



PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE AGENDA

On July 26, 2016 @ 6:00 PM

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

Item	Title/Description	Recommended Action/ Attachment	Draft Motion
1	CALL TO ORDER		
2	ADOPTION OF THE AGENDA		Motion
3	HEALTH SAFETY & WELLNESS		
4	DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF		
5	PUBLIC QUESTION/COMMENT		
6	MINUTES OF COMMITTEE (ADOPTION)		
	Minutes of June 28, 2016		Motion
7	DEPUTATIONS		
	None		
8	PROPERTY STANDARDS COMMITTEE HEARING		
	⚡ PSC1/16 73 King Street East		Motion
8	REPORTS/NEW BUSINESS		
	Brenda Guy		
	Consent: ⚡ B2/16 Roman Catholic Episcopal Corporation of the Diocese of Kingston in Canada 290 Georgiana Street		Motion
	Development Permit Update: ⚡ DP2016/03 Harry Schur Build Constr. 825 Stone Street N		Motion
9	CORRESPONDENCE		
	⚡ Declaration of Pecuniary Interest Form received from Councillor Warren (May 10/16 and Jun 28/16 meetings).		
	⚡ Notice of Decision on OPA 6 from the UCLG		

	<ul style="list-style-type: none">↓ MAH – Community Hubs and the Provincial Policy Statement 2014↓ Bill 73 – Verbal Update to Committee		
10	MEMBERS OF THE PRESS QUESTIONS OR COMMENTS		
11	ADJOURNMENT		



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

June 28, 2016 @ 6:00 PM
At Town Hall, Boardroom – 30 King Street East

Item	Title/Description	
1	<p>CALL TO ORDER</p> <p>Chair: Chris McDonald</p> <p>Members: Councillor Brian Brooks Sheila Burtch Chuck Marquardt Ken Wilson Kevin Wood</p> <p>Absent Members: Councillor Warren</p> <p>Staff: Brenda Guy, Manager of Community Development</p>	
2	<p>ADOPTION OF THE AGENDA</p> <p>MOTION No. 2016-09 Moved by: Kevin Wood Seconded by: Chuck Marquardt</p> <p>BE IT RESOLVED THAT PAC/COA/Property Standards Committee hereby adopt the agenda dated June 28, 2016 as posted.</p>	Carried.
3	<p>HEALTH SAFETY & WELLNESS</p> <p>Councillor Brooks noted the upcoming Ribfest activities this weekend.</p>	
4	DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF	None.
5	PUBLIC QUESTION/COMMENT	None.
6	<p>MINUTES OF COMMITTEE (ADOPTION)</p> <p>MOTION No. 2016-10 Moved by: Ken Wilson Seconded by: Kevin Wood</p> <p>BE IT RESOLVED THAT PAC/COA/Property Standards Committee hereby adopt the minutes dated April 26, 2016 and May 10, 2016.</p>	Carried.
7	DEPUTATIONS	None.

<p>8</p>	<p>REPORTS/NEW BUSINESS</p> <p>Brenda Guy, Manager of Community Development</p> <p><u>Sign Minor Variance:</u></p> <ul style="list-style-type: none"> SMV01/2016 - Stone and South Condominium 5 King Street East <p>Applicants seeking to increase the number of permitted signs on a property at 5 King Street East, being a sales office for a condominium project.</p> <p>MOTION No. 2016-11 Moved by: Ken Wilson Seconded by: Chuck Marquardt</p> <p>BE IT RESOLVED THAT PAC/COA/Property Standards Committee maintain the Sign and Merchandise Display bylaw in regards to the number of signs permitted.</p> <p>MOTION No. 2016-12 Moved by: Kevin Wood Seconded by: Chuck Marquardt</p> <p>BE IT RESOLVED THAT PAC/COA/Property Standards Committee approves a temporary sign minor variance for the signage under SMV1/2016 Stone and South (Riviyra) for a period of two years.</p> <p><u>Development Permit:</u></p> <ul style="list-style-type: none"> DP2016/03 - Harry Schur Building Const. 825 Stone Street N <p>Update: Staff met with the new owners of 825 Stone Street N to confirm parking requirements and landscaping. New business requires less parking. The parking along the fence line between adjacent property of Tennants Welding will be removed.</p>	<p>Defeated.</p> <p>Carried.</p> <p>Received for Info.</p>
<p>9</p>	<p>CORRESPONDENCE</p>	<p>None.</p>
<p>10</p>	<p>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</p>	<p>None.</p>
<p>11</p>	<p>ADJOURNMENT</p> <p>MOTION No. 2016-13 Moved by: Sheila Burtch</p> <p>That PAC/COA adjourn this regular meeting.</p>	<p>Carried.</p>

PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE/COMMITTEE OF
ADJUSTMENT/PROPERTY STANDARDS COMMITTEE**

FROM: BRENDA GUY
MANAGER OF COMMUNITY DEVELOPMENT

DATE: Friday, July-22-16

SUBJECT: PROPERTY STANDARDS ORDER TO COMPLY

Background:

Property: 73 KING STREET E

Legal Desc: PLAN 86 LOT 623 PT LOT 1035
TOWN OF GANANOQUE

Acreage: 8,400 SQ FT

Lot Coverage: 100% MAXIMUM COVERAGE

Official Plan: GENERAL COMMERCIAL

Development Permit: COMMERCIAL TRADITIONAL CORE

The property of 73 King Street East was received as a complaint to Bylaw Enforcement under the Property Standards Bylaw.

Staff undertook an inspection on June 16, 2016 (photographs attached).

Based on the inspection an Order to Comply was issued for the property. The Order provided 30 days for the owner to comply. Additionally, the Order also provides an opportunity for the owner to appeal to the Property Standards Committee. (Orders attached).

The owner has requested that they be permitted to extend the timeframe to 90 days (see attached request and fundraising poster).

The options of the committee as per Bylaw 2011-027

22.7 Decision of the Committee:

- 22.7.1 The Committee may confirm, modify or rescind the order to demolish or repair; or
- 22.7.2 Extend the time for complying with the Order
- 22.7.3 The Committee shall give its decision in writing to the appellant, the Officer and any other person who appeared at the hearing of the appeal.

If the Committee is acceptable to that the 90 days would begin from the decision of the Committee.

If the Committee makes a decision that the owner is not agreeable with they may appear to court.

22.6 Appeal:

- 22.6.1 When an owner or occupant upon whom an order has been *served* is not satisfied with the terms or conditions of that order, he or she may appeal to the Property Standards Committee within fourteen (14) days after *service* of the order, and in the event that no appeal is taken, the order shall be deemed to have been confirmed.
- 22.6.2 Where an appeal has been made to the Committee, it shall hear the appeal and shall have all the powers and functions of the Officer who made the Order and may confirm, modify or rescind the Order to demolish or repair or extend the time for complying with the Order if, in the Committee's opinion, the general intent and purpose of the by-law and the Official Plan or Policy Statement are maintained.
- 22.6.3 The Corporation or any owner or any occupant or any person affected by the decision of the Property Standards Committee under Section 22.6.2 above may appeal to a judge of the Ontario Court by so notifying the Clerk of the Town in writing and by applying for an appointment within fourteen (14) days after the sending of a copy of the decision and;
 - 22.6.3.1 The judge shall in writing appoint a day, time and place for the hearing of the appeal and in the appointment may direct that it shall be *served* upon such person and in such manner as he or she prescribes;
 - 22.6.3.2 The appointment shall be *served* in the manner prescribed; and
 - 22.6.3.3 The judge on such appeal has the same power and functions as the Committee.

The Bylaw Enforcement Staff have no objection to the 90 days extension as requested by the owner of the property.

THE CORPORATION OF THE TOWN OF GANANOQUE
BY-LAW No. 2005-41
A BY-LAW TO PROVIDE FOR THE REGULATION OF SIGNS
ORDER TO COMPLY

Date Issued: MONDAY, July 5 2016

Roll Number: [REDACTED]

Legal Description: PLAN 86 LOT 623 PT LOT 1035

Municipal Address of Property: 73 KING STREET EAST

Registered Owner: [REDACTED]
73 KING STREET EAST
GANANOQUE ON
K7G 1E8

Occupant/Persons in Contravention: [REDACTED]

TAKE NOTICE: As the result of an inspection of your property that took place on June 16, 2016, and it has been determined that the said property is in contravention of the Town of Gananoque By-law No.2005-41.

This by-law reads that the municipality may prohibit or regulate signs and other advertising devices and the posting of notices on buildings or vacant lots within the municipality.

NATURE OF VIOLATION:

15.0 **MAINTENANCE**

The owner, lessee or agent of the lands or *premises* upon which any *sign* or advertising device is located, shall maintain, or cause such *sign* or advertising device to be maintained, in a proper state of repair, so that such *sign* or advertising device does not become unsafe, unsightly or dangerous. All *signs* shall be completely operative at all times.

REQUIRED ACTION:

REMOVE AND REPLACE AND/OR REPAIR THE GLASS INSERT USING MATERIALS APPROPRIATE TO THE AGE AND STYLE OF THE BUILDING WITHIN 30 DAYS OF THE DATE OF THIS ORDER
REMOVE AND REPAIR ANY FLAKING PAINT ON THE SIGN.WITHIN 30 DAYS OF THE DATE OF THIS ORDER

Every *person* who contravenes any provision of this by-law is guilty of an offence and on conviction is liable to a fine of not more than \$5,000.00, pursuant to the Provincial Offences Act, R.S.O. 1990, C.P. 33.

If you have any questions, please contact the undersigned.

