

**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, APRIL 26, 2022 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. **B01-2022**

OWNER/APPLICANT: **GERASIMOS BONAS**

The property municipally and legally described as

**50 KING STREET EAST**  
PLAN 86 PT LOT A PT LOT B  
TOWN OF GANANOQUE

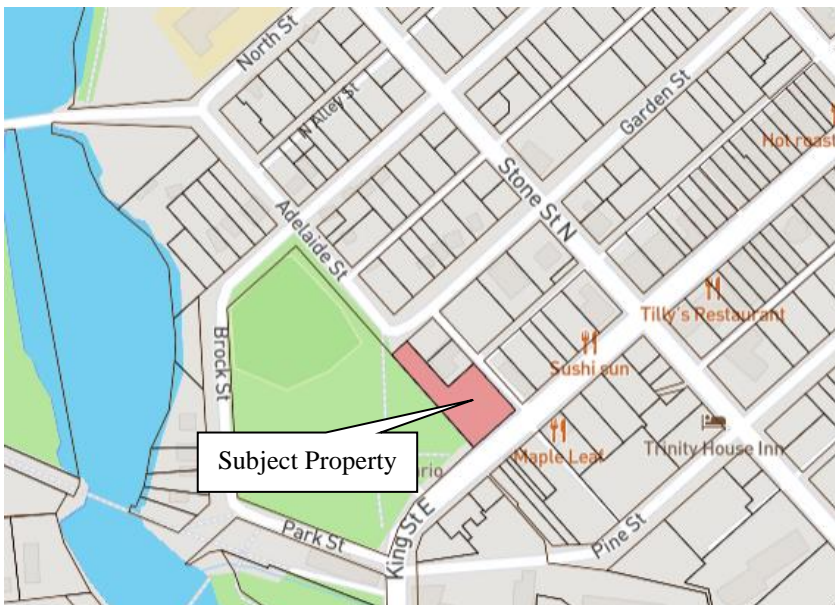
has applied to the Committee of Adjustment for the Town of Gananoque for consent to  
**SEVER AND CONVEY A 943 M2 PARCEL OF VACANT LAND TO THE ADJACENT PROPERTY (BEING 57-59 GARDEN STREET) FOR THE PURPOSE OF LOT ADDITION**

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 Chanti Birdi 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.

