

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, SEPTMBER 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. **B05-2020**

APPLICANT: **ROBERT HAYNES**
OWNER: **ROCKY ACRES ESTATES INC.**

The property municipally and legally described as

700 SECOND STREET

Lots 72 to 80, Part of Lots 2 and 71, Part of Old Kingston Road, Plan 86
TOWN OF GANANOQUE

has applied to the Committee of Adjustment for the Town of Gananoque for consent to
**SEVER A LOT FOR THE PURPOSES OF FUTURE PLAN OF SUBDIVISION (FORMERLY KNOWN AS
ROCKY ACRES PHASE IV)**

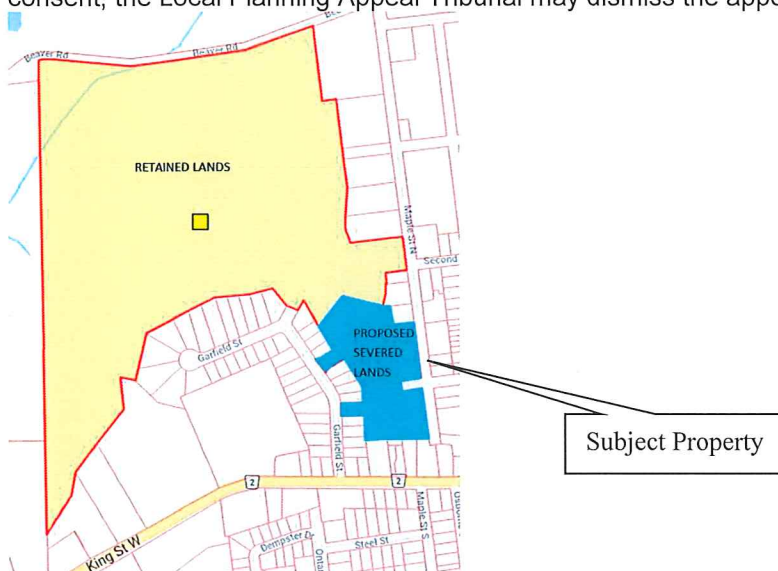
Additional information in relation to the proposed consent is available for inspection between 8:30 am and 4:30 pm in the Administration Offices at 30 King Street East, Gananoque, ON, by calling Chanti Birdi at 613-382-2149 ext. 1129 or by emailing assistantplanner@gananoque.ca.

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 14th 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



No. B-05/20

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

A Complete Application consists of:

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

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

Name of Applicant: Robert Haynes	Name of Property Owner (if different than applicant): Rocky Acres Estates Inc.
Address: PO BOX 44029, RPO BARRIEFIELD KINGSTON, ONT K7L 0B4	Address: c/o Dewey Hall
Telephone:	Telephone:

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

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

Property Information:			
Street or Property Address (if applicable):			
Legal Description including any reference plans: LT 61 W GANANOQUE RIVER, 62 W GANANOQUE RIVER, 63 W GANANOQUE RIVER, 64 W GANANOQUE RIVER, 65 W GANANOQUE RIVER, 66 W GANANOQUE RIVER, 72 W GANANOQUE RIVER, 73 W GANANOQUE RIVER, 74 W GANANOQUE RIVER, 75 W GANANOQUE RIVER, 76 W GANANOQUE RIVER, 77 W GANANOQUE RIVER, 78 W GANANOQUE RIVER, 79 W GANANOQUE RIVER, 80 W GANANOQUE RIVER PL 86; PT SECOND ST, OLD KINGSTON RD PL 86 (CLOSED BY LR44539), (CLOSED BY GA6530); PT LT G, 2 W GANANOQUE RIVER, 3 W GANANOQUE RIVER, 71 W GANANOQUE RIVER PL 86 PT 1 28R10380, EXCEPT PL 414, PL 415 & PL 423; S/T LR296103; GANANOQUE.			
Frontage: multiple (n/r)	Depth: multiple (n/r)	Area: approx.29.64 ha	

Official Plan Designation:	Residential & Rural
Zoning Designation:	Residential & Rural

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:	
Previous plan of subdivision on part of parcel.	

