



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

On September 26, 2017 @ 6:00 PM  
At 30 King Street East – Town Hall Boardroom

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 August 29, 2017		Motion
7	DEPUTATIONS		
	None		
8	REPORTS/NEW BUSINESS		
	Brenda Guy		
	Community Planning Permit		
	✦ CPPS2017-13 60 Mill Street (Clarence Street Developments)		Motion
	✦ CPPS2017-11 462 Stone Street S (Anderson)		Motion
	- Follow up		
9	CORRESPONDENCE/OTHER		
	Next Meeting: October 31, 2017		
10	MEMBERS OF THE PRESS QUESTIONS OR COMMENTS		
11	ADJOURNMENT		Motion



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

Tuesday, August 29<sup>th</sup> 2017 @ 6:00 PM  
At 30 King Street East – Town Hall Boardroom

Item	Title/Description	
1	<b>CALL TO ORDER</b> Chair Chris MacDonald called the meeting to order at 6:00 pm Chair: Chris MacDonald Members: Councillor Brian Brooks Kevin Wood Ken Wilson Sheila Burtch Chuck Marquardt Regrets: Councillor Anne Warren Staff: Brenda Guy, Manager of Community Development	
2	<b>ADOPTION OF THE AGENDA</b> Chair Chris MacDonald noted that all public comments may be made following the application presentation <b>Motion No. 2017-32</b> Moved by: Councillor Brooks Seconded by: Kevin Wood BE IT RESOLVED THAT PAC/COA/PSC adopt the agenda as posted.	Carried.
3	<b>HEALTH SAFETY &amp; WELLNESS</b> Members of the Committee noted Hurricane Harvey in Texas and the flooding devastation as a result of it.	
4	<b>DISCLOSURE OF PECUNIARY INTEREST &amp; THE GENERAL NATURE THEREOF</b>	None.
5	<b>PUBLIC QUESTION/COMMENT</b>	None.
6	<b>MINUTES OF COMMITTEE (ADOPTION)</b>	
	<b>MOTION No. 2017-33</b> MOVED BY: Chuck Marquardt Seconded By: Ken Wilson BE IT RESOLVED THAT PAC/COA/PSC adopt the Minutes of the Meeting of July 11 <sup>th</sup> and July 25 <sup>th</sup> 2017 as amended.	Carried.
7	<b>DEPUTATIONS</b>	None.

8	<b>REPORTS/NEW BUSINESS</b>	
	<p><b>Community Planning Permits</b></p> <p>⬇ CPPS2017-10                      830 King Street West Boscia</p> <p>The applicant is proposing to construct a three-bay detached garage and requires relief to the maximum height and square footage (coverage) of the bylaw for accessory structures.</p> <p>The OP and CPPS designates the land as residential which permits a variety of residential uses. The property at 830 King Street West includes the use of a single, family dwelling. A dwelling was constructed in 2016.</p> <p><b>Motion No.                      2017-34</b>  <b>Moved by:</b>                      Kevin Wood  <b>Seconded by:</b>                      Sheila Burtch</p> <p>THAT PLANNING ADVISORY COMMITTEE recommends approval of CPPS2017-10 – Boscia at 830 King Street West be approved for an accessory building (garage):</p> <ul style="list-style-type: none"> <li>• At a maximum height of 15.75'</li> <li>• At a maximum size of 2,040 sq. ft.</li> </ul> <p>⬇ CPPS 2017-11                      Waterlot Adjacent 462 Stone Street South Anderson</p> <p>The applicant is proposing to demolish and reconstruct an accessory building (boathouse), seeking relief of height. The property adjacent the proposed boathouse of 462 Stone Street South includes a single family dwelling, an accessory structure and a gazebo.</p> <p>The OP as well as the CPPS identifies that a portion of the proposal is located in Lowertown as the existing boathouse is partially located on both the property owner lands and on the Town's waterlot.</p> <p>The replacement of the existing boathouse will require a permit through the CRCA under O. Reg 148-06.</p> <p>Additionally any amendments or enlargements to the docking area will require an expansion of the existing waterlot lease. The docking area will require an additional 6' for a total of 10', being a parking space.</p>	<p>Carried.</p>

	<p><b>Motion No. 2017-35</b>  <b>Moved by:</b> Brian Brooks  <b>Seconded by:</b> Kevin Woods</p> <p>THAT PLANNING ADVISORY COMMITTEE recommends to Council that DP2017-11 Anderson being a waterlot adjacent 462 Stone Street South be approved to demolish and replace the existing boathouse, provided:</p> <ul style="list-style-type: none"> <li>The applicant obtain proper permits from the CRCA</li> </ul> <p>AND FURTHER should an approval be given to increase the size of boathouse and deck that it be conditional upon Council approving an extension to the waterlot lease.</p>	Carried.
9	<b>CORRESPONDENCE</b>	None.
10	<b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b>	None.
11	<b>ADJOURNMENT</b>	
	<p><b>MOTION No. 2017-36</b>  <b>Moved by:</b> Councillor Brian Brooks</p> <p>That PAC/COA/PSC adjourn this regular meeting.</p>	

