



**COMMITTEE OF ADJUSTMENT/PLANNING ADVISORY COMMITTEE  
MEETING NOVEMBER 25, 2014 @ 6:00 PM**

**A G E N D A**

LOCATION: **TOWN OF GANANOQUE - TOWN HALL** 30 KING STREET E, GANANOQUE

---

WELCOME:

- A) HEALTH, SAFETY, & WELLNESS:
- B) DECLARATION OF PECUNIARY INTERESTS:
- C) MINUTES OF PREVIOUS MEETING(S):
  - ✦ October 14, 2014
- D) CONSENT:
  - ✦ B2/14            Pal  
                         791 Windsor Lane
  - ✦ B3/14            Neal  
                         610 King Street W
- E) CONTINUING BUSINESS/NEW BUSINESS:
- F) PUBLIC QUESTION PERIOD:
- G) ADJOURN:
- H) Next meeting of COA/PAC is scheduled for:    ?

The Corporation of the Town of Gananoque  
COA/PAC MINUTES OF OCTOBER 14, 2014 @ 6:00 PM  
30 KING STREET, GANANOQUE

---

**Members Present:**

Chair Chuck Marquardt, Sheila Burtch, Mayor Erika Demchuk  
(ex-officio), Councillor Joe Jansen

**Members Absent:**

N/A

**Staff Present:**

Brenda Guy, Manager of Community Development

**WELCOME:**

**MINUTES OF PREVIOUS MEETING:**

**MOTION NO. 2014-18**

Moved by: Sheila Burtch  
Seconded by: Joe Jansen

That Planning Advisory Committee accepts the minutes of the Committee of Adjustment & Planning Advisory Committee dated June 24, 2014 and July 2, 2014 as amended.

- CARRIED

**A) HEALTH, SAFETY & WELLNESS:**

**B) DECLARATION OF PECUNIARY INTERESTS:** nil

**C) DEVELOPMENT PERMIT:**

↓ DP2014-05 Abbott/Anderson  
16 Princess Street

Applicant Dave Anderson was in attendance.  
Applicants are seeking permission to increase the height of an accessory building from 14.8' to 15.8'.

The use of an accessory building within the residential area is permitted under both the Official Plan and the Development Permit Bylaw.

Staff presented photos of the property along with views from adjacent properties to illustrate the impact of the increase of height would be which appears to be minimal. Lot coverage for the property and accessory buildings under provision of the bylaw will be met.

Circulations were undertaken to agencies and adjacent property owners. No objection was received from agencies. One neighbour indicated no objection.

Carol Moulit, adjacent neighbour was in attendance and noted her concerns which were related to roof line, the front portion (being the garage) and grandfather clauses.

Staff have no objection to the application as presented.

**MOTION NO.2014-19**

Moved by: Joe Jansen  
Seconded by: Sheila Burtch

THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT approves Development Permit DP2014/05 Abbott/Anderson to increase the height only for the middle portion of the accessory building, being approximately 20' x 12', from 14.8' to 15.8'.

- CARRIED

D) CONTINUING BUSINESS/CORRESPONDENCE:

↓ Nicole St. Onge  
Staff noted that a resignation letter from received from Nicole St. Onge. Nicole has moved to British Columbia. We will miss and appreciated all your work and input on the committee. Thank you, Nicole

E) NEW BUSINESS: None

F) PUBLIC QUESTION PERIOD: None

G) ADJOURN

MOTION NO. 2014-20

Moved by: Sheila Burtch

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: **PLANNING ADVISORY COMMITTEE**  
FROM: BRENDA GUY  
MANAGER OF COMMUNITY DEVELOPMENT  
DATE: Wednesday, November-12-14  
SUBJECT: B2/14 – PAL  
CONSENT

---

**Background:**

Property: 791 WINDSOR LANE  
Legal Desc: PT. LOT 10/11 CON.1  
TOWN OF GANANOQUE  
Acreage: 50 + ACRES  
Lot Coverage: 35% MAXIMUM COVERAGE RESIDENTIAL  
10% MAXIMUM COVERAGE ESTATE RESIDENTIAL  
Official Plan: RESIDENTIAL  
Development Permit: RESIDENTIAL  
ESTATE RESIDENTIAL

The application is to create a right-of-way in favour of adjacent property owners.

