

PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT**

FROM: BRENDA GUY
MANAGER OF COMMUNITY DEVELOPMENT

DATE: Thursday, April-14-16

SUBJECT: B01/16 – HARRY SCHUR BUILDING CONSTRUCTION LTD.
CONSENT

Background:

Property: 825 STONE STREET N

Legal Desc: PT. LOT 12/13 CON.1
TOWN OF GANANOQUE

Acreage: 1.84 ACRES

Lot Coverage: 60% MAXIMUM COVERAGE

Official Plan: EMPLOYMENT LANDS

Development Permit: EMPLOYMENT LANDS

The application is considered a lot line adjustment to convey a parcel of land to an adjacent property, known as Tennant's Welding.

Official Plan

The Official Plan designates the lands as Employment Lands. The Employment Lands provide for commercial and industrial uses.

Comment: The use of the property historically has been equipment rental and sales as well as retail and therefore permitted within the designation.

Development Permit Bylaw

The lands are designated Employment Lands. Employment Lands permit a variety of commercial and industrial uses.

The subject lands have been used as an Equipment Rental Establishment, Equipment Sales Establishment, Farm Supply all permitted within the designation. The applicants propose to sever a parcel of land, 0.92 acres irregular shape, to the adjacent property owner. The severed parcel does not have any existing buildings on the property.

The adjacent lands, known as Tennants Welding, has an existing building fronting on James A. Brennan Road.

Comment: The current use is permitted within the Employments Lands. The lot line adjustment will provide additional lands to Tennant's Welding. The severed parcel currently wraps around the welding business. It will not only create additional lands but will provide cleaner lot lines to both the retained property and the lands to which the severed portion is being conveyed.

Attached is a checklist identifying the site provisions.

A lot line adjustment is a fairly straight forward application for a line conveyance of land.

At the writing of this document, the following agencies have provided comment:

Canada Post		
CRCA	No comment	
CBO	No comment	
Eastern Ontario Power		
Leeds Grenville EMS		
Fire Department		
LG Health Unit		
Police Department		
Water/Sewer		
Public Works, Culture and Recreation		
Adjacent Property owners		
Other: Ministry of Transportation	No concerns	

Staff recommend approval of the consent provided the following conditions are met:

1. New reference plan of conveyed lands
2. New deeds prepared
3. The lands to be severed are to be merged in title with the adjacent property.
4. A Class II Development Permit be obtained to address any outside works (i.e. parking lot) and change of property lines.
5. That the balance of any outstanding taxes, including penalties and interest (and any local improvement charges) shall be paid to the Town of Gananoque, if required.
6. All costs related to fulfilling the conditions are borne by the applicant

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC MEETING

TAKE NOTICE THAT the Committee of Adjustment for the Town of Gananoque will hold a Public Meeting on **TUESDAY, the 26TH** day of **APRIL, 2016** at **6:00 P.M.** in the **COUNCIL CHAMBERS, TOWN OF GANANOQUE, 30 King Street East, Gananoque** to hear the following application for Consent:

File No. B01/16

Owner: HARRY SCHUR BUILDING CONTRACT. LTD.

The property municipally and legally described as
825 STONE STREET N
PT. LOT 12/13 CON.1, Pt.1 PLAN 28R-4768, PT.1 PLAN 28R-4756, PT.1 PLAN 28R-8040,
TOWN OF GANANOQUE

has applied to the Committee of Adjustment for the Town of Gananoque for consent to:
CONVEY A PARCEL OF LAND TO THE ADJACENT PROPERTY OWNER

HEARING DATE: TUESDAY, APRIL 26TH, 2016

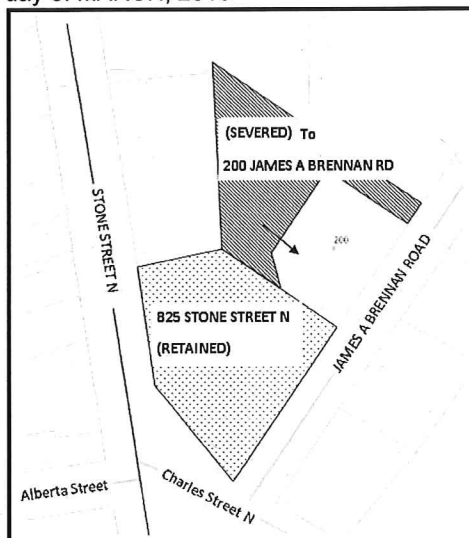
If you wish to receive written notice of the application or seek further details of the application, including a location map, it is available at the Town of Gananoque, 30 King Street East, Gananoque during normal business hours, 8:30 AM - 4:30 PM, Monday through Friday.

