



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

AGENDA

LOCATION: TOWN ADMINISTRATION OFFICE, 2<sup>ND</sup> 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 JULY, 2013
- D) CONSENT:
  - ✦ B1-3/2013      Brown Hospitality  
                            50 Main Street
  - ✦ 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

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**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 PREVIOUS 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.

- CARRIED

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:

- ✦ OPA1 1556022 Ontario Inc (Gill)  
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.

- ✦ Correspondence from TLTI  
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

Moved by: Jeff Girling

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

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

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### 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:
  - i. Lot Area – 425 sq.m. /1394 sq.ft. – Requirement for apartment is 930 m<sup>2</sup>/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 Post		
CAO		
CRCA	No comment	
CBO		
Eastern Ontario Power		<p>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.</p> <p>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.</p>
Economic Development		
Leeds Grenville EMS		
Fire Department		
LG Health Unit		
Police Department		
Public Works	No comment	
Union Gas		<p>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.</p>
Water/Sewer		<p>Water and Sewer service lines will have to be separated to each individual lot at the cost of the property owner.</p>
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.

THE CORPORATION OF THE TOWN OF  
**GANANOQUE**  
*Canadian Gateway to the 1000 Islands*

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 27<sup>th</sup> 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)**

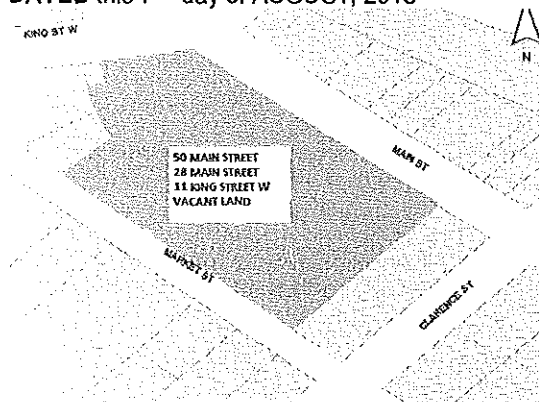
If you wish to receive written notice of the application or seek further details of the application, including a location map, it is available at the Town of Gananoque, 30 King Street East, Gananoque during normal business hours, 8:30 AM - 4:30 PM, Monday through Friday.

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.

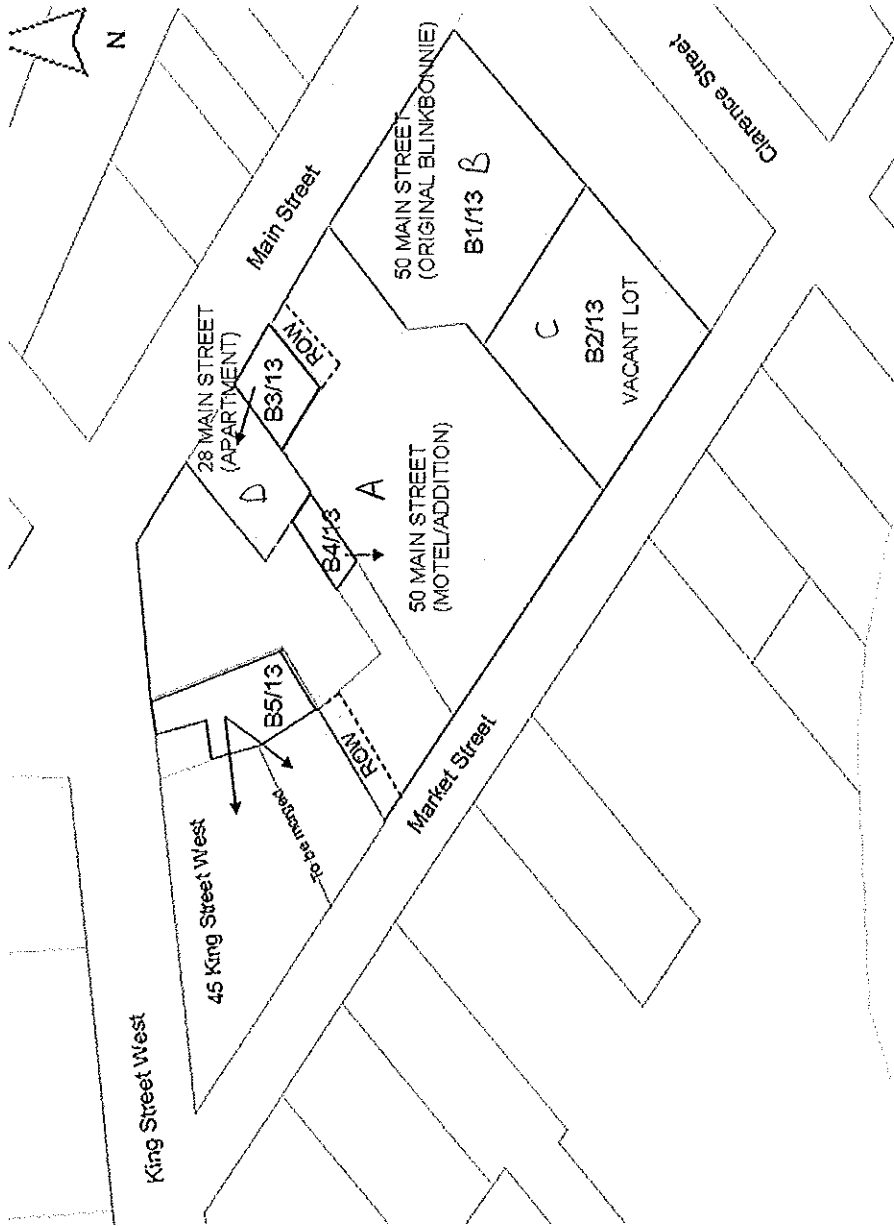
Anyone wishing to support or object to the above application may do so by advising the undersigned, in writing, of your support or objection before the hearing or by appearing, in person, at the hearing and your support or objection will be considered by the Committee when making their decision.

