



COMMITTEE OF ADJUSTMENT/PLANNING ADVISORY COMMITTEE
MEETING OCTOBER 8, 2013 @ 6:00 PM

A G E N D A

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

WELCOME:

- A) HEALTH, SAFETY, & WELLNESS:
- B) DECLARATION OF PECUNIARY INTERESTS:
- C) MINUTES OF PREVIOUS MEETING: Adoption of the Committee's minutes of the previous meeting.
 - ✦ COA/PAC August 27 , 2013
- D) CONSENT:
 - ✦ B6/2013 Gananogue Boat Lines Ltd.
King Street East/King Street West
- E) DEVELOPMENT PERMIT
 - ✦ DP2013-03 Gananogue Land Co. Inc.
- F) CONTINUING BUSINESS/NEW BUSINESS:
 - ✦ Update from August 27, 2013
 - ✦ Proposed layout for South Street
- G) PUBLIC QUESTION PERIOD
- H) ADJOURN:
- I) Next regular meeting of COA/PAC is scheduled for November 28, 2013 at 6 p.m.

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF AUGUST 27, 2013 @ 6:00 PM

Members Present:

Vice-Chair Jonathon Allen, Sheila Burtch, Councillor Jeff Girling,
Councillor Joe Jansen.

Members Absent:

Chair Chuck Marquardt, Heather Gallacher, Nicole St. Onge

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 July 23, 2013 as amended.

- CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) CONSENT:

- ✦ B1-3/2013 Brown Hospitality
50 Main Street
- ✦ B4/2013 Jeff Brown/Gord Brown
28 Main Street
- ✦ B5/2013 995423 Ontario Inc.
Vacant Land

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

The applications before the committee consist of severance, lot line adjustments and right-of-ways. Staff reviewed the overall parcels together for a clear understanding of what is being requested.

Two new severances will occur. One severing the original Blinkbonnie unit from the motel and the second creating a vacant parcel of land on Market Street.

A lot line adjustment will convey a portion of the lands from 28 Main Street (apartments) to the motel. A second lot line adjustment will convey lands from the motel to 28 Main Street. A third lot line adjustment will convey vacant lands to an adjacent property owner at 45 Market Street.

A ROW will be identified in favour of 28 Main Street and a second ROW will be identified in favour of 45 King Street West. Both will provide access to the parcels.

28 Main Street will not comply with the lot area and front yard and will require a Development Permit to recognize the existing.

50 Main Street (original Blinkbonnie) will require a Development to address parking and the reduced rear yard setback.

MOTION NO. 2013-14

Moved by: Joe Jansen
Seconded by: Heather Gallacher

THAT Planning Advisory Committee/Committee of Adjustment approves consent application B1/13 Brown Hospitality at 50 Main Street to sever an existing motel from the original structure (known as Blinkbonnie) provided the conditions are met in the Notice of Decision.

- CARRIED
D

MOTION NO. 2013-15

Moved by: Joe Jansen
Seconded by: Sheila Burtch

THAT Planning Advisory Committee/Committee of Adjustment approves consent application B2/13 Brown Hospitality at 50 Main Street to sever a lot from the original structure (known as Blinkbonnie) provided the conditions are met in the Notice of Decision

- CARRIED
D

MOTION NO. 2013-16

Moved by: Joe Jansen
Seconded by: Jeff Girling

THAT Planning Advisory Committee/Committee of Adjustment approves consent application B3/13 Brown Hospitality at 50 Main Street to convey a parcel of land to an adjacent property (28 Main street) and create a right-of-way to 28 Main street and 45 Market street provided the conditions are met in the notice of decision.

- CARRIED
D

MOTION NO. 2013-17

Moved by: Joe Jansen
Seconded by: Jeff Girling

THAT Planning Advisory Committee/Committee of Adjustment approves consent application B4/13 Gord Brown/Jeff Brown at 28 Main street to convey a parcel of land to an adjacent property (50 Main Street) provided the conditions are met in the notice of decision.

- CARRIED
D

MOTION NO. 2013-18

Moved by: Joe Jansen
Seconded by: Jeff Girling

THAT Planning Advisory Committee/Committee of Adjustment approves consent application B5/13 995423 Ontario Inc. at 50 Main street to convey a parcel of land to an adjacent property (45 King Street West) provided the conditions are met in the notice of decision.

- CARRIED

D) CONTINUING BUSINESS/CORRESPONDENCE:

- ↓ 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.

COA/PAC COMMITTEE MEETING OF August 27, 2013

E) NEW BUSINESS: None

F) PUBLIC QUESTION PERIOD:

G) ADJOURN

MOTION NO. 2013-19

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: PLANNING ADVISORY COMMITTEE
FROM: BRENDA GUY
PLANNING APPROVALS COORDINATOR
DATE: Monday, September 30, 2013
SUBJECT: B6/13 – GANANOQUE BOAT LINES LTD.
CONSENT - ROW

Background:

Property: King Street East/King Street West
Legal Desc: Blk D Pt. Lot 4 Plan 86, Town of Gananoque
Acreage: 841 sq.ft.
Lot Coverage: 75% Maximum Coverage
Official Plan: Lowertown
Zoning: Lowertown – Mixed Use

The applicant is applying for a ROW in favour of an adjacent property owner. The site does not have any existing buildings on it, only a sign.

Official Plan

The Official Plan designates that parcel of land as Lowertown.

Development Permit By-law

The Development Permit By-law designates the site as Lowertown-Mixed Use.

The application before the committee is straight fairly straight forward. The adjacent property owner has applied for a parking area adjacent the subject property. The purpose of the ROW will permit the adjacent property to utilize a portion of the lands to access a parking spot.

Circulation to Agencies:

Canada Post		
CAO		
CRCA		
CBO		
Eastern Ontario Power	No comment	
Economic Development		

Leeds Grenville EMS		
Fire Department	No comment	
LG Health Unit		
Police Department		
Public Works		
Union Gas		
Water/Sewer		
Adjacent Property Owner(s)		

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

- 1. Reference plan of conveyed lands property
- 2. New deeds prepared and the ROW be identified on both titles.
- 3. The balance of any outstanding taxes, including penalties and interest shall be paid to the Town.

