITH NO NAME BUILDING G ENLARGED SOUTH RETAIL ELEVATION FROM	1:75			
A-3.17	STREET WITH NO NAME BUILDING C ENLARGED SOUTH RETAIL ELEVATION FROM	1:75			
A 3.1/	HOGAN'S ALLEY BUILDING A ENLARGED WEST RETAIL ELEVATION FROM LOCK	1:75			
A-3.18	STREET				





VIEW FROM MAIN AND LOCK ST





LOOKING NORTH AT EAST COURT ON HOGAN"S ALLEY

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 No
 Issued For
 Date

 01
 SPA #1
 14 OCT 2022

 02
 SPA #2
 13 JAN 2025

OWNER'S NAME

SIGNATURE

THE CORPORATION OF
THE CITY OF ST. CATHARINES

IRECTOR OF PLANNING & BUILDING SERVICES

а—А

architects-Alliance

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# The Locks (Rankin Construction) The Locks Inc

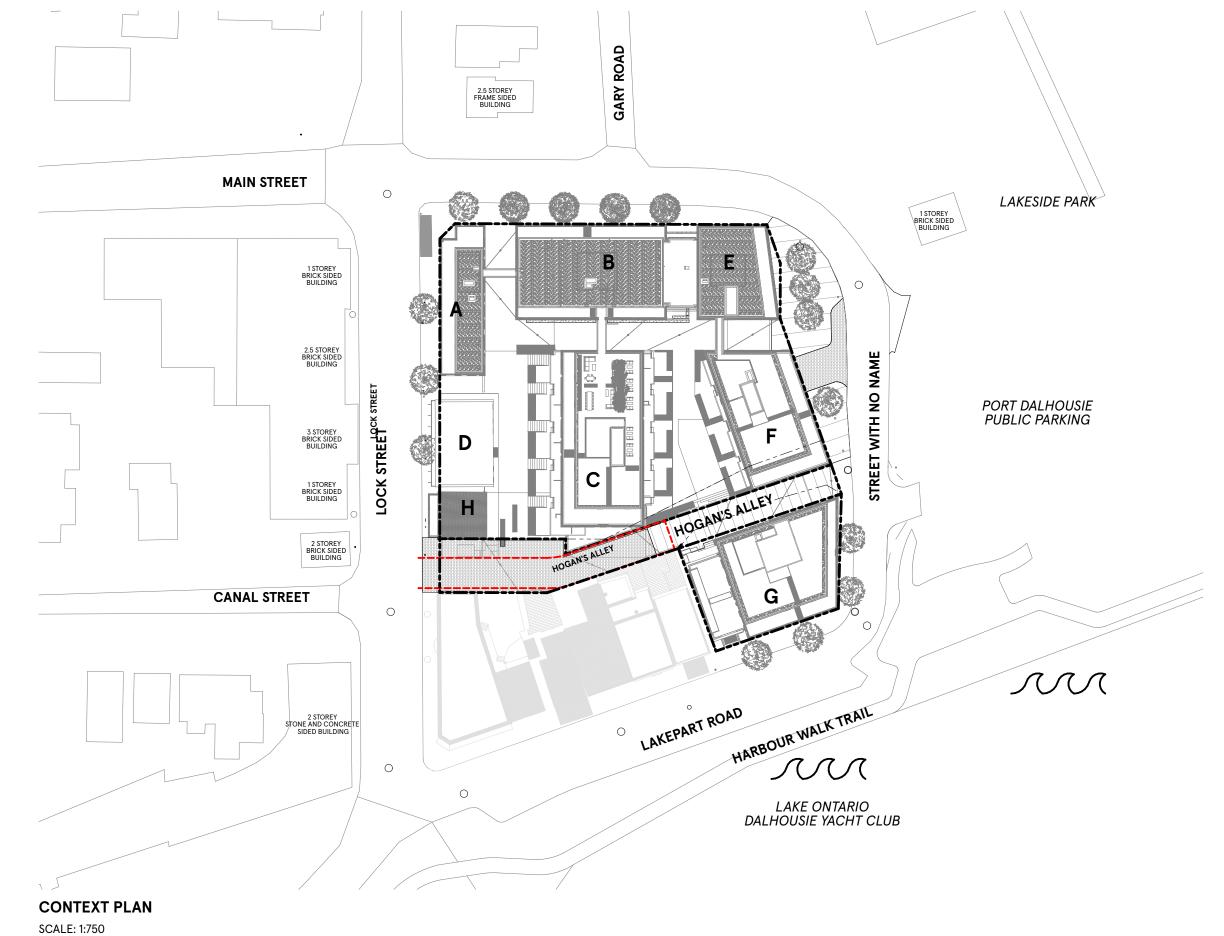
16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

RENDERINGS

Scale:

Project No: 21921

3.00	Building Code Version	: <u>O. Reg. 332/12</u> Last Amendment: <u>O. Reg. 191/14</u>	
3.01	Project Type:	■ New	[A] 1.1.2.
3.02	Major Occupancy Classification:	Occupancy:         Use:           Group C         Residential           Group E         Mercantile           Group A         Community space	3.1.2.1.(1)
3.03	Superimposed Major Occupancies:	■ No □ Yes  Description: -	3.2.2.7.
3.04	Building Area (m²)	Description:         Existing         New         Total           Building A         0         247         247           Building B&E         0         929         929           Building C         0         767.         767.	[A] 1.4.1.2.
	Insert additional lines as needed	Building F         0         455         455           Building G         0         590         590           Total:         0         2988         2988	
3.05	Gross Area (m²)	Description: Existing New Total	[A] 1.4.1.2.
		Below Grade         0         13498         13498           Above Grade         0         27267         27267           -         0         0         0	
3.06	Insert additional lines as needed  Mezzanine Area (m²)	-         0         0         0           Total:         0         40.765         40.765           Description:         Existing         New         Total	3.2.1.1.
		$\begin{array}{cccccccccccccccccccccccccccccccccccc$	
	Insert additional lines as needed	- 0 0 0 0 Total: 0 0 0	
3.07	Building Height	13 Storeys Above Grade 39.6 (m) Above Grade  Storeys Below Grade	[A] 1.4.1.2. & 3.2.1.1.
3.08	High Building  Number of Streets / Firefighter Access	□ No ■ Yes  4 Streets	3.2.6. 3.2.2.10. & 3.2.5.
3.10	Bldg Classification	Group / Div. Group C, Residential   Group E, Retail   Group A, Assembly, community space	3.2.2 (.2083
3.11	Sprinkler System	■ Required	3.2.1.5. & 3.2.2.17.
3.12	Standpipe System	■ Required	3.2.9.
3.13	Fire Alarm System  Water Service /	■ Required	3.2.4.
J.14	Water Service / Supply is Adequate	110 <u>■</u> 165	
3.15	Construction Type:	Restriction:       ☐ Combustible Permitted       ■ Non-Combustible Required         Actual:       ☐ Combustible       ■ Non-Combustible       ☐ Combination         Heavy Timber Construction:       ■ No ☐ Yes	3.2.2 (.2083) 3.2.1.4.
3.16	Importance Category:	Low     Low Human Occupancy     Post-Disaster Shelter       ■ Normal     High     Minor Storage Building     Explosive or Hazardous       Post-Disaster     Substances	4.1.2.1.(3) & T4.1.2.1.B
3.17	Seismic Hazard Index:	$(I_E  {\sf Fa  Sa  } (0.2)) = 0.319$ Seismic design required for Table 4.1.8.18. items 6 to 21: $((I_E  {\sf Fa  Sa  } (0.2)) \geq 0.35  {\sf or  post-disaster})                   $	4.1.2.1.(3) 4.1.8.18.(2)
3.18	Occupant Load	See code report	3.1.17.
3.19	Barrier-Free Design:	■ Yes Explanation: 15% of all suite types are provided as barrier as per OBC 3.8	3.8.
3.20	Hazardous Substances:	Yes Explanation: - ■ No	3.3.1.2. & 3.3.1.19.
3.21	Required Fire Resistance Ratings	Horizontal Assembly:         Rating:         Supporting Assembly (H)         Noncombustible In Lieu of Rating?           Floors over Basement:         2h         0         No Yes N/A           Floors:         2h         0         No Yes N/A           Mezzanine:         -         0         No Yes N/A           Roof:         -         0         No Yes N/A	3.2.2 (.2083, 3.2.1.4.
3.22	Spatial Separation	See code report    Mall:	3.2.3.
3.23	Plumbing Fixture Requirements	Ratio: Male:Female = 50:50 except as noted otherwise           Floor Level / Area:         Occupant         OBC         Fixtures         Fixtures           Load:         Reference:         Required:         Provided:           Community Space         150         3.7.4.3.A         5         5           0         -         0         0           0         -         0         0           0         -         0         0           0         -         0         0	3.7.4.
3.24	Energy Efficiency:	Compliance Path: Exceed OBC reference model by 25%  Climatic Zone: 7a	



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commencing any work.