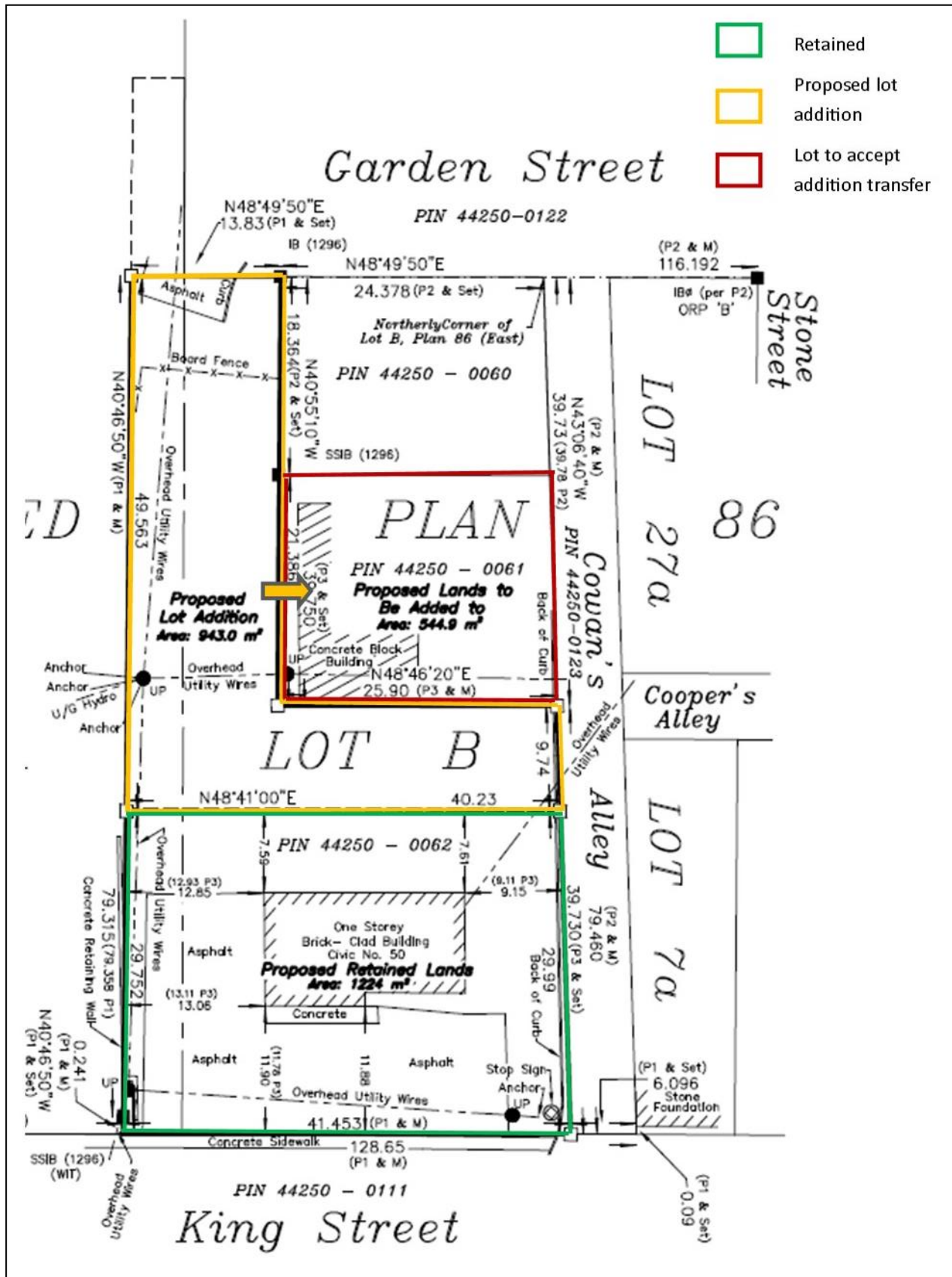
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal.



DATED this 6<sup>th</sup> day **APRIL, 2022**

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

Town of Gananoque  
30 King Street East  
Gananoque, ON K7G 1E9





No. B- 11202 <sup>2</sup>

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 <sup>10</sup>
- 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: <i>Gerasimos Bonas</i>	Name of Property Owner (if different than applicant):
Address: <i>448 Pine Street East Gananoque K7G 1E3</i>	Address:
Telephone: <i>613 484-2201</i>	Telephone:

<b>Purpose of Application:</b>					
<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): <i>Gerasimos &amp; Nikoleta Bonas</i>
Relationship, if any, to owner:  

<b>Property Information:</b>			
Street or Property Address (if applicable): <u>50 King Street East</u>			
Legal Description including any reference plans: <u>PART OF LOT A+B, Registered Plan 86 (East)</u> <u>Town of Ganarogue</u>			
Frontage: <u>41.45 m</u>	Depth: <u>79.55 m</u>	Area: <u>2167 m<sup>2</sup></u>	

<b>Official Plan Designation:</b>	<u>General Commercial</u>
<b>Zoning Designation:</b>	<u>Commercial Traditional Core</u>

<b>History of the Subject Land:</b>	
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
<b>Property Dimensions:</b>	Frontage	<u>13.83 m</u>	<u>41.45 m</u>
	Depth	<u>49.56 m</u>	<u>29.99 m</u>
	Area	<u>943 m<sup>2</sup></u>	<u>1224 m<sup>2</sup></u>
<b>Use of Subject Property:</b>	Existing Use	<u>Commercial</u>	<u>Commercial</u>
	Proposed Use	<u>Commercial</u>	<u>Commercial</u>

EXISTING BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>	Type of Structure	N/A	N/A
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be <b>RETAINED</b>	Type of Structure	One Storey Brick Clad	
	Front Line Setback:	11.88 m	
	Rear Lot Line Setback:	7.59 m	
	Side Lot Line Setback:	12.85 m	
	Side Lot Line Setback:	9.15 m	
	Height	3 m	
	Dimensions	10.5 x 18.5 m	
	Floor Area	182.9 m <sup>2</sup>	
Attached Additional Page, if necessary			

PROPOSED BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be <b>RETAINED</b>	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		/
	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:

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**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

Gerasimos KONAS (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

MAR - 1 - 2022

Date

**DECLARATION OF APPLICANT**

I, Gerasimos KONAS 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 on this 18<sup>th</sup> day of March, 2022.  
Expires August 6, 2024.

