



No. B-8 / 2021

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
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 applications fees as set out in the General Fees and Rates By-law fees and rates for various services provided by the municipality
Consent Application may be subject to review and a separate cheque payable to the Catarauqui Region Conservation Authority, in the amount of \$390. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Form with fields for Name of Applicant (NG, CHUNG HO), Name of Property Owner (XUE, PING), Address (896 Nottingham Hill Ave, Kingston ON K7P 2B4; 110 Clarence Street, Gananoque ON K7G 2C7), and Telephone (613 929 2287).

Email: Howardng912@gmail.com

Purpose of Application table with checkboxes for New Lot, Lot Addition, Easement, Charge, Lease, Correction of Title, and Other (checked) with handwritten note: current lot to be severed.

Name of Person To Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): XUE, PING
Relationship, if any, to owner: self

Property Information:			
Street or Property Address (if applicable): <u>110 Clarence Street, Gananoque</u>			
Legal Description including any reference plans: <u>LT 563 W Gananoque River, 564 W Gananoque River PL 86; PT LT 8 W Gananoque River BLKD PL 86 AS IN LR 310996 Gananoque</u>			
Frontage: <u>240 ft</u>	Depth: <u>84 ft</u>	Area: <u>20,160 ft<sup>2</sup></u>	

Official Plan Designation:	
Development Permit 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 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 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 <u>240 ft</u>	<u>120 ft</u>	<u>120 ft</u>
	Depth <u>84 ft</u>	<u>84 ft</u>	<u>84 ft</u>
	Area <u>20,160 ft<sup>2</sup></u>	<u>10,080 ft<sup>2</sup></u>	<u>10,080 ft<sup>2</sup></u>
Use of Subject Property:	Existing Use	<u>Parking lot and Garden lawn</u>	<u>Residence</u>
	Proposed Use	<u>Real Estate Development</u>	<u>Residence</u>

EXISTING BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>	Type of Structure	Parking lot and Garden lawn	
	Front Line Setback:	120 ft	
	Rear Lot Line Setback:	120 ft	
	Side Lot Line Setback:	84 ft	
	Side Lot Line Setback:	84 ft	
	Height	Ground level	
	Dimensions	N/A	
	Floor Area	10,080 ft <sup>2</sup>	
To Be <b>RETAINED</b>	Type of Structure	2 1/2 storey brick dwelling, single family	
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height	2 1/2 storey	
	Dimensions		
	Floor Area	4332 ft <sup>2</sup> for 2 1/2 storey.	
Attached Additional Page, if necessary			

PROPOSED BUILDINGS:		Building 1	Building 2
To Be <b>SEVERED</b>	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be <b>RETAINED</b>	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:

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**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  
NG, CHUNG HO (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

April 28, 2021

\_\_\_\_\_  
 Date

**DECLARATION OF APPLICANT**

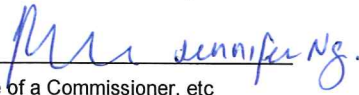
I, NG, CHUNG HO of the NO. 896 of Nottingham Ave in the  
City of Kingston of Province of Ontario solemnly declare that:

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.

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
Declared before me at the NO. 896 of  
Nottingham Ave in the  
City of Kingston of  
Province of Ontario this 6th day  
 of June, 2021



\_\_\_\_\_  
 Signature of a Commissioner, etc



\_\_\_\_\_  
 Signature of Applicant

<b>Office Use Only:</b>	<u>Fees Pd</u> 	Roll No: <u>010 01800</u>
<u>June 11/2021</u> Date of Submission	Application Complete: _____ Signature	_____ Date

Questions??

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

**Properties**

*PIN* 44249 - 0113 LT *Interest/Estate* Fee Simple  
*Description* LT 563 W GANANOQUE RIVER, 564 W GANANOQUE RIVER PL 86; PT LT 8 W  
GANANOQUE RIVER BLK D PL 86 AS IN LR310996; GANANOQUE  
*Address* 00110 CLARENCE ST  
GANANOQUE

**Consideration**

*Consideration* \$380,000.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

*Name* GEORGE, STEVAN PETER  
*Address for Service* 989 Lynwood Drive, Kingston, ON, K7P  
2K4

I am at least 18 years of age.

Deanna Noel Harrington and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

*Name* HARRINGTON, DEANNA NOEL  
*Address for Service* 989 Lynwood Drive, Kingston, ON K7P  
2K4

I am at least 18 years of age.

