



**PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/PROPERTY
STANDARDS COMMITTEE AGENDA**

On October 27, 2020 @ 6:00 PM
Via Teleconference and Video Conference

Teleconference Toll Free Number – 1-833-311-4101
Access Code: 132 191 7622

1.	Call Meeting to Order
2.	Adoption of the Agenda
3.	Disclosure of Pecuniary Interest & General Nature Thereof
4.	Approval of Minutes 1. Minutes of August 25, 2020 2. Minutes of September 29, 2020
5.	Deputations – None
6.	Reports/New Business 1. Development Permit Application – DP2020-13 – Gan Brewing Company – 9 King Street East
7.	Correspondence/Other 1. LPAT Update – Short Term Accommodations – Verbal 2. Notice of Passing - TLTI 3. OP Update - Verbal
8.	Next Regular Meeting – November 24, 2020
9.	Questions From the Media
10.	Adjournment

The Town invites and encourages people with disabilities to attend and voice their comments in relation to accessibility related reports. For those who are unable to attend, the Town encourages the use of the Customer Feedback Form found on the Accessibility Page on the Town's website.

PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE MEETING MINUTES

On Tuesday, August 24, 2020
Via Webex Teleconference Meeting

COMMITTEE MEMBERS PRESENT		STAFF PRESENT
Chair:	Ted Lojko	Brenda Guy, Manager of Planning and Development
Members:	Dave Anderson	Chanti Birdi, Assistant Planner
	John S. Beddows	
	Brian Brooks	
	Lynda Garrah	
	Emery Groen	
	Chris McDonald	
Regrets:	Jana Miller	

1.	Call Meeting to Order Chair Ted Lojko called the meeting to order at 6:00 PM.
2.	Adoption of the Agenda PAC-COA-PSC Motion #2020-11 Moved by: Lynda Garrah Seconded by: John Beddows BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA DATED AUGUST 25, 2020, AS AMENDED. CARRIED
3.	Disclosure of Pecuniary Interest & General Nature Thereof – None
4.	Approval of Minutes – January 28, 2020 PAC-COA-PSC Motion #2020-12 Moved by: John Beddows Seconded by: Chris McDonald BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE MINUTES DATED JULY 28, 2020. CARRIED
5.	Deputations – None

6.	Reports/New Business
Development Permit Application – DP2020-11 – 80 King Street East (Sushi Sun)	
	<p>Staff summarized the application for Planning Advisory Committee and the Public</p> <p>Property Owner, Heung Ryong Woo has applied for a Development Permit to construct a pickup kiosk at 80 King Street East with the existing driveway, as shown on the plans. This is different than a drive-thru as there is no on-site ordering or waiting vehicles. Orders are placed either online or telephone with a pre-determined time for pickup.</p> <p>PAC-COA-PSC Motion #2020-13 Moved By: Chris McDonald Seconded By: Lynda Garrah THAT COMMITTEE OF ADJUSTMENT APPROVE DP2020-011 for the property at 80 King Street East provided the following conditions are met:</p> <ol style="list-style-type: none"> 1. Owner enter into an amending agreement with the town within one year of approval. 2. Confirmation of Health Unit approval be forwarded to the Town, as applicable. 3. The use be specific to take out only and not drive thru facilities. 4. All costs associated with fulfilling the conditions of this decision are born by the Owner <p style="text-align: right;">CARRIED</p>
7.	Correspondence/Other
	<ol style="list-style-type: none"> 1. LPAT Update – 575 King Street East <ul style="list-style-type: none"> • A copy of the LPAT Decision regarding the above noted property was received. The Tribunal allowed the appeal and granted the Development Permit to permit the gas bar, convenience store and take out restaurant including an accessory outdoor patio and an upper-storey residential unit subject to conditions. 2. Terms of Reference <ul style="list-style-type: none"> • The Terms of Reference were adopted as presented to Council. 3. Waterlots <ul style="list-style-type: none"> • The Committee requested a verbal overview of waterlots at the next meeting.
8.	Next Regular Meeting – September 29, 2020
9.	Questions From the Media – None
10.	Adjournment
	<p>PAC-COA-PSC Motion #2020-14</p> <p>Moved By: Chris McDonald Seconded By: David Anderson</p> <p>THAT PAC/COA/PSC BE ADJOURNED AT 6:58 PM.</p>
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Ted Lojko, Chair </div> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Brenda Guy, Committee Secretary </div> </div>	



PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE MEETING MINUTES

On Tuesday, September 29, 2020
Via Webex Teleconference Meeting

COMMITTEE MEMBERS PRESENT		STAFF PRESENT
Chair:	Mayor Ted Lojko	Brenda Guy, Mgr of Planning and Development
Members:	Councillor Mike Kench	
	John Beddows	
	Brian Brooks	
	Lynda Garrah	
	Emery Groen	
	Chris McDonald	
	Jana Miller	
	Marion Sprenger	
Regrets:		

1.	<p>Call Meeting to Order Chair Ted Lojko called the meeting to order at 6:00 PM.</p> <p>The Chair thanked Councillor Dave Anderson for sitting on the Committee and welcomed Councillor Mike Kench and Marion Sprenger to the Committee.</p>
2.	<p>Adoption of the Agenda</p> <p>PAC-COA-PSC Motion #2020-15 Moved by: Brian Brooks Seconded by: Chris McDonald BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA DATED SEPTEMBER 29, 2020, AS POSTED.</p> <p style="text-align: right;">CARRIED</p>
3.	<p>Disclosure of Pecuniary Interest & General Nature Thereof – None</p>
4.	<p>Deputations – None</p>

5.	Reports/New Business
Consent Application – B04-20 – Rocky Acres Estates Inc. – 700 Second Street	
	<p>Staff summarized the application for the Committee of Adjustment and the Public</p> <p>The application is to sever a parcel of land, which was an unopen road allowance and conveyed to the property owner, Rocky Acres Estates Inc. in 1971 by the Town. In 2019, a building permit was applied and issued, which included the deed for the lands. Upon completion and assessment, it was determined that the lands had merged in title with the adjacent lands under the same ownership.</p> <p>Staff noted that the draft reference plan submitted complies with the provisions of the residential designation as set out in the bylaw.</p> <p>PAC-COA-PSC Motion #2020-16 Moved By: Lynda Garrah Seconded By: John Beddows THAT COMMITTEE OF ADJUSTMENT APPROVE CONSENT APPLICATION B04-20 FOR THE PROPERTY AT 700 SECOND STREET PROVIDED THE FOLLOWING CONDITIONS ARE MET:</p> <ol style="list-style-type: none"> 1. New deeds and reference plan be prepared and submitted to the Town, 2. That a final as-built survey be submitted and a Development Permit be applied should the setbacks not meet the minimum requirements as submitted, if required, 3. That the balance of any outstanding taxes, including penalties and interest shall be paid to the Town of Gananoque, if required, 4. That all conditions of this decision be fulfilled and the documents presented to the Town for issuance of the Certificate of Consent within a period not to exceed 12 months from the date of decision, 5. All costs related to fulfilling the conditions are borne by the applicant. <p style="text-align: right;">CARRIED</p>
Consent Application – B05-20 – Rocky Acres Estates Inc. (Haynes) – 700 Second St	
	<p>Staff summarized the application for the Committee of Adjustment and the Public</p> <p>The applicant, Mr. Robert Haynes was in attendance (via telephone). The application is to sever a parcel of land (2.75ha/6.8ac) from an overall holding of 79.9 acres. The lands are designated both residential and rural in the Official Plan and Development Permit Bylaw. The proposed severed lands fall within the residential designation. The intent of the application is to convey the lands to a new a third party for the purposes of a future plan of subdivision. The plan of subdivision was originally layout out and known as Phase IV in the early 2000s, however, it was never developed.</p> <p>For the purposes of severance, the application meets the requirements of site provisions for the residential designation including frontage on a maintained roadway (both severed and retained).</p> <p>Comments were received from adjacent properties in regards to blasting of rock and the CRCA indicated that they would have comments at the time of subdivision. No objections were received in regards to the severance.</p>

