



COMMITTEE OF ADJUSTMENT/PLANNING ADVISORY COMMITTEE
January 29, 2013 @ 6:00 PM

AGENDA

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 October 30, 2012

D) DEVELOPMENT PERMIT:

- ✦ DP2012-07 1000 Islands Development Corporation (650 Charles Street N)
- ✦ DP2012-08 1518017 Ontario Ltd. (460 Second Street)
- ✦ DP2012-09 Bickerton (259 Pine Street)
- ✦ DP2013-01/02 Brown Hospitality Corporation (50 Main Street/28 Main Street/11 King Street/Vacant Land - (full scale plans available at meeting)

E) CONTINUING BUSINESS/NEW BUSINESS:

- ✦ Update from Minutes of October 30, 2012

F) PUBLIC QUESTION PERIOD

G) ADJOURN:

H) Next regular meeting of COA/PAC is scheduled for February 28, 2013 at 6 p.m.

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF October 30, 2012 @ 6:00 PM

Members Present:

Chair Chuck Marquardt , Jonathon Allen, Sheila Burtch,
Councillor Jeff Girling, Councillor Joe Jansen, Nicole St. Onge.

Members Absent:

Heather Gallacher

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2012-31

Moved by: Joe Jansen
Seconded by: Nicole St. Onge

That Planning Advisory Committee accepts the minutes of the Committee of
Adjustment & Planning Advisory Committee dated September 25, 2012.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT: None

E) DEVELOPMENT PERMIT:

⚡ DP2012-06 McCormack
130 King Street West

One member of the public was in attendance.

The applicants, Bruce and Esther MacCormack are proposing a Bed and Breakfast in a single family dwelling at 130 King Street West.

The Official Plan and Development Permit By-law allows the use in residential dwelling units provided the applicant apply for a Class III permit.

The property requires 4 parking spaces – 2 residential and 1 per guest room. The options are through cash-in-lieu of parking, parking at front of dwelling unit or creating a driveway to the rear of the property. Parking at the front of the property is not desirable as there are mature trees on site, on-street parking in this area would be a safety concern given the King Street West roadway.

Parking area proposed is at the rear of the property as there are mature trees in the back yard as well. The side yards appear to be a good buffer with hedges, shrubs. The rear yard is fairly open.

There is a concern and correspondence (including photos) received from an adjacent property owner regarding drainage and a retaining wall that was not constructed by the current owners but by previous owners which is not sufficient. Mr. Rob Branscombe of 45 Centre Street, was in attendance to confirm.

Planning Advisory Committee agreed that the photos indicated a substandard retaining wall and that the retaining wall should be brought to proper standards.

MOTION NO. 2012-32

Moved by: Joe Jansen
Seconded by: Jonathon Allen

That Planning Advisory Committee approves Development Permit DP2012-06 MacCormack at 130 King Street West for a Bed and Breakfast (2 guest rooms) provided the parking requirement is met, drainage has been properly accommodated and the retaining wall brought to a proper standard.

- CARRIED

F) SUBDIVISION AGREEMENT: None

G) CONTINUING BUSINESS/CORRESPONDENCE:

↓ B3/12 MacIntyre No appeals received

H) NEW BUSINESS: None

I) PUBLIC QUESTION PERIOD:

J) ADJOURN

MOTION NO. 2012-32

Moved by: Jeff Girling

Be it resolved that Committee of Adjustment/Planning Advisory Committee adjourn this regular meeting.

Original Signed by Chair
Chair, Chuck Marquardt

Original Signed by Staff
Secretary –Treasurer, Brenda Guy

PLANNING REPORT

TO: PAC/COA

FROM: Brenda Guy
Manager of Community Development

DATE: Tuesday, January-25-13

SUBJECT: DPS 2012-07 – 1000 ISLANDS DEVELOPMENT CORP
CLASS 3

Background:

Property: 650 CHARLES STREET NORTH

Legal Desc: Part Lot 13 Concession 1
Town of Gananoque

Acreage: Irregular
48.74m (159.9') frontage

Lot Coverage: 60% Maximum Coverage

Official Plan: Employment Lands

DP Designation: Employment Lands

Purpose and Effect:

The applicant is proposing to increase the number of storage units on an existing self-storage facility.

Official Plan:

Section 3.4 Where We Work of the Official Plan indicates that the objective of this area is to *"Support the expansion of the Town's employment base through flexible land use policies which recognize the dynamic nature of a changing regional economy"*.

The proposed is an expansion to an existing business.

Development Permit:

The Development Permit designates the property as Employment Lands.

See attached checklist for provisions.

The proposed four buildings on the property will be phased over the next couple of years.

The Employment Lands designation addresses the placement of new buildings and landscaping however, the location of the new buildings is in keeping with the provisions. One existing building is closer to the lot line than the required 3m but is existing. No further parking is required.































The front of the property is well landscaped and staff are not imposing further landscaping.

Circulation to agencies:

Canada Post		
CAO		
CRCA		See attached letter. Applicant is meeting on-site with CRCA January 25, 2013. Report to follow at meeting.
CBO		
Eastern Ontario Power		
Economic Development		
Leeds Grenville EMS		
Fire Department		
LG Health Unit	Private Services	Health Unit indicated that no inspection is required as the expansion does not require a sewage disposal system. Additionally, the septic system had been pumped recently and the report was accepted by the LGDH.
Police Department		
Water/Sewer		Cannot be services with water or sewer
Public Works		
Adjacent Property Owners	n/c	

The application was posted on the site and circulated to property owners within the area. Staff have reflected any comments received above or will note any verbally should one arise after the agenda has been dispersed.

Staff have no objection to the proposal provided the applicant enter into an agreement with the Town and obtain applicable building permits. It is further recommended that a condition be placed that the applicant satisfy the conditions of the CRCA.

Development Permit Checklist for 665 CHARLES STREET NORTH				
		Min. Requirement unless otherwise noted	Proposed	
DP Requirement	DP Designation of Property	Employment Lands		
	Lot Area, As per DP	743 m2/7998sq.ft.	7689 m2	
	Lot Frontage, As per DP	18 m/59.1 ft	48.74m	
	Front Yard, As per DP	7m/23ft	10m	
	Rear Yard, As per DP	6 m/19.7 ft	7m	
	Interior Side Yard, As per DP	3m/9.8ft	3.5m proposed 2.15m existing (1 bdg)	
	Other Side Yard, As per DP	"	3.67m	
	Exterior Side Yard, As per DP	4.5m/14.8ft	n/a	
	Lot Coverage, As per DP (maximum)	60%	29.7%	
Building Height	As per DP (maximum)	15m/49.2'	Existing/proposed-1 storey	
Building Size		Existing	1569.97 sq.m	
		Addition	724.75 sq.m.	
Building Orientation	Bdg location along front yard, parking at side/rear			
Seating Capacity				
Parking Spaces	Number of Parking Spaces required	1 sp/95 sq.m plus 1 sp per 3 employees/shift	7 existing	
	Size	2.7m/8.9' x 6m/19.7' min.		
	Number of Accessibility Spaces	1/20 spaces	n/a	
	Accessibility Size	3.6m/11.8' x 6m/19.7' min.	n/a	
	Parking Surface	Year round use	Asphalt/gravel	
	Aisles	6m/19.7 ft min.two-way traffic 3.5m/11.5 ft min.one-way traffic		
Entrance		6m/19.7' min.two-way traffic 3.5m/11.5' min.one-way traffic	9m	
Loading Area	Number of loading areas required	250 sq.m or less - 0, 250 to 999 sq.m - 1 1000 to 7499 sq.m - 2 7500 sq.m+ - 2 plus 1 per 7500 sq.m	n/a	
	Size	14m/45.9' x 3.5m/11.4'	n/a	
	Height clearance	4.25min./13.9'	n/a	
	Located in side or rear yard		<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Unobstructed access to public street	6m min./19.7'	n/a	
Open Storage	Screened		n/a	
Garbage Storage	Fenced and Screened - wood or metal		n/a	
Outside Storage/ Sales and Display	Outside Storage	No storage in front yard Min. 5m/16.4 from side/rear	n/a	
		Abut residential Min. 10m/32.58'	n/a	
Landscaping	Btwn non-residential and residential	3 m min./9.8'	North - n/a South - n/a East - n/a West - n/a	
	Front yard setback	5m min/16.4' landscaped area within the 7m/24.7'	8.8m	
	Not less than 50% landscaped area	Grass, lawns, trees, shrubs and flowers	Landscaped at front	
	Btwn parking and adjacent lot or street when 4 or more spaces required	3 m min./9.8'	North - n/a South - n/a East - n/a West - n/a	

High Watermark	Setback from any water	30 m min./98.4' unless Breakwall = 15m min/49.2'	n/a	—
	Accessory Structures – permitted within 30m provided:	Boathouse/Boatport/dock – max length 8m/28.2'	n/a	—
		Stairs/landings – max width 2.5 m/8.2'	n/a	—
		Shed – max 10sq.ft/108sq.ft	n/a	—
		Max height – 4.25m/14.7'	n/a	—
	Class II Permit	Accessory Structures	n/a	—
	Class III Permit	Boathouse	n/a	—
Accessory Bldgs	Any rear or interior setback	1 m min./3.3'	See plan	✓
	Front or exterior yards, as per DP		See plan	✓
	Height	4.5 m max./14.8'	See plan	✓
	Distance to main building	2 m min./6.6'	See plan	✓
Other	Designated Heritage Site:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Entrance Overlay		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Sidewalk required		<input type="checkbox"/> Yes <input type="checkbox"/> No	—
	Street Boulevard	Furniture, trees	<input type="checkbox"/> Yes <input type="checkbox"/> No	—
	Tree placement	Away from curb where less than 4m	<input type="checkbox"/> Yes <input type="checkbox"/> No	—
		6 – 8m apart	<input type="checkbox"/> Yes <input type="checkbox"/> No	—
	Waterfront Overlay		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	—
	Maintain existing vegetation		<input type="checkbox"/> Yes <input type="checkbox"/> No	—
	Setback from top of slope (except non residential/ accessory)	30m min./98.4'	<input type="checkbox"/> Yes <input type="checkbox"/> No	—
	Discretionary Use	Background report	<input type="checkbox"/> Yes <input type="checkbox"/> No	—
	Tree preservation	Min. 60mm dia/3.5m in height plus	<input type="checkbox"/> Yes <input type="checkbox"/> No	—
		10+ grouped of 15 cm measured 1.4 from base	<input type="checkbox"/> Yes <input type="checkbox"/> No	—
		Maintain waterfront view – building located to side		—
		Waterside walkway on multi/commercial dev		—
Section 3.2	Auto service Station, commercial garage, gasoline bar, car washing			—
Section 3.10	Drive Through			—



Select Language
 Powered by Google Translate

Enter Address or Place... Street Local

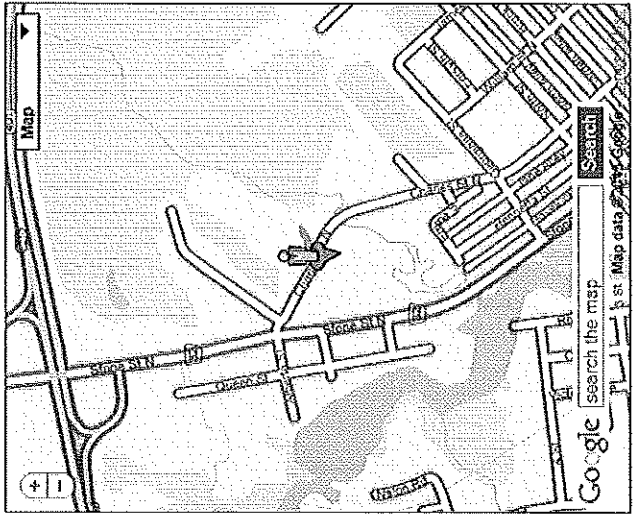
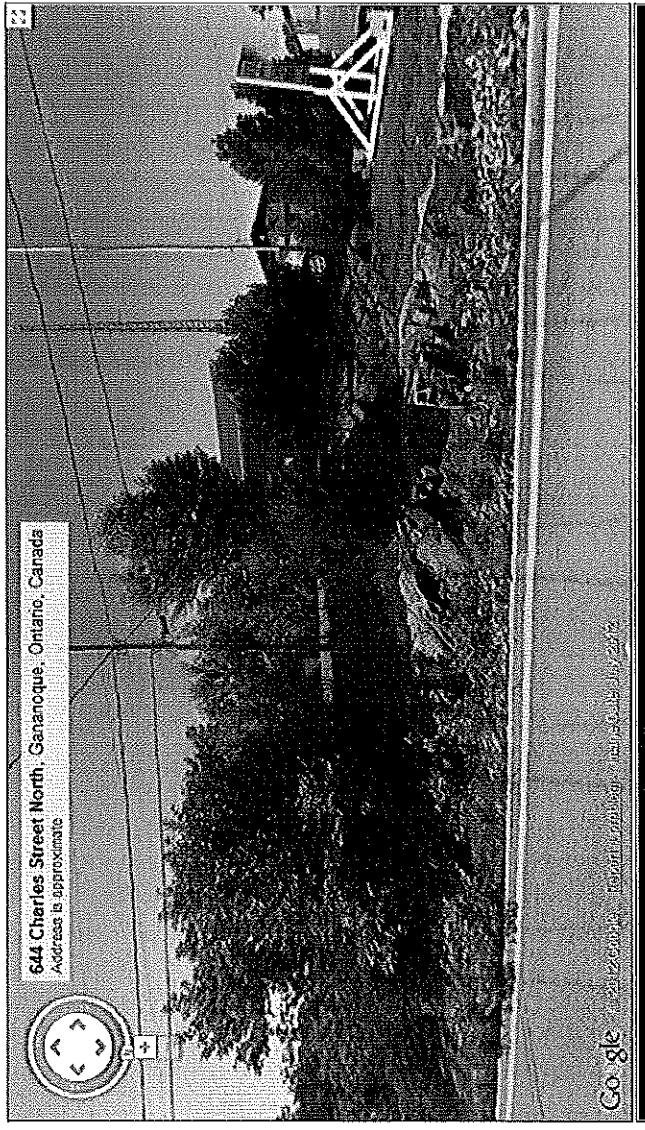
Home Street View Map - Local Pictures Weather Measure 650 Charles Street North...

Home » Area Around 650 Charles Street North, Gananoque, Ontario

Fifth Ave & Central Park
 1212FifthAvenue.com

Upper East Side Condos PreWar Bid All New Full Service & Views 1-5 BR

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 Google Maps
 Street Map of NYC
 Map Driving Directions



Get Stickman Blue Streets Traffic

Driving Directions: [To Here](#) - [From Here](#)

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NOTICE OF MEETING Proposed Class III Development Permit

TAKE NOTICE the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, JANUARY 29, 2013 at 6:00 P.M.** in the **COUNCIL CHAMBERS, TOWN OF GANANOQUE, 30 King Street East, Gananoque** to a recommendation to Council on the application below.

AND FURTHER TAKE NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Meeting on **TUESDAY, FEBRUARY 5, 2013 at 6:00 P.M.** in the **EMERGENCY SERVICES BUILDING, 340 HERBERT STREET, Gananoque** to hear the following application to consider a Class III Development Permit:

File No. **DP2012/07**

APPLICANT: 1000 ISLANDS DEVELOPMENT CORP.

