

COMMITTEE OF ADJUSTMENT/PLANNING ADVISORY COMMITTEE MEETING AUGUST 27, 2013 @ 6:00 PM

AGENDA

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. 4 COA/PAC JULY, 2013
- D) CONSENT:

B1-3/2013 Brown Hospitality 50 Main Street

4 B4/2013 Jeff Brown/Gord Brown 28 Main Street

♣ B5/2013 995423 ONTARIO INC 11 Main Street

- E) CONTINUING BUSINESS/NEW BUSINESS:
 - **↓** Update from Minutes of July 23, 2013
- F) PUBLIC QUESTION PERIOD
- **G)** ADJOURN:
- H) Next regular meeting of COA/PAC is scheduled for September ??, 2013 at 6 p.m.

The Corporation of the Town of Gananoque

COA/PAC MINUTES OF JUNE 11, 2013 @ 6:00 PM

Members Present:

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

Members Absent:

n/a

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVOUS MEETING:

MOTION NO. 2013-13

Moved by:

Nicole St. Onge

Seconded by:

Heather Gallacher

That Planning Advisory Committee accepts the minutes of the Committee of Adjustment & Planning Advisory Committee dated June 11, 2013 as amended.

CARRIED

- A) HEALTH, SAFETY, & WELLNESS:
- B) DECLARATION OF PECUNIARY INTERESTS: None
- C) DEVELOPMENT PERMIT APPLICATION:

♣ DP2013-01

Brown Hospitality

50 Main Street/Vacant Land

Jeff Brown and Gord Brown were in attendance on behalf of the application.

The application is specifically for the motel portion of the property. The addition is creating an additional 15 motel units. The applicant has provided all the required parking on site which amount to 62 spaces including 3 spaces for accessibility.

Landscaping is available in areas where there is no parking. Staff recommend that low bushes be added to the plan along the sidewalk and parking area in the area of International Square to create additional soft landscaping. The placement of the garbage enclosure is in a suitable location given that the property abuts three streets and it is also providing soft landscaping.

Staff have had some concerns with the north entrance on Main Street, however, the applicant has agreed to a one way and therefore staff recommend that the entrance be a right entrance only and one way. Public Works Department reviewed the plan and felt there was sufficient room between the entrance and the intersection of King Street E/King Street W.

Public Works Department has requested that the applicant obtain approval for the placement and sizing of catch basins prior to installation and that the services be separate from the original dwelling and the motel. It is noted that paving will be conducted this fall on Main Street and it would be beneficial to have this work conducted as prior to the paving.

One member of the public inquired to drainage and illumination of the site. Drainage has been identified on the site plan. The applicant confirmed that illumination will be downward to not interrupt adjacent property owners.

MOTION NO. 2013-14

Moved by: Joe Jansen Seconded by: Heather Gallacher

THAT Planning Advisory Committee/Committee Of Adjustment recommends to Council that Development Permit Application DP2013-01 Brown Hospitality for 50 Main Street be approved provided the applicant enter into an agreement with the Town to include landscaping in the form of bushes between the sidewalk and parking area at International Square, the applicant obtain approval from public works department with regards to catch basin(s) placement and sizing prior to installation and the north entrance on Main Street be a one way with a right hand turn only.

4 DP2013-03 1556022 Ontario Inc (Gill)

665 King Street West

Randy Gill was in attendance on behalf of the application.

The application for the Development Permit is further to the Official Plan Amendment. The property is designated Residential under the Official Plan as the appeal period ended July 15, 2013.

The application is for 23 rental units and reflects the existing dwelling unit. All parking requirements will be met by the application including 2 accessible spaces. It is preferable to have a larger buffer in the area of the parking and the adjacent properties, however, the applicant is providing a solid high 1.5m fence along the rear and a portion of the sides. Planning Committee suggested that a gate be placed on the west side of the lot line so children can access the adjacent park located on Ontario Street.

The garbage enclosure is being located at the rear property line and is enclosed with a wood/stone structure.

Staff are recommending that a sidewalk be incorporated on the property from the existing sidewalk to the walkway that is shown on the plans. Currently the walkway goes to the front of the property and stops. The existing sidewalk crosses the driveway and directs people towards Garfield Street subdivision.

A member of the public asked about illumination which was also confirmed to be downward not affecting the adjacent properties. Additionally, staff noted there were provisions in the Development Permit By-law regarding illumination.

MOTION NO. 2013-15

Moved by: Joe Jansen Seconded by: Sheila Burtch

THAT Planning Advisory Committee/Committee of Adjustment recommends to Council that Development Permit 2013-03 1556022 Ontario Inc. at 665 King Street West be approved provided the applicant enter into an agreement with the Town and that the sidewalk be incorporated from King Street West to the walkway of the development.

CARRIED

D) CONTINUING BUSINESS/CORRESPONDENCE:

1556022 Ontario Inc (Gill) **↓** OPA1 665 King Street West

Official Plan Amendment was approved and the appeal period ended July 15, 201

- Parking Restrictions in the Lowertown A request was made to the owners of 165 Main Street to fill out an application for the temporary allowance of the additional patrons for 2013 but one has not been filed. Staff to follow up.
- A Notice of Passing was received from the Township of Leeds and a Thousand Islands for a Commercial Tourism Business to be located north of Highway 401 adjacent County Road 32.
- E) NEW BUSINESS:

None

- F) PUBLIC QUESTION PERIOD:
- G) ADJOURN

MOTION NO. 2013-12

adjourn this regular meeting.

Moved by: Jeff Girling Be it resolved that Committee of Adjustment/Planning Advisory Committee

Original Signed by Chair Chair, Chuck Marquardt

Original Signed by Staff Secretary - Treasurer, Brenda Guy

PLANNING REPORT

TO:

PAC/COA

FROM:

Brenda Guy, Manager of Community Development

DATE:

August 22, 2013

SUBJECT:

Consent Applications B1-B5/13
- BROWN HOSPITALITY

- 995423 ONTARIO INC.

- JEFF BROWN/GORD BROWN

Background:

Property:

50 Main Street/28 Main Street/Vacant Land (International Square)

Legal Desc.:

Being Pt. Lot 3-8, Blk D Plan 86, Plan 28R-1187 Pt.1, Town of

Gananoque

Acreage:

50 Main Street - 1.36 acres

28 Main Street - 385 sq.m/4153 sq.ft.

Vacant land (International Square) - 1207 sq.m./13,000 sq.ft.

Lot Coverage:

Non-residential – Max. 75%

Residential - Max. 35%

Official Plan:

Lowertown

DP Designation:

Lowertown Mixed Use

Purpose and Effect:

The applicant is proposing a number of merges, lot line adjustments and consent applications to essentially meet the goal of severing an existing motel from an existing building. This includes demolition of existing additions plus a proposed addition.

Official Plan:

The designation of Lowertown meets what is being proposed on site.

Development Permit:

The designation of Lowertown Mixed Use meets what is being proposed on site.

Five consent applications represent the property which includes 50 Main Street, 28 Main Street and Vacant Lands (property formerly known as the International). Upon conclusion of the registration of all applications a total of four properties will be identified. These being:

28 Main Street (existing apartment) 50 Main Street (original Blinkbonnie) Vacant Land (Market Street) Existing Hotel

In reviewing the application, staff reviewed them as they would be registered as opposed to reflect each application one by one to avoid confusion because of the number of parcels involved and the end result.

