

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

TAKE NOTICE THAT the Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, AUGUST 24, 2021 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. **B02-2021**

OWNER: **PING XUE**  
APPLICANT: **CHUNG HO NG**

The property municipally and legally described as  
**110 CLARENCE STREET**  
PLAN 86 BLK D PT LOT 8 LOT 563 LOT 564  
TOWN OF GANANOQUE

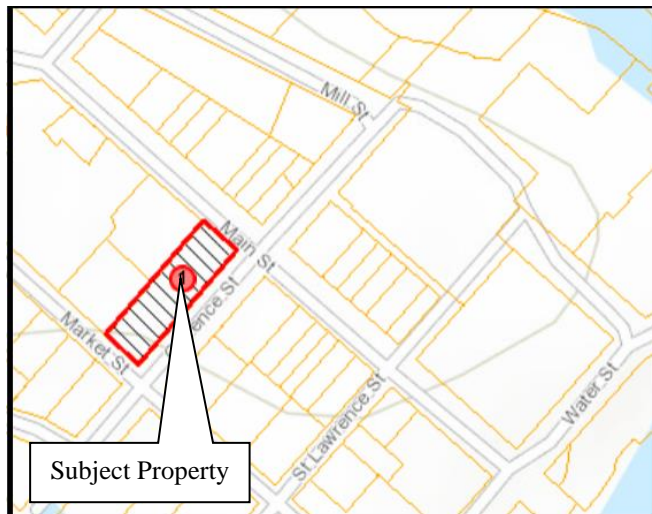
has applied to the Committee of Adjustment for the Town of Gananoque for consent to  
**SEVER THE SUBJECT PROPERTY TO CREATE A NEW LOWERTOWN MIXED-USE LOT AND RETAIN A PORTION CONTAINING THE EXISTING DWELLING**

Additional information in relation to the proposed development permit is available for inspection on the Town website at <https://www.gananoque.ca/town-hall/meetings>, by emailing [assistantplanner@gananoque.ca](mailto:assistantplanner@gananoque.ca) or by calling Chanti Birdi 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.

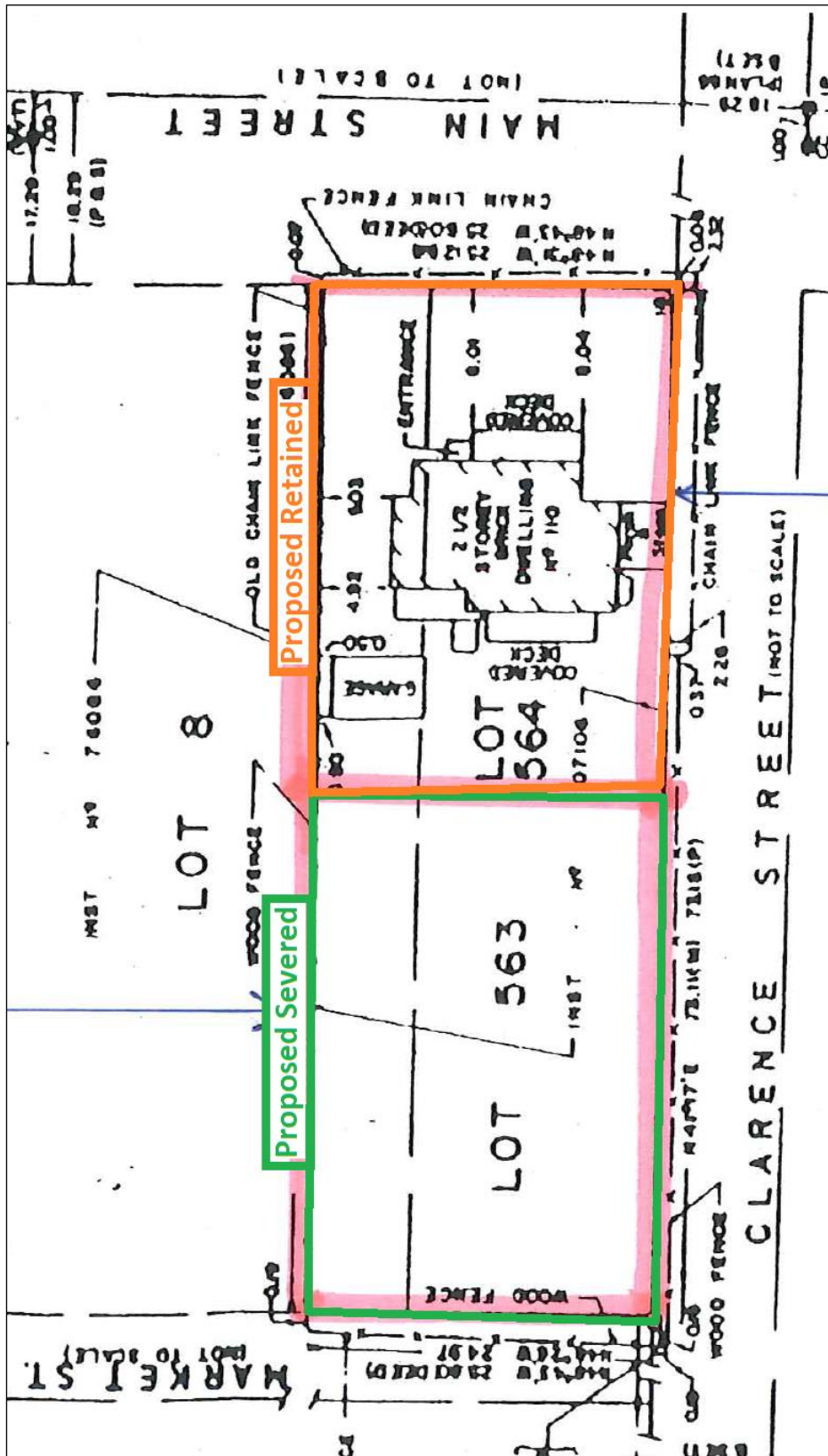
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.



