

NOTICE OF MEETING Proposed Class III Development Permit

TAKE NOTICE the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, JUNE 24, 2014 at 6:00 P.M.** in the **EMERGENCY SERVICES BUILDING, 340 HERBERT STREET**, Gananoque to provide a recommendation to Council on the application below.

AND FURTHER TAKE NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Meeting on **TUESDAY, JULY 8, 2014 at 6:00 P.M.** in the **EMERGENCY SERVICES BUILDING, 340 HERBERT STREET**, Gananoque to hear the following application to consider a Class III Development Permit:

File No. **DP2014-02**

OWNER: **TOWN OF GANANOQUE**

APPLICANT: **1000 ISLANDS ANTIQUE BOAT MUSEUM**

The property municipally and legally described as

125 WATER STREET

PLAN 86 PT LOT F RP 28R-6581 PART 1 RP 28R-8361 PARTS 3 AND 4
TOWN OF GANANOQUE

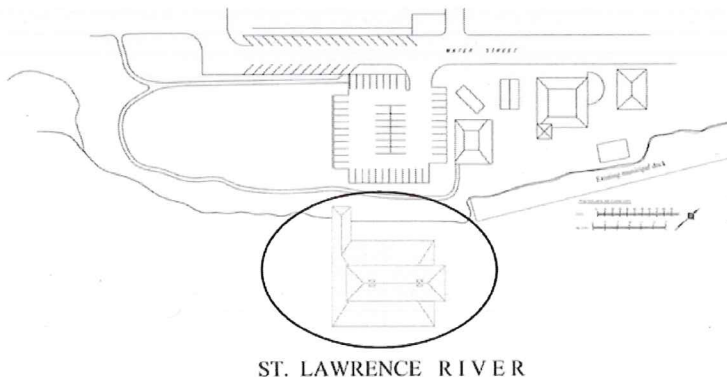
has applied to the Town of Gananoque for a Development Permit to

CONSTRUCT A YACHT HOUSE APPROXIMATELY 150' X 104' ON A WATERLOT ADJACENT THE HERITAGE VILLAGE/JOEL STONE HERITAGE PARK

Additional information in relation to the proposed development permit is available on the Town website (www.gananoque.ca) or between 8:30 am- 4:30 pm in the Administration Offices at 30 King St E, Gananoque, ON, or by calling 613 382-2149 ext. 1126.

If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

Note: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the OMB where the application meets the requirements established through the official plan and development permit bylaw.



DATED this 10th day JUNE, 2014

Brenda Guy
Manager of Community Development
bguy@gananoque.ca
613 382-2149 Ext. 1126

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



DP 20 14/02

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

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

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

- Complete application form signed including declaration of applicant.
- Copy of the deed of property or offer to purchase and sale
- Five (5) large scale copies of all plans being submitted, two reduced 8.5" x 11" of each plan and one electronic copy in pdf format. Plans are to be in a standard scale format (1:250 1:500)
- Application fee payable to the Town of Gananoque:
 - Class I \$500
 - Class II \$1,500
 - Class III \$1,700
 - Amendment to Class I, Class II or Class III \$700
- Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of studies for a Class II/Class III
- Copy of the most recent survey of the subject property
- Cataraqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$_____. Clearance letter will be required by the Town.

CONTACT INFORMATION

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

Name of Applicant: Thousand Islands Antique Boat Museum Trust (TIABMT)	Complete Address including Postal Code: 125 Water Street Gananoque, Ontario Canada K7G 3E3	Phone: 613-329-7643 Fax: _____ E-mail: _____
Name of Property Owner (if different than applicant): Town of Gananoque	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner: Brennan Custom Homes Kehoe Marine Construction	Complete Address including Postal Code: 540 College St Toronto, On	Phone: _____ Fax: _____ E-mail: _____
Engineer: Eastern Engineering	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor: Grant Bennett	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____

Street or Property Address (if applicable):
125 Water St

LEGAL DESCRIPTION

Lot: _____	Concession: _____	Part(s): _____	Plan: _____
Frontage: _____	Depth: _____	Area (sq.m): _____	Area (acres): _____

SUBMISSION REQUIREMENTS

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

- Site Plan(s)** including scaled accurate measurements of:
 - o Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
 - o Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
 - o Dimensions and gross floor area of all building and structures to be erected;
 - o Existing structures to be retained, removed or relocated;
 - o Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
 - o Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
 - o Parking areas including number, size of spaces and dimensions
 - o Access driveways including curbing and sidewalks
 - o Proposed fire routes and fire route sign locations
 - o Dimensions and locations of loading zones, waste receptacles and other storage spaces;
 - o Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
 - o Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
 - o Location, type and size of any other significant features such as fencing, gates and walkways.