1. 28 Main Street

- a. A portion of lands will be conveyed to 22 Main Street (B4/13). In turn, a portion of lands will be conveyed (B3/13) from 22 Main Street.
- b. Provisions will be as followed:
 - Lot Area 425 sq.m. /1394 sq.ft. Requirement for apartment is 930 m2/10,011 sq.ft.
 - ii. Lot Frontage 25 m/82 ft.
 - iii. Front Yard 1.2 m/4 ft (existing building) Requirement is 6m/19.6 ft.
 - iv. Rear Yard 6.5 m /21 ft
 - v. Side Yard 1.2 m /4 ft (existing)
 - vi. Side Yard 6 m /20 ft
 - vii. Height 10 m/35 ft
 - viii. Lot Coverage 22.5%
- c. The property will not comply with the lot area and front yard.
- 2. 50 Main Street (original Blinkbonnie)
 - a. This will create a new lot (B1/13)
 - b. Provisions will be as followed:
 - i. Lot Area 1368 sq.m. /14.725 sq.ft.
 - ii. Lot Frontage 37.5 m/123 ft
 - iii. Front Yard 14.5 m/47.6 ft
 - iv. Rear Yard 3.2 m /10 ft Requirement is 4.5m/15 ft
 - v. Side Yard 1.4 m /4.8 ft
 - vi. Side Yard 11.5 m /38 ft
 - vii. Height 10 m/33 ft (existing)
 - viii. Lot Coverage 20%
 - c. The property will not comply with the rear yard. A Development Permit Application for the property will be undertaken for the parking and would include the rear yard reduction.

3. Vacant Land (Market Street)

- a. The retained parcel will be merged with the motel property. The consent application is to sever and convey a portion of the lands (B5/13) to an adjacent property owner.
- b. The property being conveyed is irregular in shape approximately 6 m/19 ft. lot frontage on King Street West with a depth of 35 m/114 ft. Overall approximately 370 sq.m./4000 sq.ft.
- c. This conveyance will not affect the overall parcel as the retained is being merged with the existing motel.
- d. FYI: The adjacent property will be undertaking a Development Permit in future.

4. Vacant Land (Market Street)

- a. This will create a new lot (B2/13) with a lot area of 1120 sq.m/12,055 sq.ft.
- b. Provisions for Townhouses are identified below as this is what the applicant has indicated for future development.
 - i. Lot Area 220 sq.m. /2368 sq.ft.
 - ii. Lot Frontage Min. 6 m/21.3 ft.
 - iii. Front Yard Min. 6 m/21.3 ft
 - iv. Rear Yard Min. 9 m /29 ft
 - v. Side Yard Min. 1.2 m /3.9 ft
 - vi. Side Yard Min. 1.2 m /3.9 ft
 - vii. Height Max. 11 m/36 ft
 - viii. Lot Coverage Max 40%
- c. This property will meet the lot area and lot frontage requirement for Townhouses. A Development Permit will be required for any future development unless it is a single family dwelling or a semi-detached.

5. Right-of-Ways

- a. ROW #1 From Existing Motel to 28 Main Street.
 - i. ROW will create access from the entrance to the parking spaces of the apartment building. This eliminates the creation of a driveway. Given the dimensions of 28 Main Street there is enough room to create a driveway in future, however, given the same family ownership on both parcels keeps it to a minimal.
 - ii. Approximate size of ROW is 7.3m/24ft, x 16m/53ft.
- b. ROW #2 From Existing Motel to 45 King Street West.
 - i. ROW is being created to share driveway entrance along Market Street.
 - ii. Approximate size of ROW is 6m/20ft. x 20m/67ft.
 - iii. FYI: As indicated above a Development Permit Application will be coming forward re: 45 King Street West

Circulation to Agencies (comments received to date):

| Canada Bast | | ived to date). |
|----------------------------|------------|--|
| Canada Post | | |
| CAO | | |
| CRCA | No comment | |
| СВО | | |
| Eastern Ontario Power | | The service to the Blinkbonnie presently crosses the proposed vacant lot (B2/13). An easement in favour of EOP will be required for the service to the Blinkbonnie property. The service to the apartment building at 28 Main Street presently crosses the lot that is to be merged to 45 King Street west as well as the section of property (B5/13) which is proposed to be conveyed to 45 King Street West. We've recently received an enquiry from the owner of 45 King Street West to relocate the service underground across the 45 King Street West property. If the line is to remain where it is, either overhead or underground, EOP will require an easement to allow the ongoing service to the apartment building. Alternatively, the service to the apartment building could be re-routed from the north side of Main Street and eliminate the service that crosses the aforementioned properties. A meeting between the interested parties would be of benefit in this regard. |
| Economic | | |
| Development | | 4104. |
| Leeds Grenville EMS | | |
| Fire Department | | |
| LG Health Unit | | |
| Police Department | | |
| Public Works | No comment | |
| Union Gas | | Union gas has service lines running within the area which may or may not be affected by the severances. It may be necessary to terminate and relocated lines according to new property lines. |
| Water/Sewer | | Water and Sewer service lines will have to be separated to each individual lot at the cost of the property owner. |
| Adjacent Property Owner(s) | | |

Conditions:

- 1. Preparation of a Reference Plan, approved by Staff
- 2. New deeds prepared including
 - a. Vacant land (International Square) merge with existing motel
 - b. Lot line adjustments merge with adjacent parcels
 - c. ROWs be registered on title
- 3. DP applications recognize the reduced setbacks and/or legal non-conforming.
- 4. Confirmation from Water and Sewer Department that there are separate services to each parcel.



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, the 27th day of AUGUST, 2013 at 6:00 P.M. in the COUNCIL CHAMBERS, TOWN OF GANANOQUE, 30 King Street East, Gananoque to hear the following application for Consent:

File No. B01-5/13

Owner:

BROWN HOSPITALITY CORP.

995423 ONTARIO INC.

The property municipally and legally described as

28 MAIN STREET/50 MAIN STREET/VACANT LAND

BEING PT. LOT 3-8, BLK D PLAN 86, Plan 28R-1187 PT.1, TOWN OF GANANOQUE

has applied to the Committee of Adjustment for the Town of Gananoque for consents to:

CONVEY A PARCEL OF LAND TO AN ADJACENT PROPERTY OWNER (2)

CREATE A LOT TO SEVER THE ORIGINAL DWELLING FROM THE OVERALL PARCEL (BLINKBONNIE)

CREATE A LOT SEVERING A VACANT PARCEL FROM THE OVERALL PARCEL

CREATE A RIGHT-OF-WAY FOR LEGAL ACCESS (2)

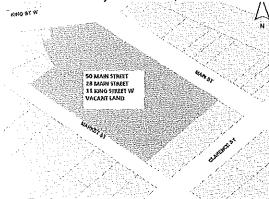
If you wish to receive written notice of the application or seek further details of the application, including a location map, it is available at the Town of Gananoque, 30 King Street East, Gananoque during normal business hours, 8:30 AM - 4:30 PM, Monday through Friday.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give provisional consent, 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 consent, 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.

