



## PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE AGENDA

On, July 28, 2015 @ 6:00 PM  
At Town Hall – 30 King Street East



Item	Title/Description	Recommended Action/ Attachment	Draft Motion
1	<b>CALL TO ORDER</b>		
2	<b>ADOPTION OF THE AGENDA</b>		Motion
3	<b>HEALTH SAFETY &amp; WELLNESS</b>		
4	<b>DISCLOSURE OF PECUNIARY INTEREST &amp; THE GENERAL NATURE THEREOF</b>		
5	<b>PUBLIC QUESTION/COMMENT</b>		
6	<b>MINUTES OF COMMITTEE (ADOPTION)</b> Minutes of June 23, 2015		Motion
7	<b>DEPUTATIONS</b> None		
8	<b>REPORTS/NEW BUSINESS</b> Brenda Guy Development Permit: ↓ DP2014/07 Riviya Developments Adjacent 129 South Street - docking layout		Motion
9	<b>CORRESPONDENCE</b> Accessibility and Health & Safety	Reminder	
10	<b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b>		
11	<b>ADJOURNMENT</b>		



**DRAFT - PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/  
PROPERTY STANDARDS COMMITTEE MINUTES**

On, June 23, 2015 @ 6:00 PM  
At Town Hall – 30 King Street East

Item	Title/Description	
1	<b>CALL TO ORDER</b>	
	Chair: Councillor Brian Brooks Members: Sheila Burtch Chuck Marquardt Chris McDonald Absent Members: Councillor Anne Warren Kevin Wood Staff: Bonnie Dingwall, Director of Public Works Brenda Guy, Manager of Community Development	
2	<b>ADOPTION OF THE AGENDA</b>	
	<b>MOTION No. 2015-01</b> <b>Moved by:</b> Chuck Marquardt <b>Seconded by:</b> Chris McDonald  Be it resolved that PAC/COA hereby adopt the June 23, 2015 agenda as posted.	Carried.
3	<b>HEALTH SAFETY &amp; WELLNESS</b>	
	Reminder of the Ribfest being held this weekend by the Lion's & Rotary Club	
4	<b>DISCLOSURE OF PECUNIARY INTEREST &amp; THE GENERAL NATURE THEREOF</b>	
5	<b>PUBLIC QUESTION/COMMENT</b>	None.
6	<b>DEPUTATIONS</b>	None.
7	<b>MINUTES OF COMMITTEE (ADOPTION)</b>	
	Minutes of November 25, 2014 Minutes of Training Session of April 14, 2015  <b>MOTION No. 2015-04</b> <b>Moved by:</b> Sheila Burtch <b>Seconded by:</b> Chuck Marquardt  That PAC/COA approves the minutes dated November 25, 2014 and April 14, 2015 Training Session as amended.	Carried.

8	<b>REPORTS/NEW BUSINESS</b>	
	Bonnie Dingwall Procedural Bylaw	Received for Info.
	<p>Brenda Guy <u>Development Permit:</u>   DP2013/02 1556022 Ontario Inc. (Gill)  665 King Street West</p> <p>Applicant is seeking approval to change the façade of the approved apartment building plans from stone (1<sup>st</sup> floor) and siding (2<sup>nd</sup> and 3<sup>rd</sup> floor) to stucco on all levels. The committee was provided with the proposed colour of stucco, trim colour along with the asphalt shingles.</p> <p><b>MOTION No. 2015-02</b>  <b>Moved by:</b> Ken Wilson  <b>Seconded by:</b> Sheila Burtch</p> <p>That PAC/COA approves the amendment to Development Permit DP2015/02 1556022 Ontario Inc. (Gill) to the exterior of the apartment from stone and siding to stucco finish at 665 King Street West.</p>	Carried.
	<p><u>Sign Minor Variance:</u>   SMV2015/01 Thousand Islands Boat Museum  125 Water Street</p> <p>Applicants are proposing to have a total of four signs on the campus style property. The Boat Museum utilizes four buildings on the site with various exhibits, workshops in each building. The Arthur Child Museum is also located on the property.</p> <p>The Sign and Merchandise Display Bylaw permits three signs (one wall, one other and one due to the frontage along Water Street). The request is for a fourth.</p> <p><b>MOTION No. 2015-03</b>  <b>Moved by:</b> Chuck Marquardt  <b>Seconded by:</b> Chris McDonald</p> <p>Approved SMV2015/01 Thousand Islands Boat Museum at 125 Water Street to permit a total of two projecting signs, one wall sign and one hanging on the property.</p>	Carried.
9	<b>CORRESPONDENCE</b>	
	Accessibility and Health & Safety	Received.

