

The Corporation of the Town of Gananoque  
COA/PAC MINUTES OF January 17, 2012 @ 6:00 PM

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Members Present:

Councillor Joe Jansen, Councillor Jeff Girling, Jonathan Allen,  
Heather Gallacher, Nicole St. Onge.

Members Absent:

Chuck Marquardt

Staff Present:

Brenda Guy, Manager of Community Development

Vice Chair Jonathan Allen chaired the meeting.

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2012-1

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 November 22, 2011.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT:

‡ B5/11 Smith  
Stone Street North

The consent application is to convey a portion of land  
approximately 95' x 200' to an adjacent property owner, Code  
Ford Sales at 655 Stone Street North.

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 for the purposes of expansion at 655 Stone  
Street North.

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 655  
Stone Street North.

MOTION NO. 2012-2

Moved by: Jeff Girling

Seconded by: Heather Gallacher

That Consent Application B5/11 Smith (Stone Street North) be approved  
provided the conditions as outlined in the Notice of Decision are met.

CARRIED

E) MINOR VARIANCE:

‡ A4/11 Moore  
141 North Street

Jeff Moore was in attendance on behalf of the application.

The applicant is seeking permission to reduce the front yard setback to accommodate a front porch. An existing porch was on the dwelling but due to deterioration it had been removed. It enjoyed legal non-complying status. The intent by the applicant is create a larger porch which is why there is an application before the committee.

Circulation was issued with no objections received. One resident supported the application.

The applicant provided sketches with the proposed porch which is fitting for the neighbourhood and compliments the home.

MOTION NO. 2012-3

Moved by: Heather Gallacher  
Seconded by: Joe Jansen

That Minor Variance Application A4/11 Moore (141 North Street) be approved to reduce the front yard to 3' to accommodate a porch.

CARRIED.

F) SITE PLAN APPLICATION:

↓ SP10/11 Penniston  
525 King Street East

Bill Penniston, Owner and Brian Cowan was in attendance on behalf of the application.

The applicant is proposing to construct an addition to an existing commercial structure located at 525 King Street East. The property is being used for office purposes for a company that manufacturers' equipment for air circuit breakers.

Mr. Penniston would like to expand the current facility to accommodate more office space and warehouse storage. Initially, the applicant wanted to provide a residential unit on the upper storey however has redesigned his plans withdrawing the residential component. The residential component would require a record of site condition.

The expansion of an existing building meets the Official Plan and Zoning requirements. Additionally, the plans provide landscaping along King Street East and Elizabeth Drive, parking spaces and the closing of the King Street East access.

Staff circulated the application to the standard agencies with no objections to the application received. Eastern Ontario Power is seeking an easement on the property.

MOTION NO. 2012-4

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

That Planning Advisory Committee/Committee of Adjustment recommends to Council that Site Plan Application SP10/11 Penniston at 525 King Street East be approved.

CARRIED.

G) SUBDIVISION AGREEMENT: None

H) ZONING BY-LAW AMENDMENT: None

I) CORRESPONDENCE:

J) CONTINUING BUSINESS:

↓ Update from Minutes of November 22, 2011

Verbal report

K) NEW BUSINESS: None

L) PUBLIC QUESTION PERIOD:

M) ADJOURN

MOTION NO. 2012-5

Moved by: Jeff Girling

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  
PLANNING APPROVALS COORDINATOR  
DATE: Friday, January 13, 2012  
SUBJECT: B5/11 – SMITH  
CONSENT

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### Background:

Property: Charles Street  
Legal Desc: Con.1 Pt. Lot 13 and Pt. 4 Plan 28R-13099, Town of Gananoque  
Acreage: 8.9 acres  
Lot Coverage: 60% Maximum Coverage  
Official Plan: Employment Lands  
Zoning: Employment Lands

The applicant is applying to convey a parcel of land approximately 92' x 200' to an adjacent property. The existing parcel is a vacant parcel of land.

### Official Plan

The Official Plan designates that parcel of land as Employment Lands, The applicant is proposing to convey a parcel of land to an existing business located at 655 Stone Street North. The lands conveyed will assist the business to expand the business in the future.

An objective of the Official Plan is *"to promote for commercial and industrial uses which require larger land areas;"* and *"to enhance economic development opportunities within the Town of Gananoque."*

### Zoning By-law

The Zoning by-law prior to November 30, 2011 zoned the property M1 – General Industrial and HAZ – Hazard. The retained lands will remain vacant and continue to comply with the zone provisions.

The conveyed lands are within the M1 zone which permits recreation, equipment sale and service establishments, service station and manufacturing, wholesaling uses etc. Automobile sales and service are listed as a permitted use in the Highway Commercial zone and not in the M1 zone, however, the business has been in existence for a number of years and this would be considered an expansion under the Zoning By-law. The new Development Permit does,

however, expand commercial uses within the industrial zone and would therefore be permitted under the new by-law.

**Development Permit**

Although the application was received prior to the Development Permit being implemented, it is noted that the use of the proposed lands is permitted. The owner of the conveyed lands will be required to apply for a Development Permit for site works when the proposed changes have been identified.

Canada Post	No comment	
CRCA	No objection	Comments provided in letter dated January 6, 2012.
CBO		
Eastern Ontario Power	No issue	Any future electrical plans, contact Eastern Ontario Power.
Leeds Grenville EMS	No comment	
Fire Department	No comment	
LG Health Unit	No comment	
Police Department	No comment	
Water/Sewer	No comment	
Public Works, Culture and Recreation		

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 855 Stone Street North 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.



**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

January 6, 2012

File: SEV/GAN/233/2011

**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 B05-11 (Smith)  
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 visited January 5, 2012 by CRCA Planning and Regulations Staff.

**Summary of Proposal**

The proposed severance would result in the addition to an existing lot at 655 Stone Street North. The following table is a summary of the proposed severance:

Lot	Size (acres)	Current Use	Proposed Use
B05-11	~0.4	Farmland/Parking Lot	Parking Lot
Retained Lands	~7.7	Open Space	Open Space

**Site Description**

The subject property is located in the Town of Gananoque, just east of the Gananoque River. The subject property is designated 'Employment Lands' and a portion of the property is identified as 'Organic Soils' in schedules F and G of the Town's Official Plan. The Town of Gananoque's Development Permit By-law identifies the subject lands as 'Employment Lands'.

This is a large property that spans from Stone Street North to Charles Street North. A watercourse (Stocking Hill Creek) runs across the entirety of the subject property and connects with the Gananoque River, just West of Stone Street. The watercourse has an associated broad

Member of



Conservation  
ONTARIO  
Natural Champion

and low lying wetland area associated with it on the Southern Portion of the property. There is a high bank associated with this watercourse/wetland.

The proposed severance/lot addition is located on a portion of the property that is at a higher elevation than the low lying floodplain area associated with the wetland and watercourse. The foregoing application intends to sever a rectangular parcel from the parent property and add it to the land at 655 Stone Street North, which is presently a car dealership. The intended use of this parcel addition is to extend the parking area associated with the dealership.

### **Discussion**

The main interests of the CRCA in this application are the avoidance of natural hazards, the protection of water quality and natural heritage features. CRCA staff provide the following comments for consideration by the Consent Granting Authority.

#### Natural Hazards

**Flooding Hazards:** The CRCA does not have floodplain information for the watercourse on the subject property. CRCA policies stipulate that where the floodplain is unknown, a 30 m setback will be applied for all development, provided there is a sufficient difference in elevation. The wetland and watercourse is predominantly contained within the banks associated with the watercourse. Staff are satisfied that the proposed severance and retained lands leave portions of the property that would be suitable for future development outside of areas subject to flood risk.

**Erosion Hazard:** CRCA planning and regulation policies define the extent of potential erosion hazards for river and stream systems (including small inland lakes) to be the sum of the stable slope allowance plus an access allowance of 6 m. There is quite a high bank associated with the watercourse and wetland present on this property. Although the precise height of the bank was not measured, staff are satisfied that future development could be supported on this site outside of the erosion hazard.

#### Water Quality

CRCA Planning Policies require that new lots and the retained lands have suitable building envelopes outside of 30 m setback from the high water mark of any waterbody or watercourse. The Town's Development Permit By-law echoes this 30 m setback and the importance of maintaining the natural vegetation within this 30 m buffer strip in order to protect water quality through the filtration of runoff and the control of shoreline erosion.

The proposed severed and retained parcels have sufficient land outside of the 30 m setback applied to the water features present on site to support future development. If additional watercourses, including intermittent watercourses, are identified on the property a 30 m setback will also be applied.

#### Natural Heritage

An unevaluated wetland, which is mainly associated with the watercourse that runs along the boundary of the retained parcel, is present. The CRCA Planning Policy and CRCA policies for implementing Ontario Regulation 148/06 require that all development and site alteration be set back a minimum of 30 m from the wetland boundary. The proposed severed and retained lots

appear to have sufficient area for development or site alteration to be located outside of the 30 m setback.

CRCA staff note that the Official Plan designates a portion of this property as Organic Soils. Section 3.7.5 of the Town's Official Plan has policies with regard to unstable slopes and organic soils. CRCA staff visit noted that the area subject to the severance/lot addition did not exhibit the characteristics of Organic Soils. It is likely that the retained lands contain the majority of these types of soils and should future development or site alteration be proposed for these lands, appropriate studies, as outlined in section 3.7.5 may be required.

### **Recommendation**

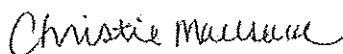
Staff have no objection to the approval of Application B05-11 based on our consideration of natural heritage, natural hazard and water quality protection policies. Please inform this office in writing of any decision made by the Committee with regard to this Application.

Portions of the property are subject to Ontario Regulation 148/06: *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses*, which is implemented by the CRCA. The purpose of Ontario Regulation 148/06 is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards.

By virtue of this regulation, the CRCA regulates all development and site alteration activities (including filling) within 15 metres of a flood plain or erosion hazard, within 120 metres of PSW boundaries, 30 metres of all other wetlands and 30 m of watercourses for which there is no floodplain mapping. Within a regulated area, written permission must be obtained from the CRCA prior to development taking place. Current and future landowners are encouraged to contact the CRCA prior to development. Please contact Jason Messenger (ext. 286) of this office to discuss the permitting process.

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

Sincerely,



Christie MacIsaac BScH, MPI  
Environmental Planner



THE CORPORATION OF THE TOWN OF  
**GANANOQUE**  
*Canadian Gateway to the 1000 Islands*

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 22<sup>ND</sup> day of JANUARY 17, 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. B05-11

Owner: SMITH, NEIL CULBERT

The property municipally and legally described as  
**FRONTING ON STONE STREET NORTH**  
BEING CON.1 PT. LOT 13 AND PT.4 28R-13099, 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. 95' X 200') TO AN ADJACENT PROPERTY OWNER**

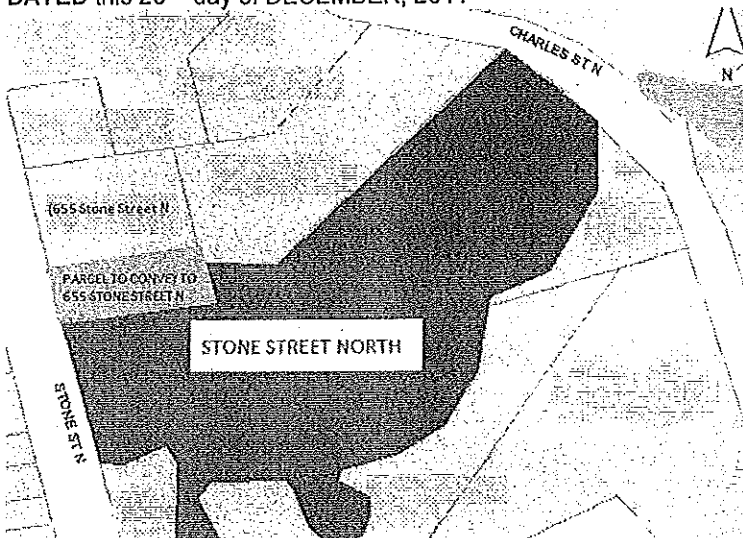
If you wish to receive written notice of the application or seek further details of the application, including a location map, it is available at the Town of Gananoque, 30 King Street East, Gananoque during normal business hours, 8:30 AM - 4:30 PM, Monday through Friday.