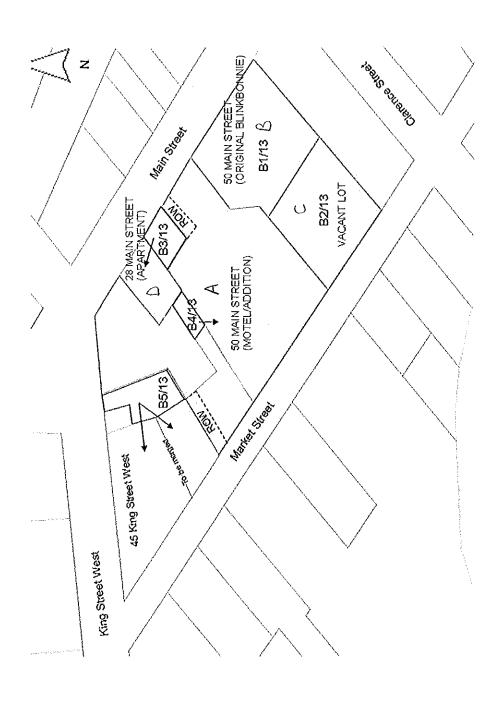
DATED this 7TH day of AUGUST, 2013



Brenda Guy
Secretary-Treasurer, Committee of Adjustment
Manager of Community Development
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6
Phone: 613 382-2149 ext.126

Fax: 613 382-8587 bguy@gananoque.ca

> 30 King Street East P.O. Box 100 Gananoque, Ontario K7G 2T6 Phone: 613-382-2149 Fax: 613-382-8587 www.gananoque.ca



#/ SEVERANCE OLD HOUSE FROM MOTEL



No. B- <u>/</u> /<u>/</u> / <u>3</u>

APPLICATION FOR CONSENT to the

COMMITTEE OF ADJUSTMENT FOR THE TOWN OF GANANOQUE

| A Complete Applica | tion consists of: | | | | |
|--|--|--|---------------------------|----------------------------|--|
| ₩ One origi | nal and two copies of a | complete application f | orm signed includi | ng declaration of applica | ant. |
| One copy | of the deed of propert | у | | | |
| ☐ Application | on fee in the amount of | \$500 payable to the To | own of Gananoque | | |
| One copy | of the most recent sur | vey of the subject prop | erty | | |
| | of the subject propert and the part that is to b | | es and dimensions | s of the subject land, the | e part that is to be |
| ☐ One copy | , if applicable, of the p | roperty to whom the lan | ds will be transfer | red to | |
| One copy subject la | | and previously severed | from the parcel or | ginally acquired by the | current owner of the |
| | of the location of all n ts, wells and septic sys | | ures on the subjec | t lands including buildin | gs, water, roads, |
| law fees and rates to Consent Application | for various services pro n may be subject to rev | vided by the municipalities and a separate che | ty eque payable to the | e Cataraqui Region Cor | the General Fees and Rates By nservation Authority, in the icer prior to making application. |
| i . | HOSPITA | LITY CORF. | | erly Owner (if different | than applicant): |
| Address: 777 | KING S DQUE, ON | ST. E. K76/H4 | Address: | | |
| Telephone: 613 | 3-382-7 | 7292 | Telephone: | | |
| Purpose of Applic | allon: | | | | |
| New Lot | □ Lot Addition | Easement | □ Charge | □ Lease | Correction of Title |
| a Other | | | | | ‡ |
| | | | | | |
| Name of Person T | | | | charged or leased (if kn | own): PR NOW. |
| Relationship, if an | y, to owner: | | | | |
| | | | | | |
| <u> </u> | | | | | |

| Property Information: | |
|--|--|
| Street or Property Address (if applicable): 50 / | 1AIN ST. |
| Legal Description including any reference plans: | |
| 1 | +8 BLOCK D PLAN 86 |
| PART I REF. PLAN | 28R-12264 |
| PART 1 REF. PLAN Frontage: Depth: 249.63 | 4-68,000 FT |
| Official Plan Designation: | · · · · · · · · · · · · · · · · · · · |
| Ontolar Fan Designation: | LOWERTOWN |
| Zoning Designation: | LOWERTOWN MIXED USE |
| | |
| History of the Subject Land; | |
| Has the subject property ever been the subject of an application approval of a plan of subdivision under Section 51 of the Plant If Yes, and if known, please provide the file number of each approved | ning Act? |
| | |
| Has the subject property been severed from the parcel original subject land? | lly acquired by the Owner of the 🔻 Yes No |
| If Yes, and if known, provide the date of transfer, the name of | the transferee and the land use for each parcel severed: |
| | |
| 4 | |
| Is the subject property currently the subject of any other applic as an Official Plan Amendment, Zoning By-law Amendment, N Approval of a Plan of Subdivision? | |
| If Yes, and if known, please provide the file number of each ap | |
| FILES SUBMITTED | WITH THIS. |
| | |
| | |

| | | To Be SEVERED | To Be RETAINED |
|--------------------------|--------------|----------------|--------------------|
| Property Dimensions: | Frontage | 1231 | 124.9 |
| | Depth | 123' | 24963 |
| | Area | 1-14,6892FT | 53,3112FT |
| Use of Subject Property: | Existing Use | PUB/ACLOMADATE | PUB COMMUNATION |
| | Proposed Use | PUB/ACCOMMODA | 1 . |

| EXISTING BUILDINGS: | | 25 Building WELL | Building 2 |
|-----------------------|------------------------|------------------------|--|
| To Be SEVERED | Type of Structure | STONE HOUSE | |
| | Front Line Setback: | 44' | |
| | Rear Lot Line Setback: | 10 | |
| | Side Lot Line Setback: | 38,4 | NIVERS C |
| | Side Lot Line Setback: | 4,8 | |
| | Height | 33 ′ | |
| | Dimensions | IRREGULAR | |
| | Floor Area | +/- 2977 FT | |
| To Be RETAINED | Type of Structure | 2 STORREY MUTEL | |
| | Front Line Setback: | 86.68 | |
| | Rear Lot Line Setback: | .0 | |
| | Side Lot Line Setback: | 4 | - * * * * * * * * * * * * * * * * * * * |
| | Side Lot Line Setback: | 26.68 | de al de |
| | Height | 25 | 1-1000 |
| | Dimensions | IRREGULAR | |
| | Floor Area | TRREGULAR 12,7602FX | And the same |
| | Attached Addition | nal Page, if necessary | |

| PROPOSED BUILDINGS: | | Building 1 | Building 2 |
|-----------------------|------------------------|-----------------------------|------------|
| To Be SEVERED | Type of Structure | | |
| | Front Line Setback: | | |
| . 1 1 | Rear Lot Line Setback: | | |
| NONE | Side Lot Line Setback: | | |
| yv | Side Lot Line Setback: | | |
| | Height | | |
| | Dimensions | | |
| | Floor Area | | |
| To Be RETAINED | Type of Structure | 2 STORREY MOTEL 86.68 | |
| | Front Line Setback: | 86.68 | |
| | Rear Lot Line Setback: | -6 | |
| | Side Lot Line Setback: | 4 | |
| | Side Lot Line Setback: | 2/ | 1117 |
| | Height | 25 | |
| | Dimensions | 60'x60' | |
| | Floor Area | 3600° F7 | |
| | Attached Addition | al Page, if necessary | |

| Town Road (open all year) | ₩ | О, |
|---------------------------|---|-----|
| Town Road (seasonal) | О | 500 |
| Unopen Road Allowance | D | 0 |
| Right-of-Way | 0 | |
| Other (specify) | | |
| | | |

| Where access to the Subjec | | Yes | No |
|--|--|-----------------------|----|
| Docking Facilities: | Distance from subject land | | |
| | Distance from nearest public road | | , |
| Parking Facilities: | Distance from subject land | | _ |
| The second secon | Distance from nearest public road | | |
| Water Services | | Yes | No |
| (check appropriate box) | Publicly-owned/operated | | D |
| | Privately owned/operated individual well | 0 | o |
| | Privately owned/operated – communal well | 0 | 0 |
| | Lake or other water body | B | D |
| , ., | Other (specify): | | , |
| | | | |
| Sewage Services | | Yes — | No |
| (check appropriate box) | Publicly-owned/operated | | |
| | Privately owned/operated – individual well | n | |
| | Privately owned/operated – communal well | D D | 0 |
| | Privy | С | |
| | Other (specify): | | · |
| | | | |
| | | | |
| O.U | | | • |
| Other Information: | | | |
| | that may be useful to the Town or other agencies in review | ing this application? | |
| is there any other information | | | |
| is there any other information If so, explain below: | | | |

