

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF February 28, 2012 @ 6:00 PM

Members Present:

Chair Chuck Marquardt, Councillor Joe Jansen, Sheila Burtch,
Jonathan Allen, Nicole St. Onge.

Members Absent:

Councillor Jeff Girling, Heather Gallacher

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2012-6

Moved by: Nicole St. Onge

Seconded by: Joe Jansen

That Planning Advisory Committee accepts the minutes of the Committee of
Adjustment & Planning Advisory Committee dated January 24, 2012.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: Nicole St. Onge
B1/12 – Gananoque Boat Lines

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT:

↓ B1/12 Gananoque Boat Lines
285 Market Street

Nicole St. Onge vacated her seat.

The consent application is to convey a portion of land
approximately 80' x 10' to an adjacent property owner, at 145 St.
Lawrence Street.

In 2008, an application was filed seeking a parcel approximately
13.5' x 45'. At that time, the file was adjourned as the Committee
requested the applicant consider a clean line encompassing the
entire length of the rear lot (145 St. Lawrence Street)

A new application has come forward including the entire length of
the lot at 145 St. Lawrence Street

Comments have been received from the agencies with no
objection and a letter received from the Cataraqui Region
Conservation Authority (CRCA). The CRCA are not objecting to the
application.

The conveyance is being requested as the property of 145 St.
Lawrence has had the use of the property but not ownership over
a number of years.

The application is fairly straight forward as it is not the creation of a
new lot. Staff will be seeking conditions to include new deeds,
survey and that the property be merged with the property at 145
St. Lawrence Street

MOTION NO. 2012-7

Moved by: Sheila Burtch
Seconded by: Jonathan Allen

That Consent Application B1/12 Gananoque Boat Lines (285 Market Street) be approved provided the conditions as outlined in the Notice of Decision are met.

CARRIED

Nicole St. Onge returned to her seat.

E) DEVELOPMENT PERMIT:

↓ DP02012-01 Duckett
712 Windsor Lane

Philip Duckett was in attendance.

The application is to construct a workshop/loft at the property of 712 Windsor Lane. The relief being requested is for lot area and height.

The bylaw indicates that the maximum height for an accessory building is 4.5m the applicant is seeking 6.8m. The maximum floor area is 100m² the applicant is seeking 110m².

Circulation was issued with no objections received. A couple of residents contacted the Town for clarification however no objection/written comments have been filed.

The property at this address is 3.69 acres in size and the residence is a 2-storey dwelling unit. Staff feel that the accessory building would not impact the neighbours and is in keeping with the neighbourhood particularly given the size of the lot.

MOTION NO. 2012-8

Moved by: Jonathan Allen
Seconded by: Sheila Burtch

That PAC/COA has no objection to Development Permit 2012-01 Duckett at 712 Windsor Lane to increase the maximum gross floor area to 110 m² and increase the maximum height to 6.8m for an accessory building.

CARRIED.

↓ DP02012-02 Canadian Tire
705 King Street East

The application is to reflect the zoning by-law amendment which was passed in 2011 for parking requirements. As a result of the by-law being passed the applicants are required to finalize and register the site plan agreement.

The zoning was before the Development Permit was in effective and this application falls under the new Development Permit. Therefore, to create new landscapes as per the By-law is not being requested. Staff are requesting the applicant fill and culvert the ditch along King Street East if possible (at the discretion of Public Works). Committee members requested trees along Carmichael Drive.

Circulation was issued with no objections received.

MOTION NO. 2012-9

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

That PAC/COA has no objection to Development Permit 2012-02 Canadian Tire Real Estate at 705 King Street east to reflect the approved zoning by-law provided the applicant culvert and fill the ditch along King Street East, if required.

CARRIED.

F) SUBDIVISION AGREEMENT: None

G) CONTINUING BUSINESS/CORRESPONDENCE:

↓ Update from Minutes of January 17, 2012
Verbal report

↓ Development Permit By-law – Jane Almond
Jane Almond was in attendance to review current and old applications and how they could work with the new Development Permit By-law.

H) NEW BUSINESS: None

I) PUBLIC QUESTION PERIOD:

J) ADJOURN

MOTION NO. 2012-10

Moved by: Sheila Burch

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



Chair, Chuck Marquardt



Secretary – Treasurer, Brenda Guy

PLANNING REPORT

TO: PLANNING ADVISORY COMMITTEE

FROM: BRENDA GUY
MANAGER OF COMMUNITY DEVELOPMENT

DATE: Wednesday, February 22, 2012

SUBJECT: B1/12 – GANANOQUE BOAT LINES
CONSENT

Background:

Property: St. Lawrence Street/Main Street/Water Street

Legal Desc: Lot 577, Lot 579 Pt. Lot 575, Pt. Lot 573 Plan 86, Town of Gananoque

Acreage: 20,473 sq.ft.

Lot Coverage: 75% Maximum Coverage

Official Plan: Lowertown

Development permit: Lowertown Mixed Use

The applicant is applying to convey a parcel of land approximately 80' x 10' to an adjacent property. The existing parcel is a vacant parcel of land.

Official Plan

The Official Plan designates that parcel of land as Lowertown. The applicant is proposing to convey a parcel of land to an existing residential dwelling located at 145 St. Lawrence Street.

Development Permit

The Development Permit By-law designates this property as Lowertown Mixed Use. This area permits a variety of commercial, residential and industrial uses to create a live work play area.

In 2008, an application was made to the Committee of Adjustment to convey a parcel approximately 45' x 13.5'. The request was made due to the adjacent residential property using the lands owned by Gananoque Boat Line. Staff recommended that the severance was not desirable as it was creating an odd shaped lot that was not clean-lined. See attached for original request. The lawyer acting on behalf of the applicant asked that the application be placed on hold.

The owner of the property has now come forward with a new application which is supportable by staff. The addition of lands includes the entire rear length of the residential lot creating a clean-lined addition.

CAO	No comment	
Canada Post		
CRCA	No objection	Comments provided in letter dated February 10, 2012.
CBO	No objection	
Eastern Ontario Power		
Leeds Grenville EMS		
Fire Department	No comment	
LG Health Unit	No comment	Property is on municipal water/sewer
Police Department		
Water/Sewer	No comment	
Public Works, Culture and Recreation	No comment	

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

1. Reference plan of conveyed lands property
2. New deeds prepared
3. Lands conveyed to adjacent property are to merge in title with 145 St. Lawrence Street and not the creation of a new lot.
4. The balance of any outstanding taxes, including penalties and interest shall be paid to the Town.

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC MEETING

TAKE NOTICE THAT the Committee of Adjustment for the Town of Gananoque will hold a Public Meeting on **TUESDAY**, the 28th day of **FEBRUARY**, 2012 at 6:00 P.M. in the **COUNCIL CHAMBERS, TOWN OF GANANOQUE**, 30 King Street East, Gananoque to hear the following application for Consent:

File No. B01-12

Owner: GANANOQUE BOAT LINE LTD.

The property municipally and legally described as

285 Market Street

BEING Lot 577, 579, Pt. Lots 573, 575 Plan 86, TOWN OF GANANOQUE

has applied to the Committee of Adjustment for the Town of Gananoque for a consent to
CONVEY A PARCEL OF LAND (APPROX. 80' X 10') TO AN ADJACENT PROPERTY OWNER

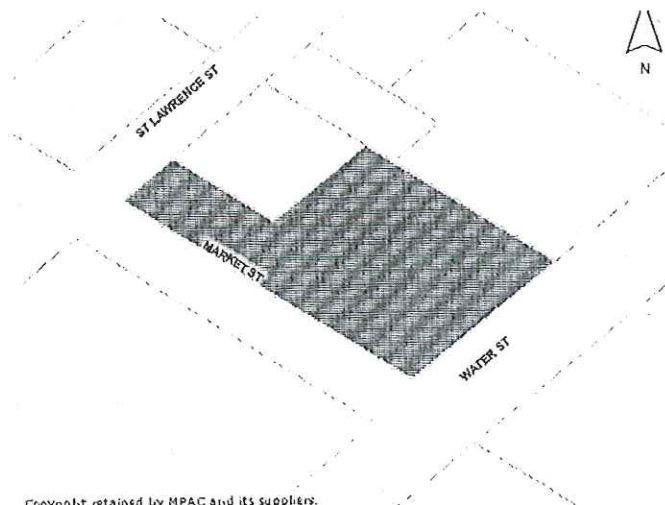
If you wish to receive written notice of the application or seek further details of the application, including a location map, it is available at the Town of Gananoque, 30 King Street East, Gananoque during normal business hours, 8:30 AM - 4:30 PM, Monday through Friday.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment at the address below.

