



**PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/  
PROPERTY STANDARDS COMMITTEE AGENDA**

On April 28, 2026 @ 6:00 PM  
 In-Person in the Town Hall Council Chambers, 30 King Street East, Gananoque  
 (parking on-site via Garden Street)  
 and via Teleconference/Video Conference using information below:  
**Teleconference Toll Free Number – 1-833-311-4101, Access Code:** 2862 705 7395  
**Video Conference Link:** [Click Here:](#)

		<b>Attachment</b>
<b>1.</b>	<b>Call Meeting to Order</b>	
<b>2.</b>	<b>Adoption of the Agenda</b>	Motion
<b>3.</b>	<b>Disclosure of Pecuniary Interest &amp; General Nature Thereof</b>	
<b>4.</b>	<b>Approval of Minutes</b>	
	<ul style="list-style-type: none"> <li>• Minutes of March 31, 2026</li> </ul>	Motion
<b>5.</b>	<b>Public Question/Comments</b> (only addressing items on the agenda) <small>*Note: Members of the public are permitted to speak to Planning Act applications under Reports/New Business at the time of discussion.</small>	
<b>6.</b>	<b>Unfinished Business – None</b>	
<b>7.</b>	<b>Reports/New Business</b>	
<b>DEVELOPMENT PERMIT APPLICATIONS</b>		
	DP2026-02 279 North Street – New Garage in the Rear Yard – David & Amy Schur – Class II Amendment	Motion
<b>8.</b>	<b>Correspondence/Other</b>	
	Official Plan Comments – April 2026	
<b>9.</b>	<b>Next Regular Meeting – Tuesday, May 26, 2026 at 6:00 PM</b>	
<b>10.</b>	<b>Questions From the Media</b>	
<b>11.</b>	<b>Adjournment</b>	Motion

The Town invites and encourages people with disabilities to attend and voice their comments in relation to accessibility related reports. For those who are unable to attend, the Town encourages the use of the Customer Feedback Form found on the Accessibility Page on the Town’s website.



**PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/PROPERTY  
STANDARDS COMMITTEE MEETING MINUTES**

Tuesday, March 31, 2026 @ 6:00 PM  
In Person and Via Webex Teleconference Meeting

<b>COMMITTEE MEMBERS PRESENT</b>		<b>STAFF PRESENT</b>
<b>Acting Chair:</b>	Brian Brooks	Brenda Guy, Mgr of Plan/Dev
<b>Members:</b>	Councillor Anne-Marie Koiner	Trudy Gravel Asst Planner
	Lynda Garrah	
	Emery Groen	
	Neil McCarney	
	Jana Miller	
<b>Regrets:</b>	Councillor Colin Brown	
	Kathy Warren	

<b>1.</b>	<b>Call Meeting to Order</b>
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Acting Chair Brian Brooks called the meeting to order at 6:00 PM

<b>2.</b>	<b>Adoption of the Agenda</b>
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**PAC-COA-PSC Motion #2026-08**

**Moved by:** Neil McCarney

**Seconded by:** Lynda Garrah

BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA DATED MARCH 31, 2026.

**- CARRIED**

<b>3.</b>	<b>Disclosure of Pecuniary Interest &amp; General Nature Thereof – None</b>
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<b>4.</b>	<b>Adoption of Minutes</b>
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**PAC-COA-PSC Motion #2026-09**

**Moved by:** Anne-Marie Koiner

**Seconded by:** Jana Miller

BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE ADOPT THE MINUTES DATED FEBRUARY 24, 2026.

**- CARRIED**

<b>5.</b>	<b>Public Question/Comments – None</b>
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<b>6.</b>	<b>Unfinished Business – None</b>
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7.	<b>Reports/New Business - None</b>
8.	<p><b>Correspondence/Other – None</b></p> <p>Draft Official Plan Update – March 26, 2026 (Rev 01) Prepared by J. L. Richards &amp; Associates Inc.</p> <p>Discussion with the Committee Members pertained to the following:</p> <ul style="list-style-type: none"> <li>• Settlement Area is identified as Strategic Growth Area in keeping with PPS</li> <li>• New to mapping: sea plane base, 100 year mid-century line, abandoned mines, appendix on wildland fire, source water protection – questions on history of some of these items and</li> <li>• Population density incorporated as per study prepared by Watson &amp; Associates</li> <li>• Growth is 5% in the last few years</li> <li>• Proposed housing starts are roughly 125 units per five year period</li> <li>• Housing – definition refers to PPS, language is observation of “shall support” or “should plan”, provides no enforcement</li> <li>• Rental Housing Section 3.2.2.9 discussed which cannot be enforced</li> <li>• Rural lands – lands are proposed as designated growth area (not serviced)</li> <li>• Rural land uses to be more restrictive</li> <li>• Future growth for Highway Commercial and how it connects to Kingston</li> <li>• Limited commercial lands in Gananoque and projection of employment seems high</li> <li>• Source Water Protection policies implemented</li> <li>• Access to the waterfront</li> <li>• Waterfront residential development</li> </ul> <p>The timeline for the next steps in the Draft Official Plan Update was provided</p>
9.	<b>Next Regular Meeting:</b> Tuesday, April 28, 2026 @ 6:00 pm
10.	<b>Questions From the Media – None</b>
11.	<b>Adjournment</b>

**PAC-COA-PSC Motion #2025-09**

**Moved by:** Emery Groen

**Seconded by:**

BE IT RESOLVED THAT PAC/COA/PSC ADJOURN THE TUESDAY, MARCH 31<sup>ST</sup> 2026 MEETING AT 7:13 PM.

**- CARRIED**

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Colin Brown, Chair

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Brenda Guy, Secretary

## PLANNING REPORT

TO: PLANNING ADVISORY COMMITTEE

FROM: PLANNING AND DEVELOPMENT

MEETING DATE: TUESDAY, APRIL 28, 2026

SUBJECT: DP2026-02 – 279 NORTH STREET  
CLASS II DEVELOPMENT PERMIT

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### **Background:**

Property: 279 NORTH STREET

Legal Description: PLAN 86 LOT 381 GAN RIVER ES

Official Plan: RESIDENTIAL

Development Permit: RESIDENTIAL

Lot Coverage: 35% MAXIMUM

### **Purpose and Effect:**

To permit the construction of a new single storey two car garage including studio, workshop and washroom which will be accessed from North Alley for the property addressed as 279 North Street.

The request is to seek relief for the reduction of the setback of the proposed garage to North Alley from 6m to 2.7m and relief for an increase in lot coverage for an accessory structure from 10% to 12.4%.

The proposed garage is proposed to be in the dimensions of 8.53m (28 ft) wide by 9.75m (32 ft) wide consisting of 83.24m<sup>2</sup> (896 ft<sup>2</sup>).

### **Background:**

The subject property is 18m x 36.57m (60' x 120') and contains an existing single storey detached residential dwelling which fronts onto North Street. The lot does not have an entrance from North Street. The property is located in a neighbourhood with all surrounding residential uses.

The property does not contain any mature trees or plantings. There is an existing walkway from North Street to the dwelling. It is relatively level in the rear yard and the grade of the front yard slopes towards the North Street.



View of the front and back of the existing dwelling

***PROVINCIAL PLANNING STATEMENT:***

The Provincial Planning Statement, 2024 (PPS) provides direction on matters of provincial interest pertaining to land use planning and all development proposals must be consistent with the policies therein. The full PPS document can be found at <https://www.ontario.ca/page/provincial-planning-statement-2024>. Policies which repeat or are not relevant to the current proposal have been omitted from commentary below.

2.1 Planning for People and Homes

6. Planning authorities should support the achievement of *complete communities* by:
- a) accommodating an appropriate range and mix of land uses, *housing options*, transportation options with *multimodal* access, employment, *public service facilities* and other institutional uses

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents of the *regional market area* by:
  - b) permitting and facilitating:
    1. all *housing options* required to meet the social, health, economic and well-being requirements of the current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

*Settlement areas* shall be the focus of growth and development.

2.4 Strategic Growth Areas

2.4.1 General Policies for Strategic Growth Areas

1. Planning authorities are encouraged to identify and focus growth and development in *strategic growth areas*.
2. To support the achievement of *complete communities*, a range and mix of *housing options*, *intensification* and more mixed-use development, *strategic growth areas* should be planned:
  - a) to accommodate significant population and employment growth;
  - d) to support *affordable*, accessible, and equitable housing.
3. Planning authorities should:
  - c) permit *development* and *intensification* in *strategic growth areas* to support the achievement of *complete communities* and a *compact built form*;

**COMMENT:**

The proposal is in keeping with the direction of the Province for residential uses. The property is located within an existing built-up residential neighbourhood that is serviced. No additions are proposed to the existing dwelling. The property has existing municipal services provided to the dwelling and services will be required to be extended to the garage to accommodate the proposed plumbing.

**OFFICIAL PLAN:**

The subject property is designated Residential within the Official Plan.

**Goals and Objectives (3.2.1)**

The goal of the Residential designation is to promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community while providing opportunities to develop new residential uses in mixed use buildings as well as non-residential neighbourhood components such as schools, community facilities, places of worship, parks and local commercial uses.

**Permitted Uses (3.2.2.1)**

Permitted residential uses shall include a full range of dwelling types from low density single-detached dwellings to high density apartment dwellings.

**Compatibility (3.2.2.4)**

Ensure that all new development, including infill residential development in existing neighbourhoods, maintains or enhances the surrounding area and is compatible with respect to built form, scale, urban design, intensity of use and streetscape.

**Infill (3.2.2.5)**

Infilling on registered lots where services are available shall be encouraged. Infill development shall be on the same scale and density as adjacent residential uses.

**Access (3.2.2.9)** Development shall be permitted only where safe, convenient access to a public road is available to ensure ready accessibility for school buses, ambulances, fire trucks, and other essential service vehicles.

**Infrastructure (Section 4.1.1)**

A goal of the plan for ‘our infrastructures” as being to ensure that efficient infrastructure services will be provided by the appropriate level of government or the private sector in a cost effective manner which recognizes development priorities and which ensures the protection of our environment. An objective is that the road network within the Town will function in a cost effective, efficient and safe manner for the movement of people and goods throughout the territory. Further, water, waste water and stormwater will be managed in a fiscally and environmental responsible manner.

**Local Roads (4.1.3.2)**

Local roads consist of arterials, local collectors and local streets which are publicly maintained on a year round basis and private roads. Lanes or Alleyways are found in older parts of the municipality and were originally designed as service accesses. New development with frontage only on a lane or alleyway is not permitted.

**COMMENT:**

The proposed use is consistent with the objectives of the Residential designation of the Official Plan providing improvements to an existing dwelling. An accessory structure or garage is a permitted use in the residential designation.

