

## 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, OCTOBER 24, 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, NOVEMBER 7, 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-hallpublic-meetings/planning-advisory-committee-meeting-october-24-2023> prior to the meeting.

File No. **DP2023-17**

OWNER: **SEAN BROPHY**  
APPLICANT: **TONY DEL GUIDICE**

The property municipally and legally described as

**670 CHARLES STREET NORTH**

CON 1 PT LOT 14 PT LOT 15 RP;28R4194 PART 1 GAN RIVER ES  
**TOWN OF GANANOQUE**

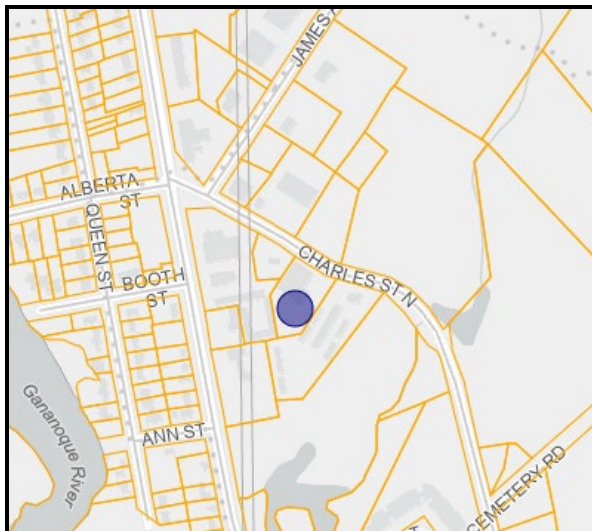
has applied to the Town of Gananoque for a Development Permit to

**OPERATE A MANUFACTURING FACILITY TO RECEIVE RAW VERMICULITE AND PROCESS FOR THE PURPOSES OF HORTICULTURE**

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

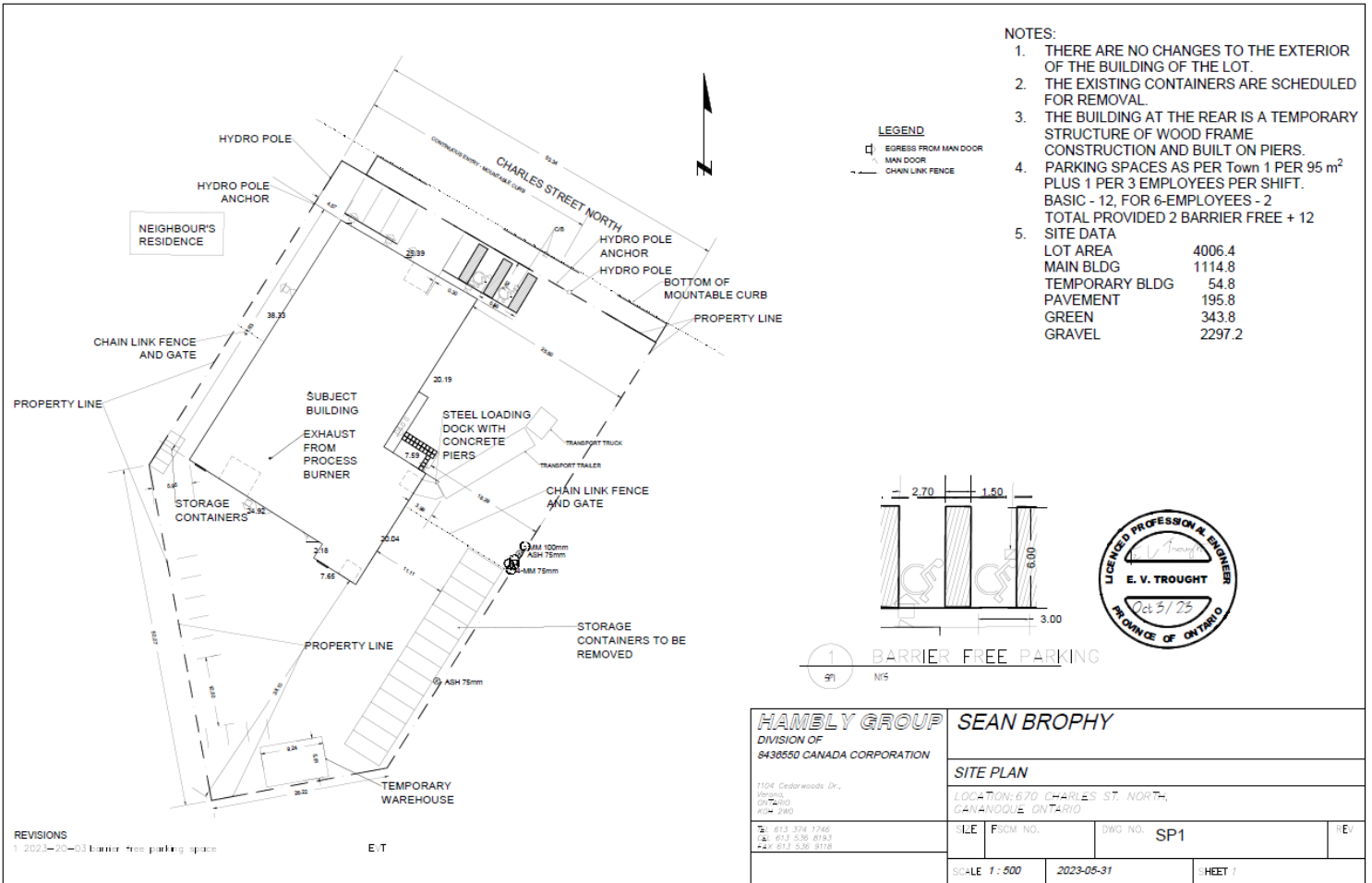
**Note:** Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the Ontario Land Tribunal where the application meets the requirements established through the official plan and development permit by-law.