Official Plan

The Official Plan designates the lands as Residential.

Comment: The proposed and current use of the lands is residential. There is an existing cottage, a bunkie and a boathouse which would currently enjoy legal non-conformity.

Development Permit Bylaw

A large portion of the property is designated Residential with the lands abutting the St. Lawrence River being Estate Residential.

Comment: The proposed and current use is stone cottage with Bunkie, log cabin, foundation of cottage, boathouse/shed enjoys legal non-conforming use. The current bylaw would not permit construction of a new dwelling on vacant lands that do not have year round Town maintained roadways nor do we permit more than one individual dwelling unit.

Currently three neighbouring properties have a legal right-of-way access from Dempster Drive to their existing properties. The right-of-way runs south and then west of Dempster Drive. These properties front onto the St. Lawrence River.

The purpose of the consent is to create a new right-of-way from what is known as Golf Club Lane in the neighbouring Township of Leeds and a Thousand Islands. Legal access would run east of the Lane to the same owners noted above.

The intent is to eventually remove the legal right-of-way from the Dempster Drive area.

The proposed right-of-way affects both the Town and Township. Approval for consent within the Township is the Counties of Leeds Grenville. As of this date, staff have not received any indication on the status of the application with the County.

<b>Canada Post</b>		
<b>CRCA</b>		
<b>CBO</b>		
<b>Eastern Ontario Power</b>		
<b>Leeds Grenville EMS</b>		
<b>Fire Department</b>		
<b>LG Health Unit</b>		
<b>Police Department</b>		
<b>Water/Sewer</b>		
<b>Public Works, Culture and Recreation</b>		
<b>Adjacent Property owners</b>		<b>Two phone calls received from adjacent property owners. No objection, clarification.</b>

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

1. Reference plan of conveyed lands property
2. New deeds prepared for current property and affected property owners
3. The right-of-way be approved pending approval from the United Counties of Leeds Grenville
4. The existing right-of-way not be released until such time as approval is obtained from both Town and County.

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 25<sup>th</sup> day of NOVEMBER, 2014** 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. B02/14**

**Owner: PAL, LUCIE**  
**Applicant: BENNETT, GRANT OLS**

The property municipally and legally described as  
**791 WINDSOR LANE**  
**PT. LOT 10/11 CON.1, TOWN OF GANANOQUE**

has applied to the Committee of Adjustment for the Town of Gananoque for consent to:  
**CREATE A RIGHT-OF-WAY IN FAVOUR OF ADJACENT PROPERTY OWNERS**

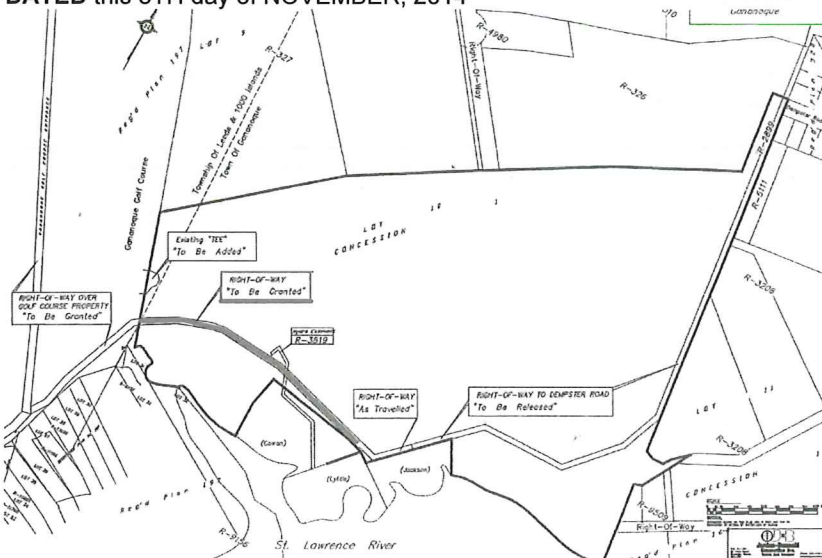
If you wish to receive written notice of the application or seek further details of the application, including a location map, it is available at the Town of Gananoque, 30 King Street East, Gananoque during normal business hours, 8:30 AM - 4:30 PM, Monday through Friday.

