



COMMITTEE OF ADJUSTMENT/PLANNING ADVISORY COMMITTEE
of June 26, 2012 @ 6:00 PM

A G E N D A

LOCATION: TOWN ADMINISTRATION OFFICE, 2ND FLOOR, 30 KING STREET EAST, GANANOQUE

WELCOME:

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS:

C) MINUTES OF PREVIOUS MEETING: Adoption of the Committee's minutes of the previous meeting.
✦ COA/PAC May 22, 2012

D) CONSENT:

✦ B2/12 Thomas
 101 South Street

E) DEVELOPMENT PERMIT:

F) CONTINUING BUSINESS/NEW BUSINESS:

✦ Update from Minutes of May 22, 2012
 i. DP2012-5 United Pentecostal Church
 600 MacDonald Drive

G) PUBLIC QUESTION PERIOD

H) ADJOURN:

I) Next regular meeting of COA/PAC is scheduled for July 24, 2012 at 6 p.m.

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF May 22, 2012 @ 6:00 PM

Members Present:

Sheila Burtch, Councillor Jeff Girling, Councillor Joe Jansen,
Nicole St. Onge.

Members Absent:

Jonathon Allen, Heather Gallacher, Chuck Marquardt

Staff Present:

Brenda Guy, Manager of Community Development

MOTION NO. 2012-17

Moved by: Joe Jansen

Seconded by: Sheila Burtch

That Jeff Girling be appointed as Chair for the COA/PAC for the May 22,
2012 meeting.

CARRIED

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2012-18

Moved by: Joe Jansen

Seconded by: Sheila Burtch

That Planning Advisory Committee accepts the minutes of the Committee of
Adjustment & Planning Advisory Committee dated April 24, 2012.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT: None

E) DEVELOPMENT PERMIT:

↓ DP02012-05 United Pentecostal Church
600 MacDonald Drive

Kevin Shaw, pastor for the church and one member of the public
was in attendance.

Property is designated Residential in the Official Plan and
Residential in the Development Permit By-law. A Day Nursery is a
permitted use provided the applicant obtain a Class III permit.

The property is located north of MacDonald Drive and 5 acres in
size with an existing building on the site, formally known as
MacDonald School.

The property is now owned by the United Pentecostal church for
worship as well as the TR Leger school for adult learning during
the week. The proposed use of the Day Nursery is primarily for
the students of TR Leger and will be made available to the public
should spaces be available.

A circulation was issued to all agencies and the surrounding
neighbours with no objections being received to date.

Additionally, the parking requirements for the property is 17 for
worship services, 2 spaces for the school, 1 space per employee
and 1 space per 5 children in the Day Nursery. Currently the site
has 14 spaces on site including one accessible. Given that the

worship services do not run concurrently with the School/Day Nursery the parking requirements of 17 spaces is acceptable.

A member of the public inquired as to the size of the property and where the students are permitted to smoke on the property.

Pastor Shaw indicated that the smoking would be discussed with the YMCA and the School Board.

MOTION NO. 2012-19

Moved by: Nicole St. Onge
Seconded by: Joe Jansen

That PAC/COA recommends to Council that Development Permit DPS 2012-05 be approved with the following stipulations:

1. An inspection by the Fire Department
2. An inspection by the Building Department
3. An additional 3 spaces be located on the site and the accessible parking be the required size according to the by-law

CARRIED.

F) SUBDIVISION AGREEMENT: None

G) CONTINUING BUSINESS/CORRESPONDENCE:

- ↓ DPS 2012-05 Children's Mental Health of Leeds/Grenville
215 Stone Street South
Application was approved at Council

H) NEW BUSINESS: None

I) PUBLIC QUESTION PERIOD:

J) ADJOURN

MOTION NO. 2012-20

Moved by: Sheila Burtch

Be it resolved that Committee of Adjustment/Planning Advisory Committee adjourn this regular meeting.

Original Signed by Chair
Chair, Chuck Marquardt

Original Signed by Staff
Secretary –Treasurer, Brenda Guy

PLANNING REPORT

TO: PLANNING ADVISORY COMMITTEE
FROM: BRENDA GUY
MANAGER OF COMMUNITY DEVELOPMENT
DATE: Friday, June 22, 2012
SUBJECT: B2/12 – THOMAS
CONSENT

Background:

Property: 101 South Street
Legal Desc: Pt. of Lot 674 and 675 and Lot 676 and 677 Plan 86, Town of Gananoque
Acreage: 20,473 sq.ft.
Lot Coverage: 35% Maximum Coverage
Official Plan: Lowertown
Development permit: Lowertown Mixed Use

The applicant is applying to sever a portion of land into two parcels. Currently the property has a single family dwelling and an accessory building with apartments on the property.