**DATED this 6<sup>TH</sup> day OCTOBER, 2023**

Brenda Guy  
Manager of Planning and Development

# PROPOSED PLAN



<b>HAMELY GROUP</b>		<b>SEAN BROPHY</b>	
DIVISION OF 6438550 CANADA CORPORATION			
1104 Cedarwoods Dr., Brampton, ON L6R 4R0 (905) 876-2800			
LOCATION: 670 CHARLES ST. NORTH, CANANOOK, ONTARIO			
FILE	FSCM NO.	DWG NO.	SP1
SCALE 1:500		2023-05-31	HEET 1



DP 2023 / 17

**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:  Tony Del Giudice	Complete Address including Postal Code:  VX Resources Canada Inc. 670 Charles St. N., Gan.	Phone: 613 893 8901  Fax: _____  E-mail: tony@vxresources.com
Name of Property Owner (if different than applicant):  Sean Brophy	Complete Address including Postal Code:  41 Fairway Hill Cres. Kingston, Ontario K7M 2B3	Phone: 613 484 9766 _____  Fax: _____  E-mail: _____
Architect/Designer/Planner:	Complete Address including Postal Code:	Phone: _____  Fax: _____  E-mail: _____
Engineer: Edward Trought	Complete Address including Postal Code:  1104 Cedarwoods Dr. Verona Ontario K0H 2W0	Phone: 613 536 9118 _____  Fax: _____  E-mail: evtrought@gmail.com__
Ontario Land Surveyor:	Complete Address including Postal Code:	Phone: _____  Fax: _____  E-mail: _____

Street or Property Address (if applicable): 670 Charles St. North, Gananoque

**LEGAL DESCRIPTION**

Lot/Con/Plan: Con 1 Pt Lot 13 RP 28R5800; Part 1

Frontage:  53.3	Depth:  52.7/73.7	Area (sq.m):  4006.4	Area (acres):  0.99
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**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:

<ul style="list-style-type: none"> <li><input type="checkbox"/> Servicing options report</li> <li><input type="checkbox"/> Hydrogeological Study</li> <li><input type="checkbox"/> Drainage and/or stormwater management report</li> <li><input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area</li> <li><input type="checkbox"/> Archaeological Assessment</li> <li><input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use</li> <li><input checked="" type="checkbox"/> Traffic Study</li> <li><input type="checkbox"/> Heritage Resource Assessment</li> <li><input type="checkbox"/> Mine hazard rehabilitation assessment</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Phase I Environmental Study and if investigation as required</li> <li><input checked="" type="checkbox"/> Noise and/or vibration study</li> <li><input type="checkbox"/> Source Water protection study</li> <li><input type="checkbox"/> MDS I or II calculation</li> <li><input type="checkbox"/> Minimum Separation distance calculation industrial use or a waste management facility for an</li> <li><input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity</li> <li><input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan</li> <li><input checked="" type="checkbox"/> Supporting Land Use Planning Report</li> </ul>
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<b>Existing Use(s):</b>	
Length of time the existing use of the subject lands have continued:	OVER 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? If yes, provide the file number and the status of the application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Proposed Use(s):</b>	
Is the <b>Use</b> permitted or permitted subject to criteria as set out in the development permit by-law and how have the applicable criteria have been addressed?	
Land Use is permitted subject to criteria. The compliance reports are attached - noise, odour, traffic and dust	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.	
no	
Abutting Land Use(s):	one residence on north side, self storage on south side, marine storage/service to rear, public works across the road
Is the Development to be phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction?	September 2023
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