Sincerely,

Ken Gilpin
By-Law Enforcement Officer
Town of Gananoque (613) 541-3213

THE CORPORATION OF THE TOWN OF GANANOQUE
BY-LAW No. 2011-27
A BY-LAW TO PROVIDE FOR PROPERTY STANDARDS
ORDER TO COMPLY

Date Issued: MONDAY, July 5 2016

Roll Number: 0814000 020 24600 0000

Legal Description: PLAN 86 LOT 623 PT LOT 1035

Municipal Address of Property: 73 KING STREET EAST

Registered Owner: SAYLOR, KEVIN JOHN
73 KING STREET EAST
GANANOQUE ON
K7G 1E8

Occupant/Persons in Contravention: SAYLOR, KEVIN JOHN

TAKE NOTICE: As the result of an inspection of your property that took place on June 16, 2016, and it has been determined that the said property is in contravention of the Town of Gananoque By-law No.2011-27.

This by-law reads that every property in the municipality to provide for the standards for the maintenance and occupancy of property.

NATURE OF VIOLATION:

- 3.4 Where exterior walls have been painted, they shall be maintained in good workmanlike manner in a clean and sightly condition and free of peeling or flaking paint.
- 3.5 All repairs to any property shall be made in good workmanlike manner with materials that are suitable, sufficient for the purpose, and free from defects.
- 3.6 Without restricting the generality of Section 3.5:
 - 3.6.1 The requirement that repairs be made in a "good workmanship manner" using materials that are "suitable and sufficient for the purpose" includes ensuring that the component repaired can perform its intended function and finishing the repair in a manner reasonably compatible in design and colour with adjoining decorative finishing materials; and
 - 3.6.2 the requirement that repairs be made with materials that are "suitable and sufficient for the purpose" includes a requirement for materials reasonably compatible in design and colour with adjoining decorative finishing materials.

REQUIRED ACTION:

REPAIR, PAINT AND/OR REPLACE ALL EXTERIOR FLAKING PAINT ON EXTERIOR WALLS WITHIN 30 DAYS OF THE DATE OF THIS ORDER.

NATURE OF VIOLATION:

- 15.0 Doors and Windows
 - 15.1 All exterior openings for doors and windows shall be fitting with doors or windows.
 - 15.2 Windows, exterior doors and basement or cellar hatchways shall be maintained in a weather-tight condition to prevent drafts or leakage and protected by suitable materials to prevent the entry of rodents into the building.
 - 15.3 Rotted or damaged doors, doorframes, window frames, sashes and casings, weather-stripping, broken glass, defective door, and window hardware shall be repaired and/or replaced, and

maintained and protected from the elements and against decay and rust by application of a weather coating material such as paint or other protective materials.

15.5 When an opening is used or required for ventilation or illumination and is not required to be protected by a door, window or similar closure, it shall be protected with:

15.5.1 A wire mesh screen, metal grille or other equivalent durable materials; or

15.5.2 Other protection so as to effectively prevent the entry of rodents or vermin.

REQUIRED ACTION:

REPAIR, PAINT AND/OR REPLACE ALL EXTERIOR WINDOWS AND DOORS WITHIN 30 DAYS OF THE DATE OF THIS ORDER.

22.3 Order:

22.3.1 An Officer who finds that a property does not conform with any of the standards may make and serve or cause to be served upon or send by prepared Registered Mail to such a person an order containing:

22.3.1.2 Reasonable particulars of the repairs to be effected or a statement that the site is to be cleared of all buildings, structures, debris or refuse and left in a graded and leveled condition, the period in which there must be a compliance with the terms and conditions of the order and notice that, if such repair or clearance is not done within the time specified in the order, the Town may carry out the repair or clearance at the expense of the owner.

22.6 Appeal:

22.6.1 When an owner or occupant upon whom an order has been served is not satisfied with the terms or conditions of that order, he or she may appeal to the Property Standards Committee within fourteen (14) days after service of the order, and in the event that no appeal is taken, the order shall be deemed to have been confirmed.

Any individual who contravenes this By-law is guilty of an offence and, upon conviction, is liable to a fine pursuant to the Provincial Offences Act a minimum fine of five hundred dollars (\$500), to a maximum fine of ten thousand dollars (\$10,000).

Any corporation that contravenes this By-law is guilty of an offence and, upon conviction, is liable to a minimum fine of five hundred dollars (\$500), to a maximum of ten thousand dollars (\$10,000).

In addition to all other fees/fines, the Town may impose actual costs plus an administration fee as set out in the General Fees and Rates By-law.

If you have any questions, please contact the undersigned.

Sincerely,

Ken Gilpin
By-Law Enforcement Officer
Town of Gananoque (613) 541-3213



June 16/2016



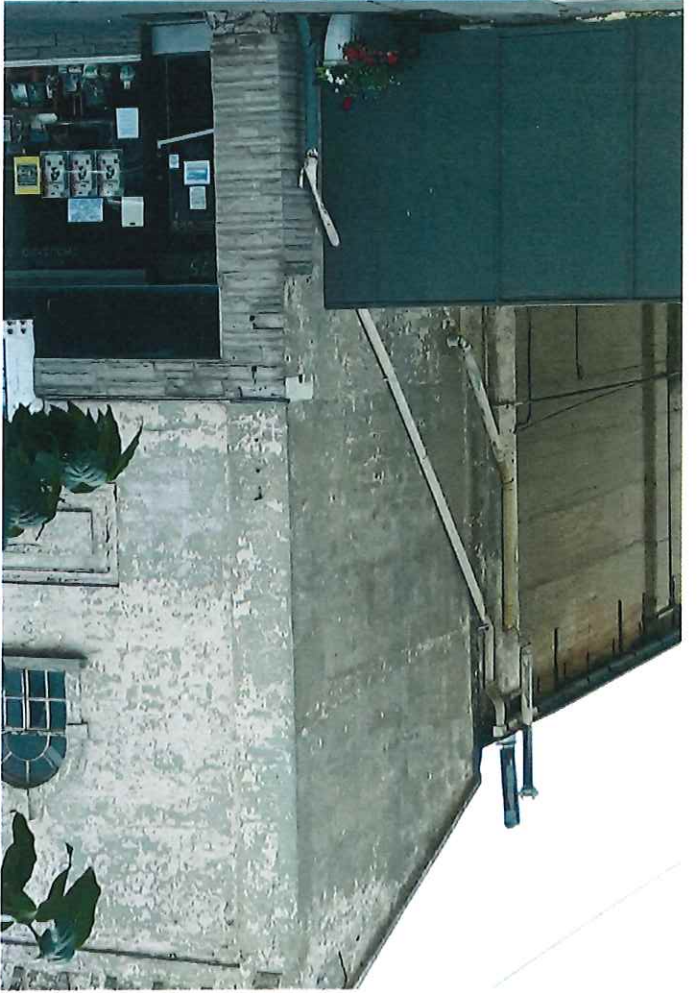


July 22/2016





July 22/2016





July 22/2016



July 8th, 2016

Mr. Gilpin,

I am writing this letter to acknowledge having received your registered letter with its Order to Comply on Town of Gananoque bylaw infractions. I am also writing to appeal to you for more time than the allotted 30 days to fulfill the requirements stipulated in your correspondence.

Since I bought the Royal Theatre in 2013, my partner and I have been very diligently working on our retrofitting of this historic vaudeville theatre back into a live performance space. We have done a great deal of work on the interior of the building, and all costs so far have come directly out-of-pocket, as we have been struggling to obtain grant funding or business loans to help us move forward. Well, we do finally have money coming in through a combination of sources that will allow us to bring about a lot of infrastructure change very soon.

Also, you will be glad to know that our very first project planned with these funds is already to replace all windows and doors on the building. Our second project planned is to address the flaking paint on the building, and consider whether or not to leave the structure's exposed concrete alone or try a cement covering other than paint. The marquee, however, was not on our immediate project list, as a proper restoration of the fixture will likely cost close to twenty thousand dollars, and we do want to make it the focus of a fundraising campaign in the near future. We were, however, recommended to paint the casing of the marquee by the Town's Building Inspector, Terry Willing, and we were going to follow through on his recommendation in short order.

As for an idea of the scale of fundraising that we are working towards, we are going to be the recipients of all funds raised from the 25th Anniversary Les Misérables Cast Reunion Concert, taking place in Montreal on August 19th at the Rialto Theatre. This very high-profile event is attracting a great deal of notice, and will be attended by local celebrities and media. It is anticipated that we will be raising many thousands of dollars for the Royal Theatre project here in Gananoque. Their "Raise the Royal Roof" campaign will also help to guarantee the accomplishment of the work that needs attending.

RECEIVED JUL 11 2016

Mr. Gilpin, as I'm sure you are aware, accomplishing the three large-scale tasks you set before us will take more than 30 days to accomplish, even if we could start immediately. As an example, the trades-people we will employ will need to order doors and windows (some will have to be custom built).

May I suggest that a period of three months would be a much more reasonable timeframe for us to deliver results? We are confident that we can accomplish the improvements called for (and which we have already planned) within that time-frame. I do hope that we can work in a spirit of cooperation with the Town on this matter.

Thank you for your consideration,

25th

Réunie pour un soir seulement
Reunited for one night only

Ensemble vocal
DIVERSITY
Académie
OPUS
academy

Presents a new production of
BOUBLIL and SCHÖNBERG'S

Les Misérables

©1988 CMOL



"Les Misérables is licensed by Music Theatre International [MTI] by arrangement with CAMERON MACKINTOSH LTD."



MARIE-CLAUDE BOURQUE
Producteur Exécutif
Executive Producer



NORMAN ROBERT BOIE
Producteur délégué
Delegate Producer



PAUL ALLARD



ALEXANDRE BEAULIEU



JEAN-LUXE CÔTÉ



SÉBASTIEN DHAVERNAS



LISA FORGET



LAUR FUGÈRE



BLAIR THOMPSON
Directeur musical
Musical Director



JULIE LAFONTAINE



SOPHIE LAPIÈRE



FRAYNE MCCARTHY



EVE MONTPETIT



MARIO SIMARD



MARC POULIN



SUSAN WESSON



ROBERT MARIEN
Metteur en scène / Director

en chanson
Les Misérables
in song



STEPHANIE MARTIN

Les membres de la distribution originale réunis pour
un incroyable concert au bénéfice de la communauté théâtrale.