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2024-12-13 Port Dalhousie, St. Catherines Municipal Address: **5,396 sq m** (57,5791 sq ft) 3,077 sq m = 57% Established Grade:

THE LOCKS

Lot Area: Lot Coverage:

				Floo	or Area					
Level	Total Levels	Height / Floor	Total Ht (M)	GFA / Floor	Interior Residential Amenity	Exterior Residential Amenity	GLFA (Commercial)	GLFA (Non- Commercial)	Total Residential GFA	Total GFA
Р3	1	3		4,102						4,102
P2	1	2.75		4,698						4,698
P1	1	2.75		4,698						4,698
Subtotal Below Grade				13,498						13,498
Lower 2	1	4.30	4.30	4,433			575	394	0	4,433
Lower 1	1	3.30	7.60	2,556	360		102		2,454	2,556
Ground	1	3.25	10.85	2,978			555		2,423	2,978
Level 2	1	3.25	14.10	2,838					2,838	2,838
Level 3	1	3.30	17.40	2,612					2,612	2,612
Level 4	1	3.25	20.65	2,351					2,351	2,351
Level 5	1	3.25	23.90	2,037					2,037	2,037
Level 6	1	3.25	27.15	1,844					1,844	1,844
Level 7	1	3.25	30.40	1,709					1,709	1,709
Level 8	1	3.85	34.25	1,720					1,720	1,720
Level 9	1	3.70	37.95	1,060		182			1,060	1,060
Level 10	1	3.70	41.65	914					914	914
Level 11	1	3.75	45.40	216					216	216
Mechanical										
Subtotal Above Grade	13		45.40	27,266	360	182	1,231	394	22,177	27,266
Totals (sq m)	13		45.40	40,764	360	182	1,231	394	22,177	40,764

Floor Area Summary				
	Provided	ReqlPer.		
Site Area	5,396			
Total Residential Units	184			
Total GFA	40,764			
Total GLFA	1,625			
% Non-Commercial GLFA	32%			
Interior Residential Amenity	360			
Exterior Residential Amenity	182			
Total Residential Amenity	542			
ESI	7 55			

Totals (sq ft)

\*All areas in square metres  $\mbox{{\fontfamily follow}{\fontfamily follows:}}\ \mbox{{\fontfamily follows:}}\ \mbox{{\f$ Catherine's Zoning By-law No. 2013-283

Vehicular Parking Sum	mary	
Vehicular Parking	Provided	Required
Resident Vehicle Parking	341	189
Residential Visitor Parking	15	
Commercial Vehicle Parking (for owners)	20	83
Totals	376	240 *

438,781 3,875 1,954 13,252 4,241 238,710 438,781

Bike Parking Summary Bike Parking Provided RegiPer. Resident Bike Parking \* According to City of St. Catherine's Zoning By-law No. 2013-283

		Parking					
sident ehicle arking	Vistor Parking	Commerci al Parking	Visitor Bike Parking	Resident Bike Parking		1 BD	2
101							
112							
115							
13	15	20	2	47			
						3	
						8	
						6	
						8	
						8	
						8	
						8	
						4	
						4	
						0	
						0	
341	15	20		47	•	57	1
					ļ	710/	-

1.25 per unit; 1 per townhouse 1 per 20 sq m of retail; 1 per 28 sq m of office

6 spaces + 1 for every 10 dwellings over 20 1 space 1000 sq m of retail

		Residential		
1 BD	2 BD	3 BD	Townhouse (2 BD)	Total Units
3	3	1	10	17
8	4	1	5	18
6	14	1	-	21
8	15	1		24
8	13	2		23
8	12	0		20
8	12			20
4	10	1		15
4	10	1		15
0	8	0		8
0	1	1		2
	1			1
57	103	9	15	184
31%	56%	5%	8%	100%

(Including Driveway Area)

40%

**Building Area** 

3250

Percentage 60%

OWNER'S NAME THE CORPORATION OF THE CITY OF ST. CATHARINES THE FINAL DISIGN, PROVIDING THE INTERN AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FUTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLANTO THE CONTRARY, ALL SITE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.



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# The Locks (Rankin Construction) The Locks Inc

16 Lock Street. Port Dalhousie, St Catherines . ON . L2N 5B5

# PROJECT SUMMARY + SITE STATISTICS

Scale: 1:750 Project No: 21921 13 JANUARY 2025



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# The Locks (Rankin Construction) The Locks Inc

16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

NORTH ELEVATION

Scale: 1:200

Project No: 21921

13 JANUARY 2025



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# The Locks (Rankin Construction) The Locks Inc

16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

EAST ELEVATION

Scale: 1:200
Project No: 21921
13 JANUARY 2025

BUILDING G

BUILDING F

BUILDING E



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"Issuance: For Construction"

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The Locks Inc. OWNER'S NAME THE CORPORATION OF THE CITY OF ST. CATHARINES

THE FINAL DESIGN, ARCHIOLOGY AND GOAT HOUSE SHOWN OF THIS PERMETER AND HEAT SECRETARY MAY BE SERVICED THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FUTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.



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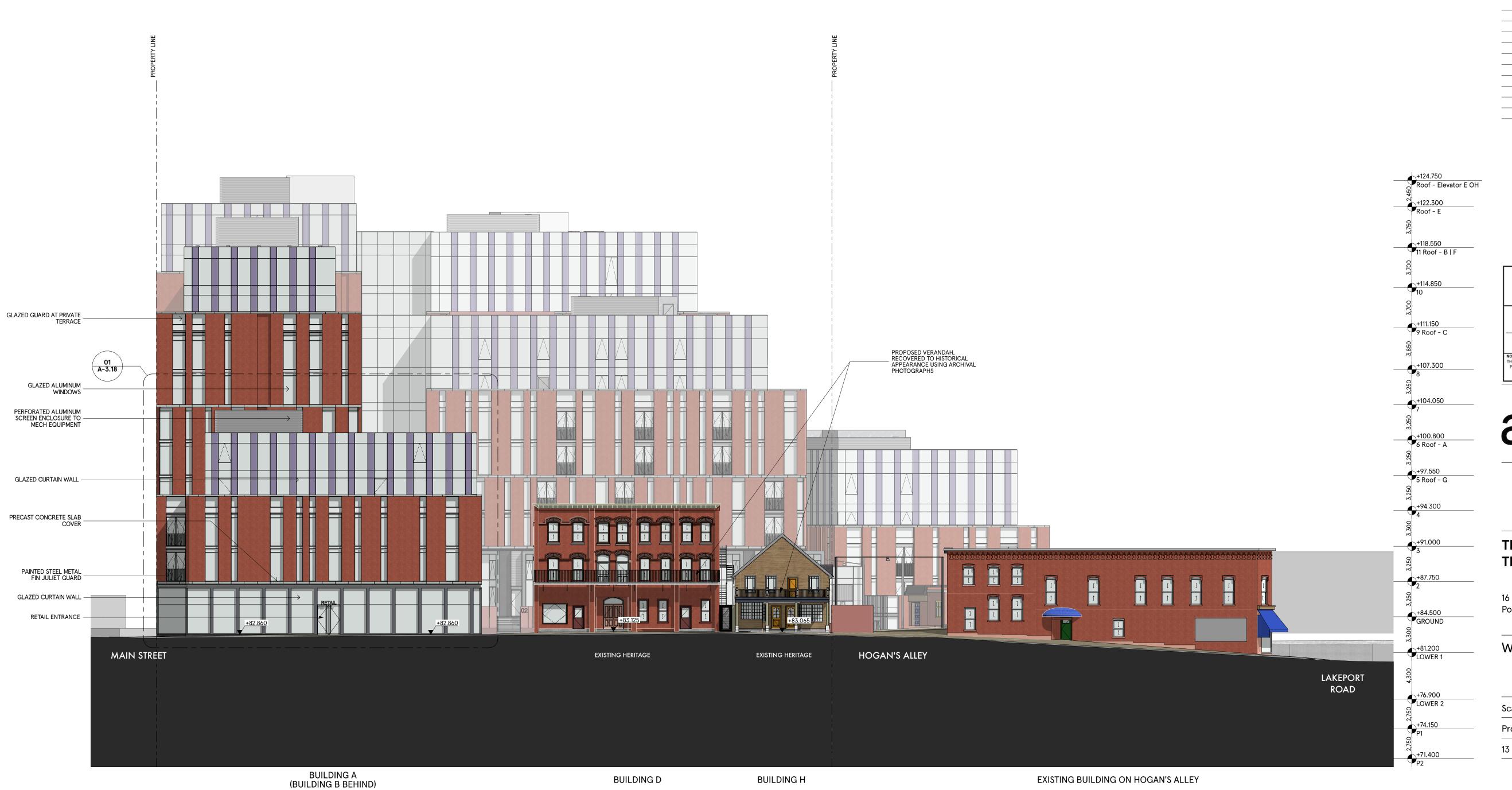


