

BY-LAW NO.2013 - 048  
OFFICIAL PLAN AMENDMENT NO.1  
TOWN OF GANANOQUE

**1556022 ONTARIO INC. (GILL)**  
Gateway Commercial  
to  
Residential

The lands affected are described as:  
**Blk Q, Lots 37 to 41 Pt. 1 Plan 28R-3748 Plan 86, TOWN OF GANANOQUE**

Municipally known as:  
**655 KING STREET WEST**

June 2013

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THE CORPORATION OF THE TOWN OF  
GANANOQUE  
BY-LAW NO. 2008 - \_\_\_\_\_

**WHEREAS** the Council of the Town of Gananoque in accordance with the provisions of Section 17 and 21 of the *Planning Act, R.S.O., 1990* hereby enacts as follows:

1. Amendment No.1 to the Official Plan for the Town of Gananoque consisting of the Schedule "A" is hereby adopted.
2. That the Clerk is hereby authorized and directed to fulfill the statutory requirements as set out in the *Planning Act R.S.O., 1990* in regard to Amendment No.1 to the Official Plan of the Town of Gananoque.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS 18 DAY OF June, 2013.

READ A THIRD TIME AND FINALLY PASSED THIS 18 DAY OF June,

2013.

Eirik Domchel  
MAYOR

Kelly Shipclark  
CLERK

This Amendment No.1 to the Official Plan of the Town of Gananoque, which has been adopted by the Council of the Town of Gananoque, is hereby approved in accordance with Sections 17 and 21 of the Planning Act, R.S.O., 1990, as Amendment No.5 to the Official Plan of the Town of Gananoque.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Approval Authority: Council for the Town of Gananoque

**THE STATEMENT OF COMPONENTS**

- PART A – THE PREAMBLE does not constitute part of this Amendment,
- PART B – THE AMENDMENT consisting of the Schedule constitutes Amendment No.5 to the Official Plan of the Town of Gananoque.
- PART C – THE APPENDICES do not form part of this Amendment. These appendices contain the background data; municipal and planning considerations; and public involvement associated with the Amendment.

**PART A – THE PREAMBLE**

PURPOSE

The purpose of this Amendment is to change the Official Plan Designation on a parcel of land within the Town of Gananoque. The Official Plan Amendment will remove the property from the **GATEWAY COMMERCIAL** designation placing it in a **RESIDENTIAL** designation, which will permit residential uses and designate the entire property to **RESIDENTIAL**.

LOCATION

This Amendment applies to property located in the Town of Gananoque, as shown on Schedule "A" attached hereto.

The parcel of land is described as **Blk Q, Lots 37 to 41 Pt. 1 Plan 28R-3748 Plan 86, TOWN OF GANANOQUE**. Municipally known as: **655 KING STREET WEST**.

BASIS

- i) Proposal  
The applicant wishes to designate the property from **GATEWAY COMMERCIAL** designation placing it in a **RESIDENTIAL** designation, which will permit residential uses.
- ii) Public Consultation
  - a. A Public Meeting under Section 17 and 21 of the *Planning Act, R.S.O., 1990* as amended, was convened on **APRIL 2, 2013** for this proposed Official Plan Amendment. The proposed amendment and agency comments were presented to Council and the Public. All Public comments were recorded and reviewed by Council.
- iii) Agency Review  
Appendix III outlines the agency comments received
- iv) Council Action  
To be completed.

## **PART B – THE AMENDMENT**

All of this part of the document entitled Part B – The Amendment, consisting of the following text and attached map designated Schedule “A” (Land Use) constitutes Amendment No.1 to the Official Plan for the Town of Gananoque.