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 Ontario Municipal Board may dismiss the appeal.

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.

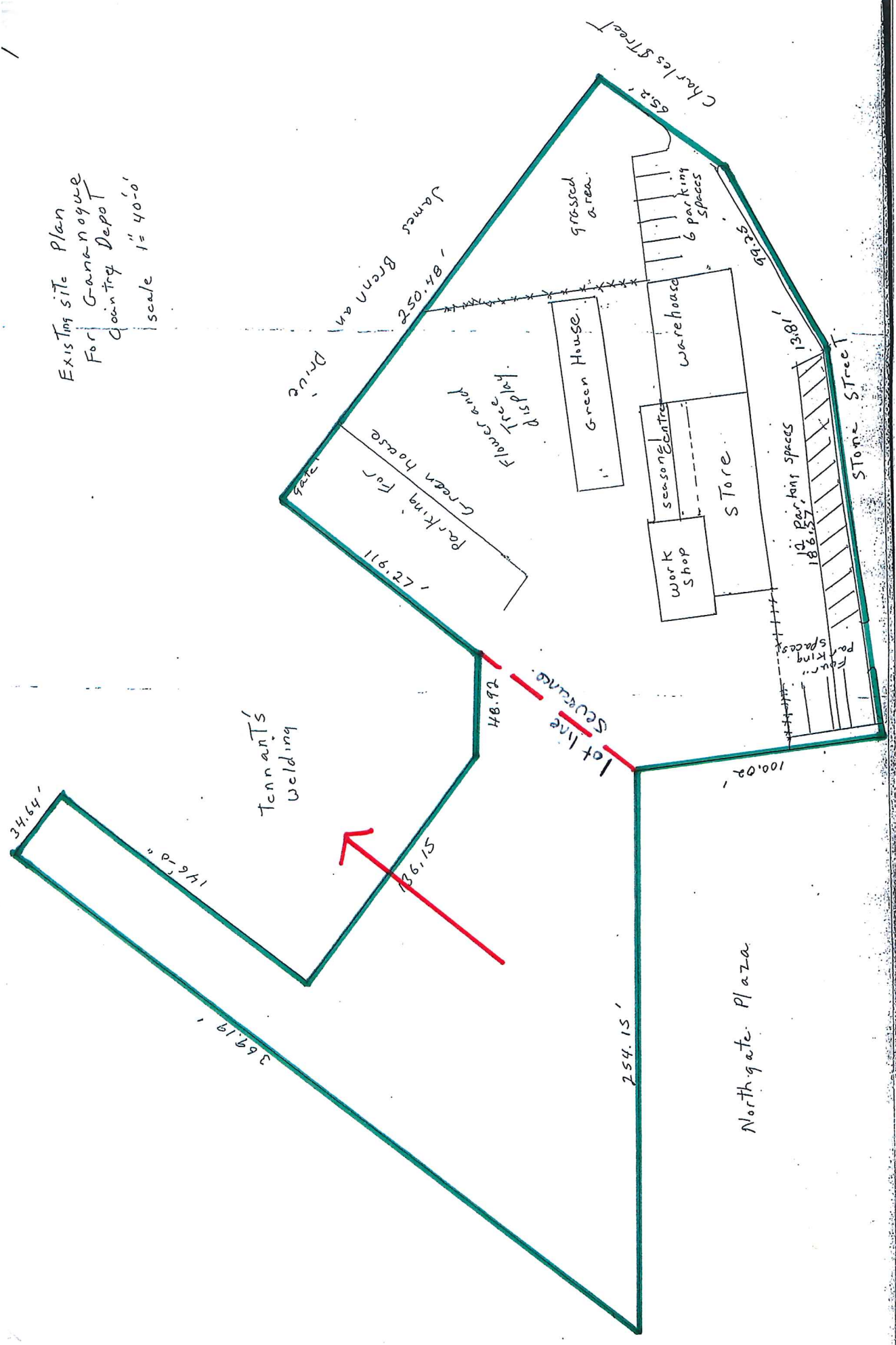
DATED this 30TH day of **MARCH, 2016**



Brenda Guy
Secretary-Treasurer, Committee of Adjustment
Manager of Community Development
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6
Phone: 613 382-2149 ext.1126
Fax: 613 382-8587
bguy@gananoque.ca

