Minute No. 161
Report – Executive Policy Committee – February 18, 2020

Item No. 4 **Rezoning – 20 and 80 Churchill Drive**
(Fort Rouge-East Fort Garry Ward)
File DAZ 208/2018
[c/r DCU 182976/2018D, DCU 136888/2018D and DAV 136893/2018D]

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 208/2018 by rezoning the subject land to a "PR2" Parks and Recreation 2 (Community) District as shown on the map dated January 15, 2020 and attached as schedule "A" to this report.

2. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

3. That upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Executive Policy Committee – February 18, 2020

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 18, 2020, the Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 4, 2020, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

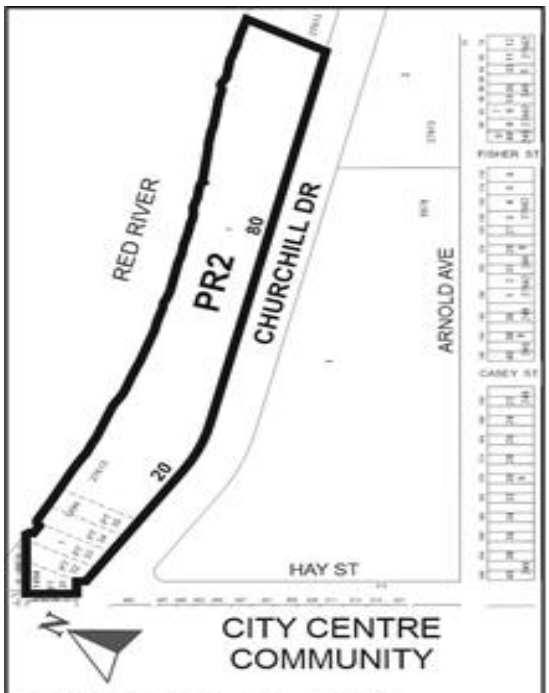
File: DAZ 208/2018

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

Public Hearing: February 4, 2020
Council Building, 510 Main Street

Applicant: Manitoba Paddling Association (Jerome Seremak)

Subject:



APPLICANT: Manitoba Paddling Association
FILE: DAZ 208/2018
PROPOSAL: To rezone the land shown outlined above from an "R2" RESIDENTIAL TWO-FAMILY DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to a "PR2" PARKS AND RECREATION 2 (COMMUNITY) DISTRICT to allow for the maintenance of the public boat dock, commercial marina and unlicensed private club uses. **For information, phone F. Ojo, Planner at 204-986-6008.**

Premises Affected: 20 and 80 Churchill Drive

For submission to: Executive Policy Committee

Prepared by: Kate McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: February 5, 2020

Community Committee Recommendation:

On February 4, 2020, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 208/2018 by rezoning the subject land to a "PR2" Parks and Recreation 2 (Community) District as shown on the map dated January 15, 2020 and attached as schedule "A" to this report.

2. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

3. That upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. Placemaking principles that are taken into account in the City of Winnipeg, like when something happens by a river for 80 years and sometimes policy catches up to that 80 year reality and that's what's happened tonight.

2. When we have such features as drag the red and we also have such beautiful recreation like this in our province it is an act of reconciliation that we are doing in our rivers right now and I believe that that does contribute to community safety. It is the path that'll make Winnipeg great – it's not necessarily our roads, I think it is our rivers.

Exhibits Filed:

1. Application dated December 3, 2019
2. Notification of Public Hearing dated December 20, 2019
3. Manitoba Status of Title 1236573/1
4. Certificate of Title 421841
5. Letter of authorization dated May 9, 2018 from Manager of Real Estate and Land Development, The City of Winnipeg to Manitoba Paddling Association Incorporated
6. Letter of authorization dated December 4, 2018 from Director of Planning, Property and Development, The City of Winnipeg to Redboine Boating Club
7. Easement agreement
8. Plans (12 pages)
9. Report from the Urban Planning Division dated January 24, 2020
10. Inspection Report
11. Recording of Representations

REPRESENTATIONS:

In Support:

Randy Burkett
Roy Houston
Kelly Ritchie
Jerome Seremak

In Opposition:

Nil

For Information:

Stacy Huard
Tom Pundyk

For the City:

A. Ross, Planner, Planning, Property and Development Department
F. Ojo, Planner, Planning, Property and Development Department

Exhibit "9" referred to in File DAZ 208/2018

ADMINISTRATIVE REPORT

Title: DAZ 208/18 – 20 & 80 Churchill Drive

Issue: An application for consideration at the public hearing to rezone the property from a "PR1" Parks and Recreation Neighbourhood District and "R2" Residential Two-Family District to a "PR2" Parks and Recreation Community District for the maintenance of an Unlicensed Private Club, Commercial Marina and a public Boat Dock uses.

Critical Path: City Centre Community Committee as per the *Development Procedures By-law* and *The City of Winnipeg Charter*

AUTHORIZATION

Author	Department Head	CFO	CAO
Femi Ojo, MCIP, RPP	N/A	N/A	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 208/2018 by rezoning the subject land to a "PR2" Parks and Recreation 2 (Community) District as shown on the map dated January 15, 2020 and attached as schedule "A" to this report.
2. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.
3. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.
4. That the proper Officers of the City be authorised to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to rezone the property from a “PR1” Parks and Recreation Neighbourhood and “R2” Residential Two-Family District District to a “PR2” Parks and Recreation Community District.
- The intent is for the maintenance and continual operation of all existing uses (Unlicensed Private Club, Commercial Marina and a Public Boat Dock) on site.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the rezoning for DAZ 208/2018 will be approved.

HISTORY

N/A

CONSULTATION

In preparing this report there was consultation with:
- Parks and Recreation Division
- Land Development Branch

OURWINNIPEG POLICY ALIGNMENT

Demonstrate the value of our environmental and cultural capital by protecting, enhancing and restoring those natural and cultural park resources that are recognized as having historical, ecological or aesthetic value.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Enhance connectivity of green spaces and parks throughout Winnipeg to support biodiversity and natural systems.

SUBMITTED BY

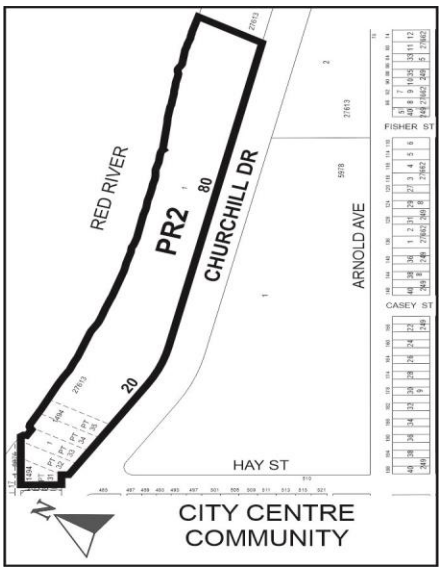
Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by:	Femi Ojo, MCIP, RPP
Date:	January 24, 2020
File No.	DAZ 208/2018

List of Schedules and Attachments

1. Appendix A – Planning Discussion
2. Schedule "A" for File No. DAZ 208/18

APPENDIX 'A'

DATE:	January 24, 2020
FILE:	**DAZ 204/2019**
RELATED FILES:	DAV 18-136893/D; DCU18-136888/D and DCU 18-182976/D
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.666 (Riverview)
SUBJECT:	To rezone the subject land from "PR1" Parks and Recreation Neighbourhood District and "R2" Residential Two-Family District to "PR2" Parks and Recreation Community District.
LOCATION:	20 & 80 Churchill Drive
LEGAL DESCRIPTION:	EXC PCL B PL 23530 & LOT 31 BLOCK 1 PLAN 1494 26/27 ST B EXC W 25F OF N 30F EXC PL 6874 LOTS 32/35 PT RL 26/27 ST B LYING TO N OF N LIMIT CHURCHILL DR PL 6874 & BET E LIMIT LOT 35 PL 1494 & ITS STR PROD & A LINE E OF PARL WITH & PERP DIST 368F THEREFROM PT RL 25/26 ST B LYING TO N OF N LIMIT CHURCHILL DR PL 6874 & BET TWO STR LINES DRAWN E OF PARL WITH & PERP DIST 368F & 1268F RESP FROM E LIMIT OF LOT 35 BLK 1 PL 1494



APPLICANT: Jerome Seremak (Manitoba Paddling Association)
80 Churchill Drive
Winnipeg, MB R3L 2W3

OWNER: City of Winnipeg
65 Garry Street
Winnipeg, MB, R3C 4K4

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on the north side of Churchill Drive, abutting the Red River, east of Hay Street in the Riverview neighbourhood of the Fort Rouge – East Fort Garry Ward.
- The site is owned by the City of Winnipeg and is approximately 282,460 square feet in size. The property is currently leased to Redborne Boat Club and the Manitoba Paddling Association. Existing uses on site include a public boat dock, a commercial marina and an unlicensed private club.
- Under the *Complete Communities Direction Strategy*, the subject site is designated Major Open Space and currently zoned “PR1” Parks and Recreation Neighbourhood and “R2” Residential two-family district.



Figure 1: Aerial photograph showing subject property (flown 2018)

SURROUNDING LAND USES & ZONING (See Figure 2)

North: Red River Waterway.

South: Churchill Drive, then Churchill High School zoned “PR3” Parks and Recreation Regional.

East: Parks/Open Space zoned “PR1” Parks and Recreation Neighbourhood.

West: Multi-family dwellings zoned “R2” Residential Two-Family District.



Figure 2: Zoning of the surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the property from “PR1” Parks and Recreation Neighbourhood and “R2” Residential Two-Family District to “PR2” Parks and Recreation Community for the maintenance/continual operation of existing uses (unlicensed private club, commercial marina and a public boat dock) on site.
- An associated variance application (DAV 18-126893/D) is required in order to allow for the maintenance of the existing club house building on site. Two conditional use applications (DCU 18-136888/D & DCU 18-182976/D) are also required as per Table 4-1 of the Zoning By-law. All applications will be heard concurrently with the rezoning application.
- There are no changes to the site layout plan as it currently exists.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Complete Communities Direction Strategy* the proposed development is within the Parks, Places and Open Spaces. With regard to this proposal, the key policies guiding this area include:
    - Promote and enhance multi-use, multi-season options within Parks, Places and Open Spaces.
    - Promote the best recreational use of Parks, Places and Open Spaces to ensure maximum benefit and access while balancing interests.
    - Maintain our Ribbons of Green (riverbanks, urban street trees, green corridors) and provide a well-managed urban forest that contributes to air, water, environmental and aesthetic quality.
    - Maintain a focus on preserving and conserving habitats designated through the Ecologically Significant Natural Lands Strategy along the City’s riverbanks and lands.

Given that the subject site is designated Parks and Open Spaces under *Complete Communities Direction Strategy*, the maintenance of and the continual operation of all existing uses on site is consistent with the above policy.

ZONING AND LAND USE BY-LAW 200/2006

Existing Zoning

- **PR1 Parks and Recreation (Neighbourhood) –** is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas. Generally, there are no parking facilities associated with these uses. These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.

- **R2 Residential Two-Family -** is intended to accommodate the development of single- and two-family units and where appropriate limited multi-family units in lower-density areas

Proposed Zoning

- **PR2 Parks and Recreation (Community) -** is intended for sites that include community recreation facilities and parks that are accessed by a mix of pedestrian and vehicular traffic. These sites may provide active programs and activities, including community centres, hockey pen, arenas, indoor soccer, wading pools, spray parks, skateboard parks and athletic fields. These parks and facilities typically occur along collector streets.

Rezoning (DAZ 208/2018)

- The applicant is proposing to rezone the land from “PR1” and “R2” to “PR2” for the maintenance and continual operation of a number existing uses (unlicensed private club, commercial marina and a public boat dock) on site. As per the Winnipeg Zoning By-Law Principal Use table, not all of the current uses are allowed in the current (PR1 & R2) zoning district, but all may be approved as conditional uses in the “PR2” zoning district.
- Rezoning the subject site to “PR2” will ensure that all uses on site are in compliance with the Winnipeg Zoning By-Law 200/2006.

Variances (see DAV 18-136893/D) and Conditional Uses (see DCU 18-136888/D & DCU 18-182976/D)

- The applicant has applied for a reduced front yard variance associated with the maintenance of the existing building on site.
- The associated conditional use applications are for the maintenance of the existing uses as per Table 4-1 of the Winnipeg Zoning By-Law 200/2006.
- This administrative report only speaks to issues relating to the rezoning of the subject property. Further discussion relating to the variance/conditional uses are addressed in those respective reports.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The *Complete Communities Direction Strategy* promotes the best recreational use of Parks, Places and Open Spaces to ensure maximum benefit and access while balancing interests.
- As mentioned earlier, the subject property is currently zoned “PR1” and “R2”, where unlicensed private club and commercial marina are not permitted. Given that the proposed zoning district (PR2) accommodates the three existing uses as a conditional use, the Urban Planning Division is supportive of the rezoning application.
- It is also important to note that the applicant is maintaining existing uses/structures on site without any changes to the existing site layout. This rezoning application brings existing uses on site into zoning compliance.
- With the lease agreement on this property, the Winnipeg Police River Patrol and Fire Department Water Rescue have unrestricted access to this facility to access their docked equipment or launch additional equipment as the need arises. These two City Departments have dedicated access to a section of the boat dock.
- A reduced front yard setback variance has been submitted in association with the proposed rezoning. This is unavoidable as it pertains to the maintenance of an existing structure on site. (See planner’s report for DAV 18-136893/D).
- The reason for two separate conditional use applications is because there are two separate tenants operating different uses on site. The existing lease agreement specifically mandated each to obtain necessary development permits independently.
- Given that there are no physical alterations to the existing site layout or buildings on site, the Urban Planning Division believes that the proposed rezoning and the maintenance of the existing uses on site will not cause any adverse effect on other existing uses within the immediate vicinity.
- It is therefore recommended that the rezoning application be approved.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- Given that the City of Winnipeg is the owner of this property and the fact that the property is already a Park; no land dedication will be taken as part of this application.

