



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

On April 25, 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 February 28, 2017		Motion
7	DEPUTATIONS		
	None		
8	REPORTS/NEW BUSINESS		
	Brenda Guy		
	Community Planning Permit ✦ CPPS2017-02 121 Maplecroft Court (Demacio) ✦ CPPS2017-04 67 Mill Street (Brennan Marine Limited)		Motion
9	CORRESPONDENCE		
	None		
10	MEMBERS OF THE PRESS QUESTIONS OR COMMENTS		
11	ADJOURNMENT		Motion



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

Tuesday February 28<sup>th</sup> 2017 @ 6:00 PM  
At Town Hall, Boardroom – 30 King Street East

Item	Title/Description	
1	<b>CALL TO ORDER</b>	
	Chair: Chris McDonald	
	Members: Councillor Brian Brooks	
	Ken Wilson	
	Kevin Wood	
	Sheila Burtch	
	Absent Members: Chuck Marquardt	
	Councillor Anne Warren	
	Staff: Brenda Guy, Manager of Community Development	
2	<b>ADOPTION OF THE AGENDA</b>	
	<b>MOTION No. 2017-01</b>	
	<b>Moved by:</b> Ken Wilson	
	<b>Seconded by:</b> Kevin Wood	
	BE IT RESOLVED THAT PAC/COA/PSC adopt the agenda dated February 28 <sup>th</sup> , 2017, as posted.	Carried.
3	<b>HEALTH SAFETY &amp; WELLNESS</b>	
	Committee members noted that the Walking Bridge (connecting King Street East and Mill Street) has a hole in wood adjacent steps. Committee members noted that a sign should be posted on the docks at 125 Water Street, "Use at Your Own Risk".	
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. 2017-02</b>	
	<b>Moved by:</b> Kevin Wood	
	<b>Seconded by:</b> Ken Wilson	
	BE IT RESOLVED THAT PAC/COA/PSC hereby adopt the minutes dated December 14 <sup>th</sup> , 2016.	Carried.
7	<b>DEPUTATIONS</b>	None.

8	<b>REPORTS/NEW BUSINESS</b>	
	<p> <b>Committee of Adjustment</b>            File No. OPA 3/17 and CPPS 2017/01            Gananoque Motors Ltd.         </p> <p>           The OPA and CPPS are conditions of severance for B2/16 St. Johns Roman Catholic Church. The lands being conveyed under this application are currently designated Open Space. The property that the lands are being conveyed to are Employment Lands located at 380 Herbert Street.         </p> <p>           The Official Plan Amendment is being recommended to Council, who is the approval authority. The Community Planning Permit is approved at the Planning Advisory Committee but is subject to the OPA being approved.         </p> <p>           The applicant additionally provided a site plan for the lands at 380 Herbert Street to include asphalt paving and parking area including two accessibility spaces as well as some landscaping at the entrance.         </p> <p> <b>MOTION No. 2017-03</b>  <b>Moved by:</b> Sheila Burtch  <b>Seconded by:</b> Councillor Brian Brooks         </p> <p>           THAT PLANNING ADVISORY COMMITTEE recommends to Council that OPA 3/17 St. John's Church (290 Georgiana Street) to re-designate the lands being conveyed under B2/16 from Open Space to Employment Lands be approved.         </p> <p> <b>MOTION No. 2017-04</b>  <b>Moved by:</b> Councillor Brian Brooks  <b>Seconded by:</b> Sheila Burtch         </p> <p>           THAT PLANNING ADVISORY COMMITTEE approve Community Planning Permit 2017-01 at 290 Georgiana Street to redesignate the lands being conveyed under B2/16 from Open Space to Employment Lands provided OPA3/17 (St. John's Roman Catholic Church) is approved by Council.         </p> <p>           Further, that should a Community Planning Permit to redesignate the lands be approved that the following condition be attached to the permit:         </p> <ul style="list-style-type: none"> <li>- That the applicant satisfy the Manager of Public Works for a drainage plan on the property.</li> </ul>	<p>Carried.</p> <p>Carried.</p>

9	<b>CORRESPONDENCE</b>	None.
10	<b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b>	None.
11	<b>ADJOURNMENT</b>	
	<b>MOTION No.      2017-05</b> <b>Moved by:</b> Ken Wilson  That PAC/COA/PSC adjourn this regular meeting.	

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Chair, Chris McDonald

Committee Secretary, Brenda Guy



## PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: Brenda Guy  
Manager of Community Development

DATE: Wednesday, April-19-17

SUBJECT: CPPS2017/02 – DEMACIO  
CLASS 2

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### **Background:**

Property: 121 MAPLECROFT COURT

Legal Desc: LOT 12 PLAN 28M-11  
TOWN OF GANANOQUE

Acreage: 4996.88 SQ.FT.

Lot Coverage: 35% MAXIMUM COVERAGE

Official Plan: RESIDENTIAL

Community Planning  
Permit System: RESIDENTIAL

### **Purpose and Effect:**

The applicant is proposing to increase the maximum lot coverage and reduce the rear yard setback on the residential lot to construct a single family dwelling.

### 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 Residential. The intent of the Official Plan's Residential designation is to promote a balanced supply of housing to meet the present and future, social and economic needs of all segments of the community.

Comment: The Residential designation permits a variety of residential dwelling units including single family, semi, duplex or apartments. The construction of the proposed is a single family dwelling.

Community Planning Permit System

The lands are designated Residential to allow for a variety density of residential uses. The use of a single family dwelling is permitted.

Overview:

The property of 121 Maplecroft Court is currently vacant land. The plans are to construct a single family dwelling.

	Provisions	Requirement	Proposed
1.	Lot Area (minimum)	464 m2 (4995 ft2)	464.2 m2
2.	Lot Coverage (maximum)	35%	43.6% - seek 44%
3.	Lot Frontage (minimum)	15 metres (49 feet)	15.25m
4.	Front Yard Setback (minimum)	6.0 metres, minimum (19.6 feet)	6.44m
5.	Exterior Side Yard Setback (minimum)	4.5 metres, minimum (14.7 feet)	n/a
6.	Interior Side Yard (minimum)	1.2 metres (3.9 feet)	1.52m and 1.33m
7.	Rear Yard Depth (minimum)	7.5 metres (24.5 feet)	5.65m

The proposed dwelling plan was created based on the building envelope; being front yard, rear yard and side yards. The provisions for maximum lot coverage was unintentionally overlooked in design.

A copy of the elevation plans have been provided and the exterior materials will be stone veneer and siding. The use and style of the single family dwelling is in keeping with the surrounding neighbourhood as there is a mixed variety of single family dwellings - bungalow, raised, split ranch style homes.

Overall, staff have no objection to the relief being requested. The "standard" Town lot was historically established with 60' x 120' and a lot area of 7,200 sq.ft. The bylaw provides for a minimum of 49' frontage with a lot area of 4995 sq.ft. The lots within this plan of subdivision were developed at the minimum site provisions for frontage and lot area of the bylaw.

This can create a challenge for building bungalows above 1800 sq.ft. As noted in the application, the adjacent plan of subdivision (Conner, Arthur Street) has 40% lot coverage within the development. The dwelling excluding the deck would be 40% lot coverage.

Section 3.1 Accessory Buildings, structures and uses identify that *"any building or structure which is attached to the main building shall not be considered an accessory building or*

*structure*". Therefore, anything that is attached to the dwelling becomes part of the main dwelling. In turn the proposed deck being part of the main dwelling requires relief of the rear yard setback.

FYI: Bylaws vary in how accessory structures are included from municipality to municipality. Gananoque identifies that if a building or structure is attached, it is part of the dwelling unit. Others exclude decks as part of the lot coverage. The inclusion, however, could allow for the applicant or future owners to enclose the deck creating additional floor space. The applicants are aware that the lot coverage precludes or may require an additional permit should they wish to add any accessory structures such as a shed.

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

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

Staff have no objection to the proposed lot coverage of 44% and the rear yard setback to 5.65m

## NOTICE OF MEETING Proposed Class II Development Permit

**TAKE NOTICE** THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, APRIL 25, 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. DP2017/02**

**APPLICANT/OWNER: Steve and Julie Demacio**

The property municipally and legally described as

**121 MAPLECROFT COURT**

**Lot 12 Plan 28M-11  
TOWN OF GANANOQUE**

has applied to the Town of Gananoque for a Development Permit to  
**SEEK RELIEF ON THE REAR YARD SETBACK AND LOT COVERAGE**

Additional information in relation to the proposed development permit is available for inspection between 8:30 am and 4:30 pm in the Administration Offices at 30 King Street East, Gananoque, ON, or by calling 613 382-2149 ext.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 3<sup>RD</sup> day of APRIL, 2017

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



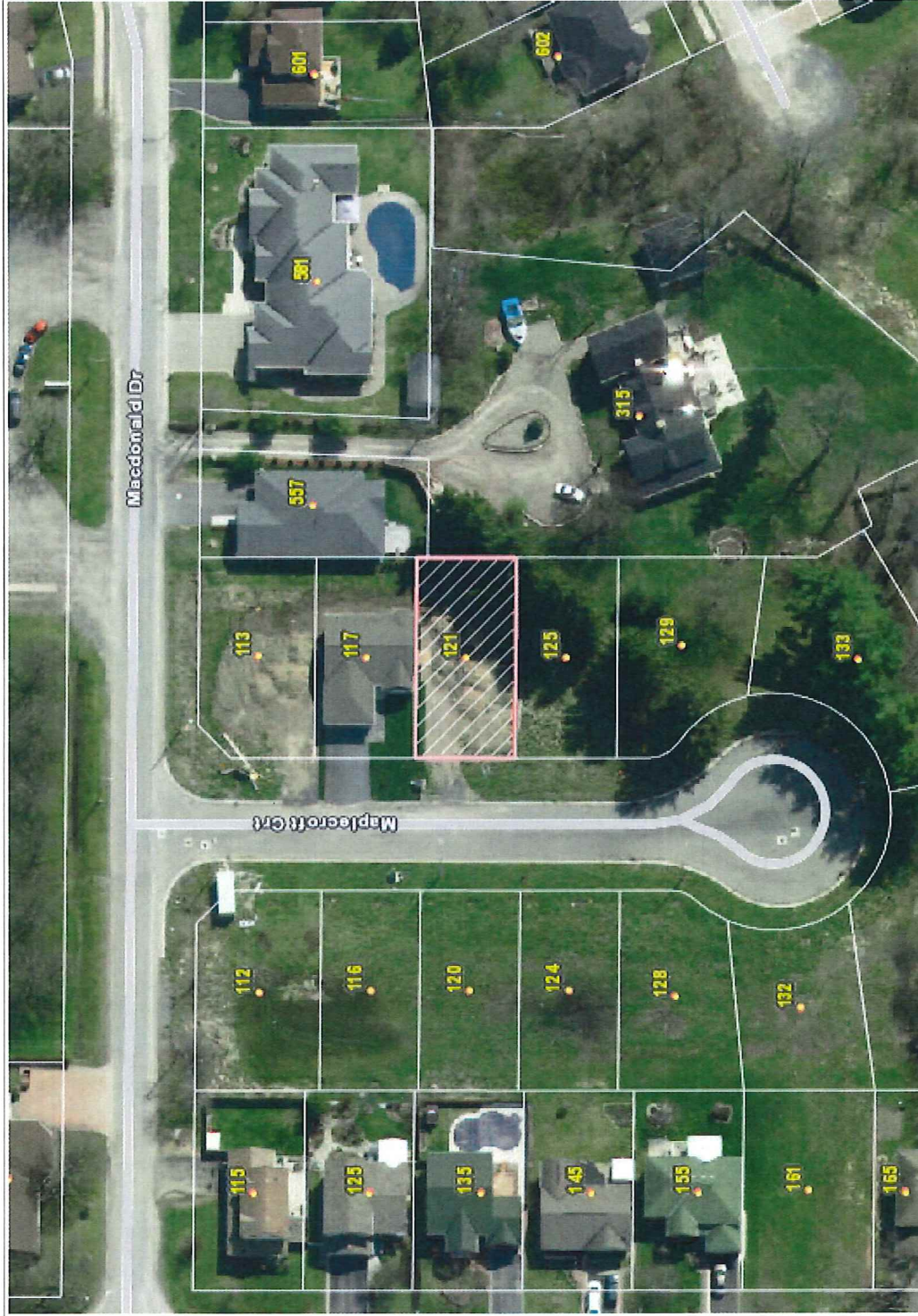


**GANANOQUE**

**CPPS2017-02**

121 Maplecroft Court - Lot 12 Plan

28M11



**Map Printed On 2017-03-25 12:44**

**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.

DP 20 17/02**APPLICATION FOR DEVELOPMENT PERMIT APPROVAL**  
**Section 70.2 of the Planning Act, RSO 1990, as amended**

This application form **MUST** be accompanied with **all** the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided.