10	<p><b>MINUTES OF COMMITTEE (ADOPTION)</b></p> <p>Minutes of November 25, 2014                  Minutes of Training Session of April 14, 2015</p> <p><b>MOTION No.                2015-04</b>  <b>Moved by:</b>                Sheila Burtch  <b>Seconded by:</b>            Chuck Marquardt</p> <p>That PAC/COA approves the minutes dated November 25, 2014 and April 14, 2015 Training Session as amended.</p>	Carried.
11	<b>MEMBERS OF THE PRESS QUESTIONS OR COMMENTS</b>	None.
12	<p><b>ADJOURNMENT</b></p> <p><b>MOTION No.                2015-05</b>  <b>Moved by:</b>                Chris McDonald</p> <p>That PAC/COA adjourn this regular meeting.</p>	Carried.

## PLANNING REPORT

TO: **PAC/COA**

FROM: Brenda Guy  
Manager of Community Development

DATE: JULY 12, 2015

SUBJECT: DPS 2014/07 – RIVIYRA DEVELOPMENTS (CARACO)  
CLASS 2

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### **Background:**

Property: WATERLOT ADJACENT 129 SOUTH STREET

Legal Desc: LEEDS GANANOQUE HARBOUR IN FRONT OF LOTS 671 TO 675  
PLAN 28R11030 PARTS 1 TO 5  
TOWN OF GANANOQUE

Acreage: 60.21 acres

Lot Coverage: n/a

Official Plan: WATERLOT

DP Designation: WATERLOT

### **Overview:**

The Development Permit Bylaw requires a Class II Permit be obtained for all accessory structures within 30m of a watercourse. The application was brought forward to Council due to the fact that Planning Advisory Committee was not appointed at the time of issuance of the Notice of Public Meeting. Procedurally a Class II is approved by Planning Advisory Committee.

On March 12, 2015 Council made a decision with regard to a Development Permit Application received from CaraCo Developments for docking facilities adjacent 129 South Street. The application was a secondary application related to the proposed construction of the condominium.

Below is Motion 2015-093 passed by Council on March 12, 2015 recommending that the number of slips be a maximum of 89 which correlates with the number of condominium units.

*Council has recommended that the applicant reduce the number of docking spaces to a maximum of 89 prior to the Development Permit DP2014-7 be approved with the following conditions:*

- *That an Erosion and Sediment Control Plan be prepared and approved to the satisfaction of the Town and the CRCA*
- *That a Grading, Drainage and Landscape Plan be approved to the satisfaction of the Town and the CRCA*
- *That no construction occurs within the spring spawning season*
- *That the applicant obtains all necessary permit approvals from the CRCA under Ontario Regulation 148/06 prior to site alteration and construction.*
- *That the applicant obtain all necessary approvals from Transport Canada*
- *That the applicant obtain all necessary approvals from Fisheries and Oceans.*
- *That the applicant enter into a Waterlot Lease Agreement with the Town.*
- *That final design come back to Council for approval.*

The applicant was required to re-design the structure to reduce the number of slips to a maximum of 89. Pending the reduction to 89 slips the conditions above (8) still apply prior to installation.