Chair, Chris MacDonald

Committee Secretary, Brenda Guy

## PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: Brenda Guy  
Manager of Community Development

DATE: Thursday, September-21-17

SUBJECT: CPPS2017/13 – CLARENCE STREET DEVELOPMENTS  
CLASS 2

---

### **Background:**

Property: 60 MILL STREET

Legal Desc: PLAN 86 LOT 597 PT LOT 599 RP 28R11463 PART 1  
TOWN OF GANANOQUE

Acreage: 10745.83 SQUARE FEET

Lot Coverage: 35% MAXIMUM COVERAGE

Official Plan: LOWERTOWN

Community Planning  
Permit System: LOWERTOWN – MIXED USE

### **Purpose and Effect:**

The applicant is proposing to amend the approved application CPPS-2017-13 for the exterior façade of 60 Mill Street.

### 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.

*“The Vision for Ontario’s Land Use Planning System depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.”*

Official Plan

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

Comment: The use as a commercial building is permitted within the Lowertown designation.

Community Planning Permit System

The lands are designated Lowertown Mixed Use to allow for a variety density of commercial, residential and institutional uses. The use of a commercial office is permitted and the overall complex style plan was approved under application DP2013-01.

Overview:

The applicants have an overall campus style plan approved. Currently a bulk of the plan is still undergoing Brownfield Remediation, which is not expected to be approved until 2018. The building of 60 Mill Street is proposed to be commercial and was removed from the Brownfield process, which is why this building is moving forward.

The application before the Committee is an amendment to what was approved at 60 Mill Street. The commercial use remains. The change is the essentially the building itself and the exterior façade.

Initially, the applicants were seeking a tear down and new build on the existing footprint. The proposed change is that the applicants are renovating 60 Mill Street and no longer increasing the height as shown on the plans.

Staff consulted with the applicants' as there was no explanation of the change to the façade in the application submitted. The applicants responded via email as follows:

*"We thought the building was not worth saving but when we got into the building, cleaned it up, got rid of the decades of pigeon exposure, did our investigative work we saw the existing structure was worth saving and keeping the beautiful beams and character - it can be a cool warehouse style building*

*Changing the roof line would lose all that so we decided to keep the existing roof lines and foot print."*

According to the archaeological report submitted, the wireshed was constructed in 1917 by the Parmenter and Bullock Company. There are no indications that there were any previous structures located at 60 Mill Street. A Phase I and Phase II archaeological report was completed and filed for 60 Mill Street.

Circulation to agencies, residents within 120m of property and sign posted:

Canada Post	No objection	Reminder that developer consult with Canada Post regarding delivery services and/or any requirements
CRCA	No comment	

CBO	No comment	
Eastern Ontario Power		
Leeds Grenville EMS		
Fire Department		
LG Health Unit		
MTO		
Police Department		
Public Works		
Union Gas		
Water/Sewer		
Adjacent Property Owners		One resident inquired on further information.

Staff have no objection to the change of façade given that the applicants are seeking to maintain the interior beams of the original building. It is apparent that the exterior façade would require change as it is a tin and wood exterior.

It is noted that samples of the exterior have been submitted and will be made available to the committee.

## 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, SEPTEMBER 26, 2017 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. DP2017/13**

**OWNER: CLARENCE STREET DEVELOPMENTS**

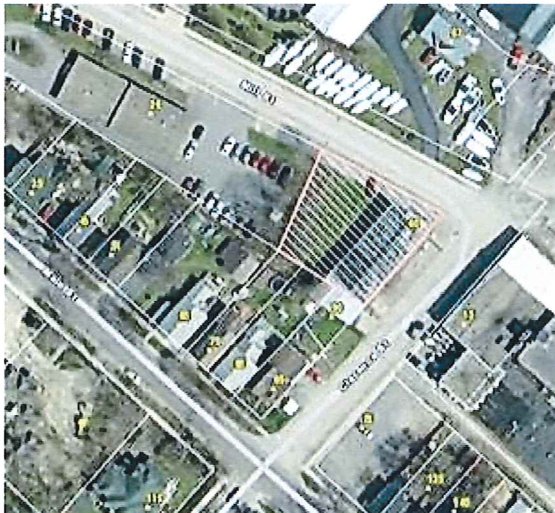
The property municipally and legally described as  
**60 MILL STREET**  
**PLAN 86 LOT 597 PT LOT 599 RP 28R11463 PART 1**  
**TOWN OF GANANOQUE**

has applied to the Town of Gananoque for a Development Permit to  
**AMEND THE EXTERIOR FAÇADE OF AN APPROVED PLAN UNDER DP2013-01**

Additional information in relation to the proposed development permit is available for inspection between 8:30am and 4:30pm in the Administration Offices at 30 King Street East, Gananoque, ON, or by calling 613 382-2149 ext.1126.

