



**COMMITTEE OF ADJUSTMENT/PLANNING ADVISORY COMMITTEE
MEETING JANUARY 28, 2014 @ 6:00 PM**

A G E N D A

LOCATION: TOWN ADMINISTRATION OFFICE, 2ND FLOOR, 30 KING STREET EAST, GANANOQUE

WELCOME:

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS:

C) MINUTES OF PREVIOUS MEETING: Adoption of the Committee's minutes of the previous meeting.
✦ COA/PAC October 8, 2013

D) CONSENT:

✦ B7/2013 Wright
791 Windsor Lane

E) CONTINUING BUSINESS/NEW BUSINESS:

✦ Update from October 8, 2013
✦ Letter dated January 20, 2014 from Thousand Islands Playhouse
✦ 2014 Meeting Schedule

F) PUBLIC QUESTION PERIOD

G) ADJOURN:

H) Next regular meeting of COA/PAC is scheduled for February 25, 2014 at 6 p.m.

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF OCTOBER 8, 2013 @ 6:00 PM

Members Present:

Chair Chuck Marquardt, Jonathon Allen, Sheila Burtch,
Councillor Jeff Girling, Councillor Joe Jansen, Nicole St. Onge

Members Absent:

Heather Gallacher

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2013-20

Moved by: Joe Jansen
Seconded by: Sheila Burtch

That Planning Advisory Committee accepts the minutes of the Committee of Adjustment & Planning Advisory Committee dated August 27, 2013 as amended.

- CARRIED

A) HEALTH, SAFETY & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: Nicole St. Onge – B6/13

C) CONSENT:

↓ B6/2013 Gananoque Boat Lines
Vacant Land – King Street E/King Street W

Nicole St. Onge vacated her seat at the table.

The application before the committee is create a Right of Way in conjunction with Development Permit Application DP2013-03 Gananoque Land Co Inc.

The ROW has no frontage and is the rear portion of the lands. The ROW is being requested to use by an adjacent property owner to access their parking area. This application would be pending approval of DP2013-03.

MOTION NO. 2013-21

Moved by: Joe Jansen
Seconded by: Sheila Burtch

THAT Planning Advisory Committee/Committee of Adjustment approves consent application B6/13 Gananoque Boat Lines at King Street East/King Street West for a right-of-way in favour of 45 King Street West provided the conditions are met in the Notice of Decision.

- CARRIED

Nicole St. Onge resumed her seat.

D) DEVELOPMENT PERMIT

↓ DP2013-03 Gananoque Land Co. Ltd.
45 King Street W

The applicant has obtained two additional properties; one being 19 Market Street and the second (but not yet conveyed) from 995423 Ontario Inc.. The purpose of this application is for the

construction of an accessory building in addition to the creation of parking for the restaurant establishment at 45 King Street W.

Historically the building has been a restaurant and site plan control was implemented for parking. The restaurant has a property across the street for parking. The additional lands on site will create more parking and parking on-site.

The patio on site has not been defined at this time.

MOTION NO. 2013-22

Moved by: Joe Jansen
Seconded by: Sheila Burtch

THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT approves Development Permit DP2013-03 Gananoque Land Co Inc. at 45 King Street West provided the consents under B3/13 and B5/13 are completed and the area of the patio are defined in relation to parking

E) CONTINUING BUSINESS/CORRESPONDENCE:

⚡ Parking Restrictions in the Lowertown
A request was made to the owners of 165 Main Street to fill out an application for the temporary allowance of the additional patrons for 2013 but one has not been filed. Staff indicated that the proposed pizza oven was open within the last week, therefore, the parking statistics for the increased tables will not be available.

⚡ Proposed Layout for South Street
Ken Dantzer was in attendance to introduce Caraco Developments for a project being proposed at 129 South Street.

Staff identified that at this time this is not a public meeting and although some information has been received the application is not deemed to be complete.

Mr. Dantzer reviewed the proposed elevation plans and answered general questions with respect to the proposal.