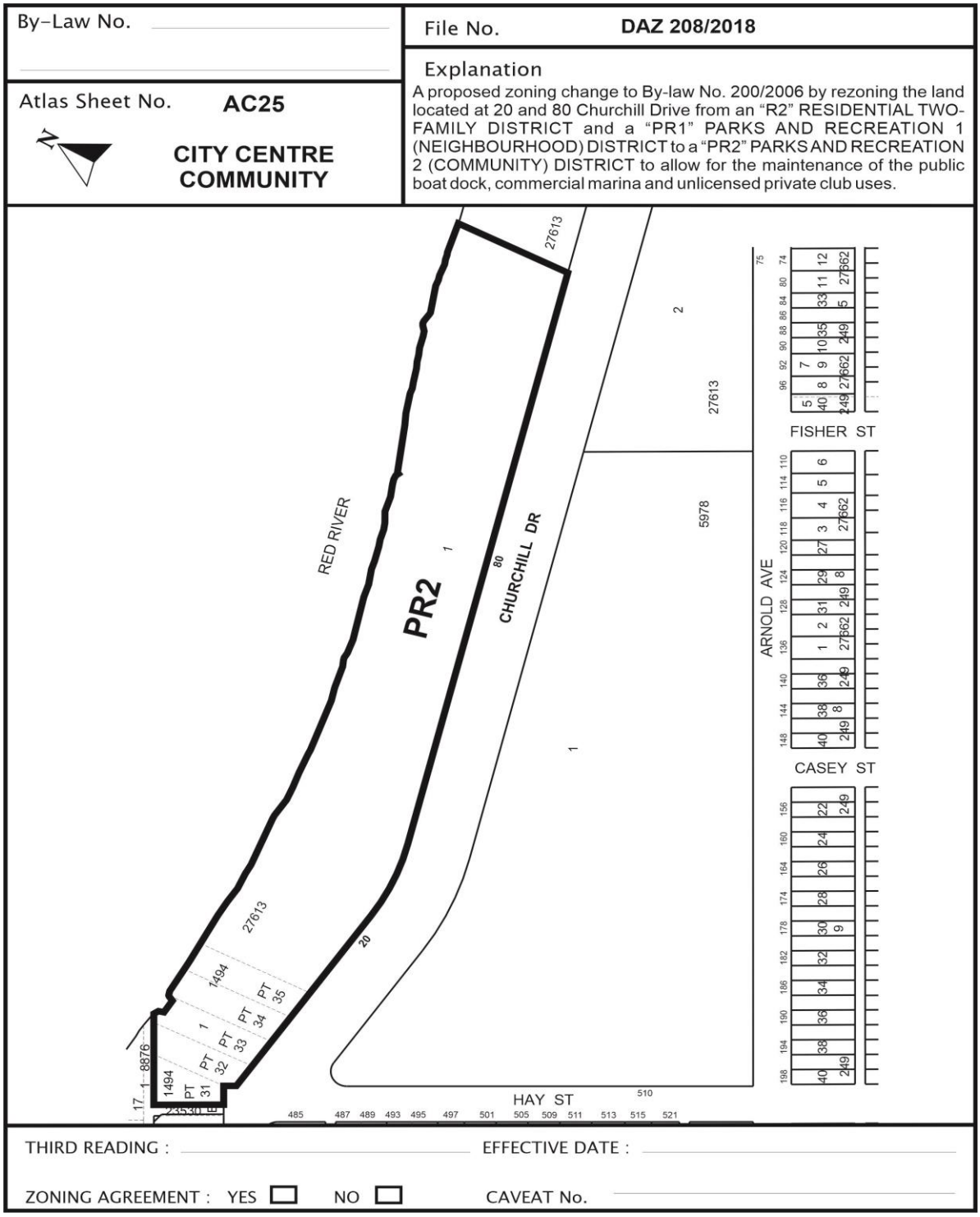
RECOMMENDATION

The Urban Planning Division recommends approval for the following reasons:

- The application is consistent with policies in the *Complete Communities Direction Strategy* for land located within the Parks, Places and Open Spaces Policy Area.
- The rezoning of the subject property from “PR1” to “PR2” will bring all existing uses on site into compliance with the Zoning By-law.
- There is nothing to suggest that the proposed rezoning will negatively affect other uses within the immediate vicinity.
- The proposed zoning district and use is generally compatible with the surrounding area.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division
Report Prepared By: Femi Ojo, MCIP, RPP
PPD File # DAZ 208/2018

Schedule "A" for File No. DAZ 208/2018, City Centre Community Committee, dated January 15, 2020



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 20 AND 80 CHURCHILL DRIVE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 208/2018. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Servicing Considerations

1) Flood Protection

For the lands located within Floodway Fringe area (see attached map), all construction is required to be in accordance with Floodway Fringe Regulations 266/91, as described at the following website:

https://web2.gov.mb.ca/laws/regs/current/_pdf-regs.php?reg=266/91

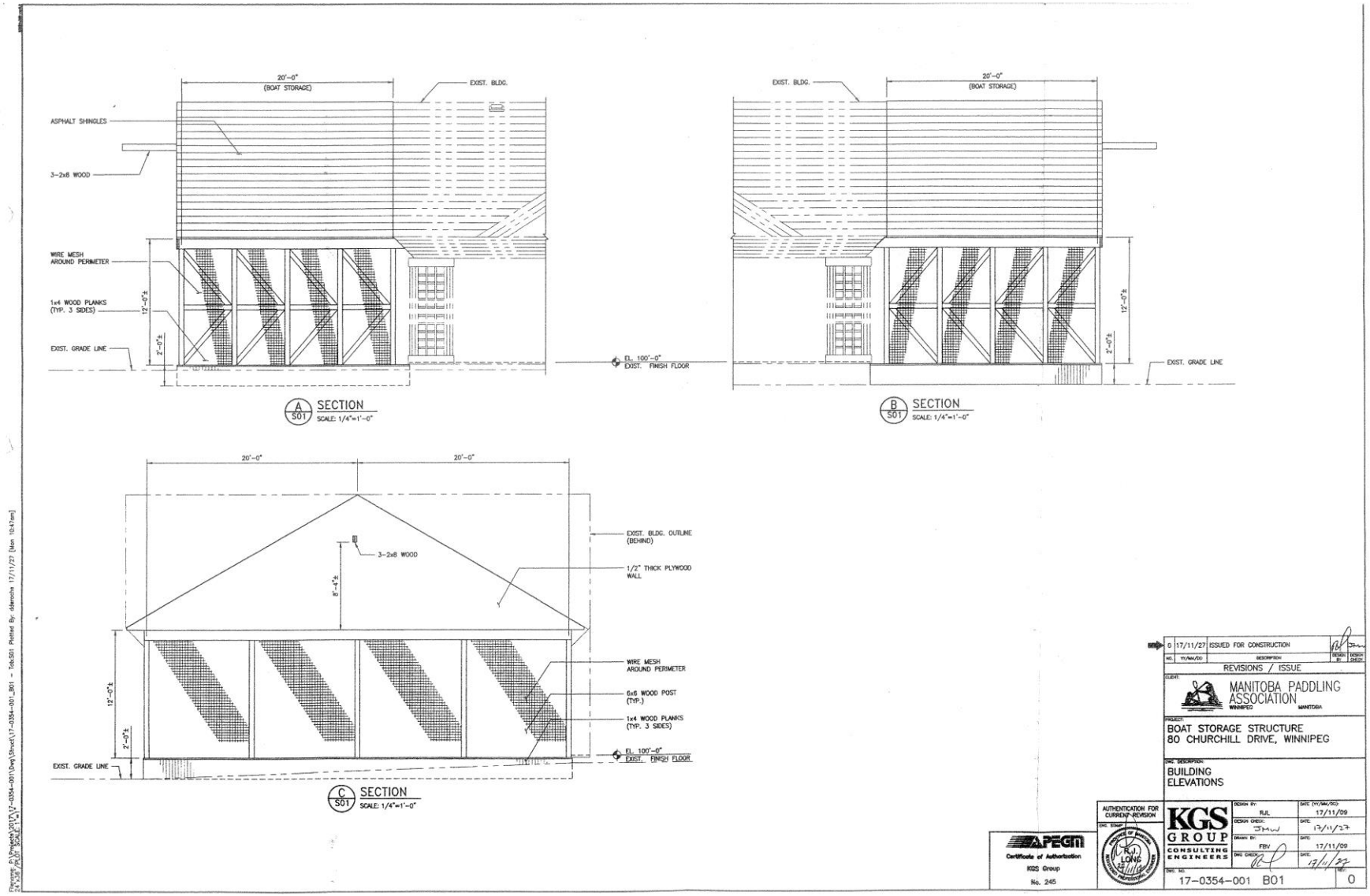
THIS REPORT SUBMITTED BY:

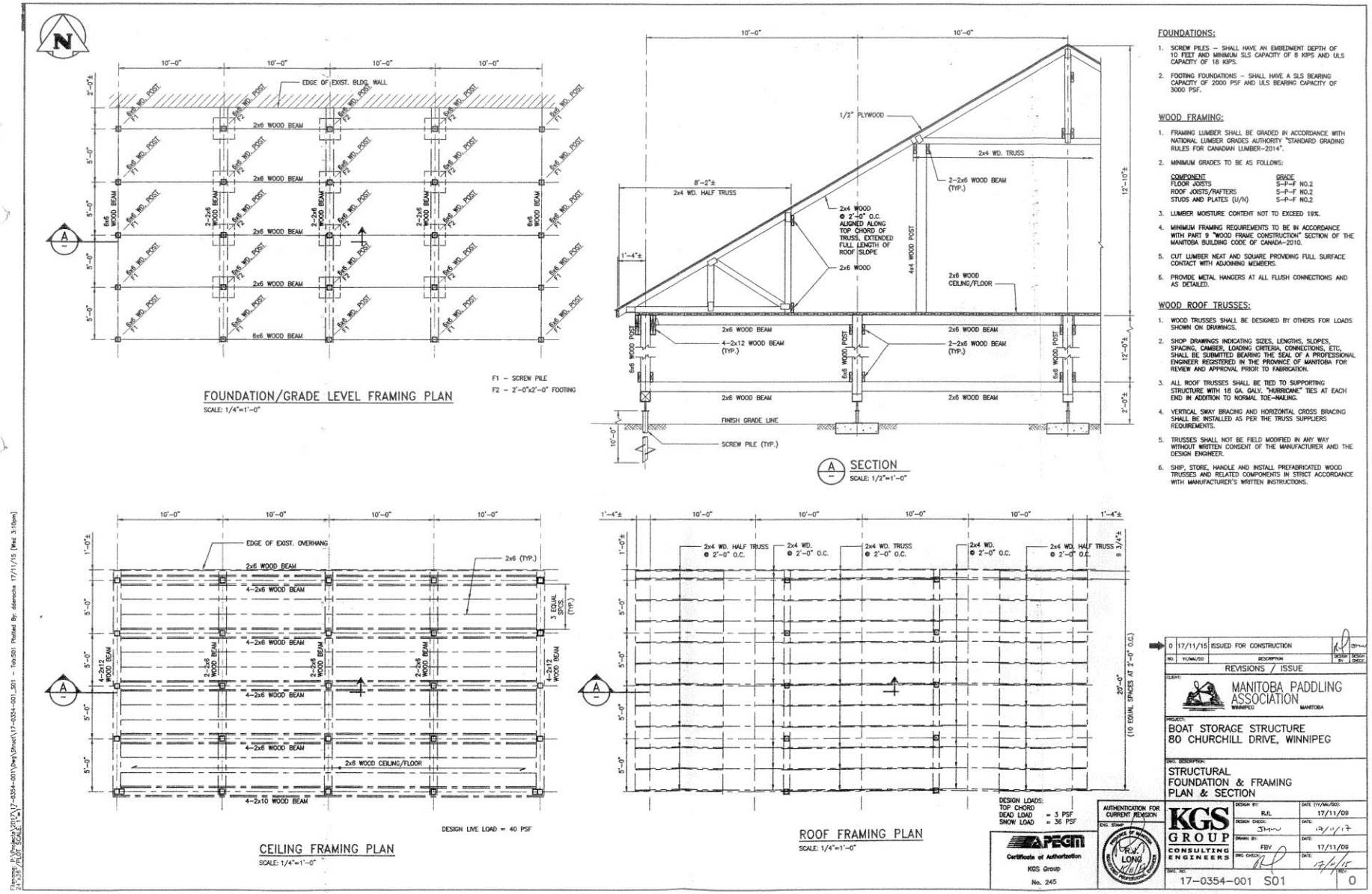
Administrative Co-ordinating Group
File No. DAZ 208/2018
January 20, 2020

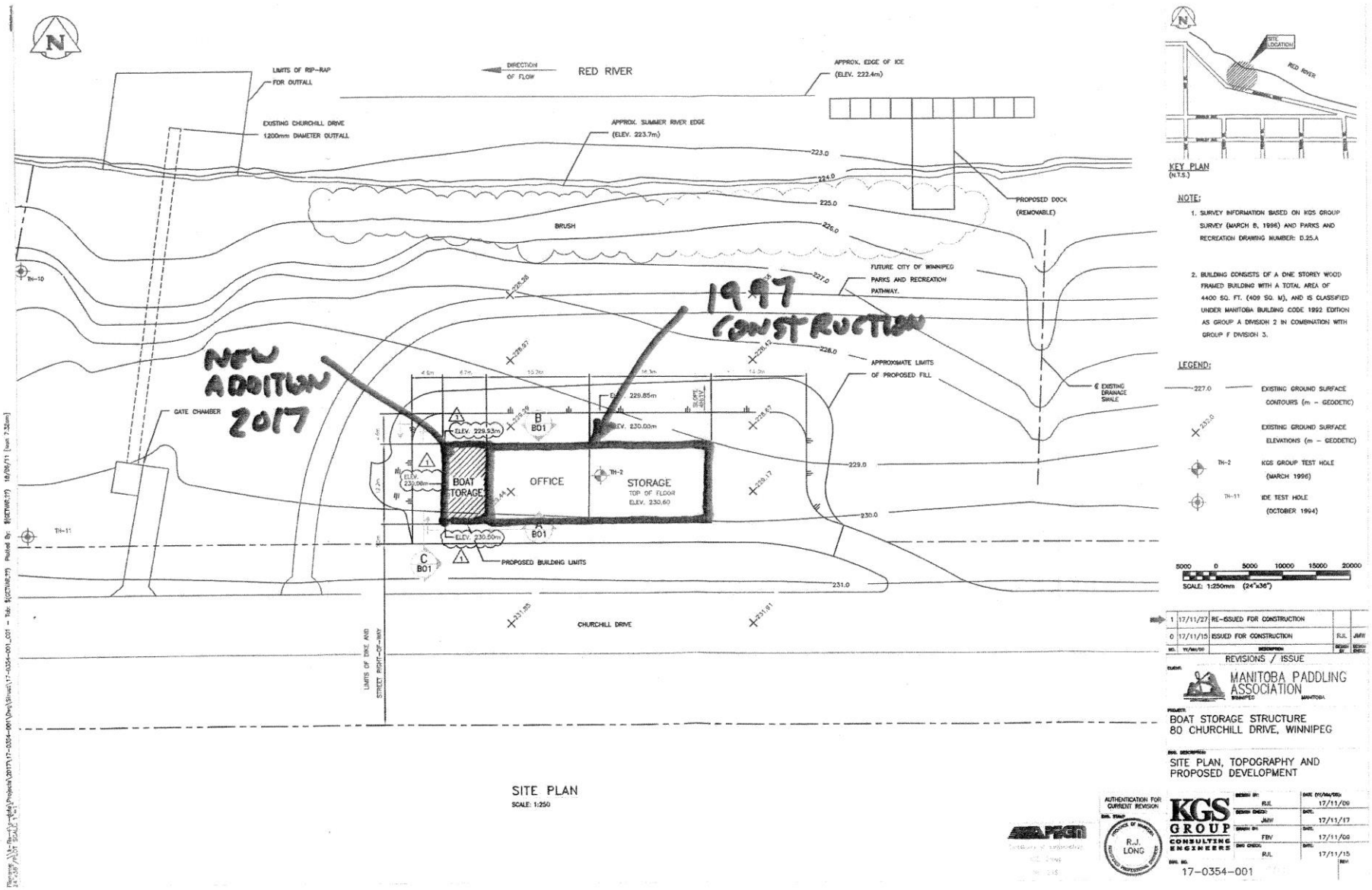
"*Original Signed by D. Trenchard*"
D. Trenchard, P. Eng.,
Land Development Branch