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 5TH day of SEPTEMBER,  
2017

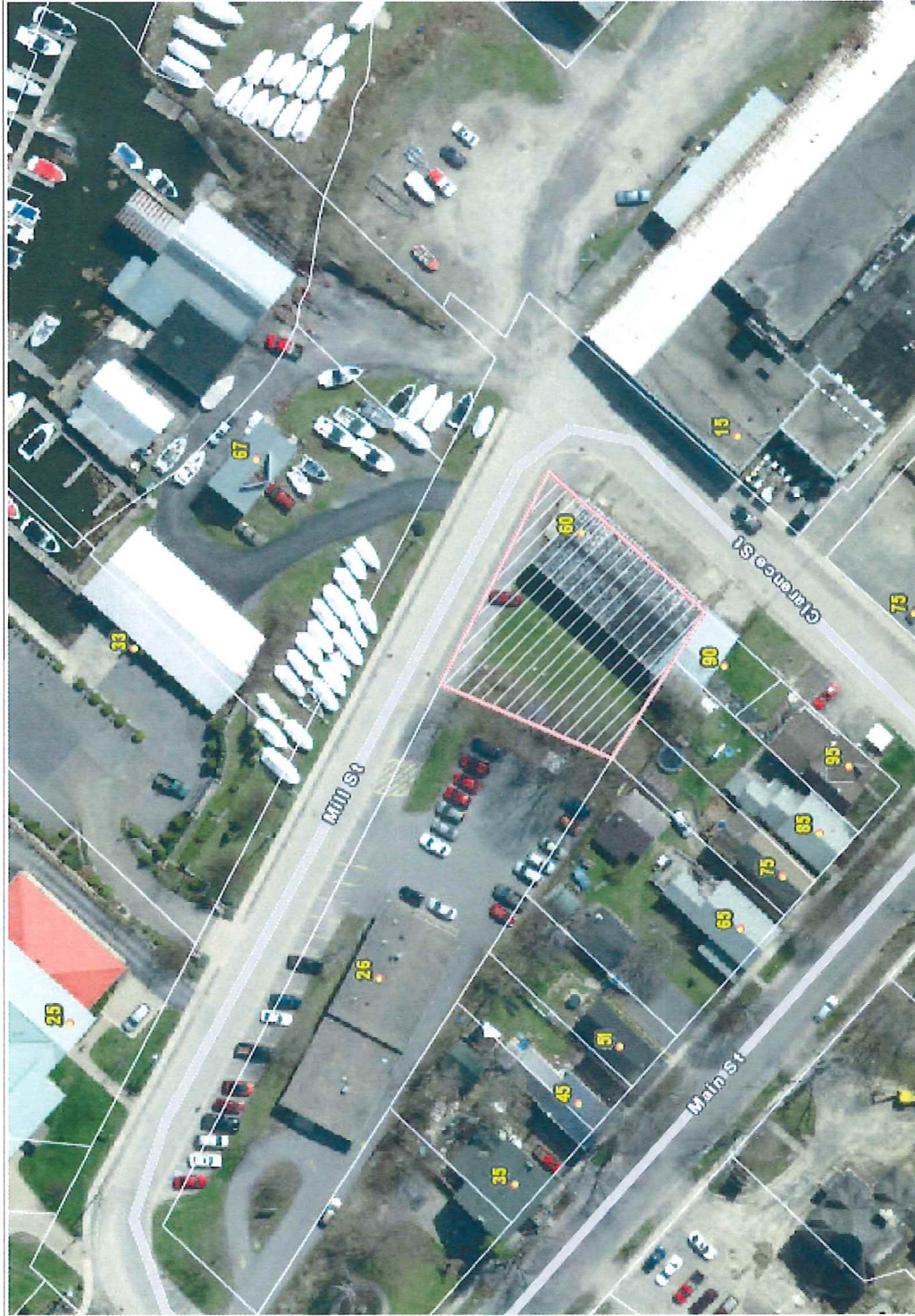
Brenda Guy  
Manager of Community Development  
bguy@gananoque.ca  
613 382-2149 Ext.1126





**GANANOQUE**

**CPPS2017-13**  
**60 MILL STREET**



**Map Printed On 2017-09-05 08:31**

**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 Geospatial Data Exchange (OGDE), and Teranet inc. Queens Printer of Ontario.

