



## PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE AGENDA

On October 25, 2016 @ 6:00 PM

At Town of Gananoque Administration Office - Boardroom – 30 King Street East

Item	Title/Description	Recommended Action/ Attachment	Draft Motion
1	<b>CALL TO ORDER</b>		
2	<b>ADOPTION OF THE AGENDA</b>		Motion
3	<b>HEALTH SAFETY &amp; WELLNESS</b>		
4	<b>DISCLOSURE OF PECUNIARY INTEREST &amp; THE GENERAL NATURE THEREOF</b>		
5	<b>PUBLIC QUESTION/COMMENT</b>		
6	<b>MINUTES OF COMMITTEE (ADOPTION)</b>		
	Minutes of September 15, 2016		Motion
7	<b>DEPUTATIONS</b>		
	None		
8	<b>REPORTS/NEW BUSINESS</b>		
	Brenda Guy		
	Development Permit Update: ↓ DP2016/08    Anderson 462 Stone Street S		Motion
9	<b>CORRESPONDENCE</b>		
	OMB Review <a href="http://www.mah.gov.on.ca/Page15027.aspx">http://www.mah.gov.on.ca/Page15027.aspx</a>  Notice of Public Meeting: Township of Leeds and a Thousand Islands		
10	<b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b>		
11	<b>ADJOURNMENT</b>		



**PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/  
PROPERTY STANDARDS COMMITTEE MINUTES**

SEPTEMBER 15<sup>TH</sup> 2016 @ 6:00 PM  
At Town Hall, Boardroom – 30 King Street East

Item	Title/Description	
1	<p><b>CALL TO ORDER</b></p> <p>Chair: Chris McDonald</p> <p>Members: Councillor Brian Brooks Sheila Burtch Chuck Marquardt Councillor Anne Warren Ken Wilson Kevin Wood</p> <p>Absent Members: -</p> <p>Staff: Brenda Guy, Manager of Community Development</p>	
2	<p><b>ADOPTION OF THE AGENDA</b></p> <p><b>MOTION No. 2016-20</b> <b>Moved by:</b> Councillor Brian Brooks <b>Seconded by:</b> Ken Wilson</p> <p>BE IT RESOLVED THAT PAC/COA/PSC adopt the agenda dated September 15, 2016, as posted.</p>	Carried.
3	<p><b>HEALTH SAFETY &amp; WELLNESS</b></p> <p>Gananoque has been experiencing a series of power outages. It was advised that individuals need to ensure proper and safe hookup of generators.</p>	
4	<b>DISCLOSURE OF PECUNIARY INTEREST &amp; THE GENERAL NATURE THEREOF</b>	None.
5	<b>PUBLIC QUESTION/COMMENT</b>	None.
6	<p><b>MINUTES OF COMMITTEE (ADOPTION)</b></p> <p><b>MOTION No. 2016-21</b> <b>Moved by:</b> Councillor Anne Warren <b>Seconded by:</b> Chuck Marquardt</p> <p>BE IT RESOLVED THAT PAC/COA/PSC hereby adopt the minutes dated July 26<sup>th</sup>, 2016.</p>	Carried.
7	<b>DEPUTATIONS</b>	None.

8	<b>REPORTS/NEW BUSINESS</b>	
	<p><b>Development Permit</b></p> <p>⚡ DP 2016/06 - Sushi Sun - Heung Woo 80 King Street East</p> <p>The property is within the Commercial Traditional Core. Existing on the property is a two-storey building with commercial (restaurant) on King Street East and residential unit in the upper storey. The applicant is proposing to construction a new detached garage/storage building on the 60' X 120' lot.</p> <p>The Official Plan and Development Permit Bylaw permit accessory buildings on properties.</p> <p>There is an existing private right-of-way on the lands. 80 King Street East has a 2' right of way in favour of the property owner at 82 King Street East. Additionally, 82 King Street East has a 10' right of way in favour of 80 King Street East. The proposed building on the lands will be 9.3±' from the right of way to the location of the garage and landscape planters.</p> <p>Staff have no objection to the proposed garage provided the owner enter into an agreement with the Town for the layout as approved by the property owner within 1 (one) year of approval.</p> <p><b>MOTION No.            2016-22</b>  <b>Moved by:</b>            Councillor Brian Brooks  <b>Seconded by:</b>        Ken Wilson</p> <p>THAT PLANNING ADVISORY COMMITTEE RECOMMENDS TO COUNCIL that DP2016-06 - Sushi Sun at 80 King Street East be approved provided the applicant enter into an agreement with the Town.</p> <p>⚡ DP 2016/07    Thousand Island Boat Museum 125 Water Street</p> <p>Susanne Richter, Bernie Latremouille and Rebecca Keyes on behalf of the Thousand Islands Antique Boat Museum were in attendance.</p> <p>Docking and a yacht house facility was approved in 2014 under DP2014-02. This was in conjunction with a Capital Facilities Agreement with the Town at 125 Water Street. The application before the Committee is an addition/amendment to the approved Development Permit. The addition will add a breakwater/floating</p>	<p>Carried.</p>

docking system. The approximate size being 24' x 350'. Staff identified that the addition maximizes the approved waterlot lease which is 250' x 250'. Should the plan move forward as approved, Council approval will be required for an expansion of the waterlot lease.

Susanne Richter noted the many benefits of the project, such as ice flow protection, protection from wind, maintaining a natural harbour, visually appealing open view from parking lot, community events etc.

**MOTION No.**            **2016-23**  
**Moved by:**            Councillor Brian Brooks  
**Seconded by:**        Ken Wilson

BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE recommends to Council approval of DP2016/07 - Thousand Islands Boat Museum at 125 Water Street, provided the cleats on the south side be removed unless the water lot is increased to accommodate additional docking.

Carried.

Sign Minor Variance:

↓ SMV02/16      Royal Theatre  
                           73 King Street East

MyFM Broadcasting has applied for a temporary banner sign at 73 King Street East. The purpose of the temporary signage is to fundraise for the theatre. The request is a banner for a period of 6 months to cover the existing marquee at the front of the building.

Staff identified that there is an Order on the property and signage is a part of the Order. At the Property Standards hearing of July 26, 2016, the Owners of the theatre requested a 90 day extension to undertake the works. The Committee approved the extension. Staff recommends approval of the temporary banner provided it coincides with the end date of the Notice and Record of Decision from the Property Standards Committee.

**MOTION No.**            **2016-24**  
**Moved by:**            Councillor Anne Warren  
**Seconded by:**        Councillor Brian Brooks

BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE APPROVE SMV2016-02 – MyFM Broadcasting for 73 King Street to erect a temporary banner on the marquee ending October 25, 2016 to coincide with the Order to Comply.

Carried.

9	<b>CORRESPONDENCE</b>	None.
10	<b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b>	None.
11	<b>ADJOURNMENT</b>  <b>MOTION No.</b> <b>2016-25</b> <b>Moved by:</b> Sheila Burtch  That PAC/COA/PSC adjourn this regular meeting.	Carried.

## PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: Brenda Guy  
Manager of Community Development

DATE: Tuesday, October-18-16

SUBJECT: DP 2016/08 – ANDERSON  
CLASS 2

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### **Background:**

Property: 462 STONE STREET S

Legal Desc: LOT 649 PLAN 86  
TOWN OF GANANOQUE

Acreage: 15,600 SQ.FT.

Lot Coverage: 35% MAXIMUM COVERAGE

Official Plan: LOWERTOWN

Community Planning  
Permit System: LOWERTOWN RESIDENTIAL

### **Purpose and Effect:**

The applicant is proposing to increase the height of an existing garage located on the subject lands.

### Provincial Policy Statement

The Provincial Policy Statement, 2014 (PPS) provides direction on matters of provincial interest pertaining to land use matters and all development proposals must be consistent with the policies therein.

*“The Vision for Ontario’s Land Use Planning System depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.”*

Official Plan

The Official Plan designates the lands as Lowertown. The intent of the Official Plan's Lowertown designation is to create a vibrant, year-round, mixed use Lowertown neighbourhood on an active waterfront where people live, work and play.

**Comment:** The Lowertown designation permits residential uses and waterfront residential. The application before the committee is to increase the height of an existing garage which is accessory to the primary dwelling.

The property is subject to natural features such as flood plain and unstable slopes, however, the area of the application is beyond these boundaries and there is no new structure being proposed.

Community Planning Permit System

The lands are designated Lowertown Residential with the intent to preserve and enhance the architectural integrity and value of the residential precinct. The Lowertown Residential designation provides for single family, semi-detached or duplex dwellings.

The property falls within Section 13.0 of the Waterfront Overlay which identifies with the preservation of views, access and public usage. The additional sections specifically address vegetation, slopes, floodplain and new development.

Overview:

The property of 462 Stone Street S is an existing two storey dwelling on a 60' x 120' lot. Additionally, there is a boathouse on a Town waterlot and the subject of this application, a single storey detached garage.