30 King Street East, Box 100
Gananoque, Ontario
K7G 2T6
Phone: (613) 382-2149
Fax: (613) 382-8587
www.townofgananoque.ca

Existing site Plan
 For Gama-nogywe
 Country Depot
 scale 1" = 40'-0"





No. B- 4/16

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 \$290. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: Harry Schar Building Cont Ltd 2	Name of Property Owner (if different than applicant):
Address: 825 Stone ST N Gananoque Ont K7G 1Z7	Address:
Telephone: 613-382-7607	Telephone:

Purpose of Application:					
<input type="checkbox"/> New Lot	<input checked="" type="checkbox"/> Lot Addition	<input type="checkbox"/> Easement	<input type="checkbox"/> Charge	<input type="checkbox"/> Lease	<input type="checkbox"/> Correction of Title
<input type="checkbox"/> Other					

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): Tennant Welding
Relationship, if any, to owner: none

Property Information:			
Street or Property Address (if applicable): 825 Stone ST N.			
Legal Description including any reference plans: Part Lot 12 x 13 con 1 28R 9649 Part 1 28R 4756 Part 1 28R 8040 Part 1.			
Frontage:	Depth:	Area:	
		8,083.95m ²	

Official Plan Designation:	Employment Plan
Zoning Designation:	Employment Plan

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? <input type="checkbox"/> Yes <input checked="" 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 checked="" 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 checked="" 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	10.55 m	76.34
	Depth	112.52 m Reg	35 m Reg.
	Area	3750 m ² (+-)	4333.95
Use of Subject Property:	Existing Use	Storage Yard	Storage & retail
	Proposed Use	Storage Yard.	Storage & retail

EXISTING BUILDINGS:		Building 1	Building 2
To Be SEVERED	Type of Structure	None	
	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	40-0x60-0"	
	Front Line Setback:	See attached.	
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
Attached Additional Page, if necessary			

PROPOSED BUILDINGS:		Building 1	Building 2
To Be SEVERED	Type of Structure	<i>None</i>	
	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	<i>None</i>	
	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		
	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 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:

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, Harry Schur 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 <u>Town</u> of <u>Gananoque</u> in the <u>Province</u> of <u>Ontario</u> this <u>16th</u> day of <u>March</u> , <u>2016</u> _____ Signature of a Commissioner, etc	 _____ Signature of Applicant _____ Signature of Applicant
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Office Use Only:		Roll No: <u>01539600/015</u>
<u>March 16/2016</u> Date of Submission	Application Complete: <u>HS</u> Signature	<u>March 24/2016</u> Date

Questions??

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

PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: Brenda Guy
Manager of Community Development

DATE: Monday, April-18-16

SUBJECT: DP 2016/03 – HARRY SCHUR BUILDING CONSTR.
CLASS 2

Background:

Property: 825 STONE STREET N

Legal Desc: PT. LOT 12/13 CON.1
TOWN OF GANANOQUE

Acreage: 1.84 ACRES

Lot Coverage: 60% MAXIMUM COVERAGE

Official Plan: EMPLOYMENT LANDS

Development Permit: EMPLOYMENT LANDS

Purpose and Effect:

The applicant is proposing to convey approximately 0.817 acres of land to an adjacent property owner under B1/16 Harry Schur Building Constr.

This report should be read in conjunction with the report accompanying B1/16.

It is noted that this property is being sold subject to the lot line adjustment and the development permit being filed. Anticipated closing is early May 2016.

Provincial Policy Statement

The Provincial Policy Statement, 2014 (PPS) provides direction on matters of provincial interest pertaining to land use matters and all development proposals must be consistent with the policies therein.