"*Original Signed by M. Gajda*"
M. Gajda, P. Eng.
Water & Waste Department

Exhibit “8” referred to in File DAZ 208/2018


20'-0" (BOAT STORAGE)
EXIST. BLDG.
ASPHALT SHINGLES
3-2x8 WOOD
WIRE MESH AROUND PERIMETER
1x4 WOOD PLANKS (TYP. 3 SIDES)
12'-0"±
2'-0"±
EXIST. GRADE LINE
EL. 100'-0" EXIST. FINISH FLOOR
A S01 SECTION
SCALE: 1/4"=1'-0"
EXIST. BLDG.
20'-0" (BOAT STORAGE)
12'-0"±
2'-0"±
EXIST. GRADE LINE
B S01 SECTION
SCALE: 1/4"=1'-0"
20'-0"
20'-0"
EXIST. BLDG. OUTLINE (BEHIND)
3-2x8 WOOD
1/2" THICK PLYWOOD WALL
8'-4"±
WIRE MESH AROUND PERIMETER
6x6 WOOD POST (TYP.)
1x4 WOOD PLANKS (TYP. 3 SIDES)
12'-0"±
2'-0"±
EXIST. GRADE LINE
EL. 100'-0" EXIST. FINISH FLOOR
C S01 SECTION
SCALE: 1/4"=1'-0"
0 17/11/27 ISSUED FOR CONSTRUCTION
REVISIONS / ISSUE
CLIENT: MANITOBA PADDLING ASSOCIATION WINNIPEG MANITOBA
PROJECT: BOAT STORAGE STRUCTURE 80 CHURCHILL DRIVE, WINNIPEG
DWG. DESCRIPTION: BUILDING ELEVATIONS
AUTHENTICATION FOR CURRENT REVISION
APEGM Certificate of Authorization KGS Group No. 245
KGS GROUP CONSULTING ENGINEERS
DESIGN BY: RJL DATE: 17/11/09
DESIGN CHECK: DATE: 17/11/27
DRAWN BY: FBV DATE: 17/11/09
DWG CHECK: DATE: 17/11/27
DWG. NO. 17-0354-001 B01
REV. 0


FOUNDATION/GRADE LEVEL FRAMING PLAN
SCALE: 1/4"=1'-0"
EDGE OF EXIST. BLDG. WALL
F1 – SCREW PILE
F2 – 2'-0"x2'-0" FOOTING
SECTION
SCALE: 1/2"=1'-0"
1/2" PLYWOOD
2x4 WD. TRUSS
2x4 WD. HALF TRUSS
2x4 WOOD @ 2'-0" O.C. ALIGNED ALONG TOP CHORD OF TRUSS, EXTENDED FULL LENGTH OF ROOF SLOPE
2x6 WOOD
2x6 WOOD CEILING/FLOOR
4x4 WOOD POST
2x6 WOOD BEAM
4–2x12 WOOD BEAM (TYP.)
2–2x6 WOOD BEAM (TYP.)
FINISH GRADE LINE
SCREW PILE (TYP.)
FOUNDATIONS:
1. SCREW PILES – SHALL HAVE AN EMBEDMENT DEPTH OF 10 FEET AND MINIMUM SLS CAPACITY OF 8 KIPS AND ULS CAPACITY OF 18 KIPS.
2. FOOTING FOUNDATIONS – SHALL HAVE A SLS BEARING CAPACITY OF 2000 PSF AND ULS BEARING CAPACITY OF 3000 PSF.
WOOD FRAMING:
1. FRAMING LUMBER SHALL BE GRADED IN ACCORDANCE WITH NATIONAL LUMBER GRADES AUTHORITY "STANDARD GRADING RULES FOR CANADIAN LUMBER–2014".
2. MINIMUM GRADES TO BE AS FOLLOWS:
COMPONENT / GRADE
FLOOR JOISTS S–P–F NO.2
ROOF JOISTS/RAFTERS S–P–F NO.2
STUDS AND PLATES (U/N) S–P–F NO.2
3. LUMBER MOISTURE CONTENT NOT TO EXCEED 19%.
4. MINIMUM FRAMING REQUIREMENTS TO BE IN ACCORDANCE WITH PART 9 "WOOD FRAME CONSTRUCTION" SECTION OF THE MANITOBA BUILDING CODE OF CANADA–2010.
5. CUT LUMBER NEAT AND SQUARE PROVIDING FULL SURFACE CONTACT WITH ADJOINING MEMBERS.
6. PROVIDE METAL HANGERS AT ALL FLUSH CONNECTIONS AND AS DETAILED.
WOOD ROOF TRUSSES:
1. WOOD TRUSSES SHALL BE DESIGNED BY OTHERS FOR LOADS SHOWN ON DRAWINGS.
2. SHOP DRAWINGS INDICATING SIZES, LENGTHS, SLOPES, SPACING, CAMBER, LOADING CRITERIA, CONNECTIONS, ETC. SHALL BE SUBMITTED BEARING THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF MANITOBA FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
3. ALL ROOF TRUSSES SHALL BE TIED TO SUPPORTING STRUCTURE WITH 18 GA. GALV. "HURRICANE" TIES AT EACH END IN ADDITION TO NORMAL TOE–NAILING.
4. VERTICAL SWAY BRACING AND HORIZONTAL CROSS BRACING SHALL BE INSTALLED AS PER THE TRUSS SUPPLIERS REQUIREMENTS.
5. TRUSSES SHALL NOT BE FIELD MODIFIED IN ANY WAY WITHOUT WRITTEN CONSENT OF THE MANUFACTURER AND THE DESIGN ENGINEER.
6. SHIP, STORE, HANDLE AND INSTALL PREFABRICATED WOOD TRUSSES AND RELATED COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
CEILING FRAMING PLAN
SCALE: 1/4"=1'-0"
EDGE OF EXIST. OVERHANG
2x6 (TYP.)
2x6 WOOD BEAM
4–2x6 WOOD BEAM
4–2x12 WOOD BEAM
2x6 WOOD CEILING/FLOOR
4–2x10 WOOD BEAM
DESIGN LIVE LOAD = 40 PSF
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"
2x4 WD. HALF TRUSS @ 2'-0" O.C.
2x4 WD. @ 2'-0" O.C.
2x4 WD. TRUSS @ 2'-0" O.C.
(10 EQUAL SPACES AT 2'-0" O.C.)
DESIGN LOADS:
TOP CHORD = 3 PSF
DEAD LOAD = 36 PSF
SNOW LOAD
0 17/11/15 ISSUED FOR CONSTRUCTION
REVISIONS / ISSUE
MANITOBA PADDLING ASSOCIATION
BOAT STORAGE STRUCTURE
80 CHURCHILL DRIVE, WINNIPEG
STRUCTURAL
FOUNDATION & FRAMING
PLAN & SECTION
KGS GROUP CONSULTING ENGINEERS
APEGM Certificate of Authorization KGS Group No. 245
AUTHENTICATION FOR CURRENT REVISION
R.J. LONG
DESIGN BY: RJL DATE: 17/11/09
DESIGN CHECK: DATE: 17/11/15
DRAWN BY: FBV DATE: 17/11/09
DRG. NO. 17–0354–001 S01 REV. 0



SITE PLAN
SCALE: 1:250

KEY PLAN
(N.T.S.)

NOTE:

1. SURVEY INFORMATION BASED ON KGS GROUP SURVEY (MARCH 8, 1996) AND PARKS AND RECREATION DRAWING NUMBER: D.25.A
2. BUILDING CONSISTS OF A ONE STOREY WOOD FRAMED BUILDING WITH A TOTAL AREA OF 4400 SQ. FT. (409 SQ. M), AND IS CLASSIFIED UNDER MANITOBA BUILDING CODE 1992 EDITION AS GROUP A DIVISION 2 IN COMBINATION WITH GROUP F DIVISION 3.

LEGEND:

227.0 — EXISTING GROUND SURFACE CONTOURS (m – GEODETIC)

EXISTING GROUND SURFACE ELEVATIONS (m – GEODETIC)

TH-2 KGS GROUP TEST HOLE (MARCH 1996)

TH-11 IDE TEST HOLE (OCTOBER 1994)

5000 0 5000 10000 15000 20000
SCALE: 1:250mm (24"x36")

NO.	YY/MM/DD	DESCRIPTION	DESIGN BY	DESIGN CHECK
1	17/11/27	RE-ISSUED FOR CONSTRUCTION		
0	17/11/15	ISSUED FOR CONSTRUCTION	RJL	JMW

REVISIONS / ISSUE

CLIENT: MANITOBA PADDLING ASSOCIATION WINNIPEG MANITOBA

PROJECT: BOAT STORAGE STRUCTURE
80 CHURCHILL DRIVE, WINNIPEG

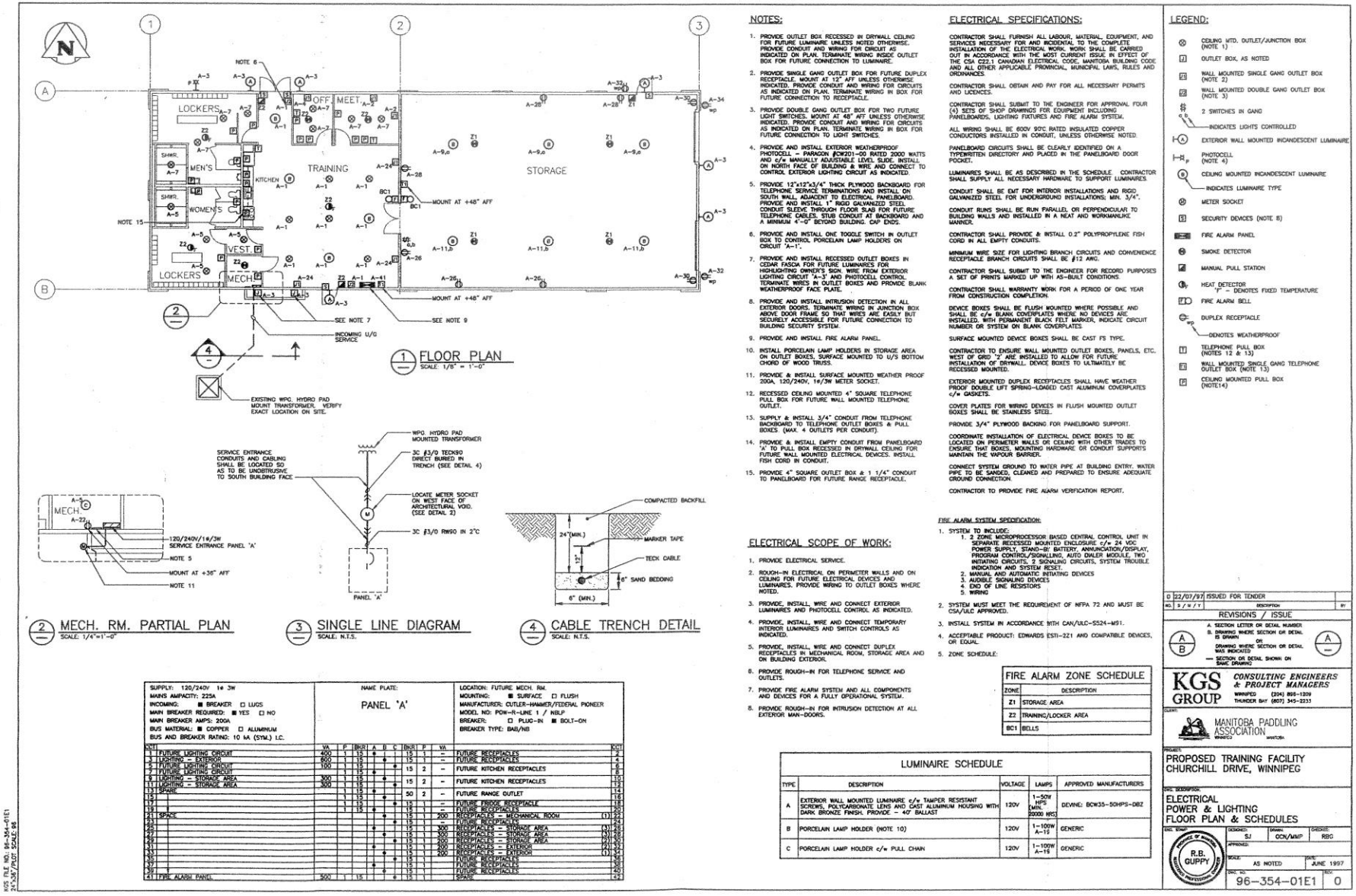
DWG. DESCRIPTION: SITE PLAN, TOPOGRAPHY AND PROPOSED DEVELOPMENT