Official Plan

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

The OP identifies that public use of an access to the shorelines shall be provided either through acquisition of land for public walkways. The OP refers to the Lowertown Master Plan which does not identify this area as a pedestrian walkway on the south side of the property. It (OP) also indicates that shoreline structures shall be located in a manner minimizing the visual impact on neighbouring properties. In this instance, there are two existing structures and no indication of a building permit at this time.

Development Permit

The Development Permit By-law designates this property as Lowertown Mixed Use. This area permits a variety of commercial, residential and industrial uses to create a live work play area. The existing structures are both occupied with residential.

The Development Permit By-law indicates the provisions for residential uses. The provisions for both the retained and severed parcels will be met with exception of the front yard setback. Today the property would enjoy legal non-conforming uses as MPAC has indicated that the dwelling was built in 1902 and the accessory structure in 1972.

Parking requirements for a single family dwelling is 2 spaces per unit. Currently, the retained parcel parks on the road allowance of Stone Street North or in the parking lot adjacent the accessory structure. If approved, there will be a requirement to provide parking on site. The severed parcel has a parking area on the site.

The property also falls within the Waterfront Overlay which primarily speaks to the development or redevelopment of property. As there are no vacant lands (or a new building permit) being created the Waterfront Overlay does not apply.

Reviewing the application and the site there is a stone wall fence along South Street joining the existing dwelling and the accessory apartment unit. Consideration was given to maintaining the stone fence on one parcel. The setback of 3.05 is shown along the east side of the severed parcel is following the services that are on site.

CAO	No comment	
Canada Post		
CRCA	No objection	Comments provided in letter dated June 8, 2012.
CBO	No objection	
Eastern Ontario Power		
Leeds Grenville EMS		
Fire Department		
LG Health Unit	No comment	Property is on municipal water/sewer
Police Department		
Water/Sewer		Confirmation of separate services is required.
Public Works		Confirmation that an entrance permit can be obtained.

Staff recommend approval of the consent provided the following conditions are met:

1. Preparation of a Reference Plan, approved by Staff
2. New deeds prepared
3. Development Permit application to recognize the reduced front yard setback on both parcels.

4. Confirmation from Water and Sewer Department that there are separate services to each parcel.
5. Confirmation from the Public Works Department that an entrance permit can be obtained to provide two parking spaces on the site.
6. The balance of any outstanding taxes, including penalties and interest shall be paid to the Town.



No. B-3702

APPLICATION FOR CONSENT
to the
COMMITTEE OF ADJUSTMENT FOR THE TOWN OF GANANOQUE

A Complete Application consists of:

- One original and two copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Application fee in the amount of \$500 payable to the Town of Gananoque
Joint Consent and Minor Variance Application - \$700 residential, \$900 commercial
- One copy of the most recent survey of the subject property
- One copy of the subject property showing the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- One copy, if applicable, of the property to whom the lands will be transferred to
- One copy of the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- One copy of the location of all natural and artificial features on the subject lands including buildings, water, roads, easements, wells and septic systems.

Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2004-63 and By-law 2007-29) being a by-law to establish general fees and rates for various services provided by the municipality)
Consent Application may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$290. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: <i>JAMES W THOMAS</i>	Name of Property Owner (if different than applicant): <i>ESTATE OF JANICE GAIL THOMAS</i>
Address: <i>P.O. BOX 152 GANANOQUE ON K7G 2T8</i>	Address:
Telephone: <i>613-382-2935</i>	Telephone:

Purpose of Application:					
<input checked="" type="checkbox"/> New Lot	<input type="checkbox"/> Lot Addition	<input type="checkbox"/> Easement	<input type="checkbox"/> Charge	<input type="checkbox"/> Lease	<input type="checkbox"/> Correction of Title
<input type="checkbox"/> Other					

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): <i>unknown</i>
Relationship, if any, to owner:

Property Information:			
Street or Property Address (if applicable): <u>101 SOUTH STREET & 101A SOUTH STREET</u>			
Legal Description including any reference plans: <u>PART OF LOTS 674, ALL OF LOTS 676, 677</u> <u>+ 675</u> <u>REGISTERED PLAN 86 (EAST)</u>			
Frontage: <u>57.96</u>	Depth: <u>26.9</u>	Area (sq.m): <u>1560.84</u>	Area (acres): <u>0.39</u>