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	Multiple	Multiple
	Depth	Multiple	Multiple
	Area	2.75 ha	26.89 ha
Use of Subject Property:	Existing Use	Vacant	Vacant
	Proposed Use	Residential	Vacant

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	N/A	
	Floor Area	N/A	
To Be RETAINED	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
Attached Additional Page, if necessary			

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

Access (check appropriate box)	Yes	No
Town Road (open all year)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Town Road (seasonal)	<input type="checkbox"/>	<input type="checkbox"/>
Unopen Road Allowance		<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		x
	Distance from nearest public road		x
Parking Facilities:	Distance from subject land		x
	Distance from nearest public road		x
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:

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

AUTHORIZATION BY OWNER

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

ROBERT HAYNES (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.

AS PER EMAIL FROM DENNY HALL

Signature of Owner

Signature of Owner

09-10-2020

Date

Date

DECLARATION OF APPLICANT

I, ROBERT HAYNES of the CITY of KINGSTON in the _____ of _____ 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 Town of Gananoque this 14th day of September, 2020

Denny Kelly
Signature of a Commissioner, etc

[Signature]
Signature of Applicant

Signature of Applicant

Office Use Only:

Roll No: 010 19800

Sept. 10/2020
Date of Submission

Application Complete:

Signature

Sept. 11/2020
Date

Questions??

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

Telephone: (613) 382-2149 ext.126

Fax: (613) 382-8587

E-mail: bguy@gananoque.ca

Brenda Guy

From: Cheryl <cheryl@ganchev.ca>
Sent: Thursday, September 10, 2020 12:45 PM
To: Brenda Guy
Cc: deweyhall@ganchev.ca; Robert Haynes
Subject: severance appl

Hi Brenda,

Please be advised Dewey would like you to know he has discussed severance with Robert Haynes and gives his authorization for Robert Haynes to be signing agent for the severance application.

If you have any further questions, please contact Dewey.

Thank you,
Cheryl
For Dewey Hall



PLAN OF SURVEY

PART OF LOT G, 2 AND 3 COMPILED PLAN 86 (WEST)
(FORMERLY REGISTERED PLAN 113)
LOTS 61, 62, 63, 64, 65 AND 66
LOTS 72, 73, 74, 75, 76, 77, 78, 79 AND 80, PART OF LOT 71,
PART OF SECOND STREET AND PART OF THE OLD KINGSTON ROAD
COMPILED PLAN 86 (WEST)
PART OF LOTS 27, 28, 29, 30, 31, 32, AND 33 IN BLOCK F
COMPILED PLAN 86 (WEST)
TOWN OF GANANOQUE
COUNTY OF LEEDS
COLLETT SURVEYING LTD.



