

NOTICE OF PUBLIC MEETING
Committee of Adjustment

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, APRIL 30, 2019 at 6:00 P.M.** in the **TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST, Gananoque** to provide hear the following application(s) for Consent:

File No. **B01-2019 & B02-2019**

OWNER/ APPLICANT: **J. CUMMINGS CONTRACTING LTD.**

The property municipally and legally described as
995 KING STREET WEST
CON 1 PT LOT 9 PT LOT 10 FORM LEEDS
TOWN OF GANANOQUE

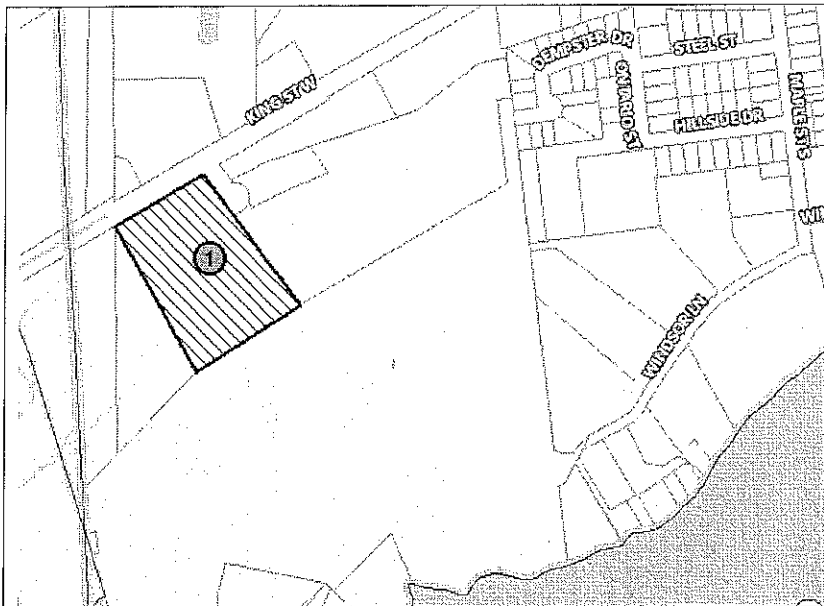
has applied to the Committee of Adjustment for the Town of Gananoque for consent to
**SEVER ONE (1) COMMERCIAL LOT, SEVER AND CONVEY ONE (1) LOT TO THE SOUTHERN
ADJACENT PROPERTY AND RETAIN ONE (1) LOT**

Additional information in relation to the proposed consent 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 Chanti Birdi at 613-382-2149 ext.1129.

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.

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 Local Planning Appeal Tribunal may dismiss the appeal.



DATED this 10th day APRIL, 2019

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

NEW PARCEL



No. B-02/19

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.

Form with fields for Name of Applicant (GRANT BENNETT, JORDAN-BENNETT GEOMATICS INC.), Name of Property Owner (J. CUMMINGS CONTRACTING LTD.), Address (33 PERTH ST., BROCKVILLE, ON K6V 5V7), and Telephone (613-342-7525).

Purpose of Application form with checkboxes for New Lot, Lot Addition, Easement, Charge, Lease, Correction of Title, and Other.

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): 45 KING ST. WEST LTD.
Relationship, if any, to owner: NEIGHBOUR

Property Information:			
Street or Property Address (if applicable): 995 KING ST. W, GANANOQUE			
Legal Description including any reference plans: PART OF LOT 10, CONCESSION 1			
Frontage: 547.7'	Depth: 667'±	Area: 8.09 ACRES.	

Official Plan Designation:	HIGHWAY COMMERCIAL
Zoning Designation:	GATEWAY COMMERCIAL

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	160'	
	Depth	675'±	
	Area	2.46± ACRES	
Use of Subject Property:	Existing Use	VACANT	LANDSCAPE COMPANY
	Proposed Use	UNKNOWN	LANDSCAPE CO.

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	FRAME BUILDING	GREENHOUSE
	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	FRAME BUILDING	GREENHOUSE
	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) KING ST. W	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Town Road (seasonal)	<input type="checkbox"/>	<input type="checkbox"/>
	Unopen Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>
	Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify)		

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

CREATE NEW COMMERCIAL PARCEL

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
[SEE ATTACHED PAGE]

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

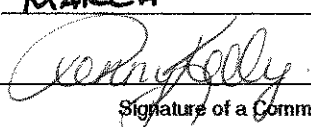
DECLARATION OF APPLICANT

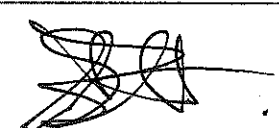
I, GRANT BENNETT of the CITY of BROCKVILLE in the COUNTY of LEEDS solemnly declare that:

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

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

Declared before me at the Town of GANANOQUE in the PROVINCE of LEEDS this 19 day of MARCH, 2019


Signature of a Commissioner, etc


Signature of Applicant

Signature of Applicant

Office Use Only:		Roll No. <u>08 14 000 010 121 00</u>
Date of Submission	Application Complete: Signature	Date

Questions??

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

Commissioner

Town of Gananoque
 Penny Kelly, Clerk-CEMC

Telephone: (613) 382-2149 ext.126

Fax: (613) 382-8587

E-mail: bguy@gananoque.ca

Authorization of Owner(s) for JORDAN –BENNETT Geomatics Inc.,

**To Make Application For Consent (Minor Variance/Re-Zoning, if required) and
Provide Personal Information and to Allow Site Visits To Be Conducted**

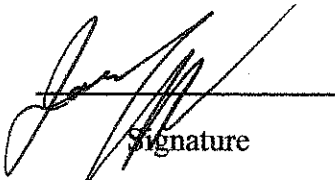
(To be included in the required applications)

We, **J. CUMMINGS CONTRACTING LTD.**, being the registered owner of the lands described as Part of Lots 9 & 10, Concession 1, Town of Gananoque, designated as PIN 44252-0057(LT) and described in instrument no. LR261279.