	<p>Committee members discussed the application before them and the intent of the plan of subdivision. Discussions considered First Street extension, affordable housing and parkland relating to the future plan of subdivision.</p> <p>PAC-COA-PSC Motion #2020-17 Moved By: Brian Brooks Seconded By: Marion Sprenger THAT COMMITTEE OF ADJUSTMENT APPROVE CONSENT APPLICATION B05-20 FOR THE PROPERTY AT 700 SECOND STREET PROVIDED THE FOLLOWING CONDITIONS ARE MET:</p> <ol style="list-style-type: none"> 1. New deeds and reference plan be prepared and submitted to the Town, 2. That a final reference plan be submitted and registered, to the satisfaction of the Town, 3. Payment be made for cash-in-lieu of parkland for the new lot, 4. That the balance of any outstanding taxes, including penalties and interest shall be paid to the Town of Gananoque, if required, 5. That all conditions of this decision be fulfilled and the documents presented to the Town for issuance of the Certificate of Consent within a period not to exceed 12 months from the date of decision, 6. All costs related to fulfilling the conditions are borne by the applicant. <p style="text-align: right;">CARRIED</p>		
6.	Correspondence/Other		
	<ol style="list-style-type: none"> 1. LPAT Update – Short Term Accommodations <ul style="list-style-type: none"> • Staff indicated that the Case Management Conference was held and the lawyers will be submitting the issues to LPAT September 30, 2020. This will define the length of time for a future Hearing. 2. Town Waterlots <ul style="list-style-type: none"> • Staff provided an overview on the waterlots with the geographical area of the Town including provision in the Development Permit Bylaw, leases, locations and ownership. 3. OP Update <ul style="list-style-type: none"> • Staff indicated that the review for the OP will be moving forward. The consultant, JL Richards and Staff are scheduling a meeting with the various Ministries at the end of October. • Mayor Lojko sought members to undertake some background work on Affordable Housing in light of the Official Plan. Members John Beddows, Lynda Garrah & Marion Sprenger identified that they would be interested. 		
7.	Next Regular Meeting – October 27, 2020		
8.	Questions From the Media – None		
9.	Adjournment		
	<p>PAC-COA-PSC Motion #2020-18</p> <p>Moved By: Chris McDonald</p> <p>THAT PAC/COA/PSC BE ADJOURNED AT 7:20 PM.</p>		
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Ted Lojko, Chair </td> <td style="width: 50%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Brenda Guy, Committee Secretary </td> </tr> </table>		<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Ted Lojko, Chair	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Brenda Guy, Committee Secretary
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Ted Lojko, Chair	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Brenda Guy, Committee Secretary		

PLANNING REPORT

TO: Planning Advisory Committee
FROM: Planning and Development Department
MEETING DATE: Tuesday, October 27, 2020
SUBJECT: DP2020-13 – 9 King Street East
Class II Development Permit Amendment

Background:

Property: 9 KING STREET E
Legal Desc: Plan 86 Pt Pine St Lots 1029 1030 1027a 1027b 1027c 1027d
Blk 0 Pt Lot Market Square Lot 8 Pt Lots 1031 1028e 617 618
Town of Gananoque
Acreage: 2.25 ACRES
Lot Coverage: 75% MAXIMUM COVERAGE
Official Plan: LOWERTOWN – MIXED USE
Development Permit: LOWERTOWN – MIXED USE

Purpose and Effect:

The applicant is proposing to add a permanent structure (pergola) on an existing approval outdoor patio area and expand the outdoor patio on the property.

Section 41 of the Planning Act defines development as the “construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure”.

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 1.5 of the Policy promotes healthy, active communities by planning public streets, spaces and facilities to be safe, meeting the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

Comment: The application would meet the intent of the Provincial Policy Statement.

Official Plan:

The Official Plan designates the lands as Lowertown Mixed use. The intent of the Official Plan is to create a vibrant, year-round, mixed-use Lowertown neighbourhood on an active waterfront where people live, work and play.

Comment: This includes the goals of enhancing pedestrian circulation, encouraging appropriate cultural activities and facilities as well as an expansion of our heritage. Although this application is not specifically expanding a vacant industrial building the lands are contributing to the Lowertown being a destination.

Development Permit:

The lands are designated Lowertown Mixed Use. The subject lands are a mixed-use with both commercial and residential uses on the property.

A small batch brewery is a permitted use and an outdoor patio is identified as a discretionary use.

Site Provisions

The pergola is proposed to utilize 2/3 of the existing approved outdoor patio area. The approved plan is approximately 14.2m (46') x 4.3m (14') – irregular in shape. This would equate to the proposed pergola size being 4.7m (15') x 4.3m (14') – irregular in shape.

It is noted that the applicant originally applied for an Area A and B, however, this has since been amended to combined A and B into one area behind the building. The applicants are agreeable to the recommended change as is the property owner. This will eliminate any outdoor patio area in front of the loading dock and away from the access to the lower parking area.

Patrons will be led by a painted pathway and rope rail on the asphalt to a garden/ grassed area, at the rear of the building. The landscaped rock garden will be reworked for the pathway entrance. It is noted that a grassed area will still be maintained for the residents of the building. A 1.8m (6') fence will divide the brewery patio from the grassed area.

The garden area will allow an overflow for patrons and or special occasions.

Design Criteria

Section 4.5 identifies that the “use of exterior cladding materials that compliment the cultural heritage of the area is encouraged” and that the “attention to façade details that provide for varied materials and details that add to the pedestrian and public experience”.

The applicants have provided an outline of the proposed pergola, which would be complimentary to the building utilizing wood beams similar to the style of the building both exterior and interior. The building itself, not the land, is designated heritage as described under Bylaw 1979-003 and amending Bylaw 2018-082. The applicants intend to utilize the pergola as a three season area with the inclusion of “suntuf” roof covering (clear corrugated sheets) and removable clear vinyl panels providing shelter from weather elements.

The existing outdoor patio was approved under DP2016-04. The proposed pergola is an enhancement of the existing use and is not proposed to be attached to the building.

Heritage Committee reviewed the application at their meeting of October 15, 2020 and approved the application as presented.