Members of the original cast reunited for an incredible
concert to benefit the theatre community.

PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT**

FROM: BRENDA GUY
MANAGER OF COMMUNITY DEVELOPMENT

DATE: Thursday, April-14-16

SUBJECT: B02/16 – **ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE
DIOCESE OF KINGSTON IN CANADA – LOT LINE ADJUSTMENT**

Background:

Property: 290 GEORGIANA STREET

Legal Desc: PT. LOT 12 CON.1 FORMER LEEDS
TOWN OF GANANOQUE

Acreage: 5.69 ACRES

Lot Coverage: 20% MAXIMUM COVERAGE

Official Plan: OPEN SPACE

Development Permit: OPEN SPACE

The application is considering a lot line adjustment to convey a parcel of land to an adjacent property, 380 Herbert Street.

The Roman Catholic Episcopal Corporation of the Diocese of Kingston on Canada upon new ownership approached the new owners on the conveyance of lands as presented in this lot line adjustment. It appears that the previous owners were initially unaware that the lands being used were part of the cemetery lands and not 380 Herbert Street. Unfortunately, although the church expressed an interest in conveyance the property owners did not follow through at the time.

The cemetery lands are north of residential properties on Georgiana Street and access the property at the stub of William Street N. The cemetery has internal roads throughout the property. The lands on the east side of the property is the subject of this application and appears to be within a brush/treed landscaped. Although the cemetery lands are clean-lined, the property at 380 Herbert Street is irregular in shape.

The proposed lot line adjustment will remove unused lands from the Church and clean-line a property at 380 Herbert Street. The attached mapping shows both parcels of lands. It is unknown as to how the parcels were created.

Official Plan

The Official Plan designates the cemetery lands as Open Space. The current use as cemetery is intended for passive activities. The proposed retained parcel is permitted.

The proposed severed parcel is to be conveyed to the Employment Lands designation which provides for commercial and industrial uses.

Comment: A condition of approval is that the applicant apply for an Official Plan Amendment to redesignate the parcel to Employment Lands

Development Permit Bylaw

The lands are designated Open Space. A cemetery is a permitted use within the Open Space designation and the proposed retained lands will remain as such.

The proposed severed is to the Employment Lands designation. The severed portion is proposed to be added to a parcel of lands which will add to the proposed use of 380 Herbert Street for an automotive body shop.

Comment: As a result of the conveyance the applicant is subject to a Community Planning Permit.

The site provisions for both the severed and retained lands have little impact on the severed and retained lands as there is no minimum lot area for Open Space designation and the removal of lands does not impact the side yard setbacks.

It is noted that the conveyance of lands to 380 Herbert Street appears to increase the rear yard setback from 14.7' to 74.7' bringing the rear yard setback into compliance for this property.

A lot line adjustment is a fairly straight forward application for a line conveyance of land. In these circumstances whereby the lands being conveyed are changing or removing into another designation in the both the Official Plan and the Community Planning Permit System there are additional conditions required.

At the writing of this document, the following agencies have provided comment:

Canada Post		
CRCA	No comment	
CBO		
Eastern Ontario Power		
Leeds Grenville EMS		
Fire Department		
LG Health Unit		
Police Department		

Water/Sewer		
Public Works, Culture and Recreation		
Adjacent Property owners	2	<ul style="list-style-type: none"> - Adjacent property owner contacted staff for clarification on location of severed lands. - Staff were contacted if the application was the Herbert Street extension.
Other:		

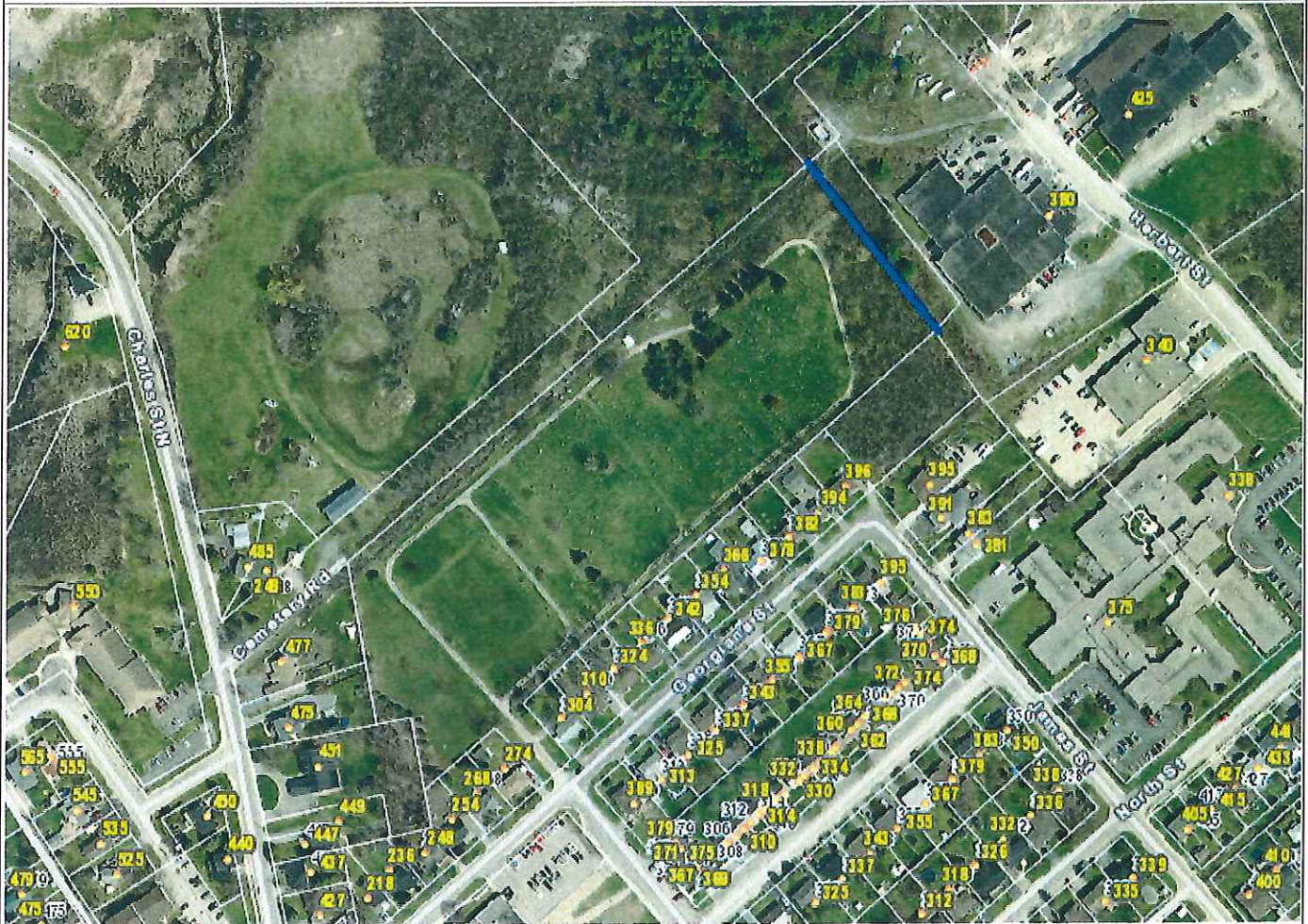
Staff have no objection to the conveyance of lands in this instance. Although there is removal of lands from Open Space to Employment lands it does not appear to effect the use of the cemetery lands and is beneficial to the employment lands. Staff recommend approval of the consent provided the following conditions are met:

1. New reference plan of conveyed lands
2. New deeds prepared
3. The lands to be severed are to be merged in title with the adjacent property being 380 Herbert Street.
4. An Official Plan amendment and a Community Planning Permit be obtained to convey the lands from Open Space to Employment Lands.
5. That the balance of any outstanding taxes, including penalties and interest (and any local improvement charges) shall be paid to the Town of Gananoque, if required.
6. All costs related to fulfilling the conditions are borne by the applicant



GANANOQUE

RC Cemetery Lands
Lot Line Adjustment



Map Printed On 2016-07-22 11:36

Disclaimer This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. Designed and produced by: United Counties of Leeds & Grenville. Source of information: UTM, Grid Zone 18, NAD 1983, with data supplied under licence by members of the Ontario Geospatial Data Exchange (OGDE), and Teranet inc. Queens Printer of Ontario.

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 26TH** day of **JULY, 2016** at **6:00 P.M.** in the **TOWN OF GANANOQUE - BOARDROOM**, 30 King Street East, Gananoque to hear the following application for Consent:

File No. B02/16

**Owner: ROMAN CATHOLIC EPISCOPAL CORPORATION
OF THE DIOCESE OF KINGSTON IN CANADA**
Applicant: GRANT BENNETT, OLS

The property municipally and legally described as
290 GEORGIANA STREET
PT. LOT 12 CON.1 FORMER LEEDS
TOWN OF GANANOQUE

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

HEARING DATE: TUESDAY, JULY 26TH, 2016

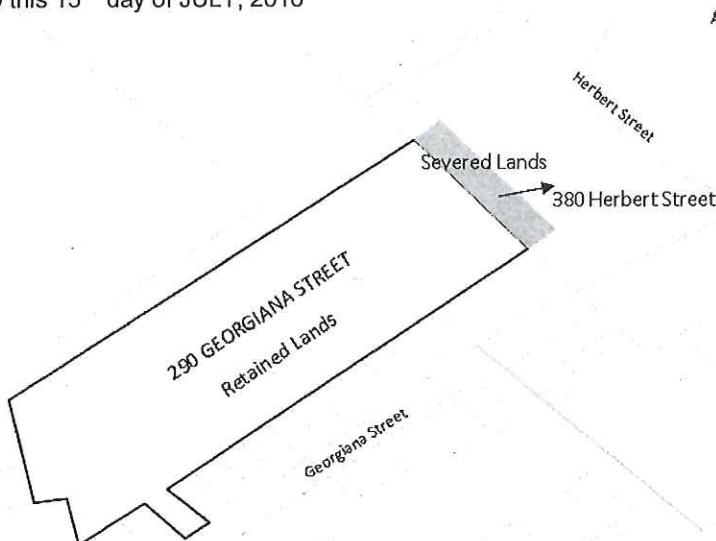
If you wish to receive written notice of the application or seek further details of the application, including a location map, it is available at the Town of Gananoque, 30 King Street East, Gananoque during normal business hours, 8:30 AM - 4:30 PM, Monday through Friday.

