

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

On February 28, 2017 @ 6:00 PM
At Town of Gananoque Administration Office - Boardroom - 30 King Street East

Item	Title/Description	Recommended Action/ Attachment	Draft Motion
1	CALL TO ORDER		
2	ADOPTION OF THE AGENDA		Motion
3	HEALTH SAFETY & WELLNESS		
4	DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF		
5	PUBLIC QUESTION/COMMENT		
6	MINUTES OF COMMITTEE (ADOPTION)		
	Minutes of December 14, 2016		Motion
7	DEPUTATIONS		
	None		
8	REPORTS/NEW BUSINESS		
	Brenda Guy		
	Official Plan Amendment		
	Community Planning Permit		Motion
	♣ OPA3/17 and CPPS2017-01		
	290 Georgiana Street (380 Herbert Street)		
9	CORRESPONDENCE		_
	None		
10	MEMBERS OF THE PRESS QUESTIONS OR COMMENTS		
11	ADJOURNMENT		Motion



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

Wednesday December 14<sup>th</sup> 2016 @ 6:00 PM At Town Hall, Boardroom – 30 King Street East

Item		Title/Description	
1	CALL TO ORDER	·	
	Chair:	Chris McDonald	
	Members:	Councillor Anne Warren	
		Chuck Marquardt	
		Ken Wilson	
		Kevin Wood	
	Absent Members:	Councillor Brian Brooks	
		Sheila Burtch	
	Staff:	Brenda Guy, Manager of Community Development	
2	ADOPTION OF THE AGENDA	-	
	Motion No.	2016-35	
	Moved by:	Kevin Wood	
8.	Seconded by:	Chuck Marquardt	
	2	THAT PAC/COA/PSC adopt the agenda dated	
	December 14 <sup>th</sup> , 2	2016, as posted.	Carried.
3	HEALTH SAFETY & WELLNESS		
	Committee mem	bers noted the change in seasonal weather conditions,	, including recent drop
		Committee member noted the high docks at the mari	
		fell there was no ladder to anything to grab onto. Staff	to note to senior
	management.		
4	DISCLOSURE OF PECUNIARY IN	TEREST & THE GENERAL NATURE THEREOF	None.
5	PUBLIC QUESTION/COMMENT		None.
6	MINUTES OF COMMITTEE (AD	OPTION)	
	Motion No.	2016-36	
	Moved by:	Ken Wilson	
	Seconded by:	Chuck Marquardt	
	Seconded by.	Chack Marquarat	
	BE IT RESOLVED	THAT PAC/COA/PSC hereby adopt the minutes dated	Carried.
	November 22 <sup>nd</sup> ,		

7	DEPUTATIONS	None.
8	REPORTS/NEW BUSINESS	WOITE.
	♣ Committee of Adjustment	
	File No. B 3/16 - 379 & 387 Stone Street North	
	The application before the Committee is a parcel of land that merged in title but was historically two lots with a dwelling unit on each parcel. The lands merged in title upon the passing of a spouse.	
	The two properties do not comply with lot area, lot frontage, front yard, lot coverage and an additional side yard at 387 Stone Street N. Additionally, the maximum coverage for accessory building do not comply on either property along with the setbacks to lot lines for the rear and side yards at 387 Stone Street. N.	
	The lots are considered "lots of record" and therefore Staff would have no objection to the consent application provided there are new deeds and a Class I application be applied and approved to recognize the existing setbacks and lot coverage on both the retained and severed lands.	
	Мотіон No. 2016-37	
	Moved by: Councillor Anne Warren Seconded by: Chuck Marquardt	
	THAT COMMITTEE OF ADJUSTMENT approves B3/16 Robertson at 379 Stone Street North and 387 Stone Street North, to sever a	
	property that merged in title as per the Notice of Decision.	Carried.
9	CORRESPONDENCE	None.
LO	Members of the Press Questions or Comments	None.
11	ADJOURNMENT	
	Мотіон No. 2016-38  Moved by: Councillor Anne Warren	
	That PAC/COA/PSC adjourn this regular meeting.	Carried.

Chair, Chris McDonald

Committee Secretary, Brenda Guy

#### PLANNING REPORT

TO:

PLANNING ADVISORY COMMITTEE

FROM:

Brenda Guy

Manager of Community Development

DATE:

Tuesday, February-21-17

SUBJECT:

OPA3/2017—St. John's Roman Catholic Church (Applicant: Gananoque Motors Ltd.) DP 2017/01—St. John's Roman Catholic Church (Applicant: Gananoque Motors Ltd.)