The detached garage is approximately 10± from the single family dwelling.

Accessory buildings are subject to the following general provisions:

	Requirement	Proposal
Permitted provided it is accessory to principal use.	Existing	Existing 1-storey and a permitted use
Not for human habitation		n/a
Closer to front yard or exterior yard than main dwelling unit		n/a
Distance from side lot line, rear of main building	1m	Existing
Accessory Building Coverage	No more than 10% in residential	5.58%
Maximum Gross Floor area for Accessory Building	100m <sup>2</sup> (1,076sq.ft)	872 sq.ft.
Maximum height	4.5m(14.8ft)	13'6" existing to 19.5'

**Section 15.0 Definitions****Height**

Means the vertical distance measured from the average elevation of the finished grade adjacent to a building or structure, or for a structure partially or entirely on or over the water, from the elevation of the ordinary water's edge, to:

- i) The highest point of the surface of a flat roof or of the surface of a structure, but excluding any railing;
- ii) Half the distance between the top of the highest load-bearing wall and the roof ridge of any sloped roof; or
- iii) 75% of the height of the roof ridge of an A-framed structure.

The height of 19'6" was calculated as per the above noted definition ii).

Alternatively, the applicant was proposing to attach the existing garage (and construct addition) to the single family dwelling unit which is permitted given that the overall lot coverage is approximately 20% total. The expansion of legal non-conforming use provisions under Section 3.28 - Addition to Existing Building or Structure would be permitted as the bylaw indicates that nothing shall prevent the renovation, extension or addition provided it does not further reduce the requirements of the Bylaw. The maximum height for residential is 36'.

A copy of the elevation plans have been provided and the materials will be wood siding.

**Circulation to agencies:**

Canada Post		
CRCA		
CBO		See attached. Applicable at time of building permit.
Eastern Ontario Power		
Leeds Grenville EMS		
Fire Department		
LG Health Unit	No comment	
Police Department		
Public Works		
Union Gas		
Water/Sewer		
Adjacent Property Owners		

Staff have no objection to the proposed height increase to the detached garage as proposed.





**DEVELOPMENT PERMIT BYLAW  
2010-65**

**3.1 Accessory Buildings, Structures and Uses**

Where a lot is devoted to a permitted use, customary accessory uses, buildings and structures are authorized provided that:

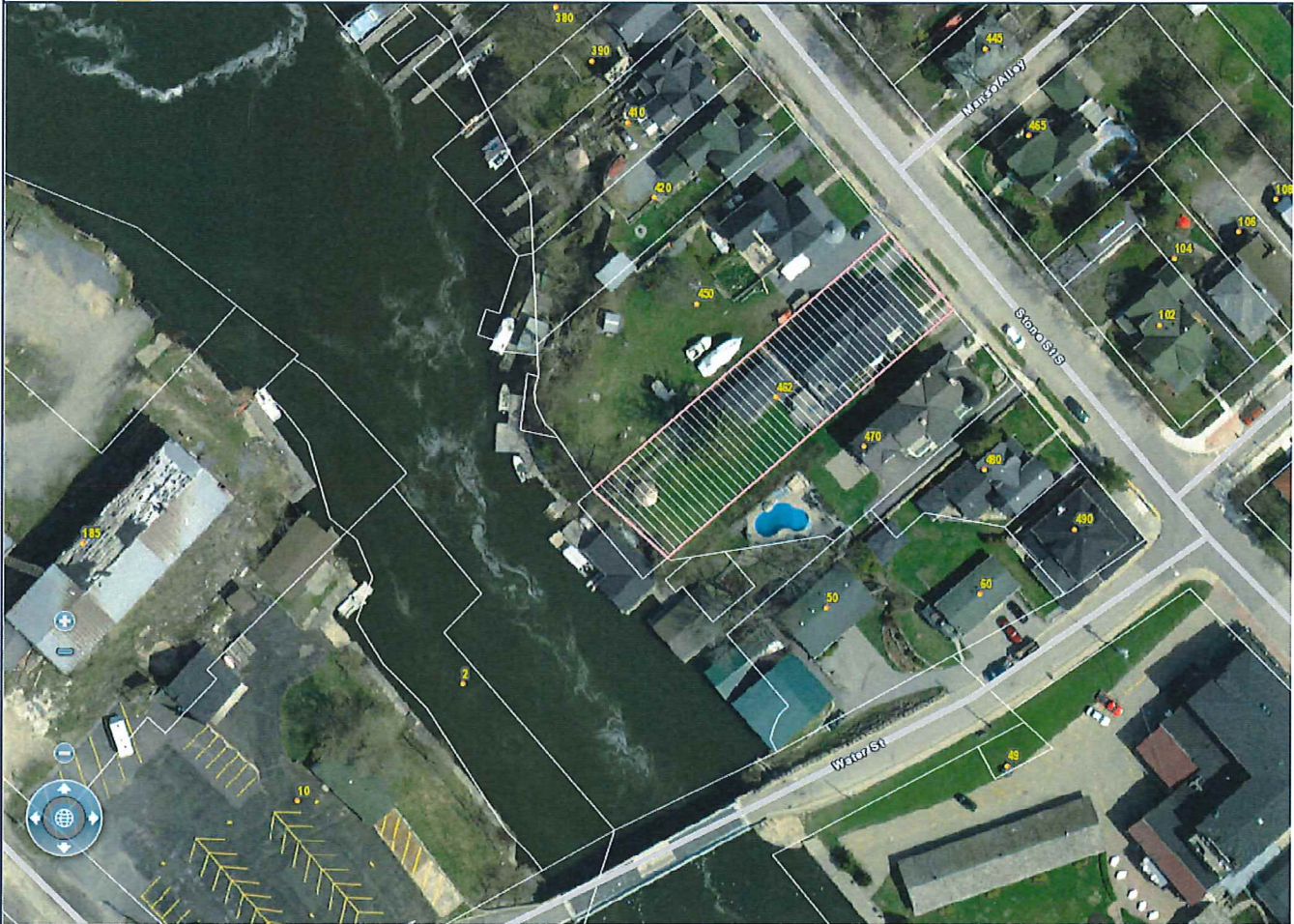
- All accessory uses, buildings and structures to a permitted principal use shall be located on the same lot and in the same designation as the principal use.
- The use of any accessory building for human habitation is not permitted except where specifically listed as a permitted use.
- No accessory Buildings, Structures and Uses shall be located closer to the front lot line or the exterior side lot line setback of the designation where it is located.  
Notwithstanding the foregoing no accessory Buildings, Structures and Uses are permitted closer to the front lot line or exterior lot line than the main structure.
- Accessory Buildings, Structures and Uses abutting a laneway should also refer to section 3.18.
- Except where specified otherwise, no accessory Buildings, Structures and Uses shall be located closer than 1.0 m (3.2 ft.) to any interior side lot line, rear lot line or the main building.
- Any building or structure which is attached to the main building shall not be considered an accessory building or structure.
- Accessory uses, excluding outdoor swimming pools, shall not cover more than 10% in any residential designation or more than 20% of the total lot area in any non-residential designation.
- The maximum gross floor area of any accessory building may not exceed 100m<sup>2</sup> (1,076 ft<sup>2</sup>) in a residential designation. This shall be calculated as part of the maximum lot coverage permitted in any designation.
- Air conditioners shall not be permitted within a minimum interior side yard setback.

Despite Section 3.1 above, a boat house, shed, dock or wharf may be located in the front yard, side yard or rear yard where a lot abuts a navigable waterway, provided that the approval of any governmental authority having jurisdiction has been obtained and provided that the boat house, dock or wharf is located not closer than 3.0 m (9.8 ft.) to the nearest adjacent lot line and does not encroach on adjacent frontage when the lot boundaries are extended into the water.