Highlights of discussion:

- Includes 101/129/165/171 South Street
- private marine proposed not public
- 2 levels of parking – underground
- no public walkway on site
- all background studies should be completed in October

F) NEW BUSINESS: None

G) PUBLIC QUESTION PERIOD:

H) ADJOURN

MOTION NO. 2013-23

Moved by: Jeff Girling

Be it resolved that Committee of Adjustment/Planning Advisory Committee adjourn this regular meeting.

Original Signed by Chair
Chair, Chuck Marquardt

Original Signed by Staff
Secretary – Treasurer, Brenda Guy

PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**
FROM: BRENDA GUY
MANAGER OF COMMUNITY DEVELOPMENT
DATE: Wednesday, January-22-14
SUBJECT: B7/13 – WRIGHT
CONSENT

Background:

Property: 791 Windsor Lane
Legal Desc: Con.1 Pts. Lot 9 – 11 and 28R-2899 Pts.1-4, Town of Gananoque
Acreage: 51.39 acres
Lot Coverage: 35% Maximum Coverage
Official Plan: Residential/Estate Residential
Development Permit: Residential
Waterfront Overlay

The application is to convey a parcel of land approximately 0.08 acres, irregular in shape to an adjacent property. The existing parcel has five cottages/cabins on the property.

Official Plan

The Official Plan designates the severed parcel of land as Residential as well as the retained and the property, to which the lands are to be conveyed to.

Development Permit Bylaw

The property is designated both Residential and Estate Residential and is located with the Waterfront Overlay. The area where the severance is being requested is designated Estate Residential along with the property, to which the lands are to be conveyed to.

The applicant is proposing to convey the lands to property owned by the Cowan family which includes a single family dwelling enlarging the property to over 2 acres in size.

In considering consent applications size, servicing capacity, frontage on public roadways, adjacent uses, access, conforming to OP and Development Permit Bylaw. The application before the committee is not creating any new lots. The approval of the consent will still be in keeping with the OP and Development Permit By-law.

Canada Post		
CRCA	No objection	Comments provided in letter dated January 15, 2014.
CBO		
Eastern Ontario Power		
Leeds Grenville EMS		
Fire Department		
LG Health Unit		
Police Department		
Water/Sewer		
Public Works, Culture and Recreation		

Staff recommend approval of the consent provided the following conditions are met:

1. Reference plan of conveyed lands property
2. New deeds prepared
3. Lands conveyed to adjacent property are to merge in title with 851 Dempster Drive and not the creation of a new lot.
4. The balance of any outstanding taxes, including penalties and interest shall be paid to the Town.

THE CORPORATION OF THE TOWN OF
GANANOQUE
Canadian Gateway to the 1000 Islands

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC MEETING

TAKE NOTICE THAT the Committee of Adjustment for the Town of Gananoque will hold a Public Meeting on **TUESDAY**, the **28th** day of **JANUARY, 2014** at **6:00 P.M.** in the **COUNCIL CHAMBERS, TOWN OF GANANOQUE**, 30 King Street East, Gananoque to hear the following application for Consent:

File No. B07/13

Owner: WRIGHT/FENNER/THOMAS/THOMAS

The property municipally and legally described as

791 WINDSOR LANE

BEING PT. LOTS 9 – 11 CON.1 PLAN 28R-2899 PTS.1-4, TOWN OF GANANOQUE

has applied to the Committee of Adjustment for the Town of Gananoque for consent to:
CONVEY A PARCEL OF LAND TO AN ADJACENT LANDOWNER

