

NOTICE OF PUBLIC MEETING

Proposed Plan of Subdivision and Class III Development Permit

TAKE NOTICE THAT the Town is in receipt of a complete application for a proposed Plan of Subdivision, pursuant to Section 51 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, JULY 28, 2026 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 **WEDNESDAY, AUGUST 12, 2026 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.

The property municipally and legally described as
Vacant lands south of Elmwood Drive and/west of Arthur Street
LEEDS CON. 1 PT. LOT 16 RP 28R-15673 PARTS 1 TO 25 TOWN OF GANANOQUE

File No. SD2025-01

APPLICANT: MHBC PLANNING LTD.
OWNER: 1000989284 ONTARIO INC.

has applied to the Town of Gananoque for a Plan of Subdivision to
DEVELOP THE SUBJECT VACANT LANDS FOR A PLAN OF SUBDIVISION, TO BE PHASED WITH SIXTY-SIX (66) SINGLE FAMILY DWELLINGS AND THIRTY-SEVEN (37) TOWNHOUSE UNITS
AND

File No. DP2026-04

APPLICANT: MHBC PLANNING LTD.
OWNER: 1000989284 ONTARIO INC.

has applied to the Town of Gananoque for a Development Permit to
SEEK RELIEF FOR A REDUCTION OF THE LOT FRONTAGE FOR SINGLE DETACHED DWELLINGS FROM 15M TO 11M AND REDUCE THE FLOODPLAIN SETBACK FROM 30M TO 15M

Note: Applications SD2025-01 and DP2026-04 are concurrent. DP2025-01 will be a condition for final approval of Plan of Subdivision application SD2025-01

Additional information in relation to the proposed **Plan of Subdivision** 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.

If a person or public body does not make oral submissions at a public meeting or make written submissions to 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 of the Town of Gananoque to the Local Planning Appeal Tribunal and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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** 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.

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 2ND day of JULY 2026



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

Draft Plan

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 16, CONCESSION 1,
GEOGRAPHIC TOWNSHIP OF LEEDS
TOWN OF CANANOE

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

Date: _____

ROB PIERCE
1000989284 ONTARIO

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Date: _____

KEY PLAN



ADDITIONAL INFORMATION

Required Under Section 51 (17) of the Planning Act, R.S.O., 1990, c.P.13 as Amended			
(a) As Shown	(e) As Shown	(j) As Shown	
(b) As Shown	(f) As Shown	(k) Services As Required	
(c) As Shown	(g) As Shown	(l) As Shown	
(d) Residential, Park, Open	(h) Municipal Water Supply		

AREA SCHEDULE

DESCRIPTION	LOTS/ROCKS	UNITS	AREA
Low Density Residential - Singles	1-66	66	4,597 ha
High Density Residential - Townhouses	67/10	17	0.614 ha
Multiple Residential	7/12	12.4	0.480 ha
Residential - In Addition	72	72	0.935 ha
Parks	73/74	73.74	0.536 ha
Open Space	75/77	76.24	2.884 ha
Special Use	80	80	0.079 ha
Service/Industrial Connection			
Future Development	83/82		0.012 ha
Roads			1.986 ha
Total	82	103-103	11,566 ha

NOTES

1. All dimensions are in metres unless otherwise shown.
2. Environmental features provided by WSP, 2025-05-23, & FFE, August 2025
3. Boundary information has been compiled from Plan 28R-15673 and Confirmed by field Survey by J.D. Barnes Ltd. May 13, 2025
4. Contains information licensed under the Open Government Licence - Ontario.

Revision No.	Date	Issued / Revision	By
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Stamp	Date
	May 28, 2026

91378K

Drawn By	3.0
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Checked By	EE
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VL - Elmwood Drive, Gananoque100 Citigate Drive, Ottawa ON

DRAFT PLAN OF SUBDIVISION

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