

**NOTICE OF PUBLIC MEETING**  
**Committee of Adjustment**

TAKE NOTICE THAT the Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, SEPTEMBER 29, 2020 at 6:00 P.M.** via **TELECONFERENCE** using the number and access code provided on the meeting agenda to consider the following application for Consent:

FILE NO. **B04-2020**

APPLICANT: **ROCKY ACRES ESTATES INC.**

The property municipally and legally described as

**700 SECOND STREET**

PT LOTS G 2 3 64 AND 71 LOTS 60 65 66 AND 72 TO 80 PART SECOND STREET (CLOSED), PLAN 86  
TOWN OF GANANOQUE

has applied to the Committee of Adjustment for the Town of Gananoque for consent to  
**SEVER A LOT (NEWLY CONSTRUCTED SEMI-DETACHED) THAT MERGED IN TITLE (CONVEYANCE AND DEED FOR TITLE ISSUED IN 1971)**

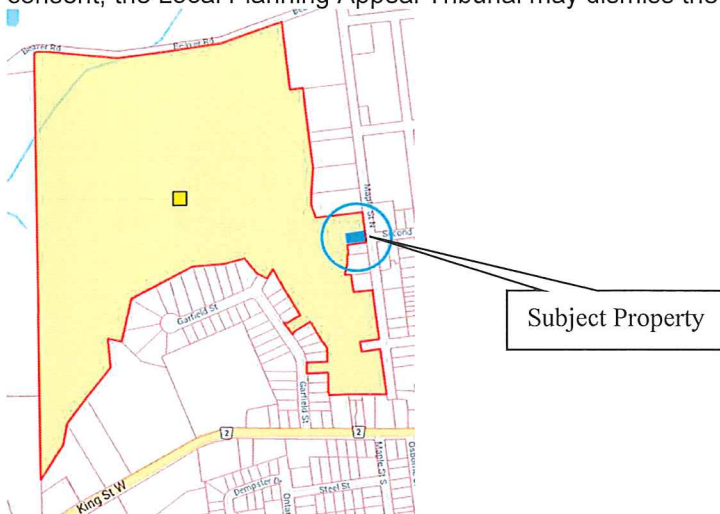
Additional information in relation to the proposed consent is available for inspection between 8:30 am and 4:30 pm in the Administration Offices at 30 King Street East, Gananoque, ON, by calling Chanti Birdi at 613-382-2149 ext. 1129 or by emailing [assistantplanner@gananoque.ca](mailto:assistantplanner@gananoque.ca).

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.