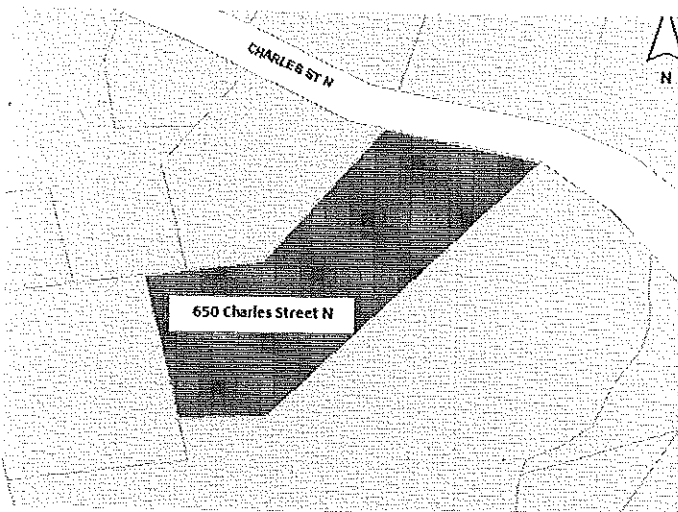
The property municipally and legally described as
650 CHARLES STREET NORTH
PART LOT 13 CONCESSION 1
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit to
EXPAND AN EXISTING STORAGE FACILITY


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

If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

Note: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the OMB where the application meets the requirements established through the official plan and development permit bylaw.



DATED this 20TH day DECEMBER, 2012



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

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



DP 20 121 07

APPLICATION FOR DEVELOPMENT PERMIT APPROVAL
Section 70.2 of the Planning Act, RSO 1990, as amended

This application form **MUST** be accompanied with all the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided.

A meeting with Community Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

- Complete application form signed including declaration of applicant.
- Copy of the deed of property or offer to purchase and sale
- Application fee payable to the Town of Gananoque:
 - Class I \$500
 - Class II \$1,500
 - Class III \$1,700
 - Amendment to Class I, Class II or Class III \$700
- Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies for a Class II or Class III
- Copy of the most recent survey of the subject property

CONTACT INFORMATION

Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Name of Applicant: PETER HIPWELL	Complete Address including Postal Code: 82 IVY LEA RD. LANSDOWNE, ONT. K6E1L0	Phone: 6134837217 Fax: _____ E-mail: phipwelle@1000island.net
Name of Property Owner (if different than applicant): 1000 ISLANDS DEVELOPMENT CORP.	Complete Address including Postal Code: AS ABOVE	Phone: _____ Fax: AS ABOVE E-mail: _____
Architect/Designer/Planner: JH RUST ARCHITECT	Complete Address including Postal Code: 1100 CENTRAL PKWY W UNIT 30 MISSISSAUGA, ONT. L5C 4E5	Phone: 9058040388 Fax: _____ E-mail: rick@jhrust-architect.com
Engineer:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____

Street or Property Address (if applicable): **650 CHARLES ST. N. GANANOQUE, ONT, K7G0W5**

LEGAL DESCRIPTION

Lot: Pt. Lot 13	Concession: 1	Part(s): _____	Plan: _____
Frontage: 48.74m	Depth: @130m	Area (sq.m): _____	Area (acres): 1.9

SUBMISSION REQUIREMENTS

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

SEE
SITE PLAN

- Site Plan(s)** including scaled accurate measurements of:
 - o Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
 - o Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
 - o Dimensions and gross floor area of all building and structures to be erected;
 - o Existing structures to be retained, removed or relocated;
 - o Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
 - o Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
 - o Parking areas including number, size of spaces and dimensions
 - o Access driveways including curbing and sidewalks
 - o Proposed fire routes and fire route sign locations
 - o Dimensions and locations of loading zones, waste receptacles and other storage spaces;
 - o Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
 - o Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
 - o Location, type and size of any other significant features such as fencing, gates and walkways.
- Drainage Plan(s)** including scaled accurate measurements of:
 - o Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;
- Landscape Plan(s)** including scaled accurate measurements of:
 - o Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;
- Site Servicing Plan(s)** including scaled accurate measurements of:
 - o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.
- Grade Control and Drainage Plan(s)** including scale accurate measurements of:
 - o Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
 - o Location of any creeks, ravines or watercourses with elevations and contours;
 - o Arrows indicating the proposed direction of flow of all surface water;
 - o Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
 - o Existing and/or proposed right-of-ways or easements
- Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
 - o Drawings that show plan, elevations and cross section views for each building or structure to be erected;
 - o Conceptual design of building;
 - o Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
 - o Exterior design including character, scale, appearance and design features of the proposed building;
 - o Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
 - o Photographs of the subject land and abutting streetscape on both side of the street
- Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

<ul style="list-style-type: none"> <input type="checkbox"/> Servicing options report <input type="checkbox"/> Hydrogeological Study <input type="checkbox"/> Drainage and/or stormwater management report <input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area <input type="checkbox"/> Archaeological Assessment <input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use <input type="checkbox"/> Traffic Study <input type="checkbox"/> Heritage Resource Assessment <input type="checkbox"/> Mine hazard rehabilitation assessment 	<ul style="list-style-type: none"> <input type="checkbox"/> Phase I Environmental Study and if investigation as required <input type="checkbox"/> Noise and/or vibration study <input type="checkbox"/> Source Water protection study <input type="checkbox"/> MDS I or II calculation <input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility <input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity <input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan
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- Cataraqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$_____. Clearance letter will be required by the Town.

Existing Use(s):	
Length of time the existing use of the subject lands have continued:	<u>25 YEARS</u>
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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the file number and the status of the application?	<u>PREVIOUS SITE PLANS ON FILE</u>
Proposed Use(s):	
<u>SELF STORAGE</u>	
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?	
<u>YES</u>	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.	
<u>NO</u>	
Abutting Land Use(s):	
<u>VACANT / COMMERCIAL</u>	
Is the Development to be phase?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
What is the anticipated date of construction?	<u>MAY, 2013.</u>
Is the land to be divided in the future?	<u>NO</u>
Are there any easements, right-of-ways or restrictive covenants affecting the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Plan Details:			
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area: _____ (sq.m)	Building Coverage: _____ (%) _____ (sq.m)	Landscape Coverage: _____ (%) _____ (sq.m)
Building Height: <u>8'4"</u>	No. of Storeys: <u>1</u>	No. of Units: <u>4 BLDGS.</u>	Method of Garbage Storage: _____
Parking Surface: Existing: <u>GRAVEL/ASPHALT</u> Proposed: <u>GRAVEL</u>	Number of Parking Spaces: Existing: <u>7</u> Proposed: _____ Total: <u>7</u>	Dimensions of Parking Spaces: <u>10x20</u>	Number of Accessible Spaces: _____
Loading Spaces:	Number of Loading Spaces: _____	Dimensions of Loading Spaces: _____	Other: _____

Heritage Tourist Inn/Bed and Breakfast:			
Is this an application for a Heritage Tourist Inn? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other _____	Is this an application for a Bed and Breakfast? <input type="checkbox"/> Yes <input type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____
A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.			

N/A

EXISTING BUILDINGS:		Building 1	Building 2
SEE ATTACHED SITE PLAN	Type of Structure		
	Date Constructed:		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:		
	Dimensions:		
Floor Area:			

PROPOSED BUILDINGS:		Building 1	Building 2
SEE ATTACHED SITE PLAN	Type of Structure:		
	Proposed Date of Construction:		
	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:

<input checked="" type="checkbox"/> Municipal Street	<input type="checkbox"/> Unopen Road Allowance	<input type="checkbox"/> Existing Right-of-way	<input type="checkbox"/> Other _____
--	--	--	--------------------------------------

Name of Street/Road: CHARLES ST. N

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:

<input type="checkbox"/> Municipal Water and Sewer	<input type="checkbox"/> Municipal Water & Private Sewage	<input type="checkbox"/> Private Well and Municipal Sewage	<input checked="" type="checkbox"/> Private Well and Private Sewage
--	---	--	---

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

N/A

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize PETER HIPWELL (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
1000 ISLANDS DEVELOPMENT CORP.

Signature of Owner
[Signature]

Signature of Witness (not applicant)

Date
Dec. 3/12

CONSENT BY OWNER

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

I/We, _____, 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

DECLARATION OF APPLICANT

I, PETER HIPWELL of the TOWNSHIP of LANSDOONG in the COUNTY of LEEDS 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.

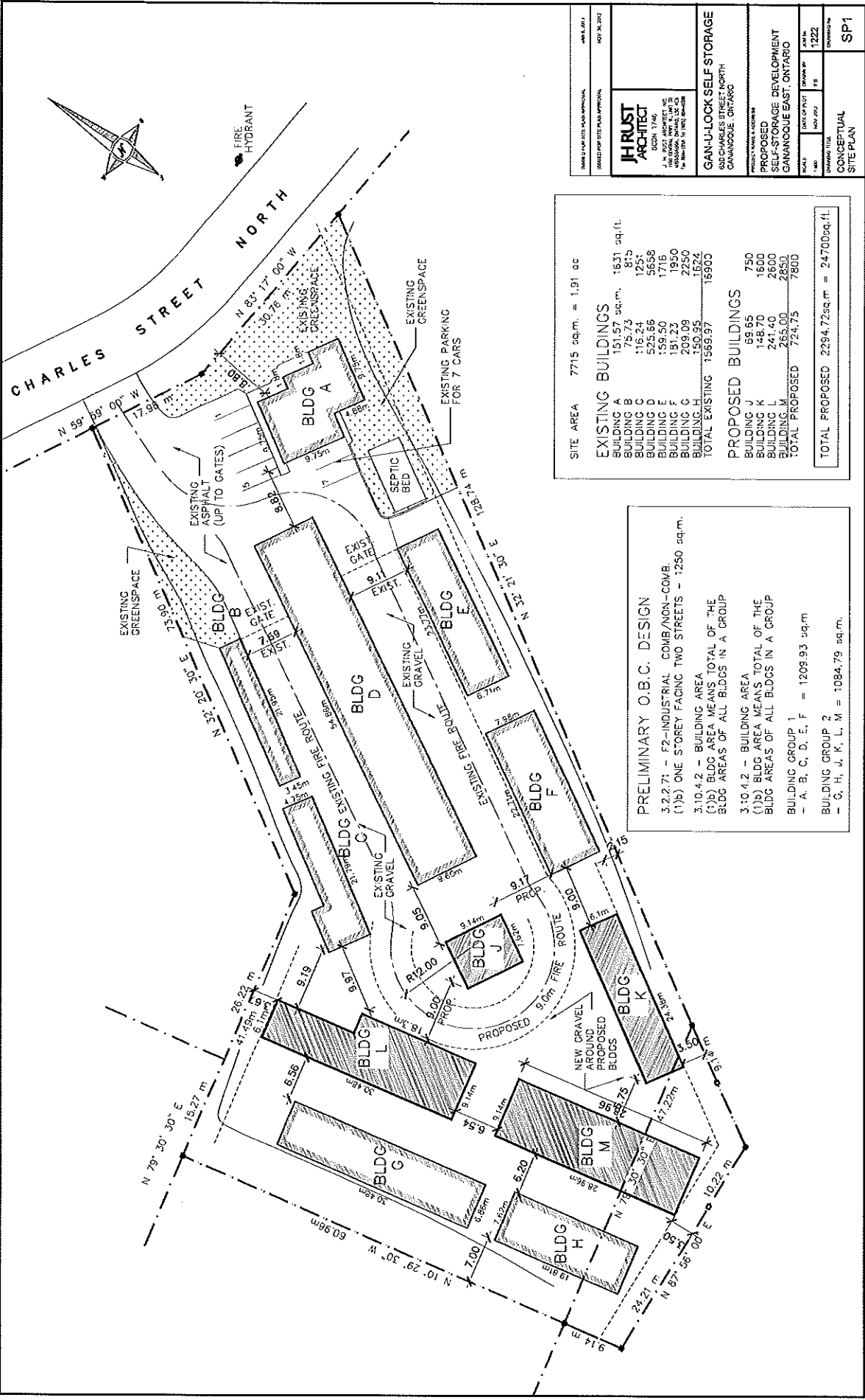
All of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of *The Canada Evidence Act*.

Declared/Sworn before me at Town of Gananoque this 3rd day of December, 2012.

Signature of a Commissioner
Kelly Shipclark
Town of Gananoque
Commissioner, etc.
Kelly, Shipclark, Deputy Clerk

Signature of Applicant
[Signature]

Office Use Only:		Roll No: <u>015 48404</u>
Official Plan Designation: <u>Employment Lands</u>	Development Permit Designation: <u>Employment Lands</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>Dec. 3/2012</u>	Date Application Deemed Complete: <u>December 20/12</u>	Fees Received: <u>\$700.00</u>



DATE: 08.11.2017
 PREPARED FOR: SITE PLAN APPROVAL
 DATE: 24.10.2017

JHRUST ARCHITECT
 6000 174th AVE. SUITE 100
 MARKHAM, ONTARIO L3R 0V9
 TEL: 905.477.1100

CAN-U-LOCK SELF STORAGE
 405 CHARLES STREET NORTH
 CANAMOUQUE, ONTARIO

PROJECT NAME: 12222
 PROPOSED: SELF-STORAGE DEVELOPMENT
 CANAMOUQUE EAST, ONTARIO

NO.	DATE OF ISSUE	ISSUED BY	SCALE
1	10.10.17	RS	1:222

CONCEPTUAL SITE PLAN
 SHEET NO. SP1

SITE AREA	7715 sq.m. = 1,91 ac
EXISTING BUILDINGS	
BUILDING A	151.57 sq.m. = 1631 sq.ft.
BUILDING B	115.72
BUILDING C	123
BUILDING D	52.56
BUILDING E	159.60
BUILDING F	181.23
BUILDING G	209.09
BUILDING H	150.95
TOTAL EXISTING	1559.97 = 16900
PROPOSED BUILDINGS	
BUILDING J	59.65
BUILDING K	148.70
BUILDING L	241.40
BUILDING M	285.00
TOTAL PROPOSED	724.75 = 7800
TOTAL PROPOSED	2294.72 sq.m. = 24700 sq.ft.

PRELIMINARY O.B.C. DESIGN

3.2.2.7: - F2-INDUSTRIAL COMB/NON-COMB.
 (1) ONE STOREY FACING TWO STREETS - 1250 sq.m.
 3.10.4.2 - BUILDING AREA
 (1) BLDG AREA MEANS TOTAL OF THE BLDG AREAS OF ALL BLDGS IN A GROUP

3.10.4.2 - BUILDING AREA
 (1) BLDG AREA MEANS TOTAL OF THE BLDG AREAS OF ALL BLDGS IN A GROUP

BUILDING GROUP 1
 - A, B, C, D, E, F = 1209.93 sq.m.

BUILDING GROUP 2
 - G, H, J, K, L, M = 1084.79 sq.m.



Leeds, Grenville & Lanark District
HEALTH UNIT

RECEIVED JAN 11 2013

Your Partner in Health

January 8, 2013

Brenda Guy
Manager of Community Development
The Corporation of the Town of Gananoque
30 King St East, Box 100
Gananoque ON K7G 2T6

Dear Ms. Guy:

Re: Proposed Class III Development Permit
650 Charles Street North, Part Lot 13, Concession 1, Town of Gananoque
Our File: 9063

Further to our telephone discussion concerning the above noted proposal, please find enclosed a copy of the permit for the existing on-site sewage system installed and approved in the summer of 2001. The present owner, Mr. Peter Hipwell, had the septic tank pumped and checked by Ken's Vacuum Pumping on May 16, 2012 and the report was satisfactory (copy of invoice enclosed).

As a result, please be advised that our office does not object to the proposed expansion of the on-site storage facilities provided no facilities requiring on-site sewage disposal are installed in the new buildings.