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 8th day of **OCTOBER, 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. B06/13

Owner: GANANOQUE BOAT LINES LTD

The property municipally and legally described as

VACANT LAND

BEING PLAN 86 BLK D PT. LOT 4 GAN R W/S, 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 AN ADJACENT LANDOWNER

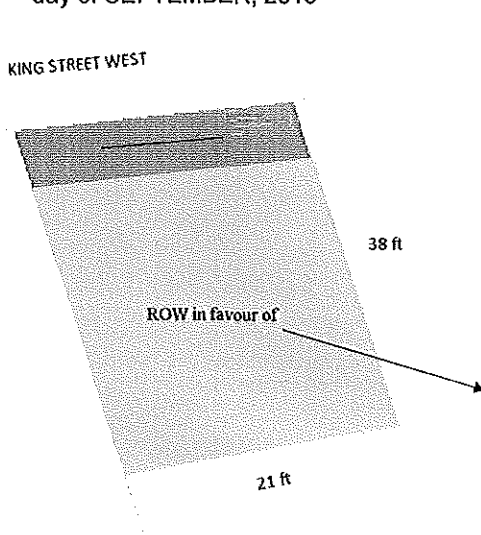
If you wish to receive written notice of the application or seek further details of the application, including a location map, it is available at the Town of Gananoque, 30 King Street East, Gananoque during normal business hours, 8:30 AM - 4:30 PM, Monday through Friday.

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 17TH day of SEPTEMBER, 2013



Brenda Guy
Secretary-Treasurer, Committee of Adjustment
Manager of Community Development
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6
Phone: 613 382-2149 ext.126
Fax: 613 382-8587
bguy@gananoque.ca

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



No. B-6113

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, Name of Property Owner, Address, and Telephone. Handwritten entries include '45 KING ST WEST LTD.', 'GBL', '1046 YONGE ST TORONTO, ONTARIO M4W 2L1', and '416-969-9996'.

Purpose of Application section with checkboxes for New Lot, Lot Addition, Easement, Charge, Lease, and Correction of Title. The Lease checkbox is checked.

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): 45 KING ST WEST LTD.
Relationship, if any, to owner:

Property Information:			
Street or Property Address (if applicable): <u>King St W</u>			
Legal Description including any reference plans: <u>Plan 86 Blk D Pt. Lot 4 Gen K W/S</u>			
Frontage: <u>20 ft</u>	Depth: <u>38 ft</u>	Area: <u>841 sq. ft</u>	

Official Plan Designation:	<u>LOWER TOWN</u>
Zoning Designation:	<u>LOWER TOWN</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>20 (interior not frontage)</u>
	Depth	<u>38</u>	<u>3</u>
	Area	<u>700 sq. ft</u>	<u>60 sq. ft.</u>
Use of Subject Property:	Existing Use	<u>VACANT / SIGNAGE</u>	
	Proposed Use	<u>VACANT / SIGNAGE</u>	<u>PARKING</u>

EXISTING 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		
	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 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		
	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	<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 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:

EXISTING GBL SIGN TO REMAIN ON PROPERTY.

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

JOE PAL (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] Signature of Owner
 _____ Signature of Owner
 _____ Date _____ Date

DECLARATION OF APPLICANT

I, JOE PAL of the CITY of TORONTO 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 _____ of
Gananoque in the
Province of _____
Ontario this 3rd day
of Sept, 2013
 _____ Signature of a Commissioner, etc
 _____ Signature of Applicant

Office Use Only:		Roll No: <u>010 08900</u>
<u>Sept. 3/2013</u> Date of Submission	<u>[Signature]</u> Application Complete: Signature	<u>Sept. 16/2013</u> Date

Questions??

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

PLANNING REPORT

TO: PAC/COA
FROM: Brenda Guy
Manager of Community Development
DATE: Tuesday, October-01-13
SUBJECT: DPS 2013-03 – GANANOQUE LAND CO INC.
CLASS 2

Background:

Property: 45 KING STREET WEST
Legal Desc: LOTS 37-41, BLK.Q PLAN 86 PT.1 PLAN 28R-3748
TOWN OF GANANOQUE
Acreage: 0.8 ACRES
77m/254' KING STREET W
Lot Coverage: 75% MAXIMUM LOT COVERAGE (NON-RESIDENTIAL)
Official Plan: LOWERTOWN
DP Designation: LOWERTOWN MIXED USE

Purpose and Effect:

The applicant is proposing to construct a garage/storage building and include a parking lot on newly acquired lands.

Official Plan:

The property is designated lowertown. The goal of the lowertown area is to create a vibrant, year-round, mixed-use lowertown neighbourhood on an active waterfront where people live, work and play.

Development Permit:

The Development Permit designates the property Lowertown-Mixed Use. The property being used as a restaurant is permitted within the designation.

The application is required as there is additional parking and an accessory building being added to the overall site with a commercial use.

Overview:

The property known as 45 King Street West has undergone extensive renovations over the last year. The restaurant had a site plan application previously approved. The owner has recently acquired lands (B5/13) to merge on the subject property and 19 Market Street to create a parking area and construct a new garage. Additionally, a garage and dwelling were demolished.

Parking

Historically, the building has been a restaurant and utilized the vacant lot across from the business for parking purposes. The applicant has acquired lands to provide parking on the subject. This will be beneficial due to the high traffic at the intersection of King Street West/East. It will not provide all the parking requirements on the lot, however, it will increase the number of spots (in additional to the lands across the street) and provide on-site parking.

The Right of Way (B3/13) in favour of 45 King Street East (owned by Brown Hospitality) will provide access to the parking lot. A total of 13 spaces is being provided including 1 space for accessibility. Initially, the applicant applied for 15 spaces. Staff negotiated to reduce it to 13. The reason being is space 1 was on the property line at Market Street and there were no accessible spaces on site. Parking space 15 was located at the north side of the property further encroaching towards King Street West. The elimination of this space meets with the depth of the parking area being proposed at the adjacent property of Brown Hospitality.

Based on the gross floor area the requirement for this property would be 67 parking spaces, however, the restaurant and previous by-law permitted and approved 1 spaces for every 4 seats. Occupancy (information obtained from Fire Department) under the previous site plan was 184 indoors which equals 46. Occupancy is generally higher than seat numbers. The applicant has improved the parking with the additional 13 spaces on site in conjunction with the parking lot across the street.