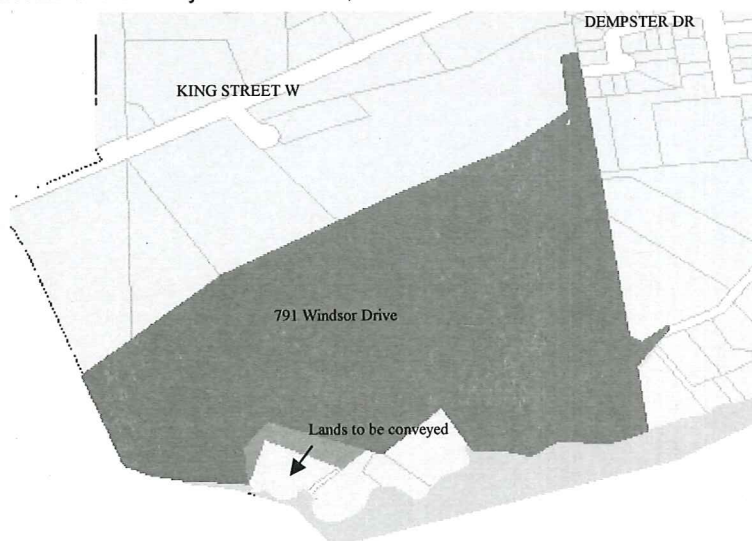
If you wish to receive written notice of the application or seek further details of the application, including a location map, it is available at the Town of Gananoque, 30 King Street East, Gananoque during normal business hours, 8:30 AM - 4:30 PM, Monday through Friday.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment at the address below.

Anyone wishing to support or object to the above application may do so by advising the undersigned, in writing, of your support or objection before the hearing or by appearing, in person, at the hearing and your support or objection will be considered by the Committee when making their decision.

DATED this 8TH day of **JANUARY, 2014**



Brenda Guy
Secretary-Treasurer, Committee of Adjustment
Manager of Community Development
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6
Phone: 613 382-2149 ext.126
Fax: 613 382-8587
bguy@gananoque.ca

30 King Street East, Box 100
Gananoque, Ontario
K7G 2T6
Phone: (613) 382-2149
Fax: (613) 382-8587
www.townofgananoque.ca



No. B- 7/13

**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 Cataraqui Region Conservation Authority, in the amount of \$290. The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: GRANT BENNETT, ONTARIO LAND SURVEYOR	Name of Property Owner (if different than applicant): COLIN WRIGHT LYNN FENNER MARY THOMAS; ROBERT THOMAS.
Address: 46 WALL ST BROCKVILLE, ON K6V 4S1	Address: c/o COLIN WRIGHT 280 KING ST. EAST GANANOQUE, ON K7G 1G5
Telephone: 613-498-0298	Telephone:

Purpose of Application:					
<input type="checkbox"/> New Lot	<input checked="" type="checkbox"/> Lot Addition	<input checked="" type="checkbox"/> Easement HYDRO	<input type="checkbox"/> Charge	<input type="checkbox"/> Lease	<input type="checkbox"/> Correction of Title
<input type="checkbox"/> Other EASTERN ONTARIO POWER					

Name of Person(s) to Whom the Land or an Interest in the land is to be transferred, charged or leased (if known): J.C. COWAN, C.B. COWAN & D.G. COWAN
Relationship, if any, to owner: NEIGHBOUR

Property Information:			
Street or Property Address (if applicable): DEMPSTER LANE, GANANOQUE			
Legal Description including any reference plans: PART OF LOTS 10 & 11, CON 1, TOWN OF GANANOQUE, AND PART OF LOT 9, CON 1, TOWNSHIP OF LEEDS, AS DESCRIBED IN INST. N^o. LR288195			
Frontage: 640' ± (WATER)	Depth: 1000' ± (IRREG)	Area: ≈ 48 AC ±	

Official Plan Designation:	RESIDENTIAL
Zoning Designation:	RESIDENTIAL / ESTATE RESIDENTIAL.

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	0	640' ±
	Depth	130' ±	1000' ±
	Area	0.8 AC ±	48 AC ±
Use of Subject Property:	Existing Use	VACANT	COTTAGES
	Proposed Use	VACANT.	COTTAGES.

EXISTING BUILDINGS:		Building 1	Building 2
To Be SEVERED	Type of Structure NONE		
	Front Line Setback: N/A		
	Rear Lot Line Setback: N/A		
	Side Lot Line Setback: N/A		
	Side Lot Line Setback: N/A		
	Height N/A		
	Dimensions N/A		
	Floor Area N/A.		
To Be RETAINED	Type of Structure 5 COTTAGES/CABINS		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
Attached Additional Page, if necessary			

PROPOSED BUILDINGS:		Building 1	Building 2
To Be SEVERED N/A	Type of Structure		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height		
	Dimensions		
	Floor Area		
To Be RETAINED N/A.	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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	Other (specify) DEMPSTER LANE WINDSOR ST.		

