

PLANNING REPORT

TO: PLANNING ADVISORY COMMITTEE

FROM: PLANNING AND DEVELOPMENT

MEETING DATE: TUESDAY, MARCH 28, 2023

SUBJECT: DP2023-02 – 200 JAMES A. BRENNAN ROAD
CLASS III DEVELOPMENT PERMIT

Background:

Property: 200 JAMES A. BRENNAN ROAD

Legal Description: CON 1 PT LOT 12 PT AND LOT 13 RP; 28R9649 PTS 1 & 2

Official Plan: EMPLOYMENT LANDS

Development Permit: EMPLOYMENT LANDS

Lot Coverage: 60%

Purpose and Effect:

To construct a prefabricated temporary accessory storage building consisting of 304m² to be located north of the existing operation and set back 22.9m from the front property line and 1m from the northern interior lot line

The proposed accessory building will be 4.5m high in the dimensions of 16.9m x 18m and will consist of 216m². A sea container is proposed to be located at the south and north sides of the structure for a total floor area of 304m². The accessory building will be constructed of steel and will contain a roof made of tarp materials.

Background:

The existing Tennant's Welding business has been operating on the property for approximately 30 years. The subject lands have a frontage of 638 metres, a depth of 113 metres and consists of 0.56 hectares and consists of two parcels which are being merged on title as one property. The existing building consists of 325 m² with 10 existing parking spaces located at the front of the building. A new barrier free parking space is to be located near the existing entrance.

The applicant has indicated that the building will be set back 1 metre from the northern interior lot line, 12.5m north of the façade of the main building and 16.9m from the front property line. The new accessory structure will be used for the purpose of on-site storage. The applicant has indicated that there will be no modifications to the existing

services to the site. The area of the site where the accessory building is to be placed is to be graded to create a level surface.



The front of Tennant's Welding where the proposed new temporary accessory storage building consisting of a 304m² structure will be located to the north of the existing building

PROVINCIAL POLICY STATEMENT:

The Provincial Policy Statement, 2020 (PPS) provides direction on matters of provincial interest pertaining to land use matters and all development proposals must be consistent with the policies therein. The full PPS document can be found at <https://www.ontario.ca/page/provincial-policy-statement-2020>. Policies which repeat or are not relevant to the current proposal have been omitted from commentary below.

1.0 Building Strong Healthy Communities

1.1.1 Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficient use land and resources;

- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or economical expansion;

1.3 Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4.

1.6.6 Sewage, Water and Stormwater

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- d) maintaining and, where possible, enhancing the vitality and viability of downtown and mainstreets;

COMMENT:

The proposed accessory use is consistent with policies pertaining to development on employment lands. The proposed structure will provide for additional indoor storage for the items pertaining to the welding business and will eliminate the requirement for outdoor storage on the property. The new structure will provide for the long-term economic prosperity of the site by optimizing the use of land and resources. The applicant has indicated that services will not be provided to the accessory structure.

OFFICIAL PLAN:

Goals and Objectives (3.4.1) Employment Lands

The goal of the Employment Lands is to support the expansion of the Town's employment base through flexible land use policies which recognize the dynamic nature of a changing regional economy.

The objectives of this designation are to:

1. To provide for commercial and industrial uses which require larger land areas;
2. To ensure access to efficient transportation links;
3. To provide commercial and industrial development opportunities which will not result in land use conflicts in accordance with Ministry of Environment Guideline on Compatibility Between Industrial Facilities and Sensitive Land Uses;
4. To enhance economic development opportunities within the Town of Gananoque.

Permitted Uses:

Development within the Employment Lands shall generally take place in the form of an industrial, business or commercial park. The following uses shall generally be permitted in the Employment Lands:

1. Manufacturing and processing
2. Warehousing and wholesaling of bulk products
3. Transportation depots
4. Heavy equipment and recreational vehicle sales and service
5. Open storage
6. Automobile and commercial vehicle service centres
7. Service commercial uses ancillary to the above
8. Large scale retail
9. Other commercial uses appropriate or compatible with an industrial/commercial mixed-use area or business park.

Employment Lands Policies (3.4.2.)

Council through zoning and site plan control shall endeavor to maintain the character and scale of the development in the Employment Lands area and to ensure appropriate regulatory control.

Site Plan Control, in accordance with the relevant policies in this Plan, shall apply to new or expanded trade and industry uses in order to regulate the physical character of development and to ensure compatibility with established land uses. Particular attention will be placed on appropriate buffering of the permitted uses from adjacent non-compatible uses as well as ensuring that there is sufficient and immediate access to transportation links.

COMMENT:

The proposed use is generally consistent with the Employment Lands policies of the Official Plan designation. The proposed temporary accessory structure will provide for storage for the existing use which services existing businesses. The structure is compatible with the established land use and is set back from the existing building and street within an area presently used for outdoor storage. With the addition of the new structure, the outdoor storage in this area will be eliminated. The temporary accessory storage building is regulated through the Development Permit application.

Adjacent Uses

The subject property is adjacent existing businesses on the designated Employment Lands being light industrial uses including auto parts to the south, Public Works and the Town water tower across the street and existing contractors to the north and commercial strip mall backs onto the site.

Development Criteria (5.4.4)

In addition to the policies established for the General Commercial policy area, general development criteria are provided under Section 5.4.4. The following development criteria relate to the current proposal:

- The provision of safe access onto or from a local or Town road or provincial highway.
- Adequate access to, and provision of, off-street parking.
- Barrier-free access to public and commercial buildings and the designation of parking spaces for physically challenged persons.
- Access and maneuvering of emergency vehicles.
- The availability of municipal services and the cost of upgrading services.
- Adequate grade drainage or stormwater management and erosion control.
- Safety and Security (including lighting, site orientation, and lines of sight).
- Preservation and protection of street trees, canopies and forest.

COMMENT:

The front of the property at 200 James A. Brennan Road is open along the street and provides easy access onto the property from the street. The applicant has indicated that they will be providing one new barrier free parking space at the front entrance into the existing building and that 8 parking spaces, including the barrier free parking space, will be provided. It was indicated that there will be no modifications to the existing services to the site and that existing drainage will be maintained. The existing building has a loading door midway at the front of the building and has wall pack lighting at the front of the existing structure. There are no existing trees in this area that will be damaged or removed in order of accommodating the accessory storage building.

DEVELOPMENT PERMIT:

The subject property is designated Employment District within the Development Permit By-law. The intent of the Employment District designation is to provide for employment opportunities within areas of the Town that provide a wide range of uses and also allow complimentary uses for employees and other residents of the Town. Development standards are intended to limit land use conflicts and provide for buffering and screening through increased landscape site design requirements.

The current proposal would not redesignate the property but would permit the proposed use of the temporary accessory building as proposed on the site plan.

Section 9.1 Uses

The principal use of Tenant's Welding is determined to be a Manufacturing Plant which is a permitted use in the Employment District. A Manufacturing Plant is defined as the use of land, buildings or structures for the purpose of producing, assembling, making, preparing, inspecting, finishing, treating, altering, warehousing or storing or adopting for sale of any goods, substance, article or service. The By-law defines an accessory use

customarily incidental and subordinate to the main use or main building and located on the same lot with such principal use or principal building.

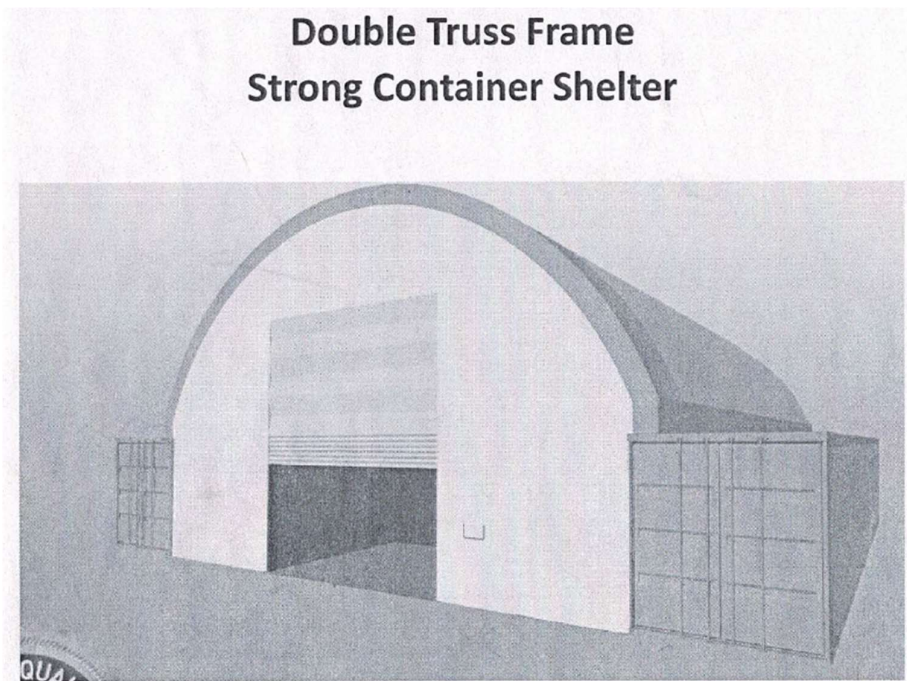
The proposed temporary storage building is considered to be a tarpaulin structure which is listed as a discretionary use and is defined as *"Means a supporting metal pole frame structure with a fabric cover made of canvas nylon or similar material. Such structure must be ancillary to a main permitted use and can be dismantled and moved."*

An accessory structure shall not be permitted closer to the front lot line than the principal building, shall not be closer than 1.0 metre to the main building and interior side yard, not cover more than 20% of the total lot area in any non-residential designation and the maximum height of an accessory building shall be 4.5 metres.