DATED this 9<sup>th</sup> day **AUGUST, 2021**

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

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



Above plan provided for visual purposes only.  
 Please contact Chanti Birdi at 613-382-2149 ext. 1129  
 or [assistantplanner@gananoque.ca](mailto:assistantplanner@gananoque.ca) for additional information.



No. B-8 / 2021

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 Catarauqui 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 (NG, CHUNG HO), Name of Property Owner (XUE, PING), Address (896 Nottingham Hill Ave, Kingston ON K7P 2B4; 110 Clarence Street, Gananoque ON K7G 2C7), and Telephone (613 929 2287).

Email: Howardng912@gmail.com

Purpose of Application table with checkboxes for New Lot, Lot Addition, Easement, Charge, Lease, Correction of Title, and Other (checked) with handwritten note: current lot to be severed.

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): XUE, PING
Relationship, if any, to owner: self

Property Information:			
Street or Property Address (if applicable): <u>110 Clarence Street, Gananoque</u>			
Legal Description including any reference plans: <u>LT 563 W Gananoque River, 564 W Gananoque River PL 86; PT LT 8 W Gananoque River BLKD PL 86 AS IN LR 310996 Gananoque</u>			
Frontage: <u>240 ft</u>	Depth: <u>84 ft</u>	Area: <u>20,160 ft<sup>2</sup></u>	

Official Plan Designation:	
Development Permit Designation:	

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 <u>240 ft</u>	<u>120 ft</u>	<u>120 ft</u>
	Depth <u>84 ft</u>	<u>84 ft</u>	<u>84 ft</u>
	Area <u>20,160 ft<sup>2</sup></u>	<u>10,080 ft<sup>2</sup></u>	<u>10,080 ft<sup>2</sup></u>
Use of Subject Property:	Existing Use	<u>Parking lot and Garden lawn</u>	<u>Residence</u>
	Proposed Use	<u>Real Estate Development</u>	<u>Residence</u>

EXISTING BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>	Type of Structure	Parking lot and Garden lawn	
	Front Line Setback:	120 ft	
	Rear Lot Line Setback:	120 ft	
	Side Lot Line Setback:	84 ft	
	Side Lot Line Setback:	84 ft	
	Height	Ground level	
	Dimensions	N/A	
	Floor Area	10,080 ft <sup>2</sup>	
To Be <b>RETAINED</b>	Type of Structure	2 1/2 storey brick dwelling, single family	
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height	2 1/2 storey	
	Dimensions		
	Floor Area	4332 ft <sup>2</sup> for 2 1/2 storey.	
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)		

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:

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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.