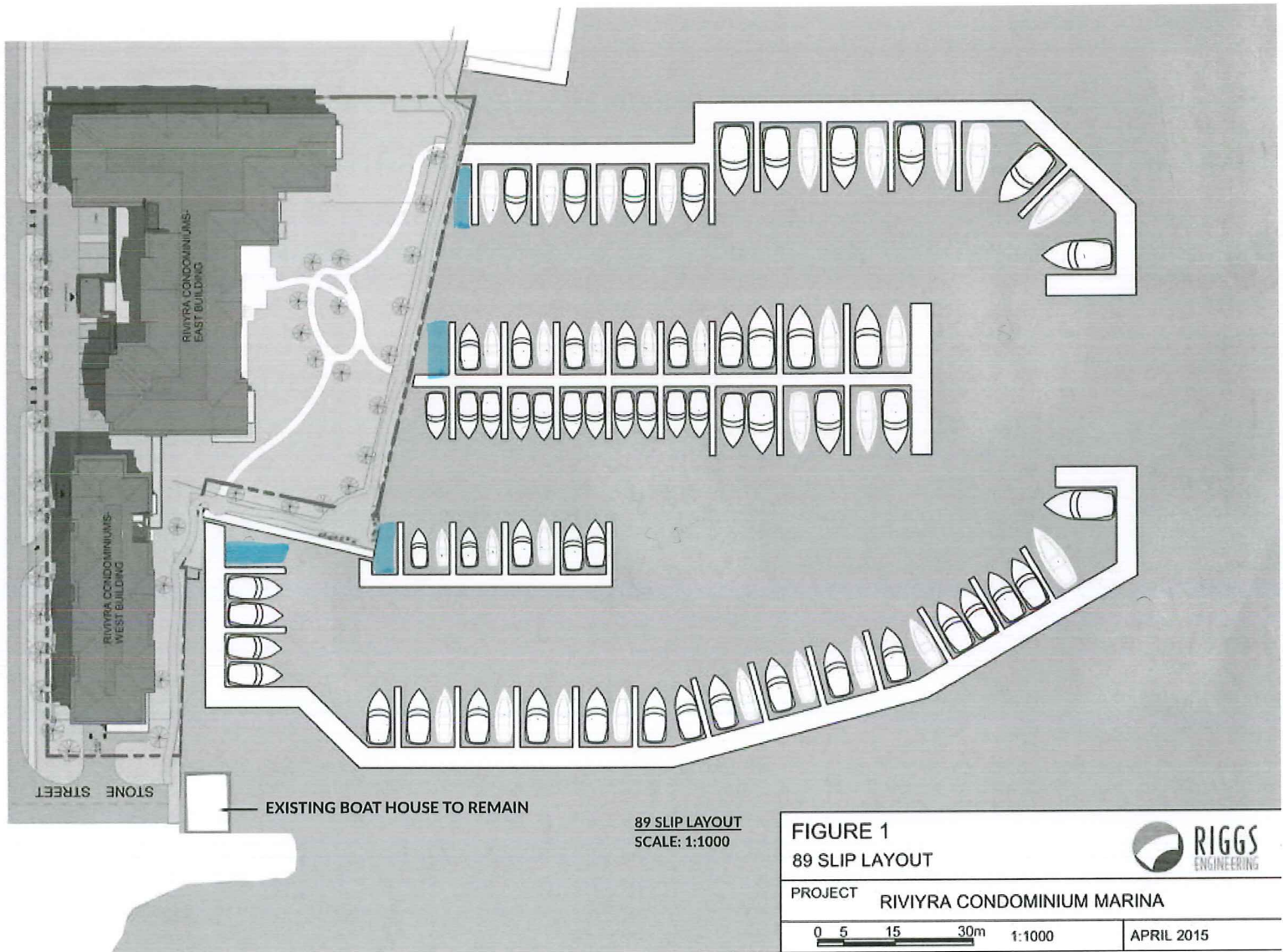
Staff have reviewed the new layout with the old layout. The applicants have reduced a double slip in each dock section. Additionally, there has been a re-alignment of the north-west section. Overall the length of the structure has been reduced by about 13m on the east side and 12m on the west side. Staff have requested confirmation that the areas noted on the attachment (Figure 1 in blue) are not wide enough to accommodate boats. An email has been received by Mr. Dantzer that these areas are of "insufficient size" to accommodate a boat.

Correspondence was received February 18, 2015 from M. Wright (attached) of which Caraco has confirmed that the engineering firm, Riggs Engineering has revised the layout in the north-west section to address Mr. Wright's concerns. Staff corresponded with Mr. Wright on the new layout. Mr. Wright indicated that he was pleased that Caraco took into consideration his concerns. There is still a concern with regards to garbage and debris, however, this can be addressed under the Waterlot lease agreement that will be entered into. A clause in all of our waterlot lease agreements is as follows:

*That the Tenant shall, at its own cost and expense, at all times during the currency of this Agreement, keep the said Premises in a neat and tidy condition. Without limiting the generality of the foregoing, the Tenant agrees to keep all*

