



PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE AGENDA

On August 28th, 2018 @ 6:00 PM
At EMS Board Room - 340 Herbert Street, Gananoque

Item	Title/Description	Recommended Action/ Attachment	Draft Motion
1	CALL TO ORDER		
2	ADOPTION OF THE AGENDA		Motion
3	HEALTH SAFETY & WELLNESS		
4	DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF		
5	PUBLIC QUESTION/ COMMENT		
6	MINUTES OF COMMITTEE (ADOPTION)		
	Minutes of July 24, 2018		Motion
7	DEPUTATIONS		
	None		
8	REPORTS/NEW BUSINESS		
	<p>Community Planning Permit:</p> <p style="text-align: center;">⚡ CPPS2018-10 40 Princess Street - Dennis</p>		Motion
9	CORRESPONDENCE/OTHER		
	Township of Leeds and the Thousand Islands –Reminder Notice – Statutory Public Meeting: Final Review and Approval Dates		
	Official Plan Review Update (verbal)		
10	MEMBERS OF THE PRESS QUESTIONS OR COMMENTS		
11	ADJOURNMENT		Motion



**PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/
PROPERTY STANDARDS COMMITTEE
MINUTES**

Tuesday, July 24th, 2018 @ 6:00 PM
At EMS Board Room – 340 Herbert Street, Gananoque

Item	Title/Description	
1	<p>CALL TO ORDER Chair Chris MacDonald called the meeting to order at 6:00 pm.</p> <p>Chair: Chris MacDonald Members: Councillor Anne Warren Sheila Burtch Chuck Marquardt Kevin Wood</p> <p>Regrets: Councillor Brian Brooks Ken Wilson</p> <p>Staff: Brenda Guy, Manager of Community Development Chanti Birdi, Junior Planner/Department Assistant</p>	
2	<p>ADOPTION OF THE AGENDA</p> <p>Motion No. 2018-21 Moved by: Chuck Marquardt Seconded by: Kevin Wood</p> <p>BE IT RESOLVED THAT PAC/COA/PSC adopt the agenda dated July 24, 2018 as posted.</p>	Carried.
3	<p>HEALTH SAFETY & WELLNESS</p> <p>Committee member warned about the dangers of ticks in the Eastern Ontario region and recommends that residents check themselves and their pets after working in the garden or enjoying trails. Committee member restated the problem with goose and pigeon feces. Committee member noted a shortage of affordable and emergency housing in the area.</p>	
4	DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF	None.
5	PUBLIC QUESTION/COMMENT	
6	MINUTES OF COMMITTEE (ADOPTION)	
	<p>MOTION No. 2018-22 Moved by: Kevin Wood Seconded by: Chuck Marquardt</p> <p>BE IT RESOLVED THAT PAC/COA/PSC adopt the Minutes dated June 26, 2018, as amended.</p>	Carried.
7	DEPUTATIONS	None.

8	REPORTS/NEW BUSINESS	
	<p>Community Planning Permit</p> <p>‡ CPPS2018-08 113 River Street Demchuk</p> <p>Bob Wright (Designer), Erika and Gary Demchuk were in attendance on behalf of the application. Approximately 12 members of the public were present.</p> <p>The application proposed the construction of a single-level single-family dwelling on an existing undersized lot. The maximum permitted lot coverage in this designation is 35% and the application sought a lot coverage of 42.9% for this development.</p> <p>The application was summarized by staff, including the comments and submissions received on the circulation. Staff indicated that they could support a 40% lot coverage based on previously approved properties within the Town.</p> <p>Committee members considered the impact of the decision of this application on future decisions and the decisions potential impact on the Official Plan Review.</p> <p>The Chair opened questions to the public and members of the public expressed concern over drainage, proposed style and character, removal of tree(s), setbacks and lot coverage.</p> <p>Member of the public (Kathy Warren, 150 River Street) expressed concern over flooding of the lot stating that the subject property floods every year and that a development with a lot coverage of 40% is still too high.</p> <p>Member of the public (Jayne Christopher, 180 First Street) expressed concern over water on the subject lot and concern over the style of the proposed dwelling.</p> <p>Member of the public (Theresa Killan, 170 First Street) agreed with previous public comments and emphasized concern over the aesthetic fit of the proposal to the existing neighbourhood.</p> <p>Members of the public (Bruce and Nancy Burt, 125 River Street) expressed concern that the development would cause water to drain from the subject lot into their adjacent dwelling.</p> <p>Member of the public (Steve Elliott, 120 River Street) expressed concern over the proposed driveway location as it would require removing an existing tree.</p> <p>Committee members identified concern over the removal of the mature tree in front of the proposed driveway. Additionally, the proposed lot coverage of 40% or higher is not considered to be appropriate for the subject property, and that the style of the proposed dwelling is not in keeping with the neighbourhood.</p>	

11	ADJOURNMENT	
	<p>MOTION No. 2018-25 Moved by: Anne Warren</p> <p>THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE adjourn.</p>	Carried.
		Committee Secretary, Brenda Guy
Chair, Chris MacDonald		

PLANNING REPORT

TO: **PAC/COA/PROP**

FROM: Brenda Guy
Manager of Community Development

DATE: Wednesday, August 22, 2018

SUBJECT: CPPS2018--10 DENNIS
CLASS II

Background:

Property: 40 PRINCESS STREET

Legal Desc: PLAN 86 LOT 496

Acreage: 7,200 SQ.FT.

Lot Coverage: 35% MAXIMUM COVERAGE

Official Plan: LOWERTOWN

Community Planning
Permit System: LOWERTOWN RESIDENTIAL

Purpose and Effect:

The owners have been renovating the 1840 two-storey dwelling under building permit. In order to structurally support the stability of the renovation, new concrete footings were poured, projecting an additional 10" into the front yard. It was noted during construction that the intent was to enclose the porch and increase the depth from the main dwelling to the front property line.

The applicant is proposing to replace an unenclosed porch that projects into the front yard with an enclosed porch that furthers encroaches into the required front-yard setback.

Note:

A survey was provided following the submission of the application and the report reflects the survey and not the submission dimensions. The application would reduce the front yard setback to 5'4" and not 6'6".

Official Plan

The Official Plan designated the property Lowertown which identifies an objective to "*Protect and enhance existing residential uses in a mixed use setting*".

Comment: The property meets the intent of the Official Plan designation of Lowertown.

Community Planning Permit System

The property is located within the Lowertown Residential designation, which indicates that the intent is to “*preserve and enhance the architectural integrity and value of the residential precinct within the Lowertown designation*”. The applicant indicated that owners’ desire is to “put the house back to a more period appropriate design,” which is appropriate.

The application refers to lot coverage and the existing shed, however, the proposed shed is within the 35% lot coverage and is being constructed on the owners property. (Note: The location of the existing shed is not a Planning matter but a civil matter but will be rectified upon removal). This report will only address the applicable item being the proposed reconstruction of the porch.