The maximum height of accessory buildings shall be 4.5 metres (14.8 feet)



Searches

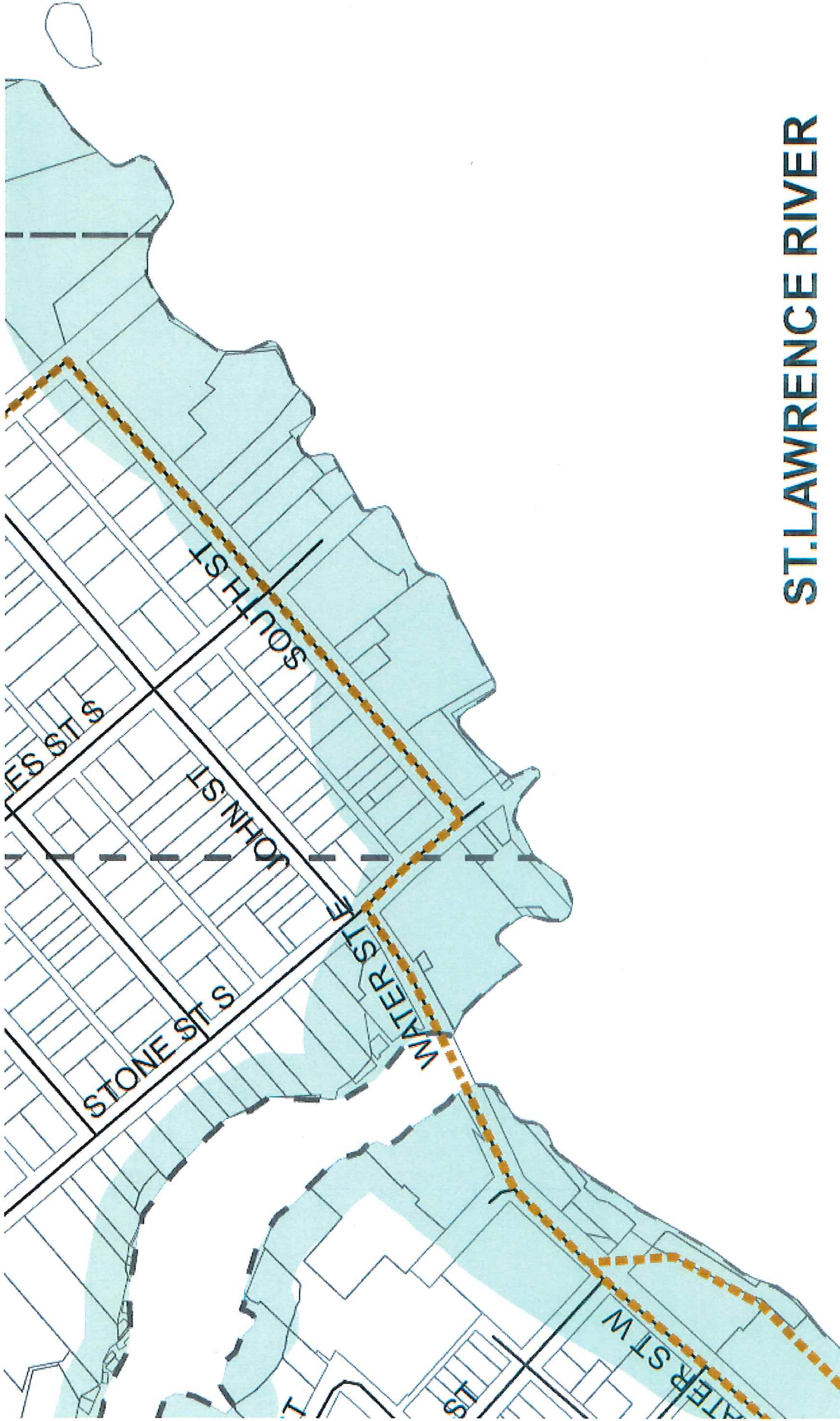


Scale 1:813.09 GO

Results

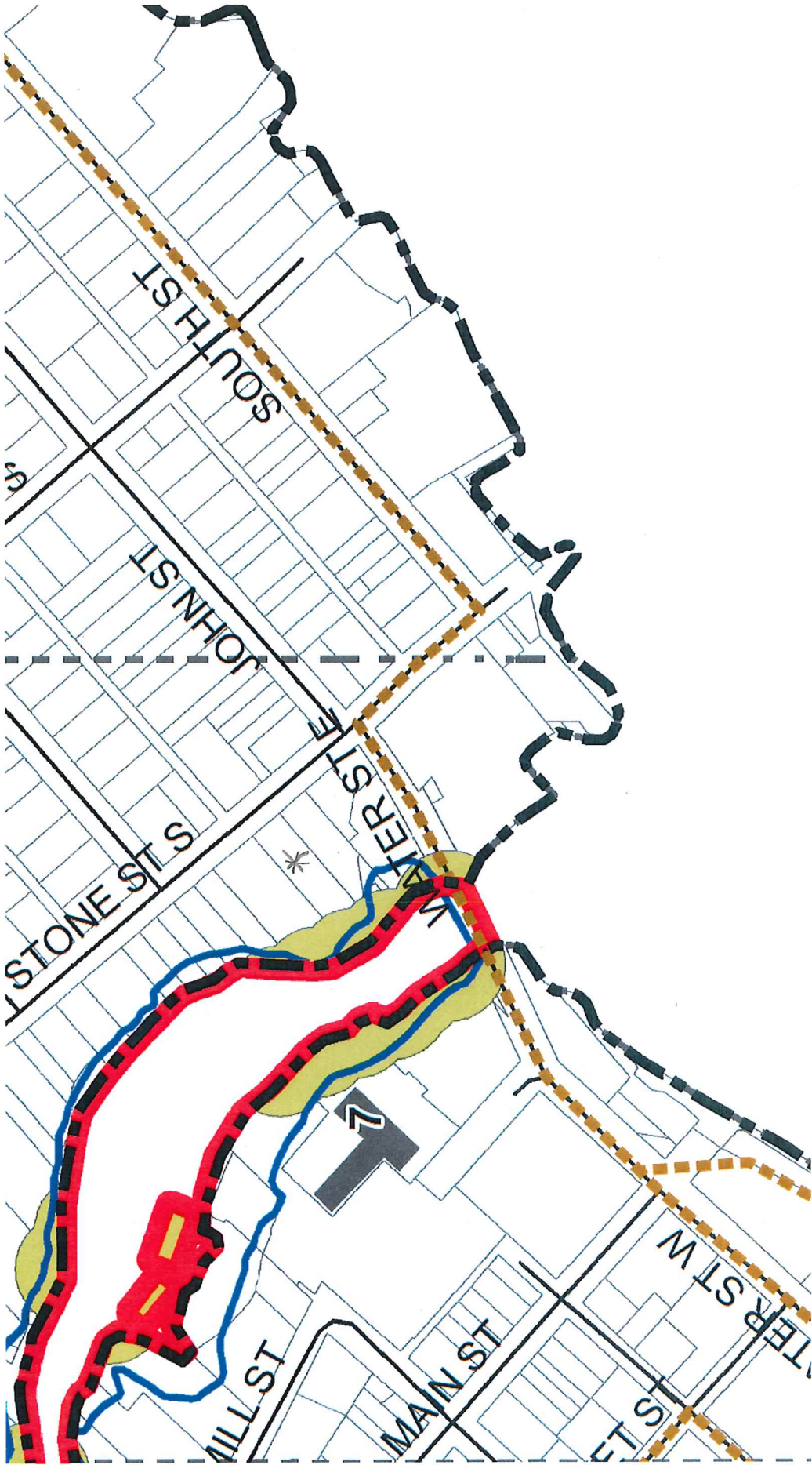
Land Parcels 1 Results More Reports Filter By

<input checked="" type="checkbox"/>	Tip	Roll Number	Owner	Location
<input checked="" type="checkbox"/>	1	08140002044900	ANDERSON CYNTHIA MARGARET	462 STONE ST S



## ST. LAWRENCE RIVER

*Waterfront Overlay*



Schedule F  
Natural Features

## Brenda Guy

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**From:** Terry Willing  
**Sent:** October-20-16 8:44 AM  
**To:** Brenda Guy  
**Subject:** RE: DP2016-08 Anderson

The north side yard being roughly 1.2 ft or less than 2' or 600 mm means that:

1. No window openings are permitted on this **north wall** face per OBC 9.10.14.4 so the 2 proposed windows must be deleted from the plan, and,
2. The wall must be provided with details to show 1 hr rating on the inside surface of this wall.

Construction details must also show a beam size and location to reduce the over 23' spans on the floor joists. Downspout details should also be provided to show there will be eve troughs, and that they no not overhang the property line, and drainage will not be towards the property line.

I presume the side yard relief will include the soffits and eve troughs.

Otherwise, no objections.

