

NOTICE OF MEETING Proposed Class III Development Permit Amendment

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, AUGUST 27, 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, SEPTEMBER 3, 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 Amendment application:

File No. **DP2019-07**

APPLICANT: **DAN HICKS (EASTERN MARINE SERVICES)**

OWNER: **J. CUMMINGS CONTRACTING LTD**

The property municipally and legally described as

995 KING STREET WEST

CON 1 PT LOT 9 PT LOT 10 FORM LEEDS
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit Amendment to
PERMIT THE ADDITION OF TWO COMMERCIAL STORAGE BUILDINGS AND A PARKING LOT IN THE REAR YARD

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 6th day **AUGUST, 2019**

Brenda Guy
Manager of Community Development



CPPS 2019/07

APPLICATION FOR DEVELOPMENT PERMIT AMENDMENT
Section 34 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: **\$700.00**
 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
- ✓ **Cataraqui Region Conservation Authority**. Subject to review and a separate cheque payable to the Cataraqui 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: Eastern Marine Services Dan Hicks	Complete Address including Postal Code: 695 Stone St N Gananoque, On K7G 1Z4	Phone: 613-382-3494 Fax: _____ E-mail: easternmarine@capeco.net
Name of Property Owner (if different than applicant): JACK & KAREN CUMMINGS J. Cummings Contracting	Complete Address including Postal Code: 995 KING ST W GANANOQUE	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner: Wright Engineering & Design	Complete Address including Postal Code: 100 Victoria Ave Gananoque, On K7G-2S1	Phone: 613-382-2399 Fax: 613-382-2399 E-mail: rwdesign@kingston.net
Engineer: Same as above	Complete Address including Postal Code: same as above	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____

Street or Property Address (if applicable):
 995 King St. W. Gananoque, On

LEGAL DESCRIPTION			
Lot:	Concession: 1	Part(s): 9 & 10	Plan:
Frontage:	Depth:	Area (sq.m):	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.

<input type="checkbox"/> Servicing options report <input type="checkbox"/> Drainage and/or Stormwater management report <input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area <input type="checkbox"/> Archaeological Assessment <input type="checkbox"/> Traffic Study <input type="checkbox"/> Heritage Resource Assessment	<input type="checkbox"/> Phase I Environmental Study <input type="checkbox"/> Noise and/or vibration study <input type="checkbox"/> Source Water protection study <input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity <input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan <input type="checkbox"/> Supporting Land Use Planning Report
--	--

DESCRIPTION OF PROPOSAL

Current Official Plan designation:

How does your application conform with the Official Plan:

Existing uses of the subject land and how long have they continued:

Are there existing buildings or structures on the subject land?

Yes No

If YES, please detail the type of building/structure, the setbacks, building height, building dimensions and the date it was constructed on the attached page identified as **Existing Buildings**.

Current Development Permit (DP) designation:

What land use does the current Development Permit designation permit?

What is the nature and extent of the proposed amendment:

Why is the proposed amendment requested?

What are the proposed land uses?

Are there any proposed buildings or structures to be built on the subject land?

Yes No

If YES, please detail the type of building/structure, the setbacks, building height, building dimensions on the attached page identified as **Proposed Buildings**.

Does the property meet the density requirements set out in the Official Plan?

Yes No

Does the proposal remove land from an area of employment:

Yes No

If YES, provide details of the Official Plan amendment that would permit it

If the proposed amendment changes, replaces, deletes or adds a policy, what is the suggested text of the proposed policy amendment?

Is the subject land, or any property within 120m of it, the subject of any application under the Planning Act?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<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	
Is the proposed amendment consistent with the Provincial Policy Statement (PPS)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the subject land within an area of land designation under any provincial plan(s)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

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: KING ST WEST			
Entrance Approvals and Permit Number(s): XXXX			
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 type="checkbox"/> Municipal Water and Sewer	<input type="checkbox"/> Municipal Water & Private Sewage	<input type="checkbox"/> Private Well and Municipal Sewage	<input checked="" type="checkbox"/> Private Well and Private Sewage
--	---	--	---

Existing and Proposed Buildings Information (if required)			
EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	WOOD FRAME VINYL SIDING	
	Date Constructed:	2009	
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:	15'	
	Dimensions:	15' X 20'	
	Floor Area:	300 SQ. FT.	
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure:	STEEL FRAME STEEL SIDING	WOOD FRAME STEEL SIDING
	Proposed Date of Construction:	AUG - SEPT 2019	SPRING 2020
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:	25'	25'
	Dimensions:	60' X 180'	60' X 200'
	Floor Area:	11,000 SQ. FT.	12,000 SQ. FT.