Joe



DP 20 17/13

**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 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
- ✓ 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 in the amount of \$305.00. 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: <u>Clarence Street Development Inc.</u>	Complete Address including Postal Code: <u>440 College Street, 2<sup>nd</sup> floor</u> <u>Toronto, ON. M5G 1A6</u>	Phone: <u>416 972 1682</u> Fax: <u>416 972 6251</u> E-mail: <u>dig@stbrennan.net</u>
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):

60 Mill Street

**LEGAL DESCRIPTION**

Lot:	Concession:	Part(s):	Plan:
Frontage: <u>34.9M</u>	Depth: <u>30.35M</u>	Area (sq.m): <u>986.44 Sq.M.</u>	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.

<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: <i>Renovation of Existing Building.</i>	
Existing uses of the subject land and how long have they continued: <i>Commercial 75+ years</i>	
Are there existing buildings or structures on the subject land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <b>Existing Buildings</b> .	

Current Development Permit (DP) designation:
What land use does the current Development Permit designation permit?
What is the nature and extent of the proposed amendment:
Why is the proposed amendment requested?
What are the proposed land uses?

Are there any proposed buildings or structures to be built on the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If YES, please detail the type of building/structure, the setbacks, building height, building dimensions on the attached page identified as <b>Proposed Buildings</b> .	

Does the property meet the density requirements set out in the Official Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposal remove land from an area of employment:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If YES, provide details of the Official Plan amendment that would permit it	
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<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
Is the proposed amendment consistent with the Provincial Policy Statement (PPS)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the subject land within an area of land designation under any provincial plan(s)?	<input type="checkbox"/> Yes <input type="checkbox"/> No

<b>Access:</b>			
<input checked="" type="checkbox"/> Municipal Street	<input type="checkbox"/> Unopen Road Allowance	<input type="checkbox"/> Existing Right-of-way	<input type="checkbox"/> Other _____
Name of Street/Road: <i>CLARENCE ST + MILL ST.</i>			
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.			

<b>Water Access</b> (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	_____

<b>Services:</b>			
<input type="checkbox"/> Municipal Water and Sewer	<input type="checkbox"/> Municipal Water & Private Sewage	<input type="checkbox"/> Private Well and Municipal Sewage	<input type="checkbox"/> Private Well and Private Sewage

Existing and Proposed Buildings Information (if required)			
EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	WOOD.	
	Date Constructed:	75+ yrs. o.l.s.	
	Front Line Setback:	0.07M	
	Rear Lot Line Setback:	0.33M	
	Side Lot Line Setback:	14.58m (West	
	Side Lot Line Setback:	0 (East)	
	Height:	6.4 M	
	Dimensions:	32.65m x 29m	
	Floor Area:	383.87m	
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure:	Wood	
	Proposed Date of Construction:		
	Front Line Setback:	Existing	
	Rear Lot Line Setback:	Existing	
	Side Lot Line Setback:	Existing	
	Side Lot Line Setback:	Existing	
	Height:	7m	
	Dimensions:	Existing	
	Floor Area:	Existing	

Attached Additional Page, if necessary



**AUTHORIZATION BY OWNER**

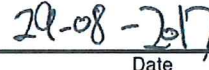
I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize

Joe Brennan (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



Date

Signature of Witness (not applicable)

**CONSENT BY OWNER**

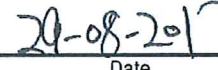
Complete the consent of the owner concerning personal information set out below.

I/We, Joe Brennan, 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



Date

Signature of Witness (not applicable)

**DECLARATION OF APPLICANT**

I, Joe Brennan, of the Owner of Brennan Custom Homes Inc. in the \_\_\_\_\_ of \_\_\_\_\_ 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

<b>Office Use Only:</b>		Roll No: <u>010 01603</u>
Official Plan Designation: <u>Lowertown</u>	Development Permit Designation: <u>Lowertown - Mixed</u>	Other:
Access (Entrance Permits etc): <u>n/a.</u>	Water and Sewer Hookup (Permits etc): <u>exists</u>	Other:
Other Concurrent Applications: <input type="checkbox"/> Cash-in-Lieu of Parking	<input type="checkbox"/> Condominium Approval	<input type="checkbox"/> Official Plan Amendment
<input type="checkbox"/> Consent/Severance	<input type="checkbox"/> Subdivision Approval	
Date Application Received: <u>August 29/2017</u>	Date Application Deemed Complete: <u>Sept 5/2017</u>	Fees Received: <u>\$700.00 Pa</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  
Telephone: (613) 382-2149 ext.1126 Fax: (613) 382-8587 E-mail: bguy@townofgananoque.ca