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

DATED this 1st day of FEBRUARY, 2012



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

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



No. B-01/12

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

A Complete Application consists of:

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

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

Name of Applicant: Gananoque Boat Line Ltd.	Name of Property Owner (if different than applicant):
Address: 280 Main Street, Gananoque, Ontario K7G 2M2	Address:
Telephone: 613 - 382 - 2144	Telephone:

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

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): Mr. Peter Hipwell
Relationship, if any, to owner: None

Property Information:			
Street or Property Address (if applicable):			
Legal Description including any reference plans: Lot 577, 579, Part Lots 573, 575			
Frontage: 120 ft. (Water Street)	Depth: 221 ft.	Area: 20,470sq. ft.	

Official Plan Designation:	Lowertown
Zoning Designation:	Lowertown

History of the Subject Land:	
Has the subject property ever been the subject of an application for consent under Section 53, or approval of a plan of subdivision under Section 51 of the Planning Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, and if known, please provide the file number of each application and the decision made: _____	
Has the subject property been severed from the parcel originally acquired by the Owner of the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, and if known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: _____	
Is the subject property currently the subject of any other application under the Planning Act such as an Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Consent or Approval of a Plan of Subdivision?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, and if known, please provide the file number of each application, and its status: _____	

		To Be SEVERED	To Be RETAINED
Property Dimensions:	Frontage	80 FT.	
	Depth	10 FT.	
	Area	800 SQ. FT.	19,670 sq. ft.
Use of Subject Property:	Existing Use	Yard	
	Proposed Use	Yard	

EXISTING BUILDINGS:		Building 1	Building 2
To Be SEVERED	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be RETAINED	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
Attached Additional Page, if necessary			

PROPOSED BUILDINGS:		Building 1	Building 2
To Be SEVERED	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be RETAINED	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
Attached Additional Page, if necessary			

Access (check appropriate box)		Yes	No
	Town Road (open all year)	X	<input type="checkbox"/>
	Town Road (seasonal)	<input type="checkbox"/>	<input type="checkbox"/>
	Unopen Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>
	Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify)		

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

Other Information:

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

If so, explain below:

AS PER ATTACHED

Note: Under Section 53 of the Planning Act, other information and material in addition to the foregoing, may be required, in order to process the proposed consent application. The expense of such will be the applicant's responsibility.

AUTHORIZATION BY OWNER

I, the undersigned being the owner of the subject land of this application for a consent, hereby authorize

_____ (please print name)
to be the applicant in the submission of this application.

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

Signature of Owner

Signature of Owner

Date

Date


DECLARATION OF APPLICANT

I, **Chris McCarney** of the **Town** of **Gananoque** in the
County of **Leeds** solemnly declare that:

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


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

Declared before me at the Town of
Gananoque in the
Province of Ontario of
Ontario this 26th day
of January, 2012


Brenda Jessie Gaurink-Guy, a Commissioner, etc.,
Province of Ontario, for the Corporation of the Town of Gananoque,
Enjoins November 18, 2014
Signature of a Commissioner, etc


Signature of Applicant

Signature of Applicant

Office Use Only:		Roll No: <u>010 25100</u>
<u>Jan 26, 2012</u> Date of Submission	Application Complete:  Signature	<u>Jan 31, 2012</u> Date

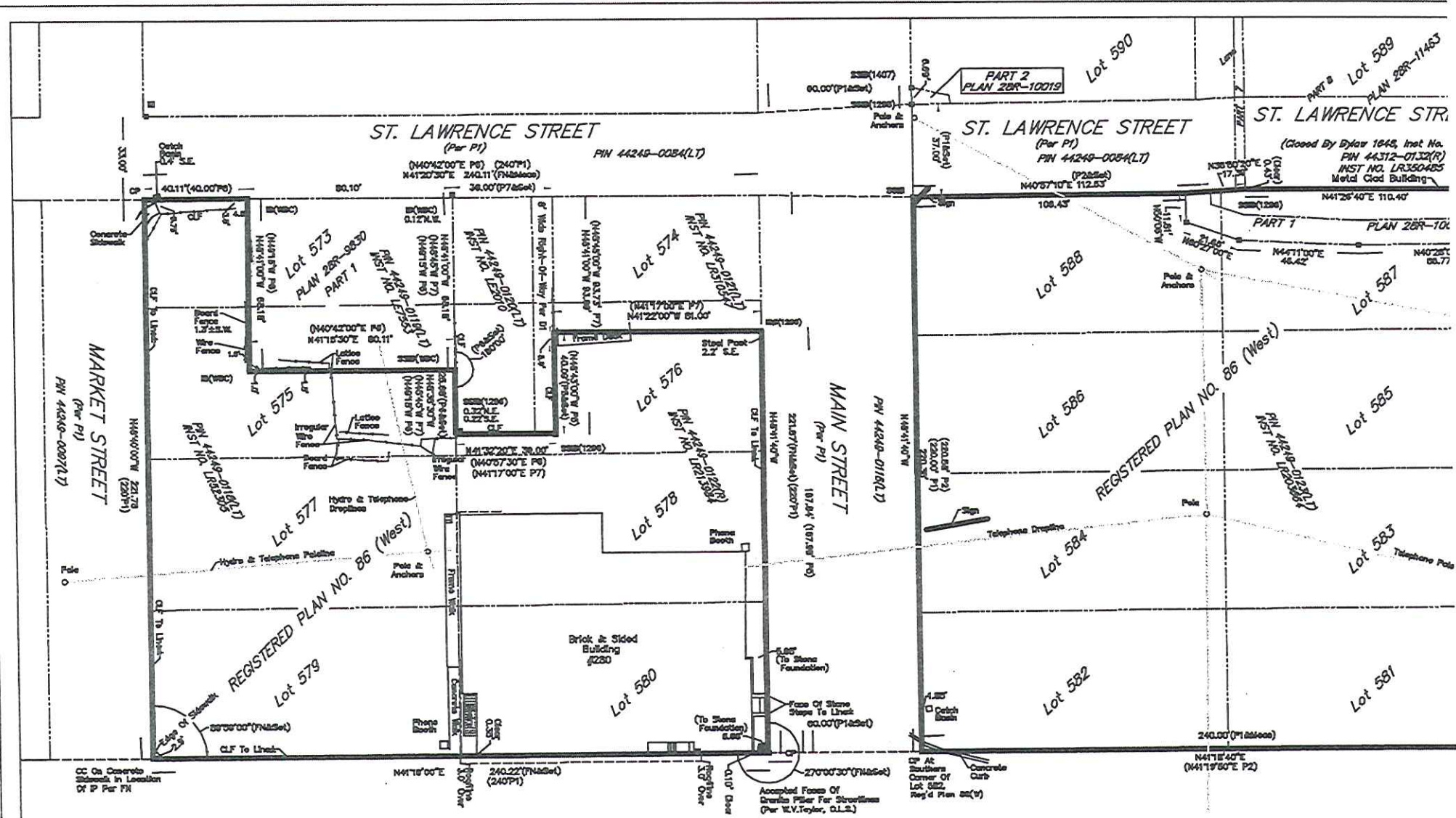
Questions??

