

NOTICE OF PUBLIC MEETING
Committee of Adjustment

TAKE NOTICE THAT the Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, MARCH 24, 2020 at 6:00 P.M.** in the **TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST, Gananoque** to hear the following application for Consent:

FILE NO. **B01-2020**

OWNER/APPLICANT: **MARK DAVIS/ TRACEY DAVIS**

The property municipally and legally described as
50 ONTARIO STREET
LEEDS CON 1 PT LOT 11 RP 28R15151 PARTS 1 TO 3
TOWN OF GANANOQUE

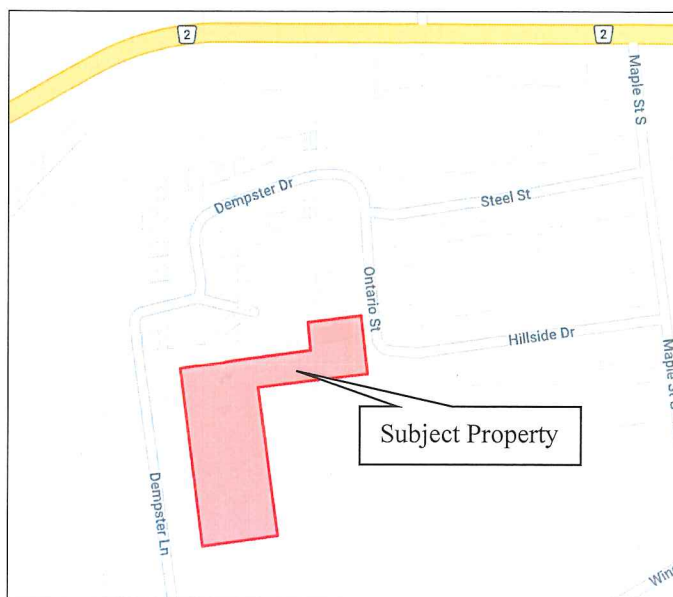
has applied to the Committee of Adjustment for the Town of Gananoque for consent to
CREATE ONE NEW RESIDENTIAL LOT, RETAIN ONE LOT WITH AN EXISTING DWELLING AND REGISTER AN EASEMENT IN FAVOUR OF THE ADJACENT PROPERTY (BEING 695 HILLSIDE DR)

Additional information in relation to the proposed consent 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 be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment at the address below.

Anyone wishing to support or object to the above application may do so by advising the undersigned, in writing, of your support or objection before the hearing or by appearing, in person, at the hearing and your support or objection will be considered by the Committee when making their decision.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.



DATED this 10th day **MARCH, 2020**

Brenda Guy
Manager of Planning and Development
Secretary-Treasurer,
Committee of Adjustment

Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6



No. B-01/20

APPLICATION FOR CONSENT to the COMMITTEE OF ADJUSTMENT FOR THE TOWN OF GANANOQUE

A Complete Application consists of:

- One original and two copies of a complete application form signed including declaration of applicant.
One copy of the deed of property
Application fee in the amount of \$500 payable to the Town of Gananoque
One copy of the most recent survey of the subject property
One copy of the subject property showing the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
One copy, if applicable, of the property to whom the lands will be transferred to
One copy of the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
One copy of the location of all natural and artificial features on the subject lands including buildings, water, roads, easements, wells and septic systems.

Applications may be subject to any Town incurred costs over and above the applications fees as set out in the General Fees and Rates By-law fees and rates for various services provided by the municipality
Consent Application may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority, in the amount of \$390. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Form with fields for Name of Applicant, Name of Property Owner, Address, and Telephone. Handwritten entries include: MARK & TRACEY DAVIS, 50 ONTARIO ST. GANANOQUE, ONT K7G 2N9, 613-246-1363.

Purpose of Application form with checkboxes for New Lot, Lot Addition, Easement, Charge, Lease, Correction of Title, and Other. Easement is checked.

