



COMMITTEE OF ADJUSTMENT/PLANNING ADVISORY COMMITTEE
of July 24, 2012 @ 6:00 PM

A G E N D A

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

WELCOME:

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 June 26, 2012

D) CONSENT:

✦ B2/12 Thomas (deferred from last month's meeting)
 101 South Street

E) DEVELOPMENT PERMIT:

F) CONTINUING BUSINESS/NEW BUSINESS:

✦ Update from Minutes of June 26, 2012

G) PUBLIC QUESTION PERIOD

H) ADJOURN:

I) Next regular meeting of COA/PAC is scheduled for August 28, 2012 at 6 p.m.

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF June 26, 2012 @ 6:00 PM

Members Present:

Chuck Marquardt, Jonathon Allen, Sheila Burtch, Heather Gallacher, Councillor Jeff Girling, Nicole St. Onge.

Members Absent:

Councillor Joe Jansen

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2012-21

Moved by: Nicole St. Onge

Seconded by: Jeff Girling

That Planning Advisory Committee accepts the minutes of the Committee of Adjustment & Planning Advisory Committee dated May 22, 2012.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT:

↓ B2-12 Thomas
101 South Street

Three members of the public were in attendance.

The applicant is proposing to sever an existing dwelling unit from an accessory structure which has living accommodations.

Both the Official Plan and Development Permit permit residential on the site. The Development Permit provisions will be met with exception to the front yard setback on both existing structures.

Within the OP and Lowertown Study, when opportunity arises, the Town identifies areas for walkways along the waterfront. Upon review of the site it was identified by staff that a walkway in this area will be difficult to achieve.

Parking requirements for the severed parcel are met. The retained parcel will require two spaces for the dwelling unit. This will be a condition of an entrance permit.

A question from the public (Brian Adams) regarding future development, sight lines. A Development Permit would be required if there were changes to the severed parcel. There was no objection to the severance.

Millard Wright had no concern with the application, however, concerns with the parking not only for the site but the general area as the south side of South Street does not permit parking.

Parking requirements for the dwelling units are to be met on site. Mr. Wright identified apartments in the retained unit and the number of spaces required.

MOTION NO. 2012-22

Moved by: Jeff Girling

Seconded by: Heather Gallacher

That PAC/COA recommends that the application B2-12 Thomas be deferred until the parking requirements and use of property is confirmed by the applicant.

CARRIED.

E) DEVELOPMENT PERMIT: None

F) SUBDIVISION AGREEMENT: None

G) CONTINUING BUSINESS/CORRESPONDENCE:

↳ DPS 2012-05 United Pentecostal Church
600 MacDonald Drive
Application was approved at Council

H) NEW BUSINESS: None

I) PUBLIC QUESTION PERIOD:

J) ADJOURN

MOTION NO. 2012-23

Moved by: Sheila Burtch

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
MANAGER OF COMMUNITY DEVELOPMENT

DATE: Friday, June 22, 2012

SUBJECT: B2/12 – THOMAS
CONSENT

Background:

Property: 101 South Street

Legal Desc: Pt. of Lot 674 and 675 and Lot 676 and 677 Plan 86, Town of Gananoque

Acreage: 20,473 sq.ft.

Lot Coverage: 35% Maximum Coverage

Official Plan: Lowertown

Development permit: Lowertown Mixed Use

The applicant is applying to sever a portion of land into two parcels. Currently the property has a single family dwelling and an accessory building with apartments on the property.

Official Plan

The Official Plan designates that parcel of land as Lowertown. The goal of the Lowertown is to create a vibrant, year-round, mixed-use Lowertown neighbourhood on an active waterfront where people, live, work and play.

The OP identifies that public use of an access to the shorelines shall be provided either through acquisition of land for public walkways. The OP refers to the Lowertown Master Plan which does not identify this area as a pedestrian walkway on the south side of the property. It (OP) also indicates that shoreline structures shall be located in a manner minimizing the visual impact on neighbouring properties. In this instance, there are two existing structures and no indication of a building permit at this time.

Development Permit

The Development Permit By-law designates this property as Lowertown Mixed Use. This area permits a variety of commercial, residential and industrial uses to create a live work play area. The existing structures are both occupied with residential.

The Development Permit By-law indicates the provisions for residential uses. The provisions for both the retained and severed parcels will be met with exception of the front yard setback. Today the property would enjoy legal non-conforming uses as MPAC has indicated that the dwelling was built in 1902 and the accessory structure in 1972.

Parking requirements for a single family dwelling is 2 spaces per unit. Currently, the retained parcel parks on the road allowance of Stone Street North or in the parking lot adjacent the accessory structure. If approved, there will be a requirement to provide parking on site. The severed parcel has a parking area on the site.

The property also falls within the Waterfront Overlay which primarily speaks to the development or redevelopment of property. As there are no vacant lands (or a new building permit) being created the Waterfront Overlay does not apply.

Reviewing the application and the site there is a stone wall fence along South Street joining the existing dwelling and the accessory apartment unit. Consideration was given to maintaining the stone fence on one parcel. The setback of 3.05 is shown along the east side of the severed parcel is following the services that are on site.

| | | |
|-----------------------|--------------|---|
| CAO | No comment | |
| Canada Post | | |
| CRCA | No objection | Comments provided in letter dated June 8, 2012. |
| CBO | No objection | |
| Eastern Ontario Power | | |
| Leeds Grenville EMS | | |
| Fire Department | | |
| LG Health Unit | No comment | Property is on municipal water/sewer |
| Police Department | | |
| Water/Sewer | | Confirmation of separate services is required. |
| Public Works | | Confirmation that an entrance permit can be obtained. |

Staff recommend approval of the consent provided the following conditions are met:

1. Preparation of a Reference Plan, approved by Staff
2. New deeds prepared
3. Development Permit application to recognize the reduced front yard setback on both parcels.

