

NOTICE OF MEETING Proposed Class III Development Permit

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 a recommendation to Council on the application below.

AND FURTHER TAKE NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Public Meeting on **TUESDAY, MAY 7, 2019 at 6:00 P.M.** at the **TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST, Gananoque** to hear and consider the following Class III Development Permit application:

File No. DP2019-03

OWNER/ APPLICANT:

**Island Harbour Club c/o R.M.P.
Construction & Development**

The property municipally and legally described as

175 St. Lawrence Street

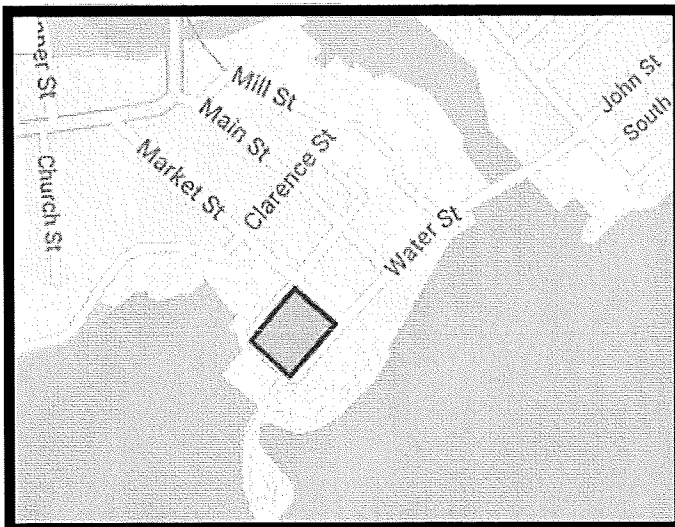
PLAN 86 LOTS 546 TO 549 550 AND 551 PLAN 167 LOTS 552 TO 554 PTWATER ST (UNREG)
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit to
**PERMIT A DENTAL CLINIC AND PHYSIOTHERAPY CLINIC
IN THE COMMERCIAL PORTIONS OF THE SUBJECT PROPERTY**

Additional information in relation to the proposed development permit 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.

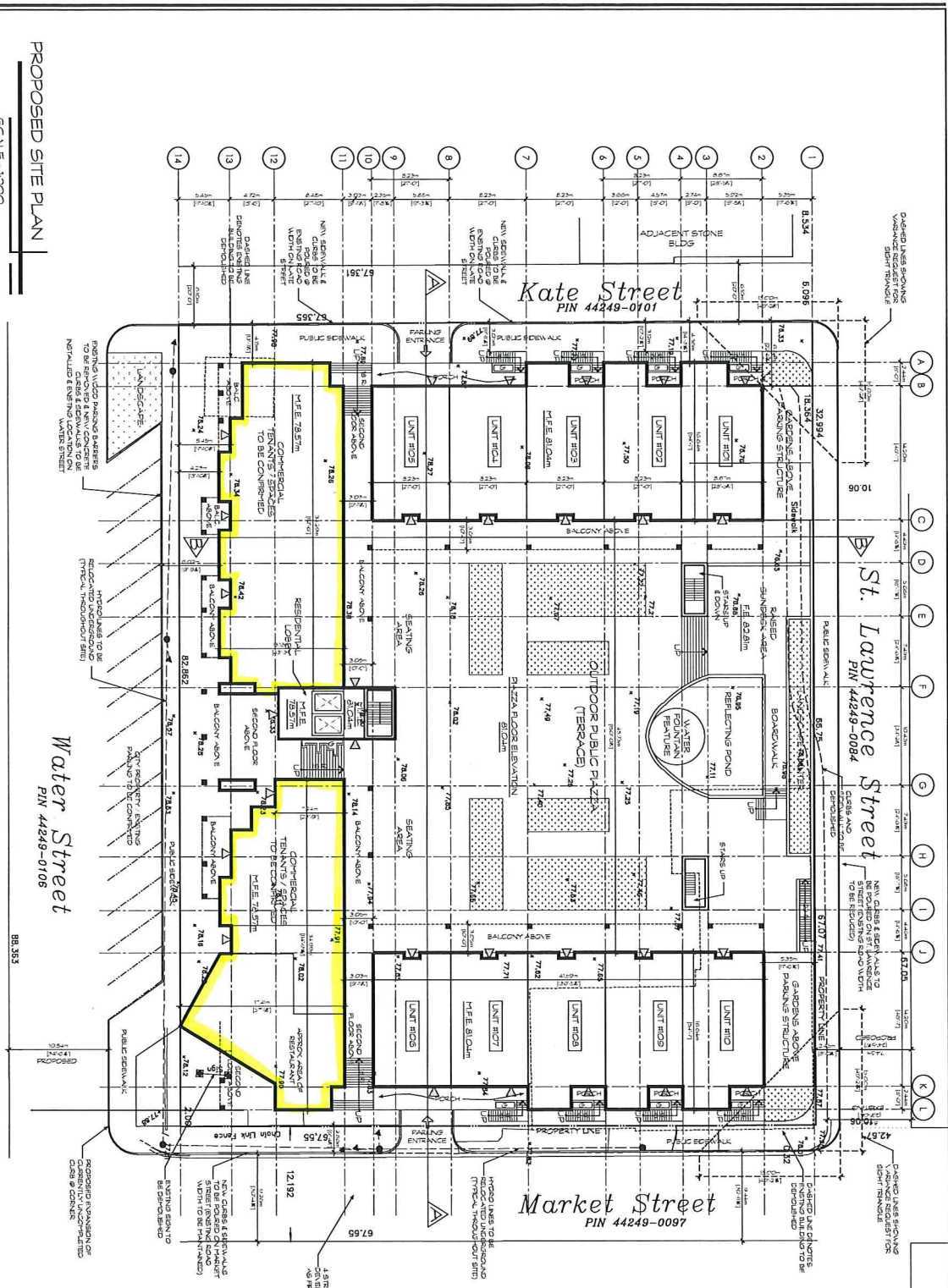
If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