Section 1.3 of the Policy identifies that planning authorities shall promote economic development and competitiveness by a mix range of employment, a diverse economic base, encouraging mixed-use development while ensuring that the necessary infrastructure is in place.

The proposed consent and development permit is essentially recognizing existing commercial uses.

Official Plan

The Official Plan designates the lands as Employment Lands. The Employment Lands provide for commercial and industrial uses.

Comment: The use of the property historically has been equipment rental and sales as well as retail and therefore permitted within the designation.

Development Permit Bylaw

The lands are designated Employment Lands. Employment Lands permit a variety of commercial and industrial uses.

The subject lands have been used as an Equipment Rental Establishment, Equipment Sales Establishment, Farm Supply all permitted within the designation. The applicants propose to sever a parcel of land, 0.92 acres irregular shape, to the adjacent property owner. The severed parcel does not have any existing buildings on the property.

Overview:

The property of 825 Stone Street N, is known as the Gan Rental. It has one main building and over the years, additions of three other buildings of various sizes.

The pending approval for the conveyance of lands under B1/16 will amend some of the existing site works. Given the lot line adjustment and the opportunity of the Development Permit Amendment, staff would like to bring forward additional changes although there are no new buildings being built.

Currently the site plan on title is hand drawn and parking is primarily along Stone Street N and an area of Charles Street N.

The current owner has obtained a survey and building location survey which identifies the lot change. As a result of the lot change, the owner is required to recognize and amend some of the site provisions which are in keeping with the intent of the Development Permit Bylaw.

In particular, it is important for the parking to be maintained on the subject lands. The current site plan agreement on title has parking which encroaches onto Town property being Stone Street N. The change being proposed reallocates the parking area to the north side of the building. Additionally, the inclusion of two accessible parking spots are also being provided.

Based on the numbers provided by the owner the retail portion of the property is 1,104 m² (3,741sq.ft) and 2,031m² (6,666 sq.ft) of warehouse storage which equates to 23 parking spaces. The applicant is provided 2 accessible parking spaces.

The proposed also includes the planting of six trees on the site and Town property along Stone Street N and at the corner of Charles Street N/James A Brennan Road

Circulation to agencies:

Canada Post		
CAO		
CRCA	No comment	
CBO	No objection	
Eastern Ontario Power		
Economic Development		
Leeds Grenville EMS		
Fire Department		
Hydro One		
LG Health Unit		
Police Department		
Public Works		
Union Gas		
Water/Sewer		
CDCBEO	No comment	
Adjacent Property Owners		

Staff considered the history and the records on this application as well as the fact that there are no new buildings being proposed on this property. This amendment is due to the realignment of property at the north east portion of the property to recognize the existing. The severed portion has no buildings on the property. This amendment is related to the previous plan have some parking and fencing on the severed parcel and B1/16.

The relocation of the parking is positive as well as the addition of trees.

Staff are in favour of this application provided the relocation of parking is undertaken and installation of trees.

Note: The consent and amendment to the development permit are a condition of sale. As there is scheduled new ownership staff would want to ensure that the parking counts are sufficient for the proposed use. As of this date, staff have not been corresponded with this group. Staff will update PAC accordingly upon a meeting in regards to this application.

As per the note above, the current owner agrees with the proposed changes will proceed with them. Staff will defer registration of the agreement until such time as a meeting is undertaken.