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known):
New lot - unknown (Part 1)
Easement - Brown, adjacent neighbour. (Part 2)
Relationship, if any, to owner:

| | | | |
|---|------------------------------|---------------------------------|--|
| Property Information: | | | |
| Street or Property Address (if applicable): <u>50 ONTARIO ST. GRANNOQUE</u> | | | |
| Legal Description including any reference plans: <u>PLAN 28R-15151</u> | | | |
| Frontage: <u>120'</u> | Depth: <u>120' - 406'</u> | Area: <u>approx. 2 ACRES</u> | |

| | |
|--|--------------------|
| Official Plan Designation: | <u>Residential</u> |
| Development Permit Designation: | <u>Residential</u> |

| | |
|---|----------------|
| History of the Subject Land: | <u>Unknown</u> |
| Has the subject property ever been the subject of an application for consent under Section 53, or approval of a plan of subdivision under Section 51 of the Planning Act? <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, and if known, please provide the file number of each application and the decision made: _____ _____ | |
| Has the subject property been severed from the parcel originally acquired by the Owner of the subject land? <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, and if known, provide the date of transfer, the name of the transferee and the land use for each parcel severed: _____ _____ | |
| Is the subject property currently the subject of any other application under the Planning Act such as an Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Consent or Approval of a Plan of Subdivision? <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, and if known, please provide the file number of each application, and its status: _____ _____ | |

| | | To Be SEVERED | To Be RETAINED |
|---------------------------------|--------------|--------------------|--------------------|
| Property Dimensions: | Frontage | <u>60'</u> | <u>60'</u> |
| | Depth | <u>406'</u> | <u>120'</u> |
| | Area | <u>1.77 ACRES</u> | <u>7200 sq. Ft</u> |
| Use of Subject Property: | Existing Use | <u>vacant</u> | <u>residential</u> |
| | Proposed Use | <u>residential</u> | <u>residential</u> |

| EXISTING BUILDINGS: | | Building 1 | Building 2 |
|--|------------------------|--|------------|
| To Be SEVERED | Type of Structure | | |
| | Front Line Setback: | | |
| | Rear Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Height | | |
| | Dimensions | | |
| | Floor Area | | |
| To Be RETAINED | Type of Structure | HOUSE | DECK |
| | Front Line Setback: | 7.54 m | |
| | Rear Lot Line Setback: | 10 m | |
| | Side Lot Line Setback: | 1.88 m ^{10 feet} 1.88 m | 6' |
| | Side Lot Line Setback: | 1.88 m | |
| | Height | approx 20' | |
| | Dimensions | 32' x 50' | 10' x 20' |
| | Floor Area | 1400' | 120' |
| Attached Additional Page, if necessary | | | |

| PROPOSED BUILDINGS: | | Building 1 | Building 2 |
|--|------------------------|------------|------------|
| To Be SEVERED | Type of Structure | | |
| | Front Line Setback: | | |
| | Rear Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Side Lot Line Setback: | | |
| | Height | | |
| | Dimensions | | |
| | Floor Area | | |
| To Be RETAINED | Type of Structure | N/A | |
| | 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 (check appropriate box) | | Yes | No |
|--------------------------------|---------------------------|-------------------------------------|-------------------------------------|
| | Town Road (open all year) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Town Road (seasonal) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Unopen Road Allowance | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Right-of-Way | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Other (specify) | | |

| Where access to the Subject Land is by Water Only N/A | | Yes | No |
|--|--|-------------------------------------|-------------------------------------|
| Docking Facilities: | Distance from subject land | | |
| | Distance from nearest public road | | |
| Parking Facilities: | Distance from subject land | | |
| | Distance from nearest public road | | |
| Water Services | | Yes | No |
| (check appropriate box) | Publicly-owned/operated | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Privately owned/operated – individual well | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Privately owned/operated – communal well | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Lake or other water body | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Other (specify): | | |
| Sewage Services | | Yes | No |
| (check appropriate box) | Publicly-owned/operated | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Privately owned/operated – individual well | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Privately owned/operated – communal well | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Privy | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Other (specify): | | |

Other Information:

Is there any other information that may be useful to the Town or other agencies in reviewing this application?

If so, explain below:

Note: Under Section 53 of the Planning Act, other information and material in addition to the foregoing, may be required, in order to process the proposed consent application. The expense of such will be the applicant's responsibility.

AUTHORIZATION BY OWNER

I, the undersigned being the owner of the subject land of this application for a consent, hereby authorize _____ (please 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 the Town of Gananoque Committee of Adjustment 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.

Signature of Owner

Signature of Owner

Date

Date

DECLARATION OF APPLICANT

I, MARK DAVIS of the TOWN of GANANOQUE in the PROVINCE of ONTARIO solemnly declare that:

All the statements contained in this application and provided by me 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

Furthermore, I/we, being the applicant(s) of the subject lands, hereby authorize the Members of the Town of Gananoque Committee of Adjustment 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.