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

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

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

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

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

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

<ul style="list-style-type: none"> <input type="checkbox"/> Servicing options report <input type="checkbox"/> Hydrogeological Study <input type="checkbox"/> Drainage and/or stormwater management report <input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area <input type="checkbox"/> Archaeological Assessment <input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use <input type="checkbox"/> Traffic Study <input type="checkbox"/> Heritage Resource Assessment <input type="checkbox"/> Mine hazard rehabilitation assessment 	<ul style="list-style-type: none"> <input type="checkbox"/> Phase I Environmental Study and if investigation as required <input type="checkbox"/> Noise and/or vibration study <input type="checkbox"/> Source Water protection study <input type="checkbox"/> MDS I or II calculation <input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility <input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity <input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan <input type="checkbox"/> Supporting Land Use Planning Report
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Existing Use(s):	
Length of time the existing use of the subject lands have continued:	
Has the property been designated as a Heritage Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property presently under a Site Plan Agreement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act? If yes, provide the file number and the status of the application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Use(s):	
Boathouse	
Is the Use permitted or permitted subject to criteria as set out in the development permit by-law and how have the applicable criteria have been addressed? YES	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law. NO	
Abutting Land Use(s): Commercial / Cultural	
Is the Development to be phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction? 2015	
Is the land to be divided in the future? NO	
Are there any easements, right-of-ways or restrictive covenants affecting the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Plan Details:			
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area: 250 x 250 ft	Building Coverage: _____(%) _____(sq.m)	Landscape Coverage: _____(%) _____(sq.m)
Building Height: _____ 40 ft _____	No. of Storeys: _____ 2 _____	No. of Units: _____ N/A _____	Method of Garbage Storage: _____
Parking Surface: Existing: _____ Proposed: _____	Number of Parking Spaces: Existing: _____ Proposed: _____ Total: _____	Dimensions of Parking Spaces: _____	Number of Accessible Spaces: _____
Loading Spaces:	Number of Loading Spaces: _____	Dimensions of Loading Spaces: _____	Other: _____

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

EXISTING BUILDINGS:		Building 1	Building 2
N/A	Type of Structure		
	Date Constructed:		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:		
	Dimensions:		
	Floor Area:		
PROPOSED BUILDINGS:		Building 1	Building 2
Boathouse	Type of Structure:	Steel frame	
	Proposed Date of Construction:	2015	
	Front Line Setback:	N/A	
	Rear Lot Line Setback:	N/A	
	Side Lot Line Setback:	N/A	
	Side Lot Line Setback:	N/A	
	Height:	40 ft	
	Dimensions:	166 x 165	
	Floor Area:	26400 sqft	
Attached Additional Page, if necessary			

Access:

<input type="checkbox"/> Municipal Street	<input checked="" type="checkbox"/> Unopen Road Allowance	<input type="checkbox"/> Existing Right-of-way	<input checked="" type="checkbox"/> Other <u>Water</u>
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Name of Street/Road:
125 Water St

Entrance Approvals and Permit Number(s):
N/A

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

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

Docking Facilities (specify)		Parking Facilities (specify)	
distance from subject land	28 ft _____	distance from subject land	_____
distance from nearest public road	250 ft _____	distance from nearest public road	_____

Services:

N/A Municipal Water and Sewer	<input type="checkbox"/> Municipal Water & Private Sewage	<input type="checkbox"/> Private Well and Municipal Sewage	<input type="checkbox"/> Private Well and Private Sewage
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Water and Sewer Hook-up Approvals and Permit Number(s):

AUTHORIZATION BY OWNER

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

1000 Island Boat Museum Trust (print name) to be the applicant in the submission of this application. Furthermore, I/we, being the registered owner(s) of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purposes of conducting a site inspection with respect to the attached application.

Signature of Owner _____ Rafat J. Small _____
Signature of Owner
Signature of Witness (not applicant) _____ June 10, 2014 _____
Date

CONSENT BY OWNER

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

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

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

DECLARATION OF APPLICANT

I, Susanne Richter of the Town of Gananoque in the province of Ontario solemnly declare that:

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

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

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

Declared/Sworn before me at Town of Gananoque this 10th day of June, 2014.

Brenda Jessie Geurink, Guy, A Commissioner, etc.
Province of Ontario, for the Corporation of the Town of Gananoque
Signature of Commissioner, etc

[Signature]
Signature of Applicant

Office Use Only:		Roll No: <u>010 00104</u>
Official Plan Designation: <u>St. Lawrence - Lawntown</u>	Development Permit Designation: <u>St. Lawrence - Lawntown</u>	Other: _____
Access (Entrance Permits etc): _____	Water and Sewer Hookup (Permits etc): _____	Other: _____
Other Concurrent Applications: <input type="checkbox"/> Cash-in-Lieu of Parking <input type="checkbox"/> Condominium Approval <input type="checkbox"/> Consent/Severance	<input type="checkbox"/> Official Plan Amendment <input type="checkbox"/> Subdivision Approval	
Date Application Received: <u>May 20/14</u>	Date Application Deemed Complete: <u>June 10/2014</u>	Fees Received: <u>\$1700.00</u>