Development Permit Checklist for 825 STONE STREET N					
		Min. Requirement unless otherwise noted	Existing	Proposed	✓
DP Requirement	DP Designation of Property	Employment Lands	Employment Lands	Employment Lands	
	Lot Area, As per DP	743m ² /7,998sq.ft.	1.84 acres = 7,446m ²	1.136 acres = 4,597m ²	
	Lot Frontage, As per DP	18m/59.1ft *Charles St N deemed to be front yard as per definition of frontage	20m Charles St N* 87m James A. Brennan 97m± Stone Street N	20m Charles St N* 76m James A. Brennan 97m± Stone Street N	
	Front Yard, As per DP	7m/23ft	15m (Charles St N)	15m (Charles St N)	
	Rear Yard, As per DP	6 m/19.7 ft	22m	22m	
	Interior Side Yard, As per DP	3m/9.8ft	n/a	n/a	
	Other Side Yard, As per DP	"	n/a	n/a	
	Exterior Side Yard, As per DP	4.5m/14.8ft	5m (Stone St N) 21.5m (James A Brennan)	5m (Stone St N) 21.5m (James A Brennan)	
	Lot Coverage, As per DP (maximum)	60%	13.5%	21.9%	
Building Height	As per DP (maximum)	15m/49.2'	existing	existing	
Building Size		Existing	1,008m ² existing	1,008m ² existing	
		Addition	n/a	n/a	
Building Orientation	Bdg location along front yard, parking at side/rear		existing	Some parking being relocated to rear	
Seating Capacity			n/a	n/a	
Parking Spaces	Number of Parking Spaces required	1 sp/95 sq.m plus 1 sp per 3 employees/shift	18	23	
	Size	2.7m/8.9' x 6m/19.7' min.	2.7m/8.9' x 6m/19.7' min.	2.7m/8.9' x 6m/19.7' min.	
	Number of Accessibility Spaces	1/20 spaces	0	2	
	Accessibility Size	3.6m/11.8' x 6m/19.7' min.	0	1.5m/3m/1.5m	
	Parking Surface	Year round use	Paved	Gravel/Paved	
	Aisles	6m/19.7 ft min.two-way traffic 3.5m/11.5 ft min.one-way traffic	7m	7m	
Entrance		6m/19.7' min.two-way traffic 3.5m/11.5' min.one-way traffic	7m Stone St N	7m Stone St N	
Loading Area	Number of loading areas required	250 sq.m or less – 0, 250 to 999 sq.m – 1 1000 to 7499 sq.m – 2 7500 sq.m+ – 2 plus 1/7500 sq.m			
	Size	14m/45.9' x 3.5m/11.4'			
	Height clearance	4.25min./13.9'			
	Located in side or rear yard			<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Unobstructed access to public street	6m min./19.7'			
Open Storage	Screened		Existing fence	fence	
Garbage Storage	Fenced and Screened	Wood Metal Shrubbery			
Outside Storage/ Sales and Display	Outside Storage	No storage in front yard Min. 5m/16.4 from side/rear Abut residential Min. 10m/32.58'			
Landscaping	Btwn non-residential and residential	3 m min./9.8'	n/a	North - South - East - West -	
	Front yard setback	5m min/16.4' landscaped area within the 7m/24.7'			

	Not less than 50% landscaped area	Grass, lawns, trees, shrubs and flowers			
	Btwn parking and adjacent lot or street when 4 or more spaces req'd	3 m min./9.8'		North - South - East - West -	
High Watermark	Setback from any water	30 m min./98.4' unless Breakwall = 15m min/49.2'	n/a	n/a	
	Accessory Structures – permitted within 30m provided:	Boathouse/Boatport/dock – max length 8m/28.2'	-	-	
		Stairs/landings – max width 2.5 m/8.2'	-	-	
		Shed – max 10sq.ft/108sq.ft	-	-	
		Max height – 4.25m/14.7'	-	-	
Accessory Bldgs	Any rear or interior setback	1 m min./3.3'	n/a	n/a	
	Front or exterior yards, as per DP		-	-	
	Height	4.5 m max./14.8'	-	-	
	Distance to main building	2 m min./6.6'	-	-	
	Maximum Size	Less than 20%	-	-	
Other	Designated Heritage Site:			<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Entrance Overlay			<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Sidewalk required			<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Street Boulevard	Furniture, trees		<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Tree placement	Away from curb where less than 4m		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		6 – 8m apart		<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Waterfront Overlay			<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Maintain existing vegetation			<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Setback from top of slope (except non residential/accessory)	30m min./98.4'		<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Tree preservation	Min. 60mm dia/3.5m in height plus		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		10+ grouped of 15 cm measured 1.4 from base		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		Maintain waterfront view – building located to side			
		Waterside walkway on multi/commercial dev			
Section 3.2	Auto service Station, commercial garage, gasoline bar, car washing			<input type="checkbox"/> Yes <input type="checkbox"/> No	
Section 3.10	Drive Through			<input type="checkbox"/> Yes <input type="checkbox"/> No	
Section 9.2	Discretionary Use			<input type="checkbox"/> Yes <input type="checkbox"/> No	

NOTICE OF MEETING Proposed Class II Development Permit

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, APRIL 26, 2016 at 6:00 P.M. in the COUNCIL CHAMBERS, TOWN OF GANANOQUE, 30 King Street East, Gananoque** to hear the following application to consider a Class II Development Permit:

File No. DP2016-03

Owner: HARRY SCHUR BUILDING CONTRACT. LTD.