Declared before me at the TOWN of GANANOQUE in the PROVINCE of ONTARIO this 3rd day of FEBRUARY, 2020

Signature of a Commissioner, etc

[Signature]
Signature of Applicant

[Signature]
Signature of Applicant

| | | |
|---|---|-------------------------------|
| Office Use Only: | | Roll No: <u>010 329 00</u> |
| <u>February 10/2020</u> Date of Submission | Application Complete: <u>March 10, 2020</u> <u>CB</u> Signature | <u>PAID</u> <u>CB</u> Date |

Questions??

Brenda Guy, Manager of Community Development
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6

10metres 0 10 20 30 40 50metres

HOPKINS CHITTY LAND SURVEYORS INC.
-2019-

| | | |
|---|------------|-------------------|
| 1 | Part of 11 | All of 44252-0085 |
| 2 | | |
| 3 | | |

PHIL W. CHITTY
ONTARIO LAND SURVEYOR

LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
LEEDS (No. 28)

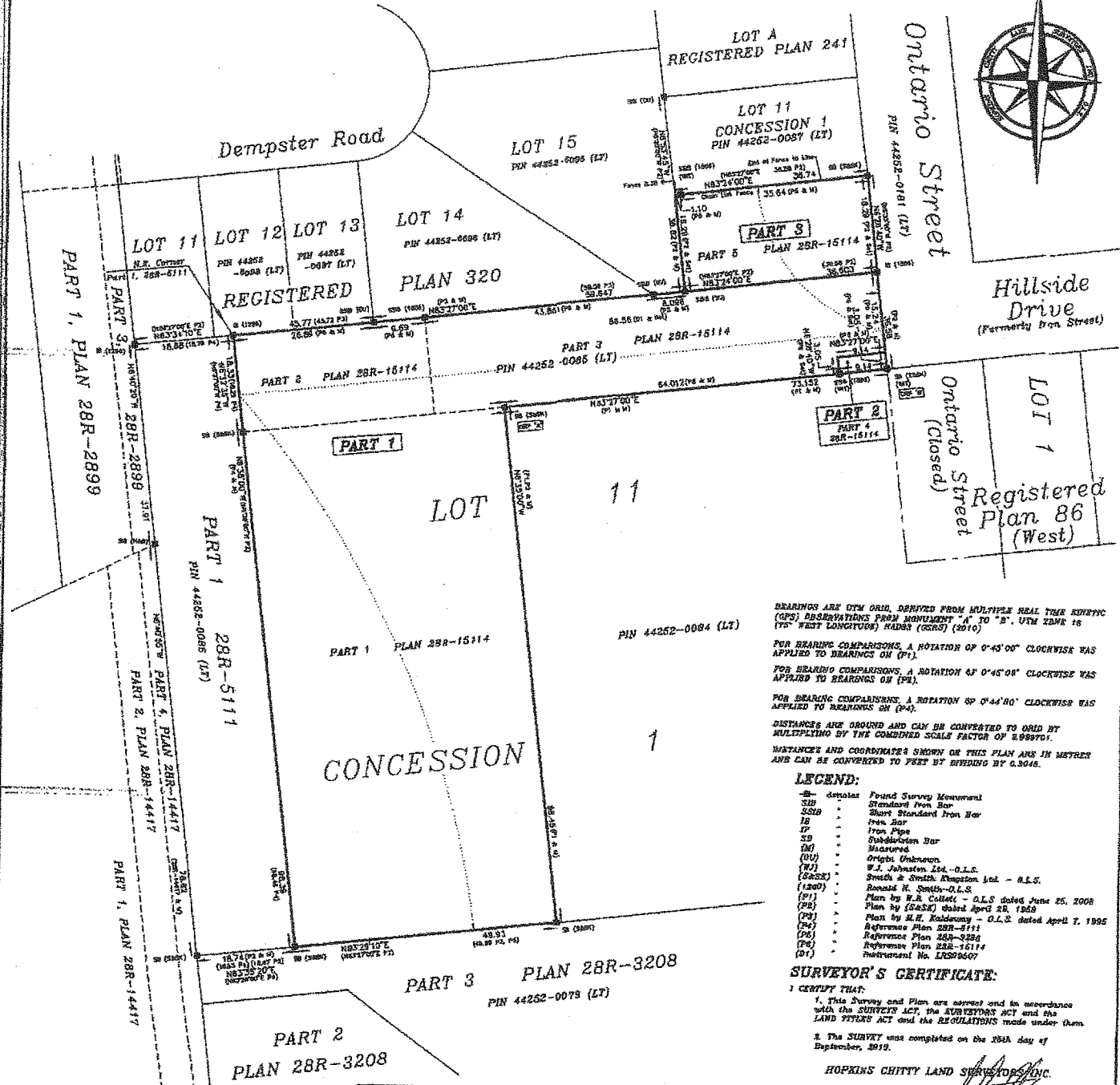


Ontario Street

Hillside Drive
(Formerly Iron Street)