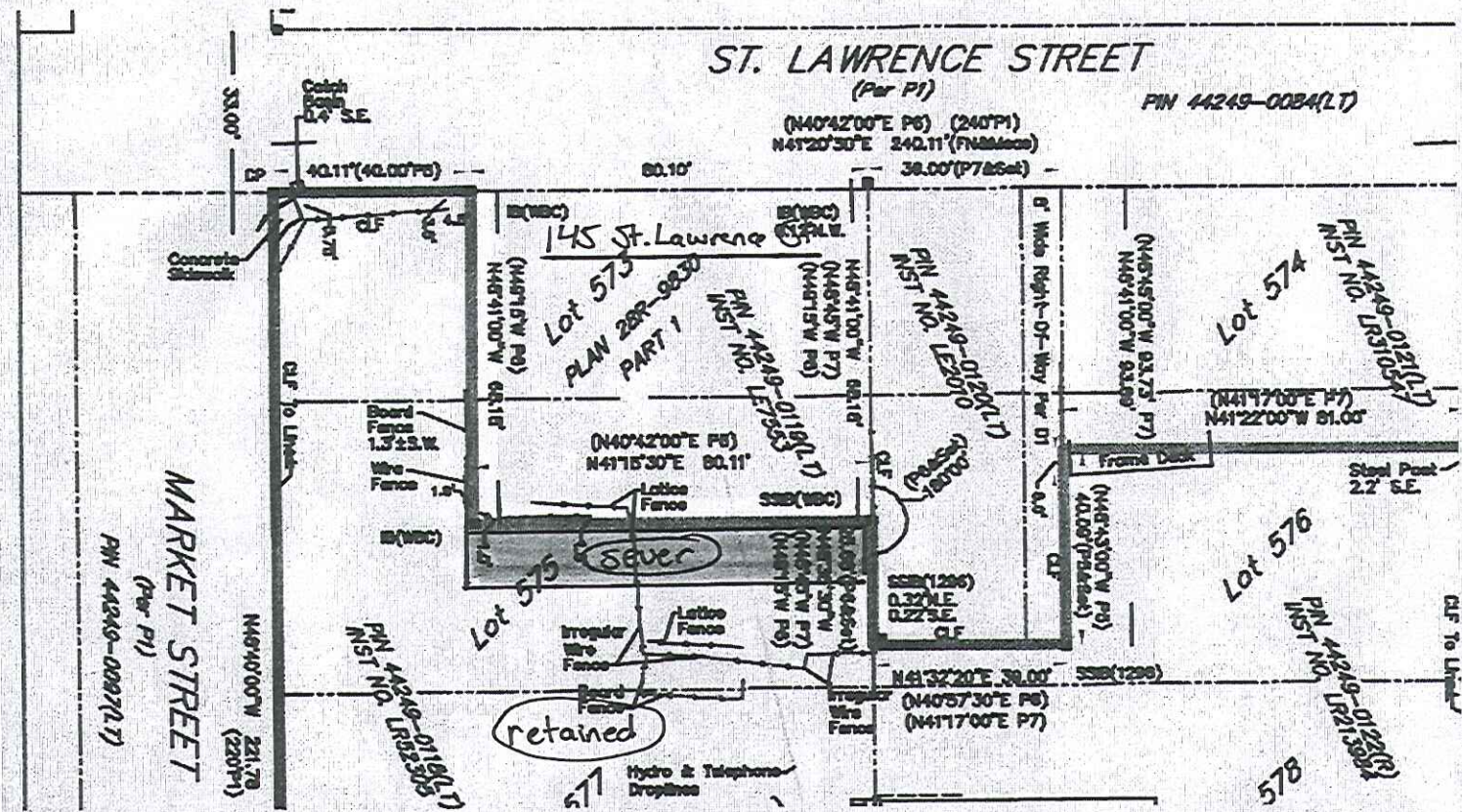
Brenda Guy, Manager of Community Development
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6

OTHER INFORMATION

RE: Gananoque Boat Line Application for Severance - Hipwell Property

The previous owners of Lot 575 plan 28R-9830 Part 1 had encroached on Gananoque Boat Line property by erecting an irregular lattice/wire fence (as shown on attached plan). The subsequent owner of this property Mr. Peter Hipwell maintained right of ownership of this piece of property being approx 900 square feet. In discussions with Mr. Hipwell, to resolve this issue, it was mutually agreed to apply for a severance of the GBL property of an area of 800 sq. ft. being 80 ft. in width (the width of Lot 573) to a depth of 10 ft. as shown on the attached drawing. There are no services - water, sewer or hydro affected by this severance.





YELLOW HIGHLIGHT - INDICATES EXISTING PROPERTY LINE
 PINK HIGHLIGHT - INDICATES PROPERTY ABL IS TURNING OVER



CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0
Phone: (613) 546-4228 Toll-free (613 area code): 1-877-956-CRCA
Fax: (613) 547-6474 E-mail: crca@cataraquiregion.on.ca
Websites: www.cleanwatercataraqui.ca & www.cataraquiregion.on.ca

February 10, 2012

File: SEV/GAN/18/2012

Sent by email

Ms. Brenda Guy
Secretary-Treasurer Committee of Adjustment
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON
K7G 2T6

Dear Ms. Guy:

**Re: Application for Consent B01-12 (Gananoque Boat Lines Ltd.)
Concession 1, Part Lot 12
Stone Street North
Town of Gananoque
Waterbodies:**

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted application for consent and offer the following comments for the Committee of Adjustment's consideration. The property was not visited.

Summary of Proposal

The proposed severance would result in the addition to an existing lot. The previous owners of the Hipwell property erected a fence that encroached upon the Gananoque Boat Line property. The current owner, Hipwell, maintained right of ownership of this property. No development is proposed with this application. This application is meant to resolve the ownership issues of this parcel of land. The following table is a summary of the proposed severance:

Lot	Size (square feet)	Current Use	Proposed Use
Severed	800	Yard	Same
Retained Lands	19, 670	Parking	Same

Site Description

The subject property is located in the Town of Gananoque, near the St Lawrence River. The subject property is identified as being a part of the Town's 'Lowertown' in the Official Plan and Development Permit By-law. The 'Waterfront Overlay' of the Development Permit By-law extends onto a portion of the retained lands.

Member of



Conservation
ONTARIO
Natural Change

Discussion

The main interests of the CRCA in this application are the avoidance of natural hazards. CRCA staff provide the following comments for consideration by the Consent Granting Authority.

Natural Hazards

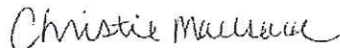
The regulatory floodplain for the St. Lawrence River is composed of the 100 year flood level plus a factor for wave uprush. Based on a study completed for the CRCA (Anthony 1993), the 1:100 year flood level at the subject property is expected to reach an elevation of 75.9 m GSC and the wave uprush component is expected to be 0.5 m, resulting in a total regulatory floodplain of 76.4 m GSC. Both the severed and retained lots are outside of potential flood risk.

Recommendation

Staff have no objection to the approval of Application B01-12 based on our consideration of natural hazard policies. Please inform this office in writing of any decision made by the Committee with regard to this Application.

