



THE CORPORATION OF COLEMAN TOWNSHIP
SPECIAL COUNCIL MEETING
AGENDA

April 27, 2023

6:00 pm

Pages

1. PURPOSE OF THIS SPECIAL MEETING

THE PURPOSE of the Special Meeting of Council to be held on April 27th, 2023, at 6:00 p.m. at the Bass Lake Resort and to be continued at the Council Chambers is to review and discuss the washroom conversion plans.

2. CALL TO ORDER AND ROLL CALL

3. DISCLOSURE OF CONFLICT OF INTEREST

4. STAFF REPORTS

4.1 Bass Lake Resort - Washroom Conversion Plans

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5. ADJOURNMENT

DRAWING LIST:
ARCHITECTURAL

- A1.0 TITLE PAGE
- A1.1 DRAWING LIST
- A2.0 EXISTING FLOOR PLAN
- A2.1 PROPOSED FLOOR PLAN
- A3.0 ACCESSIBLE WASHROOM FLOOR PLAN
- A3.1 ACCESSIBLE WASHROOM INTERIOR ELEVATIONS

PROPRIETARY INFORMATION:
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NO.	REVISION	DATE



140 GOVERNMENT ROAD, EAST
KIRKLAND LAKE, ON P2N 3L8
PHONE: 705.567.6411

DESIGNER: N/A
INDIVIDUAL BCIN: N/A
FIRM BCIN: N/A

PROJECT NAME:
COLEMAN TOWNSHIP
WASHROOM CONVERSION

ADDRESS:
BASS LAKE RESORT,
BASS LAKE ROAD,
COBALT, ON

DRAWING TITLE:
TITLE PAGE
DRAWING LIST

PROJECT: C22-005 SCALE: N/A
DESIGNED: BS DRAWN: BS
CHECKED: BS
DATE: 16/02/2022

DWG. NO.
A1.0

COLEMAN TOWNSHIP WASHROOM CONVERSION

BASS LAKE RESORT, BASS LAKE ROAD,
COBALT, ON

ARCHITECTURAL NOTES:

1 FLOOR SLAB

Finished floor as per owner, on 3/4" plywood (if applicable), on 1x3 sleepers at 16" o.c. (if applicable), on existing concrete slab, on existing subgrade. Slab to be sealed. Slab to be appropriately repaired as required.

Provide floor drains as per owner. Slope to drains as required.

2 INTERIOR STUD PARTITION

2x6 or 2x4 at 16 o.c. SPF wood studs as per dwgs. 1/2" gypsum board on each side. Bottom and top plates to be provided.

Note: Loadbearing partitions to have double top plate.

3 WASHROOM VENT

Washrooms to be vented to exterior. Provide min. 2 air changes per hour.

4 LIGHTING


Exterior lighting shall be provided at every entrance to the building, and wall switches controlling such fixtures shall be located within the building. All lighting outlets shall comply with O.B.C. 9.34.2.

ADDITIONAL NOTES:

1. Wood in contact with concrete must be pressure treated.
2. Air barrier system shall be continuous.
3. Vapour barriers shall have a permeance not greater than 60 ng/(Pa·s·m²); O.B.C. 9.25.4.
4. Fire blocks are to comply with O.B.C. 9.10.16.
 Concealed spaces in interior walls, ceilings, floors and crawlspaces shall be separated from concealed spaces in exterior walls and attic/roof spaces.
 Concealed spaces in wall assemblies shall be blocked off at each floor level, ceiling level where the ceiling contributes to a required FRR, and other locations within the wall so that the distance between fire blocks is max. 20 m horizontally and max. 3 m vertically.