Staff have concerns with compatibility (size) in terms of built form, scale and intensity of use and streetscape. In reviewing the proposed new garage, the size of the garage appears to be larger than existing garages in this area – most are single or have wider garage doors and sheds. Exterior materials on accessory structures vary throughout the area. Additional review will be outlined with the Development Permit By-law.

Development shall be permitted only where there is safe and convenient access to a public road. North Alley is maintained by the Town and it is the opinion of Staff that alleys are street or road or thoroughfare as they are public (not private). Setbacks are in place to consider such things as public safety, sightlines and municipal operational purposes (ie: snowplowing). Much like other alleys in Town, North Alley is frequently utilized by residents; particularly those with no driveway on North Street.

Development criteria will be addressed within the Development Permit By-law review.



Roof Pitch: 3/12  
 Main Door to be located on the North side of the garage towards the dwelling.  
 Same siding and steel roof as the dwelling.



**DEVELOPMENT PERMIT:**

The subject property is designated Residential within the Development Permit By-law. The intent of the designation is to provide respectful and appropriate development and infill that considers the design criteria.

**Site Provisions (5.3.2)**

The following site provisions are based on the primary use of a single detached dwelling as per the Residential designation as well as the provisions for accessory structures (Section 3.1).

<b>Section 5.3.2</b> Residential Site Provision	Residential Requirements	Residential Existing	<b>Section 3.1</b> Accessory Structures - Requirements	Proposed Garage
Lot Area	464 m <sup>2</sup>	668.9 m <sup>2</sup>	-	-
Lot Coverage (maximum)	35%	18%	10%	12.4%
Lot Frontage	15 m	18.3 m	-	-
Front Yard Setback	6 m	11.8m	-	2.29m North Alley* (survey) 2.74 North Alley* (submission)
Exterior Yard Setback	4.5 m	n/a	-	-
Interior Side Yard (east)	1.2 m	2.59 m	1m	7.9m
Interior Side Yard (west)	1.2 m	2.54 m	1m	1.82m
Rear Yard Depth	7.5 m	15.85 m	1m	n/a
Building Height (max)	11 m	Existing one storey	4.5m (14.76')	4.12m

**Accessory Buildings, Structures and Uses (3.1)**

Section 3.1 of the By-law provides the following provisions related to accessory buildings and summarized as follows:

<b>By-Law Provision</b>	<b>Proposal/Comment</b>
All accessory uses, buildings and structures to a permitted principal use shall be located on the same lot, same designation as the principal use.	The proposed garage is a permitted use in the Residential designation.

No human habitation except where specifically listed as a permitted use or part thereof is a permitted ARU.	Human habitation within the accessory building has not been requested.
No accessory buildings, structures and uses shall be located closer to the front lot line or the exterior side lot line setback of the designation where it is located.	North Alley from 6m to 2.7m. Review of Section 3.18 determines that Alleys should be considered a front lot line given it is public. <b>Variance requested</b>
Accessory buildings, structures and uses abutting a laneway should also refer to Section 3.18.	North Alley from 6m to 2.7m. Review of Section 3.18 determines that Alleys should be considered a front lot line given it is public. <b>Variance requested</b>
Except where specified otherwise, no accessory buildings, structures and uses shall be located closer than 1m (3.2ft) to any interior side lot line, rear lot line or the main building.	1.82m (west) 7.9m (east)
Accessory uses shall not cover more than 10% in any residential designation.	12.4% - exceeds the max permitted <b>Variance requested</b>
Max gross floor area of any accessory building may not exceed 100m <sup>2</sup> (1,076ft <sup>2</sup> ) in a residential designation.	Accessory building (83.24m <sup>2</sup> )
Maximum height of accessory buildings shall be 4.5m (14.76').	Height (4.12m)

Note: Section 3.1 Accessory Structures  
Section 3.14 Existing Lots  
Section 3.17 Frontage on More than One Street  
Section 3.12 Established Building Line in Built-Up Area

### **Established Building Line in Built-Up Area (Section 3.12)**

The Development Permit By-law provides that the yard setback provisions of the By-law where a permitted building is to be erected on a lot in a built-up area, such permitted building may be erected closer to the street line or the centreline of the street of the street if the existing building(s) on the adjacent lot(s) is (are) closer to the street line or centreline than the By law provisions permit.

For a proposed building where buildings on both adjacent lots are closer than By-law provisions would permit, setback and yard provisions are calculated as follows: the total of the sum of the existing adjacent setbacks or yard with the sum divided by two.



View of the rear yard from North Alley



View from North Alley looking east

### **Frontage on More Than One Street (Section 3.17)**

Where a lot fronts on more than one street and is not a corner lot, the requirement for front yards contained in this By-law shall apply to each yard abutting the street in accordance with the provisions of the designation or designations in which such lot is located.

### **Garages and Storage Sheds (Section 3.18)**

Detached garages and storage sheds are subject to the provisions of Section 3.1, Section 3.15 and Section 3.17.

**Definitions (Section 15)**, applicable to this application:

#### **Alley**

See Lane

#### **Lane**

Means a subsidiary thoroughfare providing access from within a lot, principally from parking or loading spaces or from a lot to a public street; or a subsidiary public thoroughfare for the sole use of pedestrians and connecting public streets, open spaces and/or buildings.

#### **Public Street**

Means a public or common highway affording the principal means of access to abutting properties which has been dedicated to and/or assumed by a public authority.

#### **Street or Road**

Means a public or common highway affording principal means of access to abutting properties. This definition shall not include a private land or private right-of-way.

#### **COMMENT:**

Accessory structures are permitted uses within the Development Permit Bylaw.

The minimum setback for a front yard is 6.0m (19.7ft).

The exterior side yard setback is 4.5m (14.7ft).

The proposal as submitted provides a setback from the garage to the alley as 2.7m (9ft).

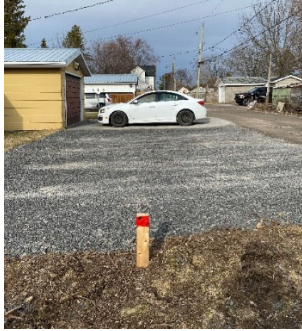
\*Note: There appears to be a discrepancy between the survey plan and the submitted site plan. Staff concluded that the setback to North Alley is 2.29m (7.5ft) based on a 3.35m setback from the dwelling to the garage unless the garage is moved closer to the dwelling.

There is a need to determine the minimum setback required between an accessory building and the property line at an alley. In review of this application and the reliefs being sought, it is Staff's position that alleys are public and meet the definition of a street or road as defined in the by-law. It is acknowledged that Staff have previously interpreted the by-law to require that the setback at an alley be the same as the 4.5 m minimum for an exterior side yard. However, Staff have now concluded that the setback requirement for any building at an alley including an accessory building, be the same as the 6m minimum for a front yard

Reducing the setback and introducing vehicle exits from the new garage onto North Alley will create unsafe conditions for the public and will interfere with Town staff in maintaining North Alley. Staff appreciate that there are other accessory structures and dwellings that are located on or closer to property lines. Unfortunately, we cannot go back and change history, we can only look to the by-laws that are currently in place being the Development Permit By-law adopted in 2010.

1. Section 3.1 refers an applicant to Section 3.18 which also references Section 3.17 as well as the definitions under Section 15. Staff would concur that the by-law and definitions are not as well laid out as they could be. It refers to a laneway which uses the terminology of "public". Alleys are not private but "public" which is referred to in the definition of street or road. They are thoroughfares or in some cases the only means to access ones property and maintained by the Town. Given the complexity of this, Staff interprets that a garage or storage shed on an alley would require a 6m (19.6ft) as opposed to 4.5m (14.76ft).
2. The Established Building Line Section (3.12) considers buildings on both adjacent lots. This is intended to be used in built up areas. The existing shed at 277 North Street (west) is approximately 3.5m (11.48ft) to North Alley and the garage at 285 North Street (east) is approximately 5.2m (17ft) to North Alley. This would equate to an average of 4.35m (14.27ft) based on what we could determine without surveys.

Below illustrates photos provided by the applicant on the placement of the proposed garage (stakes) to adjacent properties. While not immediate, the garage closer to the alley (similar distance of the shed at 277 North Street), it was observed that vehicles are parking perpendicular along the rear of the garage at 265 North Street and are in close proximity to North Alley.



Looking East – 265 North Street



Looking West – 277 North Street

Typical two vehicle garage sizes range from 6m-7.3m (20-24ft) – 400-576sq.ft)) in both width and length. This proposed garage is 8.5m (28ft) x 9.75m (32ft) – 896sq.ft. The applicants are seeking additional space to accommodate for workshop, storage, home studio and washroom (toilet and sink). It was further cited that given the dwelling is “setback from North Street they hope to preserve some of the back yard and leave enough separation between the house and the garage. We don't want to block out the window in our laundry room at the back of the house”. According to the survey, the existing dwelling is set back 9.06m (29.72ft) from North Street which is similar to adjacent properties (east) in this area.



**CIRCULATION TO AGENCIES**

Circulation of 120 m to adjacent property owners and prescribed agencies (comments received to date):

CAO	No comments.
Chief Building Official	
CRCA	No comments or concerns.
School Boards: CDSBEO/UCDSB Health Unit: South East Health Unit	
Utilities/Public Works: Bell Canada/ Canada Post/ Cogeco/Enbridge Gas/ Eastern Ontario Power/Hydro One (OPG)	EOP: Concerned about limit of approach to the power line. There might be some changes required in the layout to obtain the minimum requirements.
EMS: Fire/LG Paramedic/Police	
Public Works, Water/Sewer Utilities	Lot grading, drainage plan, and servicing plan showing the proposed sanitary service connection and water supply is required to be submitted and approved by the Town.

St. Lawrence Parks Commission/ MTO/ Other Commenting Agencies	
Neighbourhood: Posting and 120m Circulation	No comments were received from the public at the time of the writing of the report.