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.

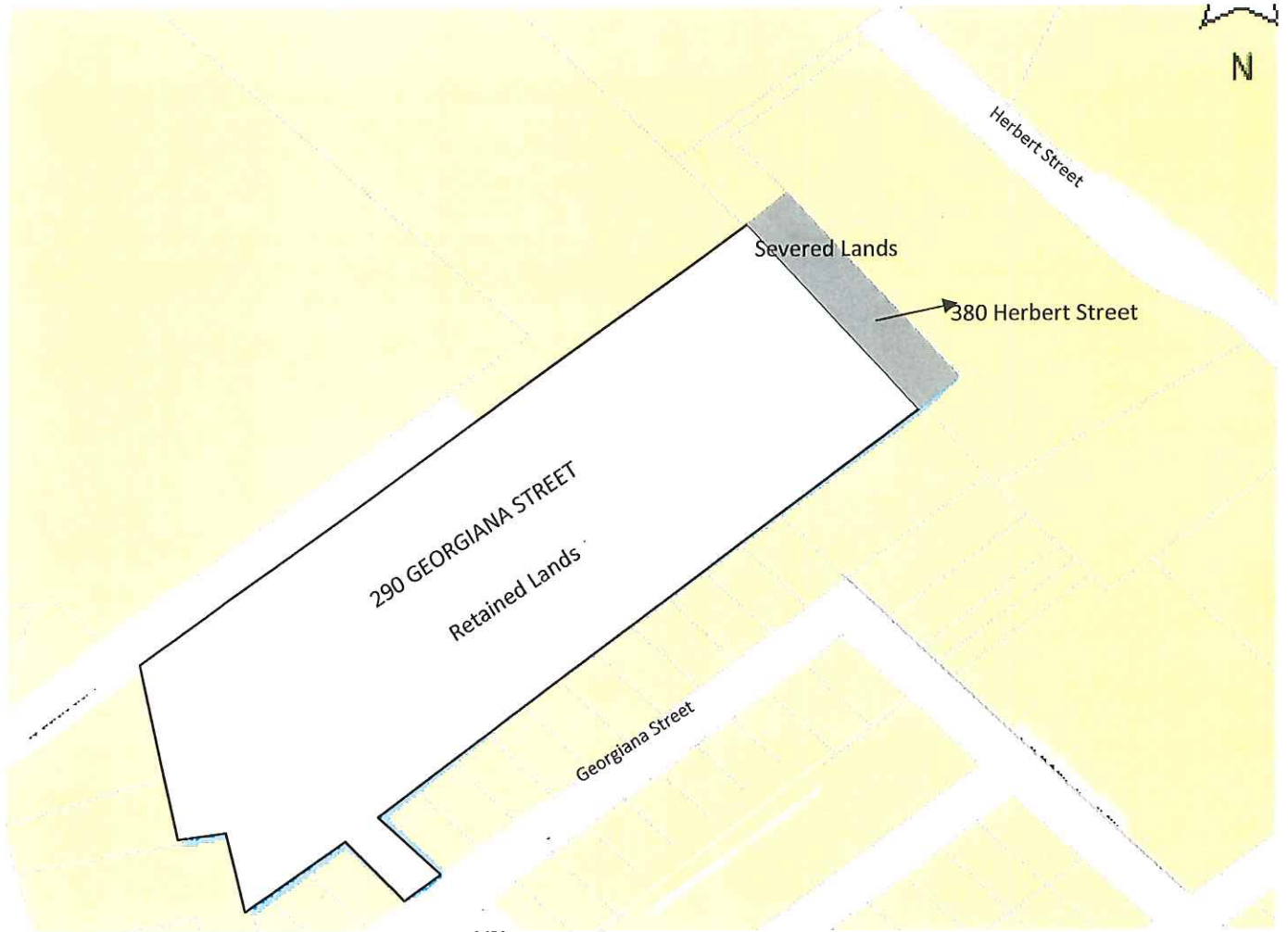
Anyone wishing to support or object to the above application may do so by advising the undersigned, in writing, of your support or objection before the hearing or by appearing, in person, at the hearing and your support or objection will be considered by the Committee when making their decision.

DATED this 15TH day of JULY, 2016



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.1126
Fax: 613 382-8587
bguy@gananoque.ca

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





No. B- 2/16

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

A Complete Application consists of:

- One original and two copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Application fee in the amount of \$500 payable to the Town of Gananoque
- One copy of the most recent survey of the subject property
- One copy of the subject property showing the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- One copy, if applicable, of the property to whom the lands will be transferred to
- One copy of the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- One copy of the location of all natural and artificial features on the subject lands including buildings, water, roads, easements, wells and septic systems.

Applications may be subject to any Town incurred costs over and above the applications fees as set out in the General Fees and Rates By-law fees and rates for various services provided by the municipality
Consent Application may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority, in the amount of \$290. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: <u>GRANT BENNETT, OLS</u>	Name of Property Owner (if different than applicant): <u>ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE DIOCESE OF KINGSTON IN CANADA.</u>
Address: <u>33 PERTH STREET P.O. Box 485 BROCKVILLE, ON K6V 5V7</u>	Address: <u>390 PALACE ROAD KINGSTON, ON K7L 4T3</u>
Telephone: <u>613-342-7525</u>	Telephone: <u>613-548-4461</u>

Purpose of Application:					
<input type="checkbox"/> New Lot	<input checked="" type="checkbox"/> Lot Addition	<input type="checkbox"/> Easement	<input type="checkbox"/> Charge	<input type="checkbox"/> Lease	<input type="checkbox"/> Correction of Title
<input type="checkbox"/> Other					

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): <u>GANANOQUE MOTORS LTD.</u>
Relationship, if any, to owner: <u>UNKNOWN</u>

Property Information:			
Street or Property Address (if applicable): <u>CEMETERY ROAD</u>			
Legal Description including any reference plans: <u>PART OF LOTS 13 & 14, CONCESSION 1, TOWN OF GRANBY</u>			
Frontage: <u>≈ 1000'</u>	Depth: <u>≈ 300'</u>	Area: <u>≈ 8.5 ACRES</u>	

Official Plan Designation:	
Zoning Designation: <u>OPEN SPACE</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 type="checkbox"/> No <u>UNKNOWN</u>
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 type="checkbox"/> No <u>UNKNOWN.</u>
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>≈ 60'</u>	<u>≈ 1000'</u>
	Depth	<u>≈ 325'</u>	<u>≈ 300'</u>
	Area	<u>0.44 ACRES</u>	<u>8½ ACRES.</u>
Use of Subject Property:	Existing Use	<u>VACANT (CEMETERY)</u>	<u>CEMETERY</u>
	Proposed Use	<u>EMPLOYMENT LANDS.</u>	<u>CEMETERY</u>

EXISTING BUILDINGS:		Building 1	Building 2
To Be SEVERED <i>VACANT LAND</i>	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 <i>CEMETERY</i>	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 UNKNOWN	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 UNKNOWN	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) CEMETERY ROAD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Town Road (seasonal)	<input type="checkbox"/>	<input type="checkbox"/>
Unopen Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)		

Where access to the Subject Land is by Water Only		Yes	No
Docking Facilities:	Distance from subject land		
	Distance from nearest public road		
Parking Facilities:	Distance from subject land		
	Distance from nearest public road		
Water Services		Yes	No
(check appropriate box)	Publicly-owned/operated	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned/operated – individual well	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned/operated – communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		
Sewage Services		Yes	No
(check appropriate box)	Publicly-owned/operated	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned/operated – individual well	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned/operated – communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

Other Information:

Is there any other information that may be useful to the Town or other agencies in reviewing this application?

If so, explain below:

LOT ADDITION IS TO ADD AREA BEHIND EXISTING

BUILDING AT 380 HERBERT STREET.

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

GRANT BENNETT, OLS (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.

[SEE ATTACHED PAGE]

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

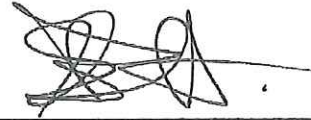
DECLARATION OF APPLICANT

I, GRANT BENNETT of the CITY of BROCKVILLE in the
COUNTY of LEEDS solemnly declare that:

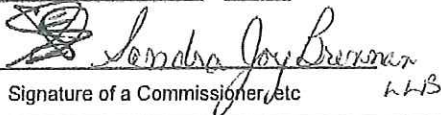
All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath

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


Declared before me at the CITY of
BROCKVILLE in the
COUNTY of
LEEDS this 11th day
of JULY, 2016



Signature of Applicant


Signature of a Commissioner, etc *HLB*

Signature of Applicant

Office Use Only:		Roll No: <u>015 42901</u>
<u>July 13/2016</u> Date of Submission	 Application Complete Signature	<u>July 14/2016</u> Date

Questions??

