

NOTICE OF MEETING Proposed Class II Development Permit

TAKE NOTICE that the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, OCTOBER 25, 2022 at 6:00 P.M.** via **TELECONFERENCE*** and **IN-PERSON** in the TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST to consider following application.

*The **TOLL-FREE PHONE NUMBER** and **ACCESS CODE** will be found on the meeting agenda, posted to the Town website at <https://www.gananoque.ca/town-hall/meetings> prior to the meeting.

File No. **DP2022-14**

APPLICANT: **MADISON FOX (NBS DESIGN GROUP)**
OWNER: **RYAN BIRTCH/GEORGETTE BIRTCH**

The property municipally and legally described as

92 KING STREET WEST

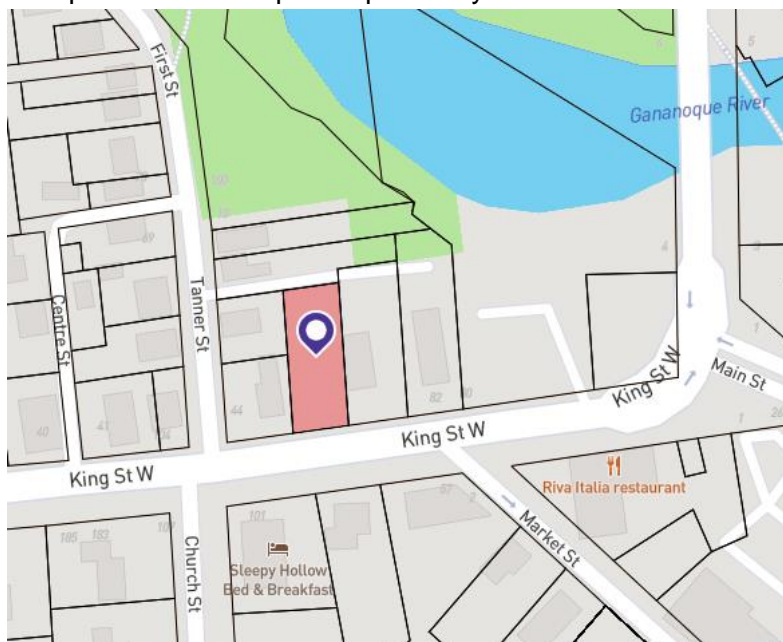
PLAN 86 PT LOT 529

Town of Gananoque

has applied to the Town of Gananoque for a Development Permit for
**A SECONDARY SUITE LOCATED WITHIN AN ACCESSORY BUILDING AND REQUIRING A
REDUCTION OF ONE PARKING SPACE ON THE SITE**

Additional information in relation to the proposed development permit is available for inspection at the Town Hall Administration Offices located at 30 King Street East, Gananoque, ON, on the Town website at <https://www.gananoque.ca/town-hall/meetings>, by emailing assistantplanner@gananoque.ca or by calling Chanti Birdi 613-382-2149 ext. 1129.

