

NOTICE OF MEETING

Proposed Class III Development Permit Amendment

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, AUGUST 27, 2019 at 6:00 P.M.** in the **TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST, 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, SEPTEMBER 3, 2019 at 6:00 P.M.** at the **TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST, Gananoque** to hear and consider the following Class III Development Permit Amendment application:

File No. **DP2019-08**

APPLICANT: **WILLIAM DEIR**
OWNER: **LEEDS CONDOMINIUM CORP #8**

WATERLOT ADJACENT 235 SOUTH STREET LEEDS CONDO PLAN 8 TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Development Permit Amendment to
AMEND THE LAYOUT OF THE EAST DOCK AND REDUCE THE OVERALL NUMBER OF DOCK SLIPS

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



DATED this 6TH day **AUGUST, 2019**

Brenda Guy
Manager of Community Development



CPPS 19 / 08

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. 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>LEEDS LOND MINIMUM CORP # 8 c/o WILLIAM DEIR</i>	Complete Address including Postal Code: <i>203-235 SOUTH ST GANANOQUE ON K7G 1A4</i>	Phone: <i>613-530-0263</i> Fax: _____ E-mail: <i>deirwilliam@gmail.com</i>
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Engineer:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____

Street or Property Address (if applicable):

235 South Street.

LEGAL DESCRIPTION

Lot:	Concession:	Part(s):	Plan: <i>LEEDS CONDO PLAN B</i>
Frontage: <i>N/A</i>	Depth: <i>N/A</i>	Area (sq.m):	Area (acres):

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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DESCRIPTION OF PROPOSAL

Current Official Plan designation: *N/A - water lot adjacent residential.*

How does your application conform with the Official Plan: *—*

Existing uses of the subject land and how long have they continued:
~ 35 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: *Adjacent residential.*

What land use does the current Development Permit designation permit?

What is the nature and extent of the proposed amendment:
TO ENLARGE DIMENSIONS OF WATER LOT TO ALLOW CONSTRUCTION OF NEW EAST DOCK (SEE ATTACHED SKETCH)

Why is the proposed amendment requested?
TO REPLALE OLD EAST DOCK WHICH CANNOT BE REPAIRED

What are the proposed land uses?
N/A - water lot.

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 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:

<input type="checkbox"/> Municipal Street	<input type="checkbox"/> Unopen Road Allowance	<input type="checkbox"/> Existing Right-of-way	<input type="checkbox"/> Other _____
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Name of Street/Road:

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 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
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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:		
	Proposed Date of Construction:		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:		
	Dimensions:		
	Floor Area:		
Attached Additional Page, if necessary			

Plans attached.

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize

_____ (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, W R Deir, 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.

W R Deir
Signature of Owner

Signature of Owner

Signature of Witness (not applicant)

Date

DECLARATION OF APPLICANT

I, WILLIAM DEIR of the TOWN of GANANOQUE in the COUNTY of LEEDS/THOUSAND ISLANDS 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 6th day of August, 2019.

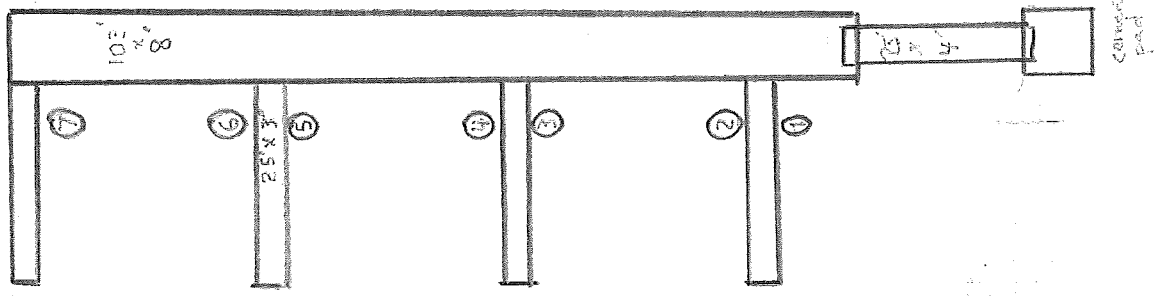
Brenda Kelly
Signature of a Commissioner, etc

W R Deir
Signature of Applicant

Office Use Only:		Roll No: <u>0814000 020 009</u>
Official Plan Designation: <u>Adjacent Residential</u>	Development Permit Designation: <u>Adjacent Residential</u>	Other: <u>Water lot (x2)</u>
Access (Entrance Permits etc): <u>Existing</u>	Water and Sewer Hookup (Permits etc): <u>Existing</u>	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 6 / 19</u>	Date Application Deemed Complete: <u>August 6 / 19</u>	Fees Received: <u>\$700.00 rec'd.</u>

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

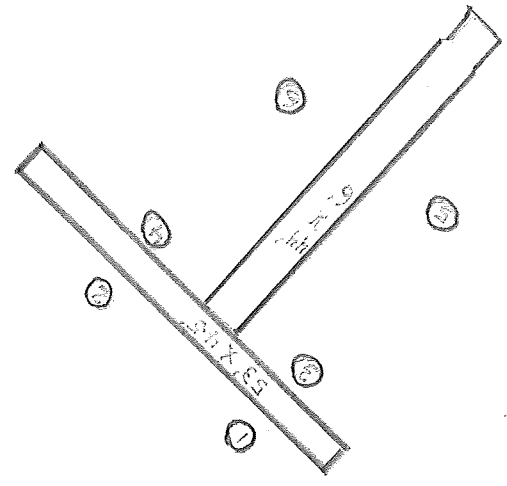
JULY 2018



West Dock

LCC #2 - 2 Docks
(with slip numbers)

East Dock



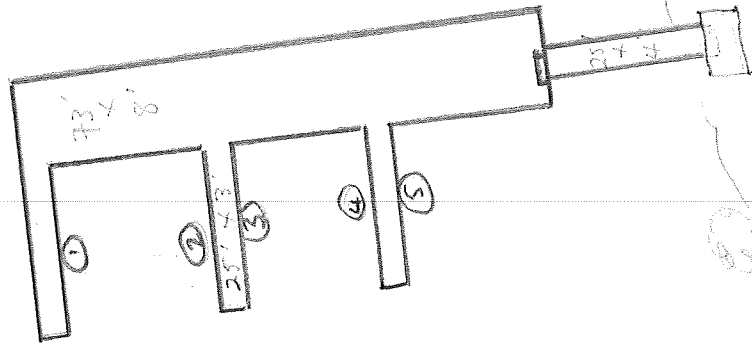
- 1/4" = 5'
- (5) - slip number

18/05/15

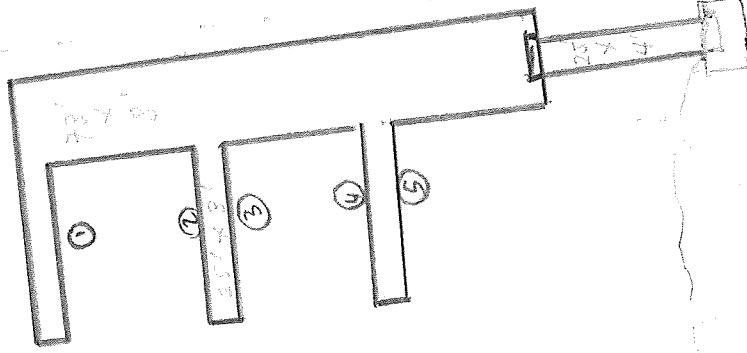
JULY 2019

LCC8 - 2 Docks
(with slip numbers)
Revised July 2019.

East Dock



West Dock



10' setback
Property Line