A meeting with Community Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

- ✓ Complete application form signed including declaration of applicant.
- ✓ Copy of the deed of property or offer to purchase and sale
- ✓ Five (5) large scale copies of all plans being submitted, two reduced 8.5" x 11" of each plan and one electronic copy in pdf format. Plans are to be in a standard scale format (1:250 1:500)
- ✓ Application fee payable to the Town of Gananoque:
  - Class I \$500
  - Class II \$1,500
  - Class III \$1,700
  - Amendment to Class I, Class II or Class III \$700
- ✓ Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of studies for a Class II/Class III
- ✓ Copy of the most recent survey of the subject property
- ✓ **Cataraqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$ . Clearance letter will be required by the Town.

**CONTACT INFORMATION**

Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Name of Applicant: Steve and Julie Demacio	Complete Address including Postal Code: 3822 Hwy 2 RR3 Gananoque, ON K7G 2V5	Phone: 613-382-5066 Fax: E-mail: sdemacio@icloud.com
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone: Fax: E-mail:
Architect/Designer/Planner: Bob Wright Wright Engineering	Complete Address including Postal Code: 100 Victoria Ave Gananoque, On K7G 2S1	Phone: 613-382-2399 Fax: E-mail: rwdesign@kingston.net
Engineer: Bob Wright Wright Engineering	Complete Address including Postal Code: 100 Victoria Ave Gananoque, On K7G 2S1	Phone: 613-382-2399 Fax: E-mail: rwdesign@kingston.net
Ontario Land Surveyor: n/a	Complete Address including Postal Code:	Phone: Fax: E-mail:

Street or Property Address (if applicable):  
121 Maplecroft Court Roll No. 081400002029362.0000

**LEGAL DESCRIPTION**

Lot:	Concession:	Part(s): 1	Plan: 28M-11 28R1334 Lot 12
Frontage: 15.25m	Depth: 30.441m	Area (sq.m): 464.2 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.

- ☒ **Site Plan(s)** including scaled accurate measurements of:
- o Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
  - o Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
  - o Dimensions and gross floor area of all building and structures to be erected;
  - o Existing structures to be retained, removed or relocated;
  - o Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
  - o Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
  - o Parking areas including number, size of spaces and dimensions. The plans shall have regard for **Ontario Regulation 413/12 made under Accessibility for Ontarians with Disabilities Act, 2005**. This shall include, but not be limited to, providing appropriate designated parking spaces and unobstructed building access features.
  - o Access driveways including curbing and sidewalks
  - o Proposed fire routes and fire route sign locations
  - o Dimensions and locations of loading zones, waste receptacles and other storage spaces;
  - o Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
  - o Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
  - o Location, type and size of any other significant features such as fencing, gates and walkways.
- ☐ **Drainage Plan(s)** including scaled accurate measurements of:
- o Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;
- ☐ **Landscape Plan(s)** including scaled accurate measurements of:
- o Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;
- ☐ **Site Servicing Plan(s)** including scaled accurate measurements of:
- o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.
- ☐ **Grade Control and Drainage Plan(s)** including scale accurate measurements of:
- o Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
  - o Location of any creeks, ravines or watercourses with elevations and contours;
  - o Arrows indicating the proposed direction of flow of all surface water;
  - o Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
  - o Existing and/or proposed right-of-ways or easements
- ☒ **Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
- o Drawings that show plan, elevations and cross section views for each building or structure to be erected;
  - o Conceptual design of building;
  - o Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
  - o Exterior design including character, scale, appearance and design features of the proposed building;
  - o Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
  - o Photographs of the subject land and abutting streetscape on both side of the street
- ☐ **Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

<input type="checkbox"/> Servicing options report	<input type="checkbox"/> Phase I Environmental Study and if investigation as required
<input type="checkbox"/> Hydrogeological Study	<input type="checkbox"/> Noise and/or vibration study
<input type="checkbox"/> Drainage and/or stormwater management report	<input type="checkbox"/> Source Water protection study
<input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area	<input type="checkbox"/> MDS I or II calculation
<input type="checkbox"/> Archaeological Assessment	<input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility
<input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use	<input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity
<input type="checkbox"/> Traffic Study	<input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan
<input type="checkbox"/> Heritage Resource Assessment	<input type="checkbox"/> Supporting Land Use Planning Report
<input type="checkbox"/> Mine hazard rehabilitation assessment	

<b>Existing Use(s):</b>	
Length of time the existing use of the subject lands have continued:	
Has the property been designated as a Heritage Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property presently under a Site Plan Agreement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, provide the file number and the status of the application?	
<b>Proposed Use(s):</b> Single Family Dwelling	
Is the Use permitted or permitted subject to criteria as set out in the development permit by-law and how have the applicable criteria have been addressed? yes	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law. yes, variance requested to permit lot coverage increase from 35% to 39.4%. The abutting sub division permits a lot coverage of 40%. The proposed dwelling has a living area of 1384 sq.ft. which is very reasonable size and in keeping with the development in the community.	
<b>Abutting Land Use(s):</b> Residential	
Is the Development to be phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction? September 2017	
Is the land to be divided in the future? no	
Are there any easements, right-of-ways or restrictive covenants affecting the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

<b>Plan Details:</b>			
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area:  464.2 (sq.m)	Building Coverage: 39.4 (%) 182.7 (sq.m)	Landscape Coverage:  ____ (%) ____ (sq.m)
Building Height: 5.65m	No. of Storeys: 1	No. of Units: 1	Method of Garbage Storage: attached garage
Parking Surface: Existing: _____ Proposed: asphalt	Number of Parking Spaces: Existing: _____ Proposed: 2 Total: 2	Dimensions of Parking Spaces: n/a	Number of Accessible Spaces: n/a
Loading Spaces:	Number of Loading Spaces: n/a	Dimensions of Loading Spaces: n/a	Other:

<b>Heritage Tourist Inn/Bed and Breakfast:</b>			
Is this an application for a Heritage Tourist Inn?	Number of Guest Rooms:	Is this an application for a Bed and Breakfast?	Number of Guest Rooms:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other _____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____
A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.			



EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	n/a	n/a
	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:	single family dwelling	n/a
	Proposed Date of Construction:	Sept 2017	
	Front Line Setback:	6.44m	
	Rear Lot Line Setback:	8.15m	
	Side Lot Line Setback:	1.33m	
	Side Lot Line Setback:	1.52m	
	Height:	5.65m	
	Dimensions:	12.4m x 15.85m	
	Floor Area:	128.6 sq.m	
Attached Additional Page, if necessary			

<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: Maplecroft Court			
Entrance Approvals and Permit Number(s): n/a			
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) n/a		Parking Facilities (specify) n/a	
distance from subject land _____		distance from subject land _____	
distance from nearest public road _____		distance from nearest public road _____	

<b>Services:</b>			
<input checked="" 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
Water and Sewer Hook-up Approvals and Permit Number(s):			

**AUTHORIZATION BY OWNER**

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

Bob Wright

(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.

Steve Demacio

Signature of Owner

Julie Demacio

Signature of Owner

[Signature]

Signature of Witness (not applicant)

23 MAR/17

Date

**CONSENT BY OWNER**

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

I/We, Steve & Julie Demacio, 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.Steve Demacio

Signature of Owner

Julie Demacio

Signature of Owner

[Signature]

Signature of Witness (not applicant)

23 MAR/17

Date

**DECLARATION OF APPLICANT**I, ROBERT WRIGHT of the TOWN of GANANOQUE in the COUNTY of LEEDS solemnly declare that:

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

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

All of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of The Canada Evidence Act.Declared/Sworn before me at Gananoque this 24 day of March, 2017.[Signature]

Signature of a Commissioner, etc

[Signature]

Signature of Applicant

**Office Use Only:**

Official Plan Designation:

Residential

Development Permit Designation:

Residential

Roll No:

020 29362

Other:

Access (Entrance Permits etc):

bdg permit

Water and Sewer Hookup (Permits etc):

bdg permit

Other:

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

Date Application Received:

March 24/2017

Date Application Deemed Complete:

April 3/17

Fees Received:

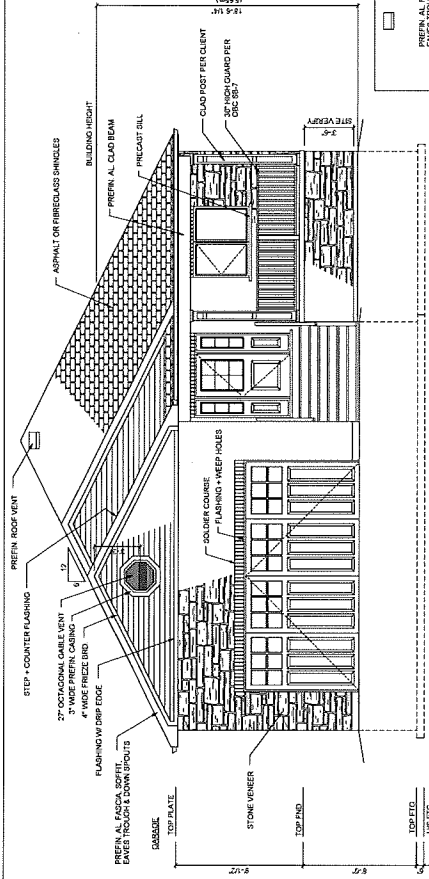
pd \$1500.00For additional details please contact: Brenda Guy, Manager of Community Development  
Town of Gananoque, 30 King Street East, Box 100, Gananoque, ON K7G 2T6

