



COMMITTEE OF ADJUSTMENT/PLANNING ADVISORY COMMITTEE
of November 22, 2011 @ 6:00 PM

AGENDA

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 October 25, 2011.

D) CONSENT:

‣ B4/11 Buchanan
 475 Charles Street

E) MINOR VARIANCE: n/a

F) SITE PLAN APPLICATION: n/a

G) ZONING BY-LAW AMENDMENT: n/a

H) CONTINUING BUSINESS/NEW BUSINESS:

‣ Update from Minutes of September 27, 2011
 i. 202/11 Canadian Tire Real Estate Corporation
 Appeal period ends November 24, 2011

I) PUBLIC QUESTION PERIOD

J) ADJOURN

Next regular meeting of COA/PAC is scheduled for ?? at 6 p.m.

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF October 26, 2011 @ 6:00 PM

Members Present:

Councillor Joe Jansen, Councillor Jeff Girling, Heather Gallacher,
Nicole St. Onge, Stacie Amo Teasdale.

Members Absent:

Jonathan Allen, Chuck Marquardt

Staff Present:

Brenda Guy, Manager of Community Development

Nicole St. Onge chaired the meeting.

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2011-28

Moved by: Heather Gallacher
Seconded by: Stacie Amo Teasdale

That Planning Advisory Committee accepts the minutes of the Committee of
Adjustment & Planning Advisory Committee dated September 27, 2011.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT: None

E) MINOR VARIANCE: None

F) SITE PLAN APPLICATION: None

G) SUBDIVISION AGREEMENT: None

H) ZONING BY-LAW AMENDMENT:

↓ Z02/11 Canadian Tire Real Estate
705 King Street East

The deferred application was reviewed by PAC/COA for the parking
requirements on the site and previous applications.

Staff indicated that previous site plan applications for the site indicated a
greenhouse on the east side of the building, however, there was no
indication in minutes or the application whether parking requirements
were considered at the time.

Staff recommended that the Zoning By-law amendment being
requested would clean up and legalize existing structures and uses of
the site. The By-law would reflect the number of parking spaces on the
site.

MOTION NO. 2011-29

Moved by: Joe Jansen
Seconded by: Jeff Girling

Be it resolved that the Planning Advisory Committee recommends to Council
that they have no objection to Zoning By-law Amendment Z02/11 Canadian
Tire Real Estate at 705 King Street East to reduce the parking requirements to
115.

CARRIED

COA/PAC COMMITTEE MEETING OF October 25, 2011

I) CORRESPONDENCE:

J) CONTINUING BUSINESS:

↳ Update from Minutes of September 27, 2011
Verbal report

K) NEW BUSINESS: None

L) PUBLIC QUESTION PERIOD:

M) ADJOURN

MOTION NO. 2011-30

Moved by: Heather Gallacher

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

Chair, Chuck Marquardt

Secretary –Treasurer, Brenda Guy

PLANNING REPORT

TO: PLANNING ADVISORY COMMITTEE

FROM: BRENDA GUY
PLANNING APPROVALS COORDINATOR

DATE: Tuesday, November 15, 2011

SUBJECT: B4/11 – BUCHANAN
CONSENT

Background:

Property: 475 Charles Street

Legal Desc: Con.1 Pt. Lot 13 Formerly Leeds Plan 86

Acreage: .98 acres

Lot Coverage: 35% Maximum Coverage

Official Plan: Residential

Zoning: R1 – Low Density Residential

The applicant is apply to sever a parcel of land into 2 parcels approximately .5 acres in size. The existing parcel consists of a dwelling unit, detached garage and storage shed.

In 2006 the applicant applied to the Committee of Adjustment for severance and was approved pending the conditions were met. When a consent application is approved the applicant/owner is required to fulfill the conditions outlined by the committee within 1 year of approval. This would include such things as new survey, deeds, minor variance/zoning if required, etc. Unfortunately, the conditions were not met and the application lapsed. Due to the lapsing of the application, a new public meeting is required.

The lot is a good size and approval of the severance would meet the designation of Residential in the Official Plan and it would further comply with the R1 – Low Density Residential zone provisions with respect to lot area, lot frontage and setbacks for the existing structures.

Section 5.4.2 in the Official Plan addresses consents. Criteria to consider consents are as follows:

1. The size, configuration, services both current and long term.
2. Water and waste water capacity
3. Frontage on a public roadway
4. Proposed lot is compatible with adjacent land uses
5. Compliance with OMAFRA minimum distance separation formulae
6. Does not land lock another parcel

7. Access to interior land
8. Lot contains sufficient area to be developed.
9. Conforms to the OP and Zoning By-law
10. Maximum one lot per consent
11. Have regard to Section 51 of the Planning Act (subdivision of land)

The zoning by-law requires a minimum lot area of 4,995 sq.ft and lot frontage of 49.2 ft. Both the retained and severed lot will meet this requirement.