**BRENNAN**  
CUSTOM HOMES INC.

**CLARENCE STREET**  
DEVELOPMENTS INC.

**villa villa architect inc.**  
25 BAYVIEW AVE. UNIT 100, SCARBOROUGH, ONT. M1S 2C7  
416-291-1111  
www.villavilla.com

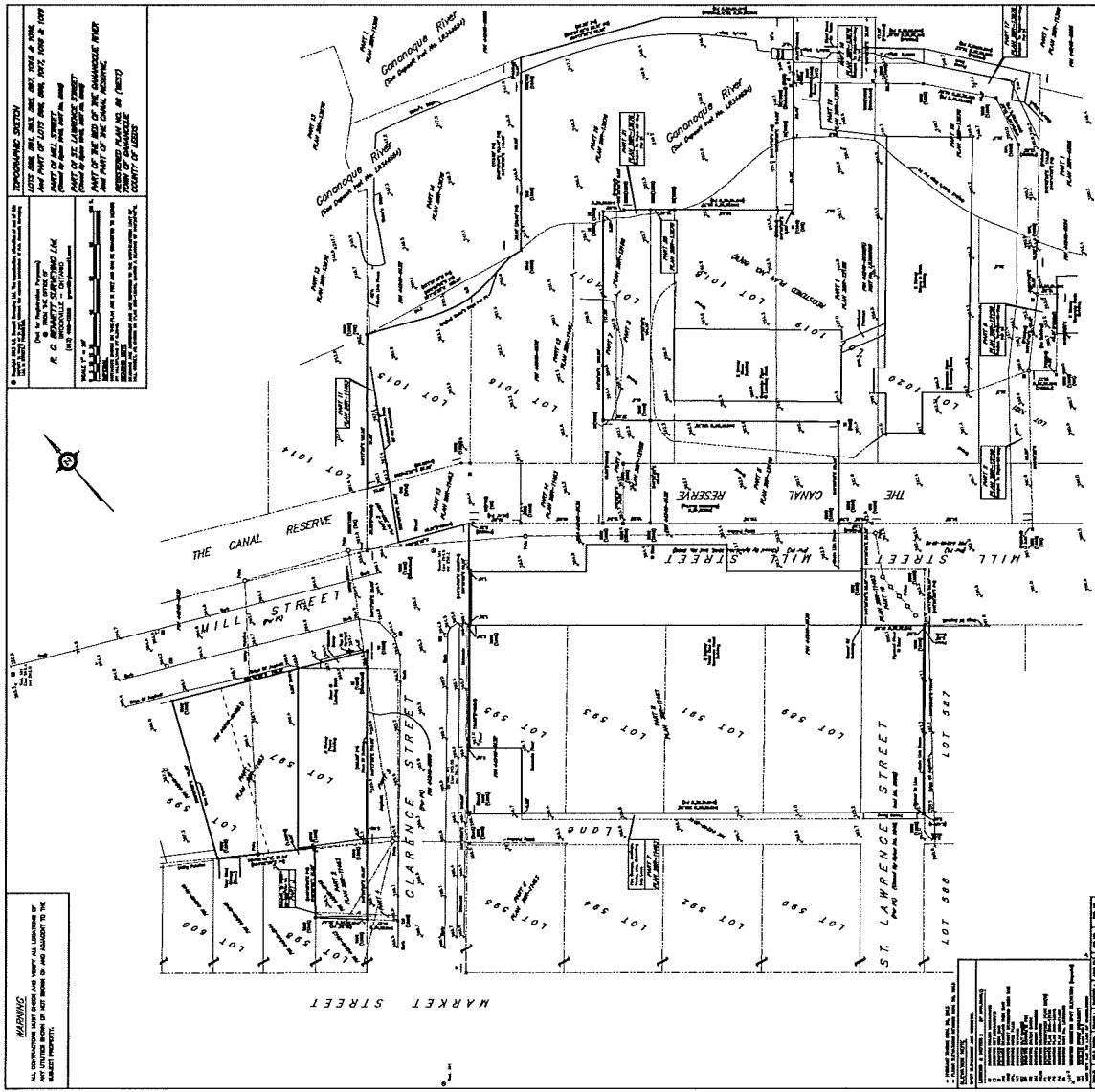
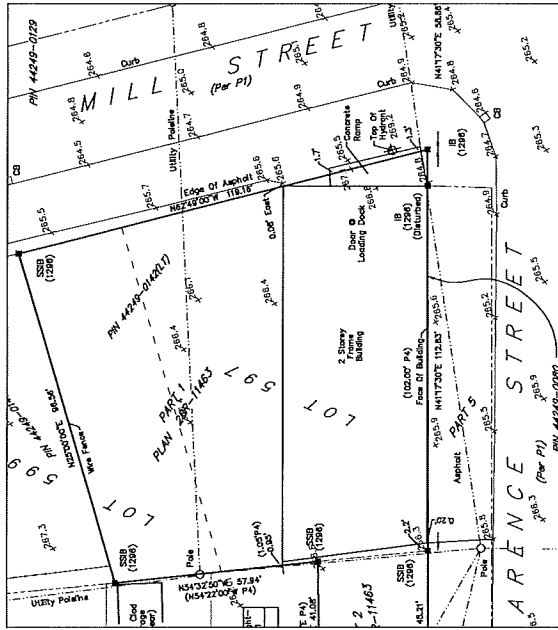


