

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, JULY 28, 2020 at 6:00 P.M.** via **TELECONFERENCE** using the number and access code provided on the meeting agenda to consider the following application for Consent:

FILE NO. **B03-2020**

APPLICANT: **CURTIS WASHBURN**
OWNER: **ADAM ABRAMS/
NICK THOMPSON**

The property municipally and legally described as
833/835 QUEEN STREET
LEEDS CON 1 PT LOT 12 RP 28R14331 PART 2
TOWN OF GANANOQUE

has applied to the Committee of Adjustment for the Town of Gananoque for consent to
**SEVER THE SUBJECT PROPERTY TO CREATE A NEW RESIDENTIAL LOT,
CONTAINING AN EXISTING SEMI-DETACHED DWELLING**

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, by calling Chanti Birdi at 613-382-2149 ext. 1129 or by emailing assistantplanner@gananoque.ca.

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.

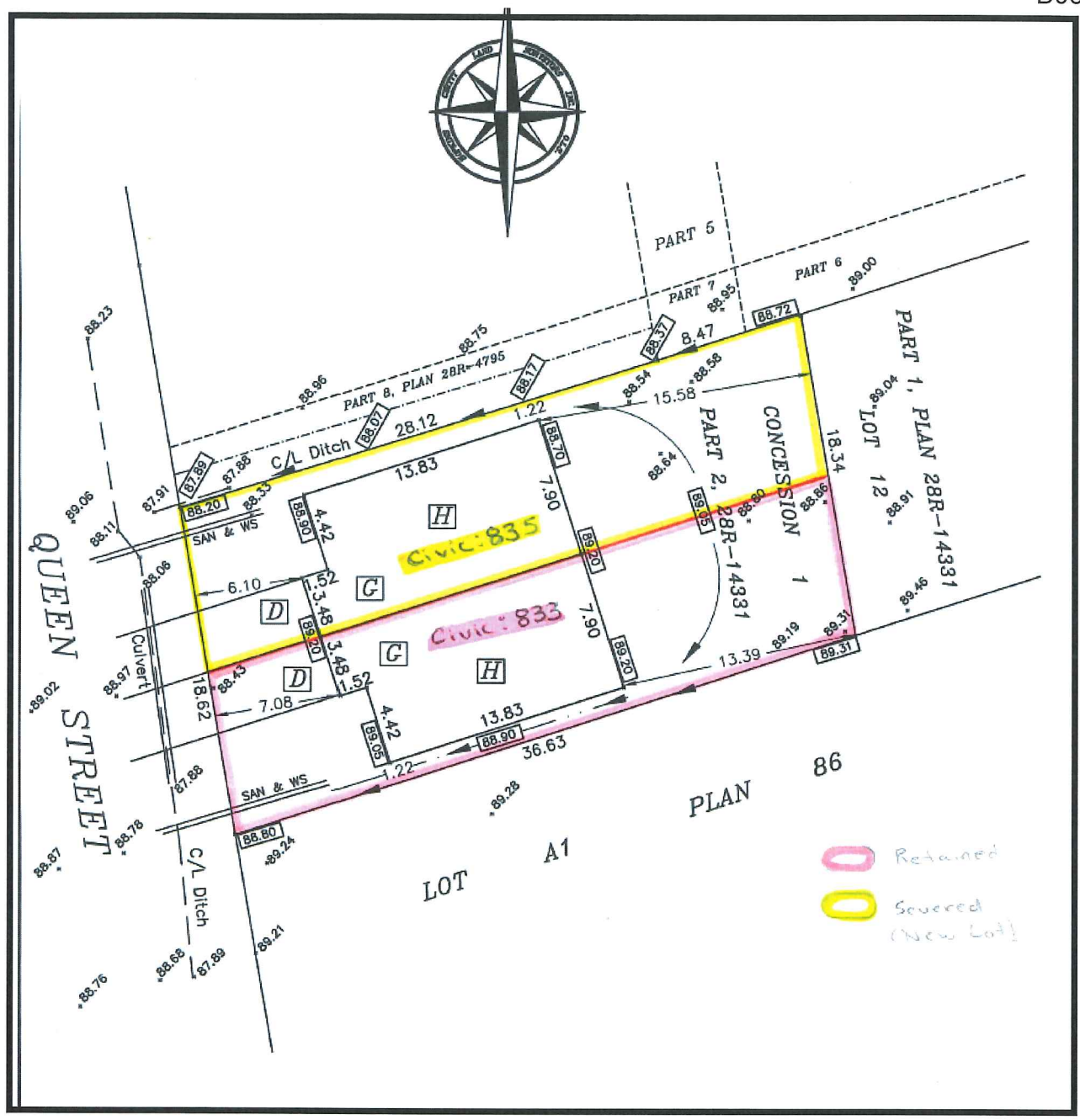
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.