Attached Additional Page, if necessary

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize JACK CUMMINGS (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)

July 2, 2019
Date

CONSENT BY OWNER

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

I/We Jack & Bruce Cummings PC 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)

July 2, 2019
Date

DECLARATION OF APPLICANT

I, Don Huel of the Town of Gananoque in the County of Lennox & Addington 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 22nd day of July, 2019.

Signature of a Commissioner, etc

Signature of Applicant

Office Use Only		Roll No: <u>08 14 006 010 121 00</u>
Official Plan Designation: <u>Highway Commercial</u>	Development Permit Designation: <u>Gateway Commercial</u>	Other:
Access (Entrance Permits etc): <u>Existing - King St. W</u>	Water and Sewer Hookup (Permits etc): <u>Private</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>July 10/2019</u>	Date Application Deemed Complete:	Fees Received: <u>\$ 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 By-law 2004-63 and amending By-law 2007-29. 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, Dan Hicks of the Town of Gananoque in the
County of LEEDS 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.

Dan Hicks
Print Name - Owner/Applicant

[Signature]
Signature - Owner/Applicant

10/19
Date

Clerk or Manager of Community Development

SITE PLAN

PART LOT 10, CONC. 1
TOWN OF GANANOQUE, ON
SCALE 1" = 100'



ZONING GATEWAY COMMERCIAL

PROPOSED BUILDINGS

BUILDING TYPE A SECURE COMMERCIAL STORAGE

LOT COVERAGE

APPROX LOT AREA = ±381670 SQ.FT. (8.76 AC)

BUILDING AREAS	W X D	QTY	AREA
EXSTG	SEE BELOW	1	2751 SQ.FT.
TYPE A	200' x 60'	2	24000 SQ.FT.

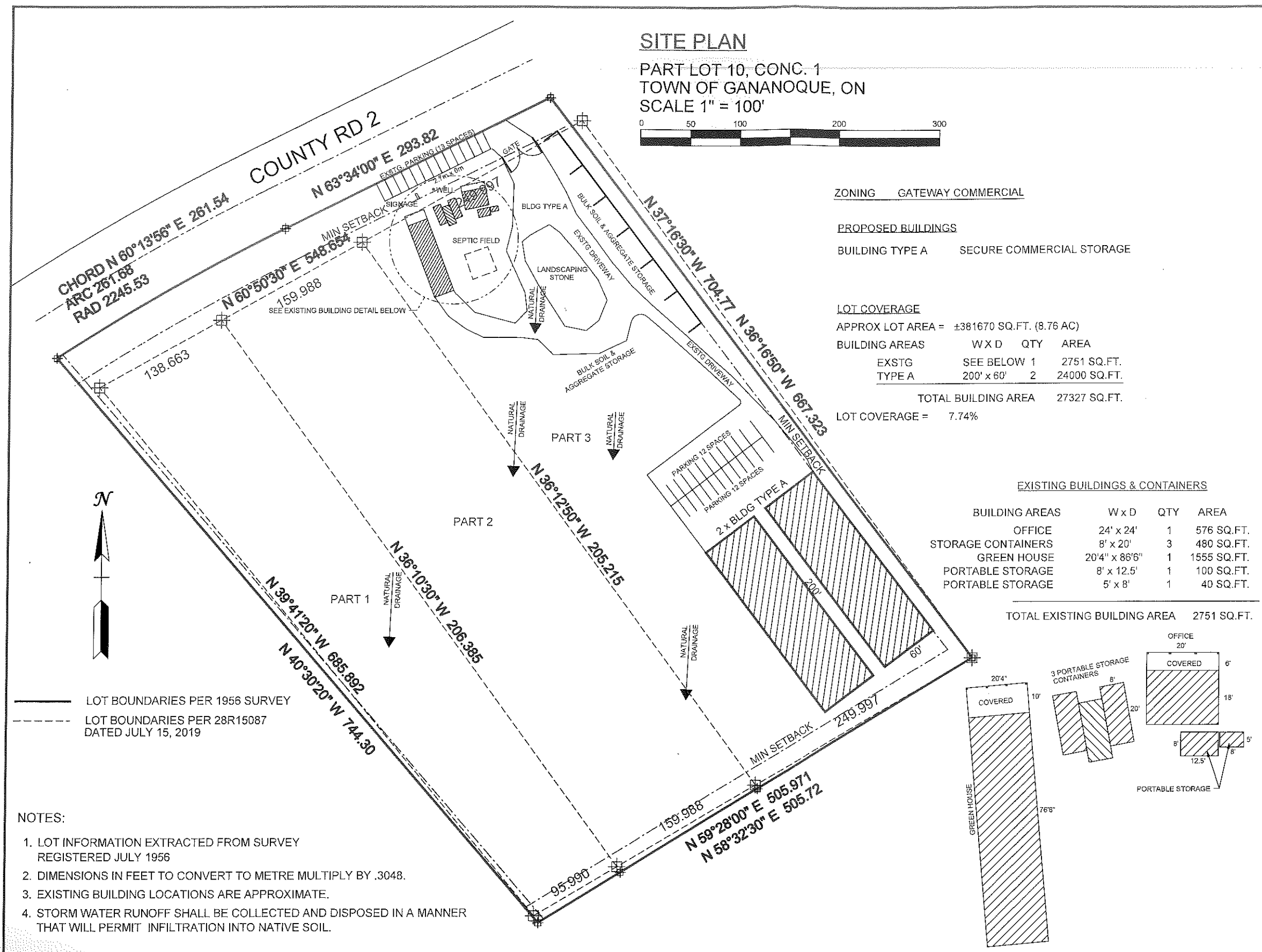
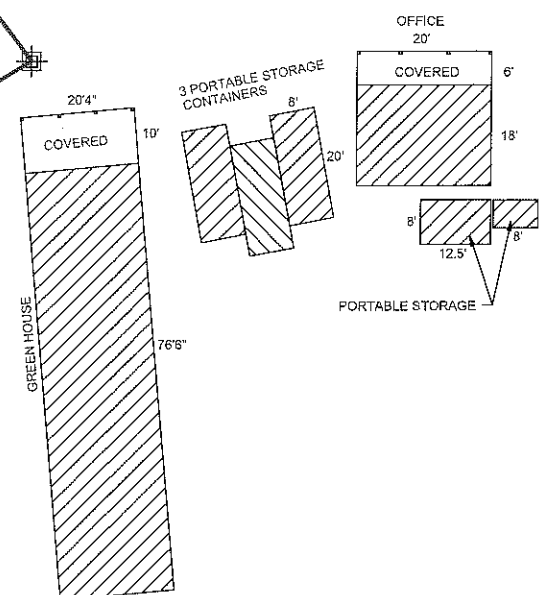
TOTAL BUILDING AREA 27327 SQ.FT.