4. Confirmation from Water and Sewer Department that there are separate services to each parcel.
5. Confirmation from the Public Works Department that an entrance permit can be obtained to provide two parking spaces on the site.
6. The balance of any outstanding taxes, including penalties and interest shall be paid to the Town.



No. B- 2/02

APPLICATION FOR CONSENT
to the
COMMITTEE OF ADJUSTMENT FOR THE TOWN OF GANANOQUE

A Complete Application consists of:

- One original and two copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Application fee in the amount of \$500 payable to the Town of Gananoque
Joint Consent and Minor Variance Application - \$700 residential, \$900 commercial
- One copy of the most recent survey of the subject property
- One copy of the subject property showing the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- One copy, if applicable, of the property to whom the lands will be transferred to
- One copy of the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- One copy of the location of all natural and artificial features on the subject lands including buildings, water, roads, easements, wells and septic systems.

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)
Consent Application may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$290. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

| | |
|--|--|
| Name of Applicant: <i>JAMES W THOMAS</i> | Name of Property Owner (if different than applicant): <i>ESTATE OF LANICE GAIL THOMAS</i> |
| Address: <i>P.O. BOX 152 GANANOQUE ON K7G 2T8</i> | Address: |
| Telephone: <i>613-382-2935</i> | Telephone: |

| Purpose of Application: | | | | | |
|---|---------------------------------------|-----------------------------------|---------------------------------|--------------------------------|--|
| <input checked="" type="checkbox"/> New Lot | <input type="checkbox"/> Lot Addition | <input type="checkbox"/> Easement | <input type="checkbox"/> Charge | <input type="checkbox"/> Lease | <input type="checkbox"/> Correction of Title |
| <input type="checkbox"/> Other | | | | | |

| |
|--|
| Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): <i>unknown</i> |
| Relationship, if any, to owner: |

| Property Information: | | | |
|---|-----------------------|--------------------------------|------------------------------|
| Street or Property Address (if applicable): <u>101 SOUTH STREET & 101A SOUTH STREET</u> | | | |
| Legal Description including any reference plans: <u>PART OF LOTS 674, ALL OF LOTS 676, 677</u> <u>+ 675</u> <u>REGISTERED PLAN 86 (EAST)</u> | | | |
| Frontage: <u>57.96</u> | Depth: <u>26.9</u> | Area (sq.m): <u>1560.84</u> | Area (acres): <u>0.39</u> |

| | |
|----------------------------|------------------------------|
| Official Plan Designation: | <u>Lowertown</u> |
| Zoning Designation: | <u>Lowertown - Mixed Use</u> |

| History of the Subject Land: | |
|---|--|
| Has the subject property ever been the subject of an application for consent under Section 53, or approval of a plan of subdivision under Section 51 of the Planning Act? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If Yes, and if known, please provide the file number of each application and the decision made: | |
| _____ | |
| _____ | |
| Has the subject property been severed from the parcel originally acquired by the Owner of the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If Yes, and if known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: | |
| _____ | |
| _____ | |
| Is the subject property currently the subject of any other application under the Planning Act such as an Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Consent or Approval of a Plan of Subdivision? <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, and if known, please provide the file number of each application, and its status:: | |
| _____ | |
| _____ | |

| | | To Be SEVERED | To Be RETAINED |
|--------------------------|--------------|-----------------------------|-----------------------------|
| Property Dimensions: | Frontage | <u>32.0</u> | <u>25.96</u> |
| | Depth | <u>26.9</u> | <u>26.9</u> |
| | Area | <u>875.62 m²</u> | <u>685.22 m²</u> |
| Use of Subject Property: | Existing Use | | <u>RESIDENTIAL</u> |
| | Proposed Use | <u>RESIDENTIAL</u> | <u>RESIDENTIAL</u> |

PROPOSED

| EXISTING BUILDINGS: | | Building 1 | Building 2 |
|--|------------------------|------------|------------|
| To Be SEVERED | Type of Structure | | |
| | Front Line Setback: | | |
| | Rear Lot Line Setback: | | |
| | Side Lot Line Setback: | N/A | |
| | Side Lot Line Setback: | | |
| | Height | | |
| | Dimensions | | |
| | Floor Area | | |
| To Be RETAINED | Type of Structure | | |
| | Front Line Setback: | | |
| | Rear Lot Line Setback: | | |
| | Side Lot Line Setback: | N/A | |
| | Side Lot Line Setback: | | |
| | Height | | |
| | Dimensions | | |
| | Floor Area | | |
| Attached Additional Page, if necessary | | | |