#### Background:

Property:

290 Georgiana Street (subject lands to be merged with 380 Herbert St

B2/16)

Legal Desc:

PART OF LOT 14 CON.1. LOT 3 PLAN 325

TOWN OF GANANOQUE

Acreage:

0.44 acres only (overall holding of 5.69 acres)

Lot Coverage:

20% MAXIMUM COVERAGE

Official Plan:

**OPEN SPACE** 

Community Planning

Permit System:

**OPEN SPACE** 

#### Purpose and Effect:

The applicant is proposing to redesignate the lands (0.44 acres) from Open Space to Employment Lands in both the Official Plan and the Community Planning Permit.

Consent application B2/16 was approved on condition that the lands being conveyed (0.44 acres) to an adjacent property owner be redesignated in both the Official Plan and Community Planning Permit.

#### **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.

OPA3/16 and CPPS2017/01 – St. John's RC Church cemetery lands

Comment:

The lands being conveyed will be merged in title with a partial within the Employment Lands encouraging the expansion and new business at this location.

#### Official Plan

The Official Plan designates the lands as Open Space. The intent of the Official Plan's Open Space designation is to maintain and enhance the existing inventory of parks and recreational opportunity and to allow for agricultural and forestry activities to occur within the rural lands. The property as a cemetery meets the intent of the Official Plan.

The lands (0.44 acres) being conveyed is proposed to be redesignated to Employment Lands. Employment lands provide for commercial and industrial uses, which require larger land areas to enhance economic development opportunities within the Town.

Comment:

The redesignation of lands is for the lands (0.44 acres only) being conveyed to the adjacent property owner as a result of an approved consent application under B2/16.

The redesignation of the lands will permit the activities of the property at 380 Herbert Street for the lands (0.44 acres only) that is being removed from the cemetery property.

The remaining cemetery lands will remain within the designation of Open Space.

There are no policies within the Official Plan being amended, added or removed.

#### Community Planning Permit System

The overall lands are designated Open Space which permits a range of active and passive recreational activities.

The designation of Employment Lands provides for economic and employment services.

Comment:

The redesignation of lands is for the lands (0.44 acres only) being conveyed to the adjacent property owner as a result of an approved consent application under B2/16.

The remaining property of 290 Georgiana Street will comply with the Community Planning Permit site provisions.

The redesignation of the lands will permit the activities of the property at 380 Herbert Street. The property is currently being used as an autobody shop, which is a permitted use under Employment Lands.

The addition of lands to 380 Herbert Street will improve the rear yard setback which is currently 14.7' (requirement 19.6'). The rear yard setback will bring the setback into compliance with 74'±. The remainder of the property complies with the site provisions as identified under Section 9.2 for lot area, frontage, front and side yards.

OPA3/16 and CPPS2017/01 - St. John's RC Church cemetery lands

The owners of 380 Herbert Street have included a site plan, which is recognizing what is existing on the site. The owners are adding an asphalt parking area and landscaped areas.

The purpose of the Community Planning Permit is to redesignate the lands being conveyed from Open Space to Employment Lands.

#### Overview:

The portion of lands being conveyed under B2/16 was conditionally upon approval of an Official Plan Amendment and Community Planning Permit being approved.

The subject land (0.44 acres) is a strip of property located on the far east corner of the cemetery lands which were not being used by St. John's Roman Catholic Church for their purposes of a cemetery. Additionally, the subject land was being used by the previous and current owner of 380 Herbert Street for a period of time, unaware that the property did not belong to 380 Herbert Street.

380 Herbert Street is an irregular shaped property and the conveyance and redesignation will clean line the property.

Staff have no objection to either the Official Plan Amendment or the Community Permit Plan designation on the mapping. There are no changes to the Official Plan policies or site provisions in the Community Planning Permit. The increase of land to 380 Herbert Street, brings the rear yard setback into compliance with the site provisions.