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 MATERIALS JOINING INNOVATION CENTRE
 140 GOVERNMENT ROAD, EAST
 KIRKLAND LAKE, ON P2N 3J8
 PHONE: 705 567 6411

DESIGNER: N/A
 INDIVIDUAL BCIN: N/A
 FIRM BCIN: N/A

PROJECT NAME:
 COLEMAN TOWNSHIP
 WASHROOM CONVERSION

ADDRESS:
 BASS LAKE RESORT,
 BASS LAKE ROAD,
 COBALT, ON

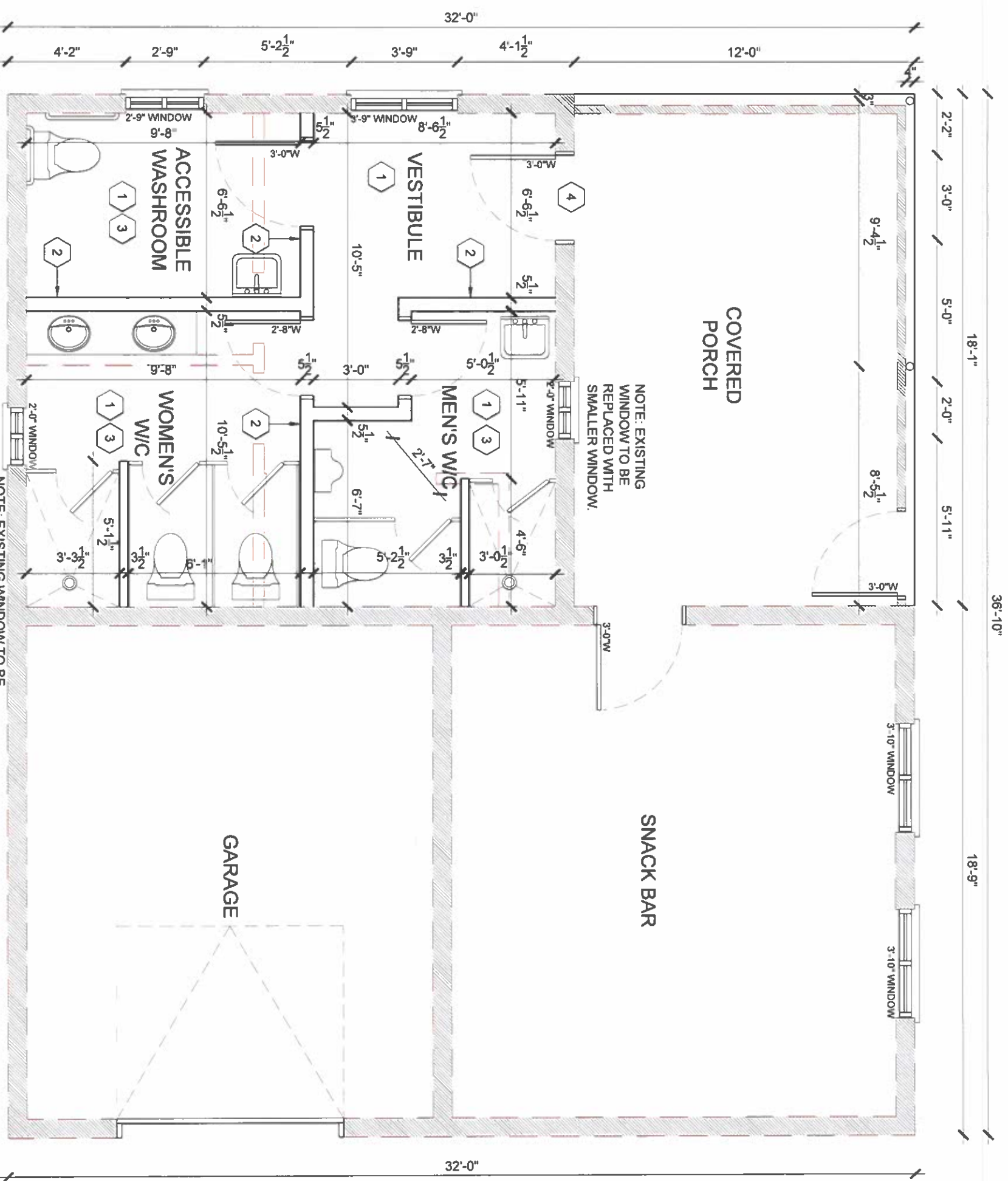
DRAWING TITLE:
 ARCHITECTURAL NOTES

PROJECT: C22-005	SCALE: N/A
DESIGNED: BS	DRAWN:
CHECKED: BS	
DATE: 16/05/2022	

DWG. NO.
 A1.1

Note: All dimension are shown in imperial unless otherwise noted.