I trust this is the information you require.

Yours truly,

THE CORPORATION OF THE LEEDS, GRENVILLE
AND LANARK DISTRICT HEALTH UNIT

Mark Green, B.A., C.P.H.I.(C)
Chief Building Official
Part VIII Program

MG/lm
Encls.

c.c. Peter Hipwell

An Accredited Health Unit Since 1990

- MAIN OFFICE:**
458 Laurier Blvd.
Brockville, ON
K6V 7A3
(613) 345-5685
FAX: (613) 345-2879
- SMITHS FALLS OFFICE**
25 Johnston St.
Smiths Falls, ON
K7A 0A4
(613) 283-2740
FAX: (613) 283-1679
- KEMPTVILLE OFFICE**
Box 343, 8 Asa St. Unit 2
Kemptonville, ON
K0G 1J0
(613) 258-5941
FAX: (613) 258-1407
- GANANOQUE OFFICE**
375 William St. S., Suite 200
Gananoque, ON
K7G 1T2
(613) 382-4231
FAX: (613) 382-7599

PLANNING REPORT

TO: PAC/COA

FROM: Brenda Guy
Manager of Community Development

DATE: Tuesday, January-08-13

SUBJECT: DPS 2012-08 – 1518017 ONTARIO LTD.
CLASS 3

Background:

Property: 460 Second Street

Legal Desc: Lot 193, 194, 195, 196, 198, 200, PT. Lot 197, 199 Plan 86
Town of Gananoque

Acreage: L-Shaped
45.72m (150') frontage Second Street

Lot Coverage: 35% Maximum Coverage

Official Plan: Residential

DP Designation: Residential

Purpose and Effect:

The applicant is proposing to renovate an existing building into four apartments.

Official Plan:

The Official Plan indicates that the "*permitted residential uses shall include the full range of dwelling types from low density single detached to high density apartment dwellings*".

One of the objectives is to promote and support development which provides for affordable, freehold and/or rental housing with a full range of density types.

Section 3.2.2.8 speaks to Residential Density and Affordable Housing and this such renovation will meet the intent of the providing a broader range of housing within Gananoque

The proposed conversion is in keeping with the Official Plan.

Development Permit:

The Development Permit designates the property as Residential.

See attached checklist for provisions.

The building is existing and there is no further additions being added to the building. All renovations are within the existing structure. The Development Permit permits apartments in residential designations provided a Class II permit is obtained.

Parking requirements is 1.25 spaces per dwelling unit of which there are four proposed. The requirement is 5 spaces and the applicant is providing 8. Parking space 3, as indicated on the plan is away from the building and other parking areas and not required. This area should be landscaped.

Section 5.4.2 identifies that no parking shall be allowed in either the required front yard or exterior side yards. The proposal, although there is parking in the front yard, is beyond the setback requirement of 23'.

The landscaping for this property is located immediately in front of the building. A large portion of the lands are directly behind the building (for future development purposes) and the existing driveway provides access to the rear. The property has an unopen road allowance to east of the property and a residential dwelling unit west.

With respect to the façade the intent by the owner is to repair, replace, repaint the existing exterior.

Circulation to agencies:

Canada Post		
CAO		
CRCA		
CBO		
Eastern Ontario Power		
Economic Development		
Leeds Grenville EMS		
Fire Department		Fire Inspection required prior to occupancy.
LG Health Unit		
Police Department		
Water/Sewer		Applicant to make provision for segregated water services to each unit with independent shut off valves, if feasible. Segregated shutoff valves in the basement under lock and key.
Public Works		Parking shall not encroach on municipal road allowance. (staff note that the parking is not on municipal road allowance)

Comments reflected by adjacent property owners	nil	
--	-----	--

The application was posted on the site and circulated to property owners within the area.

Staff have no objection to the proposal tabled provided:

- an inspection of the premises take place by the Chief Building Official and appropriate approvals be met
- an inspection of the premises take place by the Fire Department and appropriate approvals be met
- applicant meet requirements of water/sewer for segregated water services, if feasible
- removal of parking space 3
- the areas not being used should be landscaped

Development Permit Checklist for 460 SECOND STREET

		Min. Requirement unless otherwise noted	Existing	Proposed	
DP Requirement	DP Designation of Property	Residential			<input checked="" type="checkbox"/>
	Lot Area, As per DP	930m ² /10,011 ft ²	136,778 sq.ft	existing	<input checked="" type="checkbox"/>
	Lot Frontage, As per DP	24m/78.7'	150'	existing	<input checked="" type="checkbox"/>
	Front Yard, As per DP	7m/23'	27'	Existing	<input checked="" type="checkbox"/>
	Rear Yard, As per DP	6.5m/21.3'		Existing	<input checked="" type="checkbox"/>
	Interior Side Yard, As per DP	1.2m/3.9'	28.5'	Existing	<input checked="" type="checkbox"/>
	Other Side Yard, As per DP	1.2m/3.9'	48'	Existing	<input checked="" type="checkbox"/>
	Exterior Side Yard, As per DP	4.5m/14.8'	n/a	-	
	Lot Coverage, As per DP (maximum)	35%	2%	Existing	<input checked="" type="checkbox"/>
Building Height	As per DP (maximum)	20m/65.5'	2-storey	existing	<input checked="" type="checkbox"/>
Parking Spaces	Number of Parking Spaces required	1.25 sp/dwelling unit	5 required	8	<input checked="" type="checkbox"/>
	Size	2.7m/8.9' x 6m/19.7' min.	unorganized	9' x 20'	<input checked="" type="checkbox"/>
	Number of Accessibility Spaces	1/20 spaces		n/a	-
	Accessibility Size	3.6m/11.8' x 6m/19.7' min.		n/a	-
	Parking Surface	Year round use		Gravel	<input checked="" type="checkbox"/>
	Aisles	6m/19.7 ft min.two-way traffic 3.5m/11.5 ft min.one-way traffic		n/a	-
	Pedestrian walkways	1.2m/4' width		n/a	-
	Max 40% grade parking (multi-unit)			n/a	-
Entrance		6m/19.7' min.two-way traffic 3.5m/11.5' min.one-way traffic			<input checked="" type="checkbox"/>
Amenity Space		20 sq.m./dwelling unit			<input checked="" type="checkbox"/>
Garbage Storage	Fenced and Screened – wood or metal or shrubbery				-
Landscaping	Btwn non-residential and residential	3 m min./9.8'		North - n/a South - n/a East - n/a West - n/a	-
	Front yard setback	5m min/16.4' landscaped area within the 7m/24.7'			<input checked="" type="checkbox"/>
	Not less than 50% landscaped area	Grass, lawns, trees, shrubs and flowers			
	Btwn parking and adjacent lot or street when 4 or more spaces required	3 m min./9.8'		North - n/a South - n/a East - n/a West - n/a	<input checked="" type="checkbox"/>
High Watermark	Setback from any water	30 m min./98.4' unless Breakwall = 15m min/49.2'		n/a	-
	Accessory Structures – permitted within 30m provided:	Boathouse/Boatport/dock – max length 8m/28.2'		n/a	-
		Stairs/landings – max width 2.5 m/8.2'		n/a	-
		Shed – max 10sq.ft/108sq.ft		n/a	-
		Max height – 4.25m/14.7'		n/a	-
	Class II Permit	Accessory Structures		<input type="checkbox"/> Yes <input type="checkbox"/> No	-
	Class III Permit	Boathouse		<input type="checkbox"/> Yes <input type="checkbox"/> No	-
Accessory Bldgs	Any rear or interior setback	1 m min./3.3'		n/a	-
	Front or exterior yards, as per DP	No closer than main structure		n/a	-
	Height	4.5 m max./14.8'		n/a	-

	Distance to main building	2 m min./6.6'		n/a	-
	Maximum Size	Less than 10%		n/a	-
	Maximum Gross Floor Area	100m2/1076 sq.ft		n/a	-
Other	Designated Heritage Site:			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
	Entrance Overlay			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
	Sidewalk required			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
	Street Boulevard	Furniture, trees		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
	Tree placement	Away from curb where less than 4m		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
		6 – 8m apart		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
	Waterfront Overlay			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
	Maintain existing vegetation			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
	Setback from top of slope (except on residential/accessory)	30m min./98.4'		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
	Tree preservation	Min. 60mm dia/3.5m in height plus		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
		10+ grouped of 15 cm measured 1.4 from base		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
		Maintain waterfront view – building located to side			-
		Waterside walkway on multi/commercial dev			-
Section 5.4.1	Condominium			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
	Service Utilities underground			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
	Illumination	Away from adjoining property		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-
Section 5.4.3	Discretionary Use			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	✓



Home | Street View | Map - Local | Pictures | Pic Map | Weather | Measure

Select Language | Enter Address or Place... | Street | Local

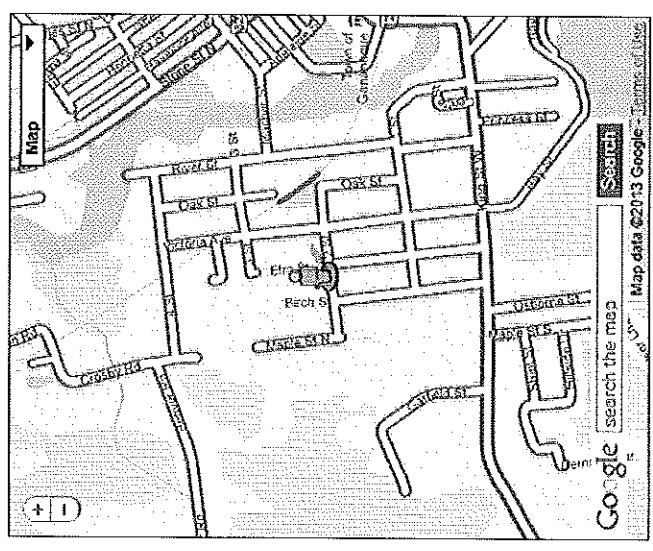
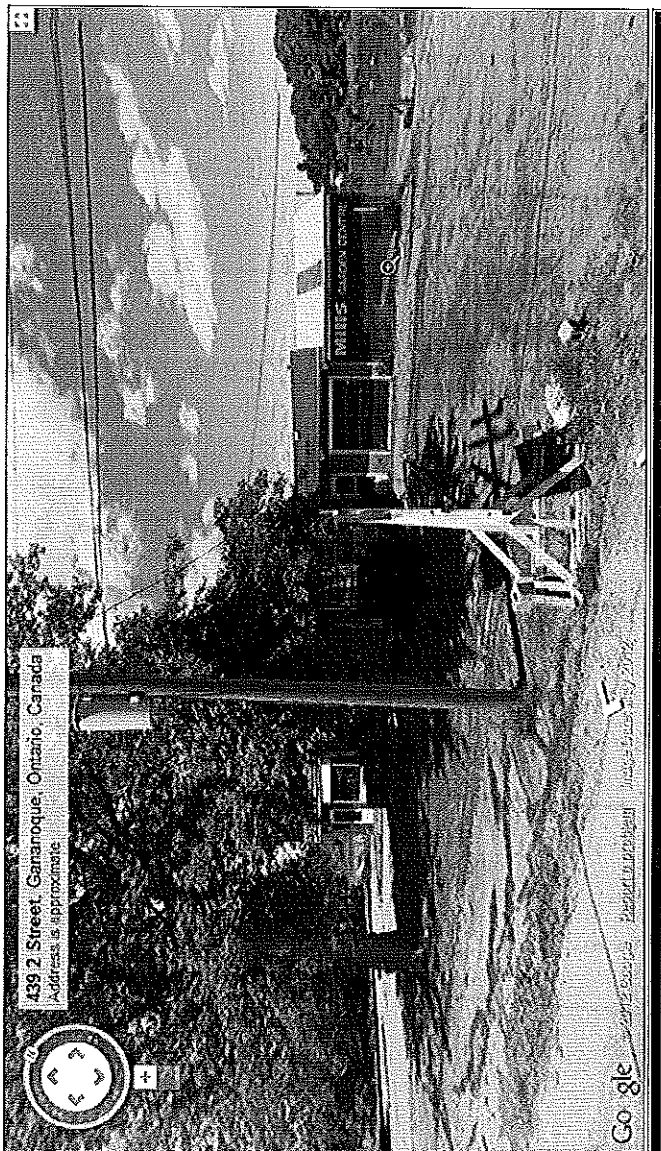
460 Second Street, Gananoque, Ontario

Mcafee SIEM Solutions

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NOTICE OF MEETING Proposed Class III Development Permit

TAKE NOTICE the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, JANUARY 29, 2013 at 6:00 P.M.** in the **COUNCIL CHAMBERS, TOWN OF GANANOQUE, 30 King Street East, Gananoque** to a recommendation to Council on the application below.

AND FURTHER TAKE NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Meeting on **TUESDAY, FEBRUARY 5, 2013 at 6:00 P.M.** in the **EMERGENCY SERVICES BUILDING, 340 HERBERT STREET, Gananoque** to hear the following application to consider a Class III Development Permit:

File No. **DP2012/08**

APPLICANT: **DEWEY HALL**
OWNERS: **1518017 ONTARIO LTD.**

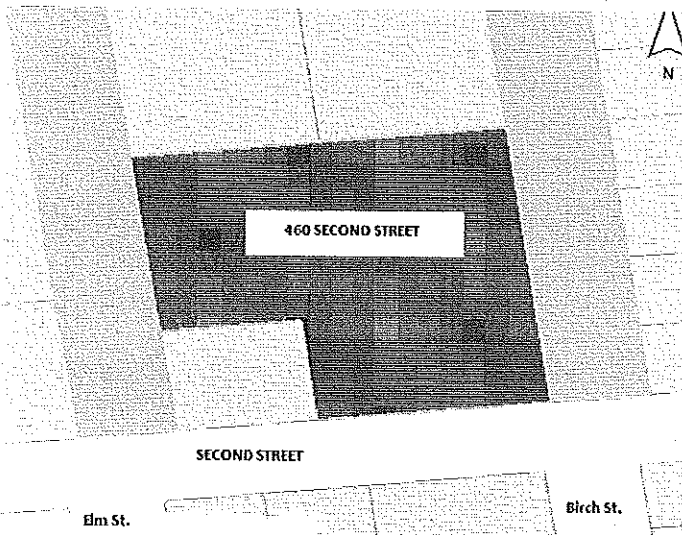
The property municipally and legally described as
460 SECOND STREET
LOT 193, 194, 195, 196, 198, 200, PT. LOT 197, 199 PLAN 86
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit to
RENOVATE THE EXISTING BUILDING TO PERMIT 4 APARTMENTS


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

If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

Note: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the OMB where the application meets the requirements established through the official plan and development permit bylaw.