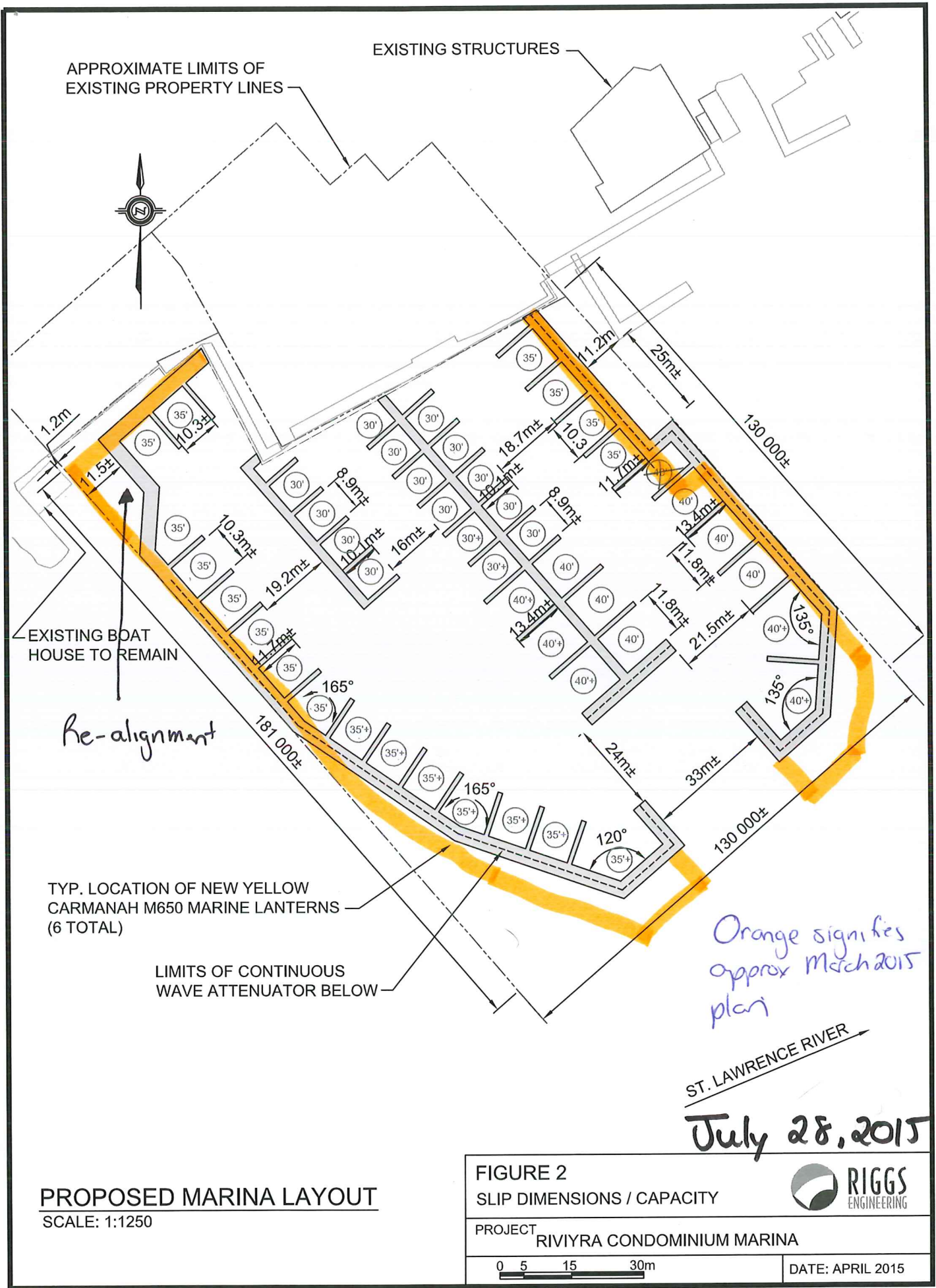
*buildings and structures neat, presentable and in a state of good repair and maintenance, remove or cause to be removed all papers, refuse, litter, waste or rubbish arising out of the use of the Tenant under this Agreement, all to the satisfaction of the Landlord.*

Staff recommend that the proposed layout be forwarded to Council as the applicant has reduced the number of slips to 89 which was the maximum number that Council approved.



July 28, 2015





APPROXIMATE LIMITS OF EXISTING PROPERTY LINES

EXISTING STRUCTURES

EXISTING BOAT HOUSE TO REMAIN

*Re-alignment*

TYP. LOCATION OF NEW YELLOW CARMANAH M650 MARINE LANTERNS (6 TOTAL)