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 type="checkbox"/>	<input type="checkbox"/>
	Privately owned/operated – individual well	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>
	Privately owned/operated – individual well	<input checked="" 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:

THE PORTION IS A LOT ADDITION TO AN EXISTING COTTAGE PARCEL. AN EXISTING BURIED EASTERN ONTARIO POWER (PLAN 28R 3819) CROSSES A PORTION OF THE PROPOSED LOT ADDITION.

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

[SEE ATTACHED PAGE]

I, the undersigned being the owner of the subject land of this application for a consent, hereby authorize

_____ (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 _____ Date _____

DECLARATION OF APPLICANT

I, GRANT BENNETT of the CITY of BROCKVILLE in the COUNTY of LEEDS 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.

Declared before me at the Town of Gananoque in the Province of Ontario this 10th day of December, 2013. Brenda Jessie Gourkink, Guy, A Commissioner, etc. expires March 30, 2015.

Signature of Applicant [Handwritten Signature]


Table with 3 columns: Office Use Only, Application Complete, Roll No. Includes handwritten dates: December 11/2013, December 12/13 and Roll No: 010 03000.

Questions??


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

Schedule "A" to the Application to Sever and Sell Certain Lands as a Lot Addition to Lands Owned by John Christopher Cowan, Christopher Britton Cowan, Daniel Geoffrey Cowan, David Stuart Cowan and Stanley Traster ("the Application"). The undersigned appoint Grant Bennett, O.L.S., as their agent for the Application.