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 20<sup>TH</sup> day of DECEMBER, 2011



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](mailto:bguy@gananoque.ca)

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



No. B-5/01

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  
Joint Consent and Minor Variance Application - \$700 residential, \$900 commercial
- 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 fees set out (See By-law 2004-63 and By-law 2007-29) being a by-law to establish general fees and rates for various services provided by the municipality)  
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: <i>Neil Smith</i>	Name of Property Owner (if different than applicant):
Address: <i>45 Kerry Point Rd Mallorytown Ont. K0E1R0</i>	Address: <i>Con. 1 Pt. Lot 13 Stouffville N. Gananoque</i>
Telephone: <i>613-923-1648</i>	Telephone: <i>Cell 613-328-1946</i>

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): <i>Code Ford Sales Ltd / 1829940 Ontario Inc</i>
Relationship, if any, to owner:

Property Information			
Street or Property Address (if applicable):			
Legal Description including any reference plans: <i>Con. 1 Pt. Lot 13 Stone St. N. Lananoque</i>			
Frontage: <i>95'</i>	Depth: <i>200'</i>	Area (sq.m):	Area (acres):

Official Plan Designation:	<i>Employment Lands</i>
Zoning Designation:	<i>M1</i>

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 checked="" type="checkbox"/> Yes <input 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	<i>95' (Stone St. N)</i>	<i>Open Space</i>
	Depth	<i>200'</i>	<i>" "</i>
	Area		
Use of Subject Property:	Existing Use	<i>Farm Land Parking Lot</i>	<i>Open Space</i>
	Proposed Use	<i>Parking Lot</i>	<i>" "</i>

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

Access (check appropriate box)		Yes	No
	Town Road (open all year)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Town Road (seasonal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Unopen Road Allowance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Right-of-Way	<input type="checkbox"/>	<input checked="" 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		
<b>Water Services</b>		<b>Yes</b>	<b>No</b>
(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):		
<b>Sewage Services</b>		<b>Yes</b>	<b>No</b>
(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:

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**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.

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**AUTHORIZATION BY OWNER**

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

NEIL G. SMITH (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

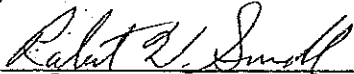
**DECLARATION OF APPLICANT**

I, Neil Smith of the Town of Gananoque in the United Counties of Leeds & Grenville solemnly declare that:

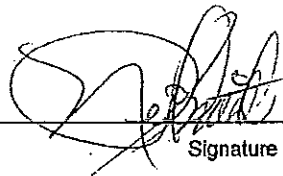
All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath

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 United Counties of Leeds, Grenville this 21st day of November, ~~2007~~ 2011



Signature of a Commissioner, etc



Signature of Applicant

Signature of Applicant

Office Use Only		Roll No. <u>015 11105</u>
	Application Complete	
Date of Submission <u>November 17/11</u>	Signature <u>[Signature]</u>	Date

For additional details on the application process please contact:

Brenda Guy, Planning Approvals Coordinator  
Town of Gananoque  
30 King Street East, Box 100  
Gananoque, ON K7G 2T6

**Commissioner**  
Robert W. Small  
**Robert Small, Deputy Clerk**  
Town of Gananoque

STREET

STOIL

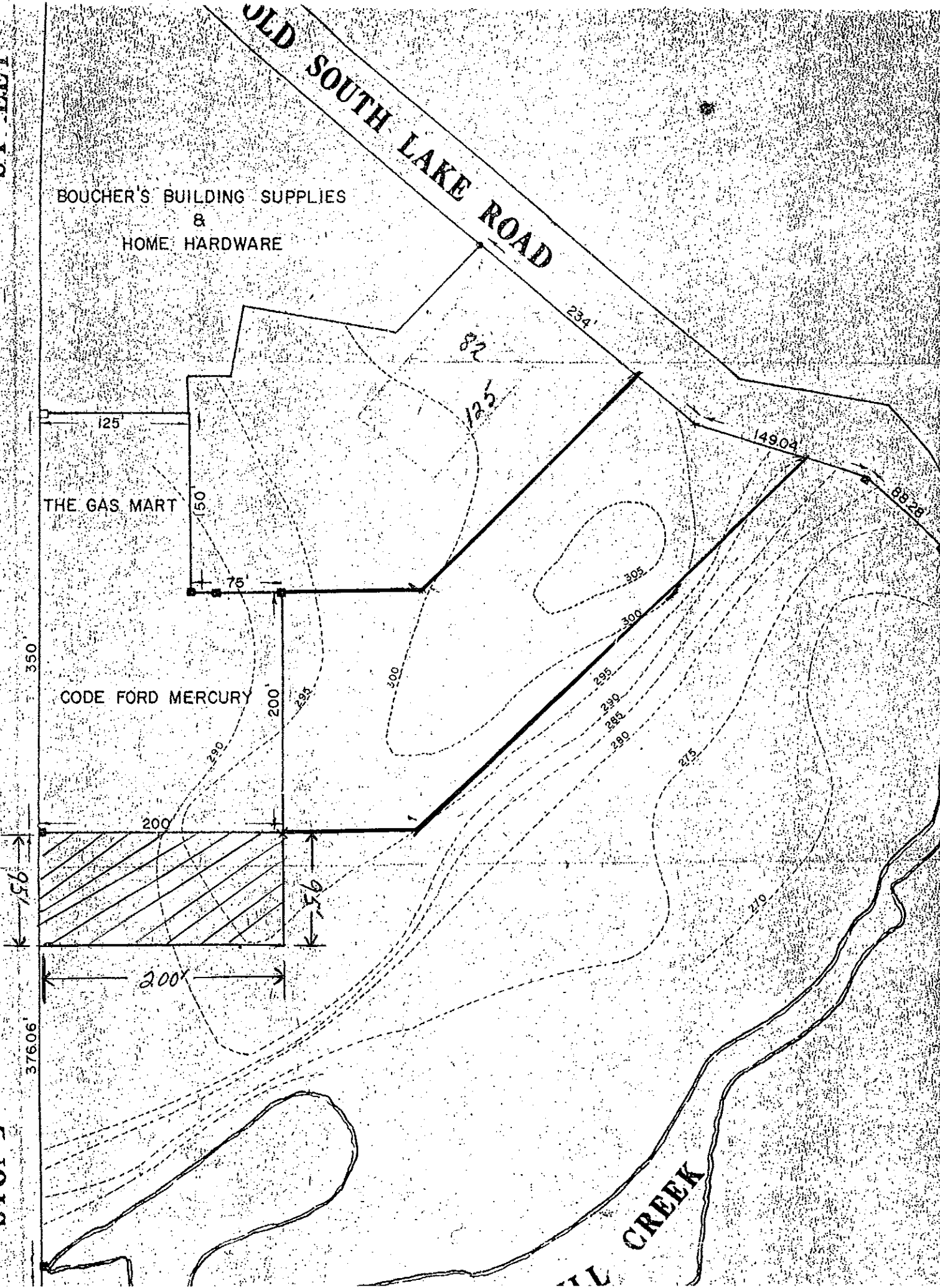
BOUCHER'S BUILDING SUPPLIES  
&  
HOME HARDWARE

THE GAS MART

CODE FORD MERCURY

OLD SOUTH LAKE ROAD

ALL CREEK





PLANNING REPORT

TO: PLANNING ADVISORY COMMITTEE  
FROM: BRENDA GUY  
PLANNING APPROVALS COORDINATOR  
DATE: Friday, January 13, 2012  
SUBJECT: A4/11 – MOORE  
MINOR VARIANCE

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**Background:**

Property: 141 North Street  
Legal Desc: Lot 369 Plan 86, Town of Gananoque  
Acreage: 7,200 sq.ft.  
Lot Coverage: 35% Maximum Coverage  
Official Plan: Residential  
Zoning: R2 – Medium Density Residential  
DP: Residential

This application was received and completed prior to the Development Permit being in effect.

The applicant has applied to reduce the front yard setback to 3'. The Dwelling Unit had a porch attached to the unit which was legal non-conforming. The removal of the porch was due to deterioration. The application wishes to enlarge the porch area.

**Official Plan**

The Official Plan designates the property Residential. The proposed minor variance is for residential dwelling unit purposes.

**Zoning By-law**

The Zoning By-law prior to November 30, 2011 zoned the property R2 – Medium Density Residential which permits singles, duplexes, semis and apartment units.

The dwelling unit was 10' to the property line plus the front steps and demolished deck area (approximately 7' to property line). The requirement is 19.6'. The property enjoys legal non-complying (MPAC estimates the year built to be 1900).

**Development Permit**

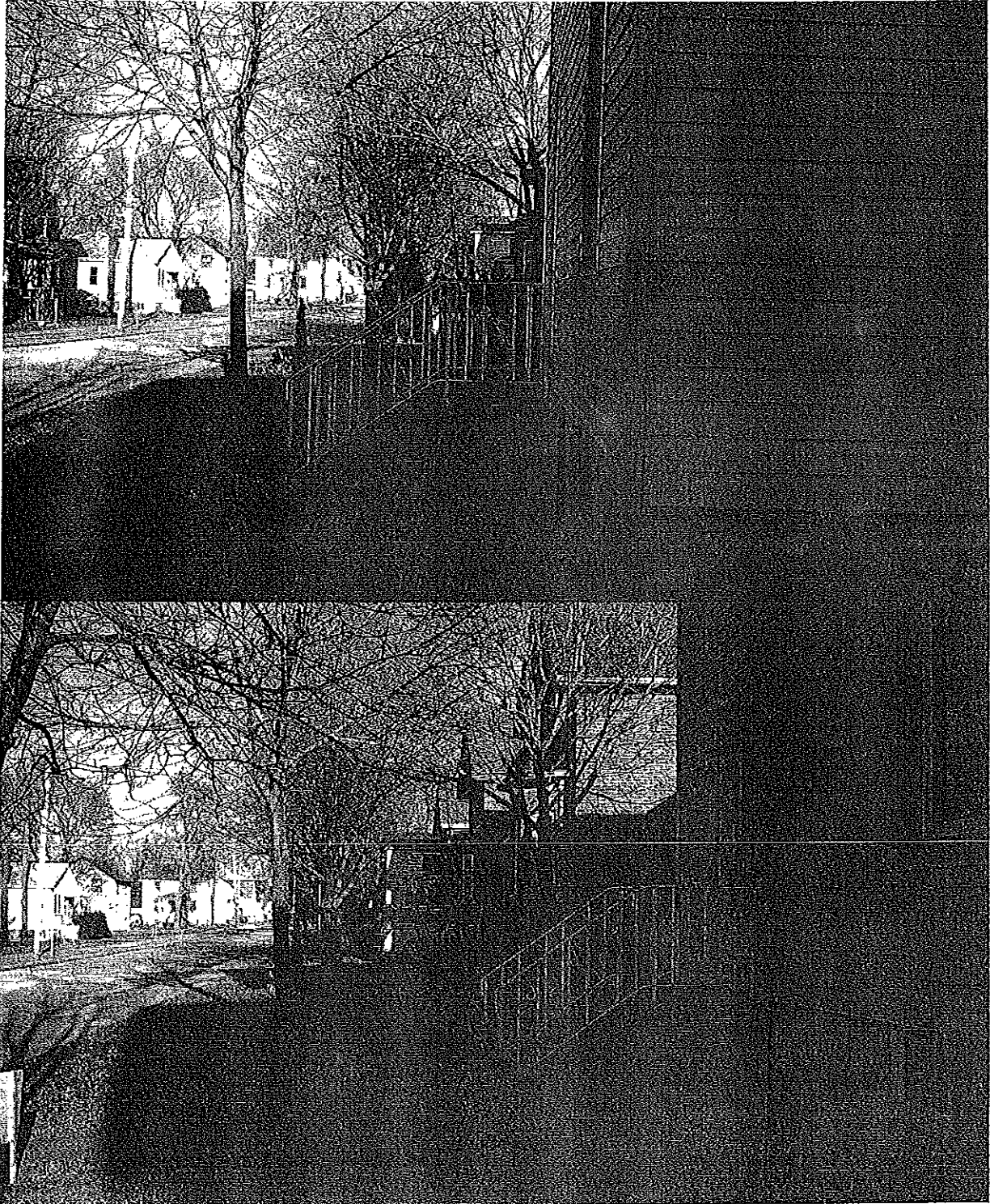
The provisions of the Zoning By-law to the Development Permit By-law remain unchanged with respect to this application. The design attached is in keeping with the neighbourhood.