NOTE: REFER TO DRAWING A3.0 FOR ACCESSIBLE WASHROOM DETAILS.



NOTE: EXISTING WINDOW TO BE REPLACED WITH SMALLER WINDOW.

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1 PROPOSED FLOOR PLAN
A2.1 1/4" = 1'-0"

NOTE: SHADED RED DASHED WALLS INDICATE EXISTING TO REMAIN, RED DASHED WALLS INDICATE WALLS TO BE REMOVED.

NOTE: ALL EXISTING DIMENSIONS TO BE SITE CONFIRMED BY CONTRACTOR. DISCREPANCIES SHALL BE REPORTED TO DESIGNER AND ENGINEER.

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NO.	REVISION	DATE

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KIRKLAND LAKE, ON P2N 3L8
PHONE: 705.567.6411

DESIGNER: N/A
INDIVIDUAL BCIN: N/A
FIRM BCIN: N/A

PROJECT NAME:
**COLEMAN TOWNSHIP
WASHROOM CONVERSION**

ADDRESS:
BASS LAKE RESORT,
BASS LAKE ROAD,
COBALT, ON


DRAWING TITLE:
PROPOSED FLOOR PLAN

PROJECT:	C22-005	SCALE:	AS NOTED
DESIGNED:	BS	DRAWN:	BS
CHECKED:	BS	DATE:	16/02/2022

DWG. NO.
A2.1

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MATERIALS FINISHES INNOVATION DESIGN