DATED this 20TH day DECEMBER, 2012


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

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



DP 20/12/08

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
- Application fee payable to the Town of Gananoque:
 - Class I \$500
 - Class II \$1,500
 - Class III \$1,700
- Amendment to Class I, Class II or Class III \$700
- Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies for a Class II or Class III
- Copy of the most recent survey of the subject property

CONTACT INFORMATION

Municipal Freedom of Information and Protection of Privacy Act - Personal Information on this form is collected under authority of The Planning Act and will be used to process this application. Cell # 613-541-8169

Name of Applicant: Dewey Hall	Complete Address including Postal Code: c/o Gen Chew Olds 439 Ring Street E Gananoque, ON K7G 1G9	Phone: 613 382-7016 Fax: 613-382-1658 E-mail: deweyhall@ripnet.com
Name of Property Owner (if different than applicant): 1518017 Ontario Ltd	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Engineer:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____

Street or Property Address (if applicable): 460 Second Street

LEGAL DESCRIPTION

Lot: 193/194/195/196 Lot 198/200 Pt. Lot 197/199	Concession:	Part(s):	Plan: Plan 86
Frontage: 150'	Depth: 240'	Area (sq.m):	Area (acres): 3.14 acres

SUBMISSION REQUIREMENTS

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

- Site Plan(s)** including scaled accurate measurements of:
 - o Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
 - o Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
 - o Dimensions and gross floor area of all building and structures to be erected;
 - o Existing structures to be retained, removed or relocated;
 - o Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
 - o Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
 - o Parking areas including number, size of spaces and dimensions
 - o Access driveways including curbing and sidewalks
 - o Proposed fire routes and fire route sign locations
 - o Dimensions and locations of loading zones, waste receptacles and other storage spaces;
 - o Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
 - o Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
 - o Location, type and size of any other significant features such as fencing, gates and walkways.
- Drainage Plan(s)** including scaled accurate measurements of:
 - o Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;
- Landscape Plan(s)** including scaled accurate measurements of:
 - o Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;
- Site Servicing Plan(s)** including scaled accurate measurements of:
 - o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.
- Grade Control and Drainage Plan(s)** including scale accurate measurements of:
 - o Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
 - o Location of any creeks, ravines or watercourses with elevations and contours;
 - o Arrows indicating the proposed direction of flow of all surface water;
 - o Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
 - o Existing and/or proposed right-of-ways or easements
- Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
 - o Drawings that show plan, elevations and cross section views for each building or structure to be erected;
 - o Conceptual design of building;
 - o Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
 - o Exterior design including character, scale, appearance and design features of the proposed building;
 - o Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
 - o Photographs of the subject land and abutting streetscape on both side of the street
- Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

<ul style="list-style-type: none"> <input type="checkbox"/> Servicing options report <input type="checkbox"/> Hydrogeological Study <input type="checkbox"/> Drainage and/or stormwater management report <input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area <input type="checkbox"/> Archaeological Assessment <input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use <input type="checkbox"/> Traffic Study <input type="checkbox"/> Heritage Resource Assessment <input type="checkbox"/> Mine hazard rehabilitation assessment 	<ul style="list-style-type: none"> <input type="checkbox"/> Phase I Environmental Study and if investigation as required <input type="checkbox"/> Noise and/or vibration study <input type="checkbox"/> Source Water protection study <input type="checkbox"/> MDS I or II calculation <input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility <input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity <input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan
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- Cataraqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$_____. Clearance letter will be required by the Town.

Existing Use(s): <u>Vacant Buildings / Land</u>	
Length of time the existing use of the subject lands have continued:	
Has the property been designated as a Heritage Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property presently under a Site Plan Agreement?	<input type="checkbox"/> Yes <input 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? If yes, provide the file number and the status of the application?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Use(s): <u>Existing building conversion to 4 unit apartment</u>	
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? <u>Yes, designated Residential</u>	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law. <u>N/A</u>	
Abutting Land Use(s): <u>Residential</u>	
Is the Development to be phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction? <u>asap.</u>	
Is the land to be divided in the future? <u>?</u>	
Are there any easements, right-of-ways or restrictive covenants affecting the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Plan Details:			
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area: _____ (sq.m)	Building Coverage: _____ (%) _____ (sq.m)	Landscape Coverage: _____ (%) _____ (sq.m)
Building Height: <u>Ex. 2-story</u>	No. of Storeys: <u>Ex. 2-storey</u>	No. of Units: <u>4</u>	Method of Garbage Storage: _____
Parking Surface: Existing: <u>gravel</u> Proposed: _____	Number of Parking Spaces: Existing: _____ Proposed: _____ Total: <u>8</u>	Dimensions of Parking Spaces: <u>10 x 20.</u>	Number of Accessible Spaces: _____
Loading Spaces: <u>N/A</u>	Number of Loading Spaces: _____	Dimensions of Loading Spaces: _____	Other: _____

Heritage Tourist Inn/Bed and Breakfast:			
Is this an application for a Heritage Tourist Inn? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other _____	Is this an application for a Bed and Breakfast? <input type="checkbox"/> Yes <input type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____
A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.			

EXISTING BUILDINGS:	Building 1	Building 2
Type of Structure	WOOD FRAME	
Date Constructed:	1980	
Front Line Setback:	27'	
Rear Lot Line Setback:	36'	
Side Lot Line Setback:	28.6'	
Side Lot Line Setback:	45'	
Height:	2 STOREY 20'	
Dimensions:	30 X 30 X 2-STOREY 22 X 19 STOREY	
Floor Area:	2750 sq FT	

PROPOSED BUILDINGS:	Building 1	Building 2
N/A	Type of Structure:	
	Proposed Date of Construction:	
	Front Line Setback:	
	Rear Lot Line Setback:	
	Side Lot Line Setback:	
	Side Lot Line Setback:	
	Height:	
	Floor Area:	

Attached Additional Page, if necessary

Access:

Municipal Street 460 Unopen Road Allowance Existing Right-of-way Other _____

Name of Street/Road: SECOND

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)
N/A 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 _____ (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

CONSENT BY OWNER

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

I/We, _____, 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

DECLARATION OF APPLICANT

I, Dewey Hall of the Town of Gananoque in the Province of Ontario solemnly declare that:

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

Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

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

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

Signature of a Commissioner, etc

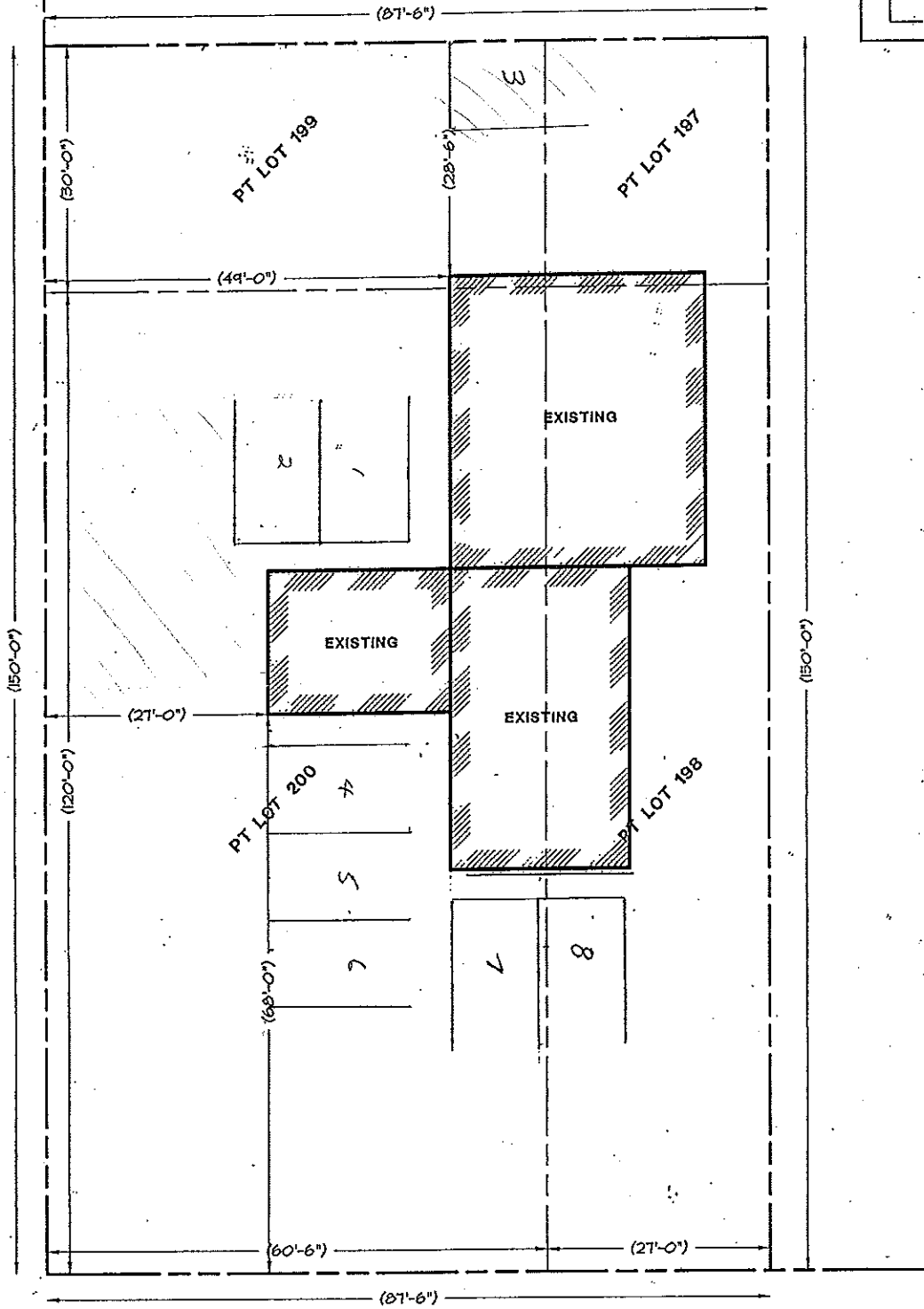
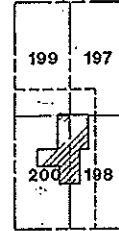
Signature of Applicant

Office Use Only:		Roll No: <u>010 19400</u>
Official Plan Designation: <u>Residential</u>	Development Permit Designation: <u>Residential</u>	Other:
Access (Entrance Permits etc): <u>exists</u>	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>December 13/2012</u>	Date Application Deemed Complete: <u>December 20/12</u>	Fees Received: <u>\$1700.00</u>

SECOND STREET



KEY PLAN



ELM STREET

PLOT PLAN FOR:
460 SECOND STREET
460 SECOND STREET
GANANOQUE, ONTARIO

DRAWN BY: JLFA
DATE: DECEMBER 10, 2012
SCALE: N.T.S.


RBJ CONCEPTS INC.
 57 DUNDAS STREET WEST,
 DELLEVILLE, ONTARIO
 TEL (416) 462-4433/416-555
 FAX (416) 462-6720

Dwg No. **SK-1**

PLANNING REPORT

TO: PAC/COA

FROM: Brenda Guy
Manager of Community Development

DATE: Tuesday, January-08-13

SUBJECT: DPS 2012-09 – BICKERTON
CLASS 2

Background:

Property: 259 PINE STREET

Legal Desc: Lot 430 Pt. Lot 431 Plan 86
Town of Gananoque

Acreage: 10,800 sq.ft.
27.4m (90') frontage

Lot Coverage: 35% Maximum Coverage

Official Plan: Residential

DP Designation: Traditional Residential

Purpose and Effect:

The applicant is proposing to increase the maximum lot coverage from 35% to 42.5%.

Official Plan:

The property is designated residential and the current use and proposed accessory uses are related to the primary use of a single family dwelling.

Development Permit:

The Development Permit designates the property as Traditional Residential. Within this designation consideration is given to the surrounding neighbourhood and the architectural detail of the dwelling units in the Section of the Town

See attached checklist for provisions.

The proposal is in relation to accessory structures of the property. There is no addition to the primary dwelling unit. Section 3.1 in the General Provisions speaks to accessory buildings. The

lot coverage in a residential area is 35% and the maximum lot coverage for an accessory building is 10% excluding swimming pools. The definition of lot coverage is as follows:

Lot, Coverage

Means the percentage of the lot area covered by the ground floor area of all buildings located on the lot excluding canopies, balconies, overhanging eaves and private open air swimming pools.

The lot is larger than the typical (60 x 120) lot in the Town having 90' frontage with a depth of 120'. The lot coverage is, however, based on % not maximum sq.ft. The applicants are proposing to install an above ground pool and decking. The decking proposed has increased the maximum accessory building % as well as the maximum lot coverage %.


The increase in lot coverage does not distract from the street view of the property as it is all located in the rear yard.

Circulation to agencies:

Canada Post		
CAO		
CRCA		
CBO		
Eastern Ontario Power		
Economic Development		
Leeds Grenville EMS		
Fire Department		
LG Health Unit		
Police Department		
Water/Sewer		No issues
Public Works		No issues
Adjacent Property Owners	120m and lot posted	No comments

Staff have received no objection to the proposal from the surrounding neighbourhood provided the increase is restricted to open air accessory uses. A condition be placed in the agreement that the applicants would not be permitted to enclose any of the decking to create indoor living space.

Furthermore, it appears from the rear of the property that there is an existing fence and it is well treed. It is further recommended that if trees are removed that new trees be replaced.

Development Permit Checklist for 259 PINE STREET					
		Min. Requirement unless otherwise noted	Existing	Proposed	
DP Requirement	DP Designation of Property	Residential			<input checked="" type="checkbox"/>
	Lot Area, As per DP	464m ² /4,995 ft ²	10,800 sq.ft.	existing	<input checked="" type="checkbox"/>
	Lot Frontage, As per DP	15m/49'	90'	existing	<input checked="" type="checkbox"/>
	Front Yard, As per DP	6m/19.6'	12'	existing	<input checked="" type="checkbox"/>
	Rear Yard, As per DP	7.5m/24.5'	53'	existing	<input checked="" type="checkbox"/>
	Interior Side Yard, As per DP	1.2m/3.9'	29'	existing	<input checked="" type="checkbox"/>
	Other Side Yard, As per DP	1.2m/3.9'	5'	existing	<input checked="" type="checkbox"/>
	Exterior Side Yard, As per DP	4.5m/14.7'			n/a
	Lot Coverage, As per DP (maximum)	35%	27.7%	45.2%	
Building Height	As per DP (maximum)	11m/36'	26+/- '		<input checked="" type="checkbox"/>
Parking Spaces	Number of Parking Spaces required	2/dwelling unit	2	existing	<input checked="" type="checkbox"/>
	Size	2.7m/8.9' x 6m/19.7' min.			<input checked="" type="checkbox"/>
	Parking spaces	Less than 50% of front yard or exterior yard			n/a
High Watermark	Setback from any water	30 m min./98.4' unless Breakwall = 15m min/49.2'			n/a
Accessory Structures – permitted within 30m provided:		Boathouse/Boatport/dock – max length 8m/28.2'			n/a
		Stairs/landings – max width 2.5 m/8.2'			n/a
		Shed – max 10sq.ft/108sq.ft			n/a
		Max height – 4.25m/14.7'			n/a
	Class II Permit	Accessory Structures		<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Class III Permit	Boathouse		<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a	
Accessory Bldgs	Any rear or interior setback	1 m min./3.3'	30' east interior	22' east interior	<input checked="" type="checkbox"/>
		1 m min./3.3'	1.6' west interior	1.6' west interior existing	ex.
		1 m min./3.3'	1.5' rear	1.5' rear existing	ex.
	Front or exterior yards, as per DP	No closer than main structure			n/a
	Height	4.5 m max./14.8'	14'	existing	ex.
	Distance to main building	2 m min./6.6'			
	Maximum Size	Less than 10%	3%	16.7%	
	Maximum Gross Floor Area	100m ² /1076 sq.ft	60 sq.ft.	2467 sq.ft.	
Other	Designated Heritage Site:			<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
	Waterfront Overlay			<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
	Maintain existing vegetation			<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
	Setback from top of slope (except on residential/accessory)	30m min./98.4'		<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
	Tree preservation	Min. 60mm dia/3.5m in height plus		<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
		10+ grouped of 15 cm measured 1.4 from base		<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
		Maintain waterfront view – building located to side			n/a
	Waterside walkway on multi/commercial dev			n/a	
Section 5.4.3	Discretionary Use			<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
					n/a

259Pine Street, Gananoque, Ontario, Canada

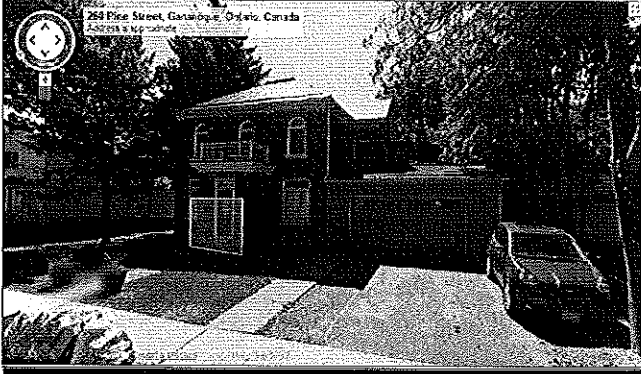
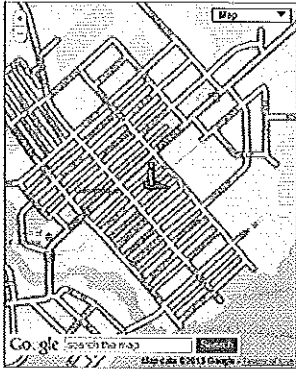
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259Pine Street, Gananoque, Ontario, Canada

Area Around 259Pine Street, Gananoque, Ontario

Maps street view
www.MapsGalaxy.com
Search Maps, Get Driving Directions Instantly with Free App!

