



PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE AGENDA

On September 25th, 2018 @ 6:00 PM
At EMS Board Room - 340 Herbert Street, Gananoque

Item	Title/Description	Recommended Action/ Attachment	Draft Motion
1	CALL TO ORDER		
2	ADOPTION OF THE AGENDA		Motion
3	HEALTH SAFETY & WELLNESS		
4	DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF		
5	PUBLIC QUESTION/ COMMENT		
6	MINUTES OF COMMITTEE (ADOPTION)		
	Minutes of August 28, 2018		Motion
7	DEPUTATIONS		
	None		
8	REPORTS/NEW BUSINESS		
	Community Planning Permit:		
	✦ CPPS2018-11 235 Georgiana Street – Catholic District School Board of Eastern Ontario		Motion
	✦ DP2013-04 129 South Street Condominiums– Stone and South Developments Inc.		Motion
	✦ DP2014-07 Docks adjacent 129 South Street – Stone and South Developments Inc.		Motion
9	CORRESPONDENCE/OTHER		
	Township of Leeds and the Thousand Islands Official Plan – Notice of Adoption		
	Official Plan Review Update (verbal)		
10	MEMBERS OF THE PRESS QUESTIONS OR COMMENTS		
11	ADJOURNMENT		Motion



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

Tuesday, August 28, 2018 @ 6:00 PM
At EMS Board Room – 340 Herbert Street, Gananoque

Item	Title/Description	
1	CALL TO ORDER Chair Chris MacDonald called the meeting to order at 6:00 pm. Chair: Chris MacDonald Members: Councillor Brian Brooks Councillor Anne Warren Sheila Burtch Chuck Marquardt Ken Wilson Kevin Wood Staff: Brenda Guy, Manager of Community Development Chanti Birdi, Junior Planner/Department Assistant	
2	ADOPTION OF THE AGENDA Motion No. 2018-26 Moved by: Chuck Marquardt Seconded by: Anne Warren BE IT RESOLVED THAT PAC/COA/PSC adopt the agenda dated August 28, 2018 as posted.	Carried.
3	HEALTH SAFETY & WELLNESS Councillor Anne Warren noted that school will be starting again soon and that drivers should be aware and cautious of this. Member Sheila Burtch noted that while pigeon and geese feces continue to be a problem some cleanup work has been noticed within the Town. Member Sheila Burtch also noted that while shortage of affordable housing is problematic within the Town of Gananoque, it also affects surrounding areas such as Brockville.	
4	DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF	None.
5	PUBLIC QUESTION/COMMENT	
6	MINUTES OF COMMITTEE (ADOPTION)	
	MOTION No. 2018-27 Moved by: Chuck Marquardt Seconded by: Anne Warren BE IT RESOLVED THAT PAC/COA/PSC adopt the Minutes dated July 24, 2018.	Carried.
7	DEPUTATIONS	None.

8	REPORTS/NEW BUSINESS	
	<p>Community Planning Permit 40 Princess Street Dennis</p> <p>Brian Miller, Geraldine Dennis and Sean Dennis (Owners) were present in support of the application.</p> <p>The application proposed the construction of an enclosed porch with a 5'4" setback to replace an unenclosed porch with a setback of 6'2". The applicant identified that the reduced setback is being sought to help stabilize the porch.</p> <p>Staff recommended approval of the porch provided it was not enclosed as it would redefine the established building line on the street.</p> <p>The style, impact on heritage, functionality and practicality of an enclosed front porch were noted favourably by committee members and considered to be appropriate within the neighbourhood.</p> <p>Adjacent property owners (38 Princess Street) expressed concern over the enclosed nature and style of the proposed porch. Concern over an obstructed view to the St. Lawrence River was also noted as a reason for concern.</p> <p>Motion No. 2018-28 Moved by: Chuck Marquardt Seconded by: Kevin Wood</p> <p>THAT PLANNING ADVISORY COMMITTEE approves the replacement and reconstruction of an enclosed porch as per the approved drawings on the property with a front yard setback of 5'4" and the following condition of approval:</p> <ul style="list-style-type: none"> Should the enclosed porch not be constructed within one year, the approval is automatically deemed void. 	Carried.
9	<p>CORRESPONDENCE/OTHER</p> <ul style="list-style-type: none"> Township of Leeds and the Thousand Islands – Notice of Statutory Public Meeting: Official Plan Review 2017-18 Official Plan Review Introduction – Staff provided the committee with an update on the Official Plan Review. The Request for Proposals for a Consultant will be released shortly. A detailed timeline will be established once a Consultant is hired. 	Received for information.
10	MEMBERS OF THE PRESS QUESTIONS OR COMMENTS	None.

11	ADJOURNMENT	
	MOTION NO. 2018-29 Moved by: Anne Warren Seconded by: Kevin Wood THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE adjourn.	Carried.
Chair, Chris MacDonald		Committee Secretary, Brenda Guy

PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: Brenda Guy
Manager of Community Development

DATE: Thursday, September-20-18

SUBJECT: CPPS 2018-11– St. Joseph Catholic School Board
CLASS III

Background:

Property: 235 GEORGIANA STREET

Legal Desc: PLAN 86 LOTS 792 TO 797 LOTS 781 TO 783 LOTS 800 TO 813 AND
RP 28R12000 PART 1 AND RP 28R10678 PART 3

Acreage: 4,700 ACRES/19,287 SQ.M.

Lot Coverage: 35% MAXIMUM COVERAGE

Official Plan: RESIDENTIAL

Community Planning
Permit System: RESIDENTIAL

Purpose and Effect:

The applicant is proposing to amend the existing site plan to construct an addition to the existing building to accommodate a daycare facility (day nursery) which is identified as a discretionary use within the Community Planning Permit By-law.

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 PPS states that healthy, liveable and safe communities are sustained by “*accommodating an appropriate range and mix of residential ..., employment ..., **institutional** (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs...*”.

Comment: A daycare facility is an institutional use and the proposed addition is consistent with the policies of the PPS.