The required front yard setback within the designation is 6m (19’8”) from the property line. A number of dwellings along Princess Street have less than the required setback given the age of the homes, which allows them to enjoy a legal non-complying status.

Section 3.12 of the Development Permit By-law allows for variation from standard front yard setback requirements in cases where adjacent lots also vary from the standard setback. This variation is referred to as the Established Building Line. It could apply if the main walls of the adjacent properties were closer or varied to the front lot line, however, in this case they are not. Therefore, the use of this provision in the bylaw would not apply.

If approved, the proposed enclosed porch would become part of the main dwelling footprint and would trigger the creation of a new established building line under the By-law.

Section 3.28 of the bylaw speaks to the reconstruction or repair of existing buildings under non-conforming and non-complying uses. The building indicates that this can occur, provided *the building or structure does not further reduce any zoning requirements*.

Section 3.35 of the Development Permit By-law identifies that any yard shall be open and unobstructed from the ground to the sky with certain exceptions. An unenclosed porch is permitted to project into the front yard, however, an enclosed porch is not a permitted projection.

As indicated in the applicants’ report there was concern with the original porch which resulted in new footings increased the depth to 10”. The intent is to create a barrier free entrance to the main floor of the dwelling.

Circulation to agencies, residents within 120m of property and sign posted:

Canada Post		
CAO		
CRCA	No Comment.	
CBO		No Objections.
Eastern Ontario Power		
Economic Development		
Leeds Grenville EMS		

Fire Department		
Public Works		
LG Health Unit	No Comment.	
Police Department		
Other:		

Staff recommend that the owners' receive approval for the replacement and reconstruction of an unenclosed porch on the property with a front yard setback of 5'4" and the following condition of approval:

- Should the unenclosed porch not be constructed within one year, the approval is automatically deemed void.

Development Permit Checklist for 40 Princess Street					
		Min. Requirement unless otherwise noted	Existing	Proposed	✓
DP Requirement	DP Designation of Property	Lowertown Residential			✓
	Lot Area, As per DP	464m ² /4,995 ft ²	7,200 ft ²		
	Lot Frontage, As per DP	15m/49'	60ft		✓
	Front Yard, As per DP	6m/19.6'	Porch 7'-4" Dwelling 11'-4"	5'5"	
	Rear Yard, As per DP	7.5m/24.5'	49'9"		✓
	Interior Side Yard, As per DP	1.2m/3.9'	10'6"		✓
	Other Side Yard, As per DP	1.2m/3.9'	9'7"		✓
	Exterior Side Yard, As per DP	4.5m/14.7'			n/a
	Lot Coverage, As per DP (maximum)	35%	Approx. 31%	Approx. 32.9%	✓
Building Height	As per DP (maximum)	11m/36'		Porch 11'4"	✓
Parking Spaces	Number of Parking Spaces required	2/dwelling unit	2		✓
	Size	2.7m/8.9' x 6m/19.7' min.	10'x20'		✓
	Parking spaces	Less than 50% of front yard or exterior yard	Existing		✓
Other	Designated Heritage Site:			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	n/a
	Waterfront Overlay			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	n/a
	Maintain existing vegetation			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	n/a
	Setback from top of slope (except on residential/accessory)	30m min./98.4'		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	n/a
	Tree preservation	Min. 60mm dia/3.5m in height plus		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	n/a
		10+ grouped of 15 cm measured 1.4 from base		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	n/a
		Maintain waterfront view – building located to side			
	Waterside walkway on multi/commercial dev				n/a
Section 5.4.3	Discretionary Use			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	n/a

IMAGES

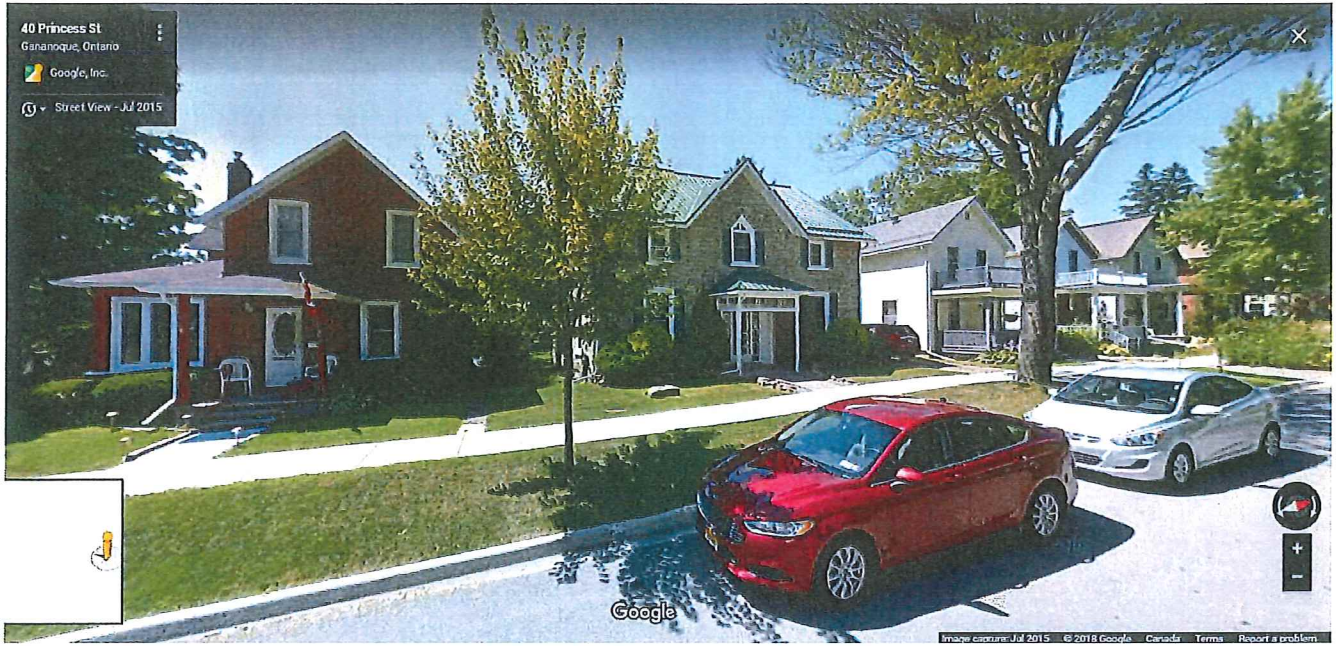


Figure 1 & 2– Google Maps Steet View showing subject property (second from left) and adjacent properties. Images show subject property with unenclosed porch.



Figure 3 & 4 – Front view of subject property, 40 Princess Street.