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.

| | AUTHORIZATIO | DN BY OWNER |
|---|--|--|
| I, the undersigned being the | owner of the subject lane | nd of this application for a consent, hereby authorize |
| BROWN H | OSPITALITY | 1 CORP (please print name) |
| to be | the applicant in the sub | bmission of this application. |
| Committee of Adjustment and the Town o | f Gananoque staff meminspection with respect t | ands, hereby authorize the Members of the Town of Gananoque obers, to enter upon the property for the purpose of conducting a to the attached application. |
| Signature of Owner | 1/2013 | Signature of Öwner |
| // Date | | Date |
| | | |
| | DECLARATION (| OF APPLICANT |
| 1. Je44 Brown PROUNCE | of the Tony of Ox | of <u>GAWANOUUB</u> in the Solemnly declare that: |
| All the statements contained in this appli- | cation and provided by r | me are true and I make this solemn declaration conscientiously ne same force and effect as if made under oath |
| of Adjustment and the Town of Ganan | oque staff members, to | by authorize the Members of the Town of Gananoque Committee enter upon the property for the purpose of conducting a site the attached application. |
| Declared before me at the Tour Grange Prounca Ontone this | of of | AB. |
| Ontono this of August: 100 Commissions, etc. | | Signature of Applicant |
| Signature of a Commissions | (Granque, er, etc | Signature of Applicant |
| Office Use Only: | | Roll No. |
| Hugw 2/2013 Date of Submission | Application Completer Signature | |
| | Questic | ions?? |

Brenda Guy, Manager of Community Development Town of Gananoque 30 King Street East, Box 100 Gananoque, ON K7G 2T6

Telephone: (613) 382-2149 ext.126

Fax: (613) 382-8587

E-mail: bguy@gananoque.ca

#2 SEVERANCE VACANT TOWNHOUSE LOT



No. B-<u>[2</u>]/[2]

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

| A Complete Appl | ication consists of: | | | | |
|---------------------------------------|---|--|-------------------------------|---------------------------|---|
| ☐_One or | iginal and two copies of a | a complete application | n form signed includi | ng declaration of applic | eant. |
| One co | ppy of the deed of proper | ty | | | |
| ☐ Applica | ation fee in the amount of | \$500 payable to the | Town of Gananoque | | |
| ☐ One co | opy of the most recent su | rvey of the subject pro | operty | | |
| | opy of the subject propert d and the part that is to b | | aries and dimensions | s of the subject land, th | e part that is to be |
| ☐ One co | opy, if applicable, of the p | roperty to whom the I | ands will be transfer | red to | |
| ☐ One co subjec | opy of the location of all la t land | and previously severe | d from the parcel or | ginally acquired by the | current owner of the |
| | opy of the location of all n ents, wells and septic sy | | atures on the subjec | t lands including buildir | ngs, water, roads, |
| law fees and rate Consent Applicat | s for various services pro ion may be subject to rev | ovided by the municipa view and a separate of | ality heque payable to the | e Cataraqui Region Co | the General Fees and Rates By nservation Authority, in the ficer prior to making application. |
| | N HOSPIT | , | Name of Prope | erty Owner (if differen | t than applicant): |
| Address: 17 | NOQUE, C | 7, E, DN K7G 144 | Address: | | |
| Telephone: | 13-382- | 7292 | Telephone: | | |
| Purpose of App | lication: | | | | |
| New Lot | □ Lot Addition | □ Easement | □ Charge | n Lease | □ Correction of Title |
| □ Other | | <u> </u> | | | THIS |
| | | | | | |
| Name of Person | To Whom the Land or a | | is to be transferred, | charged or leased (if kr | OWN): TEMPORAR |
| Relationship, if | any, to owner: | | | | |
| | | | | | |
| | | | | | ! |

| Property Information: | |
|--|---|
| | MAIN ST. |
| | , 6, 7+8 BLOCK O PLANS |
| PART 1 REF. PLA | N 28R-12264 |
| Frontage: Depth: 249.63 | 3' Arpa; 68,000°F7 |
| Official Plan Designation: | LOWERTOWN |
| Zoning Designation: | MIXED USE |
| History of the Subject Land: Has the subject property ever been the subject of an appliapproval of a plan of subdivision under Section 51 of the Filf Yes, and if known, please provide the file number of each | Planning Act? |
| Has the subject property been severed from the parcel orig | |
| If Yes, and if known, provide the date of transfer, the name | e of the transferee and the land use for each parcel severed: |
| | |
| Is the subject property currently the subject of any other ap as an Official Plan Amendment, Zoning By-law Amendment Approval of a Plan of Subdivision? | nt, Minor Variance, Consent or |
| If Yes, and if known, please provide the file number of eac | h application, and its status:: |
| FILES SUBMITTED | WITH THIS |

| | | To Be SEVERED | To Be RETAINED |
|--------------------------|--------------|---------------|----------------|
| Property Dimensions: | Frontage | 105' | 247.09 |
| | Depth | 115 | 249.63 |
| | Area | 12,075 FT | 55,925°F1 |
| Use of Subject Property: | Existing Use | VACANT | MUTEL/RESTAUR |
| | Proposed Use | TOWN HOUSES | MOTEL |

| EXISTING BUILDINGS: | | Building 1 | Building 2 |
|-------------------------|------------------------|--------------------------------------|------------|
| To Be SEVERED | Type of Structure | | |
| | Front Line Setback: | | |
| 4 | Rear Lot Line Setback: | | |
| Nong | Side Lot Line Setback: | | |
| <i>N</i> ₀ . | Side Lot Line Setback: | | |
| | Height | | |
| | Dimensions | | |
| | Floor Area | | |
| To Be RETAINED | Type of Structure | 2 STORREY MOTEL 86.68 | |
| | Front Line Setback: | 86.68 | |
| | Rear Lot Line Setback: | 0 | |
| | Side Lot Line Setback: | 4' | |
| | Side Lot Line Setback: | 86,68 | , MAIL TO |
| | Height | 86,68° 25° | |
| | Dimensions | l i | |
| | Floor Area | IRREGULAR 12,760 ² F7. | |
| | Attached Addition | al Page, if necessary | |

| PROPOSED BUILDINGS: | | Building 1 | Building 2 |
|--|------------------------|-----------------------|--|
| To Be SEVERED | Type of Structure | | |
| TO BE SEVERED H UNIT TOWNHOUSE TOWN | Front Line Setback: | | |
| H whash | Rear Lot Line Setback: | | |
| TOWNALLS | Side Lot Line Setback: | | |
| JEC 70 | Side Lot Line Setback: | | |
| DETER. | Height | | Annable of the second s |
| 154 | Dimensions | | |
| | Floor Area | | |
| To Be RETAINED | Type of Structure | 2 STORAGEY | |
| | Front Line Setback: | 86.68 | |
| | Rear Lot Line Setback: | 0 | |
| | Side Lot Line Setback: | 4' | |
| | Side Lot Line Setback: | 21 | |
| | Height | 25 | |
| | Dimensions | 60' x 60 | |
| | Floor Area | 3600° FT | |
| | Attached Additions | al Page, if necessary | |