Stevan Peter George and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

**Transferee(s)***Capacity**Share*

*Name* XUE, PING *Capacity* Registered Owner  
*Date of Birth* 1962 07 24  
*Address for Service* 30 Riverside Drive, Kingston, ON, K7L 4V1

**Statements**

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

**Signed By**

Walter Warren Viner

27 Place d'Armes, Box 116  
Kingston  
K7L 4V6

acting for  
Transferor(s)

Signed 2009 05 15

Tel 6135427867

Fax 6135421279

**Signed By**

Heidi Louise Bergeron 173 Garden Street acting for Signed 2009 05 15  
Gananoque Transferee(s)  
K7G 1J1

Tel 6133837171

Fax 6133821553

**Submitted By**

HEIDI BERGERON LAW OFFICE 173 Garden Street 2009 05 15  
Gananoque  
K7G 1J1

Tel 6133837171

Fax 6133821553

**Fees/Taxes/Payment**

Statutory Registration Fee \$60.00  
Provincial Land Transfer Tax \$4,175.00  
Total Paid \$4,235.00

**File Number**

Transferor Client File Number : RT010667

Transferee Client File Number : 09-066



**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 44249 - 0113 LT 563 W GANANOQUE RIVER, 564 W GANANOQUE RIVER PL 86; PT LT  
8 W GANANOQUE RIVER BLK D PL 86 AS IN LR310996; GANANOQUE

BY: GEORGE, STEVAN PETER  
HARRINGTON, DEANNA NOEL

TO: XUE, PING Registered Owner

**1. XUE, PING**

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

**3. The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	380,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	380,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	380,000.00

**PROPERTY Information Record**

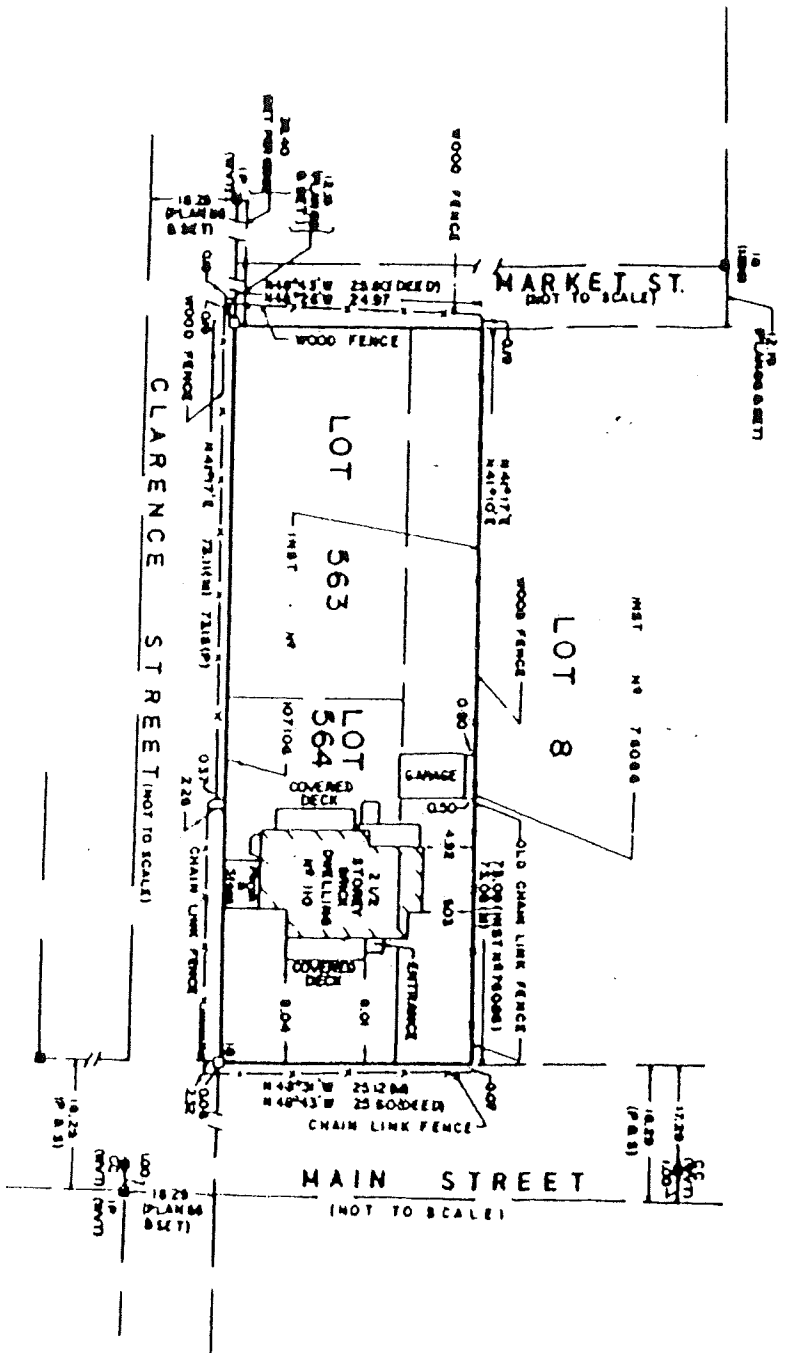
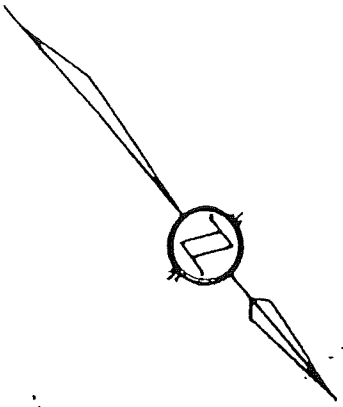
A. Nature of Instrument: Transfer  
LRO 28 Registration No. LE14923 Date: 2009/05/15