Official Plan

The Official Plan designates the subject 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 while providing opportunities to develop new residential uses in mixed use buildings as well as non-residential neighbourhood components such as schools, community facilities, places of worship, parks and local commercial uses.*

It is an objective of the Official Plan to *permit a range of activities in residential areas including home-based businesses, local commercial, bed and breakfasts, Heritage Tourist Inn group homes, churches, schools, community facilities and open space.*

Comment: The proposed extension to the school is a permitted use within the Residential designation of the Official Plan.

Community Planning Permit System

The Community Planning Permit By-law designates the subject lands as Residential. The intent of the Community Planning Permit's Residential designation is to allow for a varied density of residential uses.

Schools and day nurseries are discretionary uses within the Residential designation and require Class III Community Planning Permit approval.

Section 5.4.3 of the Community Planning Permit By-law permits day nurseries within the Residential designation provided that:

- All proposals will require submission of design drawings and demonstration of the following;
 - Play areas and amenity spaces.
- No adverse impacts will occur to abutting property owners as a result of the proposed use. Where impacts are anticipated or identified, they shall be mitigated to the satisfaction of the Town of Gananoque.
- Proposed development must meet the provisions, requirements and standards of Section 5.3.2

Overview:

The Applicant is proposing to construct an addition, attached to the existing school in order to accommodate a daycare (referred to as *day nursery* within the Community Planning Permit).

The subject property has frontage on Charles Street North, Georgiana Street and William Street North. The bylaw identifies that the front lot line is "*the shorter lot line abutting a street*" and therefore Charles Street N is deemed to be the front lot line. The exterior side yard being Georgiana Street and rear yard being William Street North (Image 1).

Access & Traffic

The subject property has a parking lot on the east side of the property which is accessed from Georgiana Street and/or William Street North. The proposed daycare proposes to add a second parking lot off Charles Street North. The new entrance would primarily be used for day nursery traffic and does not connect with the existing parking area.

The Traffic Impact Study submitted by WSP, attached, states that “*overall, traffic in the vicinity of the site with the expansion in place is expected to operate at acceptable levels of service, and the site plan is compliant with all relevant By-Law regulations related to parking and site access*”.

Pedestrian access to the school will remain unchanged. A paved pedestrian connection between the sidewalk along Charles Street and the main doors of the daycare is proposed to accommodate pedestrian traffic.

The TIS has been circulated to Public Works Department for review. A verbal update will be given at the time of public meeting.

Parking

Section 3.32 of the Community Planning Permit By-law requires:

Day Nursery

1 space/employee and 1 space/5 children
 $1 \times 16 + 59/5$
 = 28 required

School - Existing

2 spaces/classroom
 $2 \times 19 =$
 38 required

Total required = 66 spaces

Total provided = 64 spaces

Total accessible spaces required = 5

Total accessible spaces provided = 4

The school currently has 19 classrooms and a total of 36 parking spaces on the east side of the property. The CPPS application states there are 18 classrooms, however, floorplans illustrate 19 classrooms (15 classrooms, 1 SK classroom, 1JK classroom, and 2 special needs classrooms).

Based on applicant provided calculations for 18 classrooms the overall parking requirement would be complied with at the proposed 64 total spaces. The Traffic Impact Study considers a total of 64 parking spaces appropriate and sufficient for the proposed development.

It is noted that the existing parking would be improved by adding 7 additional parking spaces and incorporating the proper accessible parking spaces with buffers.

The proposed new paved parking area consists of 21 parking spaces, which includes 2 accessible parking spaces and meets the requirement for the daycare use.

Site Plan & Design

The proposed addition meets all setback criteria for the Residential designation. The proposed site plan includes a designated space for the construction of a fenced play structure (to be provided and installed by the owners).

The subject property abuts residential uses along the interior side yard (Image 2). In order to reduce the potential for adverse impacts on abutting properties, the existing cluster of trees along the interior side yard property line will be maintained as a buffer. One tree is proposed to be removed on the property to accommodate the proposed new parking area (Image 4).

CPPS2018-11 – St. Joseph Catholic School (235 Georgiana Street)

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

Canada Post		
CRCA	No Comment.	Outside area of interest.
CBO	No Objections.	
Eastern Ontario Power		
Leeds Grenville EMS		
Fire Department		
LG Health Unit		
Police Department		
Public Works		
Union Gas		
Water/Sewer		
Upper Canada District School Board	No Comment.	
Adjacent Property Owners		

Overall, staff have no objection to the proposed addition to the school for the day nursery provided:

- The applicant finalize all civil drawings to the satisfaction of the Public Works Department prior to obtaining a building permit.
- The owner enter into an amending agreement with the Town for the layout as approved by the property owner within 1 (one) year of approval.

CPPS2018-11 CATHOLIC DISTRICT SCHOOL BOARD
235 Georgiana Street



Map Printed On 2018-09-20 11:50

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.

CPPS2018-11 – St. Joseph Catholic School (235 Georgiana Street)

Community Planning Permit Checklist for RESIDENTIAL		Min. Requirement unless otherwise noted	Existing	Proposed	✓
DP Requirement	DP Designation of Property	Residential			✓
	Lot Area, As per DP	464m ² /4,995 ft ²	19,287.1m ²		✓
	Lot Frontage, As per DP	15m/49'	61.76m		✓
	Front Yard, As per DP	6m/19.6'	33m	7m	✓
	Rear Yard, As per DP	7.5m/24.5'	50m		✓
	Interior Side Yard, As per DP	1.2m/3.9'	27m	New addition 27m	✓
	Other Side Yard, As per DP	1.2m/3.9'		n/a	n/a
	Exterior Side Yard, As per DP	4.5m/14.7'	4.5m	New addition ~9.5m	✓
	Lot Coverage, As per DP (maximum)	35%	16.5%	19.61%	✓
Building Height	As per DP (maximum)	11m/36'	~5.5m	~4.5m	✓
Parking Spaces	Number of Parking Spaces required	Day Nursery: 1/employee, 1/5 children School: 2/classroom	36	64 total	✓
	Size	2.7m/8.9' x 6m/19.7' min.		60 @ 2.7m x 6m 4 accessible (2.7x6 + buffer)	✓
	Location	Less than 50% of front yard or exterior yard		Parking split between front and rear yard	✓
	Ingress and egress	6m two-way traffic 3.5m one-way traffic		6.7m off Charles St 6m off William St. N.	✓
	Accessible spaces	1/20 spaces		4 spaces	✓
Section 5.4.3	Discretionary Use			<input type="checkbox"/> Yes <input type="checkbox"/> No	✓
	Design Criteria	Play area and amenity spaces		Provided	✓