Oct 31/13


Anne Brace, one of the Vendors


Oct 31/13


Susan Wright, one of the Vendors

Oct 29/13


Andrew Wright, one of the Vendors

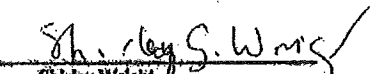
Oct 31/13


Elaine Taylor, one of the Vendors


Oct 31/13


Bruce Taylor, consenting spouse of Elaine Taylor

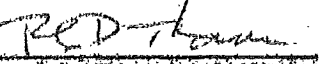
Nov. 6/13


Shirley S. Wright


6 Nov 2013


Mary Thomas, one of the Vendors, and consenting spouse of Robert Thomas


2013 11 6

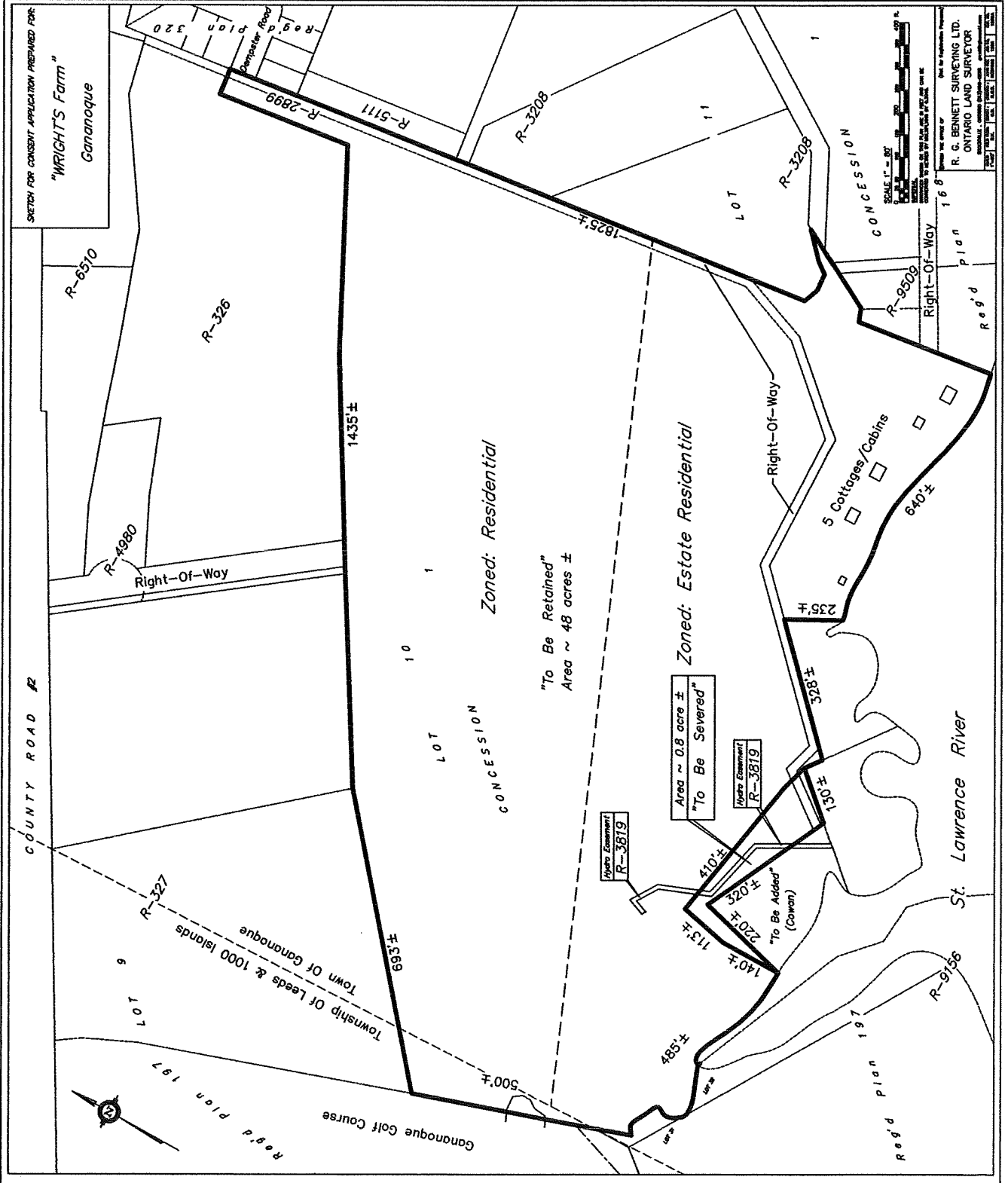

Robert Thomas, one of the Vendors, and consenting spouse of Mary Thomas

Nov. 6/13


Collin Wright, one of the Vendors, and consenting spouse of Lynn Fenner

11/6/13


Lynn Fenner, one of the Vendors, and consenting spouse of Collin Wright





CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0
Phone: (613) 546-4228 Toll Free (613 area code): 1-877-956-CRCA
Fax: (613) 547-6474 E-mail: info@crca.ca
Websites: www.crca.ca & www.cleanwatercataraqui.ca



January 15, 2014

File: SEV/GAN/11/2014

Sent by email

Ms. Brenda Guy
Secretary-Treasurer Committee of Adjustment
Manager of Community Development
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6
bguy@gananoque.ca

Dear Ms. Guy:

**Re: Application for Consent B07-13 (Bennett)
Part Lot 10 and 11, Broken Front Concession; Geographic Township of Leeds
791 Windsor Lane, Town of Gananoque
Waterbody: St. Lawrence River**

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted application for consent (lot addition) and offer the following comments for the Committee of Adjustment's consideration. Staff visited the property on October 18, 2013 as part of a property inquiry.

Summary of Proposal

The application involves the severance of a 0.32 ha (0.8 acre) parcel of vacant land from an existing, approximately 19.4 ha (48 acre) parcel containing multiple cottages and cabins (791 Windsor Lane). The severed parcel would then be added to an adjacent 0.55 ha parcel (1.4 acre) (851 Dempster Lane), containing a single family dwelling, resulting in an enlargement of this lot to approximately 0.87 ha (2.2 acres).

It is our understanding that the intent of the lot addition is to increase the size of the property at 851 Dempster Lane, and that no new development is proposed at this time.