LIMITS OF CONTINUOUS WAVE ATTENUATOR BELOW

*Orange signifies approx March 2015 plan*

ST. LAWRENCE RIVER

*July 28, 2015*

**PROPOSED MARINA LAYOUT**

SCALE: 1:1250

**FIGURE 2**

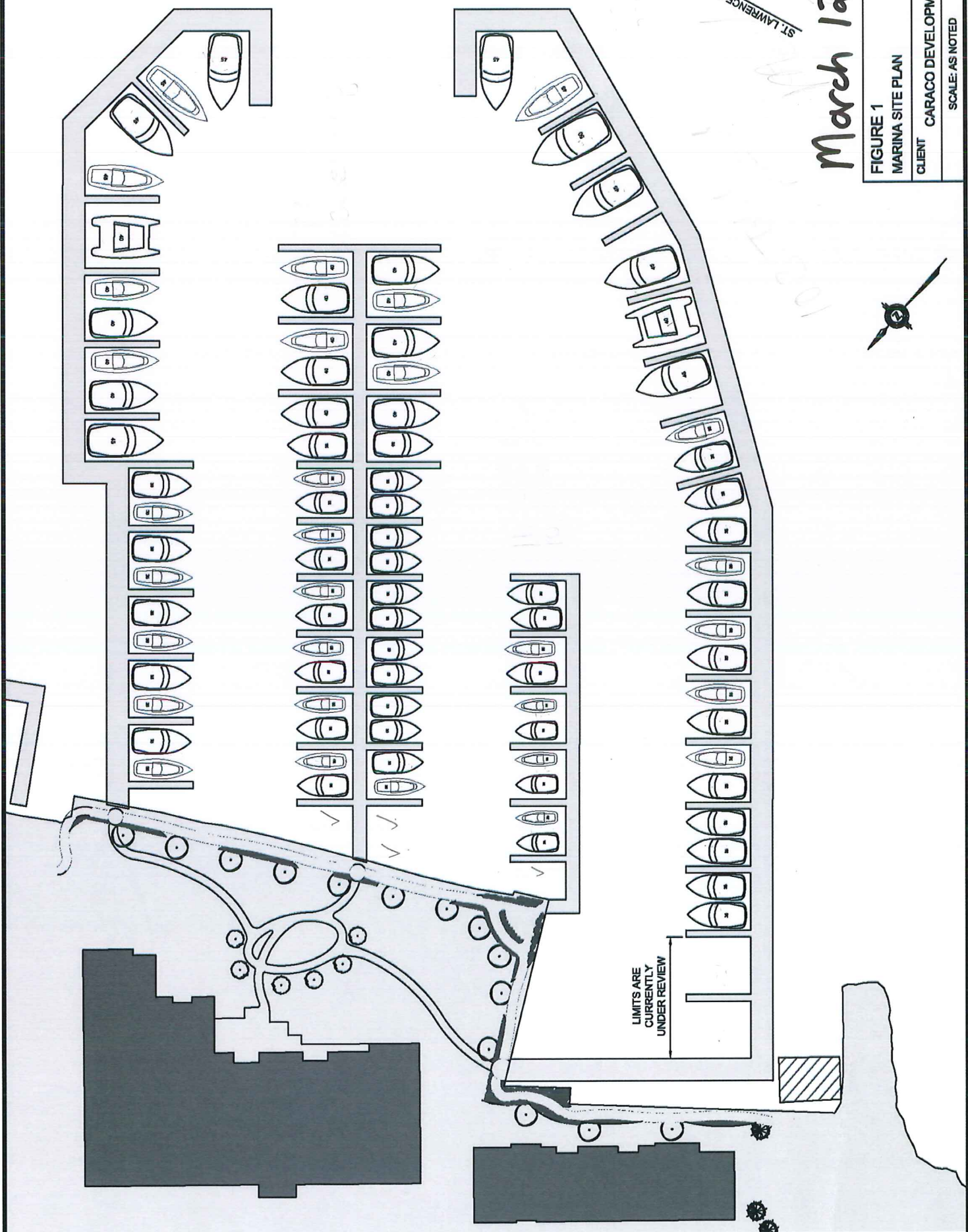
SLIP DIMENSIONS / CAPACITY



PROJECT RIVIYRA CONDOMINIUM MARINA


0 5 15 30m

DATE: APRIL 2015



ST. LAWRENCE RIVER

March 12, 2015

	
<b>FIGURE 1</b> <b>MARINA SITE PLAN</b>	
CLIENT CARACO DEVELOPMENT CORPORATIO	
SCALE: AS NOTED	MARCH 11

LIMITS ARE  
CURRENTLY  
UNDER REVIEW



Brenda Guy  
Mgr. Community Development  
Town of Gananoque  
30 King St. East  
PO. Box 100  
Gananoque, Ontario  
K7G 2T6

RECEIVED FEB 23 2015

Millard Wright  
319 Lakeside Greens Crt.  
Chestermere, Ab.  
T1X 1C8  
*FEB 18, 2015*

Dear Ms. Guy

I would like to submit the following comments on the Application of Riviyr Development to :

" Install a Docking Facility ... " Adjacent to 129 South Street.