Note: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the LPAT where the application meets the requirements established through the official plan and development permit bylaw.



DATED this 10th day **APRIL 2019**

Brenda Guy
Manager of Community Development



PROPOSED SITE PLAN
SCALE = 1:200

GENERAL NOTES:

1. All dimensions and/or areas shall be in accordance with the approved construction of the site. The proposed and detailed dimensions of the site shall be in accordance with the approved construction of the site.
2. The proposed and detailed dimensions of the site shall be in accordance with the approved construction of the site.
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13. The proposed and detailed dimensions of the site shall be in accordance with the approved construction of the site.
14. The proposed and detailed dimensions of the site shall be in accordance with the approved construction of the site.

| NO | DATE | REVISION | BY | NO | DATE | REVISION | BY |
|----|------------|------------------|----|----|------|----------|----|
| 1 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 2 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 3 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 4 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 5 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 6 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 7 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 8 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 9 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 10 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 11 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 12 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 13 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |
| 14 | 2018.03.20 | ESTABLISHED PLAN | MM | | | | |

COMMISSION

PROPOSED: ISLAND HARBOUR CLUB DEVELOPMENT

10181 AVENUE STREET, SAUNDERS COMMONS DIVISION

NORTH

SHEET TITLE

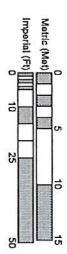
PROPOSED SITE PLAN

SP1

PROJECT NO: 202350

PROPOSED SITE STATISTICS

| ITEM | UNIT | AMOUNT |
|--------------------------|---------|--------|
| TOTAL LOT AREA | SQ. FT. | 10,000 |
| TOTAL COVERED AREA | SQ. FT. | 5,000 |
| TOTAL UNCOVERED AREA | SQ. FT. | 5,000 |
| TOTAL GARAGE SPACE | SQ. FT. | 1,000 |
| TOTAL OFFICE SPACE | SQ. FT. | 2,000 |
| TOTAL RESIDENTIAL SPACE | SQ. FT. | 2,000 |
| TOTAL COMMERCIAL SPACE | SQ. FT. | 1,000 |
| TOTAL PUBLIC SPACE | SQ. FT. | 1,000 |
| TOTAL LANDSCAPING | SQ. FT. | 1,000 |
| TOTAL PARKING SPACES | SPACES | 100 |
| TOTAL GARAGE SPACES | SPACES | 50 |
| TOTAL OFFICE SPACES | SPACES | 100 |
| TOTAL RESIDENTIAL SPACES | SPACES | 100 |
| TOTAL COMMERCIAL SPACES | SPACES | 50 |
| TOTAL PUBLIC SPACES | SPACES | 50 |
| TOTAL LANDSCAPING SPACES | SPACES | 50 |



Commercial Space

NOT TO SCALE AND NOT FOR CONSTRUCTION. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.