Peer Review/Consultant Services

In order to streamline the Town of Gananoque's planning process, peer review services may be contracted out by the Town under By-law 2004-63 and amending By-law 2007-29. These may include but are not limited to the following:

- | | |
|--|---------------------------|
| Official Plan Amendment | Sanitary System Design |
| Condominium Applications | Site Plan Applications |
| Consent Applications | Subdivision Applications |
| Environmental Assessment | Storm Water Management |
| Minor Variance Applications | Traffic Studies |
| Noise Studies | Water Distribution System |
| Ontario Municipal Board Representation | Zoning By-law Amendment |
| Part Lot Control | Other Miscellaneous |

The use of and choice of peer review contract consultants for either planning or engineering on any specific project are subject to the approval of either the Clerk/Manager of Community Development or the Director of Public Works, Culture and Recreation within their respective areas of jurisdiction.

All costs for the peer review consultants shall be fully paid by the applicant/developer.

Upon approval of the use of a peer review consultant, the applicant/developer shall execute the agreement below with the Town and post a security deposit of \$2,000 (two thousand dollars).

All submissions, correspondence etc. shall be directed to the Manager of Community Development, who shall be responsible for distribution.

All invoices from the peer review consultant shall be paid by the Town and subsequently invoiced to the applicant/developer. If payment is not received by the Town within 30 (thirty) days of receipt, then the Town will recover its costs for the security deposit or any other securities which have been posted for the project by the applicant/developer. In that event, the work shall cease on the project and will not commence again until the outstanding invoice has been paid in full, and the securities topped up to their original balance.

The securities will be held by the Town until the component of the project for which they were posted is complete. Authorization for the release of the securities shall be provided to the Treasury Department by either the Clerk or the Manager of Community Development, within their respective areas of jurisdiction.

I, Susanne Richter _____ of the ___Town_____ of _____Gananoque_____ in the _____Township_____ of ___Leeds and Grenville_____ solemnly declare that:

I am aware of the current Town of Gananoque General Fees and Rates for various services provided by the Town.

Furthermore, I accept the Town's peer review process whereby I agree to provide the Town of Gananoque with a deposit in the amount of \$2,000 (two thousand dollars) in order to conduct the necessary peer review(s) in the completion of my planning application. In the event that payment is not received for such peer reviews, the Town may use the deposit to do so or any other securities being held.

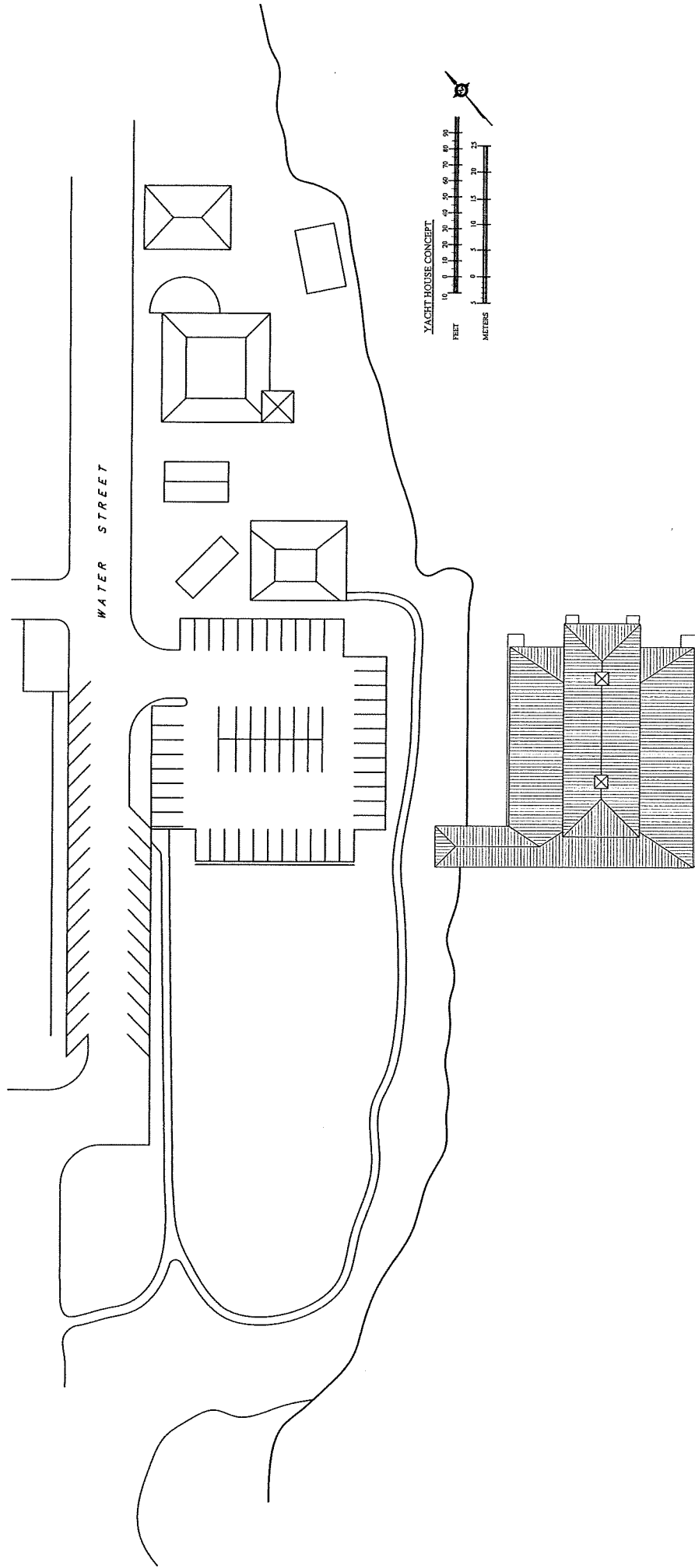
____Susanne Richter____ for TIABMT____
Print Name – Owner/Applicant