Telephone: (613) 382-2149 ext.126

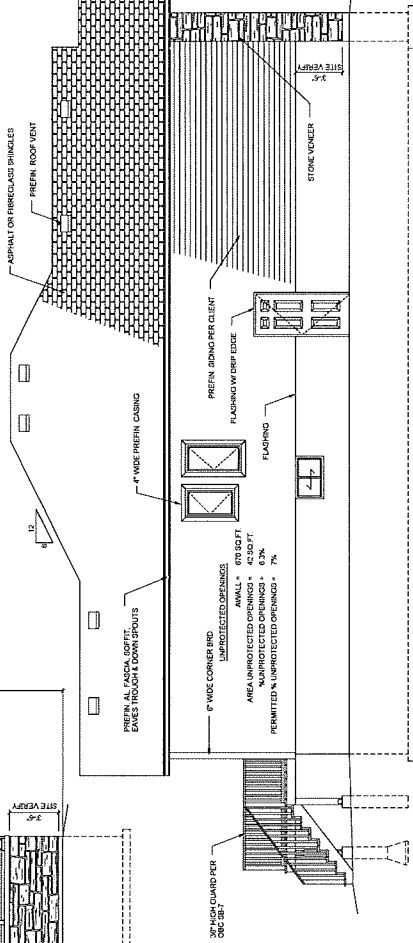
Fax: (613) 382-8587

E-mail: bguy@townofgananoque.ca

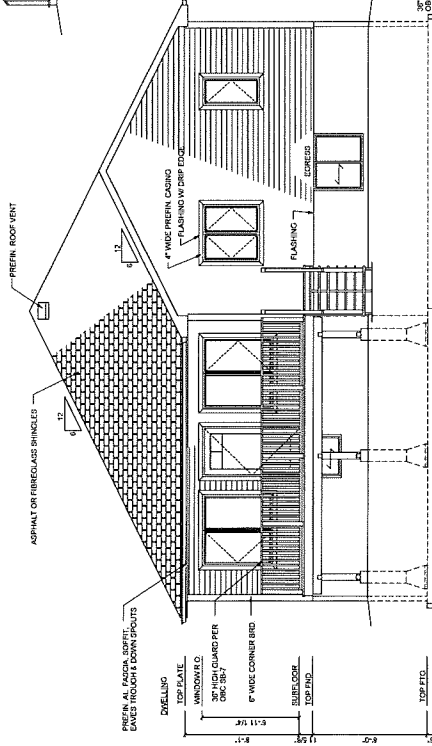
NOT FOR CONSTRUCTION



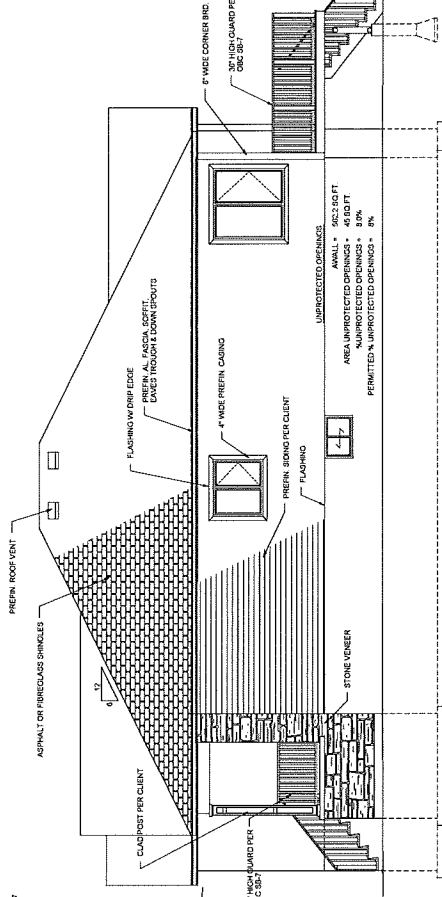
WEST ELEVATION  
SCALE 1/4\"=1'-0"



NORTH ELEVATION  
SCALE 1/4\"=1'-0"



EAST ELEVATION  
SCALE 1/4\"=1'-0"



SOUTH ELEVATION  
SCALE 1/4\"=1'-0"



REV	DATE	DESCRIPTION OF CHANGE
1	2023/07	FOR DEVELOPMENT PERMIT APPL

SECTION, NOTE OR DETAIL NO.	SHEET NO.
1	1

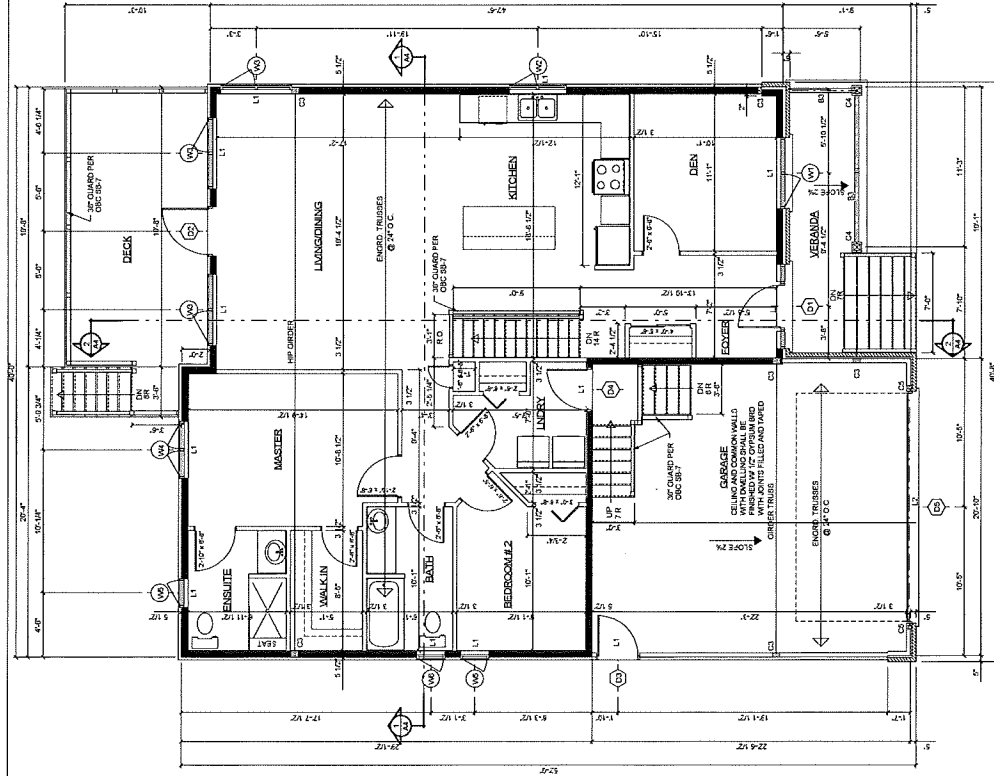
THIS DRAWING IS NOT TO BE REPRODUCED OR  
RELIED UPON FOR ANY PROJECT OTHER THAN THAT  
FOR WHICH IT WAS PREPARED. ANY REUSE OF THIS  
DRAWING WITHOUT THE WRITTEN CONSENT OF R.W. WRIGHT DESIGN  
PROJECT

DEMACIO RESIDENCE  
LOT 12, MAPLECROFT COURT  
GANNAGUOUE, ONT.

PREPARED BY  
**WRIGHT ENGINEERING  
& DESIGN**  
100 VICTORIA AVE  
GANNAGUOUE, ONT. K7G-2S1  
(913) 382-2389

DWG TITLE  
**ELEVATIONS**

DRAWN: RWW	REV: N/C
CHECKED: RWW	PROJECT NO: <b>Sk1</b>
DATE: 2/20/23	DATE: 2/20/23
SCALE: AS SHOWN	SHEET NO: 1 OF 2



MAIN FLOOR PLAN

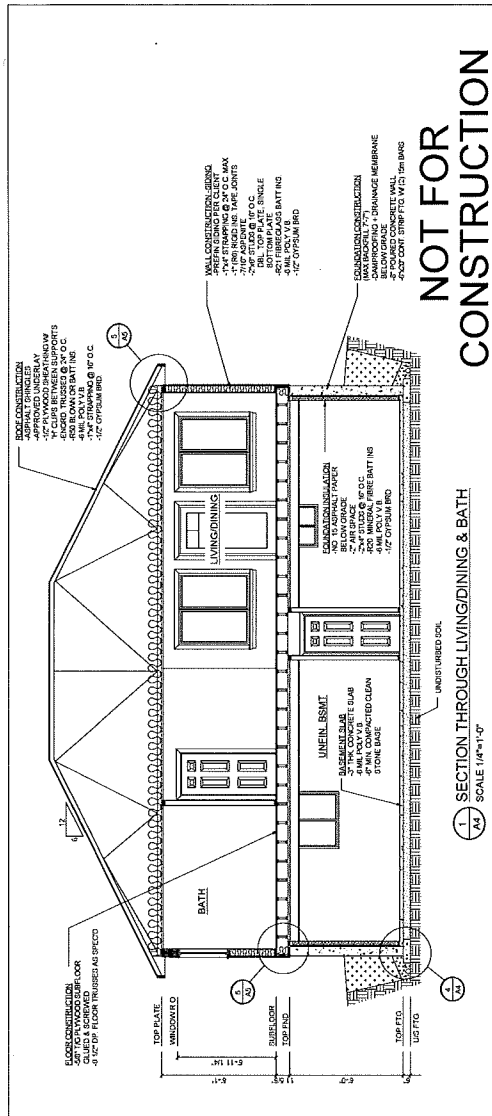
FINISHED FLOOR AREA = 1384 SQ. FT.  
SCALE 1/4"=1'-0"

WINDOW SCHEDULE

IDENT NO.	DESCRIPTION	QTY	FRAME SIZE (WxH)
W1	DLR. CASSETT	1	60"x48"
W2	DLR. CASSETT	1	60"x48"
W3	DLR. CASSETT	3	60"x48"
W4	DLR. CASSETT	1	60"x48"
W5	CASSETT	2	24"x48"
W6	SLIDER	3	30"x48"
W7	SLIDER	1	48"x48"
W8	SLIDER	1	48"x48"

DOOR SCHEDULE

IDENT NO.	DESCRIPTION	QTY	FRAME SIZE (WxH)
D1	30" FRENCH DOOR W/ 2 PANELS	1	77"x82"
D2	30" FRENCH DOOR	1	39"x82"
D3	34" STEEL DOOR	2	37"x82"
D4	34" STEEL DOOR W/ SELF CLOSURE	1	39"x82"
D5	60"x82" DOOR	1	89"x90" 1/2"



NOT FOR CONSTRUCTION

SECTION THROUGH LIVING/DINING & BATH

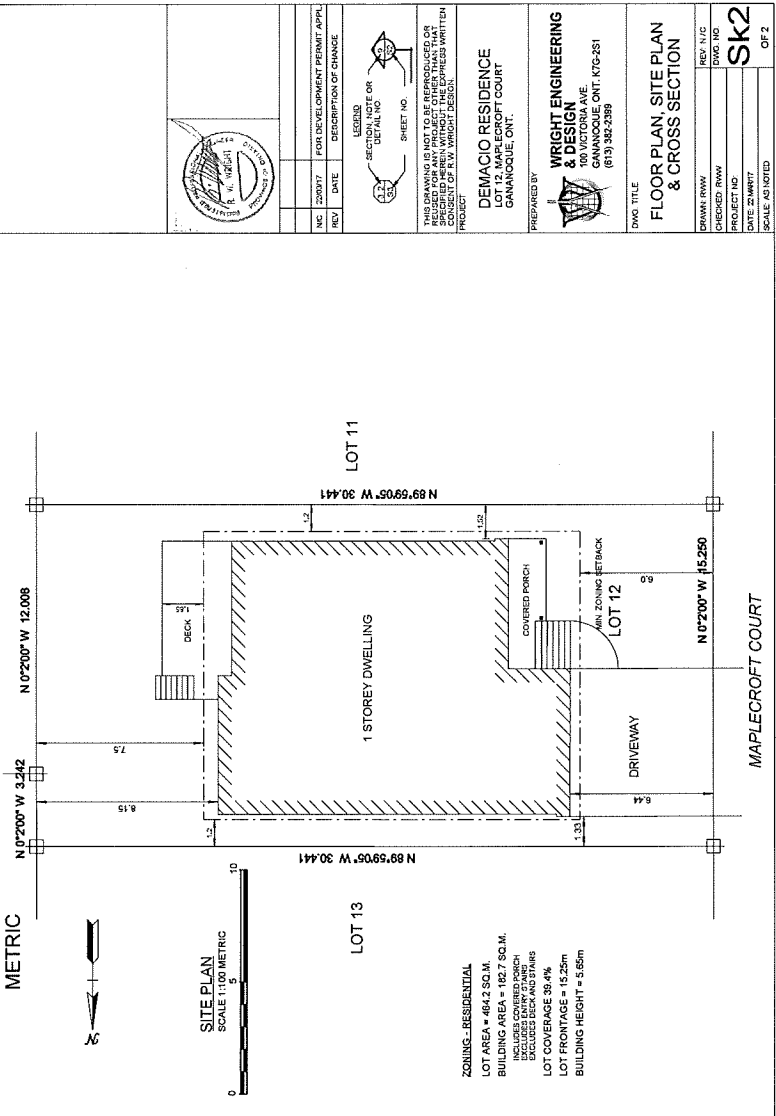
SCALE 1/4"=1'-0"

METRIC

N 0°20' W 3.442 N 0°20' W 12.008

LOT 11

LOT 13



SITE PLAN

SCALE 1/4"=1'-0"

ZONING - RESIDENTIAL  
LOT AREA = 464.2 SQ. M.  
BUILDING AREA = 182.7 SQ. M.  
INCLUDES COVERED PORCH  
EXCLUDES DECK AND STAIRS  
LOT COVERAGE 39.4%  
LOT FRONTAGE = 15.25m  
BUILDING HEIGHT = 5.65m



REV	DATE	DESCRIPTION OF CHANGE
1	2009/07	FOR DEVELOPMENT PERMIT APPL.

