

Held on Wednesday, August 12, 2026, at 4:00 PM
Held Virtually and In-Person

1.	Call Meeting to Order
	Mayor Beddows called the meeting to order at 4:02 PM
2.	Disclosure of Pecuniary Interest
	1. Councillor Brown declared a Conflict of Interest regarding Item #9.2, Proposed Plan of Subdivision (SD2025-01) and Class III Development Permit (DP2026-04) – Vacant Lands South of Elmwood and West of Arthur Street (Brenda Guy, Manager of Planning and Development – Report Council-PD-2026-11) 2. Councillor Osmond declared a Conflict of Interest regarding Item #8, Veto of Council Motion – Report PD-2026-09 / By-law No. 2023-098, as the developer/owner donated to his campaign in 2018.
3.	Canadian National Anthem
	The National Anthem was sung.
4.	Land Acknowledgement Statement
	Mayor Beddows read the Land Acknowledgement Statement
5.	Public Question / Comment (Only Addressing Motion(s) or Reports on the Agenda)
***At this point, Councillor Osmond left the room.	
	Jeff McEwan spoke to Item #8, “Veto of Council Motion – Report PD-2026-09 / By-law No. 2023-098”.
***Councillor Osmond returned to the room.	
6.	Disclosure of Additional Items
	Councillor Koiner requested that the Order of Proceedings be amended. Council considered the following.
Motion #26-137 – Amend Order of Proceedings for August 12, 2026 Moved by: Councillor Koiner Seconded by: Councillor Brown BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE AMENDS THE ORDER OF PROCEEDINGS TO ADDRESS, IMMEDIATELY FOLLOWING ITEM #8 – VETO OF COUNCIL MOTION – REPORT PD-2026-09 / BY-LAW NO. 2023-098, TO BRING FORWARD AND CONSIDER THE FOLLOWING: 1. ITEM #13.3 – MAYOR BEDDOWS – OPEN LETTER TO COUNCIL, AND; 2. ITEM #11 – REPORT COUNCIL-CAO-2026-11 – 2023 TO 2026 LEGAL COSTS BY CATEGORY. CARRIED – UNANIMOUS	

7.	Approval of Minutes – Wednesday, July 15 and Tuesday, July 28, 2026
	Motion #26-136 – Approval of Minutes – Wednesday, July 15 and Tuesday, July 28, 2026 Moved By: Deputy Mayor Leakey Seconded By: Councillor Brown BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE HEREBY ADOPTS THE REGULAR COUNCIL MINUTES OF WEDNESDAY, JULY 15TH, 2026, AND ITS SPECIAL COUNCIL MINUTES OF TUESDAY, JULY 28TH, 2026. CARRIED – UNANIMOUS
8.	Veto of Council Motion – Report PD-2026-09 / By-law No. 2023-098
	***At this point, Councillor Osmond left the room. Motion #26-138 – Override Mayor’s Veto Dated July 30, 2026 – Report PD-2026-09 and By-law No. 2023-098 Moved By: Councillor Koiner Seconded By: Councillor Brown BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE OVERRIDES MAYOR JOHN BEDDOWS “VETO OF COUNCIL MOTION – REPORT PD-2026-09 / BY-LAW 2023-098” DATED JULY 30, 2026, ENACTED UNDER BILL 3, <i>STRONG MAYORS, BUILDING HOMES ACT</i>. CARRIED – UNANIMOUS ***Councillor Osmond returned to the room. ***Item #13.3 titled “MAYOR BEDDOWS – OPEN LETTER TO COUNCIL” was brought forward for discussion and consideration. ***Discussion regarding the 2023-2026 Legal Update Report was postponed temporarily in order to begin the published Public Meeting beginning at 5:00 PM. ***The Chair called a recess and the meeting resumed at 5:14 PM.
9.	Public Meeting
	1. Proposed Class III Development Permit (DP2026-05) – Operate a Building Contractor’s Shop and Manufacturing Plant for the Purposes of Coffee Roasting (Brenda Guy, Manager of Planning and Development – Report Council-PD-2026-10) • A Public Meeting was held regarding a proposed Class III Development Permit Application (DP2026-05) received from the Owner/Applicant: Songwood Contracting Ltd., regarding the property municipally and legally described as 215 James A. Brennan Road, Leeds Concession 1 Part Lot 13 Town of Gananoque, to operate a Building Contractor’s Shop and Manufacturing Plant for the purposes of coffee roasting to an existing building and construct a new storage building on the subject lands. • The Chair requested the Manager of Planning and Development to present the Application to Council. • Brenda Guy, Manager of Planning and Development provided an overview of Report Council PD-2026-10. • The Chair asked the Owner/Applicant if they had anything to add to the Staff overview. – None • The Chair asked if any member of Council had any questions or comments. – None • The Chair advised that under the Development Permit By-law, comments may be made by the public however, once a Permit has been approved the only party able to appeal to the Ontario Land Tribunal is the Applicant. • The Chair asked if any member of the public had any questions or comments. – None