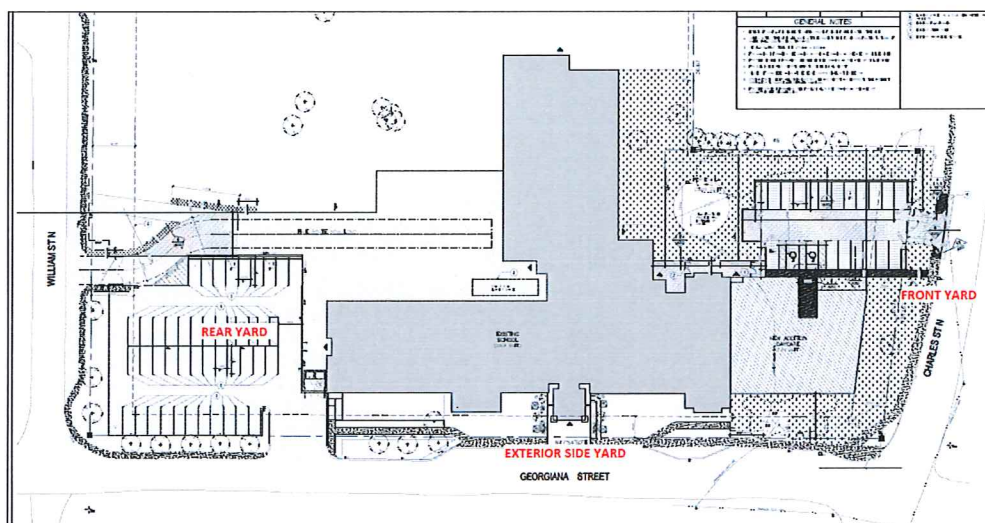


Image 1 – Location of yards

CPPS2018-11 – St. Joseph Catholic School (235 Georgiana Street)

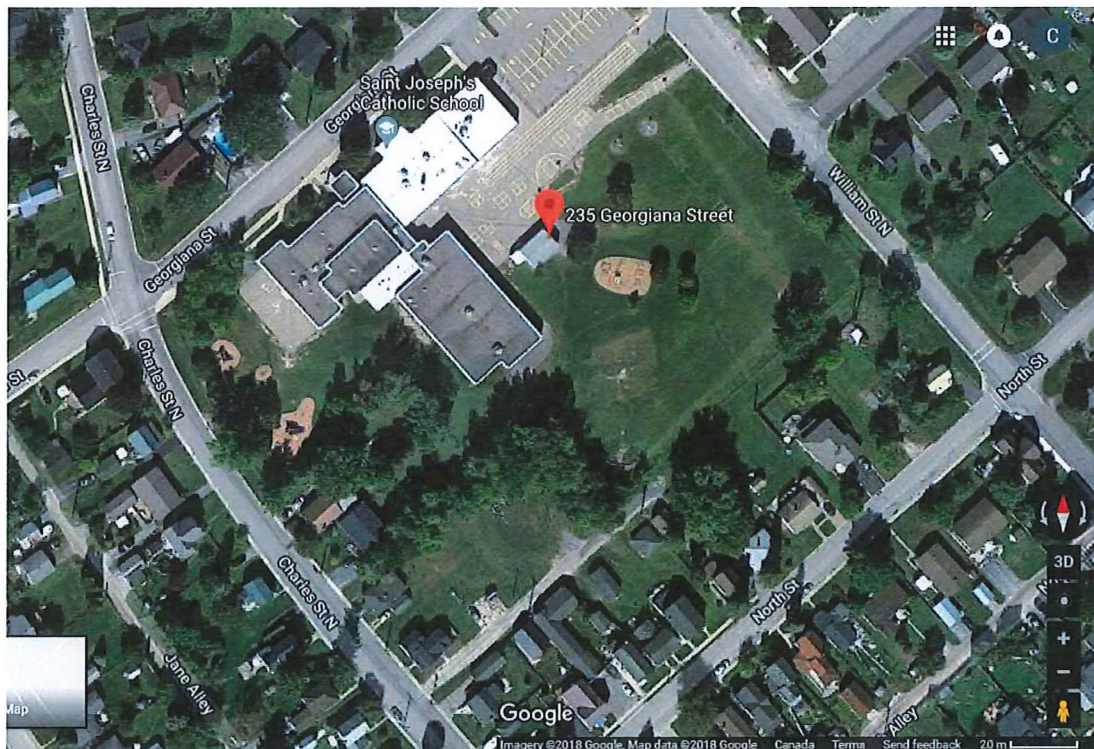


Image 2 – Existing vegetation buffer between existing use and residential uses to be maintained