COMMENT

The proposed temporary storage building is set back 6 metres from the front of the existing building, is setback one metre from the northern interior lot line and meets the maximum permitted height of 4.5 metres. The floor area of the main structure will consist of 216m² and with the addition of the storage containers on each side of the accessory structure, the total floor area will be 304m².

Although the structure will be constructed using portable sea containers, it is considered to be a tarpaulin structure with the Building Code Act and the definition in the Development Permit By-law would be outdated.

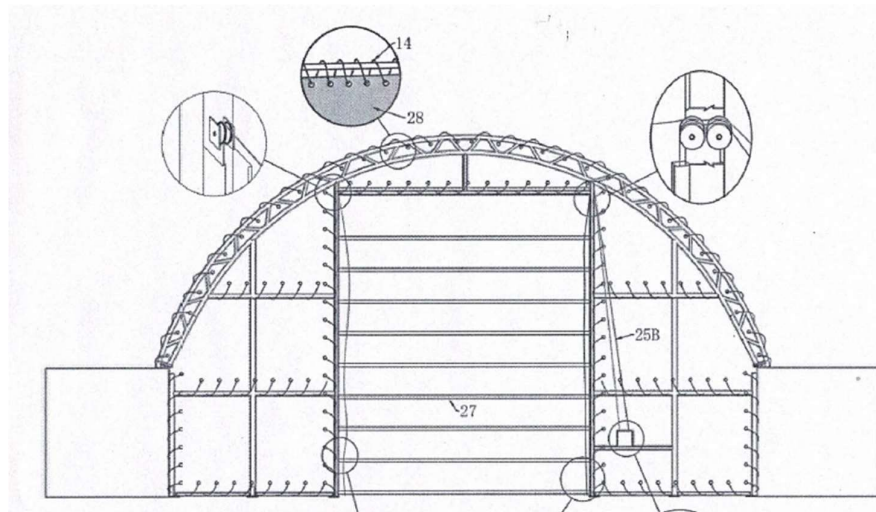


The front of the temporary accessory storage building to the north of Tennant's Welding facing James A Brennan Road. The 304m² structure will be 4.5 metres in height and will have a loading door at the east side.

Section 9.2 Site Provisions

Section 9.2 of the By-law establishes site requirements for the permitted and discretionary uses. The provisions for the proposed site plan and the provisions for the accessory greenhouse are as follows:

Provision	Required	Existing/Proposed
Lot Area (min.)	743 m ²	5650 m ²
Lot Coverage (max.)	60%	12%
Lot Frontage (min.)	18 m	63.8 m
Front Yard Setback (min.)	7 m	22.9 m
Exterior Side Yard Setback (min.)	NA	NA
Interior Side Yard Setback (min.)	3 m	1.0 m
Rear Yard Depth (min.)	6 m	59 m
Building Height (for Accessory Structure) (max.)	4.5 m	4.5 m (mid to peak)



Construction techniques used for the temporary accessory storage building facing James A Brennan Road. The 304m² structure will be 4.5 metres in height and will have a loading door at the east

As per Section 9.3 Additional Provisions Discretionary Use all discretionary uses shall be subject to the Class III Development Permit approval system. The cultural and architectural heritage integrity of the Employment District Designation have been respected and enhanced by the proposed development. The Class III permit shall also require demonstration that the proposed discretionary use can be appropriately developed on the basis of the land uses functional requirements such as street frontage, access, yard setbacks, vehicular movements and parking requirements, safety etc.

A Tarpaulin Structure is permitted for the purposes of the storage of goods essential to the primary use of the property:

- A full drawing set will be required to be submitted for review and consideration prior to approval;
- The structure shall be screened and buffered from abutting land holdings; and
- The structure is only permitted in the rear yard.

COMMENT:

A full set of plans are required for the construction of the tarpaulin structure along with an Engineer’s Stamp as per the Ontario Building Code. The rear yard accommodates storage for the business and there is no proposed screening due to the nature of the business. The placement of the accessory storage building is setback from the front yard and is determined to be located in the rear yard.

Parking and Storage of Vehicles (3.32)

The By-law indicates that for a Manufacturing use that the required number of parking spaces for this use is 1 space per 95 m² (1,022.6 ft²) of gross floor area and 1 space per every 3 employees per shift. The applicant is providing 8 parking spaces including one new barrier free parking space at the front entrance of the existing building.

COMMENT:

Based on the floor area of 325 m² a total of 4 parking spaces plus 2 parking spaces per 6 employees per shift for a total of 6 parking spaces are required. As per Section 3.32 Parking and Storage of Vehicles one barrier-free parking space shall be provided for every 20 standard parking spaces. The applicant is providing the barrier free parking space as a courtesy for patrons of the business.

The accessory storage area is 304 m² and does not require parking therefore no additional parking is required. The proposed accessory structure will not restrict traffic movement on site and will not obstruct emergency vehicle movement as it is open to the street along the front property line.

Entrance Overlay (14.0)

A small portion of the southwest corner of the subject property falls within the Entrance Overlay, which encourages additional landscaping and beautification of the Town entrances, as appropriate.

GENERAL COMMENT:

The intent of the Entrance Overlay is streetscape along Stone Street N, similar to the gateway entrance of King Street East and King Street West. The overlay does not follow the boundary of properties but that of a swath of land on both the east and west side of Stone Street N.

CIRCULATION TO AGENCIES

Circulation to all property owners within 120m of the site and the prescribed agencies (comments received to date):

CAO	
Chief Building Official	No objection.
CRCA	No comments.
School Boards: CDSBEO and UCDSB	
Utilities: Bell Canada/Canada Post/ Cogeco/Enbridge Gas/ Eastern Ontario Power/Hydro One (OPG)	Bell Canada – No comment Cogeco - No comment Hydro One – No comment
EMS: Fire/LG Paramedic/Police	Fire Department –

	Police Services -
Public Works, Water/Sewer Utilities	Public Works – No comment
St. Lawrence Parks Commission/MTO/ Other Commenting Agencies	
Neighbourhood: Posting and 120m Circulation	

Staff have no objection to DP2023-02 Tennant’s Welding Ltd. – 200 James A. Brennan Road, for the addition of a tarpaulin structure to the north of the existing main building, provided:

- The two properties be merged on title as one legal entity under the civic address of 200 James A. Brennan Road,
- The Owner enter into an amending Development Permit Agreement within one year of the Notice of Decision or the approval may lapse; and
- All costs associated with fulfilling the conditions of this decision are borne by the Owner.

APPROVAL	_____
	Trudy Gravel, Assistant Planner

	Brenda Guy, Manager of Planning and Development

NOTICE OF PUBLIC 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, MARCH 28, 2023 at 6:00 P.M.** via **TELECONFERENCE*** to provide a recommendation to Council on the application below.

AND TAKE FURTHER NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Public Meeting on **TUESDAY, APRIL 4, 2023 at 6:00 P.M.** via **TELECONFERENCE*** and **IN-PERSON** in the TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST to consider the application.

*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-hall/meetings> prior to the meeting.

File No. **DP2023-02**

APPLICANT: **MIKE TENNANT**
OWNER: **TENNANT'S WELDING LTD.**

The property municipally and legally described as
200 James A. Brennan Road
CON 1 PT LOT 12 PT AND LOT 13 RP; 28R9649 PARTS 1 & 2
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit to
DEVELOP THE SUBJECT LANDS TO CONTAIN A NEW TEMPORARY STORAGE STRUCTURE

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 or by calling Trudy Gravel, Assistant Planner at 613-382-2149 ext. 1129.