Terry Willing C.E.T.  
Chief Building Official  
& Property Coordinator  
Gananoque BCIN# 19519

665 Charles St. North  
Gananoque, ON K7G 1T2  
Phone (613) 382-2149 Ext: 1616

**PLAY WORKS**



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**NOTICE OF MEETING**  
**Proposed Class II Development Permit**

**TAKE NOTICE** the **Planning Advisory Committee/Committee of Adjustment** for the Town of Gananoque will hold a Meeting on **TUESDAY, OCTOBER 25<sup>TH</sup>, 2016** at **6:00 P.M.** in the **TOWN OF GANANOQUE - BOARDROOM, 30 KING STREET EAST, GANANOQUE, ON** to hear the following application to consider a Class II Development Permit:

**File No. DP2016/08**

**OWNER: ANDERSON, CYNTHIA MARGARET**

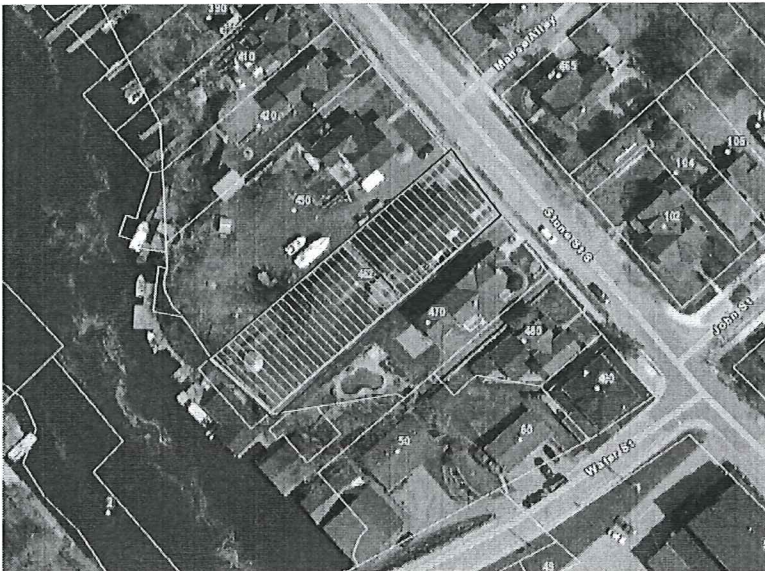
The property municipally and legally described as  
**462 STONE STREET SOUTH**  
**PLAN 86 LOT 649**  
**TOWN OF GANANOQUE**

has applied to the Town of Gananoque for a Development Permit to  
**INCREASE THE HEIGHT OF AN EXISTING ACCESSORY BUILDING**

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.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 21<sup>ST</sup> day of September, 2016



Notice Class II

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

30 King Street East, Box 100  
Gananoque, Ontario  
K7G 2T6  
Phone: (613) 382-2149  
Fax: (613) 382-8587  
www.townofgananoque.ca

# 28R 4150 PART 5

FRAME  
CATHOUSE

DECK

(NORTH FACE NOTED)  
0.7' WIDE CONCRETE  
RETAINING WALL  
0.30' N  
N49°00'40"E 34.3'

ORIGINAL WATER'S EDGE  
PER PLAN 28R 41399

WALL  
2.0'N

FRAM  
STEPS

FRAM  
HAND RAIL

CONCRETE WALKWAY

(SOUTH FACE NOTED)  
0.7' WIDE CONCRETE  
RETAINING WALL  
1.41'  
N41°35'10"W  
1.41'  
W/T  
(B/P/W) WALL  
0.14' S

N41°35'10"W  
(AL=937 W P2)

0+31.9  
0+339.9  
0+444.0  
0+488.9

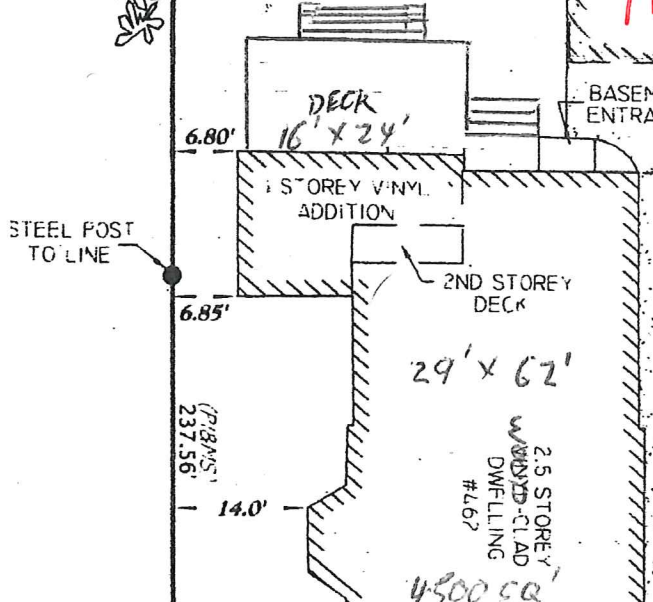
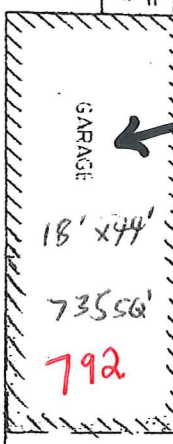
INSTRUMENT NO. 310391

INSTRUMENT NO. 6466

*Proposed height  
increase to 2-storey*

*Existing garage*

**649**



SEE BUILDING LOCATION SURVEY BY (1296) DATED  
HALF LOT LINE OF LOT 647

**648**

**647**

SCALE 1:1250



DP 20 16/08

**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
- Cataraqi Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqi 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: <i>STEPHEN ANDERSON</i>	Complete Address including Postal Code: <i>462 STONE ST. SOUTH GANANOQUE ON K7G 2A4</i>	Phone: <i>613 382 1221</i> Fax: <i>613 382 1551</i> E-mail: <i>ANDERSON@SYMPATCO.CA</i>
Name of Property Owner (if different than applicant): <i>SAME</i>	Complete Address including Postal Code: <i>SAME</i>	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner: <i>SAME</i>	Complete Address including Postal Code: <i>SAME</i>	Phone: _____ Fax: _____ E-mail: _____
Engineer: <i>WRIGHT ENGINEERING &amp; DESIGN</i>	Complete Address including Postal Code: <i>100 VICTORIA AVE. GANANOQUE ON. K7G 2S1</i>	Phone: <i>382 2399</i> Fax: _____ E-mail: _____
Ontario Land Surveyor: <i>COLLETT SURVEYING LTD</i>	Complete Address including Postal Code: <i>75 KING ST. E BROCKVILLE ON K6V 5V2</i>	Phone: <i>613 342 2611</i> Fax: _____ E-mail: <i>DIS@COLLETTSURVING.CA</i>
Street or Property Address (if applicable):		

**LEGAL DESCRIPTION**

Lot: <i>649</i>	Concession:	Part(s):	Plan: <i>86</i>
Frontage: <i>60'</i>	Depth: <i>260'</i>	Area (sq.m): <i>1585 sq.m</i>	Area (acres):



<b>Existing Use(s):</b>	
Length of time the existing use of the subject lands have continued:	130 YEARS
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?	
<b>Proposed Use(s):</b>	
RESIDENTIAL	
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.	
GIVEN THE SIZE OF THE HOMES IN THE AREA, A 2 STORY GARAGE IS NOT OUT OF PLACE. VARIATION - 22' HIGH / 1278 SQ'	
Abutting Land Use(s):	
RESIDENTIAL	
Is the Development to be phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction?	FALL 2016
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

<b>Plan Details:</b>			
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area:  1585 (sq.m)	Building Coverage:  18 (%) 299 (sq.m)	Landscape Coverage:  / (%) / (sq.m)
Building Height:  22'	No. of Storeys:  2	No. of Units:  /	Method of Garbage Storage:  /
Parking Surface: Existing: 1919 SQ' Proposed: 1919 SQ'	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:  /

<b>Heritage Tourist Inn/Bed and Breakfast:</b>			
Is this an application for a Heritage Tourist Inn?	Number of Guest Rooms:	Is this an application for a Bed and Breakfast?	Number of Guest Rooms:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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 _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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		2 1/2 STORY HOUSE	1 STORY GARAGE
Date Constructed:		1886	1886/1986
Front Line Setback:		29.7'	109'
Rear Lot Line Setback:		100+'	100+'
Side Lot Line Setback:		6.8'	1.14'
Side Lot Line Setback:		12.2'	41'
Height:		32'	13'6"
Dimensions:		29'x62' IREG.	18'x44'
Floor Area:		4500SQ'	735 SQ'
PROPOSED BUILDINGS:		Building 1	Building 2
Type of Structure:			2 STORY GARAGE
Proposed Date of Construction:		S A	
Front Line Setback:			109'
Rear Lot Line Setback:			100+'
Side Lot Line Setback:			1.14'
Side Lot Line Setback:			41'
Height:			22'
Dimensions:			18'x44'
Floor Area:			1278 SQ'
Attached Additional Page, if necessary			

**Access:**

Municipal Street       Unopen Road Allowance       Existing Right-of-way       Other \_\_\_\_\_

Name of Street/Road: STONE STREET SOUTH

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

MAGGIE ANDERSON (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

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

\_\_\_\_\_  
Signature of Witness (not applicant)

\_\_\_\_\_  
Date  
SEPT 16/2016

**CONSENT BY OWNER**

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

I/We, MAGGIE ANDERSON, 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  
SEPT 16/2016

**DECLARATION OF APPLICANT**

I, STEPHEN ANDERSON of the TOWN of GANANOQUE in the TOWNSHIP of LANDS 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.