LOT COVERAGE = 7.74%

EXISTING BUILDINGS & CONTAINERS

BUILDING AREAS	W x D	QTY	AREA
OFFICE	24' x 24'	1	576 SQ.FT.
STORAGE CONTAINERS	8' x 20'	3	480 SQ.FT.
GREEN HOUSE	20'4" x 86'6"	1	1555 SQ.FT.
PORTABLE STORAGE	8' x 12.5'	1	100 SQ.FT.
PORTABLE STORAGE	5' x 8'	1	40 SQ.FT.

TOTAL EXISTING BUILDING AREA 2751 SQ.FT.

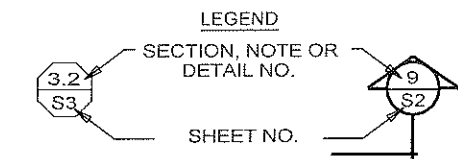


LOT BOUNDARIES PER 1956 SURVEY
LOT BOUNDARIES PER 28R15087
DATED JULY 15, 2019

NOTES:

1. LOT INFORMATION EXTRACTED FROM SURVEY REGISTERED JULY 1956
2. DIMENSIONS IN FEET TO CONVERT TO METRE MULTIPLY BY .3048.
3. EXISTING BUILDING LOCATIONS ARE APPROXIMATE.
4. STORM WATER RUNOFF SHALL BE COLLECTED AND DISPOSED IN A MANNER THAT WILL PERMIT INFILTRATION INTO NATIVE SOIL.

REV	DATE	DESCRIPTION OF CHANGE
C	6/08/19	ADDED LOT SEVERANCE LINES
B	8/07/19	FOR DEVELOPMENT PERMIT
A	26/06/19	REVISED AS REQUESTED
N/C	4/06/19	FOR DISCUSSION



THIS DRAWING IS NOT TO BE REPRODUCED OR REUSED FOR ANY PROJECT OTHER THAN THAT SPECIFIED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF R.W. WRIGHT DESIGN.

PROJECT
EASTERN MARINE SERVICE
GANANOQUE, ON

PREPARED BY
WRIGHT ENGINEERING & DESIGN
100 VICTORIA AVE.
GANANOQUE, ONT. K7G-2S1
(613) 382-2399

DWG. TITLE
SITE PLAN

DRAWN: RWW	REV: C
CHECKED: RWW	DWG. NO.
PROJECT NO:	SP1
DATE: 6 AUG/19	
SCALE: AS NOTED	
	OF 1