DATE	2022-11-20
BY	ANDREW DESROSIERS
PROJECT	60 MILL STREET COMMERCIAL
ISSUED	ALWAYS

**60 MILL STREET**  
COMMERCIAL

**SURVEY**

DATE	2022-11-20
BY	ANDREW DESROSIERS
PROJECT	60 MILL STREET COMMERCIAL
ISSUED	ALWAYS



**NOTICE**  
THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE SUBMITTER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE SUBMITTER WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

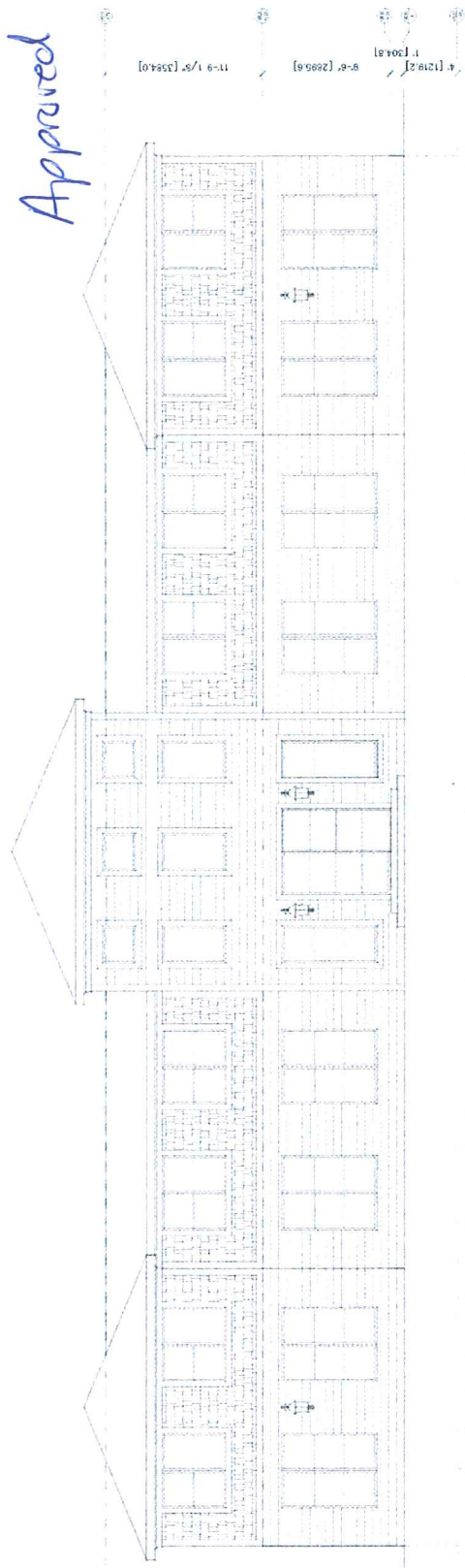
**WARNING**  
ALL CONSTRUCTION MUST BE DONE AND SHOWN IN ACCORDANCE WITH THE CITY OF TORONTO ZONING BY-LAW AND THE CITY OF TORONTO BUILDING CODE. THE SUBMITTER WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

Proposed



**BUILDING PERMIT APPLICATION TO RENOVATE THE EXISTING BUILDING FOR OFFICE SPACE**  
**- CLARENCE STREET ELEVATION (SOUTH)**

Approved



**DEVELOPMENT PERMIT PROPOSE NEW CONDOMINIUM BUILDING**  
**- CLARENCE STREET ELEVATION (SOUTH)**

BRENNAN  
CUSTOM HOMES INC.

CLARENCE STREET  
DEVELOPMENTS INC.

PROJECT NAME	60 MILL STREET COMMERCIAL
DATE	NOVEMBER 1, 2017
BY	BRADY J. JONES

60 MILL STREET  
COMMERCIAL

ELEVATIONS

NO.	DATE	DESCRIPTION
1		

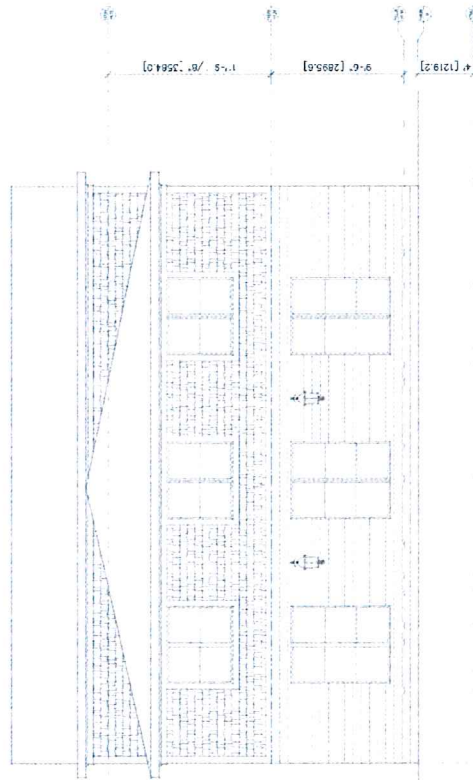


Proposed



PROPOSE BUILDING RENOVATION -  
MILL STREET ELEVATION (EAST)