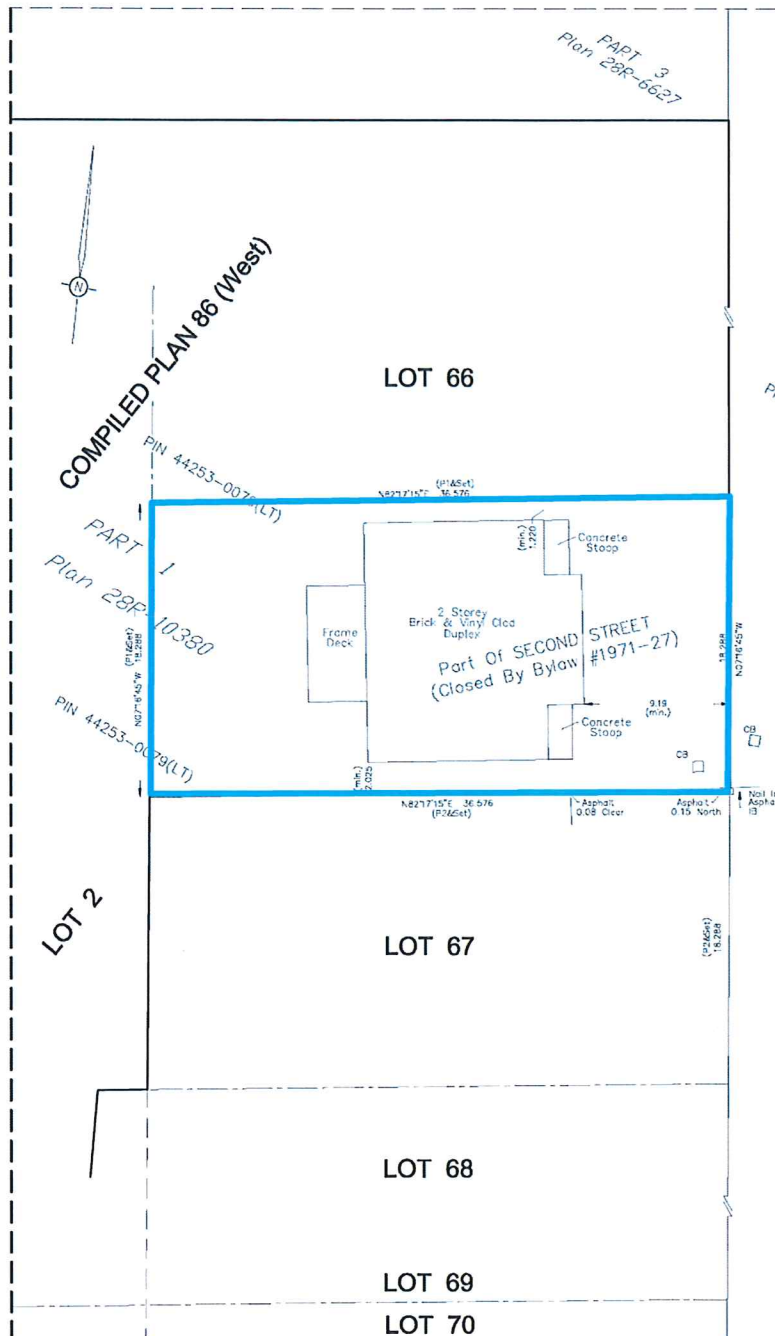
DATED this 14<sup>th</sup> day **SEPTEMBER, 2020**



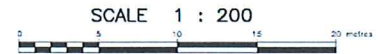
\_\_\_\_\_  
Brenda Guy  
Manager of Planning and Development  
Secretary-Treasurer,  
Committee of Adjustment

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

Plan excerpt provided for visual purposes only.



SKETCH FOR DISCUSSION PURPOSES  
 PREPARED FOR  
**ROCKY ACRES ESTATES INC.**  
 Town of Gananoque(West)  
 COUNTY OF LEEDS




**JORDAN-BENNETT GEOMATICS INC.**  
 ONTARIO LAND SURVEYORS  
 © COPYRIGHT 2020

**NOTES**  
 BEARINGS ARE ASTRONOMICAL AND ARE DERIVED FROM A PORTION OF THE EASTERLY LIMIT OF MAPLE, SHOWN TO HAVE A BEARING OF N07°16'45"W ON PLAN 287-10380.  
 ALL DISTANCES ON THIS PLAN ARE IN METRES AND MAY BE CONVERTED TO METRES BY DIVIDING BY 0.3048.

**LEGEND**  
 IB DENOTES IRON BAR  
 IP DENOTES IRON PIPE  
 RB DENOTES RAILS / SON BAR  
 SSB DENOTES SHORT STANDARD IRON BAR  
 SB DENOTES STANDARD IRON BAR  
 CB DENOTES CATCH BASIN  
 ■ DENOTES SURVEY MONUMENT (CONC)  
 □ DENOTES SURVEY MONUMENT (ST)  
 W DENOTES WOOD STAKE SIT  
 MEAS DENOTES MEASURES  
 WIT DENOTES WITNESS MONUMENT  
 OJ DENOTES ORION LINGUAL  
 P1 DENOTES COMPILED PLAN REFERENCE  
 P2 DENOTES REFERENCE PLAN 288-10380

THIS SKETCH WAS PREPARED FOR  
 ROCKY ACRES ESTATES INC.,  
 THEIR SOLICITORS AND  
 AGENTS AND THE UNDERSIGNED  
 ACCEPTS NO RESPONSIBILITY FOR  
 USE BY OTHER PARTIES.