CPPS 20 19/03

APPLICATION FOR DEVELOPMENT PERMIT APPROVAL
Section 70.2 of the Planning Act, RSO 1990, as amended

This application form **MUST** be accompanied with all the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided.

A meeting with Community Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

- ✓ Complete application form signed including declaration of applicant.
- ✓ Copy of the deed of property or offer to purchase and sale
- ✓ Two (2) large scale copies of all plans being submitted, two reduced 8.5" x 11" of each plan and one electronic copy in pdf format. Plans are to be in a standard scale format (1:250 1:500)
- ✓ Application fee payable to the Town of Gananoque:
 - Class I \$500
 - Class II \$1,500
 - Class III \$1,700
 - Amendment to Class I, Class II or Class III \$700
- ✓ Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of studies for a Class II/Class III
- ✓ Copy of the most recent survey of the subject property
- ✓ **Catarauqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Catarauqui Region Conservation Authority. See fee schedule. Clearance letter will be required by the Town.

CONTACT INFORMATION

Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

| | | |
|---|--|--|
| Name of Applicant: Robert ISLAND HARBOUR CLUB INC | Complete Address including Postal Code: Box 2240 PABSCOTT ON | Phone: <u>637 349 7607</u> Fax: _____ E-mail: <u>Robert@islandharbourconstruction.ca</u> |
| Name of Property Owner (if different than applicant): | Complete Address including Postal Code: | Phone: _____ Fax: _____ E-mail: _____ |
| Architect/Designer/Planner: | Complete Address including Postal Code: | Phone: _____ Fax: _____ E-mail: _____ |
| Engineer: | Complete Address including Postal Code: | Phone: _____ Fax: _____ E-mail: _____ |
| Ontario Land Surveyor: | Complete Address including Postal Code: | Phone: _____ Fax: _____ E-mail: _____ |

Street or Property Address (if applicable): 175 St. Lawrence St.

LEGAL DESCRIPTION

| | | | |
|---|---------------------|------------------------------------|------------------------|
| Lot/Con/Plan: <u>Plan 86 LOTS 546 TO 549 550 A/D 551 PLAN 167</u> | | | |
| <u>LOTS 552 - 554. PT WATER ST.</u> | | | |
| Frontage: <u>290 FT</u> | Depth: <u>NA</u> | Area (sq.m): <u>1.437 ACRES</u> | Area (acres): _____ |

SUBMISSION REQUIREMENTS

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

- Site Plan(s)** including scaled accurate measurements of:
 - o Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
 - o Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
 - o Dimensions and gross floor area of all building and structures to be erected;
 - o Existing structures to be retained, removed or relocated;
 - o Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
 - o Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
 - o Parking areas including number, size of spaces and dimensions. The plans shall have regard for **Ontario Regulation 413/12 made under Accessibility for Ontarians with Disabilities Act, 2005**. This shall include, but not be limited to, providing appropriate designated parking spaces and unobstructed building access features.
 - o Access driveways including curbing and sidewalks
 - o Proposed fire routes and fire route sign locations
 - o Dimensions and locations of loading zones, waste receptacles and other storage spaces;
 - o Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
 - o Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
 - o Location, type and size of any other significant features such as fencing, gates and walkways.
- Drainage Plan(s)** including scaled accurate measurements of:
 - o Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;
- Landscape Plan(s)** including scaled accurate measurements of:
 - o Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;
- Site Servicing Plan(s)** including scaled accurate measurements of:
 - o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.
- Grade Control and Drainage Plan(s)** including scale accurate measurements of:
 - o Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
 - o Location of any creeks, ravines or watercourses with elevations and contours;
 - o Arrows indicating the proposed direction of flow of all surface water;
 - o Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
 - o Existing and/or proposed right-of-ways or easements
- Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
 - o Drawings that show plan, elevations and cross section views for each building or structure to be erected;
 - o Conceptual design of building;
 - o Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
 - o Exterior design including character, scale, appearance and design features of the proposed building;
 - o Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
 - o Photographs of the subject land and abutting streetscape on both side of the street
- Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

| | |
|---|---|
| <input type="checkbox"/> Servicing options report | <input type="checkbox"/> Phase I Environmental Study and if investigation as required |
| <input type="checkbox"/> Hydrogeological Study | <input type="checkbox"/> Noise and/or vibration study |
| <input type="checkbox"/> Drainage and/or stormwater management report | <input type="checkbox"/> Source Water protection study |
| <input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area | <input type="checkbox"/> MDS I or II calculation |
| <input type="checkbox"/> Archaeological Assessment | <input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility |
| <input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use | <input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan |
| <input type="checkbox"/> Heritage Resource Assessment | <input type="checkbox"/> Supporting Land Use Planning Report |
| <input type="checkbox"/> Mine hazard rehabilitation assessment | |