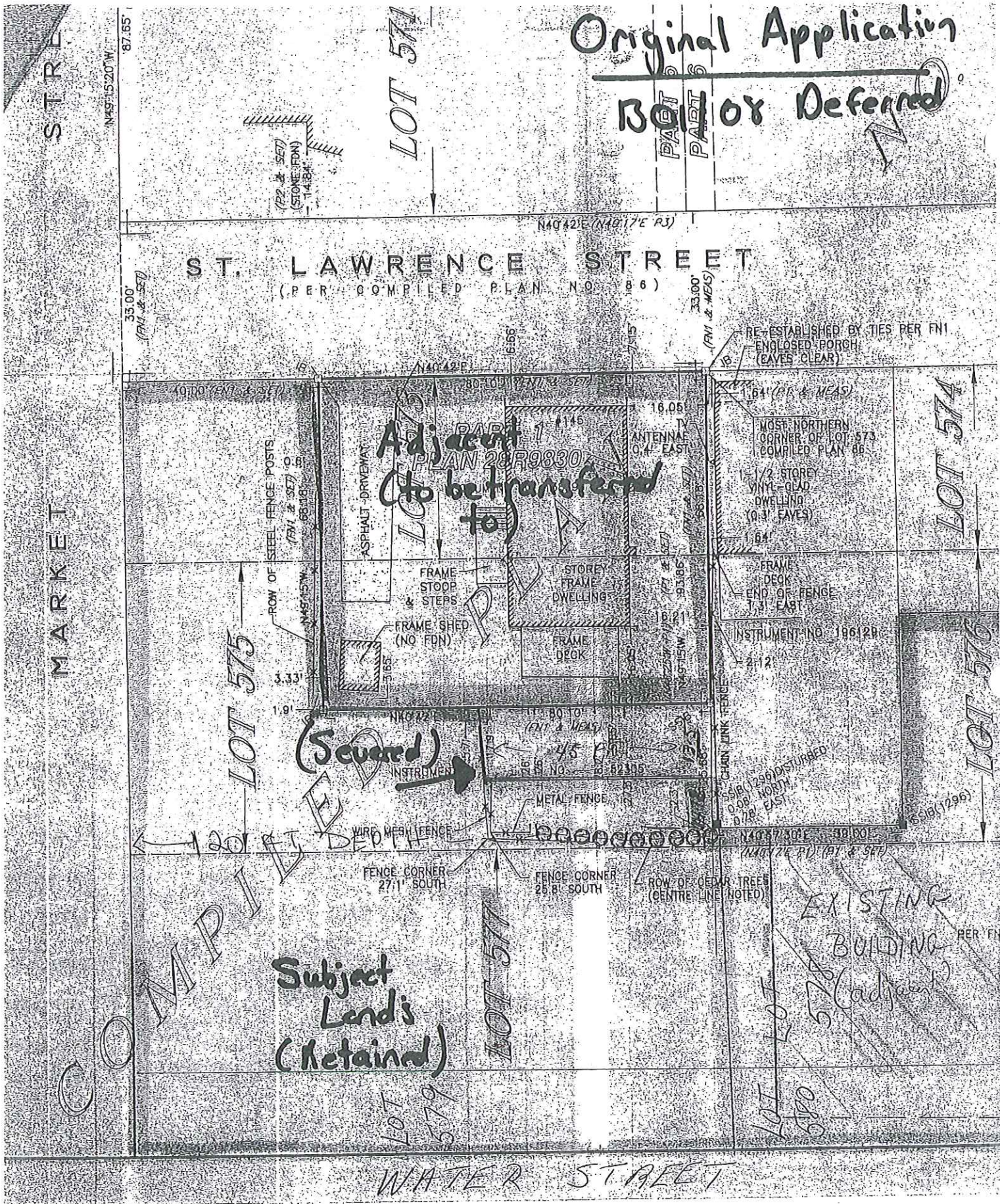
If you have any questions, please contact the undersigned at (613) 546-4228 extension 236 or by email at macisaac@cataraquieregion.on.ca.

Sincerely,



Christie MacIsaac BScH, MPI
Environmental Planner

Original Application
 Part 6 or Deferred



LAND TO BE SEVERED

(LAND TO BE ADDED TO) EXISTING PROPERTY

LAND TO BE RETAINED

"Pace Property" 145 St. Lawrence

owned by Gananoque Boatline Limited

PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: Brenda Guy
Manager Of Community Development

DATE: Wednesday, February-22-12

SUBJECT: DPS 2012-01 – DUCKETT
(712 WINDSOR LANE)
CLASS I

Background:

Property: 712 Windsor Lane

Legal Desc: Legally Described Pt. Lot 11 Con.1 Plan 28R-3208 Pts. 3 and 7

Acreage: 251' frontage along Windsor Lane
3.69 acres

Lot Coverage: 10% Maximum Coverage

Official Plan: Residential

DP Designation: Estate Residential

Purpose and Effect:

To designate a site specific approval to the property to construct a loft/workshop.

Official Plan:

The OP designates the property Residential. The use of the property is residential and currently has a single family dwelling located on said property. The DP will maintain the use of residential purposes with the addition of an accessory building.

Development Permit:

The application before Committee is with regards to an accessory building on the residential lot. Please see attached checklist for details on the provisions.

The application is relief of the building height and maximum gross floor area. The property is over 3.5 acres in size and as shown on the attached photos the dwelling unit is 9.5m in height

Human habitation is not permitted within an accessory building as per Section 3.1 Accessory Buildings, Structures and Uses

Circulation to agencies:

CAO		Query regarding residential use and if building is attached to dwelling
CRCA	No comment	
CBO		
Eastern Ontario Power	No issue	Any future electrical plans, contact Eastern Ontario Power.
Leeds Grenville EMS		
Fire Department	No comment	
LG Health Unit		Contact Leeds, Grenville & District Health Unit for a sewage system maintenance inspection. Washroom in loft and extra finished floor may require an upgrade to system.
Police Department		
Water/Sewer	No comment	
Public Works, Culture and Recreation	No comment	

Staff circulated to adjacent property owners with no objections being received. One phone call and two emails were received for clarification purposes – Burkhardt, Gravel, Tavares

Development Permit Checklist					
Property (civic address)		712 Windsor Lane			
Legal Description		Pt. Lot 11 Con.1 Plan 28R-3208 Pts.3/7			
Use of Property		Residential			
Official Plan Designation		Residential			
DP Designation		Estate Residential			
		Min. Requirement unless otherwise noted	Existing	Proposed	
Zone Requirements	Lot Area, As per zone	464m2/4995 ft2.	3.69 acres		
	Lot Frontage, As per zone	9m/29.5'	73m		
	Front Yard, As per zone	7m/23'	53m		
	Rear Yard, As per zone	9m/29.5'	59m		
	Interior Side Yard, As per zone - Each additional storey	1.2m/3.9' 0.8m/2.6'	32m		
	Interior Side Yard, As per zone - Each additional storey - Common wall	1.2m/3.9' 0.8m/2.6' 0	49m		
	Exterior Side Yard, As per zone	4.5m/14.8'	n/a		
	Lot Coverage, As per zone (maximum)	35%			
	Building Height	As per zone (maximum)	11m/36.1'	9.5m	
		Units per lot (maximum)	2	1	
Accessory Bldgs	Front Yard setback	No closer than main structure			
	Rear Yard setback	1m/3.3' min.	28m		
	Interior Side Yard, as per designation	1.2m/3.9' min.	32m		
	Interior Side Yard, as per designation	1.2m/3.9' min.	49m		
	Exterior Side Yard, as per designation	4.5m/14.8' min.	n/a		
	Height	4.5m/14.8' max.		6.8m	
	Distance to main bldg	1m/3.3' min.	14.5m		
	Maximum gross floor area	100m2/1,076 sq.ft.		110m2	
Other	Designated Heritage Site:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		

Other Comments:

NOTICE OF MEETING
Proposed Class I Development Permit

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, FEBRUARY 28, 2012 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 I Development Permit:

File No. DP2012/01

APPLICANT: DUCKETT, PHILIP

The property municipally and legally described as

712 WINDSOR DRIVE
PT. LOT 11 CON.1, BEING PARTS 3/7 PLAN 28R-3208
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit to
CONSTRUCT A WORKSHOP WITH LOFT AND REQUIRES RELIEF FOR SIZE, HEIGHT AND SIDE YARD SETBACK

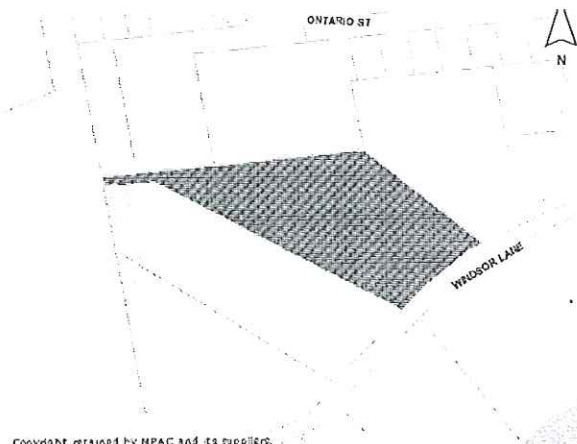
Additional information in relation to the proposed development permit is available for inspection between 8:30 am and 4:30 pm in the Administration Offices at 30 King Street East, Gananoque, ON, or by calling 613 382-2149 ext.126.