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 5TH day of NOVEMBER, 2014



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)

SKETCH FOR RIGHT-OF-WAYS  
"WRIGHT'S Farm"  
Gananoque

COUNTY ROAD #2

R-6510

R-326

R-4980

Right-Of-Way

R-327

Township Of Leeds & 1000 Islands  
Town Of Gananoque

LOT 9

LOT 10

Reg'd Plan 197

Gananoque Golf Course

GANANOQUE GOLF COURSE ENTRANCE

LOT 10  
CONCESSION

Existing "TEE"  
"To Be Added"

RIGHT-OF-WAY  
"To Be Granted"

RIGHT-OF-WAY OVER  
GOLF COURSE PROPERTY  
"To Be Granted"

Hydro Examined  
R-3819

RIGHT-OF-WAY TO DEMPSTER ROAD  
"To Be Released"

RIGHT-OF-WAY  
"As Travelled"

(Conan)

(Lytle)

(Jackson)

St. Lawrence River

R-9156

Reg'd Plan 199

LOT 11

R-3208

CONCESSION

R-9509  
Right-Of-Way  
Reg'd Plan 16



Professional Engineer's Seal and Signature Block





No. B- 2/14

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

Roll # 08 14 06 00 0100 3000

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.

<b>Name of Applicant:</b> GRANT BENNETT, OLS (JORDAN-BENNETT GEOMATICS)	<b>Name of Property Owner (if different than applicant):</b> LUCIE PAL
<b>Address:</b> P.O. Box 485 BROCKVILLE, ON K6V 5V7	<b>Address:</b>
<b>Telephone:</b> (613) 498-0298	<b>Telephone:</b>

<b>Purpose of Application:</b>					
<input type="checkbox"/> New Lot	<input type="checkbox"/> Lot Addition	<input checked="" type="checkbox"/> Easement	<input type="checkbox"/> Charge	<input type="checkbox"/> Lease	<input type="checkbox"/> Correction of Title
<input type="checkbox"/> Other <u>BURIED HYDRO CABLE CROSSES THE NEW RIGHT-OF-WAY</u>					

<b>Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known):</b> <u>COWAN / LYTTLE / JACKSON</u>
<b>Relationship, if any, to owner:</b> <u>ADJACENT LAND OWNERS</u>



Property Information: 791 WINDSOR LANE			
Street or Property Address (if applicable): EXTENSION OF DEMPSTER ROAD			
Legal Description including any reference plans: PART OF LOTS 10 & 11, CON. 1, TOWN OF GANANOQUE (PIN 44252 - 0185 (LT)) 2BR-2899; 2BR-14240			
Frontage: ≈ 1000' ±	Depth: ≈ 1000' ±	Area: 50 ac ±	

Official Plan Designation: RESIDENTIAL	
Zoning Designation: RESIDENTIAL; ESTATE RESIDENTIAL	

History of the Subject Land: RURAL 50 ac ± PARCEL WITH RIGHT-OF-WAYS FROM DEMPSTER ROAD TO SERVICE THREE COTTAGE PROPERTIES	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, and if known, please provide the file number of each application and the decision made: FILE N° B 07/13 (LOT ADDITION TO COWAN'S PARCEL)	
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: 24' RIGHT-OF-WAY	Frontage		
	Depth		
	Area		
Use of Subject Property:	Existing Use		
	Proposed Use		

EXISTING BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>  24' WIDE NEW RIGHT-OF-WAY	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>  RELEASE PORTION OF EXISTING 20' WIDE RIGHT-OF-WAY	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			

N/A.

PROPOSED BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>	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		
	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 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 <b>GOLF CLUB LANE</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other (specify)		

N/A.