EXISTING

| PROPOSED BUILDINGS: | | Building 1 | Building 2 |
|---|------------------------|----------------------------|------------|
| To Be SEVERED | Type of Structure | ALUMINUM-CLAD BUILDING | |
| | Front Line Setback: | 1.90 | |
| | Rear Lot Line Setback: | 12.09 | |
| | Side Lot Line Setback: | 3.05 | |
| | Side Lot Line Setback: | 20.03 | |
| | Height | ONE STOREY | |
| | Dimensions | 12.3 X 8 | |
| | Floor Area | 98 sq.m | |
| To Be RETAINED | Type of Structure | BRICK RESIDENTIAL DWELLING | |
| | Front Line Setback: | 0 | |
| | Rear Lot Line Setback: | 8.45 | |
| | Side Lot Line Setback: | 2.99 | |
| | Side Lot Line Setback: | 9.50 | |
| | Height | TWO STOREY | |
| | Dimensions | | |
| | Floor Area | 168.3 sq.m | |
| Attached Additional Page, if necessary. | | | |

| Access (check appropriate box) | | Yes | No |
|--------------------------------|---------------------------|-------------------------------------|-------------------------------------|
| | Town Road (open all year) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Town Road (seasonal) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Unopen Road Allowance | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Right-of-Way | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Other (specify) | | |

| Where access to the Subject Land is by Water Only | | Yes | No |
|---|--|-------------------------------------|--------------------------|
| Docking Facilities: | Distance from subject land | | |
| | Distance from nearest public road | | |
| Parking Facilities: | Distance from subject land | N/A | |
| | Distance from nearest public road | | |
| Water Services | | Yes | No |
| (check appropriate box) | Publicly-owned/operated | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Privately owned/operated – individual well | <input type="checkbox"/> | <input type="checkbox"/> |
| | Privately owned/operated – communal well | <input type="checkbox"/> | <input type="checkbox"/> |
| | Lake or other water body | <input type="checkbox"/> | <input type="checkbox"/> |
| | Other (specify): | | |
| Sewage Services | | Yes | No |
| (check appropriate box) | Publicly-owned/operated | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Privately owned/operated – individual well | <input type="checkbox"/> | <input type="checkbox"/> |
| | Privately owned/operated – communal well | <input type="checkbox"/> | <input type="checkbox"/> |
| | Privy | <input type="checkbox"/> | <input type="checkbox"/> |
| | Other (specify): | | |

Other Information:

Is there any other information that may be useful to the Town or other agencies in reviewing this application?

If so, explain below:

Severed portion - 3.05 m due to service along side
of dwelling

Note: Under Section 53 of the Planning Act, other information and material in addition to the foregoing, may be required, in order to process the proposed consent application. The expense of such will be the applicant's responsibility.

AUTHORIZATION BY OWNER

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

_____ (please 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 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 _____

Date _____ Date _____

DECLARATION OF APPLICANT

I, JAMES W THOMAS of the TWP of LEEDS & 1000 ISLANDS in the PROV 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.

| | |
|---|--|
| <p>Declared before me at the <u>Town</u> of <u>Gananoque</u> in the <u>Province</u> of <u>Ontario</u> this <u>25th</u> day of <u>May</u>, 2007 <u>2012</u></p> <p style="text-align: center;"><u>[Signature]</u> Signature of a Commissioner, etc.</p> | <p style="text-align: center;"><u>[Signature]</u> Signature of Applicant</p> <p style="text-align: center;">_____ Signature of Applicant</p> |
|---|--|

| | | |
|--------------------|----------------------|----------|
| Office Use Only | | |
| Date of Submission | Application Complete | Roll No. |
| Signature | Signature | Date |

For additional details on the application process please contact:

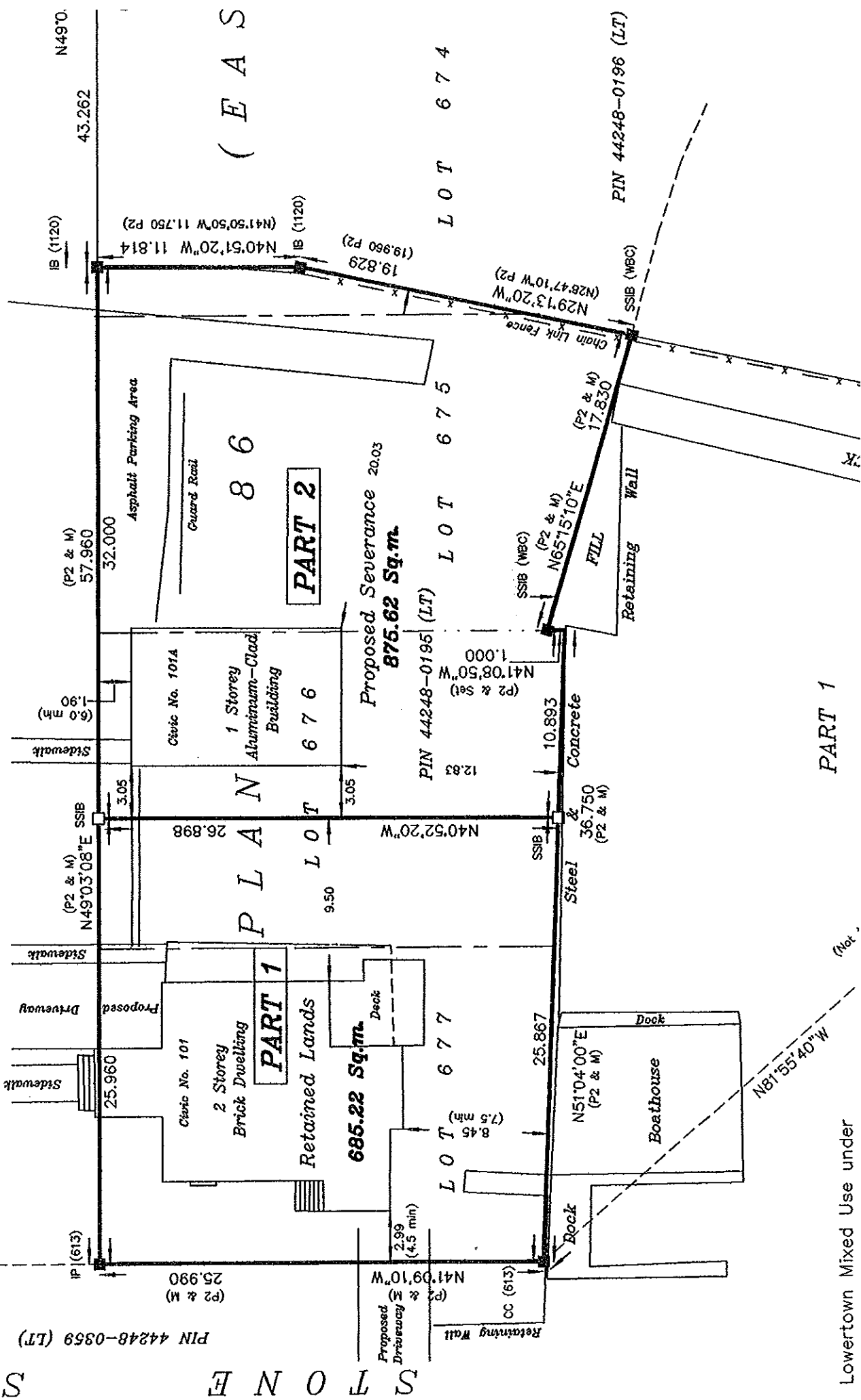
Brenda Guy, Planning Approvals Coordinator
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6