# The Locks (Rankin Construction) The Locks Inc

16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

SOUTH ELEVATION

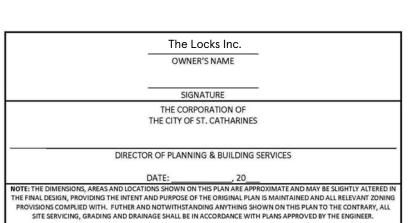
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# The Locks (Rankin Construction) The Locks Inc

16 Lock Street. Port Dalhousie, St Catherines . ON . L2N 5B5

WEST ELEVATION

Scale: 1:200 Project No: 21921 13 JANUARY 2025

EXISTING BUILDING ON HOGAN'S ALLEY



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The Locks Inc.

OWNER'S NAME

SIGNATURE

THE CORPORATION OF
THE CITY OF ST. CATHARINES

DIRECTOR OF PLANNING & BUILDING SERVICES

DATE: \_\_\_\_\_\_, 20\_\_\_

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16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

BUILDING E & F EAST ENLARGED ELEVATION FROM STREET WITH NO NAME

Scale: 1:100

Project No: 219

Project No: 21921

13 JANUARY 2025

**BUILDING E** 

BUILDING F



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# The Locks (Rankin Construction) The Locks Inc

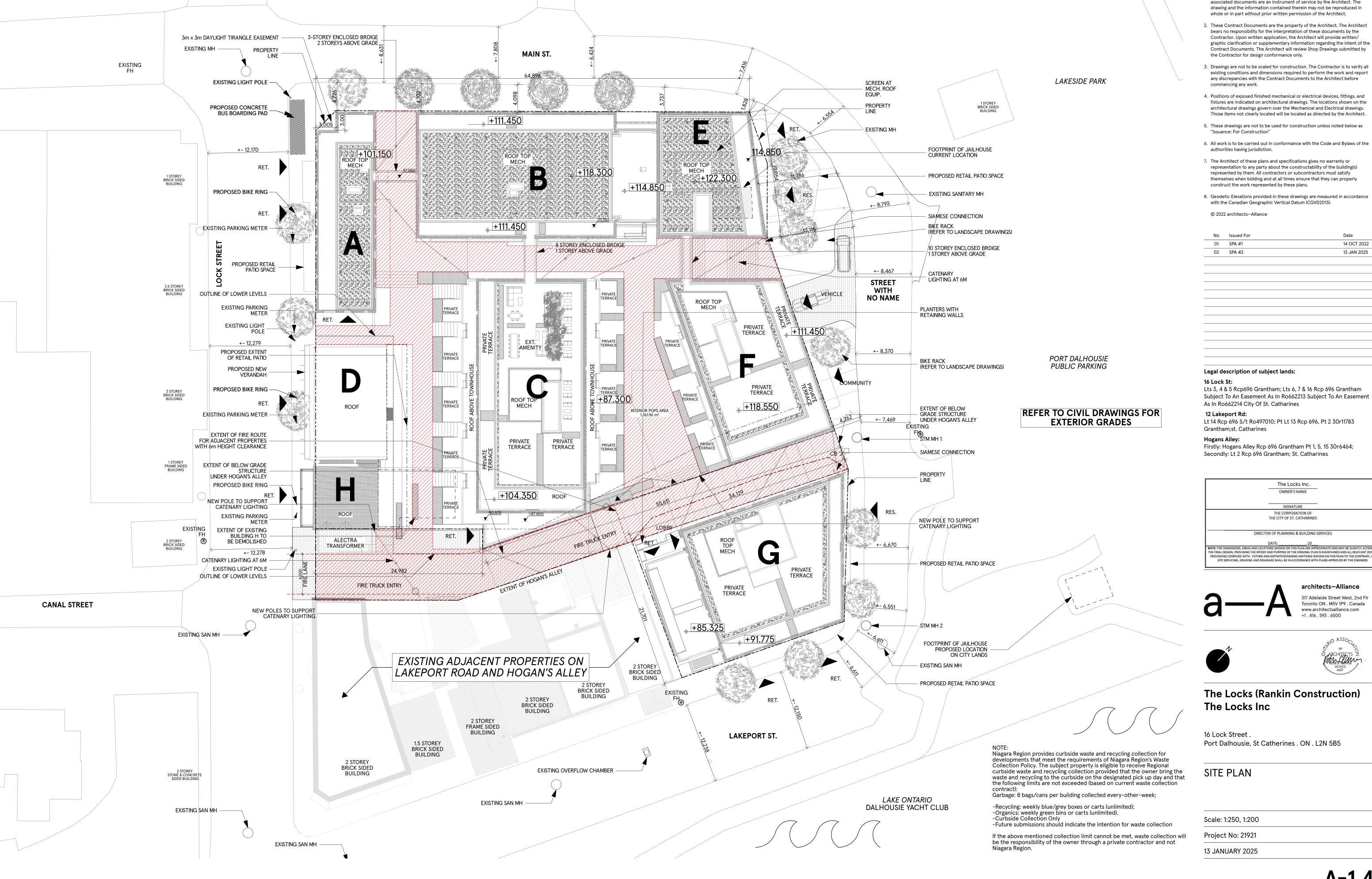
16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