Figure 5 – View of adjacent properties to North of subject property

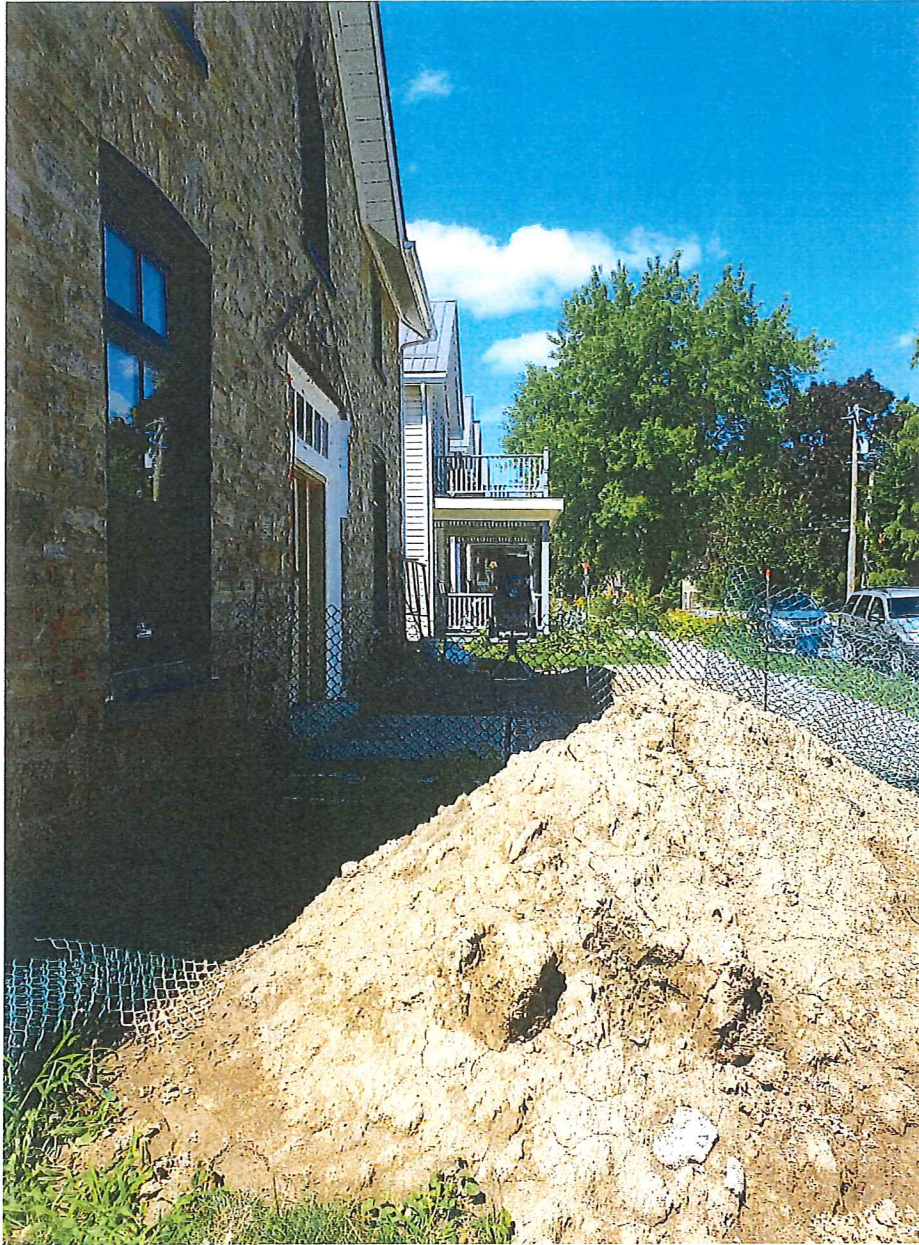


Figure 6 – View of adjacent properties to North of subject property

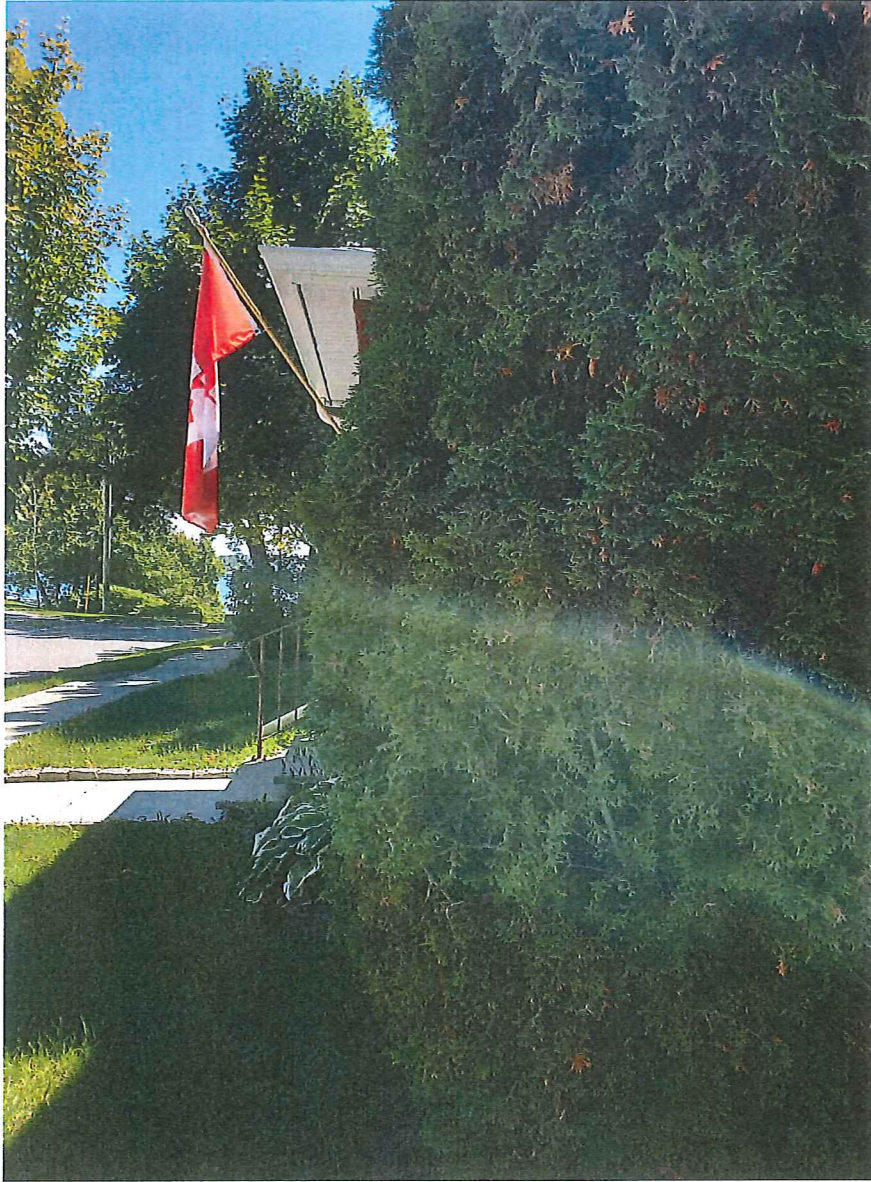


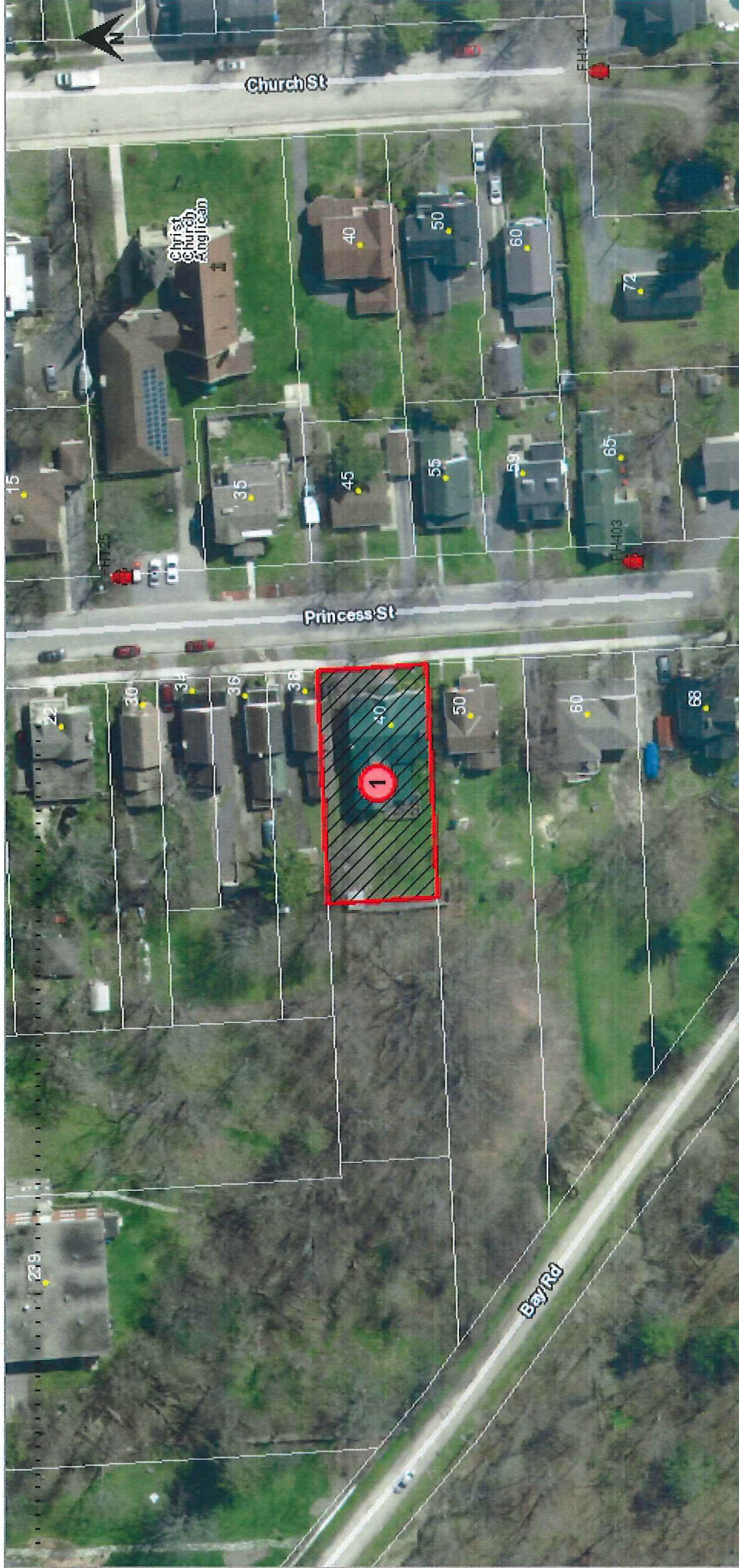
Figure 7 – View of adjacent properties to South of subject property



Figure 7 – View of subject property, facing South



CPPS2018-10 - DENNIS
40 Princess Street



Map Printed On 2018-08-24 09:28

Disclaimer This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. Designed and produced by: United Counties of Leeds & Grenville. Source of information: UTM, Grid Zone 18, NAD 1983, with data supplied under licence by members of the Ontario Geospatial Data Exchange (OGDE), and Teranet inc. Queens Printer of Ontario.

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G. NANOQUE

CPPS 20 18 / 10

APPLICATION FOR DEVELOPMENT PERMIT APPROVAL Section 70.2 of the Planning Act, RSO 1990, as amended

This application form **MUST** be accompanied with all the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided.

A meeting with Community Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

- Complete application form signed including declaration of applicant.
- Copy of the deed of property or offer to purchase and sale
- Two (2) large scale copies of all plans being submitted, two reduced 8.5" x 11" of each plan and one electronic copy in pdf format. Plans are to be in a standard scale format (1:250 1:500)
- Application fee payable to the Town of Gananoque:
 - Class I \$500
 - Class II \$1,500
 - Class III \$1,700
- Amendment to Class I, Class II or Class III \$700
- Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of studies for a Class II/Class III
- Copy of the most recent survey of the subject property
- **Cataraqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority. See fee schedule. Clearance letter will be required by the Town.

CONTACT INFORMATION

Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Name of Applicant: BRIAN MILLER	Complete Address including Postal Code: 337 BIG WATERS LAKE P.O. Box 564 ATHLON ON.	Phone: 613 924 6090 Fax: _____ E-mail: brian@stoneandpine.ca