DATED this 6th day **JULY, 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



Plan excerpt provided for visual purposes only.

Please contact Chanti Birdi at 613-382-2149 ext. 1129
or at assistantplanner@gananoque.ca for additional information.



No. B-03/20

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.

Name of Applicant: Curtis Washburn	Name of Property Owner (if different than applicant): Adam Abrams
Address: 3451 Lords Milk Road Prescott, ON	Address: 833 Queen St Gananoque
Telephone: 613-883-0337	Telephone: 613-202-1213

Purpose of Application:

<input type="checkbox"/> New Lot	<input type="checkbox"/> Lot Addition	<input type="checkbox"/> Easement	<input type="checkbox"/> Charge	<input type="checkbox"/> Lease	<input type="checkbox"/> Correction of Title
* Other Lot Severance (New Construction)					

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known):
Curtis Washburn, Adam Abrams (South Side)
(3451 Queen St) (833 Queen St)

Relationship, if any, to owner:

Property Information:			
Street or Property Address (if applicable): 833/835 Queen Street			
Legal Description including any reference plans: Semi-detached duplex			
Frontage: 61'	Depth: 120.2'	Area: 1,332.2	See Lot Plan.

7,208.59

Official Plan Designation:	Residential
Development Permit Designation:	Residential.

History of the Subject Land:

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? Yes 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? Yes 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? Yes No
If Yes, and if known, please provide the file number of each application, and its status::

835

833

		To Be SEVERED	To Be RETAINED
Property Dimensions:	Frontage	30.5	30.5
	Depth	60.1 92.25'	60.1 120.17'
	Area	3,666.1	3,666.1 3605.37
Use of Subject Property:	Existing Use	Duplex 3603.22	Duplex
	Proposed Use	Semi-detached	Semi-detached

EXISTING BUILDINGS:		Building 1	Building 2
To Be SEVERED (835)	Type of Structure	Semi-de.	
	Front Line Setback:	20.01	
	Rear Lot Line Setback:	51.115	
	Side Lot Line Setback:	4'	
	Side Lot Line Setback:	-	
	Height	26'	
	Dimensions	45'-4 1/2" x	25'-5"
	Floor Area	1220	
To Be RETAINED (833)	Type of Structure	Semide.	
	Front Line Setback:	23.23	
	Rear Lot Line Setback:	43.93	
	Side Lot Line Setback:	4'	
	Side Lot Line Setback:	-	
	Height	26'	
	Dimensions	45'-4 1/2" x	25'-5"
	Floor Area	1220	

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		
	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 type="checkbox"/>
	Unopen Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>
	Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify)		

Where access to the Subject Land is by Water Only		Yes	No
Docking Facilities:	Distance from subject land		<input checked="" type="checkbox"/>
	Distance from nearest public road		
Parking Facilities:	Distance from subject land		<input checked="" type="checkbox"/>
	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 type="checkbox"/>
	Privately owned/operated – communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input 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 type="checkbox"/>
	Privately owned/operated – communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input 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:

- Hydro fully Separated.
- Water fully Sep.
- Sewer Fully Sep.
- Gas Fully Sep.