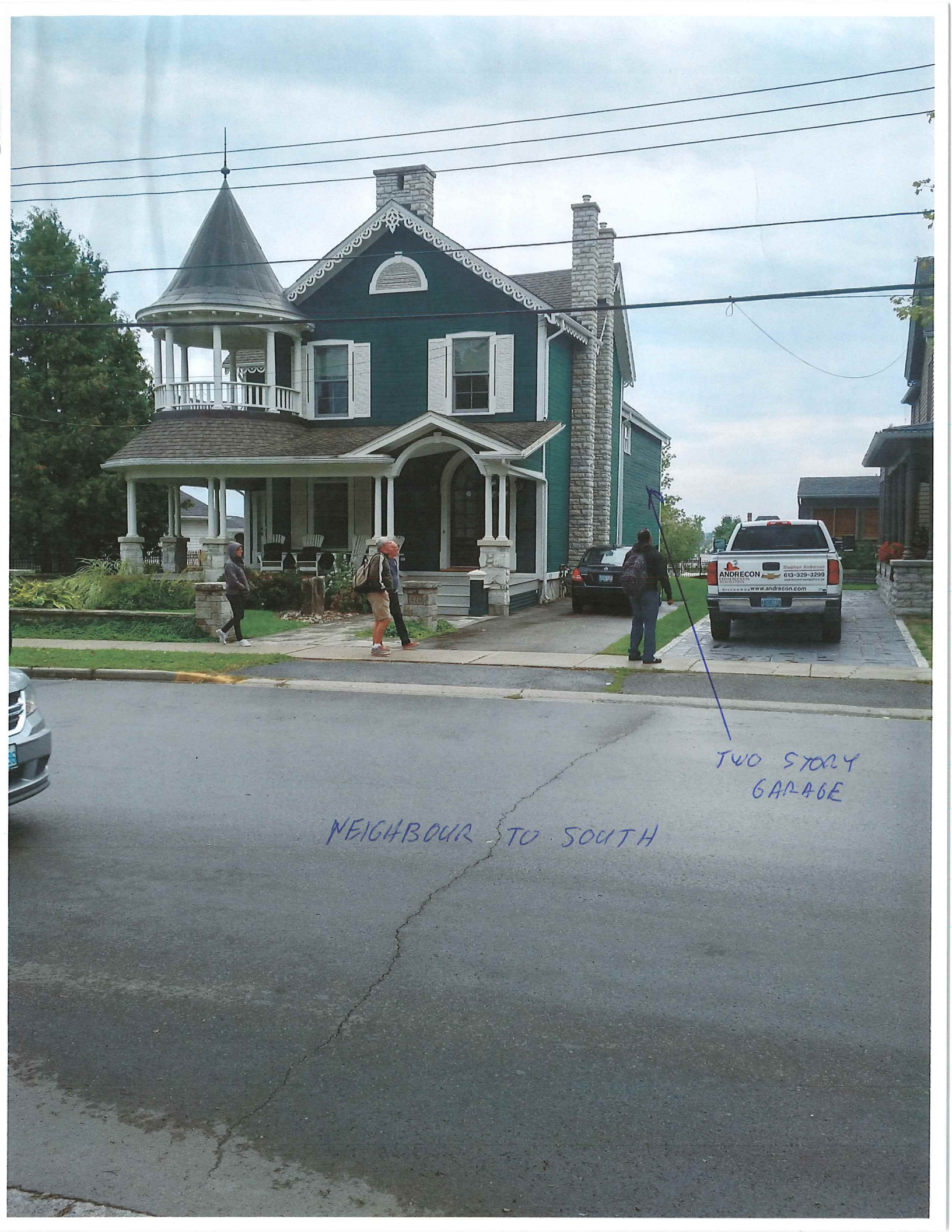
All of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of *The Canada Evidence Act*.

Declared/Sworn before me at Town of Gananoque this 20<sup>th</sup> day of September, 2016.

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

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

<b>Office Use Only:</b>		Roll No: <u>020 44900</u>
Official Plan Designation: <u>Lowertown</u>	Development Permit Designation: <u>Lowertown Residential</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>Sept. 19, 2016</u>	Date Application Deemed Complete: <u>Sept. 20, 2016</u>	Fees Received: <u>\$1500.00 PA</u>



TWO STORY  
GARAGE

NEIGHBOUR TO SOUTH



GARAGE

NEIGHBOUR TO NORTH

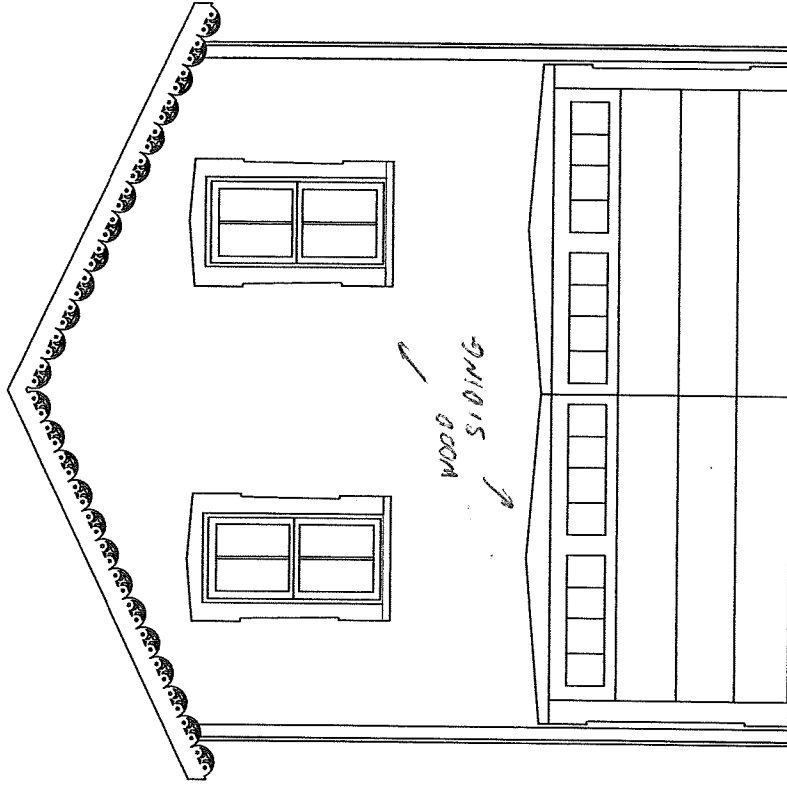


GARAGE

462 STONE ST. SOUTH



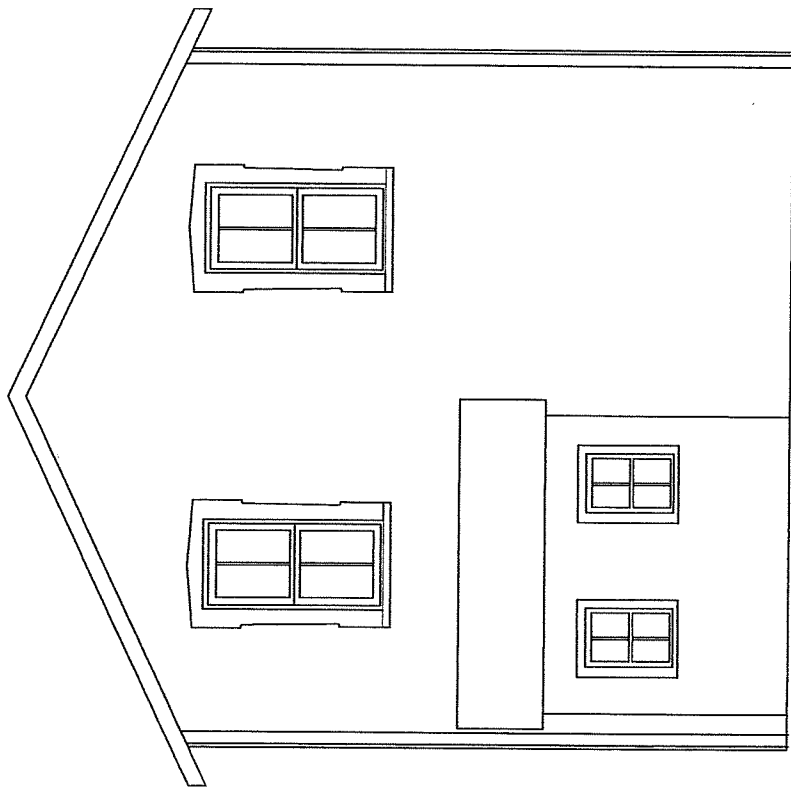
GARAGE TO BECOME  
2 STORY



EAST ELEVATION  
(FRONT)