Name of Property Owner (if different from applicant): SEAN & GERALDINE DENNIS.	Complete Address including Postal Code: 40 PRINCESS ST GANANOQUE	Phone: 416 800 2686 Fax: _____ E-mail: _____
Architect/Designer/Planner: B. MILLER	Complete Address including Postal Code: AS ABOVE	Phone: _____ Fax: _____ E-mail: _____
Engineer: E. R. TROUBERT	Complete Address including Postal Code: HILLENDALE AVE KINGSTON.	Phone: 613 531 7873 Fax: _____ E-mail: _____
Ontario Land Surveyor: JORDAN & BENNETT GEOMATICS.	Complete Address including Postal Code: BROCKVILLE	Phone: 613 498-0298 Fax: _____ E-mail: _____

Street or Property Address (if applicable):

LEGAL DESCRIPTION

Lot/Con/Pct: 40 PRINCESS ST.			
Frontage: 60'	Depth: 120'	Area (sq.m): 7288 SF	Area (acres): _____

SUBMISSION REQUIREMENTS

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

SURVEY
TO
FOLLOW

- Site Plan(s)** including scaled accurate measurements of:
 - o Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
 - o Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
 - o Dimensions and gross floor area of all building and structures to be erected;
 - o Existing structures to be retained, removed or relocated;
 - o Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
 - o Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
 - o Parking areas including number, size of spaces and dimensions. The plans shall have regard for Ontario Regulation 218/04 *Driveway and Accessibility for Detachments with Disabilities Act, 2005*. This shall include, but not be limited to, providing appropriate designated parking spaces and unobstructed building access features.
 - o Access driveways including curbing and sidewalks
 - o Proposed fire routes and fire route sign locations
 - o Dimensions and locations of loading zones, waste receptacles and other storage spaces;
 - o Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
 - o Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
 - o Location, type and size of any other significant features such as fencing, gates and walkways.