Official Plan Designation:	<u>Lowertown</u>
Zoning Designation:	<u>Lowertown - Mixed Use</u>

History of the Subject Land:	
Has the subject property ever been the subject of an application for consent under Section 53, or approval of a plan of subdivision under Section 51 of the Planning Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, and if known, please provide the file number of each application and the decision made:	

Has the subject property been severed from the parcel originally acquired by the Owner of the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, and if known, provide the date of transfer, the name of the transferee and the land use for each parcel severed:	

Is the subject property currently the subject of any other application under the Planning Act such as an Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Consent or Approval of a Plan of Subdivision?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, and if known, please provide the file number of each application, and its status:.	

		To Be SEVERED	To Be RETAINED
Property Dimensions:	Frontage	<u>32.0</u>	<u>25.96</u>
	Depth	<u>26.9</u>	<u>26.9</u>
	Area	<u>875.62 m²</u>	<u>685.22 m²</u>
Use of Subject Property:	Existing Use		<u>RESIDENTIAL</u>
	Proposed Use	<u>RESIDENTIAL</u>	<u>RESIDENTIAL</u>

PROPOSED

EXISTING BUILDINGS		Building 1	Building 2
To Be SEVERED	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:	N/A	
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be RETAINED	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:	N/A	
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		

Attached Additional Page, if necessary

EXISTING

PROPOSED BUILDINGS:		Building 1	Building 2
To Be SEVERED	Type of Structure	ALUMINUM-CLAD BUILDING	
	Front Line Setback:	1.90	
	Rear Lot Line Setback:	12.09	
	Side Lot Line Setback:	3.05	
	Side Lot Line Setback:	20.03	
	Height	ONE STOREY	
	Dimensions	12.3 X 8	
	Floor Area	98 sq.m	
To Be RETAINED	Type of Structure	BRICK RESIDENTIAL DWELLING	
	Front Line Setback:	0	
	Rear Lot Line Setback:	8.45	
	Side Lot Line Setback:	2.99	
	Side Lot Line Setback:	9.50	
	Height	TWO STOREY	
	Dimensions		
	Floor Area	168.3 sq.m	
Attached Additional Page, if necessary			

Access (check appropriate box)		Yes	No
	Town Road (open all year)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Town Road (seasonal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Unopen Road Allowance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Right-of-Way	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other (specify)		

Where access to the Subject Land is by Water Only		Yes	No
Docking Facilities:	Distance from subject land		
	Distance from nearest public road		
Parking Facilities:	Distance from subject land	N/A	
	Distance from nearest public road		
Water Services		Yes	No
(check appropriate box)	Publicly-owned/operated	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned/operated – individual well	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned/operated – communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		
Sewage Services		Yes	No
(check appropriate box)	Publicly-owned/operated	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned/operated – individual well	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned/operated – communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

Other Information:

Is there any other information that may be useful to the Town or other agencies in reviewing this application?

If so, explain below:

Severed portion - 3.05 m due to service along side of dwelling

Note: Under Section 53 of the Planning Act, other information and material in addition to the foregoing, may be required, in order to process the proposed consent application. The expense of such will be the applicant's responsibility.

AUTHORIZATION BY OWNER

I, the undersigned being the owner of the subject land of this application for a consent, hereby authorize

_____ (please print name)
to be the applicant in the submission of this application.

Furthermore, I/we, being the registered owner(s) of the subject lands, hereby authorize the Members of the Town of Gananoque Committee of Adjustment and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

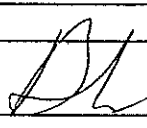

Signature of Owner	Signature of Owner
Date	Date

DECLARATION OF APPLICANT

I, JAMES W THOMAS of the TWP of LEEDS & 1000 ISLANDS in the PROV of ONTARIO solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath

Furthermore, I/we, being the applicant(s) of the subject lands, hereby authorize the Members of the Town of Gananoque Committee of Adjustment and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

Declared before me at the <u>Town</u> of <u>Gananoque</u> in the <u>Province</u> of <u>Ontario</u> this <u>25th</u> day of <u>May</u> , 2007 <u>2012</u>  Signature of a Commissioner, etc	 Signature of Applicant Signature of Applicant
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Office Use Only	Application Complete	Roll No. <u>100-00100</u>
Date of Submission <u>May 25/2012</u>	Signature <u>[Signature]</u>	Date