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 3RD day of FEBRUARY, 2012



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



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Notice Class I

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



DP 20 A / 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: <i>PHILIP DUKKETT</i>	Complete Address including Postal Code: <i>712 WENDSOR LANE GANANOQUE, ONTARIO K7G 2X8</i>	Phone: <i>613 382 8954</i> Fax: _____ E-mail: <i>PDUKETT@eCAGECO.CA</i>
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner: <i>PHILIP DUKKETT</i>	Complete Address including Postal Code: <i>AS ABOVE</i>	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): _____

LEGAL DESCRIPTION

Lot: <u>11</u>	Concession: <u>1</u>	Part(s): <u>3/7</u>	Plan: <u>28R 320B</u>
Frontage: <u>73m</u>	Depth: <u>200m</u>	Area (sq.m): <u>14000m²</u>	Area (acres): <u>3.45</u>

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:	<u>4 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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Use(s): <u>WORKSHOP WITH LOFT</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>VARIANCE FOR SIZE, HEIGHT & POSITION.</u>	
Abutting Land Use(s): <u>DOMESTIC.</u>	
Is the Development to be phase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
What is the anticipated date of construction? <u>1/3/12.</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 checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area: <u>14,000</u> (sq.m)	Building Coverage: _____ (%) _____ (sq.m)	Landscape Coverage: <u>N/A</u> (%) _____ (sq.m)
Building Height: <u>6.8 m</u>	No. of Storeys: <u>2-storey residential</u>	No. of Units: <u>1</u>	Method of Garbage Storage: <u>N/A</u>
Parking Surface: Existing: <u>gravel</u> Proposed: _____	Number of Parking Spaces: Existing: <u>4+</u> Proposed: _____ Total: _____	Dimensions of Parking Spaces: _____ _____	Number of Accessible Spaces: <u>N/A</u>
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	DWELLING	
Date Constructed:	7/07	
Front Line Setback:	53m	
Rear Lot Line Setback:	59m	
Side Lot Line Setback:	32m	
Side Lot Line Setback:	49m	
Height:	9.5m	
Dimensions:	11.5 x 21.2m	
Floor Area:	256m ²	

PROPOSED BUILDINGS:	Building 1	Building 2
Type of Structure:	WORKSHOP / LOFT	
Proposed Date of Construction:	1/3/12	
Front Line Setback:	69.3m	
Rear Lot Line Setback:	28m	
Side Lot Line Setback:	11.2m	
Side Lot Line Setback:	62m	
Height:	6.8m	
Dimensions:	11.5 x 9m	
Floor Area:	110m ²	

Attached Additional Page, if necessary.

Access:

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

Name of Street/Road: WINDSOR LANE.

Entrance Approvals and Permit Number(s): 5.391

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 _____

N/A

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, PHILIP DUCKETT, 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, PHILIP DUCKETT of the Town of GANANOQUE in the Province of ONTARIO solemnly declare that:

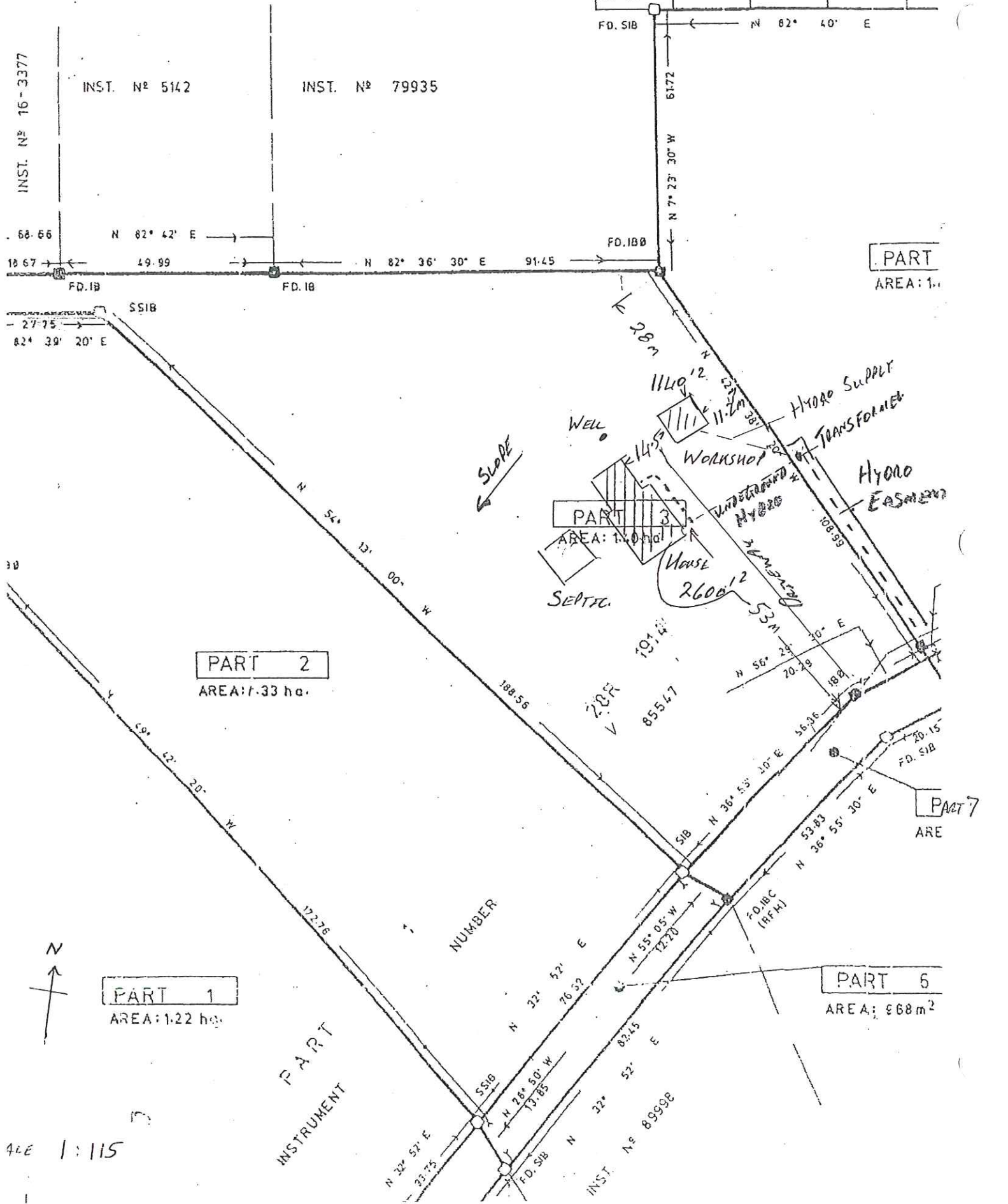
All of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of *The Canada Evidence Act*.

Declared/Sworn before me at Gananoque this 4th day of January, 2011.

Signature of Commissioner, etc

Signature of Applicant

Office Use Only:		Roll No:
Official Plan Designation:	Development Permit Designation:	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:	Date Application Deemed Complete:	Fees Received:



INST. N° 16-3377

INST. N° 5142

INST. N° 79935

PART
 AREA: 1.1

PART 2
 AREA: 1.33 ha.

PART 1
 AREA: 1.22 ha.

PART 5
 AREA: 968 m²

PART 7
 AREA



4LE 1:115

PART
 INSTRUMENT

NUMBER

INST. N° 89998

58.56

N 82° 42' E

N 82° 36' 30" E

N 82° 40' E

61.72

N 7° 23' 30" W

FD. 18B

18.67

49.99

91.45

FD. 1B

FD. 1B

SS1B

27.75
 82° 39' 20" E

28M

1149' 12"

11-2M

HYDRO SUPPLY
 TRANSFORMER

HYDRO
 EASEMENT

WELL

WORKSHOP

PART 3
 AREA: 1.0 ha

HOUSE
 2600' x 53M

SEPTIC

SLOPE

20R

855.47

191.4

188.56

N 56° 24'

20.79

20.79

N 36° 53' 10" E

56.26

189

N 36° 55' 30" E

53.83

N 36° 55' 30" E

20.15

FD. 51B

S1B

N 55° 05' W

12.20

201BC (R.F.H.)