Brenda Guy, Commissioner, etc. of the Town of Gananoque

Signature of a Commissioner, etc



Signature of Applicant

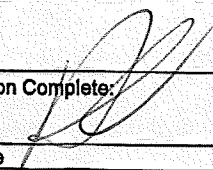


Signature of Applicant

**Office Use Only:**

Roll No: 015 00400

March 18/2022  
Date of Submission

Application Complete:  
Signature 

March 18/2022  
Date

Questions??

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



LR10786

METRIC  
MEASUREMENTS SHOWN ON THIS SKETCH  
ARE IN METRES AND MAY BE CONVERTED  
TO FEET BY DIVIDING BY .3048

SKETCH

TO ILLUSTRATE DESCRIPTION OF  
PART OF LOTS A AND B  
REGISTERED PLAN N° 86 (EAST)  
TOWN OF GANANOQUE  
COUNTY OF LEEDS

SCALE 1:400

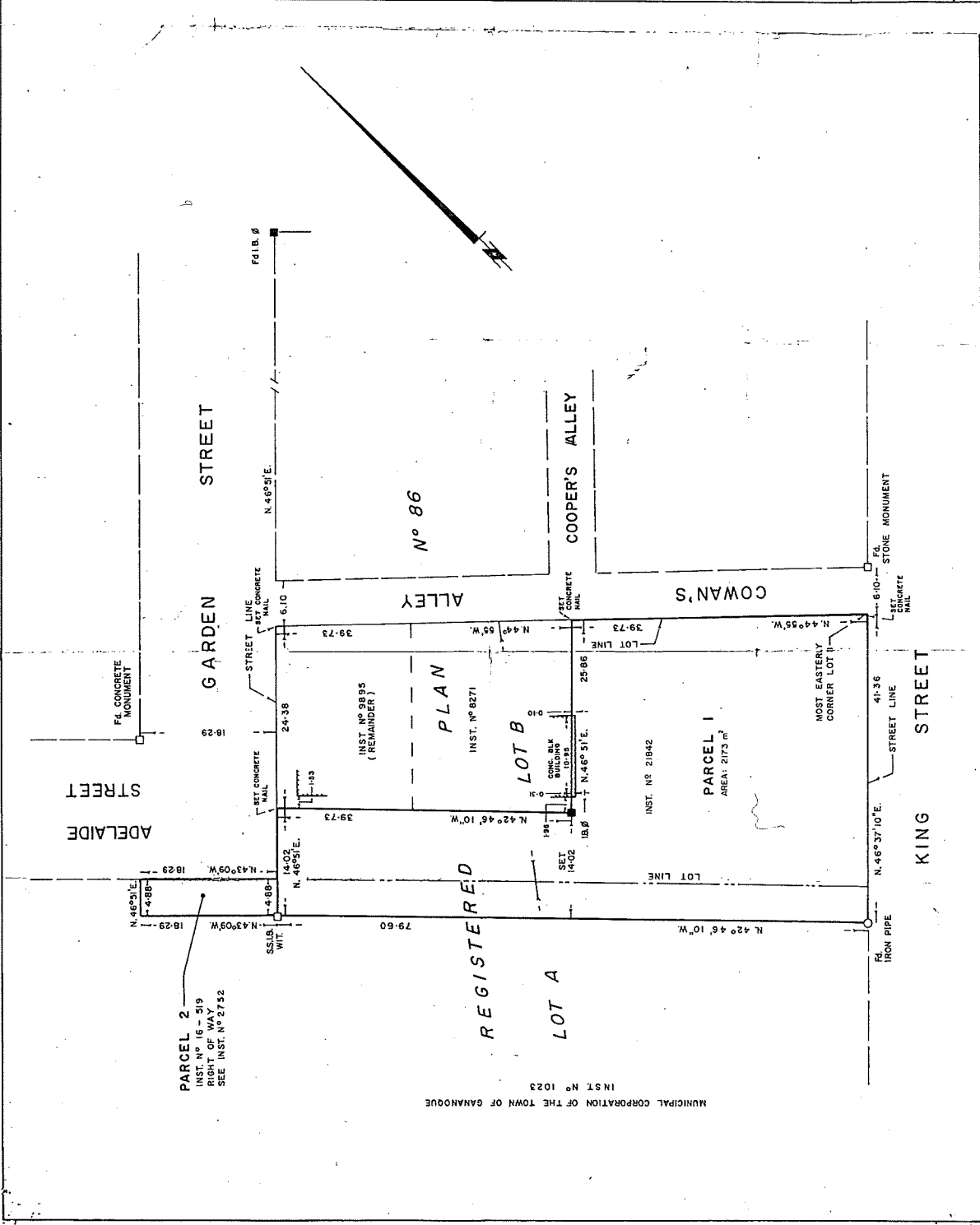


DATED: DECEMBER 29, 1976

*Ronald H. Smith*  
RONALD H. SMITH  
ONTARIO LAND SURVEYOR

RONALD H. SMITH LTD.  
Ontario Land Surveyors  
BOX 63, 77 PINE STREET  
GANANOQUE, ONTARIO.

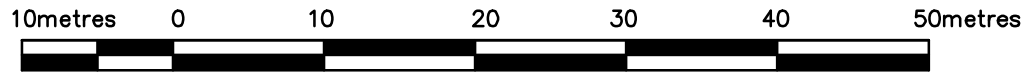
613-382 3978  
REFERENCE N° 78-141



MUNICIPAL CORPORATION OF THE TOWN OF GANANOQUE  
INST. N° 1023

PLAN of SURVEY of  
Part of LOT A & B,  
REGISTERED PLAN 86 (East)  
TOWN OF GANANOQUE  
COUNTY of LEEDS

SCALE=1:500



HOPKINS CHITTY LAND SURVEYORS INC.

-2022-

LEGEND:

- SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN
- denotes Planted Survey Monument
  - Found Survey Monument
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - IBØ Iron Bar (round)