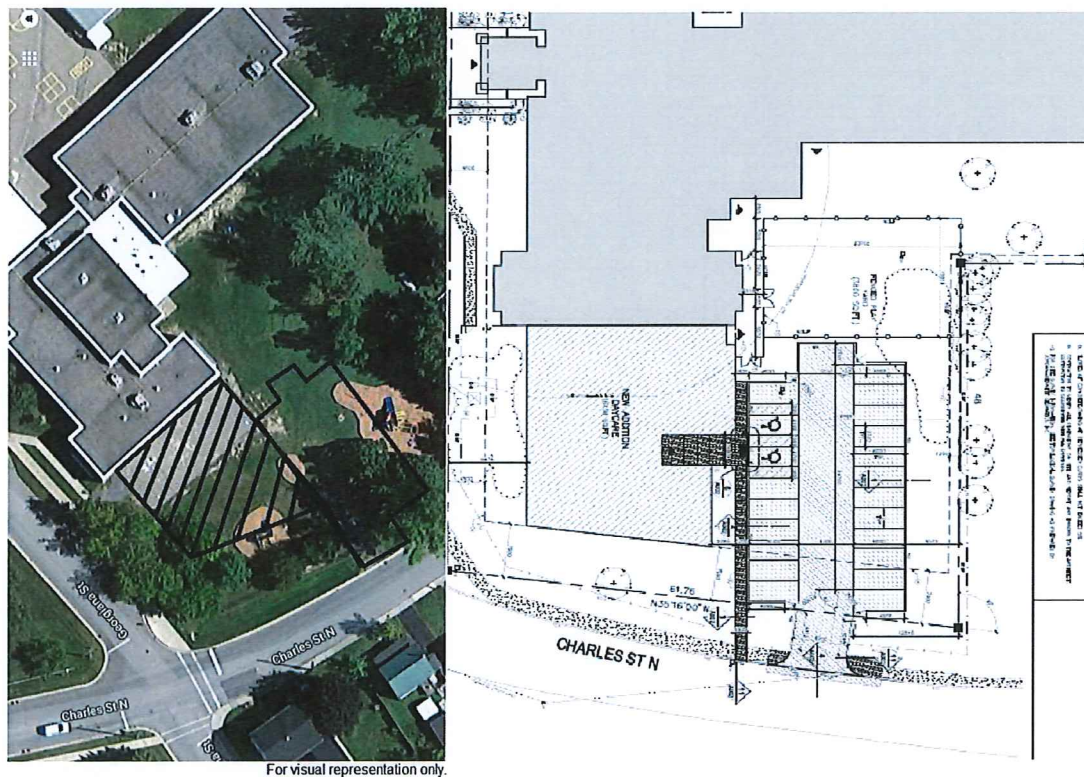


Image 3 – General location of development. For illustrative purposes only.



Image 4 – Tree to be removed is not of significant size or age.



Image 5 – Existing parking area to be expanded.

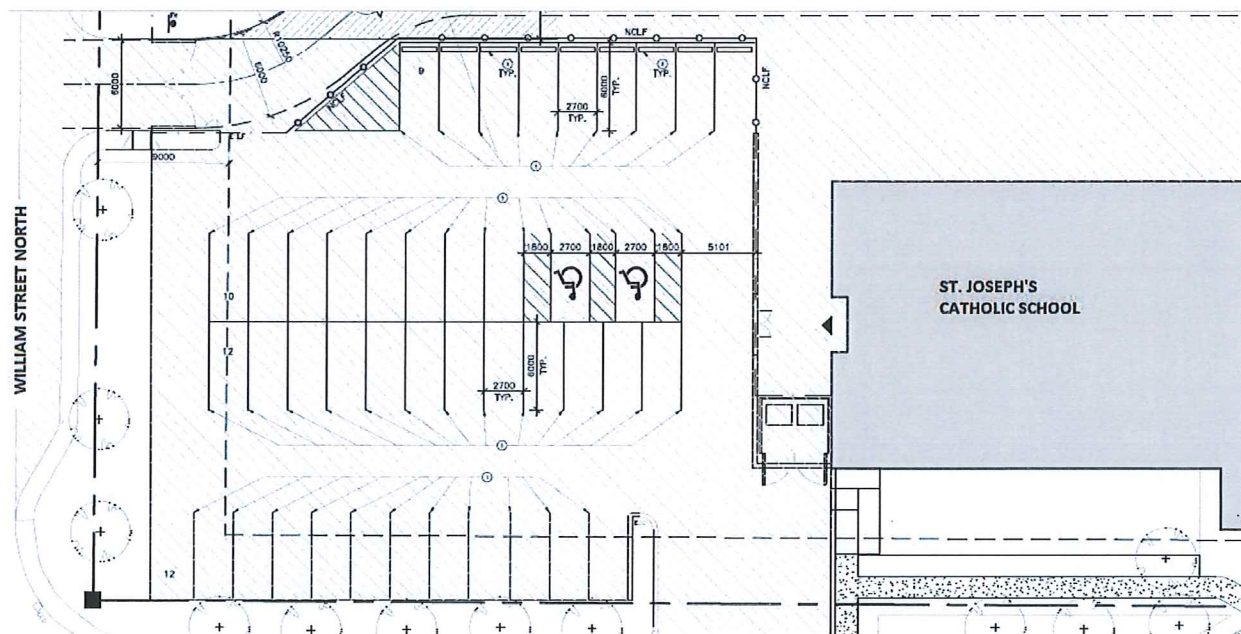


Image 6 – Proposed parking improvements





NOTICE OF MEETING

Proposed Class III Community Planning Permit

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, SEPTEMBER 25TH, 2018 at 6:00 P.M.** in the **TOWN OF GANANOQUE EMERGENCY SERVICES BUILDING, 340 Herbert Street, Gananoque** to provide a recommendation to Council on the application below.

AND FURTHER TAKE NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Public Meeting on **TUESDAY, OCTOBER 2ND, 2018 at 6:00 P.M.** at the **TOWN OF GANANOQUE EMERGENCY SERVICES BUILDING, 340 Herbert Street, Gananoque** to hear the following application to consider a Class III Community Planning Permit:

File No. CPPS2018-11

OWNER: Roger Cauley (Catholic District School Board of Eastern Ontario)

APPLICANT: Art Williamson

The property municipally and legally described as

235 Georgiana Street

PLAN 86 LOTS 792 TP 797 LOTS 781 TO 783 LOTS 800 TO 813 AND
RP 28R12000 PART 1 AND RP 28R10678 PART 3
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Community Planning Permit to
CONSTRUCT AN ADDITION TO ACCOMMODATE A DAYCARE FACILITY

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 LPAT where the application meets the requirements established through the official plan and development permit bylaw.