| Town Road (seasonal) | | |
|---------------------------|-----|---|
| | L L | |
| Unopen Road Allowance | а | В |
| Right-of-Way | 0 | 0 |
| Other (specify) | | |

| Distance from subject land Distance from nearest public road Distance from subject land Distance from nearest public road Publicly-owned/operated Privately owned/operated individual well Privately owned/operated communal well Lake or other water body | Yes | No 0 |
|---|--|--|
| Distance from subject land Distance from nearest public road Publicly-owned/operated Privately owned/operated individual well Privately owned/operated communal well | 0 | 0 |
| Publicly-owned/operated Privately owned/operated individual well Privately owned/operated communal well | 0 | 0 |
| Publicly-owned/operated Privately owned/operated individual well Privately owned/operated communal well | 0 | 0 |
| Privately owned/operated individual well Privately owned/operated communal well | 0 | 0 |
| Privately owned/operated individual well Privately owned/operated communal well | 0 | |
| Privately owned/operated – communal well | | 0 |
| · | 0 | |
| Lake or other water body | | 8 |
| | 0 | B |
| Other (specify): | | |
| | Yes | No |
| Publicly-owned/operated | 4 | 0 |
| Privately owned/operated – individual well | 0 | 0 |
| Privately owned/operated – communal well | 0 | (|
| Privy | 0 | a |
| Other (specify): | | ~~~ |
| | | |
| nay be useful to the Town or other agencies in reviewin | ng this application? | |
| | | |
| | | |
| | | |
| | Privately owned/operated – individual well Privately owned/operated – communal well Privy Other (specify): | Publicly-owned/operated Privately owned/operated – individual well Privately owned/operated – communal well Privy |

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 | | | | |
|---|---|--|--|--|
| • | | of this application for a consent, hereby authorize Corc P _x (please print name) nission of this application. | | |
| Committee of Adjustment and the Town of | owner(s) of the subject lan of Gananoque staff memb inspection with respect to | | | |
| Signatur é of Owne | 10012 | Signature of Owner Date | | |
| / ()Date | | Date | | |
| DECLARATION OF APPLICANT | | | | |
| All the statements contained in this appl believing it to be true ar Furthermore, I/we, being the applicant(s) o of Adjustment and the Town of Ganai in | ication and provided by m nd knowing that it is of the of the subject lands, hereb noque staff members, to e spection with respect to the | of CANAN CANE in the Solemnly declare that: e are true and I make this solemn declaration conscientiously same force and effect as if made under oath y authorize the Members of the Town of Gananoque Committee inter upon the property for the purpose of conducting a site ine attached application. | | |
| Declared before me at the | | | | |
| Office Use Only: August 2/2013 Date of Submission | Application Complete: | Roll No: 25500) August 6/20/3 Date | | |
| Questions?? | | | | |

Brenda Guy, Manager of Community Development Town of Gananoque 30 King Street East, Box 100 Gananoque, ON K7G 2T6

Telephone: (613) 382-2149 ext.126 Fax: (613) 382-8587 E-mail: bguy@gananoque.ca

LOT LINE ADJUSTMENT 50 MAIN TO 28 MAIN RIGHT OF WAY #1 50MAIN TO 28 MAIN #2 50MAIN TORINA



No. B-<u>3 / / 3</u>-

APPLICATION FOR CONSENT

COMMITTEE OF ADJUSTMENT FOR THE TOWN OF GANANOQUE

| | COMMITTEE OF ADJUSTMENT FOR THE TOWN OF GANANOQUE |
|--------------------|--|
| A Compl | ete 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 |
| | 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 fand 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. |
| aw fees Consent | ons may be subject to any Town incurred costs over and above the applications fees as set out in the General Fees and Rates By- and rates for various services provided by the municipality Application may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority, in the of \$290. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application. |
| lame of | Applicant: Name of Property Owner (If different than applicant): OWN HOSPITALITY CORP. |
| ddress: | 777 KNG ST. E. Address: NANOQUE, ON K76/H4 |
| elephor | 613-382-7292 Telephone: |
| ourpose | of Application: |
| New L | ot Lot Addition D Easement D Charge D Lease D Correction of |
| Other | RIGHT OF WAY X 2 |
| • | Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): LOT ADD (PFF + GORD BROWN 28 MAIN ST. + RIGHT) Ishlip, if any, to owner: WH # |
| Relation | SHARE HOLDERS WHAT |
| RI | 16HT OF WAY #Z, TO IGMARKET ST., JOI /RIVA RESTAURANT. |
| | /RIVA RESTAURANT. |

| Property Information: | | | |
|---|--------------------------------|----------------------|------------|
| Street or Property Address (if applicable): 50 | MAINS | | |
| Legal Description including any reference plans: 3, 4, 6 | 6,7+8 B | LOCK L | 0. PLAN 86 |
| PARTI REF. PL | AN 28R | -1226 | 4 |
| Frontage: 247.09 Depth: 249.63 | AN 28 R Area:4/68,000 | ² F7 | |
| Official Plan Designation: | LOWER | ZOWN | • |
| Zoning Designation: | MIXED | | |
| History of the Subject Land: Has the subject property ever been the subject of an applicatio approval of a plan of subdivision under Section 51 of the Plann If Yes, and if known, please provide the file number of each ap | ing Act? | | No |
| | | | |
| Has the subject property been severed from the parcel original subject land? | | | 1 No |
| If Yes, and if known, provide the date of transfer, the name of t | he transferee and the land use | for each parcel seve | red: |
| Is the subject property currently the subject of any other applica as an Official Plan Amendment, Zoning By-law Amendment, M Approval of a Plan of Subdivision? | | ch 🛭 Yes | ® No |
| If Yes, and if known, please provide the file number of each ap | plication, and its status:: | | |
| | | | |
| | | | |

| | | To Be SEVERED | To Be RETAINED | |
|--------------------------|--------------|---------------|----------------|------|
| Property Dimensions: | Frontage | 7-29.75 | 218-25 | |
| | Depth | H- 51,75 | 249.63 | |
| | Area IRREG. | 1636° FT | 66,364 | |
| Use of Subject Property: | Existing Use | PARKING | MOTEL/RESTUR | RANT |
| | Proposed Use | PARKING | MOTEL | - |

+ 2 RIGHT OF WAY SEE ATTACHED PAGE





R1647 OF WAY #/

-GRANTED TO JEFFY GORD BROWN 28 MAIN ST.

> FRONTAGE 24', MAIN ST. DEPTH 53' AREA 2862 FT.

RIGHT OF WAY #2

- GRANTED TO: 19 MARKET ST., JOE

PAL, RIVA RESTAURANT

FRONTAGE 20' MARKET ST.