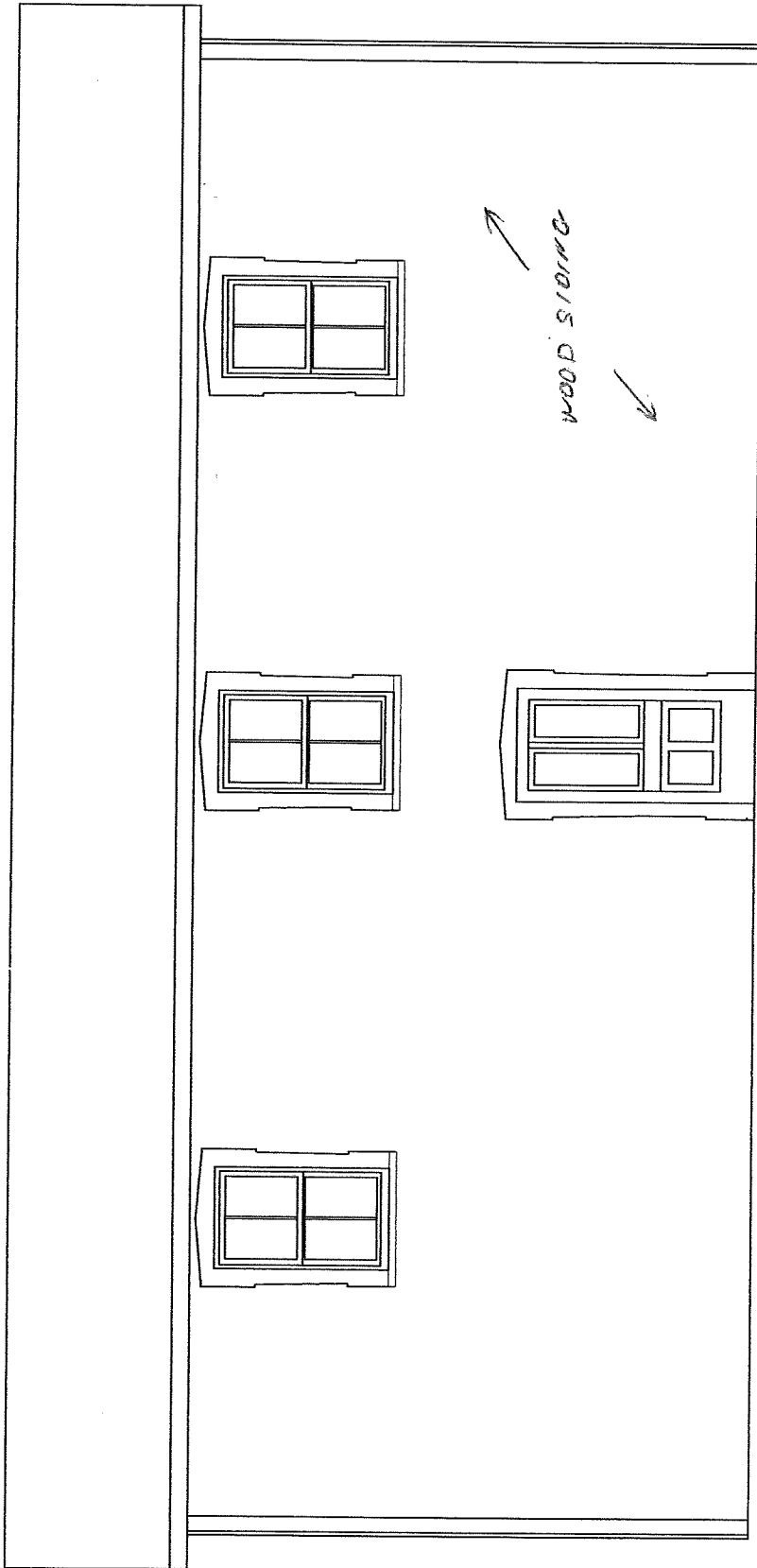
SCALE  $\frac{3}{16}'' = 1'$





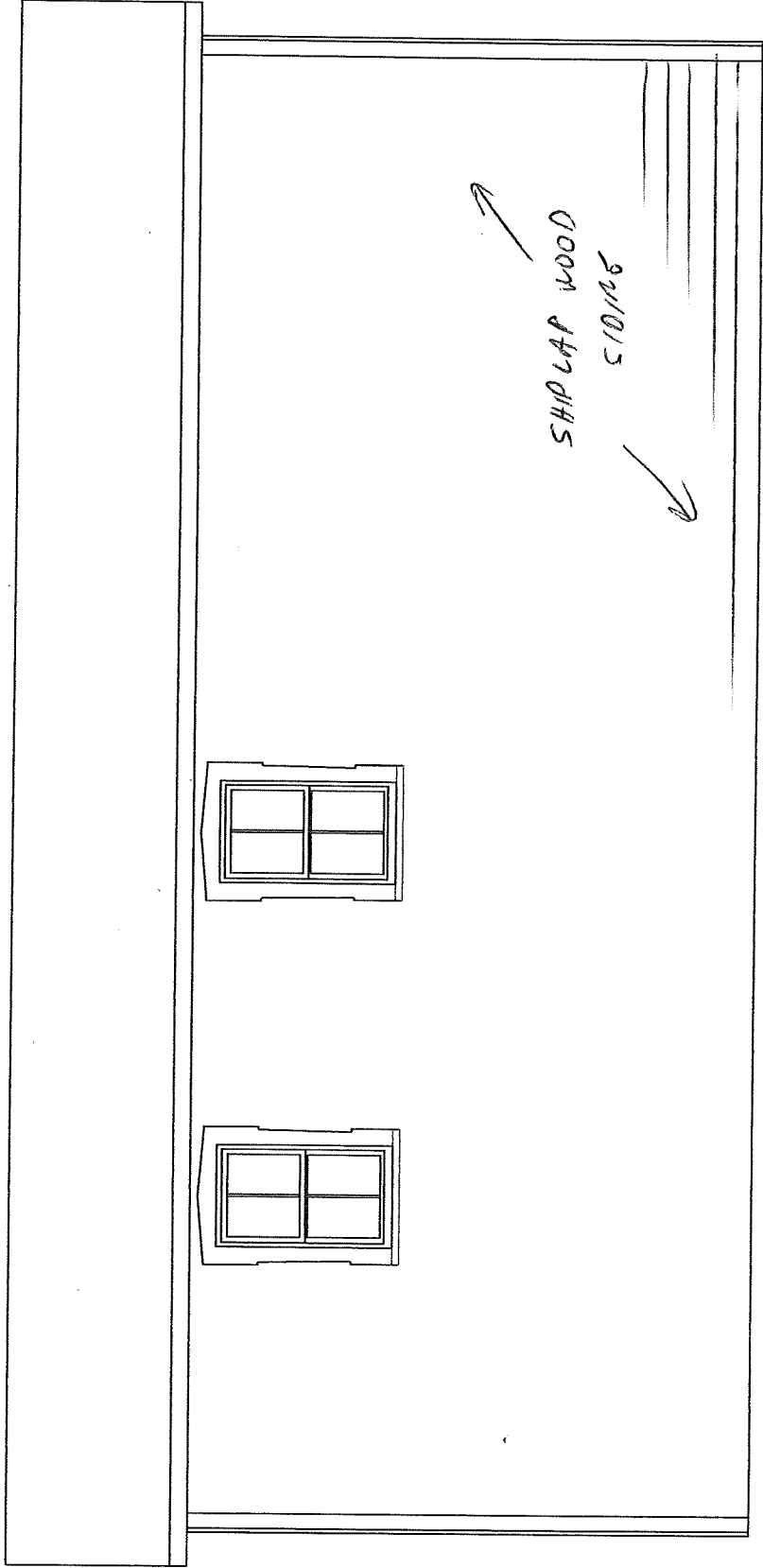
WEST ELEVATION  
(BACK)

SCALE 3/16" = 1'