The property municipally and legally described as

825 STONE STREET N

**PT. LOT 12/13 CON.1, Pt.1 PLAN 28R-4768, PT.1 PLAN 28R-4756, PT.1 PLAN 28R-8040,
TOWN OF GANANOQUE**

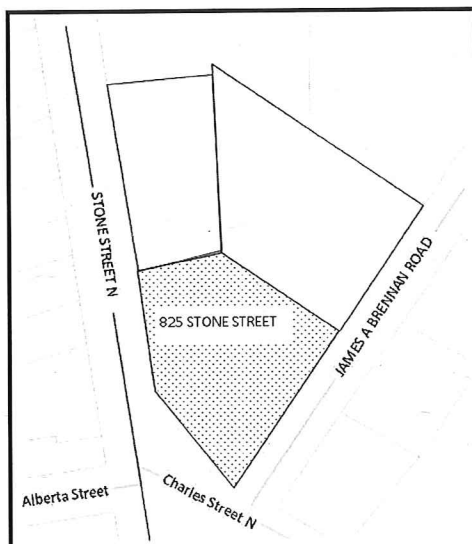
has applied to the Town of Gananoque for a Development Permit to

AMEND THE EXISTING SITE PLAN RECOGNIZING THE LOT LINE ADJUSTMENT B1/16

Additional information in relation to the proposed development permit is available for inspection between 8:30 am and 4:30 pm in the Administration Offices at 30 King Street East, Gananoque, ON, or by calling 613 382-2149 ext.126.

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 OMB where the application meets the requirements established through the official plan and development permit bylaw.

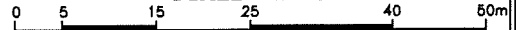


DATED this 12TH day of APRIL, 2016

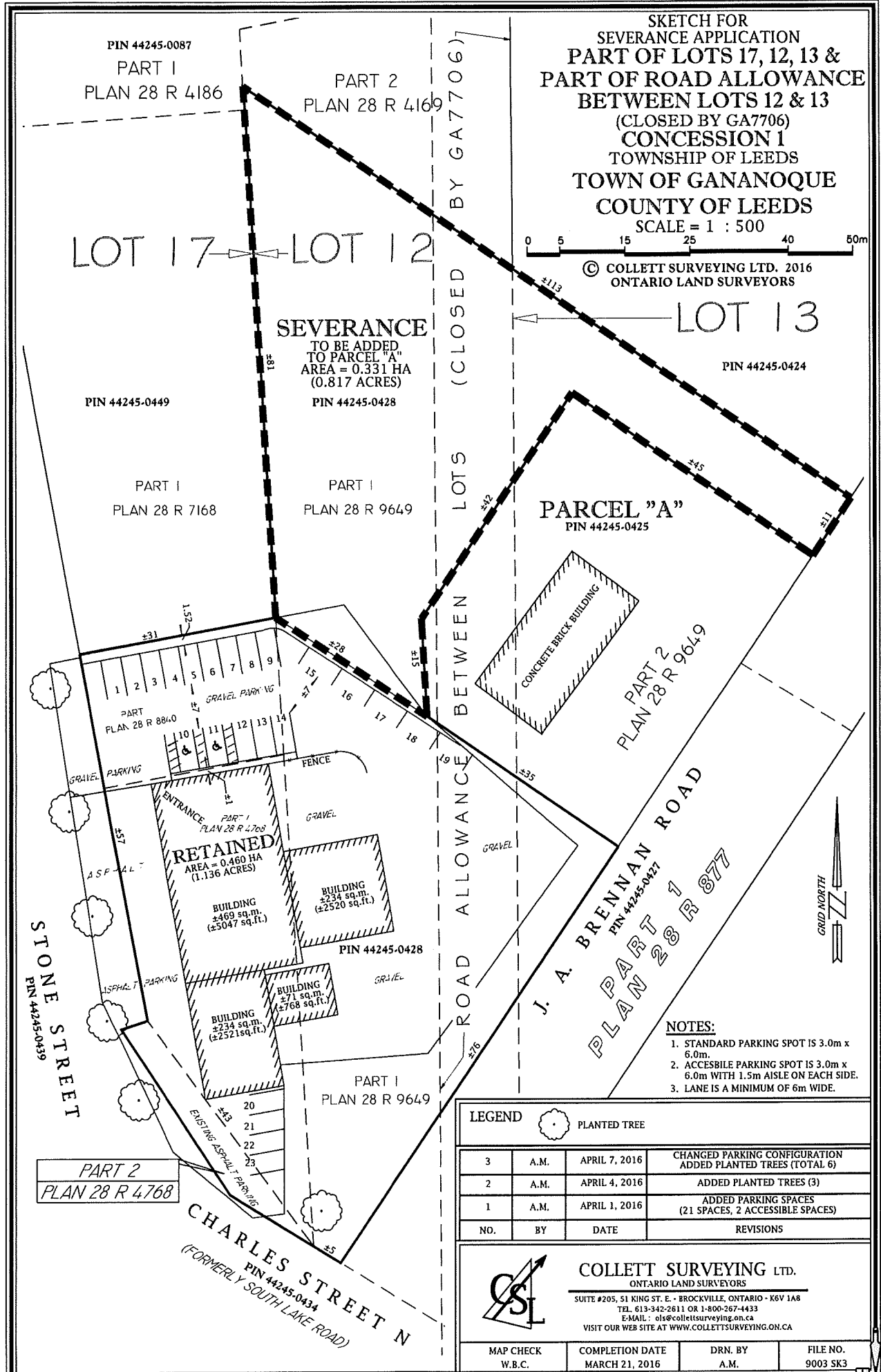
Brenda Guy
Manager of Community Development
bguy@gananoque.ca
613 382-2149 Ext.1126