S91B

N 28° 50' W

13.85

N 22° 52' E

23.75

N 32° 52'

76.32

N 32° 52'

82.45

N 32° 52'

82.45

N 32° 52'

82.45

N 32° 52'

76.32

N 32° 52'

82.45

N 32° 52'

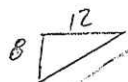
76.32

N 32° 52'

82.45

SCALE 1/4" = 1'-0"

40' 8"



2x6
RIDGE BOARD

2x6 RAFTERS

LIFETIME WARRANTY
SHINGLES
OWN 1/2 PLY

2x12 LVL
65" x 80"

24x66

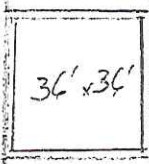
24x66

4x2 BRIMS

15' 4"

16'

1/2 Ply
SHEATHING



P.T.
6x6



PT
6x6



2x6
WALLS

STONE VENEER

GRADE 6"

CONCRETE
PILLARS

9' 6"

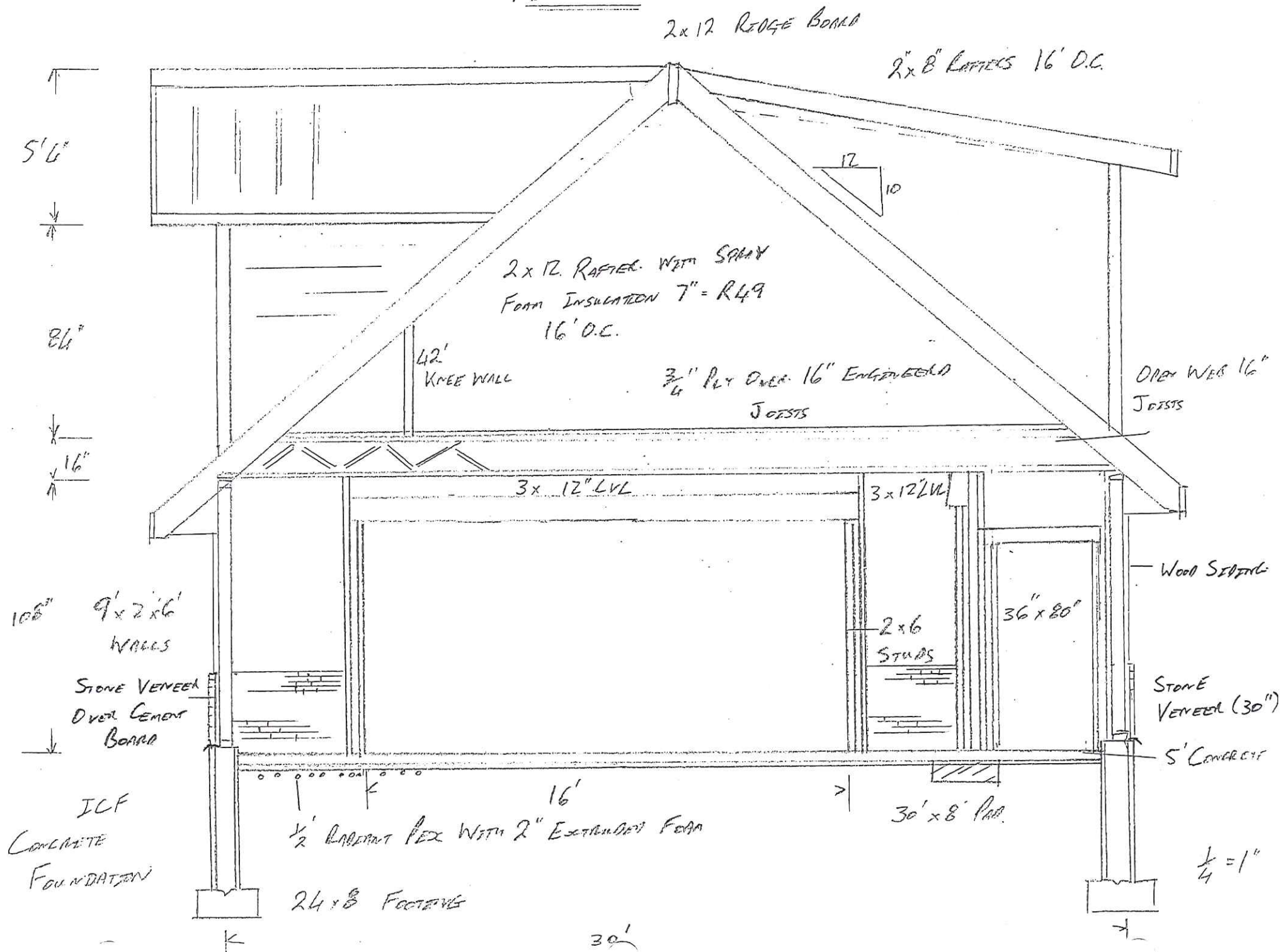
22'

9' 6"

24'

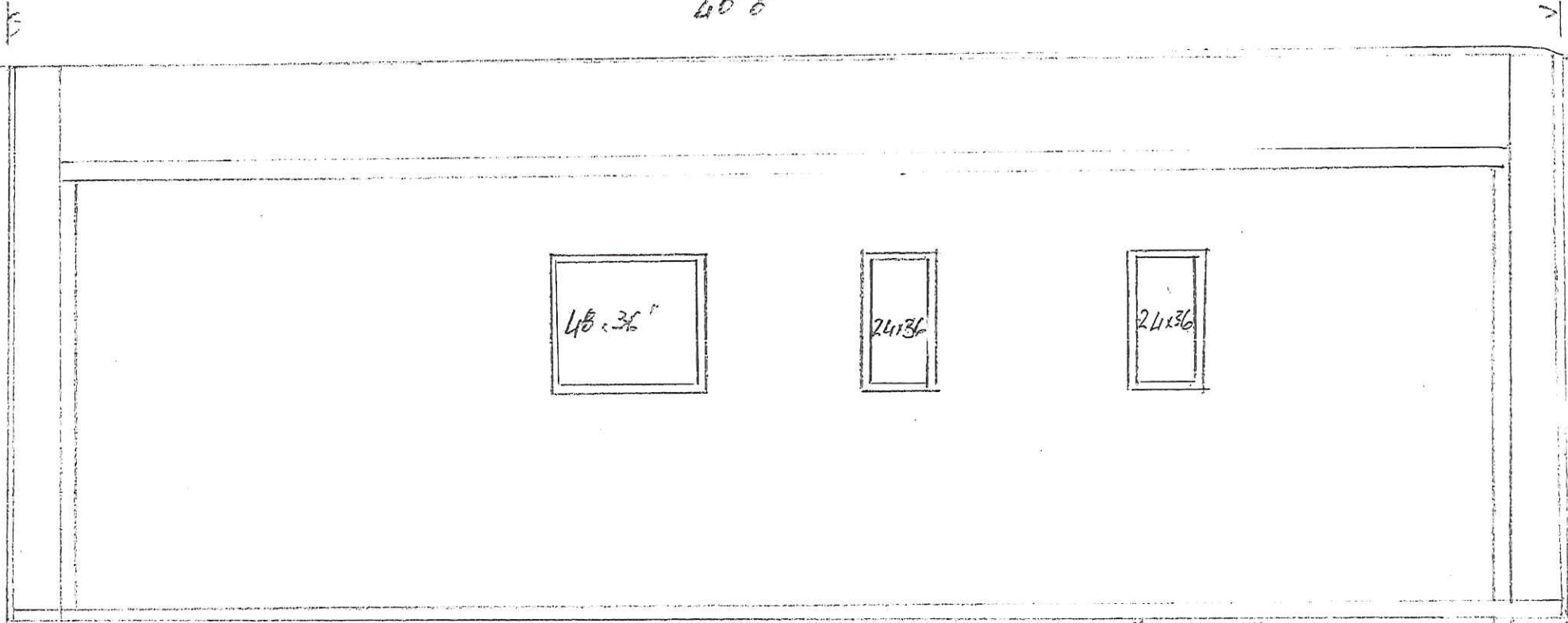
4x4

8"