<b>Canada Post</b>	<b>No comment</b>	
<b>CRCA</b>	<b>No comment</b>	
<b>CBO</b>		
<b>Eastern Ontario Power</b>	<b>No issue</b>	<b>Any future electrical plans, contact Eastern Ontario Power.</b>
<b>Leeds Grenville EMS</b>	<b>No comment</b>	
<b>Fire Department</b>	<b>No comment</b>	
<b>LG Health Unit</b>	<b>No comment</b>	
<b>Police Department</b>	<b>No comment</b>	
<b>Water/Sewer</b>	<b>No comment</b>	<b>Does not impede curb stop</b>
<b>Public Works, Culture and Recreation</b>		

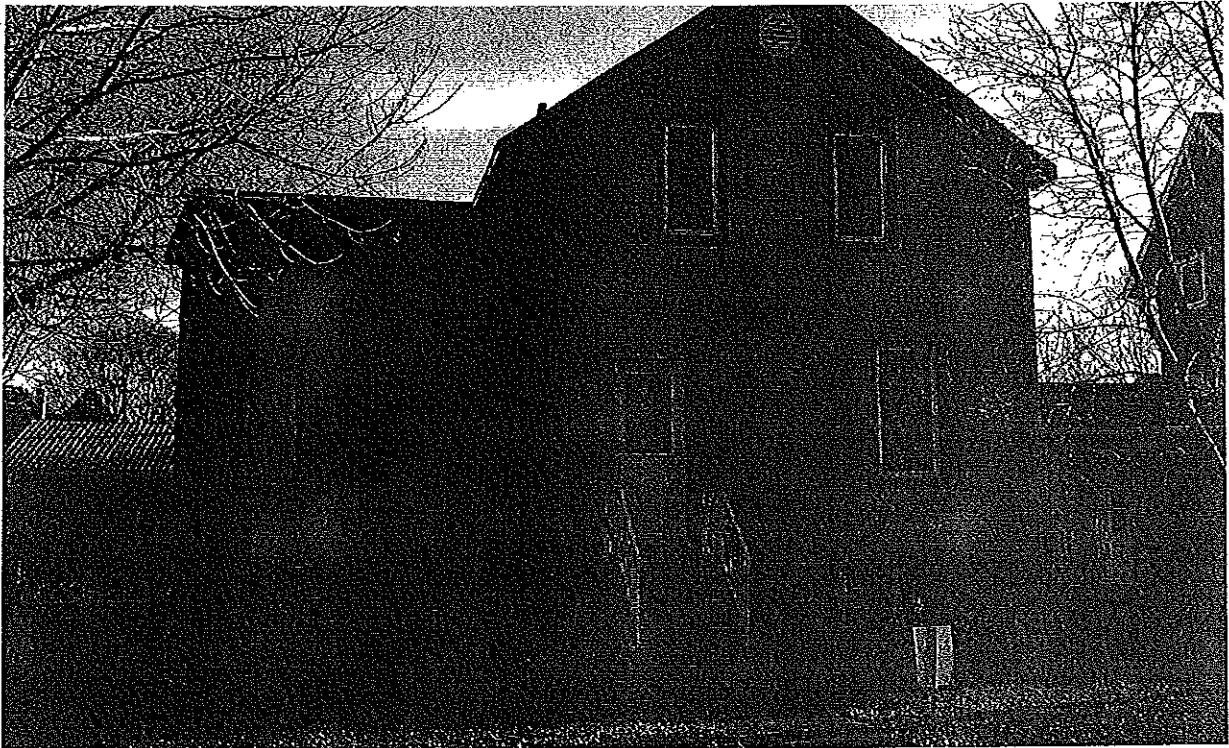
A property owner within 60m of the property provided the Town with correspondence that they had no objection to the application.

Attached for the committee's review are photographs of the site.

Staff recommend approval of the minor variance application.







THE CORPORATION OF THE TOWN OF  
**GANANOQUE**  
*Canadian Gateway to the 1000 Islands*  
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, JANUARY 17, 2012 at 6:00 P.M.** in the **COUNCIL CHAMBERS, TOWN OF GANANOQUE, 30 King Street East, Gananoque** to hear the following application for Minor Variance:

**File No. A4/11**

**APPLICANT: MOORE, JEFF**

The property municipally and legally described as

**141 NORTH STREET**  
**LOT 369 PLAN 86, TOWN OF GANANOQUE**

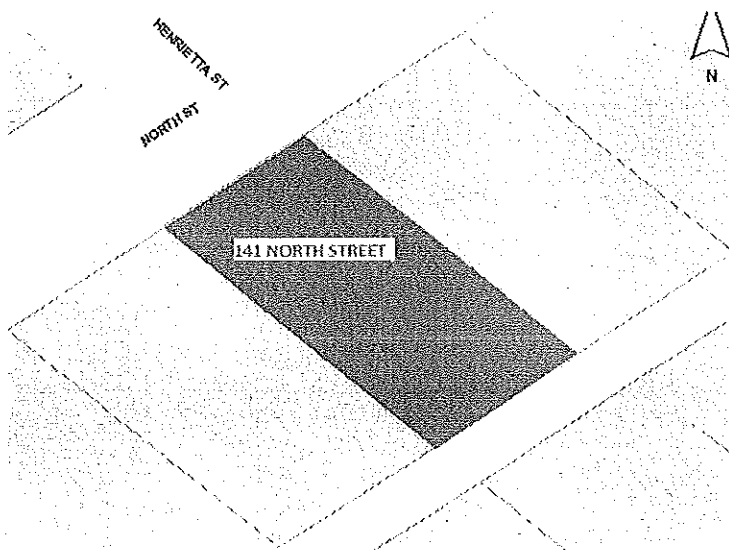
has applied to the Committee of Adjustment for the Town of Gananoque for a Minor Variance to  
**REDUCE THE FRONT YARD SETBACK TO 3' ACCOMMODATE A FRONT PORCH**

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 minor variance does not make written submissions to the Committee of Adjustment before it makes a decision, 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 minor variance, 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 20TH day of DECEMBER, 2011  
Brenda Guy, Secretary-Treasurer,  
Committee of Adjustment  
Manager of Community Development  
Town of Gananoque  
[bguy@gananoque.ca](mailto:bguy@gananoque.ca)

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



No A 4/01

**APPLICATION FOR MINOR VARIANCE/PERMISSION  
COMMITTEE OF ADJUSTMENT FOR THE TOWN OF GANANOQUE**

A Complete Application consists of:

- One original and four copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Application fee payable to the Town of Gananoque - \$500 – residential, \$750 – Commercial
- Deposit fee in the amount of \$2000 payable to the Town of Gananoque for peer reviews of various studies, if required
- One copy of the most recent survey of the subject property
- One copy of the location of all natural and artificial features on the subject lands including buildings, water, roads, easements, etc.

Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2004-63 and By-law 2007-29) being a by-law to establish general fees and rates for various services provided by the municipality)  
 Minor Variance/Permission Application may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$240. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application. \$250

Name of Applicant: <b>JEFF MOORE</b>	Name of Property Owner (if different than applicant):
Address: <b>141 NORTH ST.</b>	Address:
Telephone: <b>613 536 8842</b>	Telephone:
E-mail: <b>AN-MOORE@HOTMAIL.COM</b>	E-mail:

Street or Property Address (if applicable): <b>141 NORTH ST.</b>			
Legal Description: <b>HOUSE</b>			
Frontage: <b>60'</b>	Depth: <b>140'</b> <sup>120'</sup>	Area (sq.m): <b>780.40 sqm</b>	Area (acres): <b>0.193</b>

Nature and Extent of Relief from the Zoning By-law:  
**WOULD LIKE TO BUILD A NEW PORCH INTO HOUSE THAT WILL ENCRACH ONTO SET-TOWN EASEMENTS 7' CLOSER TO ROAD.**

Reason why the proposed cannot comply with the provisions of the Zoning By-law:  
**TOO CLOSE TO ROAD. Req't is 6.0m (19.6'), requesting reduction 3'**

EXISTING Use(s):
Length of time the existing use of the subject lands have continued:
Is the property designated as a Heritage Site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PROPOSED Use(s):
Abutting Land Use(s): <b>RESIDENTIAL</b>

EXISTING BUILDINGS:		Building 1	Building 2
28' TO EDGE OF SIDEWALK ←	Type of Structure	HOUSE	
	Date Constructed:	18??	
	Front Line Setback:	41' TO CENTER OF ROAD	
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
Floor Area			
PROPOSED BUILDINGS:		Building 1	Building 2
21' TO EDGE OF SIDEWALK ←	Type of Structure	Porch.	
	Proposed Date of Construction:	ASAP.	
	Front Line Setback:	34' TO CENTER OF RD.	
	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: NORTH ST.

Entrance Approvals and Permit Number(s):

Water Access (where access to the subject land is by water only)

Docking Facilities (specify)		Parking Facilities (specify)	
distance from subject land	<u>N/A</u>	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):

Other Concurrent Applications:

Consent     Minor Variance     Official Plan Amendment     Zoning By-law Amendment     Subdivision Approval     Condominium Approval

Other Information: Any other information that may be useful in reviewing this application? If so, explain below:



**AUTHORIZATION BY OWNER**

I/We, the undersigned being the owner of the subject land of this application for a consent, hereby authorize \_\_\_\_\_ (print) to be the applicant in the submission of this application.