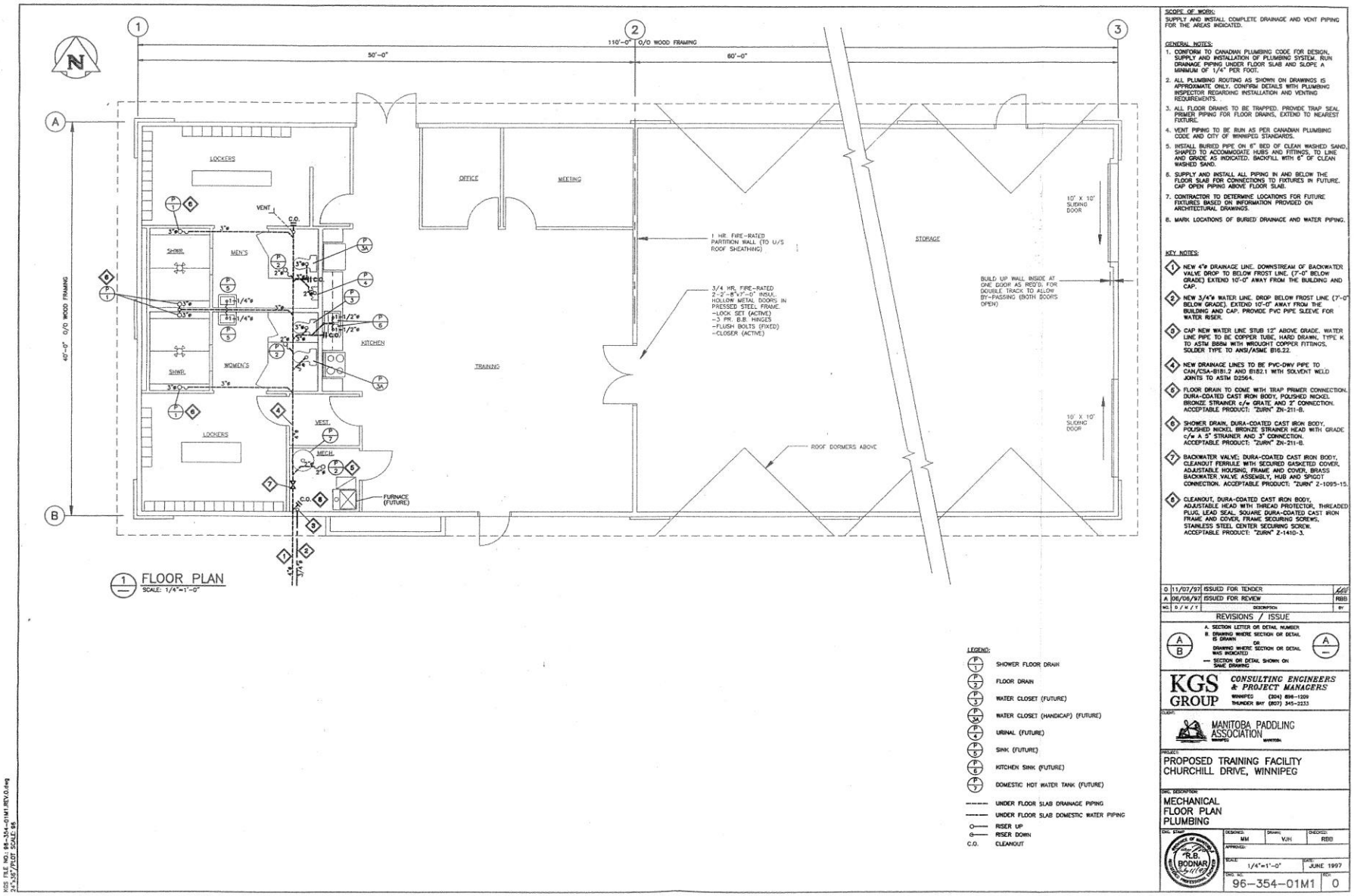
AUTHENTICATION FOR CURRENT REVISION
PROVINCE OF MANITOBA R.J. LONG PROFESSIONAL ENGINEER

KGS GROUP CONSULTING ENGINEERS

		DATE (YY/MM/DD)
DESIGN BY:	RJL	17/11/09
DESIGN CHECK:	JMW	17/11/17
DRAWN BY:	FBV	17/11/09
DWG CHECK:	RJL	17/11/15

DWG. NO. 17-0354-001 REV. 1


LOCKERS
OFF.
MEET.
MEN'S
TRAINING
KITCHEN
STORAGE
SHWR.
WOMEN'S
VEST.
MECH.
LOCKERS
NOTE 6
NOTE 15
MOUNT AT +48" AFF
SEE NOTE 7
SEE NOTE 9
INCOMING U/G SERVICE
EXISTING WPG. HYDRO PAD MOUNT TRANSFORMER. VERIFY EXACT LOCATION ON SITE.
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NOTES:
1. PROVIDE OUTLET BOX RECESSED IN DRYWALL CEILING FOR FUTURE LUMINAIRE UNLESS NOTED OTHERWISE. PROVIDE CONDUIT AND WIRING FOR CIRCUIT AS INDICATED ON PLAN. TERMINATE WIRING INSIDE OUTLET BOX FOR FUTURE CONNECTION TO LUMINAIRE.
2. PROVIDE SINGLE GANG OUTLET BOX FOR FUTURE DUPLEX RECEPTACLE. MOUNT AT 12" AFF UNLESS OTHERWISE INDICATED. PROVIDE CONDUIT AND WIRING FOR CIRCUITS AS INDICATED ON PLAN. TERMINATE WIRING IN BOX FOR FUTURE CONNECTION TO RECEPTACLE.
3. PROVIDE DOUBLE GANG OUTLET BOX FOR TWO FUTURE LIGHT SWITCHES. MOUNT AT 48" AFF UNLESS OTHERWISE INDICATED. PROVIDE CONDUIT AND WIRING FOR CIRCUITS AS INDICATED ON PLAN. TERMINATE WIRING IN BOX FOR FUTURE CONNECTION TO LIGHT SWITCHES.
4. PROVIDE AND INSTALL EXTERIOR WEATHERPROOF PHOTOCELL – PARAGON #CW201-00 RATED 2000 WATTS AND c/w MANUALLY ADJUSTABLE LEVEL SLIDE. INSTALL ON NORTH FACE OF BUILDING & WIRE AND CONNECT TO CONTROL EXTERIOR LIGHTING CIRCUIT AS INDICATED.
5. PROVIDE 12"x12"x3/4" THICK PLYWOOD BACKBOARD FOR TELEPHONE SERVICE TERMINATIONS AND INSTALL ON SOUTH WALL, ADJACENT TO ELECTRICAL PANELBOARD. PROVIDE AND INSTALL 1" RIGID GALVANIZED STEEL CONDUIT SLEEVE THROUGH FLOOR SLAB FOR FUTURE TELEPHONE CABLES. STUB CONDUIT AT BACKBOARD AND A MINIMUM 4'-0" BEYOND BUILDING. CAP ENDS.
6. PROVIDE AND INSTALL ONE TOGGLE SWITCH IN OUTLET BOX TO CONTROL PORCELAIN LAMP HOLDERS ON CIRCUIT 'A-1'.
7. PROVIDE AND INSTALL RECESSED OUTLET BOXES IN CEDAR FASCIA FOR FUTURE LUMINAIRES FOR HIGHLIGHTING OWNER'S SIGN. WIRE FROM EXTERIOR LIGHTING CIRCUIT 'A-3' AND PHOTOCELL CONTROL. TERMINATE WIRES IN OUTLET BOXES AND PROVIDE BLANK WEATHERPROOF FACE PLATE.
8. PROVIDE AND INSTALL INTRUSION DETECTION IN ALL EXTERIOR DOORS. TERMINATE WIRING IN JUNCTION BOX ABOVE DOOR FRAME SO THAT WIRES ARE EASILY BUT SECURELY ACCESSIBLE FOR FUTURE CONNECTION TO BUILDING SECURITY SYSTEM.
9. PROVIDE AND INSTALL FIRE ALARM PANEL.
10. INSTALL PORCELAIN LAMP HOLDERS IN STORAGE AREA ON OUTLET BOXES, SURFACE MOUNTED TO U/S BOTTOM CHORD OF WOOD TRUSS.
11. PROVIDE & INSTALL SURFACE MOUNTED WEATHER PROOF 200A, 120/240V, 1ø/3W METER SOCKET.
12. RECESSED CEILING MOUNTED 4" SQUARE TELEPHONE PULL BOX FOR FUTURE WALL MOUNTED TELEPHONE OUTLET.
13. SUPPLY & INSTALL 3/4" CONDUIT FROM TELEPHONE BACKBOARD TO TELEPHONE OUTLET BOXES & PULL BOXES. (MAX. 4 OUTLETS PER CONDUIT).
14. PROVIDE & INSTALL EMPTY CONDUIT FROM PANELBOARD 'A' TO PULL BOX RECESSED IN DRYWALL CEILING FOR FUTURE WALL MOUNTED ELECTRICAL DEVICES. INSTALL FISH CORD IN CONDUIT.
15. PROVIDE 4" SQUARE OUTLET BOX & 1 1/4" CONDUIT TO PANELBOARD FOR FUTURE RANGE RECEPTACLE.
ELECTRICAL SPECIFICATIONS:
CONTRACTOR SHALL FURNISH ALL LABOUR, MATERIAL, EQUIPMENT, AND SERVICES NECESSARY FOR AND INCIDENTAL TO THE COMPLETE INSTALLATION OF THE ELECTRICAL WORK. WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT ISSUE IN EFFECT OF THE CSA C22.1 CANADIAN ELECTRICAL CODE, MANITOBA BUILDING CODE AND ALL OTHER APPLICABLE PROVINCIAL, MUNICIPAL LAWS, RULES AND ORDINANCES.
CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND LICENCES.
CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL FOUR (4) SETS OF SHOP DRAWINGS FOR EQUIPMENT INCLUDING PANELBOARDS, LIGHTING FIXTURES AND FIRE ALARM SYSTEM.
ALL WIRING SHALL BE 600V 90°C RATED INSULATED COPPER CONDUCTORS INSTALLED IN CONDUIT, UNLESS OTHERWISE NOTED.
PANELBOARD CIRCUITS SHALL BE CLEARLY IDENTIFIED ON A TYPEWRITTEN DIRECTORY AND PLACED IN THE PANELBOARD DOOR POCKET.
LUMINAIRES SHALL BE AS DESCRIBED IN THE SCHEDULE. CONTRACTOR SHALL SUPPLY ALL NECESSARY HARDWARE TO SUPPORT LUMINAIRES.
CONDUIT SHALL BE EMT FOR INTERIOR INSTALLATIONS AND RIGID GALVANIZED STEEL FOR UNDERGROUND INSTALLATIONS; MIN. 3/4".
CONDUIT RUNS SHALL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING WALLS AND INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
CONTRACTOR SHALL PROVIDE & INSTALL 0.2" POLYPROPYLENE FISH CORD IN ALL EMPTY CONDUITS.
MINIMUM WIRE SIZE FOR LIGHTING BRANCH CIRCUITS AND CONVENIENCE RECEPTACLE BRANCH CIRCUITS SHALL BE #12 AWG.
CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR RECORD PURPOSES A SET OF PRINTS MARKED UP WITH AS-BUILT CONDITIONS.
CONTRACTOR SHALL WARRANTY WORK FOR A PERIOD OF ONE YEAR FROM CONSTRUCTION COMPLETION.
DEVICE BOXES SHALL BE FLUSH MOUNTED WHERE POSSIBLE AND SHALL BE c/w BLANK COVERPLATES WHERE NO DEVICES ARE INSTALLED, WITH PERMANENT BLACK FELT MARKER, INDICATE CIRCUIT NUMBER OR SYSTEM ON BLANK COVERPLATES.
SURFACE MOUNTED DEVICE BOXES SHALL BE CAST FS TYPE.
CONTRACTOR TO ENSURE WALL MOUNTED OUTLET BOXES, PANELS, ETC. WEST OF GRID '2' ARE INSTALLED TO ALLOW FOR FUTURE INSTALLATION OF DRYWALL. DEVICE BOXES TO ULTIMATELY BE RECESSED MOUNTED.
EXTERIOR MOUNTED DUPLEX RECEPTACLES SHALL HAVE WEATHER PROOF DOUBLE LIFT SPRING-LOADED CAST ALUMINUM COVERPLATES c/w GASKETS.
COVER PLATES FOR WIRING DEVICES IN FLUSH MOUNTED OUTLET BOXES SHALL BE STAINLESS STEEL.
PROVIDE 3/4" PLYWOOD BACKING FOR PANELBOARD SUPPORT.
COORDINATE INSTALLATION OF ELECTRICAL DEVICE BOXES TO BE LOCATED ON PERIMETER WALLS OR CEILING WITH OTHER TRADES TO ENSURE THAT BOXES, MOUNTING HARDWARE OR CONDUIT SUPPORTS MAINTAIN THE VAPOUR BARRIER.
CONNECT SYSTEM GROUND TO WATER PIPE AT BUILDING ENTRY. WATER PIPE TO BE SANDED, CLEANED AND PREPARED TO ENSURE ADEQUATE GROUND CONNECTION.
CONTRACTOR TO PROVIDE FIRE ALARM VERIFICATION REPORT.
FIRE ALARM SYSTEM SPECIFICATION:
1. SYSTEM TO INCLUDE:
1. 2 ZONE MICROPROCESSOR BASED CENTRAL CONTROL UNIT IN SEPARATE RECESSED MOUNTED ENCLOSURE c/w 24 VDC POWER SUPPLY, STAND-BY BATTERY, ANNUNCIATION/DISPLAY, PROGRAM CONTROL/SIGNALLING, AUTO DIALER MODULE, TWO INITIATING CIRCUITS, 2 SIGNALING CIRCUITS, SYSTEM TROUBLE INDICATION AND SYSTEM RESET.
2. MANUAL AND AUTOMATIC INITIATING DEVICES
3. AUDIBLE SIGNALING DEVICES
4. END OF LINE RESISTORS
5. WIRING
2. SYSTEM MUST MEET THE REQUIREMENT OF NFPA 72 AND MUST BE CSA/ULC APPROVED.
3. INSTALL SYSTEM IN ACCORDANCE WITH CAN/ULC-S524-M91.
4. ACCEPTABLE PRODUCT: EDWARDS EST1-221 AND COMPATIBLE DEVICES, OR EQUAL.
5. ZONE SCHEDULE:
ELECTRICAL SCOPE OF WORK:
1. PROVIDE ELECTRICAL SERVICE.
2. ROUGH-IN ELECTRICAL ON PERIMETER WALLS AND ON CEILING FOR FUTURE ELECTRICAL DEVICES AND LUMINAIRES. PROVIDE WIRING TO OUTLET BOXES WHERE NOTED.
3. PROVIDE, INSTALL, WIRE AND CONNECT EXTERIOR LUMINAIRES AND PHOTOCELL CONTROL AS INDICATED.
4. PROVIDE, INSTALL, WIRE AND CONNECT TEMPORARY INTERIOR LUMINAIRES AND SWITCH CONTROLS AS INDICATED.
5. PROVIDE, INSTALL, WIRE AND CONNECT DUPLEX RECEPTACLES IN MECHANICAL ROOM, STORAGE AREA AND ON BUILDING EXTERIOR.
6. PROVIDE ROUGH-IN FOR TELEPHONE SERVICE AND OUTLETS.
7. PROVIDE FIRE ALARM SYSTEM AND ALL COMPONENTS AND DEVICES FOR A FULLY OPERATIONAL SYSTEM.
8. PROVIDE ROUGH-IN FOR INTRUSION DETECTION AT ALL EXTERIOR MAN-DOORS.
FIRE ALARM ZONE SCHEDULE
ZONE | DESCRIPTION
Z1 | STORAGE AREA
Z2 | TRAINING/LOCKER AREA
BC1 | BELLS
LEGEND:
CEILING MTD. OUTLET/JUNCTION BOX (NOTE 1)
OUTLET BOX, AS NOTED
WALL MOUNTED SINGLE GANG OUTLET BOX (NOTE 2)
WALL MOUNTED DOUBLE GANG OUTLET BOX (NOTE 3)
2 SWITCHES IN GANG
INDICATES LIGHTS CONTROLLED
EXTERIOR WALL MOUNTED INCANDESCENT LUMINAIRE
PHOTOCELL (NOTE 4)
CEILING MOUNTED INCANDESCENT LUMINAIRE
INDICATES LUMINAIRE TYPE
METER SOCKET
SECURITY DEVICES (NOTE 8)
FIRE ALARM PANEL
SMOKE DETECTOR
MANUAL PULL STATION
HEAT DETECTOR 'F' – DENOTES FIXED TEMPERATURE
FIRE ALARM BELL
DUPLEX RECEPTACLE
DENOTES WEATHERPROOF
TELEPHONE PULL BOX (NOTES 12 & 13)
WALL MOUNTED SINGLE GANG TELEPHONE OUTLET BOX (NOTE 13)
CEILING MOUNTED PULL BOX (NOTE14)
MECH.
NOTE 5
MOUNT AT +36" AFF
NOTE 11
120/240V/1ø/3W SERVICE ENTRANCE PANEL 'A'
2 MECH. RM. PARTIAL PLAN
SCALE: 1/4"=1'-0"
SERVICE ENTRANCE CONDUITS AND CABLING SHALL BE LOCATED SO AS TO BE UNOBTRUSIVE TO SOUTH BUILDING FACE
WPG. HYDRO PAD MOUNTED TRANSFORMER
3C #3/0 TECK90 DIRECT BURIED IN TRENCH (SEE DETAIL 4)
LOCATE METER SOCKET ON WEST FACE OF ARCHITECTURAL VOID. (SEE DETAIL 2)
3C #3/0 RW90 IN 2"C
PANEL 'A'
3 SINGLE LINE DIAGRAM
SCALE: N.T.S.
COMPACTED BACKFILL
24"(MIN.)
MARKER TAPE
12"
TECK CABLE
6" SAND BEDDING
6" (MIN.)
4 CABLE TRENCH DETAIL
SCALE: N.T.S.
SUPPLY: 120/240V 1ø 3W
MAINS AMPACITY: 225A
INCOMING: ■ BREAKER □ LUGS
MAIN BREAKER REQUIRED: ■ YES □ NO
MAIN BREAKER AMPS: 200A
BUS MATERIAL: ■ COPPER □ ALUMINUM
BUS AND BREAKER RATING: 10 kA (SYM.) I.C.
NAME PLATE:
PANEL 'A'
LOCATION: FUTURE MECH. RM.
MOUNTING: ■ SURFACE □ FLUSH
MANUFACTURER: CUTLER-HAMMER/FEDERAL PIONEER
MODEL NO: PDW-R-LINE 1 / NBLP
BREAKER: □ PLUG-IN ■ BOLT-ON
BREAKER TYPE: BAB/NB
CKT | | VA | P | BKR | A | B | C | BKR | P | VA | | CKT
1 | FUTURE LIGHTING CIRCUIT | 400 | 1 | 15 | ● | | | 15 | 1 | – | FUTURE RECEPTACLES | 2
3 | LIGHTING – EXTERIOR | 600 | 1 | 15 | | ● | | 15 | 1 | – | FUTURE RECEPTACLES | 4
5 | FUTURE LIGHTING CIRCUIT | 100 | 1 | 15 | | | ● | 15 | 2 | – | FUTURE KITCHEN RECEPTACLES | 6
7 | FUTURE LIGHTING CIRCUIT | | 1 | 15 | ● | | | | | | | 8
9 | LIGHTING – STORAGE AREA | 300 | 1 | 15 | | ● | | 15 | 2 | – | FUTURE KITCHEN RECEPTACLES | 10
11 | LIGHTING – STORAGE AREA | 300 | 1 | 15 | | | ● | | | | | 12
13 | SPARE | | 1 | 15 | ● | | | | | | | 14
15 | | | 1 | 15 | | ● | | 50 | 2 | – | FUTURE RANGE OUTLET | 16
17 | | | 1 | 15 | | | ● | 15 | 1 | – | FUTURE FRIDGE RECEPTACLE | 18
19 | | | 1 | 15 | ● | | | 15 | 1 | – | FUTURE RECEPTACLES | 20
21 | SPACE | | | | | ● | | 15 | 1 | 200 | RECEPTACLES – MECHANICAL ROOM | (1) 22
23 | | | | | | | ● | 15 | 1 | – | FUTURE RECEPTACLES | 24
25 | | | | | ● | | | 15 | 1 | 300 | RECEPTACLES – STORAGE AREA | (3) 26
27 | | | | | | ● | | 15 | 1 | 300 | RECEPTACLES – STORAGE AREA | (3) 28
29 | | | | | ● | | | 15 | 1 | 200 | RECEPTACLES – STORAGE AREA | (2) 30
31 | | | | | | | ● | 15 | 1 | 200 | RECEPTACLES – EXTERIOR | (2) 32
33 | | | | | ● | | | 15 | 1 | 200 | RECEPTACLES – EXTERIOR | (1) 34
35 | | | | | | ● | | 15 | 1 | – | FUTURE RECEPTACLES | 36
37 | | | | | ● | | | 15 | 1 | – | FUTURE RECEPTACLES | 38
39 | | | | | | | ● | 15 | 1 | – | FUTURE RECEPTACLES | 40
41 | FIRE ALARM PANEL | 500 | 1 | 15 | | | ● | 15 | 1 | – | SPARE | 42
LUMINAIRE SCHEDULE
TYPE | DESCRIPTION | VOLTAGE | LAMPS | APPROVED MANUFACTURERS
A | EXTERIOR WALL MOUNTED LUMINAIRE c/w TAMPER RESISTANT SCREWS, POLYCARBONATE LENS AND CAST ALUMINUM HOUSING WITH DARK BRONZE FINISH. PROVIDE – 40° BALLAST | 120V | 1-50W HPS EMRL 20000 HRS | DEVINE: BCW35-50HPS-DBZ
B | PORCELAIN LAMP HOLDER (NOTE 10) | 120V | 1-100W A-19 | GENERIC
C | PORCELAIN LAMP HOLDER c/w PULL CHAIN | 120V | 1-100W A-19 | GENERIC
0 22/07/97 ISSUED FOR TENDER
NO. D/M/Y DESCRIPTION BY
REVISIONS / ISSUE
A. SECTION LETTER OR DETAIL NUMBER
B. DRAWING WHERE SECTION OR DETAIL IS DRAWN
OR
DRAWING WHERE SECTION OR DETAIL WAS INDICATED
— SECTION OR DETAIL SHOWN ON SAME DRAWING
KGS GROUP CONSULTING ENGINEERS & PROJECT MANAGERS
WINNIPEG (204) 896-1209
THUNDER BAY (807) 345-2233
CLIENT: MANITOBA PADDLING ASSOCIATION
PROJECT: PROPOSED TRAINING FACILITY CHURCHILL DRIVE, WINNIPEG
DWG. DESCRIPTION: ELECTRICAL POWER & LIGHTING FLOOR PLAN & SCHEDULES
ENG. STAMP: PROVINCE OF MANITOBA R.B. GUPPY
DESIGNED: SJ DRAWN: CCK/MMP CHECKED: RBG
APPROVED:
SCALE: AS NOTED DATE: JUNE 1997
DWG. NO. 96-354-01E1 REV. 0
KGS FILE NO: 96-354-01E1
24-SEP/2001 SCALE AS



