

AGENDA

LOCATION: TOWN ADMINISTRATION OFFICE, 2ND FLOOR, 30 KING STREET EAST, GANANOQUE

WELCOME & APPOINTMENT OF COMMITTEE CHAIR:

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS:

- C) MINUTES OF PREVIOUS MEETING: Adoption of the Committee's minutes of the previous meeting.
 ✚ COA/PAC Minutes of August 23, 2011.

D) CONSENT: n/a

E) MINOR VARIANCE

- ✚ A2-3/11 McIntyre
 ▪ 83 James Street and 93 James Street

F) SITE PLAN APPLICATION:

- ✚ SP08/11 Canadian Tire Real Estate Limited (Partsource)
 ▪ 399 King Street East

- ✚ SP09/11 Triangle Pump Service (Esso)
 ▪ 675 Stone Street North

G) ZONING BY-LAW AMENDMENT:

- ✚ Z01/11 Burtch
 ▪ 85 Elm Street

- ✚ Z02/11 Canadian Tire Real Estate Limited
 ▪ 705 King Street East

H) CONTINUING BUSINESS/NEW BUSINESS:

- ✚ Update from Minutes of May 24, 2011
 i. SP07/11 Wilson (146 John Street)
 Council approved the site plan application at their meeting of September 6, 2011
 Motion 2011-145

I) PUBLIC QUESTION PERIOD

J) ADJOURN

Next regular meeting of COA/PAC is scheduled for October 25, 2011 at 6 p.m.

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF August 23, 2011 @ 6:00 PM

Members Present:

Chair Chuck Marquardt, Councillor Joe Jansen, Councillor Jeff
Girling, Nicole St. Onge.

Members Absent:

Jonathan Allen, Heather Gallacher, Stacie Amo Teasdale

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2011-19

Moved by: Joe Jansen

Seconded by: Nicole St. Onge

That Planning Advisory Committee accepts the minutes of the Committee of
Adjustment & Planning Advisory Committee dated June 28, 2011.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT: None

E) MINOR VARIANCE: None

F) SITE PLAN APPLICATION:

4 SP07/11 Wilson
146 John Street

The applicant is applying for a site plan amendment for a Bed and
Breakfast at 146 John Street.

Both the Official Plan and Zoning permit a Bed and Breakfast in a single
family dwelling provide site plan is met for parking.

The applicant has an existing parking spot along John Street and four
along the alley meeting the requirements of five spaces.

The applicants are proposed to add a porch at the front of the dwelling
unit in the future which is noted on the plan. This building permit is
pending approval of a minor variance application.

Conditions of the site plan will include an inspection by the Fire
Department, Building Department and complete parking area at the
rear.

MOTION NO. 2011-20

Moved by: Jeff Girling

Seconded by: Nicole St. Onge

Be it resolved that the Planning Advisory Committee recommends to Council
that they have no objection to Site Plan Application SP07/11 Wilson at 146
John Street for a bed and breakfast provided the conditions are met.

CARRIED

G) SUBDIVISION AGREEMENT: None

H) ZONING BY-LAW AMENDMENT: None

I) CORRESPONDENCE:

J) CONTINUING BUSINESS:

- a. Update from Minutes of May 24, 2011
Verbal report

K) NEW BUSINESS: None

L) PUBLIC QUESTION PERIOD: None

M) ADJOURN

MOTION NO. 2011-21

Moved by: Jeff Girling

Be it resolved that Committee of Adjustment/Planning Advisory Committee adjourn this regular meeting.

Chair, Chuck Marquardt

Secretary –Treasurer, Brenda Guy

PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: Brenda Guy
Planning Approvals Coordinator

DATE: Wednesday, September 7, 2011

SUBJECT: A02-3/11 – MCINTYRE
MINOR VARIANCE

Background:

Owner: Ken McIntyre

Property: Lot 211 Plan 86

Street Access: 83 and 93 James Street

Proposal: Recognize the existing dwelling units on both properties

Acreage: 83 James Street – 13.2 m along James Street (243 sq.m)
93 James Street - 22.02m along James Street (424 sq.m)
18.43m along Garden Street

Lot Coverage: 35% Maximum Coverage

Official Plan: Residential

Zoning: R1 – Low Density Residential

Consent application B01/11 was approved by Committee of Adjustment on May 24, 2011 pending conditions. A condition of approval was that the applicant apply for a minor variance to recognize the existing structures. The consent approval was to convey a parcel of land from 93 James Street to 83 James Street which provided a driveway for the owner.

A survey was received as a condition of the severance for 83 James Street. A survey identifying the existing dwelling at 93 James Street was completed prior to the application.

Attached for PAC's consideration is a checklist of requirements for each unit and why the minor variance is required. Under this application, there is no new addition or building proposed and the residential units have been in existence since the early 1900s (1920 and 1900 are identified on MPAC). As both dwellings have existed for a number of years, a minor variance was requested to recognize the units.

CRCA	No comment	
CBO	No comment	
Eastern Ontario Power		EOP has concerns with registration of easement, not completed.
Leeds Grenville EMS	No comment	
Fire Department		
LG Health Unit	No comment	
Police Department		
Water/Sewer	No comment	
Public Works, Culture and Recreation		

Staff note Eastern Ontario Power's comment, however, this easement is a condition of the consent application and not of the minor variance application. The consent application is not complete until all conditions outlined in the application have been met.

Staff have no objection to this minor variance as it is in keeping with the existing homes in the neighbourhood and it meets the provisions of the Official Plan and Zoning By-law. The applications are a condition of a lot line adjustment under B01/11 McIntyre. No objection was filed with respect to the consent application.

Minor Variance Checklist				
Property (civic address)		83 James Street and 93 James Street		
Legal Description		Lot 211 Plan 86		
Use of Property		Residential		
Official Plan Designation		Residential		
Zoning Designation		R1 – Low Density Residential		
		Min. Requirement unless otherwise noted	83 James	93 James
Zone Requirements	Lot Area, As per zone	464m2/4995 ft2.	243m2	437m2
	Lot Frontage, As per zone	9m/29.5'	13.2m	18.4m
	Front Yard, As per zone	7m/23'	encroach	.2m
	Rear Yard, As per zone	9m/29.5'	7.46m	10.76m
	Interior Side Yard, As per zone - Each additional storey	1.2m/3.9' 0.8m/2.6'	4.2m	7m
	Interior Side Yard, As per zone - Each additional storey - Common wall	1.2m/3.9' 0.8m/2.6' 0	-	-
	Exterior Side Yard, As per zone	4.5m/14.8'	1.64m	2.0m
	Lot Coverage, As per zone (maximum)	35%		
Building Height	As per zone (maximum)	11m/36.1'	exist	exist
	Units per lot (maximum)	2	1	1
Accessory Bldgs	Interior Yard setback	1m/3.3'	n/a	.1m
	Rear Yard setback	1m/3.3'		12m
	Exterior Yard	4.5m/14.8'		n/a
	Height	4.5m/14.8' max.		Exist
	Distance to main building	2m/6.6'		4m
Other	Designated Heritage Site:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

Other Comments:



COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC MEETING

TAKE NOTICE THAT the Committee of Adjustment for the Town of Gananoque will hold a Public Meeting on **TUESDAY, SEPTEMBER 27, 2011** at 6:00 P.M. in the **COUNCIL CHAMBERS, TOWN OF GANANOQUE, 30 King Street East, Gananoque** to hear the following application for Minor Variance:

File No. A2-3/11

APPLICANT: MCINTYRE, KEN

The property municipally and legally described as

83 JAMES STREET & 93 JAMES STREET
LOT 211 PLAN TOWN OF GANANOQUE

has applied to the Committee of Adjustment for the Town of Gananoque for a Minor Variance to

RECOGNIZE THE EXISTING STRUCTURES ON THE TWO PROPERTIES

If you wish to receive written notice of the application or seek further details of the application, including a location map, it is available at the Town of Gananoque, 30 King Street East, Gananoque during normal business hours, 8:30 AM - 4:30 PM, Monday through Friday.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance does not make written submissions to the Committee of Adjustment before it makes a decision, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment at the address below.

Anyone wishing to support or object to the above application may do so by advising the undersigned, in writing, of your support or objection before the hearing or by appearing, in person, at the hearing and your support or objection will be considered by the Committee when making their decision.

DATED this 6TH day of SEPTEMBER, 2011
Brenda Guy
Secretary-Treasurer, Committee of Adjustment
Planning Approvals Coordinator
Town of Gananoque
bguy@townofgananoque.ca