It is noted that the business applied and was approved for a temporary outdoor patio on the sidewalk under the COVID Class I application, which expires December 31, 2020 (DP2020-09).

Easement

Eastern Ontario power has access to a hydro substation adjacent the Gananoque River and behind the building of 9-15 King Street East. Correspondence is expected but had not been received at the time of this report. Any updates in this regard will be forthcoming.

Circulation of 120m to adjacent property owners and prescribed agencies, Planning Advisory Committee (comments received to date) and posted on the site:

Canada Post		
CAO		
CRCA		No objection
CBO		
Eastern Ontario Power		
Economic Dev		
Leeds Grenville EMS		
Fire Department		
LG Health Unit		
Police Department		
Water/Sewer		
Public Works		

Other: Heritage Committee		<i>Be it resolved that the Heritage Advisory Panel hereby approves the Development Permit Application – Class II # DP2020-13 for 9-15 King Street East submitted by Gan Brewing Company to move forward.</i>
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Staff have no objection to the proposed pergola and expanded garden area for seating provided the following conditions are met:

- The pergola structure is not attached to the building
- A building permit is required for the structure
- The owner enter into an amended agreement with the Town within 1 year of approval of this application or prior to a building permit being issued

Attachments

Attachment #1 – Application and Plans

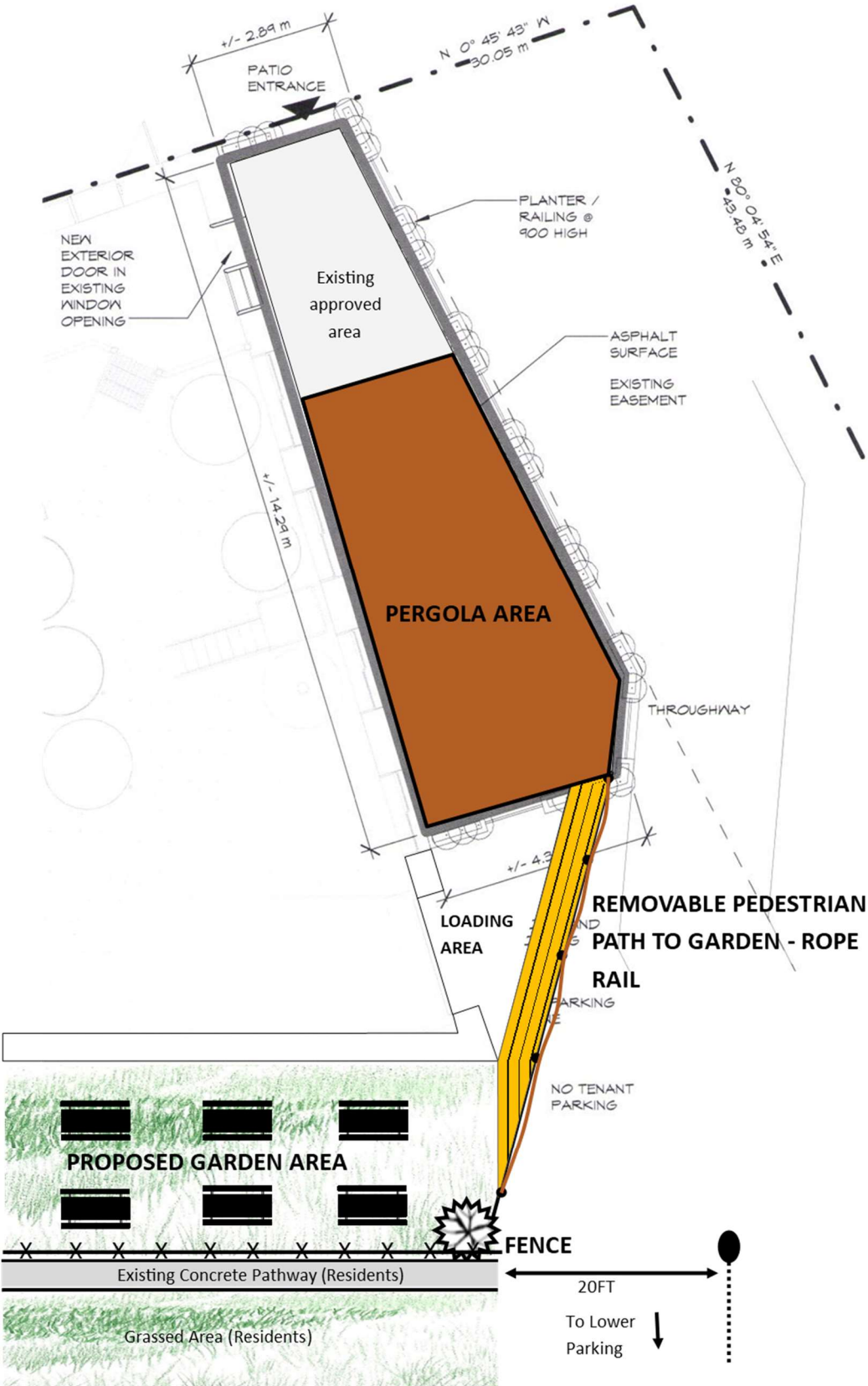
APPROVAL	
	Brenda Guy, Manager of Planning and Development

Property Photographs





Blue depicts area of fence to be erected.



NOTICE OF MEETING

Proposed Class II Development Permit Amendment

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, OCTOBER 27TH 2020 at 6:00 P.M.** via **TELECONFERENCE** using the toll-free number and access code provided on the meeting agenda to hear and consider the following Class II Development Permit Amendment application:

File No. **DP2020-13**

APPLICANT: **GAN BREWING COMPANY**
OWNER: **1499998 ONTARIO INC**

The property municipally and legally described as

9-15 KING STREET EAST

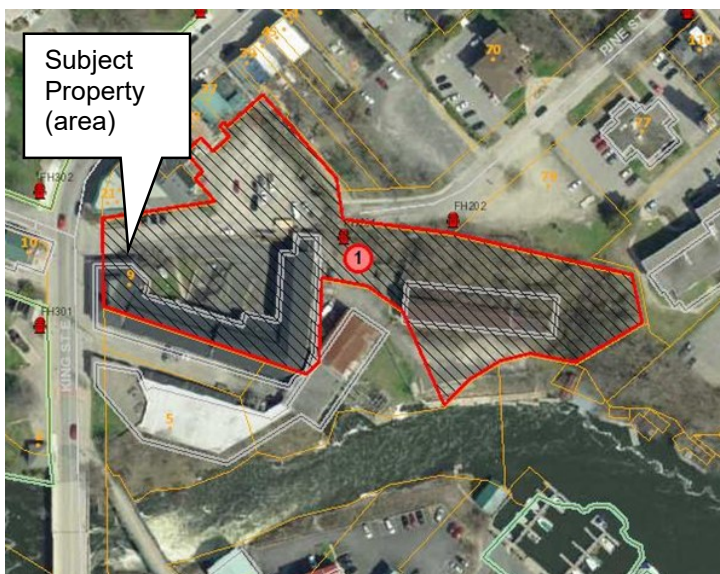
Pt. Pine Street Lots 1029 1030 1027a 1027b 1027c 1027d Blk 0 Pt. Lot Market Square Lot 8
Pt Lots 1031 1028e 617 618, Plan 86 and Plan 28R-7675 Part 2
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit Amendment to
**ERECT A PERGOLA (ON EXISTING OUTDOOR PATIO) TO SUPPORT THREE SEASONS PATIO
AND EXPAND PATIO AREA**

Additional information in relation to the proposed development permit application is available for inspection during business hours in the Administration Offices at 30 King Street East, Gananoque, ON, or by calling Brenda Guy at 613-382-2149 ext. 1126, or emailing bguy@gananoque.ca.