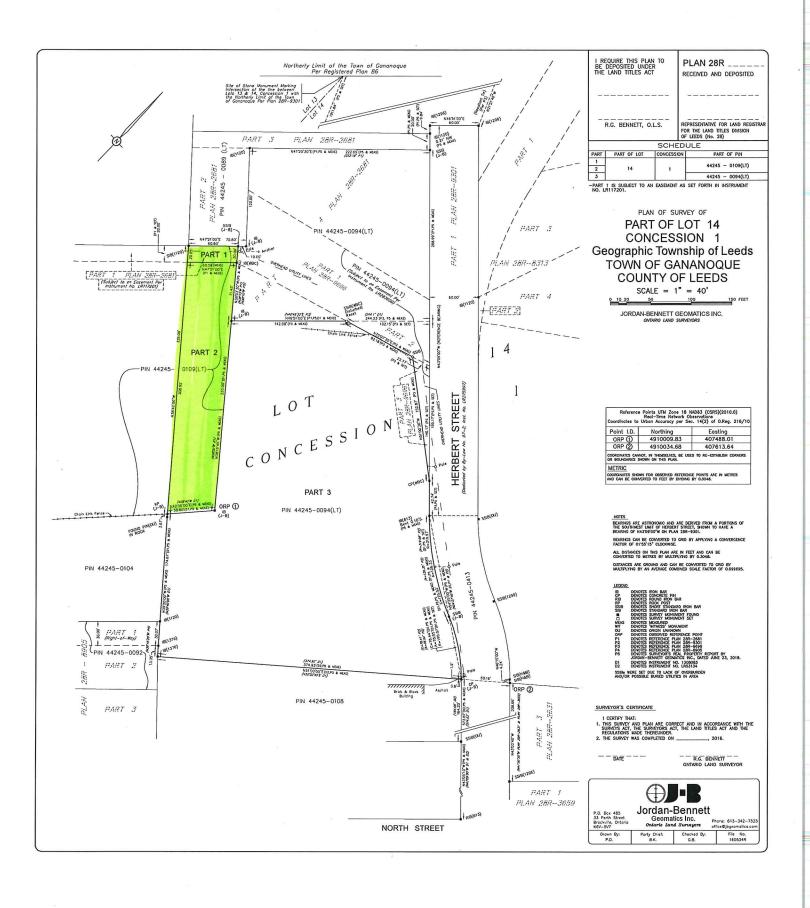


# 340 Herbert Street



Map Printed On 2017-02-06 11:36

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#### **Notice of Public Meeting**

To Consider an Official Plan Amendment AND To Consider a Community Planning Permit

TAKE NOTICE the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a meeting on TUESDAY, FEBRUARY 28, 2017 at 6:00 P.M. in the COUNCIL CHAMBERS, TOWN OF GANANOQUE, 30 KING STREET EAST, GANANOQUE to provide a recommendation to Council on the Official Plan Amendment and to consider the Community Planning Permit as outlined below.

AND FURTHER TAKE NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Meeting on TUESDAY, MARCH 7, 2017 at 6:00 P.M. in the EMERGENCY SERVICES BUILDING, 340 HERBERT STREET, GANANOQUE to hear the following Official Plan Amendment:

File No.

OPA3/2017

Applicant:

Gananoque Motors Ltd.

Owner:

Archdiocese Of Kingston

#### The property municipally and legally described as:

290 Georgiana Street, Gananoque

Part of Lot 14, Concession 1, and Lot 1 on Registered Plan 325, TOWN OF GANANOQUE

#### The purpose of the proposed Official Plan Amendment is:

TO REDESIGNATE THE SEVERED LOT (B2/16) - OPEN SPACE TO EMPLOYMENT LAND.

#### The effect of the proposed Official Plan Amendment is:

TO PERMIT THE SEVERED LOT TO BE USED FOR PURPOSES ALLOWED IN THE EMPLOYMENT LANDS AREA

**If you wish** to be notified of the decision of the Corporation of the Town of Gananoque on the proposed official plan amendment, you must make written request to the Clerk at the Town of Gananoque, Box 100, 30 King Street East, Gananoque, ON K7G 2T6

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Gananoque before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Town of Gananoque to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Gananoque before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

**FOR MORE INFORMATION** about this matter, including information about preserving your appeal rights, contact the Clerk at the Town of Gananoque, Box 100, 30 King Street East, Gananoque, ON K7G 2T6

File No.

CPPS1/2017

Applicant:

Jordan-Bennett Geomatics Inc.