BUILIDING F WEST ENLARGED ELEVATION FROM EAST COURTYARD

Scale: 1:100

Project No: 21921

13 JANUARY 2025



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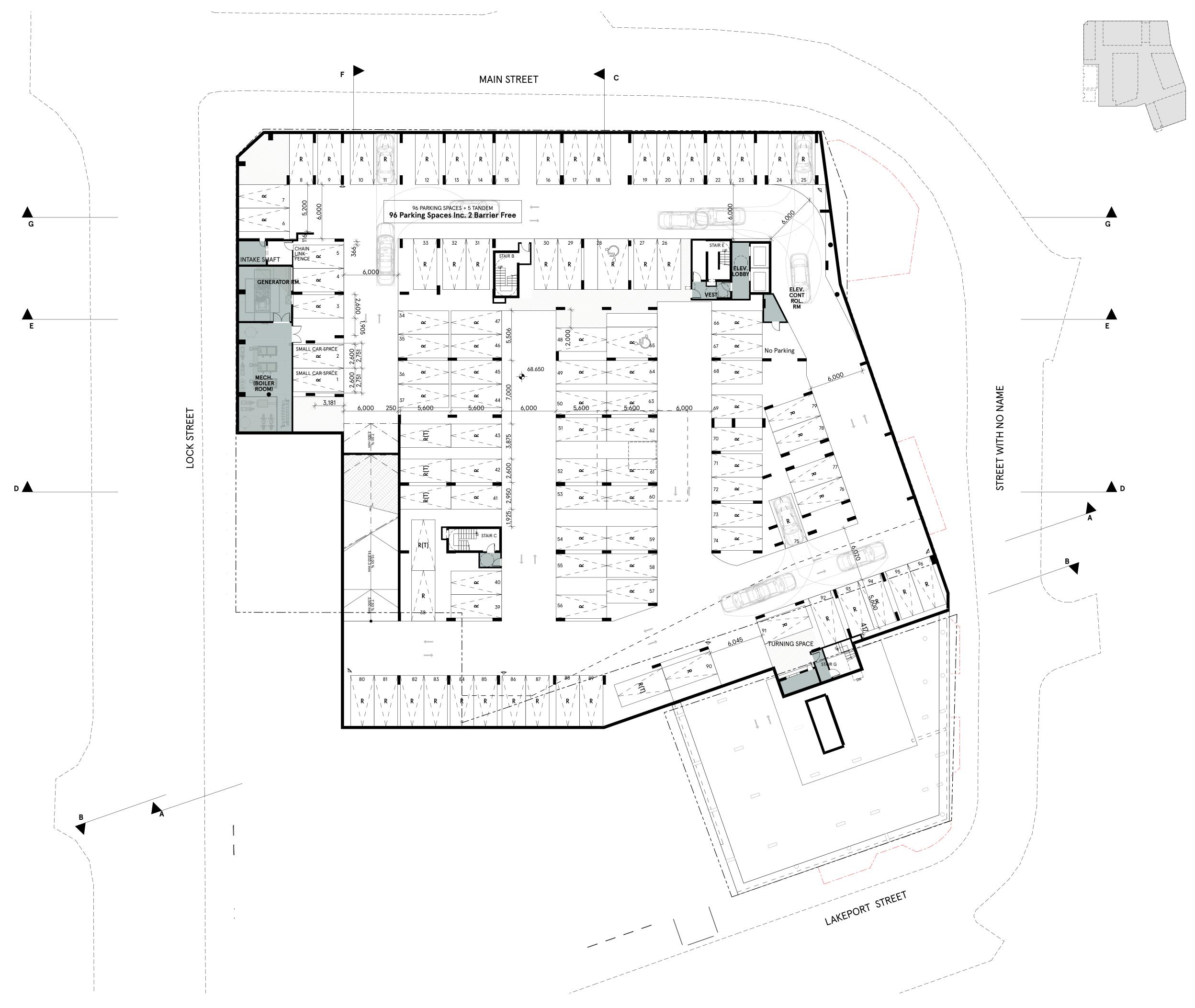
Subject To An Easement As In Ro662213 Subject To An Easement

The Lo	cks Inc.	
OWNER	'S NAME	
SIGN	ATURE	
	RATION OF C. CATHARINES	
 DIRECTOR OF PLANNIN	G & BUILDING SERVICES	
DATE:	, 20	

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#### Legal description of subject lands:

#### 16 Lock St:

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## 12 Lakeport Rd:

Lt 14 Rcp 696 S/t Ro497010; Pt Lt 13 Rcp 696, Pt 2 30r11783 Grantham;st. Catharines

Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines

> The Locks Inc. OWNER'S NAME THE CORPORATION OF THE CITY OF ST. CATHARINES



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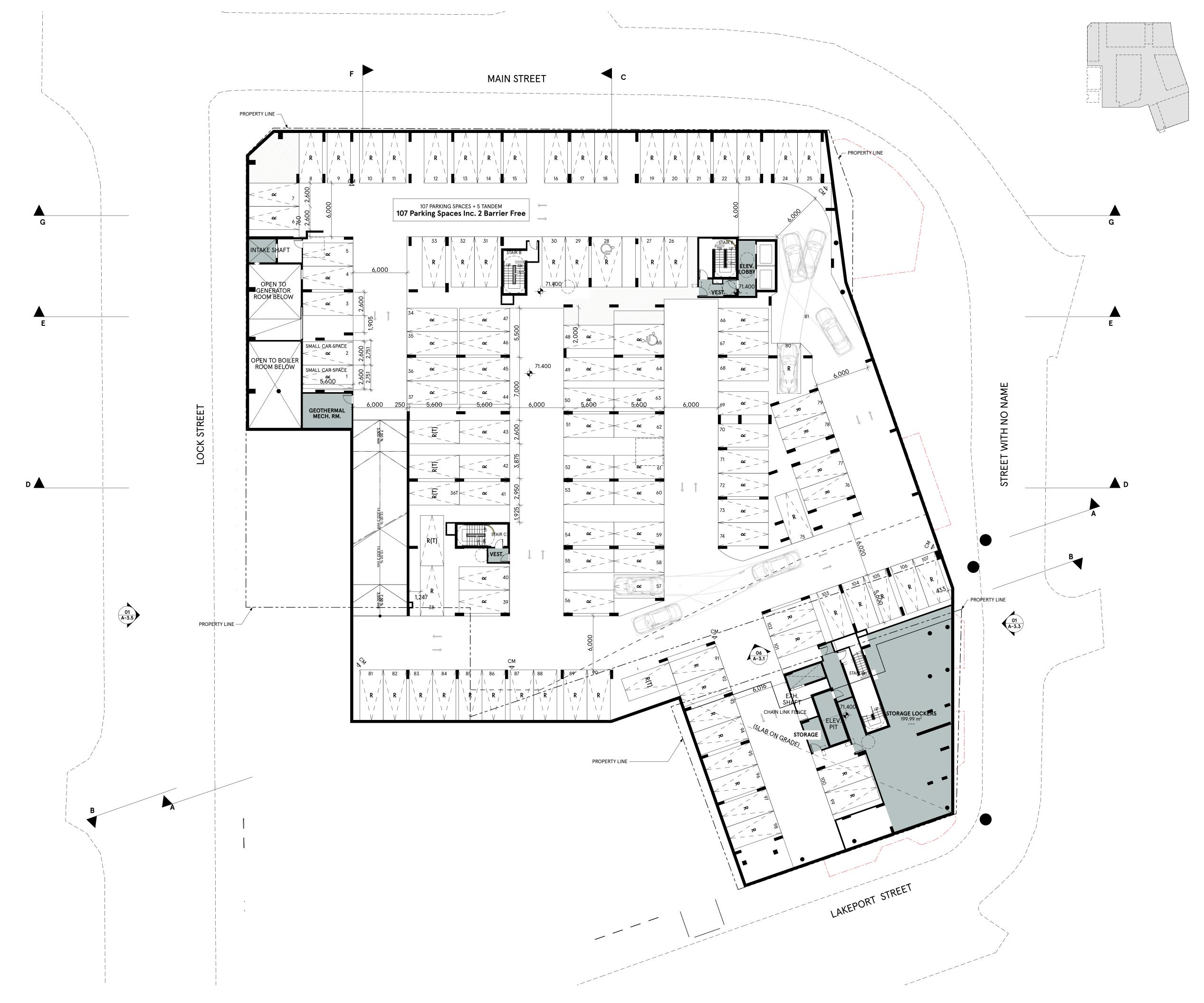
16 Lock Street .

Port Dalhousie, St Catherines . ON . L2N 5B5

LEVEL P3

Scale: 1:200

Project No: 21921



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Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines

The Lo	ocks Inc.	
OWNER	'S NAME	
SIGN	ATURE	
	DRATION OF T. CATHARINES	
DIRECTOR OF PLANNIN	G & BUILDING SERVICES	
DATE:	, 20	

PROVISIONS COMPLIED WITH. FUTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, AI SITE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.



