

NOTICE OF MEETING

Proposed Class II Development Permit Amendment

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, MARCH 24TH at 6:00 P.M.** in the **TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST, Gananoque** to hear and consider the following Class II Development Permit Amendment application:

File No. **DP2020-01**

OWNER/APPLICANT: **KERRY COYLE**

The property municipally and legally described as

165 MAIN STREET

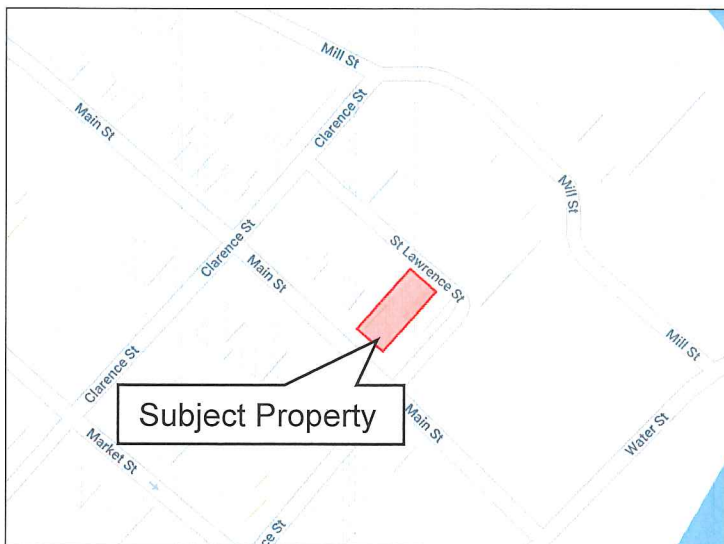
PLAN 86 PT LOT 590 PT LOT 592 GAN R WS
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit Amendment to
CONSTRUCT A DECK IN THE DESIGNATED OUTDOOR PATIO AREA FOR COMMERCIAL PURPOSES AND TO EXPAND THE EXISTING OUTDOOR OVEN STRUCTURE

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 Brenda Guy at 613-382-2149 ext. 1126.

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 **MARCH, 2020**

Brenda Guy
Manager of Planning and Development



DP 01 / 2020

**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 Planning and 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:
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: <i>Kerry Coyle</i>	Complete Address including Postal Code: <i>165 Main St. Gananoque ON K7G2M1</i>	Phone: <i>613 888-7640</i> Fax: _____ E-mail: <i>Kerry.coyle@yachon.com</i>
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):

165 MAIN ST. GANANOQUE ON K7G2M1

LEGAL DESCRIPTION

Lot: <i>590.590</i>	Concession:	Part(s):	Plan: <i>80</i>
Frontage: <i>15.84</i>	Depth: <i>33.99</i>	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
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DESCRIPTION OF PROPOSAL

Current Official Plan designation: Lowertown

How does your application conform with the Official Plan:
Residential / Cafe - Use is permitted.

Existing uses of the subject land and how long have they continued:
Residential Cafe - 2012.

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: Lowertown - Mixed Use

What land use does the current Development Permit designation permit?
Use is permitted.

What is the nature and extent of the proposed amendment:
Expand to include new dock / outdoor oven

Why is the proposed amendment requested?
Expand.

What are the proposed land uses?
Same.

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**. see attached

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?

N/A

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the subject land within an area of land designation under any provincial plan(s)?	<input checked="" 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: <u>Main Street.</u>			
Entrance Approvals and Permit Number(s): <u>n/a.</u>			
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)	<u>N/A</u>	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
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Existing and Proposed Buildings Information (if required)			
EXISTING BUILDINGS:		Building 1 - Res/Deck	Building 2 - Garage
	Type of Structure		Garage
	Date Constructed:		
	Front Line Setback:	0.5m	23m
	Rear Lot Line Setback:	12.5m	2.97m
	Side Lot Line Setback:	0.5m	0.5m
	Side Lot Line Setback:	8.25m	9.5m
	Height:		
	Dimensions:		
	Floor Area:		
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure:	Deck	
	Proposed Date of Construction:	2020	
	Front Line Setback:	3.75m	
	Rear Lot Line Setback:	@ 26m.	
	Side Lot Line Setback:	n/a.	
	Side Lot Line Setback:	@ 6.25m	
	Height:		
	Dimensions:	2.1 x 4.3 (7 x 12)	
	Floor Area:		
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

_____ (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.

Owner Name (Please Print)	Owner Name (Please Print)
Signature of Owner	Signature of Owner
Signature of Witness (not applicant)	Date

CONSENT BY OWNER

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

I/We, Kerry Coyle, 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.

<u>Kerry Coyle</u> Signature of Owner	Signature of Owner
<u>[Signature]</u> Signature of Witness (not applicant)	<u>March 10, 2020</u> Date

DECLARATION OF APPLICANT

I, Kerry Coyle of the town of Gananoque in the County of Leeds 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 this <u>10</u> day of <u>March</u> , 20 <u>20</u> <u>Melanie Kirkby</u> Commissioner Signature of a Commissioner	<u>Kerry Coyle</u> Signature of Applicant
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Office Use Only <u>Melanie Kirkby, Treasurer</u>	Roll No: <u>010 233 00</u>
Official Plan Designation: <u>Lowertown</u>	Development Permit Designation: <u>Lowertown - Mixed-Use</u>
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):
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 10/2020</u>	Date Application Deemed Complete: <u>March 10/2020</u>
Fees Received: <u>✓ (CB)</u>	

For additional details please contact: Brenda Guy, Manager of Planning and Development
Town of Gananoque, 30 King Street East, Box 100, Gananoque, ON K7G 2T6
Telephone: (613) 382-2149 ext.1126 Fax: (613) 382-8587 E-mail: bguy@gananoque.ca

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 Planning and 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 Planning and 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 Planning and Development, within their respective areas of jurisdiction.

I, Kerry Coyle 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.

Kerry Coyle
Print Name - Owner/Applicant

Kerry Coyle
Signature - Owner/Applicant

March 10 / 2020
Date

Clerk or Manager of Planning and Development

592

L O T

PARKING STALL

42'17" 17.

Notes

CURRENT LEGAL

CAPACITY = 40

THIS INCLUDES STAFF ONSITE - TOTAL 9 (approx). TABLES OUTDOOR WHICH SEAT 2-4 PATRONS are

OFTEN OCCUPIED BY 2 PATRONS. ADDITIONALLY 6 OUTDOOR BAR STOOLS TO ACCOMMODATE SEATS NOT USED AT TABLES -

INSIDE SEATING USED AS BACK UP IF RAINS & NEED TO MOVE PATRONS INSIDE

16.85

41'34"15"

PROPERTY LINE

1.22

8.27

3.2

PROPOSED FENCE

9.49

LOT AREA: 521 SQ. METRES
10.82

DECK

SERVICE AREA

10.51

KITCHEN & PREP AREA

DEMOLISH

CONCRETE STEPS

STOOLS

4.9

PROPOSED WOOD FIRED PIZZA OVEN

1.83

1.22

1.83

1.22

DECK

8.28

1.22

1.22

PROPOSED FENCE

2.23

BATHROOM

TOTAL INDOOR SEATING = 20

T = TABLE

TOTAL OUTDOOR SEATING = 40

STOOLS X 4
4.3

2.1

LOT LINE

EXISTING GAS LINE PER A. MCONIE

30.43m 8.42

RESIDENTIAL USE

CONCRETE PORCH

PROPOSED FENCE

1.22 GATE

PROPOSED

Lo stools for proposed deck counted as inside seating