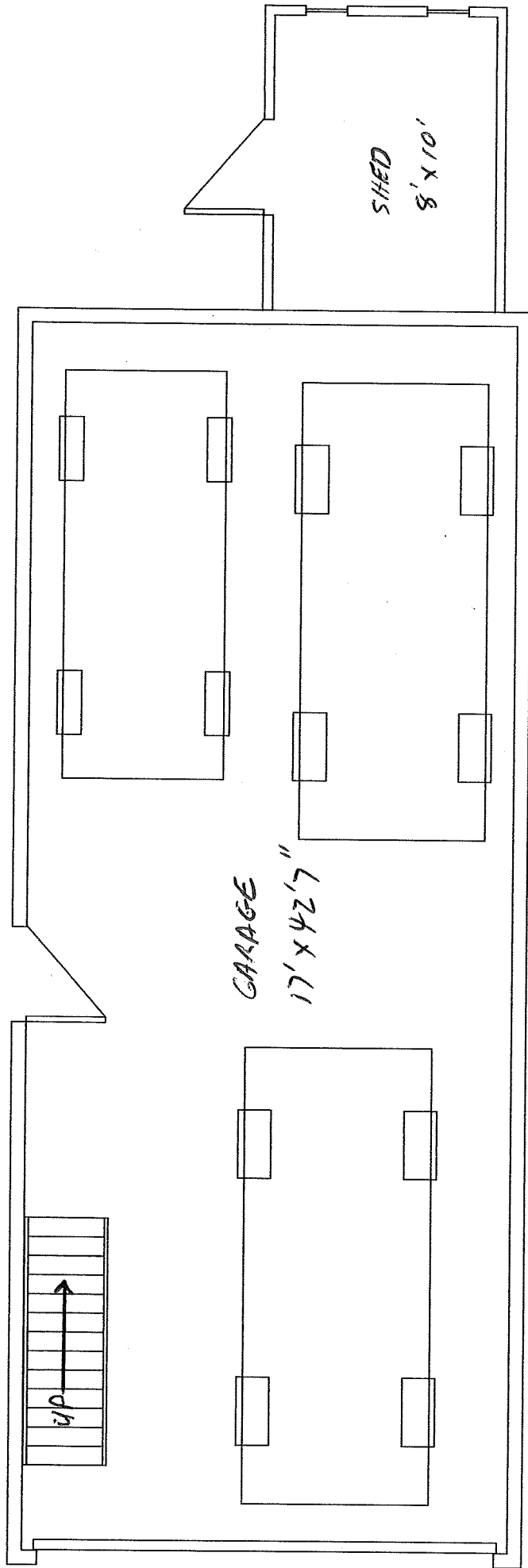
SOUTH ELEVATION

SCALE  $\frac{3}{16}'' = 1'$



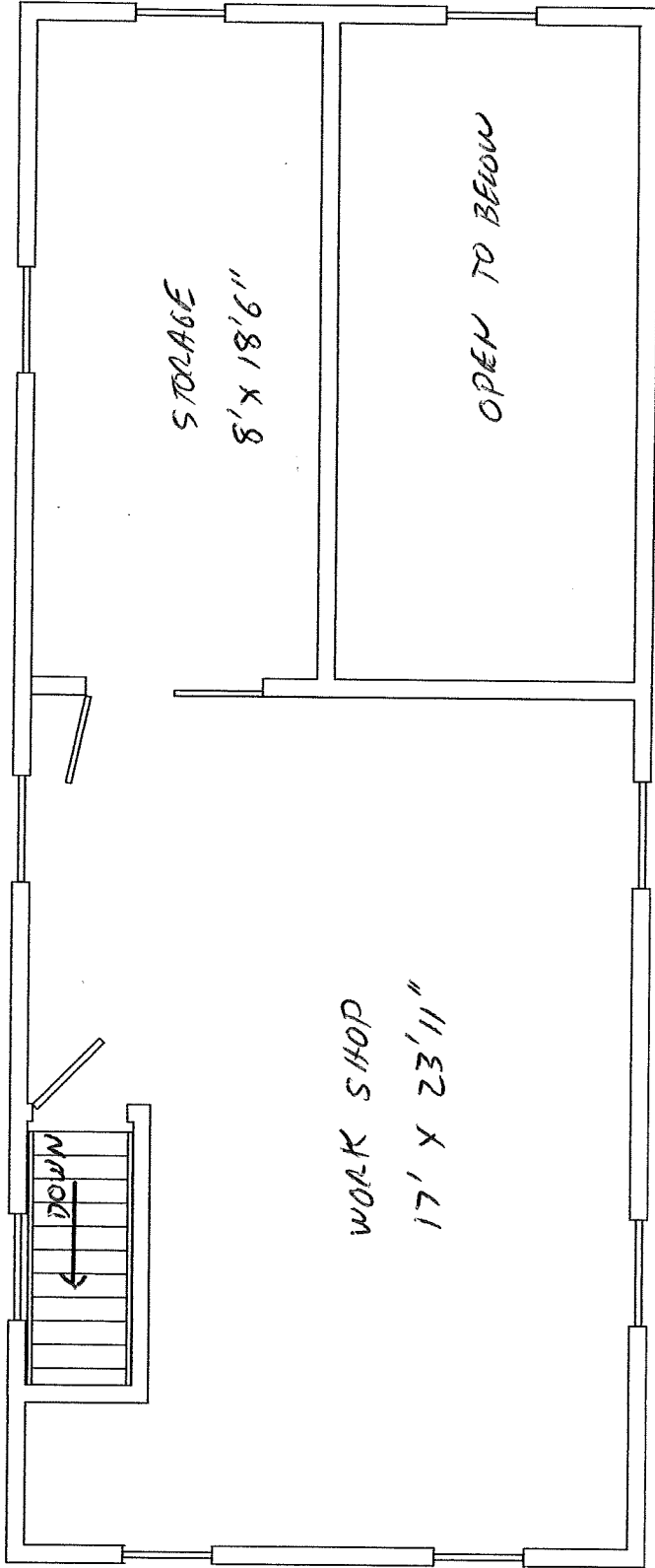
SCALE : 3/16" = 1'

NORTH ELEVATION



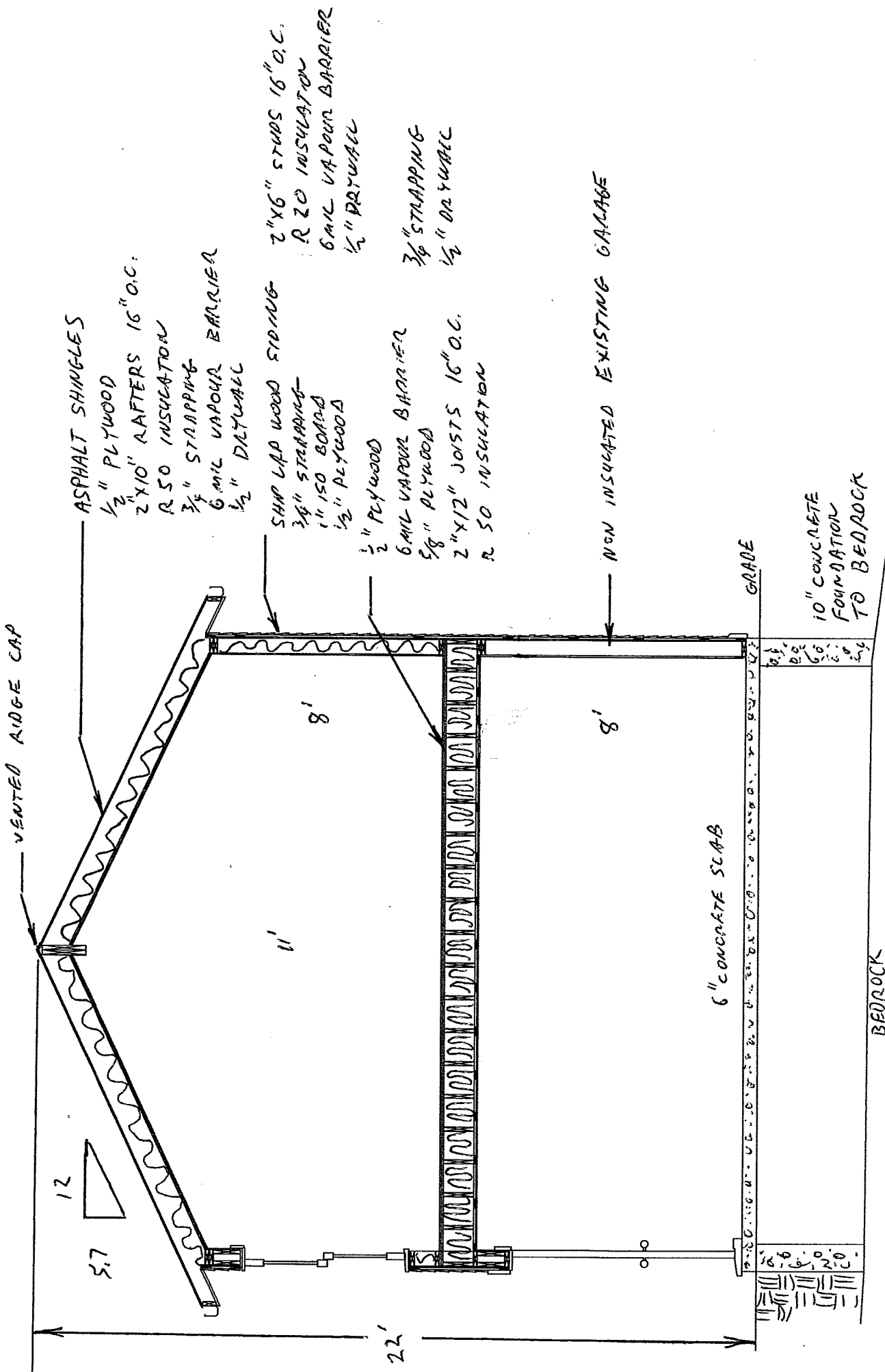
MAIN LEVEL FLOOR PLAN

SCALE  $3/16" = 1'$



2ND LEVEL FLOOR PLAN

SCALE  $\frac{3}{16}'' = 1'$



SECTION

## Brenda Guy

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**From:** OMBReview (MMA) <OMBReview@ontario.ca>  
**Sent:** October-05-16 1:48 PM  
**To:** OMBReview (MMA)  
**Subject:** Ontario is reviewing the Ontario Municipal Board

The Ministry of Municipal Affairs and the Ministry of the Attorney General are undertaking a review of the scope and effectiveness of the Ontario Municipal Board (OMB) to improve its role within the land use planning system.