Ads by Google
Google Maps
North Myrtle Beach SC
Map Driving Directions

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259Pine Street, Gananoque, Ontario, Canada

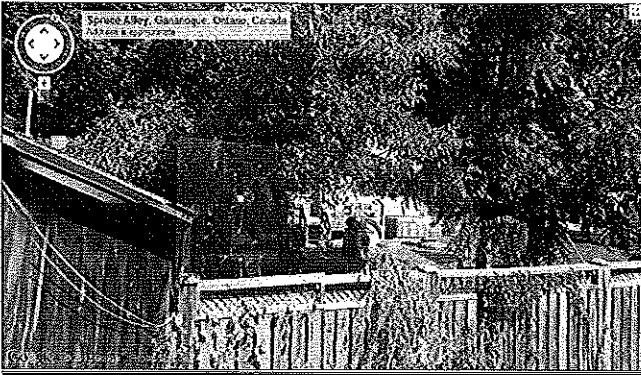
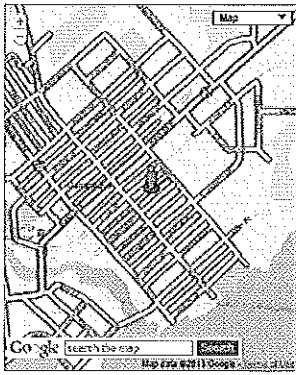
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259Pine Street, Gananoque, Ontario, Canada

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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, JANUARY 29, 2013** at **6:00 P.M.** in the **COUNCIL CHAMBERS, TOWN OF GANANOQUE, 30 King Street East, Gananoque** to hear the following application to consider a Class II Development Permit:

File No. DP2012/09

OWNER/APPLICANT: JULIE AND TODD BICKERTON

The property municipally and legally described as

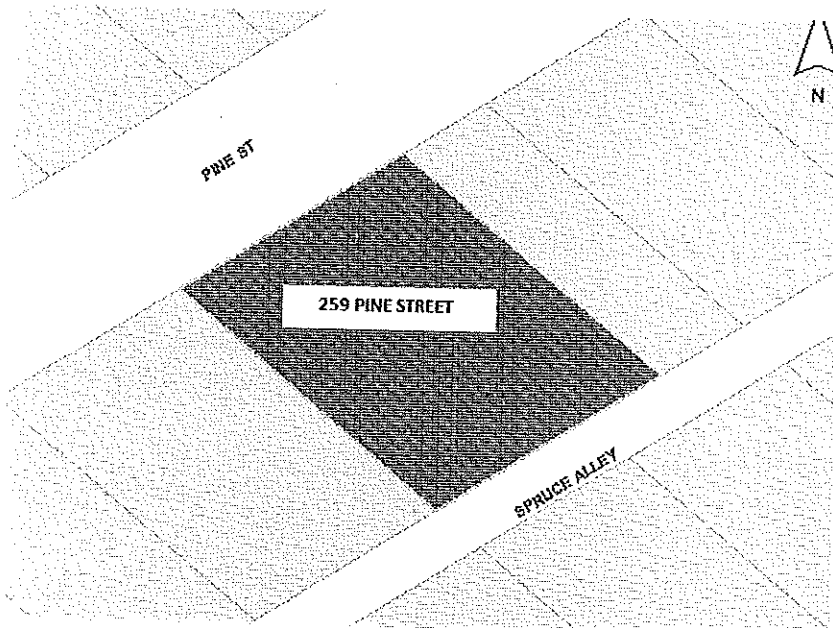
**259 PINE STREET
LOT 430 AND PT. LOT 431 PLAN 86
TOWN OF GANANOQUE**

has applied to the Town of Gananoque for a Development Permit to
INCREASE THE MAXIMUM LOT COVERAGE FROM 35% TO 42.5% FOR A POOL INSTALLATION AND DECKING


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

If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

Note: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the OMB where the application meets the requirements established through the official plan and development permit bylaw.



DATED this 20TH day DECEMBER, 2012


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

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



DP 20 12/09

APPLICATION FOR DEVELOPMENT PERMIT APPROVAL
Section 70.2 of the Planning Act, RSO 1990, as amended

This application form **MUST** be accompanied with all the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided.

A meeting with Community Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

- ✓ Complete application form signed including declaration of applicant.
- ✓ Copy of the deed of property or offer to purchase and sale
- ✓ Application fee payable to the Town of Gananoque:
 - Class I \$500
 - Class II \$1,500
 - Class III \$1,700
 - Amendment to Class I, Class II or Class III \$700
- ✓ Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies for a Class II or Class III
- ✓ Copy of the most recent survey of the subject property

CONTACT INFORMATION

Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Name of Applicant: <i>Julie and Todd Bickerton</i>	Complete Address including Postal Code: <i>259 Pine St. Gananoque ON K7G 1C9</i>	Phone: <i>613-217-8683</i> Fax: _____ E-mail: <i>todd@bickertonphoto.com</i>
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner: <i>ANNABLE DESIGNS David T. ANNABLE</i>	Complete Address including Postal Code: <i>6206 Cote Concession Rd RR#2 BROCKVILLE ONT K6V5T2</i>	Phone: <i>613-926-5350</i> Fax: _____ E-mail: <i>annabledesigns@live.ca</i>
Engineer:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____

Street or Property Address (if applicable): *259 PINE STREET, GANANOQUE*

LEGAL DESCRIPTION

Lot: <i>430 + Pt Lot 431</i>	Concession:	Part(s):	Plan: <i>86</i>
Frontage: <i>190 FT</i>	Depth: <i>120 FT</i>	Area (sq.m): <i>1012.61 m²</i>	Area (acres): <i>0.250 Acres</i>

SUBMISSION REQUIREMENTS

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

- Site Plan(s)** including scaled accurate measurements of:
 - Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
 - Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
 - Dimensions and gross floor area of all building and structures to be erected;
 - Existing structures to be retained, removed or relocated;
 - Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
 - Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
 - Parking areas including number, size of spaces and dimensions
 - Access driveways including curbing and sidewalks
 - Proposed fire routes and fire route sign locations
 - Dimensions and locations of loading zones, waste receptacles and other storage spaces;
 - Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
 - Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
 - Location, type and size of any other significant features such as fencing, gates and walkways.

- Drainage Plan(s)** including scaled accurate measurements of:
 - Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;

- Landscape Plan(s)** including scaled accurate measurements of:
 - Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;

- Site Servicing Plan(s)** including scaled accurate measurements of:
 - Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.

- Grade Control and Drainage Plan(s)** including scale accurate measurements of:
 - Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
 - Location of any creeks, ravines or watercourses with elevations and contours;
 - Arrows indicating the proposed direction of flow of all surface water;
 - Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
 - Existing and/or proposed right-of-ways or easements

- Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
 - Drawings that show plan, elevations and cross section views for each building or structure to be erected;
 - Conceptual design of building;
 - Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
 - Exterior design including character, scale, appearance and design features of the proposed building;
 - Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
 - Photographs of the subject land and abutting streetscape on both side of the street

- Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

<ul style="list-style-type: none"> <input type="checkbox"/> Servicing options report <input type="checkbox"/> Hydrogeological Study <input type="checkbox"/> Drainage and/or stormwater management report <input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area <input type="checkbox"/> Archaeological Assessment <input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use <input type="checkbox"/> Traffic Study <input type="checkbox"/> Heritage Resource Assessment <input type="checkbox"/> Mine hazard rehabilitation assessment 	<ul style="list-style-type: none"> <input type="checkbox"/> Phase I Environmental Study and if investigation as required <input type="checkbox"/> Noise and/or vibration study <input type="checkbox"/> Source Water protection study <input type="checkbox"/> MDS I or II calculation <input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility <input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity <input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan
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- Cataraqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$_____. Clearance letter will be required by the Town.

Existing Use(s):

Length of time the existing use of the subject lands have continued: 140+ years.

Has the property been designated as a Heritage Site? Yes No

Is the property presently under a Site Plan Agreement? Yes 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? Yes No

If yes, provide the file number and the status of the application?

Proposed Use(s): Propose Pool & Deck Development

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, all BYLAW Reg's are Met OTHER THAN Coverage

Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.

Bylaw is 35% Max Coverage, ASKING FOR 42.5% → Retained & Proposed Development
lots of Green Space will be low lying & non obstructive

Abutting Land Use(s): Residential East & West - Streets North & South

Is the Development to be phase? Yes No

What is the anticipated date of construction?
FEBRUARY 2013

Is the land to be divided in the future? No

Are there any easements, right-of-ways or restrictive covenants affecting the subject land? Yes No

Plan Details:

<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
<u>Decks + Pool House Proposed</u>	Lot Area: _____ (sq.m)	Building Coverage: _____ (%) _____ (sq.m)	Landscape Coverage: _____ (%) _____ (sq.m)
Building Height: <u>Pool House</u> <u>< 12 FEET</u>	No. of Storeys: _____	No. of Units: _____	Method of Garbage Storage: _____
Parking Surface: Existing: <u>345 sq ft</u> Proposed: <u>421 sq ft</u>	Number of Parking Spaces: Existing: _____ Proposed: _____ Total: _____	Dimensions of Parking Spaces: _____ _____	Number of Accessible Spaces: _____
Loading Spaces: <u>N/A</u>	Number of Loading Spaces: _____	Dimensions of Loading Spaces: _____ _____	Other: _____

Heritage Tourist Inn/Bed and Breakfast:

Is this an application for a Heritage Tourist Inn? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other _____	Is this an application for a Bed and Breakfast? <input type="checkbox"/> Yes <input type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____
---	---	---	--

A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.

EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	House	Shed
	Date Constructed: *	1876	1960+-
	Front Line Setback:	12' 7"	N/A
	Rear Lot Line Setback:	53'-8"	+/- 6"
	Side Lot Line Setback: EAST	29'-7"	+/- 6"
	Side Lot Line Setback: WEST	5'-0"	N/A
	Height:	+/- 26 FEET	+/- 12 FEET
	Dimensions:	54'6" x 53'9"	10' x 6'
	Floor Area:	2640 sq. ft	60 sq. ft
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure:	Pool House	Deck + Pool
	Proposed Date of Construction:	FEB 2013	FEB 2013
	Front Line Setback:	N/A	N/A
	Rear Lot Line Setback:	23'-6"	4'-8"
	Side Lot Line Setback: EAST	8' 5"	14'-10"
	Side Lot Line Setback: WEST	N/A	22'-2"
	Height:	< 12 FEET	36" & less
	Dimensions:	8'6" x 12'	*see sketch &
	Floor Area:	102 sq. ft	+/- 2467 sq. ft
Attached Additional Page, if necessary			

Access:

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

Name of Street/Road: PINE STREET

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):

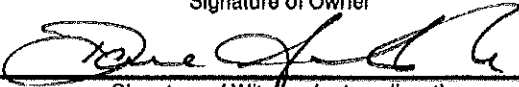
AUTHORIZATION BY OWNER

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

Julie and Todd Bickerton (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



DEC 14, 2012

Signature of Witness (not applicant)

Date

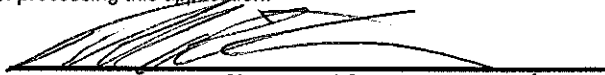
CONSENT BY OWNER

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

I/We, Julie and Todd Bickerton, 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

DECLARATION OF APPLICANT

I, Julie and Todd of the _____ of _____ in the _____ of _____ solemnly declare that:

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

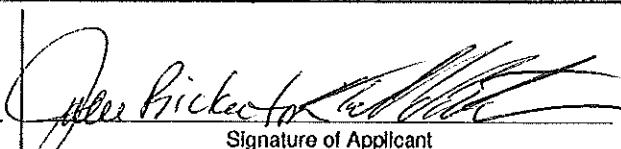
Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

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

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

Signature of a Commissioner, etc

Signature of Applicant

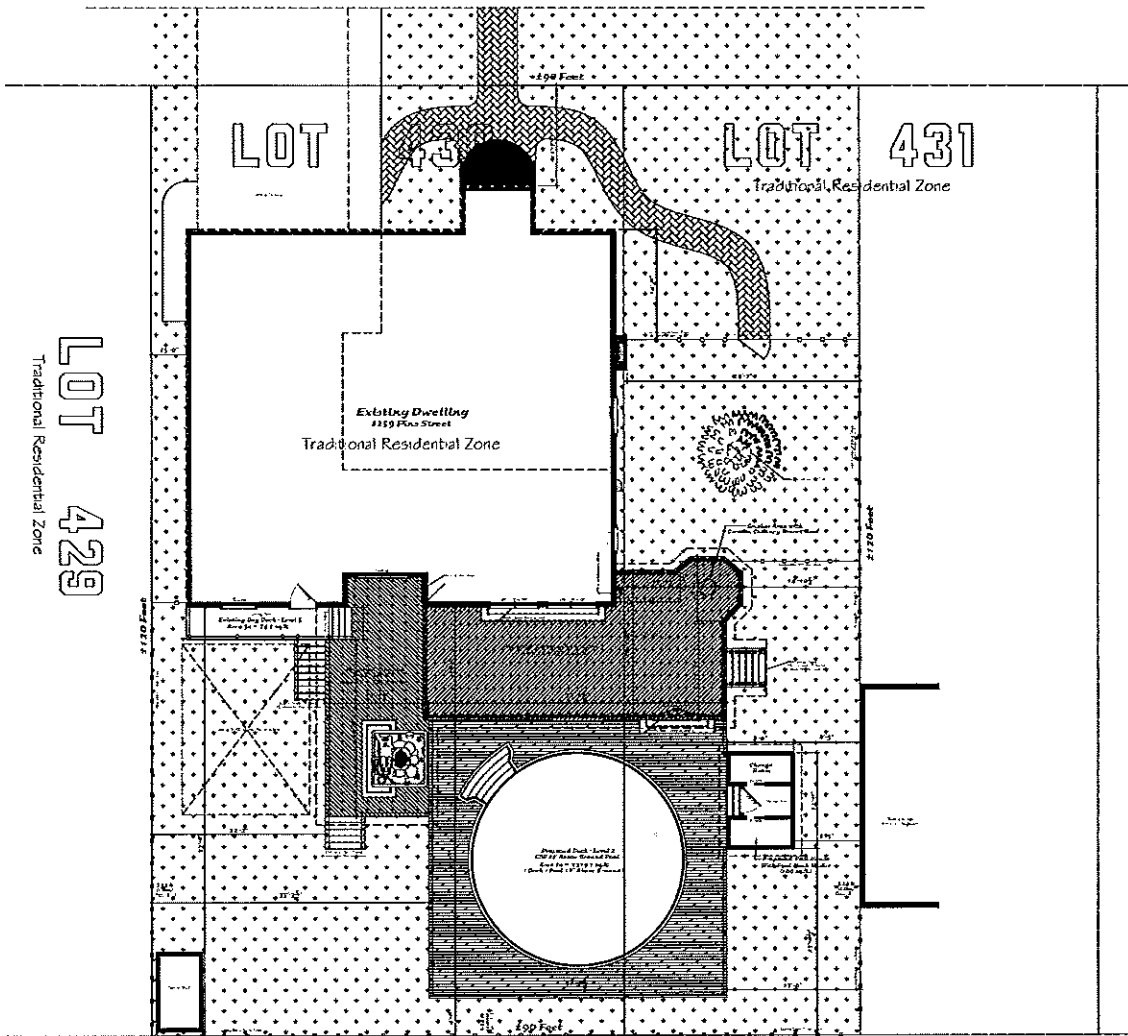


Office Use Only:		Roll No: <u>020 19500</u>
Official Plan Designation: <u>Residential</u>	Development Permit Designation: <u>Traditional Residential</u>	Other:
Access (Entrance Permits etc): <u>existing</u>	Water and Sewer Hookup (Permits etc): <u>existing</u>	Other:
Other Concurrent Applications: <input 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>February 17/2012</u>	Date Application Deemed Complete: <u>Feb 20/2012</u>	Fees Received: <u>\$1500.00</u>

