



**COMMITTEE OF ADJUSTMENT/PLANNING ADVISORY COMMITTEE
MEETING APRIL 22, 2014 @ 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 January 28, 2014
- D) SIGN MINOR VARIANCE:**
 - ✦ SMV1/14 Clarence Street Developments
79-81 King Street East
 - ✦ SMV2/14 Clarence Street Developments
15 Clarence Street
- E) CONTINUING BUSINESS/NEW BUSINESS:**
 - ✦ Update from January 28, 2014
 - ✦
- F) PUBLIC QUESTION PERIOD**
- G) ADJOURN:**
- H) Next regular meeting of COA/PAC is scheduled for May 27, 2014 at 6 p.m.**

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF JANUARY 28, 2014 @ 6:00 PM

Members Present:

Jonathon Allen, Sheila Burtch, Councillor Joe Jansen,
Nicole St. Onge

Members Absent:

Chair Chuck Marquardt, Heather Gallacher,
Councillor Jeff Girling

Staff Present:

Brenda Guy, Manager of Community Development

Vice Chair Jonathon Allen chaired the meeting

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2014-01

Moved by: Joe Jansen
Seconded by: Sheila Burtch

That Planning Advisory Committee accepts the minutes of the Committee of Adjustment & Planning Advisory Committee dated October 8, 2013 as amended.

- CARRIED

A) HEALTH, SAFETY & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS:

C) CONSENT:

↓ B7/2013 Wright
791 Windsor Drive

The application before the committee is to sever a parcel of land from a parcel of 51+ acres and convey 2+ acres of land to an adjacent property owner.

The severed lands will not be the creation of a new lot and therefore no new dwelling unit will be built.

Correspondence was received from the CRCA, Health Unit with no objection. Staff received two phone calls (George Jackson and Nancy St. John) for clarification on the application with no objection.

MOTION NO. 2014-02

Moved by: Joe Jansen
Seconded by: Sheila Burtch

THAT Planning Advisory Committee/Committee of Adjustment approves consent application B7/13 Wright at 791 Windsor Lane for a lot line adjustment to the Cowan property 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 indicated that the proposed pizza oven was open within the last week, therefore, the parking statistics for the increased tables will not be available.

COA/PAC COMMITTEE MEETING OF January 28, 2014

- ✦ Letter from the Thousand Islands Playhouse dated January 20, 2014
 - ❖ Received for Information
- ✦ Meeting Schedule for 2014
 - ❖ Received for Information

E) NEW BUSINESS: None

F) PUBLIC QUESTION PERIOD:

G) ADJOURN

MOTION NO. 2013-03

Moved by: Nicole St. Onge

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



APPLICATION FOR SIGN MINOR VARIANCE

SMV 1/14

The undersigned hereby applies to the Council of the Corporation of the Town of Gananoque for a minor variance from the

SIGN AND MERCHANDISE DISPLAY BY-LAW NO.2005-41

Please include the following with your submission:

- complete application form **and** photo or drawing of sign(s)
- photo or drawing of location of proposed sign/sign on building or property including dimensions
- application fee of \$50 (fifty dollars)

Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2004-63 and By-law 2007-29) being a by-law to establish general fees and rates for various services provided by the municipality)

Name of Applicant: Clarence Street Developments Inc.	Name of Property Owner (if different than applicant):
Address: 540 College Street 2 nd Floor Toronto, ON M6G 1A6	Address:
Telephone: 416.972.1682	Telephone:
E-mail: brett@jfbrennan.net	E-mail:

Street or Property Address (if applicable): 79-81 King Street East			
Legal Description: LT 624 E GANANOQUE RIVER PL 86; PT LT 1036 E GANANOQUE RIVER PL 86 PT 1-5, 10, 14-18, 21 28R12497 S/T & T/W LR365180 EXCEPT T/W OVER PT 12, 13, 19, 20 28R12497; LR 98253 EXCEPT ELY 10FT S OF 28R1920;			
Frontage: <u>60 feet</u>	Exterior Side Yard (if applicable): _____		Area (acres): <u>0.2 acres</u>
<input type="radio"/> Residential <input checked="" type="radio"/> Commercial/Industrial <input type="radio"/> Institutional <input type="radio"/> Agricultural/Recreational	Special Sign Zone (Schedule A): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Heritage Directional Sign (Section 6.13): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Historical Village <input type="checkbox"/> Yes <input type="checkbox"/> No

Type of Sign (check all that apply):			
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Ground	<input type="checkbox"/> Canopy/Soffit	<input type="checkbox"/> Other
<input type="checkbox"/> Window	<input type="checkbox"/> Sandwich Board	<input type="checkbox"/> Projecting	<input checked="" type="checkbox"/> Temporary, time period: <u>8 months</u>
Type of Construction (check all that apply):			
<input type="checkbox"/> Wood	<input type="checkbox"/> Plastic	<input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Other
If Illuminated (type of illumination): n/a			
Dimensions of Sign:	Length: 45 feet	Width: 3 inches	Height: 19 feet
Weight of Sign:			

Type and Number of Existing Signs (indicate number):			
Wall: 1	Ground	Roof	Other


Reason for Minor Variance from Sign and Merchandise Display By-law:

This application is submitted by Clarence Street Developments Inc. with the intention of applying for Minor variance from the Sign and Merchandise Display by-law for a temporary advertisement display Promoting the 1000 Islands and Gananoque as a destination. The building will function as the Riverstone Development sales centre with the sign being displayed for the duration of its use. Please see attached Schedule A of the proposed sign.