DEPTH 67'

AREA 1340° FT

| EXISTING BUILDINGS: | | Building 1 | Building 2 |
|-----------------------|------------------------|-------------------------------------|--|
| To Be SEVERED | Type of Structure | | |
| | Front Line Setback: | | |
| NONE | Rear Lot Line Setback: | | |
| 7 | Side Lot Line Setback: | | - Account of the contract of t |
| | Side Lot Line Setback: | | |
| | Height | | |
| | Dimensions | | |
| | Floor Area | | |
| To Be RETAINED | Type of Structure | 2 STORRESS MOTEL 86.68 | |
| | Front Line Setback: | 86.68 | |
| | Rear Lot Line Setback: | . 0 | |
| | Side Lot Line Setback: | 4 | |
| | Side Lot Line Setback: | 86.68 | |
| | Height | 25 | |
| | Dimensions | IRREGULAR | |
| | Floor Area | IRREGULAR 12,760 ² F7 | |
| | Attached Additional | | |

| PROPOSED BUILDINGS: | | Building 1 | Building 2 |
|-----------------------|--------------------------|--|------------|
| To Be SEVERED | Type of Structure | | |
| | Front Line Setback: | And the second s | 1 |
| <i>A</i> . | Rear Lot Line Setback: | | |
| NONE | Side Lot Line Setback: | | |
|) | Side Lot Line Setback: | | |
| | Height | All in the section of the | 1 = 110 a |
| | Dimensions | | |
| | Floor Area | 144104-1404 | |
| To Be RETAINED | Type of Structure | | |
| | Front Line Setback: | | |
| Nove | Rear Lot Line Setback: | | |
| · | Side Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Height | | |
| : | Dimensions | | |
| | Floor Area | | |
| | Attached Additional Page | e, if necessary | |

| | Town Road (seasonal) | О | П |
|--------|-----------------------|-----|----|
| | | | |
| | Unopen Road Allowance | - 0 | D |
| - AAAA | Right-of-Way | O | D. |
| | 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 | | |
| The state of the s | Distance from nearest public road | | |
| Water Services | | Yes/ | No |
| (check appropriate box) | Publicly-owned/operated | 6 | <u> </u> |
| | Privately owned/operated individual well | 0 | EJ |
| | Privately owned/operated – communal well | O | 0 |
| | Lake or other water body | 0 | 0 |
| | Other (specify): | | |
| | | | |
| Sewage Services | | Yes_/ | No |
| (check appropriate box) | Publicly-owned/operated | V | 0 |
| | Privately owned/operated individual well | 0 | 0 |
| the second secon | Privately owned/operated – communal well | O | O. |
| | Privy | 0 | а |
| | Other (specify): | | |
| | | [| |
| | | | |

| Other Information: | | | | |
|-------------------------------------|------------------------------------|--------------------------|-------------------|---|
| Is there any other information that | t may be useful to the Town or oth | er agencies in reviewing | this application? | |
| If so, explain below: | | | | |
| | | | | |
| | | | | |
| | , | | | • |
| | | | | |
| | | | | |
| | | | 44 | |

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.

| I, the undersigned being the owner of the subject land of this application for a consent, hereby authorize BROWN HOSPITALITY CORP. (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 | | | | |
|--|--|--|--|--|
| 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 | | | | |
| July 31/13 | | | | |
| Poto | | | | |
| / Clate Date | | | | |
| I, JEH Brown of the Town of Gawano Gure in the PROVINCE of ONTHRIO 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 Oung of Caca and the in the Volunce of Ontono this Ond, day of Applicant Signature of Applicant Caca and the in the Oung of Ontono this Ond, day of Ontono this Ond, day of Ontono this Ontono this Ond, day of Ontono this Ontono this Ond Canada, and Canada, of Ontono this Ontono | | | | |
| Office Use Only: Application Complete: Augustions?? | | | | |

Brenda Guy, Manager of Community Development Town of Gananoque 30 King Street East, Box 100 Gananoque, ON K7G 2T6

Telephone: (613) 382-2149 ext.126

Fax: (613) 382-8587

E-mail: bguy@gananoque.ca

LOT LINE ADJUSTMENT. 28 MAIN ST. TO 50 MAIN ST.



Ву-

APPLICATION FOR CONSENT

COMMITTEE OF ADJUSTMENT FOR THE TOWN OF GANANOQUE

| A Comple | ete Applicat | ion consists of: | | | | | |
|-------------------------|----------------------------------|---|--|--------------------------|---------------------------|--|--|
| | One origin | al and two copies of a | complete application f | orm signed includi | ng declaration of applic | cant, | |
| | One copy of the deed of property | | | | | | |
| | Application | n fee in the amount of | \$500 payable to the To | wn of Gananoque | | | |
| | One copy | of the most recent sur | ey of the subject prop | erty | | | |
| | One copy severed ar | e copy of the subject property showing the boundaries and dimensions of the subject land, the part that is to be vered and the part that is to be retained | | | | | |
| | One copy, | e copy, if applicable, of the property to whom the lands will be transferred to | | | | | |
| | One copy subject lan | of the location of all lar | nd previously severed t | from the parcel ori | ginally acquired by the | current owner of the | |
| | | of the location of all na s, wells and septic syst | | ires on the subjec | t lands including buildir | ngs, water, roads, | |
| law fees a Consent A | and rates fo Application | r various services prov may be subject to revi | rided by the municipali ew and a separate che | ly que payable to the | e Cataraqui Region Co | the General Fees and Rates B enservation Authority, in the ficer prior to making application | |
| Name of | Applicant: | BROWN BROWN KING ST JOQUE, C, KTG H | a entropy de la | Name of Prope | rty Owner (if differen | t than applicant): | |
| Address | //(L) | BROWN | and the second s | Address: | | *************************************** | |
| Address. | 777 | KING S. | Te E. | Addiess. | | | |
| 6, | AVAN | 100UE, 0, | \checkmark | | | | |
| | | KTG HH | 4 | | | | |
| Telephon | e: 613 | -382-72 | 2.92 | Telephone: | | | |
| <u> </u> | | | | | | | |
| Purpose | of Applica | ilon: | | | | | |
| a New Lo | ot | Lot Addition | □ Easement | □ Charge | □ Lease | □ Correction of Title | |
| □ Other | | | | | | | |
| | | | | | | | |
| | | Whom the Land or an HOSPITAL | | | | lown): | |
| Relations | ship, if any, | to owner: | AS OF | COR PO | RATION | | |
| | | VI | | | | | |

| FART LOTS 5, 6 ± 7 BLOCK D, PLAW 86 rontage: 48.59 Depth: 119 Afa: 49.00 FT Itticial Plan Designation: LOWER TOWN onling Designation: MIKED USE Illistory of the Subject Land: as the subject property ever been the subject of an application for consent under Section 53, or 12 Yes No pyroval of a plan of subdivision under Section 51 of the Planning Act? Yes, and if known, please provide the file number of each application and the decision made: as the subject property been severed from the parcel originally acquired by the Owner of the 12 Yes No ubject land? 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 site subject property currently the subject of any other application under the Planning Act such site subject property currently the subject of any other application under the Planning Act such yes No pyroval of a Plan of Subdivision? | treet or Property Address (if applicable): | 29 MAIN ST. |
|--|--|---|
| Difficial Plan Designation: LOWER TOWN Coning Designation: LIKED USE distory of the Subject Land: Has the subject property ever been the subject of an application for consent under Section 53, or Pes No approval of a plan of subdivision under Section 51 of the Planning Act? 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 Peach parcel severed: If Yes, and If known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: If Yes, and If known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: If Yes, and If known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: If Yes, and If known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: If Yes, and If known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: If Yes, and If known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: If Yes, and If known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: If Yes, and If known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: If Yes, and If known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: If Yes, and If Yes, an | egal Description including any reference plans: | |
| History of the Subject Land: Has the subject property ever been the subject of an application for consent under Section 53, or paper value of a plan of subdivision under Section 51 of the Planning Act? 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 parcel subject land? If Yes, and if known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: It 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? | Frontage: 48,59 Depth: 119 | 442 4,900 FT |
| History of the Subject Land: Has the subject property ever been the subject of an application for consent under Section 53, or papproval of a plan of subdivision under Section 51 of the Planning Act? 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 parcel subject land? 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? | Official Plan Designation: | LOWER TOWN |
| History of the Subject Land: Has the subject property ever been the subject of an application for consent under Section 53, or papproval of a plan of subdivision under Section 51 of the Planning Act? 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 parcel subject land? 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? | oning Designation: | MIXED USE |
| 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? | | |
| 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? | | |
| 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? | | rcel originally acquired by the Owner of the Res No |
| as an Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Consent or Approval of a Plan of Subdivision? | subject land? | |
| as an Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Consent or Approval of a Plan of Subdivision? | subject land? | ne name of the transferee and the land use for each parcel severed: |
| If Yes, and if known, please provide the file number of each application, and its status:: | subject land? | ne name of the transferee and the land use for each parcel severed: |
| | subject land? If Yes, and if known, provide the date of transfer, the subject property currently the subject of any as an Official Plan Amendment, Zoning By-law By | other application under the Planning Act such |