Existing Use(s): Residential / Condo - Under Construction

Length of time the existing use of the subject lands have continued: 51 year.

Has the property been designated as a Heritage Site? Yes No

Is the property presently under a Site Plan Agreement? Yes No

Has the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act? Yes No

If yes, provide the file number and the status of the application? - Pending Completed Works.

Proposed Use(s): DENTAL, MEDICAL (pharmacy).

Is the Use permitted or permitted subject to criteria as set out in the development permit by-law and how have the applicable criteria have been addressed? QUESTIONABLE Permitted subject to Class III DP Approval.

Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.

Abutting Land Use(s):

Is the Development to be phase? Yes No

What is the anticipated date of construction?

Is the land to be divided in the future?

Are there any easements, right-of-ways or restrictive covenants affecting the subject land? Yes No


Plan Details:

| <input type="checkbox"/> Residential | <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Institutional |
|--|---|---|--|
| | Lot Area: _____ (sq.m) | Building Coverage: _____ (%) _____ (sq.m) | Landscape Coverage: _____ (%) _____ (sq.m) |
| Building Height: _____ | No. of Storeys: _____ | No. of Units: _____ | Method of Garbage Storage: _____ |
| Parking Surface: Existing: _____ Proposed: _____ | Number of Parking Spaces: Existing: _____ Proposed: _____ Total: _____ | Dimensions of Parking Spaces: _____ | Number of Accessible Spaces: _____ |
| Loading Spaces: | Number of Loading Spaces: _____ | Dimensions of Loading Spaces: _____ | Other: _____ |

Heritage Tourist Inn/Bed and Breakfast:

| | | | |
|--|---|---|--|
| Is this an application for a Heritage Tourist Inn? <input type="checkbox"/> Yes <input type="checkbox"/> No | Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other _____ | Is this an application for a Bed and Breakfast? <input type="checkbox"/> Yes <input type="checkbox"/> No | Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____ |
|--|---|---|--|

A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.


Initials
(Owner)

| EXISTING BUILDINGS: | | Building 1 | Building 2 |
|--|--------------------------------|------------|------------|
| | Type of Structure | | |
| | Date Constructed: | | |
| | Front Line Setback: | | |
| | Rear Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Height: | | |
| | Dimensions: | | |
| | Floor Area: | | |
| PROPOSED BUILDINGS: | | Building 1 | Building 2 |
| | Type of Structure: | | |
| | Proposed Date of Construction: | | |
| | 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:

| | | | |
|--|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Municipal Street | <input type="checkbox"/> Unopen Road Allowance | <input type="checkbox"/> Existing Right-of-way | <input type="checkbox"/> Other _____ |
|--|--|--|--------------------------------------|

Name of Street/Road:

Entrance Approvals and Permit Number(s):

If the application will result in the creation of a new private road, a request for street naming will have to be submitted in conjunction with this application, to be approved by Council.

Water Access (where access to the subject land is by water only)

| | |
|---|---|
| Docking Facilities (specify) | Parking Facilities (specify) |
| distance from subject land _____ | distance from subject land _____ |
| distance from nearest public road _____ | distance from nearest public road _____ |

Services:

| | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Municipal Water and Sewer | <input type="checkbox"/> Municipal Water & Private Sewage | <input type="checkbox"/> Private Well and Municipal Sewage | <input type="checkbox"/> Private Well and Private Sewage |
|---|---|--|--|

Water and Sewer Hook-up Approvals and Permit Number(s):

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize _____ (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 Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purposes of conducting a site inspection with respect to the attached application.

Signature of Owner

Signature of Owner

Signature of Witness (not applicant)

MARCH 21 - 2019
Date

CONSENT BY OWNER

Complete the consent of the owner concerning personal information set out below.