Owner:

Archdiocese Of Kingston

#### The property municipally and legally described as:

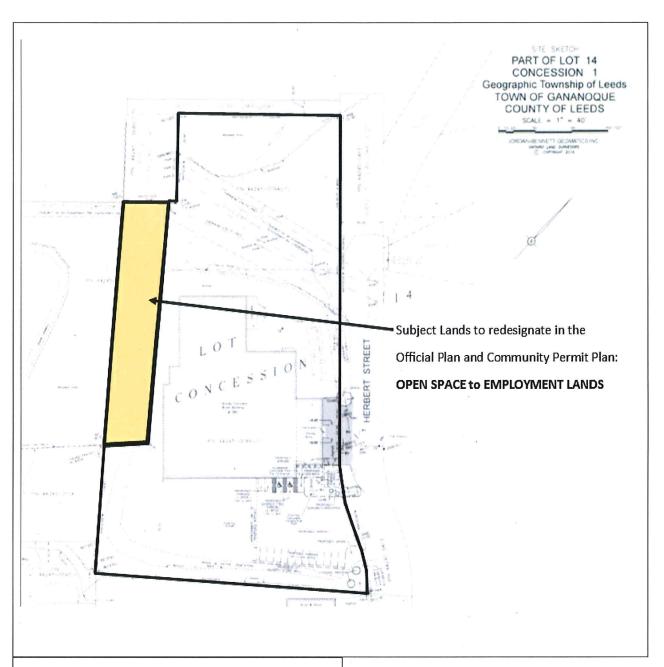
290 GEORGIANA STREET, GANANOQUE

PT OF LOT 14, CON.1, AND LOT 1 ON REGISTERED PLAN 325, TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit to
DESIGNATE THE CONVEYED LANDS TO EMPLOYMENT LANDS TO BE INCLUDED AS PART OF
THE PROPERTY KNOWN AS 380 HERBERT STREET

**Note**: Only the applicant of a community planning 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 community planning permit bylaw.

**ADDITIONAL INFORMATION** relating to the proposed COMMUNITY PLANNING PERMIT is available for inspection at the Town of Gananoque Town Hall, 30 King Street East, Gananoque, ON K7G 2T6 during regular office hours.



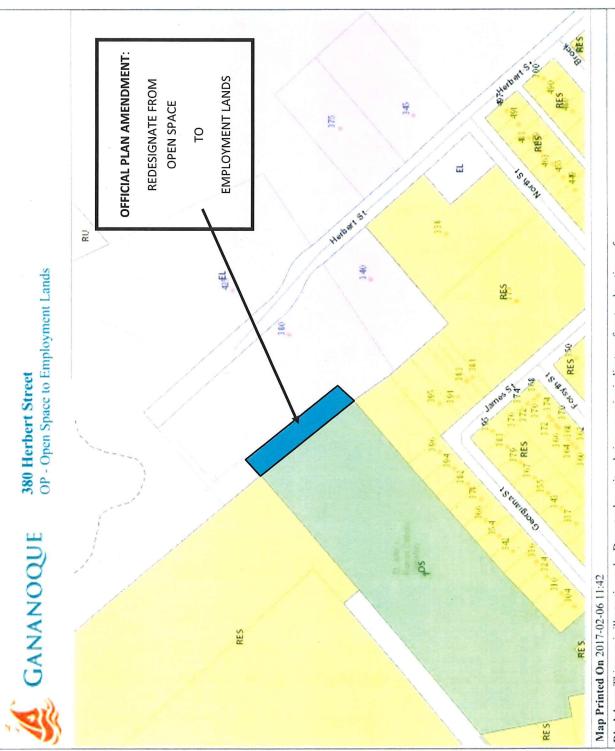


DATED AT THE TOWN OF GANANOQUE THIS 7th DAY OF FEBRUARY, 2017.

Kelly Shipclark, Clerk Town of Gananoque 30 King Street East, Box 100
Gananoque, ON K7G 2T6
Telephone: (613) 382-2149 ext.1120
Fax: (613) 382-8587

E-mail:

kshipclark@gananoque.ca



**Disclaimer** This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. Designed and produced by: United Counties of Leeds & Grenville. Source of information: UTM, Grid Zone 18, NAD 1983, with data supplied under licence by members of the Ontario

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No.

OPA 3/2017

#### APPLICATION FOR OFFICIAL PLAN AMENDMENT

To amend the Official Plan under Sections 17 of the Planning Act

#### A Complete Application consists of:

One original and four copies of a complete application form signed including declaration of applicant.

One copy of the deed of property

Five copies of the most recent survey of the subject property

Application fee in the amount of \$1,500 payable to the Town of Gananoque.

Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies, if required.