**CAUTION**  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE  
 USED EXCEPT FOR THE PURPOSE INDICATED IN THE  
 TITLE BLOCK.  
 FIELD SURVEY COMPLETION: June 2, 2020.



**Jordan-Bennett**  
 Geomatics Inc.  
 Ontario Land Surveyors

P.O. Box 485  
 33 Perth Street  
 Brockville, Ontario  
 K6V 5Y7

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

Drawn By: G.B.	Party Chief: B.K.	Checked By: G.B.	File No. 200253
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No. B-04120

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 \$390. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Form with fields for Name of Applicant (Rocky Acres Estates Inc), Name of Property Owner, Address (439 King St. E, Gananoque, ON), and Telephone (613 541 8169).

Purpose of Application section with checkboxes for New Lot, Lot Addition, Easement, Charge, Lease, Correction of Title, and Other (Severance).

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (Rocky Acres Estates Inc) and Relationship, if any, to owner.

<b>Property Information:</b> 700 Second Street			
Street or Property Address (if applicable): (230 Maple St. N., Gananoque (200 Maple N.))			
Legal Description including any reference plans: Part 1, Plan ZPR 10380, LOT 66 (Part) * PART OF SECOND ST - closed by BYLAW # 1971-27			
Frontage: 60'	Depth: 120'	Area:	

<b>Official Plan Designation:</b>	Residential
<b>Development Permit Designation:</b>	Residential

<b>History of the Subject Land:</b>	
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 type="checkbox"/> No	
If Yes, and if known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: _____ _____	
Is the subject property currently the subject of any other application under the Planning Act such as an Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Consent or Approval of a Plan of Subdivision? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, and if known, please provide the file number of each application, and its status:: _____ _____	

		To Be SEVERED	To Be RETAINED
<b>Property Dimensions:</b>	Frontage	18.288 m	
	Depth	36.576 m	
	Area	650.61 m	79 acres
<b>Use of Subject Property:</b>	Existing Use		dwelling/out buildings
	Proposed Use	residential	dwelling/out buildings

at

EXISTING BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>	Type of Structure	duplex	n/a.
	Front Line Setback:	9.19 m	
	Rear Lot Line Setback:		
	Side Lot Line Setback:	1.22 m	
	Side Lot Line Setback:	2.025 m	
	Height		
	Dimensions		
	Floor Area		
To Be <b>RETAINED</b>	Type of Structure	House	Outbuildings
	Front Line Setback:	@ 6m	36m+
	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 <b>SEVERED</b>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be <b>RETAINED</b>	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)	<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)		

N/A

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:

Bylaw 1971-27 - stop and closed road allowance, sold to D. Hall

Lot subsequently merged with farm lands in land registry.

**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.





Town Bylaw  
- 1971-27

44539

44539

DATED September 21 1971

No. 999  
Registry Division of Leeds (No. 28)  
I CERTIFY that this instrument is registered as of

OCT 08 1971 in the

Registry Office  
at Brockville,  
Ontario.  
*Sgt. Haggiman*  
REGISTRAR

THE CORPORATION OF THE TOWN  
OF GANANOQUE

BY-LAW 1971-27

MacFARLANE AND CLARKE,  
Barristers, etc.,  
280 King Street East,  
Gananoque, Ontario.

75

THE CORPORATION OF THE TOWN OF GANANOQUE

BY-LAW No. 1971-27

A By-Law to stop up and sell part of Second Street.

WHEREAS The Municipal Act, R.S.O. 1960, Chapter 249, Section 459

(1) provides that the council of every municipality may pass by-laws for stopping up any highway and selling the soil and freehold of a stopped-up highway.

AND WHEREAS the intention to stop up the said part of Second Street was advertised in the Gananoque Reporter 4 times as required by law and no objections were made.

NOW THEREFORE the council of the Corporation of the Town of Gananoque enacts as follows:

1. That part of Second Street described on Schedule "A" hereto is hereby stopped up.
2. The land described on Schedule "A" hereto shall be sold to Dwight Hall at the sum of \$1.00.
3. The Mayor and Clerk are hereby authorized to take all steps necessary to carry out the intent of this by-law.