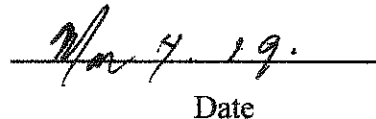
Hereby authorize **JORDAN –BENNETT Geomatics Inc.**, to prepare and submit this/these application(s) on our behalf, and for the purposes of the *Freedom of Information and Protection of Privacy Act*, to provide any of our personal information that will be included in this/these application(s) or collected during the processing of this/these application(s), and to allow site visits to be conducted.



J. CUMMINGS CONTRACTING LTD.


Signature

(I Have Authority To Bind The Corporation)


Date

#190015

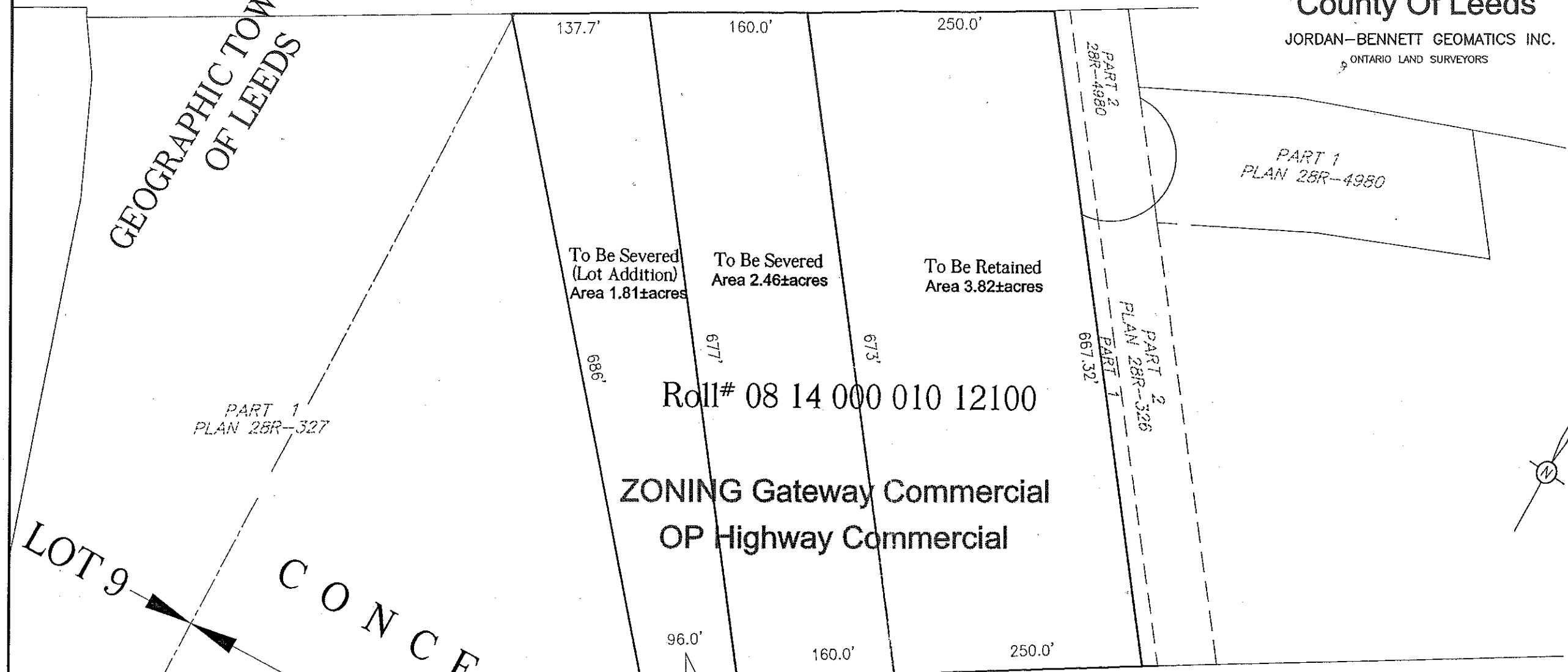
Consent Sketch Prepared For
J. CUMMINGS CONTRACTING LTD.

Town of Gananoque
County Of Leeds

JORDAN-BENNETT GEOMATICS INC.
ONTARIO LAND SURVEYORS

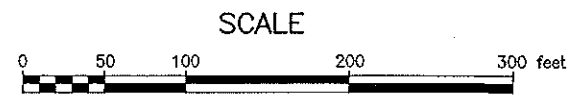
COUNTY ROAD No. 2
(KING STREET WEST)

GEOGRAPHIC TOWNSHIP
OF LEEDS



Roll# 08 14 000 010 12100

ZONING Gateway Commercial
OP Highway Commercial



ALL DISTANCES AND COORDINATES ON THIS PLAN ARE IN FEET
AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048.

CONCESSION
LOT 9
LOT 10
TOWN OF GANANOQUE

I PART 1
PLAN 28R-14417
Owner 639281 ONTARIO LTD.

March 13, 2019

Jordan-Bennett Geomatics Inc.
Ontario Land Surveyors

P.O. Box 485
33 Perth Street
Brookville, Ontario
K6V-5V7

Phone: 613-342-7525
office@jbgeomatrics.com

Drawn By: G.B.	Party Chief: B.K.	Checked By: G.B.	File No. 190015
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