DATED this 10th day **SEPTEMBER, 2018**

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

CPPS 20 18 / 11**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
- ☒ Two (2) large scale copies of all plans being submitted, two reduced 8.5" x 11" of each plan and one electronic copy in pdf format. Plans are to be in a standard scale format (1:250 1:500)
- ☒ Application fee payable to the Town of Gananoque:
 - 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
- ☒ **Catawaqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Catawaqui Region Conservation Authority. See fee schedule. 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: Art Williamson (Edward J. Cuhaci and Associates Architects)	Complete Address including Postal Code: 171 Slater Street, Suite 100 Ottawa, ON K1P 5H7	Phone: 613-236-7135 Fax: 613-236-1944 E-mail: artw@cuhaci.com
Name of Property Owner (if different than applicant): Roger Cauley (Catholic District School Board of Eastern Ontario)	Complete Address including Postal Code: 2755 Highway 43 Kemptville, ON K0G 1J0	Phone: 613-258-7757 Fax: 613-283-5783 E-mail: roger.cauley@cdsbeo.on.ca
Architect/Designer/Planner: Jerzy Jurewicz (Edward J. Cuhaci and Associates Architects)	Complete Address including Postal Code: 171 Slater Street, Suite 100 Ottawa, ON K1P 5H7	Phone: 613-236-7135 Fax: 613-236-1944 E-mail: jerzyj@cuhaci.com
Engineer: Jp2g Consultants Inc.	Complete Address including Postal Code: 1150 Morrison Dr., Suite 410 Ottawa, ON K2H 8S9	Phone: 613-828-7800 Fax: 613-828-2600 E-mail: ottawa@jp2g.com
Ontario Land Surveyor: Jordan-Bennet Geomatics Inc	Complete Address including Postal Code: 33 Perth Street Brockville, ON K6V 5V7	Phone: 613-342-7525 Fax: E-mail: office@jbgeomatics.com

Street or Property Address (if applicable):

235 Georgiana Street, Gananoque, ON, K7G 1M9**LEGAL DESCRIPTION**Lot/Con/Plan: **PLAN 86 LOTS 792 TO 797 LOTS 781 TO 783 LOTS 800 TO 813 AND RP 28R12000 PART1 AND RP28R10678 PART 3**

Frontage: 169.2m	Depth: 134.9m	Area (sq.m): 19,287	Area (acres): 4.765
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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	

Existing Use(s):	
Length of time the existing use of the subject lands have continued:	68 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 checked="" type="checkbox"/> Yes <input 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?	
Proposed Use(s):	
Elementary School and Daycare	
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.	
No	
Abutting Land Use(s):	
Residential	
Is the Development to be phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction?	September 2018
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	

Plan Details:			
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Institutional
	Lot Area:	Building Coverage:	Landscape Coverage:
	19,287 (sq.m)	19.6 (%) 3783 (sq.m)	58.1 (%) 11,225 (sq.m)
Building Height:	No. of Storeys:	No. of Units:	Method of Garbage Storage:
4.5m	1	N/A	Outdoor Garbage Enclosure
Parking Surface:	Number of Parking Spaces:	Dimensions of Parking Spaces:	Number of Accessible Spaces:
Existing: asphalt Proposed: asphalt	Existing: 36 Proposed: 28 Total: 64	2.7m x 6.0m	4
Loading Spaces:	Number of Loading Spaces:	Dimensions of Loading Spaces:	Other:
	1	14m x 3.5m	

Heritage Tourist Inn/Bed and Breakfast:			
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 N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other N/A
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	Masonry	Masonry
	Date Constructed:	1959	1968
	Front Line Setback:	5.3m	
	Rear Lot Line Setback:	53.6m	
	Side Lot Line Setback:	46.7m	
	Side Lot Line Setback:	7m	
	Height:	4.5m	
	Dimensions:		
	Floor Area:	3155 sq.m	
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure:	Masonry	
	Proposed Date of Construction:	Sept. 2018	
	Front Line Setback:	9.47m	
	Rear Lot Line Setback:	26.96m	
	Side Lot Line Setback:	7m	
	Side Lot Line Setback:	N/A	
	Height:	4.4m	
	Dimensions:		
	Floor Area:	628.4 sq.m	
Attached Additional Page, if necessary			

Access:			
<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: Georgiana St., William St N.			
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.			

Water Access (where access to the subject land is by water only)			
Docking Facilities (specify)		Parking Facilities (specify)	
distance from subject land	_____	distance from subject land	_____
distance from nearest public road	_____	distance from nearest public road	_____

Services:			
<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

ROGER CAULEY (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, CDSBED, 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, ART WILLIAMSON of the CITY of OTTAWA 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.