<b>Plan Details:</b>			
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area:  _____ (sq.m)	Building Coverage: _____ 27.8_ (%) _____ 1114.8_ (sq.m)	Landscape Coverage:  _____ (%) _____ (sq.m)
Building Height:  _____	No. of Storeys:  _____	No. of Units:  _____ 1 _____	Method of Garbage Storage:  _____
Parking Surface: Existing: _____ Proposed: _____	Number of Parking Spaces: Existing: _____ Proposed: _____ Total: _____	Dimensions of Parking Spaces: <u>3x6 m</u>	Number of Accessible Spaces:  _____
Loading Spaces:	Number of Loading Spaces:  _____	Dimensions of Loading Spaces:  <u>4x22</u>	Other:  _____

<b>Heritage Tourist Inn/Bed and Breakfast:</b>			
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.			

EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	block walls, steel roof	
	Date Constructed:	1970's	
	Front Line Setback:	7.63	
	Rear Lot Line Setback:	5.95	
	Side Lot Line Setback:	4.57	
	Side Lot Line Setback:	18.29	
	Height:	7.0	
	Dimensions:	25.4x40.3	
	Floor Area:	1114.8	
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure:	nil	
	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: Charles St. North			
Entrance Approvals and Permit Number(s): no alterations to entry - 40 years old			
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.

Owner Middle (Please Print) <u>Sean Brophy</u>	Owner Name (Please Print)
Signature of Owner <u>[Signature]</u>	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, Sean Brophy 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>[Signature]</u>	Signature of Owner
Signature of Witness (not applicant)	Date

**DECLARATION OF APPLICANT**

I, A.C. Del Giudice of the \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_ 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.

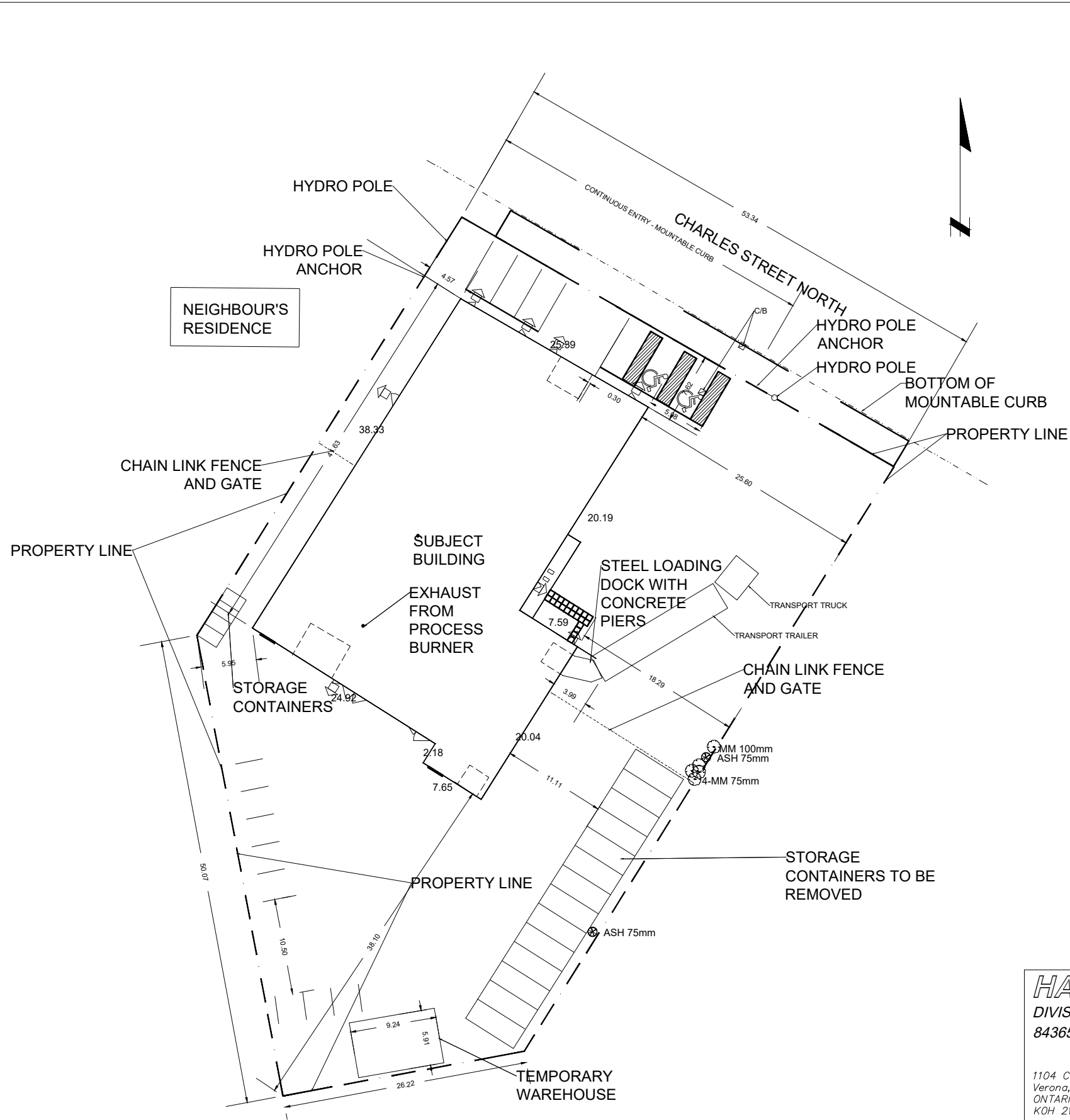
All of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of The Canada Evidence Act.