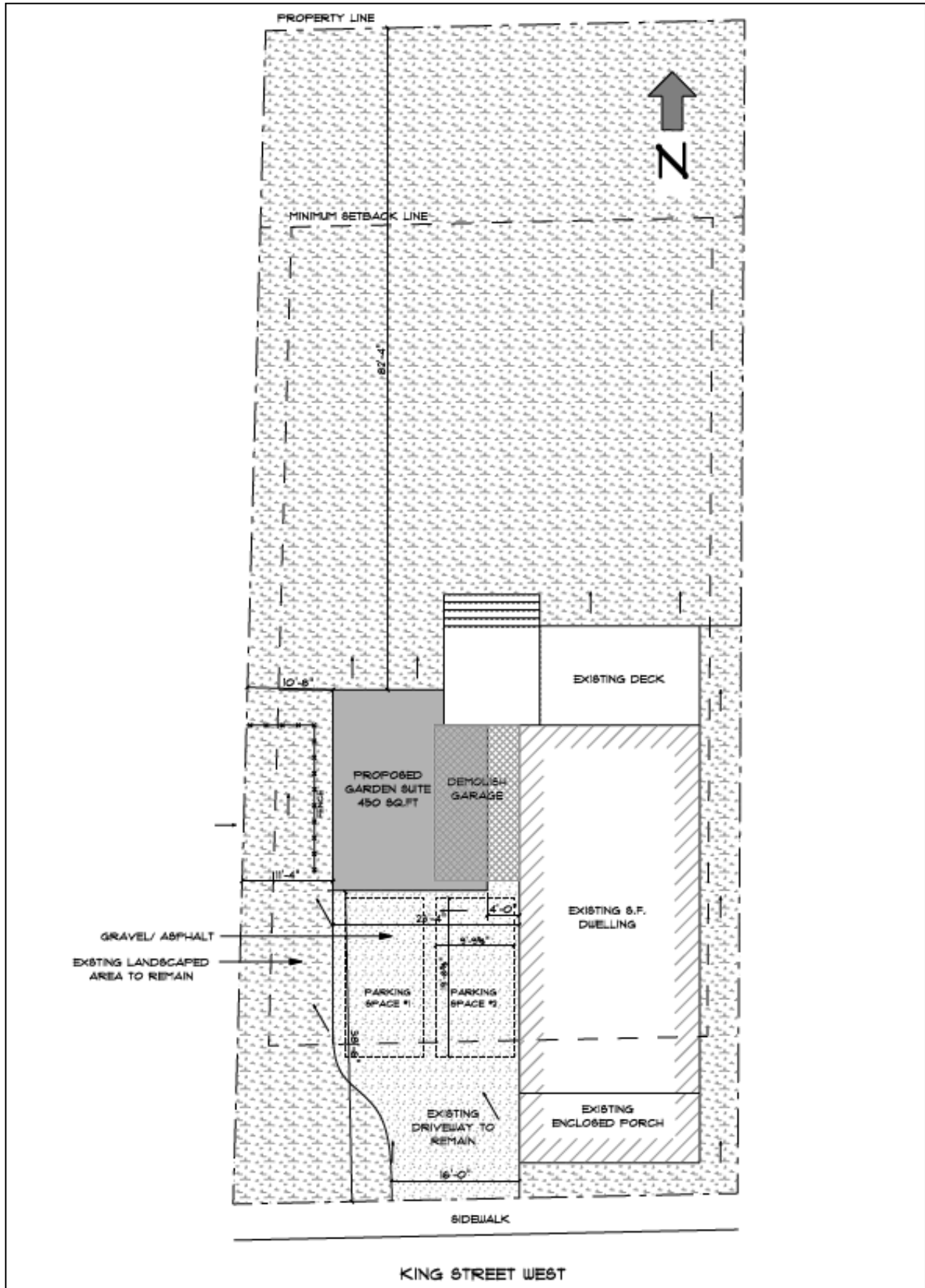
If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting. **Note:** Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the Ontario Land Tribunal where the application meets the requirements established through the official plan and development permit by-law.



DATED this 5th day of **OCTOBER, 2022**

Brenda Guy
Manager of Planning and Development
bguy@gananoque.ca
613-382-2149 ext. 1126

Proposed Plan





DP 2022/14

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 Planning and 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
- ✓ Copy of the most recent survey of the subject property
- ✓ 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 any peer reviews of background studies – Class II/Class III applications
- ✓ Separate cheque payable to Catacaqui Region Conservation Authority, if applicable. 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: <i>Madison Fox / NBS Design Group</i>	Complete Address including Postal Code: <i>77 Princess St. Kingston ON K7L 1A6</i>	Phone: <i>613-453-9041</i> Fax: _____ E-mail: <i>madison@nbsdesigngroup.com</i>
Name of Property Owner (if different than applicant): <i>Ryan & Georgette Birch</i>	Complete Address including Postal Code: <i>92 King St. West Gananoque ON K7G 2E9</i>	Phone: <i>613-532-3894</i> Fax: _____ E-mail: <i>rbirch@hotmail.com geo@geophoto.ca</i>
Architect/Designer/Planner: <i>NBS Design Group</i>	Complete Address including Postal Code: <i>77 Princess St. Kingston ON K7L 1A6</i>	Phone: <i>613-453-9041</i> Fax: _____ E-mail: <i>madison@nbsdesigngroup.com aosmar@nbsdesigngroup.com</i>
Engineer: <i>N/A</i>	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor: <i>N/A</i>	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____