SCALE 1:2000

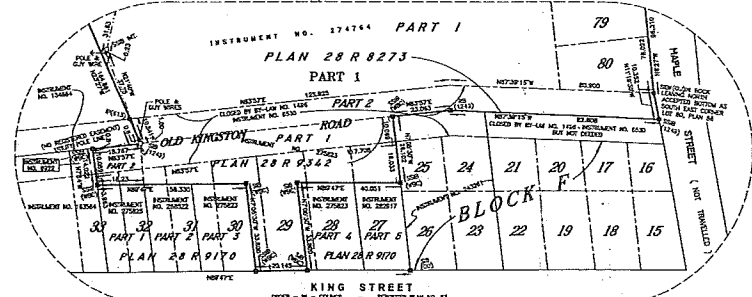
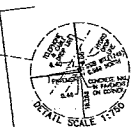
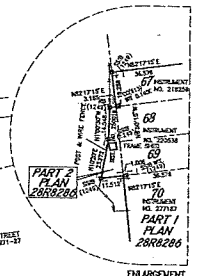
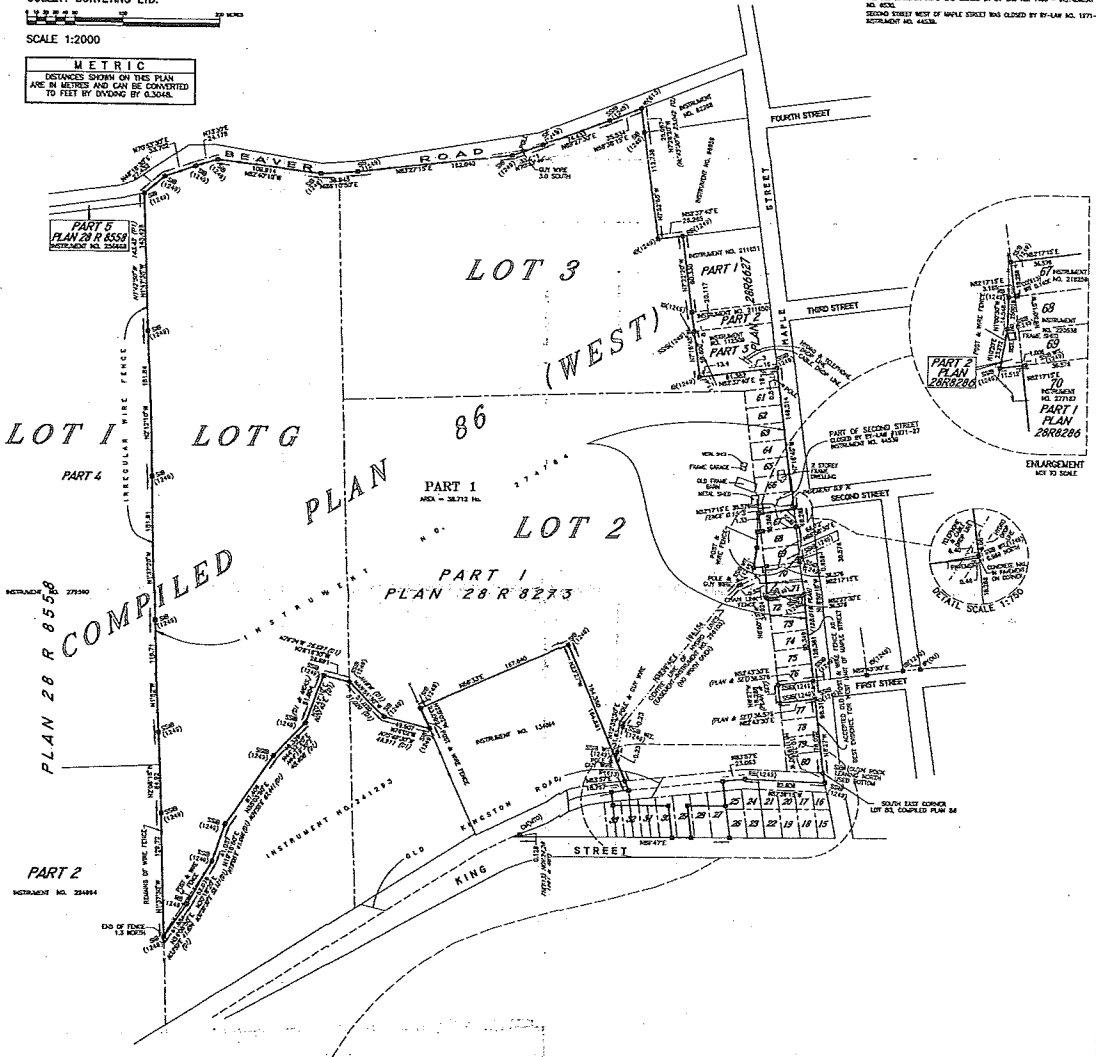
METRIC
DISTANCES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

I HEREBY AGREE TO BE DEPOSITED
UNDER THE REGISTRY ACT
PLAN 28R/0380
RECEIVED AND DEPOSITED
1999-08-20

W.B. Collett *K. Krawick, Clerk*
W. B. COLLETT
REGISTERED PROFESSIONAL
SURVEYOR OF LEEDS
(No. 28)

PART	LOT	PLAN	INSTRUMENT NO.
1	61 TO 66 AND 72 TO 80	28R/0380	284163
	PART OF LOTS 27, 28, 29, 30, 31, 32, AND 33	28R/0380	284163
	PART OF SECOND STREET	28R/0380	284163
	PART OF THE OLD KINGSTON ROAD	28R/0380	284163

THE OLD KINGSTON ROAD WAS CLOSED BY BY-LAW NO. 1486 - INSTRUMENT NO. 284163.
SECOND STREET WEST OF MAPLE STREET WAS CLOSED BY BY-LAW NO. 1571-25 INSTRUMENT NO. 284163.