- Drainage Plan(s)** including scaled accurate measurements of:
 - o Drainage Plan must demonstrate proposed development is handled on-site and does not interfere on neighbouring properties;

EXISTING

- Landscape Plan(s)** including scaled accurate measurements of:
 - o Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;

- Site Servicing Plan(s)** including scaled accurate measurements of:
 - o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.

EXISTING

- Grade Control and Drainage Plan(s)** including scale accurate measurements of:
 - o Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
 - o Location of any creeks, ravines or watercourses with elevations and contours;
 - o Arrows indicating the proposed direction of flow of all surface water;
 - o Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
 - o Existing and/or proposed right-of-ways or easements

EXISTING

- Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
 - o Drawings that show plan, elevations and cross section views for each building or structure to be erected;
 - o Conceptual design of building;
 - o Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
 - o Exterior design including character, scale, appearance and design features of the proposed building;
 - o Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
 - o Photographs of the subject land and abutting streetscape on both side of the street

ATTACHED

- Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies wherever applicable. Applicants should consult with Municipal staff to determine site specific requirements:

<input checked="" type="checkbox"/> Servicing options report	<input type="checkbox"/> Phase I Environmental Study and if investigation as required
<input type="checkbox"/> Hydrogeological Study	<input type="checkbox"/> Noise and/or vibration study
<input type="checkbox"/> Drainage and/or stormwater management report	<input type="checkbox"/> Source Water protection study
<input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area	<input type="checkbox"/> MDS I or II calculation
<input checked="" type="checkbox"/> Archaeological Assessment	<input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility
<input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use	<input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity
<input type="checkbox"/> Traffic Study	<input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan
<input type="checkbox"/> Heritage Resource Assessment	<input type="checkbox"/> Supporting Land Use Planning Report
<input type="checkbox"/> Mine hazard rehabilitation assessment	

Existing Use(s): RESIDENTIAL
 Length of time the existing use of the subject lands have continued: 1840 TO DATE

Has the property been designated as a Heritage Site? Yes No

Is the property presently under a Site Plan Agreement? Yes No

Has the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act? Yes No
 If yes, provide the file number and the status of the application?

Proposed Use(s): RESIDENTIAL - PRIVATE RESIDENCE

Is the use, permitted or permitted subject to certain setback within the development permit by-law and how have the applicable orders have been addressed?

Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.
 AS PER ATTACHED.

Abutting Land Use(s): RESIDENTIAL

Is the Development to be phase? Yes No

What is the anticipated date of construction? 04. GOING - COMPLETION WAS SEPT./18.

Is the land to be divided in the future? NO

Are there any easements, right-of-ways or restrictive covenants affecting the subject land? Yes No

Plan Details:

<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
Lot Area:	Building Coverage:	Landscape Coverage:	
(sq.m)	(%) (sq.m)	(%) (sq.m)	
Building Height:	No. of Storeys:	No. of Units:	Method of Garbage Storage:
Parking Surface:	Number of Parking Spaces:	Dimensions of Parking Spaces:	Number of Accessible Spaces:
Existing: DRIVEWAY Proposed: SAME	Existing: 2 Proposed: 2 Total: 2	10' x 20'	
Loading Spaces:	Number of Loading Spaces:	Dimensions of Loading Spaces:	Other:

Heritage Tourist Inn/Bed and Breakfast:

Is this an application for a Heritage Tourist Inn? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other: _____	Is this an application for a Bed and Breakfast? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other: _____
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A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.

EXISTING BUILDINGS:	Building 1	Building 2
Type of Structure:	MAIN HOUSE	GARDEN SIZED
Date Constructed:	1840 ±	1990 ±
Front Line Setback:		
Rear Lot Line Setback:		
Side Lot Line Setback:		
Side Lot Line Setback:		
Height:	2 STOREY	
Dimensions:	IRREGULAR	
Floor Area:		

PROPOSED BUILDINGS:	Building 1	Building 2
Type of Structure:		GARDEN SIZED
Proposed Date of Construction:		SEPT. / 2018
Front Line Setback:		
Rear Lot Line Setback:		
Side Lot Line Setback:		
Side Lot Line Setback:		
Height:		
Dimensions:		10' x 14'
Floor Area:		140 SF

Attached Additional Page, if necessary

Access:

Municipal Street Unopen Road Allowance Existing Right-of-way Other _____

Name of Street/Road: PRINCESS ST

Entrance Approvals and Permit Number(s): EXISTING

If the application will result in the creation of a new private road, a request for street naming will have to be submitted in conjunction with this application, to be approved by Council. NA

Water Access (where access to the subject land is by water only)

Docking Facilities (specify) NA Parking Facilities (specify)

distance from subject land _____ distance from subject land _____

distance from nearest public road _____ distance from nearest public road _____

Services:

Municipal Water and Sewer Municipal Water & Private Sewage Private Well and Municipal Sewage Private Well and Private Sewage

Water and Sewer Hook-up Approvals and Permit Number(s): EXISTING

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize Sean & Geraldine Dennis (print name) to be the applicant in the submission of this application. Furthermore, I/We, being the registered owner(s) of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purposes of conducting a site inspection with respect to the attached application.

Signature of Owner

Signature of Owner

Signature of Witness (not applicant)

Date

CONSENT BY OWNER

Complete the consent of the owner concerning personal information set out below.

I/We, Sean & Geraldine Dennis (print name) the registered owner(s) of the land that is the subject of this application for Development Purposes and for purposes of the Municipal Freedom of Information and Protection of Privacy Act. I/We hereby authorize the use, or disclosure, to any person or public body, of any personal information collected under the authority of the Planning Act of the purpose of processing this application.

Signature of Owner

Signature of Owner

Signature of Witness (not applicant)

Date

DECLARATION OF APPLICANT

I, BRIAN MILLER of the TOWNSHIP of ATHELS in the COUNTY of LEEDS GREVILLE solemnly declare that:

I understand that the applicant/owner will be required to provide 100% security of the outside works in the form of a Letter of Credit or Certified Cheque until such time as the works are completed. A 15% holdback will be maintained for a period of one year after the works are completed. This will be applicable at the time of agreement.

Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

All of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of *The Canada Evidence Act*.

Declared/Sworn before me at 1 Town of Gananoque Clerk, 13th day of August, 2018.

Signature of a Commissioner

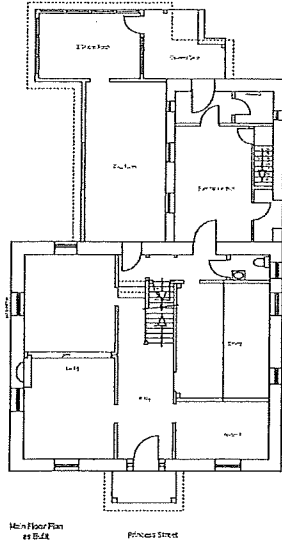
Signature of Applicant

I hereby certify this to be a true and correct copy

Office Use Only:		Roll No: <u>08 14 000 010 295 00</u>
Official Plan Designation: <u>Lowertown</u>	Development Permit Designation: <u>Lowertown-Residential</u>	Other:
Access (Entrance Permits etc): <u>Existing - Princess St.</u>	Water and Sewer Hookup (Permits etc): <u>Existing</u>	Other:
Other Concurrent Applications: <input type="checkbox"/> Cash-in-Lieu of Parking <input type="checkbox"/> Condominium Approval <input type="checkbox"/> Consent/Severance	<input type="checkbox"/> Official Plan Amendment	<input type="checkbox"/> Subdivision Approval
Date Application Received: <u>July 27/2018</u>	Date Application/Permit Complete: <u>Aug 7/2018</u>	Fees Received: <u>July 31/18 \$1500.00</u>

For additional details please contact: Brenda Guy, Manager of Community Development
Town of Gananoque, 30 King Street East, Box 100, Gananoque, ON K7G 2T6
Telephone: (613) 382-2149 ext.126 Fax: (613) 382-8587 E-mail: bguy@townofgananoque.ca

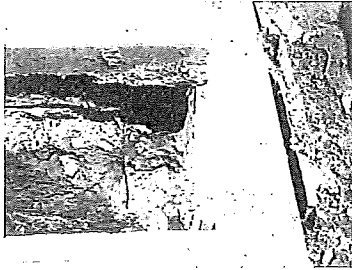
It discussions with the CBO Terry Willing, it is my understanding that a complaint has been launched about the construction at 40 Princess, and particularly with the 10" (inch) extension of the front porch toward the street. I would like to say that there is nothing being done that was not shown on the initial plans that were submitted which I have attached as a pdf at the bottom. The stone structure at 40 Princess sits I believe on a 60' x 120' lot (7200 sf). We have had the lot surveyed but I do not have a final plot yet. In addition to the house there was an 9' x 10' garden shed in the north-west corner of the lot. The house as we started had a circa 1970 addition on the south west corner. As the owners, the Dennis' wish to put the house back to a more period appropriate design, this portion of the house was removed, but will be replaced with a less extensive open porch.



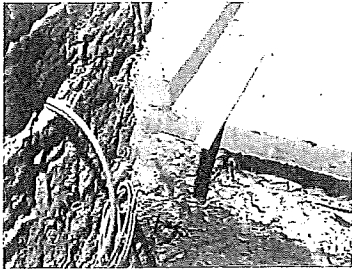
The footprint of the house as purchased was 2355 sf + the garden shed 90sf for a total of 2445 sf. Based on a lot area of 7200 sf the lot coverage was 33.9%. We removed the 1970's addition of 569 sf. If will be replaced with an open porch as below of 392 sf a reduction of 177 sf. The front porch was increasing from 45 sf to 69 sf a 24 sf increase. This leaves the new footprint for the house 153 sf smaller than the original, I had discussed the decreased footprint size at the start with Terry. Since that time the owners would like a new garden shed 10' x 14' (140 sf), about 50 sf larger than the original (shed permit not yet applied for). We have run into structural issues in both the house and the front porch. If the proposed new garden shed is factored in, the total lot coverage would be 103 sf less than the lot coverage as purchased by the Dennis'. As the front porch is the current issue I will address it first.



The original porch pictured above could winterized with storm windows and a storm door to form a crude air-lock entry during the winter months. This porch was removed, and is to be replaced with windows and a door to form a year-round air-lock entry, as shown on the drawings attached. As we were concerned with the possible under-pinnings of the original porch (or lack of), we excavated and found the original foundation. It was too shallow to meet code and lacked footings, and I felt that any attempt to underpin it and rebuild it was excessively dangerous to the masons doing the work. We poured new footings and blocked up to the existing slab as close as possible but it is 10" closer to the street as a result. One of the driving forces on the new porch was to make the front entrance air tight, and a barrier free approach for the new owners. We will eliminate the current step that restricts the accessibility to the main floor. Below are a series of photos and I have captioned for your reference.



This photo shows the new footing and the existing loose rubble foundation and lack of footings, of the current front stoop



This photo shows the step at the front door that prevents a barrier free access



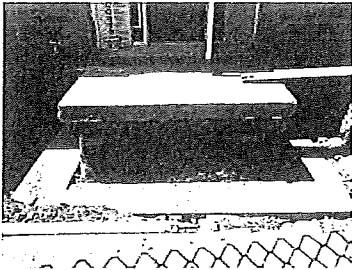
This photo shows the foam on the stonework that had been injected along the old porch windows



This photo shows the attempt to make the storm porch as air-tight as possible during the winter months when the windows were in place.



This photo shows the curve in the sidewalk at 40 Princess toward the house, making the porch feel closer to the street. The houses on Princess, essentially line up and all have porches in the 8'-10' range deep range. We are asking for 6'-0" porch



This photo shows the minimal extension of the new footings beyond the current porch stoop but the 8" wide concrete block adds width and length, and consequently area.

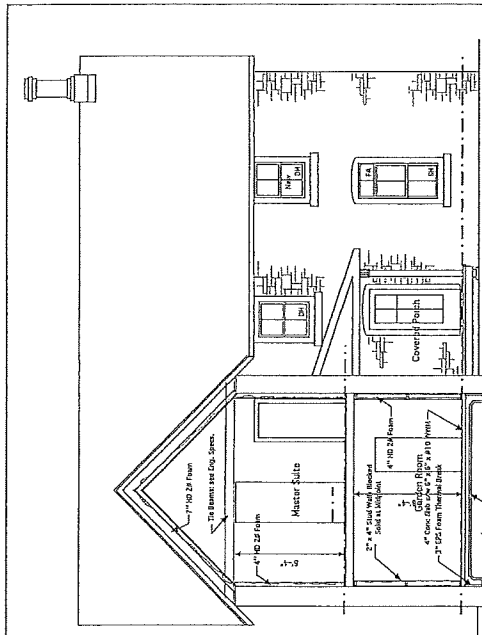


The bay windows at 30 Princess (red brick in the distance) are 2'-4" ahead of the house at 40 Princess foreground