SCOPE OF WORK:
SUPPLY AND INSTALL COMPLETE DRAINAGE AND VENT PIPING FOR THE AREAS INDICATED.

GENERAL NOTES:
1. CONFORM TO CANADIAN PLUMBING CODE FOR DESIGN, SUPPLY AND INSTALLATION OF PLUMBING SYSTEM. RUN DRAINAGE PIPING UNDER FLOOR SLAB AND SLOPE A MINIMUM OF 1/4" PER FOOT.
2. ALL PLUMBING ROUTING AS SHOWN ON DRAWINGS IS APPROXIMATE ONLY. CONFIRM DETAILS WITH PLUMBING INSPECTOR REGARDING INSTALLATION AND VENTING REQUIREMENTS.
3. ALL FLOOR DRAINS TO BE TRAPPED. PROVIDE TRAP SEAL PRIMER PIPING FOR FLOOR DRAINS, EXTEND TO NEAREST FIXTURE.
4. VENT PIPING TO BE RUN AS PER CANADIAN PLUMBING CODE AND CITY OF WINNIPEG STANDARDS.
5. INSTALL BURIED PIPE ON 6" BED OF CLEAN WASHED SAND, SHAPED TO ACCOMMODATE HUBS AND FITTINGS, TO LINE AND GRADE AS INDICATED. BACKFILL WITH 6" OF CLEAN WASHED SAND.
6. SUPPLY AND INSTALL ALL PIPING IN AND BELOW THE FLOOR SLAB FOR CONNECTIONS TO FIXTURES IN FUTURE. CAP OPEN PIPING ABOVE FLOOR SLAB.
7. CONTRACTOR TO DETERMINE LOCATIONS FOR FUTURE FIXTURES BASED ON INFORMATION PROVIDED ON ARCHITECTURAL DRAWINGS.
8. MARK LOCATIONS OF BURIED DRAINAGE AND WATER PIPING.

KEY NOTES:
1. NEW 4"ø DRAINAGE LINE. DOWNSTREAM OF BACKWATER VALVE DROP TO BELOW FROST LINE. (7'-0" BELOW GRADE) EXTEND 10'-0" AWAY FROM THE BUILDING AND CAP.
2. NEW 3/4"ø WATER LINE. DROP BELOW FROST LINE (7'-0" BELOW GRADE). EXTEND 10'-0" AWAY FROM THE BUILDING AND CAP. PROVIDE PVC PIPE SLEEVE FOR WATER RISER.
3. CAP NEW WATER LINE STUB 12" ABOVE GRADE. WATER LINE PIPE TO BE COPPER TUBE, HARD DRAWN, TYPE K TO ASTM B88M WITH WROUGHT COPPER FITTINGS, SOLDER TYPE TO ANSI/ASME B16.22.
4. NEW DRAINAGE LINES TO BE PVC-DWV PIPE TO CAN/CSA-B181.2 AND B182.1 WITH SOLVENT WELD JOINTS TO ASTM D2564.
5. FLOOR DRAIN TO COME WITH TRAP PRIMER CONNECTION. DURA-COATED CAST IRON BODY, POLISHED NICKEL BRONZE STRAINER c/w GRATE AND 3" CONNECTION. ACCEPTABLE PRODUCT: "ZURN" ZN-211-B.
6. SHOWER DRAIN, DURA-COATED CAST IRON BODY, POLISHED NICKEL BRONZE STRAINER HEAD WITH GRADE c/w A 5" STRAINER AND 3" CONNECTION. ACCEPTABLE PRODUCT: "ZURN" ZN-211-B.
7. BACKWATER VALVE: DURA-COATED CAST IRON BODY, CLEANOUT FERRULE WITH SECURED GASKETED COVER, ADJUSTABLE HOUSING, FRAME AND COVER, BRASS BACKWATER VALVE ASSEMBLY, HUB AND SPIGOT CONNECTION. ACCEPTABLE PRODUCT: "ZURN" Z-1095-15.
8. CLEANOUT, DURA-COATED CAST IRON BODY, ADJUSTABLE HEAD WITH THREAD PROTECTOR, THREADED PLUG, LEAD SEAL, SQUARE DURA-COATED CAST IRON FRAME AND COVER, FRAME SECURING SCREWS, STAINLESS STEEL CENTER SECURING SCREW. ACCEPTABLE PRODUCT: "ZURN" Z-1410-3.

LEGEND:
- P1 SHOWER FLOOR DRAIN
- P2 FLOOR DRAIN
- P3 WATER CLOSET (FUTURE)
- P3A WATER CLOSET (HANDICAP) (FUTURE)
- P4 URINAL (FUTURE)
- P5 SINK (FUTURE)
- P6 KITCHEN SINK (FUTURE)
- P7 DOMESTIC HOT WATER TANK (FUTURE)
- UNDER FLOOR SLAB DRAINAGE PIPING
- UNDER FLOOR SLAB DOMESTIC WATER PIPING
- RISER UP
- RISER DOWN
- C.O. CLEANOUT

NO.	D/M/Y	DESCRIPTION	BY
0	11/07/97	ISSUED FOR TENDER	KGS
A	06/06/97	ISSUED FOR REVIEW	RBB

REVISIONS / ISSUE

A SECTION LETTER OR DETAIL NUMBER
B DRAWING WHERE SECTION OR DETAIL IS DRAWN
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DRAWING WHERE SECTION OR DETAIL WAS INDICATED
— SECTION OR DETAIL SHOWN ON SAME DRAWING

KGS GROUP CONSULTING ENGINEERS & PROJECT MANAGERS
WINNIPEG (204) 896-1209
THUNDER BAY (807) 345-2333

CLIENT: MANITOBA PADDLING ASSOCIATION

PROJECT: PROPOSED TRAINING FACILITY
CHURCHILL DRIVE, WINNIPEG

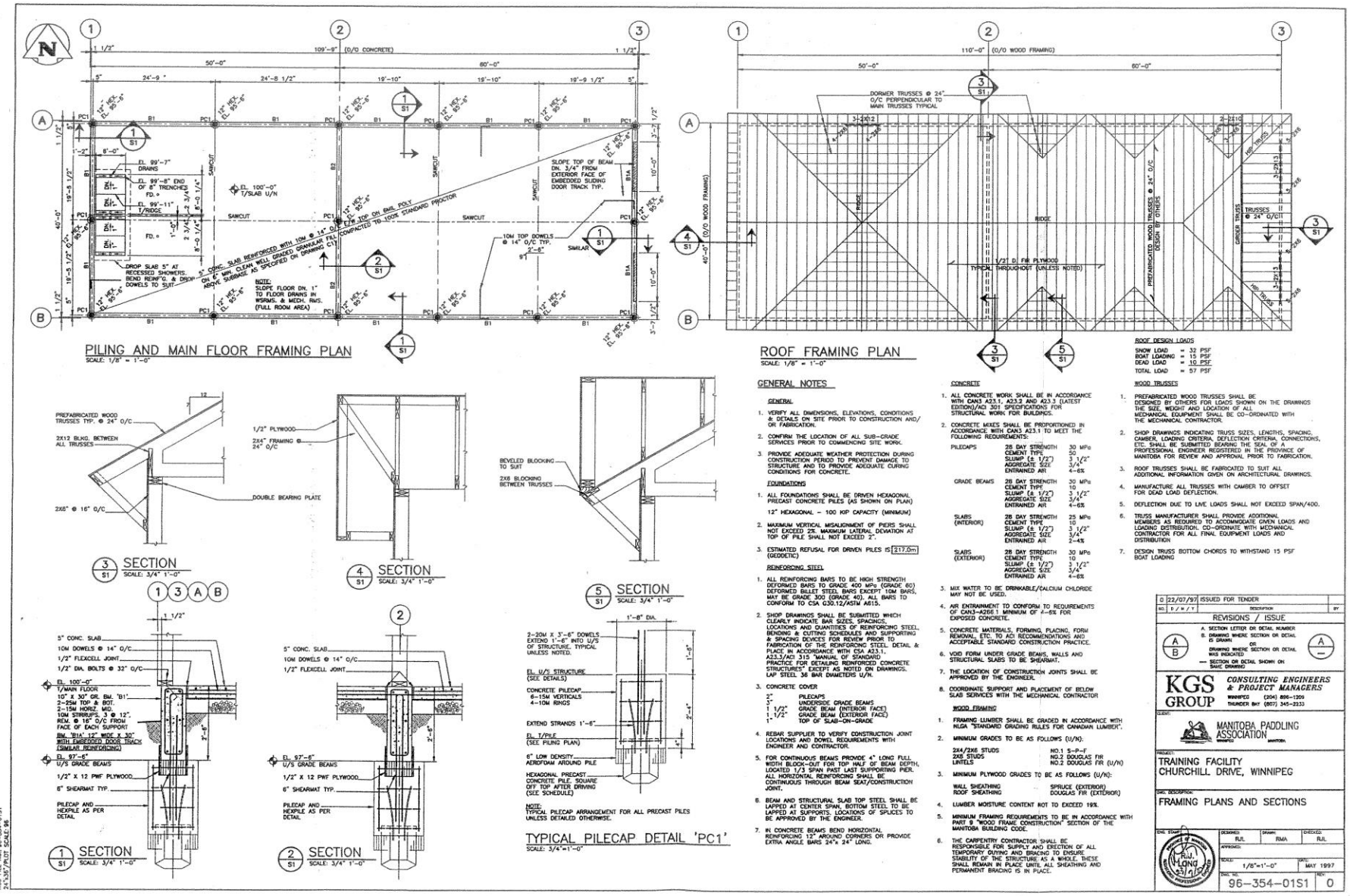
DWG. DESCRIPTION: MECHANICAL FLOOR PLAN PLUMBING