Entrance/Traffic

One entrance is on the site which is accessed via the Right of Way off of Market Street.

Landscape

All areas surrounding the building and parking will be and are identified to be gardens/patio.

Design Criteria

Section 4.5 of the Lowertown-Mixed Use speaks to buildings being located on the side and attention to façade details.

In these circumstances the main building is existing. The proposed garage on site will complement the frame additions on the main building and the materials used are the same. A colour copy of the garage façade will be made available at the meeting.

Circulation to agencies:

Canada Post		
CAO		
CRCA		

CBO		
Eastern Ontario Power		
Economic Development		
Leeds Grenville EMS		
Fire Department	No comment	
LG Health Unit	No comment	
Police Department		
Water/Sewer		
Public Works	No comment	
Adjacent Property Owners		

Overall, staff have no objection to the application before the committee. The proposed structure complements the existing building and the acquired lands for parking is beneficial. It is noted that the deeds for severances that occurred under B3/13 and B5/13 will have to be completed prior to the registration of the agreement. A further registration will be required for B/13 upon approval and the appeal period ending. Additionally, staff would recommend a condition also be added to define the outdoor patio and occupancy in relation to parking.

Development Permit Checklist for 45 KING STREET WEST					
		Min. Requirement unless otherwise noted	Existing	Proposed (incl acquired lands)	✓
DP Requirement	DP Designation of Property	Lowertown Mixed – Non residential			
	Lot Area, As per DP	232 m ² /2,497 sq.ft.	16,884 sq.ft.	24,872 sq.ft.	✓
	Lot Frontage, As per DP	7.5 m/24.6 ft	164' (Market Street)	164' (Market Street)	✓
	Front Yard, As per DP	0			✓
	Rear Yard, As per DP	4.5 m/14.8 ft	18'	58'	✓
	Interior Side Yard, As per DP	0	15'	25'	✓
	Other Side Yard, As per DP	0	-	-	✓
	Exterior Side Yard, As per DP	0	16' existing	16' existing	✓
	Lot Coverage, As per DP (maximum)	75%	42%	31%	✓
Building Height	As per DP (maximum)	12m/39.4'	existing	Existing	✓
Building Size		Existing	7179 sq.ft.	7179 sq.ft.	✓
		Addition			
Building Orientation	Bdg location along front yard, parking at side/rear		existing	existing	✓
Seating Capacity				70 plus 30	✓
Parking Spaces	Number of Parking Spaces required	67 Total			
	Size	2.7m/8.9' x 6m/19.7' min.	0	13	✓
	Number of Accessibility Spaces	1/20 spaces	0	1	✓
	Accessibility Size	1.5m/4.9' buffer each side w 2.6m/8.5 space x 6m/19.7' min.	0	1	✓
	Parking Surface	Year round use	0	gravel	✓
	Aisles	6m/19.7 ft min.two-way traffic 3.5m/11.5 ft min.one-way traffic	0	19'-10"	✓
Entrance		6m/19.7' min.two-way traffic 3.5m/11.5' min.one-way traffic			-
Loading Area	Number of loading areas required	250 sq.m or less – 0 250 to 999 sq.m – 1 1000 to 7499 sq.m – 2 7500 sq.m+ – 2 plus 1/7500 sq.m			-
	Size	14m/45.9' x 3.5m/11.4'			-
	Height clearance	4.25min./13.9'			-
	Located in side or rear yard			<input type="checkbox"/> Yes <input type="checkbox"/> No	-
	Unobstructed access to public street	6m min./19.7'			-
Open Storage	Screened			-	-
Garbage Storage	Fenced and Screened	Wood Metal Shrubbery		-	-
Outside Storage/ Sales and Display	Outside Storage	No storage in front yard Min. 5m/16.4 from side/rear		-	-
		Abut residential Min. 10m/32.58'		-	-
Landscaping	Btwn non-residential and residential	3 m min./9.8'		North - South - East - West -	-
	Front yard setback	5m min/16.4' landscaped area within the 7m/24.7'		Existing 16'	✓
	Not less than 50% landscaped area	Grass, lawns, trees, shrubs and flowers			✓
	Btwn parking and adjacent lot or street when 4 or more spaces req'd	3 m min./9.8'		North - n/a South - n/a East - n/a West - 12.5'	✓

High Watermark	Setback from any water	30 m min./98.4' unless Breakwall = 15m min/49.2'		n/a	-
	Accessory Structures – permitted within 30m provided:	Boathouse/Boatport/dock – max length 8m/28.2'		n/a	-
		Stairs/landings – max width 2.5 m/8.2'		n/a	-
		Shed – max 10sq.ft/108sq.ft		n/a	-
		Max height – 4.25m/14.7'		n/a	-
Accessory Bldgs	Any rear or interior setback	1 m min./3.3'		25'	✓
	Front or exterior yards, as per DP	Not further encroaching		9'	✓
	Height	4.5 m max./14.8'	Section 15 Definition	16' is roof ridge 13' is halfway	✓
	Distance to main building	2 m min./6.6'		12'	✓
	Maximum Size	Less than 20%		2.8%	✓
Other	Designated Heritage Site:			<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Entrance Overlay			<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Sidewalk required			<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Street Boulevard	Furniture, trees		<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Tree placement	Away from curb where less than 4m		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		6 – 8m apart		<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Waterfront Overlay			<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Maintain existing vegetation			<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Setback from top of slope (except non residential/accessory)	30m min./98.4'		<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Tree preservation	Min. 60mm dia/3.5m in height plus		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		10+ grouped of 15 cm measured 1.4 from base		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		Maintain waterfront view – building located to side			
		Waterside walkway on multi/commercial dev			
Section 3.2	Auto service Station, commercial garage, gasoline bar, car washing			<input type="checkbox"/> Yes <input type="checkbox"/> No	
Section 3.10	Drive Through			<input type="checkbox"/> Yes <input type="checkbox"/> No	
Section 9.2	Discretionary Use			<input type="checkbox"/> Yes <input type="checkbox"/> No	

NOTICE OF MEETING
Proposed Class II Development Permit

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, OCTOBER 8, 2013 at 6:00 P.M.** in the **COUNCIL CHAMBERS, TOWN OF GANANOQUE, 30 King Street East, Gananoque** to hear the following application to consider a Class II Development Permit:

File No. DP2013/03

APPLICANT: GANANOQUE LAND CO INC.