Furthermore, I/we, being the registered owner(s) of the subject lands, hereby authorize the Members of 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
Signature of Witness (not applicant)	Date

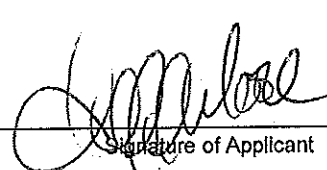
**DECLARATION OF APPLICANT**

I, Jeff Mank of the Town of Gananoque in the Province of Ontario solemnly declare that:


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

Furthermore, I/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 \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

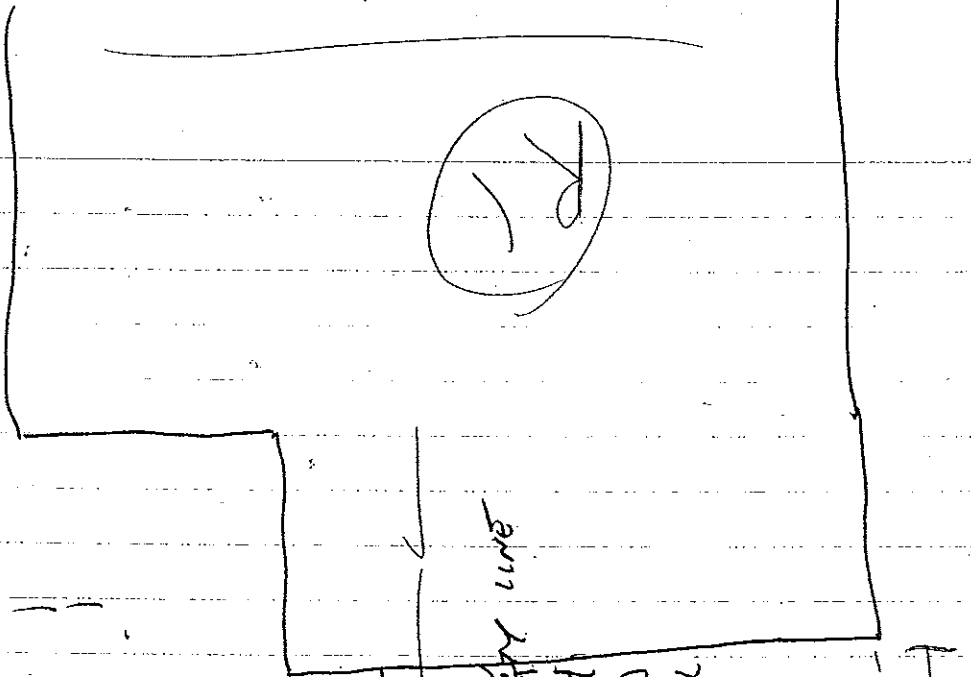
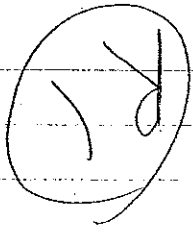
  
 \_\_\_\_\_  
 Signature of Applicant

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

Office Use Only:		Roll No. <u>015 27100</u>
Official Plan Designation: <u>Residential</u>	Zoning By-Law Designation: <u>R2 - Medium Density</u> <u>DPS -</u>	Other:
Access (Entrance, Permits, etc):	Water and Sewer Hookup (Permits, etc):	Other:
Date of Submission: <u>Nov 28/2011</u>	Application Complete:  Signature	Date: <u>Nov 30/2011</u>

For additional details on the application process please contact:  
 Brenda Guy, Planning Approvals Coordinator  
 Town of Gananoque  
 30 King Street East, Box 100  
 Gananoque, ON K7G 2T6

141 North St



LINE

10' TO PROPERTY

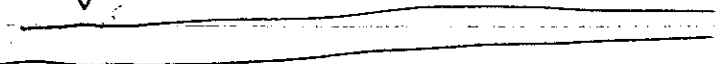
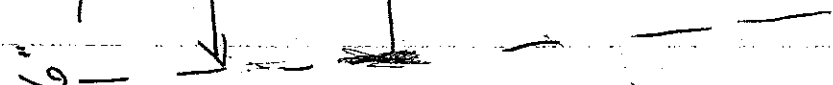
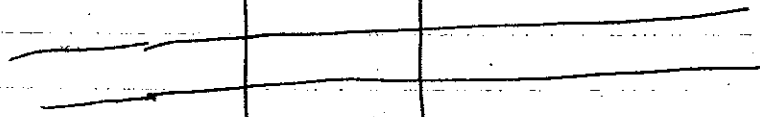
7' TO NEW DECK

25'6"

40'

30'

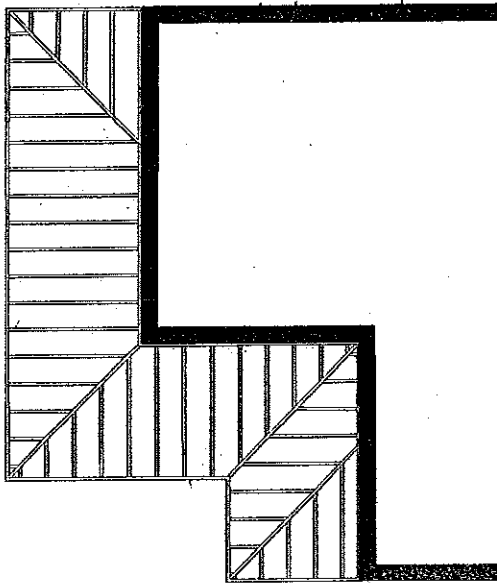
3'



# JEFF MOORE RESIDENTIAL PORCH

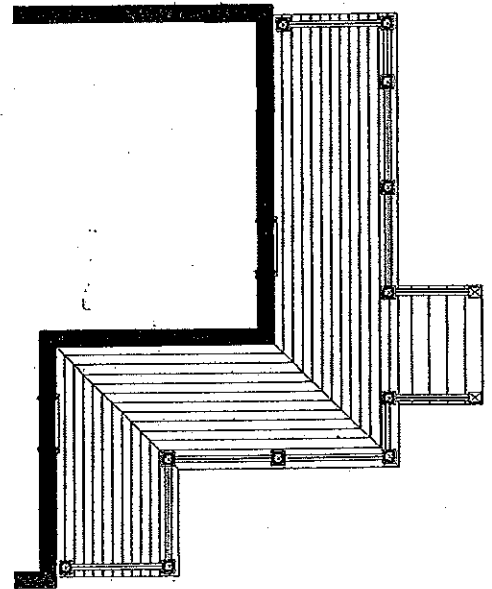


10 - 10" SQUARE



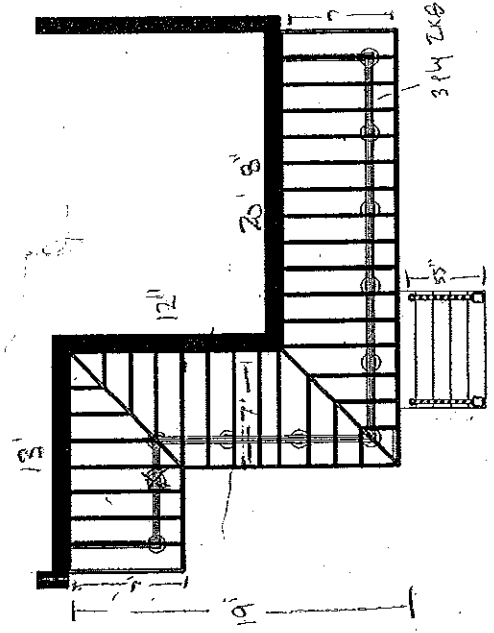
1 REFLECTED CEILING PLAN

ID-03



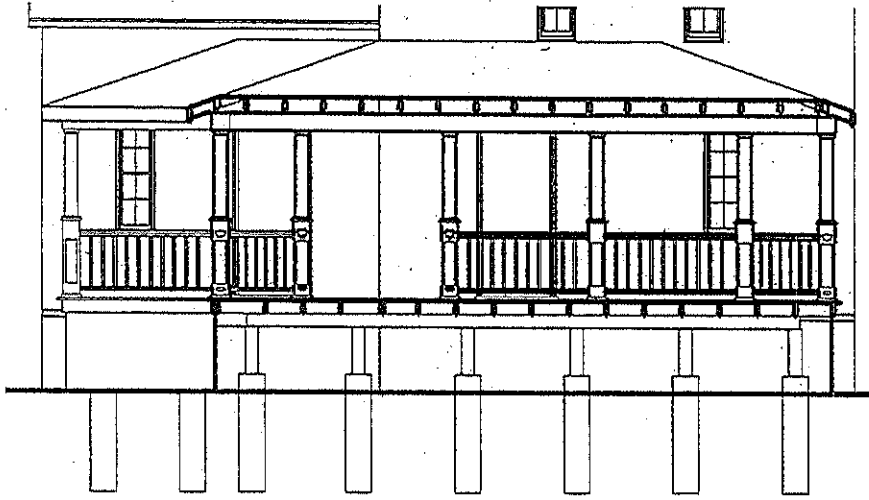
2 POST PLAN

ID-03

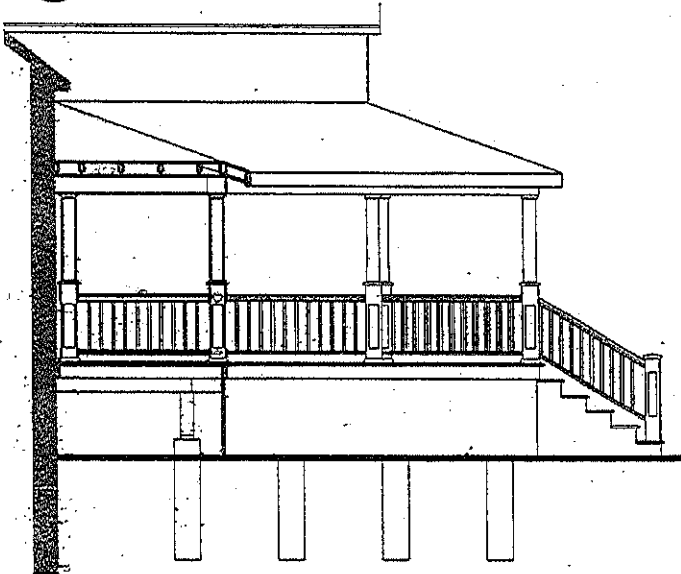


3 BEAM PLAN

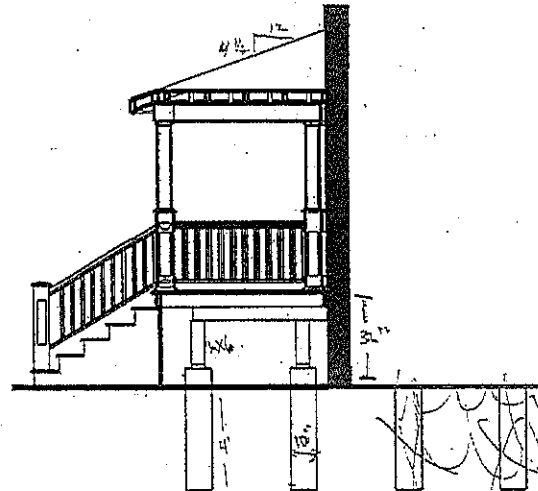
ID-03



1 NORTH SECTION  
ID-02



2 EAST SECTION  
ID-02



3 WEST SECTION  
ID-02

## PLANNING REPORT

TO: PLANNING ADVISORY COMMITTEE  
FROM: BRENDA GUY  
PLANNING APPROVALS COORDINATOR  
DATE: Friday, January 13, 2012  
SUBJECT: SP10/11 – PENNISTON  
SITE PLAN

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### Background:

Property: 525 King Street East  
Legal Desc: Pt. Lot 1121, Lot 112, Pt. Lot 1123, Town of Gananoque  
Acreage: 20,280 sq.ft.  
Lot Coverage: 40% Maximum Coverage  
Official Plan: Highway Commercial  
Zoning: Highway Commercial

This application was received and completed prior to the Development Permit being in effect.

The applicant has applied for a site plan agreement to construct an addition on the property. There is an existing building on site.

#### Official Plan

Highway Commercial is the designation and the intent by the owner is to provide office space and storage for the business.

#### Zoning By-law

The Zoning By-law prior to November 30, 2011 zoned the property Highway Commercial. The proposed use is additional space for a private office. Under the bylaw the short side is deemed to be the front yard on a corner lot; Elizabeth Drive.

Attached is a checklist to go through site requirements.

#### Development Permit

The property would now fall under the Progressive Commercial District designation. This would be an area between the downtown traditional core and gateway commercial. The use as an office is permitted.

With respect to the design of the proposed structure it has an element of residential moreso than storage space with the proposed windows/doors as shown on the plan. The owner could use the upper storeys as office space as well.

The application form originally noted residential on the property. Stipulations for the owner to provide residential would require a Record of Site Condition as the former use was commercial and moving to a more sensitive use. Additionally, residential is not permitted within the Highway Commercial zone. It would be permitted in the new Development By-law with a Record of Site Condition as a condition. The applicant did not wish to go through the Record of Site Condition process and therefore removed the residential component to the application with his initials.