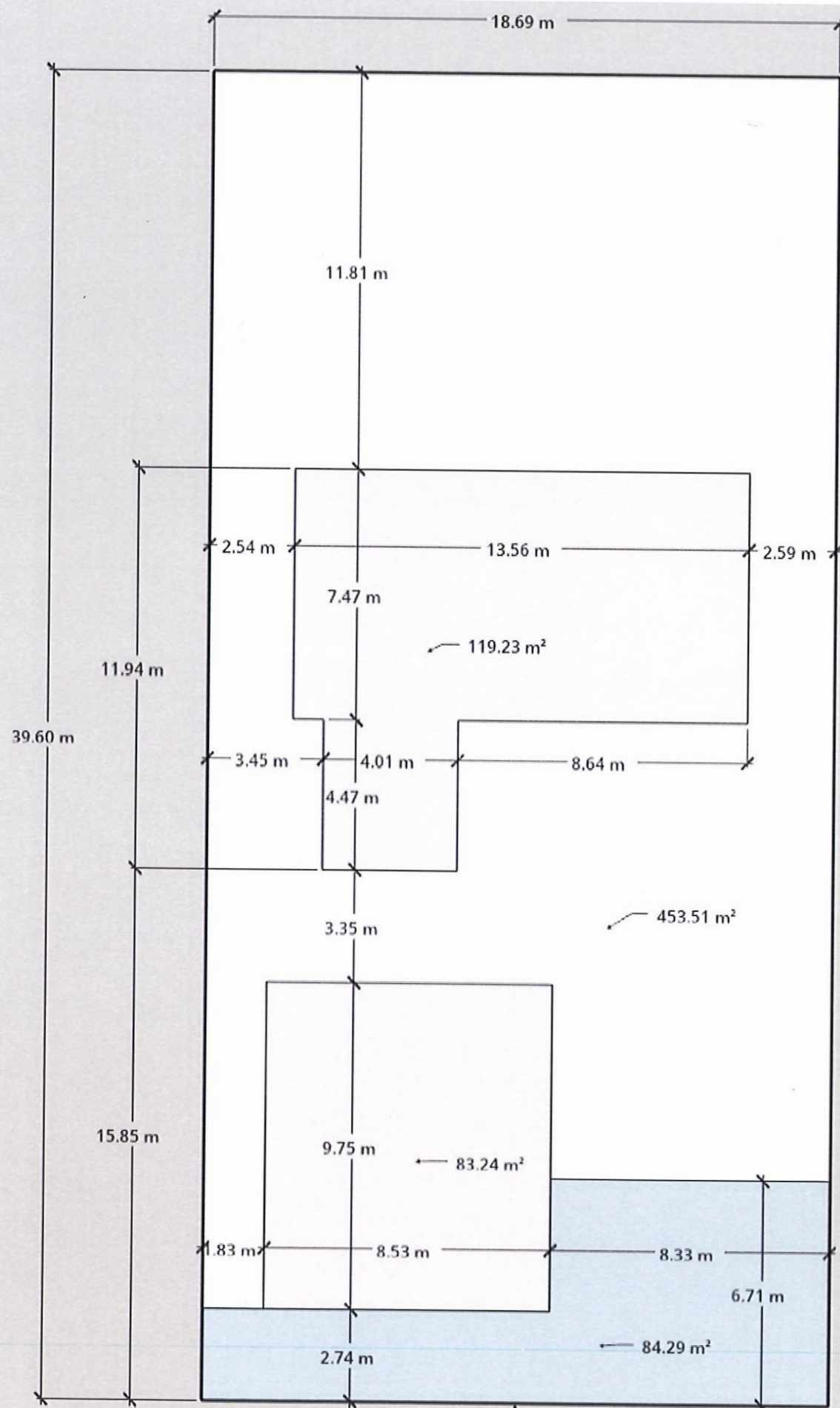
Staff have concerns and do not support the garage as proposed within the residential neighbourhood given the reduced setback from the public alley as applied. Staff offer the following:

- Reduce the size of the garage to accommodate for a setback 4.35m (14.27ft) utilizing Section 3.12 Established Building Line in Built-Up Area to maintain the desired setback between the dwelling and the garage. Note: This requires verification on the setbacks of the adjacent east/west structures. The reduction will provide compliance with the increased lot coverage for accessory structures.
- Relocate the garage closer to the existing dwelling (min 1m to main building) to accommodate for a setback 4.35m (14.27ft), utilizing Section 3.12 Established Building Line in Built-Up Area. Note: This requires verification on the setbacks of the adjacent east/west structures.
- Applicant may consider attaching the garage to the existing dwelling provided setbacks under Established Building Line may be met.

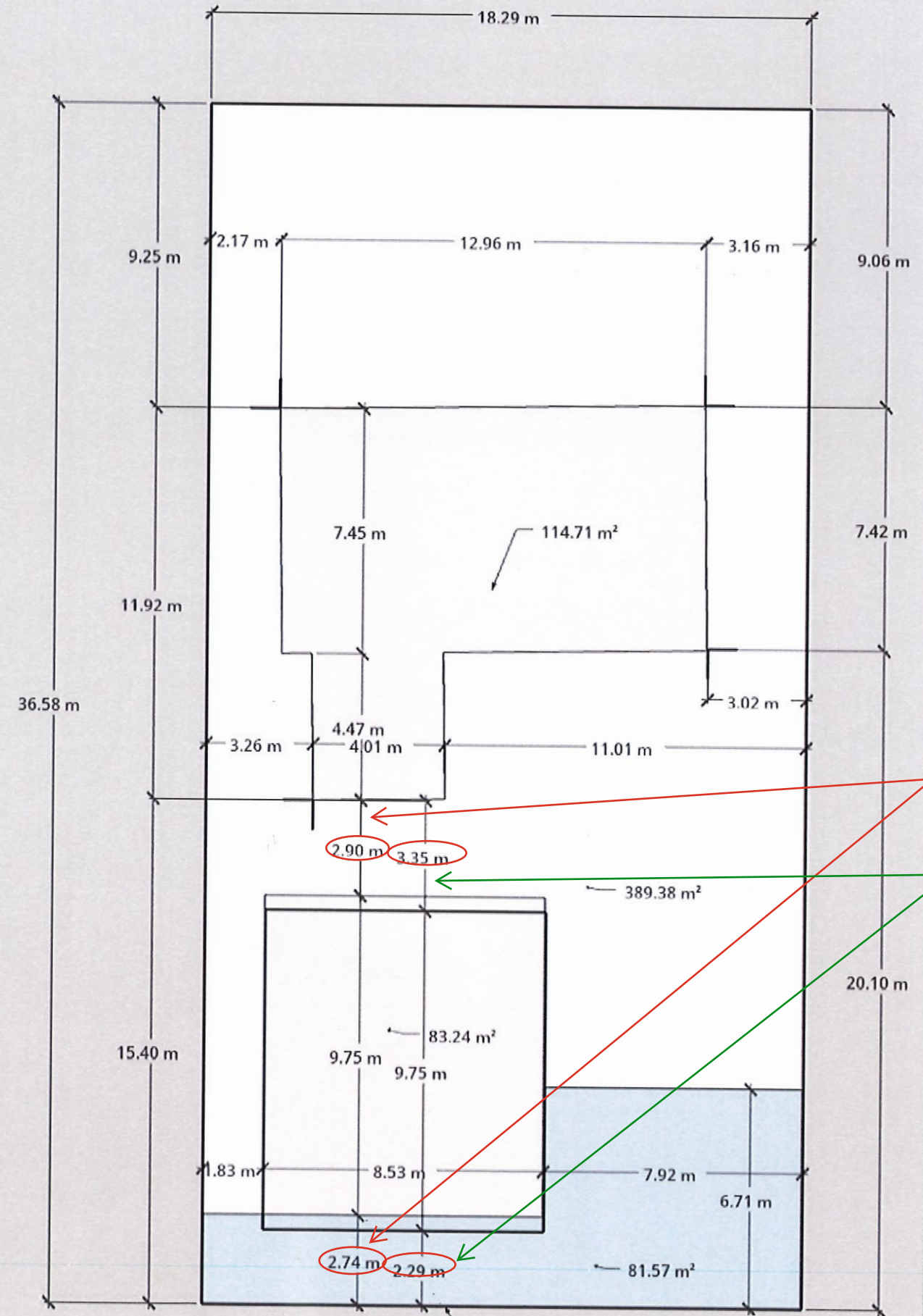
Should the application be approved the following conditions should apply:

- Survey Plan to be submitted to provide confirmation of setbacks to property lines prior to issuance of building permit.
- Grading and Drainage Plan prepared by an Engineer to be submitted for review and approval by the Town
- Servicing Plan shall be submitted indicating the proposed sanitary service and water supply for approval by the Town
- Clearance approvals be obtained from Eastern Ontario Power for the hydro lines
- Approval is for an accessory garage only. Any consideration of an Additional Residential Unit will require a subsequent Development Permit and separate municipal services.
- All costs associated with fulfilling the conditions of this decision are borne by the Owner, and
- The Owner fulfill all conditions within one year of this approval or the application will lapse.

Approval	<hr/> Brenda Guy, Manager of Planning and Development
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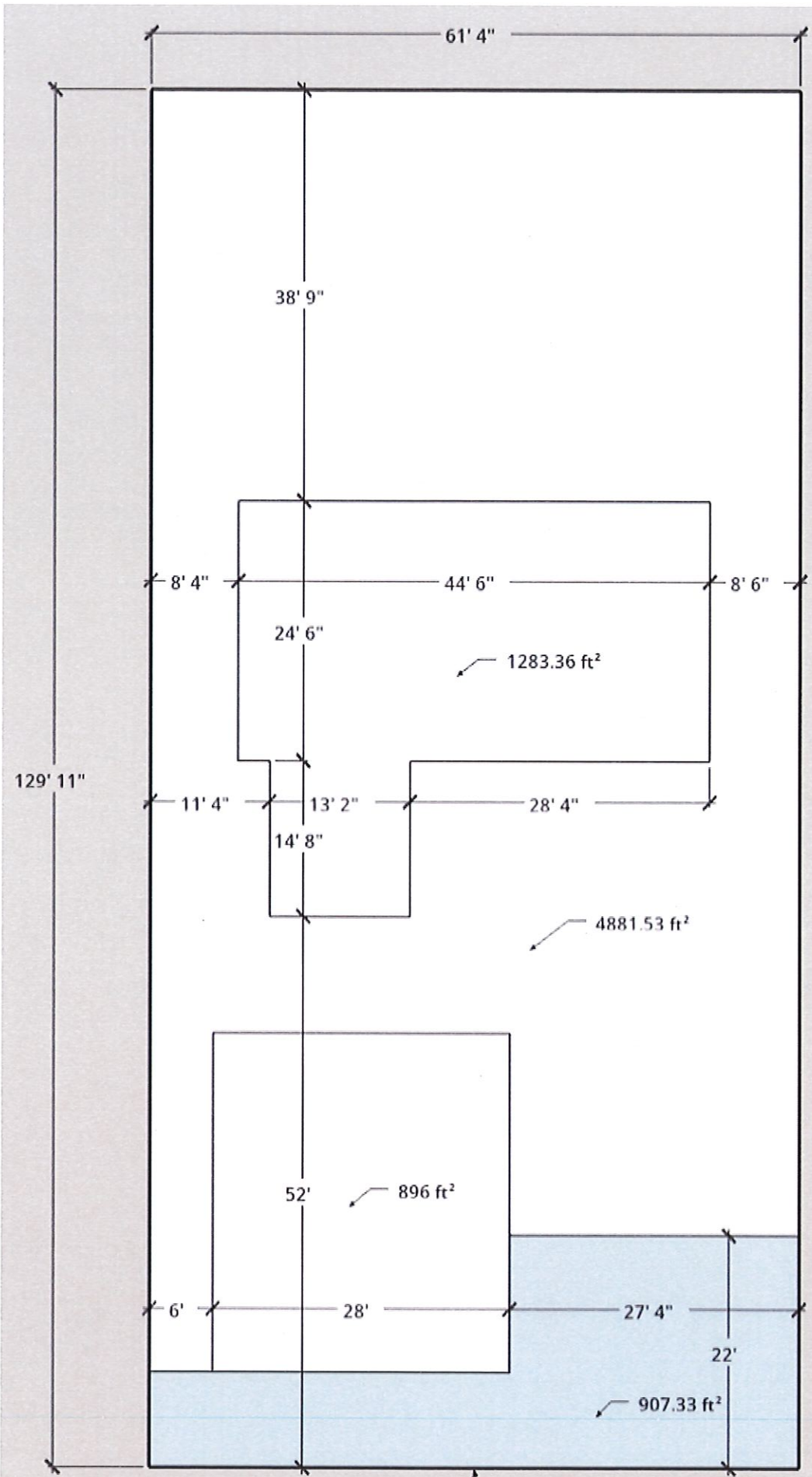
Sketch  
740.25 sq.m