For additional details please contact: 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@townofgananoque.ca

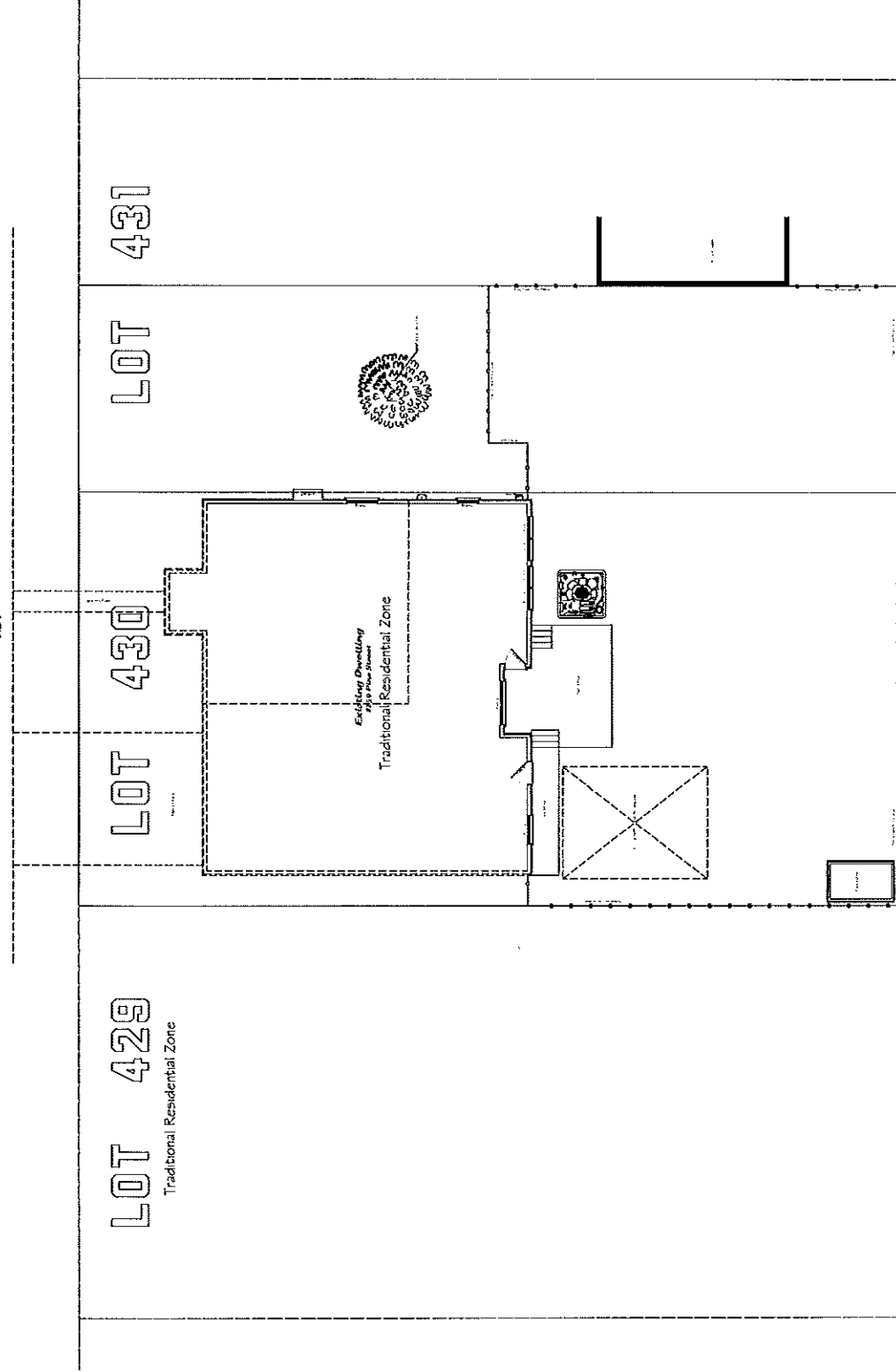
Pine Street



Spruce Alley

Site Statistics - Traditional Residential Zone			
Item	Required	Existing	Proposed
Lot Area	4535 sq. ft.	10581 sq. ft.	57,000 sq. ft.
Dwelling/Deck Area	...	2700 sq. ft.	2933 sq. ft.
Lot Coverage (A)	35% (max)	24.7%	25.3%
Deck Area (B)	...	3224 sq. ft.	2427 sq. ft.
Less Pool/Hot Tub	Excluded from Coverage For Deck Area	N/A	1650 sq. ft.
Deck Area (C) for Coverage Calculation	...	3224 sq. ft.	1617.2 sq. ft.
Lot Coverage (B)	10% (max)	3.0%	16.7%
Dwelling Lot Coverage	35% (max)	27.7%	42.5%

Pine Street



Spruce Alley

PLANNING REPORT

TO: PAC/COA
FROM: Brenda Guy
Manager of Community Development
DATE: Tuesday, January-08-13
SUBJECT: DPS 201-01 – BROWN HOSPITALITY CORPORATION
CLASS 3

Background:

Property: 50 MAIN ST/28 MAIN ST/11 KING ST W/VACANT LAND
Legal Desc: Blk.D Pt. Lot 7/8 Plan 86
Town of Gananoque
Acreage: 1.36 acres.
96' King Street W
300' + Main Street
337' + Market Street frontage
Lot Coverage: 35% Maximum Coverage
Official Plan: Lowertown
DP Designation: Lowertown-Mixed Use

Purpose and Effect:

The applicant is proposing to demolition, renovate, construct and subdivide a parcel of land in the Lowertown.

Official Plan:

The property is designated Lowertown.

Development Permit:

The Development Permit designates the property as Lowertown Mixed Use.

Overview:

Currently there are three parcels of land which are affected by the application. One is the existing, larger size parcel of the Clarion Inn at 50 Main Street, the second being 28 Main Street (apartment) and the third being a vacant parcel of land at what is known as International Square.

The proposal before us includes two Development Permit Applications identified as Phase I - Clarion Inn Motel and Phase II - Blinkbonnie Pub and Inn. Subsequent to approval, it will involve applications for consent. A third Development Permit for the Townhouses will follow at a later date. This submission is being provided to the committee as an overall of the entire project. Staff did not request elevation plans, site servicing plans or drainage plans at this time given the number of changes potentially occurring on the site.

It is noted that this property is not designated Heritage under the Ontario Heritage Act.

Phase I – Clarion Inn

Currently, the Clarion Inn is attached and part of the historic Blinkbonnie. The proposal will be to remove/demolition a portion of what is an addition from the motel that runs parallel to Market Street and the original Blinkbonnie. The addition, proposed to be demolition is constructed slab on grade and has deteriorated over the years. A consent application, pending approval, will separate the Blinkbonnie from the Clarion Inn.

The second portion in relation to this phase will also include the addition of a 12 unit – 2 storey addition to the Clarion Inn on the west side of the existing building.

Parking

The total number of units for Inn purposes is 59. The requirement is 1 space for each room plus 1 accessible parking space for every 20 spaces. 60 spaces have been allocated on the plan. Staff are recommending removal of the space immediately adjacent the entrance from Main Street for better traffic flow. Three accessibility spaces have been accounted for as per the By-law. All other spaces are 9.8' x 19.7'.

Entrance

Three entrances are located on the plan. Two are used (Market and Main) and the third (International Square) has a recessed curb but not used. The applicant has identified that the later is proposed to be used. The recessed curb is currently located here as this parcel is a separate parcel of land. The recessed curb was moved during the reconstruction of King Street further down Main Street. With this new proposal this parcel will merge with the Clarion Inn.

Staff have concern about an entrance at International Square for the motel. Section 3.2.2.9 Access in the Official Plan speaks to development occurring where there is a safe, convenient access to a public road and shall generally not be permitted from arterial or collector road nor from existing back alleys. Although this project is not new development it is redevelopment and taking into account more than one existing parcel of land. Additionally, Section 4.1.1 Making it Work – Our Infrastructures – Goals and Objectives indicated that *“That the road network within the Gananoque, regardless of which level of government is responsible, will function in a cost effective, efficient and safe manner for the movement of people and goods throughout the territory;”*

International Square is a highly travelled area. A portion of the lands is Arterial and a portion Local Road. Furthermore, if a consent was approved on the drawing as indicated "Future Severance" there will be a required entrance for the severed parcel creating two entrances within metres.

Garbage Enclosure

The area of the garbage enclosure has been identified close to the entrance on Main Street. Staff recommend that the garbage enclosure be landscaped with shrubbery and bushes for more curb appeal given its location and there does not appear to be another suitable location given the existing building.

Landscape

All non-building and non-parking areas have been identified to be landscaped and 5' (2") caliper trees identified. There is minimal landscape along the portion of Main Street where the parking is located. This area will require elimination of the driveway, recurbing and landscaping of the boulevard area. Additionally, the plan indicates a narrow strip which would be on town lands to the property line. The area of International Square has been maximized with landscape.

Design Criteria

Section 4.5 of the Lowertown-Mixed Use speaks to buildings being located on the side and attention to façade details. In these circumstances the buildings are constructed with the exception of the addition. A condition of the Development Permit will be to provide elevation plans to ensure that the proposal complements the existing buildings and is in keeping with the palette and neighbourhood surroundings of the Lowertown area. The new construction will be flush with the existing motel that runs parallel to Market Street.

Elevations, drainage plan, servicing plans including landscape details will be required.

Phase II – Blinkbonnie Inn/Pub

The demolition of the additions will result in the original Blinkbonnie. The proposal for this building is intended to be a Pub/Inn. The following is based on its' intended use.

Parking

The total number of units for Inn purposes is 5 and for a pub is 1 space for 107.6 sq.ft of gross floor area. A total of 19 spaces have been allocated on the plan. One accessibility space has been accounted for as per the By-law. All other spaces are 9.8' x 19.7'.

Entrance

One entrance is located on the plan which is existing.

Garbage Enclosure

The area of the garbage enclosure has been identified south of the building. Staff recommend that the garbage enclosure be landscaped with shrubbery and bushes.

Landscape

All non-building and non-parking areas have been identified to be landscaped and 4 - 5' (2") caliper trees identified. Landscaping in the form of shrubbery, flower beds are being recommended at the front of the Inn.

Design Criteria

Section 4.5 of the Lowertown-Mixed Use speaks to buildings being located on the side and attention to façade details. In these circumstances the building is existing with portions being removed. For this portion of the Development Permit, the applicant should provide a palette and elevation plan of the building with landscape details.

Existing Apartment (28 Main Street)

The frontage on the lot will remain and essentially have no change. Parking for the apartment has and will continue to be accessible from 50 Main Street. The rear portion of the lot will require a lot line adjustment as it will become part of the main property. It is recommended that this property have a right-of-way registered on title for access.

Circulation to agencies:

Canada Post		
CAO		
CRCA		CRCA staff have reviewed the Notice for the proposed Class III Development Permit DP2013/1&2 (Clarion Inn) for the properties known municipally as 50 Main Street, 28 Main Street, 11 King Street West and vacant land. The subject properties are located outside of our area of interest. Staff, therefore, have no objection to the approval of application DP2013/1&2 based on our consideration of natural hazards, natural heritage and water quality and quantity protection policies.
CBO		
Eastern Ontario Power		
Economic Development		
Leeds Grenville EMS		
Fire Department		
LG Health Unit		
Police Department		
Water/Sewer		There is also a potential requirement for a private fire hydrant. This will be reviewed upon receipt of more detailed information on servicing and etc.
Public Works		Public Works Department requires more and detailed information. Scaled drawings to determine entrance locations is required to assess the feasibility of the entrance closest to King Street East. Other than these generic comments, more detailed information and drawings are required to adequately provide comments with respect to technical components.

Adjacent Property Owners	120m and lot posted	No comments. Two members of the public have inquired for clarification purposes.
--------------------------	---------------------	--

Overall, staff have no objection to the applications before the committee. The demolition, reconstruction and construction will improve the site.

It is staff's recommendation that the Development Permit be approved subject to consent approvals and technical information to be provided for in elevation, drainage, landscape and servicing plans. The later can be provided to the committee at a future meeting once all plans have been provided.

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50 Main Street, Ganano...

Home » Area Around 50 Main Street, Gananoque, Ontario

Maps street view
 www.MapsGalaxy.com
 Search Maps, Get Driving Directions Instantly with Free Appl

53 Main Street, Gananoque, Ontario, Canada
Address is approximate

Ads by Google

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[North Myrtle Beach SC](#)
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50 Main Street, Ganano...

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Maps street view
 www.MapsGalaxy.com
 Search Maps, Get Driving Directions Instantly with Free Appl

21 Market Street, Gananoque, Ontario, Canada
Address is approximate

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[North Myrtle Beach SC](#)
[Map Driving Directions](#)

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15/01/2013

<http://www.vpike.com/50+Main+Street+2+Gananoque+St+View+Street+View>

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100% 2:32 PM 25/01/2012

NOTICE OF MEETING Proposed Class III Development Permit

TAKE NOTICE the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, JANUARY 29, 2013 at 6:00 P.M.** in the **COUNCIL CHAMBERS, TOWN OF GANANOQUE, 30 King Street East, Gananoque** to a recommendation to Council on the application below.