<b>Canada Post</b>	<b>No comment</b>	
<b>CRCA</b>	<b>No comment</b>	
<b>CBO</b>		
<b>Eastern Ontario Power</b>	<b>No issue</b>	<b>Any future electrical plans, contact Eastern Ontario Power.</b>
<b>Leeds Grenville EMS</b>	<b>No comment</b>	
<b>Fire Department</b>	<b>No comment</b>	
<b>LG Health Unit</b>	<b>No comment</b>	
<b>Police Department</b>	<b>No comment</b>	
<b>Water/Sewer</b>	<b>No comment</b>	<b>Does not impede curb stop</b>
<b>Public Works, Culture and Recreation</b>		

A property owner within 60m of the property provided the Town with correspondence that they had no objection to the application.

Attached for the committee's review are photographs of the site.

Staff recommend approval of the minor variance application.

Site Plan Agreement Checklist		Min. Requirement unless otherwise noted	Zoning	
Zone Requirements	Zoning of Property	Highway Commercial		
	Lot Area, As per zone	930 m2/10,011 sq.ft.	1884m2	
	Lot Frontage, As per zone	24m/78.7 ft	39m	
	Front Yard, As per zone	10m/23.8ft	25.11m	
	Rear Yard, As per zone	6m/19.7 ft	5.61m	existing
	Interior Side Yard, As per zone	2.2m/6.6ft	4.71m	existing
	Other Interior Side Yard, as per zone	"		
	Exterior Side Yard, As per zone	4.5m/14.8ft	10.39m	
	Lot Coverage, As per zone (maximum)	40%	15.76%	
Building Height	As per zone (maximum)	13m/42.6'	9.29	
Building Size				
Seating Capacity				
Parking Spaces	Number of Parking Spaces		11	
	Size	2.7m/8.9' x 6m/19.7' min.		
	Number of Accessibility Spaces		1	
	Accessibility Size	3.6m/11.8' x 6m/19.7' min.		
	Parking Surface	Year round use	pavement	
Loading Area	Aisles	7m/23ft min.two-way traffic 4m/13.1ft min.one-way traffic	16m	
	Number of loading areas			n/a
	Right angle to building	3.75m/12.3' x 7.5m/24.6' min		n/a
	Parallel to building	3.75m/12.3' x 9m/29.5' min		
	Height clearance	4.25min./13.9'		n/a
	Btwn and lot line in side or rear yard	7.5m min./24.6'		n/a
Open Storage	Unobstructed access to public street	6m min./19.7'		n/a
	Screened			n/a
Garbage Storage	Screened			n/a
Landscaping	Btwn non-residential and residential	3 m min./9.8'	North - 3.13 + South - 4.71m East - 5.61m West - 1.5m	
	Btwn parking and adjacent lot or street when 4 or more spaces required	3 m min./9.8'	North - South - East - West -	
High Watermark	Setback from any water	15 m min./49.2'		n/a
Accessory Bldgs	St. Lawrence: west of Princess St. east of Princess St. or 5 m from 76 m geodetic contour whichever is further	30m/98.4' min. from HWM 15m/49.2' min. from HWM		n/a
	Any rear or interior setback	1 m min./3.3'		n/a
Other	Front or exterior yards, as per zone			n/a
	Height	4.5 m max./14.8'		n/a
	Distance to main building	2 m min./6.6'		n/a
Other	Designated Heritage Site:		<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a





No. SP 107/11

**APPLICATION FOR SITE PLAN AGREEMENT**

Site Plan Control By-law 83-6 and amending By-laws 89-16, 93-23, 94-27, 2001-25

A Complete Application consists of:

- One original and four copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Application fee in the amount of \$700 payable to the Town of Gananoque. Amending agreement \$400.
- Deposit fee in the amount of \$2000 payable to the Town of Gananoque for peer reviews of various studies
- Five copies of the most recent survey of the subject property
- Five copies of the site plan(s) including scaled accurate measurements of:
  - o Dimensions and areas of the site and all building and structures to be erected
  - 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 Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties
  - o Landscape Plan showing size, type and location of vegetation
  - o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines and proposed connections
  - o Parking areas including number, size of spaces and dimensions
  - o Access driveways including curbing and sidewalks
  - 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)
  - o Location, type and size of any other significant features such as fencing, gates and walkways
- Five copies of the building showing the full exterior view of each side describing what exists and what changes are proposed, elevations show window and door placement and exterior finishes

Parking requirements must comply with Section 4.21 Parking Requirements of the Town of Gananoque Zoning By-law  
 Any new, replacement or altering signage requires a permit as per By-law 2005-41.  
 Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2004-63 and By-law 2007-29) being a by-law to establish general fees and rates for various services provided by the municipality)  
 Site Plan Application may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$250 – minor (residential or small single unit commercial), \$800 – major (multiple residential, commercial, industrial and institutional). The Town recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: <i>BILL PENNISTON</i>	Name of Property Owner (if different than applicant):
Address: <i>525 KING ST. E GANANOQUE, ON</i>	Address:
Telephone: <i>613-634-3503</i>	Telephone:
E-mail: <i>bill.penniston@suretrip.com</i>	E-mail:

Street or Property Address (if applicable):			
Legal Description: <i>ALL LOT 1122, PART OF LOTS 1121 &amp; 1123 REGISTERED PLAN NO. 223 TOWN OF GANANOQUE</i>			
Frontage: <i>40.520 m</i>	Depth: <i>47.549 m</i>	Area (sq.m): <i>303.60 m<sup>2</sup></i>	Area (acres): <i>0.075 A</i>

Existing Use(s): <i>PRIVATE OFFICE</i>
Length of time the existing use of the subject lands have continued:
Is the property designated as a Heritage Site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Use(s): <i>PRIVATE OFFICE &amp; RESIDENCE</i>
Abutting Land Use(s): <i>MOTEL, RESIDENCE, TOWN STREETS</i>

<b>Plan Details:</b>			
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
No. of Units: <u>4</u>	Type & No. (if residential): <input type="checkbox"/> Bachelor <input type="checkbox"/> 1 Bedroom <input checked="" type="checkbox"/> 2 Bedroom <input type="checkbox"/> 3 Bedroom	Building Coverage: <u>15.76</u> (%) <u>303.60</u> (sq.m)	Landscape Coverage: <u>28.45</u> (%) <u>598.10</u> (sq.m)
No. of Storeys: <u>2</u>			
Parking Surface: <u>ASPHALT</u>	Number of Parking Spaces: <u>12</u>	Dimensions of Parking Spaces: <u>3M x 6M</u>	Number of Accessible Spaces: <u>1</u>
Loading Spaces: <u>N/A</u>	Number of Loading Spaces: <u>N/A</u>	Dimensions of Loading Spaces: <u>N/A</u>	Method of Garbage Storage: <u>N/A</u>

<b>Heritage Tourist Inn:</b>					
Is this a site plan application for a Heritage Tourist Inn? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Guest Rooms:		Number of Guest Washrooms:		
	<input type="checkbox"/> 1 <input type="checkbox"/> 4	<input type="checkbox"/> 2 <input type="checkbox"/> 5	<input type="checkbox"/> 3 <input type="checkbox"/> 6 Max.	<input type="checkbox"/> 1 <input type="checkbox"/> 4	<input type="checkbox"/> 2 <input type="checkbox"/> 5
If Yes, 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	<u>CONCRETE BLOCK</u>	
	Date Constructed:		
	Front Line Setback:	<u>28.35'</u>	
	Rear Lot Line Setback:	<u>5.61</u>	
	Side Lot Line Setback:	<u>4.71</u>	
	Side Lot Line Setback:	<u>19.85'</u>	
	Height	<u>4.26</u>	
	Dimensions	<u>SEE AD P. 1</u>	
	Floor Area	<u>108.4m<sup>2</sup></u>	
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure	<u>FRAME</u>	
	Proposed Date of Construction:	<u>1 NOVEMBER 2011</u>	
	Front Line Setback:	<u>25.11</u>	
	Rear Lot Line Setback:	<u>6.0</u>	
	Side Lot Line Setback:	<u>4.71</u>	
	Side Lot Line Setback:	<u>10.39</u>	
	Height	<u>9.29 M</u>	
	Dimensions	<u>SEE AD P. 1</u>	
	Floor Area	<u>303.6</u>	

Attached/Additional Page, if necessary

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

Name of Street/Road: ELIZABETH STREET.

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

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):

Other Concurrent Applications:

<input type="checkbox"/> Consent	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Official Plan Amendment	<input type="checkbox"/> Zoning By-law Amendment	<input type="checkbox"/> Subdivision Approval	<input type="checkbox"/> Condominium Approval
----------------------------------	---	--	--	---	---

**AUTHORIZATION BY OWNER**

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

Bill Penniston (print) to be the applicant in the submission of this application.

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

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

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

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

\_\_\_\_\_  
Date

**DECLARATION OF APPLICANT**

I, Bill Penniston of the Town of Gananoque in the Province of Ontario solemnly declare that:

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

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.

Declared before me at the Town of Gananoque in the Province of Ontario this 15th day of November, 202011

\_\_\_\_\_  
Signature of a Commissioner, etc.  
**Bonnie Dingwall, Clerk**

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

Official Name of Gananoque		Roll No. <u>620 28800</u>
Official Plan Designation: <u>Highway Commercial</u>	Zoning By-Law Designation: <u>Highway Commercial</u>	Other:
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	Other:
Date of Submission: <u>November 11/2011</u>	Application Complete: <u>15</u>	Date: <u>December 1/11</u>
	Signature: _____	

For additional details on the application process please contact:

Brenda Guy, Planning Approvals Coordinator  
Town of Gananoque

30 King Street East, Box 100  
Gananoque, ON K7G 2T6

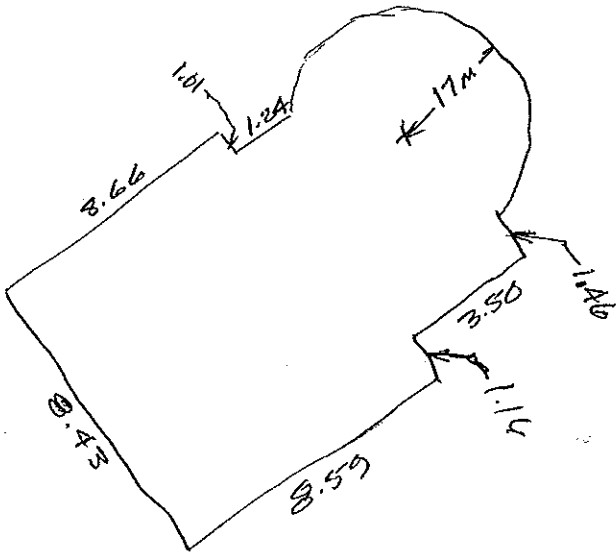
Telephone: (613) 382-2149 ext.126

Fax: (613) 382-8587

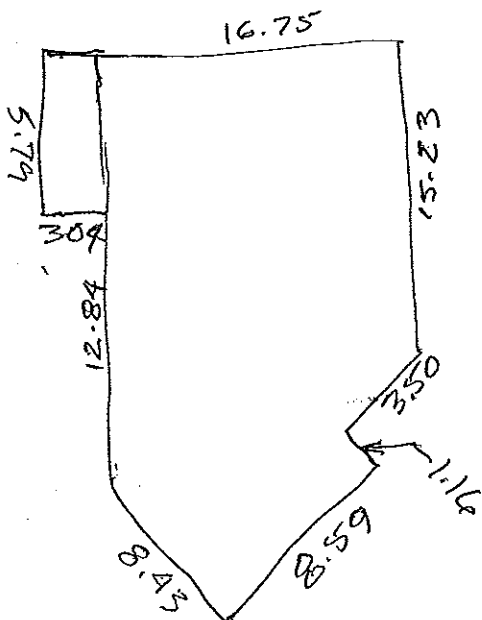
E-mail: bguy@townofgananoque.ca

EXISTING BUILDING:  
DIMENSIONS.