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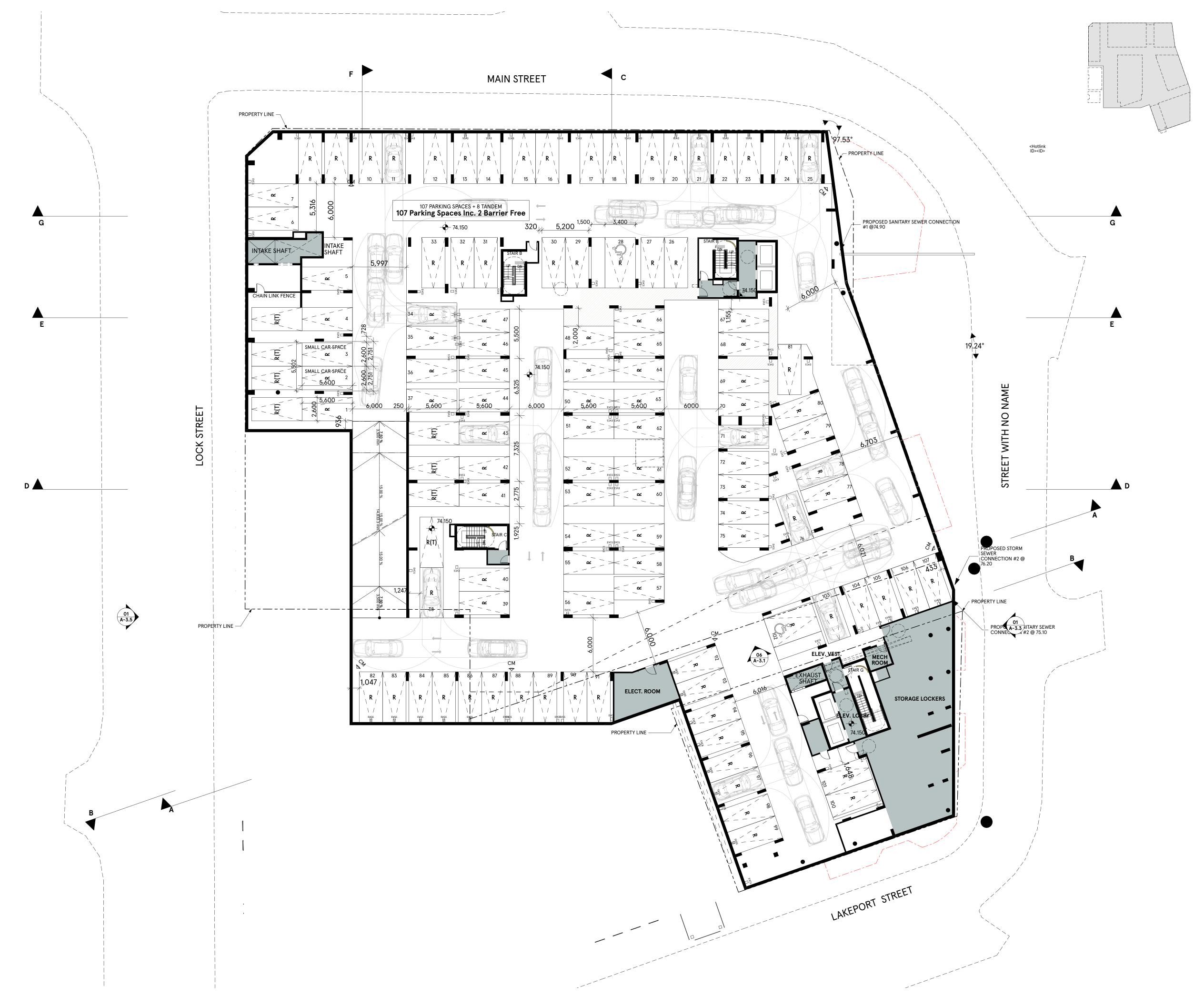


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LEVEL P2

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### Hogans Alley Firstly: Hogan

Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines

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LEVEL P1

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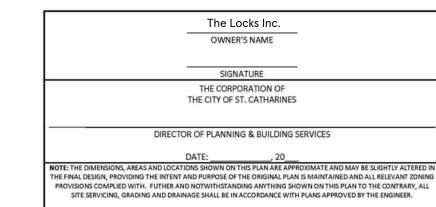
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LEVEL LOWER 2

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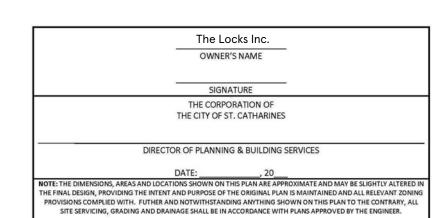
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LEVEL LOWER 1

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16 Lock Street .

Port Dalhousie, St Catherines . ON . L2N 5B5

# GROUND FLOOR

Project No: 21921

13 JANUARY 2025



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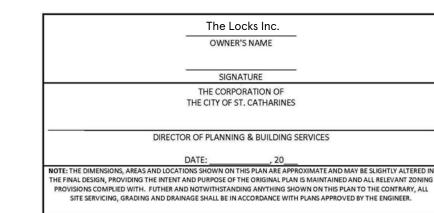
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# The Locks (Rankin Construction) The Locks Inc

16 Lock Street .

Port Dalhousie, St Catherines . ON . L2N 5B5

LEVEL 2

Scale: 1:200 Project No: 21921



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- 8. Geodetic Elevations provided in these drawings are measured in accordance with the Canadian Geographic Vertical Datum (CGVD2013).

No Issued For

01	SPA #1	14 OCT 2022
02	SPA #2	13 JAN 2025

#### Legal description of subject lands:

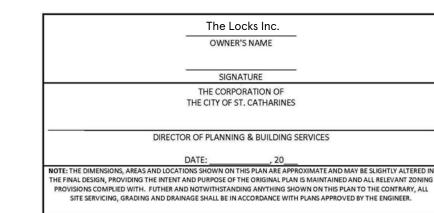
#### 16 Lock St:

Lts 3, 4 & 5 Rcp696 Grantham; Lts 6, 7 & 16 Rcp 696 Grantham Subject To An Easement As In Ro662213 Subject To An Easement As In Ro662214 City Of St. Catharines

## 12 Lakeport Rd:

Lt 14 Rcp 696 S/t Ro497010; Pt Lt 13 Rcp 696, Pt 2 30r11783 Grantham;st. Catharines

Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines



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# The Locks (Rankin Construction) The Locks Inc

16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

LEVEL 3

Scale: 1:200 Project No: 21921



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No Issued For

01	SPA #1	14 OCT 2022
02	SPA #2	13 JAN 2025

#### Legal description of subject lands:

#### 16 Lock St:

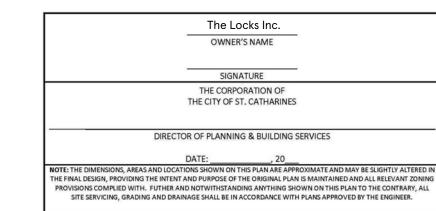
Lts 3, 4 & 5 Rcp696 Grantham; Lts 6, 7 & 16 Rcp 696 Grantham Subject To An Easement As In Ro662213 Subject To An Easement As In Ro662214 City Of St. Catharines

#### 12 Lakeport Rd:

Lt 14 Rcp 696 S/t Ro497010; Pt Lt 13 Rcp 696, Pt 2 30r11783 Grantham;st. Catharines

### Hogans Alley:

Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines



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# The Locks (Rankin Construction) The Locks Inc

16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

LEVEL 4

Scale: 1:200 Project No: 21921



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No Issued For

01	SPA #1	14 OCT 2022
02	SPA #2	13 JAN 2025

#### Legal description of subject lands:

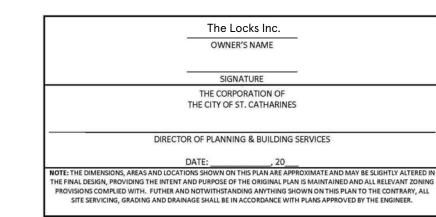
#### 16 Lock St:

Lts 3, 4 & 5 Rcp696 Grantham; Lts 6, 7 & 16 Rcp 696 Grantham Subject To An Easement As In Ro662213 Subject To An Easement As In Ro662214 City Of St. Catharines

#### 12 Lakeport Rd:

Lt 14 Rcp 696 S/t Ro497010; Pt Lt 13 Rcp 696, Pt 2 30r11783 Grantham;st. Catharines

Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines





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# The Locks (Rankin Construction) The Locks Inc

16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

LEVEL 5

13 JANUARY 2025



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No	Issued For	Date
01	SPA #1	14 OCT 2022
02	SPA #2	13 JAN 2025
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#### Legal description of subject lands:

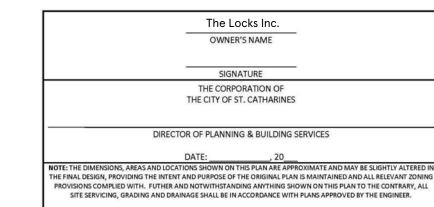
#### 16 Lock St:

Lts 3, 4 & 5 Rcp696 Grantham; Lts 6, 7 & 16 Rcp 696 Grantham Subject To An Easement As In Ro662213 Subject To An Easement As In Ro662214 City Of St. Catharines

#### 12 Lakeport Rd:

Lt 14 Rcp 696 S/t Ro497010; Pt Lt 13 Rcp 696, Pt 2 30r11783 Grantham;st. Catharines

Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines



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# The Locks (Rankin Construction) The Locks Inc

16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

LEVEL 6



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No Issued For

01	SPA #1	14 OCT 2022	
02	SPA #2	13 JAN 2025	
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#### Legal description of subject lands:

#### 16 Lock St:

Lts 3, 4 & 5 Rcp696 Grantham; Lts 6, 7 & 16 Rcp 696 Grantham Subject To An Easement As In Ro662213 Subject To An Easement As In Ro662214 City Of St. Catharines

#### 12 Lakeport Rd:

Lt 14 Rcp 696 S/t Ro497010; Pt Lt 13 Rcp 696, Pt 2 30r11783 Grantham;st. Catharines

#### Firstly: Hoga

Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines

The Locks Inc.