**AUTHORIZATION BY OWNER**

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

April 28, 2021

\_\_\_\_\_  
 Date

**DECLARATION OF APPLICANT**

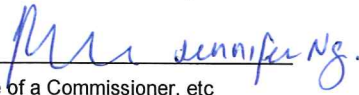
I, NG, CHUNG HO of the NO. 896 of Nottingham Ave in the  
City of Kingston of Province of Ontario solemnly declare that:

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.

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
Declared before me at the NO. 896 of  
Nottingham Ave in the  
City of Kingston of  
Province of Ontario this 6th day  
 of June, 2021



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



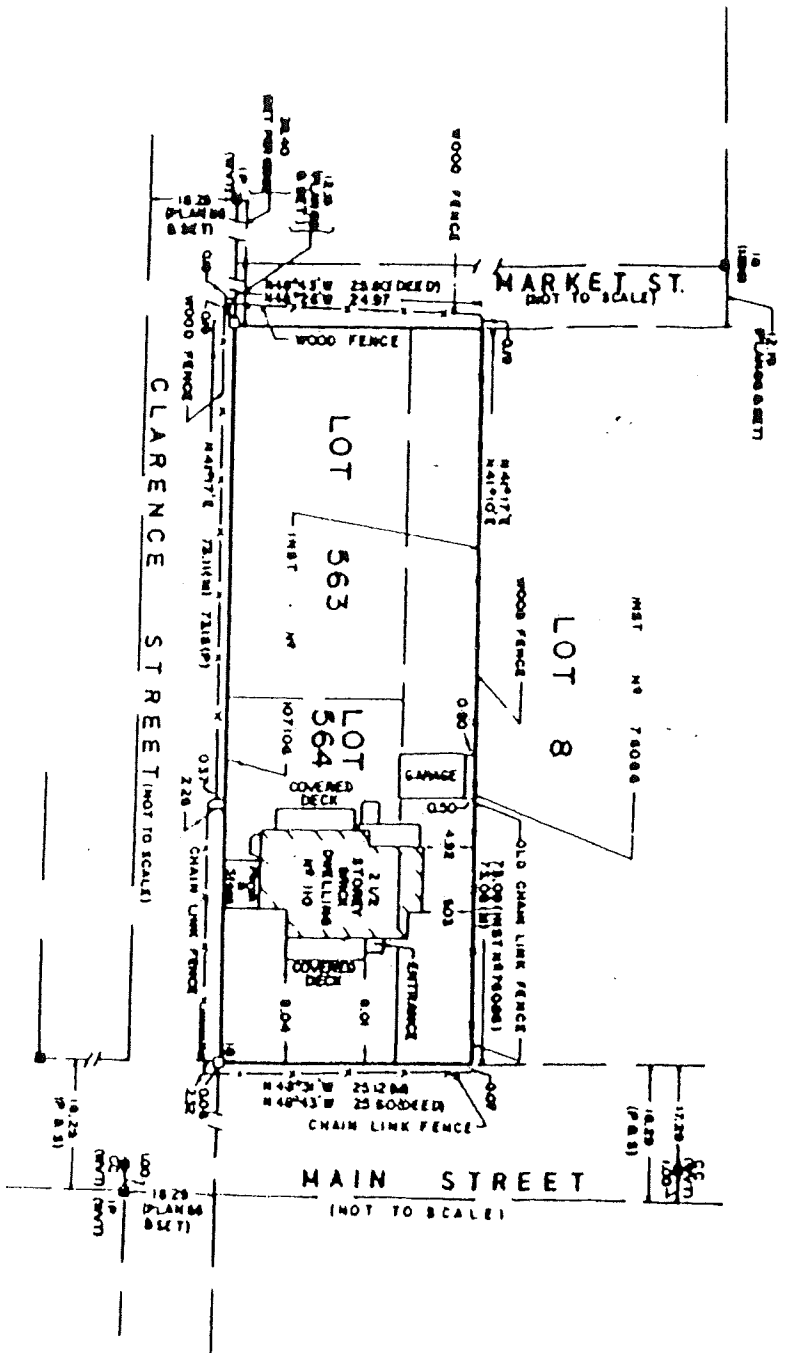
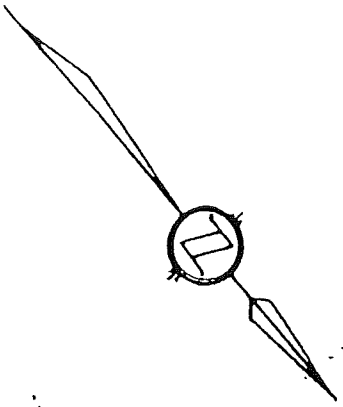
\_\_\_\_\_  
 Signature of Applicant