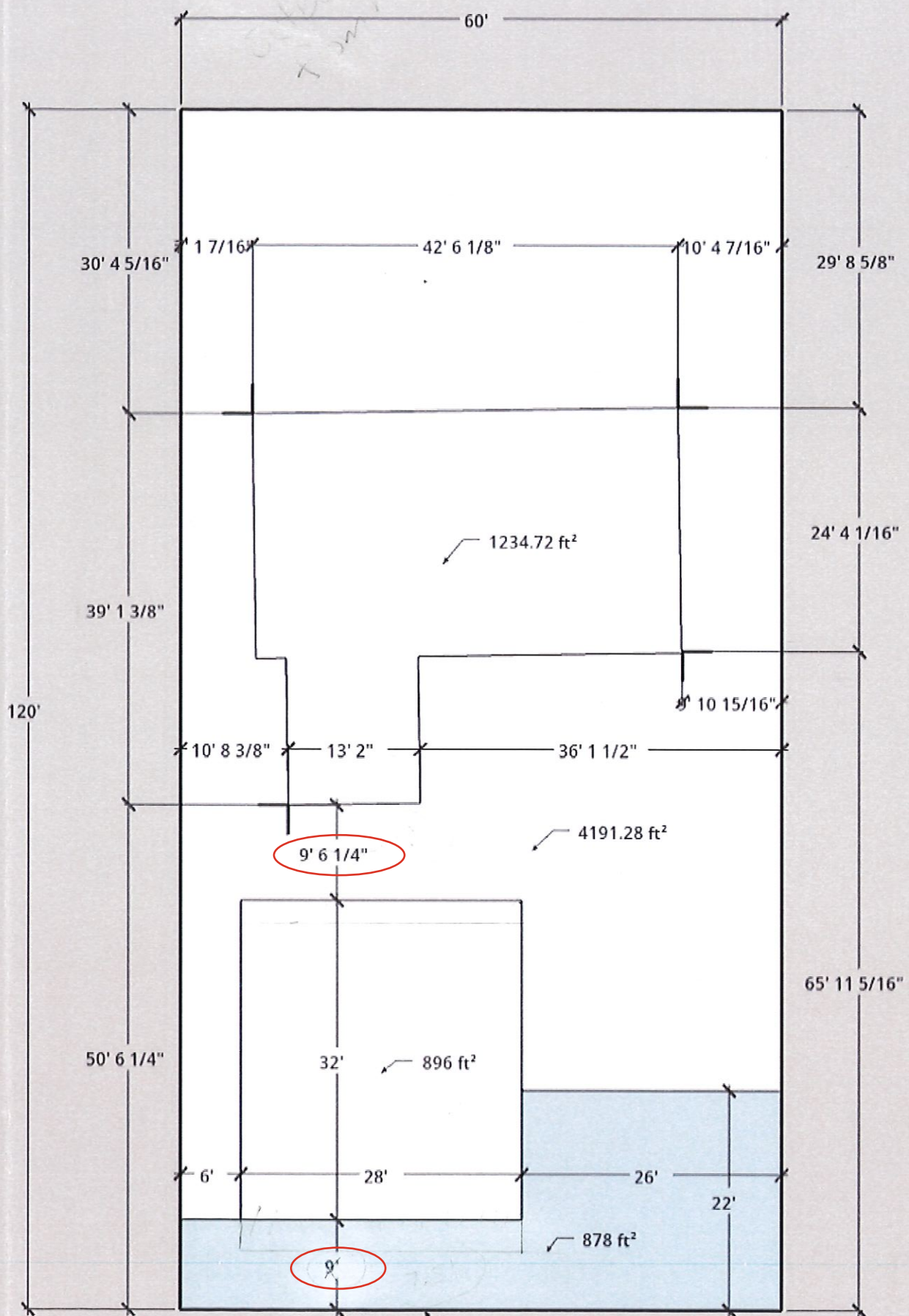
Survey  
669 sq.m

2.9m (9.5') based on  
2.74m (9') rear yard

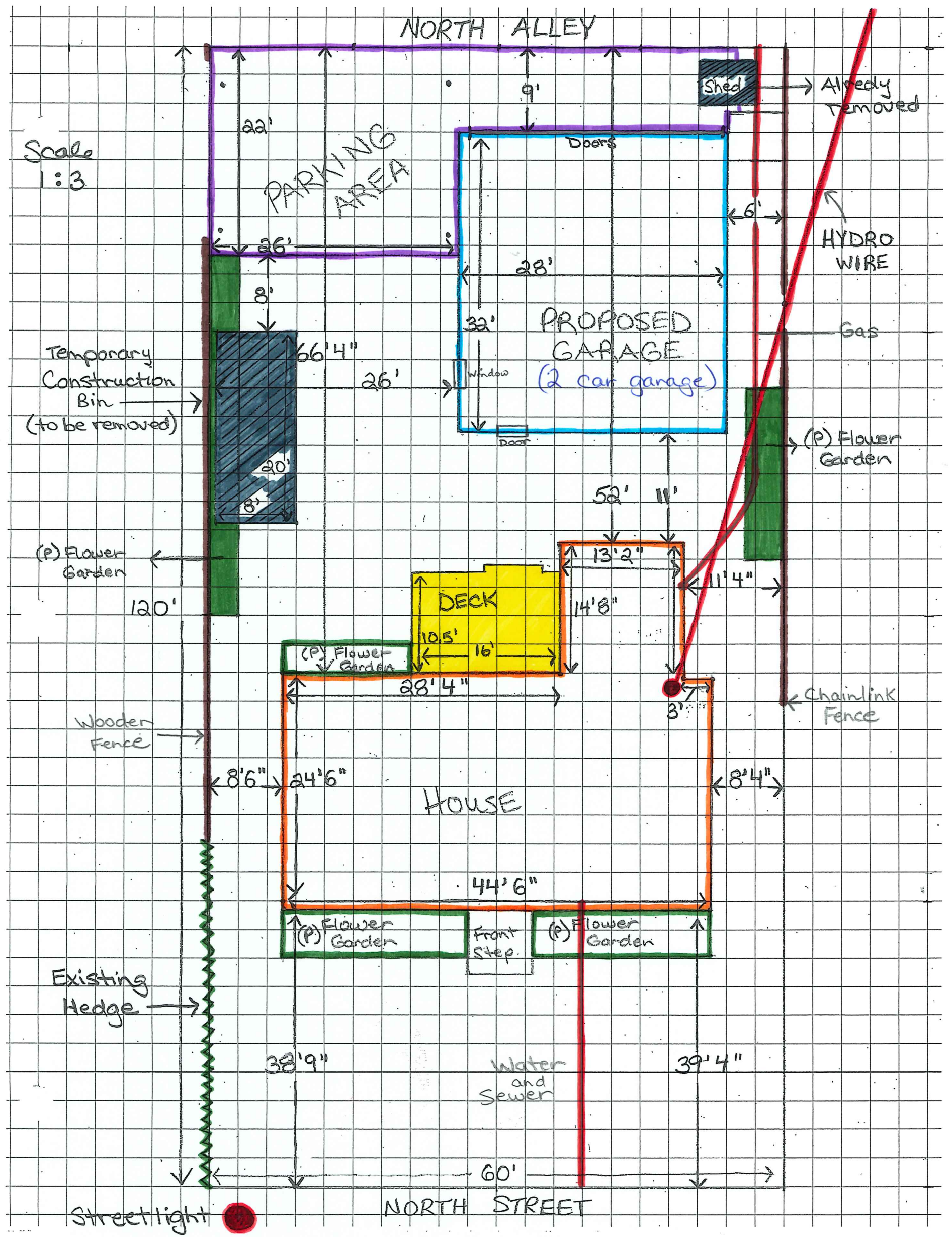
3.35m (11') provides  
2.29m (7.5') setback



Based on Survey of Dwelling on Lot (garage added)







Site Plan Drawing  
 Including Existing Dwelling + Deck.  
 Proposed Garage  
 Existing Parking Spaces  
 Temporary Construction Bin (to be removed)  
 Previous Shed (already removed)

## NOTICE OF MEETING Proposed Class II Development Permit

**TAKE NOTICE** that the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, APRIL 28, 2026 at 6:00 P.M.** via **TELECONFERENCE\*** and **IN-PERSON** in the TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST to consider the following application.

\*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-hallpublic-meetings/planning-advisory-committee-meeting-april-28-2026> prior to the meeting.

File No. **DP2026-02**

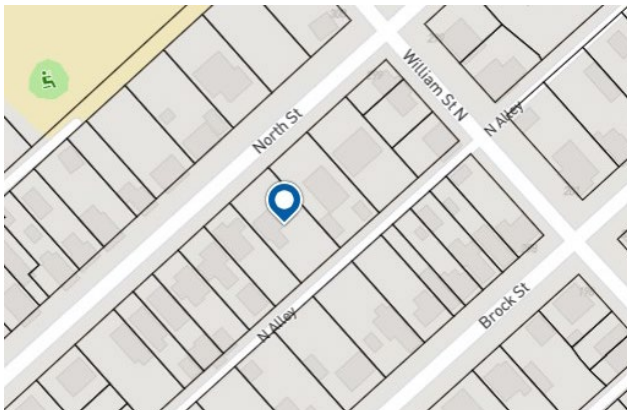
OWNERS: **Amy & Dave Schur**

The property municipally and legally described as  
**279 NORTH STREET  
PLAN 86 LOT 381 GAN RIVER ES  
TOWN OF GANANOQUE**

has applied to the Town of Gananoque for an application for a Development Permit to  
**CONSTRUCT A GARAGE THAT ENCROACHES INTO THE REAR YARD OF NORTH ALLEY  
FROM 4.5M TO 2.7M AND RELIEF FOR THE INCREASE OF LOT COVERAGE FROM 10% TO  
12.4% FOR AN ACCESSORY STRUCTURE**

Additional information in relation to the proposed development permit is available for inspection at the Town Hall Administration Offices located at 30 King Street East, Gananoque, ON, on the Town website at <https://www.gananoque.ca/town-hall/meetings>, by emailing [assistantplanner@gananoque.ca](mailto:assistantplanner@gananoque.ca) or by calling Trudy Gravel 613-382-2149 ext. 1129.