Read a first and second time this 21<sup>ST</sup> day of SEPTEMBER, 1971.

W. J. Dalon Mayor      Gerard Y. Hampton Clerk

Read a third time and finally passed this 21<sup>ST</sup> day of SEPTEMBER, 1971.

W. J. Dalon Mayor      Gerard Y. Hampton Clerk

Deed of Land  
- separate lot

Dated <sup>45662</sup> October 7 19 71

THE CORPORATION OF THE TOWN  
OF GANANOQUE

TO

DWIGHT MELVIN HALL

Address: 700 Second Street,  
Gananoque, Ontario.

# Deed of Land

SITUATE

Town of Gananoque  
County of Leeds

Dye & Durham Limited — Toronto, Canada  
Printers to the Legal Profession

RETURN TO

MACFARLANE AND CLARKE  
BARRISTERS & SOLICITORS  
280 KING STREET EAST  
GANANOQUE, ONTARIO

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES

No. **45662**  
Registry Office of Leeds (No. 28)  
I CERTIFY that this instrument is registered as of  
7:30 A.M.

Registry Office  
at Brockville,  
Ontario.

DEC 06 1971 in the

*J.A. Higginson*

REGISTRAR  
&

Abstr.	<i>Leas</i>
Abstr. before	<i>Leas</i>
...	
...	<i>7.50</i>
...	
...	
...	
...	
...	

*Part of 2nd. lot.  
St. of 1971/72  
Leas*

# This Indenture

made (in duplicate) the seventh day of October  
one thousand nine hundred and seventy-one

In Pursuance of The Short Forms of Conveyances Act

Between

THE CORPORATION OF THE TOWN OF GANANOQUE

hereinafter called the GRANTOR,

of the FIRST PART,

- and -

DWIGHT MELVIN HALL, of the Town of  
Gananoque, in the County of Leeds,  
Salesman,

hereinafter called the GRANTEE,

of the SECOND PART,

WHEREAS

This sale is made pursuant to By-law of the Corporation of the  
Town of Gananoque No. 1971-27, registered as No. 44539.

Witnesseth that in consideration of the sum of ONE-----

-----(\$1.00)-----Dollars  
of lawful money of Canada now paid by the said Grantee to the said  
Grantor (the receipt whereof is hereby by it acknowledged),  
the said Grantor Does Grant unto the said Grantee in fee simple.

All and Singular th at certain parcel or tract of land and premises  
situate lying and being on the West side of the Gananoque River  
in the Town of Gananoque and County of Leeds, and being that  
portion of Second Street lying West of the West limit of Maple  
Street, as shown on Registered Plan No. 86 of the said Town, and  
more particularly described as follows:

Premising that the bearings herein referred to are derived from  
the West limit of Maple Street, shown as North 7 degrees, 20 minutes  
West on Registered Plan No. 86 of the Town of Gananoque;

COMMENCING at a round iron bar planted in the intersection of the  
West limit of Maple Street and the South limit of Second Street;

THENCE North 7 degrees 20 minutes West along said West limit of  
Maple Street a distance of 60.00 feet to a round iron bar;

Dye & Durham  
Co. Limited  
Toronto, Canada  
Form 1 to 4

The said Grantor Covenants with the said Grantee That she it has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor .

And that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor Covenant s with the said Grantee that he it will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenant s with the said Grantee that he it has done no act to encumber the said lands.

