

BY-LAW NO.2006-18
OFFICIAL PLAN AMENDMENT NO.2
TOWN OF GANANOQUE

RIVER STREET DEVELOPMENT CORPORATION
Rural
To
Residential

River Street Development Corp.
Pt. of Lots 7 & H Plan 80, Part of Lot 7 Plan 86
West of Gananoque
Town of Gananoque

March 2006

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**THE CORPORATION OF THE TOWN OF
GANANOQUE
BY-LAW NO. 2006 - 18**

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.2 to the Official Plan for the Town of Gananoque consisting of the explanatory text and schedule 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.2 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 7th day of March, 2006.

MAYOR

C.A.O./CLERK

Read a third time and finally passed this 21st day March, 2006.

MAYOR

C.A.O./CLERK

This Amendment No.2 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.2 to the Official Plan of the Town of Gananoque.

Dated this 21st day of March, 2006

(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 text and Schedule constitutes Amendment No.2 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 the parcel of land accessed by Crosby and Nalon Roads identified as *Pt. of Lots 7 & H Plan 80, Part of Lot 7 Plan 86, West of Gananoque, Town of Gananoque*. The Official Plan Amendment will remove the property from the Rural designation placing it in a Residential designation which will permit the lands to be developed as a residential subdivision.

LOCATION

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

BASIS

- i) Proposal
The applicant wishes to designate the property from Rural to Residential which will allow for a residential subdivision.
- ii) Public Consultation
- iii) A Public Meeting under Section 17 and 21 of the *Planning Act, R.S.O., 1990* as amended, was convened on February 6, 2006 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.
- iv) Agency Review
Appendix III outlines the agency comments received
- v) 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.2 to the Official Plan for the Town of Gananoque.