Street or Property Address (if applicable): *92 King St. West, Gananoque, ON.*

LEGAL DESCRIPTION

Lot/Con/Plan: *Lot 529*

Frontage: <i>18.2 m</i>	Depth: <i>44.8 m</i>	Area (sq.m): <i>819.4</i>	Area (acres): <i>0.2</i>
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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:
- Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
 - Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
 - Dimensions and gross floor area of all building and structures to be erected;
 - Existing structures to be retained, removed or relocated;
 - Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
 - Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
 - 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.
 - Access driveways including curbing and sidewalks
 - Proposed fire routes and fire route sign locations
 - Dimensions and locations of loading zones, waste receptacles and other storage spaces;
 - 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;
 - Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
 - Location, type and size of any other significant features such as fencing, gates and walkways.
- Drainage Plan(s)** including scaled accurate measurements of:
- 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:
- 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:
- 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:
- Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
 - Location of any creeks, ravines or watercourses with elevations and contours;
 - Arrows indicating the proposed direction of flow of all surface water;
 - Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
 - Existing and/or proposed right-of-ways or easements
- Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
- Drawings that show plan, elevations and cross section views for each building or structure to be erected;
 - Conceptual design of building;
 - Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
 - Exterior design including character, scale, appearance and design features of the proposed building;
 - Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
 - 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): Attached Garage / S.F.D	
Length of time the existing use of the subject lands have continued: UNKNOWN	
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 type="checkbox"/> Yes <input checked="" 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? If yes, provide the file number and the status of the application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Use(s): Detached Secondary Suite	
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, permitted	
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?	Fall 2022
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 checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area: <u>819.4</u> (sq.m)	Building Coverage: <u>24.1</u> (%) <u>198</u> (sq.m)	Landscape Coverage: <u>67.7</u> (%) <u>554.5</u> (sq.m)
Building Height: <u>4.25 m</u>	No. of Storeys: <u>1</u>	No. of Units: <u>1</u>	Method of Garbage Storage: <u>within residence</u>
Parking Surface: Existing: <u>1</u> Proposed: <u>1</u>	Number of Parking Spaces: Existing: <u>2</u> Proposed: <u>2</u> Total: <u>2</u>	Dimensions of Parking Spaces: <u>2.9 m x 6 m</u>	Number of Accessible Spaces: <u>0</u>
Loading Spaces: <u>N/A</u>	Number of Loading Spaces: <u>0</u>	Dimensions of Loading Spaces: <u>N/A</u>	Other: _____

Heritage Tourist Inn/Bed and Breakfast:			
Is this an application for a Heritage Tourist Inn? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Guest Rooms: <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 _____	Is this an application for a Bed and Breakfast? <input type="checkbox"/> Yes <input type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____
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	S.F.D	
	Date Constructed:	Unknown	
	Front Line Setback:	12m	
	Rear Lot Line Setback:	26.5m	
	Side Lot Line Setback:	7.26m	
	Side Lot Line Setback:	1.44m	
	Height:	5m	
	Dimensions:	16.6m x 6.88m	
	Floor Area:	228.35	
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure:	Detached secondary suite	
	Proposed Date of Construction:	Oct/NOV 2022	
	Front Line Setback:	11.7m	
	Rear Lot Line Setback:	25m	
	Side Lot Line Setback:	3.45m	
	Side Lot Line Setback:	9.63m	
	Height:	4.25m	
	Dimensions:	5.8m x 7.54m	
	Floor Area:	41.88sq.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: King Street West			
Entrance Approvals and Permit Number(s): N/A			
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 Ryan Birch & Georgette Birch (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.

<u>Ryan Birch</u> Owner Name (Please Print)	<u>Georgette Birch</u> Owner Name (Please Print)
<u>[Signature]</u> Signature of Owner	<u>[Signature]</u> 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, Ryan Birch & Georgette Birch, 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.