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize Clarence Street Developments Inc. (print) 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 purpose of conducting a site inspection with respect to the attached application.

 _____ Signature of Owner

_____ Signature of Owner

_____ Signature of Witness (not applicant)

_____ Signature of Witness (not applicant)

DECLARATION OF APPLICANT

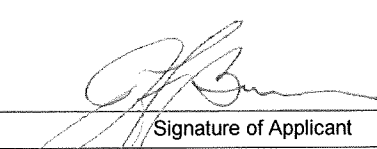
I, Clarence Street Developments Inc. of the _____ city _____ of Toronto in the _____ Province _____ of _____ Ontario _____ solemnly declare that:

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, 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.

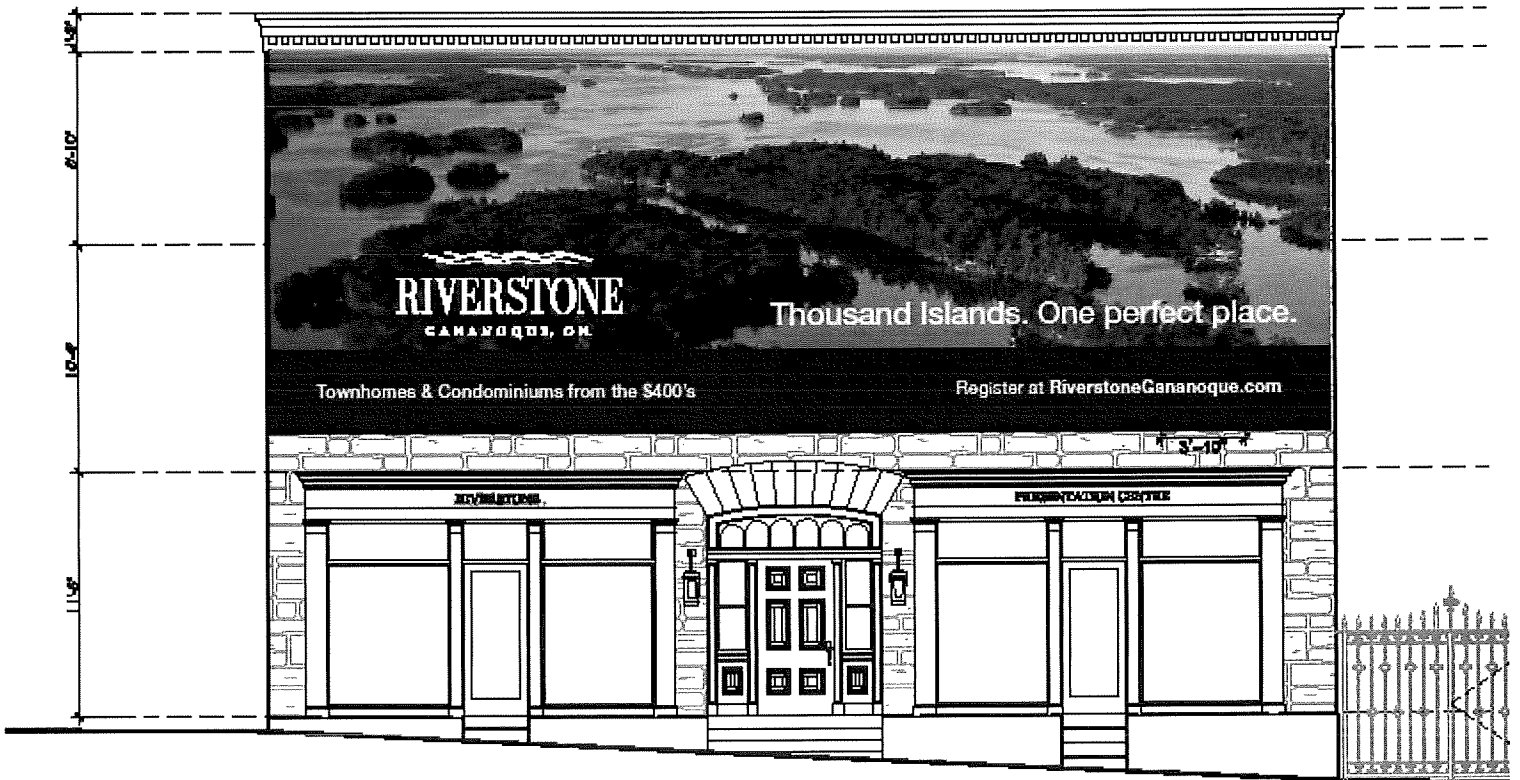
Declared before me at the city _____ of Toronto in the Province _____ of Ontario this 3rd day of April, 2014