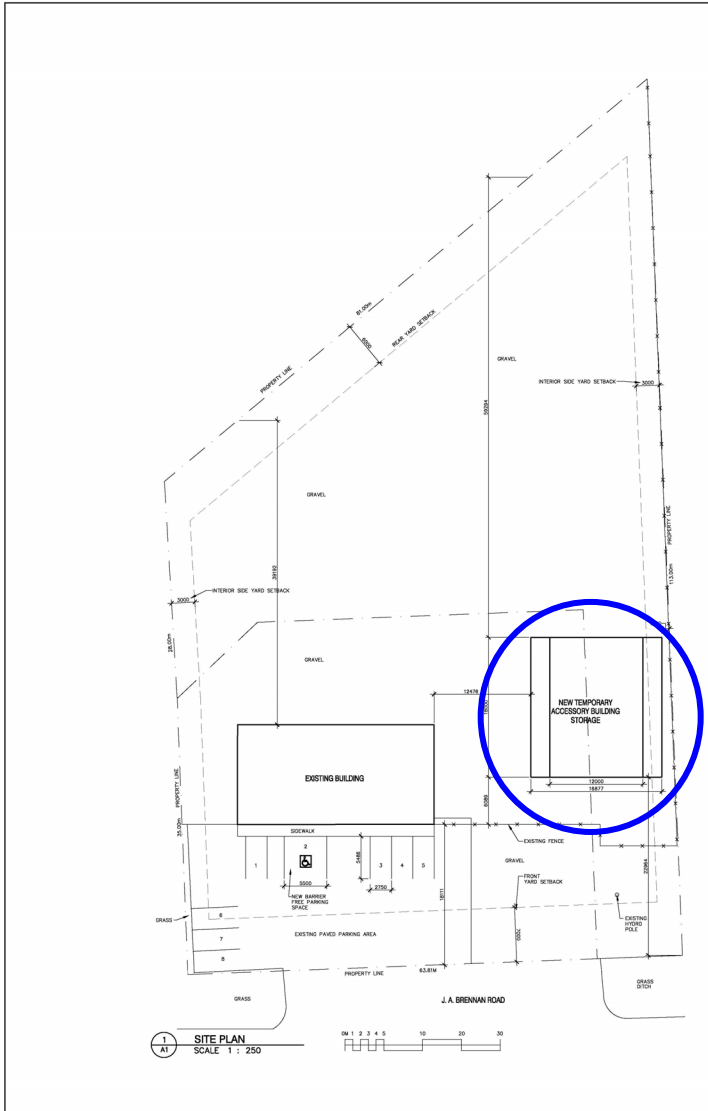
If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

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



DATED this 6TH day MARCH, 2023

Brenda Guy
Manager of Planning and Development



ZONING	REQUIRED	EXISTING	PROPOSED
ZONE	EMPLOYMENT DIST.	E.D.	E.D.
FRONT YARD (ACCESSORY BUILDING)	7 M	-	22.9 M
REAR YARD (ACCESSORY BUILDING)	6 M	-	59.0 M
INTERIOR SIDE YARD (ACCESSORY BUILDING)	1.0	-	1.0 M
LOT AREA (MINIMUM)	24.3 SQ.M	5650 SQ.M	5650 SQ.M
LOT COVERAGE (MAXIMUM)	60%	6%	12 %
LOT FRONTAGE (MINIMUM)	18m	EXISTING	EXISTING
BUILDING HEIGHT	15 m	7.3M	EXISTING
BUILDING HEIGHT (ACCESSORY BUILDING)	4.5 m	-	4.5 m

EXISTING BUILDING AREA = 325m²
 NEW ACCESSORY BUILDING AREA (INCLUDING 2 SEA CANS) = 304 M²
 EXISTING PARKING = 10 SPACES
 PROPOSED PARKING = 8 SPACES (INCLUDING NEW BARRIER FREE SPACE)
 1 SPACE PER 95M² OF GFA PLUS 1 SPACE PER 3 EMPLOYEES PER SHIFT = 325/95 = 3.4 + 6 EMPLOYEES (2 SPACES) = 6 EMPLOYEES (2 SPACES)
 = 6 SPACES

- NOTES:
1. NEW PREFABRICATED NON PERMANENT ACCESSORY STRUCTURE TO BE USED AS STORAGE AND REPAIR ROOM FOR EQUIPMENT.
 2. THERE WILL BE NO MODIFICATIONS TO EXISTING GRASS OR SURFACE PAVING.
 3. SURFACE TO BE GRADED TO EXISTING BUILDING OR TO BE GRADED TO BE GRADED TO CREATE A LEVEL SURFACE.

No.	DATE	DESCRIPTION	BY

REVISIONS

DETAIL REFERENCE SYMBOL

X	detail No. X
Y	drawing No. Y

DRAWINGS MUST NOT BE SCALED
 CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE
 FOR ALL DIMENSIONS AND SHALL REPORT ANY DIS-
 CREPANCY TO THE ARCHITECT BEFORE PROCEEDING
 WITH ANY WORK.

PROJECT:
 TENNANT'S WELDING LTD.
 NEW STORAGE STRUCTURE

LOCATION:
 200 JAMES A. BRENNAN RD. GANANOQUE

FOR:
 MR. MIKE TENNANT

DRAWING:
 SITE PLAN

DWG. BY:	SCALE	DRAWING No.
DEPT.:	1 : 250	A1
DATE:	DEC 2022	
DATE:	DEC 2022	
DATE:	DEC 2022	

PROJECT No. 2022-76



DP 2023/04

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 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
- ✓ Copy of the most recent survey of the subject property
- ✓ 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 any peer reviews of background studies – Class II/Class III applications
- ✓ Separate cheque payable to Cataraqui Region Conservation Authority, if applicable. 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>Mike Tennant</i>	Complete Address including Postal Code: <i>200 James A Brennan Rd, Gananoque, On K7G 1N7</i>	Phone: <i>613 382-4042</i> Fax: _____ E-mail: <i>tennantwellington@bellnet.ca</i>
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner: <i>Drew Truesdell 580 Armstrong Rd, Kingston, On. K7M 8J8</i>	Complete Address including Postal Code:	Phone: <i>539-0810</i> Fax: _____ E-mail: _____
Engineer: <i>/</i>	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor: <i>/</i>	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____

Street or Property Address (if applicable):
200 James A Brennan Rd, Gananoque, On K7G 1N7
LEGAL DESCRIPTION

Lot/Con/Plan: _____			
Frontage: <i>63.8 meters</i>	Depth: <i>113 meters</i>	Area (sq.m): <i>5650</i>	Area (acres): <i>1.396</i>

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):	
Length of time the existing use of the subject lands have continued:	Industrial (30 years)
Has the property been designated as a Heritage Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property presently under a Site Plan Agreement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, provide the file number and the status of the application?	
Proposed Use(s): same as existing.	
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? N/A.	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law. N/A.	
Abutting Land Use(s): employment lands	
Is the Development to be phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction?	immediately
Is the land to be divided in the future?	No
Are there any easements, right-of-ways or restrictive covenants affecting the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Plan Details:			
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
Lot Area:	Building Coverage:	Landscape Coverage:	
5650 (sq.m)	12.0 (%) 637 (sq.m)	0 (%) 0 (sq.m)	
Building Height:	No. of Storeys:	No. of Units:	Method of Garbage Storage:
24'	1	1	Tomlinson Environmental
Parking Surface:	Number of Parking Spaces:	Dimensions of Parking Spaces:	Number of Accessible Spaces:
Existing: paved Proposed: paved	Existing: 10 Proposed: 8 Total: 8	2.75 x 5.49	1
Loading Spaces:	Number of Loading Spaces:	Dimensions of Loading Spaces:	Other:
1	1	14m x 3.5m	/

Heritage Tourist Inn/Bed and Breakfast:			
Is this an application for a Heritage Tourist Inn?	Number of Guest Rooms:	Is this an application for a Bed and Breakfast?	Number of Guest Rooms:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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.			

EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	steel	
	Date Constructed:	over 50 years	
	Front Line Setback:	18.1 meters	
	Rear Lot Line Setback:	39.2m	
	Side Lot Line Setback:	7.2m	
	Side Lot Line Setback:	30.8m	
	Height:	24'	
	Dimensions:	25.3m x 12.9m	
	Floor Area:	32509 m ²	
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure:	steel canopy	
	Proposed Date of Construction:	immediately	
	Front Line Setback:	22.9 m	
	Rear Lot Line Setback:	59 m	
	Side Lot Line Setback:	1m	
	Side Lot Line Setback:	4.5 m	
	Height:	4.5 m	
	Dimensions:	17.1 x 18.3m	
	Floor Area:	216 sq. m building	Building 2 304 sq. m containers
Attached Additional Page, if necessary			

Access:

Municipal Street Unopen Road Allowance Existing Right-of-way Other _____

Name of Street/Road: JAMES A BIRCHALL RD

Entrance Approvals and Permit Number(s): N/A.

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) NA

Docking Facilities (specify) N/A Parking Facilities (specify) _____

distance from subject land _____ distance from subject land _____

distance from nearest public road _____ distance from nearest public road _____

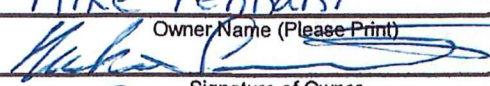
Services:

Municipal Water and Sewer Municipal Water & Private Sewage Private Well and Municipal Sewage Private Well and Private Sewage

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

AUTHORIZATION BY OWNER

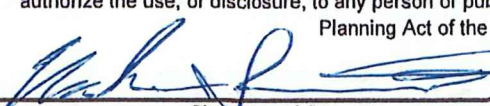
I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize Mike Tennant (print name) to be the applicant in the submission of this application. Furthermore, I/we, being the registered owner(s) of the subject lands, hereby authorize the Members of 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.