30 King Street East, Box 100
Gananoque, Ontario
K7G 2T6
Phone: (613) 382-2149
Fax: (613) 382-8587
www.townofgananoque.ca

Garden Street



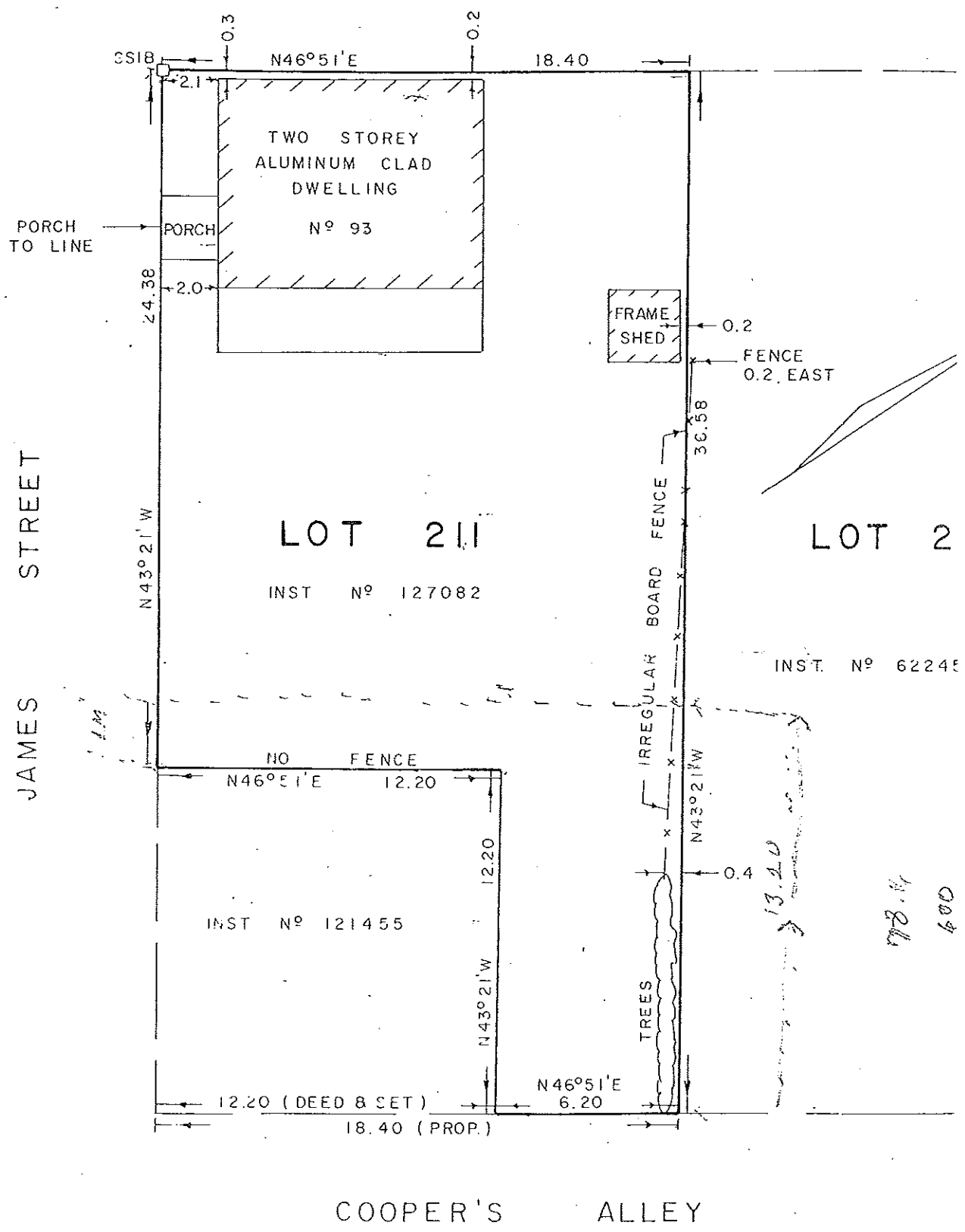
93 James Street

JAMES STREET

83 James Street

93 James St.

GARDEN STREET



COOPER'S ALLEY

LEGEND

□ NOTES MONUMENT PLANTED

SURV

1 CFR

83 James St

1 REQUIRE THIS PLAN TO BE RECORDED UNDER THE LAND TITLES ACT (DATED) _____

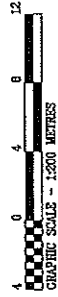
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF LEEDS 28

RONALD H. SMITH
ONTARIO LAND SURVEYOR

SCHEDULE	
PLAN	REMARKS
1	44245-0228(U)
2	66(EAST)
3	211
4	

PLAN OF SURVEY OF
LOT 211
PLAN 86 (EAST)
TOWN OF GANANOQUE
COUNTY OF LEEDS

RONALD H. SMITH LTD., 2011



NOTES

BEARINGS ARE ASTROMERIC DERIVED FROM EVIDENCE OF THE WEST LIMIT OF THE SUBJECT PROPERTY HAVING A BEARING OF N 42°52'07" W FOR PLAN 134-139 AS SHOWN HEREON.

THERE ARE NO FENCES OR BOUNDARIES UNLESS OTHERWISE INDICATED.

FENCES SHOWN ON BOUNDARIES ARE ON LINE UNLESS OTHERWISE SHOWN.

INSURANCE OVERLAP TO SET STANDARD IRON NAILS IN SOME LOCATIONS PER SCL 1(4) OF CHIC. STAT.

- LEGEND**
- IDENTIFY MONUMENT PLANNED
 - IDENTIFY FOUND
 - IRON BAR
 - ▬ STANDARD IRON BAR
 - ▬ SHORT STANDARD IRON BAR
 - ▬ CHAIN LINK FENCE
 - ▬ WIRE FENCE
 - ▬ WOODEN FENCE
 - WT WITNESS
 - SW SWAGE UNKNOWN
 - FO NO EVIDENCE FOUND
 - NR NO REGISTERED DOCUMENT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

(1) THIS SURVEY AND THIS PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REGULATIONS MADE UNDER THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEREAFTER.

(2) THE SURVEY WAS COMPLETED ON THE DAY OF OCTOBER, 2006.

RONALD H. SMITH
ONTARIO LAND SURVEYOR

METRIC

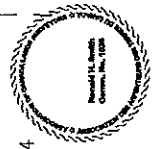
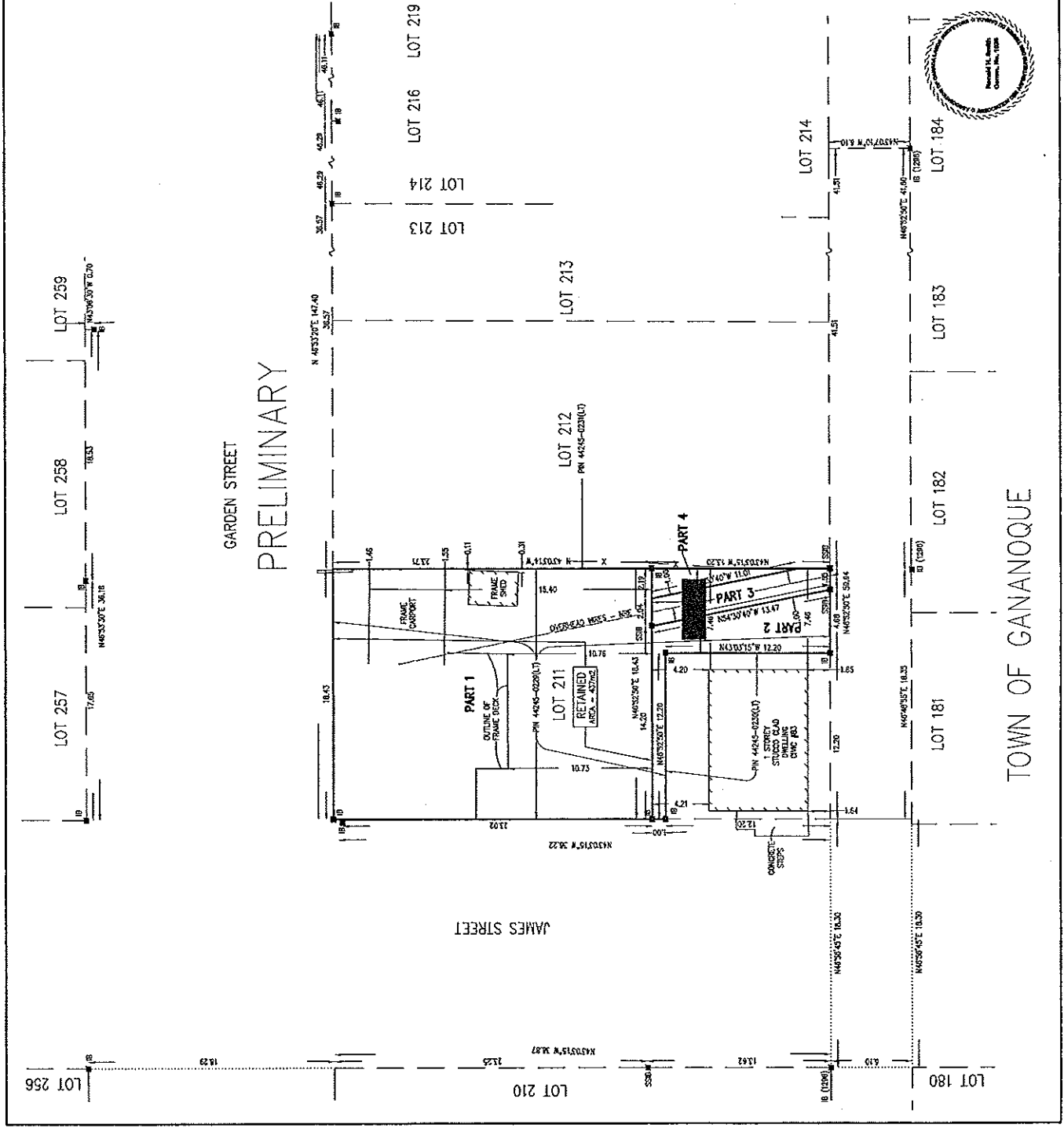
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

RONALD H. SMITH LTD.
ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYORS

CONSULTATION OFFICE
183 SYDENHAM STREET
GANANOQUE, ONTARIO
L6P 3B2-3978

HEAD OFFICE
637 MORRIS COURT, UNIT 8
KINGSTON, ONTARIO
L8G 5A7-1110

REFERENCE # 11-032
PLOTTED AUG. 5, 2011





No. A-2/11

APPLICATION FOR MINOR VARIANCE/PERMISSION
COMMITTEE OF ADJUSTMENT FOR THE TOWN OF GANANOQUE

A Complete Application consists of:

- One original and four copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Application fee payable to the Town of Gananoque - \$500 – residential, \$750 – Commercial
- Deposit fee in the amount of \$2000 payable to the Town of Gananoque for peer reviews of various studies, if required
- One copy of the most recent survey of the subject property
- One copy of the location of all natural and artificial features on the subject lands including buildings, water, roads, easements, etc.

Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2004-63 and By-law 2007-29) being a by-law to establish general fees and rates for various services provided by the municipality)
Minor Variance/Permission Application may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$250. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: <i>Ken McIntyre</i>	Name of Property Owner (if different than applicant):
Address: <i>93 James Street Gananoque</i>	Address:
Telephone: <i>613 382-3478</i>	Telephone:
E-mail:	E-mail:

Street or Property Address (if applicable): <i>83 James Street</i>			
Legal Description: <i>Pt. Lot 211 Plan 86.</i>			
Frontage: <i>13.2m</i>	Depth: <i>18.43m</i>	Area (sq.m):	Area (acres):

Nature and Extent of Relief from the Zoning By-law:
Recognize legal non-conforming.

Reason why the proposed cannot comply with the provisions of the Zoning By-law:
Did not comply and will continue to not comply with lot addition

EXISTING Use(s): <i>Residential</i>
Length of time the existing use of the subject lands have continued:
Is the property designated as a Heritage Site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PROPOSED Use(s): <i>Residential</i>
Abutting Land Use(s): <i>Residential</i>

EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	stucco	
	Date Constructed:	1920	
	Lot Frontage	13.2	
	Front Line Setback:	encroaches	
	Rear Lot Line Setback:	7.46	
	Side Lot Line Setback:	4.20	
	Side Lot Line Setback: Alley		
	Height		
	Number of Storeys	1-story	
	Dimensions		
Floor Area			
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure		
	Proposed Date of Construction:		
	Lot Frontage		
	Front Line Setback:		
	Rear Lot Line Setback:		N/A.
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Number of Storeys		
	Dimensions		
Floor Area			
Attached Additional Page, if necessary			

Access: Municipal Street Unopen Road Allowance Existing Right-of-way Other

Name of Street/Road: James Street

Entrance Approvals and Permit Number(s):

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

Docking Facilities (specify)		Parking Facilities (specify)	
distance from subject land	<u>N/A</u>	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):

Other Concurrent Applications:

Consent Minor Variance Official Plan Amendment Zoning By-law Amendment Subdivision Approval Condominium Approval

B01/11

Other Information: Any other information that may be useful in reviewing this application? If so, explain below:

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner of the subject land of this application for a consent, hereby authorize _____ (print) 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 the Town of Gananoque Committee of Adjustment 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.

Signature of Owner
Signature of Owner

Signature of Witness (not applicant)
Date

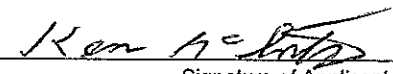
DECLARATION OF APPLICANT

I, Ken McIntyre of the Town of Gananoque in the Province of Ontario solemnly declare that:

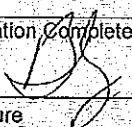
All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Furthermore, I/we, being the applicant(s) of the subject lands, hereby authorize the Members of the Town of Gananoque Committee of Adjustment 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.