Site Description

The subject lands are located at the western extent of the Town of Gananoque, south of County Road 2 and east of Golf Club Lane. The property from which land will be severed (791 Windsor Lane) consists of a large, irregularly shaped lot with approximately 200 m of water frontage on the St. Lawrence River. This lot has varied topography, with hills and ridges at the north and east and a steep shoreline along the St. Lawrence River. A watercourse, tributary to the St. Lawrence, flows from west to east at the southwest corner of the lot. The proposed 0.32 ha parcel to be

severed consists mainly of cleared land with a gradual slope towards the river. The lot to be enlarged (851 Dempster Lane) is roughly triangular in shape and is mainly cleared. This lot has frontage on a small inlet off the St. Lawrence River.

The subject lands are well vegetated, with mature mixed forest, with the exception of a large cleared field on the lot to be retained and around the developed area on the lot to be enlarged.

The subject lands are designated 'Residential' in the Town of Gananoque Official Plan and are identified as both 'Estate Residential' and 'Residential', with a 'Waterfront' overlay for lands within 100 m of the shoreline, in the Town's Development Permit By-law.

Discussion

The main interests of the CRCA in this application are the avoidance of natural hazards and protection of the water quality of the St. Lawrence River and its tributaries.

Natural Hazards - Flooding

The regulatory floodplain for the St. Lawrence River consists of the 1:100 year flood level plus a factor for wave uprush. Based on a study completed for the CRCA (Anthony 1993), the 1:100 year flood level at the subject property is expected to reach an elevation of 76.0 m GSC and the wave uprush component is expected to be 0.25 m, resulting in a total regulatory floodplain of 76.3 m GSC.

Based on site topography, this flood plain elevation would be located along the base of the shoreline slope at the eastern portion of the subject lands (i.e. lot to be retained). The flood plain would extend further inland at the western portion (i.e. along the shoreline of 851 Dempster Lane), particularly at the mouth of the watercourse that outlets into the river and up into a low-lying area along the eastern property boundary of 851 Dempster Lane.

The CRCA, through our implementation of Ontario Regulation 148/06, and consistent with the natural hazards policies of the 2005 Provincial Policy Statement, directs new development away from areas subject to flood risk. Specifically, we require that new development be set back up to 15 m from the regulatory flood plain.

While no new development is proposed at this time, the enlargement of 851 Dempster Lane would result in an increase of potentially developable land outside of the 15 m flood plain setback. The lot to be retained also contains sufficient area well outside the flood plain setback for future development.

The CRCA does not have flood plain information for the watercourse at the southwest corner of the subject lands. In lieu of such information, the CRCA requires a minimum development setback of 30 m from the top of bank of the watercourse. This setback would not affect development on the lot to be enlarged and the lot to be retained has sufficient developable area well outside the 30 m from the watercourse.

Ms. Brenda Guy (B07-13)
January 15, 2014

Water Quality

Section 13.2 of the Town of Gananoque Development Permit By-law requires a 30 m waterfront setback. CRCA Planning Policy, consistent with the By-law and Section 2.2 of the Provincial Policy Statement, also requires a 30 m setback for new development on properties adjacent to water bodies, such as the St. Lawrence. Maintenance of a reasonable water setback helps protect water quality by filtering contaminants from runoff, preventing soil erosion and provides wildlife habitat.

The proposed lot addition would increase the potentially developable area of 851 Dempster Lane, by adding land located greater than 30 m from the St. Lawrence River, and the watercourse at the southwest. While development is not proposed at this time, the CRCA would only support future development that meets the 30 m setback.

The lot to be retained contains sufficient developable area well beyond 30 m from the river and watercourse.

Recommendation

Staff have no objection to the approval of Application B07-13 based on our consideration of natural hazards, natural heritage and water quality and quantity protection policies. Please inform this office in writing of any decision made by the Committee with regard to this Application.

Ontario Regulation 148/06

Portions of the property are subject to Ontario Regulation 148/06: *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses*, which is implemented by the CRCA. The purpose of Ontario Regulation 148/06 is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards and that the changes do not put other properties at greater risk from these hazards. By virtue of this regulation, the CRCA regulates all development and site alteration activities (including filling) within 15 m from the regulatory flood plain, within 30 m of the watercourse, and within 15 m of the erosion hazard limit. Written permission must be obtained from the CRCA prior to construction. Current and future landowners of the subject lands are encouraged to contact the CRCA prior to considering development in or near the areas noted above.