OWNER'S NAME

SIGNATURE

THE CORPORATION OF
THE CITY OF ST. CATHARINES

DIRECTOR OF PLANNING & BUILDING SERVICES

DATE: \_\_\_\_\_\_, 20\_\_\_

NOTE: THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN
THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING
PROVISIONS COMPLIED WITH. FUTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL

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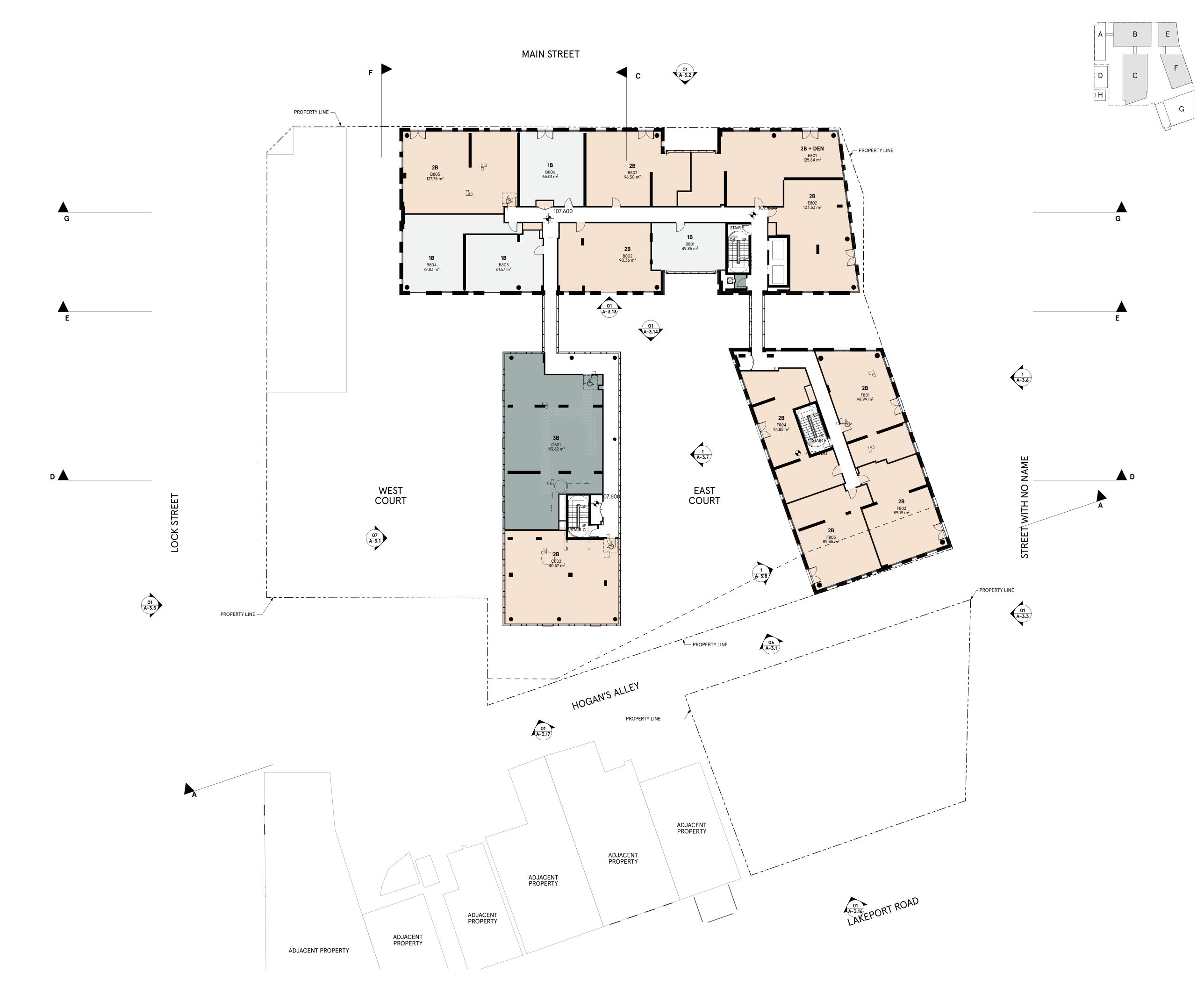


# The Locks (Rankin Construction) The Locks Inc

16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

LEVEL 7

Scale: 1:200 Project No: 21921



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No Issued For

01	SPA #1	14 OCT 2022
02	SPA #2	13 JAN 2025
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#### Legal description of subject lands:

#### 16 Lock St:

Lts 3, 4 & 5 Rcp696 Grantham; Lts 6, 7 & 16 Rcp 696 Grantham Subject To An Easement As In Ro662213 Subject To An Easement As In Ro662214 City Of St. Catharines

#### 12 Lakeport Rd:

Lt 14 Rcp 696 S/t Ro497010; Pt Lt 13 Rcp 696, Pt 2 30r11783 Grantham;st. Catharines

Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines

	The Lo	ocks Inc.	
	OWNER	'S NAME	
	SIGN	ATURE	
		DRATION OF T. CATHARINES	
DIF	RECTOR OF PLANNIN	G & BUILDING SERVICES	
	DATE:	, 20	
NOTE: THE DIMENSIONS, AREAS AND THE FINAL DESIGN, PROVIDING THE IN PROVISIONS COMPLIED WITH. FUTI SITE SERVICING, GRADING AND	NTENT AND PURPOSE OF THE AND NOTWITHSTAND	THE ORIGINAL PLAN IS MAINTAIN	ED AND ALL RELEVANT PLAN TO THE CONTRA



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# The Locks (Rankin Construction) The Locks Inc