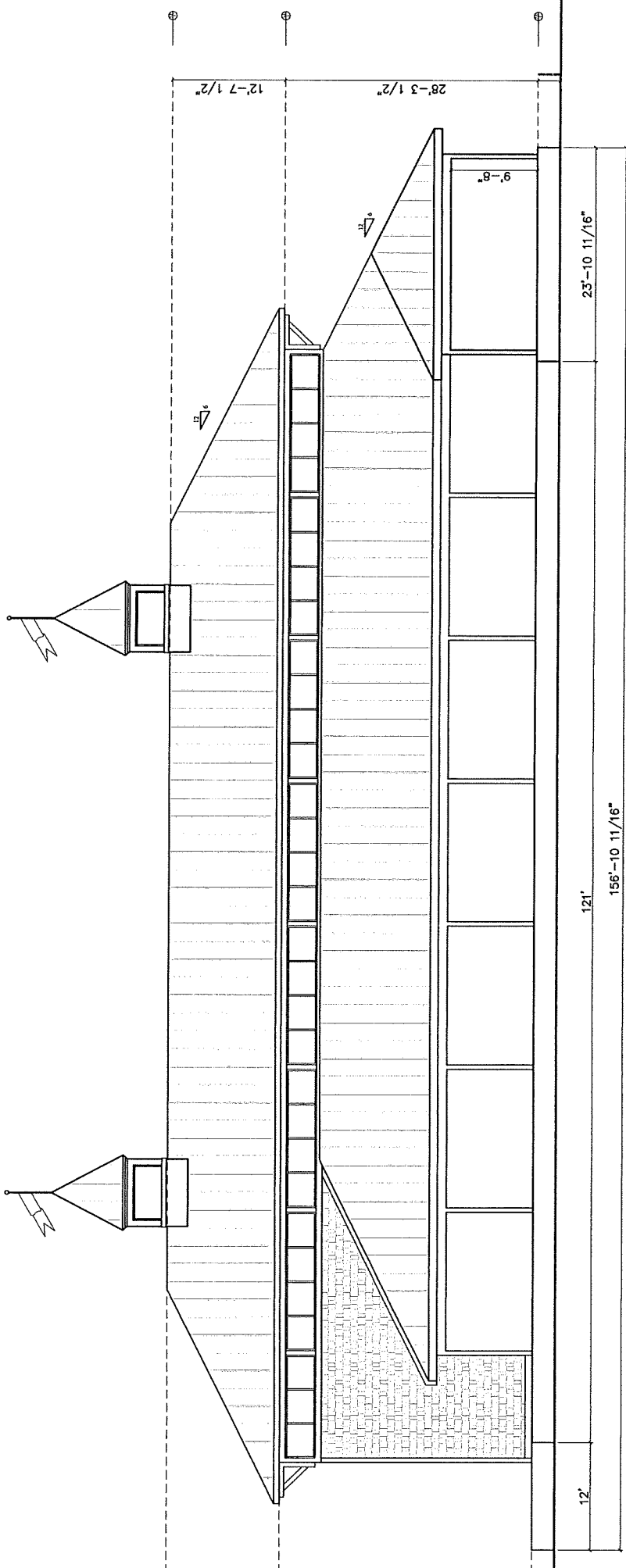
Signature – Owner/Applicant

Date