Declared before me at the _____ of _____ in the _____ of _____ this _____ day of _____, 2011.


 Signature of Applicant

Signature of a Commissioner, etc

Office Use Only:		Roll No: <u>010 34500</u>
Official Plan Designation: <u>Residential</u>	Zoning By-law Designation: <u>R1 - Low Density Residential</u>	Other: <u>Consent 801/11</u>
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	Other:
<u>August 15/2011</u> Date of Submission	Application Complete:  Signature	<u>Sept. 1/2011</u> Date

For additional details on the application process please contact:
 Brenda Guy, Planning Approvals Coordinator
 Town of Gananoque
 30 King Street East, Box 100
 Gananoque, ON K7G 2T6



No. A- 3/11

**APPLICATION FOR MINOR VARIANCE/PERMISSION
COMMITTEE OF ADJUSTMENT FOR THE TOWN OF GANANOQUE**

A Complete Application consists of:

- One original and four copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Application fee payable to the Town of Gananoque - \$500 – residential, \$750 – Commercial
- Deposit fee in the amount of \$2000 payable to the Town of Gananoque for peer reviews of various studies, if required
- One copy of the most recent survey of the subject property
- One copy of the location of all natural and artificial features on the subject lands including buildings, water, roads, easements, etc.

Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2004-63 and By-law 2007-29) being a by-law to establish general fees and rates for various services provided by the municipality)
 Minor Variance/Permission Application may be subject to review and a separate cheque payable to the Catarauqui Region Conservation Authority in the amount of \$250. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: <i>Ken McIntyre</i>	Name of Property Owner (if different than applicant):
Address: <i>93 James Street Gananoque</i>	Address:
Telephone: <i>613 382-3478</i>	Telephone:
E-mail:	E-mail:

Street or Property Address (if applicable): <i>93 James Street.</i>			
Legal Description: <i>pt. Lot 211 Plan 86</i>			
Frontage: <i>20.5m</i>	Depth: <i>23.38m</i>	Area (sq.m):	Area (acres):

Nature and Extent of Relief from the Zoning By-law: <i>Residential</i>
Reason why the proposed cannot comply with the provisions of the Zoning By-law: <i>Recognize legal non-conformity</i>

EXISTING Use(s): <i>Residential</i>
Length of time the existing use of the subject lands have continued:
Is the property designated as a Heritage Site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PROPOSED Use(s): <i>Residential</i>
Abutting Land Use(s): <i>Residential</i>

EXISTING BUILDINGS:	Building 1	Building 2 - steel
Type of Structure	Alum Clad	Frame
Date Constructed:	1900	
Lot Frontage	20.5	N/A
Front Line Setback:	2m	7.5m
Rear Lot Line Setback:	10.76m	11m
Side Lot Line Setback:	1.46m	.11
Side Lot Line Setback: exterior	porch on lot line	
Height		
Number of Storeys		
Dimensions		
Floor Area		
PROPOSED BUILDINGS:	Building 1	Building 2
Type of Structure		
Proposed Date of Construction:		
Lot Frontage		
Front Line Setback:		
Rear Lot Line Setback:		
Side Lot Line Setback:		
Side Lot Line Setback:		
Height		
Number of Storeys		
Dimensions		
Floor Area		
Attached Additional Page, if necessary		

Access: Municipal Street Unopen Road Allowance Existing Right-of-way Other

Name of Street/Road: James Street

Entrance Approvals and Permit Number(s):

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

Docking Facilities (specify) Parking Facilities (specify)

distance from subject land distance from subject land

distance from nearest public road distance from nearest public road

N/A

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):

Other Concurrent Applications:

Consent Minor Variance Official Plan Amendment Zoning By-law Amendment Subdivision Approval Condominium Approval

BOI/11.

Other Information: Any other information that may be useful in reviewing this application? If so, explain below:

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner of the subject land of this application for a consent, hereby authorize

_____ (print) 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 the Town of Gananoque Committee of Adjustment 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.

_____ Signature of Owner	_____ Signature of Owner
_____ Signature of Witness (not applicant)	_____ Date

DECLARATION OF APPLICANT

I, Ken McIntyre of the Town of Gananoque in the Province of Ontario solemnly declare that:

All the statements contained in this application and provided by me 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.

Furthermore, I/we, being the applicant(s) of the subject lands, hereby authorize the Members of the Town of Gananoque Committee of Adjustment 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.

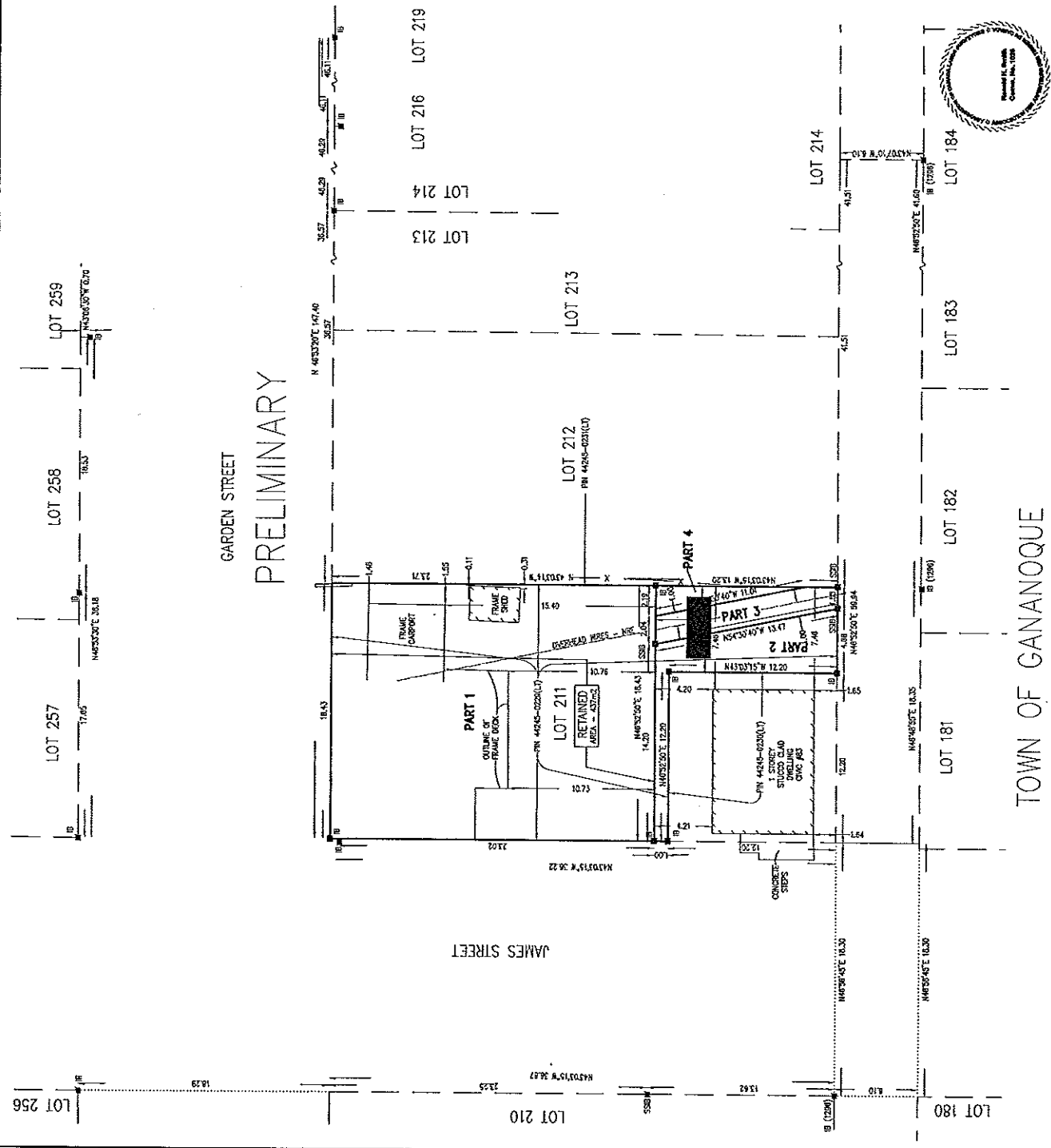
Declared before me at the _____ of _____ in the _____ of _____ this _____ day of _____, 20____

Ken McIntyre
Signature of Applicant

Signature of a Commissioner, etc

Office Use Only:		Roll No: <u>015 34600</u>
Official-Plan Designation: <u>Residential</u>	Zoning By-law Designation: <u>R1- Residential (Low)</u>	Other: <u>Consent B 01/11</u>
Access (Entrance Permits etc): _____	Water and Sewer Hookup (Permits etc): _____	Other: _____
<u>Aug 20/2011</u> Date of Submission	<u>DS</u> Application Complete: Signature	<u>Sept. 1/2011</u> Date

For additional details on the application process please contact:
Brenda Guy, Planning Approvals Coordinator
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6



PLAN 288
RECEIVED AND DEPOSITED
(DATED) _____

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT
(DATED) _____

RONALD H. SMITH
ONTARIO LAND SURVEYOR

LAND REGISTRY FOR THE
LAND TITLES DIVISION OF
LEEDS 20

SCHEDULE		BEARINGS
PLAN	PIN	
1	211	44545-0226(L)
2		
3		
4		

PARTS 1, 2, 3 AND 4 COMPRISE ALL OF PIN 44245-0226(L)

PLAN OF SURVEY OF
LOT 211
PLAN 86 (EAST)
TOWN OF GANANOQUE
COUNTY OF LEEDS
RONALD H. SMITH LTD. 2011



NOTES

BEARINGS ARE ASTROMERIC DERIVED FROM EVIDENCE OF THE WEST LIMIT OF THE SUBJECT PROPERTY HAVING A BEARING OF N 07°09'20" W FOR PLAN 138-759 AS SHOWN HEREON.

THERE ARE NO FENCES OR BOUNDARIES UNLESS OTHERWISE INDICATED.

FENCES SHOWN ON BOUNDARIES ARE OF THE UNLESS OTHERWISE SHOWN.

INSUFFICIENT REQUIREMENT TO SET STANDARD IRON BARS IN SOME LOCATIONS PER REC. 1(4) OF OREG. 502/91.

- LEGEND
- BOUNDARY MONUMENT PLANTED
 - IRON BAR
 - IRON PIN
 - SHORT STANDARD IRON BAR
 - CHAIN LINK FENCE
 - POST AND WIRE FENCE
 - FENCED
 - UNFENCED
 - SOURCE UNKNOWN
 - FOUND NO EVIDENCE
 - NO REGISTERED ENCUMBRANCE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THE ACT AND THE REGULATIONS MADE UNDER THE ACT.