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 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 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:

PURPOSE OF THIS APPLICATION IS TO CREATE A NEW RIGHT-OF-WAY FROM THE GOLF CLUB LANE (LEEDS & 1000 ISLANDS) TO THE EXISTING 3 PARCELS (COWAN, LITTLE & JACKSON). THE MAJORITY OF THE EXISTING RIGHT-OF-WAY LEADING TO DEMPSTER ROAD WILL BE RELEASED, THERE WILL BE A HYDRO EASEMENT CROSSING THE NEW RIGHT-OF-WAY.

**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.

[ SEE ATTACHED PAGE ]

**AUTHORIZATION BY OWNER**

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

\_\_\_\_\_ (please print name)  
to be the applicant in the submission of this application.

Furthermore, I/we, being the registered owner(s) of the subject lands, hereby authorize the Members of the Town of Gananoque Committee of Adjustment and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

_____ Signature of Owner	_____ Signature of Owner
_____ Date	_____ Date

**DECLARATION OF APPLICANT**

I, GRANT BENNETT of the CITY of BRACKVILLE in the  
COUNTY of LEEDS 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.

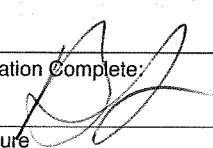
Declared before me at the CITY of  
BRACKVILLE in the  
COUNTY OF LEEDS of  
this 16<sup>th</sup> day  
of OCTOBER, 2014

Sandra Joy Brennan 46  
Signature of a Commissioner, etc



Signature of Applicant

Signature of Applicant

<b>Office Use Only:</b>		Roll No: <u>010 03000</u>
Date of Submission: <u>October</u>	Application Complete:  Signature: _____	Date: <u>November 4/14</u>

Questions??

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

Authorization of Owner(s) for JORDAN – BENNETT Geomatics Inc., To Make Application(s) For Consent, Minor Variance and/or Rezoning, and Provide Personal Information

(To Replace Sections 18 & 19 of the “Application For Consent”)

I, **Lucie Pal**,

being the registered owner of the lands described as Part of Lot 9, Concession 1, Geographic Township of Leeds, Township of Leeds and the Thousand Islands, and Part of Lot 10, Concession 1, Town of Gananoque, County of Leeds, being indicated as PIN 44252-0185(LT),

Hereby authorize JORDAN – BENNETT Geomatics Inc. to prepare and submit the application on my behalf, and for the purposes of the *Freedom of Information and Protection of Privacy Act*, to provide any of my personal information that will be included in this application or collected during the processing of the application.

SEPTEMBER 18, 2014  
Date

Name in Print  
**Lucie Pal**

Lucie Pal  
Signature

PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: BRENDA GUY  
MANAGER OF COMMUNITY DEVELOPMENT

DATE: Wednesday, November-12-14

SUBJECT: B3/14 – 1059881 ONTARIO INC.  
CONSENT

---

**Background:**

Property: 610 KING STREET W

Legal Desc: PT. LOT 10/11 CON.1  
TOWN OF GANANOQUE

Acreage: 50 + ACRES

Lot Coverage: 35% MAXIMUM COVERAGE RESIDENTIAL

Official Plan: RESIDENTIAL

Development Permit: RESIDENTIAL

The application is considered a lot line adjustment to convey a parcel of land to an adjacent property.

Official Plan

The Official Plan designates the lands as Residential.

Comment: The proposed and current use of the lands are commercial. The property enjoys a legal non-conforming use on the subject property known as Neal's Garage.

Development Permit Bylaw

The lands are designated residential which permits a single family dwelling, semi-detached, duplex.

The subject lands have been used as a commercial garage for years dating back to late 1930s. The applicants are proposed to sever a parcel of land, approximately 7m x 50m, to the adjacent single family dwelling for the purposes of a driveway. The driveway has been used by the residence as both properties are owned by the Neal family.

