

NOTICE OF PUBLIC MEETING (PREVIOUSLY DEFERRED) Proposed Official Plan Amendment and Class III Development Permit

TAKE NOTICE THAT the Town is in receipt of a complete application for a proposed Official Plan Amendment, pursuant to Section 21 and a Development Permit pursuant to Section 70.2 of the Planning Act, R.S.O. 1990.

Planning Advisory Committee for the Town of Gananoque will hold a Meeting on **TUESDAY, DECEMBER 9, 2025 at 6:00 P.M.** in the **TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 King Street East, Gananoque** to provide recommendations to Council on the concurrent applications below.

AND FURTHER TAKE NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Public Meeting on **TUESDAY, DECEMBER 16, 2025 at 5:00 P.M.** at the **TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 King Street East, Gananoque** to consider the following applications:

*The **TOLL-FREE PHONE NUMBER** and **ACCESS CODE** will be found on the meeting agenda, posted to the Town website at <https://www.gananoque.ca/town-hall/meetings> prior to the meeting.

File No. **OPA8-25/DP2025-13**

OWNER: **AGNES & HARRIE TIEKEN**
APPLICANT: **BETHANIE MATTHEWS**

The property municipally and legally described as

145 RIVER STREET

PLAN 86 PT LOT 476 PT LOT;477 PT LOT 478 PT LOT 479 RP;28R8089 PART 1
TOWN OF GANANOQUE

has applied to the Town of Gananoque for an Official Plan Amendment (File No. OPA8-25) from
**RESIDENTIAL TO RESIDENTIAL EXCEPTION DESIGNATION
TO PERMIT A FITNESS AND RECREATION FACILITY**

AND

has applied to the Town of Gananoque for a Development Permit (File No. DP2025-13) to
**REDESIGNATE THE PROPERTY FROM RESIDENTIAL TO RESIDENTIAL EXCEPTION (R-XX) TO PERMIT A
FITNESS AND RECREATION FACILITY**

Note: Applications OPA8-25 and DP2025-13 are concurrent. DP2025-13 will be a condition for final approval of Official Plan Amendment application OPA8-25

Additional information in relation to the proposed **Official Plan Amendment** and **Development Permit** is available in-person for inspection between 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/meetings>, or by emailing assistantplanner@gananoque.ca or by calling Trudy Gravel 613-382-2149 ext. 1129.

Official Plan

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town before the proposed Official Plan is adopted, the person or public body is not entitled to appeal the decision of the Town 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 Town before the proposed Official Plan is adopted, 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 add the person or public body as a party. If you wish to be notified of the decision of the Corporation of the Town of Gananoque in respect to this proposed **Official Plan Amendment** 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.

Development Permit By-law

If you wish to provide comment or input in respect of the proposed **Development Permit** you may do so at the public meeting or in writing prior to the meeting. **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.

DATED this 14th day of NOVEMBER 2025



Brenda Guy
Manager of Planning and Development
bguy@gananoque.ca
613-382-2149 Ext.1126

EXISTING INFRASTRUCTURE NOTES:

<i>PROVIDED</i>	m	m	m	m	m	m
55.86						
632.82						
0.00						
0.00						
20.16						
50.94						
0.00						

SITE STATISTICS

BUILDING AREA	632.82	m ²
LOT AREA	2639.73	m ²
GRAVEL AREA	1838.62	m ²
LANDSCAPED AREA	168.29	m ²

CONTRACTOR WILL RECORD ITS LOCATION, NOTIFY THE CONTRACT ADMINISTRATOR AND FURNISH A COPY OF THE LOCATION OF SAID INFRASTRUCTURE

- [illegible]

EXISTING INFRASTRUCTURE NOTES:

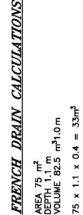
- [illegible]

NOTES: EROSION & SEDIMENT CONTROL

- [illegible]

BENCHMARK
TOP NUT OF HYDRANT
WEST SIDE OF RIVER STREET
96.94

NOTE:
CONTRACTOR TO CONTACT UTILITY
COMPANIES TO DETERMINE TYPE,
LOCATION, AND CONFIGURATION OF
EXISTING PLANT.



LEGEND

* E2.20
82-90
E2.20

EXISTING PROPOSED GRADE
EXISTING GRADE
STORM SEWER
SANITARY SEWER
WATERMAIN
BELL UNDERGROUND
GAS UNDERGROUND
CABLE UNDERGROUND
ELECTRICAL UNDERGROUND
OVERHEAD UTILITIES
UTILITY ANCHOR
UTILITY POLE
PROPERTY BAR FOUND
UTILITY PEDestal
TREELINE
ROAD SIGN
FENCE
TREE

2	BAC	2025-07-04	TOWN COMMENTS	
1	C/J	2025-04-22	TOWN COMMENTS	
0	BC	2025-01-29	SITE PLAN	
No.	By	Date	Revisors	

All drawings, specifications and related documents are the copyright property of the Engineer and must be returned upon request. Reproduction of drawings, specifications, and related documents in part or whole is forbidden without the Engineer's written permission.

The contractor must check and verify all dimensions on the job prior to start of construction.



ASTERN
ENGINEERING GROUP INC.
CONSULTING ENGINEERS

Apex Building
207 - 100 Stronger Blvd.
Brockville, Ont. K6V 5J9

Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.astern.ca

GAN FITNESS

SITE PLAN

Design:	BC	Checked:	AP	Approved:	CAJ	Project No.:	9027
Drawn:	BC	Checked:	AP	Date:	2025-1-7	Contract No.:	
Scale:							Drawing No.:

5

File No.: 9027 Cr2.4a9