S O U T H S T R E E T

PIN 44248-0872 (LT)

PIN 44248-0859 (LT)



S T O N E S T R E E T

PART 1

Lowertown Mixed Use under

Consents

It is the policy of this Plan that lot creation in excess of three lots, including the retained lot, from the original lot shall take place by Plan of Subdivision. For the purposes of this policy the original lot is defined as the lot as it existed as of the date of approval of this Official Plan.

Exceptions to the policy limiting the number of lots which can be created by consent may also be granted by the approval authority to permit infill lots in existing areas of strip development provided that it will not create negative effects on traffic flow and safety.

Consents may also be granted to permit a lot enlargement, clarification of title or for any legal or technical reason which does not result in the creation of a new lot. Vertical consents (commonly known as Strata Plans) are not permitted.

The following criteria shall apply when considering consent applications.

1. The size, configuration and, where applicable, the soil structure of a proposed lot shall be appropriate for the long term provision of services and the applicant shall provide sufficient information to the consent authority to this effect. The approval authority may require that this information shall be in the form of a hydro-geological study, prepared by a qualified professional, and must demonstrate that the aquifer can provide a long term sustainable water supply of acceptable quality and quantity, as well as providing evidence through testing, that the soil conditions can accommodate the effluent load from a septic field along with its replacement area. Such a study shall recommend a minimum lot size, which shall be used in evaluating the proposed consent. Regardless of the recommendation contained in such a study, municipalities may impose a minimum lot size in the implementing zoning by-law.
2. The consent granting authority will ensure that there is sufficient capacity in existing water and waste water services including capacity to treat hauled sewage from private communal or individual septic systems prior to granting a consent to create a new lot.
3. All lots created shall have frontage on a public road with at least one side of the lot which physically abuts the public road.
4. The proposed lot shall be compatible with adjacent land uses and shall not result in a traffic hazard as a result of limited sight lines on curves or grades.
5. All consents shall comply with the Minimum Distance Separation formulae developed by the Ontario Ministry of Agriculture, Food and Rural Affairs.
6. A consent which has the effect of land locking another parcel is not permitted.
7. Access to interior land will be protected by ensuring that 20 metre wide openings for future road allowances are provided at strategic locations.
8. Consents will not be granted unless it can be demonstrated that each lot to be created contains sufficient area for development that is not affected by the development constraints described in 3.6 and 3.7 of this Plan. All new lots proposed must comply with the provisions of the Official Plan and Zoning By-laws.
9. The lot being severed and the lot being retained shall conform to the provisions of this Plan and the implementing Zoning By-law.
10. A maximum of one new lot may be created per consent application.

In considering a consent, regard shall be had to, among other matters, the criteria of Section 51 (24) of the *Planning Act*, R.S.O. 1990 with necessary modifications.



REALTORS® *know* real estate

MLS®: 12604796

For Sale: \$1,600,000



Building Type : House
Bedrooms : 6 + 1
Bathrooms : 4
Bathrooms (Partial) : 1
Storeys : 2.5
Land Size : 92' X IRREGULAR[under 1 acre
View : Lake view, View
Waterfront : Waterfront
Location : 101 SOUTH Street
 GANANOQUE, ON K7G 1A1

DWAYNE FLETCHER
 Sales Person
 Telephone:
 613-531-1395

REDMOND REALTY LTD., BROKERAGE
 - K144
 50 WILLIAM STREET SOUTH
 GANANOQUE, Ontario K7G 1S7
 Telephone:
 613-382-3000
 Fax: 613-382-4620