## **DETAILS OF THE AMENDMENT**

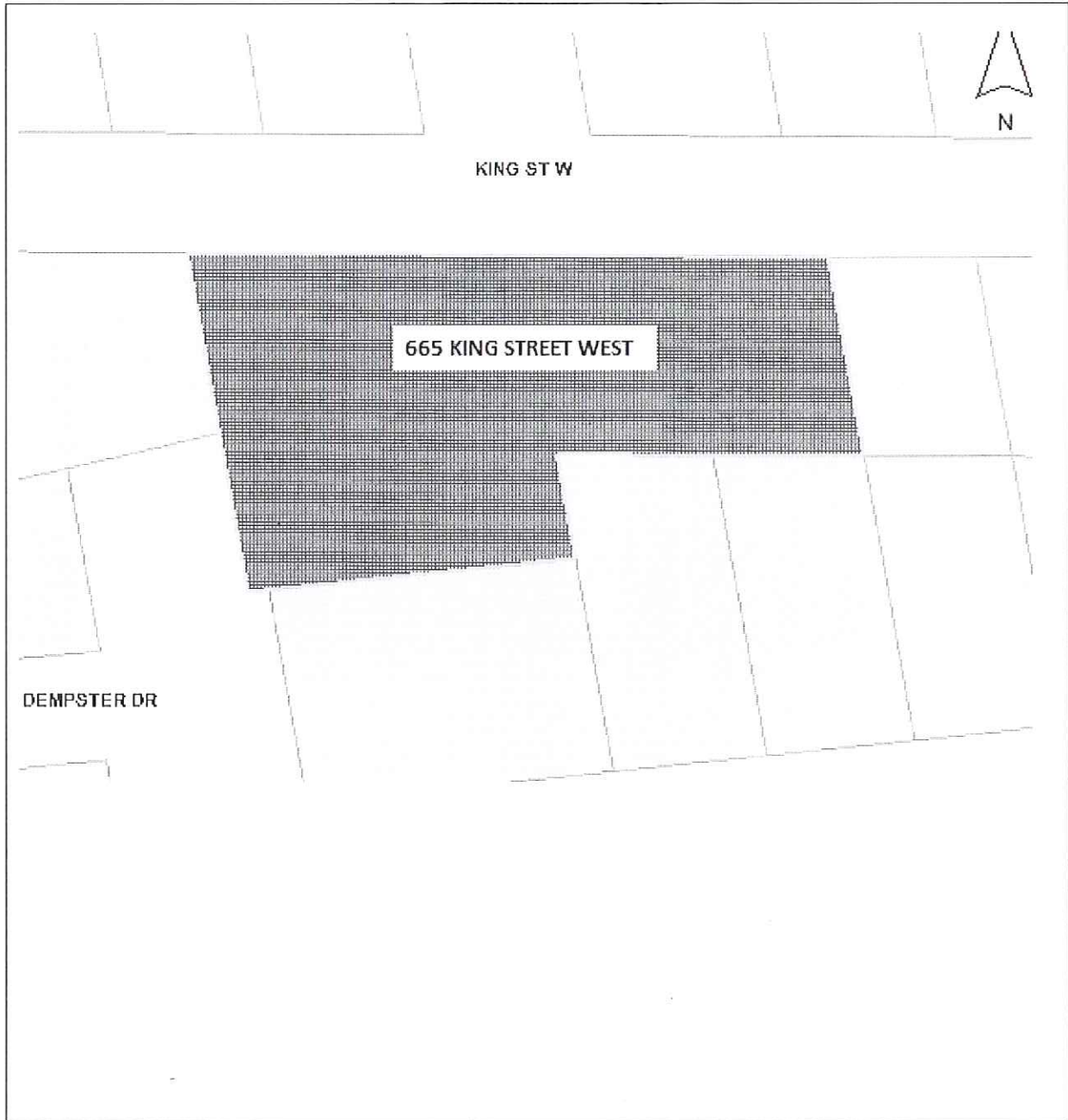
The Official Plan is amended as follows:

**Section 1:** Schedule “A”, Land Use is hereby amended by redesignating the subject lands from **GATEWAY COMMERCIAL** designation to **RESIDENTIAL**.

## **IMPLEMENTATION AND INTERPRETATION**

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Town of Gananoque Official Plan.





The lands affected are described as:  
Blk Q, Lots 37 to 41 Pt. 1 Plan 28R-3748  
Plan 86, TOWN OF GANANOQUE.