Approved

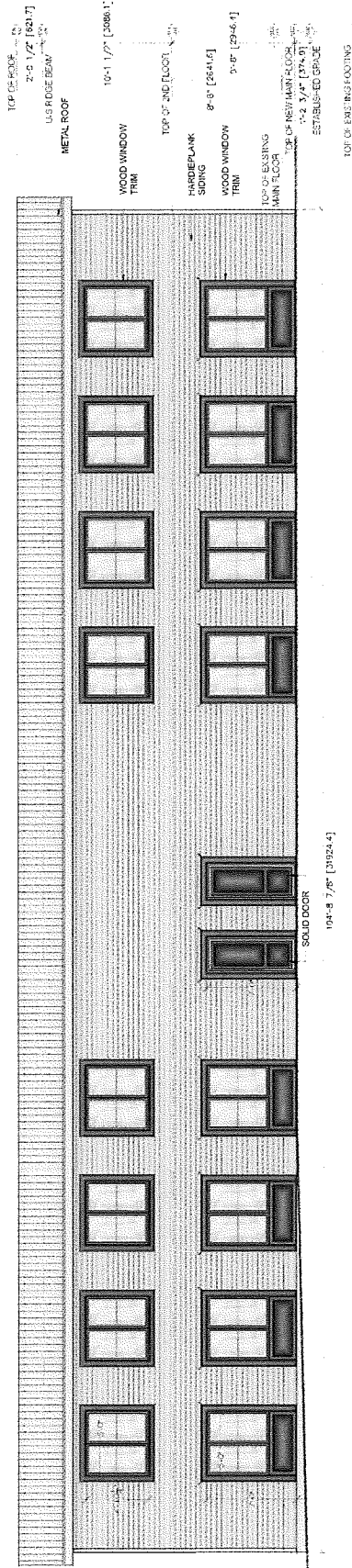


DEVELOPMENT PERMIT PROPOSE NEW CONDOMINIUM BUILDING  
- MILL STREET ELEVATION (EAST)

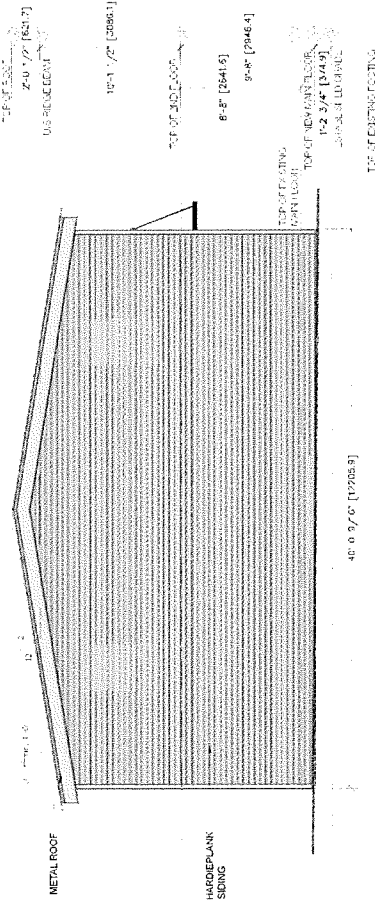
NO.	REVISION/REMARK	DATE
1	ISSUED	05/11/2017
2	REVISED	05/11/2017

60 MILL STREET COMMERCIAL	
ELEVATIONS	
DATE	05/11/2017
BY	CLARENCE STREET DEVELOPMENTS INC.
PROJECT NO.	2



PROPOSE BUILDING RENOVATION - NORTH ELEVATION



PROPOSE BUILDING RENOVATION  
- WEST ELEVATION

## PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: Brenda Guy  
Manager of Community Development

DATE: Friday, September-22-17

SUBJECT: CPPS2017/11 – ANDERSON  
CLASS 3

---

### **Background:**

Property: WATERLOT ADJACENT 462 STONE STREET SOUTH

Legal Desc: PART OF PART 1 PLAN 28R11399 BEING PART 5 PLAN 28R-4150  
TOWN OF GANANOQUE

Acreage: 1123 sq.ft. (104m2) irregular

Lot Coverage: 35% MAXIMUM COVERAGE

Official Plan: NATURAL AND CULTURAL HERITAGE FEATURES  
Adjacent LOWERTOWN

Community Planning  
Permit System: Adjacent LOWERTOWN - RESIDENTIAL

### **Purpose and Effect:**

The applicant is proposing to demolish and reconstruct an accessory building (boathouse), seeking relief of height and coverage.