<u>[Signature]</u> Signature of Owner	<u>[Signature]</u> Signature of Owner
<u>[Signature]</u> Signature of Witness (not applicant)	<u>Aug 25/22</u> Date

DECLARATION OF APPLICANT

I, Madison Fox of the corporation of NBS Design Group in the city of Kingston 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*.

Brenda Guy, Commissioner, etc. of the Town of Gananoque, Ontario, in the presence of me, on this 15th day of September, 2022.
Expires August 6, 2024.

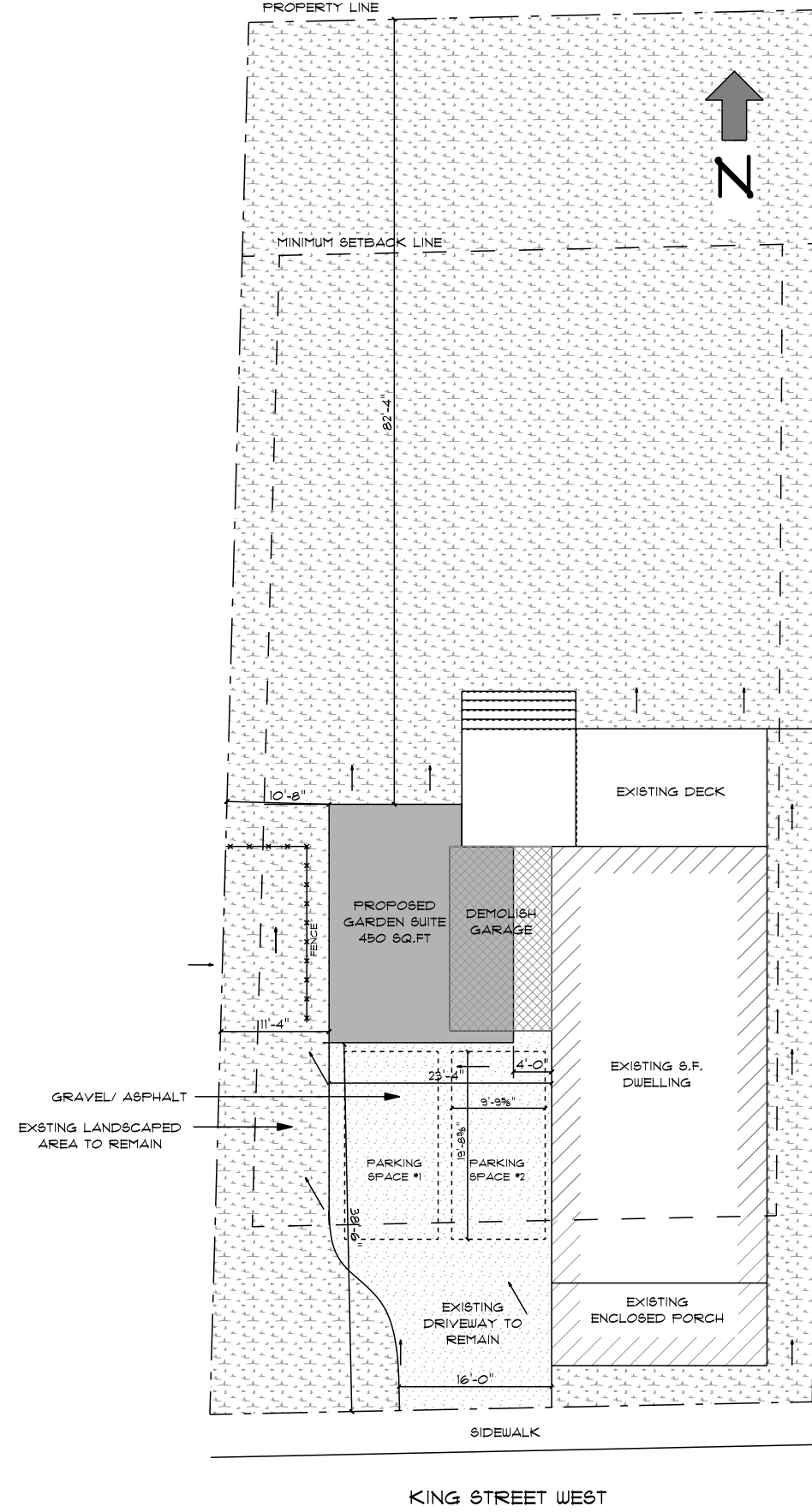
Signature of a Commissioner, etc

[Signature]