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
Curtis Washburn (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

04 24 20
Date

05/28/20
Date

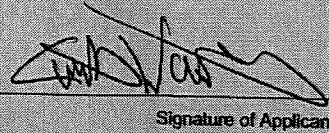
DECLARATION OF APPLICANT

I, Curtis Washburn of the Town of Prescott 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 _____ of
_____ in the
_____ of
_____ this _____ day
of _____ 2 _____


Signature of Applicant

Signature of a Commissioner, etc


Signature of Applicant

Office Use Only:		Roll No: <u>08 14 000 015 51502</u>
<u>June 9/2020</u> Date of Submission	Application Complete: Signature _____	Date _____

Questions??

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

Telephone: (613) 382-2149 ext.126

Fax: (613) 382-8587

E-mail: bguy@gananoque.ca

BUILDING PERMIT APPLICATION PLOT PLAN

APPLICANT NAME: **ADAM ABRAMS**

PHONE #: **(905) 223-1213**

PROPERTY ADDRESS: **QUEEN STREET**

LEGEND:

- | | | | |
|---|--|---|--|
| ▽ | ENTRANCE LOCATION & # OF RISERS TO GRADE | — | WATER SERVICE |
| ▣ | COMMUNITY MAIL BOX | — | SANITARY SERVICE |
| ▣ | HYDRO TRANSFORMER | — | STORM SERVICE |
| ▣ | BELL PEDESTAL | ▣ | CATCH BASIN |
| ▣ | CABLE PEDESTAL | ○ | MANHOLE |
| ⋈ | LIGHT STANDARD | — | SIDEWALK |
| ⊙ | HYDRANT | — | PROPOSED ELEVATION |
| ⊙ | TRAFFIC SIGN | — | EXISTING ELEVATION |
| — | STREET SIGN | — | PROPOSED ELEVATION TO BE PROVIDED BY APPLICANT |
| — | EASEMENT LINE | — | DRAINAGE DIRECTION |
| — | OVERHEAD HYDRO LINE | — | DRAINAGE SWALE |
| — | HOUSE | — | FUSE PEDESTAL |
| — | GARAGE | — | WATERMAIN VALVE |
| — | DRIVEWAY | | |