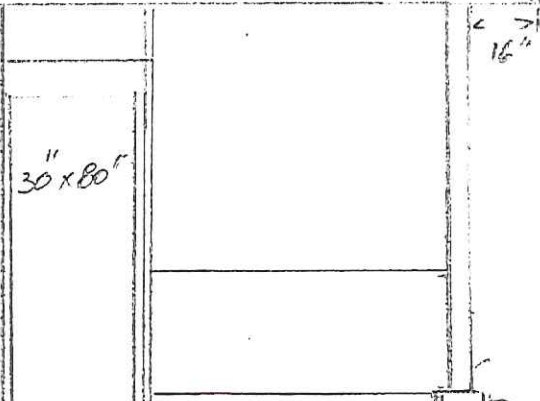


60' 8"

SCALE 1/4" = 1'



2x6 WALLS
WITH R22 INSULATION



STONE VENEER

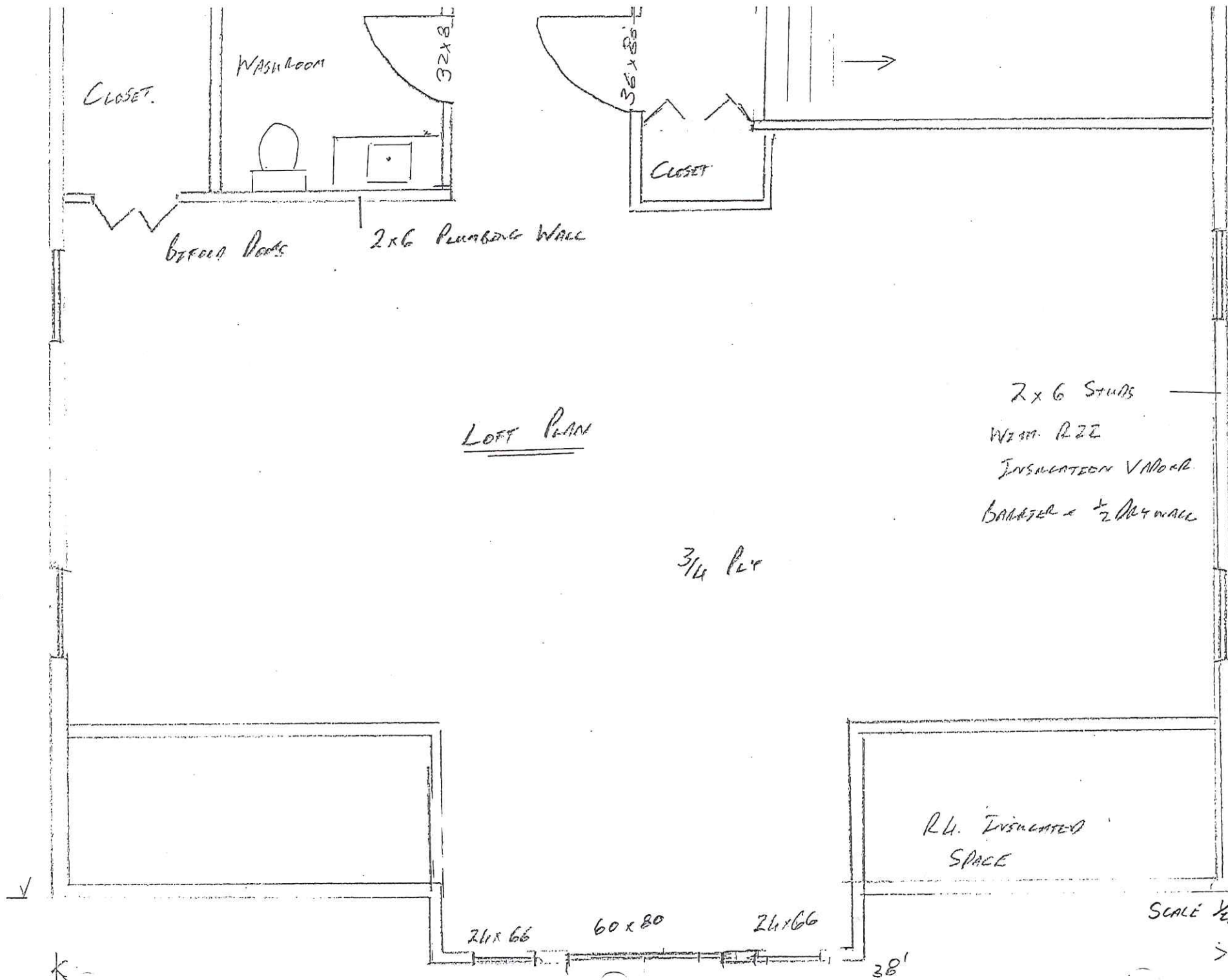
5' CONCRETE PAV WITH 2" EXPOSED FIBER
1/2 PERC RADIANT FLOOR HEATING

16"

48"

5"

24"



CLOSET.

WASH ROOM

32x8

36x80

CLOSET

BEFORE DOORS

2x6 PLUMBING WALL

LOFT PLAN

2x6 STUDS
 WITH R22
 INSULATION VAPOR
 BARRIER & 1/2\"/>

3/4\"/>

R.U. INSULATED
 SPACE

24x66

60x80

24x66

38'

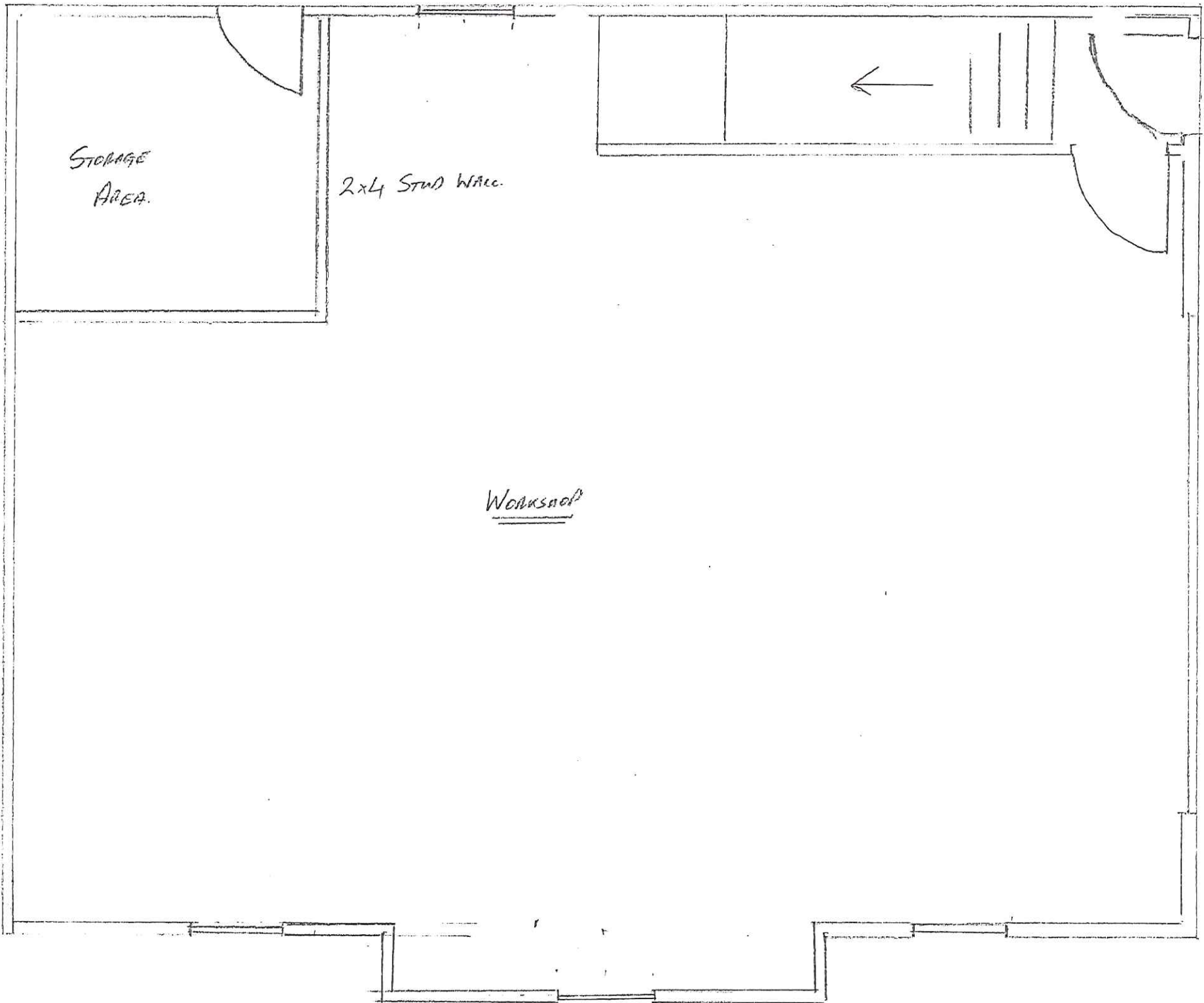
SCALE 1/4\"/>

35'

V

K

>



STORAGE
AREA.