For additional details on the application process please contact:

Brenda Guy, Planning Approvals Coordinator
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6



HOPKINS

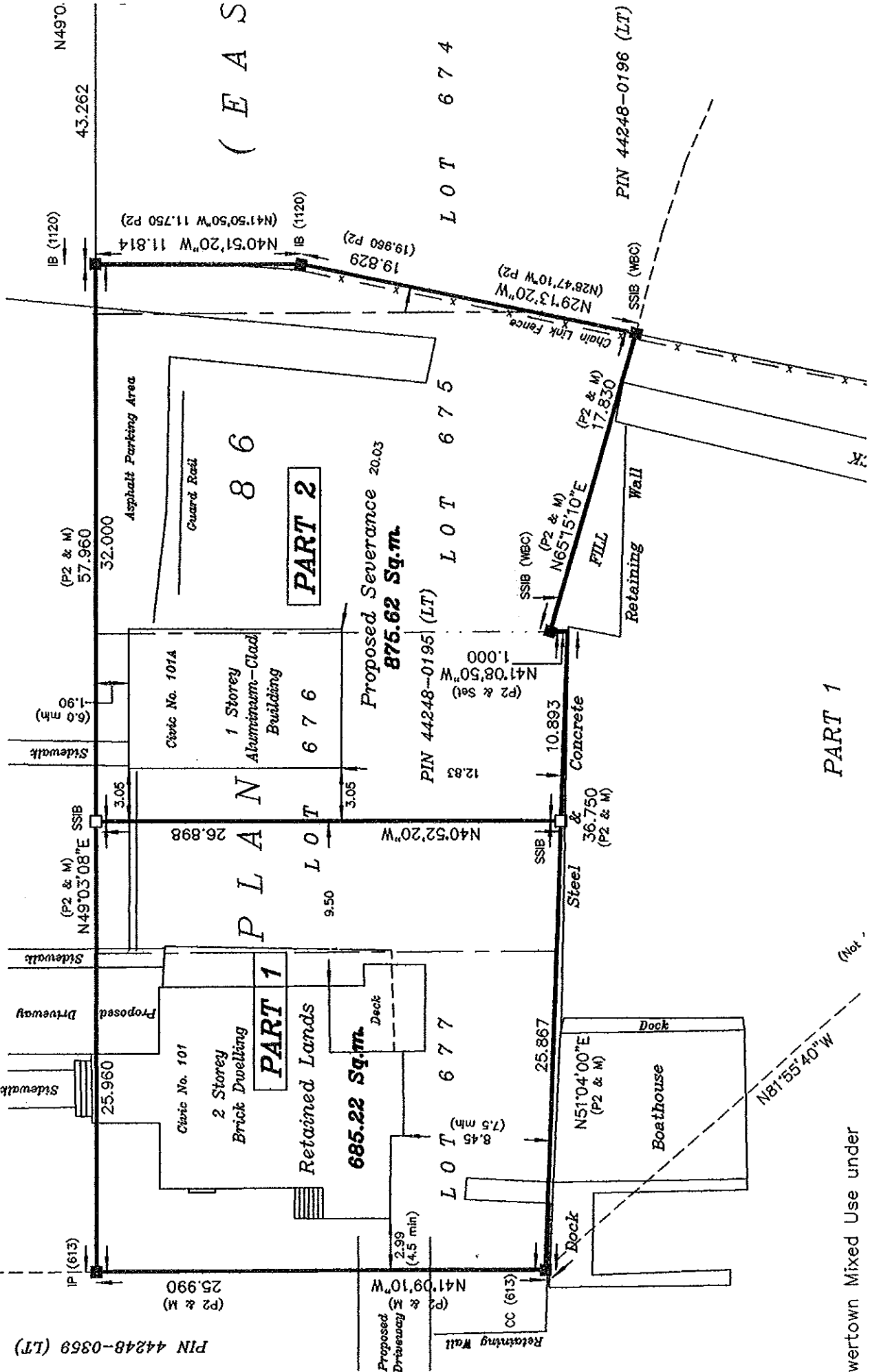
SOUTH STREET

PIN 44248-0872 (LT)

STONE STREET

PIN 44248-0859 (LT)

(E A S)



PART 1

Lowertown Mixed Use under

(Not)