B. Property(s): PIN 44249 - 0113 Address 00110 CLARENCE ST Assessment 0814000 - 01001800  
GANANOQUE Roll No

C. Address for Service: 30 Riverside Drive, Kingston, ON, K7L 4V1

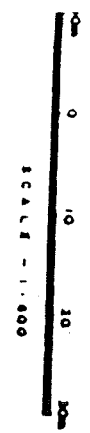
D. (i) Last Conveyance(s): PIN 44249 - 0113 Registration No. LR310996  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Heidi Louise Bergeron  
173 Garden Street  
Gananoque K7G 1J1



PLAN OF BUILDING LOCATION SURVEY OF  
 LOT 563, 564 AND PART OF LOT 1  
 PLAN 86 (WEST)  
 TOWN OF GANANOQUE  
 COUNTY OF LEEDS

RONALD H. SMITH O.L.S. CLS. 1987



© COPYRIGHT RONALD H. SMITH LTD. 1987

**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN  
 METRES AND CAN BE CONVERTED TO FEET  
 BY DIVIDING BY 0.304 8

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS  
 COMPLETED ON THE 17th DAY OF MARCH 1987

*M. H. Smith*  
 March 23 1987  
 Surveyor

**LEGEND**

- DEMOTES MEASUREMENT PLANTED
- DEMOTES MEASUREMENT PLANTED
- IRON BAR
- IRON PIPE
- CUT CROSS
- W. TAYLOR, O.L.S.
- RONALD H. SMITH LTD.
- MEASURED
- PLAN 86 AND SET

**NOTES**

MARKERS AND INSTRUMENTS, DERIVED FROM  
 SURVEY OF THE NORTH LIMIT OF CLARENCE  
 STREET HAVING A BEARING OF N-107°E AS  
 THE PLAN OF SURVEY BY MURPHY AND  
 BISHOP ATTACHED TO INST. NO. 4747