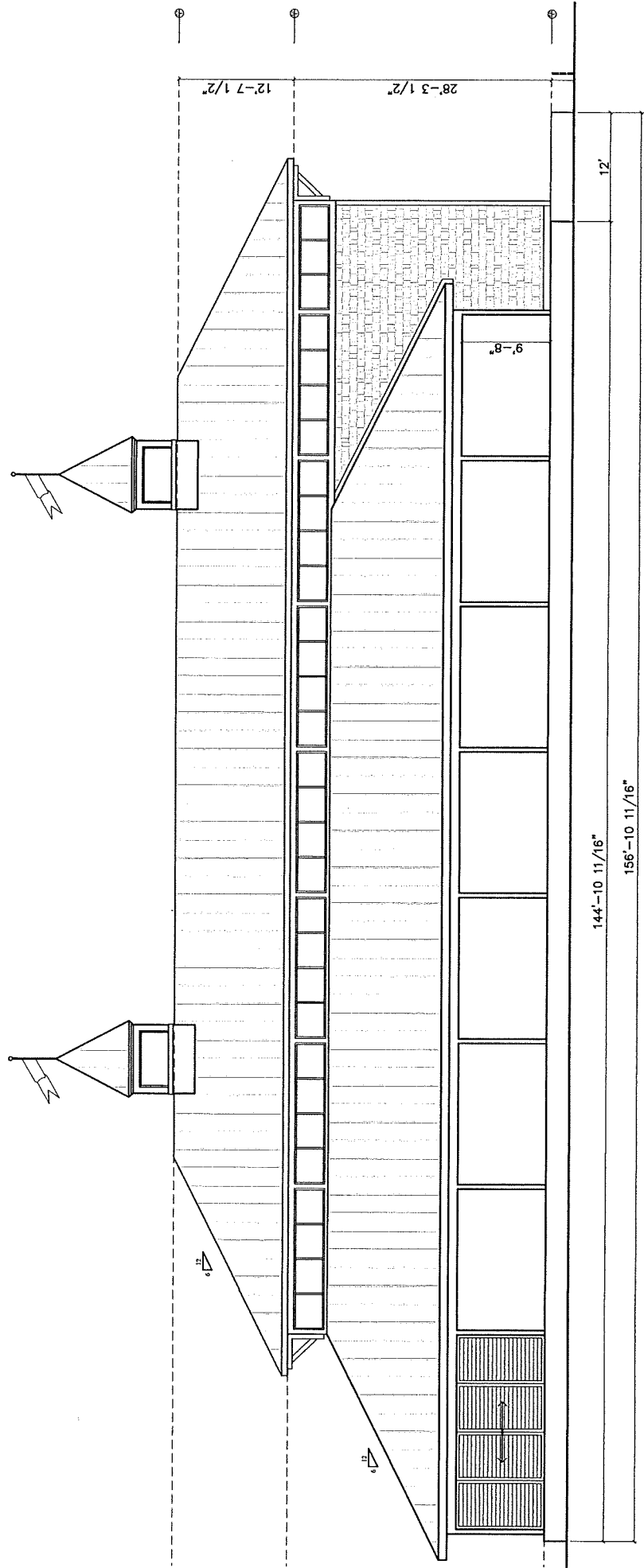
Clerk or Manager of Community Development