Part of PT 1, PLAN 28 R - 11030, PART OF THE BED OF THE ST LAWRENCE RIVER,  
TOWN OF GANANOQUE

I will not be able to attend the public meeting on March 12 th, 2015 and would ask that you present the concerns raised here-in on my behalf.

### **BACKGROUND**

As you are aware I hold Water Lot Lease # 8910 00 001- 62. It has been in our family since long before the Town took over the leasing program from the Federal Government. Please refer to Figure 1, a Google Earth photo of the boathouses showing the berm on the upstream side and the Thomas property (now owned by Caraco) immediately on the downstream side. The building in the picture appears as only one boathouse, but is actually two sharing a common wall. The west boathouse is owned by Blythe Roberts of Gananoque, built in the late 1940's or early 1950's. The larger boathouse, next to it is owned by myself. It was put there by my grandfather over 80 years ago. Note that the Thomas boathouse has now been removed. Also pay particular attention to the narrow concrete dock that appears to be attached to the north east side of my boathouse. This now belongs to Caraco. Note also the bay in front of the boathouses created by the retaining walls and breakwater of the former Thomas and Gordon Marine properties. I mention this because we have experienced the impacts from these walls and wave attenuations systems for many years, namely backwash into the boathouse during high winds.

### **ISSUES**

1. Please refer to Figures 2 and 3 copied from the application. The left half of Figure 2 shows the existing situation. The right half shows the proposed layout and location of the docking/wave attenuation facility. Note that the north west corner of the proposed facility is immediately on the east side of my boathouse and continues parallel to the boathouse wall for a considerable distance out into the river before angling more to the south east. The wave attenuation system below the proposed dock, is designed to reduce wave action in the boat slips on the east side of it (Figure 3) but ignores the back wash and funneling effect on waves on the upstream side and the impact on boats in the boathouses.
2. In addition to the funneling of boat wakes and waves coming from the west/southwest (the prevailing wind), drifting inshore ice during breakup also will be channeled into the boathouses damaging doors and building supports.
3. Further, the Gananoque River dumps debris into the St Lawrence for a considerable time each spring. Some of the debris, consisting of tree parts, planks, timbers, and cattail bog, drifts into the boathouse bay and ends up in the boathouses. The proposed dock will only serve to trap **more** of this material and wave action will carry it directly into the boathouses. In past years this material must either be brought onshore and disposed of or towed around the end of the marina breakwater. No one wants to do this before going on the river.
4. Anyone knowledgeable about the River and it's use by boaters, can understand the impacts of the proposed development on myself and Mrs. Roberts. But to date there has been no consultation with either of us, both individuals who were born and raised in Gananoque and know how the River behaves. Mrs. Roberts lives year round at 174 South St., Gananoque and I summer there at 159 Garden St. Gananoque. Caraco already has my information as they purchased my house on South St. in 2013. Consequently it is hard for us to understand why no effort has been made to discuss the docking project with directly affected parties.

**RECOMMENDATIONS :**

1. Please refer to Figure 1.

We recommend that the north west corner of the dock /breakwater facility be moved east to the former location of the Thomas boathouse (now demolished), thereby allowing ice/debris to collect in front of the Condominium property and to a lesser extent, in front of the boathouses.

2. We further recommend that the dock/breakwater be angled to the east so that waves, boat wakes, ice and debris are deflected toward the river and away from the boathouses.

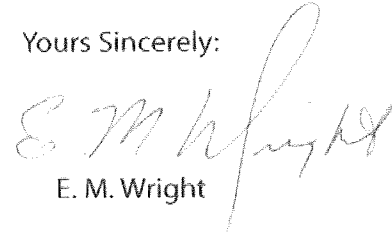
3. Finally once a redesign of the docking facility is in place, to reduce impact on the boathouses, that the Condominium Board takes full responsibly for and commits to, keeping the area clean and free of debris.

**CLOSING**

Mrs. Roberts and myself urge the Town to reject the docking application as currently submitted and request a revised design that will eliminate or minimize the impacts identified here in.

People who will own condominiums in the Riviyra project should be able to go on the River and enjoy it just like we have always done. But, their pleasure should not be at our expense.

Yours Sincerely:

A handwritten signature in cursive script, appearing to read "E. M. Wright".