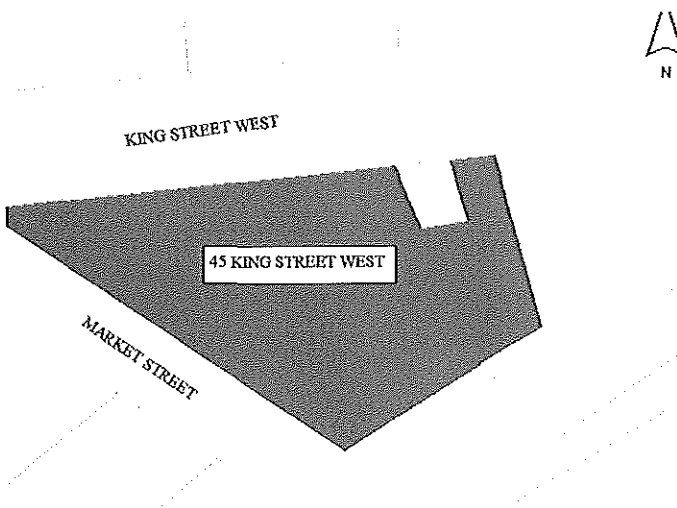
The property municipally and legally described as

45 KING STREET WEST
PLAN 86 BLK D LOT 1 PT LOT 2 LOT 4
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit to
CONSTRUCT A GARAGE AND CREATE PARKING LAYOUT ON MERGED LANDS

Additional information in relation to the proposed development permit is available for inspection between 8:30 am and 4:30 pm in the Administration Offices at 30 King Street East, Gananoque, ON, or by calling 613 382-2149 ext.126.

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 17th day of SEPTEMBER, 2013

Brenda Guy
Manager of Community Development
bguy@gananoque.ca
613 382-2149 Ext.126

Notice Class II

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 13 / 05

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
- ✓ 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 various studies for a Class II or Class III
- ✓ Copy of the most recent survey of the subject property

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: MICHAEL PRESTON	Complete Address including Postal Code: 76 GORE ST. KINGSTON K7L 2L5	Phone: 416-737-2126 Fax: 416-946-1437 E-mail: mike@mpdesign.ca
Name of Property Owner (if different than applicant): JOSEPH PAL	Complete Address including Postal Code: 61 SHIPMANS LANE LANSDOWNE ONT. K0E 1L0	Phone: 613-659-2380 Fax: 613-659-2351 E-mail: jpale@alltel.com.
Architect/Designer/Planner: MICHAEL PRESTON	Complete Address including Postal Code: 76 GORE ST. KINGSTON K7L 2L5	Phone: THE SAME AS Fax: ABOVE. E-mail: _____
Engineer:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor: R. GRANT BENNETT	Complete Address including Postal Code: 46 WALL ST. BROCKVILLE, ONT. K6V 4S1	Phone: 613-498-0298 Fax: _____ E-mail: grant@rbennett.com
Street or Property Address (if applicable):		

LEGAL DESCRIPTION			
Lot:	Concession:	Part(s):	Plan:
Frontage:	Depth:	Area (sq.m): 2397.73	Area (acres):

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, provide the file number and the status of the application?	
Proposed Use(s): GARAGE FOR RESTAURANT & APARTMENT	
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.	
Abutting Land Use(s): HOTEL	
Is the Development to be phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction?	FALL 2013
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 checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area: (WHOLE PROPERTY) 2317.73 (sq.m)	Building Coverage: _____% _____(sq.m)	Landscape Coverage: _____% _____(sq.m)
Building Height:	No. of Storeys: 2.5 (EXIST. BLDG)	No. of Units:	Method of Garbage Storage:
Parking Surface: Existing: _____ Proposed: _____	Number of Parking Spaces: Existing: 0 Proposed: 15 Total: 15	Dimensions of Parking Spaces:	Number of Accessible Spaces:
Loading Spaces:	Number of Loading Spaces: 1	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
	Type of Structure	STONE & WOOD FRAME	
	Date Constructed:	1910?	
	Front Line Setback:	4.9m	
	Rear Lot Line Setback:	4.8m	
	Side Lot Line Setback:	2.3m	
	Side Lot Line Setback:	5.7m	
	Height:	9.27m	
	Dimensions:	25m x 25m	
	Floor Area:	667m ² ±	
PROPOSED BUILDINGS:		Building 1	Building 2
<p>CONSIDERED KING ST. AS FRONT LINE TO MARKET STREET</p>	Type of Structure:	GARAGE	
	Proposed Date of Construction:	FALL, 2013	
	Front Line Setback:	33m	
	Rear Lot Line Setback:	7.82m	
	Side Lot Line Setback:	12.98m	
	Side Lot Line Setback:	2.74m	
	Height:	4.88m	
	Dimensions:	9.1m x 11.5m	
	Floor Area:	67.06m ² → ENCLOSED AREA	

Attached Additional Page, if necessary

Access:

Municipal Street Unopen Road Allowance Existing Right-of-way Other _____

Name of Street/Road: MARKET ST.

Entrance Approvals and Permit Number(s):

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 _____	distance from subject land _____
distance from nearest public road _____	distance from nearest public road _____

Services:

Municipal Water and Sewer Municipal Water & Private Sewage Private Well and Municipal Sewage Private Well and Private Sewage

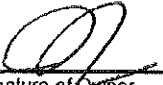
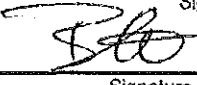
Water and Sewer Hook-up Approvals and Permit Number(s):

AUTHORIZATION BY OWNER

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

MICHAEL PRESTON (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.

OWNER *
WITNESS *

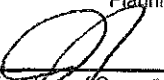

	Signature of Owner		Signature of Owner
	Signature of Witness (not applicant)		Date

CONSENT BY OWNER

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

I/We, JOSEPH PAL, 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.