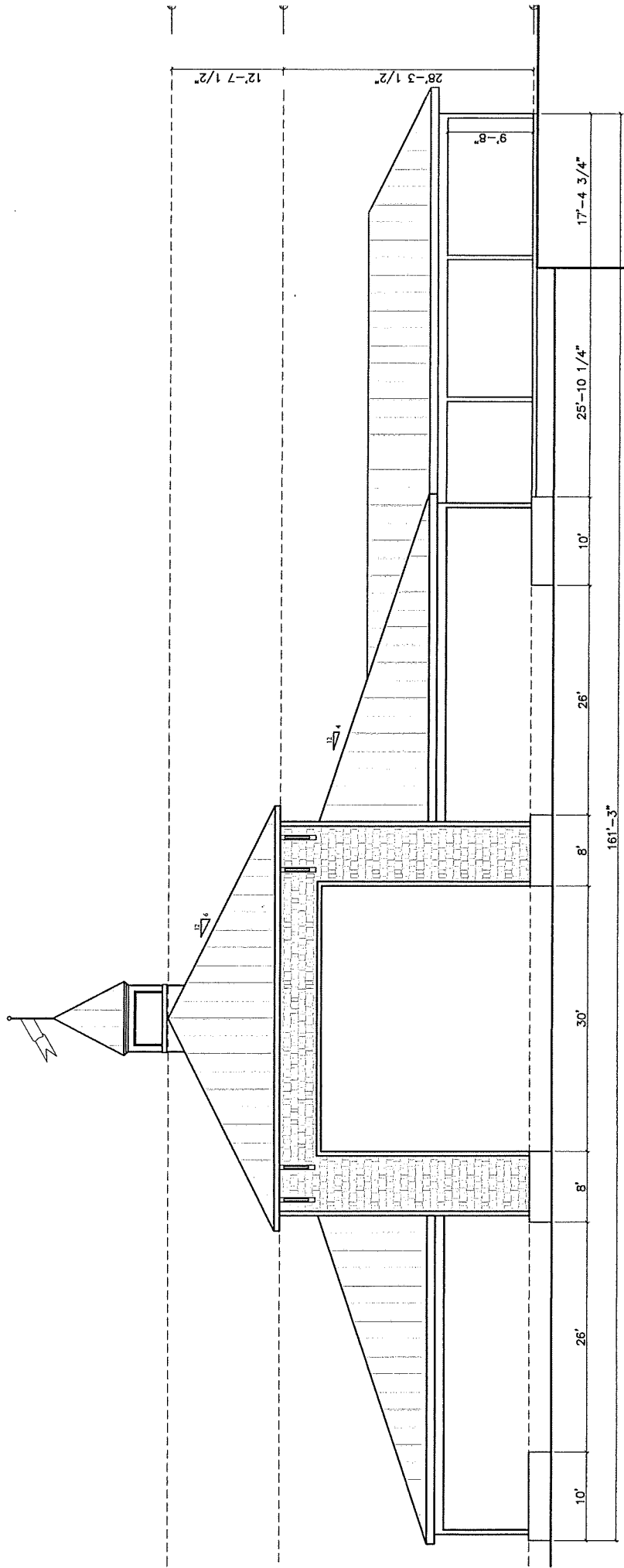
ST. LAWRENCE RIVER



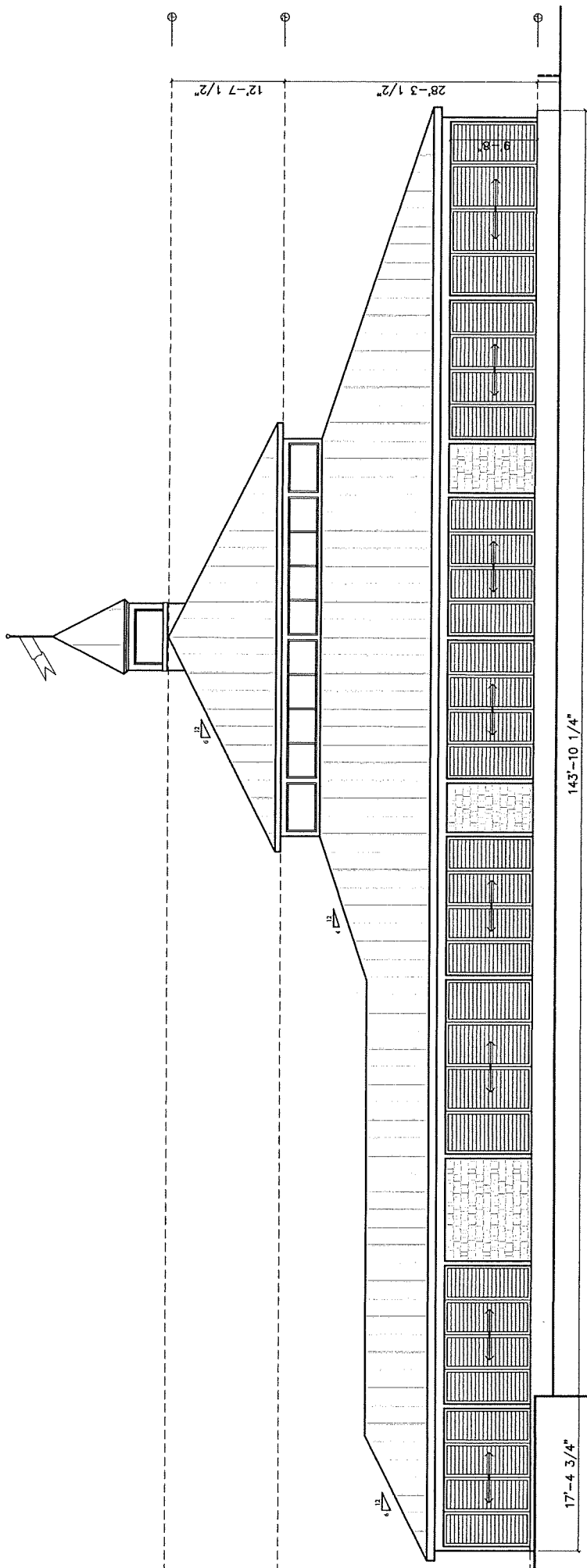
NORTH ELEVATION



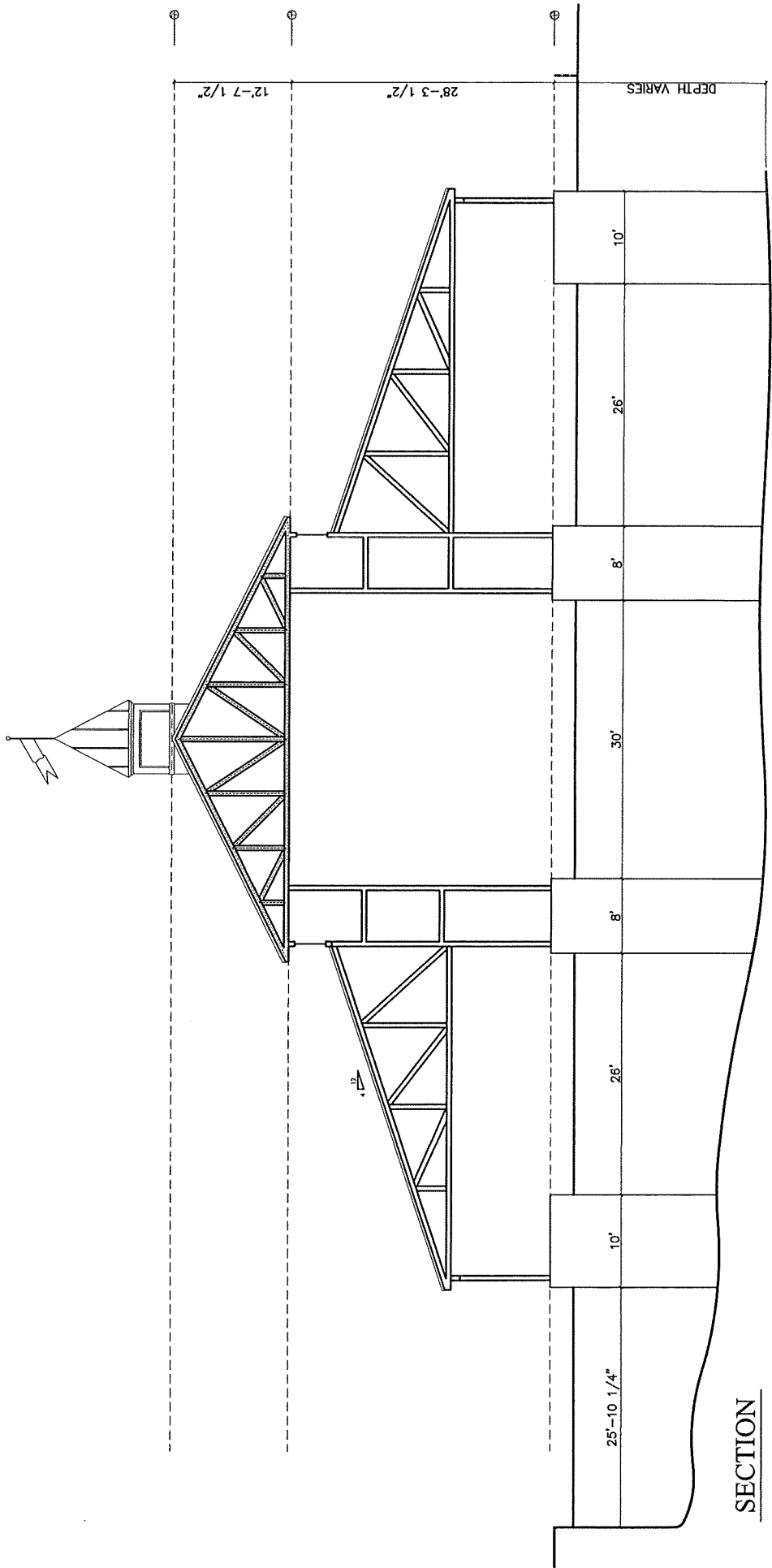
SOUTH ELEVATION

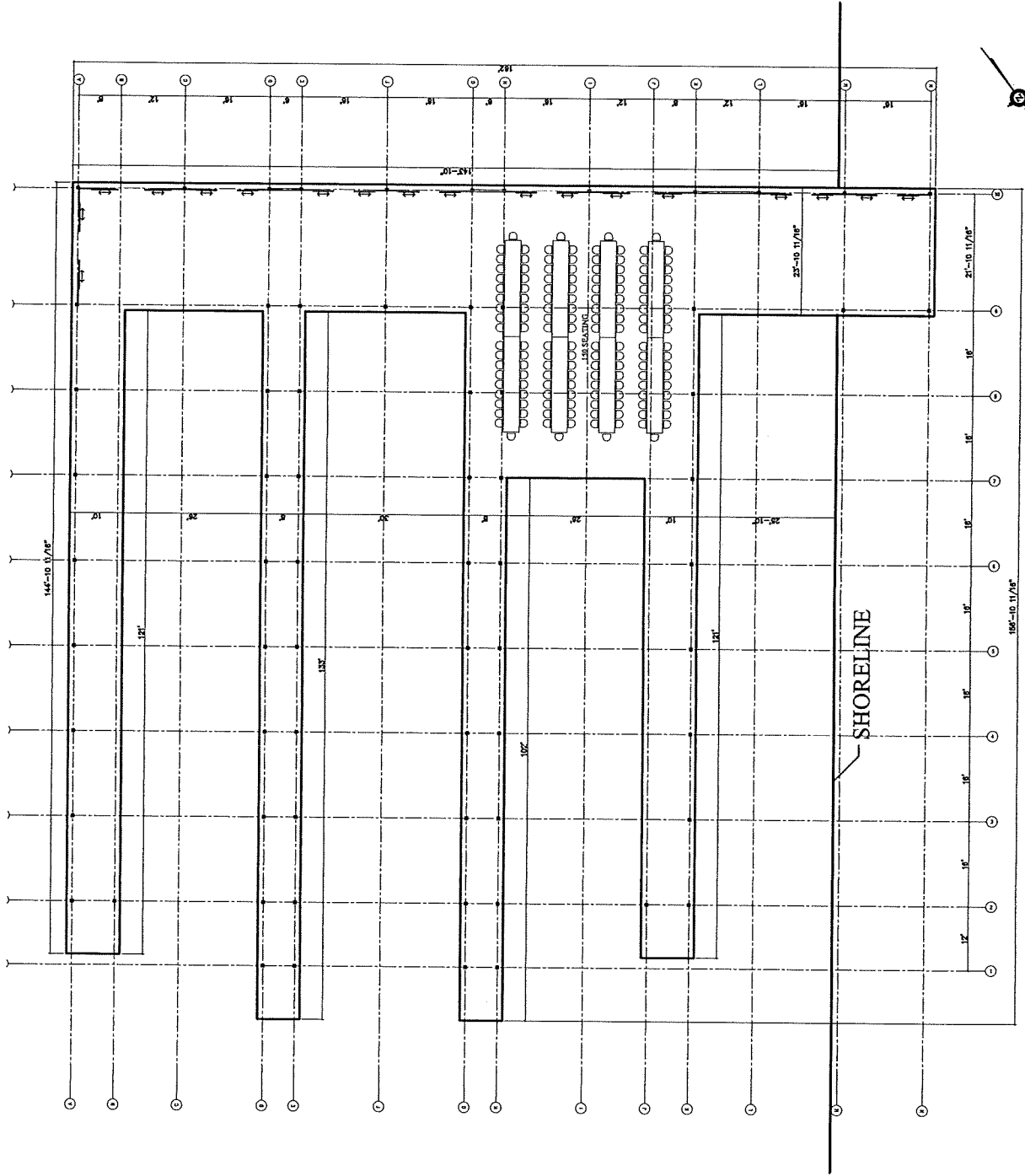


EAST ELEVATION



WEST ELEVATION





DOCK & STRUCTURE PLAN

Memo

To: Brenda Guy, Manager of Community Development, Town of Gananoque
From: Carl Bray, Bray Heritage
Date: Tuesday, May 13, 2014
RE: Thousand Islands Antique Boat Museum: comments on heritage impact

Dear Brenda,

As you are no doubt aware, I have been contacted by the local group that is seeking to establish a boat museum in Gananoque (Thousand Islands Antique Boat Museum Trust). This long-anticipated project appears to be nearing realization and I am pleased to be able to contribute to the development process. I understand from talking to Mr. Latremouille, a spokesperson for the group, that