One copy of the location of all natural and artificial features on the subject lands including buildings, water, roads, easements,

Official Plan Amendments may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority

in the amount of \$550 (minor) or \$750 (major). The Town of Gananoque recommends that you consult with a Conservation

Authority Officer prior to making application.

Name of Applicant: GANANOQUE MOTORS LTD

Name of Property Owner (if different than applicant):
ARCHDIOCESE OF KINGSTON

Address: 439 King Street East
Gananoque, ON

Kingston, ON
K7L 4T3

Postal Code: K7G 1G9

Telephone: 613-382-2160

E-mail:

Street or Property Address (if applicable):
200 Georgine Street, Gananogue, ON

100pHolic. 010 002 2100		relephone.			
E-mail:		E-mail:			
,					
Street or Property Address (if appl	licable):				
290 Georgina Street, Gananoque	e, ON				
Legal Description: PART Of Lot 14	4, Concession 1, Gananoque				
Frontage:	Depth:	Area:	Area (hectares/acres):		
2.00		*			
none	329'	0.444acres	0.444acres		
POLICY - EXISTING - The propo	osed amendment X□ Chan	ges □ Replaces □ Deletes	a policy in the Official Plan		
Name/description of affected polic	ey:				
OPEN SPACE ZONING					
-			· ·		

POLICY – ADDITION – The proposed amendment adds the following policy to the official plan if applicable (add additional sheet if further space is needed)

As a Condition of Consent Application B02/16, an Official Plan Amendment is required the redesignation of the lot addition from OPEN SPACE ZONING to EMPLOYMENT LAND

Current Designation – State current designation of the subject land in the official plan (if applicable):  OPEN SPACE ZONING						
State current land uses authorized by the official plan designation: VACANT						
Effect of Proposed Amendment on Designation – State current designation of the subject land in the official plan (if applicable): The proposed amendment X□ Changes □ Replaces a policy in the Official Plan  Name the designation affected: OPEN SPACE ZONING to EMPLOYMENT LANDS						
Land Use – State the land uses that would be authorized by the proposed amendment: The Lot Addition Zoning would change zoning to agree with the existing parcel at 380 Herbert Street (Employment Lands Zoning)						
Other Concurrent Applications:						
□ Condominium X□ Consent □ Minor □ Official Plan □ Site Plan □ Subdivision □ Zoning □ Approval □ A						
Text – Proposed Amendment – State the text of the proposed amendment if a policy in the Official Plan is being changes, replaced or deleted, or if a policy is being added to the official plan (add additional sheet if further space is needed).  EMPLOYMENT LANDS						
Where the proposed amendment changes or replaces a schedule in the Official Plan, attach the proposed schedule and the text that accompanies the schedule.						
Other Information: Any other information that may be useful in reviewing this application? If so, explain below:  As a Condition of Consent Application B02/16, an Official Plan Amendment is required the redesignation of the lot addition from OPEN SPACE ZONING to EMPLOYMENT LAND						

AUTHORIZATION BY OWNER						
IAA/a Abaaaa daasiaaa dababaa Aba	(PLEASE SEE ATTACHED SHEET)					
I/We, the undersigned being the	owner(s) of the subject land of this application	n for a consent, hereby authorize				
GPANT BENINETT, OUS (print) 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 purpose of conducting a site inspection with respect to the attached application.						
[ SEE	[ SEE ATTACHED PAGE]					
Signature of Owner		Signature of Owner				
Signature of Witness (not app	olicant)	Date				
	DECLARATION OF APPLICANT	1				
5						
1, GRANT BELLETT	of theof	BROCKVILLE in the				
COUNTY	of LEEPS of	solemnly declare that:				
	cation and provided by me are true and I mak I knowing that it is of the same force and effe					
	subject lands, hereby authorize the Members s, to enter upon the property for the purpose to the attached application.					
Declared before me at the BROCKVILLS in the String this	of					
of LEEDS thi	s (7 Es day	8001				
	hennan LB.					
Signature of a Commission		Signature of Applicant				
0						
Office Use Only:		Roll No: 34300.				
Current Official Plan Designation:	Proposed Official Plan Designation:	Other:				
Open Spar	Employed Lords					
Sept 21/2016 Date of Submission	Application Complete:	Fcs 7/2017				

For additional details on the application process please contact: Brenda Guy, Manager of Community Development