Comment: The current use as a commercial garage enjoys a legal non-conforming use. The conveyance of lands will not affect the site provisions of the property with regards to frontage, lot area or setbacks for the main building. A frame garage

on the west side of the property is identified to be 0.36m which does not meet the provisions for an accessory building. The applicant will be required to either apply for a Class I application or relocate the garage.

The lands to which the lands are being conveyed will bring the property into conformance of the bylaw with respect to lot frontage (currently 10.723m) with the additional 6.981. The lands will also not comply with the accessory building setback for the frame garage which is 0.31m from the proposed property line. The applicant will be required to either apply for a Class I application or relocate the garage.

A lot line adjustment is a fairly straight forward application for a line conveyance of land. Staff did, however, consult with the Ministry of Environment for the purposes of the lot line adjustment due to the use of a commercial garage being conveyed to a residential property. This is considered a trigger to a more sensitive use. Although there is not structure on the conveyance of lands nor is there an intent to construct, consultation was made. No feedback was made from the MOE to date. Should correspondence be received it will be noted at the meeting.

<b>Canada Post</b>		
<b>CRCA</b>	<b>No comment</b>	
<b>CBO</b>		
<b>Eastern Ontario Power</b>		
<b>Leeds Grenville EMS</b>		
<b>Fire Department</b>		
<b>LG Health Unit</b>		
<b>Police Department</b>		
<b>Water/Sewer</b>		
<b>Public Works, Culture and Recreation</b>		
<b>Adjacent Property owners</b>		

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

1. Reference plan of conveyed lands
2. New deeds prepared
3. A Class I Development Permit be obtained to recognize the existing accessory structures or the frame garages be relocated on the site.
4. MOE conditions, if any, be incorporated.



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 **25<sup>th</sup>** day of **NOVEMBER, 2014** 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. B03/14**

**Owner: 1059881 ONTARIO INC.**

**Applicant: NEAL, RANDY**

The property municipally and legally described as

**610 KING STREET W**

**PT. LOTS 15-18, BLK 5 PLAN 86, TOWN OF GANANOQUE**

has applied to the Committee of Adjustment for the Town of Gananoque for consent to:  
**CONVEY A PARCEL OF LAND TO THE ADJACENT PROPERTY OWNER**

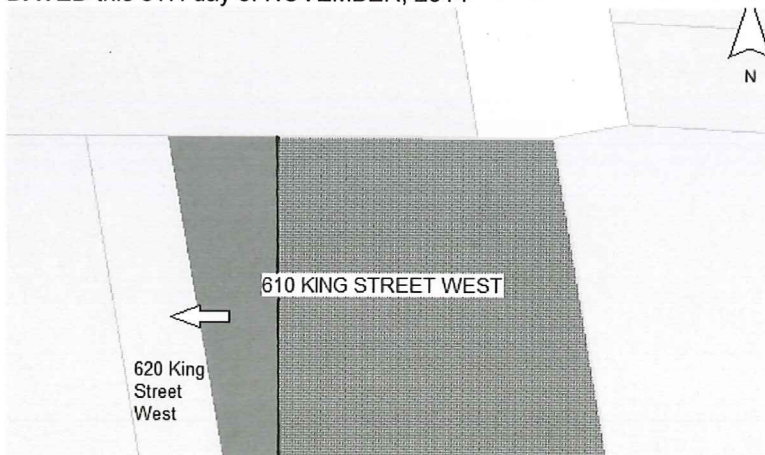
If you wish to receive written notice of the application or seek further details of the application, including a location map, it is available at the Town of Gananoque, 30 King Street East, Gananoque during normal business hours, 8:30 AM - 4:30 PM, Monday through Friday.

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 5TH day of NOVEMBER, 2014



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)

LEEDS

SCALE = 1:300



S CHITTY LAND SURVEYORS INC.