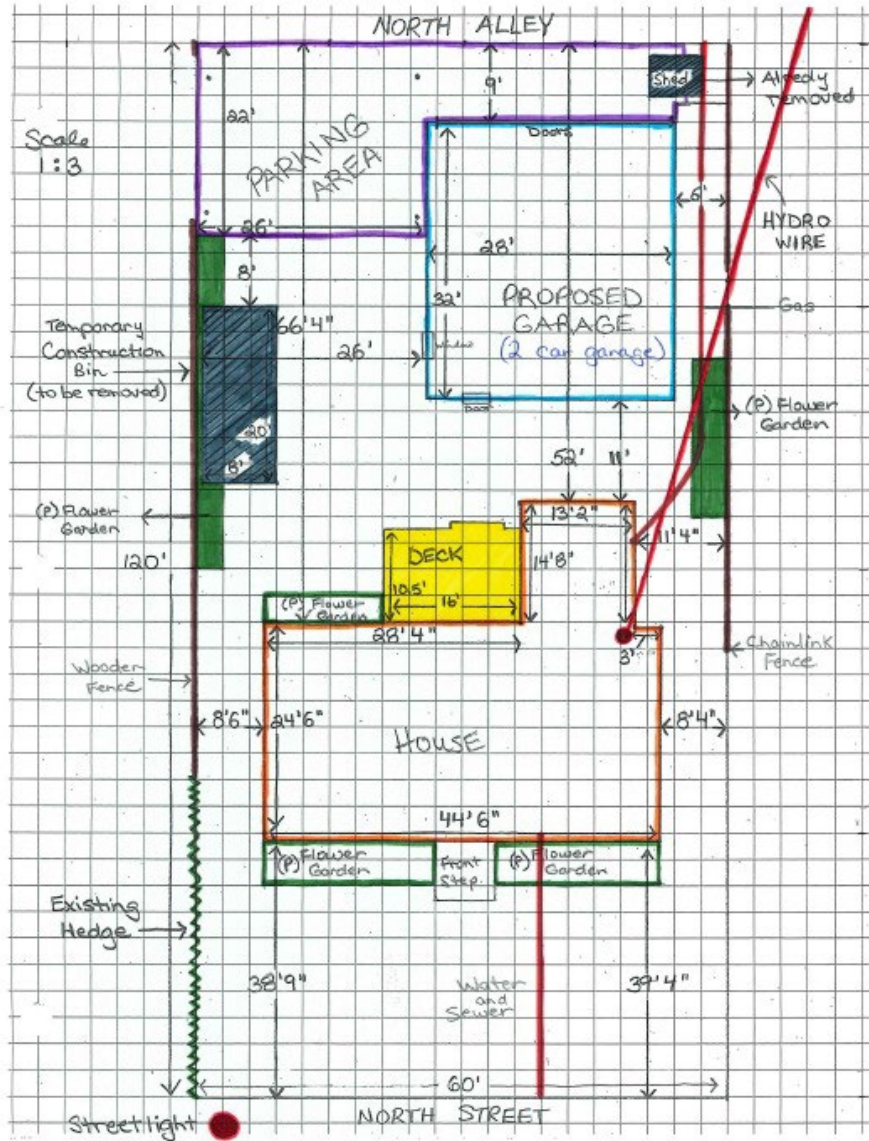
If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.  
**Note:** Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the Ontario Land Tribunal where the application meets the requirements established through the official plan and development permit by-law.



**DATED** this 14<sup>TH</sup> day of **APRIL 2026**

Brenda Guy  
Manager of Planning and Development  
[bguy@gananoque.ca](mailto:bguy@gananoque.ca)  
613-382-2149 ext. 1126

# Site Plan



# Elevation Plan





**APPLICATION FOR DEVELOPMENT PERMIT APPROVAL**  
**Section 70.2 of the Planning Act, RSO 1990, as amended**

This application form **MUST** be accompanied with **all** the submission requirements in order to be considered a complete application. **Incomplete applications will not be processed until all information is provided.**

A Pre-consultation meeting with Planning and Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

**ALL** applications require the following:

- Complete application form signed including declaration of applicant\*
- Proof of ownership, deed of property or offer to purchase and sale\*
- Legal survey and/or Building Location Survey for the subject property\*
- If the development is for commercial and/or employment, multi-residential – One (1) large scale paper copy of all plans shall be submitted along with one set of reduced 11" x 17" of all plans and your electronic copy. Plans are to be in a standard scale format (1:250 1:500)
- Application fee as outlined in the pre-consultation form payable to the Town of Gananoque\*
- Deposit fee as outlined in the pre-consultation form payable to the Town of Gananoque\*
- Fees payable to the Cataraqui Region Conservation Authority, if applicable. Contact the CRCA for more information.

<b>CONTACT INFORMATION</b>		
Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.		
Name of Applicant: Amy & Dave Schur	Complete Address including Postal Code: 279 North Street, Gananoque, ON K7G 1L9	Phone: [REDACTED]
	E-mail: [REDACTED]	
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone:
	E-mail:	
Architect/Designer/Planner:	Complete Address including Postal Code:	Phone:
	E-mail:	
Engineer:	Complete Address including Postal Code:	Phone:
	E-mail:	
Land Surveyor:	Complete Address including Postal Code:	Phone:
	E-mail:	

<b>PROPERTY</b>			
Street or Property Address (if applicable): <b>279 North Street</b>		Roll Number (if known): <b>081400001528301</b>	
<b>LEGAL DESCRIPTION</b>			
Lot/Con/Plan: <b>PLAN 86 LOT 381 GAN RIVER ES</b>			
Frontage (m/ft): <b>60'</b>	Depth (m/ft): <b>120'</b>	Lot Area: <b>7200 ft<sup>2</sup></b>	

**SUBMISSION REQUIREMENTS**

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

- Site Plan(s)** including scaled accurate measurements of:
  - Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
  - Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
  - Dimensions and gross floor area of all building and structures to be erected;
  - Existing structures to be retained, removed or relocated;
  - Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
  - Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
  - Parking areas including number, size of spaces and dimensions. The plans shall have regard for **Ontario Regulation 413/12 made under Accessibility for Ontarians with Disabilities Act, 2005**. This shall include, but not be limited to, providing appropriate designated parking spaces and unobstructed building access features.
  - Access driveways including curbing and sidewalks
  - Proposed fire routes and fire route sign locations
  - Dimensions and locations of loading zones, waste receptacles and other storage spaces;
  - Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
  - Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
  - Location, type and size of any other significant features such as fencing, gates and walkways.
  
- Drainage Plan(s)** including scaled accurate measurements of:
  - Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;
  
- Landscape Plan(s)** including scaled accurate measurements of:
  - Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;
  
- Site Servicing Plan(s)** including scaled accurate measurements of:
  - Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.
  
- Grade Control and Drainage Plan(s)** including scale accurate measurements of:
  - Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
  - Location of any creeks, ravines or watercourses with elevations and contours;
  - Arrows indicating the proposed direction of flow of all surface water;
  - Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
  - Existing and/or proposed right-of-ways or easements

**Elevation and Cross-Section Plan(s)** including scale accurate measurements of:

- Coloured elevation drawings or renderings of each side of the building to include materials being used and their consideration to the neighbourhood (PHOTOS OF EXISTING BUILDING ARE PERMITTED IF NO ADDITIONS ARE BEING UNDERTAKEN)
- Drawings that show plan, elevations and cross section views for each building or structure to be erected;
- Conceptual design of building;
- Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
- Exterior design including character, scale, appearance and design features of the proposed building;
- Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
- Photographs of the subject land and abutting streetscape on both side of the street

**Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

- |   |   |
|---|---|
| <input type="checkbox"/> Air, Noise or Vibration Study  | <input type="checkbox"/> Sanitary System Design & sufficient capacity         |
| <input type="checkbox"/> Archaeological Study   | <input type="checkbox"/> Servicing Options Report                             |
| <input type="checkbox"/> Drainage and/or stormwater management report                           | <input type="checkbox"/> Source Water Protection – Risk Management Assessment |
| <input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area | <input type="checkbox"/> Sun/Shady Study                                      |
| <input type="checkbox"/> Erosion and Sediment Control Plan                                      | <input type="checkbox"/> Traffic Study  |
| <input type="checkbox"/> Geotechnical Study and Hydrogeological Study                           | <input type="checkbox"/> Vegetation Inventory/Preservation                    |
| <input type="checkbox"/> Heritage Resource Assessment/Study                                     | <input type="checkbox"/> Visual Impact Assessment                             |
| <input type="checkbox"/> Hydrogeology/Groundwater Study   | <input type="checkbox"/> Water Distribution System & sufficient capacity      |
| <input type="checkbox"/> Phase I Environmental, investigation if required                       | <input type="checkbox"/> Wave Uprush Study                                    |
| <input type="checkbox"/> Form 1's – Record of Future Alteration (Water, Sewer and Storm)        | <input type="checkbox"/> Supporting Land Use Planning Report                  |
|   | <input type="checkbox"/> Other:   |

**NOTES TO OWNER/APPLICANT:**

- Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2016-047) being a by-law to establish general fees and rates for various services provided by the municipality). This is in the form of a deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies as outlined in the application.
- Cataraqui Region Conservation Authority (CRCA) - Applications may be subject to review and a separate cheque payable to the CRCA. Fees are identified on the CRCA website <https://cataraquiconservation.ca/pages/permit-fees>. The Town recommends that you consult with a Conservation Authority Officer prior to making application.
- The applicant/owner may be required to provide 100% security of the cost of works in the form of a Letter of Credit or Certified Cheque upon signing of the Development Permit Agreement for all Class III applications and any Class that may require a background study or legal registration of documents.
- Security will remain with the Town until such time as the works are completed for any agreement. A 15% holdback will be maintained for a period of one year after the works are completed. This will be applicable at the time of agreement.

<b>Existing Use(s):</b>	
<ul style="list-style-type: none"> <li>• The subject property is designated Residential within the Official Plan</li> <li>• The subject property is designated Residential within the Development Permit By-law</li> <li>• The property contains an existing single family one storey detached dwelling</li> </ul>	
Length of time the existing use of the subject lands have continued: at least 40 years (from 1986 date on survey date)	
Has the property been designated as a Heritage Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property presently under a Site Plan/Development Permit Agreement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the property ever been subject of an application under Section 70.2 (Development Permit By-law) of the Planning Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the property has been subject of applications under the Planning Act noted above, provide the file number(s) and the status of the application?	

