

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, OCTOBER 24, 2023 at 6:00 P.M. in the TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST** and via **TELECONFERENCE** using the number and access code provided on the meeting agenda to consider the following application for Consent:

*The **TOLL-FREE PHONE NUMBER** and **ACCESS CODE** will be found on the meeting agenda, posted to the Town website at <https://www.gananoque.ca/town-hallpublic-meetings/planning-advisory-committee-meeting-october-24-2023> prior to the meeting.

FILE NO. **B1-2023**

APPLICANT/OWNER: **JACO INVESTMENTS LTD.**

The property municipally and legally described as

460 SECOND STREET

PLAN 86 LOTS 181 - 191, 193 - 196, PT LOT 197, 198, PT LOT 199 & LOT 200
TOWN OF GANANOQUE

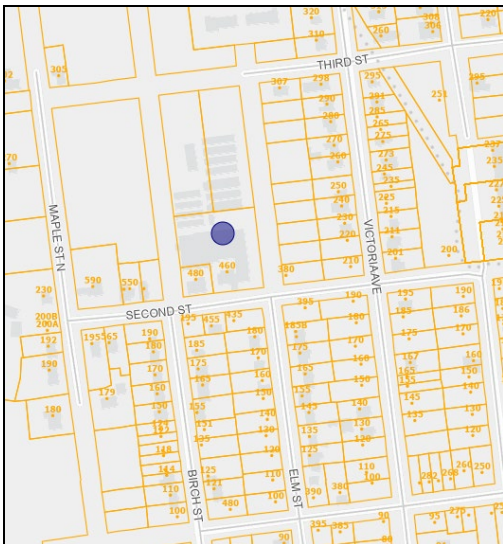
has applied to the Committee of Adjustment for the Town of Gananoque for consent to
SEVER A 11.7 HECTARE (28.9 ACRE) PARCEL OF VACANT LAND FROM AN EXISTING RESIDENTIAL BUILDING CONSISTING OF 1.1 HECTARES (2.7 ACRE) AT 460 SECOND STREET

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 contacting Trudy Gravel at assistantplanner@gananoque.ca or 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 Ontario Land Tribunal may dismiss the appeal.



DATED this 6TH day **OCTOBER, 2023**

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

Town of Gananoque
30 King Street East
Gananoque, ON K7G 1E9

SITE PLAN

NOT
TO
SCALE

APPLICATION FOR CONSENT

SEPT. 2021

COMMITTEE OF ADJUSTMENT FOR THE TOWN OF GANANOQUE





No. B- 1/2023

**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: <u>JACO INVESTMENTS LTD.</u>	Name of Property Owner (if different than applicant): <u>JACO INVESTMENTS LTD.</u>
Address: <u>3140 WOODBURN RD. JOYCEVILLE, ON K0H 1Y0</u>	Address: <u>SAME</u>
Telephone: <u>613 483 7173</u>	Telephone: <u>SAME</u>

Purpose of Application:					
<input checked="" 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): <u>JACO INVESTMENTS LTD.</u>
Relationship, if any, to owner: <u>SAME</u>

Property Information:			
Street or Property Address (if applicable): 400 SECOND ST.			
Legal Description including any reference plans: LOT 200, LT 181 TO 200 W GANANOQUE RIVER PL 80 EXCEPT A1 2825713 PIN 44253 - 0503			
Frontage: 46: 292 m	Depth: 73: 7 m	Area: 701.1 m ²	

Official Plan Designation:	RESIDENTIAL
Zoning Designation:	RESIDENTIAL

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, and if known, please provide the file number of each application, and its status::	
DP 2022-08	
SITE PLAN AGREEMENT FOR PREVIOUS GREENHOUSES (TO BE REMOVED)	

		To Be SEVERED	To Be RETAINED
Property Dimensions:	Frontage	5m AND 73.469m	41.292m
	Depth	26.688m AND 158.13m	26.688m
	Area	11749 m ²	1102 m ²
Use of Subject Property:	Existing Use	RESIDENTIAL	RESIDENTIAL
	Proposed Use	RESIDENTIAL	RESIDENTIAL

JLH

"REFER TO PAGE 4" 

EXISTING BUILDINGS:		Building 1	Building 2
To Be SEVERED N/A	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 N/A	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 <i>VACANT LAND</i>	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	<i>TOWN HOME</i>	
	Front Line Setback:	<i>5.75 m</i>	
	Rear Lot Line Setback:	<i>3.6 m</i>	
	Side Lot Line Setback:	<i>9 m</i>	
	Side Lot Line Setback:	<i>15.8 m</i>	
	Height	<i>6.7 m</i>	
	Dimensions	<i>1 REGULAR</i>	
	Floor Area	<i>230.64 m²</i>	
Attached Additional Page, if necessary			

[Handwritten signature]

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		
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

JACO INVESTMENTS LTD. (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.