	• If you wish to be notified of the decision of the Town of Gananoque in respect of the proposed Plan of Subdivision, you must make a written request to the Clerk. • Under the proposed Development Permit Application, comments may be made by the public, however, once a Permit has been approved the only party able to appeal to the Ontario Land Tribunal is the Applicant. The Development Permit Application relates to any reliefs being sought under the Development Permit By-law No. 2010-65.
	• The Chair called the Public Meeting to order to deal with the Plan of Subdivision and Development Permit at 5:45 PM. • The Chair requested the Manager of Planning and Development present the Plan of Subdivision and Development Permit Application. • Brenda Guy, Manager of Planning and Development, provided an overview of Report Council PD-2026-11. • Prior to moving forward, the Chair requested clarification regarding the process regarding this Public Meeting and should Council postpone, as per the recommendation of PAC, would Council be required to go this complete process when a report is brought back to Council again for consideration? • Brenda Guy, informed Council that there are three (3) options: 1. Council could move forward and approve what has been presented. Staff stated that this is not a preferred recommendation as Council is not in receipt of the draft conditions of approval. 2. Receive public comment as the public have come out to comment at this public meeting. This is recommended as it was advertised to be the Public Meeting, 3. Should Council defer the Applications, Council could choose that this matter be brought back directly to Council or; that this matter be referred to the Planning Advisory Committee (PAC).
	• The Chair requested that the Applicant / Owner present their project and if they have anything to add to the Staff overview. • Emily Elliot with MHBC, and Planning Consultant on behalf of the the owner provided a PowerPoint presentation titled "Development Proposal – Elmwood Drive Gananoque" (attached).
	• The Chair asked if any member of Council had any questions or comments pertaining to the Plan of Subdivision or Development Permit Application. • Deputy Mayor Leakey stated that this is a tremendous opportunity for more homes and this will help reduce taxes. She also commented that she appreciated the fact that the MHBC has taken comments and concerns from residents into consideration. Until all information is available, Deputy Mayor Leakey is in favor of deferring this matter. • Councillor Osmond asked when, roughly, the vacant lands were zoned residential, and; when is the next meeting of the Planning Advisory Committee (PAC)? • Brenda informed that the lands were zoned residential in 1971, and; it is also in the 1999 Official Plan as residential. • The next regular PAC meeting is scheduled for Tuesday, August 25, 2026. • Mayor Beddows asked would the main access for construction be via John Street or Elmwood Drive, or do we know that yet? • Brenda advised that as a condition of the draft approval the Applicants will submit a Plan to the Public Works Department and the Manager of Public Works will have discussions regarding the traffic routes.

	• Mayor Beddows noted that building would be done in two phases. Will it be the water phase going first or the more in-land phase? • Ms. Elliot advised that this is still to be determined. • Mayor Beddows referenced the 15m set back. The distance is less important than the elevation, when it comes to flood plain, and a little west there is a significant bluff on the river. With the location of the houses, even factoring the setback, is there a significant elevation to take them sufficiently above the flood plain. • Ms. Elliot confirmed that this is correct and; in some cases the setback, when you measure it from the flood plain as opposed to the water edge, is 30m. It is not 15m from the water edge, it's 15m from the flood plain and based on the elevation. • Regarding archeology, Mayor Beddows asked which Aboriginal Groups were consulted? • Ms. Elliot advised that they consulted with the Akwesasne. • Mayor Beddows asked with what we know now, this site is not necessarily an Aboriginal site? • Ms. Elliot admitted that she is not an archeologist and would defer the question to the archeological report for confirmation.
	• The Chair asked if any member of the public had any questions or comments pertaining to the Applications. 1. Marguerita Luensch (205 Elmwood Drive) advised that her property current floods and expressed her concerns regarding the development and further flood impacts she may encounter. 2. Mark Abley (175 Elizabeth Drive) expressed concerns regarding building in a flood plain (taking into account hydrological analysis, excess rainfall and stormwater). He suggested that improvements should be made to the Plan to allow the area to remain unaltered/naturally without need to rely on engineered measures. 3. Whitney Haynes (330 Elmwood Drive) asked: 3.1. Has there been a tree count? • Brenda advised that a condition of a draft approval is a tree number count as well as a Preservation Plan. 3.2. Ms. Haynes also enquired about green spaces being preserved during construction or will they be added after development? • Brenda advised that the areas are protected during construction. 3.3. Ms. Haynes remarked that the current plan shows a beautiful rendition, green across the water and wetlands, just wondering if this comes after or will the lands be clear cut in order to get the project started? • Brenda responded that should the Developer wish to move ahead and put road networking in, etc., an Application is required to be submitted to the Town / Council for approval of a Pre-Servicing Agreement. This is all at the risk of the Developer and must be approved by Council before this type of work is permitted. • Ms. Elliot advised that MBHC could apply for a Pre-Servicing Agreement, but the open space features and the watercourse are open space – their natural environment features are protected and through the Construction Management Plan there is a requirement for vegetation protection fencing to be placed around so that they are not disturbed during construction. Ms. Elliot added that as part of the conditions of approval there will be additional planting and mitigation that has to occur.