SKETCH FOR SEVERANCE APPLICATION
 PART OF LOTS 17, 12, 13 &
 PART OF ROAD ALLOWANCE
 BETWEEN LOTS 12 & 13
 (CLOSED BY GA7706)
 CONCESSION 1
 TOWNSHIP OF LEEDS
 TOWN OF GANANOQUE
 COUNTY OF LEEDS

SCALE = 1 : 500



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 ONTARIO LAND SURVEYORS



SEVERANCE TO BE ADDED TO PARCEL "A"
 AREA = 0.331 HA (0.817 ACRES)
 PIN 44245-0428

PARCEL "A"
 PIN 44245-0425

RETAINED AREA
 AREA = 0.460 HA (1.136 ACRES)

- NOTES:**
1. STANDARD PARKING SPOT IS 3.0m x 6.0m.
 2. ACCESSIBLE PARKING SPOT IS 3.0m x 6.0m WITH 1.5m AISLE ON EACH SIDE.
 3. LANE IS A MINIMUM OF 6m WIDE.

LEGEND			
	PLANTED TREE		
3	A.M.	APRIL 7, 2016	CHANGED PARKING CONFIGURATION ADDED PLANTED TREES (TOTAL 6)
2	A.M.	APRIL 4, 2016	ADDED PLANTED TREES (3)
1	A.M.	APRIL 1, 2016	ADDED PARKING SPACES (21 SPACES, 2 ACCESSIBLE SPACES)
NO.	BY	DATE	REVISIONS

COLLETT SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 SUITE #205, 51 KING ST. E. - BROCKVILLE, ONTARIO - K6V 1A8
 TEL: 613-342-2611 OR 1-800-267-4433
 E-MAIL: ols@collettsurveying.on.ca
 VISIT OUR WEB SITE AT WWW.COLLETTSURVEYING.ON.CA

MAP CHECK W.B.C.	COMPLETION DATE MARCH 21, 2016	DRN. BY A.M.	FILE NO. 9003 SK3
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DP 20 16/03

**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 Community 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
- ✓ Five (5) 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 peer reviews of studies for a Class II/Class III
- ✓ Copy of the most recent survey of the subject property
- ✓ **Cataraqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$. 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>Harry Schar Building Contractor Limited</i>	Complete Address including Postal Code: <i>825 Stone Street N Gananoque Ont K7G 1Z7</i>	Phone: <i>613 382-7607</i> Fax: <i>613 382-8646</i> E-mail: <i>harry@ganrental.ca</i>
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Engineer:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Street or Property Address (if applicable):		