If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

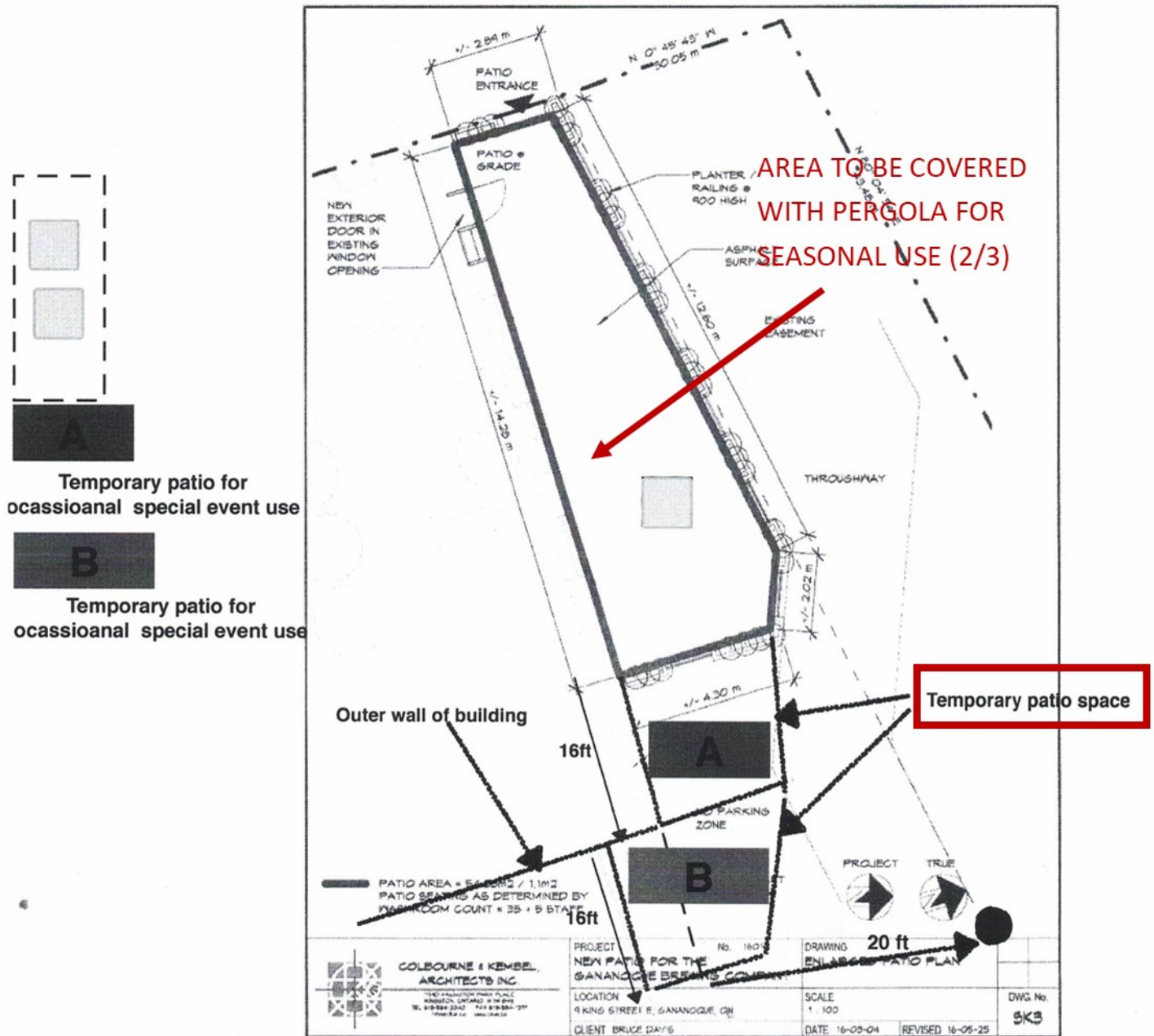
Note: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the LPAT where the application meets the requirements established through the official plan and development permit by-law.



DATED this 7TH day **OCTOBER, 2020**

Brenda Guy
Manager of Planning and Development

All drawings incorporated by reference into this Agreement are on file in the Municipal Offices and shall govern in the event of any dispute.



NOTES:

OVERFLOW PATIO SPACE INTENDED TO BE USED FOR SPECIAL EVENTS ONLY. NO STRUCTURES.

APPLICANT HAS BEEN REQUESTED TO EXPLORE AREA A/B BE RELOCATED ON GRASSED AREA BEHIND BUILDING WITH PEDESTRIAN PATHWAY DUE TO R.O.W. IN FAVOUR OF OTTAWA ENERGY AND LOADING ZONE (AREA A)



9 King Street East,
Gananoque, Ontario, K7G 1E7
613 463 9131
admin@ganbeer.com

ATTN: Planning Committee
Town of Gananoque
30 King Street East
Gananoque, Ontario
K7G 1E9

September 18, 2020

Re: Application for Development Permit Amendment

To whom it may concern,

Please see the attached application for the proposed patio improvements at Gan Brewing Company. The intention is to build a timber frame (wooden) pergola capable of supporting a clear, hard vinyl roof covering and removable clear vinyl panels to act as a weather guard against rain and snow.

This project is brought to the Planning Committee in response to the restrictions around Covid-19 in serving patrons in restaurants and bars.

- Gan Brewing Company will experience a 60% reduction in capacity moving into the autumn/winter seasons with the loss of a functional patio space.
- Without an insulated patio, Gan Brewing Company will no longer be able to facilitate local musicians performing in our venue due to space restrictions. Gan Brewing Company typically hosts 4 musical groups per week, supporting the various local artists in town.

Gan Brewing Company is prepared to execute construction on this project on the weekend of October 24, 2020. We have attached construction plans for the proposed structure that can be either permanent or temporary. The proposed structure will be amended to fit the current patio dimensions.

Under current operations, we forecast that this structure is imperative for Gan Brewing Company to be a financially viable business from October 2020 to May 2021, particularly due to under the extenuating circumstances surrounding Covid-19.

If you require additional construction information, please do not hesitate to contact Scott Peterson at 613 463 9131 or email admin@ganbeer.com.