Signature of Applicant

Office Use Only:		Roll No: <u>010 12600</u>
Official Plan Designation: <u>Residential</u>	Development Permit Designation: <u>Residential</u>	Other:
Access (Entrance Permits etc): <u>n/a</u>	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>Aug 27/2022</u>	Date Application Deemed Complete: <u>Sept 15/2022</u>	Fees Received: <u>Sept 22/2022</u>

For additional details please contact: Brenda Guy, Manager of Planning and Development
Town of Gananoque, 30 King Street East, Box 100, Gananoque, ON K7G 2T6
Telephone: (613) 382-2149 ext.1126 Fax: (613) 382-8587 E-mail: bguy@gananoque.ca



NBS Design Group
 398 Barrie Street PHONE: 613-449-5240
 Kingston ON aosmar@nbsdesigngroup.com
 K7K 3T7 www.nbsdesigngroup.com

These plans form the basis for permit issuance. Any deviations from these plans, notes, and details will require revised drawings and specifications, and approval from the Building Department.

I have reviewed and take responsibility for the design activities which bear this declaration and meet the requirements set out in the Ontario Building Code.
 Firm: NBS Design Group
 BCIN: 44002
 Designer: A. Omar
 BCIN: 33421

92 King Street West (Gananoque)

DRAWN BY: M Fox

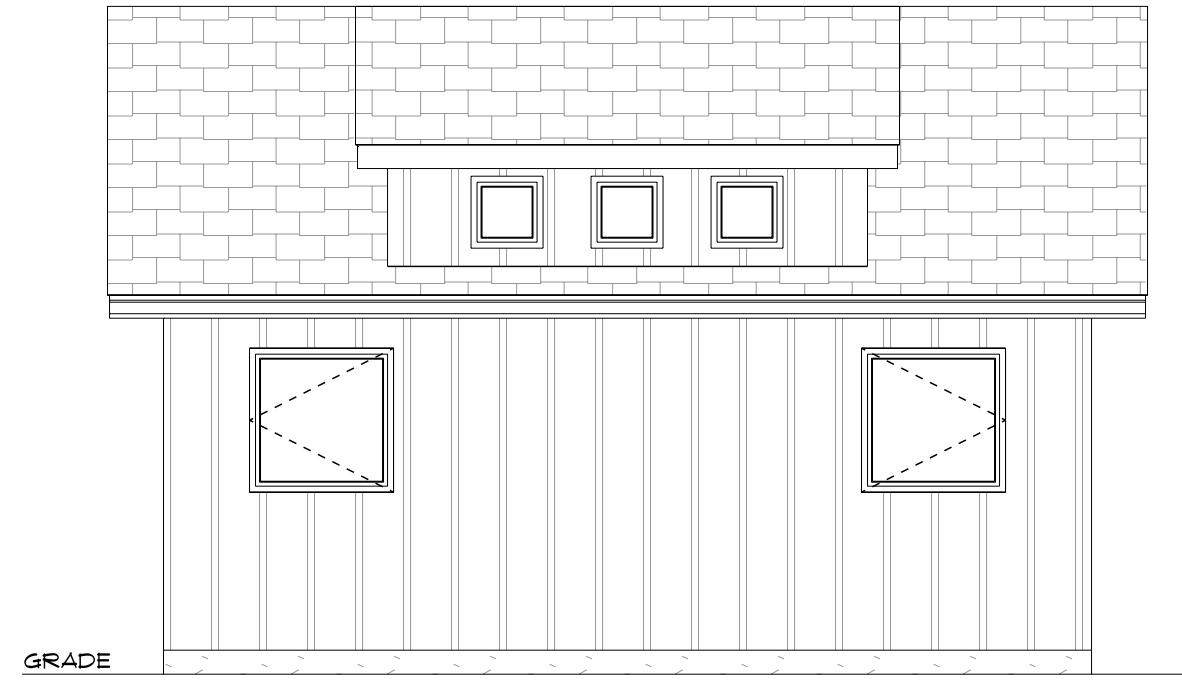
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DATE: Friday, August 19, 2022