E. M. Wright

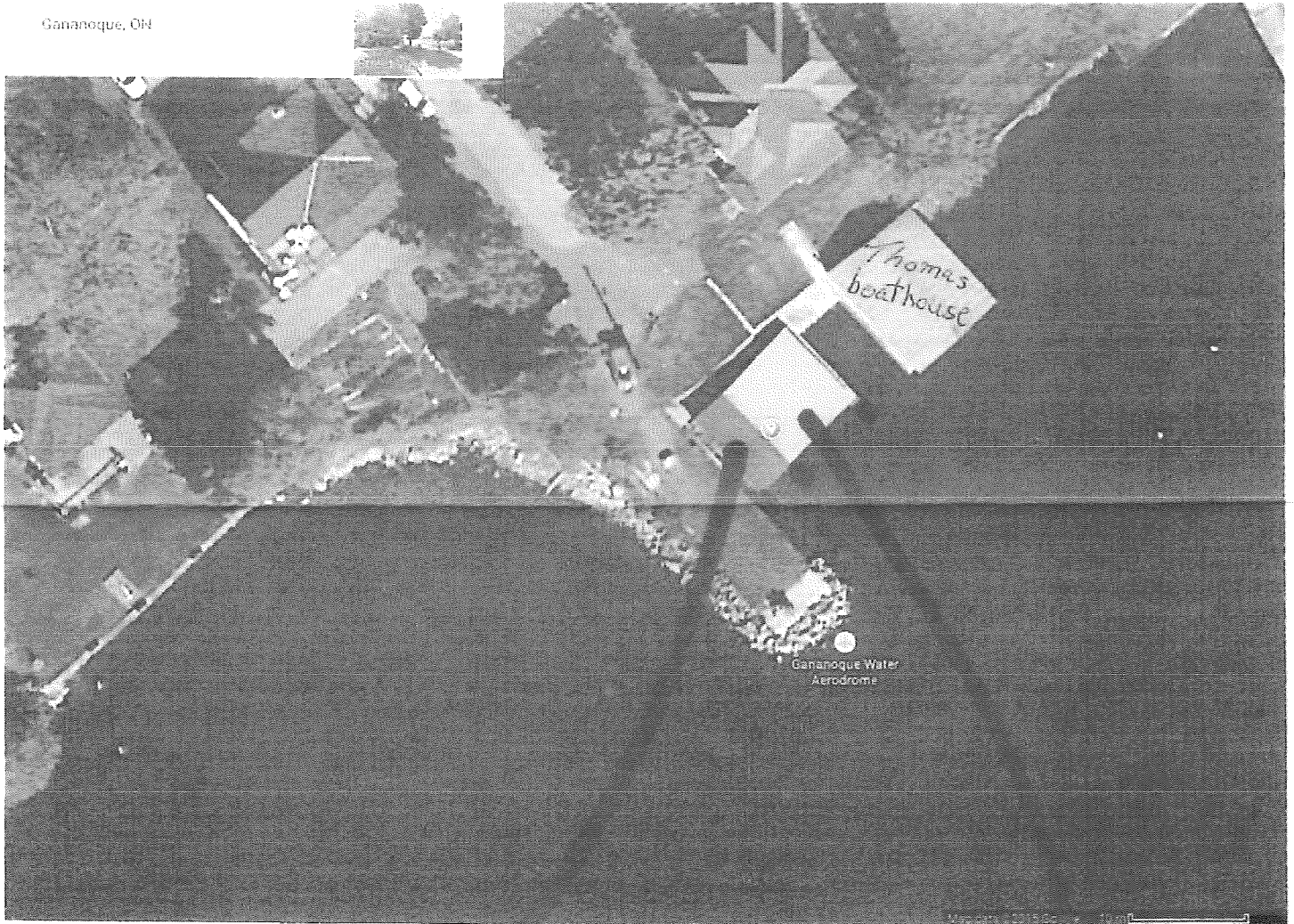
cc. Blythe Roberts

2/16/2015

Gananoque, ON - Google Maps

FIGURE 1

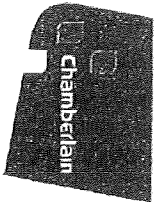
Gananoque, ON



Boathouse owned by  
Blythe Roberts of  
174 South St.  
Gananoque

Boathouse owned  
by Millard Neuf, of  
Crestmere #13 and  
529 Gardo St. Gananoque  
Water Lot Lease #  
8910 00 001-62