AD K/1



PROPOSED BUILDING:  
DIMENSIONS:



TOPOGRAPHIC PLAN of  
ALL OF LOT 1122 & PART of LOTS 1121 & 1123  
REGISTERED PLAN No. 223

TOWN OF GANANOQUE  
COUNTY of LEEDS

SCALE=1:200

0 5 10 15 20metres

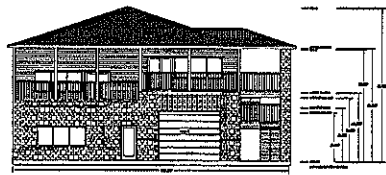
HOPKINS, CORMIER & CHITTY  
SURVEYING CONSULTANTS INC.  
-2011-

LEGEND

- LANDSCAPED AREA
- EXISTING STRUCTURE 1ST FLOOR
- PROPOSED DRIVE
- PROPOSED TREE
- EXISTING TREE



ITEM	UNIT	VALUE	REMARKS
LOT AREA	SQ. FT.	26,737.78	
EXISTING IMPLOVED AREA	SQ. FT.	11,854.00	
EXISTING AREA COVERED	SQ. FT.	326.70	
PERCENT AREA COVERED	%	14.70%	
PERCENT AREA COVERED (ASPH)	%	4.07%	
PERCENT AREA COVERED (PAV)	%	10.63%	
GREEN AREA	SQ. FT.	25,417.08	
PARKING REQUIRED	SPACES		
MAX OCCUPANCY	NO.		



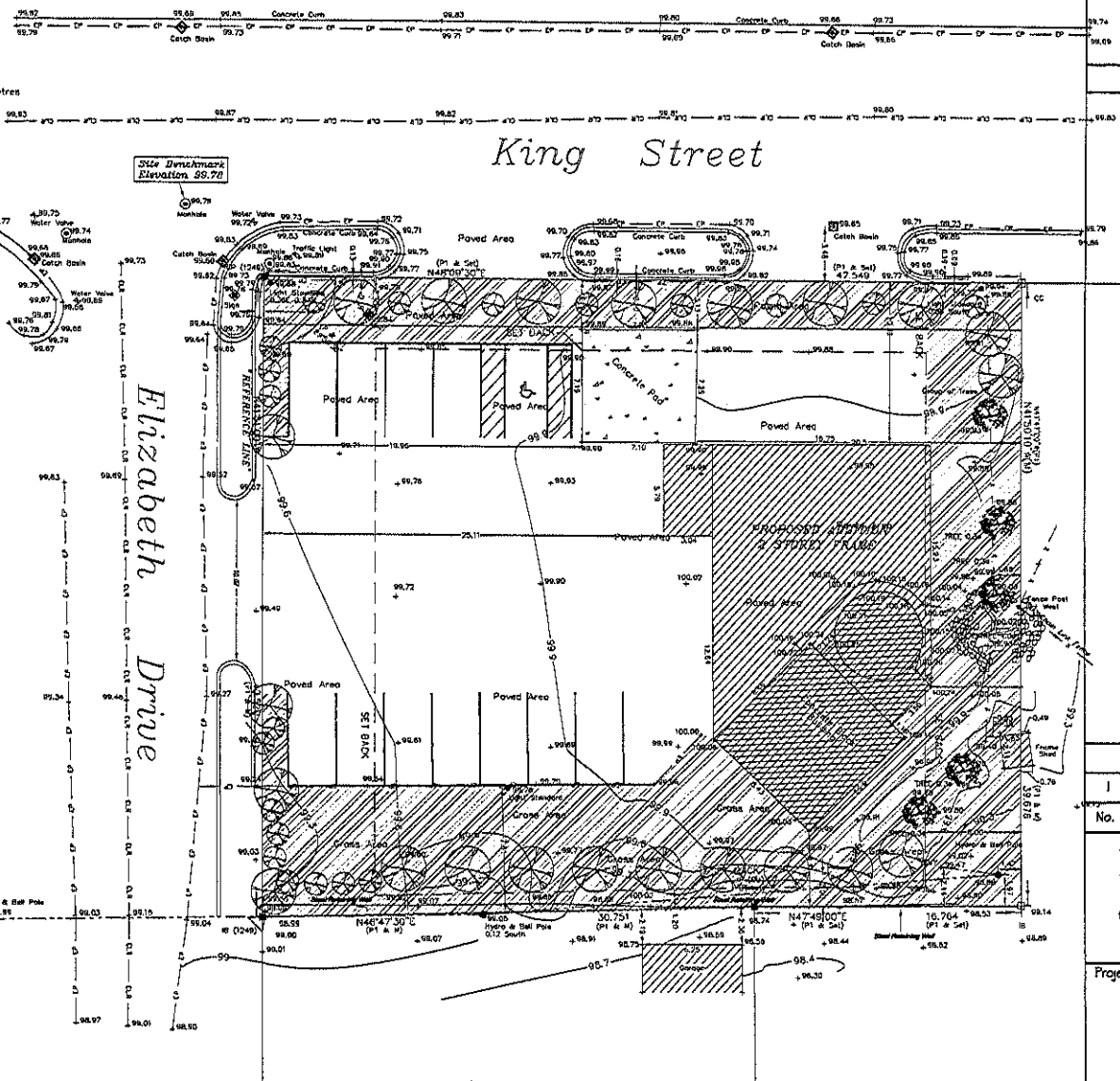
NORTH ELEVATION

NOTE:  
PROPOSED ADDITION HAS BEEN ADDED TO DRAWING

I have reviewed and take responsibility for the design sketches which bears the declaration and have met the requirements of the O.B.C. (Reg. 350(9)) as a registered designer. These drawings shall be considered as NOT FOR CONSTRUCTION unless authorized by the designers signature for Permit Application.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Loyalist Drafting BCN 36335 H. Brian Cowan BCN 23337



ELEVATION NOTE:

ELEVATIONS ARE REFERRED TO BENCHMARK 68019600011 BEING A TALLEST SET FLUSH WITH A SMALL ROCK CUT (2.4m HIGH) ON NORTH SIDE OF HWY 401, 1.2 kms EAST OF JUNCTION OF HWYS 32 & 401, 1.6km WEST OF THE JUNCTION BETWEEN HWYS 401 & 2 AND 19.6 m FROM THE CENTRELINE OF HIGHWAY 401. SAID BENCHMARK HAS A VALUE OF 04.88m AND IS RELATED TO CGVD-1988 AS PUBLISHED BY THE GOVERNMENT OF ONTARIO'S COSINE DATABASE AND TRANSFERRED TO A LOCAL SITE BENCH MARK BEING THE TOP OF A MANHOLE COVER AT THE INTERSECTION OF KING STREET EAST AND ELIZABETH DRIVE HAVING AN ELEVATION OF 99.70m.

BEARING NOTE:

BEARINGS ARE ASTROMONIC, DERIVED FROM THE WESTERLY LIMIT OF A PLAN BY MARTIN H. HALDREY-O.L.S. DATED APRIL 21, 1994 HAVING A BEARING OF N47°1'W AND DESIGNATED HEREON AS "REFERENCE LINE".

LEGEND:

- Overhead Service Line
- Overhead Utility Line
- Centre Line of Ditch
- Centre Line of Road
- Top of Bank
- Bottom of Bank
- Edge of Pavement
- Edge of Gravel
- Overhead Hydro Line
- Planted Survey Monument
- Found Survey Monument
- Standard Iron Bar
- Short Standard Iron Bar
- Iron Peg
- Control Point
- Hydro Pole (1P)
- Hydro Pole (1249)
- Hydro Pole (P1)



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Drawings must not be scaled  
The contractor shall verify and be responsible for all dimensions and shall report any discrepancy to the designer before proceeding with any work.

General Notes

No.	Revision/Issue	Date
1	add trees & grass to street boul.	Dec 6, 2011

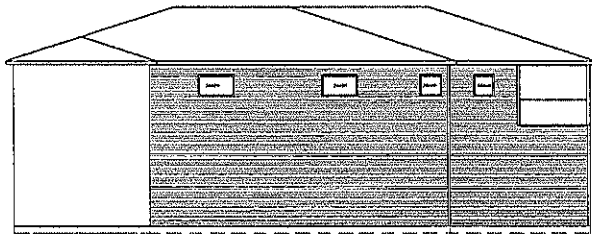
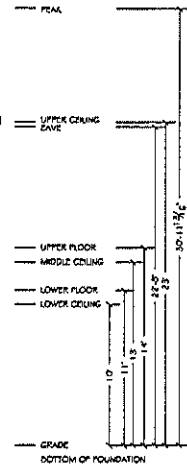
**Loyalist Drafting**  
945 Old Colony Road  
Kingston, ON K7P 1H5  
tel: (613) 634-0449 fax: (613) 634-8167  
email: brian\_cowan@bellnet.ca  
www.loyalstdrafting.com

Project Name and Address  
**ADDITION SITE PLAN**  
525 KING STREET EAST  
GANANOQUE, ON

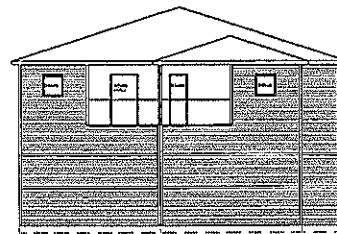
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Date	1 SEPT., 2011		A-1.0
Scale	1/4" = 1'		



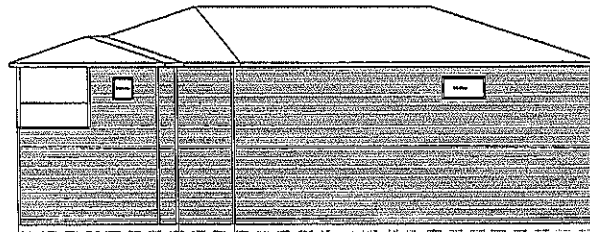
NORTH ELEVATION  
SCALE 1/4" = 1'-0"



WEST ELEVATION  
SCALE 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



EAST ELEVATION  
SCALE 1/4" = 1'-0"


I have reviewed and take responsibility for the design drawings which bear the address and bear the requirements of the O.S.C. Reg. 330000 as a registered drafter. These drawings shall be considered as NOT FOR CONSTRUCTION unless authorized by the drafter's signature for Permit Application.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
Loyalist Drafting BCN 36209 H. Star Green BCN 22397

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General Notes

No.	Revision/Issue	Date
 <b>Loyalist Drafting</b> 945 Old Colony Road Kemptville, ON K7P 1H5 tel: (613) 624-0449 fax: (613) 634-8167 email: service@loyalstdrafting.com www.loyalstdrafting.com		
Project Name and Address		
ADDITION 525 KING STREET EAST GANANOQUE, ON		
Project	10-	Sheet
Date	1 SEPT., 2011	A-3.0R2
Scale	1/4" = 1'	