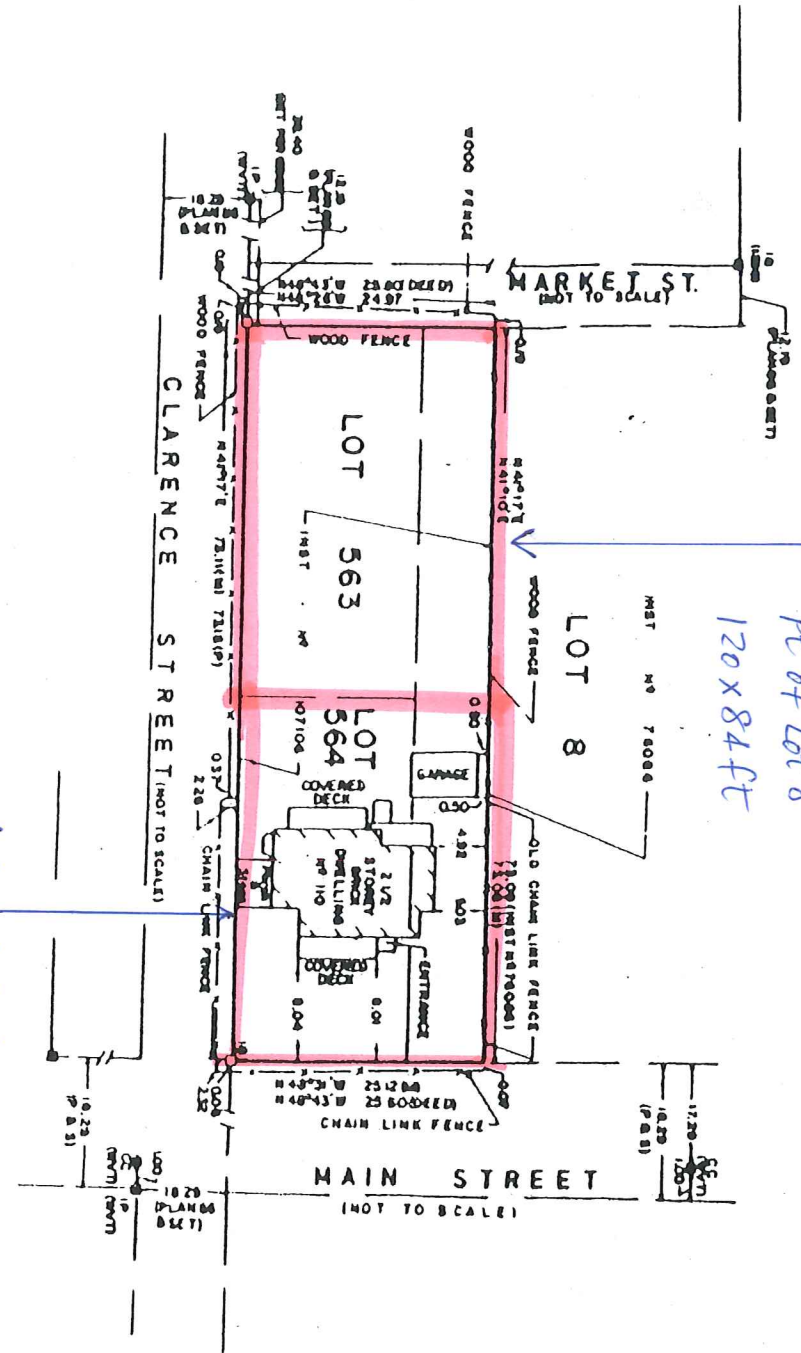
103 STERLING STREET  
 GANANOQUE, ONTARIO  
 M7B 1S8  
 1-800-387-4476  
 507 AVENUE BRUCE  
 KILMORNOCK, ONTARIO  
 L7Y 2T5



*To be severed*

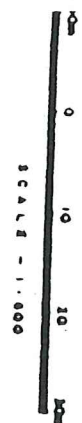
*Lot 563 and  
Pt of Lot 8  
120 x 84 ft*

*to be retained  
Lot 564 and Pt of Lot 8, 120 x 84 ft*



PLAN OF BUILDING LOCATION SURVEY OF  
LOT 563, 564 AND PART OF LOT 8  
PLAN 86 (WEST)  
TOWN OF GANANOQUE  
COUNTY OF LEEDS