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

1. Reference plan of property
2. New deeds prepared
3. Any lands for the purposes of road widening shall be conveyed at no cost to the Town of Gananoque, if required.
4. A one food reserve be located along Cemetary Road to restrict access, as it is not constructed to standards
5. The applicant be required to pay for cash-in-lieu of parkland
6. The balance of any outstanding taxes, including penalties and interest shall be paid to the Town.



No. B-4101

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 E BURBANKAN.</i>	Name of Property Owner (if different than applicant):
Address: <i>475 CHARLES ST N. GANANOQUE ON.</i>	Address:
Telephone: <i>613 382-8764.</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>N/A.</i>
Relationship, if any, to owner: <i>N/A.</i>

Property Information:			
Street or Property Address (if applicable): <u>475 CHARLES ST N GANNAPPE</u>			
Legal Description including any reference plans:			
Frontage:	Depth:	Area (sq.m):	Area (acres):
<u>132.35'</u>	<u>242.72' / 204.8'</u>		<u>.98 acres.</u>

Official Plan Designation:	
Zoning Designation:	

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, and if known, please provide the file number of each application and the decision made: <u>B1/06 DOCUMENT ENCLOSED.</u>	
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 checked="" 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	67.35 <u>67.35</u>	65' <u>65'</u>
	Depth	<u>242 / 204.8</u>	<u>204.8</u>
	Area	<u>.5 acres</u>	<u>.48 acres.</u>
Use of Subject Property:	Existing Use	<u>VACANT</u>	<u>RESIDENTIAL</u>
	Proposed Use	<u>RESIDENTIAL HOME</u>	<u>RESIDENTIAL</u>

EXISTING BUILDINGS:		Building 1	Building 2
To Be SEVERED	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be RETAINED	Type of Structure	2 storey home	1 1/2 storey garage - 1 shed.
	Front Line Setback:	60'	140'
	Rear Lot Line Setback:	108'	240'
	Side Lot Line Setback:	12'	8'
	Side Lot Line Setback:	166'	186'
	Height	20'	19'
	Dimensions	42 x 46	24 x 24
	Floor Area		
Attached Additional Page, if necessary			

180'
12'
50'
180'
8x12

PROPOSED BUILDINGS:		Building 1	Building 2
To Be SEVERED	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be RETAINED <i>ALL EXISTING BUILDINGS.</i>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
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 type="checkbox"/>
	Unopen Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>
	Right-of-Way	<input type="checkbox"/>	<input 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		
	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:

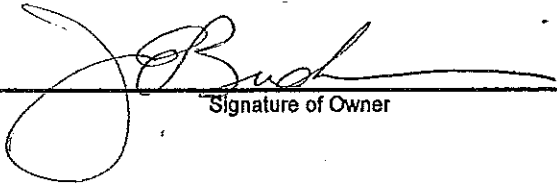
Note: Under Section 53 of the Planning Act, other information and material in addition to the foregoing, may be required, in order to process the proposed consent application. The expense of such will be the applicant's responsibility.

AUTHORIZATION BY OWNER

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

M/S (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.

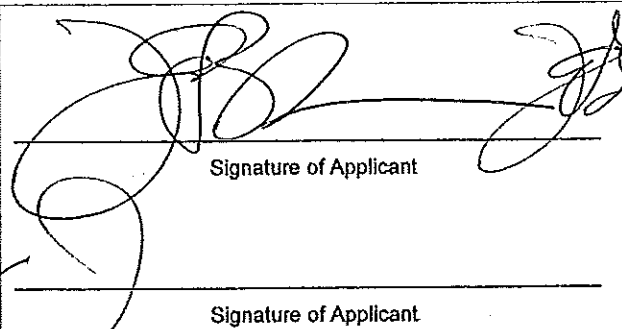
 _____ Signature of Owner	_____ Signature of Owner
_____ Date	_____ Date

DECLARATION OF APPLICANT

I, Jones Bud of the Town of Gananoque in the UNITED COUNTY'S of LEEDS & BRANTFORD 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>Town</u> of <u>Gananoque</u> this <u>31st</u> day of <u>October</u> , 2007 <u>2011</u> . _____ Commissioner <u>Bonnie Dingwall, Clerk</u> _____ Signature of a Commissioner, etc. Town of Gananoque	 _____ Signature of Applicant _____ Signature of Applicant
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Office Use Only		Roll No. <u>37000</u>
Date of Submission	Application Complete <u>[Signature]</u> Signature	Date <u>[Signature]</u>