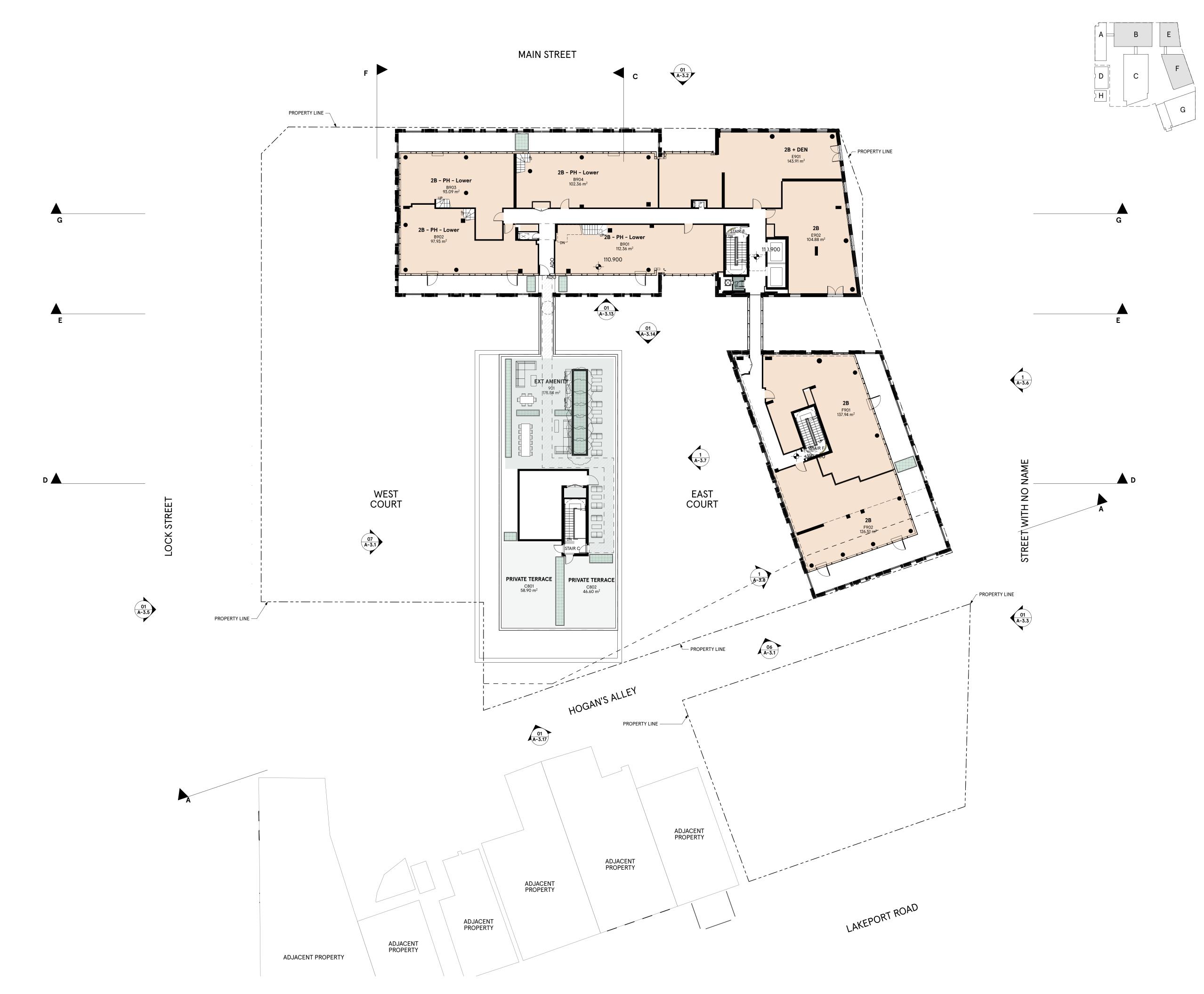
16 Lock Street .

Port Dalhousie, St Catherines . ON . L2N 5B5

LEVEL 8

Scale: 1:200

Project No: 21921



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	01	SPA #1			14 OCT	2022
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Lts 3, 4 & 5 Rcp696 Grantham; Lts 6, 7 & 16 Rcp 696 Grantham Subject To An Easement As In Ro662213 Subject To An Easement As In Ro662214 City Of St. Catharines

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Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines



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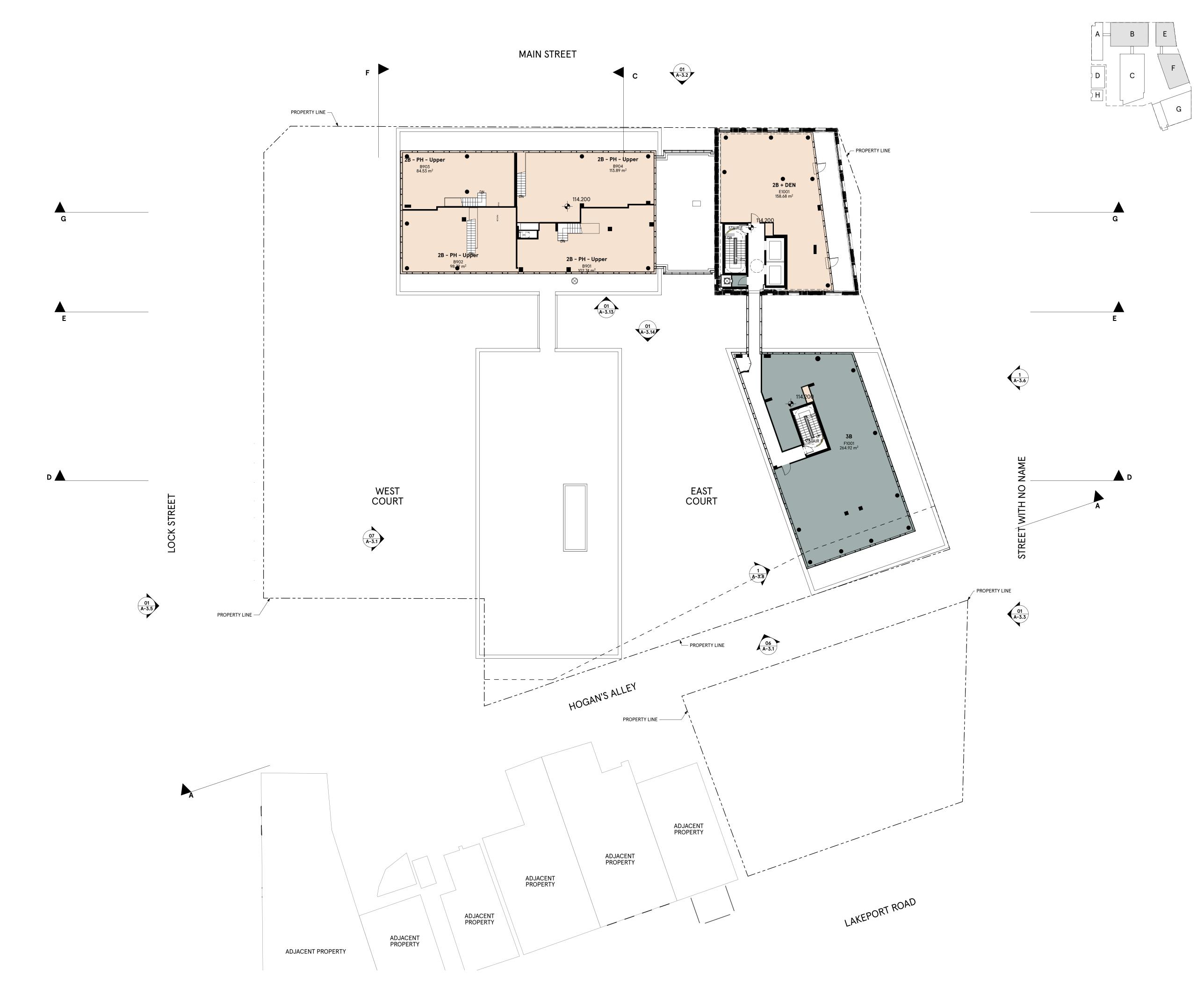
# The Locks (Rankin Construction) The Locks Inc

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LEVEL 9

Scale: 1:200

Project No: 21921



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02	SPA #2	13 JAN 2025
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Lt 14 Rcp 696 S/t Ro497010; Pt Lt 13 Rcp 696, Pt 2 30r11783 Grantham;st. Catharines

Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines

The Loc	cks Inc.	
OWNER'S	NAME	
SIGNA	TURE	
THE CORPOR THE CITY OF ST.		
 DIRECTOR OF PLANNING	& BUILDING SERVICES	
DATE:	, 20	

SITE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.