General Description

A ONE OF A KIND BRICK ARCHITECTURAL ST. LAWRENCE RIVER BEAUTY LOCATED IN THE HEART OF THE 1000 ISLANDS IS JUST STEPS AWAY FROM THE GANANOQUE INN AND THE 1000 ISLANDS PLAYHOUSE. THIS 22 ROOM HOME HAS IT ALL, ENJOY SPECTACULAR SUNRISES AND SUNSETS FROM THE MASTER BEDROOM DECK AND LIVING ROOM. MORE THAN ENOUGH ROOM TO ENTERTAIN ALL OF YOUR FAMILY AND FRIENDS AND HAS NOT BEEN OFFERED FOR SALE SINCE THE 1960'S. UNBELIEVABLE VIEWS OF THE WORLD FAMOUS ST. LAWRENCE RIVER FROM EVERY FLOOR OF THE HOUSE. THERE IS ALSO A 27' X 33' BOATHOUSE WITH CONCRETE DECK THAT HAS 4 BOAT SLIPS, 2 IN AND 2 OUT AND A PATIO AT THE RIVER'S EDGE.

Location Description

King Street East, South on Stone Street, Left on South Street to #101

Property

Access : Road access
Structures : Deck, Patio(s)
View : Lake view, View
Features : Ensuite, Balcony
Total Parking Spaces : 1
Waterfront : Waterfront

Building

Heating Type : Baseboard heaters
Building Type : House
Flooring : Carpeted, Ceramic, Hardwood, Laminate
Sewer : Municipal sewage system
Storeys : 2.5
Style : Detached
Exterior Finish : Brick
Foundation Type : Concrete
Water : Municipal water

Rooms

| Type | Level | Dimensions |
|--------------------------|-------------|---------------|
| 3pc Bathroom | Lower level | 6' X 9' |
| 4pc Bathroom | Lower level | 5'6" X 7'6" |
| Bedroom | Lower level | 11'10" X 23' |
| Den | Lower level | 8'6" X 12' |
| Laundry room | Lower level | 7'6" X 8' |
| Recreational, Games room | Lower level | 12'6" X 11; |
| Storage | Lower level | 10' X 13' |
| 4pc Bathroom | Main level | 4' X 12' |
| Bedroom | Main level | 11'9" X 11'9" |
| Dining room | Main level | 9'6" X 30' |
| Kitchen | Main level | 9' X 12'6" |
| Living room | Main level | 28' X 9'10" |

| | | |
|----------------|-------------|---------------------|
| Master bedroom | Main level | 11'6" X 11'6" |
| Other | Main level | 10' X 8' ENTRYWAY |
| 4pc Bathroom | Upper Level | 7' X 5' |
| Bedroom | Upper Level | 11'6" X 15'6" |
| Family room | Upper Level | 12' X 29' |
| Other | Upper Level | 22' X 11' PLAYROOM |
| Other | Upper Level | 10'6" X 14'6" SUNRM |

Basement

Features

Walk out

Land:

Fencing : Partially fenced **Land Size** : 92' X IRREGULAR|under 1 acre

Surface Water : Pond or Stream

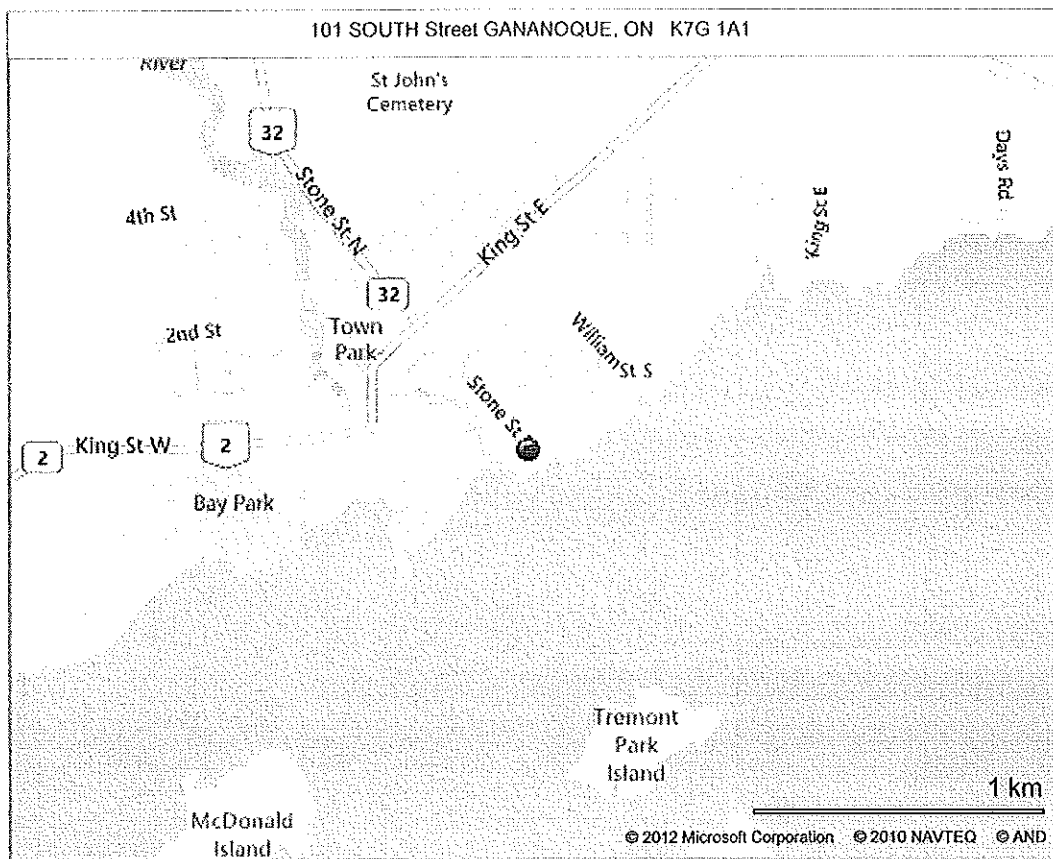