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

PART 3

PART 2

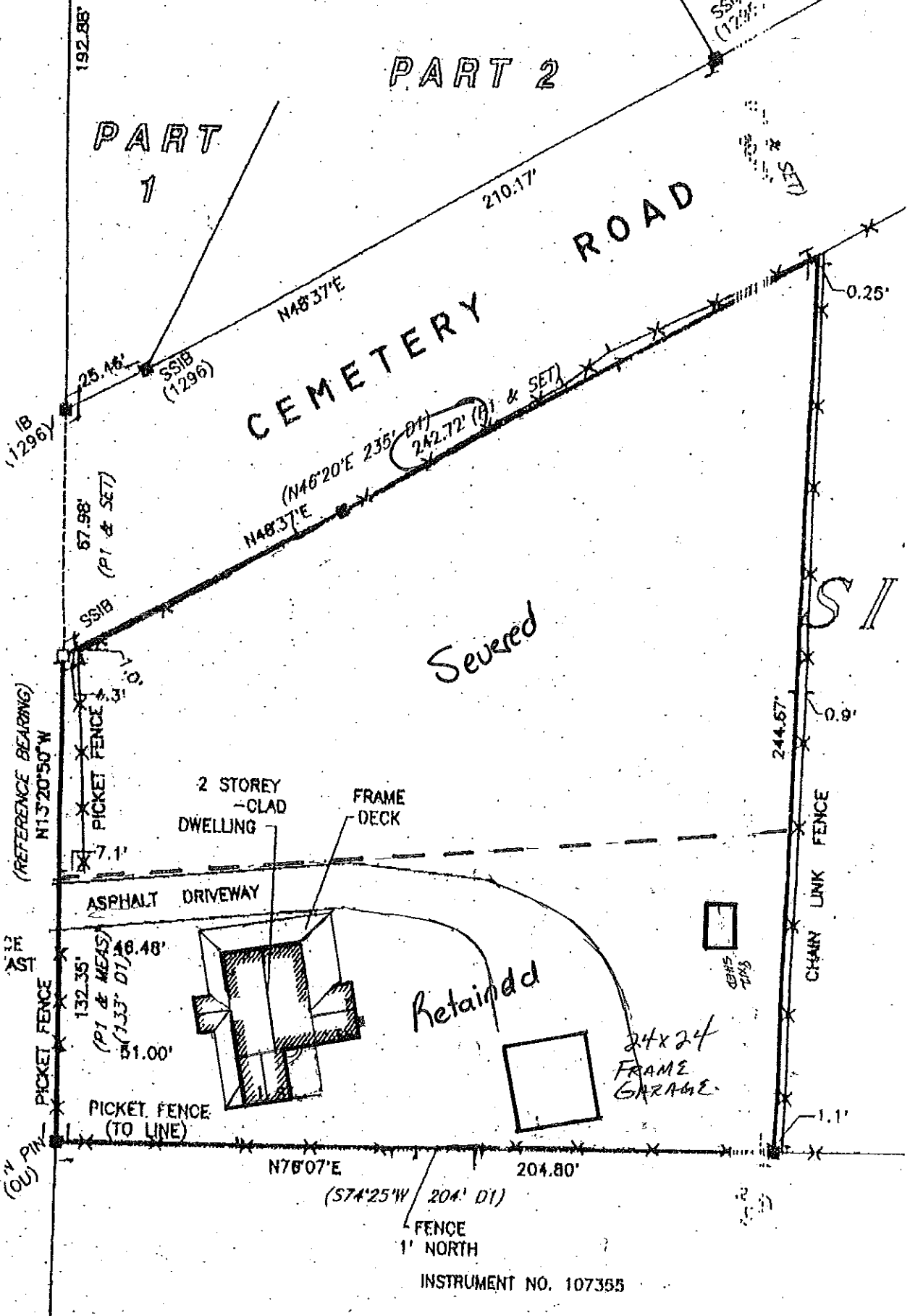
PART 1

CEMETERY ROAD

Severed

Retained

SI



192.88'

SSIB (1296)

210.17'

N48°37'E

25.48' SSIB (1296)

IB (1296)

67.98' (P1 & SET)

(N46°20'E 235' D1) 242.72' (P1 & SET)

N48°37'E

0.25'

SSIB

(REFERENCE BEARING) N13°20'50"W

7.1'

2 STOREY - CLAD DWELLING

FRAME DECK

ASPHALT DRIVEWAY

132.35' (P1 & MEAS) (133' D1) 46.48'

51.00'

PICKET FENCE (TO LINE)

244.67'

0.9'

CHAIN LINK FENCE

DE AST

PICKET FENCE

N76°07'E

204.80'

(S74°25'W 204' D1)

FENCE 1' NORTH

24x24 FRAME GARAGE

1.1'

INSTRUMENT NO. 107355