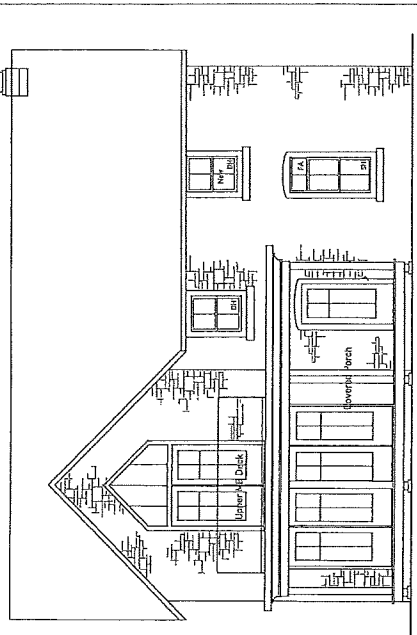
I have attached the working drawings which show the proposed reconstructed front porch and the large windows proposed on both the north and south elevations.

I am sure the new owners would set a meeting with you if needed to seek a resolution of this complaint. Please let us know if that would be helpful in the decision making process.

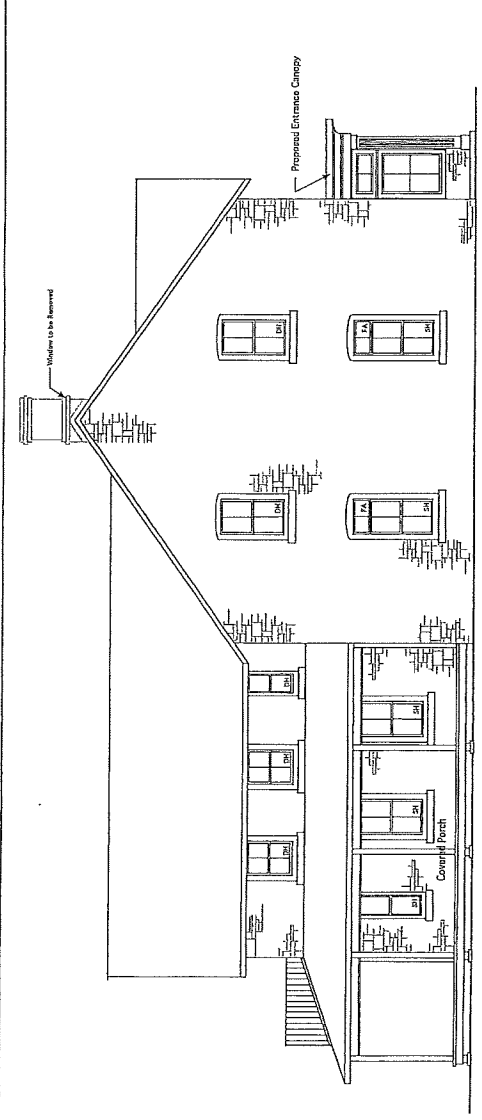
Please feel free to visit the site if or as needed.