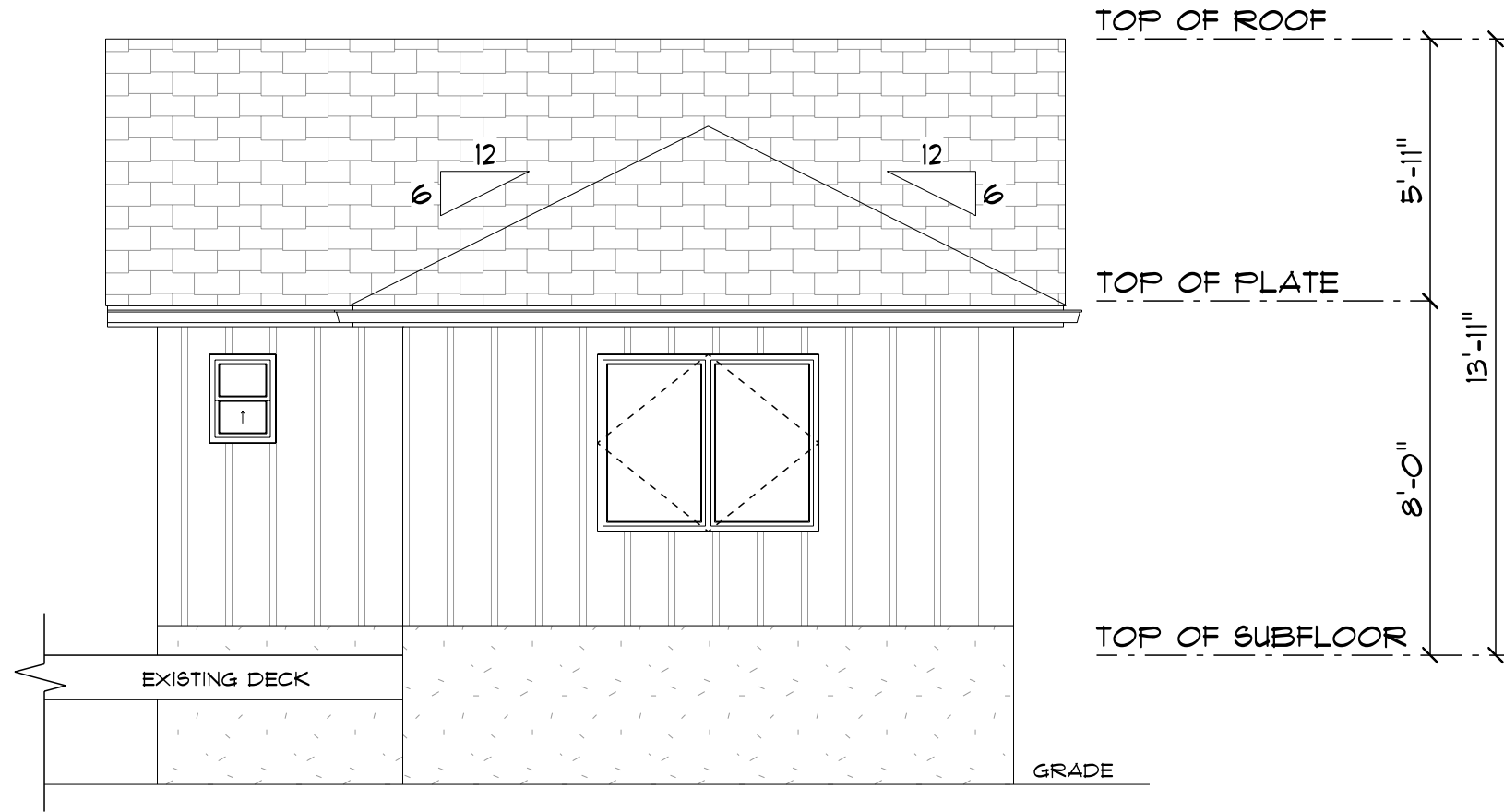
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site plan