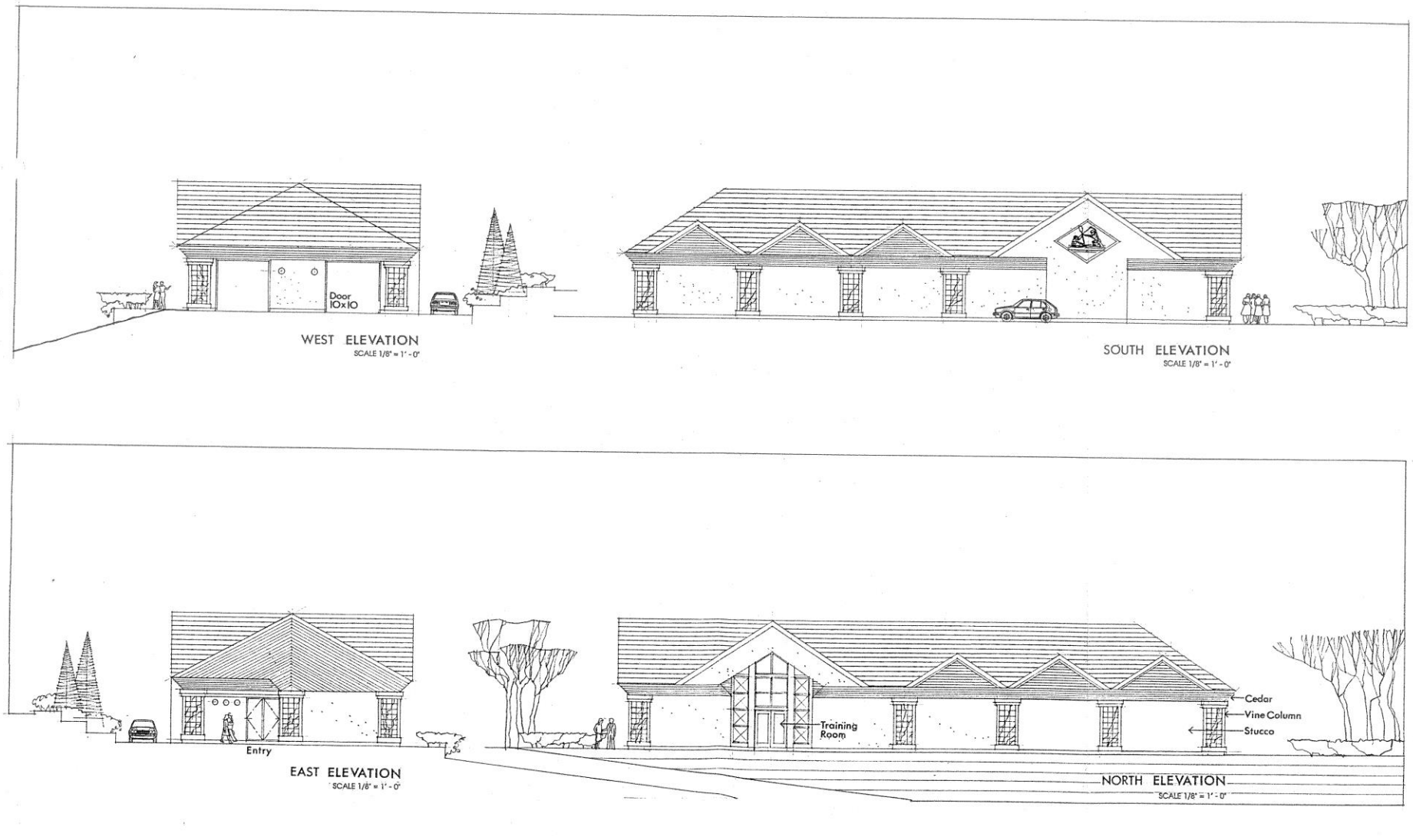
ENG. STAMP: PROVINCE OF MANITOBA R.B. BODNAR

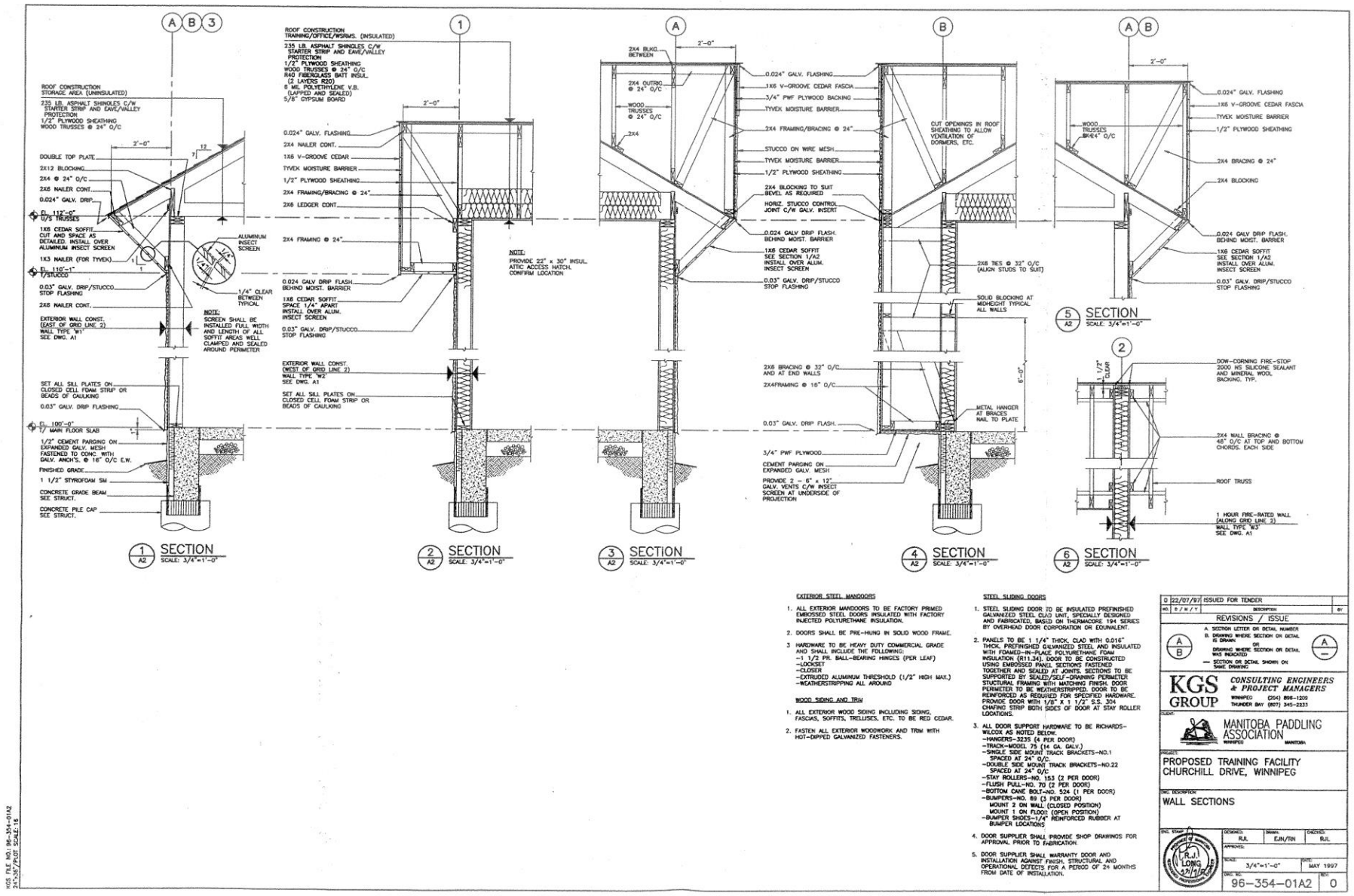
DESIGNED:	DRAWN:	CHECKED:
MM	VJH	RBB

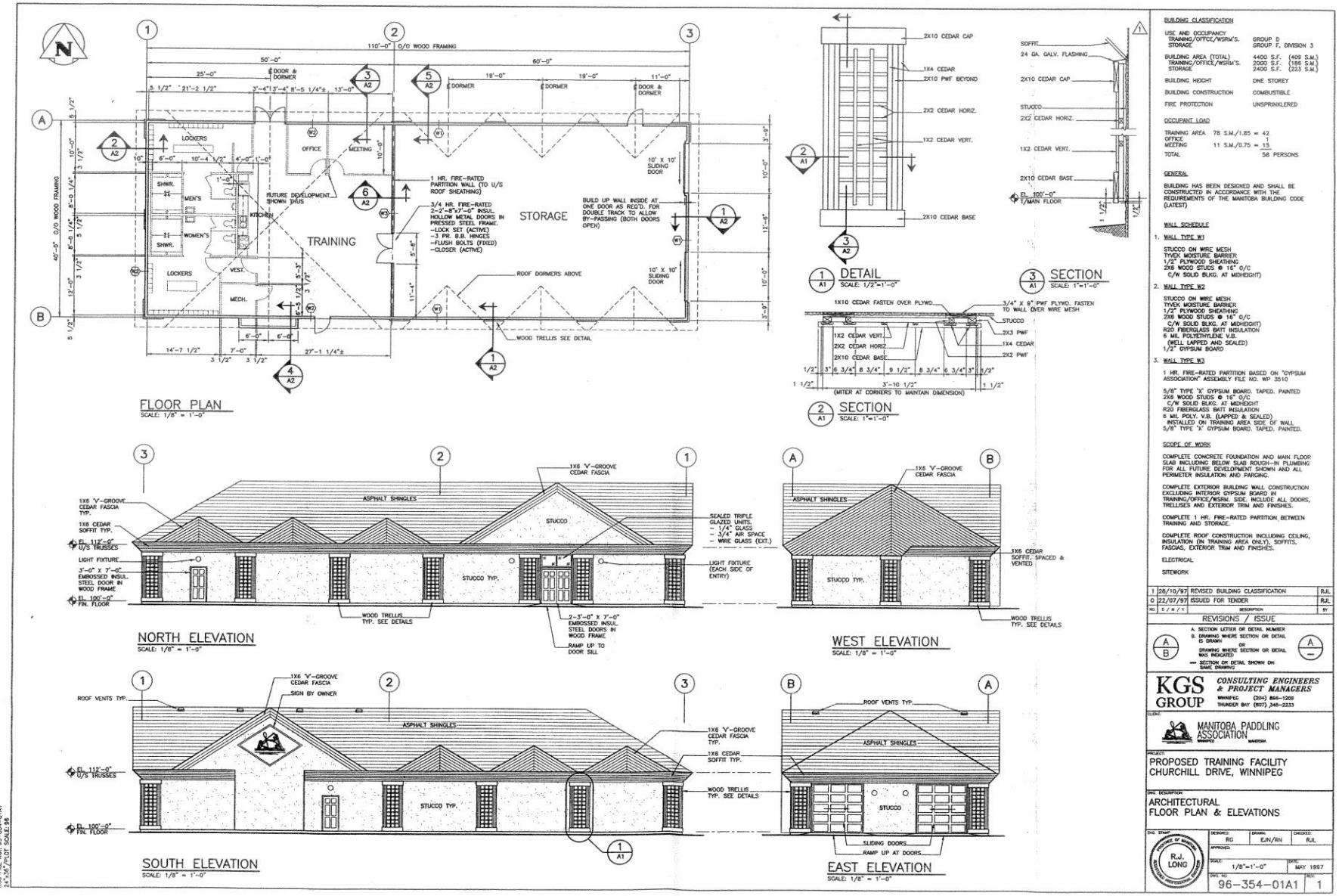
APPROVED:
SCALE: 1/4"=1'-0" DATE: JUNE 1997
DWG. NO. 96-354-01M1 REV. 0