Sincerely,

Scott Peterson



DP ____ / ____

APPLICATION FOR DEVELOPMENT PERMIT AMENDMENT
Section 34 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
- ☒ 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:
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. 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: <i>Gan Brewing Company</i>	Complete Address including Postal Code: <i>9 King Street East; Gananoque, Ontario, K7G 1E7</i>	Phone: <i>613 463 9131</i> Fax: _____ E-mail: <i>tkvale@ganbeer.com</i>
Name of Property Owner (if different than applicant): <i>Isaac Berman</i>	Complete Address including Postal Code: <i>3,323 Dundas Street E. Trenton, Ontario, K9V 5W5</i>	Phone: <i>315 482 2741</i> Fax: <i>info@thepropertymanagement.com</i> E-mail: _____
Architect/Designer/Planner: <i>n/a</i>	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Engineer: <i>n/a</i>	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor: <i>n/a</i>	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____

Street or Property Address (if applicable):

9 King Street East, Gananoque, Ontario, K7G 1E7

LEGAL DESCRIPTION

Lot:	Concession:	Part(s):	Plan:
Frontage:	Depth:	Area (sq.m):	Area (acres):

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.

- ☐ Servicing options report
- ☐ Drainage and/or Stormwater management report
- ☐ Environmental Impact Assessment for a natural heritage feature or area
- ☐ Archaeological Assessment
- ☐ Traffic Study
- ☐ Heritage Resource Assessment

- ☐ Phase I Environmental Study
- ☐ Noise and/or vibration study
- ☐ Source Water protection study
- ☐ Confirmation of sufficient reserve sewage system capacity and reserve water system capacity
- ☐ Vegetation Inventory and/or Tree Preservation Plan
- ☐ Supporting Land Use Planning Report

DESCRIPTION OF PROPOSAL

Current Official Plan designation:

How does your application conform with the Official Plan:

Existing uses of the subject land and how long have they continued:

Grenouille Brewing Company and associated patio (see attached), established 2014

Are there existing buildings or structures on the subject land?

☒ Yes

☐ No

If YES, please detail the type of building/structure, the setbacks, building height, building dimensions and the date it was constructed on the attached page identified as **Existing Buildings**.

Current Development Permit (DP) designation:

What land use does the current Development Permit designation permit?

Brewery and patio

What is the nature and extent of the proposed amendment:

To build a timber framed pergola to support a covered 3 seasons patio

Why is the proposed amendment requested?

We require additional indoor space for the fall/winter season due to Covid restrictions for viable operation.

What are the proposed land uses?

Are there any proposed buildings or structures to be built on the subject land?

☒ Yes

☐ No

If YES, please detail the type of building/structure, the setbacks, building height, building dimensions on the attached page identified as **Proposed Buildings**.

Does the property meet the density requirements set out in the Official Plan?

☐ Yes

☐ No

Does the proposal remove land from an area of employment:

☐ Yes

☒ No

If YES, provide details of the Official Plan amendment that would permit it

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.

- | | |
|--|--|
| <input type="checkbox"/> Servicing options report
<input type="checkbox"/> Drainage and/or Stormwater management report
<input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area
<input type="checkbox"/> Archaeological Assessment
<input type="checkbox"/> Traffic Study
<input type="checkbox"/> Heritage Resource Assessment | <input type="checkbox"/> Phase I Environmental Study
<input type="checkbox"/> Noise and/or vibration study
<input type="checkbox"/> Source Water protection study
<input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity
<input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan
<input type="checkbox"/> Supporting Land Use Planning Report |
|--|--|

DESCRIPTION OF PROPOSAL

Current Official Plan designation:

How does your application conform with the Official Plan:

Existing uses of the subject land and how long have they continued:

Gananoque Brewing Company and associated patio established 2014.

Are there existing buildings or structures on the subject land?

☒ Yes

☐ No

If YES, please detail the type of building/structure, the setbacks, building height, building dimensions and the date it was constructed on the attached page identified as **Existing Buildings**.

Current Development Permit (DP) designation:

What land use does the current Development Permit designation permit?

Patio

What is the nature and extent of the proposed amendment:

Build a timber framed pergola to support a covered 3 seasons patio

Why is the proposed amendment requested?

We require additional 'indoor' space for the fall/winter seasons due to Covid restrictions for viable operation.

What are the proposed land uses?

Are there any proposed buildings or structures to be built on the subject land?

☒ Yes

☐ No

If YES, please detail the type of building/structure, the setbacks, building height, building dimensions on the attached page identified as **Proposed Buildings**.

Does the property meet the density requirements set out in the Official Plan?

☐ Yes

☐ No

Does the proposal remove land from an area of employment:

☐ Yes

☒ No

If YES, provide details of the Official Plan amendment that would permit it

DP _____/_____/_____

If the proposed amendment changes, replaces, deletes or adds a policy, what is the suggested text of the proposed policy amendment?

Is the subject land, or any property within 120m of it, the subject of any application under the Planning Act?

☐ Yes ☐ No

☐ Cash-in-Lieu of Parking
☐ Condominium Approval
☐ Consent/ Severance
☐ Official Plan Amendment
☐ Subdivision Approval

Is the proposed amendment consistent with the Provincial Policy Statement (PPS)?

☐ Yes ☐ No

Is the subject land within an area of land designation under any provincial plan(s)?

☐ Yes ☐ No

Access:

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

Name of Street/Road:

King Street East

Entrance Approvals and Permit Number(s):

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

Existing and Proposed Buildings Information (if required)			
EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	Stone Building	
	Date Constructed:		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:		
	Dimensions:		
	Floor Area:		
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure:	Wooden Pergola	
	Proposed Date of Construction:	October 24, 2020	
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:	See attached.	
	Dimensions:		
	Floor Area:		
Attached Additional Page, if necessary			

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize

Scott Peterson

(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.

Scott Peterson

Owner Name (Please Print)

Isaac Berman

Owner Name (Please Print)

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, Isaac Berman, 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, Scott Peterson of the Town of Gananoque in the region of Leeds and Grenville 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 _____
this _____ day of _____, 20____.

Signature of a Commissioner, etc

Signature of Applicant

Office Use Only:		Roll No: _____
Official Plan Designation:	Development Permit Designation:	Other: _____
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	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
Date Application Received:	Date Application Deemed Complete:	Fees Received:

Peer Review/Consultant Services

In order to streamline the Town of Gananoque's planning process, peer review services may be contracted out by the Town under By-law 2004-63 and amending By-law 2007-29. These may include but are not limited to the following:

Official Plan Amendment
Condominium Applications
Consent Applications
Environmental Assessment
Minor Variance Applications
Noise Studies
Ontario Municipal Board Representation
Part Lot Control

Sanitary System Design
Site Plan Applications
Subdivision Applications
Storm Water Management
Traffic Studies
Water Distribution System
Zoning By-law Amendment
Other Miscellaneous

The use of and choice of peer review contract consultants for either planning or engineering on any specific project are subject to the approval of either the Clerk/Manager of Planning and Development or the Director of Public Works, Culture and Recreation within their respective areas of jurisdiction.

All costs for the peer review consultants shall be fully paid by the applicant/developer.

Upon approval of the use of a peer review consultant, the applicant/developer shall execute the agreement below with the Town and post a security deposit of \$2,000 (two thousand dollars).

All submissions, correspondence etc. shall be directed to the Manager of Planning and Development, who shall be responsible for distribution.