(2) THE SURVEY WAS COMPLETED ON THE _____ DAY OF OCTOBER, 2000.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

(DATED) _____
RONALD H. SMITH
ONTARIO LAND SURVEYOR

CONSULTATION OFFICE
183 SYDNEY STREET
GANANOQUE, ONTARIO
L1R 3B8-3978

RONALD H. SMITH LTD.
ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYORS

HEAD OFFICE
100 WINDING COURT UNIT 8
KANSINGTON ONTARIO
L1R 3A7-1110

DRAWN BY: JAI CHECKED BY: _____
REFERENCE # 11-022
PLOTTED AUG. 9, 2011

PLANNING REPORT

TO: PLANNING ADVISORY COMMITTEE

FROM: BRENDA GUY
PLANNING APPROVALS COORDINATOR

DATE: Thursday, March 17, 2011

SUBJECT: SP08/11 – CANADIAN TIRE REAL ESTATE LIMITED - PART SOURCE
OWNER: 570900 ONTARIO LIMITED
(399 KING STREET EAST)
SITE PLAN APPROVAL - AMENDMENT

Background:

Property: 399 King Street East

Legal Desc: Legally Described As Plan 223 Lot 1137 Lot 1138 Plan 28R-7427 Part 2

Acreage: 170' frontage along King Street East
255' frontage along James Street
29,236 sq.ft.

Lot Coverage: 60% Maximum Coverage

Official Plan: Highway Commercial

Zoning: C1 – General Commercial

The owner of the property is a numbered company with Canadian Tire Real Estate being the applicant. The application for site plan amendment is to allow the placement of containers which stores merchandise for the Part Source store. These containers would be accessory to the primary use.

There is a site plan on file with the Town with the main structure. This amendment would recognize the containers. Currently one of the containers is at the rear of the building. Staff have asked that it be relocated to not block the lane at the rear of the building for fire prevention purposes. It is noted that a cardboard bin remains in this area, staff recommend that it be relocated from the lane at the rear of the building as a condition site plan.

Additionally, as part of the review of the application, parking is taken into consideration. There are 22 spaces including 2 accessible parking spaces shown on the plan. The application indicates 29. Consultation with the applicant is that the number on the application is incorrect. Regardless, the property requires 14 spaces for the use of retail on the site and therefore the parking requirements are met.

SP08/11 – Canadian Tire Real Estate (399 King Street East)

Staff noted to the applicant that the area where the proposed containers are recommending to be located will block off what appears to be a parking area at the rear. The applicant has indicated that there is an access from Pine Street.

Circulation to agencies:

CRCA	No comment	
CBO		
Eastern Ontario Power		The applicant is to be aware of an underground service wire which supplies power to the building in the area of the proposed containers.
Fire Department		
L&G Health Unit		
Police Department	No comment	
Public Works		
Utilities (water/sewer)	No comment	

Staff have no objection to the application provided the cardboard bin be relocated away from the rear laneway.



No. SP 08/11

APPLICATION FOR SITE PLAN AGREEMENT

Site Plan Control By-law 83-6 and amending By-laws 89-16, 93-23, 94-27, 2001-25

A Complete Application consists of:

- One original and four copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Application fee in the amount of \$700 payable to the Town of Gananoque. Amending agreement \$400.
- Deposit fee in the amount of \$2000 payable to the Town of Gananoque for peer reviews of various studies
- Five copies of the most recent survey of the subject property
- Five copies of the site plan(s) including scaled accurate measurements of:
 - o Dimensions and areas of the site and all building and structures to be erected
 - 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 Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties
 - o Landscape Plan showing size, type and location of vegetation
 - o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines and proposed connections
 - o Parking areas including number, size of spaces and dimensions
 - o Access driveways including curbing and sidewalks
 - 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)
 - o Location, type and size of any other significant features such as fencing, gates and walkways
- Five copies of the building showing the full exterior view of each side describing what exists and what changes are proposed, elevations show window and door placement and exterior finishes

Parking requirements must comply with Section 4.21 Parking Requirements of the Town of Gananoque Zoning By-law
 Any new, replacement or altering signage requires a permit as per By-law 2005-41.
 Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2004-63 and By-law 2007-29) being a by-law to establish general fees and rates for various services provided by the municipality
 Site Plan Application may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$250 – minor (residential or small single unit commercial), \$600 – major (multiple residential, commercial, industrial and institutional). The Town recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: Canadian Tire Real Estate Limited	Name of Property Owner (if different than applicant): 570900 Ontario Limited
Address: 2180 Yonge St. N. 15 th floor, P.O. Box 770, Stn K M4P 2V8	Address: 108 Perth St. P.O. Box 1925 Brockville, ON K6V6N4
Telephone: 416-544-4520	Telephone:
E-mail: Eric.Frey@cantire.com	E-mail:

Street or Property Address (if applicable): 399 King St. East			
Legal Description: Lot 1137-1138, Plan 223; Part of Lot 15, concession 1, designated as Part 2, Plan 28R-7427; Town of Gananoque, County of Leeds			
Frontage: 52m	Depth: 78m	Area (sq.m): 2766.88m ²	Area (acres): .68

Existing Use(s):	
Length of time the existing use of the subject lands have continued: C1 General Commercial, in excess of 7 years	
Is the property designated as a Heritage Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Use(s): Same, no change	
Abutting Land Use(s): Residential to the South (on James St.) Highway Commercial to the West (King St. E)	

Plan Details:			
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
No. of Units:	Type & No.(if residential): <input type="checkbox"/> Bachelor _____ <input type="checkbox"/> 1 Bedroom _____ <input type="checkbox"/> 2 Bedroom _____ <input type="checkbox"/> 3 Bedroom _____	Building Coverage: _____ (%) _____ (sq.m)	Landscape Coverage: _____ (%) _____ (sq.m)
No. of Storeys:			
Parking Surface: Mostly Asphalt with some gravel at rear	Number of Parking Spaces: 29	Dimensions of Parking Spaces: 2.97m x 5.97m	Number of Accessible Spaces: 2
Loading Spaces: Right side of building	Number of Loading Spaces: 1	Dimensions of Loading Spaces: 13.7m x 3.35m	Method of Garbage Storage: Steel Container

Heritage Tourist Inn:		
Is this a site plan application for a Heritage Tourist Inn? <input 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 Max.	Number of Guest Washrooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6
If Yes, 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	Brick	
	Date Constructed:	1994	
	Front Line Setback:	21.32m	
	Rear Lot Line Setback:	6m	
	Side Lot Line Setback:	8.71m	
	Side Lot Line Setback:	19.52m	
	Height		
	Dimensions	23.7m x 12.6m	
	Floor Area	277m ²	
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure	Same	
	Proposed Date of Construction:		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
Attached Additional Page, if necessary			

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

Name of Street/Road: 399 King St. E

Entrance Approvals and Permit Number(s): Not Applicable

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

<p>Docking Facilities (specify)</p> <p>distance from subject land _____</p> <p>distance from nearest public road _____</p>	<p>Parking Facilities (specify)</p> <p>distance from subject land _____</p> <p>distance from nearest public road _____</p>
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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): Not Applicable

Other Concurrent Applications: None

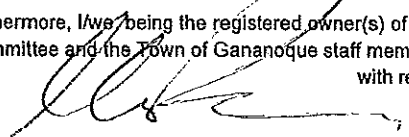
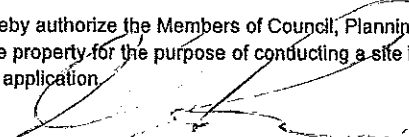
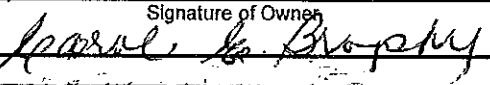
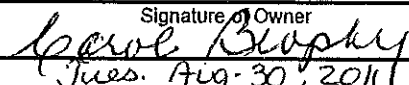
<input type="checkbox"/> Consent	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Official Plan Amendment	<input type="checkbox"/> Zoning By-law Amendment	<input type="checkbox"/> Subdivision Approval	<input type="checkbox"/> Condominium Approval
----------------------------------	---	--	--	---	---

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize

Canadian Tire Real Estate Limited (print) 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 purpose of conducting a site inspection with respect to the attached application


 Signature of Owner

 Signature of Owner

 Signature of Witness (not applicant)

 Date

Mario Pereira

DECLARATION OF APPLICANT

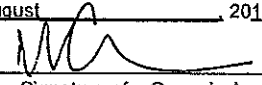
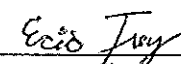
I, Eric Frey of the City of Toronto in the Province of Ontario solemnly declare that:

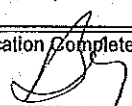
All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

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.

Declared before me at the City of Toronto in the Province of Ontario this 22 day of August, 2011


 Signature of a Commissioner, etc.

 Signature of Applicant

Office Use Only:		Roll No: <u>020 28100</u>
Official Plan Designation: <u>General Commrcl</u>	Zoning By-law Designation: <u>General Commrcl</u>	Other:
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	Other:
Date of Submission: <u>August 19/2011</u>	Application Complete:  Signature	Date: <u>Aug 29/2011</u>

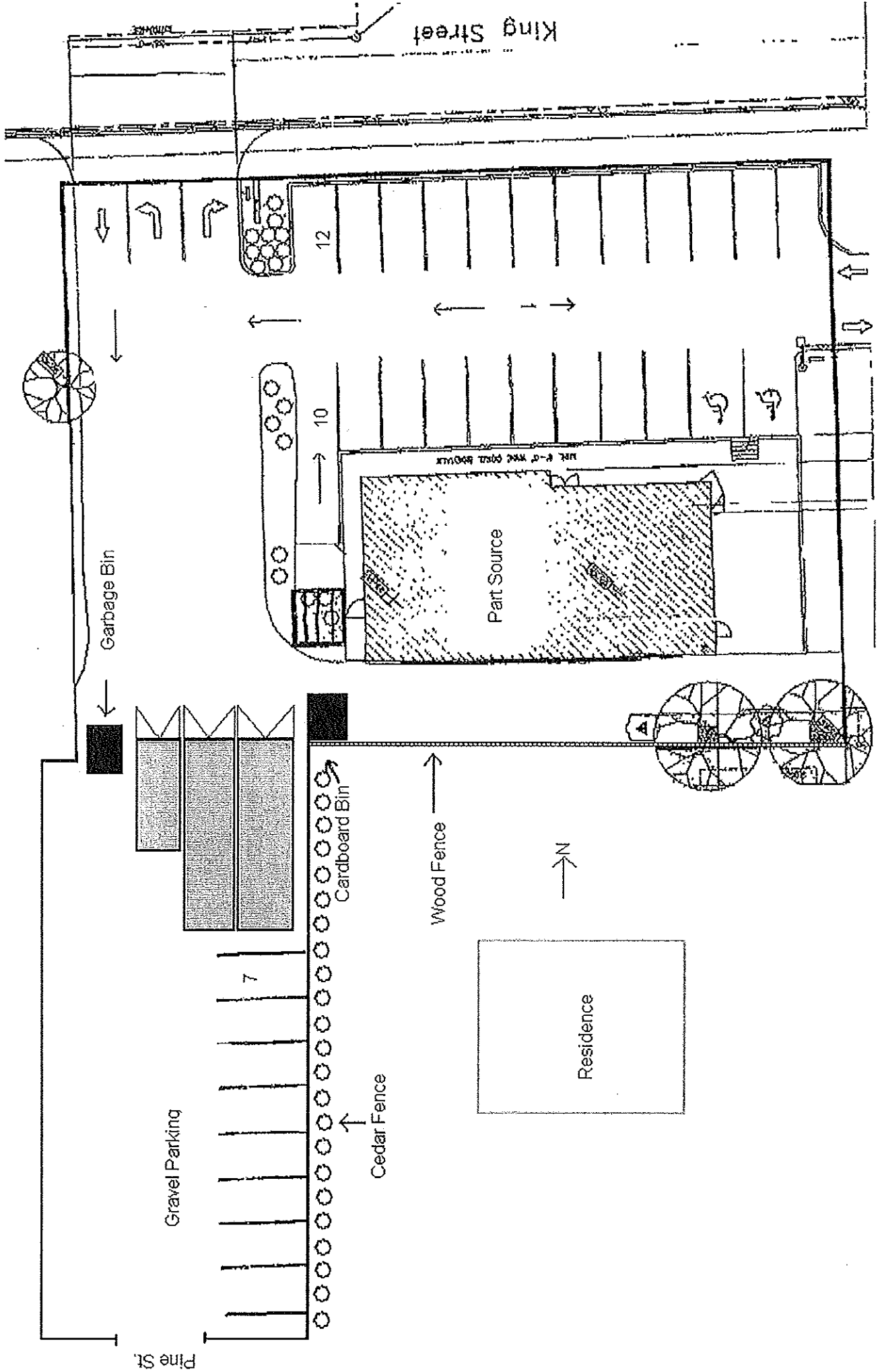
For additional details on the application process please contact:

Brenda Guy, Planning Approvals Coordinator
 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



PLANNING REPORT

TO: PLANNING ADVISORY COMMITTEE

FROM: BRENDA GUY
PLANNING APPROVALS COORDINATOR

DATE: Thursday, March 17, 2011

SUBJECT: SP09/11 – TRIANGLE PUMP SERVICE - ESSO
OWNER: SAFE CORPORATION
(675 STONE STREET NORTH)
SITE PLAN APPROVAL - AMENDMENT

Background:

Property: 675 Stone Street North

Legal Desc: Legally Described as Leeds Con 1 Pt Lots 12 and 13 Pt Rd allow and Plan 86 Blk W Pt Lot 18 Plan 28R574 Part 1

Acreage: 150' frontage along Stone Street North
125' depth
18,750 sq.ft.

Lot Coverage: 60% Maximum Coverage

Official Plan: Employment Lands

Zoning: M1 – Industrial zone

The applicant is applying on behalf of the owner to construct a canopy over the pumps located at 675 Stone Street North.

The building has been in existence for a number of years which comprises of a convenience store, car wash and gas pumps. The original site plan agreement was registered in 1999 when improvements were made to the restaurant and car wash.

The proposed works include a canopy is identified as 80' x 20', underground works, spacing out dispensers.

Section 4.3 indicates that a pump island may not be any closer to the lot line than 5m (16.4'). The setback indicated on the plan is 10'-6" from the edge of the canopy to the property line. From the pumps to the property line it is 13'. This is existing and there is no change in setbacks, staff would consider this legal non-conforming. Applicants are complying with TSSA regulations which is 3m.

SP09/11 – Triangle Pumping Service (675 Stone Street North)

Review of parking requirements from the previous plan to the proposed should not change, however, it was difficult to determine given the previous site plan was not accompanied with a site plan but an application form only. The application indicated 27 parking spaces on site for a combination of what was a restaurant, gas station and car wash at the time.

Following the by-law Section 4.21, the requirements would be 9 for the car wash excluding the bays, 8 spaces for the retail and 3 per service bay. There are 10 spaces painted on the south side of the building accommodating the store. On the north side, where the car wash is would accommodate the 9 for each bay. This area is not painted.

Staff are requesting the applicant provide more landscaping along the front of the property to a minimum width of 3m to include trees and shrubs.

Circulation to agencies:

CRCA	No comment	
CBO		
Eastern Ontario Power		Advise customer of overhead wire during construction of the canopy.
Fire Department		
L&G Health Unit	No comment	
Police Department	No comment	
Public Works		
Utilities (water/sewer)	No comment	

Staff have no objection to the application provided the applicant paint the parking spaces, provide more landscaping at the front of the property and plants trees in the landscaped area.

RECEIVED
RECEIVED SEP 02 2011



No. SP09/11

APPLICATION FOR SITE PLAN AGREEMENT
Site Plan Control By-law 83-6 and amending By-laws 89-16, 93-23, 94-27, 2001-25

A Complete Application consists of:

- One original and four copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Application fee in the amount of \$700 payable to the Town of Gananoque. Amending agreement \$400.
- Deposit fee in the amount of \$2000 payable to the Town of Gananoque for peer reviews of various studies
- Five copies of the most recent survey of the subject property
- Five copies of the site plan(s) including scaled accurate measurements of:
 - o Dimensions and areas of the site and all building and structures to be erected
 - 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 Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties
 - o Landscape Plan showing size, type and location of vegetation
 - o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines and proposed connections
 - o Parking areas including number, size of spaces and dimensions
 - o Access driveways including curbing and sidewalks
 - 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)
 - o Location, type and size of any other significant features such as fencing, gates and walkways
- Five copies of the building showing the full exterior view of each side describing what exists and what changes are proposed, elevations show window and door placement and exterior finishes

Parking requirements must comply with Section 4.21 Parking Requirements of the Town of Gananoque Zoning By-law
Any new, replacement or altering signage requires a permit as per By-law 2005-41.
Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2004-63 and By-law 2007-29) being a by-law to establish general fees and rates for various services provided by the municipality)
Site Plan Application may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$250 – minor (residential or small single unit commercial), \$600 – major (multiple residential, commercial, industrial and institutional). The Town recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: Triangle Pump Service Limited	Name of Property Owner (if different than applicant):
Address: 2565 Delzotto Ave., Gloucester	Address:
Telephone: (613) 822-0624	Telephone: (613) 392-7700
E-mail: bille.triangle.pump.ca	E-mail:

Street or Property Address (if applicable):			
Legal Description: 675 Stone St. North, Gananoque			
Frontage: 45.72m	Depth: 38.08m	Area (sq.m): 1741	Area (acres):

Existing Use(s): Gas Station
Length of time the existing use of the subject lands have continued:
Is the property designated as a Heritage Site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Use(s): Gas Station
Abutting Land Use(s): Commercial

Plan Details:			
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
No. of Units: <u>3</u> Store, Car wash, Canopy No. of Storeys: <u>1</u>	Type & No. (if residential): <input type="checkbox"/> Bachelor _____ <input type="checkbox"/> 1 Bedroom _____ <input type="checkbox"/> 2 Bedroom _____ <input type="checkbox"/> 3 Bedroom _____	Building Coverage: _____ (%) _____ (sq.m)	Landscape Coverage: _____ (%) _____ (sq.m)
Parking Surface: _____	Number of Parking Spaces: <u>9</u>	Dimensions of Parking Spaces: _____	Number of Accessible Spaces: _____
Loading Spaces: _____	Number of Loading Spaces: <u>1</u>	Dimensions of Loading Spaces: _____	Method of Garbage Storage: <u>Bin</u>

Heritage Tourist Inn:			
Is this a site plan application for a Heritage Tourist Inn? <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"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 Max.	Number of Guest Washrooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6	
If Yes, 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	<u>Store</u>	<u>Car wash</u>
	Date Constructed:		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure	<u>Canopy</u>	
	Proposed Date of Construction:	<u>Oct 2011</u>	
	Front Line Setback:	<u>3.2m</u>	
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height	<u>18'</u>	
	Dimensions	<u>17' x 80'</u>	
	Floor Area		
Attached Additional Page, if necessary			

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

Name of Street/Road: Stone St.

Entrance Approvals and Permit Number(s):

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

Docking Facilities (specify)		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):

Other Concurrent Applications:

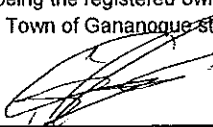
<input type="checkbox"/> Consent	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Official Plan Amendment	<input type="checkbox"/> Zoning By-law Amendment	<input type="checkbox"/> Subdivision Approval	<input type="checkbox"/> Condominium Approval
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AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize

Triangle Pump Service Limited (print) 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 purpose of conducting a site inspection with respect to the attached application.



Signature of Owner

Signature of Owner

Sept. 02. 11

Date

Signature of Witness (not applicant)

DECLARATION OF APPLICANT

I, Bill Rathwick of the City of Ottawa in the 5th Day of September solemnly declare that:

All the statements contained in this application and provided by me 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.

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.

Declared before me at the _____ of _____ in the _____ of _____ this _____ day of _____, 20_____

Signature of a Commissioner, etc



Signature of Applicant

Office Use Only:		Roll No: <u>015 48402</u>
Official Plan Designation: <u>Employment Lands</u>	Zoning By-law Designation: <u>M1 - Industrial</u>	Other:
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	Other:
<u>Sept 2/2011</u>	Application Complete: 	
Date of Submission	Signature	Date

For additional details on the application process please contact:

Brenda Guy, Planning Approvals Coordinator

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

NOTE: CHANGES TO BE LOCATED BY TRAINED PERSONNEL WITH COMPETENCE IN THE FIELD SO THAT A CLEAR UNDERSTANDING OF THE LOCATION OF THE CHANGES IS OBTAINED FROM THE DRAWING, THE FIELD AND THE PROJECT OFFICE.

NOTE: DIMENSIONS INCLUDING THE TELEPHONE NUMBER OF THE FIRE DEPARTMENT AND THE LOCATION OF A SUMP OR ACCORDION TO THE DEPARTMENT SHALL BE LOCATED ON THE FIRE DEPARTMENT (P.1).

NOTE: CONTRACTOR TO COMMISSION INTERCOM SYSTEM BETWEEN DISPENSERS AND SALES AREA AND PROVIDE SILENT ALARM SYSTEM WITH SILENT ALARM AND SILENT ALARM AT THE SALES AREA. ALL SALES COUNTERS SHALL BE SURROUNDED AND RECYCLED BY THE CONTRACTOR.

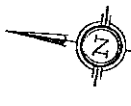
NOTE: SALES COUNTERS TO BE LOCATED AT A MINIMUM OF 8'-0" WITHIN THE PROPERTY LINE IN ACCORDANCE WITH THE BEEL (1-1-77).

NOTE: ALL SALES COUNTERS TO BE ATTACHED TO THE FLOOR AT EACH AREA REFER TO IN DRAWING AND TO BE LOCATED AS SHOWN.