South Elevation



North Elevation

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 Kingston ON K7K 3T7
 PHONE: 613-449-5240
 aosmar@nbsdesigngroup.com
 www.nbsdesigngroup.com

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 BCIN: 44002
 Designer: A. Omar
 BCIN: 33421

92 King Street West (Gananoque)

DRAWN BY: M Fox

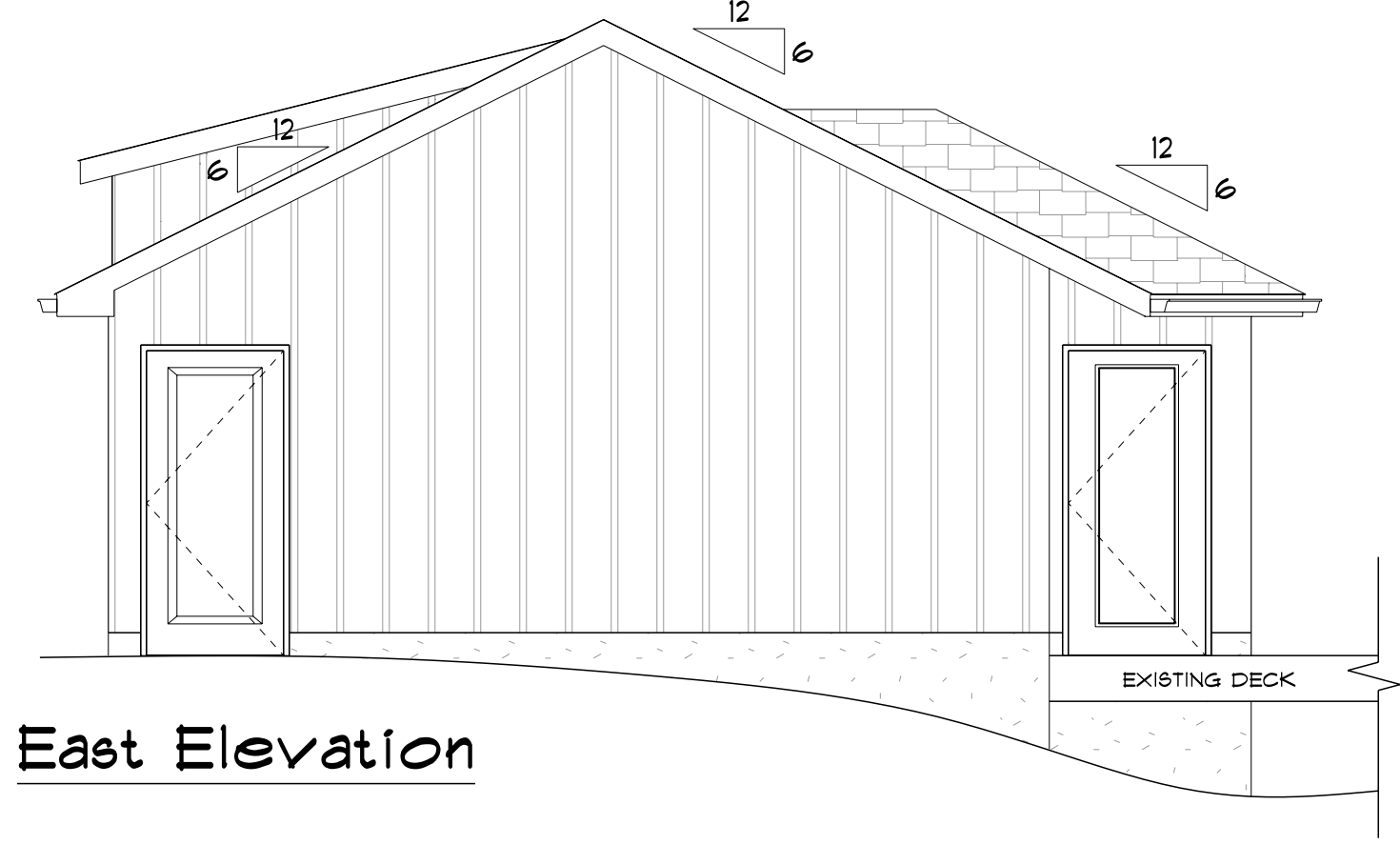