LEGEND	SECTION OR DETAIL NO.	SHEET NO.
1	1	1

THIS DRAWING IS NOT TO BE REPRODUCED OR  
USED FOR ANY PROJECT OTHER THAN THAT  
SPECIFICALLY IDENTIFIED HEREIN WITHOUT  
THE WRITTEN CONSENT OF R.W. WRIGHT DESIGN.

PROJECT  
DEMARIO RESIDENCE  
LOT 12, MAPLECROFT COURT  
GANNOCK, ONT.

PREPARED BY  
WRIGHT ENGINEERING  
& DESIGN  
100 VICTORIA AVE.  
GANNOCK, ONT. K7G-2S1  
(813) 382-2389

DWG. TITLE  
FLOOR PLAN, SITE PLAN  
& CROSS SECTION

DRAWN: RWW  
CHECKED: RWW  
PROJECT NO.:  
DATE: 2/10/07  
SCALE: AS NOTED

REV. NO.  
REV. DATE  
REV. DESCRIPTION

SK2  
DATE: 2/10/07  
SCALE: AS NOTED

OF 2



## PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: Brenda Guy  
Manager of Community Development

DATE: Wednesday, April-19-17

SUBJECT: CPPS2017/04 – BRENNAN MARINE LIMITED  
CLASS 2

---

### **Background:**

Property: 67 MILL STREET

Legal Desc: PART BED OF GANANOQUE RIVER RP 28R13676 PART 13  
TOWN OF GANANOQUE

Acreage: 31,711 SQ.FT.

Lot Coverage: 75% MAXIMUM COVERAGE

Official Plan: LOWERTOWN

Community Planning  
Permit System: LOWERTOWN MIXED USE

### **Purpose and Effect:**

The applicant is proposing to demolish a building which is approximately 1,000 sq.ft. and replace it with a decorative building being 493 sq.ft. and 70 sq.ft. on the existing concrete slab for the same use.

### 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.

*"Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.."*

#### 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.

Schedule F identifies that the property is within the fish spawning and within the flood plain. Schedule G identifies that the property is within or approximate to unstable slopes.

The Official Plan notes that development shall not occur unless the Ministry of Natural Resources and the Cataraqui Conservation Authority deem it possible as well as the Town though the Community Planning Bylaw.

Comment: The applicant is proposing to demolish and reconstruct a building on an existing concrete slab.

#### 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 marina, marine commercial facility or marine facility are permitted.

The property additionally falls under Section 12.0 Environmental Constraints and Section 13.0 Waterfront Overlay.

#### Overview:

The property of 67 Mill Street currently has a number of buildings on the property. There was no structure data on Municipal Property Assessment Corporation to identify the year build.

All the existing buildings are within 30m of the watercourse as per Section 3.41. Any accessory structure within a watercourse requires a Class II permit.

The Community Planning Permit provides under Section 3.28 provisions for non-conforming and non-complying uses. It speaks to the reconstruction or repair of existing buildings, continuation as identified below:

### **3.28 NON-CONFORMING AND NON-COMPLYING USES**

#### ***Continuance of Existing Uses***

*Nothing in this By-Law shall apply to prevent the use of any land, building or structure for any purpose prohibited by the By-Law if such land, building or structure was lawfully used for such purpose on the day of the passing of the By-Law so long as it continues to be used for that purpose.*

#### ***Extension or Expansion of Existing Uses***

*Where the use of any land, building or structure is prohibited under this by-law, such land, building or structure shall not be extended or enlarged except through a Class II Development permit, provided that the non-conforming use of the building or structure existed on the day of the passing of this by-law and continues to be used for such purpose.*

**Reconstruction or Repair of Existing Building**

*A building or structure being used for a legal non-conforming use may be reconstructed, renovated, repaired or strengthened to a safer condition where such building or structure was lawfully used for such purpose on the day of the passing of this by-law and continues to be used for such purpose, provided that the building or structure is constructed in conformity with the requirements of this by-law. Where such building or structure is also an existing legal non-conforming building or structure, the building or structure may be reconstructed, renovated, repaired or strengthened to a safer condition provided that the building or structure does not further reduce any zoning requirements.*

The interpretation of the reconstructed, renovated, repaired or strengthened would be applicable on this application. The applicant intends to use the existing concrete slab of the current building and install a new building on the concrete slab on a smaller footprint. The smaller building would be making it better.

The use of the building will be for the purposes of the marina staff for fuel pumps, docking to accommodate for staff and patron supplies. The applicant has identified that this is the current use of the existing building. Therefore, and as permitted under Section 12.0 marine facilities, marina existing uses and buildings are permitted.

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

Canada Post	No comment	
CRCA		Letter dated April 20, 2017 attached
CBO		
Eastern Ontario Power		
Leeds Grenville EMS		
Fire Department		
LG Health Unit		Private sewage system. Sewage system maintenance inspection required.
Police Department		
Public Works		
Union Gas		
Water/Sewer		
Adjacent Property Owners		

It is noted that there is no washroom in the building that is scheduled to be demolished. There is a washroom facility in another building on the property. In an effort to further improve an existing situation staff propose that a new washroom not be constructed on this slab. Additionally, the new decorative building be set back further on the concrete slab away from the Gananoque River.

Overall Staff have no objection to the proposal further recommending that the decorative structure be setback further from the watercourse and consideration for a washroom be located elsewhere on the property.

Given the correspondence from the CRCA the staff recommendation is as follows:

That Planning Advisory Committee recommends that they approve the application and require the following condition be met before issuing a development permit and, when the conditions have been met, issue a development permit with conditions attached.

**Condition that has to be met before issuing a Community Planning Permit**

That the applicant demonstrate to the CRCA that the policies around flooding and erosion can be met.

**Conditions attached to the Community Planning Permit**

1. That the new washroom be eliminated and the decorative structure be further setback from the watercourse.
2. That an inspection be undertaken for the private sewage system with the Leeds Grenville District Health Unit.
3. That the applicant enter into an agreement with the Town for the Community Planning Permit within one year.



## NOTICE OF MEETING Proposed Class II Development Permit

**TAKE NOTICE** THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, APRIL 25, 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. DP2017/04**

**APPLICANT:** Brennan Marine Limited

**OWNER:** Town of Gananoque

The property municipally and legally described as

**67 MILL STREET  
PART BED OF GANANOQUE RIVER RP 28R13676 PART 13  
TOWN OF GANANOQUE**

has applied to the Town of Gananoque for a Development Permit to  
**DEMOLISH AN EXISTING BUILDING AND REPLACE WITH A BUILDING REDUCED IN FOOTPRINT**

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 3<sup>RD</sup> day of APRIL, 2017

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

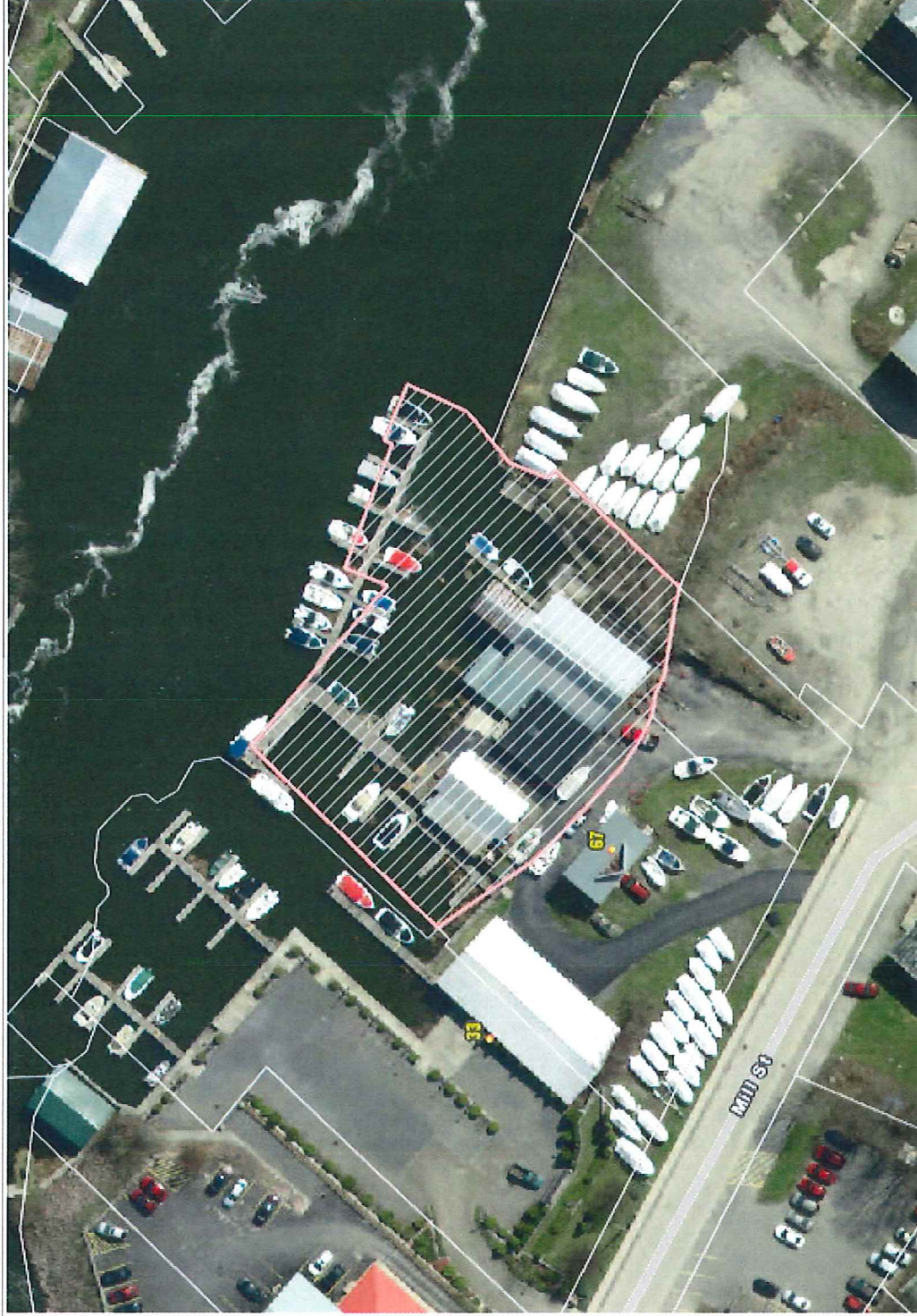




GANANOQUE

CPPS2017-03

67 Mill Street - Part of Part 1 Plan  
28R11399 lying in front of Part 8 and 9  
Plan 28R-12158 and Part 12 and Part 22  
Plan 28R-11463



Map Printed On 2017-03-25 15:20

**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.





DP 20 17/04

**APPLICATION FOR DEVELOPMENT PERMIT APPROVAL**  
**Section 70.2 of the Planning Act, RSO 1990, as amended**

This application form **MUST** be accompanied with all the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided.