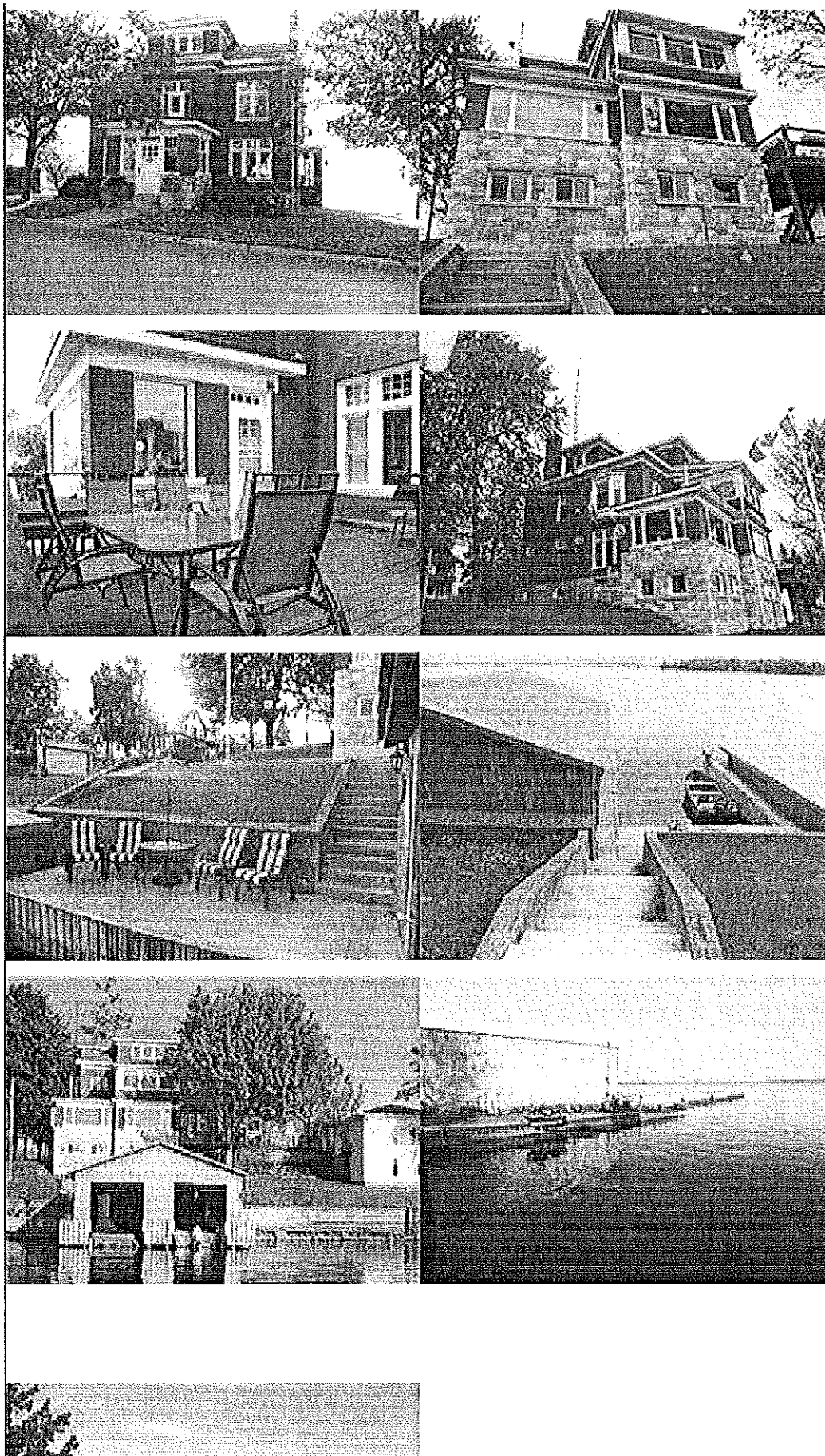
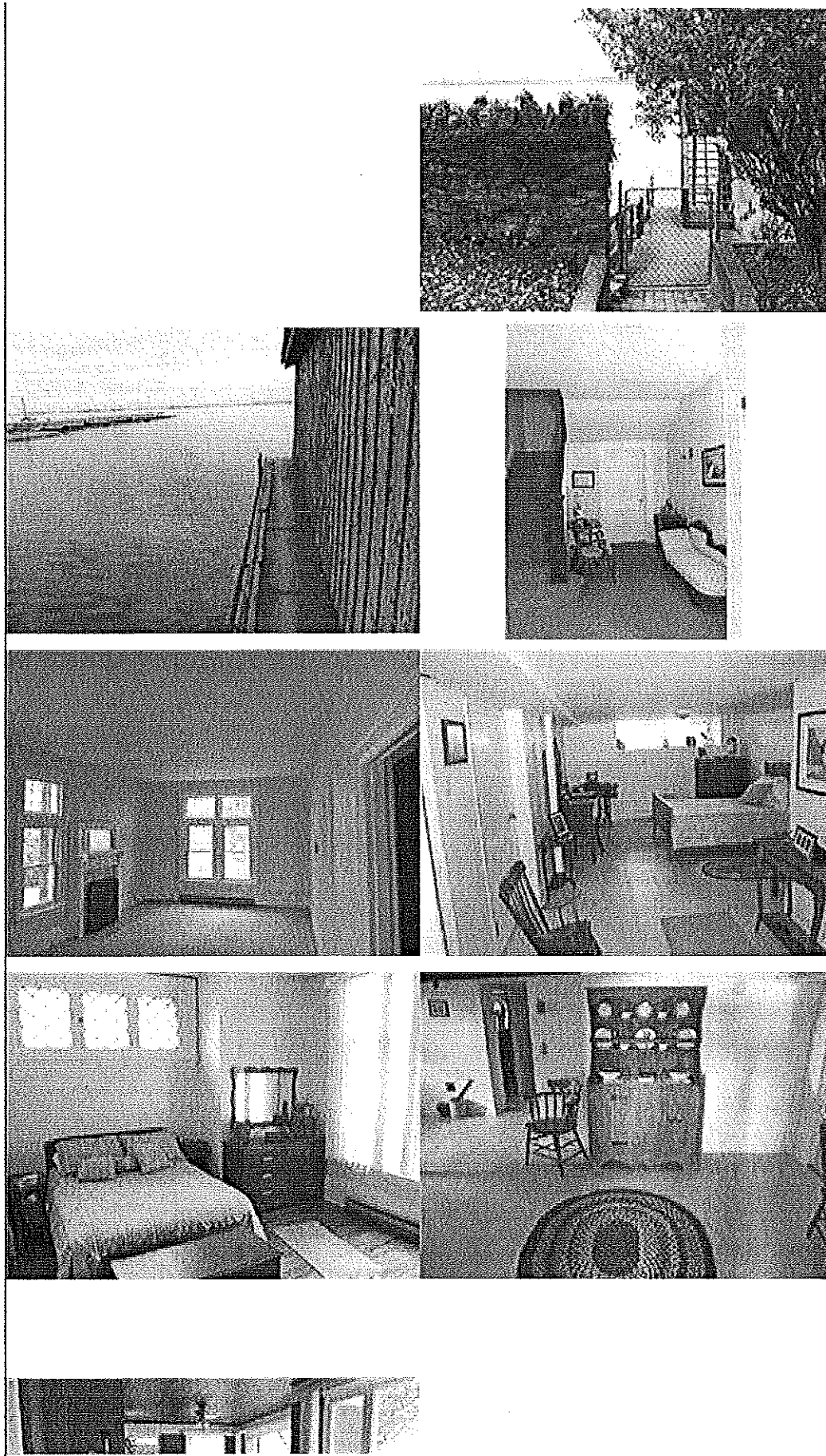
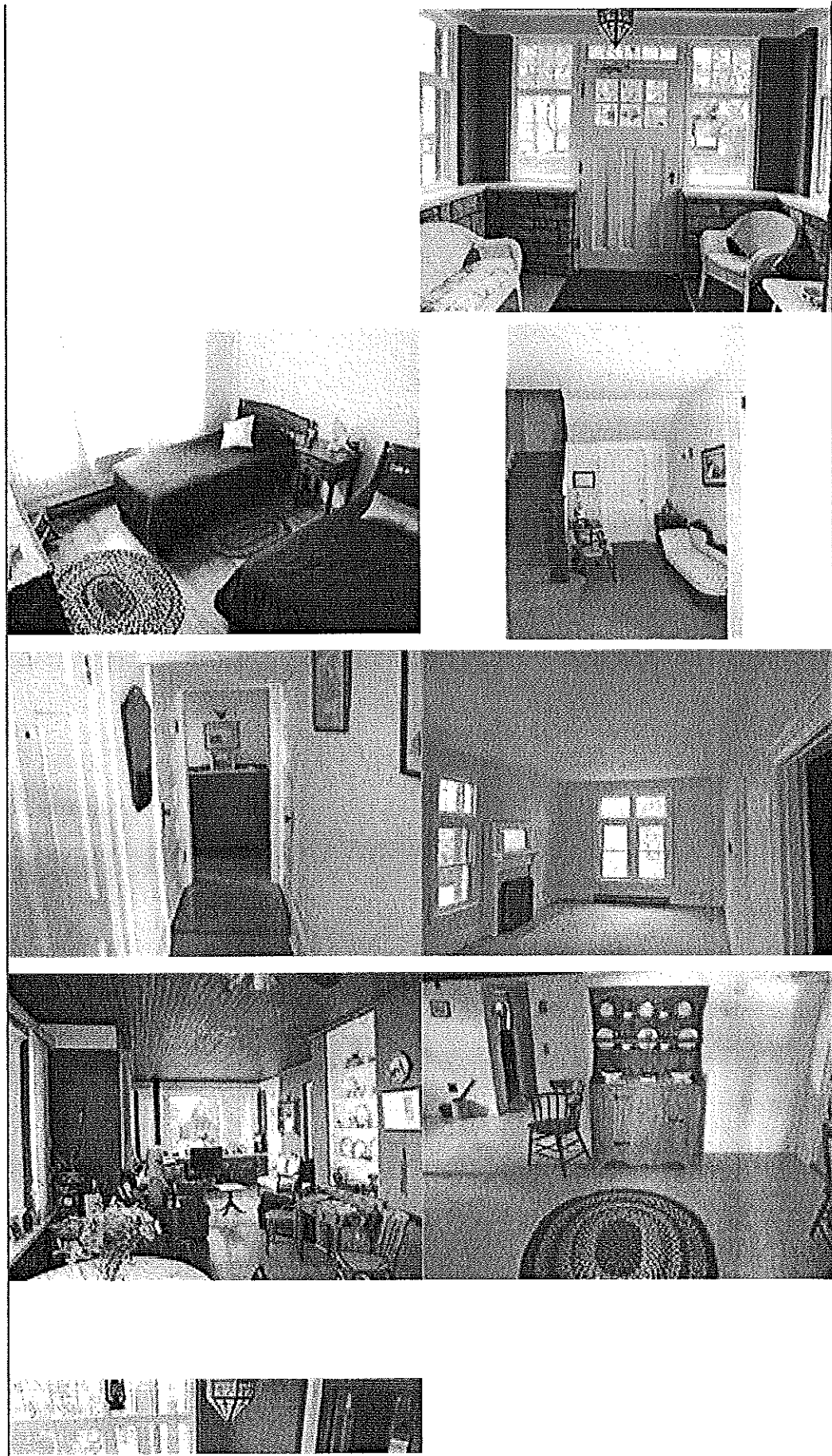