All invoices from the peer review consultant shall be paid by the Town and subsequently invoiced to the applicant/developer. If payment is not received by the Town within 30 (thirty) days of receipt, then the Town will recover its costs for the security deposit or any other securities which have been posted for the project by the applicant/developer. In that event, the work shall cease on the project and will not commence again until the outstanding invoice has been paid in full, and the securities topped up to their original balance.

The securities will be held by the Town until the component of the project for which they were posted is complete. Authorization for the release of the securities shall be provided to the Treasury Department by either the Clerk or the Manager of Planning and Development, within their respective areas of jurisdiction.

I, Scott Peterson of the Town of Gananoque in the
region of Leeds and Grenville solemnly declare that:

I am aware of the current Town of Gananoque General Fees and Rates for various services provided by the Town.

Furthermore, I accept the Town's peer review process whereby I agree to provide the Town of Gananoque with a deposit in the amount of \$2,000 (two thousand dollars) in order to conduct the necessary peer review(s) in the completion of my planning application. In the event that payment is not received for such peer reviews, the Town may use the deposit to do so or any other securities being held.

Scott Peterson
Print Name – Owner/Applicant

[Signature]
Signature – Owner/Applicant

02/18/2020
Date

Clerk or Manager of Planning and Development

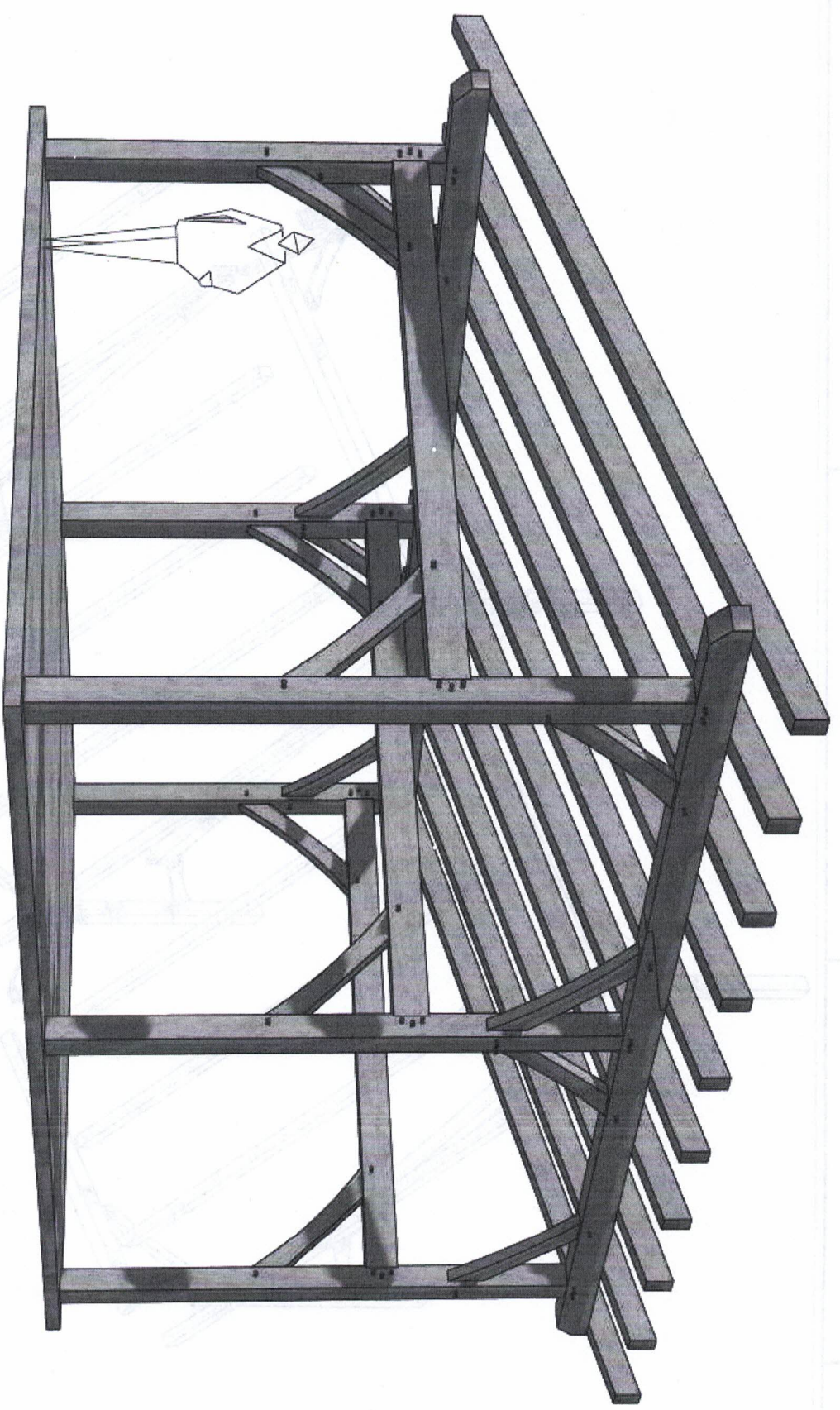
*With the understanding that there will be a grant available to cover 80% of the application fee.