Town of Gananoque 30 King Street East, Box 100

Gananoque, ON K7G 2T6 Fax: (613) 382-8587

Telephone: (613) 382-2149 ext.126

E-mail: bguy@gananoque.ca



July 14, 2

Archdiocese of Kingston 390 Palace Road Kingston, ON K7L 4T3

ATTN.: Mr. Gord Donovan

Via FAX Only To: 613-548-4

RE: Authorization To Act As Agent for Lot Addition Severance

for Gananoque Motors Ltd. (Mr. Dewey Hall)

380 Herbert Street Town of Gananoque County Of Leeds

Dear Mr. Donovan:

I have been asked by Mr. Dewey Hall of Gananoque Motors Ltd. to prepare an application for a laddition to his property on Herbert Street in Gananoque. Since the Archdiocese of Kingston is the tweet of the cemetery property, would you kindly sign and date the enclosed Authorization for lordan-Bennett Geomatics Inc. to act as your agent for this application. Once signed and dated would you kindly return the Authorization Form by fax to 613-342-9513 or email to <a href="mailto:rant@jbgeomatics.com">rant@jbgeomatics.com</a>.

Thank you for your assistance and if any questions arise, do not hesitate to contact me.

Yours truly,

IORDAN - BENNETT Geomatics Inc.

R. Grant Bennett, B.Sc.

Ontario Land Surveyor
Ontario Land Information Professional

Copy by email to Mr. Dewey Hall

1160534

## Authorization of Owner(s) for JORDAN -BENNETT Geomatics Inc.,

# To Make Application For Consent (Minor Variance/Re-Zoning) and Provide <u>Personal Information</u>

(To Replace Sections 18 & 19 of the "Application For Consent")

The Roman Catholic Episcopal Corporation of the Diocese of Kingston in Canada, being the registered owners of the lands described as PART of Lot 14, Concession 1, and Lot 1 on Registered Plan 325, GEOGRAPHIC TOWNSHIP OF Leeds, NOW In The Town of Gananoque, DESCRIBED AS PIN 44245-0109;

Hereby authorize JORDAN -BENNETT Geomatics Inc., to prepare and submit the application on our behalf, and for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of our personal information that will be included in this application or collected during the processing of the application.

Signature for the Owner

Archbishop of Kingst

Name in Print / Title

Ďata

160534



#### 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 Copy of the most recent survey of the subject property II/Class III 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

Name of Applicant: JORDAN-BENNETT Geomatics Inc. Attn.: Grant Bennett, OLS	Complete Address including Postal Code: 33 Perth Street P.O. Box 485 Brockville, ON K6V 5V7	Phone: 613-342-7525  Fax:  E-mail: grant@jbgeomatics.com
Name of Property Owner (if different than applicant): ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE DIOCESE OF KINGSTON IN CANADA	Complete Address including Postal Code: 390 Palace Road Kingston, ON K7L 4T3	Phone: 613-548-4461  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: JORDAN-BENNETT Geomatics Inc. Attn.: Grant Bennett, OLS	Complete Address including Postal Code: 33 Perth Street P.O. Box 485 Brockville, ON K6V 5V7	Phone: 613-342-7525  Fax:  E-mail: grant@jbgeomatics.com