RONALD H. SMITH O.L.S. C.L.S. 1967



© COPYRIGHT RONALD H. SMITH LTD. 1967

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.304 8

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 17th DAY OF MARCH 1967

*March 23 1967*  
*Ronald H. Smith*  
Surveyor

**NOTES**

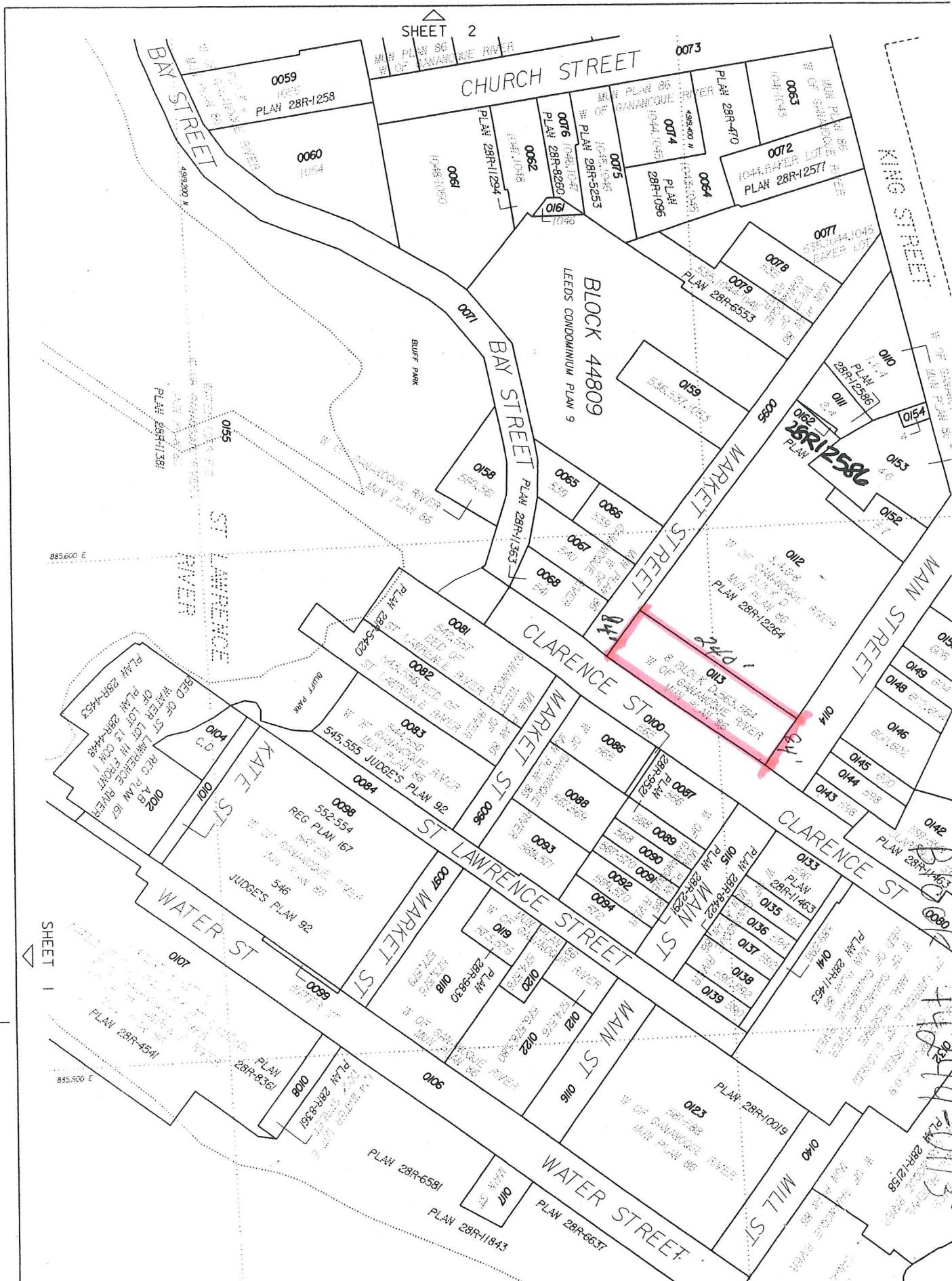
MARKING AND ADJUSTMENTS, DERIVED FROM VIOLENCE OF THE NORTH LIMIT OF CLARENCE STREET HAVING A BEARING OF N41°17'E AS THE PLACE OF SURVEY BY NUMBERS AND PROGRAM ATTACHED TO INST. NO. 4747

**LEGEND**

- DEPOSITED
- CONCRETE PLANTED
- IRON BAR
- CUT CROSS
- W. TAYLOR, O.L.S.
- RONALD H. SMITH LTD.
- MEASURED
- PLAN 86 AND SET

RONALD H. SMITH LTD.  
ONTARIO LAND SURVEYORS  
CANADA LANDS SURVEYORS

101 STANBROOK STREET  
MILWAUKEE, ONTARIO  
M1S 1B2  
416-291-1070



Handwritten notes and signatures in the bottom right corner, including a signature that appears to be 'H. H. H. H. H.' and other illegible markings.