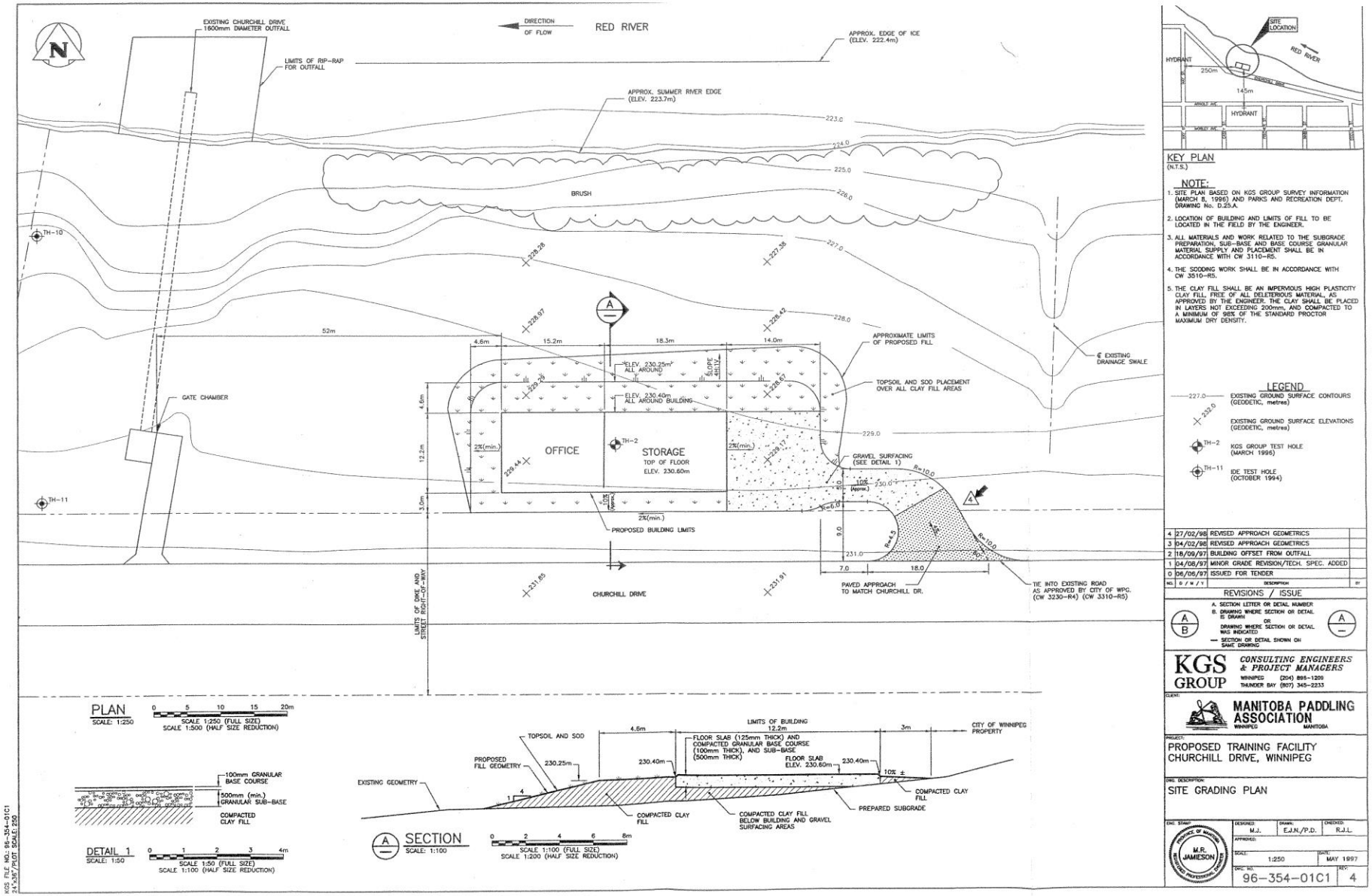
KGS FILE NO: 96-354-01M1.MRV0.dwg
24"x36" PLOT SCALE: 96


PILING AND MAIN FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"
ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"
3 S1 SECTION
SCALE: 3/4" = 1'-0"
4 S1 SECTION
SCALE: 3/4" = 1'-0"
5 S1 SECTION
SCALE: 3/4" = 1'-0"
1 S1 SECTION
SCALE: 3/4" = 1'-0"
2 S1 SECTION
SCALE: 3/4" = 1'-0"
TYPICAL PILECAP DETAIL 'PC1'
SCALE: 3/4"=1'-0"
GENERAL NOTES
CONCRETE
WOOD TRUSSES
ROOF DESIGN LOADS
SNOW LOAD = 32 PSF
BOAT LOADING = 15 PSF
DEAD LOAD = 10 PSF
TOTAL LOAD = 57 PSF
REVISIONS / ISSUE
0 22/07/97 ISSUED FOR TENDER
KGS GROUP CONSULTING ENGINEERS & PROJECT MANAGERS
MANITOBA PADDLING ASSOCIATION
TRAINING FACILITY
CHURCHILL DRIVE, WINNIPEG
FRAMING PLANS AND SECTIONS
DESIGNED: RJL DRAWN: RMA CHECKED: RJL
APPROVED:
SCALE: 1/8"=1'-0" DATE: MAY 1997
ENG. NO. 96-354-01S1 REV. 0


Door
10x10
WEST ELEVATION
SCALE 1/8" = 1' - 0"
SOUTH ELEVATION
SCALE 1/8" = 1' - 0"
Entry
EAST ELEVATION
SCALE 1/8" = 1' - 0"
Training
Room
Cedar
Vine Column
Stucco
NORTH ELEVATION
SCALE 1/8" = 1' - 0"
96-554-01


1 SECTION SCALE: 3/4"=1'-0"
2 SECTION SCALE: 3/4"=1'-0"
3 SECTION SCALE: 3/4"=1'-0"
4 SECTION SCALE: 3/4"=1'-0"
5 SECTION SCALE: 3/4"=1'-0"
6 SECTION SCALE: 3/4"=1'-0"
EXTERIOR STEEL MANDOORS
1. ALL EXTERIOR MANDOORS TO BE FACTORY PRIMED EMBOSSED STEEL DOORS INSULATED WITH FACTORY INJECTED POLYURETHANE INSULATION.
2. DOORS SHALL BE PRE-HUNG IN SOLID WOOD FRAME.
3. HARDWARE TO BE HEAVY DUTY COMMERCIAL GRADE AND SHALL INCLUDE THE FOLLOWING:
-1 1/2 PR. BALL-BEARING HINGES (PER LEAF)
-LOCKSET
-CLOSER
-EXTRUDED ALUMINUM THRESHOLD (1/2" HIGH MAX.)
-WEATHERSTRIPPING ALL AROUND
WOOD SIDING AND TRIM
1. ALL EXTERIOR WOOD SIDING INCLUDING SIDING, FASCIAS, SOFFITS, TRELLISES, ETC. TO BE RED CEDAR.
2. FASTEN ALL EXTERIOR WOODWORK AND TRIM WITH HOT-DIPPED GALVANIZED FASTENERS.
STEEL SLIDING DOORS
1. STEEL SLIDING DOOR TO BE INSULATED PREFINISHED GALVANIZED STEEL CLAD UNIT, SPECIALLY DESIGNED AND FABRICATED, BASED ON THERMACORE 194 SERIES BY OVERHEAD DOOR CORPORATION OR EQUIVALENT.
2. PANELS TO BE 1 1/4" THICK, CLAD WITH 0.016" THICK, PREFINISHED GALVANIZED STEEL AND INSULATED WITH FOAMED-IN-PLACE POLYURETHANE FOAM INSULATION (R11.24). DOOR TO BE CONSTRUCTED USING EMBOSSED PANEL SECTIONS FASTENED TOGETHER AND SEALED AT JOINTS. SECTIONS TO BE SUPPORTED BY SEALED/SELF-DRAINING PERIMETER STRUCTURAL FRAMING WITH MATCHING FINISH. DOOR PERIMETER TO BE WEATHERSTRIPPED. DOOR TO BE REINFORCED AS REQUIRED FOR SPECIFIED HARDWARE. PROVIDE DOOR WITH 1/8" X 1 1/2" S.S. 304 CHAFING STRIP BOTH SIDES OF DOOR AT STAY ROLLER LOCATIONS.
3. ALL DOOR SUPPORT HARDWARE TO BE RICHARDS-WILCOX AS NOTED BELOW.
-HANGERS-3235 (4 PER DOOR)
-TRACK-MODEL 75 (14 GA. GALV.)
-SINGLE SIDE MOUNT TRACK BRACKETS-NO.1 SPACED AT 24" O/C.
-DOUBLE SIDE MOUNT TRACK BRACKETS-NO.22 SPACED AT 24" O/C
-STAY ROLLERS-NO. 153 (2 PER DOOR)
-FLUSH PULL-NO. 70 (2 PER DOOR)
-BOTTOM CANE BOLT-NO. 524 (1 PER DOOR)
-BUMPERS-NO. 89 (3 PER DOOR)
MOUNT 2 ON WALL (CLOSED POSITION)
MOUNT 1 ON FLOOR (OPEN POSITION)
-BUMPER SHOES-1/4" REINFORCED RUBBER AT BUMPER LOCATIONS
4. DOOR SUPPLIER SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
5. DOOR SUPPLIER SHALL WARRANTY DOOR AND INSTALLATION AGAINST FINISH, STRUCTURAL AND OPERATIONAL DEFECTS FOR A PERIOD OF 24 MONTHS FROM DATE OF INSTALLATION.
0 22/07/97 ISSUED FOR TENDER
NO. D/M/Y DESCRIPTION BY
REVISIONS / ISSUE
KGS GROUP CONSULTING ENGINEERS & PROJECT MANAGERS
WINNIPEG (204) 896-1209
THUNDER BAY (807) 345-2333
CLIENT: MANITOBA PADDLING ASSOCIATION
PROJECT: PROPOSED TRAINING FACILITY CHURCHILL DRIVE, WINNIPEG
DWG. DESCRIPTION: WALL SECTIONS
DESIGNED: RJL DRAWN: EJN/TRN CHECKED: RJL
APPROVED:
SCALE: 3/4"=1'-0" DATE: MAY 1997
DWG. NO. 96-354-01A2 REV. 0


FLOOR PLAN
SCALE: 1/8" = 1'-0"
TRAINING
STORAGE
OFFICE
MEETING
KITCHEN
LOCKERS
MEN'S
WOMEN'S
SHWR.
VEST.
MECH.
FUTURE DEVELOPMENT SHOWN THUS
1 HR. FIRE-RATED PARTITION WALL (TO U/S ROOF SHEATHING)
3/4 HR. FIRE-RATED 2'-2"x7'-0" INSUL. HOLLOW METAL DOORS IN PRESSED STEEL FRAME. -LOCK SET (ACTIVE) -3 PR. B.B. HINGES -FLUSH BOLTS (FIXED) -CLOSER (ACTIVE)
BUILD UP WALL INSIDE AT ONE DOOR AS REQ'D. FOR DOUBLE TRACK TO ALLOW BY-PASSING (BOTH DOORS OPEN)
10' X 10' SLIDING DOOR
ROOF DORMERS ABOVE
WOOD TRELLIS SEE DETAIL
110'-0" O/O WOOD FRAMING
40'-0" O/O WOOD FRAMING
DETAIL
SCALE: 1/2"=1'-0"
2X10 CEDAR CAP
1X4 CEDAR
2X10 PWF BEYOND
2X2 CEDAR HORIZ.
1X2 CEDAR VERT.
2X10 CEDAR BASE
SECTION
SCALE: 1"=1'-0"
SOFFIT
24 GA. GALV. FLASHING
STUCCO
EL. 100'-0" T/MAIN FLOOR
1X10 CEDAR FASTEN OVER PLYWD.
3/4" X 9" PWF PLYWD. FASTEN TO WALL OVER WIRE MESH
2X3 PWF
2X2 PWF
(MITER AT CORNERS TO MAINTAIN DIMENSION)
SECTION
SCALE: 1"=1'-0"
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
1X6 'V'-GROOVE CEDAR FASCIA
1X6 CEDAR SOFFIT TYP.
ASPHALT SHINGLES
STUCCO
STUCCO TYP.
EL. 112'-0" U/S TRUSSES
EL. 100'-0" FIN. FLOOR
LIGHT FIXTURE
3'-0" x 7'-0" EMBOSSED INSUL. STEEL DOOR IN WOOD FRAME
SEALED TRIPLE GLAZED UNITS: - 1/4" GLASS - 3/4" AIR SPACE - WIRE GLASS (EXT.)
LIGHT FIXTURE (EACH SIDE OF ENTRY)
WOOD TRELLIS TYP. SEE DETAILS
2-3'-0" x 7'-0" EMBOSSED INSUL. STEEL DOORS IN WOOD FRAME
RAMP UP TO DOOR SILL
WEST ELEVATION
SCALE: 1/8" = 1'-0"
1X6 CEDAR SOFFIT, SPACED & VENTED
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
ROOF VENTS TYP.
SIGN BY OWNER
1X6 CEDAR SOFFIT TYP.
EAST ELEVATION
SCALE: 1/8" = 1'-0"
SLIDING DOORS
RAMP UP AT DOORS
BUILDING CLASSIFICATION
USE AND OCCUPANCY
TRAINING/OFFICE/WSRM'S. STORAGE
GROUP D
GROUP F, DIVISION 3
BUILDING AREA (TOTAL)
TRAINING/OFFICE/WSRM'S.
STORAGE
4400 S.F. (409 S.M.)
2000 S.F. (186 S.M.)
2400 S.F. (223 S.M.)
BUILDING HEIGHT
ONE STOREY
BUILDING CONSTRUCTION
COMBUSTIBLE
FIRE PROTECTION
UNSPRINKLERED
OCCUPANT LOAD
TRAINING AREA 78 S.M./1.85 = 42
OFFICE 1
MEETING 11 S.M./0.75 = 15
TOTAL 58 PERSONS
GENERAL
BUILDING HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANITOBA BUILDING CODE (LATEST)
WALL SCHEDULE
1. WALL TYPE W1
STUCCO ON WIRE MESH
TYVEK MOISTURE BARRIER
1/2" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" O/C C/W SOLID BLKG. AT MIDHEIGHT)
2. WALL TYPE W2
STUCCO ON WIRE MESH
TYVEK MOISTURE BARRIER
1/2" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" O/C C/W SOLID BLKG. AT MIDHEIGHT)
R20 FIBERGLASS BATT INSULATION
6 MIL POLYETHYLENE V.B. (WELL LAPPED AND SEALED)
1/2" GYPSUM BOARD
3. WALL TYPE W3
1 HR. FIRE-RATED PARTITION BASED ON "GYPSUM ASSOCIATION" ASSEMBLY FILE NO. WP 3510
5/8" TYPE 'X' GYPSUM BOARD. TAPED. PAINTED
2X6 WOOD STUDS @ 16" O/C C/W SOLID BLKG. AT MIDHEIGHT
R20 FIBERGLASS BATT INSULATION
6 MIL POLY. V.B. (LAPPED & SEALED) INSTALLED ON TRAINING AREA SIDE OF WALL
5/8" TYPE 'X' GYPSUM BOARD. TAPED. PAINTED.
SCOPE OF WORK
COMPLETE CONCRETE FOUNDATION AND MAIN FLOOR SLAB INCLUDING BELOW SLAB ROUGH-IN PLUMBING FOR ALL FUTURE DEVELOPMENT SHOWN AND ALL PERIMETER INSULATION AND PARGING.
COMPLETE EXTERIOR BUILDING WALL CONSTRUCTION EXCLUDING INTERIOR GYPSUM BOARD IN TRAINING/OFFICE/WSRM. SIDE. INCLUDE ALL DOORS, TRELLISES AND EXTERIOR TRIM AND FINISHES.
COMPLETE 1 HR. FIRE-RATED PARTITION BETWEEN TRAINING AND STORAGE.
COMPLETE ROOF CONSTRUCTION INCLUDING CEILING, INSULATION (IN TRAINING AREA ONLY), SOFFITS, FASCIAS, EXTERIOR TRIM AND FINISHES.
ELECTRICAL
SITEWORK
1 28/10/97 REVISED BUILDING CLASSIFICATION RJL
0 22/07/97 ISSUED FOR TENDER RJL
NO. DATE DESCRIPTION BY
REVISIONS / ISSUE
A. SECTION LETTER OR DETAIL NUMBER
B. DRAWING WHERE SECTION OR DETAIL IS DRAWN
OR
DRAWING WHERE SECTION OR DETAIL WAS INDICATED
— SECTION OR DETAIL SHOWN ON SAME DRAWING
KGS GROUP CONSULTING ENGINEERS & PROJECT MANAGERS
WINNIPEG (204) 896-1200
THUNDER BAY (807) 345-2323
CLIENT:
MANITOBA PADDLING ASSOCIATION
PROJECT:
PROPOSED TRAINING FACILITY
CHURCHILL DRIVE, WINNIPEG
DWG. DESCRIPTION:
ARCHITECTURAL
FLOOR PLAN & ELEVATIONS
DWG. STAMP
R.J. LONG
DESIGNED: RG
DRAWN: EJN/RN
CHECKED: RJL
APPROVED:
SCALE: 1/8"=1'-0"
DATE: MAY 1997
DWG. NO. 96-354-01A1
REV. 1
KGS FILE NO: 96-354-01A1
24"x36" PLOT SCALE: 1/8



KEY PLAN
(N.T.S.)