290 Georgina Street, Gananoque (west and adjacent to 380 Herbert Street)

	LEG	AL DESCRIPTION	
ot:	Concession:	Part(s):	Plan:
14	1	_	
rontage:	Depth:	Area (sq.m):	Area (acres):
h!:		SION REQUIREMENTS	including confirming that all the
ne applicantagn formation liste	gent is responsible for ensuring that the sub d below is shown on the required plans by	checking off each box.	including committing that all the
X□ Site	Plan(s) including scaled accurate measure	ements of:	9
c			ar scale as well as written ratio scale); o
		ding existing natural and artificia	I features i.e: buildings, watercourses,
	wetlands, woodlands.	huilding and structures to be ere	ected; o Existing structures to be
C	Dimensions and gross floor area of all retained, removed or relocated; o		nd the various buildings, structures,
	parking areas, driveways and other fea		of finished grades including area to be
	filled or excavated, retaining walls, drain	inage ditches; o Parking a	areas including number, size of spaces
	and dimensions. The plans shall have	regard for Ontario Regulation	413/12 made under Accessibility for
	Ontarians with Disabilities Act, 2005	i. This shall include, but not be li	mited to, providing appropriate
c	designated parking spaces and unobst  Access driveways including curbing an		d fire routes and fire route sign locations
c	Location, height and type of lighting fix	tures including information on in	tensity and the direction in which they w
	shine relative to neighbouring streets a		"
c	Location of sign (sign permit to be appl Location, type and size of any other sign		
	Location, type and size of any other sig	grimeant leatures such as lenem	g, gates and walkways.
☐ Draina	ge Plan(s) including scaled accurate meas  Drainage Plan must demonstrate proponeighbouring properties;		n-site and does not infringe on
	neighbouring properties,		
☐ Lands	cape Plan(s) including scaled accurate me	asurements of:	
c	Landscape Plan showing size, type an	d location of vegetation, areas to	o be seeded or sod. Plan to show existir
	landscape features to be retained, rem	oved or relocated;	
Site Se	ervicing Plan(s) including scaled accurate	measurements of	
Oite of			ver, gas lines, proposed connections,
	utility easements, fire hydrants, hydro		
_			
☐ Grade	Control and Drainage Plan(s) including s		
C		acent lands and long centerline o	or adjacent street lines, which are to be
C	geodetic; Location of any creeks, ravines or wate	ercourses with elevations and co	ontours: Arrows indicating the
	proposed direction of flow of all surface	e water; o Location and direct	ion of swales, surface water outlets, rip-
	rap, catch basins, rock, retaining walls,		
☐ Elevat	ion and Cross-Section Plan(s) including s		
C			
	Conceptual design of building; o members of the public have access to;	Exterior design incl	ngs, streets and exterior areas to which uding character, scale, appearance and
	design features of the proposed buildir		f adjacent Town road including trees,
	shrubs, plantings, street furniture, curb	ing and facilities designed to ha	ve regard for accessibility
C	Photographs of the subject land and al	butting streetscape on both side	of the street
	rting Studies and Reports. Technical rep		
	opment Permit Application. Applications for s. Applicants should consult with Municipal		

	☐ Servicing options report		Phase I Environmental Study required	y and if investigation as
	☐ Hydrogeological Study			
	☐ Drainage and/or stormwater management report		Noise and/or vibration study	
	☐ Environmental Impact Assessment for a natural		Source Water protection stu	dy
	heritage feature or area		MDS I or II calculation	
	☐ Archaeological Assessment		Minimum Separation distant	
	☐ Influence area study for development in proximity	_		9
	to a waste management facility or industrial use		Confirmation of sufficient recapacity and reserve water	
	☐ Traffic Study			
	☐ Heritage Resource Assessment		Vegetation Inventory and/or Plan	Tree Preservation
	☐ Mine hazard rehabilitation assessment		Supporting Land Use Plann	ing Report
Existing	g Use(s):			
	of time the existing use of the subject lands have continued: <b>(OI</b>	۹/		
	property been designated as a Heritage Site?	u)	□ Yes	X□ No
Has the		u)	□ Yes	X□ No X □ No
Has the Is the pr Has the Planning	property been designated as a Heritage Site? roperty presently under a Site Plan Agreement? property ever been subject of an application under Section 34 of Act?		□ Yes	X 🗆 No
Has the Is the pr Has the Planning	property been designated as a Heritage Site? roperty presently under a Site Plan Agreement? property ever been subject of an application under Section 34 (		□ Yes 41 (Site plan) or 45 (Minor Va	X □ No ariance) of the
Has the Is the price Has the Planning If yes, p	property been designated as a Heritage Site? roperty presently under a Site Plan Agreement? property ever been subject of an application under Section 34 of Act?	(Zoning), 4	□ Yes 41 (Site plan) or 45 (Minor Va □ Yes	X □ No ariance) of the □ No
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DP No.	do	101	