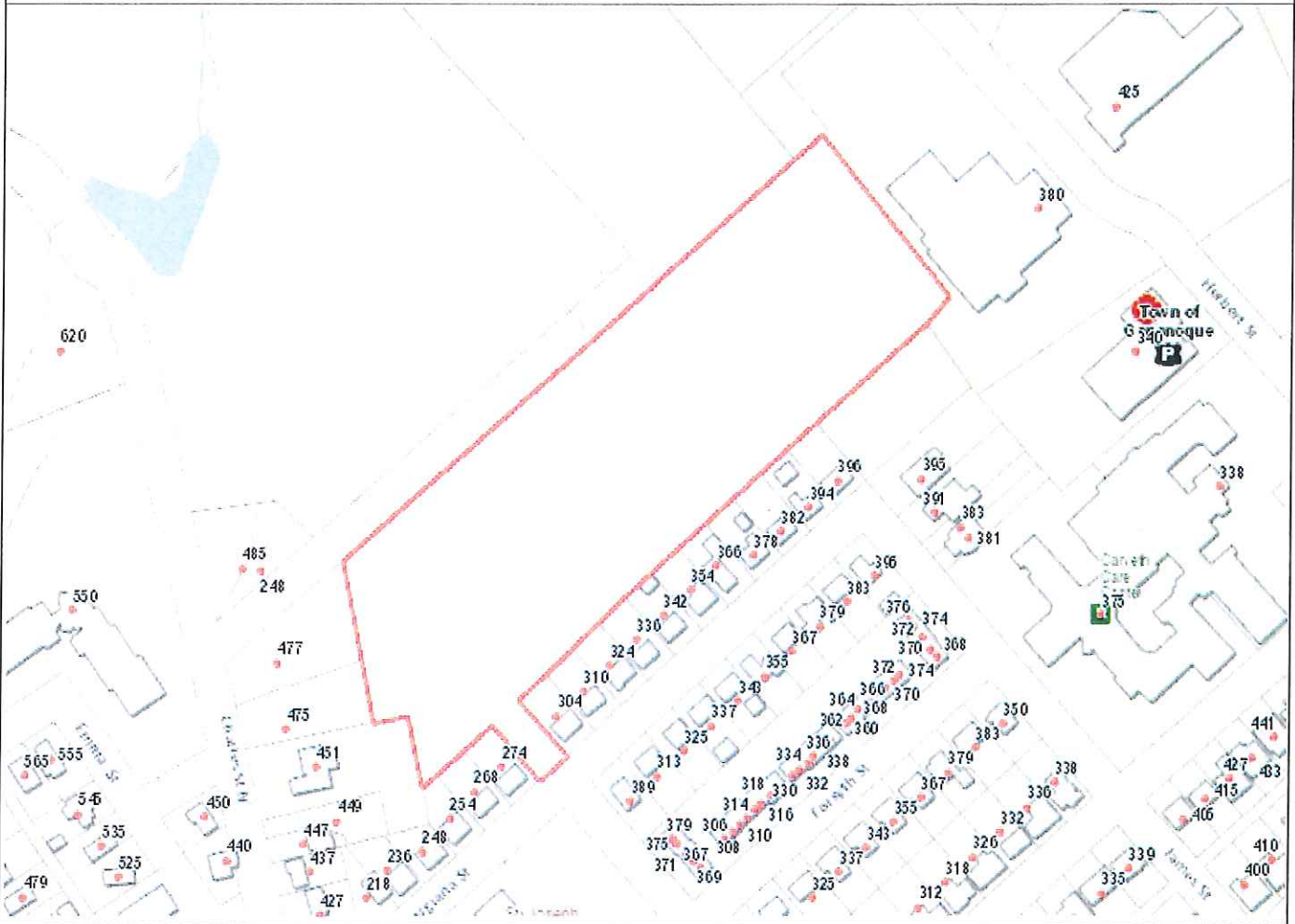
Brenda Guy, Manager of Community Development
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6

Telephone: (613) 382-2149 ext.126 Fax: (613) 382-8587 E-mail: bguy@gananoque.ca



GANANOQUE

St. John's Cemetery
290 Georgiana Street

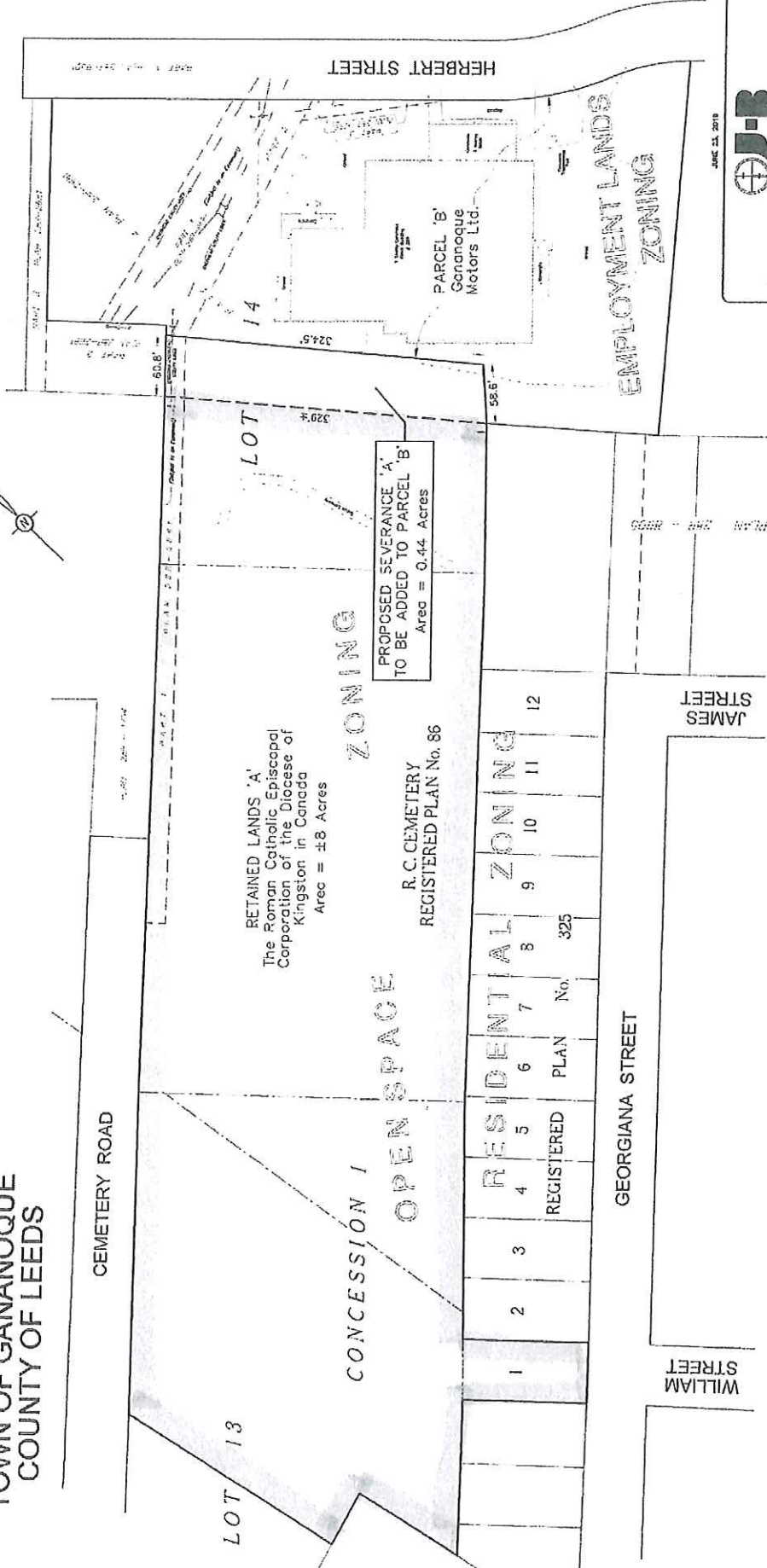


Map Printed On 2016-07-14 10:17

Disclaimer This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. Designed and produced by: United Counties of Leeds & Grenville. Source of information: UTM, Grid Zone 18, NAD 1983, with data supplied under licence by members of the Ontario Geospatial Data Exchange (OGDE), and Teranet inc. Queens Printer of Ontario.

Sketch to Illustrate
Proposed Severance
The Roman Catholic Episcopal
Corporation of the Diocese of
Kingston in Canada
TOWN OF GANANOQUE
COUNTY OF LEEDS