<b>Office Use Only:</b>	<u>Fees Pd</u> 	Roll No: <u>010 01800</u>
<u>June 11/2021</u> Date of Submission	Application Complete: _____ Signature	_____ Date

Questions??

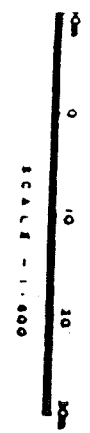
Brenda Guy, Manager of Community Development  
 Town of Gananoque  
 30 King Street East, Box 100  
 Gananoque, ON K7G 2T6





PLAN OF BUILDING LOCATION SURVEY OF  
 LOT 563, 564 AND PART OF LOT 1  
 PLAN 86 (WEST)  
 TOWN OF GANANOQUE  
 COUNTY OF LEEDS

RONALD H. SMITH O.L.S. C.L.S. 1987



© COPYRIGHT RONALD H. SMITH LTD. 1987

**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN  
 METRES AND CAN BE CONVERTED TO FEET  
 BY DIVIDING BY 0.304 8

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS  
 COMPLETED ON THE 17th DAY OF MARCH 1987

*March 23 1987*  
 [Signature]

103 STERLING STREET  
 GANANOQUE, ONTARIO  
 CANADA  
 L7R 1R8  
 416-368-1978

307 AVENUE BRUCE  
 ERIE, ONTARIO  
 N7A 1G5  
 416-852-1111

**LEGEND**

○	DEPOTES	MONUMENT PLANTED
□	CONCRETE	FOUNDATION FOUND
■	IRON BAR	IRON BAR
●	PIPE	CUT PIPE
△	CROSS	CUT CROSS
▽	W. TAYLOR, O.L.S.	W. TAYLOR, O.L.S.
◇	MEASURED	MEASURED
○	PLAN 86 AND SET	PLAN 86 AND SET