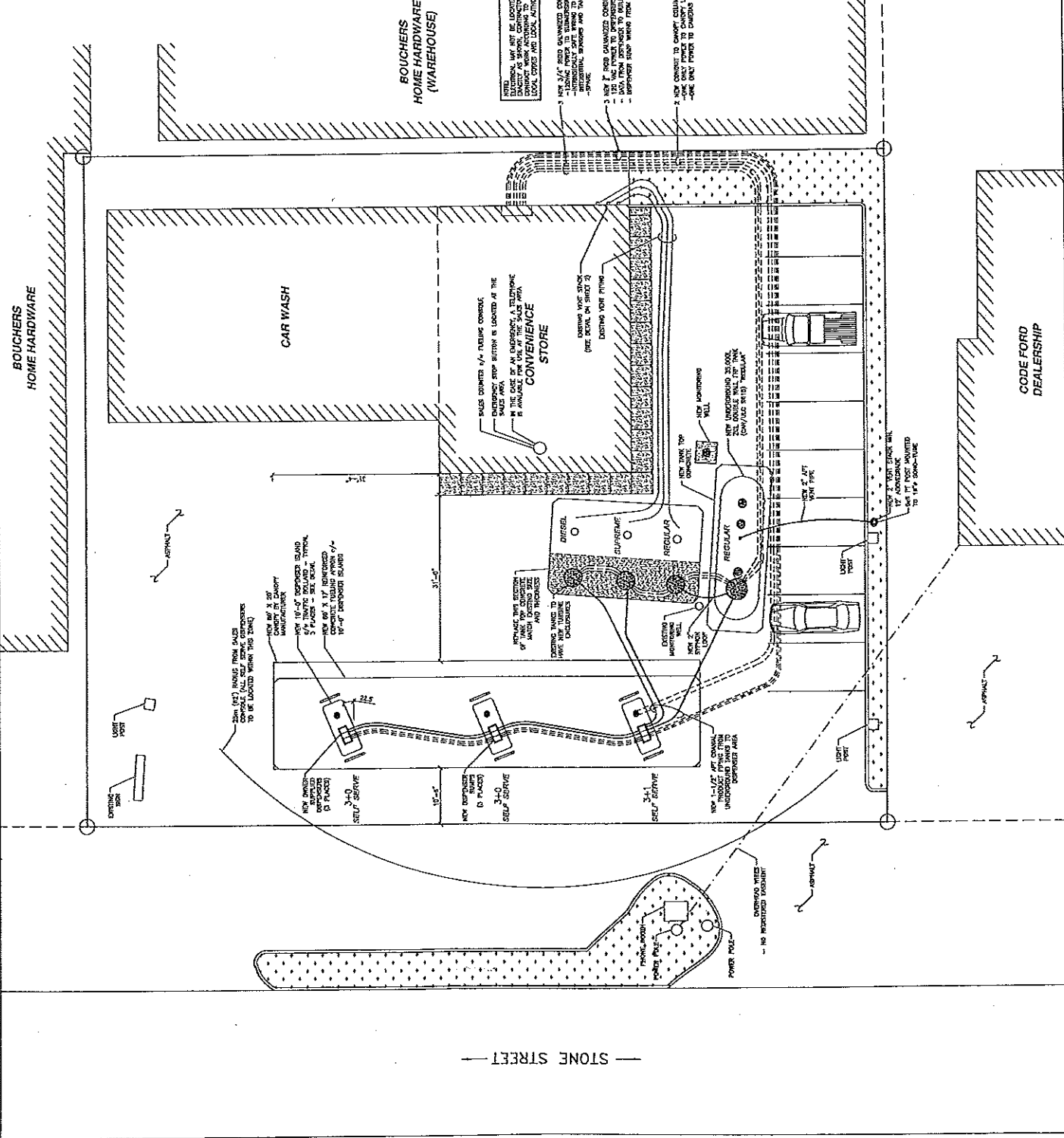
NOTE: ALL VEHICLES INCLUDING DUMP-TRUCKS, MUST BEAT FROM NORTH TO SOUTH AND TO BE LOCATED AS SHOWN.

NOTE: ALL SALES COUNTERS TO BE LOCATED AT EACH AREA REFER TO IN DRAWING AND TO BE LOCATED AS SHOWN.

NOTE: ALL SALES COUNTERS TO BE LOCATED AT EACH AREA REFER TO IN DRAWING AND TO BE LOCATED AS SHOWN.



APPROX.



— STONE STREET —

CODE FORD DEALERSHIP

BOUCHERS HOME HARDWARE

CAR WASH

BOUCHERS HOME HARDWARE (WAREHOUSE)

NOTE: SALES COUNTERS TO BE LOCATED AT EACH AREA REFER TO IN DRAWING AND TO BE LOCATED AS SHOWN.

- 1 NEW 3 1/2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 2 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 3 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 4 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 5 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 6 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 7 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 8 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 9 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 10 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 11 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 12 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 13 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 14 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 15 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 16 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 17 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 18 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 19 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS
- 20 NEW 2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS

EXISTING SIGN

EXISTING SIGN

NEW 1/2" RIGID GALVANIZED CONDUIT TO UNDERGROUND TANKS

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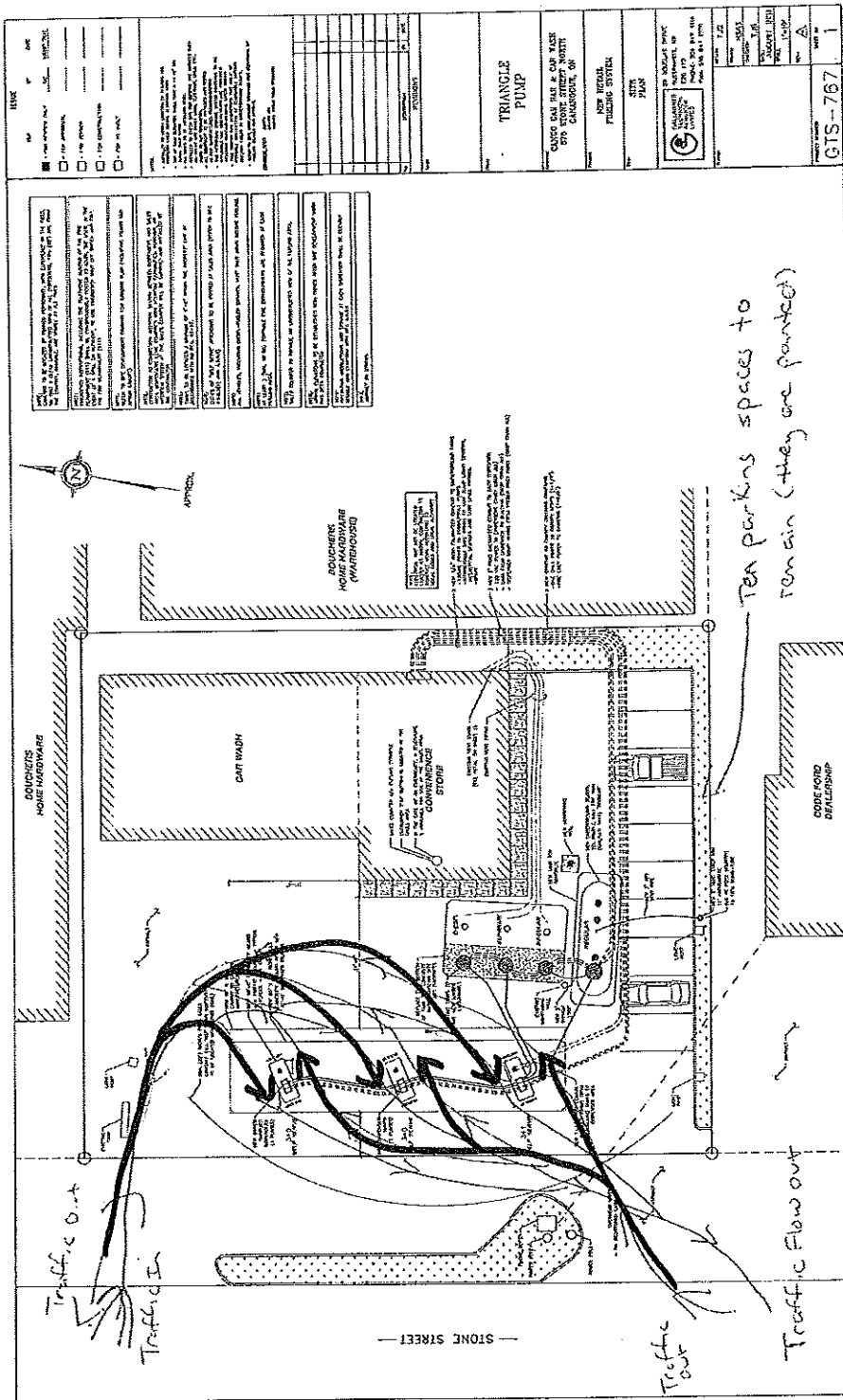
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Flow of Traffic



This drawing is the property of Guyton, Guyton & Associates, Inc. and is not to be reproduced, copied, or used in any way without the written consent of Guyton, Guyton & Associates, Inc.

PLANNING REPORT

TO: PLANNING ADVISORY COMMITTEE
FROM: Brenda Guy
Planning Approvals Coordinator
DATE: Wednesday, September 7, 2011
SUBJECT: Z01/11 – BURTCH
ZONING BY-LAW AMENDMENT

Background:

Owner: Carol Burtch
Property: Lot 254 Plan 86
Street Access: 85 Elm Street
Proposal: Reduce the front yard setback from 7m to 3.65m
Acreage: 18.2m (60') along Elm Street
36.5m (120') depth
Lot Coverage: 35% Maximum Coverage
Official Plan: Residential
Zoning: R1 – Low Density Residential

The applicant, Carol Burtch is seeking a zoning by-law amendment to reduce the front yard setback to allow for a workshop/family room addition.

Official Plan:

The property is designated Residential in the Town's official plan under Section 3.2 which speaks to the development of dwelling units in the form of single, semi, apartments.

Zoning By-law:

The By-law designates the property as R1 – Low Density Residential which permits single family homes, churches, schools, semi-detached etc. The current use of the structure on the property is a single family dwelling.

Circulation:

Neighbours were circulated 120m by mail delivery from the site and notice of the public meeting was posted at the site. One resident called for clarification as to the location of the addition but indicated no objection.

CRCA	No comment	
CBO	No comment	Building permit required
Eastern Ontario Power	No comment	EOP advises the owner to be aware of overhead services during construction. If there are any electrical plans, please contact EOP
Leeds Grenville EMS	No comment	
Fire Department		
LG Health Unit	No comment	
Police Department		
Water/Sewer	No comment	
Public Works, Culture and Recreation		

Consideration was reviewed as to adjacent properties and location of dwelling units. This portion of Elm Street has setbacks closer than the proposed Burtch addition and larger front yard setbacks. There appears to be no consistency on this block.



Staff have no objection to this zoning by-law amendment as it is in keeping with the existing homes in the neighbourhood and it meets the provisions of the Official Plan and Zoning By-law. In addition, there were no objections placed with the Community Development Department.



Notice of Public Meeting

The Town of Gananoque has received a complete application to consider a Zoning By-law Amendment.