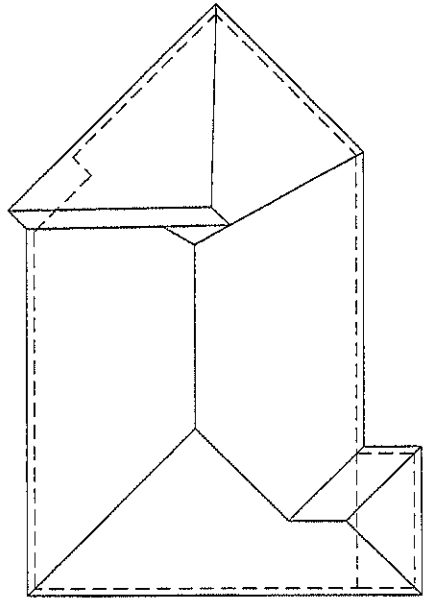
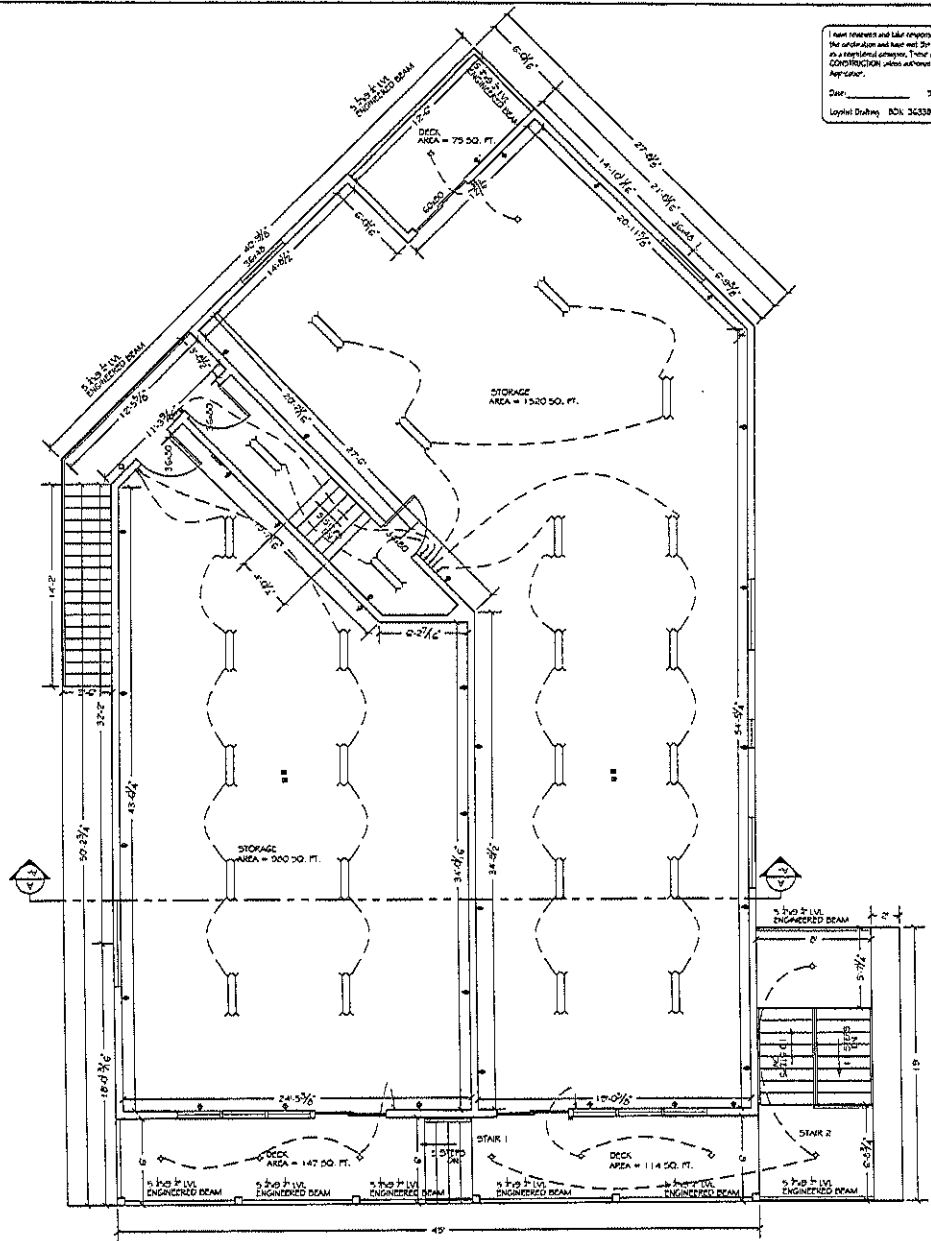
I have reviewed and take responsibility for the design and work which bears the seal and has met the requirements of the O.B.C. (Rev. 35/2003) as a registered engineer. These drawings shall be considered as NOT FOR CONSTRUCTION unless authorized by the draughtsman signatory for "Form Application".

Date: \_\_\_\_\_ Department: \_\_\_\_\_  
 Loyalist Drafting: BDL 36338 "A" Draw Count: D04 23307

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 The contractor shall verify and be responsible for all dimensions and shall report any discrepancy to the draughtsman before proceeding with any work.

General Notes



- LEGEND ELECTRICAL
- WALL LINE
  - WALL SWITCH
  - WALL SWITCH 3-WAY
  - CONVENIENCE SUPPLY OUTLET
  - 200V OUTLET
  - 200V OUTLET (SPECIAL PURPOSE)
  - WALL FUTURE
  - CEILING FUTURE
  - PUSH BUTTON
  - DOOR BELL
  - POWER PANEL
  - CIRCUIT BREAKER PANEL
  - SMOKE HEAT DETECTOR
  - CARBON MONOXIDE DETECTOR
  - FLUORESCENT LIGHT
  - EXHAUST FAN

1	REMOVE LIVING QUARTERS	15 NOV. 2011
No.	Revised/Issue	Date
<b>Loyalist Drafting</b> 545 Old Colony Road Kingston, ON K7H 1H5 Tel: (613) 624-0443 Fax: (613) 624-8167 Email: <a href="mailto:draughting@loyalistedrafting.com">draughting@loyalistedrafting.com</a> <a href="http://www.loyalistedrafting.com">www.loyalistedrafting.com</a>		
Project Name and Address		
ADDITION 525 KING STREET EAST GANANOQUE, ON		
Project	11-290	Sheet
Date	1 SEPT., 2011	A-4.0R2
Scale	1/4" = 1'	



I have prepared and bear responsibility for the design shown on this drawing and have met the requirements of the O.R.C. (Reg. 35002) as an electrical drafter. This drawing shall be considered as NOT FOR CONSTRUCTION, unless authorized by the drafter's signature for some Approval.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Loyalist Drafting BCH 36339 H. Jim Covert BCH 23387

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**Drawings must not be used**  
 The contractor shall verify and be responsible for all dimensions and shall report any discrepancy to the drafter before proceeding with any work.

**General Notes**

**NOTES**

THE DESIGN AND ATTACHMENT OF HANDRAILS AND ANY BUILDING ELEMENT THAT COULD BE USED AS A PARAPET SHALL CONFORM TO OBC 9.6.7.7.

ALL GUARDS WITHIN THE DWELLING UNITS SHALL NOT BE LESS THAN 900mm HIGH. (OBC 9.6.6.3)

LOADS ON STAIRS AND RAMPS SHALL CONFORM TO OBC 9.6.9.1

THE FINISH TREADS, LANDINGS AND RAMPS SHALL CONFORM TO OBC 9.6.9.6

FIRE STOP MATERIALS SHALL CONFORM TO OBC 9.10.1.6.3

SMOKE ALARMS CONFORMING TO CANULC-2331 - "SMOKE ALARMS" SHALL BE INSTALLED IN EACH DWELLING UNIT IN CONFORMANCE WITH OBC 9.10.1.9

PREFACE INSERTS AND KEATH-MOUNTED STOVES SHALL CONFORM TO OBC 9.22.1.0.

EXTERIOR COLUMNS AND POSTS SHALL CONFORM TO OBC 9.23.4.2.

WALL STUD SIZE AND SPACING SHALL CONFORM TO OBC 9.23.4.2.

STUD POSTS BUILT INTO WALLS SHALL CONFORM TO OBC 9.23.10.7.

VAPOUR BARRIER MATERIALS SHALL CONFORM TO OBC 9.25.4.2.

ALL PLUMBING FACILITIES AND SYSTEMS SHALL COMPLY WITH OBC SECTION 9.3.1.

ALL NATURAL VENTILATION OF ROOMS AND SPACES AND SELF-CONTAINED MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH OBC SECTION 9.32.

ALL AIR CONDITIONING SYSTEMS AND CENTRAL HEATING SYSTEMS INCLUDING REQUIREMENTS FOR COMBUSTION AIR SHALL COMPLY WITH OBC SECTION 9.33.

**NOTES**

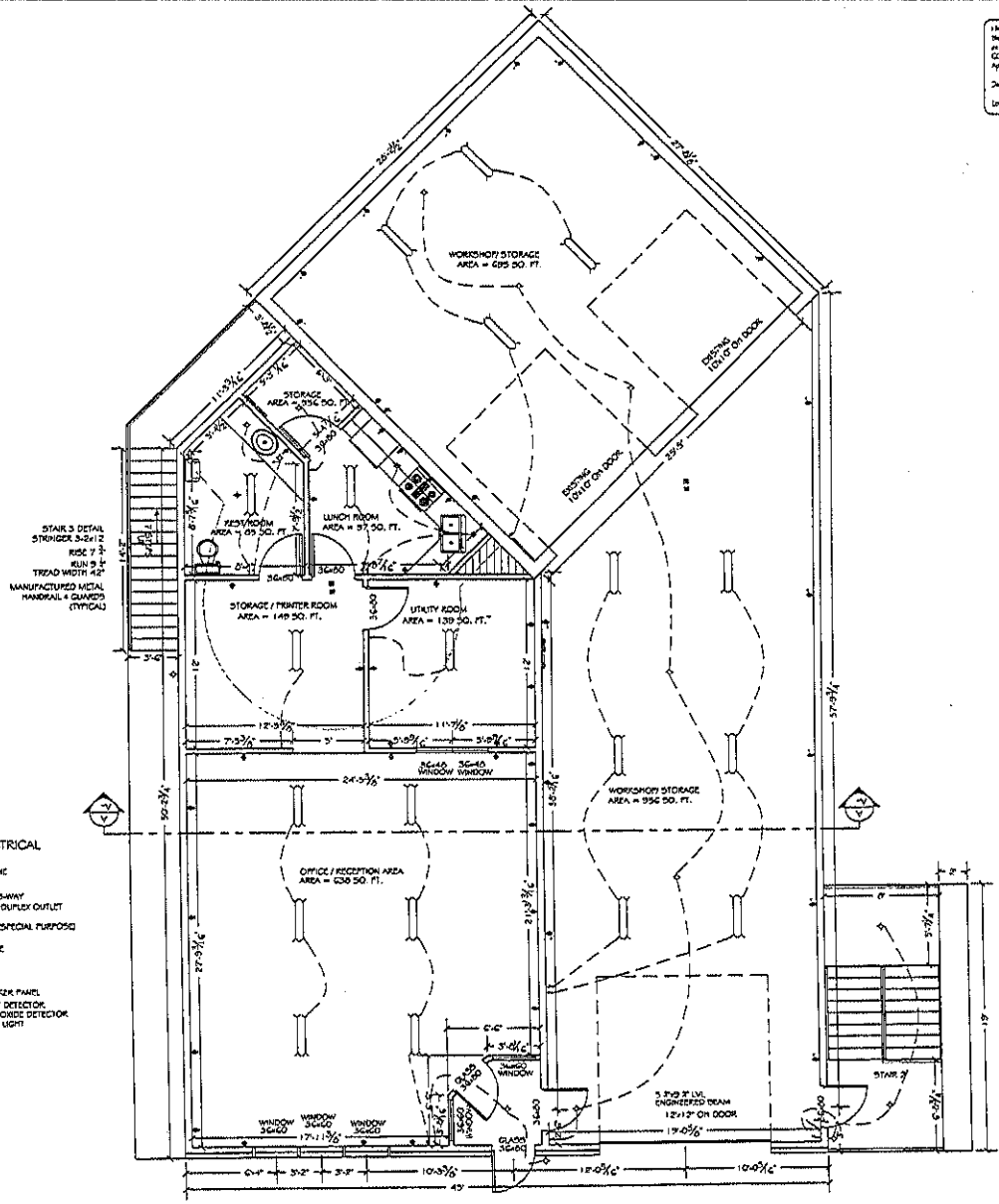
THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

1) THERMOSTATICALLY CONTROLLED VALVES WILL BE INSTALLED FOR SHOWER, FAUCETS AND WATER HEATER SET FOR 45°C.

2) TOILETS WILL BE 6L FLUSH.

3) ROOF VENTS 1/150 OF ROOF AREA.