140 GOVERNMENT ROAD, EAST
KIRKLAND LAKE, ON P2N 3L8
PHONE: 705 567 6411


DESIGNER: N/A
INDIVIDUAL BCIN: N/A
FIRM BCIN: N/A

PROJECT NAME:
**COLEMAN TOWNSHIP
WASHROOM CONVERSION**

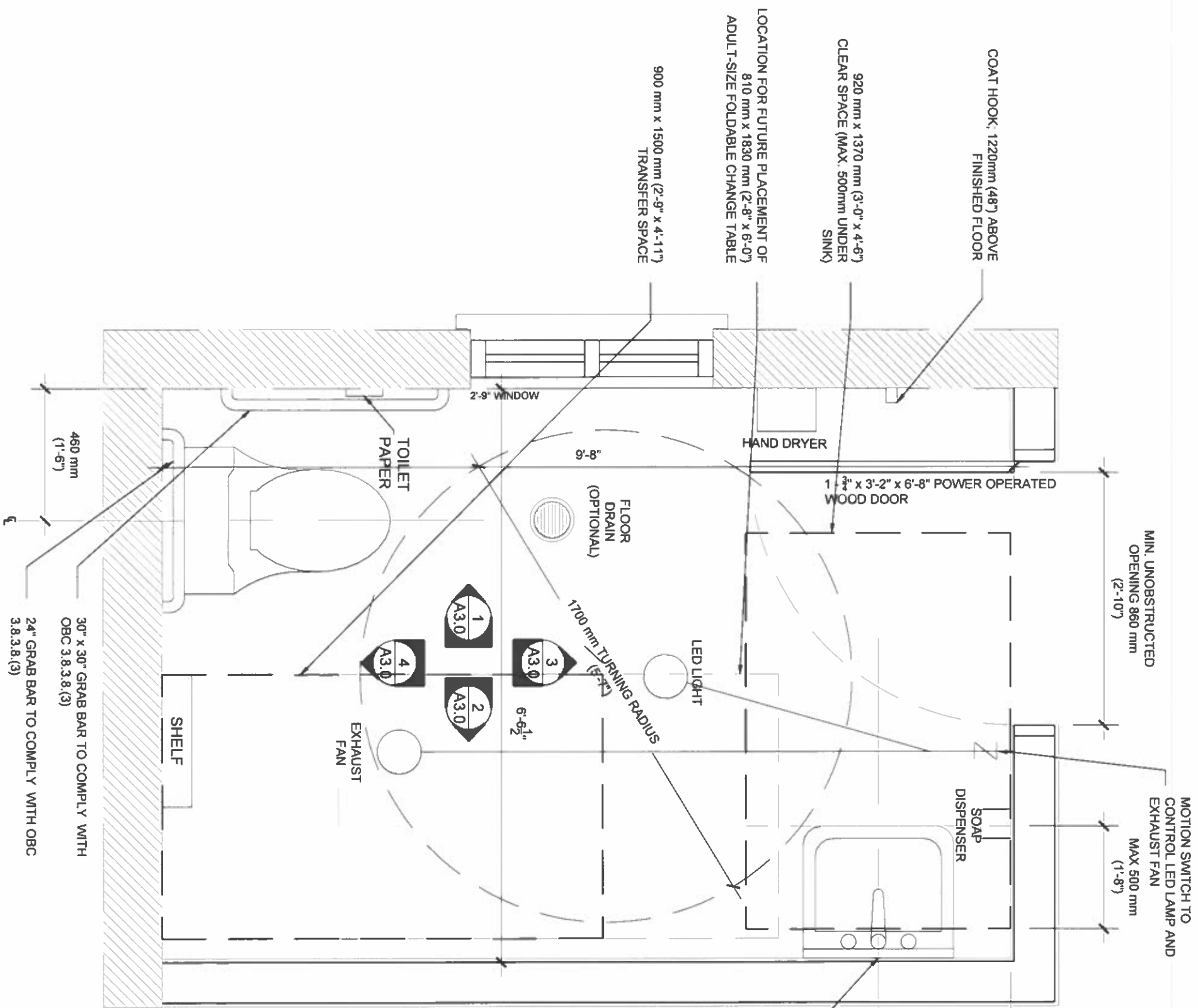
ADDRESS:
**BASS LAKE RESORT,
BASS LAKE ROAD,
COBALT, ON**

DRAWING TITLE:
**ACCESSIBLE WASHROOM
FLOOR PLAN**

PROJECT:	C22-005	SCALE:	3/4" = 1'-0"
DESIGNED:	BS	DRAWN:	BS
CHECKED:	BS	DATE:	16/02/2022



DWG. NO.
A3.0



ACCESSIBLE WASHROOM

Accessible washroom to be in compliance with OBC 3.8.3.8 to 3.8.3.12 requirements.

1. Provide a door capable of being locked from the inside and, in case of emergency, released from the outside. Grasable latch-operating mechanism located minimum 900 mm to maximum 1000 mm above the finished floor.
2. Where the door is equipped with a self-closing device, a power door operator is required.
3. Provide a coat hook located maximum 1200 mm above the finished floor with a maximum projection of 50 mm from the wall.
4. Provide a shelf located maximum 1100 mm above the finished floor with a maximum projection of 100 mm from the wall.
5. Provide mirror installed above the lavatory, mounted with its bottom edge no more than 1 000 mm above the finished floor or inclined to the vertical to be usable by a person in a wheelchair.
6. Lighting shall be controlled by a motion sensor.