| | | To Be SEVERED | To Be RETAINED | |
|--------------------------|--------------|---------------|----------------|---------|
| Property Dimensions: | Frontage | 12 | 48.59 | |
| | Depth | 67 | 70 | |
| | Area JRREG. | +-2137 | 2763 | |
| Use of Subject Property: | Existing Use | VACANT | 6 UNIT APAR | TMENT |
| | Proposed Use | PAZKING | 5 UNIT APAR | 27 MENT |

| EXISTING BUILDINGS: | | Building 1 | Building 2 |
|-----------------------|------------------------|-----------------------|--|
| To Be SEVERED | Type of Structure | | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| | Front Line Setback: | | |
| 16 | Rear Lot Line Setback: | | |
| NONE | Side Lot Line Setback: | | |
| # | Side Lot Line Setback: | | |
| - | Height | | and the state of t |
| | Dimensions | | |
| | Floor Area | | |
| To Be RETAINED | Type of Structure | 3 STORRED STONE | |
| | Front Line Setback: | 4' | |
| | Rear Lot Line Setback: | 40 | |
| | Side Lot Line Setback: | 3 | , and a second |
| | Side Lot Line Setback: | 20' | |
| | Height | 35 | |
| | Dimensions | 44' X 27 | |
| | Floor Area | 1188° FT | |
| | Attached Addition | al Page, if necessary | |

| PROPOSED BUILDINGS: | | Building 1 | Building 2 |
|---|------------------------|------------------------|---|
| To Be SEVERED | Type of Structure | | |
| | Front Line Setback: | | -X |
| M | Rear Lot Line Setback: | | |
| NONE | Side Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Height | | |
| | Dimensions | | who which found of Better Inco |
| | Floor Area | | * A |
| To Be RETAINED | Type of Structure | | |
| NOUSK | Front Line Setback: | | |
| DARION | Rear Lot Line Setback: | | |
| PER (1101) | Side Lot Line Setback: | | V |
| KIN 32 | Side Lot Line Setback: | | |
| DENOLISH DENOLISH DENOLISH PERITON KOP 32 16 2 FT L/2 | Height | , | A CONTRACT OF THE STATE OF THE |
| r12 | Dimensions | | -AMBC-E |
| D ' | Floor Area | | 1.000 |
| | Attached Additional P | L age, if necessary | |

| Town Road (seasonal) | | D |
|-----------------------|---|---|
| Unopen Road Allowance | | D |
| Right-of-Way | 0 | 0 |
| Other (specify) | | |

| Where access to the Subject | t Land is by Water Only | Yes | No |
|-----------------------------|--|-------|-----|
| Docking Facilities: | Distance from subject land | | |
| | Distance from nearest public road | | |
| Parking Facilities: | Distance from subject land | | |
| and Residence of Parameters | Distance from nearest public road | | |
| Water Services | | Yes / | No |
| (check appropriate box) | Publicly-owned/operated | ♦/ | 0 |
| | Privately owned/operated – individual well | a | 0 |
| | Privately owned/operated communal well | 0 | |
| | Lake or other water body | B | 0 |
| ****** | Other (specify): | | |
| | | | |
| | | | |
| Sewage Services | | Yes | No |
| (check appropriate box) | Publicly-owned/operated | | 0 |
| | Privately owned/operated – individual well | | 0 |
| | Privately owned/operated – communal well | ū | a a |
| | Privy | a | П |
| | 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: | |
| | |
| | _ |
| | |
| | |
| | |
| | , |
| | |

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.

| Λ ΄ Λ | , | d of this application for a consent, hereby authorize 200 B/200/4 blease print name) mission of this application. |
|---|--|--|
| Committee of Adjustment and the Tow | | nds, hereby authorize the Members of the Town of Gananoque bers, to enter upon the property for the purpose of conducting a o the attached application. |
| /\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | The same of the sa | Geration Brount |
| Signature of Ow | /3 | Signature of Owner Cuyust 1/2013 Date |
| Dafe | | Ŭ Date |
| All the statements contained in this a believing it to be true. Furthermore, I/we, being the applicant(s of Adjustment and the Town of Ga Declared before me at the | oplication and provided by reand knowing that it is of the subject lands, here nanoque staff members, to inspection with respect to | of BANANO QUE in the Solemnly declare that: me are true and I make this solemn declaration conscientiously e same force and effect as if made under oath by authorize the Members of the Town of Gananoque Committee enter upon the property for the purpose of conducting a site the attached application. |
| Province Ontero I August 2 | his 2 ^{ncl} day | Signature of Applicant Forther Bushing |
| Signature of a Commiss | ioner, etc | Signature of Applicant |
| Office Use Only: | | Roll No: 23501 |
| Au 2/2015 Date of Submission | Application Complete: | Ay 6/2013 |
| | | 00 |

AUTHORIZATION BY OWNER

Questions??

Brenda Guy, Manager of Community Development Town of Gananoque 30 King Street East, Box 100 Gananoque, ON K7G 2T6

Telephone: (613) 382-2149 ext.126

Fax: (613) 382-8587

E-mail: bguy@gananoque.ca

SEVERANCE 11 KING W. TO RIVA



No, B-<u>5 / 13</u>

APPLICATION FOR CONSENT to the

COMMITTEE OF ADJUSTMENT FOR THE TOWN OF GANANOQUE

| V COUIDI | aia whhiicai | IOH COHSISIS OF | | | | | |
|---------------------------------|--|--|--|--|--|--|--|
| | One origin | al and two copies of a | complete application | form signed includ | ing declaration of applic | cant. | |
| | One copy | of the deed of propert | у | | | | |
| | Application | n fee in the amount of | \$500 payable to the | Town of Gananoque | e | | |
| | One copy | of the most recent sur | vey of the subject pro | pperty | | | |
| | | 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, | ne 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 | | | | | | |
| | | of the location of all no s, wells and septic sys | | atures on the subjec | t lands including buildir | ngs, water, roads, | |
| law fees Consent amount o | and rates for Application of \$290. The | or various services pro may be subject to rev e Town of Gananoque | vided by the municipate of the same of the | ality heque payable to th ou consult with a Co | e Cataraqui Region Co nservation Authority Of | the General Fees and Rates enservation Authority, in the ficer prior to making application | |
| Name of | Applicant: | | | Name of Prope | erty Owner (if differen | t than applicant): | |
| 99 | 542 | 13 ON! | TARIO - | ZWC. | | | |
| Address: | 78 | | TARIO. | Address: | | | |
| 6, | ANA | LOQUE, | 0N/3/144 | 444 | | - | |
| Telephor | 613 | -382- | 7292 | Telephone: | | | |
| Purpose | of Applica | tion: | | | | | |
| a New L | ot | Lot Addition | D Easement | □ Charge | Lease | a Correction of | |
| | | <u> </u> | | | | Title | |
| □ Other | | | | | | | |
| | | | | | | | |
| Name of | Person To | Whom the Land or ar CをNて | * . / | s to be transferred, WNER | charged or leased (if kr | nown): | |
| Relation | ship, if any | to owner: | NE | | | | |
| L | | | | | | | |