If you have any questions, please contact the undersigned at (613) 546-4228 extension 228 or by email at mdakin@crca.ca.

Yours truly,



Michael Dakin
Resource Planner

cc: Grant Bennett, Ontario Land Surveyor / Applicant, via mail



20 January 2014

Chair Chuck Marquardt,
Planning Advisory Committee, Town of Gananoque
30 King Street East
P.O. Box 100
Gananoque, Ontario
K7G 2T6

South Street, CaraCo Development

Thousand Islands Playhouse

The Thousand Islands Playhouse is a professional theatre company that operates in two fully renovated historic venues. The Firehall Theatre is on South Street and the Springer Theatre on the banks of the St. Lawrence River. Both are directly adjacent to the site of this proposed development.

The Playhouse is a year round business with plays presented from May to November in both theatres and rentals in the Firehall Theatre throughout the entire year.

The Playhouse annually attracts more than 40,000 tourists and area residents.

The Playhouse is one of the top five summer theatre festivals in Ontario and has been an important participant in the economy of Gananoque for more than 30 years.

Development

The Playhouse supports the philosophy behind development. Therefore, we were interested to hear that properties on the south side of South Street are to be redeveloped by CaraCo.

This development could offer benefits for the Playhouse, however we do have concerns.

Thousand Islands Foundation For the Performing Arts
Artistic Director: Ashlie Corcoran | General Manager: Richard Van Dusen
Box 241 | Gananoque, ON | K7G 2T8
(P) 613-382-7086 (F) 613-382-7088
(Box Office) 1-866-382-7020 | 613-382-7020
www.1000islandsplayhouse.com



Concerns

An important factor in the continued success of the Playhouse is its unique location. We are bounded by the St. Lawrence River, adjacent to a long established marine business and surrounded by a low density residential neighbourhood.

This commercial advantage is recognized by tourism promoters throughout Ontario, as well as in the feedback from our visitors.

Additionally we heavily rely on street parking and our easy access to other tourist attractions in the Town.

However, the development as currently presented by CaraCo presents us with two levels of concern.

Construction Phase

During the 1-2 years construction period our ability to operate could be substantially impacted.

- Parking and traffic disruptions will occur.
- Possible road closures would be expected.
- Noise and dust are expected.
- Possible water and sewer disruptions might take place.

Further, the Playhouse has matinees throughout our season. Our matinees consistently have the highest attendance rate of all our performances and are vital to our financial success.

Post Construction

The proposed development is massive.

It raises concerns that might have long term deleterious impacts on our business.

- The problems of parking and traffic congestion will intensify.
- The neighbourhood and its population density will change significantly.
- Our overall ambience, which has been a major asset, will change.



Planning Advisory Committee

Consequently we would like to speak to our concerns at the appropriate meeting of the Planning Advisory Committee, where we would hope to hear that our concerns can be ameliorated.

We would expect that the committee will forward our concerns to Council and will advise Council on the application's adherence to the spirit of the Official Plan and to the Development Permit System.

Thank you for your consideration.

Barbara Linds
Secretary to the Board of Directors
Thousand Islands Playhouse

cc

Brenda Guy, Manager of Community Development
Shelley Hirstwood, Economic Development Manager
Bonnie Dingwall, Director of Corporate Services
Robert Small, Chief Administrative Officer



PLANNING ADVISORY COMMITTEE

MEETING SCHEDULE FOR 2014

(subject to change)

Meetings are generally held on the 4th Tuesday of each month
Located at the Town Hall, 2nd Floor
6:00 pm

January 28, 2014 (not regular meeting night)

February 25, 2014

March 25, 2014

April 22, 2014

May 27, 2014

June 24, 2014

July 22, 2014

August 26, 2014

September 23, 2014

October 28, 2014

November 25, 2014

December 23, 2014