We would like to thank those who participated in the initial consultation on key themes for the OMB Review – your input has contributed to the development of the ideas for reform and will be given careful consideration as the Review moves forward.

A consultation document intended to help facilitate discussion is available online at <http://www.mah.gov.on.ca/Page15027.aspx>. The document includes:

- overview information about the OMB and its role in the land use planning system
- possible changes to improve the scope and effectiveness of the OMB for your review and input
- questions for your consideration, and
- information on how to provide comments.

We will be accepting input and feedback on the questions outlined in the consultation document until December 19, 2016.

As part of the OMB review, the government would also like to invite you to attend a regional town hall session. The government will be holding these sessions across the province to get input from the public, municipalities, Indigenous communities and organizations, and stakeholders on possible changes being considered to improve the role of the OMB within the land use planning system.

Please visit the Ministry of Municipal Affairs webpage ([ontario.ca/OMBReview](http://ontario.ca/OMBReview)) for the most up-to-date consultation schedule and details.

Further information about the OMB Review is available online at [ontario.ca/OMBReview](http://ontario.ca/OMBReview). You can also visit our posting on the Environmental Bill of Rights Environmental Registry [EBR Registry No.: 012-7196] at [ebr.gov.on.ca](http://ebr.gov.on.ca).

Should you have any further questions about the Review or the upcoming regional town hall session, please do not hesitate to contact us by sending an email to [OMBReview@ontario.ca](mailto:OMBReview@ontario.ca) or calling 1-855-776-8011.

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### **Objet : L'Ontario examine la Commission des affaires municipales de l'Ontario**

Le ministère des Affaires municipales et le ministère du Procureur général ont entrepris l'examen de la portée et de l'efficacité de la Commission des affaires municipales de l'Ontario (CAMO) afin d'améliorer son rôle dans le système d'aménagement du territoire.

## Brenda Guy

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**From:** OMBReview (MMA) <OMBReview@ontario.ca>  
**Sent:** October-14-16 4:04 PM  
**Subject:** Update: Ontario Municipal Board (OMB) Review - Town Hall Dates and Locations

You are invited to participate in a Public Town Hall Meeting to learn about the OMB's current role in the land use planning process, to provide your perspectives, and to review and comment on changes the government is considering. You are encouraged to **RSVP online**, by email to [OMBReview@ontario.ca](mailto:OMBReview@ontario.ca) or call 416-585-6014 or 1-855-776-8011.

The dates, times and venue locations listed below are subject to change and periodic updates may occur. Please check our [Town Hall Meetings website](#) often to review the most current information.

Registration and an open house will take place from **5:00 p.m. to 6:00 p.m.** The town halls will **begin at 6:00 p.m. and end at 9:30 p.m.**

<b>Town Hall</b>	<b>Date</b>	<b>Location</b>	<b>RSVPs encouraged by:</b>
<b>Newmarket</b>	<b>October 18, 2016</b>	Trinity United Church 461 Park Avenue Newmarket	October 14, 2016
<b>Clarington</b>	<b>October 20, 2016</b>	Newcastle Community Hall 20 King Avenue West Newcastle	October 17, 2016
<b>Hamilton</b>	<b>October 24, 2016</b>	Ukrainian Catholic Church of the Resurrection 821 Upper Wentworth Street Hamilton	October 21, 2016
<b>Windsor</b>	<b>October 26, 2016</b>	Constable John Atkinson Memorial Community Centre, Leisure Gym 4270 Alice Street Windsor	October 21, 2016
<b>London</b>	<b>October 27, 2016</b>	German Canadian Club, Main Hall 1 Cove Road London	October 24, 2016
<b>Guelph</b>	<b>November 1, 2016</b>	University of Guelph,	October 28, 2016



<b>Town Hall</b>	<b>Date</b>	<b>Location</b>	<b>RSVPs encouraged by:</b>
		University Centre, Peter Clark Hall 50 Stone Road East Guelph	
<b>Oakville</b>	<b>November 3, 2016</b>	Oakville Town Hall 1225 Trafalgar Road Oakville	October 30, 2016
<b>Sudbury</b>	<b>November 8, 2016</b>	Lexington Hotel, Salon ABC 50 Brady Street Sudbury	November 4, 2016
<b>Ottawa</b>	<b>November 9, 2016</b>	St. Anthony's Banquet Hall 523 St. Anthony Street Ottawa	November 4, 2016
<b>Toronto</b>	<b>November 15, 2016</b>	Metro Toronto Convention Centre, North Building, Room 201 222 Bremner Boulevard Toronto	November 11, 2016
<b>Mississauga</b>	<b>November 17, 2016</b>	Port Credit Royal Canadian Legion Branch #82 35 Front Street North Mississauga	November 14, 2016
<b>Thunder Bay</b>	<b>November 24, 2016</b>	Da Vinci Centre, Michelangelo Room 340 Waterloo Street South Thunder Bay	November 21, 2016

Members of the public are also invited to **submit their written comments and feedback** on OMB reform by **December 19, 2016**.

Further information about the OMB Review is available online at [ontario.ca/OMBReview](http://ontario.ca/OMBReview). You can also visit our posting on the Environmental Bill of Rights Environmental Registry [**EBR Registry No.: 012-7196**] at [ebr.gov.on.ca](http://ebr.gov.on.ca).

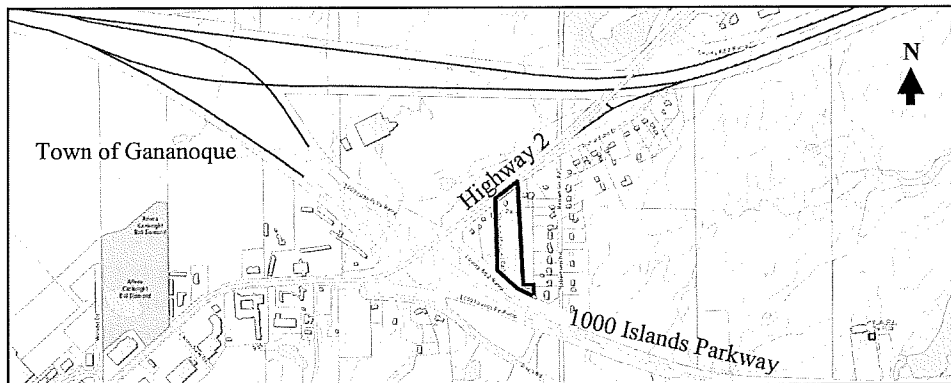


**NOTICE OF PUBLIC MEETING**  
**OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**  
**(Sections 17 and 34 of the Planning Act)**

DATE OF HEARING: **October 11, 2016**  
TIME OF HEARING: **5:00 p.m.**  
LOCATION: **Council Chamber, TLTI Municipal Offices**  
**1233 Prince St, Lansdowne, ON K0E 1L0**

**TAKE NOTICE** that the Council for the Corporation of the Township of Leeds and the Thousand Islands is in receipt of the following application for concurrent **Amendments** to the **Official Plan** and to **Zoning By-Law No. 07-079**. A Public Meeting will be held on the application at the time and location noted above.

Application No(s).: **Z-2016-11 & OP-2016-03**  
Applicant / Agent: **1291092 Ontario Inc/FOTENN Consultants Inc**  
Location: **379 Highway 2 (Formerly 8-88 MacNeil Park Lane)**  
Assessment Roll: **0812-812-020-04000**  
Lot Size: **1.5 hectares (3.7 acres)**  
Legal Description: **Leeds Con 1 Pt Lot 18**  
Official Plan Designation: **Rural, within 1000 Islands Special Policy Area**  
Zoning: **Mobile Home Park Residential (RMHP)**  
Related Applications: **N/A**



**KEY MAP:** Lands subject to the amendment outlined in red.

**PURPOSE OF AMENDMENTS**

The applications propose to rezone and re-designate the subject lands in support of a four storey, 78 room hotel. The hotel is proposed to have a 1,500 square meter ground floor area and a total floor area of 5,625 square metres. Other uses proposed to be contained within the hotel include an indoor pool/spa, fitness and recreation space, washrooms/change rooms, boardrooms, lobby and lounge space, a small self-serve eating area, and offices to carry out the hotel use. In addition to the proposed tourist lodging establishment (i.e. hotel), the proposed Tourist Commercial zoning would

amendment is passed, the person or public body may not be added as a party to the hearing before an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**RECEIVE A COPY OF THE COUNCIL'S DECISION**

If you wish to be notified of the passing or refusal of the proposed Amendments you must make a written or emailed request to the Township Clerk, Attention: Vanessa Latimer, Clerk, Township of Leeds and the Thousand Islands, at the address set out on this notice.

**For more information**, please contact our office by calling (613) 659-2415, or by fax (613) 659-3619, or email [amanda@townshipleeds.on.ca](mailto:amanda@townshipleeds.on.ca).

**Vanessa Latimer,  
Clerk**

DATED at the Township of Leeds and the Thousand Islands on the 20<sup>th</sup> day of September, 2016.