<u>Mike Tennant</u> Owner Name (Please Print)	
 Signature of Owner	
<u>Julie Ballhorn</u> Signature of Witness (not applicant)	<u>Jan 11/23</u> Date

CONSENT BY OWNER

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

I/We, Mike Tennant, 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	
<u>Julie Ballhorn</u> Signature of Witness (not applicant)	<u>Jan 11/23</u> Date

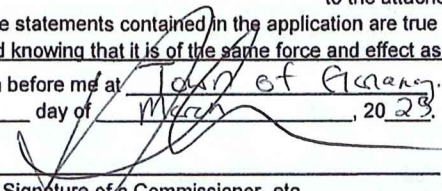

DECLARATION OF APPLICANT

I, Mike Tennant of the Town of Gananoque in the Province of Ontario 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 <u>Town of Gananoque</u> this <u>2nd</u> day of <u>March</u> , 20 <u>23</u> .	 Signature of a Commissioner, etc
	 Signature of Applicant

Office Use Only:		Roll No: <u>015 39601</u>
Official Plan Designation: <u>Employment Lands</u>	Development Permit Designation: <u>Employment's Lands</u>	Other:
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	Other:
Other Concurrent Applications: <input type="checkbox"/> Cash-in-Lieu of Parking	<input type="checkbox"/> Condominium Approval	<input type="checkbox"/> Official Plan Amendment
<input type="checkbox"/> Consent/Severance	<input type="checkbox"/> Subdivision Approval	
Date Application Received: <u>Feb. / 2023</u>	Date Application Deemed Complete: <u>March 2/2023</u>	Fees Received: <u>\$700 Pd.</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 Planning and Development or the Director of Public Works, Community Services 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, Mike Tennant of the Town of Gananoque in the Province of Ontario solemnly declare that:

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

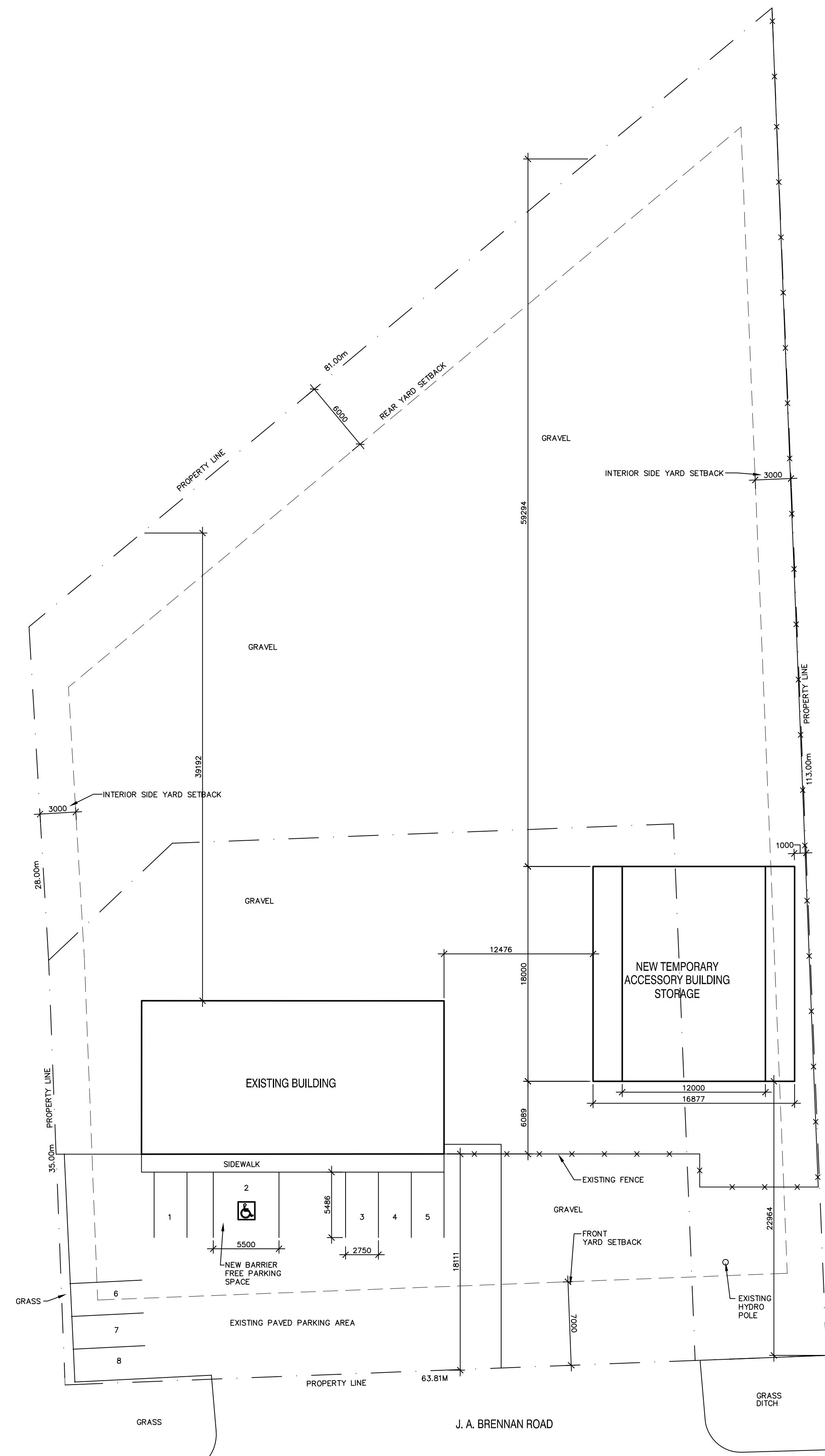
Furthermore, I accept the Town's peer review process whereby I agree to provide the Town of Gananoque with a deposit in the amount of \$2,000 (two thousand dollars) in order to conduct the necessary peer review(s) in the completion of my planning application. In the event that payment is not received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

Mike Tennant.
Print Name - Owner/Applicant

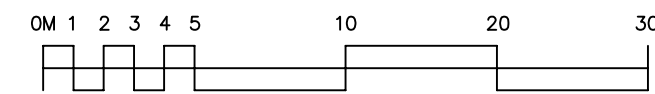
[Signature]
Signature - Owner/Applicant

Jan 10/2023.
Date

Clerk or Manager of Planning and Development



1 SITE PLAN
A1 SCALE 1 : 250



ZONING			
ZONE	REQUIRED EMPLOYMENT DIST.	EXISTING E.D.	PROVIDED E.D.
FRONT YARD (ACCESSORY BUILDING)	7 M	-	22.9 M
REAR YARD (ACCESSORY BUILDING)	6 M	-	59.0 M
INTERIOR SIDE YARD (ACCESSORY BUILDING)	1.0	-	1.0 M
LOT AREA (MINIMUM)	743 SQ.M	5650 SQ.M	5650 SQ.M
LOT COVERAGE (MAXIMUM)	60%	6%	12 %
LOT FRONTAGE (MINIMUM)	18m	EXISTING	EXISTING
BUILDING HEIGHT	15 m	7.3M	EXISTING
BUILDING HEIGHT (ACCESSORY BUILDING)	4.5 m	-	4.5 m

EXISTING BUILDING AREA = 325m²
 NEW ACCESSORY BUILDING AREA (INCLUDING 2 SEA CANS) = 304 M²
 EXISTING PARKING = 10 SPACES
 PROPOSED PARKING = 8 SPACES (INCLUDING NEW BARRIER FREE SPACE)
 1 SPACE PER 95M² OF GFA PLUS 1 SPACE PER 3 EMPLOYEES PER SHIFT = 325/95 = 3.4 + 6 EMPLOYEES (2 SPACES) = 6 EMPLOYEES (2 SPACES) = 6 SPACES

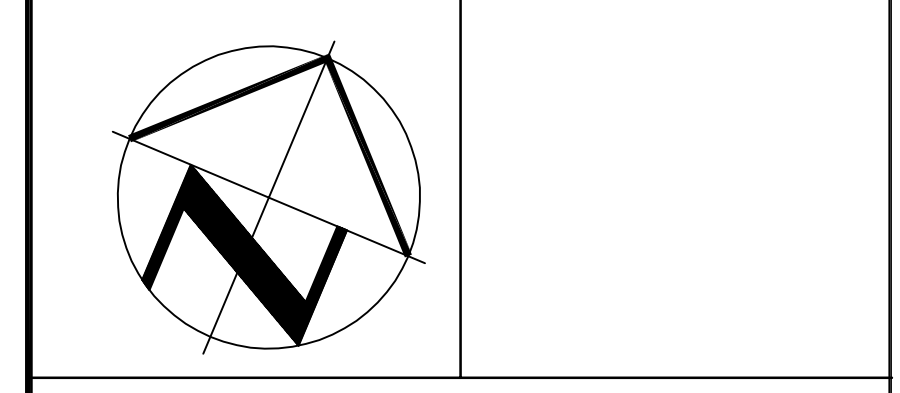
- NOTES:
1. NEW PREFABRICATED NON PERMANENT ACCESSORY STRUCTURE TO BE USED AS STORAGE AND WILL REQUIRE NO ADDITIONAL PARKING.
 2. THERE WILL BE NO MODIFICATIONS TO EXISTING SERVICES INTO THE SITE.
 3. AREA OF SITE WHERE THE ACCESSORY BUILDING IS TO BE PLACED TO BE GRADED TO CREATE A LEVEL SURFACE.