**NOTES**

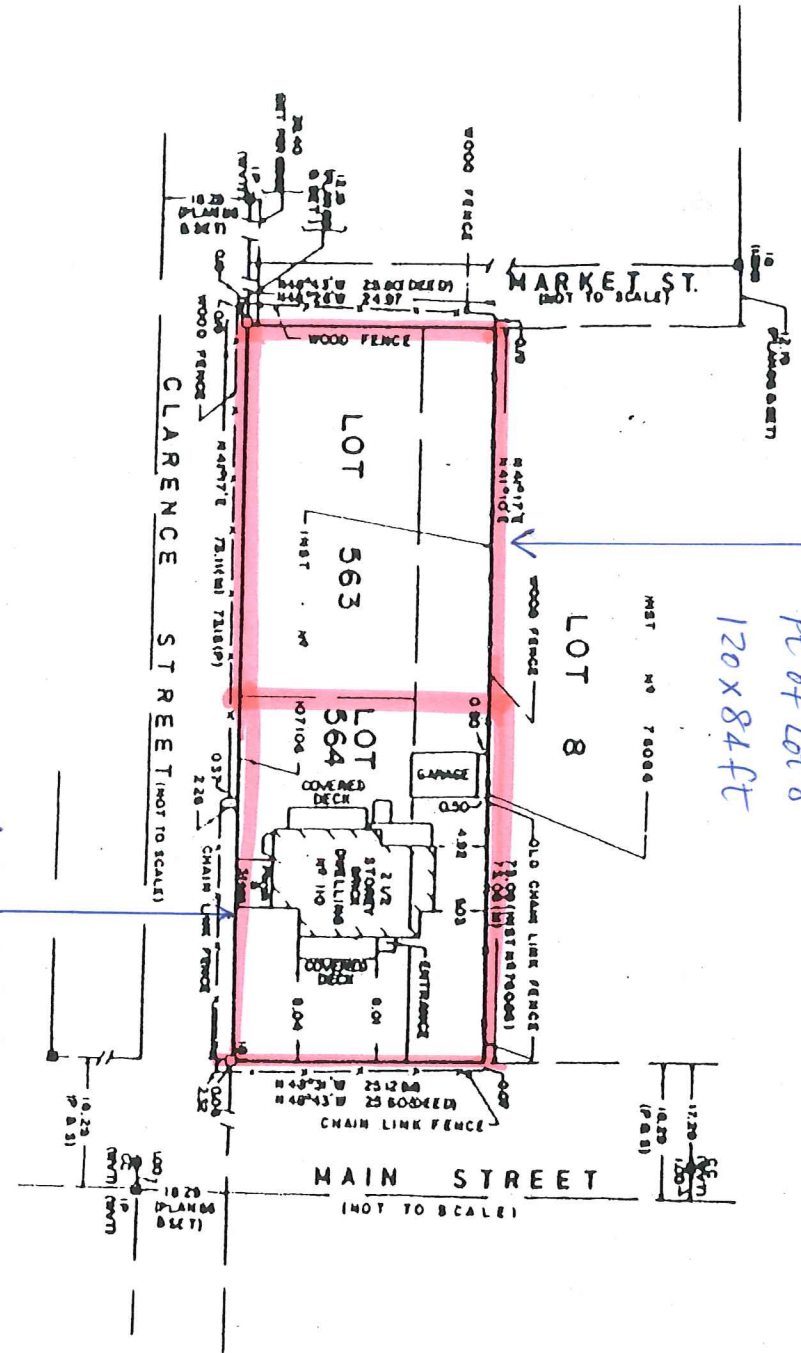
MARKERS AND INSTRUMENTS, DERIVED FROM  
 SURVEY OF THE NORTH LIMIT OF CLARENCE  
 STREET HAVING A BEARING OF N41°17'E AS  
 THE PLAN OF SURVEY BY MURPHY AND  
 BISHAM ATTACHED TO INST. NO. 4747



*To be severed*

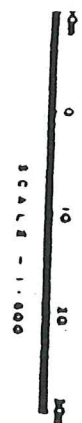
*Lot 563 and Pt of Lot 8  
120 x 84 ft*

*to be retained  
Lot 564 and Pt of Lot 8, 120 x 84 ft*



PLAN OF BUILDING LOCATION SURVEY OF  
 LOT 563, 564 AND PART OF LOT 1  
 PLAN 86 (WEST)  
 TOWN OF GANANOQUE  
 COUNTY OF LEEDS

RONALD H. SMITH O.L.S. C.L.S. 1967



© COPYRIGHT RONALD H. SMITH LTD. 1967

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.304 8

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 17th DAY OF MARCH 1967

*March 23 1967*  
 [Signature]