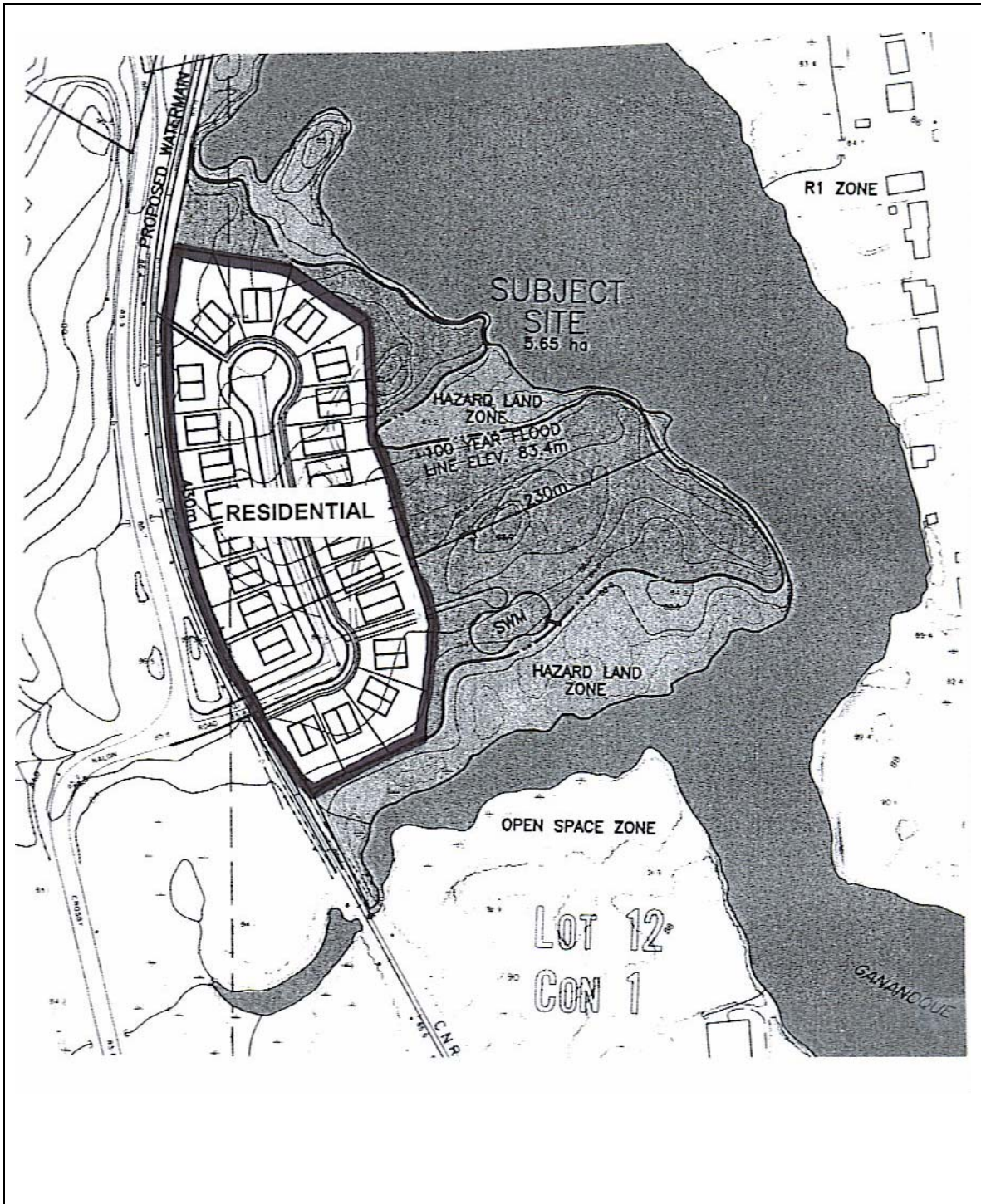
DETAILS OF THE AMENDMENT

The Official Plan is amended as follows:

Section 1: Schedule “A”, Land Use is hereby amended by redesignating the subject lands from Rural 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.



Subject lands consist of:
*Pt. of Lots 7 & H Plan 80, Part of Lot 7
Plan 86
West of Gananoque, Town of Gananoque*

This is Schedule "A" of Official Plan
Amendment No.2
Passed this 21st day of March, 2006

Mayor _____

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, Steven Silver, 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.

Clerk

APPENDIX I-a Notice of Public Meeting



THE CORPORATION OF THE TOWN OF GANANOQUE

Notice of Public Meeting

To Consider a
Proposed Official Plan Amendment and a Proposed Zoning By-law Amendment

TAKE NOTICE that the Municipal Council of the Corporation of the Town of Gananoque will hold a Public Meeting on February 7th, 2006 at 7:00 p.m. in the Boardroom of the Emergency Services Building, 340 Herbert St., Gananoque, to consider a proposed Official Plan Amendment under Section 17 and 21 of the Planning Act, R.S.O. 1990 (as amended) and a proposed Zoning By-law Amendment under section 34 of the Planning Act, R.S.O. 1990 (as amended).

THE PURPOSE of the public meeting is to consider an Official Plan Amendment and a Zoning By-law Amendment to change the Official Plan Designation on the subject lands to a Residential designation and the zoning classification to residential to permit a residential plan of subdivision.

The subject lands are located on the west side of the Gananoque River, east of the former railway bed, in the approximate vicinity of the termination of Nalon Road. A key plan is available for viewing at Gananoque Town Hall, 30 King Street East, Gananoque.

ANY PERSON may attend the public meeting and/or make written or verbal representation in support of or in opposition to the proposed Official Plan & Zoning By-law Amendments.

If any person or public body that files an appeal to a decision of the Town of Gananoque in respect of the proposed zoning by-law does not make oral submissions at the public meeting or make written submissions to the Town of Gananoque before the proposed zoning by-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

ADDITIONAL INFORMATION relating to the proposed Amendment is available for inspection in the Town Office at Town Hall during regular office hours.

DATED AT THE TOWN OF GANANOQUE THIS 18th DAY OF JANUARY, 2006.

Steven Silver, Clerk
The Corporation of the Town of Gananoque
P.O. Box 100, 30 King Street East, Gananoque, ON K7G 2T6
Telephone: (613) 382-2149 Fax: (613) 382-8587

**APPENDIX I-b Minutes of Public Meeting (excerpt from Council Meeting of
February 5, 2006)**

APPENDIX I-c Written Submissions Received

n/a

APPENDIX II Refer to CCS Planning Report dated April 22, 2005.

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

n/a