No.	DATE	DESCRIPTION	BY

REVISIONS

DETAIL REFERENCE SYMBOL

X	detail No. X
Y	drawing No. Y



DRAWINGS MUST NOT BE SCALED
 CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE
 FOR ALL DIMENSIONS AND SHALL REPORT ANY DIS-
 CREPANCY TO THE ARCHITECT BEFORE PROCEEDING
 WITH ANY WORK.

PROJECT:
 TENNANT'S WELDING LTD.
 NEW STORAGE STRUCTURE

LOCATION:
 200 JAMES A. BRENNAN RD. GANANOQUE

FOR:
 MR. MIKE TENNANT

DRAWING:
 SITE PLAN

DWG. BY:	SCALE	DRAWING No.
DEPT. CK'D BY DATE	1 : 250	A1
DES.	DATE	
W.D.	DEC 2022	
SPEC.		
PROJECT No. 2022-76		

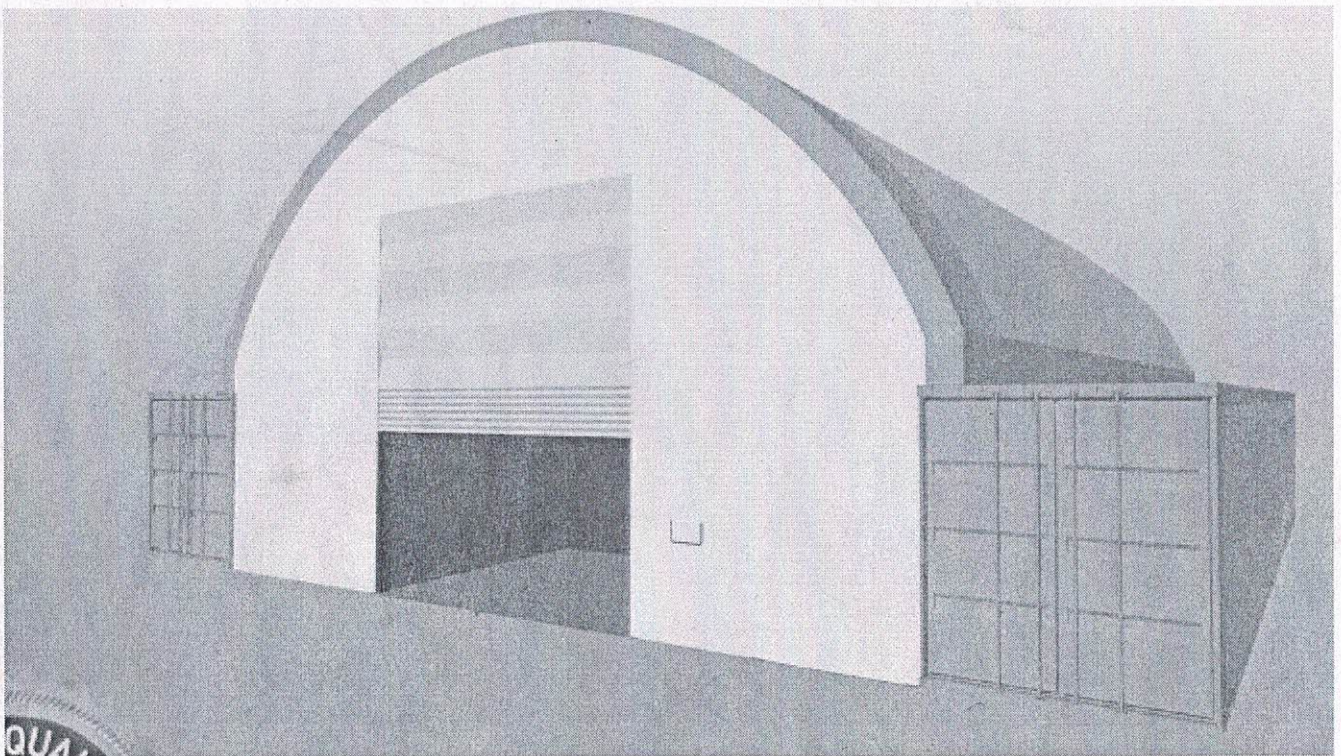
SHELTER ASSEMBLY MANUAL

Model #SCE7.5-406015-RDIM

W12x L18x H4.5m

Double Truss Frame

Strong Container Shelter



QUA

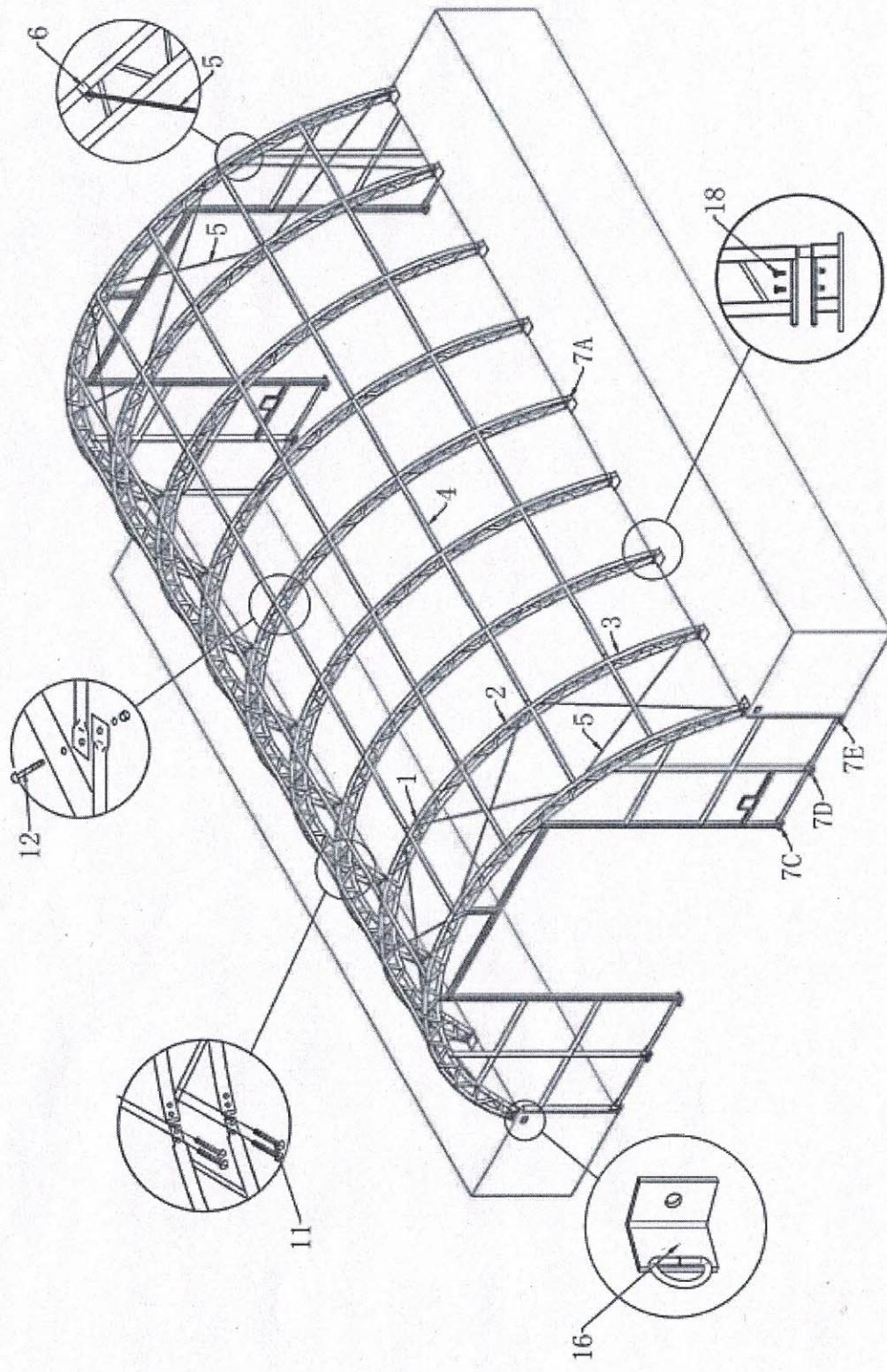


Figure 2: Size: L18x W12 x H4.5m

B— FRAME INSTALLATION

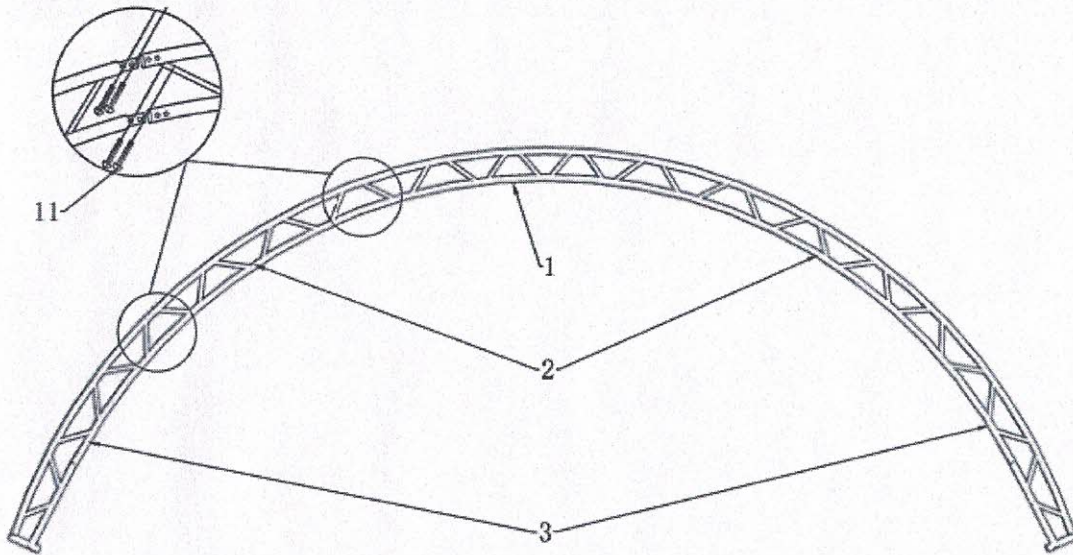


Figure 3

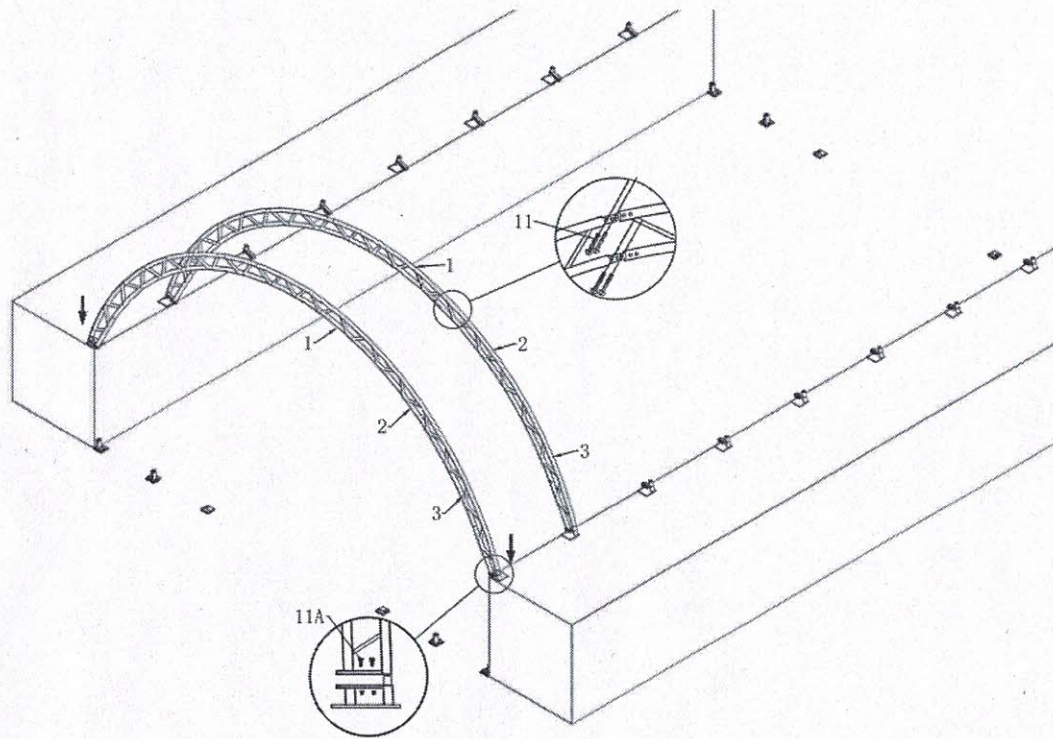


Figure 4