- LEGEND ELECTRICAL**
- WALL LINE
  - WALL SWITCH
  - WALL SWITCH 3-WAY
  - CONFORMANCE DUPLEX OUTLET
  - 220V OUTLET
  - 220V OUTLET (SPECIAL PURPOSE)
  - WALL FIXTURE
  - CEILING FIXTURE
  - PUSH BUTTON
  - DOOR BELL
  - POWER PANEL
  - CIRCUIT BREAKER PANEL
  - SMOKE / HEAT DETECTOR
  - CARBON MONOXIDE DETECTOR
  - FLUORESCENT LIGHT
  - EXHAUST FAN



**MAIN FLOOR PLAN**  
 1/8" = 1' - 0"

1		
No.	Revision/Issue	Date
<b>Loyalist Drafting</b> 245 Old Colony Road Kingston, ON K7P 1H5 Tel: (613) 539-0440 Fax: (613) 539-8167 Email: loyal_drafting@shaw.ca www.loyalisdrafting.com		
Project Name and Address		
ADDITION 525 KING STREET EAST GANANOQUE, ON		
Project	11-290	Sheet
Date	1 SEP., 2011	A-4.1R2
Scale	1/8" = 1'	

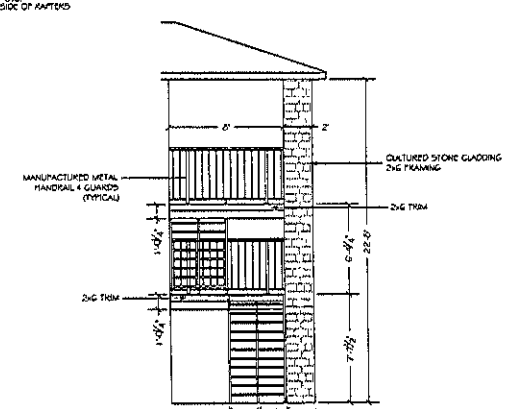
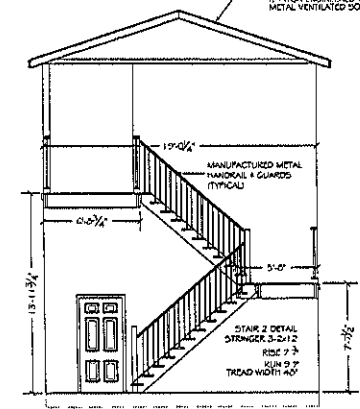
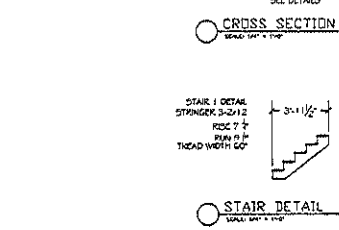
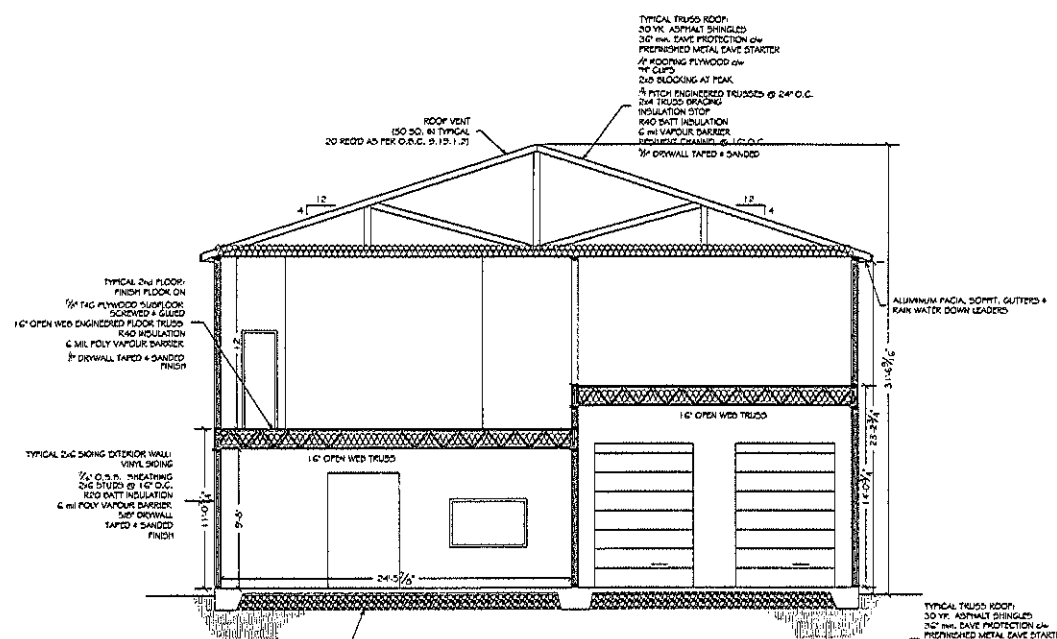
I have reviewed and take responsibility for the design accuracy which bears the electronic and base map the responsibility of the D.R.C. (Map 30000) in a respective design. These drawings shall be considered as NOT FOR CONSTRUCTION unless authorized by the designers signature for Final Application.

Date: \_\_\_\_\_ Department: \_\_\_\_\_  
 Lorene Drishy BCIN 36233 H. Sean Cohen BCIN 03397

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General Notes



1	REMOVE LIVING QUARTERS	15 NOV. 2011
No.	Revision/Issue	Date

**Loyalist Drafting**  
 945 Old Colony Road  
 Kingston, ON K7P 1H5  
 Tel: (613) 634-0449 Fax: (613) 634-0167  
 Email: info@loyalstdrafting.com www.loyalstdrafting.com

Project Name and Address  
**ADDITION  
 525 KING STREET EAST  
 GANANOQUE, ON**

Project	11-290	Sheet	
Date	1 SEPT., 2011		A-5.0R2
Scale	1/4" = 1'		





April 30, 2011

Mr. Bill Penniston  
200 Island View Drive  
Gananoque, ON  
K7G 2V5

**RE: 525 King St. East, Gananoque, ON  
Geotechnical Subsurface Investigation  
Summary Report**

Dear Mr. Penniston:

As requested, our firm conducted field drilling and sampling on April 25, 2011 at the above site. Supervision was by the undersigned geotechnical engineer. You indicated the location of 2 buildings that may be built at this site. We put down 4 boreholes in the vicinity of the buildings.

The stratigraphy at the 4 boreholes is similar. There is asphalt underlain by a thin gravel layer at Boreholes 1, 3 and 4. Borehole 2 was drilled outside of the asphalt area slightly away from the existing building and has minor topsoil at the surface. There is a sand fill below the gravel layer and the topsoil. It is thicker at the South and West ends of the property, up to 3.8 ft. at Borehole 1 and 4.9 ft. at Borehole 2.

Underlying the sand fill is a brown moist stiff to very stiff silty clay. All boreholes were terminated at 12 ft. in the silty clay.

If the buildings are to be supported by a structural slab, all surface asphalt and topsoil must be removed. The minimum granular thickness must be 12

Mr. Bill Penniston, April 30, 2011  
Continued

Page 2

inches, with Granular "B" Type 2 as the subbase and 6 inches of Granular "A" as the base course with each lift compacted to 100% Standard Proctor Density. Maximum lift thickness of any structural fill course is 8 inches. The bearing capacity at the top of the structural fill course is 25 KPa S.L.S. This is governed by the sand fill which is primarily at the South half of the property.

If footings are to be used, they can be designed using 100 KPa S.L.S. and 150 KPa U.L.S. The site soils factor for seismic design is Site Class D. Following are the minimum depths for footings.

**Borehole #            100 KPa Depth**

1	6.0 ft.
2	6.0 ft.
3	5.0 ft.
4	5.0 ft.

The minimum depth for frost protection from final exterior grade is 5.0 ft.

For the slab on grade, the asphalt and topsoil must be removed. The base course should be 6 inches of Granular "A" compacted to 95% Standard Proctor Density. If any additional material is needed, it can be Granular "B" Type 2 or Granular "A" and compacted in maximum 8 inch lifts to 95% Standard Proctor Density.

During construction, it will be a requirement of this report that we be called in to check all footing surfaces if footings are used. It will be a requirement of this report that we be called in for all structural backfill compaction. It is

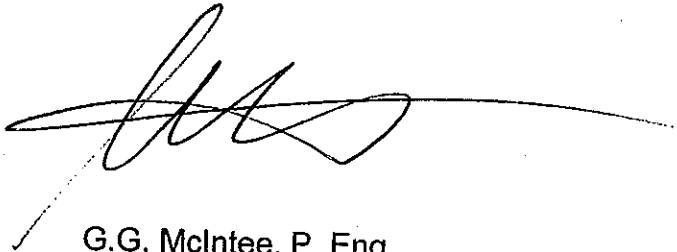
Mr. Bill Penniston, April 30, 2011  
Continued

Page 3

recommended that we be called to test all lifts for compaction if a standard slab is to be built.

Respectfully submitted

ST. LAWRENCE TESTING & INSPECTION CO. LTD.



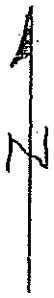
G.G. McIntee, P. Eng.

GGM:njw

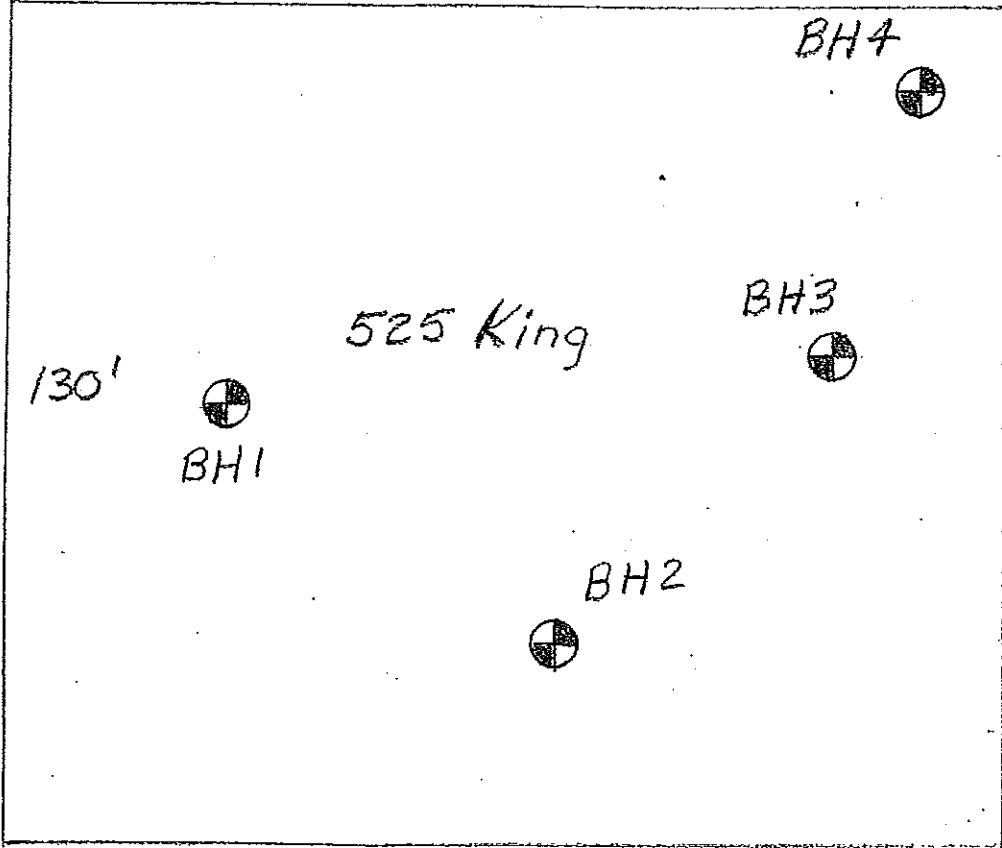


Attachments

KING ST.



156'



St. Lawrence Testing  
Report  
April 2011  
Scale 1 in. = 30 ft.