**NOTES**

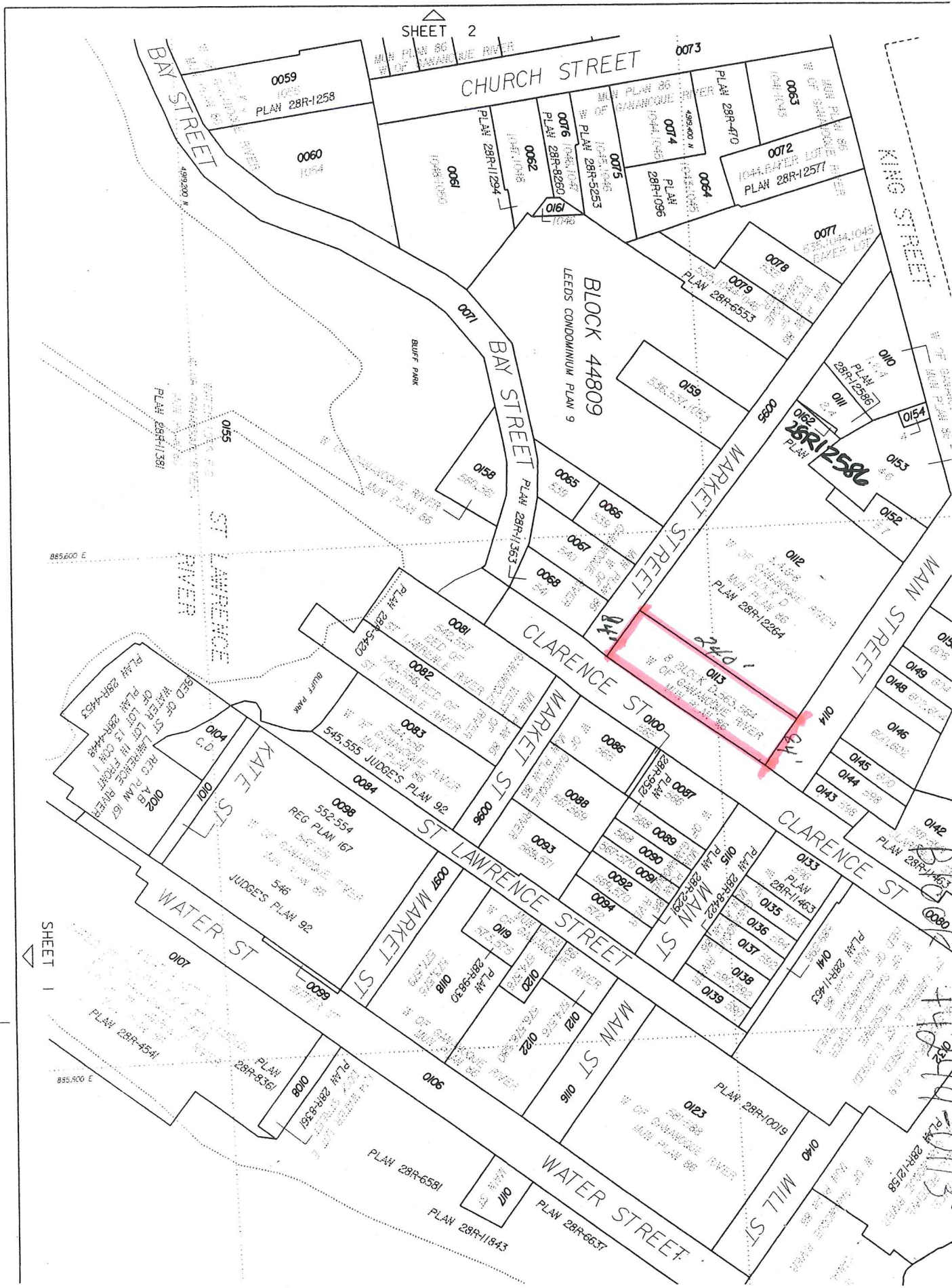
MARKING AND ADJUSTMENTS, DERIVED FROM VIOLENCE OF THE NORTH LIMIT OF CLARENCE STREET HAVING A BEARING OF N41°17'E AS THE PLACE OF SURVEY BY NUMBERS AND PROGRAM ATTACHED TO INST. NO. 4747

**LEGEND**

- DEPOSITED
- CONCRETE PLANTED
- IRON BAR
- CUT CROSS
- W. TAYLOR, O.L.S.
- RONALD H. SMITH LTD.
- MEASURED
- PLAN 86 AND SET

RONALD H. SMITH LTD.  
 ONTARIO LAND SURVEYORS  
 CANADA LANDS SURVEYORS

101 STENOGRAPHIC STREET  
 MISSISSAUGA, ONTARIO  
 L4V 1R2  
 907 AGRIUM DRIVE  
 STONEYTON, ONTARIO  
 L1B 3G2



Handwritten notes and signatures in the bottom right corner, including a signature that appears to be 'H. H. H.' and some illegible text.