1.As Figure 3&4 shown to connect Top bent tube for front and back door(No.1A),Middle bent tube for front and back door(No.2A),and Sidewall bent tube for front and back door(No.3A)by using 8*80 Carriage Bolts(No.11) ,then put the arch into the base plate by using 12*40 Bolts(No.11A) to make the first and end arch frame.

2.As Figure 5 shown connect Top Bent Tube(No.1), Middle Bent Tube(No.2),and Sidewall Tube(No.3) by using 8*80 Carriage Bolts(No.11) ,then put the arch into the base plate by using 12*40 Bolts(No.11A) which

makes the second group of arch frame. By turns, there are total 4 groups of same arch frame, install all the arch frame like it.

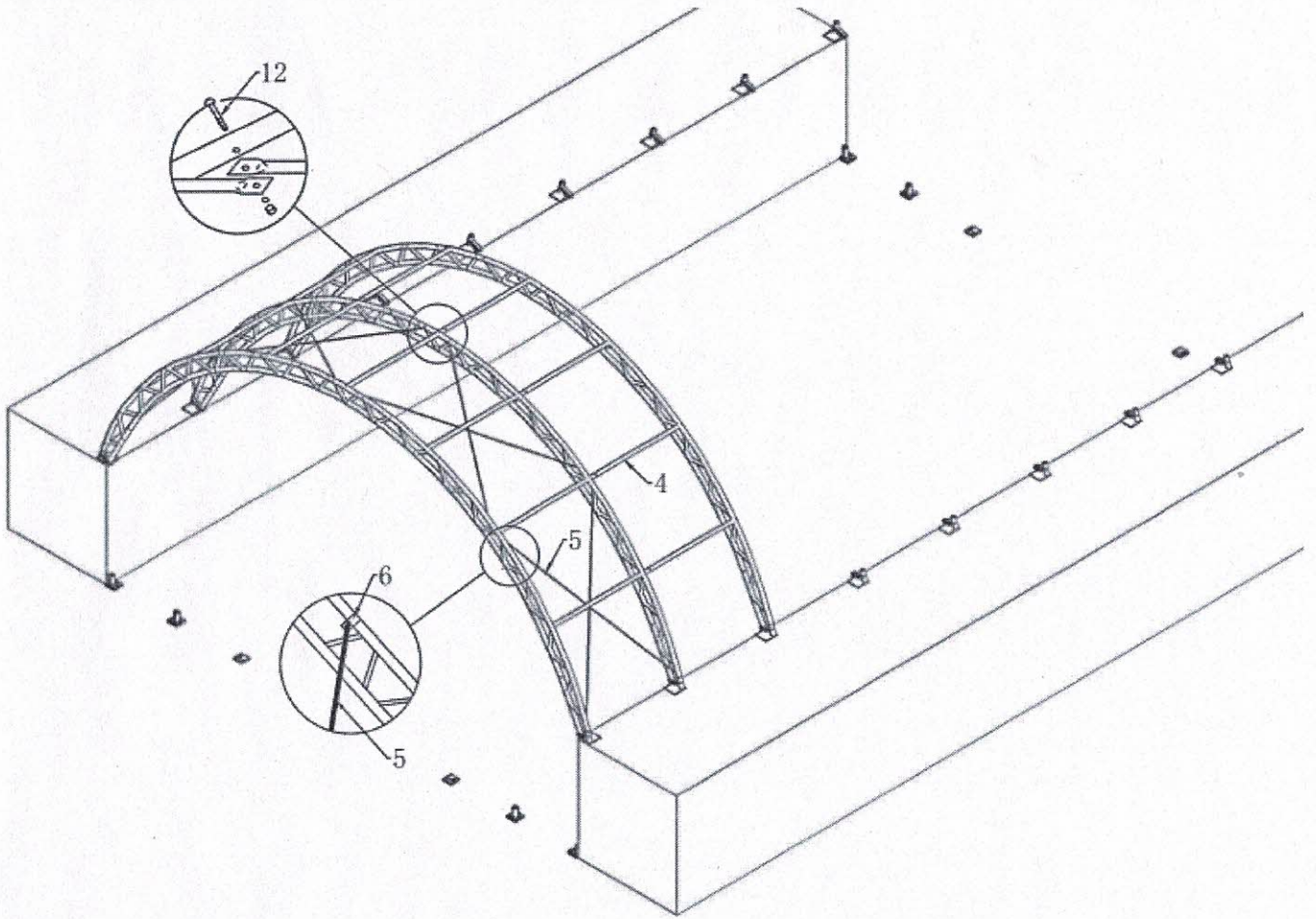


Figure 5

3. After finish installing the first two arches, connect the Connection purlin (part no. 4) to the arch by using Bolt 10*90 (part no. 12). Then install the third arch into base plate and connect other purlins. Install the steel wire (No. 5) by using clip (No. 6) to arch frame. (As figure 5)