NOTES AND ATTACHMENTS REFERRED FROM SEPARATE APPLICATIONS AND ENTER TO THE REGISTRY PROCEED THROUGH THE REGISTRATION OFFICE OF LOT 86 COMPILED PLAN 86 (WEST)

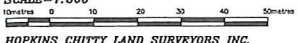
- LEGEND**
- SHADY BOUNDARY
 - DOTTED BOUNDARY
 - SOLID BOUNDARY
 - ...

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE REGISTRY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF NOVEMBER, 1999.

W. B. COLLETT
REGISTERED PROFESSIONAL SURVEYOR OF LEEDS
COLETT SURVEYING LTD.
75 KING ST. E. - 1/F. BOX 181 MIDLAND AVENUE - 1/F. BOX 181
TEL. (416) 242-2611 OR 1-800-277-6428

MAP CHECK	PREP. BY	DRAWN BY	FILE NO.
2/2/99	S. A. DUNHAM	G. F. THORNTON	2128

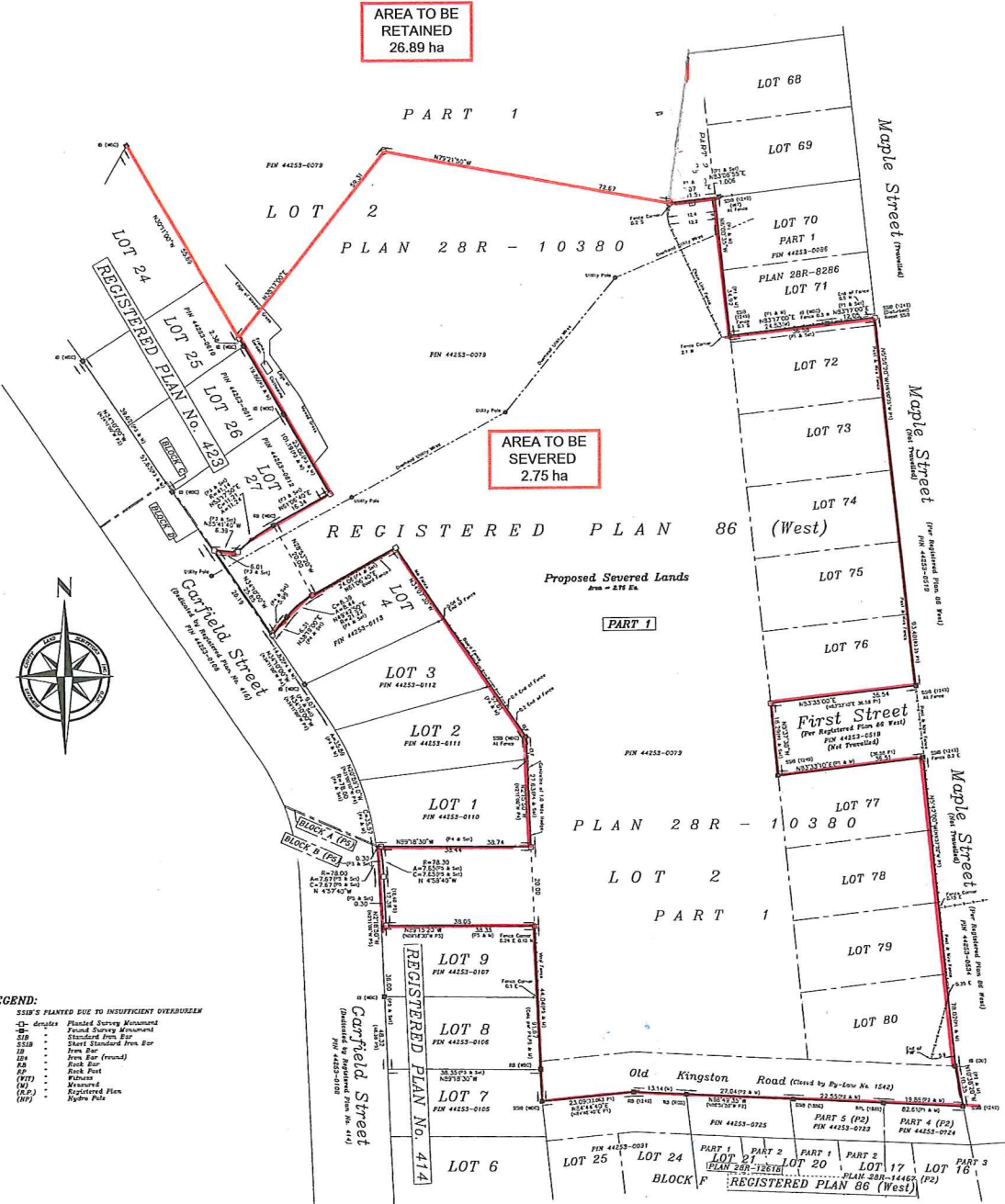
PLAN of SURVEY of
All of LOTS 72 TO 80, Inclusive
Part of LOTS 2 and 71,
Part of OLD KINGSTON ROAD (Closed by LR44539)
REGISTERED PLAN 86 (West of the Cananoque River)
TOWN OF GANANOQUE
COUNTY of LEEDS
SCALE=1:500