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16x24 SHED ROOF

16x24 SHED ROOF

1 OF 20

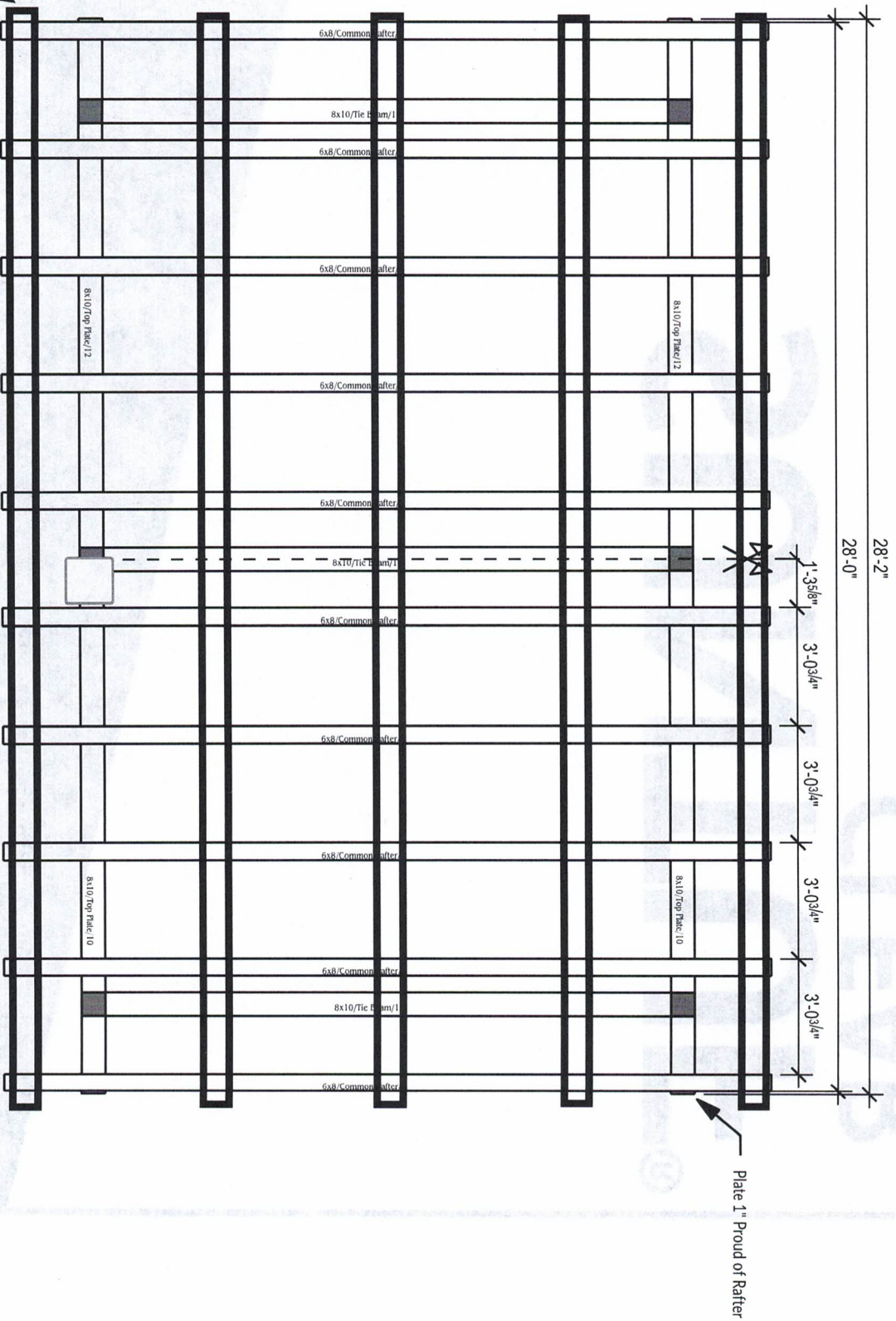


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TIMBERFRAME
HEADQUARTERS

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PAGE #
1 OF 20



2 X 4 strapping for transparent sheeting

ROOF PLAN VIEW

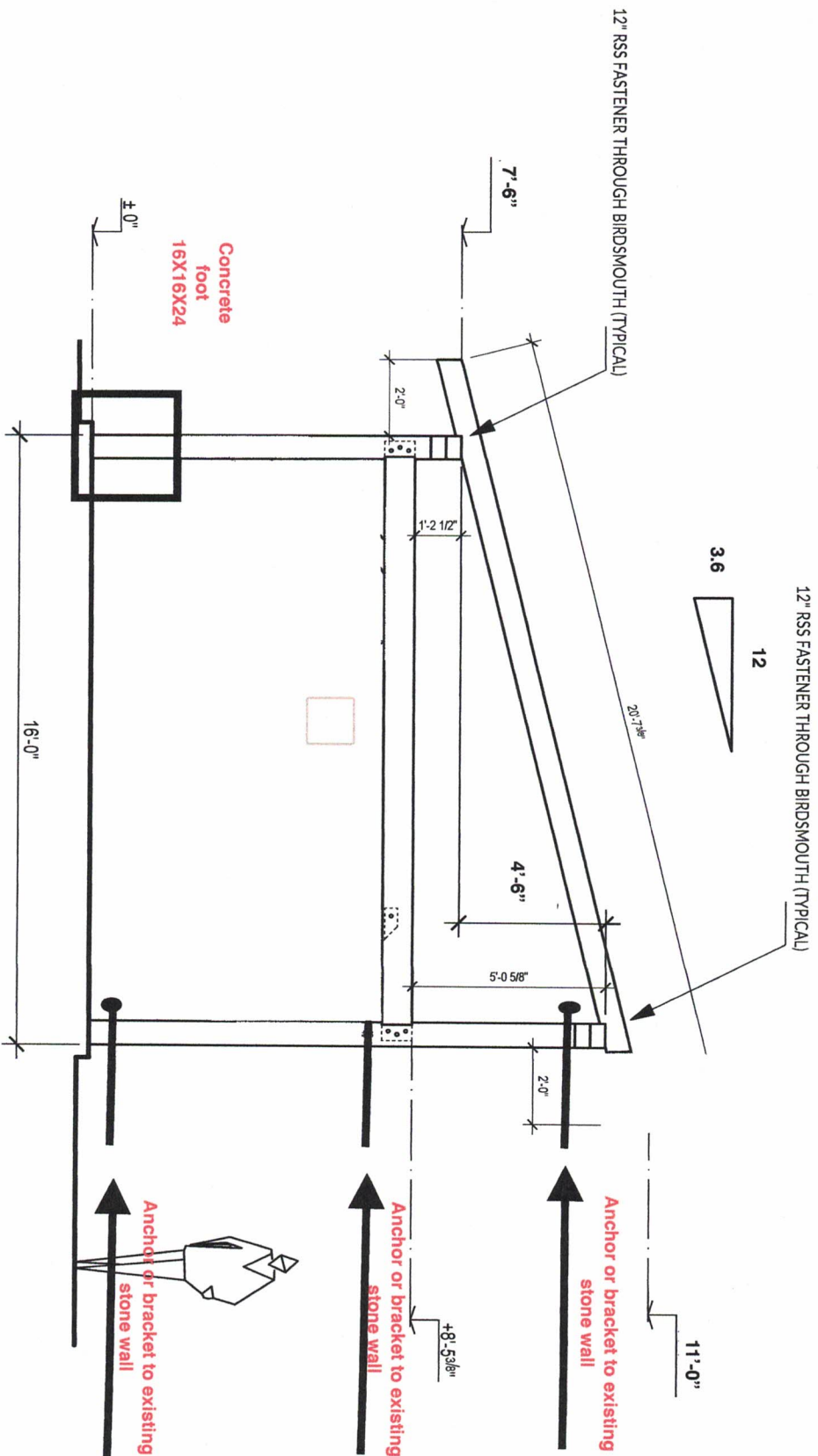
SCALE: 1/4" = 1'-0"