MEMBERS OF THE PUBLIC are invited to attend and provide input at a Public Meeting hosted by the Town of Gananoque Town Council on **OCTOBER 4, 2011 AT 6:00 PM** in the Emergency Services Boardroom, 340 Herbert Street, Gananoque, ON to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, RSO 1990 (as amended).

File No. Z01/11 **Owner:** CAROL BURTCH

The lands affected are described as
85 ELM STREET
LOT 254 PLAN 86, Town of Gananoque

The purpose of the Public Meeting is to consider the following:
To permit a reduction of the front yard setback from 7m (23') to 3.65m (12')

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Town before the by-law is passed:

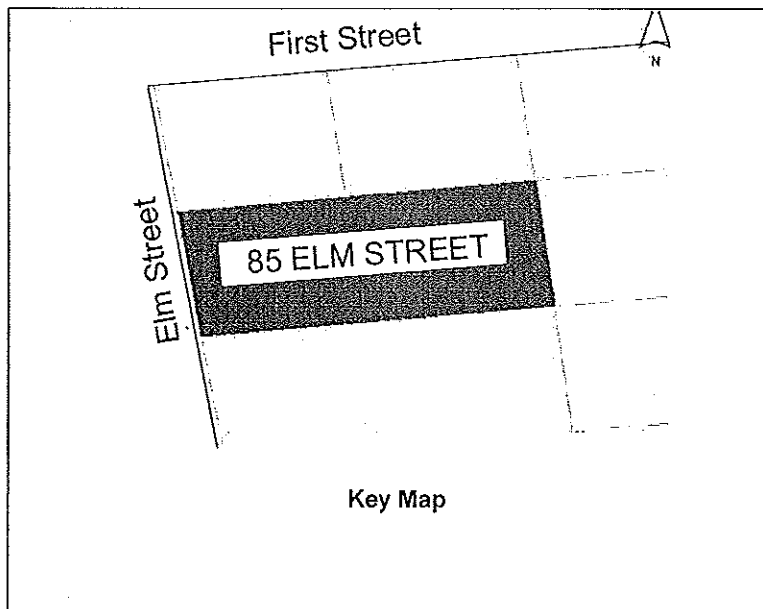
- a) the person or public body is not entitled to appeal the decision of the Council to the Ontario Municipal Board; and
- b) the person or public body may not be added as a part to the hearing of an appeal before the Ontario Municipal board unless, in the opinion of the Board, there are reasonable grounds to do so.

Individuals are requested to submit a written outline of any oral submissions made at the Public Meeting to the Clerk.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law is available for inspection Monday to Friday between 8:30 am and 4:30 pm at the Town of Gananoque Town Hall.

QUESTIONS OR WRITTEN SUBMISSIONS may be directed to the Town of Gananoque, Box 100, 30 King Street East, Gananoque, ON K7G 2T6 Telephone: 613 382-2149 ext.126 or bguy@tgananoque.ca

The personal information accompanying your submission is being collected under the authority of the Planning Act and may form part of the public record which may be released to the public. Questions about this collection should be directed to the Records and Freedom of Information Officer at 613 382-2149.



DATED AT THE TOWN OF
GANANOQUE THIS 6th DAY OF
SEPTEMBER, 2011.

Robert Small, CAO/Clerk
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6
Telephone: (613) 382-2149
Fax: (613) 382-8587
E-mail: rsmall@gananoque.ca

GANANOQUE

No. Z-0/11

APPLICATION FOR ZONING BY-LAW AMENDMENT

To amend the Zoning By-law under Sections 34 of the Planning Act

A Complete Application consists of:

- One original and four copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Five copies of the most recent survey of the subject property
- Application fee in the amount of \$1,000 payable to the Town of Gananoque. Removal of Holding Symbol \$400.
- Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies, if required.
- One copy of the location of all natural and artificial features on the subject lands including buildings, water, roads, easements, etc.

Site Plan Application may be subject to review and a separate cheque payable to the Cataragui Region Conservation Authority in the amount of \$250. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: <i>Carol Burtch</i>	Name of Property Owner (if different than applicant):
Address: <i>85 Elm St Gananoque Ont</i>	Address:
Postal Code: <i>K7G2S8</i>	
Telephone: <i>613 382 7177</i>	Telephone:
E-mail: <i>cburtch@coqelo.ca</i>	E-mail:

Street or Property Address (if applicable):			
Legal Description:			
Frontage: <i>60'</i>	Depth: <i>120'</i>	Area:	Area (hectares/acres):

Nature and Extent of Rezoning Requested <i>Relief of Front yard setback</i>
Reason Why Rezoning Requested <i>For an addition and porch</i>
Approximate area covered by the proposed amendment if different than area noted above:

Existing Use(s): <i>Residential</i>
Length of time the existing use of the subject lands have continued:
Is the property designated as a Heritage Site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Use(s): <i>Residential</i>
Abutting Land Use(s): <i>Residential</i>

EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	Wood	
	Date Constructed:		
	Front Line Setback:	22'	
	Rear Lot Line Setback:	60' 3"	
	Side Lot Line Setback:	10'	
	Side Lot Line Setback:	20' 2"	
	Height	21' 3"	
	Dimensions	28' x 35'	
	Floor Area	1311'	
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure		
	Proposed Date of Construction:		
*	Front Line Setback:	14'	
	Rear Lot Line Setback:		
*	Side Lot Line Setback:	7'	
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		

Attached Additional Page, if necessary.

Access: Municipal Street Unopen Road Allowance Existing Right-of-way Other

Name of Street/Road: Elm St

Entrance Approvals and Permit Number(s):

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

Docking Facilities (specify) _____ 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):

Other Concurrent Applications:

Condominium Approval Consent Approval Minor Variance Official Plan Amendment Site Plan Approval Subdivision Approval Zoning By-law Amendment

Other Information: Any other information that may be useful in reviewing this application? If so, explain below.

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize _____ (print) 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 purpose of conducting a site inspection with respect to the attached application.

Signature of Owner
Signature of Owner

Signature of Witness (not applicant)
Date


DECLARATION OF APPLICANT

I, Carol Burtel of the Town of Gananoque in the Province of Ontario solemnly declare that:

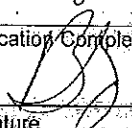
All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

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.

Declared before me at the Town of Gananoque in the Province of Ontario this 12th day of August, 2011

Commissioner

 Signature of a Commissioner, etc
Bonnie Dingwall, Clerk

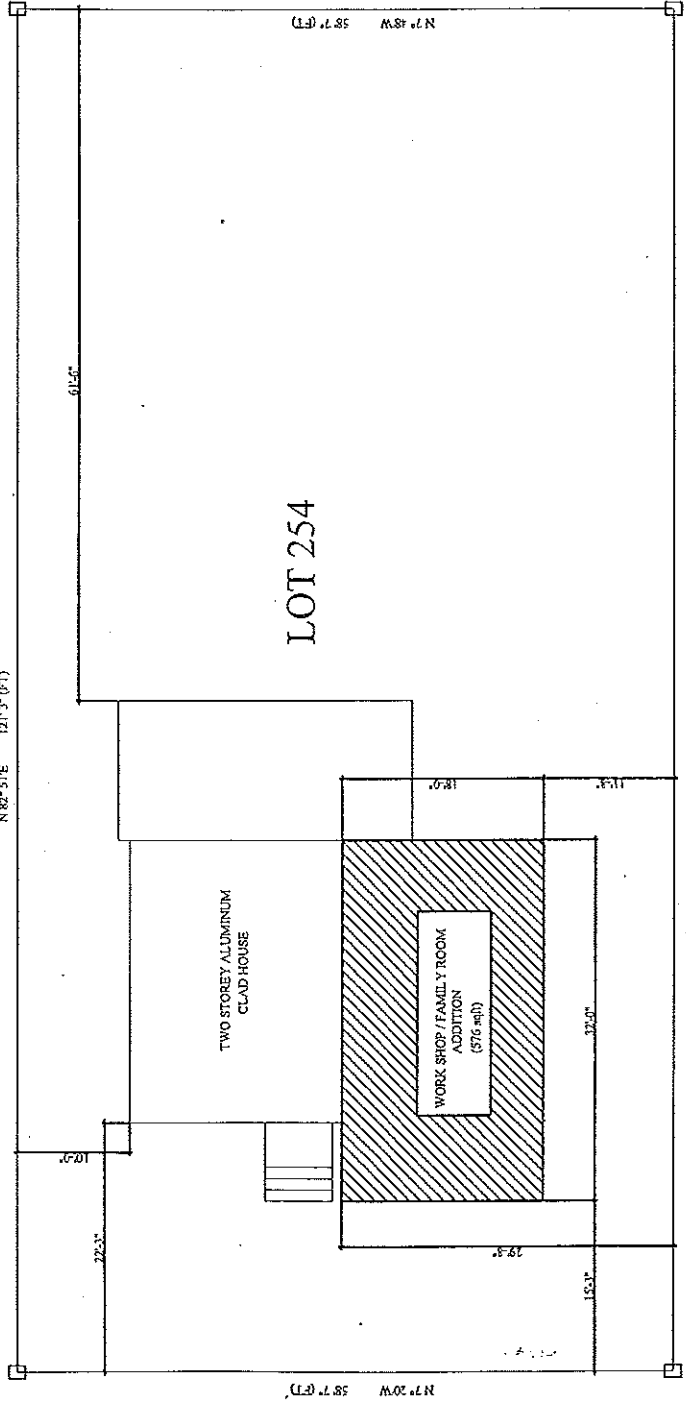
Carol Burtel
 Signature of Applicant

Office Use Only: Town of Gananoque		Roll No.: <u>010 51700</u>
Official Plan Designation: <u>Residential</u>	Zoning By-law Designation: <u>R1 - Low Density</u>	Other:
Access (Entrance Permits etc): <u>existing</u>	Water and Sewer Hookup (Permits etc): <u>existing</u>	Other:
Date of Submission: <u>August 12/2011</u>	Application Complete:  Signature	Date: <u>Sept. 1/2011</u>

For additional details on the application process please contact:
 Brenda Guy, Planning Approvals Coordinator
 Town of Gananoque
 30 King Street East, Box 100
 Gananoque, ON K7G 2T6



ELM STREET

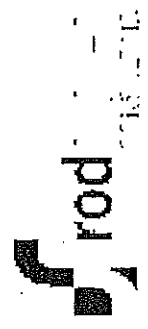


N 82° 51'E 121'3" (FT)

N 7° 18'W 58'7" (FT)

1 Site Plan
P1 1/8" = 1'-0"

DESIGNER INFORMATION
 I, Rod Stobie review and take responsibility for the design work, and am qualified in the appropriate categories as Designer under subsection 2.1(3) of the Ontario Building Code.
 B.C.L.N.: 91734
 Signed:



PROJECT:
 Burtch Residence Addition
 85 Elm St.
 Gananoque, Ontario

DRAWING:

Plot Plan	
Date	Aug. 2011
Scale	As shown
Drawn by	P.D.
Drawing number	P1

PLANNING REPORT

TO: PLANNING ADVISORY COMMITTEE
FROM: Brenda Guy
Planning Approvals Coordinator
DATE: Thursday, September 22, 2011
SUBJECT: Z02/11 – CANADIAN TIRE (705 KING STREET EAST)
ZONING BY-LAW AMENDMENT

Background:

Owner: Canadian Tire Corporation Limited
Property: Leeds Con.1 Pt. Lot 16 Plan 28R-1928 Parts 1-3 subject to easement
over Plan 28R-10429 Pts.1, 3-6, 9-10
Street Access: 705 King Street East
Proposal: Reduce the parking requirements by 16 during the spring/summer season
and 3 year round for a total of 19
Acreage: 4.196 acres
91m (298') frontage along King Street East
143m (469') along Carmichael Drive
Lot Coverage: 40% Maximum Coverage
Official Plan: Highway Commercial
Zoning: C2 - Highway Commercial

The applicant, Canadian Tire Real Estate Limited, is seeking permission to reduce the number of required parking spaces in order to continue the use of seasonal goods and a chip truck on the parking lot.