<b>Proposed Use(s):</b>	
<p>Accessory structure (detached 2 car garage), in the rear yard which will be accessible from North Alley. Garage doors facing south towards North Alley.</p> <ul style="list-style-type: none"> <li>• Proposed areas in the garage for a workbench, tools, lawn equipment, recycling, home studio, storage and a bathroom (with toilet and sink)</li> </ul>	
Is the <b>Use</b> permitted or permitted subject to criteria as set out in the development permit by-law?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
How has the applicable criteria have been addressed?	
Is/Are variation(s) requested?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, what variation is requested and why?	
Rear Yard - Setback relief of 1.76m from North Alley from the required 4.5m. To maintain a reasonable distance from the dwelling	
Section 3.1- Lot Coverage relief of 2.4% to 12.4% from the required 10%	
Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.	

<b>Abutting Land Use(s)</b> – east, west, north, south:
All surrounding properties designated Residential within the Official Plan and designated Residential within the Development Permit By-law.

Is the Development to be phased?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction?	Spring/Summer 2026
Is the land to be divided in the future?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any easements, right-of-ways or restrictive covenants affecting the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please provide details (and copies of covenants with application submission).	

**Plan Details: Please ensure that measurements are consistent with plan**

<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Employment Lands/ Industrial	<input type="checkbox"/> Institutional
Building Coverage: 30.24 (%)      202.31 (sq.m)		Landscape Coverage: Grass & flower gardens - see site plan ____ (%)      ____ (sq.m)	
Building Height: 4.12m (13'5")	No. of Storeys: 1	No. of Units: 0	Storage of Garbage: N/A

<b>Parking Area:</b>	Existing Parking Surface			
	<input type="checkbox"/> Paved <input checked="" type="checkbox"/> Gravel <input type="checkbox"/> Permeable Parking Area <input type="checkbox"/> Other			
	Proposed Parking Surface:			
	<input type="checkbox"/> Paved <input checked="" type="checkbox"/> Gravel <input type="checkbox"/> Permeable Parking Area <input type="checkbox"/> Other			
	# of Existing Parking Spaces 2	# of New Parking Spaces 2 inside garage	# of Accessible Parking Spaces 0	Total # of Parking Spaces 4
	Dimension of Parking Spaces (m/ft): existing gravel area of 6.71m (22')w by 7.93m (26')d for 2 parking spaces		Dimensions of Accessible Parking Spaces (m/ft): N/A	

<b>LOADING SPACES, if applicable:</b> N/A	Number of Loading Spaces: N/A	Dimensions of Loading Spaces (m/ft): N/A
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<b>Heritage Tourist Inn/Bed and Breakfast/Short Term Accommodation*:</b>		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is this an application for a Heritage Tourist Inn?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Number of Guest Rooms: N/A	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6
<b>NOTE: A Heritage Tourist Inn</b> will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.			
Is this an application for a Bed and Breakfast?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Number of Guest Rooms: N/A	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Is this an application for a Short Term Accommodation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Number of Guest Rooms: N/A	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3

<b>Access*:</b>	<b>Potable Water*:</b>	<b>Sewage Disposal*:</b>	<b>Stormwater*:</b>
<input checked="" type="checkbox"/> Municipal Street <input type="checkbox"/> Existing Private Road/ Lane <input type="checkbox"/> Existing Right-of-way <input type="checkbox"/> Unopen Road Allowance <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Town Owned/operated Water System <input type="checkbox"/> Private Well <input type="checkbox"/> River <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Town Owned/Operated Sewage System <input type="checkbox"/> Private Septic and Tile Field <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Town Owned/Operated Sewers <input type="checkbox"/> Swales <input type="checkbox"/> Ditches <input type="checkbox"/> Other
Provide any applicable hook-up approvals and/or permit number(s) applicable to the above: N/A			

<b>Water Access</b> (where access to the subject land is by water only) N/A	
Docking Facilities (specify) distance from subject land _____ distance from nearest public road _____	Parking Facilities (specify) distance from subject land _____ distance from nearest public road _____

EXISTING BUILDINGS:	Single Family Dwelling	Building 1 - Primary	Building 2 - Accessory
Type of Structure (ie: wood concrete)		concrete foundation & wood frame	
Date Constructed:		renovation in 2024/2025	
Front Line Setback:		11.81m (38'9")	
Rear Lot Line Setback: From North Alley		15.85m (52')	
Side Lot Line Setback:		2.59m (8'6") East	
Side Lot Line Setback:		2.54m (8'4") West	
Height:		4.12m (13'5")	
Dimensions:		7.47m(24'6")x13.54m (44'6") 4.01m(13'2")x4.47m(14'8")	
Floor Area:		119.07 sq.m (1281.66 sq.ft)	

<b>PROPOSED BUILDINGS:</b> Accessory (Garage)		Building 1 - Primary	Building 2 - Accessory
Type of Structure (ie: wood concrete)			concrete foundation & wood frame
Proposed Date of Construction:			Spring/Summer 2026
Front Line Setback:			27.10m (88'11")
Rear Lot Line Setback:			2.74m (9') from North Alley
Side Lot Line Setback:			7.93m (26') East
Side Lot Line Setback:			1.83m (6') West
Height:			4.12m (13'5")
Dimensions:			8.53m (28') x 9.75m (32')
Floor Area:			83.24 sq.m (896 sq.ft)
Attached Additional Page, if necessary			



**AUTHORIZATION BY OWNER**

I/We, the undersigned being the registered owner(s) of the subject lands, hereby authorize \_\_\_\_\_ (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 Town of Gananoque members of Council, Committee of Council and Municipal Staff, to enter upon the property for the purposes of conducting a site inspection with respect to the subject application.

Owner Name (Please Print)	Owner Name (Please Print)
Signature of Owner	Signature of Owner
Signature of Witness (not applicant)	Date

**CONSENT BY OWNER**

I/We, Amy & Dave Schur, (print name(s) am/are the registered owner(s) of the land that is the subject of this application for Development Purposes and for purposes of the Municipal Freedom of Information and Protection of Privacy Act. I/We hereby authorize the use, or disclosure, to any person or public body, of any personal information collected under the authority of the Planning Act of the purpose of processing this application.

	
Signature of Owner	Signature of Owner
Signature of Witness (not applicant)	March 19, 2026 Date

**DECLARATION OF APPLICANT**

(Print) I, Amy & Dave Schur of the Town of Gananoque in the Province of Ontario solemnly declare that:

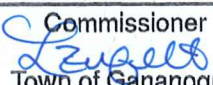
I understand that the applicant/owner will be required to provide 100% security of the outside works in the form of a Letter of Credit or Certified Cheque until such time as the works are completed. A 15% holdback will be maintained for a period of one year after the works are completed. This will be applicable at the time of agreement.

All of the above statements contained in the application 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 and by virtue of *The Canada Evidence Act*.

Declared/Sworn before me at

GANANOQUE

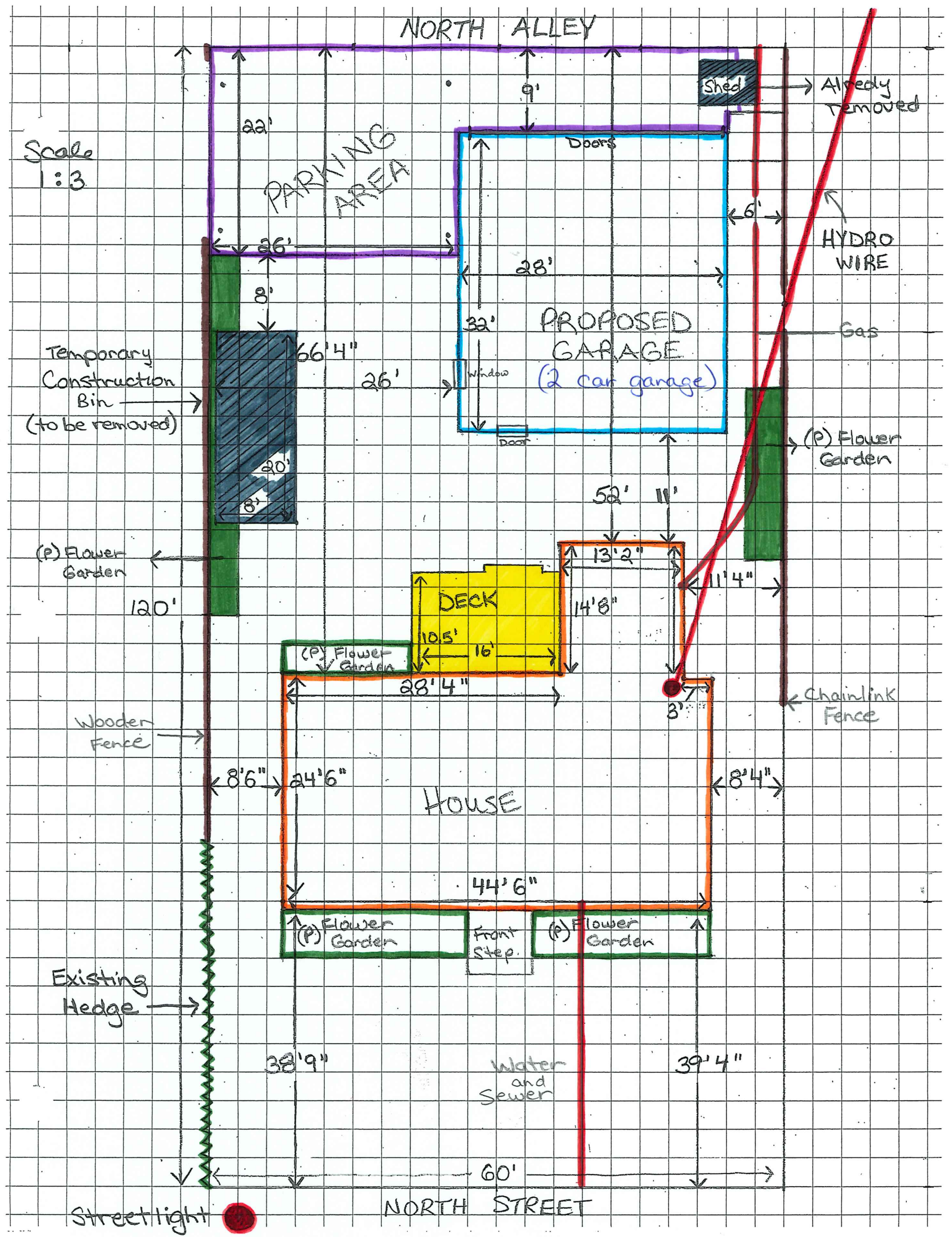
this 19<sup>th</sup> day of MARCH, 2026.