317 Adelaide Street West, 2nd Flr Toronto ON . M5V 1P9 . Canada





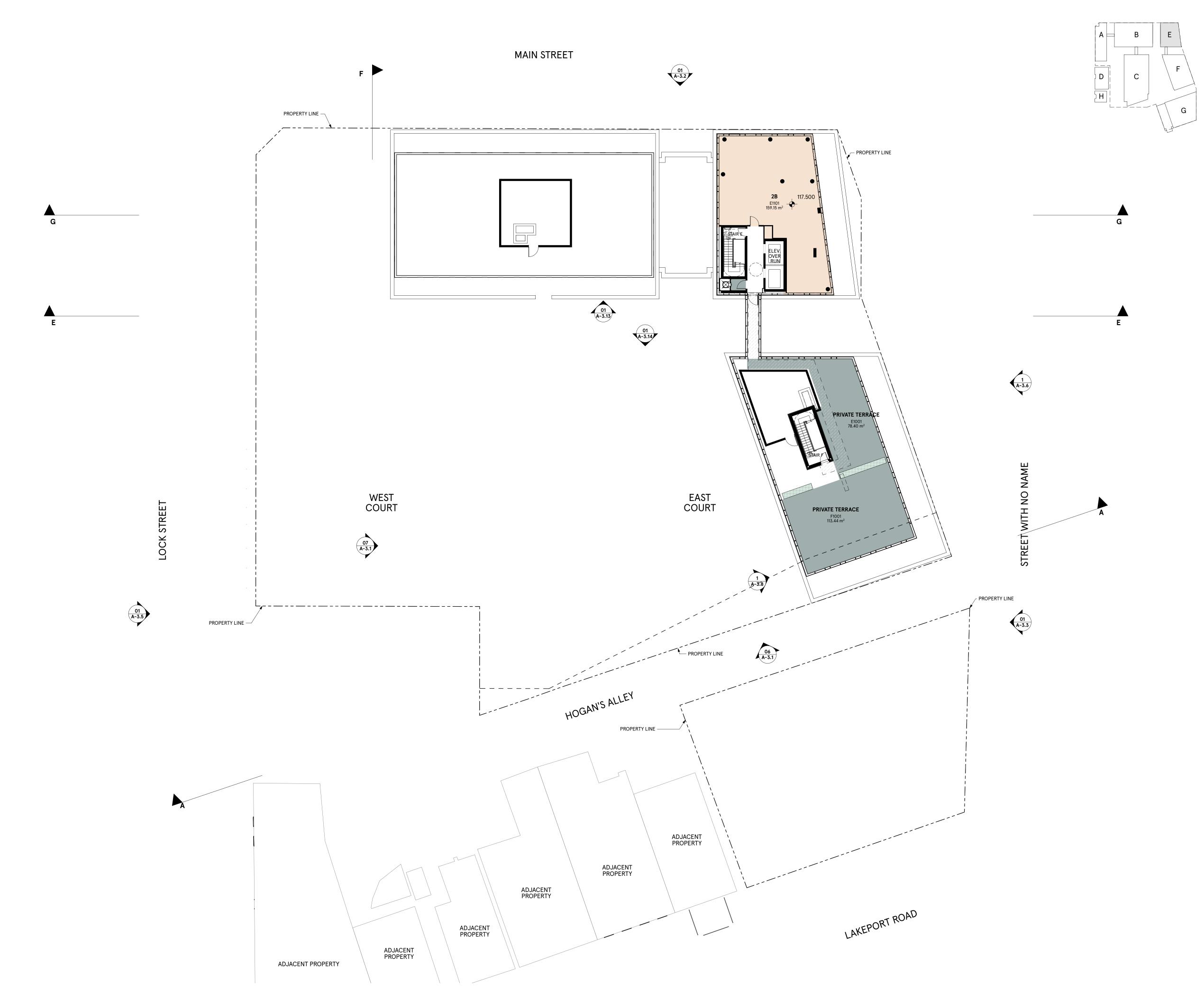
# The Locks (Rankin Construction) The Locks Inc

16 Lock Street .

Port Dalhousie, St Catherines . ON . L2N 5B5

LEVEL 10

Scale: 1:200 Project No: 21921



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#### Hogans Alley:

Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines

	The Locks I	nc.	
_	OWNER'S NAM	ΛE	
_	SIGNATURE		
	HE CORPORATIO		
 DIRECTOR OF	PLANNING & BU	JILDING SERVI	CES
DATE	:	. 20	

HE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZON PROVISIONS COMPLIED WITH. FUTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, A SITE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.



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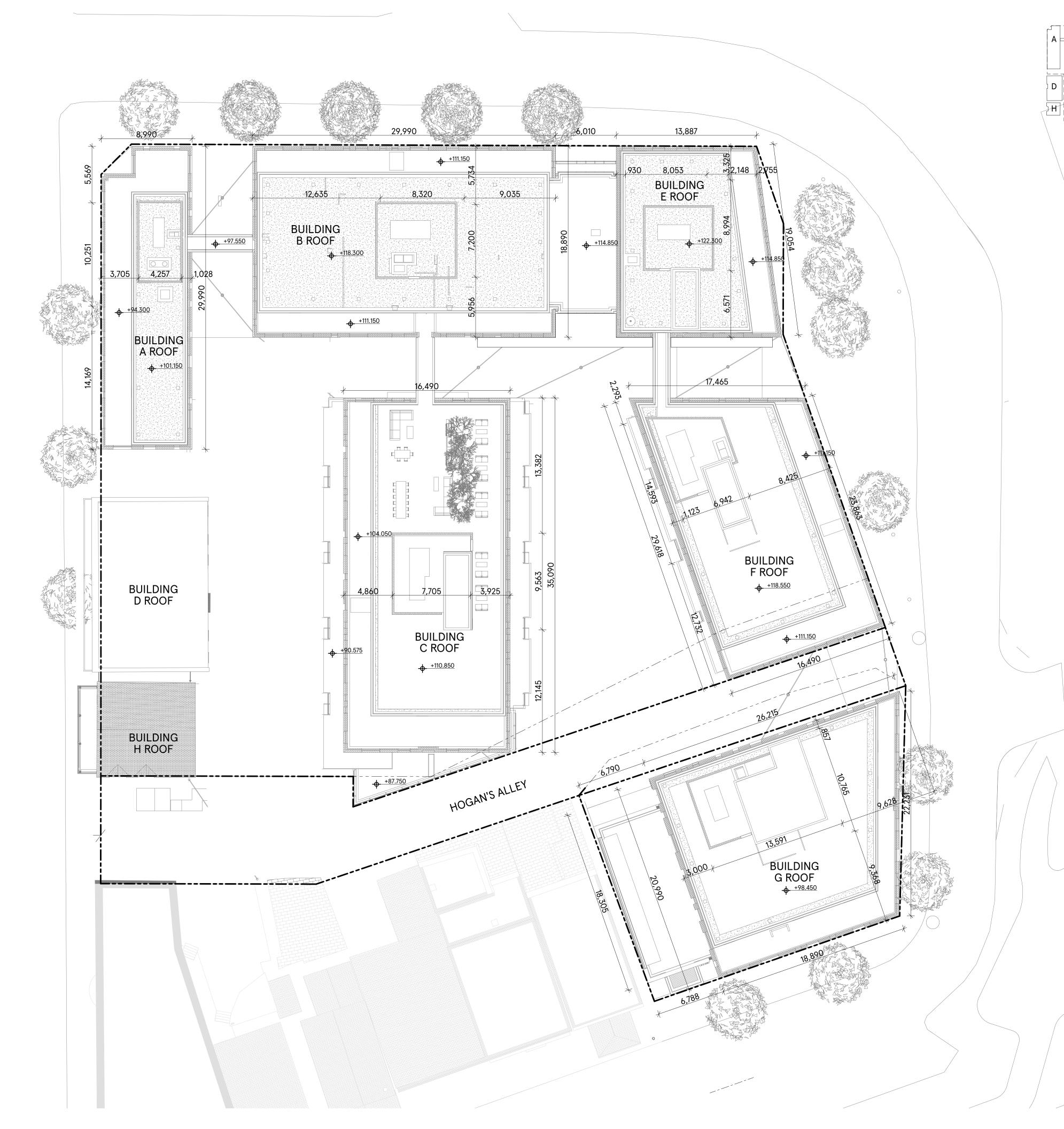


# The Locks (Rankin Construction) The Locks Inc

16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

LEVEL 11

13 JANUARY 2025



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No	Issued For	Date
01	SPA #1	14 OCT 2022
02	SPA #2	13 JAN 2025

#### Legal description of subject lands:

#### 16 Lock St:

Lts 3, 4 & 5 Rcp696 Grantham; Lts 6, 7 & 16 Rcp 696 Grantham Subject To An Easement As In Ro662213 Subject To An Easement As In Ro662214 City Of St. Catharines

#### 12 Lakeport Rd:

Lt 14 Rcp 696 S/t Ro497010; Pt Lt 13 Rcp 696, Pt 2 30r11783 Grantham;st. Catharines

Hogans Alley:

Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464; Secondly: Lt 2 Rcp 696 Grantham; St. Catharines

The Locks Inc. OWNER'S NAME THE CORPORATION OF THE CITY OF ST. CATHARINES



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# The Locks (Rankin Construction) The Locks Inc

16 Lock Street . Port Dalhousie, St Catherines . ON . L2N 5B5

**ROOF PLAN** 

Scale: 1:200 Project No: 21921