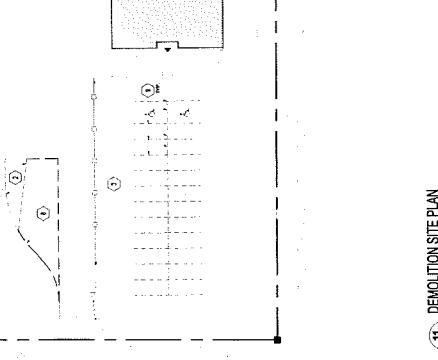
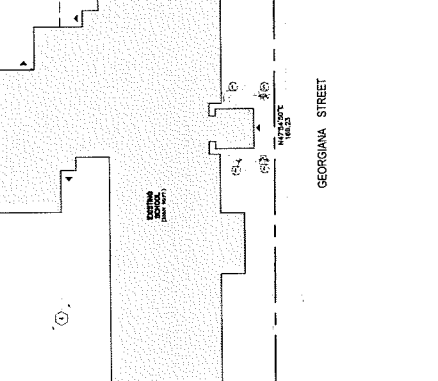
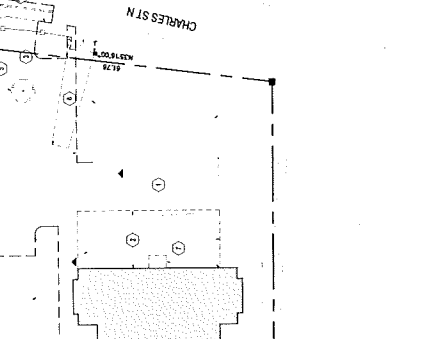
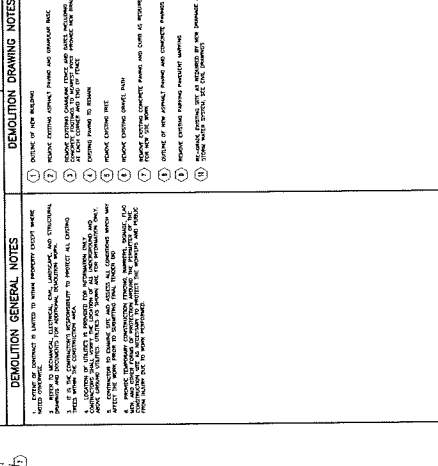
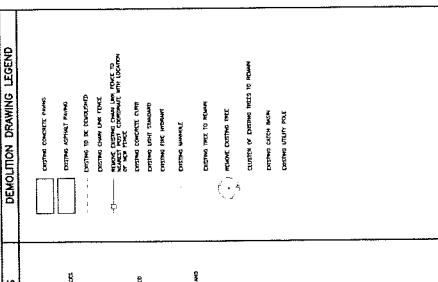
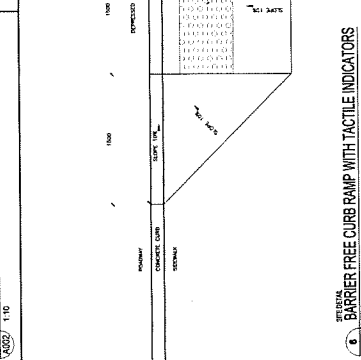
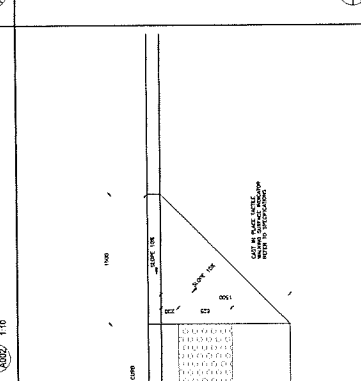
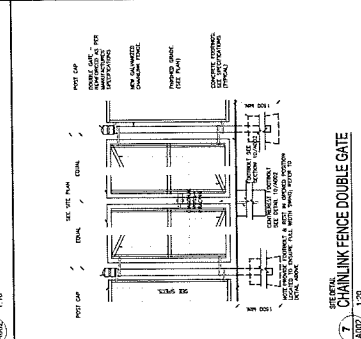
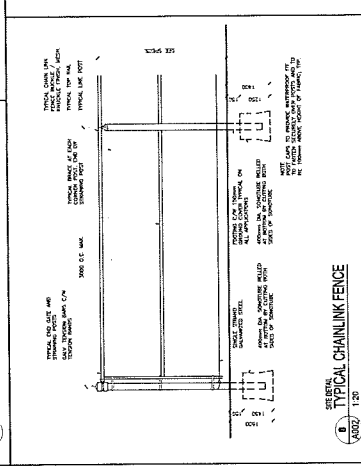
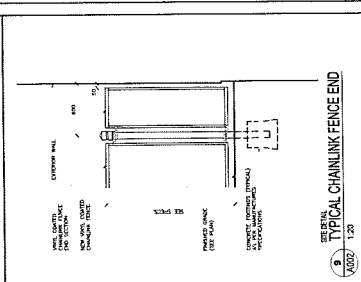
All of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of The Canada Evidence Act.

Declared/Sworn before me at the Town of Gananoque this 19th day of September, 2018.

Connie Kelly
Signature of a Commissioner, etc

Art Williamson
Signature of Applicant

Office Use Only:		Roll No: <u>08 14 000 015 318 00</u>
Official Plan Designation: <u>Residential</u>	Development Permit Designation: <u>Residential</u>	Other:
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	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: <u>August 17/2018</u>	Date Application Deemed Complete: <u>Sept. 6/2018</u>	Fees Received: <u>Paid \$1,700.00</u>





FLOOR PLAN LEGEND

1. SHED FLOOR AREA FOR ADDITION 0.18 m²

GENERAL NOTES

1. SHED FLOOR AREA FOR ADDITION 0.18 m²

DRAWING NOTES

1. SHED FLOOR AREA FOR ADDITION 0.18 m²

1. SHED FLOOR AREA FOR ADDITION 0.18 m²

2. SHED FLOOR AREA FOR ADDITION 0.18 m²

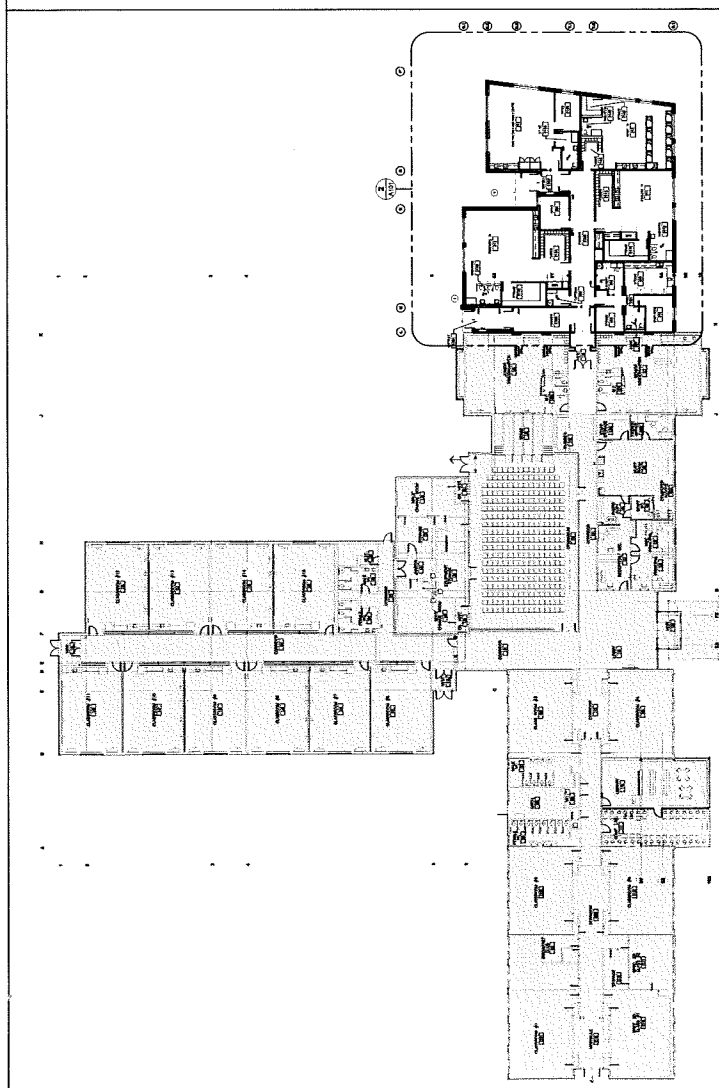
3. SHED FLOOR AREA FOR ADDITION 0.18 m²

EDWARD J. CUHACI & ASSOCIATES ARCHITECTS INC.