AND FURTHER TAKE NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Meeting on **TUESDAY, FEBRUARY 5, 2013 at 6:00 P.M.** in the **EMERGENCY SERVICES BUILDING, 340 HERBERT STREET, Gananoque** to hear the following application to consider a Class III Development Permit:

File No. DP2013/1&2

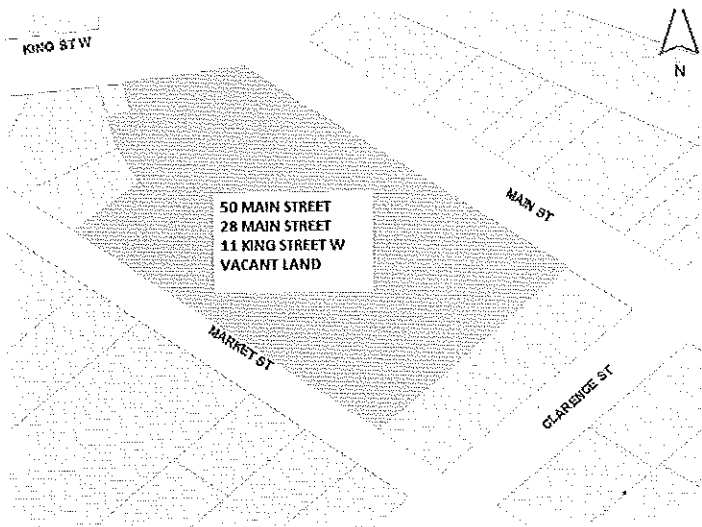
APPLICANT: **BROWN HOSPITALITY CORPORATION**

The property municipally and legally described as
50 MAIN STREET/28 MAIN STREET/11 KING STREET W/VACANT LAND
BLK D PT. LOT 7 PT. LOT 8 PLAN 86
TOWN OF GANANOQUE


has applied to the Town of Gananoque for a Development Permit to
**REDEVELOP THE EXISTING PROPERTY (BLINKBONNIE/CLARION INN) TO INCLUDE DEMOLITION,
RENOVATION AND CONSTRUCTION**

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

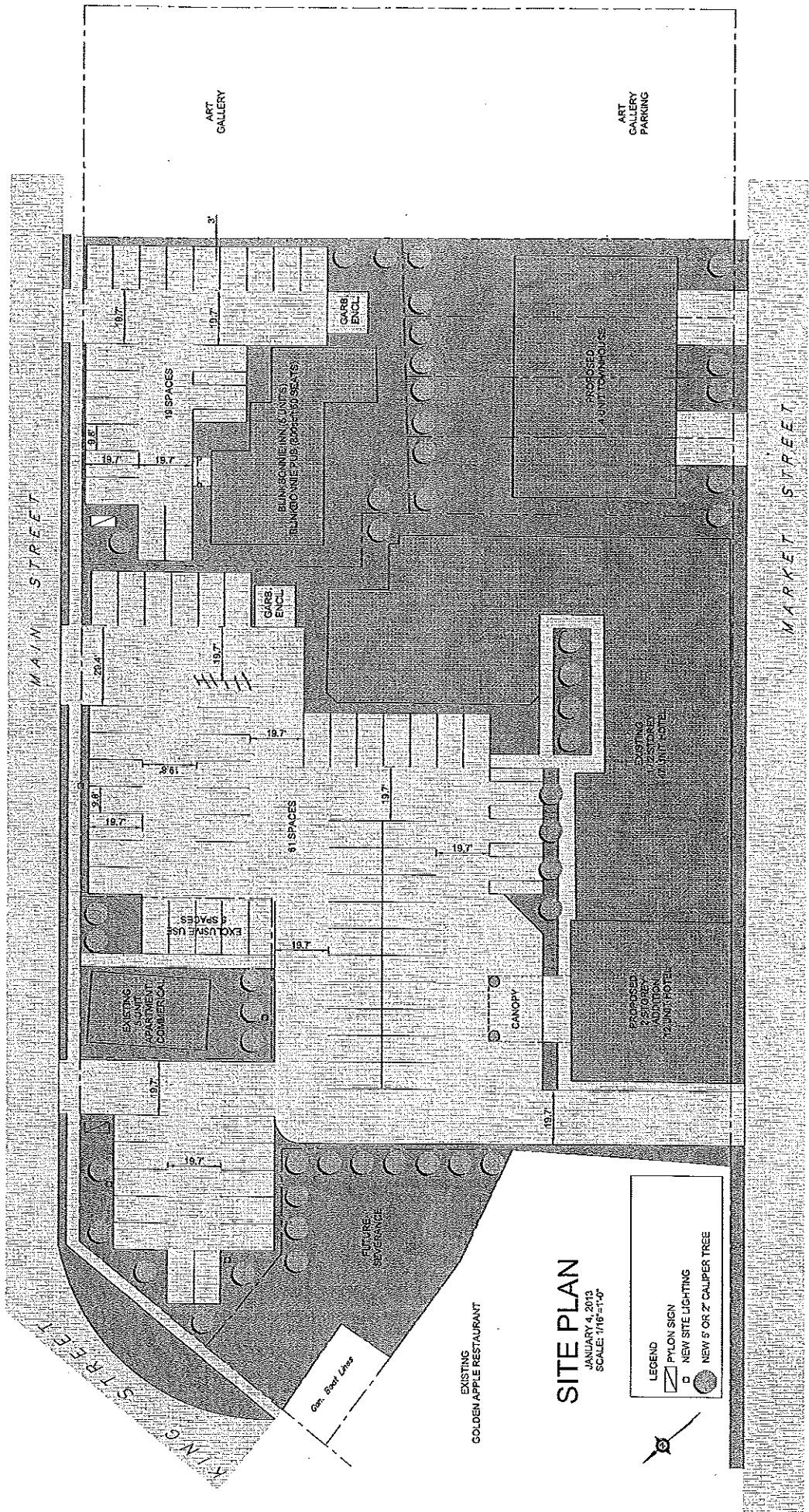
If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.
Note: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the OMB where the application meets the requirements established through the official plan and development permit bylaw.



DATED this 9TH day JANUARY, 2013


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

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



SITE PLAN

JANUARY 4, 2013
SCALE: 1/16"=1'-0"

- LEGEND
- PYLON SIGN
 - NEW SITE LIGHTING
 - NEW 5' OR 2' CALIPER TREE

EXISTING
GOLDEN APPLE RESTAURANT





DP 20 13 / 01

APPLICATION FOR DEVELOPMENT PERMIT APPROVAL
Section 70.2 of the Planning Act, RSO 1990, as amended

This application form **MUST** be accompanied with all the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided.

A meeting with Community Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

- Complete application form signed including declaration of applicant.
- Copy of the deed of property or offer to purchase and sale
- Application fee payable to the Town of Gananoque:
 - Class I \$500
 - Class II \$1,500
 - Class III \$1,700
 - Amendment to Class I, Class II or Class III \$700
- Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies for a Class II or Class III
- Copy of the most recent survey of the subject property

CONTACT INFORMATION
 Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Name of Applicant: BROWN HOSPITALITY CORPORATION	Complete Address including Postal Code: 777 KING ST. E. GANANOQUE ON K7G 1H4	Phone: 613-382-7292 Fax: 613-382-4387 E-mail: JeffBrown@RIPNET.COM
Name of Property Owner (if different than applicant): SEE ATTACHMENT.	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner: TBA	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Engineer: TBA	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor: GRANT BENNETT	Complete Address including Postal Code: 25 VICTORIA AVE. BROCKVILLE ON K6V 2A9	Phone: 613-498-0298 Fax: _____ E-mail: _____

Street or Property Address (if applicable):

LEGAL DESCRIPTION

Lot: 7	Concession: D	Part(s): 3, 4, 6, 7, 8	Plan: 28R-12264
Frontage:	Depth:	Area (sq.m):	Area (acres):

SEE SITE PLAN

SUBMISSION REQUIREMENTS

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

- Site Plan(s)** including scaled accurate measurements of:
- o Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
 - o Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
 - o Dimensions and gross floor area of all building and structures to be erected;
 - o Existing structures to be retained, removed or relocated;
 - o Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
 - o Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
 - o Parking areas including number, size of spaces and dimensions
 - o Access driveways including curbing and sidewalks
 - o Proposed fire routes and fire route sign locations
 - o Dimensions and locations of loading zones, waste receptacles and other storage spaces;
 - o Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
 - o Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
 - o Location, type and size of any other significant features such as fencing, gates and walkways.
- Drainage Plan(s)** including scaled accurate measurements of:
- o Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;
- Landscape Plan(s)** including scaled accurate measurements of:
- o Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;
- Site Servicing Plan(s)** including scaled accurate measurements of:
- o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.
- Grade Control and Drainage Plan(s)** including scale accurate measurements of:
- o Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
 - o Location of any creeks, ravines or watercourses with elevations and contours;
 - o Arrows indicating the proposed direction of flow of all surface water;
 - o Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
 - o Existing and/or proposed right-of-ways or easements
- Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
- o Drawings that show plan, elevations and cross section views for each building or structure to be erected;
 - o Conceptual design of building;
 - o Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
 - o Exterior design including character, scale, appearance and design features of the proposed building;
 - o Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
 - o Photographs of the subject land and abutting streetscape on both side of the street
- Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

<input type="checkbox"/> Servicing options report	<input type="checkbox"/> Phase I Environmental Study and if investigation as required
<input type="checkbox"/> Hydrogeological Study	<input type="checkbox"/> Noise and/or vibration study
<input type="checkbox"/> Drainage and/or stormwater management report	<input type="checkbox"/> Source Water protection study
<input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area	<input type="checkbox"/> MDS I or II calculation
<input type="checkbox"/> Archaeological Assessment	<input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility
<input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use	<input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity
<input type="checkbox"/> Traffic Study	<input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan
<input type="checkbox"/> Heritage Resource Assessment	
<input type="checkbox"/> Mine hazard rehabilitation assessment	

- Cataraqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$_____. Clearance letter will be required by the Town.

Existing Use(s):	
Length of time the existing use of the subject lands have continued:	100 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?	UNKNOWN <input type="checkbox"/> Yes <input 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 type="checkbox"/> No
If yes, provide the file number and the status of the application?	UNKNOWN
Proposed Use(s): MOTEL 59 UNITS	
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?	PERMITTED / EXISTING
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.	NO
Abutting Land Use(s): RESIDENTIAL / COMMERCIAL	
Is the Development to be phase?	<input type="checkbox"/> Yes <input type="checkbox"/> No
What is the anticipated date of construction?	FALL 2013
Is the land to be divided in the future?	UNKNOWN
Are there any easements, right-of-ways or restrictive covenants affecting the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Plan Details: SEE SITE PLAN.			
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area: _____ (sq.m)	Building Coverage: _____ (%) _____ (sq.m)	Landscape Coverage: _____ (%) _____ (sq.m)
Building Height: _____	No. of Storeys: 2	No. of Units: _____	Method of Garbage Storage: _____
Parking Surface: Existing: _____ Proposed: _____	Number of Parking Spaces: Existing: 45 Proposed: 6 / NEW Total: 61	Dimensions of Parking Spaces: _____	Number of Accessible Spaces: _____
Loading Spaces: _____	Number of Loading Spaces: _____	Dimensions of Loading Spaces: _____	Other: _____

Heritage Tourist Inn/Bed and Breakfast:			
Is this an application for a Heritage Tourist Inn?	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other _____	Is this an application for a Bed and Breakfast?	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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
<p>2 STOREY CONCRETE MOTEL 47 UNITS</p>	Type of Structure		
	Date Constructed:	1950-1984	
	Front Line Setback:		
	Rear Lot Line Setback:	} SEE SITE PLAN	
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:		
	Dimensions:		
Floor Area:			

PROPOSED BUILDINGS:		Building 1	Building 2
<p>2 STOREY 12 UNITS LOBBY/RECEPTION - PEAK ROOF ASPHALT SHINGLE - 1ST FLOOR BRICK VENEER - 2ND FLOOR BOARD + BATTEN TO MATCH EXISTING</p>	Type of Structure:	WOOD CONCRETE/FRAME	
	Proposed Date of Construction:	FALL 2013	
	Front Line Setback:		
	Rear Lot Line Setback:	} SEE SITE PLAN	
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:		
	Dimensions:		
Floor Area:			

Access:

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

Name of Street/Road: MAIN ST / MARKET ST.

Entrance Approvals and Permit Number(s): EXISTING

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 EXISTING 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

Jeff Brown (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]
Signature of Owner

Jan. 8/2013
Date

Signature of Witness (not applicant)

CONSENT BY OWNER

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

I/We, Jeff Brown, 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 for the purpose of processing this application.

[Signature]
Signature of Owner

Jan. 8/2013
Date

Signature of Witness (not applicant)

Date

DECLARATION OF APPLICANT

I, N/A of the _____ of _____ in the _____ of _____ solemnly declare that:

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

Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

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

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

Signature of a Commissioner, etc

Signature of Applicant

Office Use Only:		Roll No: <u>010 23500 / 23501 / 08800</u>
Official Plan Designation: <u>Lower town</u>	Development Permit Designation: <u>Lower town Mixed Use.</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>Jan 8/2012</u>	Date Application Deemed Complete: <u>Jan 8/2012</u>	Fees Received:

BLINK BONNIE INN / PUB



DP 20 13 / 02

APPLICATION FOR DEVELOPMENT PERMIT APPROVAL Section 70.2 of the Planning Act, RSO 1990, as amended

This application form **MUST** be accompanied with all the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided.

A meeting with Community Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

- Complete application form signed including declaration of applicant.
- Copy of the deed of property or offer to purchase and sale
- Application fee payable to the Town of Gananoque:
 - Class I \$500
 - Class II \$1,500
 - Class III \$1,700
 - Amendment to Class I, Class II or Class III \$700
- Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies for a Class II or Class III
- Copy of the most recent survey of the subject property

CONTACT INFORMATION

Municipal Freedom of Information and Protection of Privacy Act - Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Name of Applicant: BROWN HOSPITALITY CORPORATION	Complete Address including Postal Code: 777 KING ST. E. GANANOQUE, ON K7G 1H4	Phone: 613-382-7292 Fax: 613-382-4387 E-mail: JeffBrown@RIANET.COM
Name of Property Owner (if different than applicant): SAMB	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner: N/A	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Engineer: N/A	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor: GRANT BENNETT	Complete Address including Postal Code: 25 VICTORIA AVE BROCKVILLE, ON K6V 2A9	Phone: 613-498-0298 Fax: _____ E-mail: _____

Street or Property Address (if applicable): **50 MAIN ST. GANANOQUE, ON, K7G 2K7**

LEGAL DESCRIPTION			
Lot: 7	Concession: D	Part(s): #1	Plan: 28R-12264
Frontage:	Depth:	Area (sq.m):	Area (acres):

SEE SITE PLAN.

SUBMISSION REQUIREMENTS

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

- Site Plan(s)** including scaled accurate measurements of:
 - o Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
 - o Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
 - o Dimensions and gross floor area of all building and structures to be erected;
 - o Existing structures to be retained, removed or relocated;
 - o Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
 - o Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
 - o Parking areas including number, size of spaces and dimensions
 - o Access driveways including curbing and sidewalks
 - o Proposed fire routes and fire route sign locations
 - o Dimensions and locations of loading zones, waste receptacles and other storage spaces;
 - o Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
 - o Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
 - o Location, type and size of any other significant features such as fencing, gates and walkways.
- Drainage Plan(s)** including scaled accurate measurements of:
 - o Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;
- Landscape Plan(s)** including scaled accurate measurements of:
 - o Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;
- Site Servicing Plan(s)** including scaled accurate measurements of:
 - o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.
- Grade Control and Drainage Plan(s)** including scale accurate measurements of:
 - o Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
 - o Location of any creeks, ravines or watercourses with elevations and contours;
 - o Arrows indicating the proposed direction of flow of all surface water;
 - o Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
 - o Existing and/or proposed right-of-ways or easements
- Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
 - o Drawings that show plan, elevations and cross section views for each building or structure to be erected;
 - o Conceptual design of building;
 - o Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
 - o Exterior design including character, scale, appearance and design features of the proposed building;
 - o Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
 - o Photographs of the subject land and abutting streetscape on both side of the street
- Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

<ul style="list-style-type: none"> <input type="checkbox"/> Servicing options report <input type="checkbox"/> Hydrogeological Study <input type="checkbox"/> Drainage and/or stormwater management report <input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area <input type="checkbox"/> Archaeological Assessment <input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use <input type="checkbox"/> Traffic Study <input type="checkbox"/> Heritage Resource Assessment <input type="checkbox"/> Mine hazard rehabilitation assessment 	<ul style="list-style-type: none"> <input type="checkbox"/> Phase I Environmental Study and if investigation as required <input type="checkbox"/> Noise and/or vibration study <input type="checkbox"/> Source Water protection study <input type="checkbox"/> MDS I or II calculation <input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility <input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity <input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan
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- Cataraqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$_____. Clearance letter will be required by the Town.