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HEADQUARTERS

16x24 SHED ROOF

Name of 3d file: 16x24 Shed Roof Name of 2d file: 16x24 Shed Roof Plan Copy 2d



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

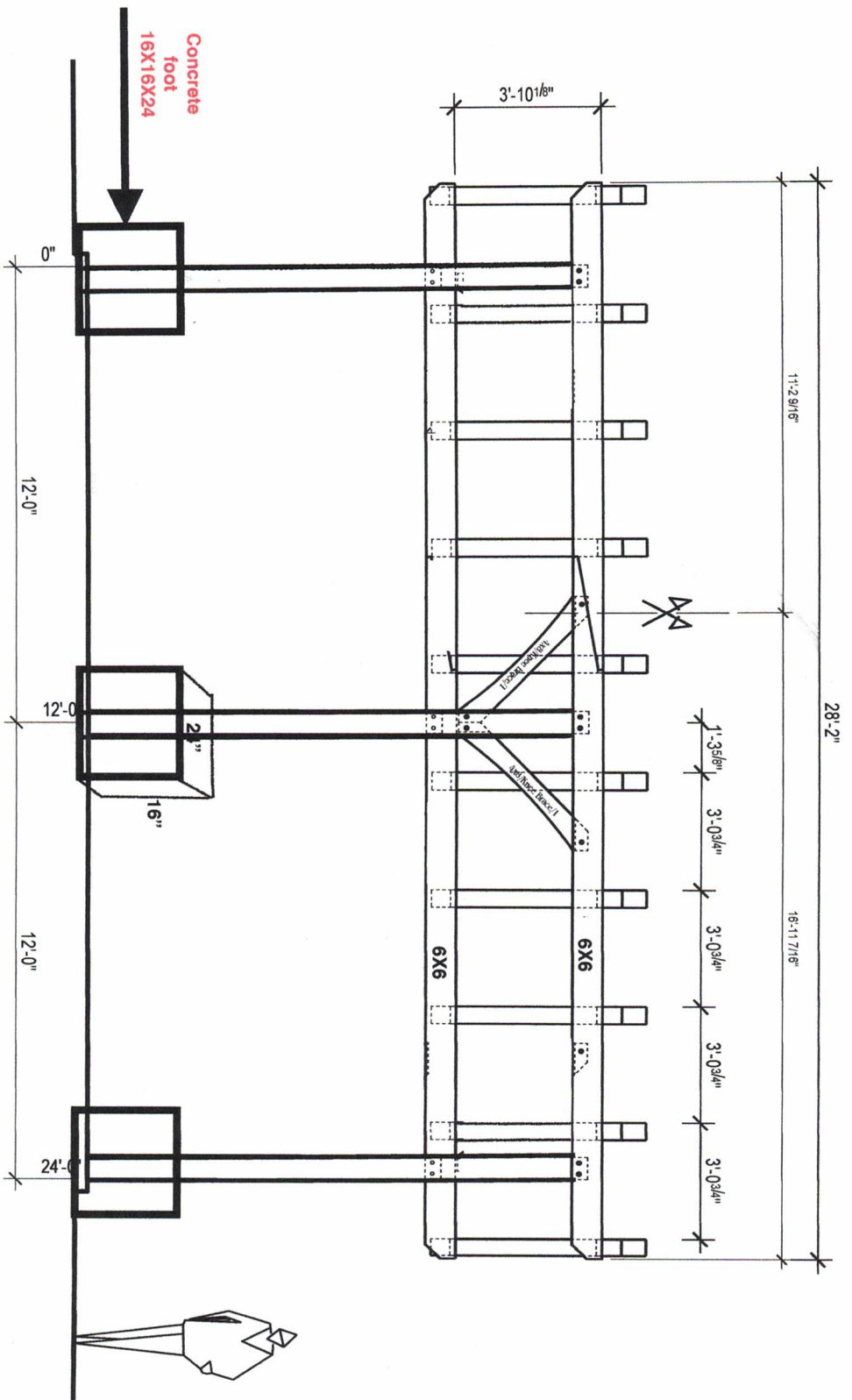
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PAGE #
6 OF 20

Name of Sd File: 16x24 Shed Roof
Name of 2d File: 16x24 Shed Roof Plan Copy 2d



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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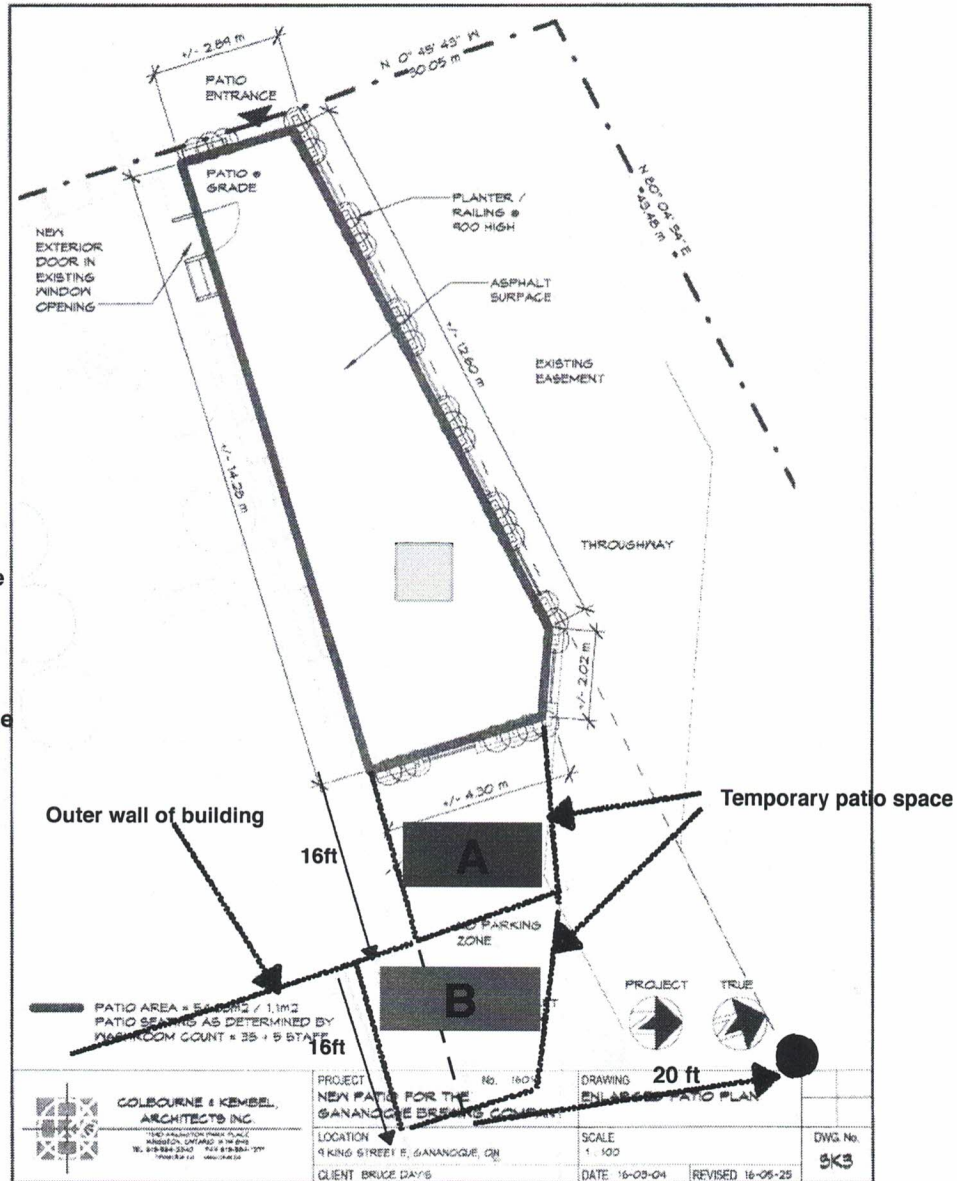
16X24 SHED ROOF

Name of 3d file: 16x24 Shed Roof Name of 2d file: 16x24 Shed Roof Plan Copy 2d

PAGE #
7 OF 20

SCHEDULE "C"
Approved Drawings

All drawings incorporated by reference into this Agreement are on file in the Municipal Offices and shall govern in the event of any dispute.



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