DATED this 7<sup>TH</sup> 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](mailto: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](http://www.gananoque.ca)



#1 SEVERANCE OLD HOUSE FROM MOTEL



No. B-1113

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
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 applications fees as set out in the General Fees and Rates By-law 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.

Form with fields for Name of Applicant (BROWN HOSPITALITY CORP), Name of Property Owner, Address (777 KING ST. E. GANANOQUE, ON K7G 1H4), and Telephone (613-382-7292).

Purpose of Application form with checkboxes for New Lot, Lot Addition, Easement, Charge, Lease, Correction of Title, and Other.

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): UNKNOWN - TO REMAIN IN COMPANY FOR NOW.
Relationship, if any, to owner:

<b>Property Information:</b>		
Street or Property Address (if applicable): 50 MAIN ST.		
Legal Description including any reference plans: PART LOTS 3, 4, 6, 7 & 8 BLOCK D PLAN 86 PART 1 REF. PLAN 28R-12264		
Frontage: 247.09'	Depth: 249.63'	Area: ± 68,000 <sup>2</sup> FT

<b>Official Plan Designation:</b>	LOWERTOWN
<b>Zoning Designation:</b>	MIXED USE

<b>History of the Subject Land:</b>	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, and if known, please provide the file number of each application, and its status:	
FILES SUBMITTED WITH THIS.	

		To Be SEVERED	To Be RETAINED
<b>Property Dimensions:</b>	Frontage	123'	124.9'
	Depth	123'	249.63'
	Area	± 14,689 <sup>2</sup> FT	53,311 <sup>2</sup> FT
<b>Use of Subject Property:</b>	Existing Use	PUB/ACCOMMODATION	PUB ACCOMMODATION
	Proposed Use	PUB/ACCOMMODATION	MOTEL

EXISTING BUILDINGS:		Building 1	Building 2
To Be SEVERED	Type of Structure	3 STOREY STONE HOUSE	
	Front Line Setback:	44'	
	Rear Lot Line Setback:	10'	
	Side Lot Line Setback:	38.4'	
	Side Lot Line Setback:	4.8'	
	Height	33'	
	Dimensions	IRREGULAR	
	Floor Area	+/- 2977 <sup>2</sup> FT	
To Be RETAINED	Type of Structure	2 STOREY MOTEL	
	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	+/- 12,760 <sup>2</sup> FT	
Attached Additional Page, if necessary			

PROPOSED BUILDINGS:		Building 1	Building 2
To Be SEVERED	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be RETAINED	Type of Structure	2 STOREY MOTEL	
	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 <sup>2</sup> FT	
Attached Additional Page, if necessary			

NONE

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 type="checkbox"/>
	Right-of-Way	<input type="checkbox"/>	<input 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		
	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:

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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.