Architects  
 Construction  
 Map page 1

Overlaid on  
 5000 Lake Ontario Road  
 Suite 100  
 Burlington, Ontario L7R 4A4  
 Canada  
 Tel: 905.677.7777  
 Fax: 905.677.7777  
 www.davidsonarch.com



**RIVIERA CONDOMINIUMS**  
 SOUTH STREET & STONE STREET,  
 GANANOQUE, ON

**SITE PLAN**

Project number: 113036  
 Date: JAN 19, 2015  
 Scale: 1:500  
 Drawn by: HC

**A1a**

1/15/2015 11:55:24 AM

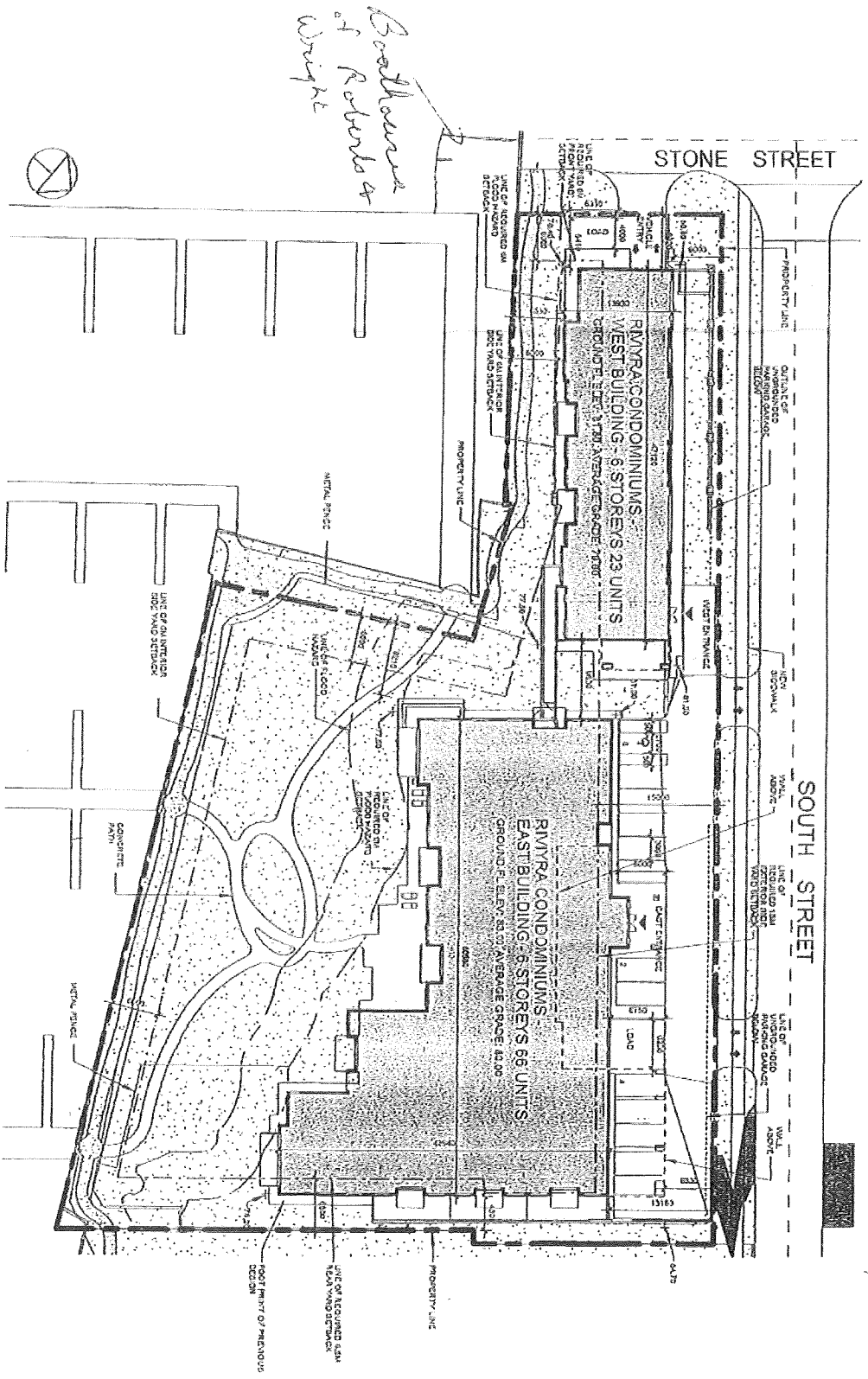


Figure 3