SITE DETAILS
ZONING DESIGNATION.....OPEN SPACE

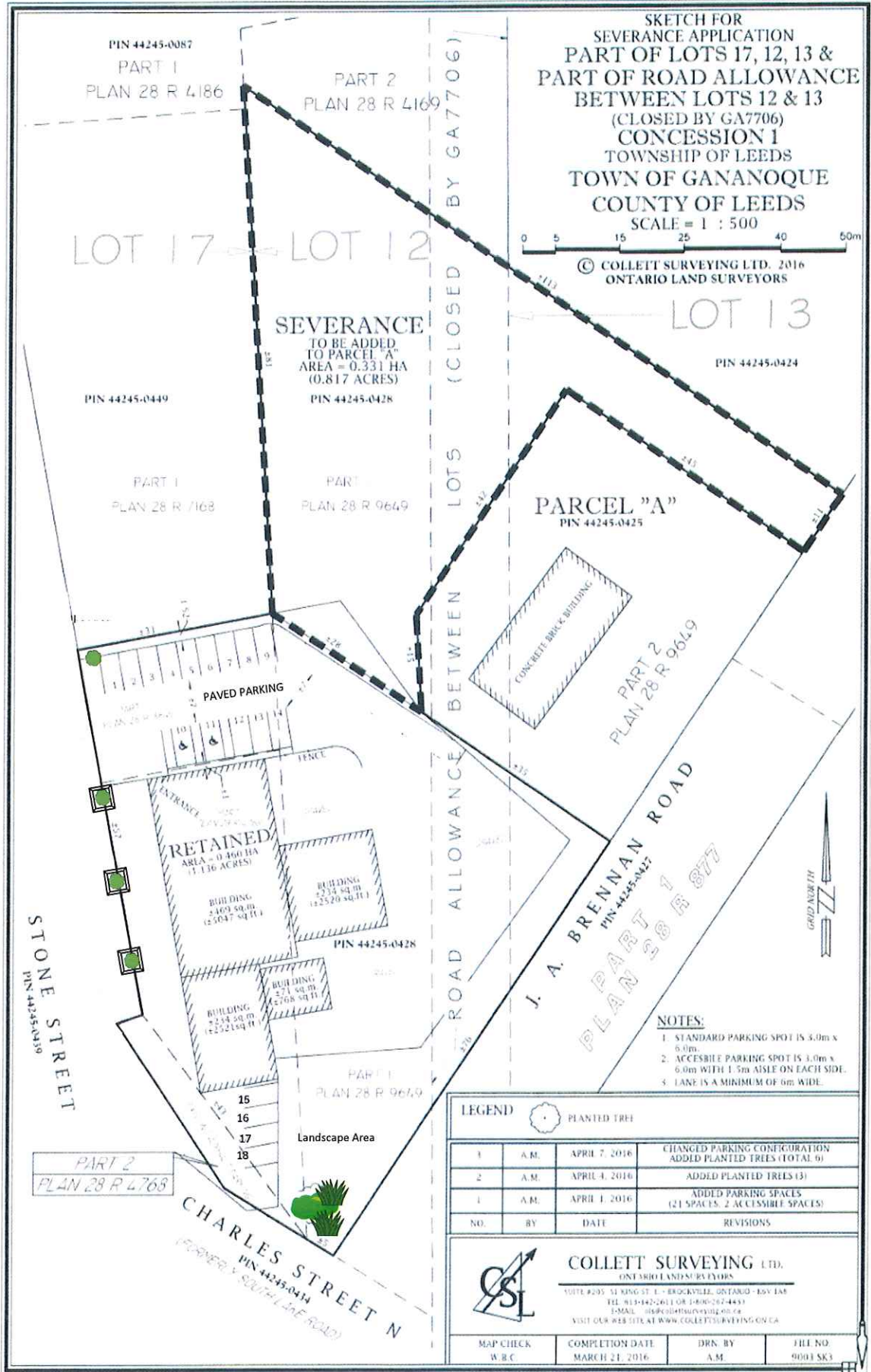


SCALE
0 25 50 75 100 125 150 175

JUNE 23, 2010

Jordan-Bennett
Geomatics Inc.
20 Park Street
Oshawa, Ontario
L1G 4R7
Phone: 613-302-7025
info@jordanbennett.com

Drawn By: [Name] P.E.
Checked By: [Name] C.E.
100234





Reply Attention of: Phil Wright
Direct Line: 613.384.4477 ext. 291
E-mail Address: pwright@ClermontGroup.com
Date: July 21, 2016

RE: LANDSCAPE IMPROVEMENTS – NAPA- GANANOQUE – REVISED JULY 21,2016

Hi Ed

Please find revised quote to follow below as per your request.

We propose to supply Equipment, Material and Labour to complete the following:

TREE PLANTING

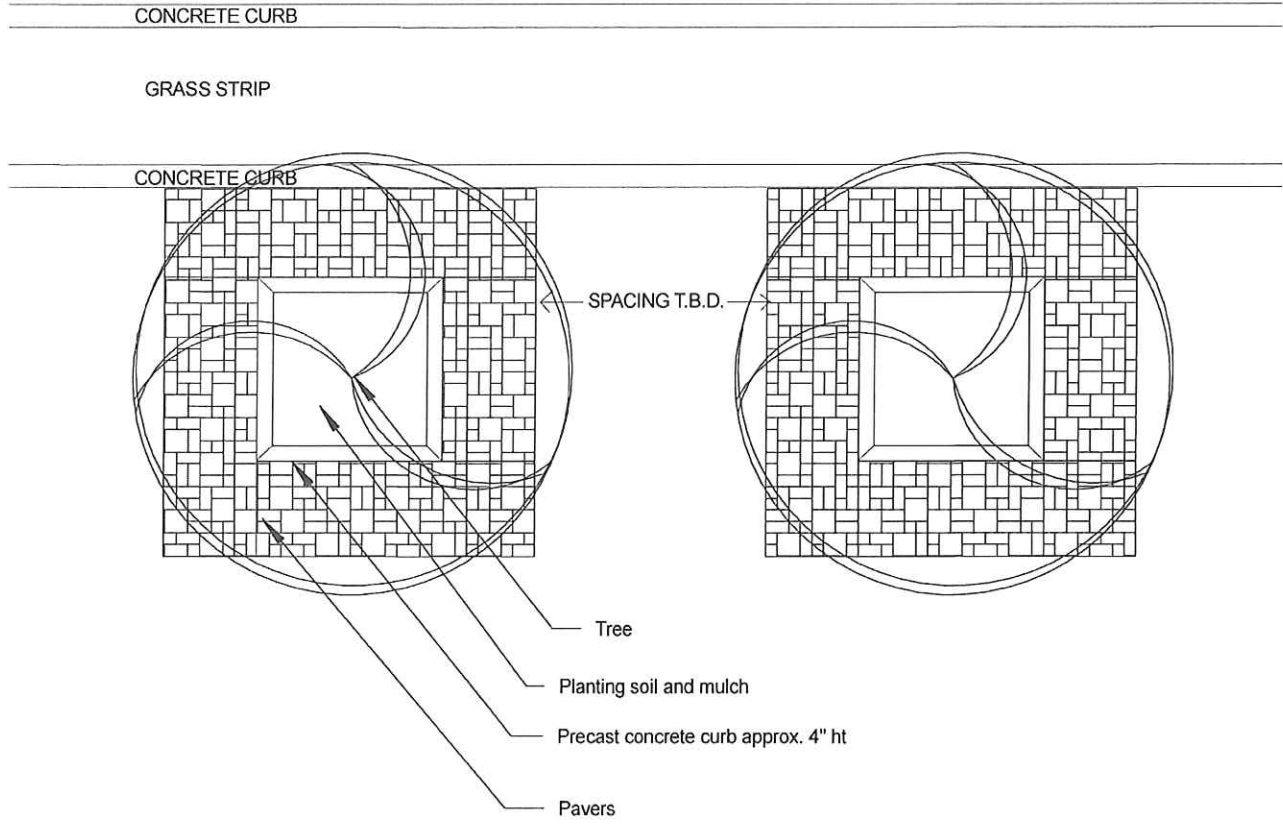
- Saw cut 3 square sections of asphalt along West side of property, remove and excavate as required for tree planting pit and granular base for surrounding pavers. Dispose of excavations off site. Each square section to measure approx. 8ft x 8ft.
- Install Hollandstone pavers (colour TBD) on compacted granular base to construct paver apron around tree pit.
- Install precast concrete curbing approx. 4" width and height around tree pit.
- Install 3- 50mm cal. w/b 'Skyline' HoneyLocust in tree pits complete with planting soil, mulch and staking. Positioning/spacing of these 3 trees in asphalt area to be determined on site
- Install 2- 50mm. cal w/b Tilia cordata 'Greenspire'. One in grass area on North end of property and one in grass area on South end of property.

Please don't hesitate to contact me if you have any questions regarding the quotation.



Best Regards,

Phil Wright

STONE STREET



PLAN VIEW OF PROPOSED TREE PLANTINGS - 2 IN TOTAL
To be located along Western Edge of parking area

SCALE: 1/4" = 1'-0"	 CLERMONT GROUP 613-384-4477	NAPA GANANOQUE PLANTING DETAILS		D1
DRAWN: P.W.				
DESIGN: P.W.				
DATE: July 19,2016				



DECLARATION OF PECUNIARY INTEREST FORM

*Planning Advisory Comm. of Adjustment
Property Standards Committee*

Council or Committee Meeting:

(Name of group meeting i.e. Regular Council)

Date of Meeting:

28 June, 2016

Name of Member declaring Conflict:

Anne Warren

I, *Anne Warren* declare a pecuniary interest

on item identified on this meeting's agenda as

SMV 1/16 - Stone & South Condominiums.

OR

a past meeting agenda held on _____, 20____ at which
meeting I was absent regarding agenda item

Due to (indicate the general nature of reason):

*I own property in the immediate vicinity
of this proposed condominium*

Anne Warren

Signature of Member

28 June, 2016

Date of Signed

Members should complete this form and pass it on to the Chair/Secretary of the meeting to be read during the appropriate area/s on the Agenda. This document must be filed with the meeting supporting documentation and is open for public review upon a written request through the Clerk's Department. The retention period of this document will conform to other relative meeting supporting documents.



DECLARATION OF PECUNIARY INTEREST FORM

Council or Committee Meeting: Planning Advisory /
Committee of Adjustment / Property
Standards Committee
(Name of group meeting i.e. Regular Council)

Date of Meeting: 10 May, 2016

Name of Member declaring Conflict: Anne Warren

I, ANNE WARREN declare a pecuniary interest

on item identified on this meeting's agenda as
on all items identified on this meeting's agenda as
DP2014-03 - Riviera Developments.

OR

a past meeting agenda held on _____, 20__ at which
meeting I was absent regarding agenda item
_____:

Due to (indicate the general nature of reason):
I own property in the immediate vicinity
of the Stone South Condominium Project.

Anne Warren
Signature of Member

10 May, 2016
Date of Signed

Members should complete this form and pass it on to the Chair/Secretary of the meeting to be read during the appropriate area/s on the Agenda. This document must be filed with the meeting supporting documentation and is open for public review upon a written request through the Clerk's Department. The retention period of this document will conform to other relative meeting supporting documents.