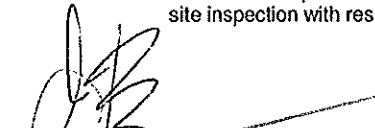


**AUTHORIZATION BY OWNER**

I, the 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  
July 31/2013  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner  
\_\_\_\_\_  
Date

**DECLARATION OF APPLICANT**

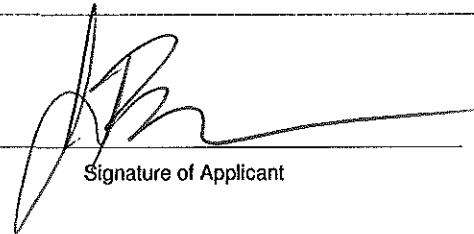
I, Jeff Brown of the Town of GANANOQUE in the  
PROVINCE of ONTARIO solemnly declare that:

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 Town of  
Gananoque in the  
Province of  
Ontario this 2<sup>nd</sup> day  
of August 2013

  
Brenda Jessie Gay, Clerk, Guy, a Commissioner, etc.  
Province of Ontario, for the Corporation of the Town of Gananoque.  
Signature of a Commissioner, etc

  
\_\_\_\_\_  
Signature of Applicant

Signature of Applicant

Office Use Only:		Roll No: <u>010 2300</u>
<u>August 2/2013</u> Date of Submission	Application Complete:  Signature	<u>August 6/2013</u> Date

Questions??

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

#2 SEVERANCE VACANT TOWNHOUSE LOT



No. B-2113

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
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 applications fees as set out in the General Fees and Rates By-law 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.

Form with fields for Name of Applicant (BROWN HOSPITALITY CORP.), Name of Property Owner (if different than applicant), Address (777 KING ST. E., GANANOQUE, ON K7G 1H4), and Telephone (613-382-7292).

Purpose of Application form with checkboxes for New Lot, Lot Addition, Easement, Charge, Lease, Correction of Title, and Other.

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): UNKNOWN - TO REMAIN IN COMPANY TEMPORARY.
Relationship, if any, to owner:

<b>Property Information:</b>			
Street or Property Address (if applicable): 50 MAIN ST.			
Legal Description including any reference plans: PART LOTS 3, 4, 6, 7 & 8 BLOCK D PLANS 86 PART 1 REF. PLAN 28R-12264			
Frontage: 247.09'	Depth: 249.63'	Area: 7- 68,000 <sup>2</sup> FT	

<b>Official Plan Designation:</b>	LOWER TOWN
<b>Zoning Designation:</b>	MIXED USE

<b>History of the Subject Land:</b>	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, and if known, please provide the file number of each application, and its status:	
FILES SUBMITTED WITH THIS.	

		To Be SEVERED	To Be RETAINED
<b>Property Dimensions:</b>	Frontage	105'	247.09'
	Depth	115'	249.63'
	Area	12,075 <sup>2</sup> FT	55,925 <sup>2</sup> FT
<b>Use of Subject Property:</b>	Existing Use	VACANT	MOTEL/RESTAURANT
	Proposed Use	TOWN HOUSES	MOTEL

EXISTING BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>  <i>NONE</i>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be <b>RETAINED</b>	Type of Structure	2 STOREY MOTEL	
	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	+/- 12,760 <sup>2</sup> FT.	
Attached Additional Page, if necessary			

PROPOSED BUILDINGS:		Building 1	Building 2
To Be SEVERED  <i>H UNIT TOWNHOUSE DETAILS YET TO BE DETERMINED</i>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be RETAINED	Type of Structure	2 STORRY MOTEL	
	Front Line Setback:	86.69'	
	Rear Lot Line Setback:	0	
	Side Lot Line Setback:	4'	
	Side Lot Line Setback:	21'	
	Height	25'	
	Dimensions	60' X 60'	
	Floor Area	3600 <sup>2</sup> FT	
Attached Additional Page, if necessary			

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

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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 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  
July 31/2013  
Date

\_\_\_\_\_  
Signature of Owner  
\_\_\_\_\_  
Date

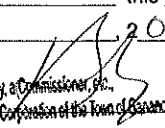
**DECLARATION OF APPLICANT**

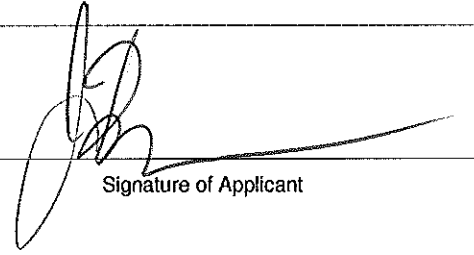
I, Jeff Brown of the TOWN of GANANOQUE in the  
PROVINCE of ONTARIO solemnly declare that:

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 Town of  
Gananoque in the  
Province of  
Ontario this 2nd day  
of August, 2013

  
Brenda Jessie Gaurink-Guy, Commissioner, etc.  
Province of Ontario for the Corporation of the Town of Gananoque  
Signature of a Commissioner, etc

  
Signature of Applicant

Signature of Applicant

<b>Office Use Only:</b>		Roll No: <u>010 20500</u>
<u>August 2/2013</u> Date of Submission	Application Complete:  Signature	<u>August 6/2013</u> Date

Questions??

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

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



No. B-3/13

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
- 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 applications fees as set out in the General Fees and Rates By-law 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: BROWN HOSPITALITY CORP.	Name of Property Owner (if different than applicant):
Address: 777 KING ST. E. GANANOQUE, ON K7G 1H4	Address:
Telephone: 613-382-7292	Telephone:

Purpose of Application:					
<input type="checkbox"/> New Lot	<input checked="" type="checkbox"/> Lot Addition	<input type="checkbox"/> Easement	<input type="checkbox"/> Charge	<input type="checkbox"/> Lease	<input type="checkbox"/> Correction of Title
<input checked="" type="checkbox"/> Other RIGHT OF WAY X 2					

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): JEFF + GORD BROWN 28 MAIN ST.	LOT ADDITION + RIGHT OF WAY #1
Relationship, if any, to owner: SHARE HOLDERS	

RIGHT OF WAY #2, TO 19 MARKET ST., JOE PADOVA RESTAURANT.



Property Information:		
Street or Property Address (if applicable): <u>50 MAIN ST.</u>		
Legal Description including any reference plans: <u>PART LOTS 3, 4, 6, 7 &amp; 8 BLOCK D. PLAN 86</u> <u>PART 1 REF. PLAN 28R-12264</u>		
Frontage: <u>247.09'</u>	Depth: <u>249.63'</u>	Area: <u>4-68,000<sup>2</sup> FT.</u>

Official Plan Designation:	<u>LOWER TOWN</u>
Zoning Designation:	<u>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 checked="" 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>4-28.75'</u>	<u>218.25'</u>
	Depth	<u>4-51.75'</u>	<u>249.63'</u>
	Area <u>IRREG.</u>	<u>1636<sup>2</sup> FT</u>	<u>66,364</u>
Use of Subject Property:	Existing Use	<u>PARKING</u>	<u>MOTEL/RESTURRANT</u>
	Proposed Use	<u>PARKING</u>	<u>MOTEL</u>

+ 2 RIGHT OF WAY  
SEE ATTACHED PAGE

(2A)

(2A)

## RIGHT OF WAY #1

- GRANTED TO JEFF & GORD BROWN  
28 MAIN ST.

FRONTAGE	24'	MAIN ST.
DEPTH	53'	
AREA	2862 <sup>2</sup>	FT.

## RIGHT OF WAY #2

- GRANTED TO: 19 MARKET ST., JOE  
PAL, RIVA RESTAURANT

FRONTAGE	20'	MARKET ST.
DEPTH	67'	
AREA	1340 <sup>2</sup>	FT

EXISTING BUILDINGS:		Building 1	Building 2
<p>To Be SEVERED</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">NONE</p>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
<p>To Be RETAINED</p>	Type of Structure	2 STOREY MOTEL	
	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	4 = 121,760 <sup>2</sup> FT	
Attached Additional Page, if necessary			

PROPOSED BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>  <i>NONE</i>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be <b>RETAINED</b>  <i>NONE</i>	Type of Structure		
	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 (check appropriate box)		Yes	No
	Town Road (open all year)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Town Road (seasonal)	<input type="checkbox"/>	<input type="checkbox"/>
	Unopen Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>
	Right-of-Way	<input type="checkbox"/>	<input 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		
	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:

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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 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  
July 31/13  
Date

\_\_\_\_\_  
Signature of Owner  
\_\_\_\_\_  
Date

**DECLARATION OF APPLICANT**

I, Jeff Brown of the Town of GANANOQUE in the PROVINCE of ONTARIO solemnly declare that:

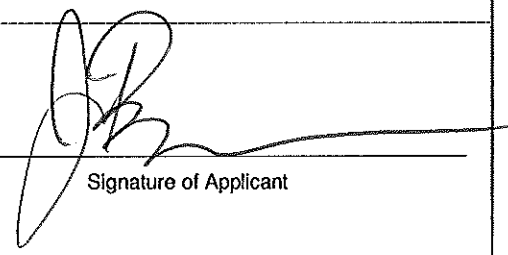
All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath

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 Town of Gananoque in the Province of Ontario this 2nd day of August, 2013

Brenda Jessie Gault-Guy, Commissioner, etc.,  
Province of Ontario, for the Corporation of the Town of Gananoque.

Signature of a Commissioner, etc



Signature of Applicant

Signature of Applicant

<b>Office Use Only:</b>		Roll No: <u>010 23500</u>
<u>August 2/2013</u> Date of Submission	<u>BL</u> Application Complete Signature	<u>August 6/2013</u> Date

Questions??

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

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



No. B- 4113

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
- 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 applications fees as set out in the General Fees and Rates By-law 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: JEFF BROWN GORD BROWN	Name of Property Owner (if different than applicant):
Address: 777 KING ST. E. GANANOQUE, ON K7G 1H4	Address:
Telephone: 603-382-7292	Telephone:

Purpose of Application:					
<input type="checkbox"/> New Lot	<input checked="" 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): BROWN HOSPITALITY / CLARION INN
Relationship, if any, to owner: SHARE HOLDERS OF CORPORATION

Property Information:			
Street or Property Address (if applicable): 29 MAIN ST.			
Legal Description including any reference plans: PART LOTS 5, 6 & 7 BLOCK D, PLAN 86			
Frontage: 48.59'	Depth: 119'	Area: +/- 4,900 <sup>2</sup> FT	

Official Plan Designation:	LOWER TOWN
Zoning Designation:	MIXED USE

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 checked="" type="checkbox"/> Yes <input checked="" 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	12'	48.59'
	Depth	67'	70'
	Area IRREG.	+/- 2137	2763
Use of Subject Property:	Existing Use	VACANT	6 UNIT APARTMENT
	Proposed Use	PARKING	5 UNIT APARTMENT



EXISTING BUILDINGS:		Building 1	Building 2
<p>To Be SEVERED</p> <p style="font-size: 2em; transform: rotate(-45deg); opacity: 0.5;">NONE</p>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
<p>To Be RETAINED</p>	Type of Structure	3 STOREY STONE	
	Front Line Setback:	4'	
	Rear Lot Line Setback:	40'	
	Side Lot Line Setback:	3'	
	Side Lot Line Setback:	20'	
	Height	35'	
	Dimensions	44' X 27'	
	Floor Area	1188 <sup>2</sup> FT	
Attached Additional Page, if necessary			

PROPOSED BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>  <i>NONE</i>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be <b>RETAINED</b>  <i>DENOLISH REAR ADDITION 16' X 32' 512<sup>2</sup> FT</i>	Type of Structure		
	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 (check appropriate box)		Yes	No
	Town Road (open all year)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Town Road (seasonal)	<input type="checkbox"/>	<input type="checkbox"/>
	Unopen Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>
	Right-of-Way	<input type="checkbox"/>	<input 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		
	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:

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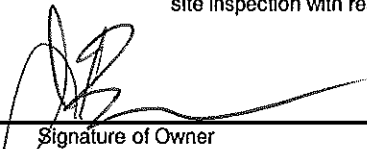
**Note:** Under Section 53 of the Planning Act, other information and material in addition to the foregoing, may be required, in order to process the proposed consent application. The expense of such will be the applicant's responsibility.

**AUTHORIZATION BY OWNER**

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

Jeff Brown / Gordon Brown (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

July 31/13  
Date

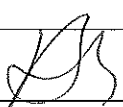
August 1/2013  
Date

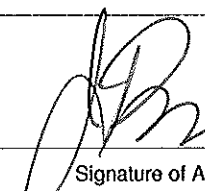
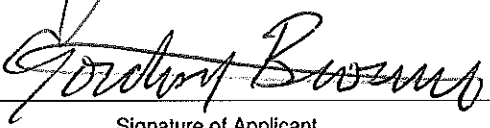
**GORDON BROWN** **DECLARATION OF APPLICANT**


I, Jeff Brown 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 Town of  
Gananoque in the  
Province of  
Ontario this 2nd day  
of August, 2013  
  
Signature of a Commissioner, etc

  
Signature of Applicant  
  
Signature of Applicant

Office Use Only:		Roll No: <u>010 23501</u>
<u>Aug 2/2013</u> Date of Submission	Application Complete:  Signature	<u>Aug 6/2013</u> Date

Questions??