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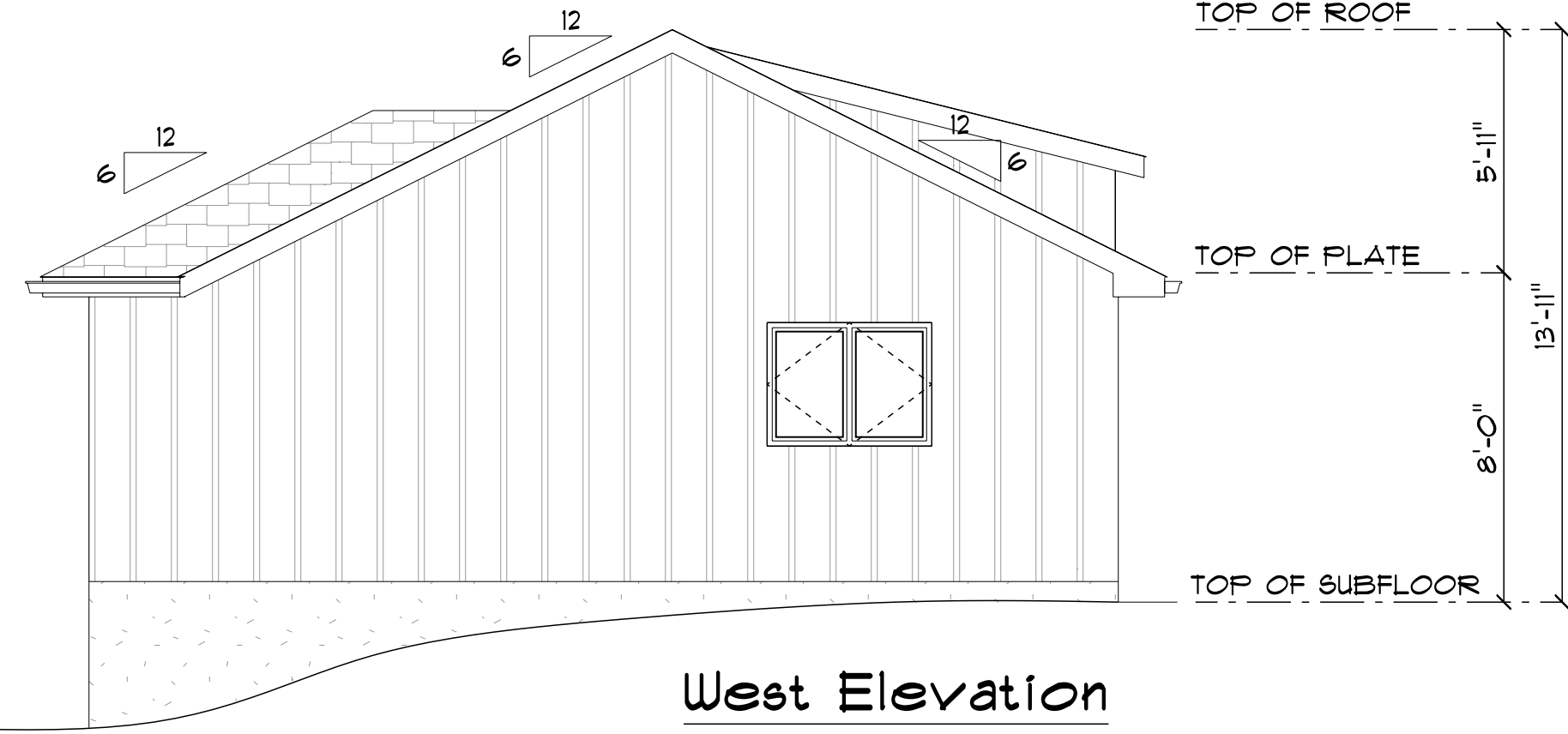
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elevations



East Elevation



West Elevation

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92 King Street West (Gananoque)

DRAWN BY: M Fox

SCALE: 1/4" = 1'-0"

DATE: Friday, August 19, 2022

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