Declared/Sworn before me at Gananoque this 11 day of September, 2023

[Signature] Commissioner  
Melanie Kirkby, Treasurer Town of Gananoque

[Signature] Signature of Applicant

Office Use Only:		Roll No:
Official Plan Designation: <b>Employment Lands</b>	Development Permit Designation: <b>Employment Lands</b>	Other:
Access (Entrance Permits etc): <b>Existing</b>	Water and Sewer Hookup (Permits etc): <b>Existing</b>	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	Fee Received:
Date Application Received: <b>September 11, 2023</b>	Date Application Deemed Complete:	<b>September 11, 2023</b>



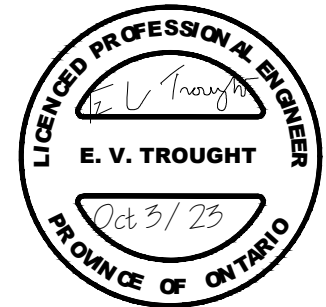
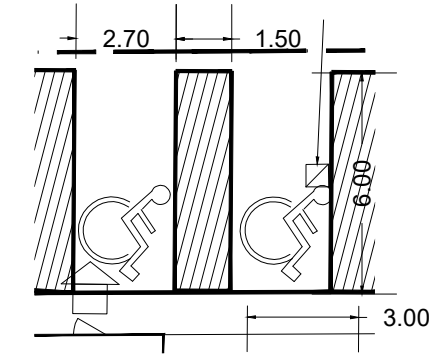
**NOTES:**

1. THERE ARE NO CHANGES TO THE EXTERIOR OF THE BUILDING OF THE LOT.
2. THE EXISTING CONTAINERS ARE SCHEDULED FOR REMOVAL.
3. THE BUILDING AT THE REAR IS A TEMPORARY STRUCTURE OF WOOD FRAME CONSTRUCTION AND BUILT ON PIERS.
4. PARKING SPACES AS PER Town 1 PER 95 m<sup>2</sup> PLUS 1 PER 3 EMPLOYEES PER SHIFT. BASIC - 12, FOR 6-EMPLOYEES - 2 TOTAL PROVIDED 2 BARRIER FREE + 12
5. SITE DATA
 