Community Hubs and the Provincial Policy Statement, 2014

Ministry of Municipal Affairs and Housing

• InfoSheet - Spring 2016 •

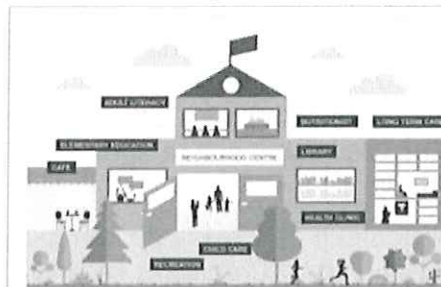
Purpose of this InfoSheet

This InfoSheet will assist municipalities in the implementation of Provincial Policy Statement, 2014 (PPS, 2014) policy 1.6.5, to enable the development of community hubs. This supports the PPS, 2014 goals of developing “strong, livable, healthy and resilient communities”. Municipalities should use this InfoSheet to develop local policies that support up-front coordination and planning for community hubs. It may also be relevant to other organizations interested in hub development.

The Provincial Policy Statement, 2014

The PPS, 2014 plays a key role in Ontario's land use planning system. It provides policy direction on matters of provincial interest related to land use planning and development. The PPS, 2014 includes provincial policy direction on building strong healthy communities, wise use and management of resources, and protecting public health and safety.

As an integral part of building strong, livable, healthy and resilient communities, the PPS, 2014 includes specific policy direction on community hubs, encouraging co-location of public service facilities to facilitate service integration, and to promote cost savings and accessibility. There also are other policies that support community hub development (See Sidebar Pg. 2).



What is a Community Hub?

Community hubs are places where people can access a range of services, programs and activities. Community hubs can be virtual or physical, co-located or integrated. They can provide access to a variety of health, education, recreation and sport, cultural, government, community or social services and programs. There is no single definition for community hubs; each hub is as unique as the community it serves and is focused on meeting local needs. A community hub can be a school, a community centre, an early learning centre, a library, an older adults' centre, a youth centre, a community health centre, a government service centre, a business incubator, or any combination of these or other spaces that offers programs and services to the public.

“Whether virtual or located in a physical building, whether located in a high-density urban neighbourhood or an isolated rural community, each hub is as unique as the community it serves and is defined by local needs, services and resources”.

Karen Pitre, 2015. Community Hubs in Ontario: A Strategic Framework and Action Plan

Policy Direction Provided by the PPS, 2014

Policy 1.6.5:

Public service facilities should be co-located in **community hubs**, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.

Other policies can help facilitate community hub development by encouraging or requiring:

- 1.1.1 healthy, livable and safe communities
- 1.1.3.2 efficient use of land and resources
- 1.1.3.3 intensification and redevelopment
- 1.1.4.1 healthy, integrated and viable rural areas
- 1.2.1 coordination across jurisdictions, with other agencies and boards
- 1.3.1 compact, mixed-use development
- 1.5.1 public facilities and spaces, community connectivity
- 1.6.3 optimal use of existing facilities, adaptive re-use
- 1.6.7.3 transportation connectivity
- 1.6.7.4 active transportation and transit-supportive development
- 1.6.7.5 integration between transportation and land use planning
- 1.7 sense of place, well-designed built form, and community character
- 1.8.1 energy efficiency and conservation

Other enabling policies include:

- 4.7 keeping official plans up to date
- 4.8 keeping zoning by-laws up to date

PPS, 2014 Related Definition:

Public Service Facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure.*

*Infrastructure is also a defined term in the PPS, 2014

What are Some Outcomes of Community Hubs?

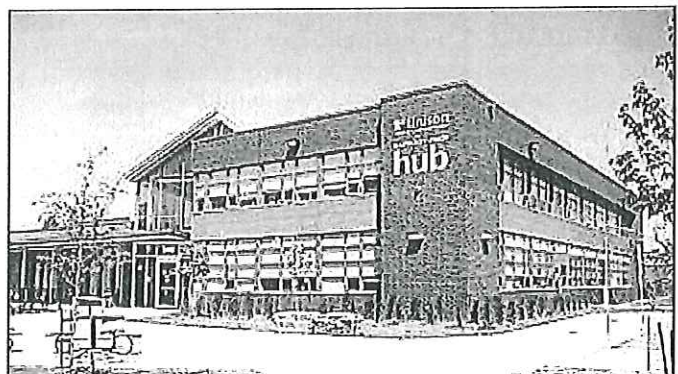
Some commonly recognized outcomes of community hubs include:

- Improved access to a greater range of person-centered services due to collaboration
- Optimized use of existing buildings and land, to create more complete communities and reduce greenhouse gas emissions
- Capital and operating cost savings through facility sharing or integration
- Improved health, social and economic outcomes for newcomers, seniors, children, and families
- Reduced stigma that may be associated with single-purpose facilities (e.g., mental health or addiction services)

Words often used to describe the community hub concept:

...integrated, seamless, one-stop shop, wraparound, client-centred, accessible, responsive, "right care, at the right place, at the right time"...

Source: Evidence-Based Foundation for Community Hubs



Bathurst Finch Hub

How Land Use Planning Can Support Community Hub Development

Proactive, collaborative land use planning can play an important supportive role early in the community hub development process, and can be part of a broader, integrated strategy. This InfoSheet recognizes that the successful development of community hubs goes beyond land use planning. Other elements such as financing partnerships, adaptive-reuse and joint-use agreements, and governance models also play an important role. Still, local policies that require up-front planning for hubs can help break down barriers and facilitate hub development. Some land use planning tools of relevance to community hub development are described below.

Official Plans

A municipal official plan is the primary land use planning tool describing a community's vision and overall planning policy direction. Municipalities should incorporate policies and supportive land use designations into their official plans to pro-actively promote community hub development, collaboration and service integration in their communities. These can be further supported by policies promoting accessibility and community connectivity, and can complement other municipal objectives to address community needs in an integrated manner.

Sample Official Plan Policies:

6.6.1... This Plan anticipates the expansion of this public service facility-like campus through the addition of uses such as a high school, curling rink, cultural centre and similar community facilities.

6.6.2.3 In designing the facilities, consideration should be given to pedestrian linkages in an attempt to encourage walking and cycling among and between facilities and the community.

6.6.2.4 Facilities will be integrated with parks and open space areas wherever feasible. Urban design principles will apply to ensure energy efficient design, connectivity with other community facilities, barrier-free access ...creating a liveable winter environment. Dubreuilville Official Plan (Northeast)

Zoning By-Laws

Zoning by-laws implement the objectives and policies of the official plan by regulating and controlling the use of land. Zoning by-laws achieve this by stating: what land uses are permitted; where buildings and other structures can be located; what types of buildings are permitted; and specifying such factors as maximum and minimum lot sizes and dimensions, parking requirements, and maximum and minimum building heights and setbacks.

The PPS, 2014 requires zoning by-laws to be kept up to date. They should also be flexible enough to facilitate, and not pose barriers to, community hub development – the types of facilities included in hubs should be identified as permitted uses in a wide range of zones.

Every community's zoning by-law is unique. However, the types of public service facilities often co-located in community hubs (community recreation, education, institutional, etc.) are commonly identified as permitted uses in a range of zones, including residential, institutional, commercial, parkland and open space, and mixed-use zones.

Community Improvement Plans (CIPs)

The CIP approach offers a flexible and strategic framework for dealing with land use change in a coordinated manner. CIPs target parts of a community for strategic development or redevelopment. Municipalities can acquire, hold, clear, lease and sell land in designated areas and provide grants or loans as incentives for specific projects that benefit the community.

CIPs can cover areas that range from specific properties to streetscapes, neighbourhoods and entire communities. Program coverage can span a wide spectrum of municipal objectives including, for example, community hub development, preservation and adaptive reuse of heritage buildings for community use, or provision of affordable housing and related services.

What Community Hubs Offer

Some of the amenities hubs can offer to meet the unique needs of a community include:

- A convenient location to access a broad range of services, such as recreation and sport, library, education, community health, legal, employment, newcomer settlement, addiction, counselling, and affordable housing services
- A gathering place or meeting place for community members
- A place for social interaction and sharing of skills and knowledge
- A place where people of different ages, cultures, and backgrounds can come together to learn and grow
- A place to connect newcomers and existing community members to available services
- A place to host events or showcase local talent, culture, art, food, etc.

Sample Official Plan Policies:

F.2.2. Where appropriate, establishing community hubs allows the co-location of public service facilities to provide convenient, integrated, and cost-effective services. **City of Kenora Official Plan (Northwest)**

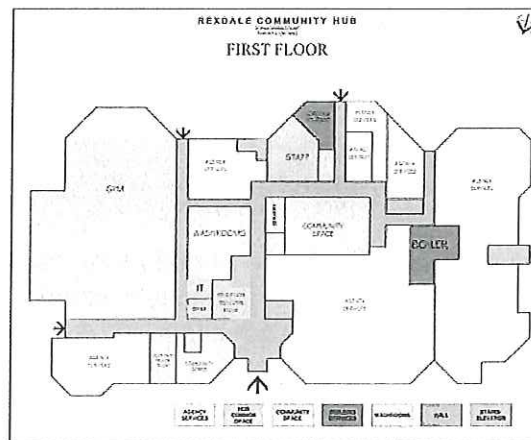
4.0 Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation. **County of Frontenac Official Plan (East)**

2.3.9 Where opportunities exist, the Township will encourage the co-location of public service facilities into community hubs.

3.5.3 Schools within the Township ... are community hubs where all people can gather to learn and participate in a range of activities offered by community organizations. Council supports and encourages partnerships between local community organizations and local school boards to use the schools as community hubs ... **Township of Alnwick/Haldimand Official Plan (East)**

Community Hub Facility Models

Community hubs can take a variety of forms, such as permanent buildings at a single location or in a campus, "mobile" hubs that serve smaller or transient populations (i.e., as found in some Northern and rural communities), "virtual" hubs that provide services from a central electronic access point, or hubs that occupy temporary spaces. When hubs occupy physical buildings, they may be located in existing facilities redeveloped or adapted to meet local needs, or built new with specific objectives in mind.