Municipally known as:  
655 KING STREET WEST

This is Schedule "A" of Official Plan  
Amendment No.1

PASSED THIS 18 DAY OF  
June, 2013

*Eulis Osmund*  
MAYOR

*Kelly Shepclark*  
CLERK



**PART C – APPENDICES**

The following appendices do not constitute part of the Official Plan Amendment but are included as information supporting the Amendment,

- Appendix I – Public Involvement
- Appendix II – Planning Report
- Appendix III – Agency Comments

**APPENDIX I - Public Involvement**

**CERTIFICATE OF COMPLIANCE WITH PUBLIC INVOLVEMENT AND NOTICE  
REQUIREMENT**

I, Bonnie Dingwall, Clerk, hereby certify that the requirements for the giving of notice and holding of at least one public meeting as set out in sub-section 17(15) of the *Planning Act, R.S.O., 1990*, as amended, and the giving of notice as set out in sub0section 17(17) of the *Planning Act, R.S.O., 1990*, as amended, have been complied with.

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Clerk

APPENDIX I-a Notice of Public Meeting



Notice of Public Meeting
To Consider an Official Plan Amendment

TAKE NOTICE the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a meeting on TUESDAY, MARCH 26, 2013 at 6:00 P.M. in the COUNCIL CHAMBERS, TOWN OF GANANOQUE, 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 Meeting on TUESDAY, APRIL 2, 2013 at 6:00 P.M. in the EMERGENCY SERVICES BUILDING, 340 HERBERT STREET, GANANOQUE to hear the following Official Plan Amendment:

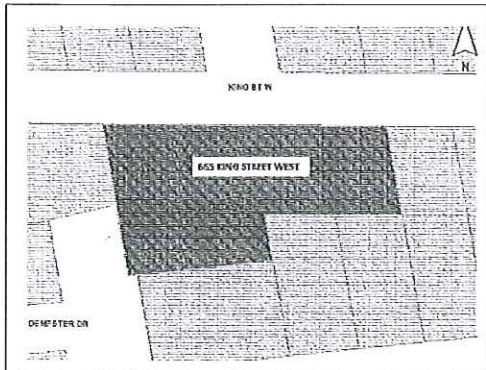
File No. OPA 1/2013 Applicant: RANDY GILL
Owner: 1556022 ONTARIO INC.
The lands affected are described as:
BLK Q, LOTS 37 TO 41 PT.1 PLAN 28R-3748 PLAN 86, TOWN OF GANANOQUE
Municipally known as:
665 KING STREET WEST
The purpose of the proposed Official Plan Amendment is:
TO DESIGNATE THE PROPERTY FROM GATEWAY COMMERCIAL TO RESIDENTIAL
The effect of the proposed Official Plan Amendment is:
TO PERMIT THE DEVELOPMENT OF MULTI-RESIDENTIAL UNITS

If you wish to be notified of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk at the Town of Gananoque, Box 100, 30 King Street East, Gananoque, ON K7G 2T6.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Gananoque before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Town of Gananoque to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Gananoque before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL INFORMATION relating to the proposed Official Plan Amendment is available for inspection at the Town of Gananoque Town Hall, 30 King Street East, Gananoque, ON K7G 2T6 during regular office hours.



DATED AT THE TOWN OF GANANOQUE THIS 6th DAY OF MARCH, 2013.

Bonnie Dingwall, Clerk
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6
Telephone: (613) 382-2149
Fax: (613) 382-8587
E-mail: bdingwall@gananoque.ca

Key Map

**APPENDIX I-b**      **Minutes of Public Meeting (excerpt from Council Meeting of April 2, 2013).**





**APPENDIX I-c      Written Submissions Received**

n/a

**APPENDIX II** Refer to Manager of Community Development Reports to Planning Advisory Committee dated March 14, 2013 and June 5, 2013.

**APPENDIX III** **Summary of Agency Comments**  
[Original comment letters available at Municipal Office]

Canada Post		
CAO		Plans do not appear to be concrete.
CRCA	No objection	
CBO		
Eastern Ontario Power		
Economic Development		Justification to redesignate from commercial to residential required.
Leeds Grenville EMS		
Fire Department	No comment	
LG Health Unit	No comment	
Police Department		
Water/Sewer		No objection to development. Will require engineered drawings for services, grading and drainage. Pumping station may be required depending on grade
Public Works	No comment	
Adjacent Property Owners	120m and lot posted	No comments. Two members of the public have inquired for clarification purposes.