one of the Town's requirements for review of the development application is to determine if the proposed "boat house" would have any negative impact on cultural heritage resources. The following memo addresses this issue.

I have reviewed the proposed design and have concluded that a full Heritage Impact Assessment is not warranted. There appear to be no identified cultural heritage resources in the vicinity of the proposed structure that could be affected by its construction. The nearest property that is designated under Part IV of the *Ontario Heritage Act* is the former Pump House. It is located around the corner from the proposed site of the boat house and not adjacent to it. The reasons for designation of the Pump House include its situation on a waterfront that is characterized by boat moorings and associated structures (including "large boat houses"), a condition to which the proposed development contributes and enhances. To my knowledge marine archaeological resources have not been assessed in this area and thus may still be an issue. However, it appears from the rendering that the proposed structure is to be mounted on piles thus entailing minimal impact on the riverbed.

Stylistically, the proposed structure has materials and massing that are similar to the existing waterfront structures, including the adjacent Heritage Village/Arthur Childs Museum.

In policy terms, the Lowertown Plan's heritage-related recommendations are addressed through preserving the vista down Market Street to the waterfront and through enhancement of the "Marina Village" theme proposed for that street.

In conclusion, development of the proposed Boat House does not appear to cause any negative impact on identified cultural heritage resources.

CB