HOPKINS CHITTY LAND SURVEYORS INC.
 -2020-

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 PLAN 28R-
 RECEIVED AND DEPOSITED
 DATE: _____
 SIGNATURE
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF LEEDS (No. 28)
 PHIL W. CHITTY
 ONTARIO LAND SURVEYOR

SCHEDULE			
PART	LOT	PLAN	Part of PIN No.
1	Part of 2 and 71 Part of Old Kingston Road (Closed) All of 72 to 80, Inclusive	86 (West of the Cananoque River)	44253-0079



- LEGEND:**
 SSI'S PLANTED DUE TO INSUFFICIENT OVERLAP
- d- dangles Planted Survey Monument
 - M- Found Survey Monument
 - SIB Standard from Bar
 - SIBB Short Standard from Bar
 - ID from Bar
 - RIB from Bar (round)
 - RIBB from Bar (round)
 - RP Rock Post
 - RFP Rock Post
 - PINS Pins
 - M Measure
 - SIP Stippled Pin
 - RPV Nylon Pin

POINT ID	NORTHING	EASTING

COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM MULTIPLE REAL TIME KINETIC (RTK) OBSERVATIONS FROM NORTHING "A" TO "B", UTM ZONE 18 (17° WEST LONGITUDE) AREA (CSRS) (2016)

FOR BEARING COMPARISONS, A ROTATION OF 0°00'00" CLOCKWISE WAS APPLIED TO BEARINGS ON 7/7/17

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COVERED SCALE FACTOR OF 0.994392

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. This Survey and Plan are correct and in accordance with the SURVEY ACT and the REGULATIONS made under them.
 2. The SURVEY was completed on the _____ day of September, 2020
 HOPKINS CHITTY LAND SURVEYORS INC.
 DATE: SEPTEMBER 8, 2020
 PHIL W. CHITTY-O.L.S.

Party Group ID	Professional Fee	Client Fee	Plan Fee
HCLS	HOPKINS CHITTY LAND SURVEYORS INC. Ontario Land Surveyors www.hopkinschitty.com		
874-636 JOHNSON COURT KINGSTON, ONTARIO K7P-2A3 (P1) (P2) 384-2326 FAX (P1) 384-2319	PROJECT No. 2020-539 LOT 2, PLAN 86 WEST TOWN OF GANANOQUE		