LOT AREA	4006.4
MAIN BLDG	1114.8
TEMPORARY BLDG	54.8
PAVEMENT	195.8
GREEN	343.8
GRAVEL	2297.2

**LEGEND**

- EGRESS FROM MAN DOOR
- △ MAN DOOR
- CHAIN LINK FENCE



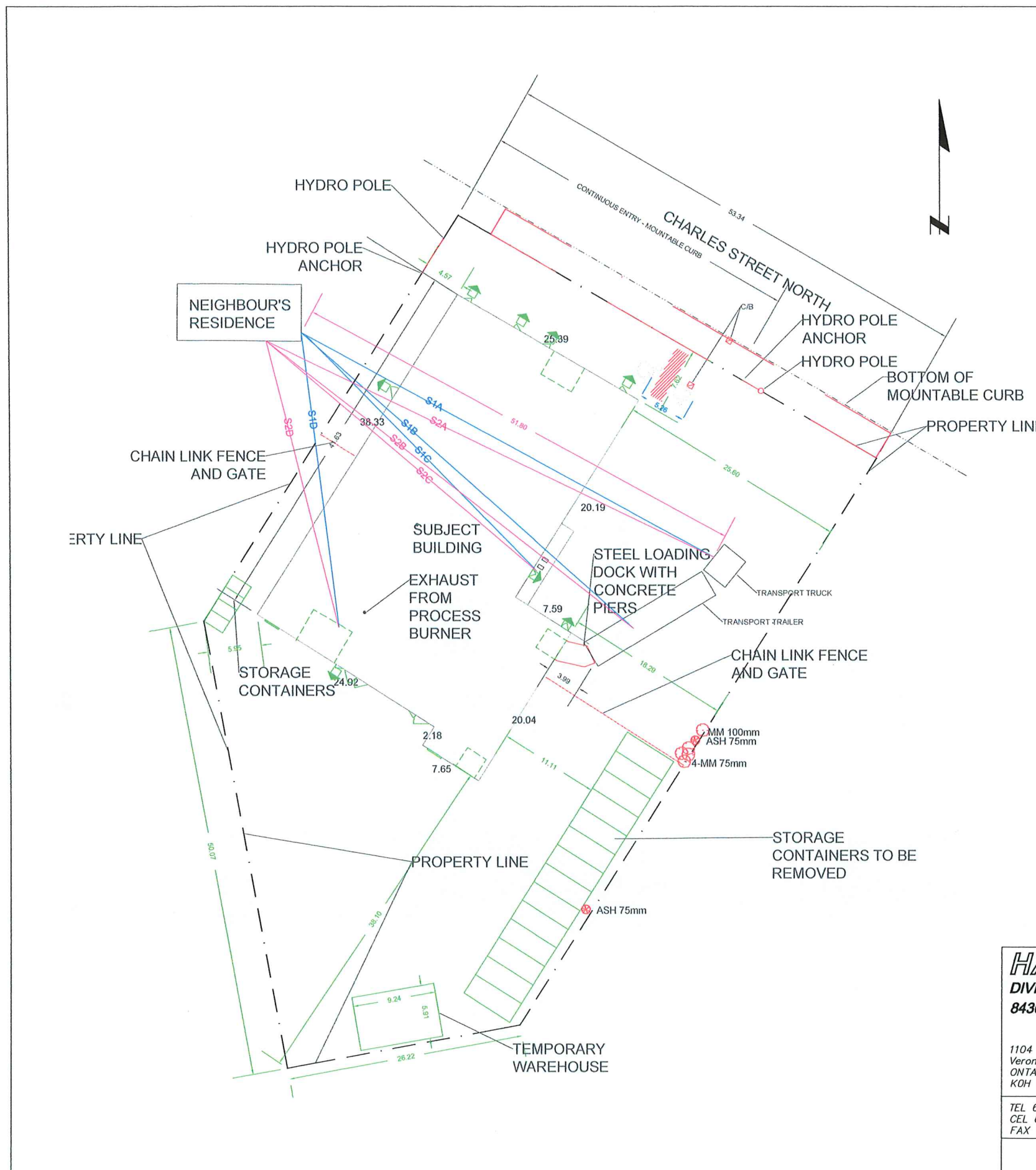
1 BARRIER FREE PARKING  
SP1 NTS

**REVISIONS**  
1 2023-20-03 barrier free parking space

EVT

<b>HAMBLY GROUP</b>		<b>SEAN BROPHY</b>	
DIVISION OF 8436550 CANADA CORPORATION		<b>SITE PLAN</b>	
1104 Cedarwoods Dr., Verona, ONTARIO K0H 2W0		LOCATION: 670 CHARLES ST. NORTH, GANANOQUE ONTARIO	
TEL 613 374 1746 CEL 613 536 8193 FAX 613 536 9118	SIZE	FSCM NO.	DWG NO. <b>SP1</b>
	SCALE <b>1:500</b>	2023-05-31	SHEET 1