-2014-

PART 1, PLAN 28R-10380 LOT 80



UTM ZONE 18, NAD83 (CSRS) (1997.0)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996992

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

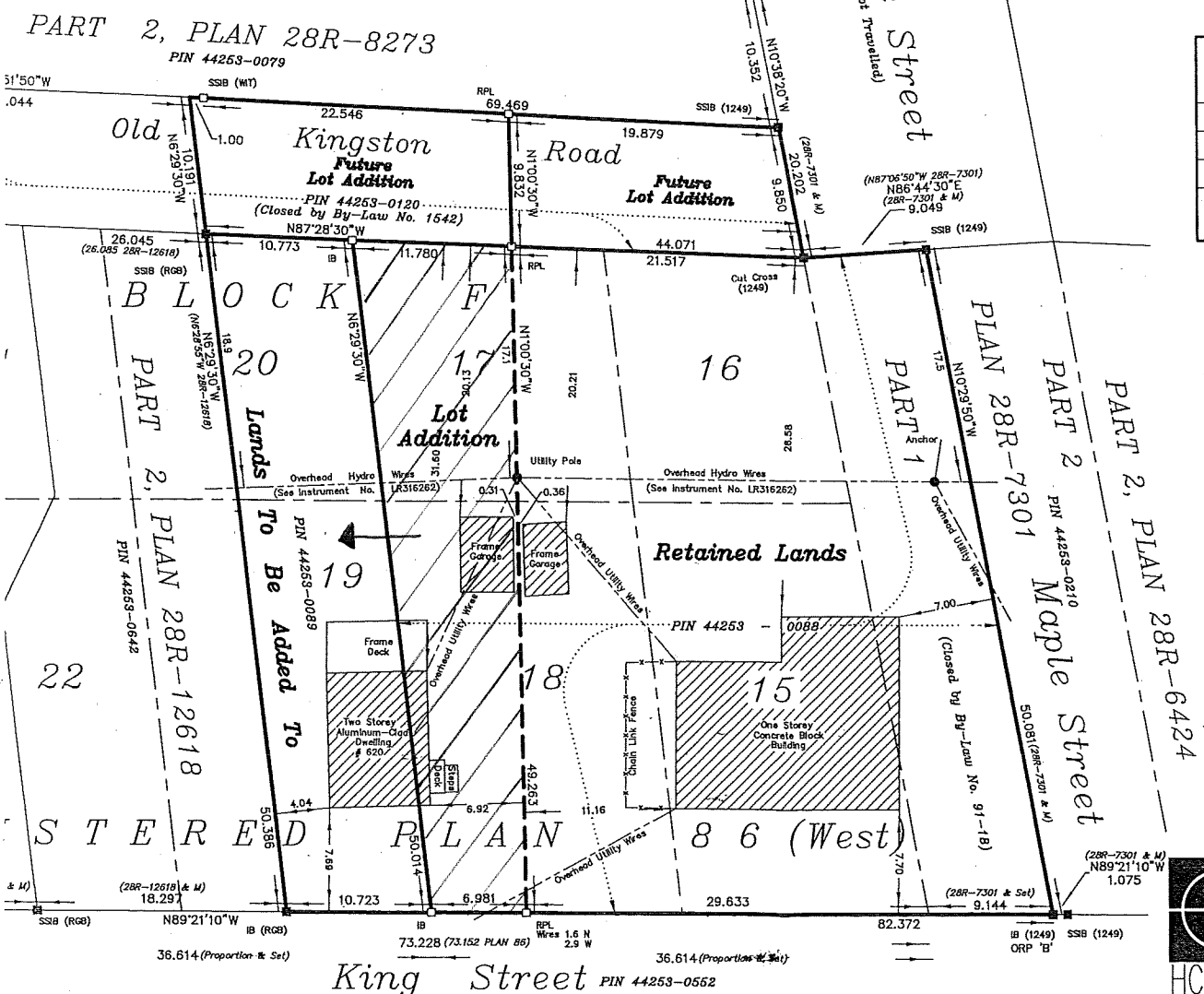
FOR BEARING COMPARISONS, A ROTATION OF 1°07'30" CLOCKWISE WAS APPLIED TO BEARINGS ON 28R-7301 AND 28R-12618

PART	DESCRIP
1	Part of Lots 19 & Registered Plan
2	Part of Lots 17 & Registered Plan
3	Part of Lots 15, Block Part of Maple S. By-Law No. Registered Pla
4	Part of Old Kir Registered Plan
5	Registered Plan

OBSERVED REFERENCE POINTS (1997.0) DERIVED FROM REAL-TIME COORDINATES TO URBAN ACCURAC

POINT ID	NR
ORP 'A'	49
ORP 'B'	49

COORDINATES CANNOT, IN RE-ESTABLISH CORNERS OR E



**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. This Survey and Plan with the SURVEYS ACT LAND TITLES ACT and  
 2. The SURVEY was completed on October, 2014

HOPKINS,

DATE: OCTOBER 28, 2014

Party Chief: TV	Instrum
H. LAN.	
Ontario	
634-636 NORRIS CL	
KINGSTON, ONTARIO K	
Tel (613) 384-92	
Fax (613) 384-35	



King Street PIN 44253-0552



No. B- 3/19

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: <i>1059881 Ontario Ltd.</i>	Name of Property Owner (if different than applicant):
Address: <i>610 King St. W GANANOQUE, ONTARIO K7G 2H1</i>	Address:
Telephone: <i>(613) 382-2094</i>	Telephone:

<b>Purpose of Application:</b>					
<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): <i>RANDY &amp; DALE NEAL</i>
Relationship, if any, to owner:

Property Information:			
Street or Property Address (if applicable): <u>610 King St W.</u>			
Legal Description including any reference plans: <u>LOTS 15, 16, 17 and 18, BLOCK F, Registered Plan 86 (West)</u> <u>TOWN OF GAWANOQUE and PART of Maple Street, Registered Plan 86 (West)</u>			
Frontage: <u>45.76 metres</u>	Depth: <u>50.0 metres</u>	Area: <u>2157.3 sq metres</u>	<u>0.216 Ha</u>

<b>Official Plan Designation:</b>	
<b>Zoning Designation:</b>	

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>6.98 metres</u>	<u>38.78 metres</u>
	Depth	<u>50.0 metres</u>	<u>50.0 metres</u>
	Area	<u>462.8 sq metres</u>	<u>1694.5 sq. metres</u>
Use of Subject Property:	Existing Use	<u>Driveway for lands to be added to</u>	<u>Commercial / Auto Repair Facility</u>
	Proposed Use	<u>Same</u>	<u>Same</u>

EXISTING BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>	Type of Structure	FRAME GARAGE	
	Front Line Setback:	23.7 metres	
	Rear Lot Line Setback:	20.0 metres	
	Side Lot Line Setback:	0.31 metres	
	Side Lot Line Setback:		
	Height		
	Dimensions	3.9 x 5.5 metres	
	Floor Area	21.45 m <sup>2</sup>	
To Be <b>RETAINED</b>	Type of Structure	FRAME GARAGE	Concrete Block Building
	Front Line Setback:	23.4 metres	7.7 metres
	Rear Lot Line Setback:	20.2 metres	26.58 metres
	Side Lot Line Setback:	0.36 metres	11.16 metres
	Side Lot Line Setback:	<del>3.2 x 5.3 metres</del>	7.0 metres
	Height		
	Dimensions	3.2 x 5.3 metres	10.9 x 16.5 metres
	Floor Area	16.96 m <sup>2</sup>	208.8 m <sup>2</sup>
Attached Additional Page, if necessary			

PROPOSED BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>	Type of Structure	N/A	
	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		
	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:

---



---



---



---



---



---

**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  
RANDY NEAL (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

Oct 29/14  
 Date

\_\_\_\_\_  
 Date

**DECLARATION OF APPLICANT**

I, Randy Neal of the town of Gananoque in the \_\_\_\_\_ of \_\_\_\_\_ solemnly declare that:

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

Furthermore, I/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 October Town of Gananoque in the Province of Ontario this 29<sup>th</sup> day of October, 2014

\_\_\_\_\_  
 Signature of a Commissioner, etc

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

Office Use Only:		Roll No: <u>010 15300</u>
<u>Oct 29/14</u> Date of Submission	<u>[Signature]</u> Application Complete: Signature	<u>Nov 4/2014</u> Date

Questions??

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