A meeting with Community Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

- ✓ Complete application form signed including declaration of applicant.
- ✓ Copy of the deed of property or offer to purchase and sale
- ✓ Five (5) large scale copies of all plans being submitted, two reduced 8.5" x 11" of each plan and one electronic copy in pdf format. Plans are to be in a standard scale format (1:250 1:500)
- ✓ Application fee payable to the Town of Gananoque:
  - Class I \$500
  - Class II \$1,500
  - Class III \$1,700
  - Amendment to Class I, Class II or Class III \$700
- ✓ Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of studies for a Class II/Class III
- ✓ Copy of the most recent survey of the subject property
- ✓ **Catarqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Catarqui Region Conservation Authority in the amount of \$ . Clearance letter will be required by the Town.

**CONTACT INFORMATION**

Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Name of Applicant: <i>Brennan Marie</i>	Complete Address including Postal Code: <i>540 College St TORONTO, M6G 1A4</i>	Phone: <i>416-972-1682</i> Fax: E-mail: <i>jfb@jfbrennan.net</i>
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone: Fax: E-mail:
Architect/Designer/Planner: <i>Joe Brennan</i>	Complete Address including Postal Code: <i>same</i>	Phone: Fax: <i>same</i> 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): <i>67 MILL ST. CAN K7G 2L5</i>		

**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.

- Survey of Existing*
- ☐ **Site Plan(s)** including scaled accurate measurements of:
- o Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
  - o Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
  - o Dimensions and gross floor area of all building and structures to be erected;
  - o Existing structures to be retained, removed or relocated; - Replace
  - o Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
  - o Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
  - o Parking areas including number, size of spaces and dimensions. The plans shall have regard for **Ontario Regulation 413/12 made under Accessibility for Ontarians with Disabilities Act, 2005**. This shall include, but not be limited to, providing appropriate designated parking spaces and unobstructed building access features.
  - o Access driveways including curbing and sidewalks
  - o Proposed fire routes and fire route sign locations
  - o Dimensions and locations of loading zones, waste receptacles and other storage spaces;
  - o Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
  - o Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
  - o Location, type and size of any other significant features such as fencing, gates and walkways.
- ☐ **Drainage Plan(s)** including scaled accurate measurements of:
- o Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;
- ☐ **Landscape Plan(s)** including scaled accurate measurements of:
- o Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;
- ☐ **Site Servicing Plan(s)** including scaled accurate measurements of:
- o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.
- ☐ **Grade Control and Drainage Plan(s)** including scale accurate measurements of:
- o Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
  - o Location of any creeks, ravines or watercourses with elevations and contours;
  - o Arrows indicating the proposed direction of flow of all surface water;
  - o Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
  - o Existing and/or proposed right-of-ways or easements
- ☐ **Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
- o Drawings that show plan, elevations and cross section views for each building or structure to be erected;
  - o Conceptual design of building;
  - o Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
  - o Exterior design including character, scale, appearance and design features of the proposed building;
  - o Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
  - o Photographs of the subject land and abutting streetscape on both side of the street
- ☐ **Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

<input type="checkbox"/> Servicing options report	<input type="checkbox"/> Phase I Environmental Study and if investigation as required
<input type="checkbox"/> Hydrogeological Study	<input type="checkbox"/> Noise and/or vibration study
<input type="checkbox"/> Drainage and/or stormwater management report	<input type="checkbox"/> Source Water protection study
<input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area	<input type="checkbox"/> MDS I or II calculation
<input type="checkbox"/> Archaeological Assessment	<input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility
<input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use	<input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity
<input type="checkbox"/> Traffic Study	<input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan
<input type="checkbox"/> Heritage Resource Assessment	<input type="checkbox"/> Supporting Land Use Planning Report
<input type="checkbox"/> Mine hazard rehabilitation assessment	

<b>Existing Use(s):</b>	
Length of time the existing use of the subject lands have continued:	75 Years ±
Has the property been designated as a Heritage Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property presently under a Site Plan Agreement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, provide the file number and the status of the application?	
<b>Proposed Use(s):</b>	
Change the architecture of existing buildy + keep use.	
Is the Use permitted or permitted subject to criteria as set out in the development permit by-law and how have the applicable criteria have been addressed?	
Existing use will be maintained	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.	
existing building + use.	
<b>Abutting Land Use(s):</b>	
Is the Development to be phase? <input type="checkbox"/> Yes <input type="checkbox"/> No	
What is the anticipated date of construction?	
April 2017	
Is the land to be divided in the future?	
Are there any easements, right-of-ways or restrictive covenants affecting the subject land? <input type="checkbox"/> Yes <input type="checkbox"/> No	

<b>Plan Details:</b>			
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area:	Building Coverage:	Landscape Coverage:
	(sq.m)	(%)	(%)
		(sq.m)	(sq.m)
Building Height:	No. of Storeys:	No. of Units:	Method of Garbage Storage:
	One		
Parking Surface:	Number of Parking Spaces:	Dimensions of Parking Spaces:	Number of Accessible Spaces:
Existing: _____	Existing: same		
Proposed: _____	Proposed: _____		
	Total: _____		
Loading Spaces:	Number of Loading Spaces:	Dimensions of Loading Spaces:	Other:
	same		

<b>Heritage Tourist Inn/Bed and Breakfast:</b>			
Is this an application for a Heritage Tourist Inn?	Number of Guest Rooms:	Is this an application for a Bed and Breakfast?	Number of Guest Rooms:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3
	<input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other _____		<input type="checkbox"/> Other _____
A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.			

EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	WOOD	
	Date Constructed:	1940's ?	
	Front Line Setback:	Existing	
	Rear Lot Line Setback:	Existing	
	Side Lot Line Setback:	Existing	
	Side Lot Line Setback:	Existing	
	Height:	18'	
	Dimensions:	21X40 and 10X16	
	Floor Area:	10290	
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure:	STEEL	
	Proposed Date of Construction:	APRIL 2017	
	Front Line Setback:	Same	
	Rear Lot Line Setback:	Same	
	Side Lot Line Setback:	Same	
	Side Lot Line Setback:	Same	
	Height:	19'	
	Dimensions:	17X29 and 7X10	
	Floor Area:	5480	
Attached Additional Page, If necessary			

<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: <u>MILL ST.</u>			
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 (where access to the subject land is by water only)</b>			
Docking Facilities (specify)		Parking Facilities (specify)	
distance from subject land	<u>MARINA</u>	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 checked="" type="checkbox"/> Municipal Water & Private Sewage	<input type="checkbox"/> Private Well and Municipal Sewage	<input type="checkbox"/> Private Well and Private Sewage
Water and Sewer Hook-up Approvals and Permit Number(s):			



**AUTHORIZATION BY OWNER**

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

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

Signature of Witness (not applicant)

Date

**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

Signature of Witness (not applicant)

Date

**DECLARATION OF APPLICANT**I, Joe Brennan of the City of Toronto in the Province of Ontario 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.

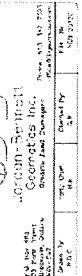
All of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of The Canada Evidence Act.

Declared/Sworn before me at this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