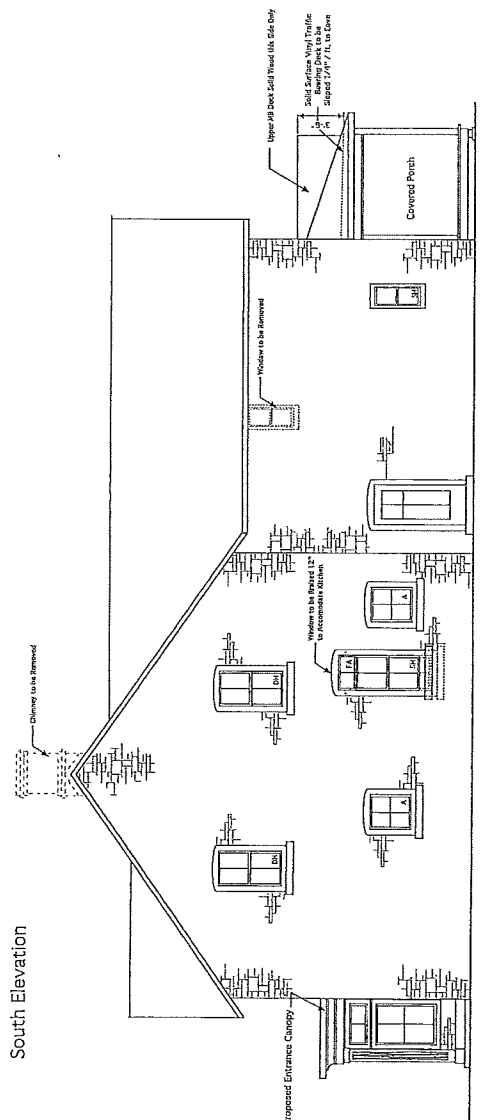
Partial N-S Cross-Section



West Elevation



South Elevation



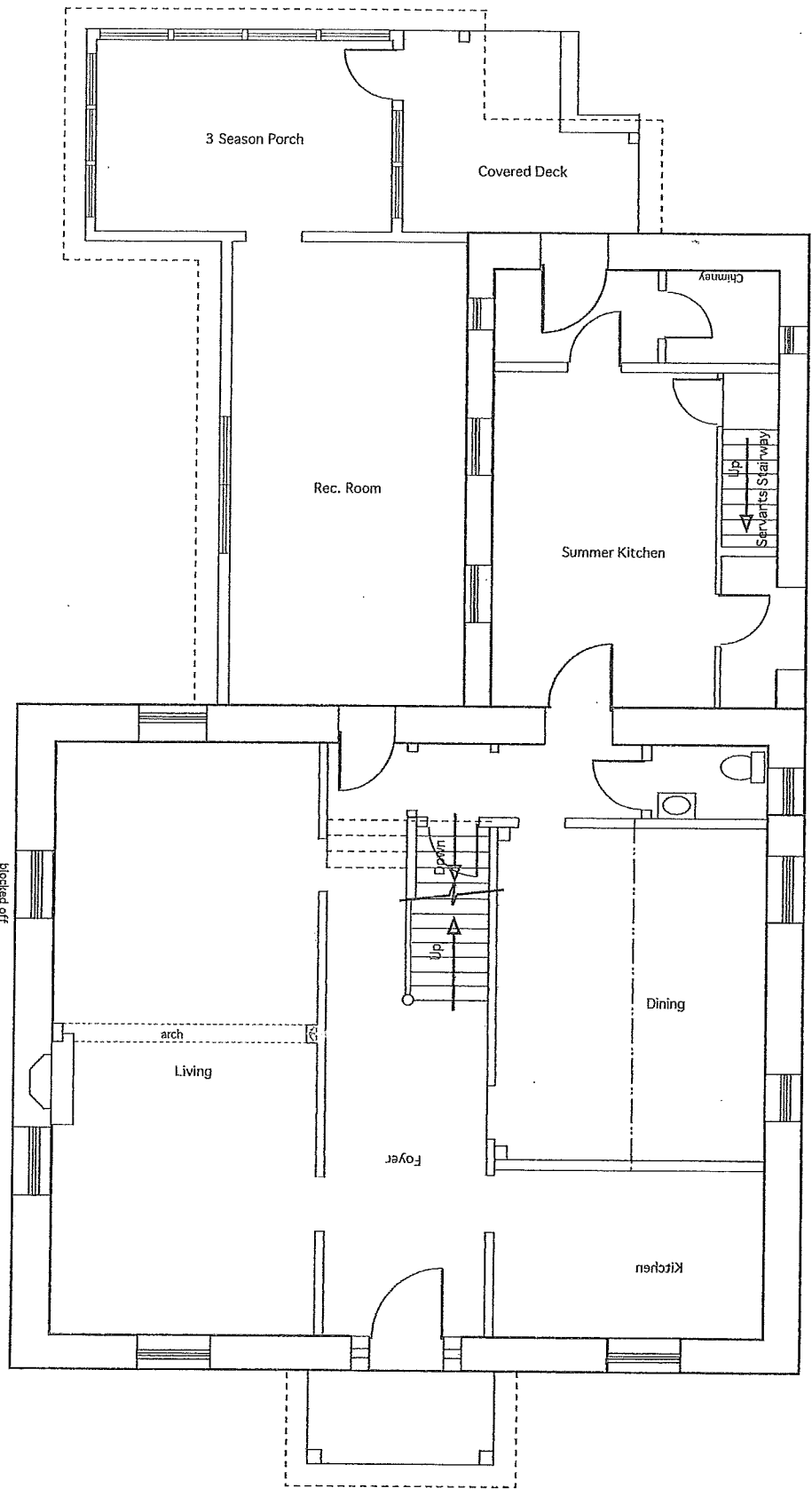
North Elevation

NOTE
 Call to verify all materials and quantities during fieldwork.
 All materials to be installed in accordance with the manufacturer's
 instructions. All materials to be installed in accordance with the
 manufacturer's instructions.

Stacy A. [Signature]
 ARCHITECT
 11/15/2017
 APPROVED FOR PERMIT

Proposed Final Permit Application 400 North St., Glenwood, CO	Date: Dec. 1, 2017 Project:	Sheet: 1st of 11/17 Deck: 17 of 20/18	Page 3 of 11/17
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General Notes, Main Floor Plan, Second Floor Plan

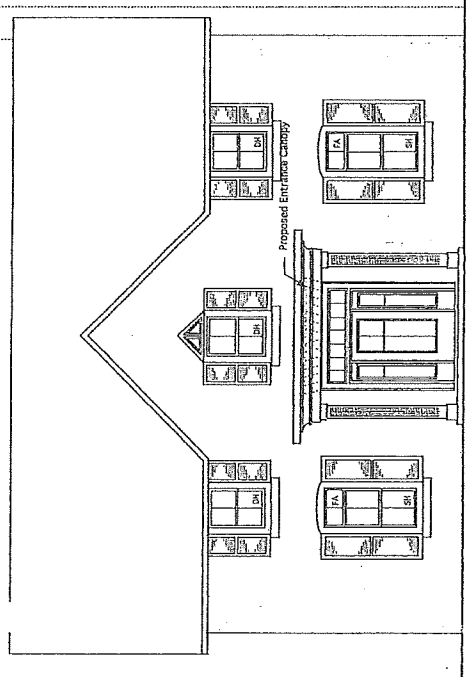


Main Floor Plan
as Built

Princess Street

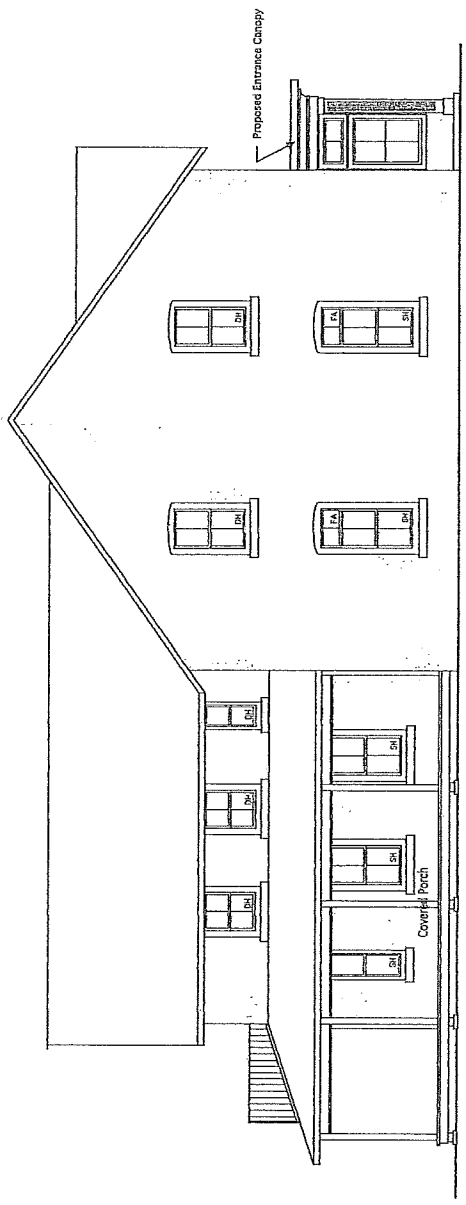
Chimney to be Removed

Chimney to be Removed



East Elevation

Window to be Removed



South Elevation



Township of
Leeds and the
Thousand Islands

RECEIVED AUG 23 2018



Reminder Notice - Statutory Public Meeting Final Review and Approval Dates

Statutory Public Meeting

Take notice that the Township of Leeds and the Thousand Islands invites all interested persons to attend a Statutory Public Meeting in order to consider revisions and provide input on the Township's Final Draft Official Plan, pursuant to the requirements of Section 17(16) of the Planning Act, RSO 1990, as amended.

Wednesday, August 22, 2018 – 6:30 pm to 8:30 pm
Township Administration Office
Council Chambers
1233 Prince Street, Lansdowne, ON

Review the Final Draft Official Plan

The Final Draft Official Plan (July 2018) has been posted on our website at <http://www.leeds1000islands.ca/en/governing/official-plan-review-2017-18.aspx>

Copies are also available for review at the Township Office and at the Township Libraries.

**The Final Official Plan Document will be available on our website
August 31, 2018**

Mark your calendar for upcoming meetings in Council Chambers:

Statutory Public Meeting: August 22, 2018 – 6:30 – 8:30 pm

Adoption of By-Law by Council: September 10, 2018

Can't attend a meeting?

Watch it live at www.leeds1000islands.ca keywords 'watch council'.