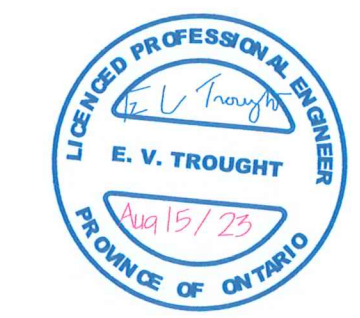




**LEGEND**  
 EGRESS FROM MAN DOOR  
 MAN DOOR  
 CHAIN LINK FENCE

	DISTANCE FROM SOURCE	DISTANCE ADDED OVER ROOF	DISTANCE FROM SOURCE
S1A	51.8	1.0	52.8
S1B	49.0	1.0	50.0
S1C	36.4	1.0	37.4
S1D	32.6	0.0	32.6
S2A	54.8	1.0	55.8
S2B	51.4	1.0	52.4
S2C	39.1	1.0	40.1
S2D	32.4	0.0	32.4

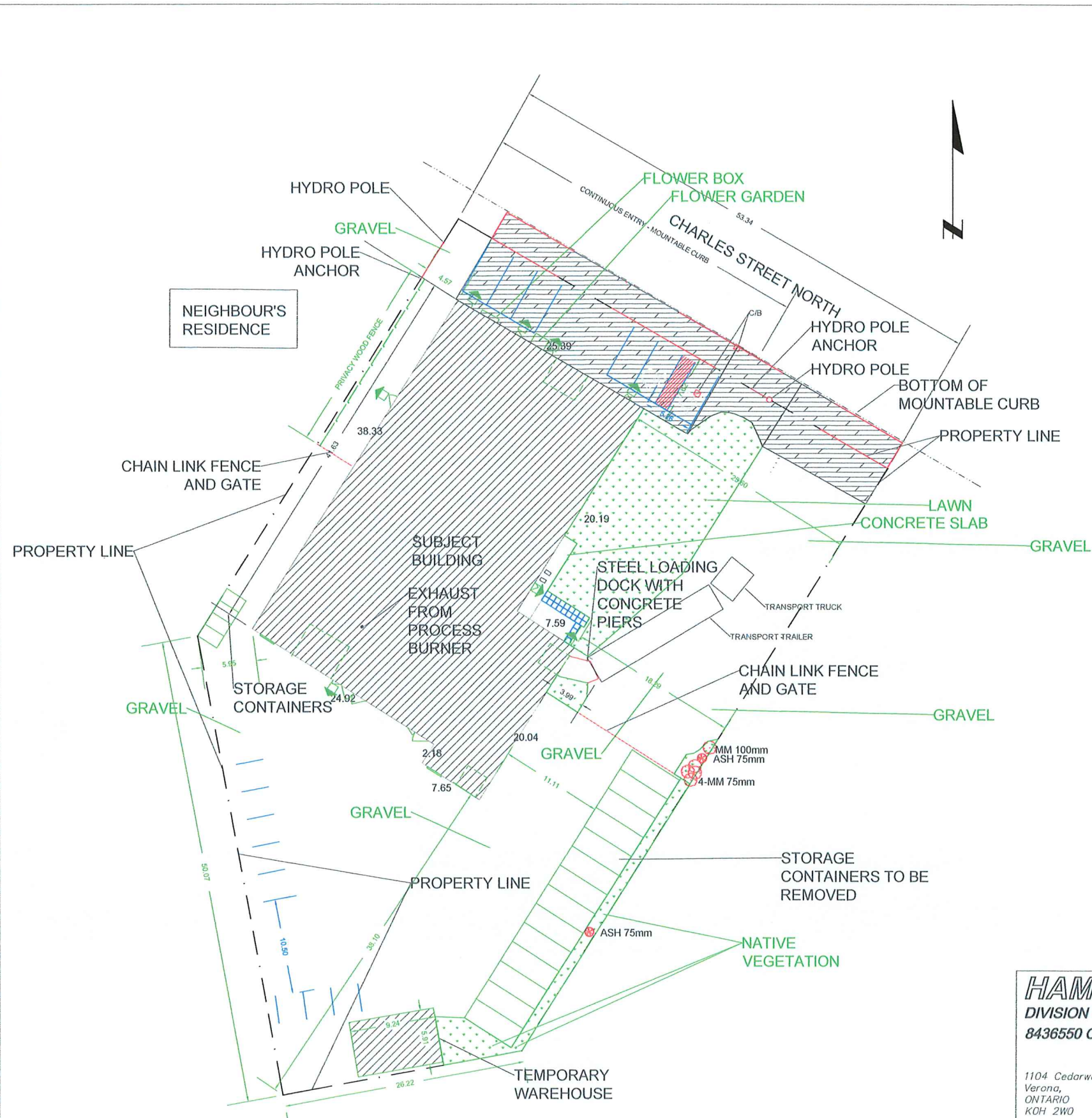
S1 POINT OF RECEPTION AT FRONT PORCH  
 S2 POINT OF RECEPTION AT PLANE OF NEAREST WINDOW  
 A SOURCE IS TRANSPORT TRUCK  
 B SOURCE IS DELIVERY CUBE VAN  
 C SOURCE IS 2-A/C UNITS  
 D SOURCE IS PROCESS BURNER