Ontario Street
(closed)

Registered
Plan 86
(West)



BEARINGS ARE UTM GRID, DERIVED FROM MULTIPLE REAL TIME KINEMATIC (RTK) OBSERVATIONS FROM MONUMENT "A" TO "B", UTM ZONE 18 (75° WEST LONGITUDE) NAD83 (GRS83) (2011)

FOR BEARING COMPARISONS, A ROTATION OF 0°45'00" CLOCKWISE WAS APPLIED TO BEARINGS ON (P1).

FOR BEARING COMPARISONS, A ROTATION OF 0°45'00" CLOCKWISE WAS APPLIED TO BEARINGS ON (P2).

FOR BEARING COMPARISONS, A ROTATION OF 0°45'00" CLOCKWISE WAS APPLIED TO BEARINGS ON (P4).

DISTANCES ARE OBTAINED AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 2.88971.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:

- SM - denotes Found Survey Measurement
- SB - denotes Standard Iron Bar
- SBIB - denotes Short Standard Iron Bar
- IB - denotes Iron Bar
- IP - denotes Iron Pipe
- SB - denotes Substation Bar
- MS - denotes Measured
- OB - denotes Original Observation
- (WJ) - W.J. Johnston Ltd. - O.L.S.
- (WS) - Woods & Smith, Kingston, Ont. - S.L.S.
- (LSD) - Leonard H. Smith - O.L.S.
- (P1) - Plan by W.H. Collett - O.L.S. dated June 25, 2008
- (P2) - Plan by (S&S) dated April 28, 1969
- (P3) - Plan by H.H. Keady - O.L.S. dated April 7, 1992
- (P4) - Reference Plan 28R-15114
- (P5) - Reference Plan 28R-2899
- (P6) - Reference Plan 28R-15114
- (P7) - Instrument No. LRS95607

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- This Survey and Plan are correct and in accordance with the SURVEYORS ACT, the SURVEYORS REGULATION and the LAND TITLES ACT and the REGULATIONS made under them.
- The SURVEY was completed on the 28th day of September, 2019.

HOPKINS CHITTY LAND SURVEYORS INC.
DATE: NOVEMBER 28, 2019
PHIL W. CHITTY - O.L.S.

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 18, NAD83 (GRS83) (2011)
COORDINATE TO HORIZONTAL ACCURACY PER SEC. 14(3) OF O.R.S. 218/12

| POINT ID | NORTHING | EASTING |
|----------|------------|-----------|
| ORP 'A' | 4908502.34 | 406190.31 |
| ORP 'B' | 4908510.48 | 406202.87 |

COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



Part of 11 to Instrument AP Claimed By P11 Max By P11

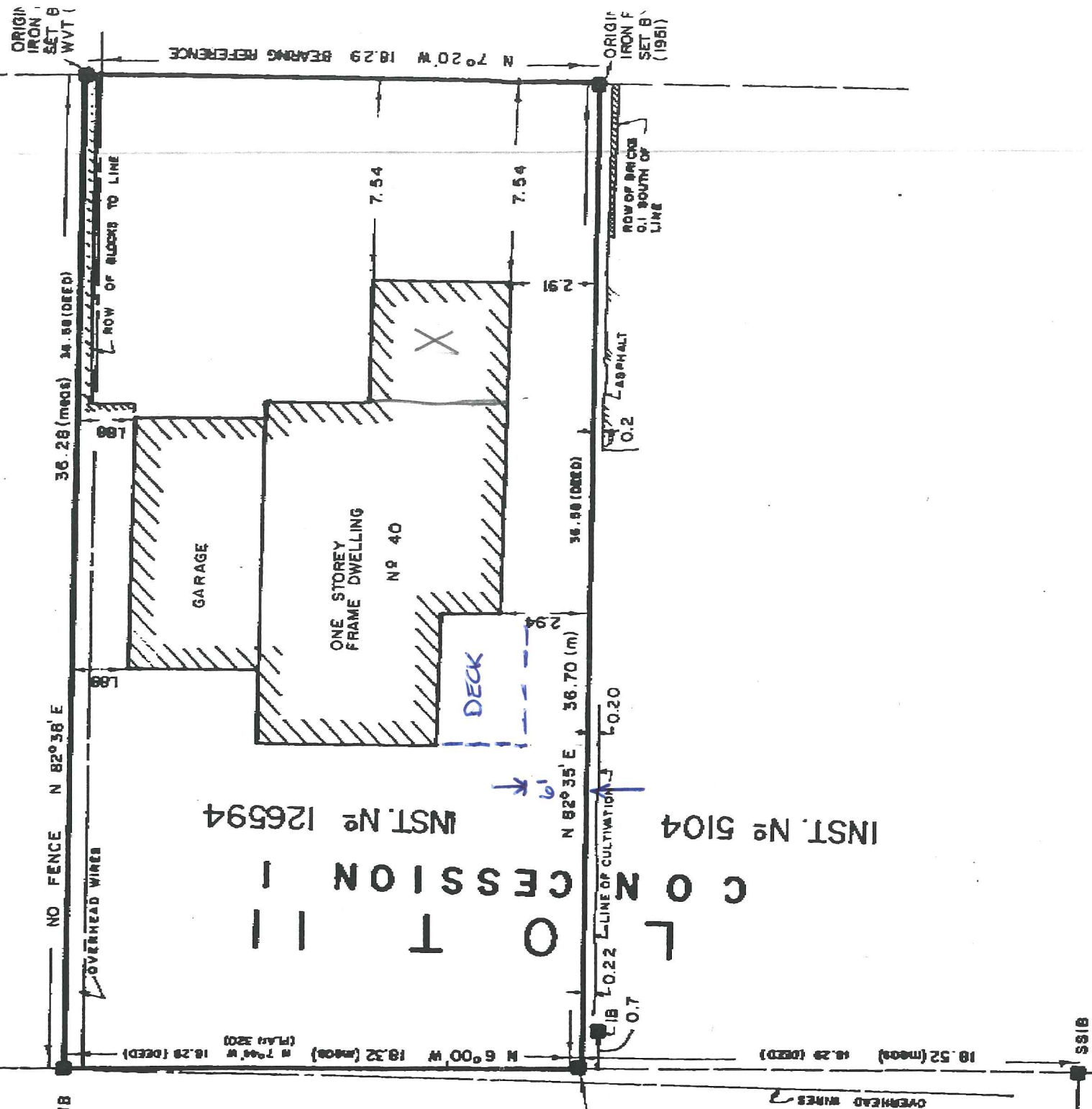
HOPKINS CHITTY LAND SURVEYORS INC.
Ontario Land Surveyors
www.hopkinschitty.com