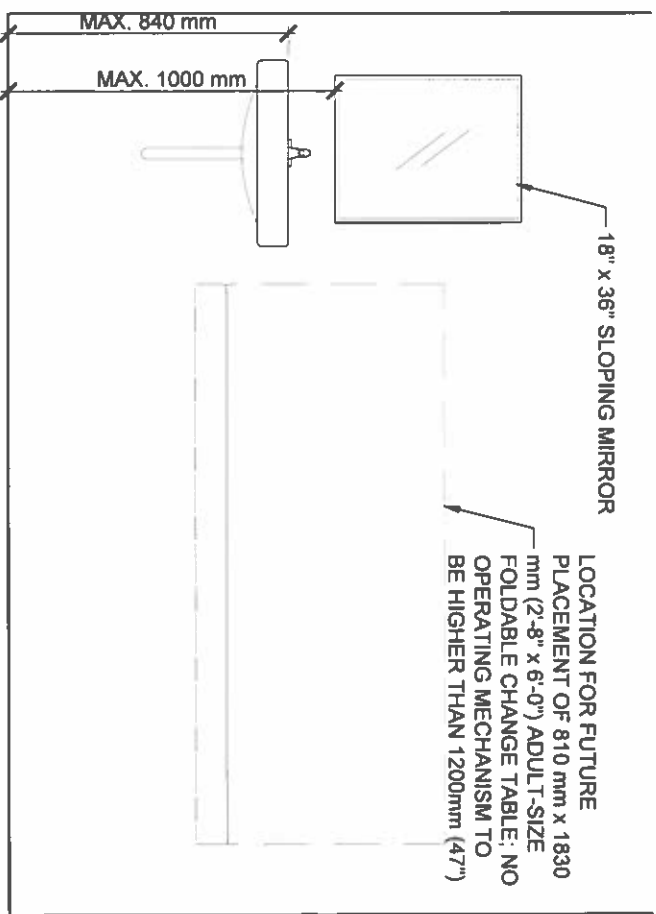
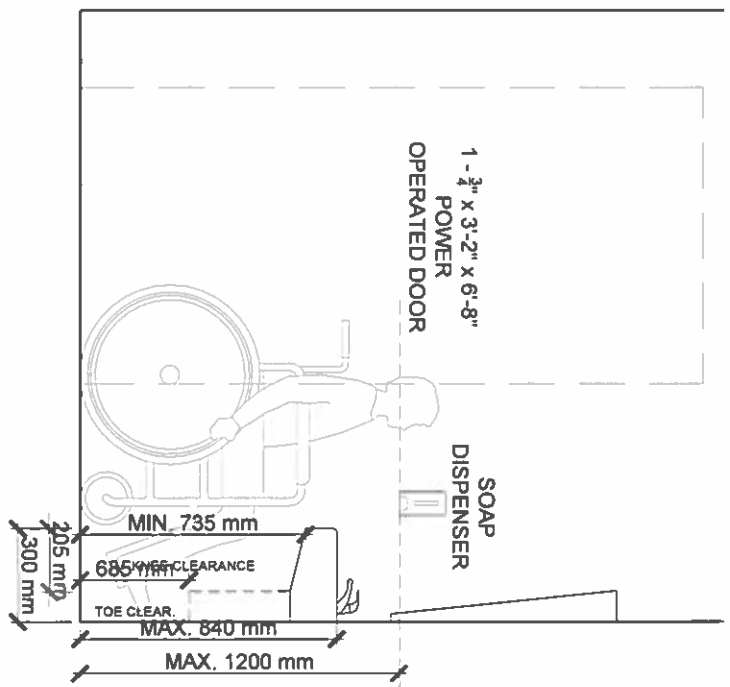
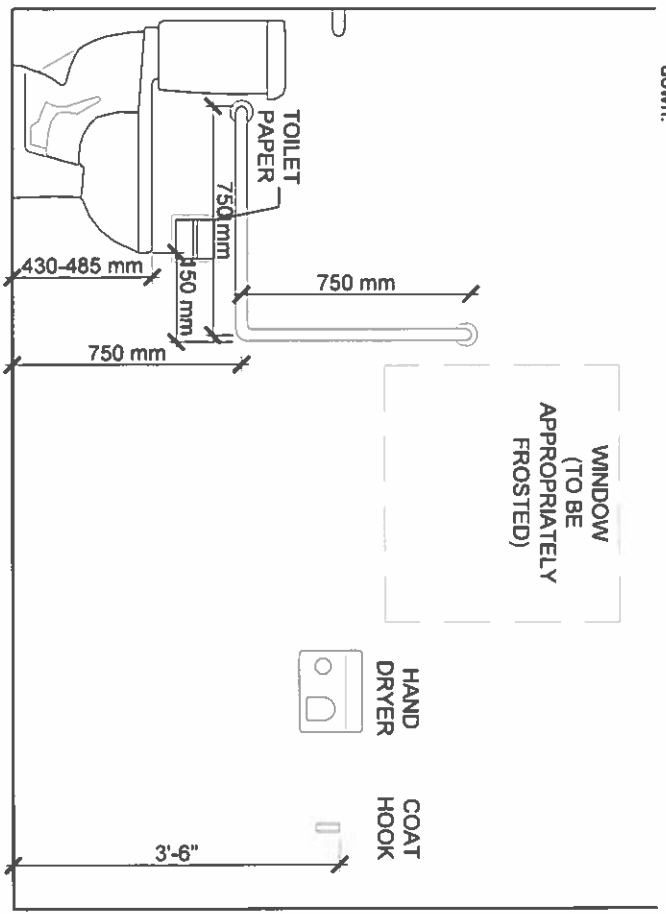
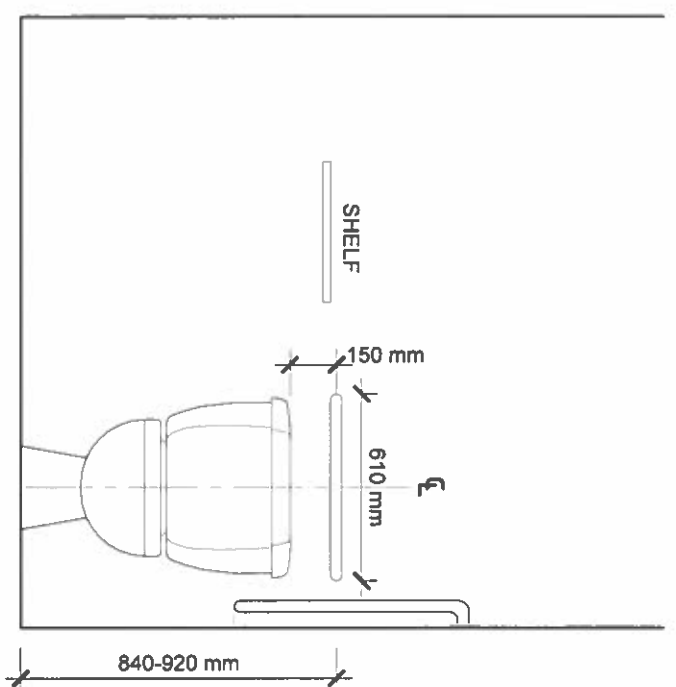
Note: Adult change table not required in an individual suite that is used for business and personal services occupancy where the suite is less than 300 m².

DOORS

New doors and door hardware shall comply with O.B.C. 3.3.1.12., 3.4.6.16 and 3.8.3.3.

Doors in a barrier-free path of travel shall have a clear width of 965mm (38"), have opening devices that are operable using a closed fist and mounted between 900 - 1100 mm above the finished floor, and have closers that allow the door to open with a max. applied force of 22 N (interior doors). O.B.C. 3.8.3.3.

- Grab Bars to be in compliance with OBC 3.8.3.8.
1. Resist a minimum load of 1.3 kN applied horizontally or vertically.
 2. Diameter of 40 mm.
 3. Clearance from the wall of 50 mm.
 4. Slip resistant surface.
 5. Fold down grab bars must not require a force greater than 22.2 N to pull down.



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COLEMAN TOWNSHIP
WASHROOM CONVERSION

ADDRESS:
BASS LAKE RESORT,
BASS LAKE ROAD,
COBALT, ON

DRAWING TITLE:
INTERIOR ACCESSIBLE
WASHROOM ELEVATIONS

PROJECT:	C22-005	SCALE:	3/4" = 1'-0"
DESIGNED:	BS	DRAWN:	BS
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DWG. NO.
A3.1