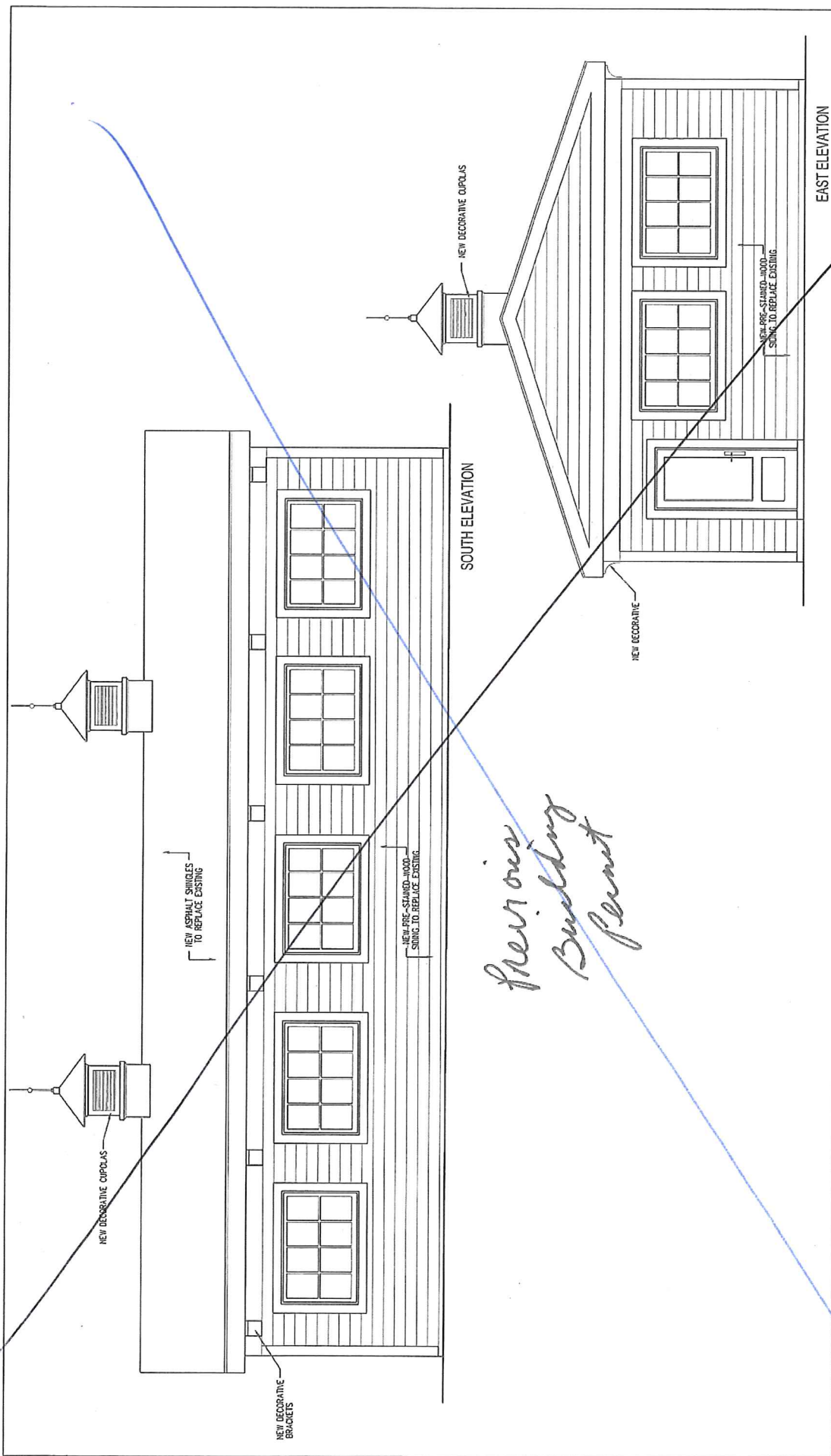
Signature of a Commissioner, etc

Signature of Applicant

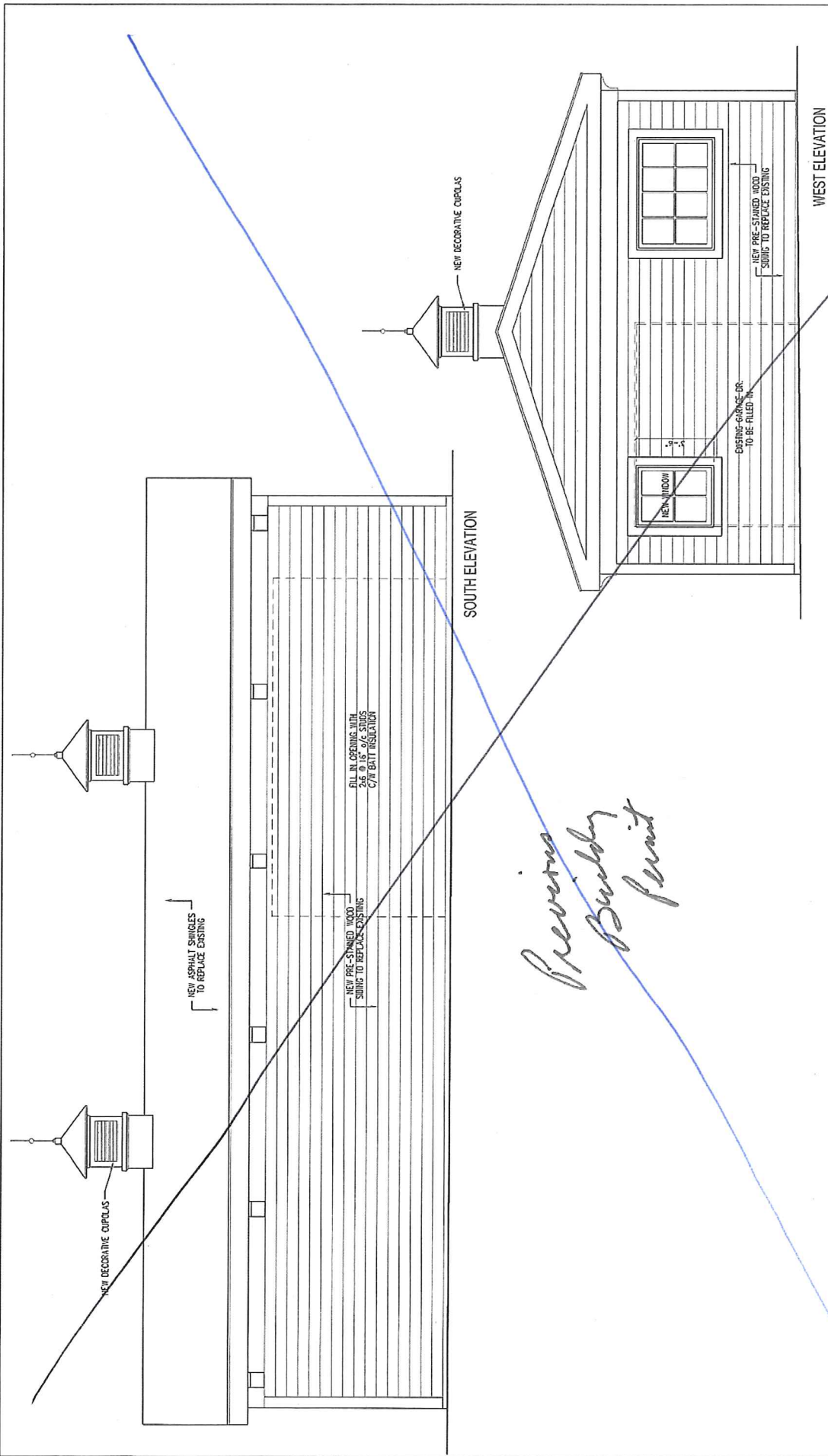
<b>Office Use Only:</b>		Roll No: <u>010 21501</u>
Official Plan Designation: <u>Lowertown</u>	Development Permit Designation: <u>Lowertown - Mixed Use</u>	Other: _____
Access (Entrance Permits etc): <u>n/a</u>	Water and Sewer Hookup (Permits etc): <u>n/a</u>	Other: _____
Other Concurrent Applications: <input type="checkbox"/> Cash-in-Lieu of Parking	<input type="checkbox"/> Condominium Approval	<input type="checkbox"/> Consent/Severance
	<input type="checkbox"/> Official Plan Amendment	<input type="checkbox"/> Subdivision Approval
Date Application Received: _____	Date Application Deemed Complete: _____	Fees Received: _____







<p><b>Michael Preston Design</b> 76 GORE STREET, KINGSTON, ONT. K7L 2L5 • 416-731-8128 • www.mpdesign.ca</p>	
<p><small>THIS DOCUMENT IS THE PROPERTY OF MICHAEL PRESTON DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MICHAEL PRESTON DESIGN. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</small></p>	
<p>DATE: _____</p>	<p>ISSUE: _____</p>
<p><b>SOUTH AND EAST ELEVATIONS</b></p>	
<p><b>BRENNAN MARINE</b></p>	
<p>TITLE: _____</p>	<p>PROJECT: _____</p>
<p>DATE: DEC. 2016</p>	<p>SCALE: 1/4"=1'</p>
<p>DRAWN: M.P.</p>	<p>SHEET: A-2</p>



WEST ELEVATION

SOUTH ELEVATION

**Michael Preston Design**  
76 GORE STREET, KINGSTON, ONT. K7L 2L5, 416-737-2125, www.mpdsgn.ca

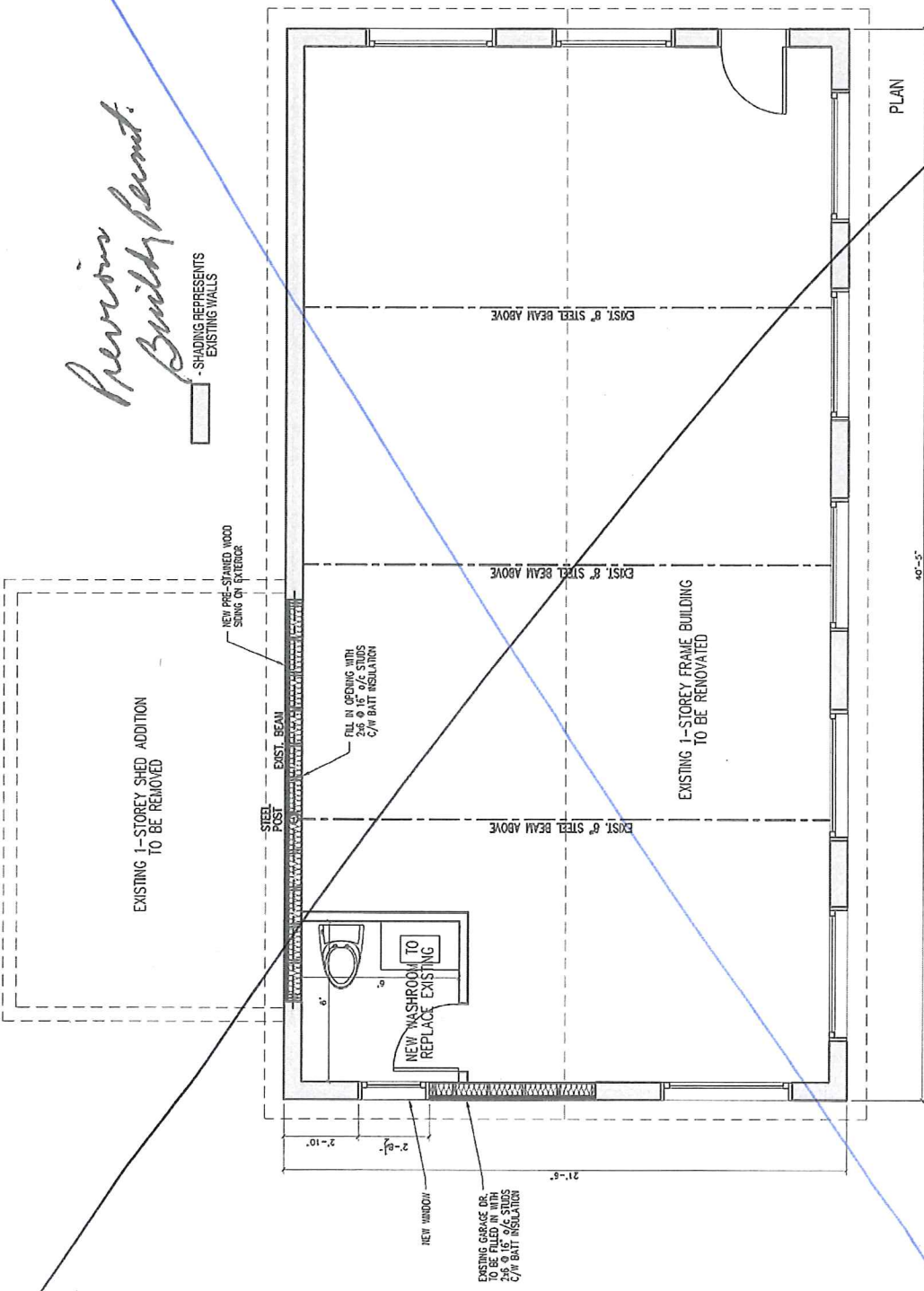
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PROJECT: BRENNAN MARINE  
DRAWN: M.P.  
DATE: DEC. 2016  
SHEET: A-3

TITLE: NORTH AND WEST ELEVATIONS									
PROJECT: BRENNAN MARINE									
DATE:	DEC. 2016								
SCALE:	1/4"=1'								
DRAWN:	M.P.								
SHEET:	A-3								

*Previous  
Buildings*

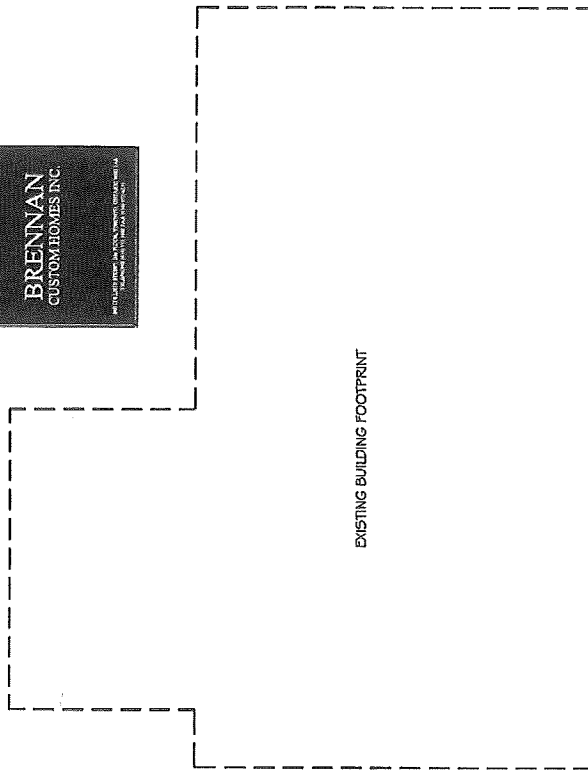
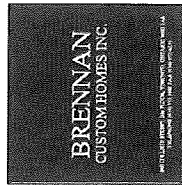
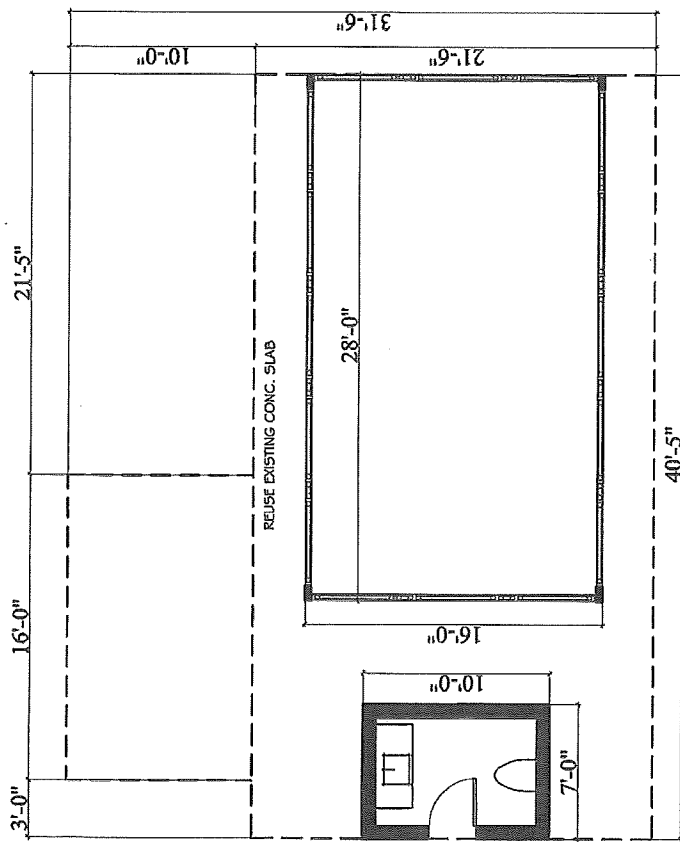
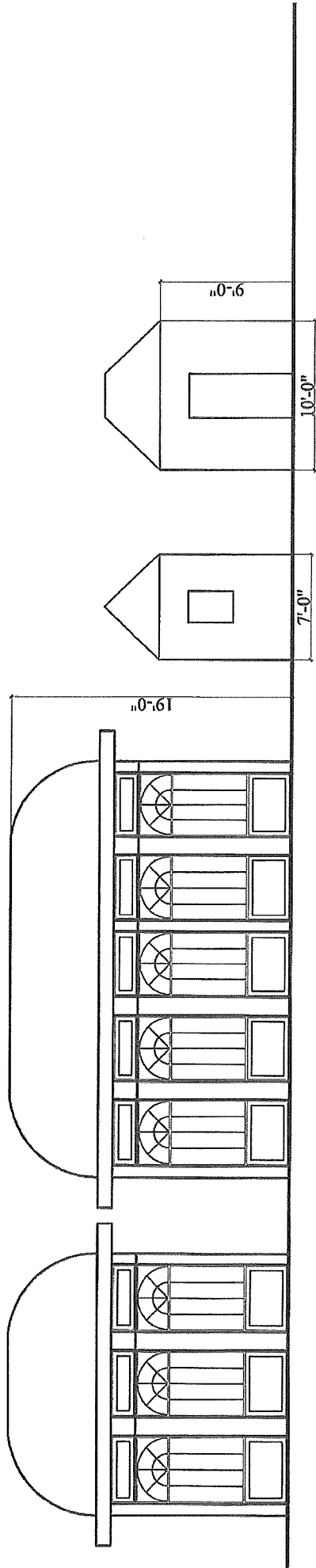
SHADING REPRESENTS  
EXISTING WALLS