  
 Commissioner  
 Town of Gananoque  
 Lynsey Zufelt, Deputy Clerk  
 Signature of a Commissioner, etc

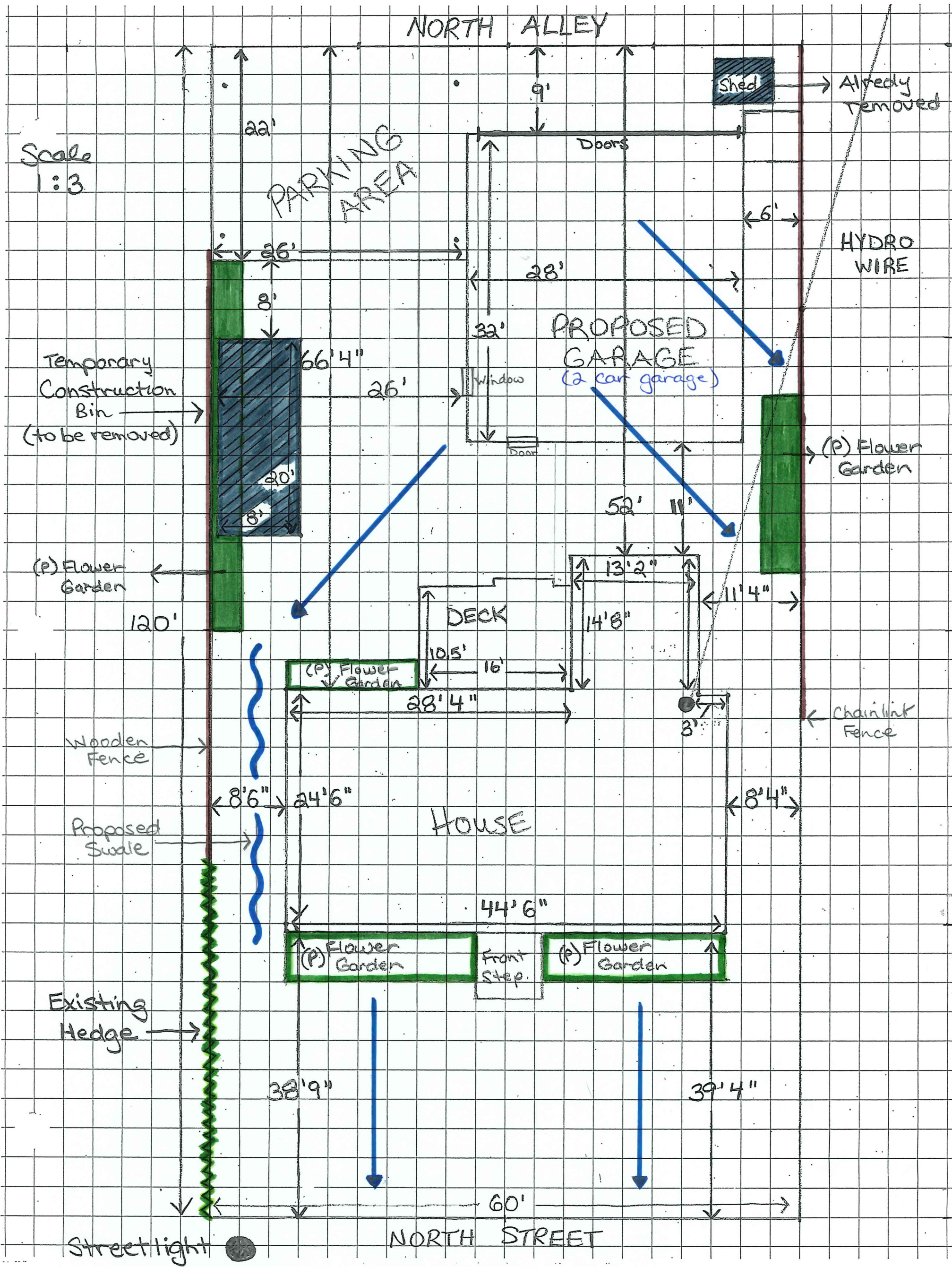
  
 Signature of Applicant

<b>Office Use Only:</b>		Roll No: 081400001528301
Official Plan Designation: Residential	Development Permit Designation: Residential	Other:
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	Other:
Other Concurrent Applications:	<input type="checkbox"/> Cash-in-Lieu of Parking	<input type="checkbox"/> condo Approval
	<input type="checkbox"/> Consent/ Severance	<input type="checkbox"/> Official Plan Amendment
		<input type="checkbox"/> Subdivision Approval
Date Application Received: March 19, 2026	Date Application Deemed Complete: April 14, 2026	Fees Received: \$1500 March 19, 2026

For additional details please contact: Brenda Guy, Manager of Planning and Development  
Town of Gananoque, 30 King Street East, Gananoque, ON K7G 1E9  
(613) 382-2149 ext.1126 E-mail: bguy@gananoque.ca



Site Plan Drawing  
 Including Existing Dwelling + Deck.  
 Proposed Garage  
 Existing Parking Spaces  
 Temporary Construction Bin (to be removed)  
 Previous Shed (already removed)



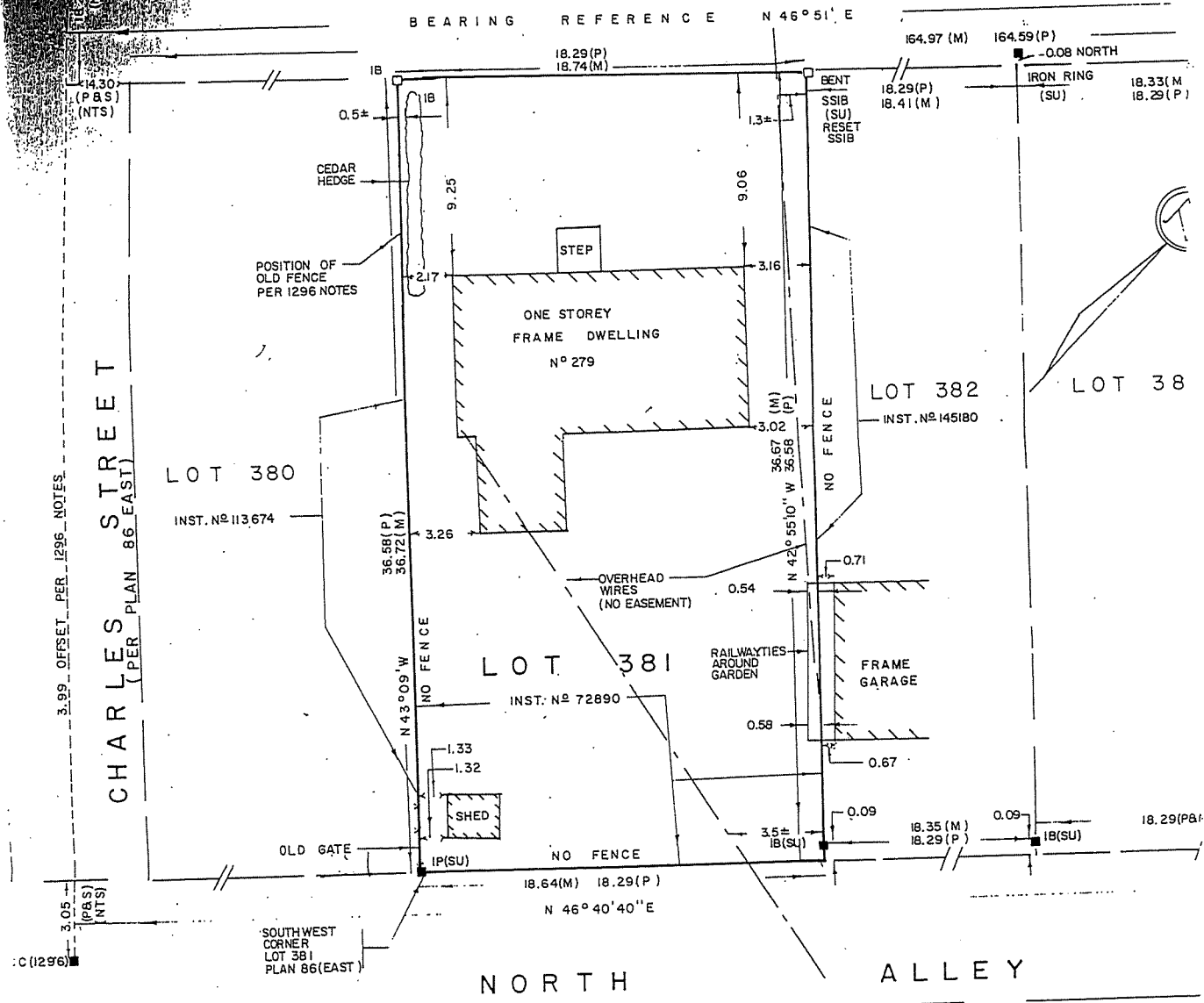
**Drainage, Elevation + Landscaping Plan**

Note: Lot naturally slopes towards North Street and to the west side of the property. We will be finalizing the already started swale to the East of the dwelling.

# NORTH STREET

(PER PLAN 86 EAST.)

BEARING REFERENCE N 46° 51' E



E ASTRONOMIC AND ARE DERIVED FROM EVIDENCE  
OTHERLY LIMIT OF NORTH STREET HAVING A BEARING  
AS SHOWN ON PLAN 86 (EAST)

1296 DENOTES RONALD H. SMITH, O.L.S.  
M DENOTES MEASURED

### LEGEND

□	DENOTES	MONUMENT PLANTED
■	"	MONUMENT FOUND
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
IP	"	IRON PIPE
SU	"	SOURCE UNKNOWN
NTS	"	NOT TO SCALE
P	"	PLAN 86 (EAST)
P&S	"	PLAN 86 (EAST) & SET
P&M	"	PLAN 86 (EAST) & MEASURED