| Street or Property Address (if applicable): Legal Description including any reference plans: PT LT H W GAN, RUER, 5 W GAN RWER G W GAN, RIVER BLK D PL 96 AS IN LR Frontage: Prontage: Official Plan Designation: LOWER TOWN Toning Designation: MIXED USE | 209 |
|--|-----|
| PT LT HW GAN, RIVER, 5 W GAN RIVER 6 W GAN, RIVER BLK D PL 86 AS IN LR 234 Frontage: Depth; Area: 18,158 FT IRREGULAR Official Plan Designation: LOWER TOWN | 209 |
| Frontage: Depth; Area: 18,158 FT IRREGULAR Official Plan Designation: Lower Town | 209 |
| Frontage: Depth; Area: 18,158 FT IRREGULAR Official Plan Designation: Lower Town | 209 |
| Official Plan Designation: LOWER TOWN | |
| LOVER TOWN | |
| | |
| The state of the s | |
| | |
| History of the Subject Land: | |
| Has the subject property ever been the subject of an application for consent under Section 53, or | |
| 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 Yes No subject land? | |
| 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 page 100 No as an Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Consent or | |
| Approval of a Plan of Subdivision? 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 20' 76 | |
| Depth iller 1741 | |
| 195 | |
| Area IRR. 53882 FT 12,7702FT IR | R. |
| 195 | R. |

Property Information:

| EXISTING BUILDINGS: | | Building 1 | Building 2 |
|-----------------------|-------------------------|-----------------|--|
| To Be SEVERED | Type of Structure | | |
| 1 | Front Line Setback: | | La Le Addition de la le |
| NONE | Rear Lot Line Setback: | | was and Profit of the |
| N . | Side Lot Line Setback: | | er far til dette Auft er det Frenchen i de F |
| | Side Lot Line Setback: | | |
| | Height | | |
| | Dimensions | | |
| | Floor Area | | |
| To Be RETAINED | Type of Structure | | |
| 1 1/2 | Front Line Setback: | | |
| NONE | Rear Lot Line Setback: | | |
| ' | Side Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Height | | A CONTRACTOR OF THE CONTRACTOR |
| | Dimensions | | |
| | Floor Area | | |
| | Attached Additional Pag | e, if necessary | |

| PROPOSED BUILDINGS: | | Building 1 | Building 2 |
|-----------------------|--------------------------|---------------------------------------|--|
| To Be SEVERED | Type of Structure | | |
| | Front Line Setback: | _ | A CONTRACTOR OF THE CONTRACTOR |
| 2 | Rear Lot Line Setback: | d we de résume s | |
| NONE | Side Lot Line Setback: | · · · · · · · · · · · · · · · · · · · | |
| | Side Lot Line Setback: | · · · · · · · · · · · · · · · · · · · | |
| | Height | | |
| | Dimensions | | |
| | Floor Area | | |
| To Be RETAINED | Type of Structure | | |
| 1 | Front Line Setback: | | |
| NONE | Rear Lot Line Setback: | | |
| Į v | Side Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Height | | and the same of th |
| | Dimensions | | Harden A. |
| | Floor Area | | |
| | Attached Additional Page | e, il necessary | |

| Town Road (open all year) | 1 | |
|---------------------------|---|---|
| Town Road (seasonal) | D | D |
| Unopen Road Allowance | 0 | D |
| Right-of-Way | V | O |
| Other (specify) | | |
| | | |

| Where access to the Subject | | Yes | *************************************** |
|--|--|--|---|
| Docking Facilities: | Distance from subject land | And the second s | |
| | Distance from nearest-public road | | |
| Parking Facilities: | Distance from subject land | | |
| - Marie Mari | Distance from nearest public road | | |
| Water Services | | Yes | No |
| (check appropriate box) | Publicly-owned/operated | | D |
| ······································ | Privately owned/operated – individual well | 0 | Ð |
| | Privately owned/operated communal well | D | п |
| | Lake or other water body | 0 | п |
| · | Other (specify): | | |
| | | | |
| Sewage Services | | Yes | No |
| (check appropriate box) | Publicly-owned/operated | | D |
| | Privately owned/operated – individual well | | а |
| | Privately owned/operated communal well | Ð | ם |
| | Privy | <u> </u> | D |
| | Other (specify): | 1 | |
| | | | |
| | | | |
| Mary desired | | | |
| Other Information: | | | |
| Is there any other information | that may be useful to the Town or other agencies in reviewir | ng this application? | |
| If so, explain below: | | | |
| II 50, explain below. | | | |
| | | | |
| | | | |
| | | | |
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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 undereigned being the | owner of the cubicat land | d of this application for a consent, hereby authorize | |
| | | | |
| 790 | 723 000 | 7. JWC, (please print name) mission of this application. | |
| to b | e the applicant in the subr | mission of this application. | |
| Committee of Adjustment and the Town | of Gananoque staff memb | nds, hereby authorize the Members of the Town of Gananoque pers, to enter upon the property for the purpose of conducting a to the attached application. | |
| Signature of Owner | r | Signature of Owner | |
| July 3 | 31/2013 | | |
| Date | (| Date | |
| | | | |
| | DECLARATION O | OF APPLICANT | |
| | · | | |
| 1. Leff Brown | of the TOU | VIARIO solemnly declare that: | |
| _ province | or | solemnly declare that: | |
| believing it to be true at Furthermore, I/we, being the applicant(s) of of Adjustment and the Town of Gana | nd knowing that it is of the of the subject lands, hereb | ne are true and I make this solemn declaration conscientiously as same force and effect as if made under oath by authorize the Members of the Town of Gananoque Committee enter upon the property for the purpose of conducting a site the attached application. | |
| II I | spection with respect to the | не анаснео аррисанов. | |
| Declared before me at the Ganonogue | of of of of | AZ. | |
| Onto AS this day Signature of Applicant | | | |
| of August 2015 | | | |
| | | V | |
| Brenda Jossie Geurlaid Guy, a Clarinasioner, e Previoce of Ontario Reithe Corporation of the In | IC., wn of Grancotte | | |
| Signature of a Commissioner, etc Signature of Applicant | | Signature of Applicant | |
| | i | | |
| Office Use Only: | | Roll No: 010 08800 | |
| | 1, | | |
| 1 | Application Complete: | | |
| Hu 2/2013 | | _ August 6,2013 | |
| Date of Submission | Signature | Date | |
| Questions?? | | | |

Brenda Guy, Manager of Community Development Town of Gananoque 30 King Street East, Box 100 Gananoque, ON K7G 2T6

Telephone: (613) 382-2149 ext.126

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