□ Residential	x□ Commercial	□ Industrial	□ Institutional
- Notice in the second	Lot Area:	Building Coverage:	Landscape Coverage:
	2017.1104.		
		(%)	(%)
	1780 (sq.m)	(sq.m)	(sq.m)
Building Height:	No. of Storeys:	No. of Units:	Method of Garbage Storage
Parking Surface: Existing:	Number of Parking Spaces: Existing:	Dimensions of Parking Spaces:	Number of Accessible Spaces:
Proposed:	Proposed:		
	Total:		
Loading Spaces:	Number of Loading Spaces:	Dimensions of Loading Spaces:	Other:
A Heritage Tourist Inn will	No   5   6   Other       \( \) require a Heritage Resource Assess res is required with the submission of	ment evaluating the heritage signific	cance of the property includin
EXISTING BUILDINGS:			
		Building 1	Building 2
	Type of Structure	Building 1	Building 2
	Type of Structure  Date Constructed:	Building 1	Building 2
		Building 1	Building 2
	Date Constructed:	Building 1	Building 2
	Date Constructed:  Front Line Setback:	Building 1	Building 2
	Date Constructed:  Front Line Setback:  Rear Lot Line Setback:	Building 1	Building 2
	Date Constructed:  Front Line Setback:  Rear Lot Line Setback:  Side Lot Line Setback:	Building 1	Building 2
	Date Constructed:  Front Line Setback:  Rear Lot Line Setback:  Side Lot Line Setback:  Side Lot Line Setback:	Building 1	Building 2
	Date Constructed:  Front Line Setback:  Rear Lot Line Setback:  Side Lot Line Setback:  Side Lot Line Setback:  Height:	Building 1	Building 2
PROPOSED BUILDINGS:	Date Constructed:  Front Line Setback:  Rear Lot Line Setback:  Side Lot Line Setback:  Side Lot Line Setback:  Height:  Dimensions:	Building 1	
PROPOSED BUILDINGS: Type of Structure:	Date Constructed:  Front Line Setback:  Rear Lot Line Setback:  Side Lot Line Setback:  Side Lot Line Setback:  Height:  Dimensions:		

Application for Development Permit

DP No. 2017/01

Front Line Setback:			
Rear Lot Line Setback:			
Cide Let Line Cetherly	,		
Side Lot Line Setback:			
Side Lot Line Setback:			
Height:			
Dimensions:			
Floor Area:			
	Attached Additional	Page, if necessary	
Access:			
X□ Municipal Street □	Unopen Road □ Existing Allowance	Right-of-way □ Other	
Name of Street/Road: Herbert Street			
Entrance Approvals and Permit	Number(s):		,
If the application will result in the with this application, to be appro		request for street naming will	have to be submitted in conjunction
Water Access (where access to	o the subject land is by water only)		
	the cusportaine to sy water only,		
Docking Facilities (specify)		Parking Facilities (specify)	
distance from			distance from
subject land distance from nearest p	distance from nearest publ public road	ic road	
Services:    Municipal Water and	Municipal Water & □	Private Well and	Private Well and
Sewer	Private Sewage	Municipal Sewage Private	
Water and Sewer Hook-up Appr	ovals and Permit Number(s):		
	AUTHORIZATIO	ON BY OWNER	
I/We, the undersigned	d being the owner(s) of the subject		consent, hereby authorize
JORDAN-BENNETT Geomatic	s Inc. Attn.: Grant Bennett, OLS	to be the applicant in the sub	mission of this application.
Furthermore, I/we, being the re-	gistered owner(s) of the subject la	nds, hereby authorize the Mer	mbers of Council, Planning Advisory
Committee and the Town of Ga	nanoque staff members, to enter u with respect to the a		oses of conducting a site inspection
	with respect to the a	шаспеч аррисации.	6
{SEE ATTACHED PAG	E}		B.
	•		
Signature	of Owner	Signa	ture of Owner
Oignature	o. omioi	Sigila	
Signature of Witne			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.		
(SEE ATTACHED PAGE)		
The second secon		
Signature of Owner	e ,	Signature of Owner
Signature of Witness (not app	licant)	Date
DECLARATION OF APPLICANT		
I, Grant Bennett, of the City of Brockville 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 Canada Evidence Act.  The Canada Evidence Act.  Declared/Sworn before me at Canada Evidence Act.  The Canada Evidence Act.  The Canada Evidence Act.		
Signature of Applicant		
Office Use Only:	,	Roll No: 015 42901 /015 34306.
Official Plan Designation:	Development Permit Designation:	Other:
Open Space / Emplyint	Open Space / Employm	
Access (Entrance Permits etc): Lands	Water and Sewer Hookup (Permits etc):	Other:
Other Concurrent	□ Condominium  □ Consent/	Official Plan 🗆 Subdivision
Applications: Parking  Date Application Received:	Approval Severance	Amendment Approval
	Date Application Deemed Complete:	Fees Received:
Janus 27/2017	Februa 6/2017	\$ 700.00.

For additional details please contact: Brenda Guy, Manager of Community Development Town of Gananoque, 30 King Street East, Box 100, Gananoque, ON K7G 2T6
Telephone: (613) 382-2149 ext.126 Fax: (613) 382-8587 E-mail: bguy@townofgananoque.ca

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 the current General Fees and Rates Bylaw. These may include but are not limited to the following:

