

NOTICE OF COMPLETE APPLICATION

Proposed Plan of Subdivision and Class III Development Permit

TAKE NOTICE: The Town is giving public notice of receipt of a complete application for a proposed Plan of Subdivision, pursuant to Section 51(17) and (19.1) and a Development Permit pursuant to Section 70.2 of the Planning Act, R.S.O. 1990, for the property and development described below.

File No: **SD2025-01**

OWNER: 1000989284 Ontario Inc

APPLICANT: Emily Elliott, MHBC Planning Ltd.

The property municipally and legally described as
**Vacant Lands south of Elmwood Drive, east and west of Arthur Street
and east of John Street**

LEEDS CON 1 PT LOT 16 RP 28R15673 PARTS 1 TO 25, TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Plan of Subdivision to
DEVELOP THE SUBJECT LANDS WITH SEVENTY-SEVEN (77) SINGLE FAMILY DWELLING LOTS
AND

File No: **DP2025/20**

for a Development Permit to
**REDESIGNATE A PORTION OF THE LANDS FROM RESIDENTIAL TO OPEN SPACE, SEEK RELIEF FOR
REDUCTION IN FLOODPLAIN SETBACK FROM 30M TO 15M**

PUBLIC MEETING: Although a Public Meeting is no longer required under Bill 23 for Draft Plans of Subdivision Applications, a future Public Meeting with Planning Advisory Committee and Council will be scheduled on these applications and notification of the public meeting will be provided in accordance with the requirements of the Planning Act.

CONSULTATION: Comments may be received by regular mail, e-mail or delivered in person at anytime prior to the future public meeting or issuance of draft approval. All comments will be provided to the Town and applicant and will form part of the public record.

Additional information in relation to the proposed **Plan of Subdivision** and **Development Permit** is available for inspection during business hours (8:30am - 4:30pm) at the Town of Gananoque, 30 King Street East, Gananoque Ontario or on the Town website at <https://www.gananoque.ca/town-hall/town-news>, or by contacting assistantplanner@gananoque.ca

The following documents have been submitted as part of this application:


- SD2025-01 - Application for Plan of Subdivision
- DP2026-01 - Application for Development Permit
- SD2025-01/DP2026-01 - Planning Justification Report - September 17 2025
- SD2025-01 - Archaeology - Stage 1 and 2 Tallman Subdivision
- SD2025-01 - Archaeology - Stage 3 Connor Site.
- SD2025-01 - Archaeology - Stage 3 Jasper Site, Tallman Subdivision
- SD2025-01 - Draft Plan - September 15 2025
- SD2025-01 - Draft Plan - September 15 2025
- SD2025-01 - Environmental Impact Assessment - August 29 2025
- SD2025-01 - Floodplain Setback Memo - August 26 2025
- SD2025-01 - Geotechnical Investigation - September 11 2025
- SD2025-01 - Pre-consultation Response Matrix - September 2025
- SD2025-01 - Sanitary Servicing - August 25 2025
- SD2025-01 - Stormwater - August 2025
- SD2025-01 - Transportation Impact Study - August 26 2025
- SD2025-01 - Water Supply - August 2025

If a person or public body would otherwise have the ability to appeal the decision of the Council of the Corporation of the Town of Gananoque but does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of Gananoque in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of Gananoque in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Note: Only the applicant of a Development Permit has a right to appeal a decision or non-decision on an application to the Ontario Land Tribunal where the application meets the requirements established through the official plan and development permit by-law.

If you wish to be notified of the decision of the Corporation of the Town of Gananoque in respect to this proposed Plan of Subdivision or Development Permit and related amendments, you must make a written request to the Clerk for the Town of Gananoque, 30 King Street East, Gananoque, Ontario K7G 1E9, or by email to clerk@gananoque.ca.

	<p>DATED this 5th day of JANUARY, 2026</p> <hr/> <p>Brenda Guy Manager of Planning and Development bguy@gananoque.ca 613-382-2149 Ext.1126</p>
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