Existing Use(s):	
Length of time the existing use of the subject lands have continued:	100 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?	UNKNOWN <input type="checkbox"/> Yes <input 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 type="checkbox"/> No
If yes, provide the file number and the status of the application?	UNKNOWN
Proposed Use(s):	
5 UNIT INN / RESTAURANT. (60 SEATS MAX.)	
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?	PERMITTED
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.	
NO	
Abutting Land Use(s):	
MIXED RESIDENTIAL / COMMERCIAL	
Is the Development to be phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction?	EXISTING BUILDING
Is the land to be divided in the future?	NO
Are there any easements, right-of-ways or restrictive covenants affecting the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Plan Details: EXISTING			
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area: _____ (sq.m)	Building Coverage: _____% _____ (sq.m)	Landscape Coverage: _____% _____ (sq.m)
Building Height: _____	No. of Storeys: 3	No. of Units: _____	Method of Garbage Storage: _____
Parking Surface: Existing: _____ Proposed: _____	Number of Parking Spaces: Existing: 10 Proposed: 19 NEW Total: 19	Dimensions of Parking Spaces: _____	Number of Accessible Spaces: _____
Loading Spaces: _____	Number of Loading Spaces: _____	Dimensions of Loading Spaces: _____	Other: _____

Heritage: Tourist Inn/Bed and Breakfast:			
Is this an application for a Heritage Tourist Inn? <input checked="" type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 6 <input type="checkbox"/> Other _____	Is this an application for a Bed and Breakfast? <input checked="" type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____
A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.			

EXISTING BUILDINGS:		Building 1	Building 2
<p>SEE SITE PLAN</p>	Type of Structure RESIDENCE		
	Date Constructed: 1860 - 1910		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:		
	Dimensions:		
	Floor Area:		
PROPOSED BUILDINGS:		Building 1	Building 2
N/A			
Type of Structure:			
Proposed Date of Construction:			
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:

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

Name of Street/Road: **MAIN ST.**

Entrance Approvals and Permit Number(s): **EXISTING**

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

Jeff Brown (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] Signature of Owner: Jan. 8/2013
Signature of Witness (not applicant): _____ Date: _____

CONSENT BY OWNER

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

I/We, JEFF BROWN, 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] Signature of Owner: Jan 8/2013
Signature of Witness (not applicant): _____ Date: _____

DECLARATION OF APPLICANT

I, N/A of the _____ of _____ in the _____ of _____ solemnly declare that:

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

Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

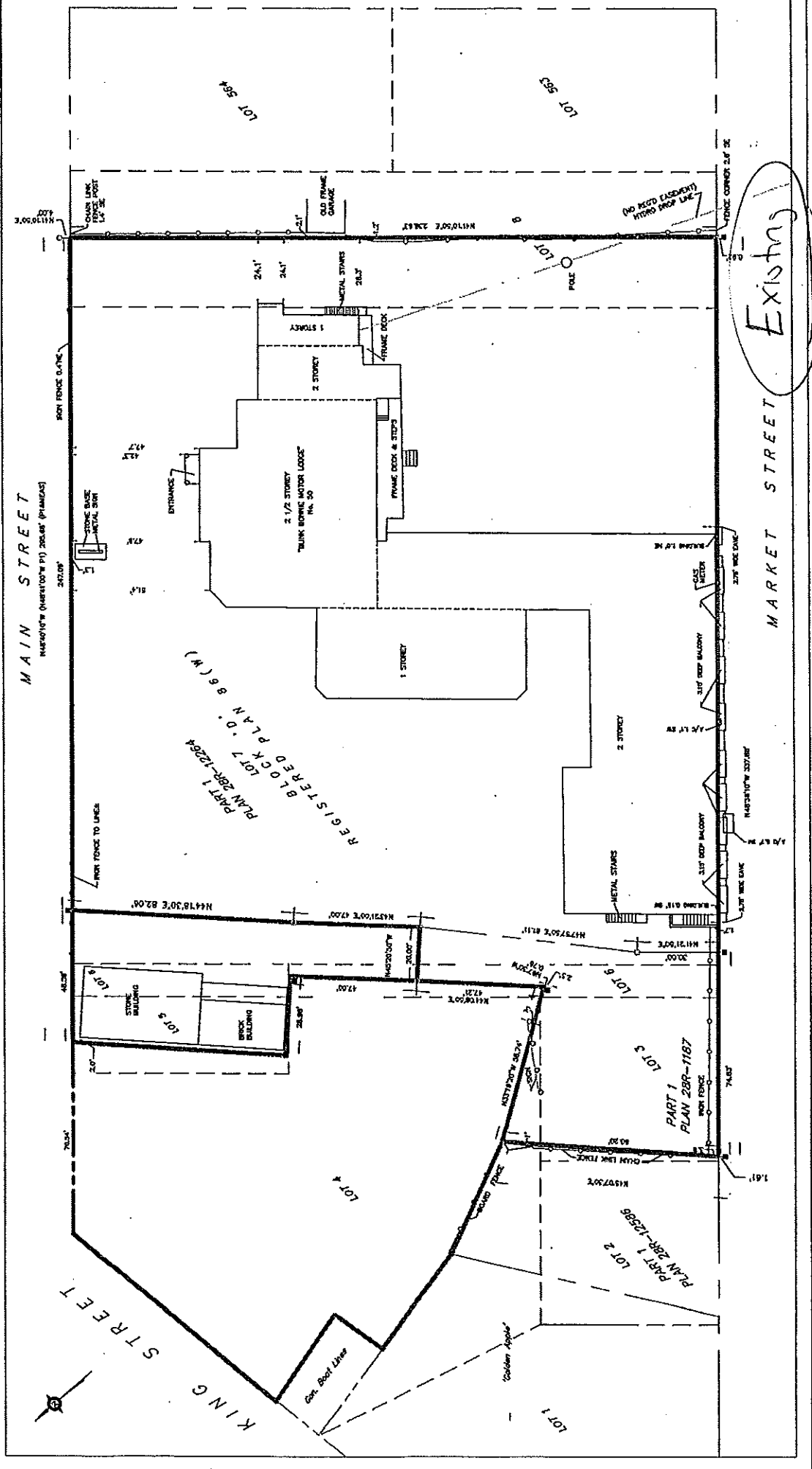
All of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of *The Canada Evidence Act*.

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

Signature of a Commissioner, etc

Signature of Applicant

Office Use Only:		Roll No: <u>010 2 3500</u>
Official Plan Designation: <u>Lounsbury</u>	Development Permit Designation: <u>Lounsbury Mixed Use</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>Jan 8/2012</u>	Date Application Deemed Complete: <u>Jan 8/2012</u>	Fees Received: _____



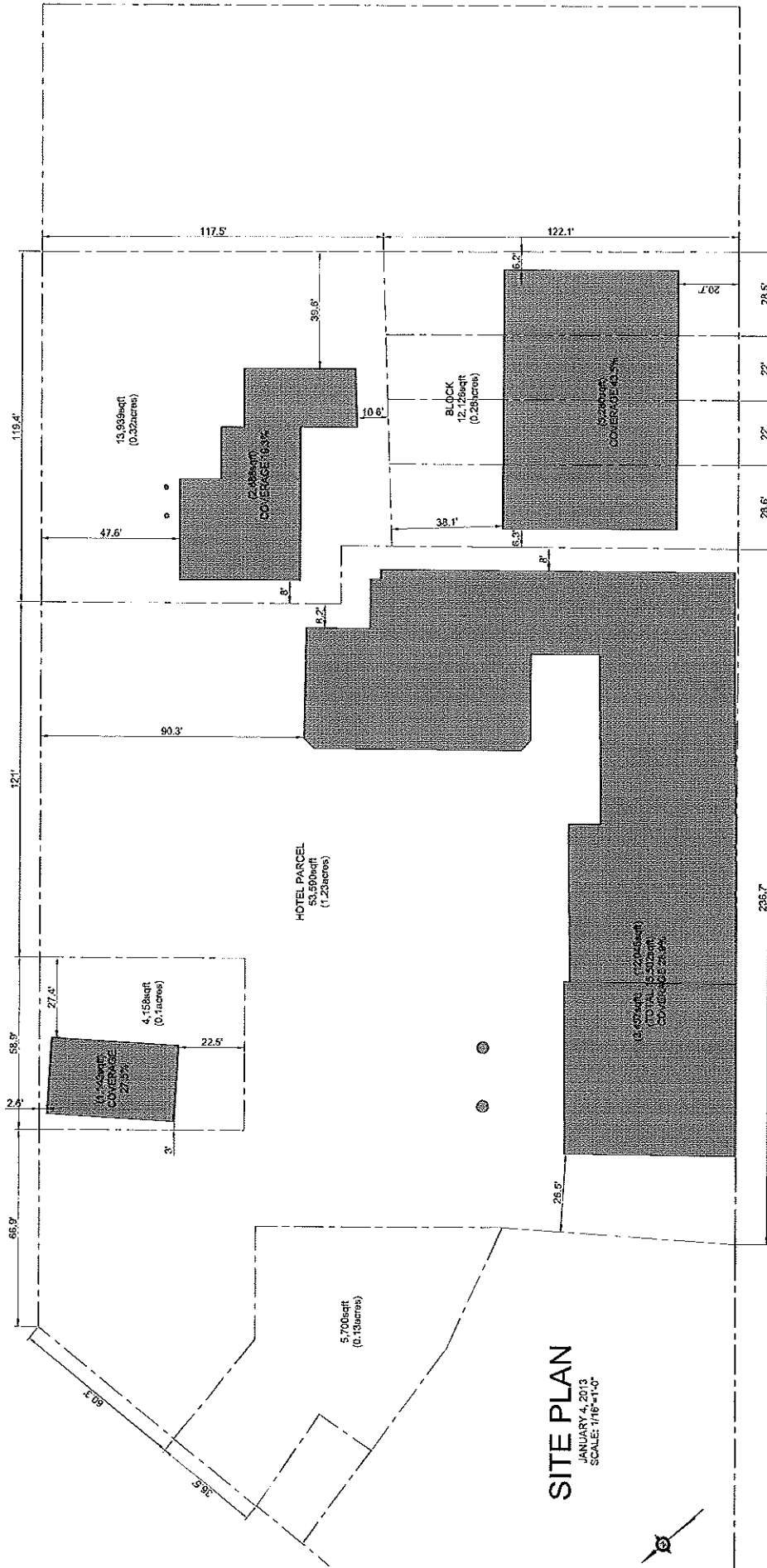
Existing

MAIN STREET

MARKET STREET

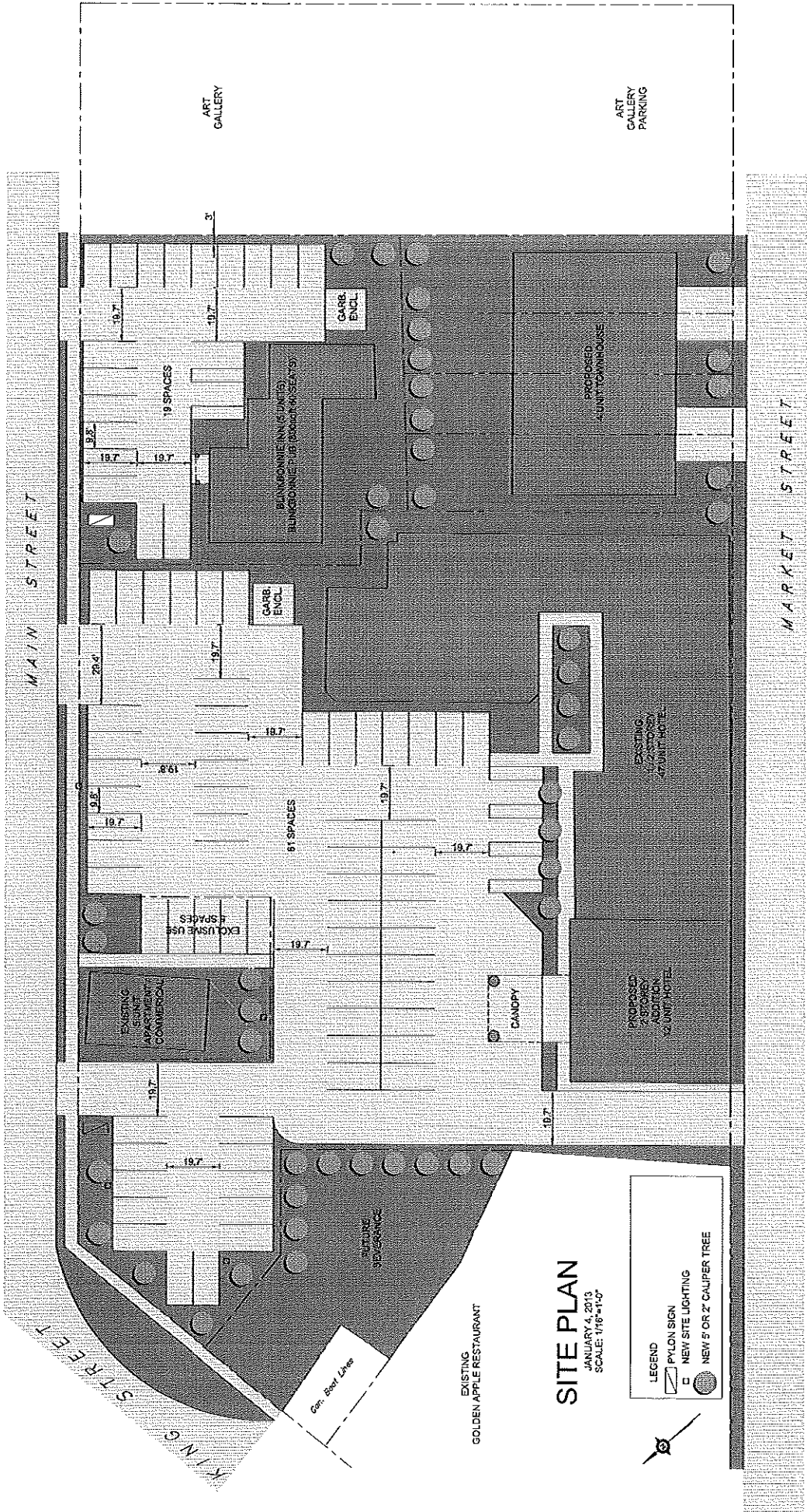
KING STREET





SITE PLAN

JANUARY 4, 2013
SCALE: 1/8"=1'-0"



EXISTING GOLDEN APPLE RESTAURANT

SITE PLAN

JANUARY 4, 2013
SCALE: 1/16"=1'-0"

- LEGEND
- PYLON SIGN
 - NEW SITE LIGHTING
 - NEW 5' OR 2' CALIPER TREE