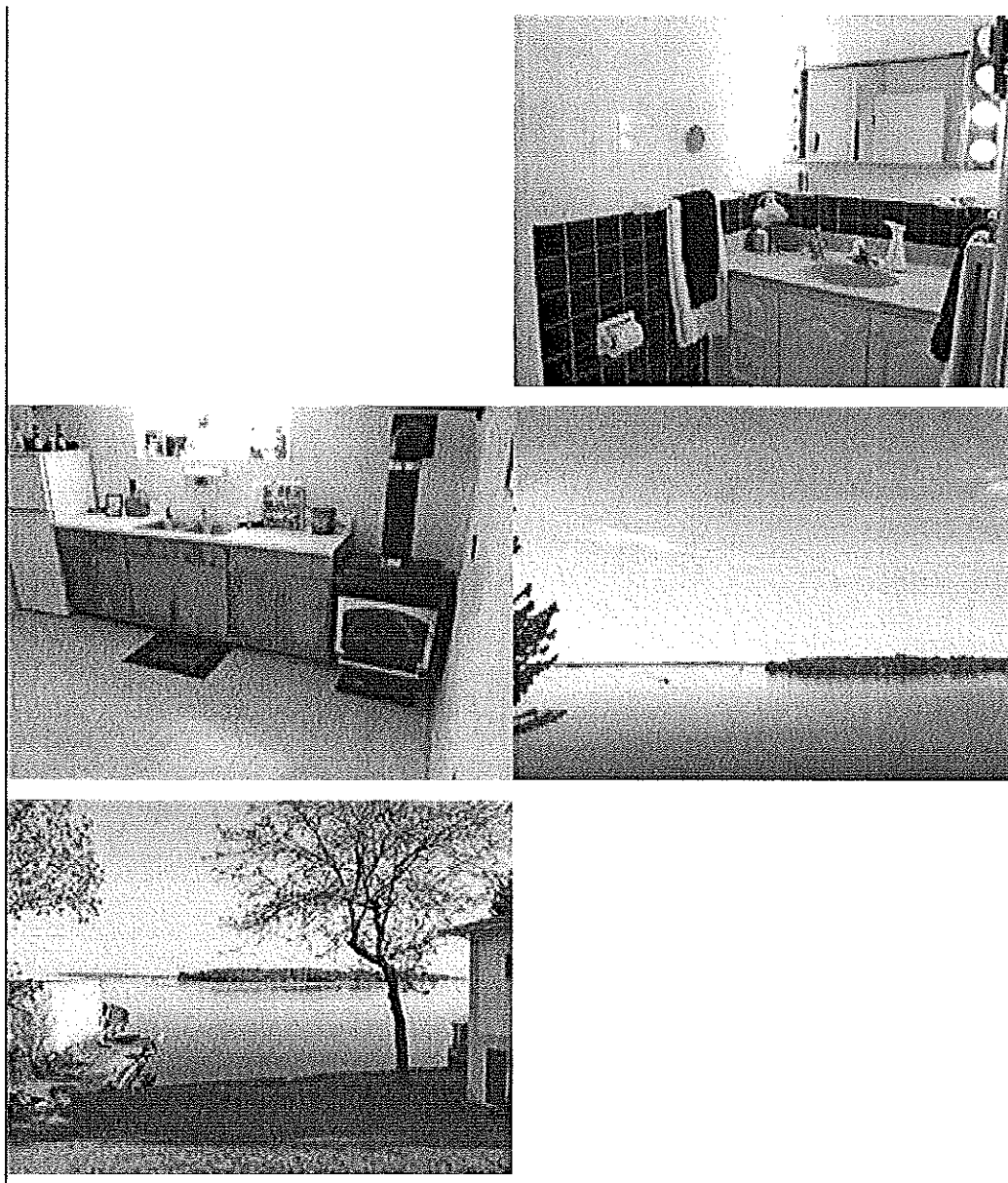
Photo Gallery











Data provided by: Kingston & Area Real Estate Association