I/We, ROBERT PUGH, am/are the registered owner(s) of the land that is the subject of this application for Development Purposes and for purposes of the Municipal Freedom of Information and Protection of Privacy Act. I/We hereby authorize the use, or disclosure, to any person or public body, of any personal information collected under the authority of the Planning Act of the purpose of processing this application.

Signature of Owner

Signature of Owner

Signature of Witness (not applicant)

Date

DECLARATION OF APPLICANT

I, ROBERT PUGH of the Town of Prescott in the County of Glennville solemnly declare that:

I understand that the applicant/owner will be required to provide 100% security of the outside works in the form of a Letter of Credit or Certified Cheque until such time as the works are completed. A 15% holdback will be maintained for a period of one year after the works are completed. This will be applicable at the time of agreement.

Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee 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.

All of the above statements contained in the application 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 and by virtue of The Canada Evidence Act.

Declared/Sworn before me at The Town of Gananoque this 8th day of April, 2019.

Signature of a Commissioner, etc

Signature of Applicant

| | | |
|---|---|--|
| Office Use Only: | | Roll No: <u>08 14000 010 011 00</u> |
| Official Plan Designation: <u>Lowertown</u> | Development Permit Designation: <u>Lowertown Mixed-Use</u> | Other: |
| Access (Entrance Permits etc): <u>N/A - Existing</u> | Water and Sewer Hookup (Permits etc): <u>N/A - Existing</u> | Other: |
| Other Concurrent Applications: <input type="checkbox"/> Cash-in-Lieu of Parking <input type="checkbox"/> Condominium Approval <input type="checkbox"/> Consent/Severance | <input type="checkbox"/> Official Plan Amendment <input type="checkbox"/> Subdivision Approval | |
| Date Application Received: <u>March 21/2019</u> | Date Application Deemed Complete: <u>April 8/2019</u> | Fees Received: <u>\$1,700.00</u> |

Peer Review/Consultant Services

In order to streamline the Town of Gananoque's planning process, peer review services may be contracted out by the Town under the current General Fees and Rates Bylaw. These may include but are not limited to the following:

- | | |
|--|---------------------------|
| Official Plan Amendment | Sanitary System Design |
| Condominium Applications | Site Plan Applications |
| Consent Applications | Subdivision Applications |
| Environmental Assessment | Storm Water Management |
| Minor Variance Applications | Traffic Studies |
| Noise Studies | Water Distribution System |
| Ontario Municipal Board Representation | Zoning By-law Amendment |
| Part Lot Control | Other Miscellaneous |

The use of and choice of peer review contract consultants for either planning or engineering on any specific project are subject to the approval of either the Clerk/Manager of Community Development or the Director of Public Works, Culture and Recreation within their respective areas of jurisdiction.

All costs for the peer review consultants shall be fully paid by the applicant/developer.

Upon approval of the use of a peer review consultant, the applicant/developer shall execute the agreement below with the Town and post a security deposit of \$2,000 (two thousand dollars).

All submissions, correspondence etc. shall be directed to the Manager of Community Development, who shall be responsible for distribution.

All invoices from the peer review consultant shall be paid by the Town and subsequently invoiced to the applicant/developer. If payment is not received by the Town within 30 (thirty) days of receipt, then the Town will recover its costs for the security deposit or any other securities which have been posted for the project by the applicant/developer. In that event, the work shall cease on the project and will not commence again until the outstanding invoice has been paid in full, and the securities topped up to their original balance.

The securities will be held by the Town until the component of the project for which they were posted is complete. Authorization for the release of the securities shall be provided to the Treasury Department by either the Clerk or the Manager of Community Development, within their respective areas of jurisdiction.

I, ROBERT PERLA of the TOWN of PASCOTT in the COUNTY of CORNWALL solemnly declare that:

I am aware of the current Town of Gananoque General Fees and Rates for various services provided by the Town.

~~Furthermore, I accept the Town's peer review process whereby I agree to provide the Town of Gananoque with a deposit in the amount of \$2,000 (two thousand dollars) in order to conduct the necessary peer review(s) in the completion of my planning application. In the event that payment is not received for such peer reviews, the Town may use the deposit to do so or any other securities being held.~~

Not Required For this Applications
CS 3/21/19

ROBERT PERLA
Print Name - Owner/Applicant

[Signature]
Signature - Owner/Applicant

APR 2019
Date

[Signature]
Clerk or Manager of Community Development