2x4 STUD WALL.

Workshop

16' Downstairs

PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: Brenda Guy
Manager of Community Development

DATE: Wednesday, February-22-12

SUBJECT: DPS 2012-02 – CANADIAN TIRE REAL ESTATE
(705 KING STREET EAST)
CLASS 2

Background:

Property: 705 King Street East

Legal Desc: Leeds Con.1 Pt. Lot 16 Plan 28R-1928 Parts 1-3 subject to easement over Plan 28R-10429 Pts.1, 3-6, 9-10

Acreage: 4.196 acres
91m (298') frontage along King Street East
143m (469') along Carmichael Drive

Lot Coverage: 40% Maximum Coverage

Official Plan: Highway Commercial

DP Designation: C2 - Highway Commercial

Purpose and Effect:

Site Plan compliance in conjunction with Zoning By-law amendment passed in 2011.

Official Plan:

The OP designates the property Employment Lands providing commercial and industrial uses requiring larger land areas.

Development Permit:

The Development Permit designates the property Gateway Commercial which includes commercial uses requiring larger lot areas and designed to serve the travelling public. In this area we would like to take into consideration the need to provide an attractive entrance into the municipality.

The property also falls within the Entrance Overlay.

In this scenario, the Zoning By-law amendment was approved prior to the Development Permit bylaw being in place and this application is presented after the Development Permit is in place. There would have been one application to approve parking and site plan if the applications were not split between the Development Permit being in effect.

We have an as constructed site plan. Staff have review the landscaping requirements under the Design Criteria which seeks a minimum of 5m of buffered landscaped area, however, under these circumstances it will be unachievable.

The Entrance Overlay additionally seeks street trees 6 – 8 metres apart.

Staff are recommending that the ditch in front along King Street East have a culvert placed and fill be placed. And further that trees be placed along the frontage of King Street East where possible.

As per the writing of this report, public works will confirm with staff prior to the meeting of February 28, 2012 that the above ditch/fill can be achieved should there be a reason why this was not done previously.

Circulation to agencies:

CAO	No comment	
CRCA	No comment	
CBO	No comment	
Eastern Ontario Power		
Leeds Grenville EMS		
Fire Department	No comment	
LG Health Unit	No comment	
Police Department	No comment	
Water/Sewer	No comment	
Public Works, Culture and Recreation	No comment	

Staff recommend that Planning Advisory Committee/Committee of Adjustment be approved subject to the above with respect to culvert, fill and landscaping.

NOTICE OF MEETING
Proposed Class II Development Permit

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, FEBRUARY 28, 2012 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. DP2012/02

APPLICANT: CANADIAN TIRE REAL ESTATE

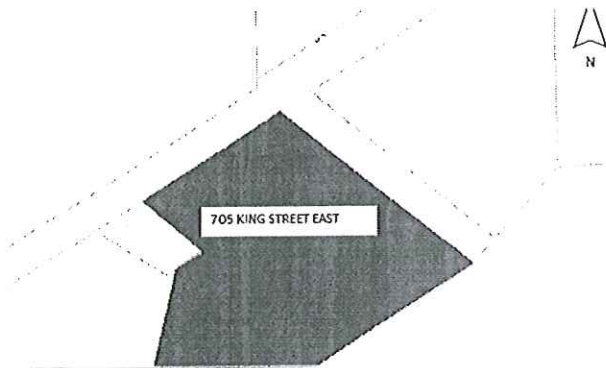
The property municipally and legally described as

705 KING STREET EAST
PT. LOT 11 CON.1, BEING PART 1 PLAN 28R-1928
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit to
BRING THE SITE PLAN INTO COMPLIANCE WITH A ZONING BY-LAW PASSED UNDER THE FORMER BY-LAW FOR RELIEF OF PARKING REQUIREMENTS

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 3RD day of FEBRUARY, 2012

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



DP 20 12/02

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: <u>Emily Chan -</u> <u>Canadian Tire Real Estate LTD.</u>	Complete Address including Postal Code: <u>2180 Yonge St. 15th Floor</u> <u>Toronto</u> <u>M4P 2V8</u>	Phone: <u>416-480-3240</u> Fax: <u>416-480-3990</u> E-mail: <u>emily.chan@cantire.ca</u>
Name of Property Owner (if different than applicant):	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): 705 King Street East

LEGAL DESCRIPTION			
Lot: <u>16</u>	Concession: <u>1</u>	Part(s): <u>1</u>	Plan: <u>28R-1928</u>
Frontage: <u>91.489m</u>	Depth: <u>143.145m</u>	Area (sq.m): <u>17,057</u>	Area (acres): <u>4.215</u>

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:
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 - 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
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 - 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:	
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the file number and the status of the application?	
Proposed Use(s):	
<u>Retail - no change</u> <u>Gas Bar - no change</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?	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.	
Abutting Land Use(s):	
<u>Retail / Commercial</u>	
Is the Development to be phase?	<input type="checkbox"/> Yes <input type="checkbox"/> No
What is the anticipated date of construction?	
Is the land to be divided in the future?	
Are there any easements, right-of-ways or restrictive covenants affecting the subject land? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Plan Details:			
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area:	Building Coverage:	Landscape Coverage:
	<u>17,057</u> (sq.m)	<u>21.77</u> (%) <u>3,713.57</u> (sq.m)	<u>26.28</u> (%) <u>4,483</u> (sq.m)
Building Height:	No. of Storeys:	No. of Units:	Method of Garbage Storage:
<u>8m</u>	<u>1</u>	<u>2 - gas Bar & Retail Store</u>	<u>Refuse Compand</u>
Parking Surface:	Number of Parking Spaces:	Dimensions of Parking Spaces:	Number of Accessible Spaces:
Existing: _____ Proposed: _____	Existing: <u>115 spaces</u> Proposed: <u>(March - October)</u> Total: <u>130 spaces (Nov - Feb)</u>	<u>6 x 2.7m</u>	<u>4</u>
Loading Spaces:	Number of Loading Spaces:	Dimensions of Loading Spaces:	Other:
<u>Rear of Building</u>	<u>1</u>	<u>4.14m x 33m</u>	

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

EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	Metal	Brick
	Date Constructed:	1980	1981
	Front Line Setback:	72.865m	16.205m
	Rear Lot Line Setback:	23.481m	16.305m
	Side Lot Line Setback:	28.343m	36.344m
	Side Lot Line Setback:	21.054m	48.343m
	Height:	8m	3.048m
	Dimensions:	75.28 x 35.7m	6.3 x 23m
	Floor Area:	2688.5m	14.45m

PROPOSED BUILDINGS:		Building 1	Building 2
	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: King Street East.

Entrance Approvals and Permit Number(s): N/A

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 _____ (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, EMILY CHAN CEO CANADIAN TREE REAL ESTATE LTD., 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)

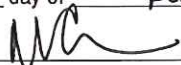
DEC 22 2011
Date

DECLARATION OF APPLICANT

I, EMILY CHAN of the _____ of _____ in the _____ of _____ of _____ solemnly declare that:

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 Toronto this 22nd day of December, 20 11.


Signature of a Commissioner, etc
Mia Cooper, LTB


Signature of Applicant

Office Use Only:		Roll No: <u>020 29301</u>
Official Plan Designation: <u>Highway Commercial</u>	Development Permit Designation: <u>Gateway Commercial</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 25, 2012</u>	Date Application Deemed Complete: <u>Jan 30, 2012</u>	Fees Received: <u>\$700.00</u>