LEGAL DESCRIPTION

Lot: <i>Part Lot 12/13</i>	Concession: <i>1</i>	Part(s): <i>1</i>	Plan: <i>2BR9649 2BR8040 2BR4756</i>
Frontage: <i>100 m</i>	Depth: <i>75 (+/-)</i>	Area (sq.m): <i>0.460 HA</i>	Area (acres): <i>1.136</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
 - 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): <i>Equipment Rentals and retail store</i>	
Length of time the existing use of the subject lands have continued:	
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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the file number and the status of the application?	
Proposed Use(s): <i>Retail store & storage</i>	
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? <i>Permitted use within the zoning bylaw</i>	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law. <i>No</i>	
Abutting Land Use(s): <i>Welding shop - retail stores & offices</i>	
Is the Development to be phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction?	<i>No new construction</i>
Is the land to be divided in the future?	
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 checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area: <i>8,083.95</i> (sq.m)	Building Coverage: _____% _____(sq.m)	Landscape Coverage: _____% _____(sq.m)
Building Height: _____	No. of Storeys: <i>one</i>	No. of Units: _____	Method of Garbage Storage: _____
Parking Surface: Existing: <i>gravel & pavement</i> Proposed: <i>gravel & pavement</i>	Number of Parking Spaces: Existing: <i>24</i> Proposed: 24 Total: <i>24</i>	Dimensions of Parking Spaces: _____	Number of Accessible Spaces: _____
Loading Spaces: <i>0</i>	Number of Loading Spaces: 0 <i>0</i>	Dimensions of Loading Spaces: _____	Other: _____

Heritage Tourist Inn/Bed and Breakfast:			
Is this an application for a Heritage Tourist Inn?	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?	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____
<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
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	<i>Frame</i>	
Date Constructed:	<i>1985</i>	
Front Line Setback:		
Rear Lot Line Setback:		
Side Lot Line Setback:		
Side Lot Line Setback:		
Height:		
Dimensions:		
Floor Area:		

See attached plan

PROPOSED BUILDINGS:	Building 1	Building 2
Type of Structure:		
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:

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

Name of Street/Road: *Stone Street N - Charles Street W*

Entrance Approvals and Permit Number(s): *no new entrance required*

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:

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 Harry Scher (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.

Signature of Owner

Signature of Owner

Signature of Witness (not applicant)

Date

CONSENT BY OWNER

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

I/We, _____, 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

Signature of Owner

Signature of Witness (not applicant)

Date

DECLARATION OF APPLICANT

I, Harry Scher of the Town of Gananoque in the County of Leeds solemnly declare that:

I understand that the applicant/owner will be required to provide 100% security of the outside works in the form of a Letter of Credit or Certified Cheque until such time as the works are completed. A 15% holdback will be maintained for a period of one year after the works are completed. This will be applicable at the time of agreement.

Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

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

Declared/Sworn before me at Town of Gananoque this 6th day of April, 2016.

Signature of a Commissioner, etc

Signature of Applicant

Office Use Only:		Roll No: <u>015 48600 / 015 39600</u>
Official Plan Designation: <u>Gateway Commercial</u>	Development Permit Designation: <u>Gateway Commercial</u>	Other:
Access (Entrance Permits etc): <u>n/a</u>	Water and Sewer Hookup (Permits etc): <u>n/a</u>	Other:
Other Concurrent Applications: <input type="checkbox"/> Cash-in-Lieu of Parking <input type="checkbox"/> Condominium Approval <input checked="" type="checkbox"/> Consent/ Severance	<input type="checkbox"/> Official Plan Amendment <input type="checkbox"/> Subdivision Approval	
Date Application Received: <u>April 6/2016</u>	Date Application Deemed Complete: <u>April 12/2016</u>	Fees Received: <u>\$700.00</u>

For additional details please contact: Brenda Guy, Manager of Community Development
Town of Gananoque, 30 King Street East, Box 100, Gananoque, ON K7G 2T6
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