<b>HAMBLY GROUP</b> DIVISION OF 8436550 CANADA CORPORATION  1104 Cedarwoods Dr., Verona, ONTARIO K0H 2W0  TEL 613 374 1746 CEL 613 536 8193 FAX 613 536 9118	<b>SEAN BROPHY</b>		
	<b>SITE PLAN - SOUND</b>		
LOCATION: 670 CHARLES ST. NORTH, GANANOQUE ONTARIO			
SIZE	FSCM NO.	DWG NO.	REV
		<b>SPS1</b>	
SCALE 1:500		2023-05-31	SHEET 1

RECEIVED SEP 11 2023





**LEGEND**

- EGRESS FROM MAN DOOR
- MAN DOOR
- CHAIN LINK FENCE
- 6 ft WOOD PRIVACY FENCE
- VEGETATION
- PAVEMENT
- BUILDING
- 4-MM 75mm
- 4-MANITOBA MAPLE Ø IN mm
- ASH

- NOTES**
- NATURAL VEGETATION IS GRASS, GOLDEN ROD, RAG WEED, QUEEN ANNE'S LACE.
  - FLOWER BOX IS CONSTRUCTED OF PT. 2x4's 2000x4600 mm, THE BASE OF THE BOX IS AT GRADE..
  - FLOWER GARDEN IS CONSTRUCTED AT GRADE.
  - BOTH FLOWER BEDS WILL HAVE PERENNIAL FLOWERS. AT THE FRONT - CROCUS, NEXT DAFFODILS, NEXT BLACK-EYED SUSANS AND CONEFLOWERS.
  - THE NUMBER AFTER THE TREE IDENTIFICATION IS THE DIAMETER IN mm.
  - THE PRIVACY WOOD FENCE IS CONSTRUCTED OF PT LUMBER: 4x4 POST 2.4 m LONG @ 2.8 m O/C, PROJECTING WITH TOP 1675 mm ABOVE GRADE, SET IN A HOLE AT LEAST 600 Ø AND 1.2 m DEEP, FILLED WITH 20 MPa CONCRETE [WITH 5-8% AIR]; 2x4x16 FASTENED TO THE TOP OF THE POSTS, 2x4x16 FASTENED TO THE BACK SIDE OF THE POST 150 mm DOWN FROM THE TOP OF THE POST AND 300 mm UP FROM THE GRADE. APPLY 1x6x6 PT BOARDS ON THE OUTSIDE OF THE HORIZONTAL 2x4's WITH A SPACE 3/8" +/- 1/8". BOARDS TO BE INSTALLED WITH TOPS IN LINE +/- 1/8". THE BOTTOM OF THE BOARDS ARE TO BE WITHIN 2" OFF GRADE. ALL FASTENERS ARE TO BE GALVANIZED. POSTS ARE TO BE SET IN LINE WITH A STRING LINE PRIOR TO CONCRETE POUR.



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DIVISION OF 8436550 CANADA CORPORATION			
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LOCATION: 670 CHARLES ST. NORTH, GANANOQUE ONTARIO			
TEL 613 374 1746 CEL 613 536 8193 FAX 613 536 9118	SIZE	FSCM NO.	DWG NO. <b>LS1</b>
	SCALE <b>1:500</b>	2023-05-31	REV
			SHEET 1

RECEIVED SEP 11 2023