_____ Signature of a Commissioner, etc

 _____ Signature of Applicant

Office Use Only		Roll No: <u>020 24700</u>
Official Plan Designation: <u>General Commercial</u>	Development Permit Designation: <u>Commercial Traditional</u>	Other:
Date of Submission:	Reviewed by: Manager of Community Development	Date

Schedule A





APPLICATION FOR SIGN MINOR VARIANCE

SMV 2,14

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SIGN AND MERCHANDISE DISPLAY BY-LAW NO.2005-41

Please include the following with your submission:

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- photo or drawing of location of proposed sign/sign on building or property including dimensions
- application fee of \$50 (fifty dollars)

Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2004-63 and By-law 2007-29) being a by-law to establish general fees and rates for various services provided by the municipality)

Name of Applicant: Clarence Street Developments Inc.	Name of Property Owner (if different than applicant):
Address: 540 College Street 2 nd Floor Toronto, ON M6G 1A6	Address:
Telephone: 416.972.1682	Telephone:
E-mail: brett@jfbrennan.net	E-mail:

Street or Property Address (if applicable): 15 Clarence Street			
Legal Description: Please see attached schedule A			
Frontage: <u>374' irregular</u>	Exterior Side Yard (if applicable):		Area (acres): <u>2.11 acres</u>
<input type="radio"/> Residential <input checked="" type="radio"/> Commercial/Industrial <input type="radio"/> Institutional <input type="radio"/> Agricultural/Recreational	Special Sign Zone (Schedule A): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Heritage Directional Sign (Section 6.13): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Historical Village <input type="checkbox"/> Yes <input type="checkbox"/> No

Type of Sign (check all that apply):			
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Ground	<input type="checkbox"/> Canopy/Soffit	<input type="checkbox"/> Other
<input type="checkbox"/> Window	<input type="checkbox"/> Sandwich Board	<input type="checkbox"/> Projecting	<input checked="" type="checkbox"/> Temporary, time period: <u>8 months</u>
Type of Construction (check all that apply):			
<input type="checkbox"/> Wood	<input type="checkbox"/> Plastic	<input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Other
If Illuminated (type of illumination): n/a			
Dimensions of Sign:	Length: 131 feet	Width: 2 inches	Height: 21 feet
Weight of Sign:			

Type and Number of Existing Signs (indicate number):			
Wall: 1	Ground	Roof	Other


Reason for Minor Variance from Sign and Merchandise Display By-law:

This application is submitted by Clarence Street Developments Inc. with the intention of applying for Minor variance from the Sign and Merchandise Display by-law for a temporary advertisement display Promoting the 1000 Islands and Gananoque as a destination. The location of the sign will replace an Existing sign erected by the Town with the same proportions as it currently stands. Please see attached Schedule B of the proposed sign.

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize Clarence Street Developments Inc. (print) to be the applicant in the submission of this application.

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 Signature of Owner

Signature of Witness (not applicant)

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Declared before me at the city _____ of _____ Toronto _____ in the Province _____ of Ontario _____ this 3rd day of April, 2014

Signature of a Commissioner, etc

 Signature of Applicant

Office Use Only		Roll No: <u>010 01500</u>
Official Plan Designation: <u>Lowertown</u>	Development Permit Designation: <u>Lowertown Mixed Use</u>	Other:
Date of Submission:	Reviewed by: _____ Manager of Community Development	Date

Schedule A – Description of Lands

Municipal Address: 15 Clarence Street

Frontage (approximate): 170' Clarence Street, 60' Mill Street

Depth (approximate): 374', Irregular 2.11 acres in size

Legal Description: Lot 1015 West of the Gananoque River, 1016 West of the Gananoque River Plan 86; Part Lot 1017 West of the Gananoque River, Part of Lot 1018 West of the Gananoque River, Part of Lot 1019 West of the Gananoque River, 589 West of the Gananoque River, 591 West of the Gananoque River, 593 West of the Gananoque River, 595 West of the Gananoque River Plan 86; Part of Mill Street, St. Lawrence Street Plan 86 Closed by GA8108; Part of the Canal Reserve West of the Gananoque River Plan 86; Part of the Bed of the Gananoque River lying in front of part of Lot 1016, Lot 1017, Lot 1018 and Part of Lot 1019 in Leeds County Plan 86 being Parts 7 to 14 Plan 28R-11463 except Part 1 on Plan 28R-11399 T/W LR322186 & LR350449; Gananoque

Schedule B – Proposed Sign