Official Plan:

The property is designated Highway Commercial in the Town's official plan under Section 3.3. Section 3.3.2.2 identifies the permitted uses as being those intended for large format retail and service commercial development. It also notes that outdoor storage may be permitted.

The policies under this designation require site plan control to apply.

Zoning By-law:

The By-law designates the property as C2 which permits retail stores with an area of 1,100m² (11,936sq.ft).

Parking Requirements:

Section 4.21 provides the Town with the required number of parking spaces required for any development in Gananoque. It further defines the number required based on the use of the property.

Updated parking count chart as provided by Canadian Tire:

	Municipal Ratio	GFA (not including mezz)	Parking Required
Canadian Tire Store (retail)	1/20sq.m (108sqft.)	1595	79.75
Canadian Tire Store (service centre)	3/bay	8 bays	24
Canadian Tire Store (office)	1/20sq.m (108sqft.)	230	11.5
Garden Centre Enclosed Canopy	1/20sq.m (108sqft.)	291	14.55
Canadian Tire convenience store	1/20sq.m (108sqft.)	19	0.95
Mobile Canteen	3		3
TOTAL Required			134
TOTAL Provided			131
Difference			-3
Seasonal Garden Centre Compound			-16
Difference			-19

The applicants have noted that the seasonal garden centre area runs from March – October. From November to February the parking area will be restored.

Circulation:

Neighbours were circulated 120m by mail delivery from the site and notice of the public meeting was posted at the site. No calls, e-mails or comments have been received by the public

CRCA	No comment	
CBO	No comment	Building permit required
Eastern Ontario Power	No comment	EOP advises the owner to be aware of overhead services during construction. If there are any electrical plans, please contact EOP
Leeds Grenville EMS	No comment	
Fire Department		
LG Health Unit	No comment	
Police Department		
Water/Sewer	No comment	
Public Works, Culture and Recreation		

Other updates to the Canadian Tire include:

- The Canadian Tire store is undergoing a retrofit to their latest concept "SmartStore"
 - o Painting the building Putnam ivory
 - o Paint a dark grey tower in the front where the large triangle logo is
 - o Updating signage – paint the "garden centre" lettering red
 - o Winterize the garden centre canopy

- The Canadian Tire gas bar will also have a retrofit to match the store
 - o Paint convenience store and canopy
 - o Update signage
 - o Upgrade the underground storage tanks

The works (immediately above) are underway and do not require site plan approval nor are they part of the zoning by-law amendment.

Staff have no objection to this zoning by-law amendment as it legalizes an existing situation. If approved, Canadian Tire will be required to update the site plan agreement for this site to include the seasonal storage and parking of the trailer at the rear of the property.



Notice of Public Meeting

The Town of Gananoque has received a complete application to consider a Zoning By-law Amendment.

MEMBERS OF THE PUBLIC are invited to attend and provide input at a Public Meeting hosted by the Town of Gananoque Town Council on **OCTOBER 4, 2011 AT 6:00 PM** in the Emergency Services Boardroom, 340 Herbert Street, Gananoque, ON to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, RSO 1990 (as amended).

File No. Z02/11 **Owner:** CANADIAN TIRE REAL ESTATE LIMITED

The lands affected are described as
705 KING STREET EAST
PT. LOT 16 CON.1 PT.2 PLAN 28R-1928, Town of Gananoque

The purpose of the Public Meeting is to consider the following:
TO PERMIT A REDUCTION OF PARKING SPACES BY 19 TO ACCOMMODATE SEASONAL MERCHANDISE

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Town before the by-law is passed:

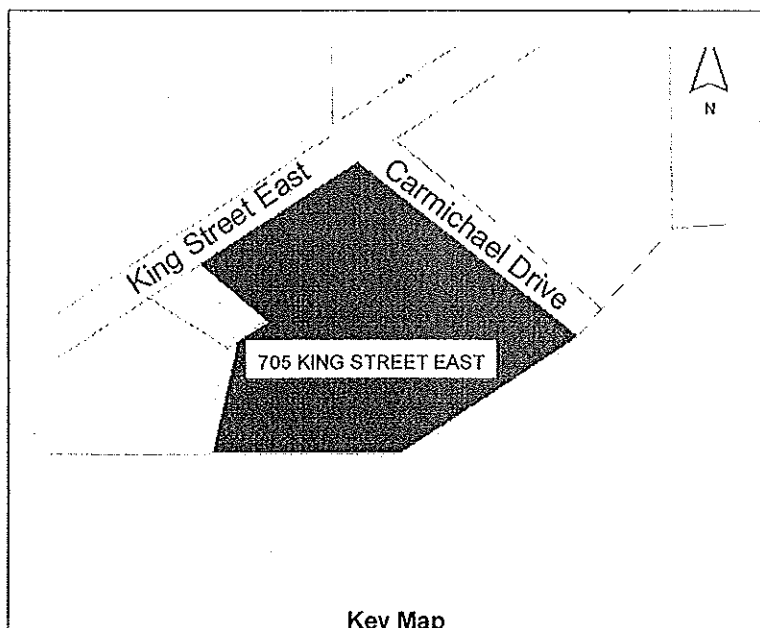
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- b) the person or public body may not be added as a part to the hearing of an appeal before the Ontario Municipal board unless, in the opinion of the Board, there are reasonable grounds to do so.

Individuals are requested to submit a written outline of any oral submissions made at the Public Meeting to the Clerk.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law is available for inspection Monday to Friday between 8:30 am and 4:30 pm at the Town of Gananoque Town Hall.

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The personal information accompanying your submission is being collected under the authority of the Planning Act and may form part of the public record which may be released to the public. Questions about this collection should be directed to the Records and Freedom of Information Officer at 613 382-2149.



DATED AT THE TOWN OF
GANANOQUE THIS 6th DAY OF
SEPTEMBER, 2011.

Robert Small, CAO/Clerk
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6
Telephone: (613) 382-2149
Fax: (613) 382-8587
E-mail: rsmall@gananoque.ca

Key Map



No. Z 02 11

APPLICATION FOR ZONING BY-LAW AMENDMENT
To amend the Zoning By-law under Sections 34 of the Planning Act

A Complete Application consists of:

- One original and four copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Five copies of the most recent survey of the subject property
- Application fee in the amount of \$1,000 payable to the Town of Gananoque. Removal of Holding Symbol \$400.
- Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies, if required.
- One copy of the location of all natural and artificial features on the subject lands including buildings, water, roads, easements, etc.

Site Plan Application may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$250. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: EMILY CHAN CANADIAN TIRE REAL ESTATE LTD	Name of Property Owner (if different than applicant):
Address: 1442 2V8 2180 YONGE ST. 15TH FL TORONTO, ON	Address:
Telephone: 416 480 3240	Telephone:
E-mail: emily.chan@cantire.com	E-mail:

Street or Property Address (if applicable): 705 KING ST. E.			
Legal Description: PT LT 16, CON1, DESIGNATED AS R1, 4PL 28R-1928			
Frontage: 91.489 m	Depth: 143.153 m	Area (sq.m): 16980.415 m	Area (acres): 4.196 acres

Nature and Extent of Rezoning Requested REDUCE PARKING REQUIREMENT BY 10 SPACES DURING GARDEN CENTRE SEASON AND SHORT 3 DURING REGULAR SEASON
Reason Why Rezoning Requested FOR A SEASONAL GARDEN CENTRE (COMPOUND) AND MOBILE CANTREEN
Approximate area covered by the proposed amendment if different than area noted above: 389 SM

Existing Use(s): RETAIL / GAS BAR
Length of time the existing use of the subject lands have continued: SINCE 1978
Is the property designated as a Heritage Site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Use(s): RETAIL -no change / GASBAR -no change
Abutting Land Use(s): RETAIL / COMMERCIAL

CANADIAN TILE
RETAIL

CANADIAN TIRE
GAS KIOSK

EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	METAL	BRICK.
	Date Constructed:	1980	1981
	Front Line Setback:	72.865 m	16.305 m
	Rear Lot Line Setback:	23.481 m	124.068 m
	Side Lot Line Setback: (west)	28.343 m	36.341 m
	Side Lot Line Setback: (east)	21.054 m	48.343 m
	Height	8 m	3.048 m
	Dimensions	75.28 x 35.7 m	6.3 x 2.3 m
	Floor Area	2688 sm	14.4 sm
PROPOSED BUILDINGS:		Building 1	Building 2
n/a			
	Type of Structure		
	Proposed Date of Construction:		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		

Attached Additional Page, if necessary

Access: Municipal Street Unopen Road Existing Right-of-way Other Allowance

Name of Street/Road: KING ST. E.

Entrance Approvals and Permit Number(s): n/a

Water Access (where access to the subject land is by water only) n/a
 Docking Facilities (specify) _____ 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): n/a

Other Concurrent Applications:
 Consent Minor Variance Official Plan Amendment Zoning By-law Amendment Subdivision Approval Condominium Approval

Other Information: Any other information that may be useful in reviewing this application? If so, explain below:

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize _____ (print) 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 purpose of conducting a site inspection with respect to the attached application.

Signature of Owner
Signature of Owner

Signature of Witness (not applicant)
Date

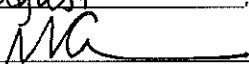
DECLARATION OF APPLICANT

I, EMILY CHAN of the CITY of TORONTO in the _____ of _____ solemnly declare that:


All the statements contained in this application and provided by me 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.

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.


Declared before me at the _____ of _____ in the CITY of TORONTO this 24th day of AUGUST, 2012



 Signature of a Commissioner, etc.
MIA COOPER, L.L.B.



 Signature of Applicant

Office Use Only:		Roll No: <u>020 29301</u>
Official Plan Designation: <u>Employment Lands</u>	Zoning By-law Designation: <u>Highway Commercial</u>	Other:
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	Other:
Date of Submission: <u>Aug 25/2011</u>	Application Complete:  Signature	Date: <u>Sept. 6/2011</u>

For additional details on the application process please contact:
 Brenda Guy, Planning Approvals Coordinator
 Town of Gananoque
 30 King Street East, Box 100
 Gananoque, ON K7G 2T6

Mobile carten
3 spaces
parking
2 occupied
by carten