TITLE:		FLOOR PLAN	
DATE:		DEC. 2016	
SCALE:		1/4"=1'	
DRAWN:		M.P.	
SHEET:		A-1	

PROJECT:		BRENNAN MARINE	
DATE:			
ISSUE:			

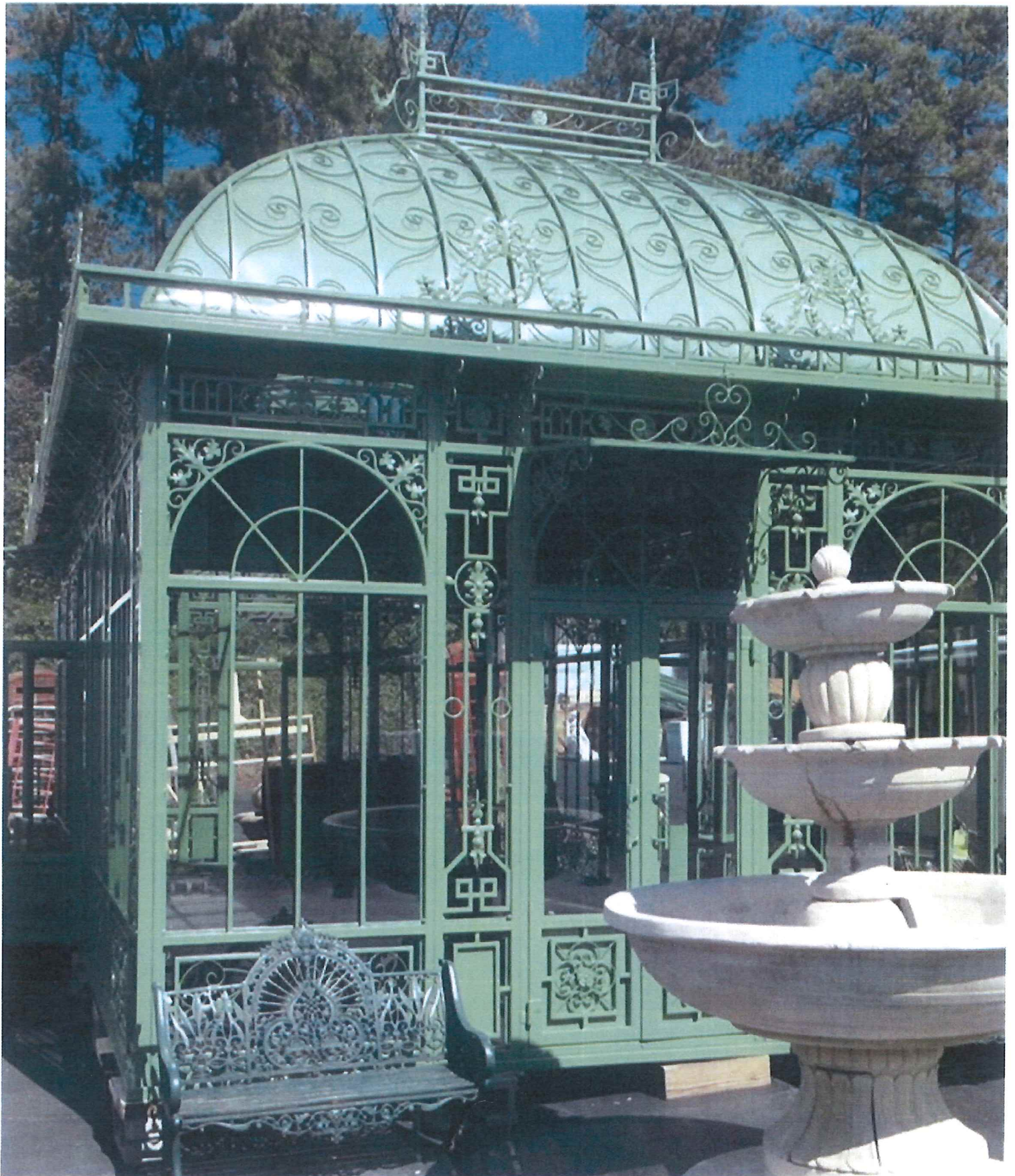
**Michael Preston Design**  
76 GORE STREET, KINGSTON, ONT. K7L 2L5 . 416-737-2128 . www.mpdclg.ca



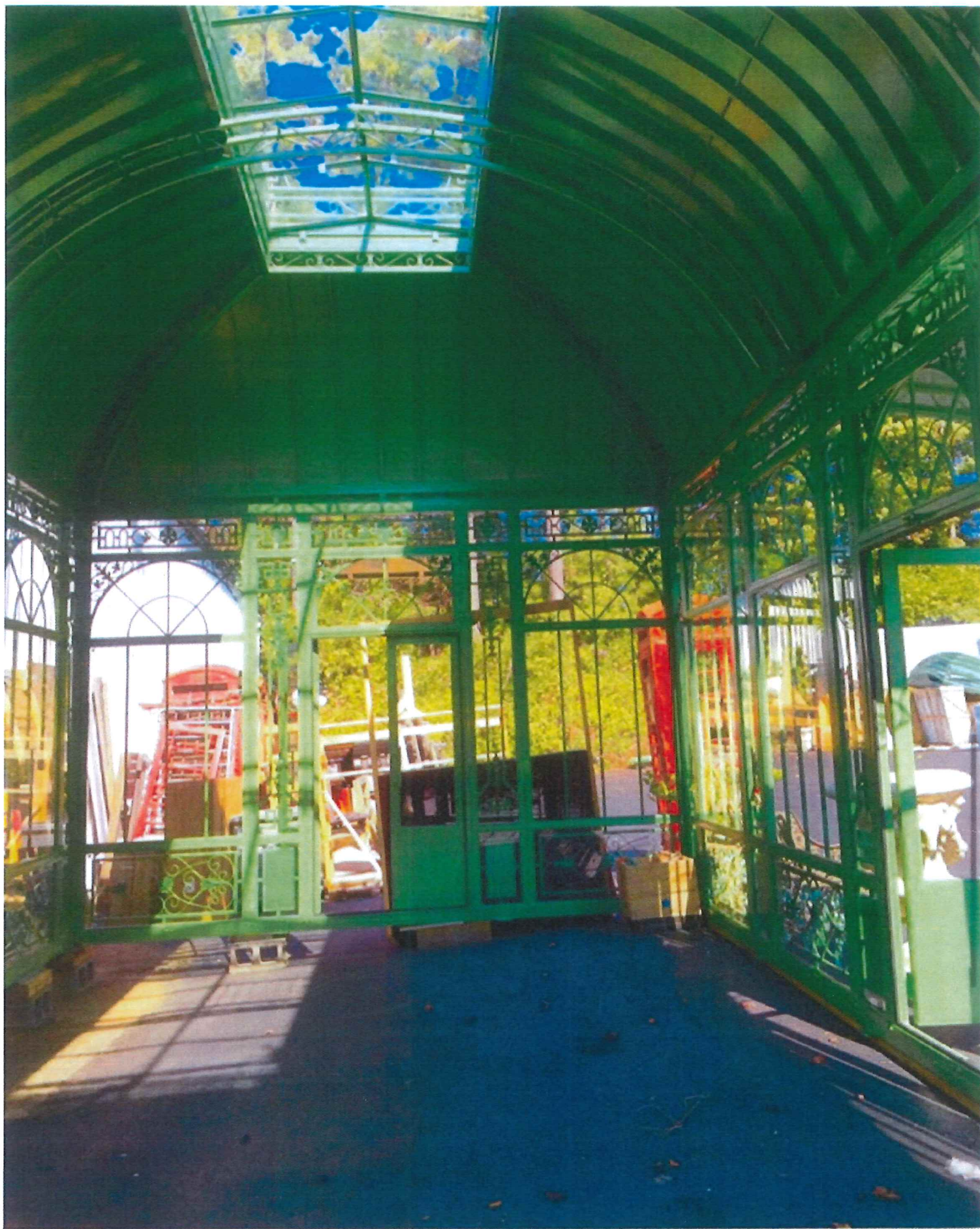


Untitled  
attachment 003...