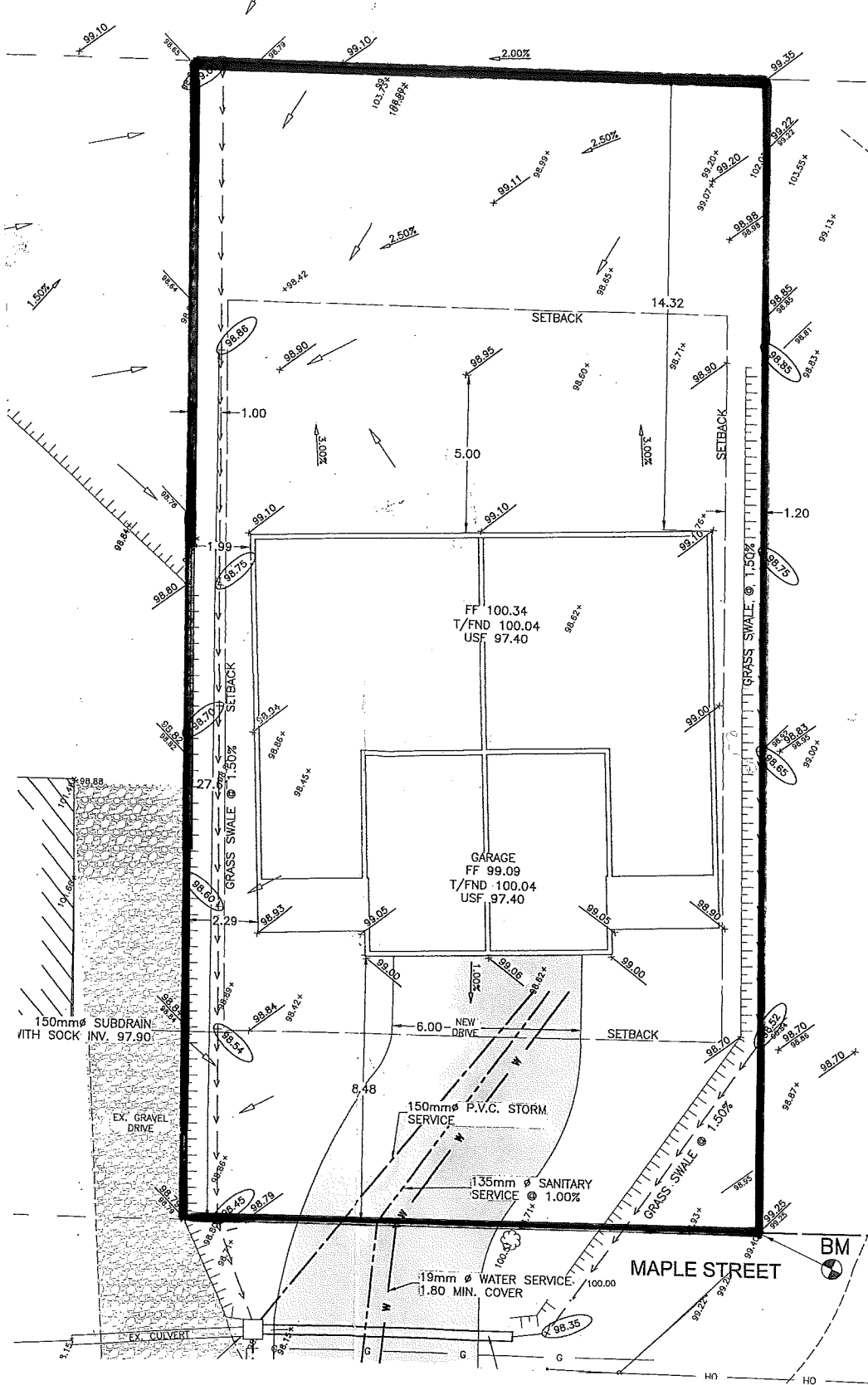
And the said Grantor Release s to the said Grantee All its claims upon the said lands.

In Witness Whereof the said Grantor has hereunto set its corporate seal attested by the hands of the Mayor and Clerk.

Signed, Sealed and Delivered  
IN THE PRESENCE OF

THE CORPORATION OF THE TOWN OF GANANOQUE

Wm. J. Dalton: Mayor  
Gerald T. Hampton.





081400001019700

530

550

SECOND ST

081400001059300

555

195

081400001059400

081400001059203

MAPLE ST N

230

200B

200A

081400001019802

192

081400001059600

190

081400001019800