  - RPL Rock Plug
  - (WIT) Witness
  - (M) Measured
  - (OU) Origin Unknown
  - (UP) Utility Pole
  - (JB) Jordan Bennett Geomatics-O.L.S.
  - (1296) Ronald H. Smith Ltd-O.L.S.
  - (P1) Plan by (JB) dated December 22, 2015
  - (P2) Plan by (1886) dated July 31, 2009
  - (P3) Plan by (1296) dated September 9, 1987
  - OHW Overhead Wires
  - (1886) Hopkins Chitty Land Surveyors Inc - O.L.S.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 28R-

RECEIVED AND DEPOSITED

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE

PHIL W. CHITTY  
ONTARIO LAND SURVEYOR

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

SCHEDULE

PART	LOT	PLAN	PIN No.
1	Part of	86	Part of
2	A & B	(East)	44250-0062

OBSERVED REFERENCE POINTS (ORPs) UTM ZONE 18, NAD83 (CSRS) (2010) DERIVED FROM REAL-TIME NETWORK (RTN) GPS OBSERVATIONS COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 'A'		
ORP 'B'		

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

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 18, NAD83 (CSRS) (2010)

FOR BEARING COMPARISONS, A ROTATION OF 2°02'40" CLOCKWISE WAS APPLIED TO BEARINGS ON (P1)

FOR BEARING COMPARISONS, A ROTATION OF 2°05'30" CLOCKWISE WAS APPLIED TO BEARINGS ON (P2)

FOR BEARING COMPARISONS, A ROTATION OF 1°47'00" CLOCKWISE WAS APPLIED TO BEARINGS ON (P3)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99969539

