

GANANOQUE

DP 20 18/03

APPLICATION FOR DEVELOPMENT PERMIT AMENDMENT Section 34 of the Planning Act, RSO 1990, as amended

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

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

- Complete application form signed including declaration of applicant.
- Copy of the deed of property or offer to purchase and sale
- Two (2) large scale copies of all plans being submitted, two reduced 8.5" x 11" of each plan and one electronic copy in pdf format. Plans are to be in a standard scale format (1:250 1:500)
- Application fee payable to the Town of Gananoque.
- Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of studies for a Class II/Class III Copy of the most recent survey of the subject property
- Cataraqui Region Conservation Authority**. Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$305.00. Clearance letter will be required by the Town.

CONTACT INFORMATION	
Municipal Freedom of Information and Protection of Privacy Act – Personal information on this form is collected under authority of The Planning Act and will be used to process this application.	
Name of Applicant: KEYUR PATEL	Complete Address including Postal Code: 550 KING ST. (EAST) GANANOQUE, ON K7G 1H2 Phone: 613 382 3911 Fax: 613 382 8638 E-mail: voyagermotel@hotmail.com
Name of Property Owner (if different than applicant): PATEL INDIRA PATEL KANTILAL	Complete Address including Postal Code: 550 KING ST. EAST GANANOQUE, ON K7G 1H2 Phone: 613 382 3911 Fax: 613 382 8638 E-mail: hejo1000islans@hotmail.com
Architect/Designer/Planner: SELF	Complete Address including Postal Code: AS ABOVE Phone: _____ Fax: AS ABOVE E-mail: _____
Engineer: SELF	Complete Address including Postal Code: AS ABOVE Phone: _____ Fax: AS ABOVE E-mail: _____
Ontario Land Surveyor: N/A	Complete Address including Postal Code: N/A Phone: _____ Fax: N/A E-mail: _____

LEGAL DESCRIPTION	
Street or Property Address (if applicable): 550 KING ST. EAST, GANANOQUE, ON, K7G 1H2	
Lot: 15	Concession: 1
Frontage: 414 FT	Depth: 260 FT
	Area (sq.m): 8576.81 m²
	Area (acres): 2.056 AC
	Plan: 86

SUBMISSION REQUIREMENTS

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

<input type="checkbox"/> Servicing options report <input type="checkbox"/> Drainage and/or Stormwater management report <input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area <input type="checkbox"/> Archaeological Assessment <input type="checkbox"/> Traffic Study <input type="checkbox"/> Heritage Resource Assessment	<input type="checkbox"/> Phase I Environmental Study <input type="checkbox"/> Noise and/or vibration study <input type="checkbox"/> Source Water protection study <input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity <input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan <input type="checkbox"/> Supporting Land Use Planning Report
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H/A

DESCRIPTION OF PROPOSAL

Current Official Plan designation:

How does your application conform with the Official Plan:

Existing uses of the subject land and how long have they continued:
HOTEL - MOTEL - SINCE 40 YRS

Are there existing buildings or structures on the subject land? Yes No

If YES, please detail the type of building/structure, the setbacks, building height, building dimensions and the date it was constructed on the attached page identified as **Existing Buildings**.

Current Development Permit (DP) designation: *PROPOSED LAUNDRY ROOM*

What land use does the current Development Permit designation permit?
HOTEL - MOTEL

What is the nature and extent of the proposed amendment:
ADDITION TO THE EXISTING ADMINISTRATION BUILDING

Why is the proposed amendment requested?
FOR LAUNDRY ROOM / STORAGE

What are the proposed land uses?
 -

Are there any proposed buildings or structures to be built on the subject land? Yes No

If YES, please detail the type of building/structure, the setbacks, building height, building dimensions on the attached page identified as **Proposed Buildings**.

Does the property meet the density requirements set out in the Official Plan? Yes No

Does the proposal remove land from an area of employment? Yes No

If YES, provide details of the Official Plan amendment that would permit it:

If the proposed amendment changes, replaces, deletes or adds a policy, what is the suggested text of the proposed policy amendment?

Is the subject land, or any property within 120m of it, the subject of any application under the Planning Act?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		<input type="checkbox"/> Cash-in-Lieu of Parking <input type="checkbox"/> Condominium Approval <input type="checkbox"/> Consent/ Severance <input type="checkbox"/> Official Plan Amendment <input type="checkbox"/> Subdivision Approval
Is the proposed amendment consistent with the Provincial Policy Statement (PPS)?		<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the subject land within an area of land designation under any provincial plan(s)?		<input type="checkbox"/> Yes <input type="checkbox"/> No

Access:

Municipal Street

Unopen Road Allowance

Existing Right-of-way

Other _____

Name of Street/Road: **KING STREET EAST**

Entrance Approvals and Permit Number(s): **EXISTING**

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. **NO**

Water Access (where access to the subject land is by water only)

Docking Facilities (specify) **N/A**

Parking Facilities (specify) _____

distance from subject land _____

distance from nearest public road _____

distance from subject land _____

distance from nearest public road _____

Services:

Municipal Water and Sewer

Municipal Water & Private Sewer

Private Well and Municipal Sewer

Private Well and Private Sewer

Existing and Proposed Buildings Information (if required)	
EXISTING BUILDINGS:	Building 1 Building 2
Type of Structure	
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:	WOOD
Proposed Date of Construction:	APRIL 16, 2018
Front Line Setback:	N/A
Rear Lot Line Setback:	N/A
Side Lot Line Setback:	N/A
Side Lot Line Setback:	N/A
Height:	19 FT
Dimensions:	30' X 20'
Floor Area:	600 FT ² .
Attached Additional Page, if necessary	

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize KEYUR PATEL (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 Gananogue staff members, to enter upon the property for the purposes of conducting a site inspection with respect to the attached application.

Indira Patel
Signature of Owner

[Signature]
Signature of Owner

Keyur Patel
Signature of Witness (not applicant)

Feb 26/18
Date

CONSENT BY OWNER

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

I/We, PATEL INDIRA & KANTILAL, 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.

Indira Patel
Signature of Owner

[Signature]
Signature of Owner

Keyur Patel
Signature of Witness (not applicant)

Feb 26/18
Date

DECLARATION OF APPLICANT

I, KEYUR PATEL of the Town of Gananogue in the County of Leeds & Grenville 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 Gananogue 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 on this 27 day of Feb, 2018.

[Signature]
Signature of Applicant

Signature of a Commissioner, etc

Office Use Only:	Roll No: <u>015 05500</u>
Official Plan Designation: <u>General Commercial</u>	Development Permit Designation: <u>Progressive Commercial</u>
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):
Other Concurrent Applications: <input type="checkbox"/> Cash-in-Lieu of Parking	<input type="checkbox"/> Condominium Approval <input type="checkbox"/> Consent/Severance
Date Application Received: <u>Feb 27/2018</u>	Date Application Deemed Complete: <u>March 26/2018</u>
	Official Plan Amendment <input type="checkbox"/> Fees Received: <u>[Signature]</u>
	Subdivision Approval

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

Telephone: (613) 382-2149 ext.1126 E-mail: bguy@townofgananogue.ca