This report is a follow up to the application reviewed at the previous meeting of Planning Advisory Committee.

### **Overview:**

Further to the Planning Advisory Committee and Council meeting, the application was approved for the demolish and reconstruction of the boathouse. Additionally, Council approved an increase to the waterlot to include 6' for a total of 10' along the docking area.

Staff are in receipt of a request to "flip" the boathouse due to new findings by the applicant. The change being requested is that the building jog will be along the stone retaining wall rather than facing the Gananoque River. There is no additional change to the waterlot. The appearance on the Gananoque River will appear flush in the area of the garage doors. The deck will remain as approved.

## Brenda Guy

---

**From:** Stephen Anderson <andrecon@sympatico.ca>  
**Sent:** September-22-17 10:08 AM  
**To:** Brenda Guy  
**Subject:** Re: FW: Boathouse flipped

Yes, correct.

When I first applied, the boathouse was 30" under water. Now that the boathouse is out of the water and planks can be removed, the rock below and therefore the resulting water depth, can be determined.

It is after this investigation that it has become apparent that the new slip needs to move out flush with the rest of the structure to have water. As such the "jog" would be shifted to the back of the boathouse such that the volume of the redesign would be the same as the already approved size. Also the water lot would remain the same as already approved.

Stephen Anderson

On Sep 22, 2017 9:48 AM, Brenda Guy <BGuy@gananoque.ca> wrote:

Hi Steve

See the green, essentially as I understand from our conversation. Correct me if I misunderstood.

Brenda Guy

**Disclaimer:** This e-mail and any attachments may contain personal information or information that is otherwise confidential and is intended for the exclusive use of the intended recipient. The contents hereof are protected under the rights and privileges of the Municipal Freedom of Information and Protection of Privacy legislation. If you are not the intended recipient, any use, disclosure or copying of any part of it is prohibited. The Town of Gananoque accepts no liability for damage caused by any virus transmitted in this message. If this e-mail is received in error, please immediately reply advising of the error, and delete or destroy any copies of it. The transmission of e-mails between an employee or agent of the Town of Gananoque and a third party does not constitute a binding contract without the express written consent of an authorized representative of The Corporation of the Town of Gananoque.

**From:** hp-scan@gananoque.ca [mailto:hp-scan@gananoque.ca]  
**Sent:** September-22-17 9:47 AM  
**To:** Brenda Guy <BGuy@gananoque.ca>  
**Subject:** Scan from HP LaserJet Pro 300



LINE OF PROPOSED WATER'S EDGE PER	EXPLANATION
1	JUNE 12, 2002

CONCRETE  
LANDING -  
0.16' S  
AND STAIRS

(NORTH FACE NOTED)  
0.7' WIDE CONCRETE  
RETAINING WALL  
0.30' N

N41°35'10"W

IB(PWC)  
WIT

WALL  
0.14' S

N49°00'40"E 34.3'

LIMIT SET PER PLAN 28R 4150

NEW DOCK

EXISTING DOCK

Y  
U  
U  
D

## FRAME STEPS

FRAME  
HAND RAIL

32.9'

0+65.7

37.0'

 $0+61.4$ 

28R 4150  
PART 5

ORIGINAL WATER SEWER  
PER PLAN 282.1399

25.6'

0+48.9

24.3'

0+44.0

26.4'

0+39.9

FRAME  
BOATHOUSE

1.6.1.

# WALL 2.0'N

0+23.1 2.0  
STONE R  
(NORTH

12.3' —  
N49°00'40"E

13.40

2283284



LINE OF BOATHOUSE EXHAUSTION  
PER PROPOSED WATER'S EDGE PER  
JUNE 12, 2002

LIMIT SET PER PLAN 28R 4150

CONCRETE  
LANDING  
0.16' S  
AND STAIRS

(NORTH FACE NOTED)  
0.7' WIDE CONCRETE  
RETAINING WALL  
0.30' N

N49°00'40"E 34.3'

N41°35'10"W

Green -  
boathouse  
flipped front  
to back

1.41' IB(PWC)  
WIT

WALL  
0.14' S

FRAME  
HAND RAIL

FRAME STEPS

32.9'

0+65.7

37.0'

0+61.4

ORIGINAL WATER'S EDGE  
PER PLAN 28R 1399

25.6'

0+48.9

24.3'

0+44.0

26.4'

0+39.9

0+31.9

79.46'  
(P28 MS)

160.38'

N41°35'10"W  
(N41°37' W P2)

0+23.1 2.  
STONE  
(NORTH

WALL  
2.0' N

27.2'

12.3'  
N49°00'40"E

13.40'

SE 178°22'  
8.8' 32.8'  
4.3'