OWNER *
WITNESS *

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

DECLARATION OF APPLICANT

I, MICHAEL PRESTON of the CITY of KINGSTON in the _____ of _____ solemnly declare that:

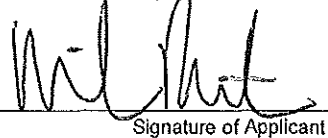
I understand that the applicant/owner will be required to provide 100% security of the outside works in the form of a Letter of Credit or Certified Cheque until such time as the works are completed. A 15% holdback will be maintained for a period of one year after the works are completed. This will be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

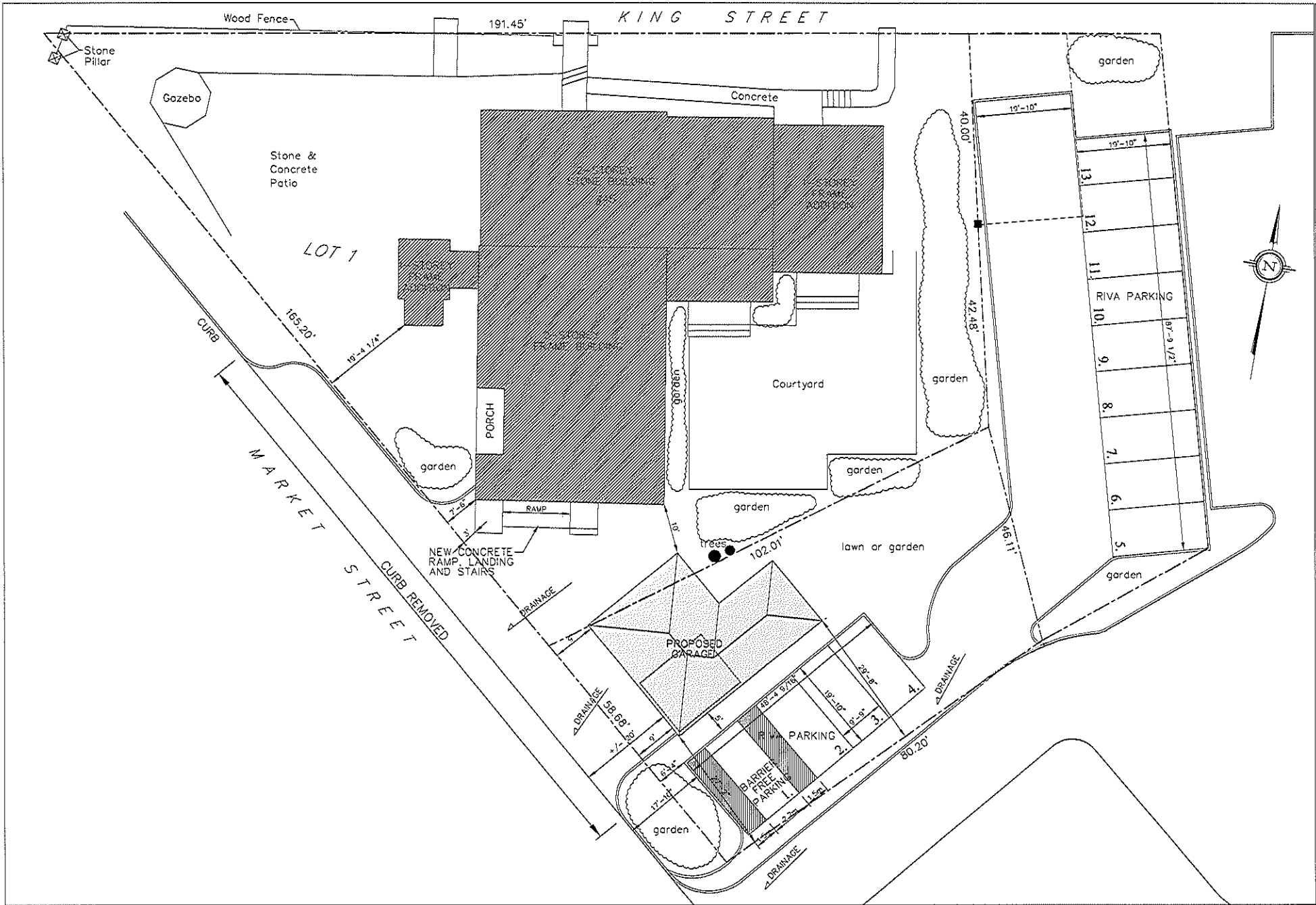
Declared/Sworn before me at Town of Gananoque this _____ day of _____, 20____.

Signature of a Commissioner, etc



Signature of Applicant

Office Use Only:		Roll No: <u>010 09000</u>
Official Plan Designation: <u>Lowertown</u>	Development Permit Designation: <u>Lowertown</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 checked="" type="checkbox"/> Consent/ ROW Severance <input type="checkbox"/> Official Plan Amendment <input type="checkbox"/> Subdivision Approval	Date Application Received: <u>Sept. 3/2013</u>	Date Application Deemed Complete: <u>Sept. 16/2013</u>
		Fees Received: <u>\$1500.00 Pd.</u>

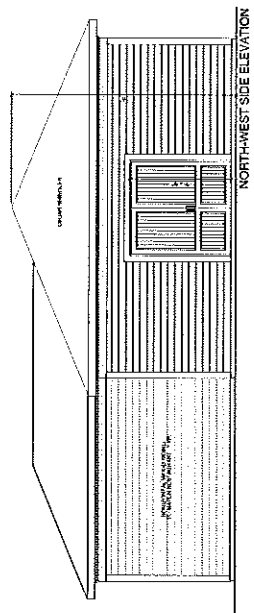
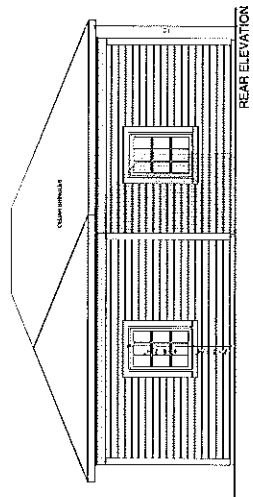
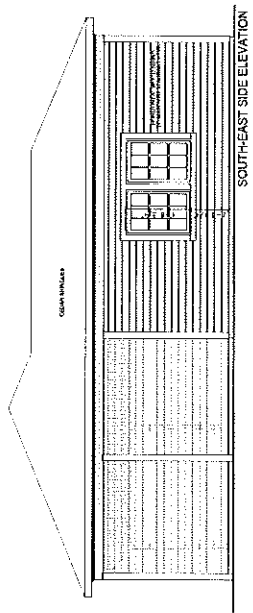
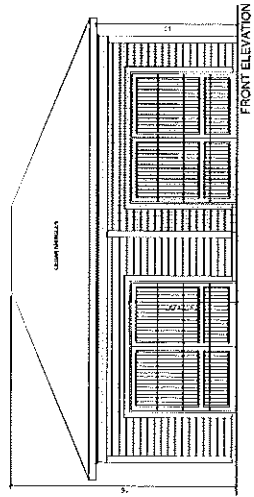
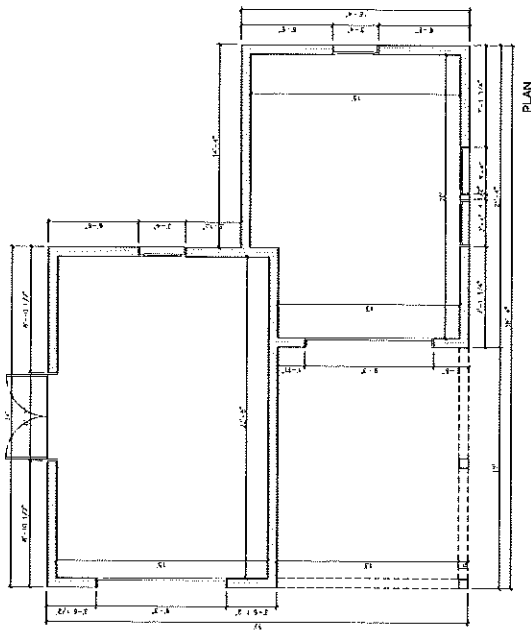


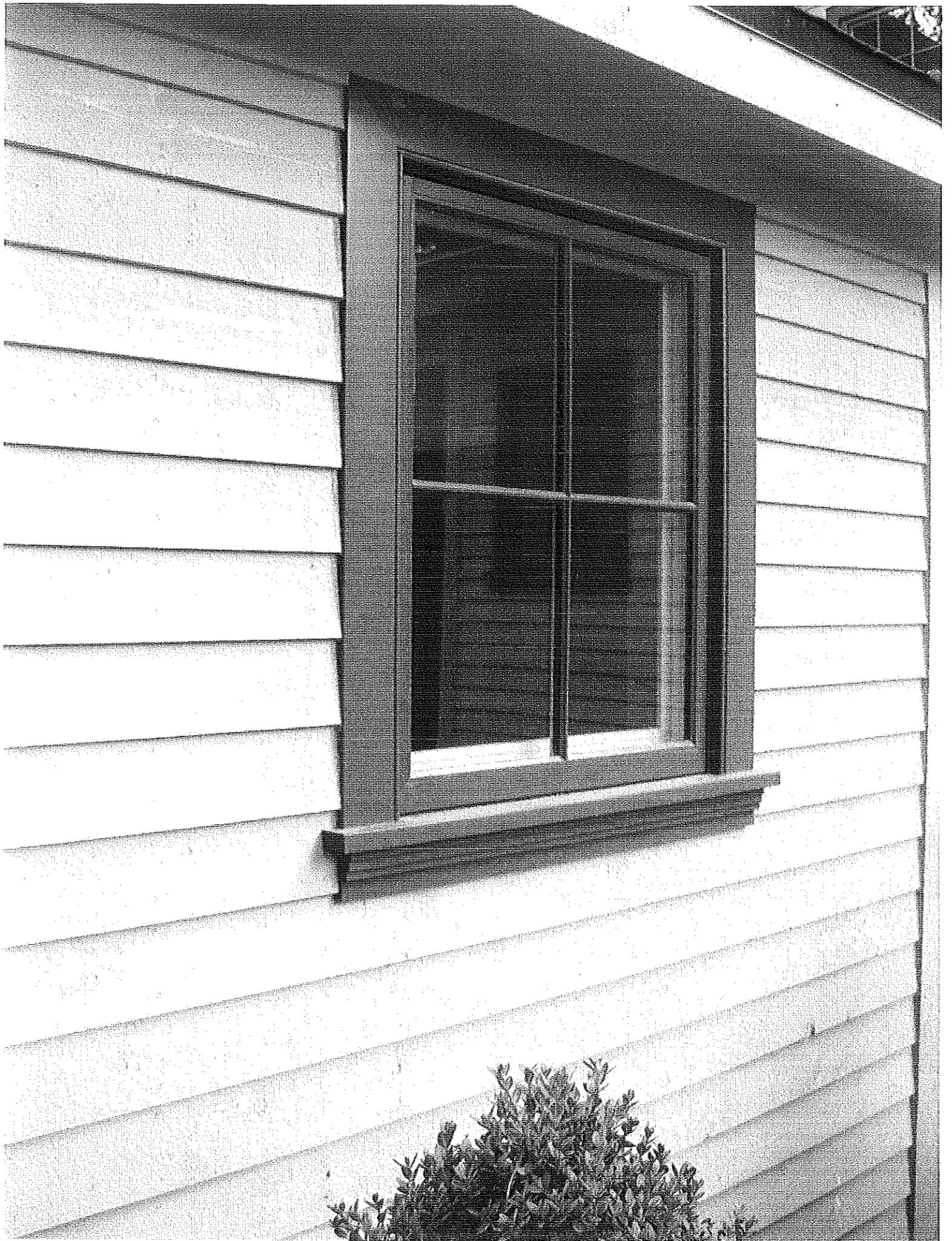
Michael Preston Design
 77 GOALS STREET, PORTLAND, OR 97203-41227@TPB.COM www.mprdesign.com

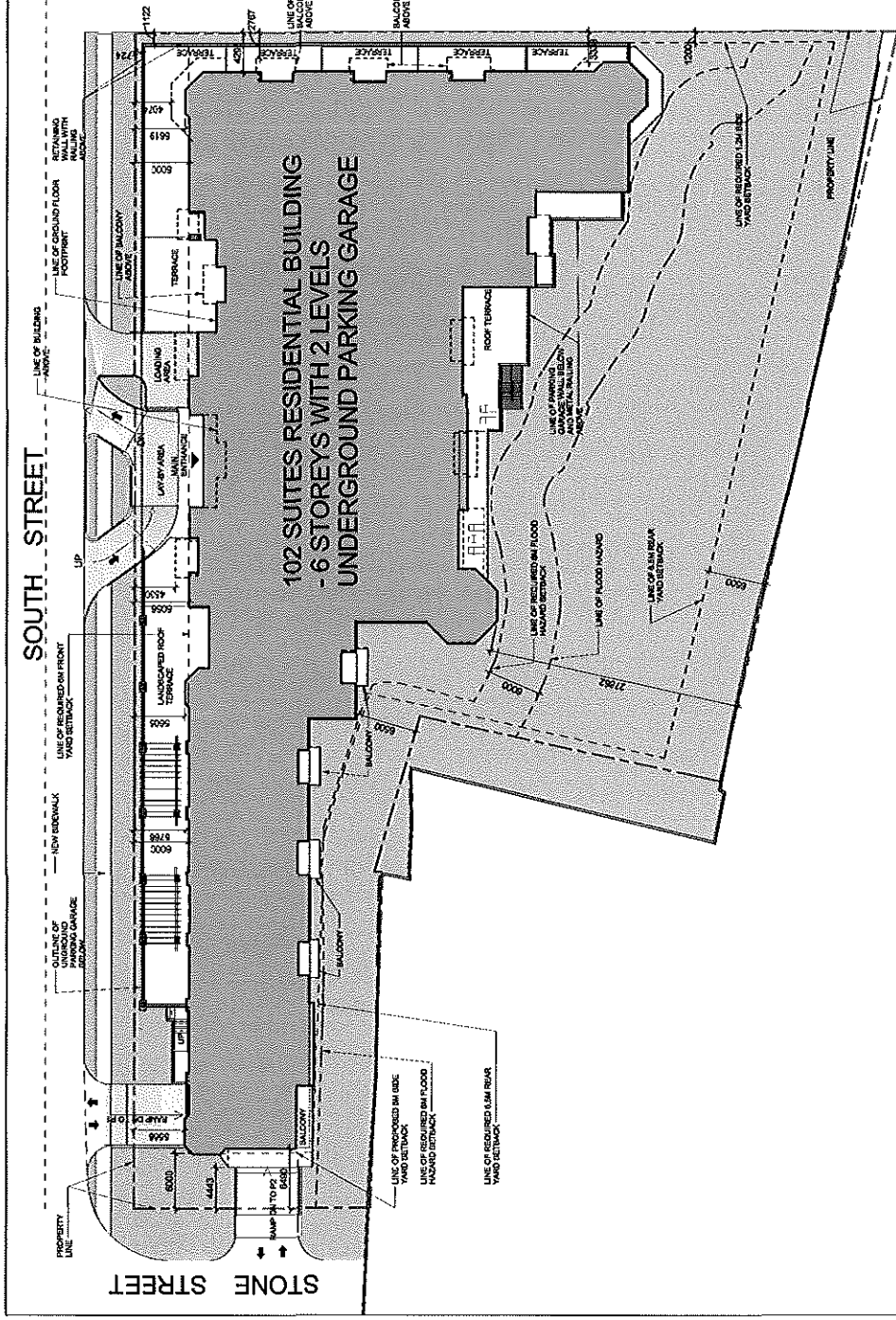
DATE: 4/20/13 FILE: A-1
 SCALE: 1/8" = 1'-0" DRAWING NO.: 13-001
 SHEET NO.: 1 OF 1

TITLE: SITE PLAN
 PROJECT: RIVA BISTRO - 43 KING STREET - GANNANOCQUE

A-1







1. SITE DEVELOPMENT AND ZONING INFORMATION

THIS SITE PLAN DEVELOPMENT AND ZONING INFORMATION IS BASED ON AN ASSUMED FRONT BUILDING FOOTPRINT BY TOWN OF GANANOQUE OFFROAD

PROPERTY LEGAL DESCRIPTION
 LOTS 97 TO 107 INCLUSIVE
 TOWN OF GANANOQUE OFFROAD

ZONING CLASSIFICATION
 7:1803 S.M., 1.75 ACRES

ITEM	REQUIREMENT	PROPOSED
BUILDING AREA	3,800 S.M., 2.54 AC (PROPOSED)	3,800 S.M., 2.54 AC (PROPOSED)
BUILDING COVERAGE	34.4%	34.4%
GROUND FLOOR AREA	31,108 S.M.	31,108 S.M.
SECOND FLOOR	24,800 S.M.	24,800 S.M.
THIRD FLOOR	24,800 S.M.	24,800 S.M.
FOURTH FLOOR	24,800 S.M.	24,800 S.M.
FIFTH FLOOR	24,800 S.M.	24,800 S.M.
SIXTH FLOOR	24,800 S.M.	24,800 S.M.
TOTAL	172,808 S.M.	172,808 S.M.

ITEM	REQUIREMENT	PROPOSED
RECREATIONAL UNIT BREAKDOWN	1 BEDROOM - 6	1 BEDROOM - 6
	2 BEDROOM - 5	2 BEDROOM - 5
	3 BEDROOM - 11	3 BEDROOM - 11
TOTAL	182	182

LANDSCAPE AREA 2,874 S.M., 20,907 SF
ASPHALT PAVEMENT AREA 37,276 S.M., 1,722 SF
COVERAGE 2.2%

BUILDING HEIGHT MAX 20M
REQUIRED MAX 20M (MINIMUM HEIGHT TO ROOFTOP)
PROPOSED MAX 20M (MINIMUM HEIGHT TO ROOFTOP)

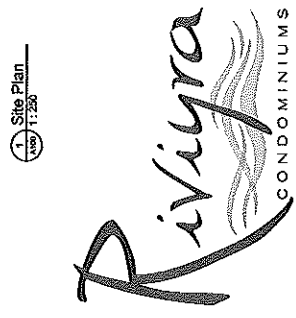
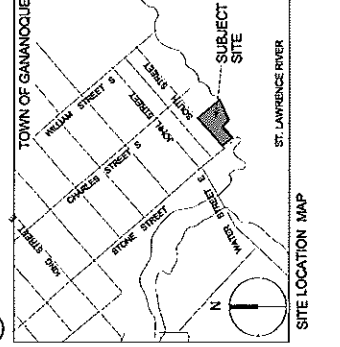
WADIR FRONT YARD SIDE YARD REAR YARD
REQUIRED MIN 1.0M (MIN) MIN 1.5M (MIN) MIN 1.5M (MIN)
PROPOSED MIN 1.0M (MIN) MIN 1.5M (MIN) MIN 1.5M (MIN)

FLOOD HAZARD SETBACKS
REQUIRED 0.9M (MIN)
PROPOSED 0.9M (MIN)

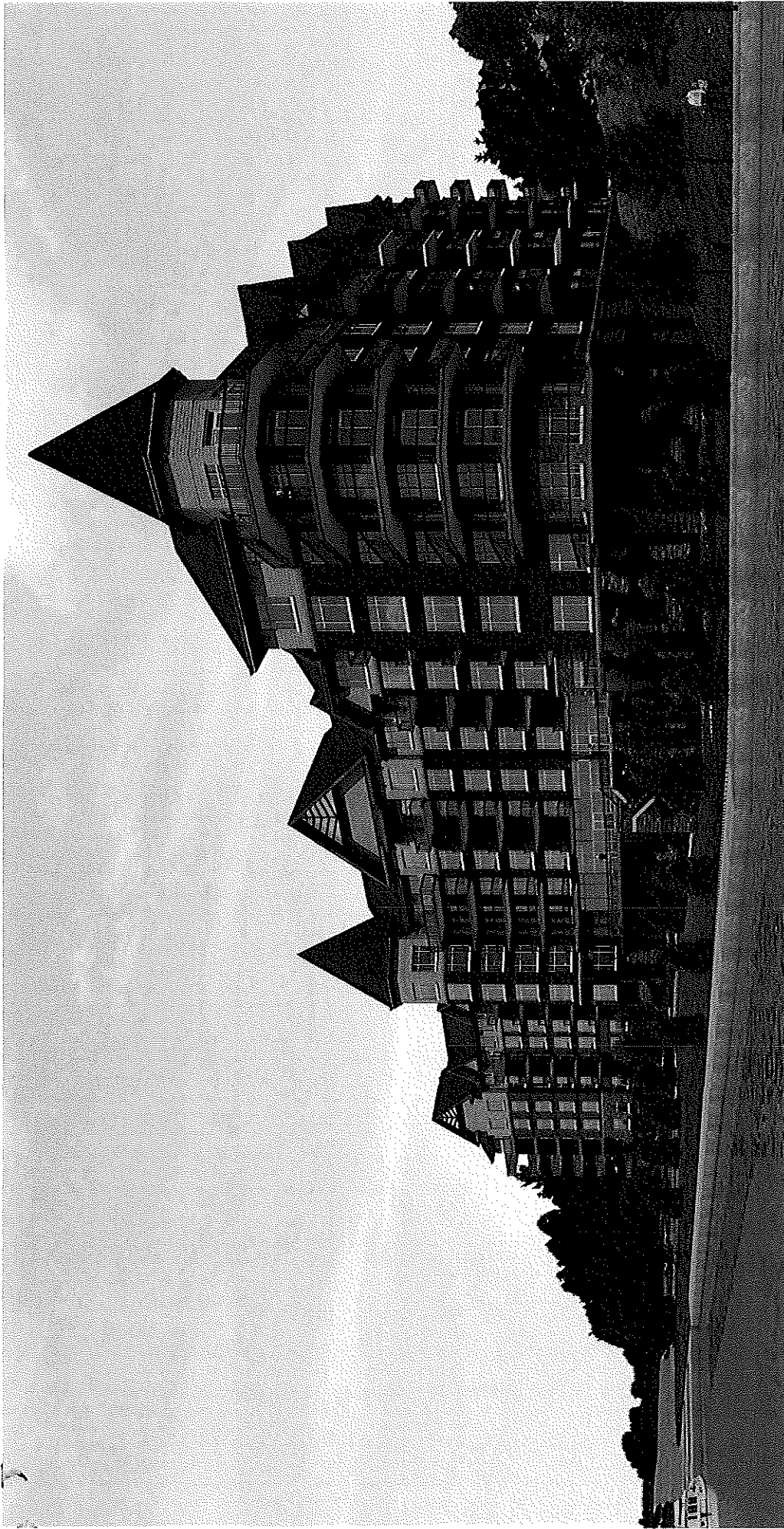
PARKING
REQUIRED 128 SPACES (1.25 SPACES PER SUITE)
PROPOSED 150 SPACES
REQUIRED HANDICAP 8 SPACES (1 PER 20 PARKING SPACES)
PROPOSED HANDICAP PARKING 8 SPACES
HANDICAP DIMENSION 3.0M x 6.0M
MINIMUM DIMENSION 3.0M x 6.0M PLUS 1.5M WALKWAY DIMENSION
DRIVEWAY WIDTH 6.0M
REQUIRED 6.0M
PROPOSED 6.0M

LOADING
REQUIRED 1 SPACE
PROPOSED 1 SPACE
DIMENSIONS 14M x 3.3M 4.9M x 3.3M

CREAT NOTES
 THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE PROPERTY LEGAL DESCRIPTION AND ZONING BY-LAW. THE ASSUMED FRONT BUILDING FOOTPRINT AND ZONING INFORMATION IS BASED ON THE ASSUMED FRONT BUILDING FOOTPRINT AND ZONING INFORMATION. THE ASSUMED FRONT BUILDING FOOTPRINT AND ZONING INFORMATION IS NOT A GUARANTEE OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER TABLE OF CERTIFICATION. 7.4.1.1



1 Site Plan
 1:250



Riviera
CONDOMINIUMS

LAKE VIEW

*Preliminary Artist's Rendering.
Rendering, areas, plans and dimensions are approximate and subject to change.
Not to be relied upon for sales purposes. Accurate for submission to Township only as of September 30, 2013.
Subject to modifications through Township approvals process. Actual usable floor space may vary from the stated floor area.
Subject to errors and omissions excepted.*



Riviera
CONDOMINIUMS

STREET VIEW

*Preliminary Artist's Rendering.
Rendering, areas, plans and dimensions are approximate and subject to change.
Not to be relied upon for sales purpose. Accurate for submission to Township only as of September 30, 2013.
Subject to modifications through Township approvals process. Actual usable floor space may vary from the stated floor area.
Subject to errors and omissions excepted.*