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

SEVERANCE  
TO RIVA

11 KING W.



No. B-5/13

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
- 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 applications fees as set out in the General Fees and Rates By-law 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: 995423 ONTARIO INC.	Name of Property Owner (If different than applicant):
Address: 787 KING ST. E. GANANOQUE, ON K7G 1H4	Address:
Telephone: 613-882-7292	Telephone:

Purpose of Application:					
<input type="checkbox"/> New Lot	<input checked="" 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): ADJACENT LANDOWNER
Relationship, if any, to owner: NONE

Property Information:			
Street or Property Address (if applicable): <u>11 KING ST. WEST</u>			
Legal Description including any reference plans: <u>PT LT H W GAN. RIVER, SW GAN RIVER      G W GAN. RIVER BLK D PL 86 AS IN LR 234209</u>			
Frontage: <u>96'</u>	Depth: <u>174'</u>	Area: <u>18,158<sup>2</sup> FT</u>	<u>IRREGULAR</u>

Official Plan Designation:	<u>LOWERTOWN</u>
Zoning Designation:	<u>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 checked="" 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>20'</u>	<u>76'</u>
	Depth	<u>145'</u>	<u>174'</u>
	Area	<u>IRR. 5388<sup>2</sup> FT</u>	<u>12,770<sup>2</sup> FT</u>
Use of Subject Property:	Existing Use	<u>VACANT</u>	<u>VACANT</u>
	Proposed Use	<u>PARKING</u>	<u>PARKING</u>

IRR.

EXISTING BUILDINGS:		Building 1	Building 2
<p>To Be <b>SEVERED</b></p> <p><i>NONE</i></p>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
<p>To Be <b>RETAINED</b></p> <p><i>NONE</i></p>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
Attached Additional Page, if necessary			

PROPOSED BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>  <i>NONE</i>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be <b>RETAINED</b>  <i>NONE</i>	Type of Structure		
	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 (check appropriate box)		Yes	No
	Town Road (open all year)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Town Road (seasonal)	<input type="checkbox"/>	<input type="checkbox"/>
	Unopen Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>
	Right-of-Way	<input checked="" type="checkbox"/>	<input 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		
	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:

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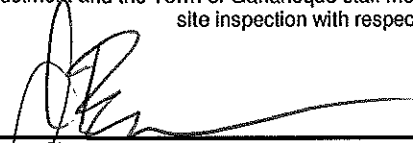
**Note:** Under Section 53 of the Planning Act, other information and material in addition to the foregoing, may be required, in order to process the proposed consent application. The expense of such will be the applicant's responsibility.

**AUTHORIZATION BY OWNER**

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

995423 OWT. INC. (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  
July 31/2013  
Date

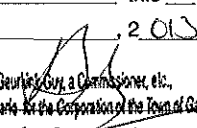
\_\_\_\_\_  
Signature of Owner  
\_\_\_\_\_  
Date

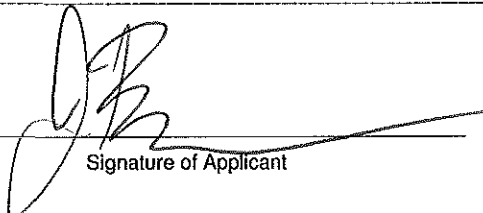
**DECLARATION OF APPLICANT**


I, Jeff Brown 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 Town of  
Gananoque in the  
Province of  
Ontario this \_\_\_\_\_ day  
of August, 2013  
  
Brenda Jossie Geurlink Guy, a Commissioner, etc.,  
Province of Ontario for the Corporation of the Town of Gananoque.  
Signature of a Commissioner, etc

  
Signature of Applicant  
\_\_\_\_\_  
Signature of Applicant

Office Use Only:		Roll No: <u>010 08800</u>
<u>Aug 2/2013</u> Date of Submission	Application Complete:  Signature	<u>August 6, 2013</u> Date

Questions??

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