C— ENDWALL INSTALLATION

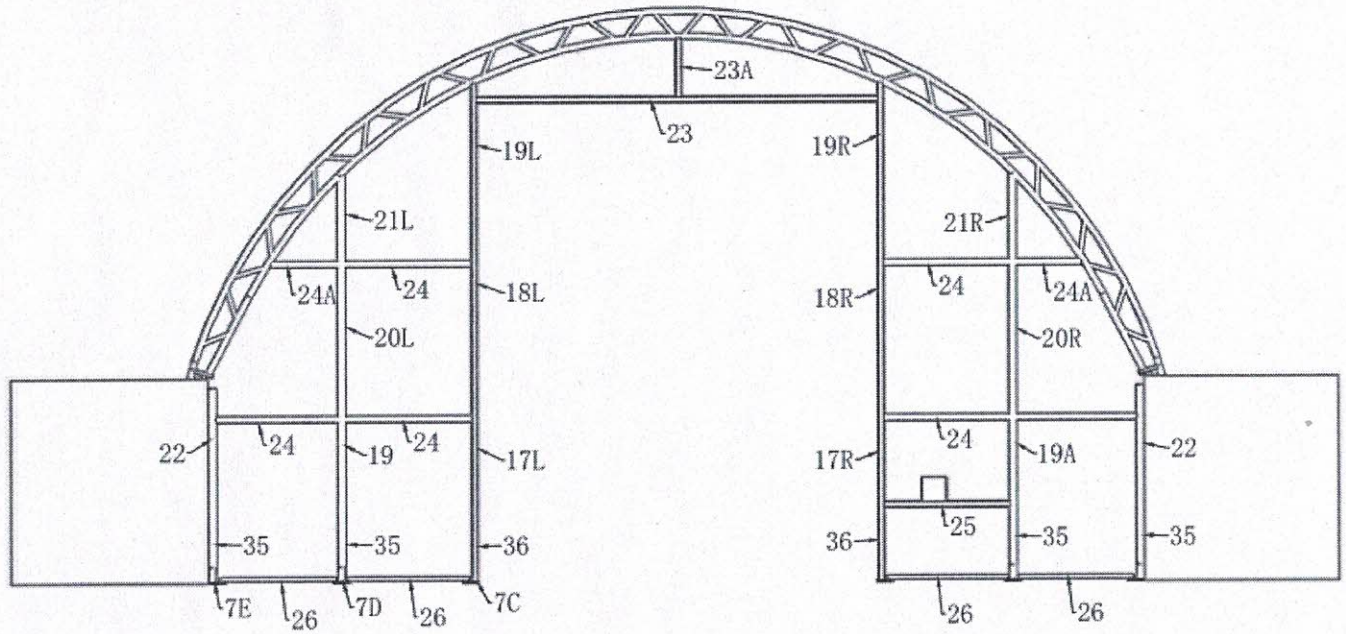


Figure 6

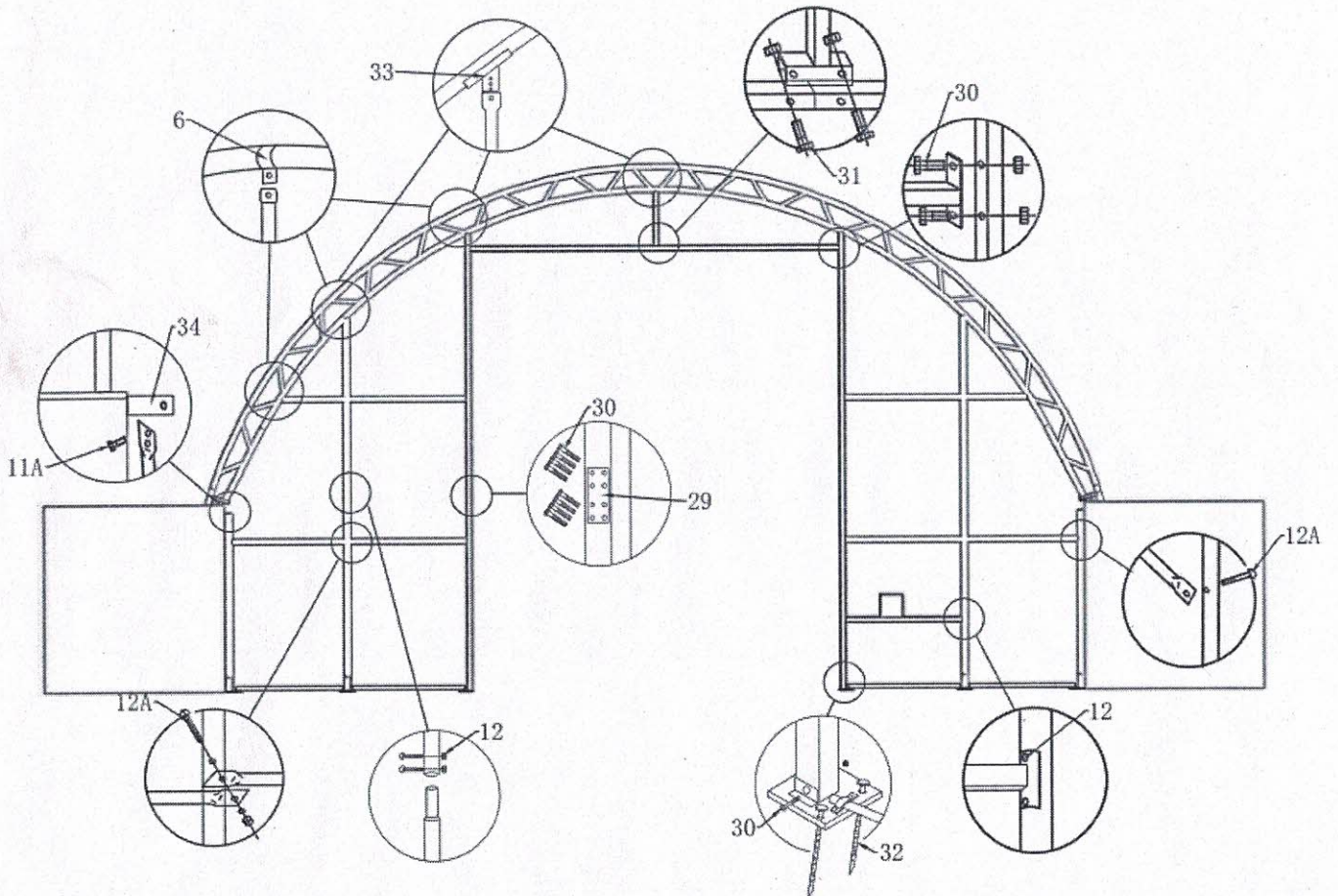


Figure 7

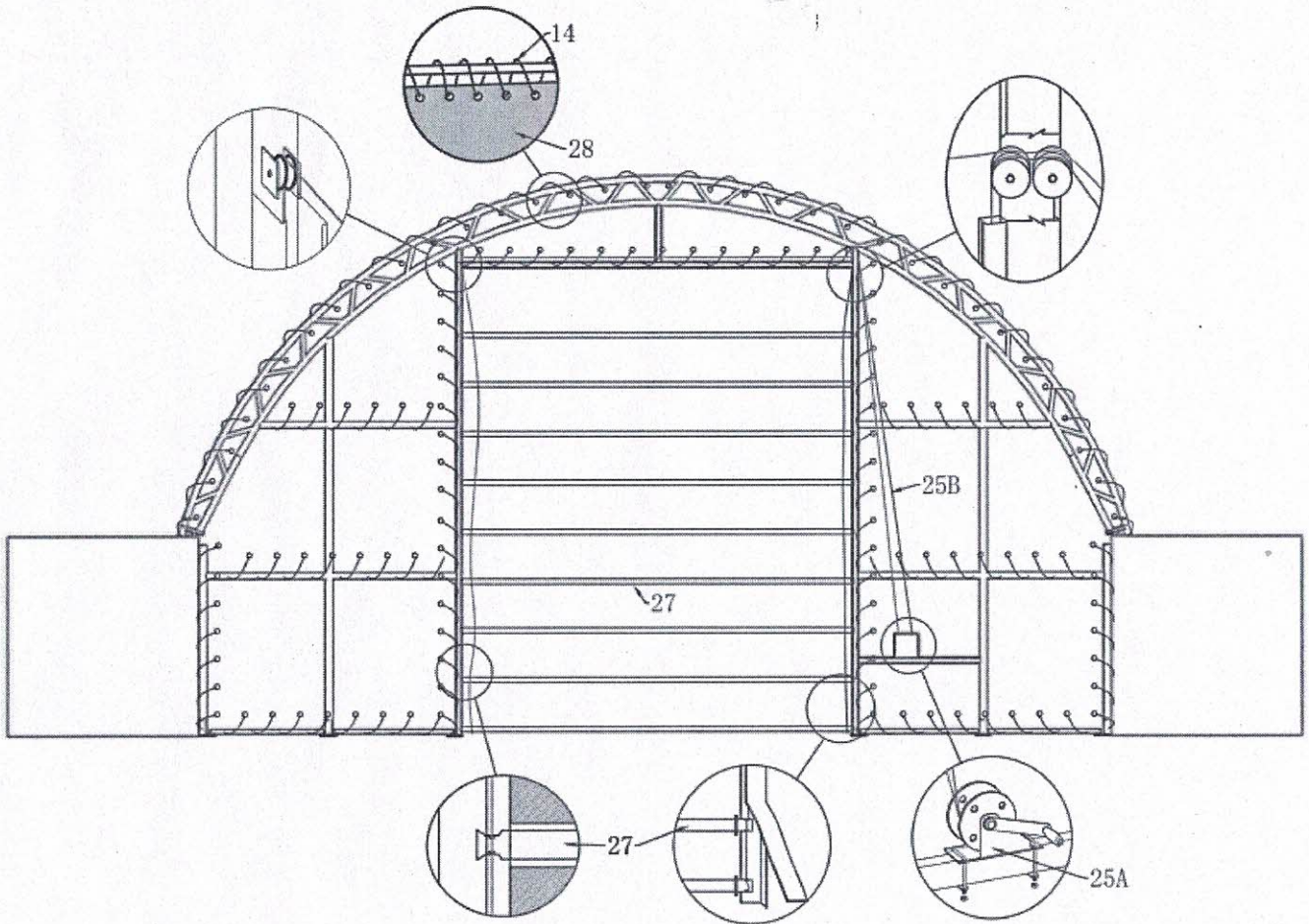


Figure 8

According to above Figure 6,7,8to find out all spare parts for frontwall, connect them together by using screw, make sure the spacing.

D—INSTRUCTION THE ROOF COVER

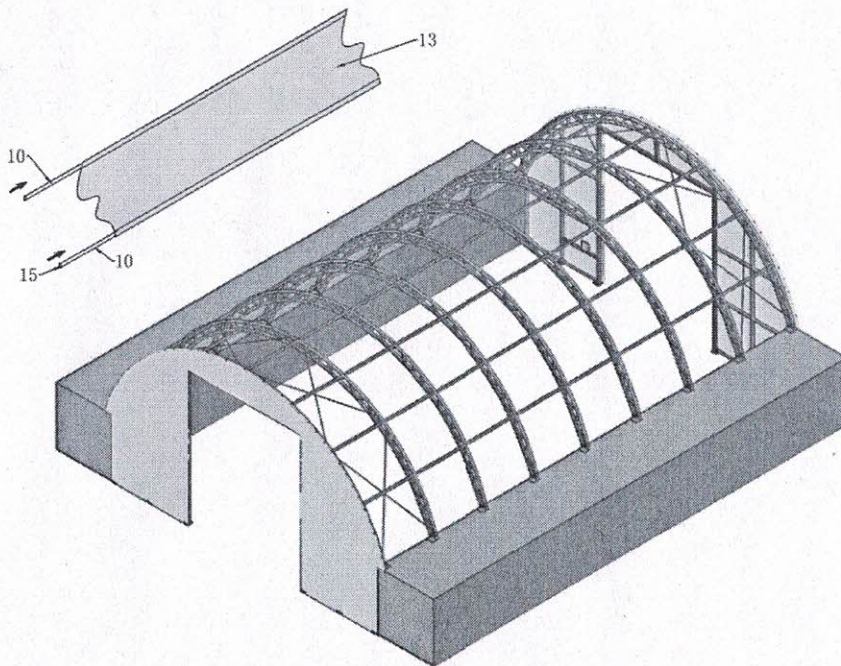


Figure 9

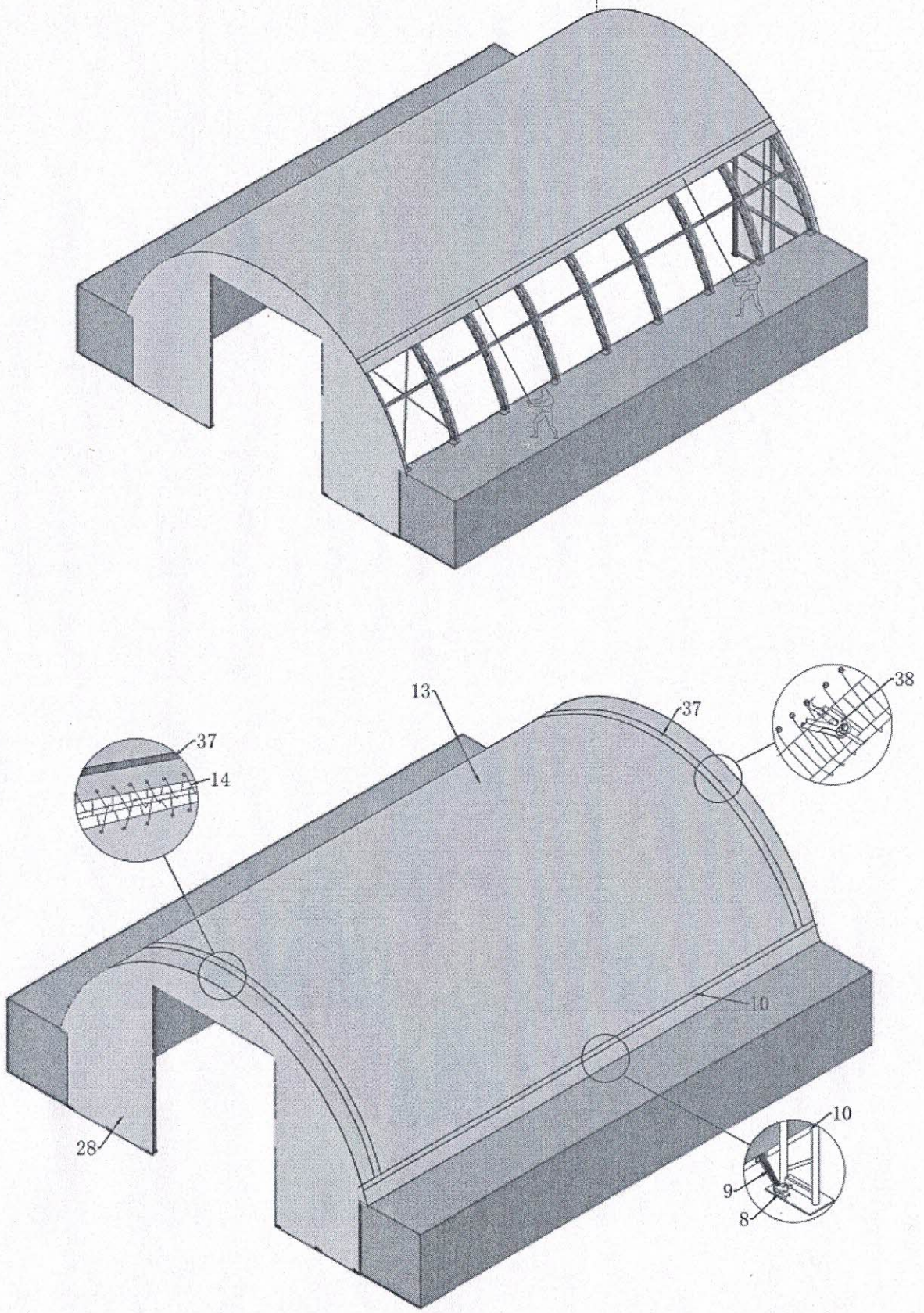


Figure 10

NOTE: DO NOT install the cover onto the frame of your building in high wind conditions. A slight breeze is the most advantageous for cover installation. To take advantage of the breeze, pull the cover up over the arches with the breeze blowing in the cover like a sail filled with air.

1. Put the Roof cover (Part No.13) EVENLY, CARRFULLR AND SLOWLY on the frame. Adjust the cover so that it is square and evenly centered on the frame.
2. Weld the Angle seats on each container and tie the Roof cover to the Angle seats. Finally install the ϕ 32 Plastic plug for base rail section into two end of the Lower Tension tubes.

NOTE: DO NOT LEAVE THE ROOF COVER UNATTACHED UNDER ANY CIRCUMSTANCES until the final assembly and tightening has been completed. The process is quite easy. But some tightening adjustments will be necessary to produce a flat, tensioned roof cover. Please adjust the roof cover every month.