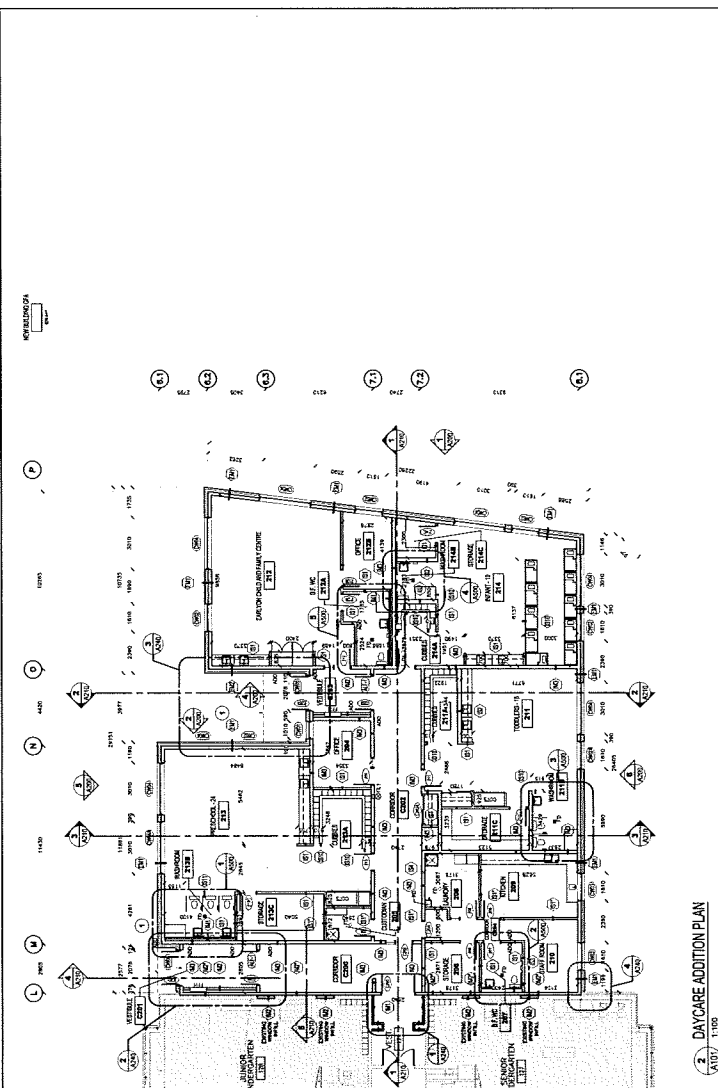
10101 SHEPPARD AVENUE EAST
SUITE 100
SCARBOROUGH, ONTARIO M1S 1T6
CANADIAN DISTRICT SCHOOL BOARD
775 HIGHWAY 7 EAST, UNIT 101
SCARBOROUGH, ONTARIO M1S 1T6