X [Signature] _____ Signature of Owner
 X SEPT, 19, 2023 _____ Date

DECLARATION OF APPLICANT

I, JEFF McEVEN of the TOWN of JOYCEVILLE 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 Town of _____ of _____ in the _____ of _____ this 20th day of _____ 2023

Brenda Jessie Guy, a Commissioner, etc., Province of Ontario, for the Corporation of the Town of Gananoque, Expires August 6, 2024.

X [Signature] _____ Signature of Applicant

Signature of a Commissioner, etc

Office Use Only:		Roll No: _____
<u>September 20/23</u> Date of Submission	Application Complete: <u>TG</u> Signature	<u>October 3, 2023</u> Date

Questions??

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

NOT TO SCALE



APPLICATION FOR CONSENT
COMMITTEE OF ADJUSTMENT FOR THE
TOWN OF GANANOQUE

SEPT. 2023

*NO OFFICIAL SURVEY
COULD BE LOCATED

THIRD STREET

BIRCH STREET

158.113m N 6° 27' 45" W

73.469m N 82° 15' 15" E

LOT 181-200
PIN 44253-0503

ELM STREET

186.23m N 6° 33' 00" W

27.43m N 83° 22' 10" E

26.688m N 6° 27' 45" W



41.292m N 83° 22' 10" E

SECOND STREET

NOT
TO
SCALE



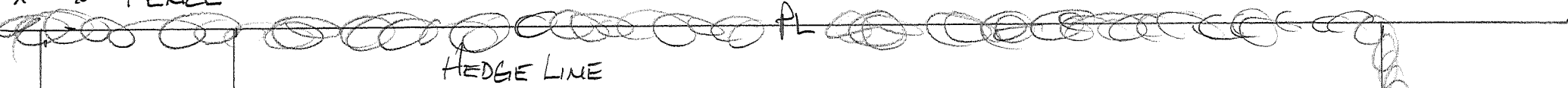
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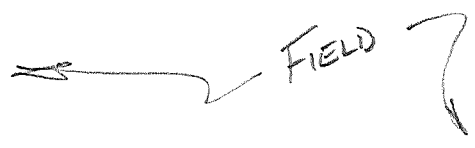
LEGEND

- PL - PROPERTY LINE
- IL - INTERLOCK BRICK
- HP - HYDRO POLE
- x-x - FENCE

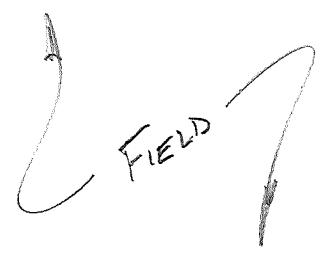
THIRD STREET



HEDGE LINE



LOT 181-200
PIN 44253-0503



BIRCH STREET

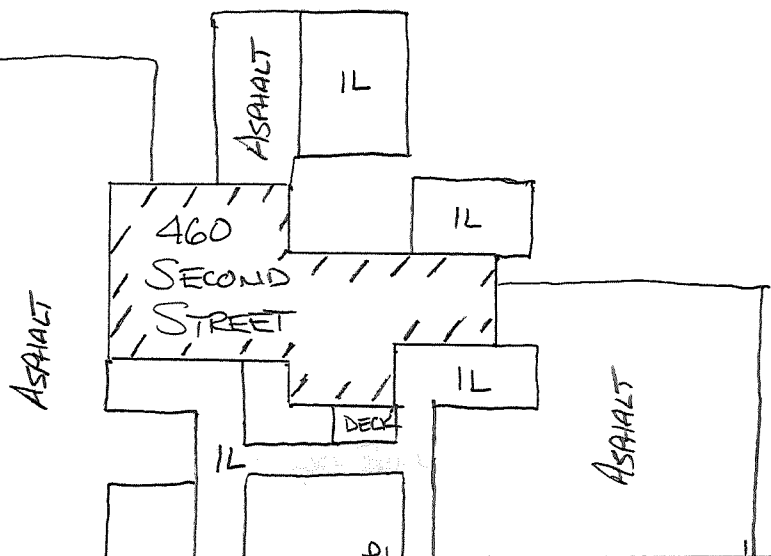
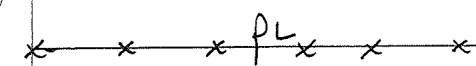
PL

HEDGE LINE

ELM STREET

GRAVEL

(480
SECOND
STREET)



HP

HP

EP

EP

SECOND STREET