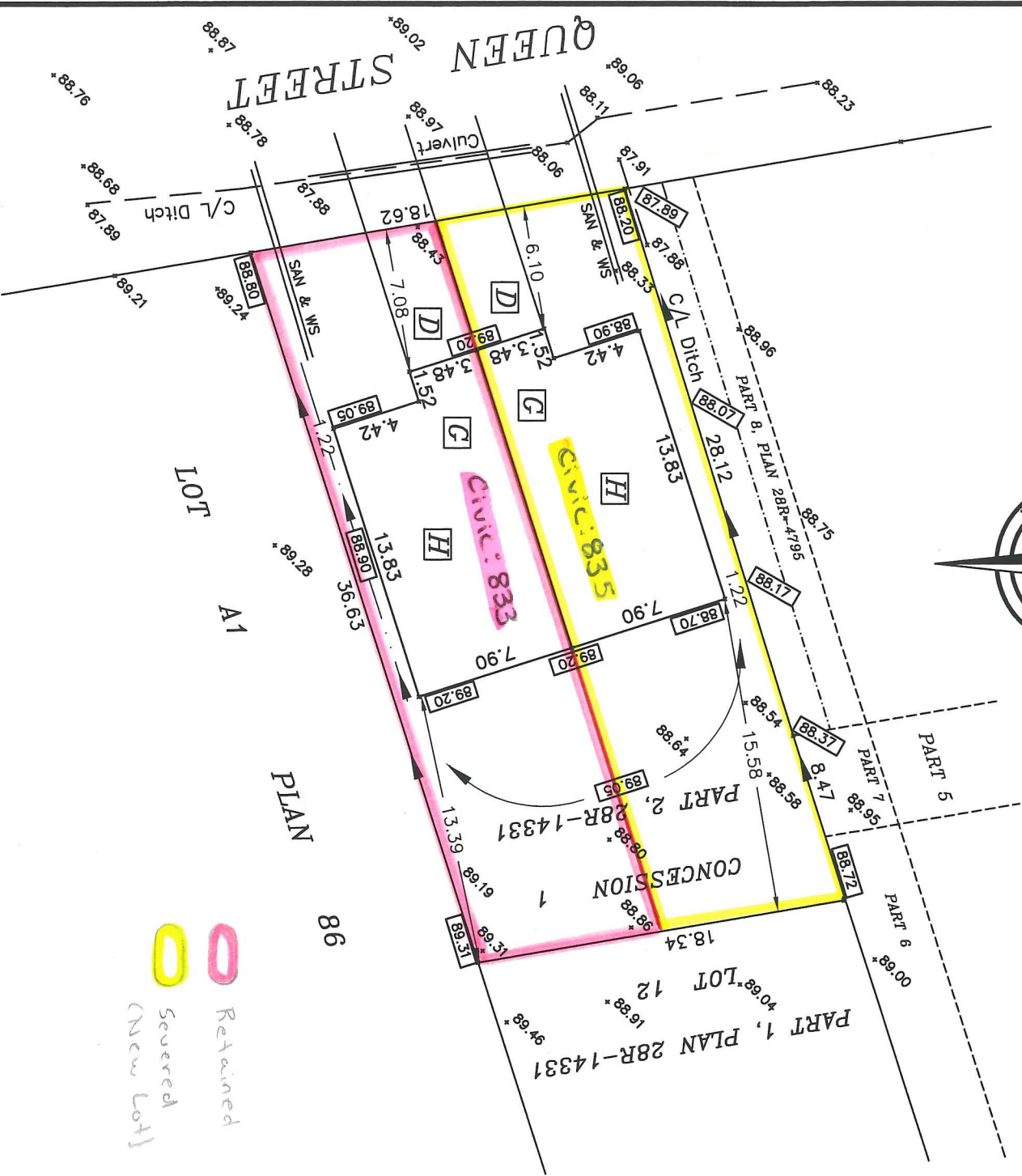
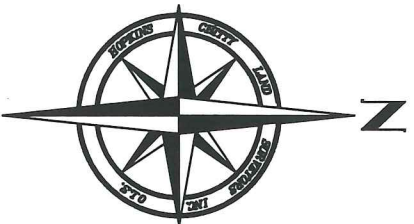
DRIVEWAY INFORMATION:
 WIDTH: 7.0 m.
 SLOPE (MAX. 10%): BELOW GRADE: Y N X
 SURFACE MATERIAL: GRAVEL (NEW CONSTRUCTION)

DETAILS:

LOT No. 12 PLAN / CONC. 1
 PART No. 2 REFERENCE PLAN No. 28R-14331
 TOP FOUNDATION ELEVATION: 89.80
 BOTTOM FOOTING ELEVATION: 87.21
 ELEVATION AT GRADE: 89.20 FOUNDATION CURT: 0.60
 ZONE: R
 LOT AREA: 669.7 SQ. Metres
 BUILDING FOOTPRINT AREA: 229.2 SQ. Metres
 COVERAGE %: PROPOSED: 34.2%
 PERMITTED: 35%

SCALE: **1:300**

DATE: JUNE 18, 2019
 REVISED JULY 23, 2019
 REVISED SEPTEMBER 16, 2019



REVIEWED BY	DATE	APPROVED	REJECTED (REASONS AS NOTED)	LOT GRADING SECURITY REQUIRED: YES <input type="checkbox"/> NO <input type="checkbox"/>	AMOUNT REQUIRED
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