Rexdale Community Hub

Physical buildings that serve as community hubs often involve the following design elements:

- Energy efficient, sustainable design
- Accessible, bright, welcoming facilities with seamless access to services through way finding and signage
- Flexible, multi-use programming spaces and patron-oriented services (age or culturally appropriate)
- Spacious common areas with seating and reception areas that provide facility orientation
- Connections to parkland/greenspace/trails and a variety of outdoor spaces that extend the range of offerings
- A central location within the service area, with easy access to arterial roadways, transit and active transportation networks

What are some “best practices” for community hub development?

This InfoSheet has been developed primarily for municipalities as the main implementers of PPS, 2014 policies. However, the list of best practices could be relevant for any organization interested in hub development (e.g. social service agencies, not-for-profit organizations, community groups). Best practices for hub development include:

1. Thoroughly assess community needs and priorities, existing resources and opportunities and hub-supportive assets
2. Define and engage the target user(s) or client group(s), to assist in planning and decision- making around goals and objectives for hub development
3. Identify and recruit local leaders and community champions, and bring together potential service providers¹ early in the process
4. Develop a solid understanding of the mandates, needs and requirements of potential service providers/partners
5. Where physical buildings are required, review opportunities for adaptive reuse of existing spaces before building new
6. Review siting considerations such as access to public transit and active transportation networks, adequate parking, and community connectivity
7. Review relevant planning documents, policies and intensification targets, and ensure appropriate planning, zoning and servicing requirements are met
8. Assess funding models and partnerships, governance models, and opportunities for service integration, shared programming or joint-use
9. Develop performance measures and an evaluation framework

¹ Can include public sector, non-profit, and private sector providers



Indigenous children attending a Friendship Centre program

Helpful Resources on Community Hubs:

- [Community Hubs in Ontario: A Strategic Framework and Action Plan](#)
- [Provincial Policy Statement, 2014](#)



Dryden Regional Training and Cultural Centre

Sample Official Plan Policy:

4.8.4 The development of private sector recreation facilities and joint use with educational and other institutional uses is encouraged.

City of Dryden Official Plan, Office Consolidation (Northwest)

For More Information, Contact:

Ministry of Municipal Affairs and Housing
Provincial Planning Policy Branch
(416) 585-6014

Municipal Services Offices
Central (Toronto)
(416) 585-6226
Toll Free: 1-800-668-0230

West (London)
(519) 873-4020
Toll Free: 1-800-265-4736

East (Kingston)
(613) 545-2100
Toll Free: 1-800-267-9438

Northeast (Sudbury)
(705) 564-0120
Toll Free: 1-800-461-1193

Northwest (Thunder Bay)
(807) 475-1651
Toll Free: 1-800-465-5027

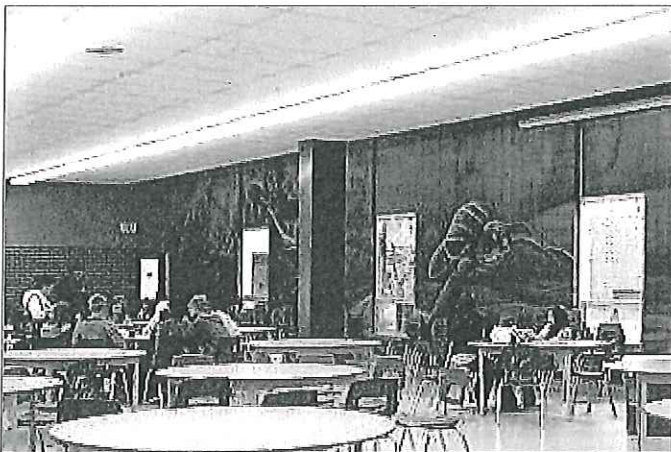


The common roof™, Orillia Location

Note to User

This InfoSheet summarizes complex matters and reflects legislation, policies and practices that are subject to change. It should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter and should not be construed as legal advice. The user is solely responsible for any use or the application of this information. As such, this Ministry does not accept any legal responsibility for the contents of this InfoSheet or for any consequences, including direct or indirect liability, arising from its use.

Community Hubs Ontario
www.ontario.ca/page/community-hubs



High School cafeteria/community meeting and program space

Produced by the Ministry of Municipal Affairs and Housing,
Provincial Planning Policy Branch
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Disponible en français



United Counties of Leeds and Grenville

Public Works Division
Consent Granting Authority
Forestry
Planning
Roads

25 Central Ave. W., Suite 100
Brockville, ON K6V 4N6
T 613-342-3840
800-770-2170
TTY 800-539-8685
F 613-342-2101
www.leedsgrenville.com

July 4, 2016

RECEIVED
JUL 07 2016

Kelly Shipclark, Clerk
Town of Gananoque
30 King Street East, P.O. Box 100
Gananoque, ON, K7G 2T6

**RE: Notice of Decision on Official Plan Amendment No. 6 to the
Official Plan for the Township of Leeds and Thousand Islands
Counties File No. 8-OP-166836**

Dear Ms. Shipclark:

Please find enclosed a Notice of Decision given on July 4, 2016, under Subsections 17(34) and (35) of the *Planning Act* with respect to Amendment No. 6 to the Official Plan for the Township of Leeds and Thousand Islands. A copy of the decision is attached.

You will receive final confirmation of the status of the decision on the Official Plan Amendment following the 20 day appeal period.

Should you have any questions regarding the above information, please contact me at 613-342-3840, ext. 2419 or cherie.mills@uclg.on.ca.

Yours truly,

Cherie Mills, MCIP, RPP
Manager of Planning Services

Encl.

where **lifestyle**
grows good **business**
synonyme de **qualité de vie**
et de **réussite** en affaires

Date of Decision: July 4, 2016
Date of Notice: July 4, 2016
Last Date of Appeal: July 25, 2016

Counties File No.: 8-OP-166836
Municipality: Township of Leeds and Thousand Islands
Applicant: Gananoque Golf and Country Club/Patricia Huntley (agent)
Subject Lands: Part of 211 Golf Club Lane,
Part of Lot 9, Concession 1, Geographic Township of Leeds
Township of Leeds and Thousand Islands

Notice of Decision
With respect to an Official Plan Amendment
Subsection 17(34) of the Planning Act

A decision was made on the date noted above to approve, as modified, all of Amendment No. 6, to the Official Plan for the Township of Leeds and Thousand Islands, as adopted by By-law No. 16-012.

Purpose and Effect of the Official Plan Amendment:

The purpose of this Official Plan Amendment is to redesignate the subject lands on Schedule "A" from Active Recreation to Rural. The subject lands are currently part of a golf course and have been deemed surplus to the operation. Two residential lots have been conditionally approved through applications for severance on the subject lands granted in December 2015 (B-42-15 and B-43-15).

Effect of Written Submissions on the Decision:

There were no written submissions received by the approval authority on this amendment.

When and How to File an Appeal:

Any appeal to the Ontario Municipal Board must be received by the Manager of Planning Services of the United Counties of Leeds and Grenville no later than 20 days from the date of this notice, as shown above as the last date of appeal.

The appeal should be sent to the Manager of Planning Services, United Counties of Leeds and Grenville, at the address shown below and it must:

1. set out the specific part of the proposed official plan amendment to which the appeal applies;
2. set out the reasons for the appeal;
3. be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$300.00 payable by certified cheque to the Minister of Finance.

Who Can File An Appeal:

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan or plan amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final:

The decision of the Corporation of the United Counties of Leeds and Grenville is final if a notice of appeal is not received on or before the last date for filing a notice of appeal.

Other Related Applications:

Zoning By-law Amendment (Township File No. ZB09/15) approved by By-law No. 16-011.
Applications for Consent, Counties File Nos. B-42-15 and B-43-15.

Additional Information:

Additional information about the application is available for public inspection during regular office hours (8:00 am to 4:00 pm) at the Planning Services Department of the United Counties of Leeds and Grenville at the address noted below. Information is also available from the Township of Leeds and Thousand Islands municipal office.

Please call Cherie Mills, Manager of Planning Services at (613) 342-3840, extension 2419, if you have any questions.

Mailing Address for Filing a Notice of Appeal:

United Counties of Leeds and Grenville
25 Central Avenue West, Suite 100
Brockville, Ontario K6V 4N6
Attention: Manager of Planning Services

DECISION

WITH RESPECT TO OFFICIAL PLAN AMENDMENT NO. 6
TO THE
OFFICIAL PLAN OF THE TOWNSHIP OF LEEDS AND THOUSAND ISLANDS
UNDER SECTION 17(34) OF THE PLANNING ACT

Amendment No. 6 to the Official Plan of the Township of Leeds and Thousand Islands, as adopted by By-law No. 16-012, is hereby approved under Section 17(34) of the Planning Act, as amended, subject to the following modifications:

1. Section 2 - **Purpose of the Amendment** is hereby modified by deleting "Recreation Commercial to Rural Residential" and replacing it with "Active Recreation to Rural".
2. Section 5 - **Details of the Amendment** is hereby modified by deleting "removing the shading indicating "Active Recreation" on" and replacing it with "redesignating from "Active Recreation" to "Rural"" so it now reads:

That Schedule "A" to the Official Plan for the Township of Leeds and Thousand Islands is hereby amended by redesignating from "Active Recreation" to "Rural" the lands shown as "subject lands" on Schedule "A" to this Amendment.

Dated at Brockville, Ontario this 4th day of July, 2016



Cherie Mills, MCIP, RPP
Manager of Planning Services
United Counties of Leeds and Grenville