### SURVEYOR'S C

I CERTIFY THAT:  
THE FIELD SURVEY  
WAS COMPLETED  
1989

*Sept. 13, 1989*  
DATED



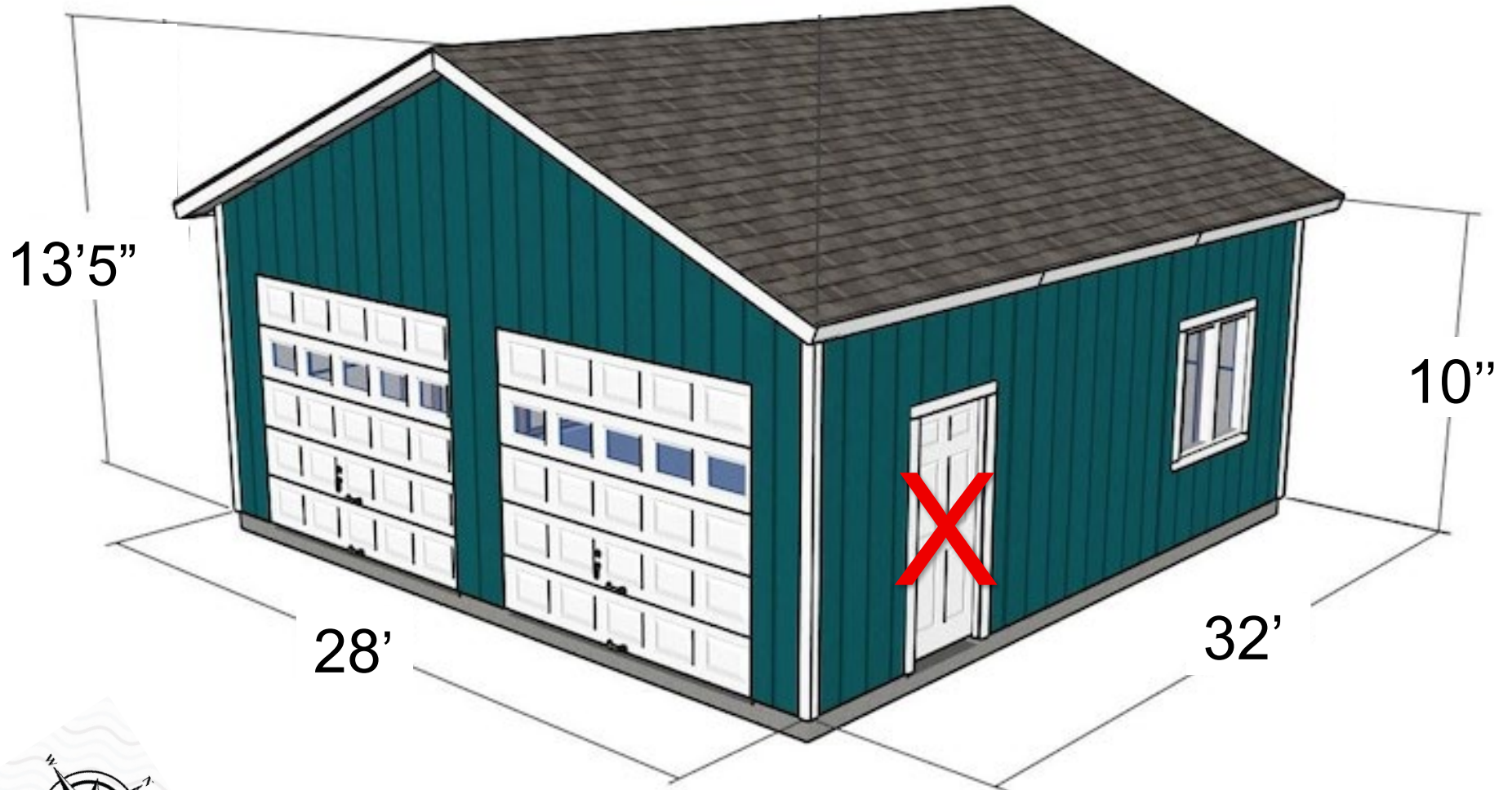
**279 North Street – Conceptual 2 Car Garage Dimensions**

**Dave & Amy Schur**

Roof Pitch 3/12

Man Door to be located on the North side of the garage towards the dwelling.

Same siding and steel roof as the dwelling.



North Alley ↓

<p><b>J.L. Richards</b>  <b>Wes Paetkau</b>                  203 - 863 Princess Street                  Kingston ON K7L 5N4                  Work: <a href="tel:343-302-5417">343-302-5417</a>                  Mobile: <a href="tel:613-770-1137">613-770-1137</a>  <a href="mailto:wpaetkau@jlrichards.ca">wpaetkau@jlrichards.ca</a></p>	<p><b>J.L. Richards</b>  <b>Marilyn Cameron</b>                  M107 - 450 Speedvale Ave. West                  Guelph ON N1H 7Y6                  Work: <a href="tel:226-780-7478">226-780-7478</a>  <a href="mailto:mcameron@jlrichards.ca">mcameron@jlrichards.ca</a></p>	
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Use of Low – Medium – High Density terminology

- Low Density – singles, semi, duplex
- Medium Density – townhouse, apartments in duplexes, apartments (2-6 storeys)
- High Density – bachelor, 1 bdrm, 2 bdrm apartments (6 storeys plus)

The Population Projections documents refers to low (single, semi, duplex), medium (townhouse and apartment in duplex) and high as apartments (bachelor, 1-2 bdrm).

We refer to low medium and high differently – makes it confusing to the reader.



- 2.3.9 – Observation made to Watson - employment numbers seem high; particularly as many are seasonal
- 2.3.1(A) - observation of “shall support” or “should plan”
- 7 b) observation – do not have any concern on semi, duplex, tri as most applications have this. If anything, higher density of apartment would be desirable.
- keep in mind our DP allows for single, semi, duplex, tri - there are no SFD only areas only other than what a developer has constructed
- 3.2.2.1 - medium and high both have townhouses, should be deleted from high?
- 3.2.2.2 - remove reference to “small local retail plazas” – maybe beef up definition to indicate that it includes small convenience, home occupations, short term accommodations?
- 3.2.2.4 - #2 is similar to #6 – maybe combine?
- 3.2.2.6 - We have residential that only have access from the alleys. Fire welcomes this as it allows access from a street and alley.
- 3.2.2.9 e) - How does one discourage (or prohibit) particularly when we don’t have the data to back this up.
- 3.2.2.10 4. - 1 space is required in all cases
- 3.2.2.10 - 5. Recommend that this reference Ontario Building Code or property line or defer to Development Permit By-law
- 3.4.3 - recreational – we permit “commercial sports and recreational establishments”
- commercial – we permit a variety of commercial uses in this designation. Our “Employment Lands” was designed to incorporate commercial activity as well.
- 3.5.2. - add “..... Thousands Islands the Joint Recreational Master plan”
- 3.6.2.2 - Source Water Protection - Public Works reviewing
- 3.6.2.3 (B) - CA deemed this area to be coastal wetlands with plan of subdivision submission.  
*“We do not object to the EIA finding that the coastal wetland at the subject property*

does not meet criteria for significance per the OWES evaluation. – February 18, 2026”

- 4.3.2.4 - Add language that reflects rental housing developments
- 4.3.10 - Airport – concern on impact of future development or redevelopment. Unaware of use in 20 years.
- 4.4 - Public Works reviewing
- 5.4.11 - Chart has disappeared for documents or studies and triggers that may be required. This was useful for other Planning Staff and applicants. Note that we identified coloured elevations plans which are no longer listed. Please ensure that all items have transferred.
- 5.9.4 - Home Industries – I’m questioning this area as a whole. Typical lot sizes are 60 x 120, we permit a home-based business in a dwelling or accessory building so I hesitate on someone operating a welding shop for instance. Appreciating that further policies can be created in DP, I do wonder if this section is warranted.


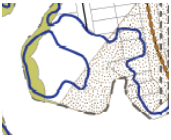
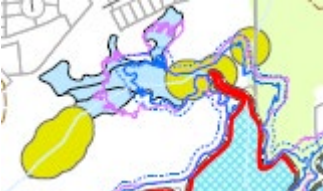
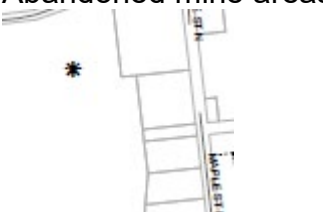


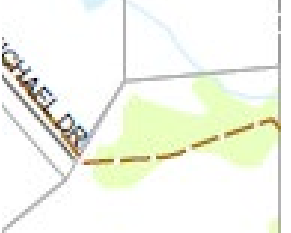
Note: Cataraqui Region Conservation Authority is now St. Lawrence Regional Conservation Authority.  
Strategic Growth Areas former Settlement Areas

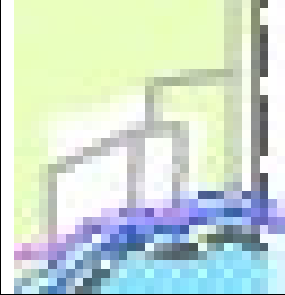
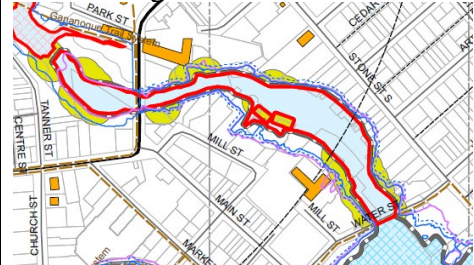
Schedule A

	<ul style="list-style-type: none"> <li>- Who knew? – sea plane base</li> <li>- Where did this come from? Is it outdated?</li> <li>- Concern is how this impacts redevelopment.</li> </ul>
<p>Towers:</p>	<p>Behind Arena – 600 King St E - 44.339907°, -76.150783° Adjacent Nalon Rd - 44.337131°, -76.177167° (shows as 2 towers but is one)</p> <p>Top of Grace United Church – 175 Stone S S - 44.328519°, -76.160889°</p>
	<p>Waterlot as shown is incorrect.</p> <p>Providing proper reference plans for this area. 28R-15376 and 28R-16016</p>


Schedule B

<p>Fish Habitat: Warm and Cold Regime</p>	<p>I understand the differences between thermal regime – warm and cold for Fish Habitat. I’m wondering what is expected in terms of land use planning. Appreciating that these areas bring about different fish what is expected in this regard? Additional shoreline protection I presume, work outside of defined timelines which is expected with both warm and cold.</p>
<p>'550 Queen Street</p>	<p>Current OP identifies a pocket around the existing dwelling as</p>

 <p>Proposed</p>  <p>Current</p>	<p>outside of floodplain. It is a higher elevation</p>
<p>Wetland in area south of Arthur Street</p> 	<p>Note that we have a plan of subdivision on tap and it was evaluated by WSP as part of complete application, resulting in that it did not meet the threshold of OWES.</p>
<p>Abandoned mine areas</p> 	<p>New. Outdated?</p>
<p>Specific Area:</p> 	<p>This area if I read correctly is unevaluated wetland in the cold thermal regime?</p> <p>Note: When printed for Committee, looked same colour as cold regime.</p>
<p>Outside Gan:</p> 	<p>These areas are not within the Town limits</p>
<p>Woodlands:</p> 	<p>These woodlands do not exist.</p> <p>Would suggest that the lands east (McLean Forest) are entirely significant.</p>

	<p>Exclude lot along shoreline (existing dwelling) – east side.</p>
<p>Warm Regime:</p> 	<p>South end of Gananoque River</p>
	<p>100 year Mid-Century Line - Are there policies for this?</p>
<p>Note:</p>	<p>“Disposal” spelt incorrectly on legend</p>

Schedule C:

<p>Drinking Water Intake and Water Treatment Plant:</p> 	<p>Should the locations be located on map – PW Question</p> <p>Public Works reviewing mapping.</p>
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Appendix 1:

<p>Hazardous Forest Types:</p>	<p>Presuming this is MNR mapping. Areas within built up area in the strategic growth area seems unwarranted.</p> <p>Machar Woods?</p>
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Roads Schedule?