16x28x19 ft

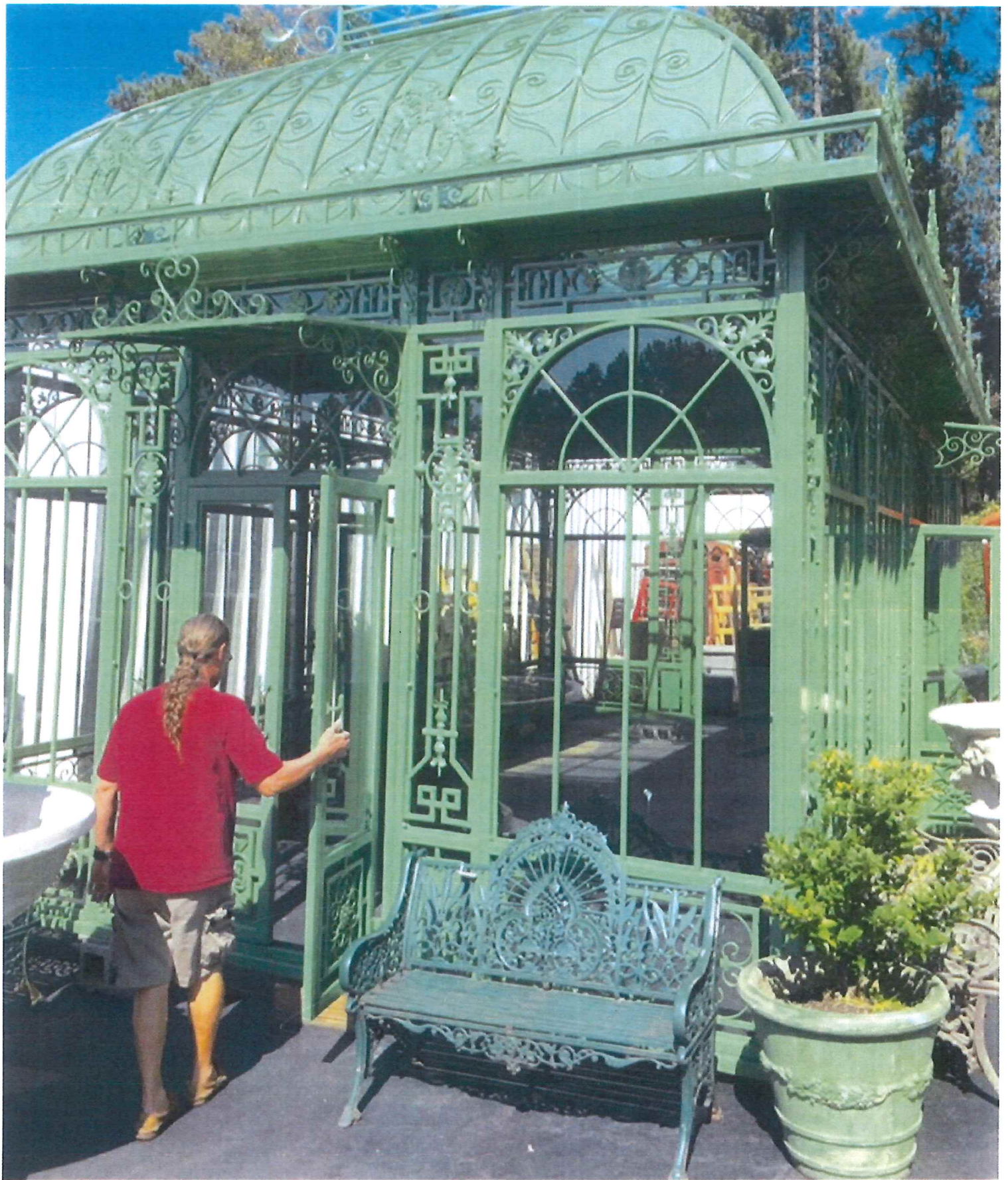






INTERIOR  
18' X 26'





16 X 28 X 19' High  
Extension



Canadian Gateway to the 1000 Islands

DEVELOPMENT PERMIT APPLICATIONS

File No. DP2017/04

APPLICANT: Brennan Marine Limited

OWNER: Town of Gananoque

The property municipally and legally described as

**67 MILL STREET**

**PART BED OF GANANOQUE RIVER RP 28R13676 PART 13  
TOWN OF GANANOQUE**

has applied to the Town of Gananoque for a Development Permit to  
**DEMOLISH AN EXISTING BUILDING AND REPLACE WITH A BUILDING REDUCED IN FOOTPRINT**

**COMMENT DEADLINE: APRIL 19, 2017**

Circulation:

- ( ) Bell Canada (email)  
( ) Canada Post (email)  
( ) Cataraqui Region Conservation Authority (email)  
( ) Cogeco  
( ) Eastern Ontario Catholic District School  
( ) Eastern Ontario Power  
( ) Hydro One Inc.  
( ) Leeds, Grenville & District Health Unit  
( ) Leeds Grenville Paramedic Services  
( ) Ontario Municipal Property Assessment (email)  
( ) Ontario Power Generation Inc.  
( ) St Lawrence Parks Commission (email)  
( ) Union Gas  
( ) Upper Canada District School Board  
( ) Other: \_\_\_\_\_

- Town of Gananoque (email)  
( ) Mayor and Council  
( ) CAO  
( ) Sr Management Team  
( ) Chief Building Official  
( ) Public Works, Utility Supervisor

Attached for your review is an application for a proposed Development Permit. If you have any comments/conditions that need to be addressed and/or fees or securities required, please forward them to the undersigned.

If you have any questions, please contact the undersigned.

☐ No Comment

☒ Comments

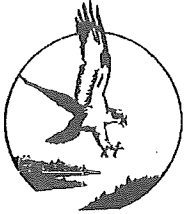
*Application indicates the building is on a private sewage system. The applicant needs to apply to the Health Unit for a sewage system maintenance inspection so the system can be evaluated & further comments provided on this proposal.*

Signature: \_\_\_\_\_

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

Return to:  
Brenda Guy, Manager of Community Development  
bguy@gananoque.ca  
613 382-2149 ext. 1126





**CATARAQUI REGION CONSERVATION AUTHORITY**

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0  
Phone: (613) 546-4228 Toll Free (613 area code): 1-877-956-CRCA  
Fax: (613) 547-6474 E-mail: info@crca.ca  
Websites: www.crc.ca & www.cleanwatercataraqui.ca



April 20, 2017

File: DPS/GAN/60/2017

**Sent by e-mail**

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

Dear Ms. Guy:

**Re: Development Permit Application DP2017-04  
67 Mill Street, Town of Gananoque  
Gananoque River**

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted application, and provide the following comments and recommendations for the Town's consideration.

The proposal appears to involve the demolition of an existing 1500 square foot building and the construction of two buildings with a total 518 square foot floor area. While the existing building is not setback from the Gananoque River, it appears that the new buildings would be, based on the limited information provided.

The main interests of the CRCA in this proposal are the protection of the water quality of the river, and the avoidance and/or mitigation of flooding hazards and erosion hazards associated with the Gananoque River. We provide the following comments in our roles as technical advisor to the Town of Gananoque on *Planning Act* applications, and as administrator of Ontario Regulation 148/06: Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses.

The subject lands are in an area that is subject to Ontario Regulation 148/06: Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses. The purpose of O. Reg. 148/06 is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards. A permit will be required for any development and site alteration proposed on the subject property.

*Water Quality/Riparian Buffers*

The subject lands are adjacent to an identified fish spawning area (Schedule F of the Town's Official Plan). Section 3.6.2 of the Official Plan requires that where development is proposed within 30 metres of an area of fish habitat, it must be demonstrated through an environmental impact assessment (EIA) that there will be no negative impacts on the natural feature or on its ecological functions. The Official Plan also speaks to the impact of extensions or enlargements of existing buildings or structures.

Similarly, Section 3.42 of the Town's Development Permit By-law requires a setback of 30 metres from a watercourse except where the shoreline has been hardened by means of a break wall, in which case the setback may be varied to 15 metres. This provision also speaks to the requirement for an EIA.

It is our opinion that an EIA is not warranted in support of the proposed development since the new, smaller buildings would be located on the existing concrete slab and would appear to have a greater setback from the shoreline.

However, staff recommend that the applicant be required to demonstrate the existing and proposed building setbacks from the high water mark, and whether there will be an improvement to the water setback.

The application indicates that the site is serviced by municipal water and private sewage. Staff recommend that the location of the private holding tank or septic system be identified on the site plan, and that the adequacy of the system be confirmed (i.e. condition, capacity).

#### *Flooding Hazards*

The proposed buildings will be located within the regulatory floodplain of the Gananoque River. The floodplain has an elevation of 76.3 m GSC in this location. These lands are located within the Development Constraint overlay in the Official Plan, and are located in the Environmental Constraints designation in the Development Permit By-law.

Marinas are a permitted use in the Environmental Constraints designation. The application indicates that the existing use of the existing building will be maintained in the new building. However, there is no indication that the existing use is one associated with a marina as defined in the By-law. Staff recommend that the existing and proposed use of the building be confirmed to ensure compliance with the By-law, and to determine if the proposed building and use would be permitted under O. Reg. 148/06.

Section 12.4 of the By-law requires any new building or structure permitted in the floodplain to incorporate appropriate engineered construction techniques which reduce or eliminate the risks of flood damage or damage from unstable slopes. Section 13.4 of the By-law states that "for all permitted development within the 1:100 year flood-line materials shall be specifically designed to be durable and anchored in a manner intended to withstand occasional flood conditions."

The CRCA's guidelines for implementing O. Reg. 148/06 (2012) indicate that development associated with the reconstruction of a building or structure may be permitted within the regulatory floodplain provided that specific criteria are met (Sections 3.3.5.2(13) and (14)). Staff suggest that these criteria could be used to satisfy the intent of Section 12.4 of the Town's Development Permit By-law, and would complement Section 13.4. In order to be considered under the regulation, the submitted plans must demonstrate that:

1. There is no feasible alternative site outside of the regulatory floodplain for the proposed development or in the event that there is no feasible alternative site, that the proposed development is located in an area of least and acceptable risk;
2. The proposed works do not create new hazards or aggravate flooding on adjacent or other properties and there are no negative upstream and downstream hydraulic impacts;
3. Floodproofing measures are incorporated to the maximum extent and level possible based on site-specific conditions. Dry passive floodproofing measures (i.e. minimum elevation of 0.3 metres above flood elevation for finished floors and openings into building) are preferred;
4. The proposed development will not prevent access for emergency works, maintenance, and evacuation;
5. The potential for surficial erosion has been addressed through the submission of proper drainage, erosion and sediment control and site stabilization/restoration plans;

6. The building will be protected from the hazard through incorporation of appropriate building design parameters; and
7. The building or structure does not exceed the original floor space plus the allowable floor space for a minor addition.

In our opinion, additional information is required to demonstrate that all the above criteria would be met.

### *Erosion Hazards*

The CRCA, in accordance with provincial technical standards, defines the extent of potential erosion hazards for shorelines made of unconsolidated material to be a stable slope allowance of 3(h):1(v) plus a toe erosion allowance of 0 to 5 metres plus an erosion access allowance of 6 metres. Together these allowances make up the erosion hazard limit. Staff were unable to gather the information necessary to determine the erosion hazard limit, and to therefore confirm the location of the proposed buildings in relation to the erosion hazard limit, because the shoreline was flooded when we conducted our site visit.

Section 3.1.2.1 of the Town's Official Plan development to be set back from the stable top of bank in accordance with the requirements of the Development Permit By-law and of the CRCA.

The CRCA's guidelines for implementing O. Reg. 148/06 (2012) indicate that development associated with the reconstruction of a building or structure may be permitted within the erosion hazard provided that specific criteria are met (Sections 3.3.1.2(11) and (12)). Staff suggest that these criteria would also satisfy the intent of Section 3.1.2.1 of the Official Plan and Section 12.4 of the Development Permit By-law. In order to be considered under the regulation, the submitted plans must demonstrate that:

1. There is no feasible alternative site outside of the erosion hazard for the proposed development or in the event that there is no feasible alternative site, that the proposed development is located in an area of least and acceptable risk;
2. Development is not located on an unstable slope;
3. Development will be protected from the erosion hazard through incorporation of appropriate building design parameters;
4. There is no impact on existing and future slope stability;
5. Bank stabilization or erosion protection works are not required to allow development to occur; development would not be susceptible to stream erosion;
6. Development will not prevent access into and through the valley in order to undertake preventative actions/maintenance or during an emergency;
7. The potential for surficial erosion has been addressed through the submission of proper drainage, erosion and sediment control and site stabilization/restoration plans; and
8. The building or structure does not exceed the original floor space plus the allowable floor space for a minor addition.

In our opinion, additional information is required to demonstrate that all the above criteria would be met.

### **Recommendation**

Staff have no objection to the principle of replacing the existing building with smaller buildings as proposed in application DP2017/04. However, the application contains insufficient information to determine whether the Town and CRCA policies related to redevelopment in the flooding hazard and erosion hazard would be met. We defer to Town staff on whether this additional information should be submitted prior to a decision being made on the application or as a condition of approval.

Ms. Guy (DP2017/04)  
April 20, 2017

### **CRCA Plan Review Fee**

The CRCA has a Fee Schedule for its review of *Planning Act* applications and supporting reports. Our fee for the review of an application for a development permit is \$305. We request that payment for the above fee please be submitted to this office at the applicant's earliest convenience.

If you have any questions please contact the undersigned at (613) 546-4228 ext. 235, or by e-mail at [cwoods@crca.ca](mailto:cwoods@crca.ca). Please inform this office of any decision made by the Town regarding this application.

Yours truly,

A handwritten signature in cursive script, appearing to read "C Woods", is written in dark ink.

Christine Woods MCIP, RPP  
Resource Planner

cc: applicant, by e-mail