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

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

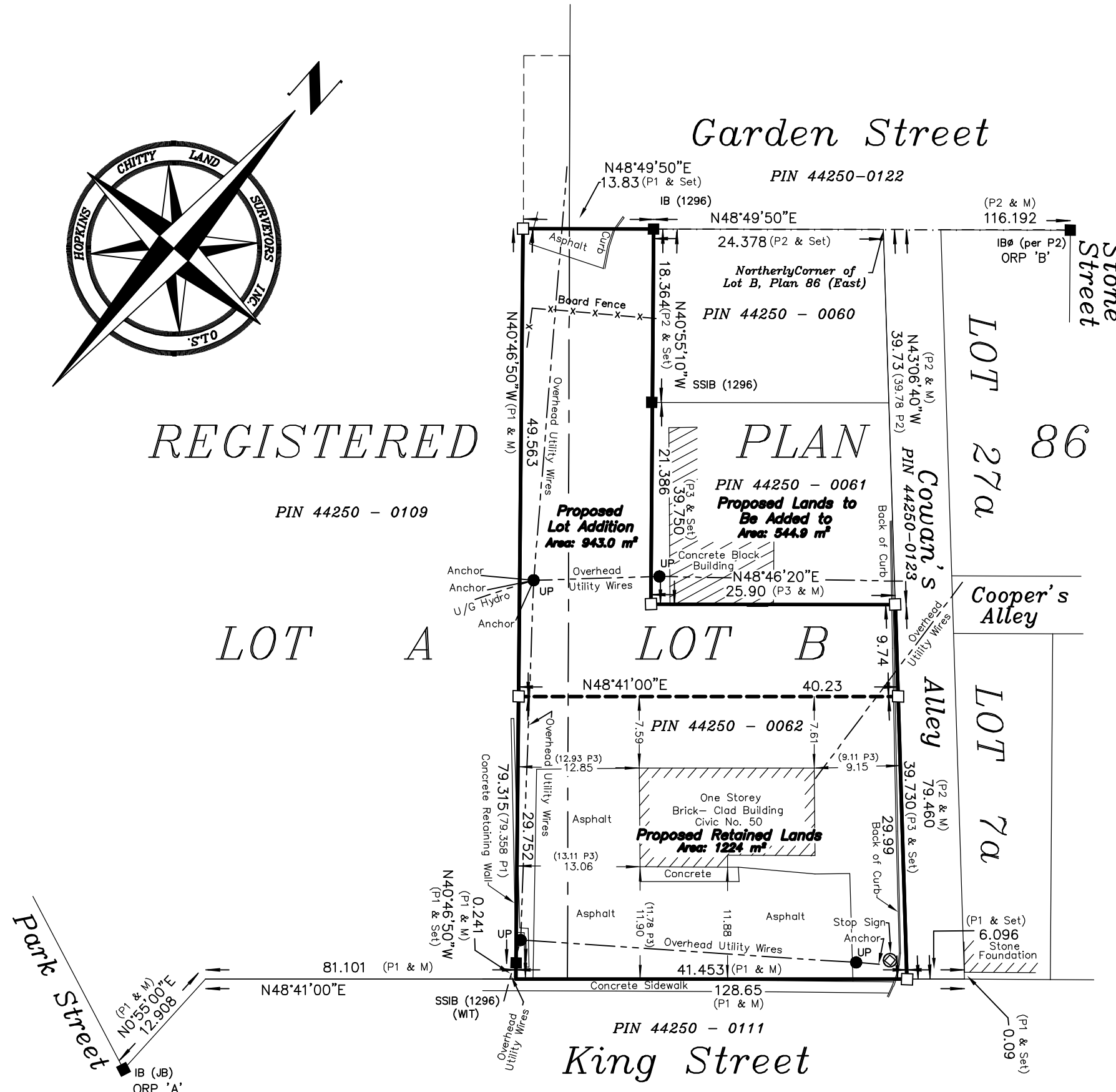
1. This Survey and Plan are correct and in accordance with the SURVEYS ACT, the SURVEYORS ACT and the LAND TITLES ACT and the REGULATIONS made under them.

2. The SURVEY was completed on the \_\_\_\_\_ day of February, 2022

HOPKINS CHITTY LAND SURVEYORS INC.

DATE: FEBRUARY 24, 2022

PHIL W. CHITTY - O.L.S.



Party Chief: TJ	Instrument: TM	Checked By: PWC	Plan By:
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HOPKINS CHITTY  
LAND SURVEYORS INC.  
Ontario Land Surveyors  
www.hopkinschitty.com

1224 GARDINERS ROAD, SUITE 102  
KINGSTON, ONTARIO K7P-0G2  
Tel (613) 384-9266  
Fax (613) 384-3513

PROJECT No. 2021-0937  
LOT A & B PLAN 86 (East)  
TOWN OF GANANOQUE