GROUND FLOOR PLAN

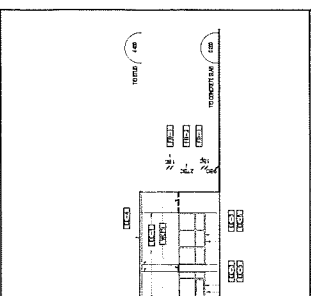
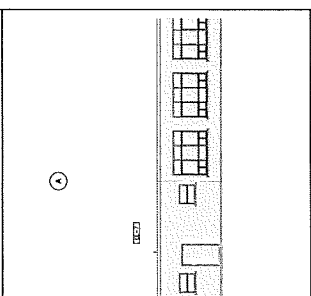
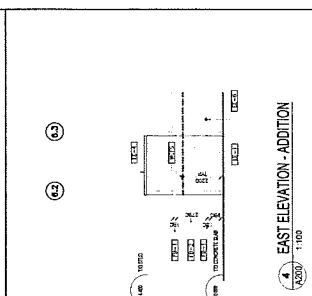
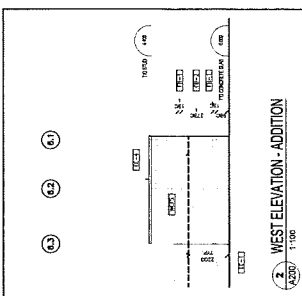
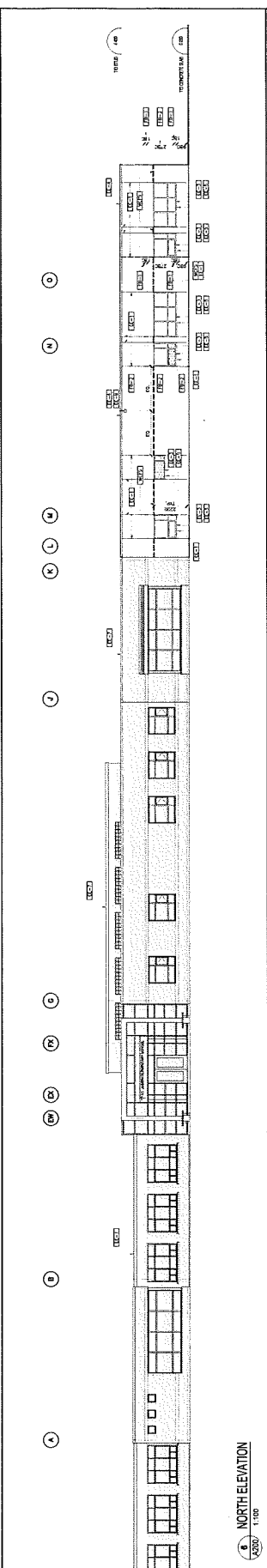
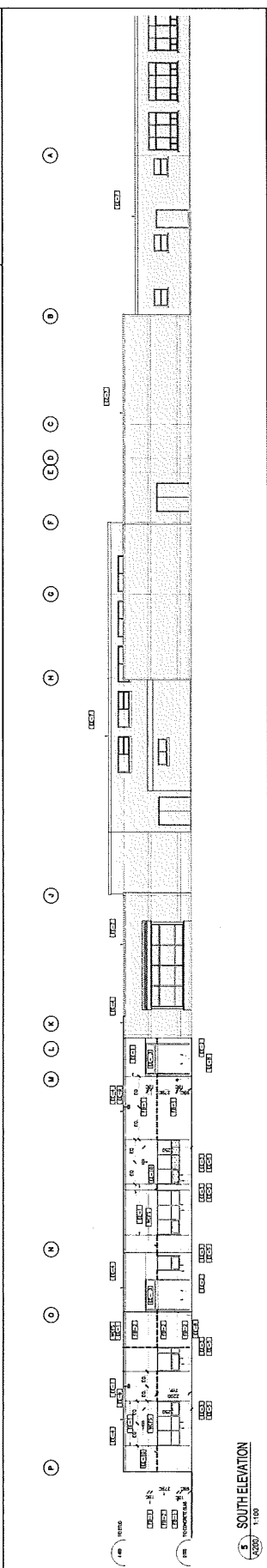
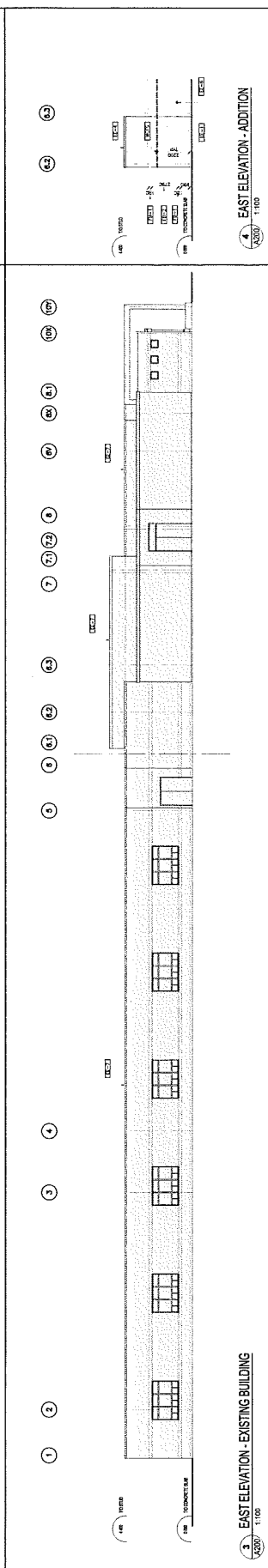
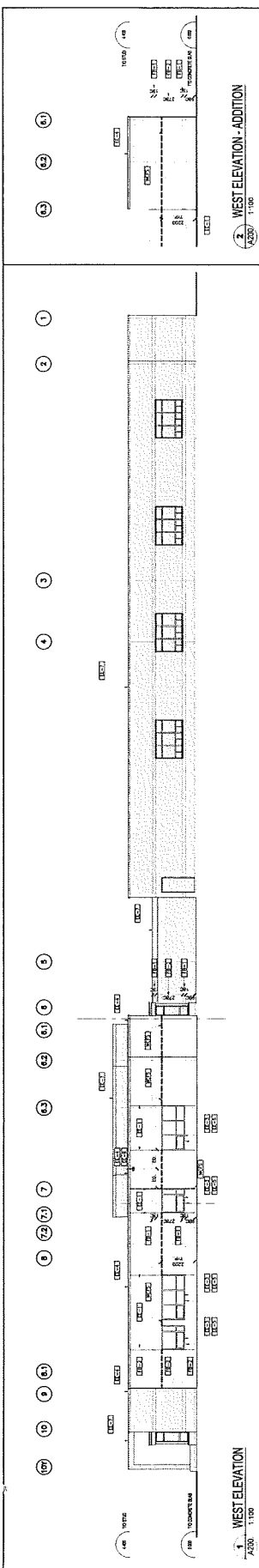
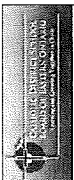
A101



1. GROUND FLOOR PLAN
A101/ 1:200



2. DAYCARE ADDITION PLAN
A102/ 1:100



KEY NOTES	
1. EXISTING BUILDING	2. ADDITION
3. EXISTING BUILDING	4. ADDITION
5. EXISTING BUILDING	6. ADDITION
7. EXISTING BUILDING	8. ADDITION
9. EXISTING BUILDING	10. ADDITION
11. EXISTING BUILDING	12. ADDITION
13. EXISTING BUILDING	14. ADDITION
15. EXISTING BUILDING	16. ADDITION
17. EXISTING BUILDING	18. ADDITION
19. EXISTING BUILDING	20. ADDITION
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87. EXISTING BUILDING	88. ADDITION
89. EXISTING BUILDING	90. ADDITION
91. EXISTING BUILDING	92. ADDITION
93. EXISTING BUILDING	94. ADDITION
95. EXISTING BUILDING	96. ADDITION
97. EXISTING BUILDING	98. ADDITION
99. EXISTING BUILDING	100. ADDITION

EDWARD J. CUHACI & ASSOCIATES ARCHITECTS INC.
255 GERRARD ST. EAST, SUITE 200
TORONTO, ONTARIO M5E 1B4
TEL: (416) 462-1111
WWW.EJCA.AARCHITECTS.COM

SAINT JOHN'S SCHOOL
255 GERRARD ST. EAST, SUITE 200
TORONTO, ONTARIO M5E 1B4
TEL: (416) 462-1111
WWW.EJCA.AARCHITECTS.COM

ELEVATIONS

DATE	2017
PROJECT	SAINT JOHN'S SCHOOL
LOCATION	255 GERRARD ST. EAST, SUITE 200
CLIENT	SAINT JOHN'S SCHOOL
ARCHITECT	EDWARD J. CUHACI & ASSOCIATES ARCHITECTS INC.
SCALE	1:100
DATE	2017

A200

[illegible]