NOTE:

1. SITE PLAN BASED ON KGS GROUP SURVEY INFORMATION (MARCH 8, 1996) AND PARKS AND RECREATION DEPT. DRAWING No. D.25.A.
2. LOCATION OF BUILDING AND LIMITS OF FILL TO BE LOCATED IN THE FIELD BY THE ENGINEER.
3. ALL MATERIALS AND WORK RELATED TO THE SUBGRADE PREPARATION, SUB-BASE AND BASE COURSE GRANULAR MATERIAL SUPPLY AND PLACEMENT SHALL BE IN ACCORDANCE WITH CW 3110-R5.
4. THE SODDING WORK SHALL BE IN ACCORDANCE WITH CW 3510-R5.
5. THE CLAY FILL SHALL BE AN IMPERVIOUS HIGH PLASTICITY CLAY FILL, FREE OF ALL DELETERIOUS MATERIAL, AS APPROVED BY THE ENGINEER. THE CLAY SHALL BE PLACED IN LAYERS NOT EXCEEDING 200mm, AND COMPACTED TO A MINIMUM OF 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.

LEGEND

- 227.0 — EXISTING GROUND SURFACE CONTOURS (GEODETIC, metres)
- 232.0 — EXISTING GROUND SURFACE ELEVATIONS (GEODETIC, metres)
- TH-2 — KGS GROUP TEST HOLE (MARCH 1996)
- TH-11 — IDE TEST HOLE (OCTOBER 1994)

NO.	D / M / Y	DESCRIPTION	BY
4	27/02/98	REVISED APPROACH GEOMETRICS	
3	04/02/98	REVISED APPROACH GEOMETRICS	
2	18/09/97	BUILDING OFFSET FROM OUTFALL	
1	04/08/97	MINOR GRADE REVISION/TECH. SPEC. ADDED	
0	06/06/97	ISSUED FOR TENDER	

REVISIONS / ISSUE

A. SECTION LETTER OR DETAIL NUMBER
B. DRAWING WHERE SECTION OR DETAIL IS DRAWN
OR
DRAWING WHERE SECTION OR DETAIL WAS INDICATED
— SECTION OR DETAIL SHOWN ON SAME DRAWING

KGS GROUP CONSULTING ENGINEERS & PROJECT MANAGERS
WINNIPEG (204) 896-1200
THUNDER BAY (807) 345-2233

CLIENT: MANITOBA PADDLING ASSOCIATION
WINNIPEG MANITOBA

PROJECT: PROPOSED TRAINING FACILITY
CHURCHILL DRIVE, WINNIPEG

DWG. DESCRIPTION: SITE GRADING PLAN

ENG. STAMP: PROVINCE OF MANITOBA M.R. JAMIESON REGISTERED PROFESSIONAL ENGINEER

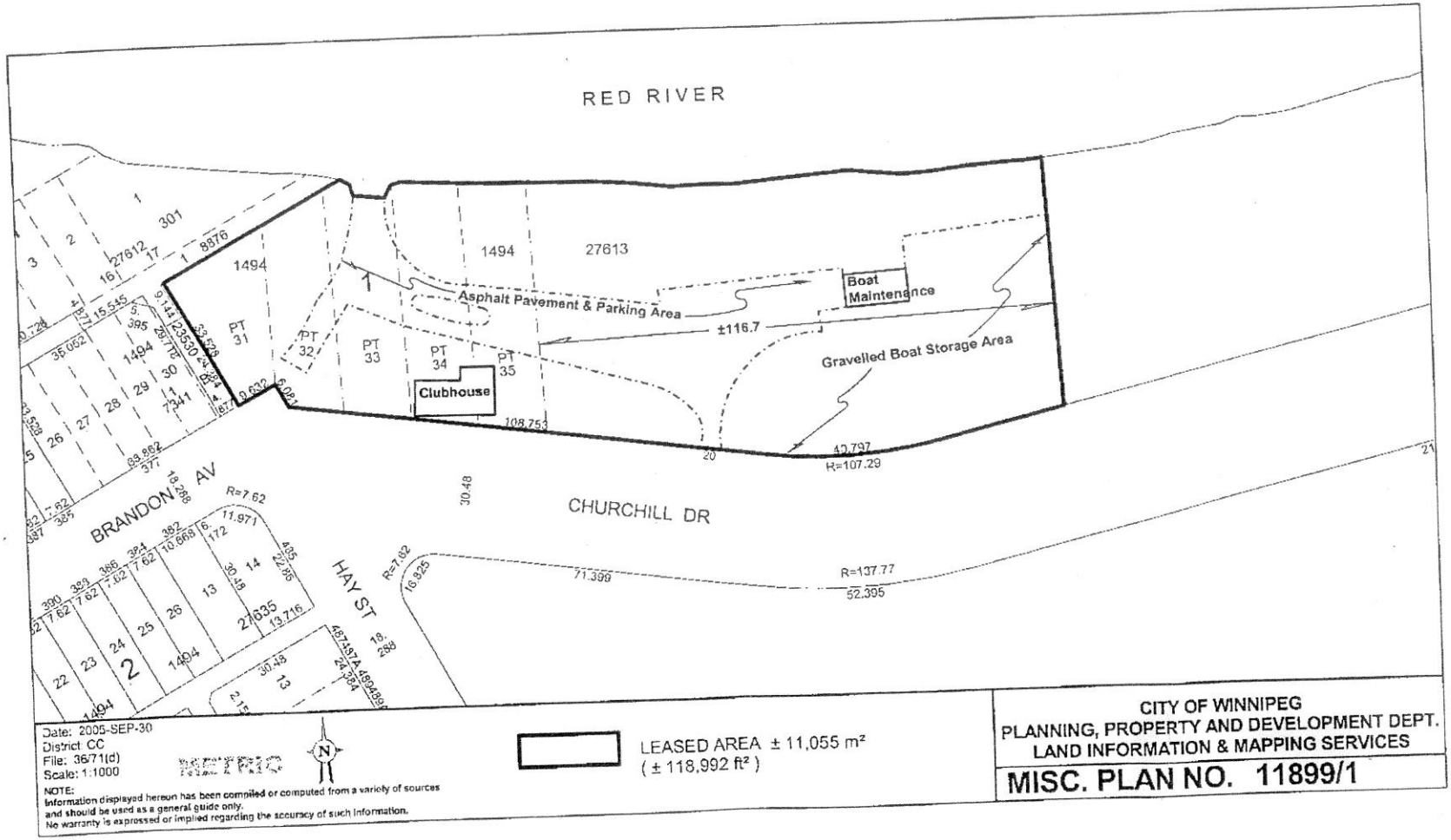
DESIGNED	DRAWN	CHECKED
M.J.	EJN./P.D.	R.J.L.

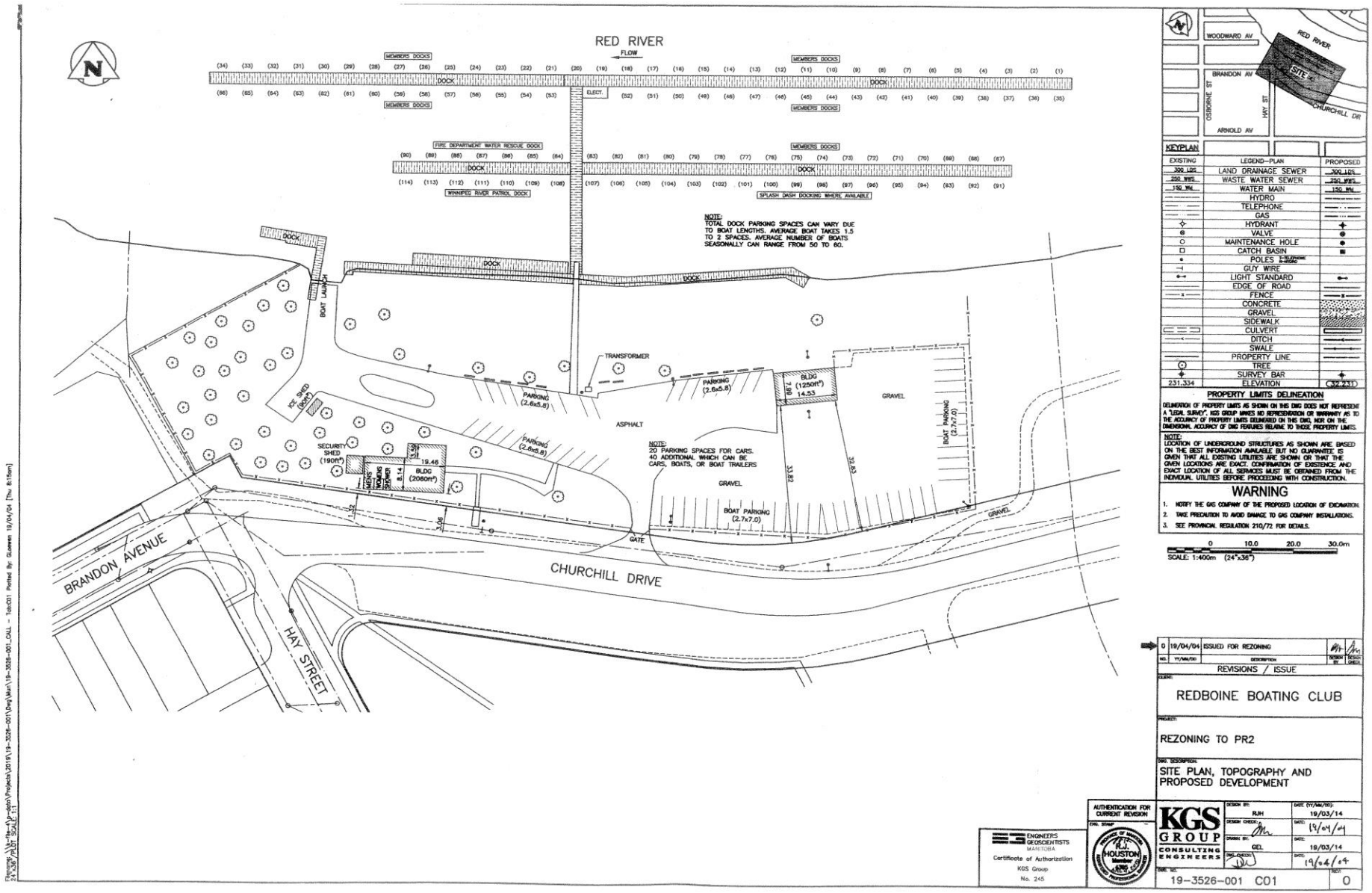
APPROVED:

SCALE: 1:250 DATE: MAY 1997

DWG. NO. 96-354-01C1 REV: 4

Schedule "A"


RED RIVER
1494
27613
Asphalt Pavement & Parking Area
Boat Maintenance
±116.7
Gravelled Boat Storage Area
Clubhouse
PT 31
PT 32
PT 33
PT 34
PT 35
108.753
42.797
R=107.29
BRANDON AV
R=7.62
CHURCHILL DR
30.48
HAY ST
71.399
R=137.77
52.395
16.825
Date: 2005-SEP-30
District: CC
File: 36/71(d)
Scale: 1:1000
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.
LEASED AREA ± 11,055 m²
(± 118,992 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11899/1


RED RIVER
FLOW
MEMBERS DOCKS
DOCK
ELECT.
FIRE DEPARTMENT WATER RESCUE DOCK
WINNIPEG RIVER PATROL DOCK
SPLASH DASH DOCKING WHERE AVAILABLE
NOTE:
TOTAL DOCK PARKING SPACES CAN VARY DUE TO BOAT LENGTHS. AVERAGE BOAT TAKES 1.5 TO 2 SPACES. AVERAGE NUMBER OF BOATS SEASONALLY CAN RANGE FROM 50 TO 60.
BOAT LAUNCH
TRANSFORMER
PARKING (2.6x5.8)
ASPHALT
BLDG (1250ft²) 14.53
GRAVEL
BOAT PARKING (2.7x7.0)
ICE SHED (80ft²)
SECURITY SHED (190ft²)
BLDG (2060ft²)
NOTE:
20 PARKING SPACES FOR CARS. 40 ADDITIONAL WHICH CAN BE CARS, BOATS, OR BOAT TRAILERS
GATE
BRANDON AVENUE
CHURCHILL DRIVE
HAY STREET
WOODWARD AV
BRANDON AV
OSBORNE ST
HAY ST
ARNOLD AV
CHURCHILL DR
SITE
KEYPLAN
EXISTING
LEGEND–PLAN
PROPOSED
LAND DRAINAGE SEWER
WASTE WATER SEWER
WATER MAIN
HYDRO
TELEPHONE
GAS
HYDRANT
VALVE
MAINTENANCE HOLE
CATCH BASIN
POLES
GUY WIRE
LIGHT STANDARD
EDGE OF ROAD
FENCE
CONCRETE
GRAVEL
SIDEWALK
CULVERT
DITCH
SWALE
PROPERTY LINE
TREE
SURVEY BAR
ELEVATION
231.334
32.231
PROPERTY LIMITS DELINEATION
DELINEATION OF PROPERTY LIMITS AS SHOWN ON THIS DWG DOES NOT REPRESENT A "LEGAL SURVEY". KGS GROUP MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF PROPERTY LIMITS DELINEATED ON THIS DWG, NOR ON THE DIMENSIONAL ACCURACY OF DWG FEATURES RELATIVE TO THOSE PROPERTY LIMITS.
NOTE:
LOCATION OF UNDERGROUND STRUCTURES AS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE BUT NO GUARANTEE IS GIVEN THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.
WARNING
1. NOTIFY THE GAS COMPANY OF THE PROPOSED LOCATION OF EXCAVATION.
2. TAKE PRECAUTION TO AVOID DAMAGE TO GAS COMPANY INSTALLATIONS.
3. SEE PROVINCIAL REGULATION 210/72 FOR DETAILS.
SCALE: 1:400m (24"x36")
0 19/04/04 ISSUED FOR REZONING
REVISIONS / ISSUE
REDBOINE BOATING CLUB
REZONING TO PR2
SITE PLAN, TOPOGRAPHY AND PROPOSED DEVELOPMENT
AUTHENTICATION FOR CURRENT REVISION
ENGINEERS GEOSCIENTISTS MANITOBA
Certificate of Authorization
KGS Group
No. 245
KGS GROUP CONSULTING ENGINEERS
RJH 19/03/14
GEL 19/03/14
19-3526-001 C01
0