234-236 HERRICK COURT
KINGSTON, ONTARIO K7P-5R2
Tel: (613) 864-3209
Fax: (613) 321-2513

PROJECT No. 2319-120-2
LOT 11, CONCESSION 1
28R OF CONCESSION

REGISTERED PLAN 241

LOT A



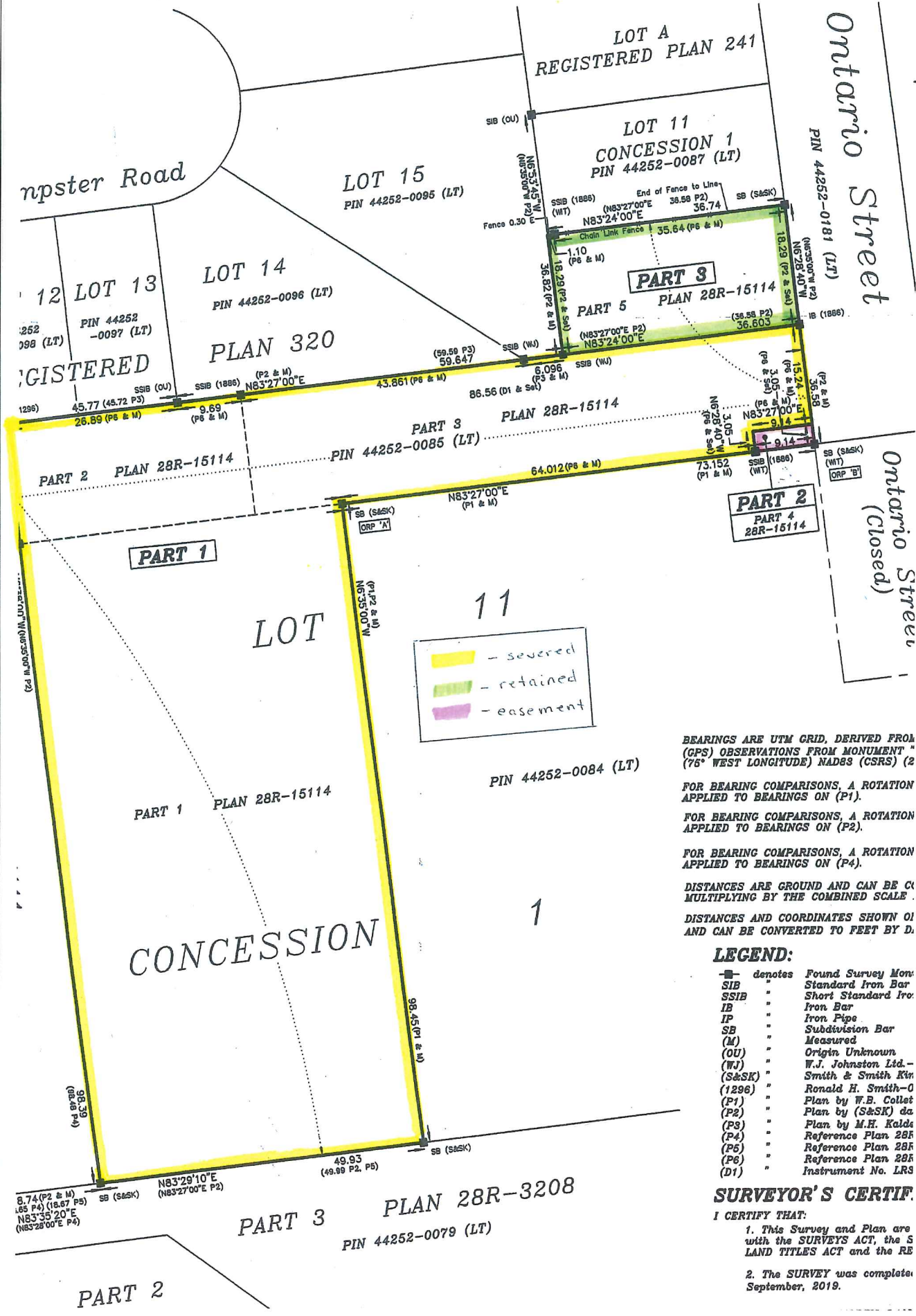
LEGEND

- DENOTES
- MONUMENT PLANTED
- MONUMENT FOUND
- IRON BAR
- STANDARD IRON BAR
- W.V. TAYLOR
- O.I.S.
- WVT

ASTRONOMIC DERIVED FROM
LIMIT OF STREETS OR PLANTING PER PLAN 86.

SURVEY
I CERTIFY THE FIELD COMPLETED

M. J. Taylor
SURVEYOR



BEARINGS ARE UTM GRID, DERIVED FROM (GPS) OBSERVATIONS FROM MONUMENT "76° WEST LONGITUDE" NAD83 (CSRS) (2)

FOR BEARING COMPARISONS, A ROTATION APPLIED TO BEARINGS ON (P1).

FOR BEARING COMPARISONS, A ROTATION APPLIED TO BEARINGS ON (P2).

FOR BEARING COMPARISONS, A ROTATION APPLIED TO BEARINGS ON (P4).

DISTANCES ARE GROUND AND CAN BE MULTIPLYING BY THE COMBINED SCALE.

DISTANCES AND COORDINATES SHOWN ON AND CAN BE CONVERTED TO FEET BY D.

LEGEND:

| | | |
|--------|---------|-------------------------|
| — | denotes | Found Survey Mon |
| SIB | " | Standard Iron Bar |
| SSIB | " | Short Standard Iron Bar |
| IB | " | Iron Bar |
| IP | " | Iron Pipe |
| SB | " | Subdivision Bar |
| (M) | " | Measured |
| (OU) | " | Origin Unknown |
| (WJ) | " | W.J. Johnston Ltd. - |
| (S&SK) | " | Smith & Smith Ktn |
| (1296) | " | Ronald H. Smith-0 |
| (P1) | " | Plan by W.B. Collet |
| (P2) | " | Plan by (S&SK) da |
| (P3) | " | Plan by M.H. Kalde |
| (P4) | " | Reference Plan 28R |
| (P5) | " | Reference Plan 28R |
| (P6) | " | Reference Plan 28R |
| (D1) | " | Instrument No. LRS |

SURVEYOR'S CERTIF.

I CERTIFY THAT:

- This Survey and Plan are with the SURVEY ACT, the LAND TITLES ACT and the RE
- The SURVEY was completed September, 2019.