	3.4. Ms. Haynes is wondering in the Environmental Study by WSP, did they consider the corridor from McLeans Forest and the corridor through to Connors Woods, would they be obliged to consider how it affects the one forest to the next? • Ms. Elliot responded that WSB are required to look at the balance of the site and identify all the natural features and consider relations with adjacent lands.
	4. Mike Zahara (330 Elmwood Drive) noted that there are 74 listings in Gananoque area and which are not selling. This project is looking at developing 200 units, are we looking at 8-10 years of construction noise. What is the timeline of Phase 1 and 2? Is this a 10 year project? • Brenda advised that the timeline is 3-5 years. Every developer works slightly different than the next. 5. Mrs. Abley (175 Elizabeth Drive) asked if Council is taking into consideration discussions regarding Eco-Tourism, conservation of trees, and the fact that Gananoque is within the Frontenac Arch Biosphere Network (FABN)? Invite Council to consider what this would do to the natural environment over the next 50 years. 6. Giselle Goddard (155 Elmwood Drive) commented about the homes that are not selling in Gananoque and if these aren't selling, who will be buying in the new development. Ms. Goddard also questioned whether the Town has enough staffing within Policing and Fire to accommodate the increase in traffic and population? Ms. Goddard further commented that Elmwood does not have sidewalks. With the construction how are children safe, where is their freedom to ride bikes and play? 7. Tim Corbett (607 Arthur Street) advised that he bought his property 5 years ago and was advised there would be no future development behind his house. Mr. Corbett is concerned regarding the protection on his property with respect to the proposed new development and potential flooding in his yard. He also stated that a construction timeline of 3-5 years is not achievable and is dependent on sales. • Mayor Beddows advised that "we" (Council) haven't heard or seen, from anyone with a collective voice, i.e. neighbourhood survey; Petition to Council or an area recommendation from a collective group of residents. You do have the opportunity to poll the residents of the area and come back to Council with those who support or don't support the proposed development. 8. Marion Sprenger (140 Elmwood Drive) spoke to stormwater and seeking confirmation that we are not just looking at this development but the other areas surrounding. Ms. Sprenger explained that she had a large sink hole in her driveway, and if you look at Elmwood Drive you will see several other sink holes. The house across the street had to have their laterals replaced as their septic was backing up into their house. The point is that there is movement there. It is hoped that Public Works looks at the whole area due the heavy rains etc. Ms. Sprenger further explained that there is a hydro easement in her backyard and there has been a lot of major construction over the years where massive garages have been erected on the easement, and her backyard floods due to this. Concerned about more flooding going upstream. She would like to see a full comprehensive report from Public Works before a decision is made to clear the forest and have it sit there for 10 years before being developed.

	9. Linda Garrah addressed the issue of time and stated that this is a significant development that will affect a lot of people and will have a large impact in the area. Mrs. Garrah urged Council to consider not how fast we can push this through, but how well we push it through so that every possible planning procedure has been followed. She agrees with Councillor Osmond, that this matter should be referred back to PAC, at least once, in order for the Committee to resolve a number of issues, prior to presented back to Council for consideration.
	***At this point, the Chair called a recess at 7:07 PM. The meeting resumed at 7:24 PM.
	10. Ben Goernert (160 Charles Street South) asked about the lowering of the flood plain set back to only 5m and enquired if engineering justification was provided by the developer? - Brenda advised that part of this is based on flood plain mapping and what the Conservation Authority has within their setback requirements. The Town's set back is from a watercourse. The definitions vary a little bit from one agency to the Town. The Town has a 30m setback from structures, there is provision to reduce that to 15m provided that an Environmental Impact Statement is provided. This ties in with the Town's Development Permit By-law (break wall or justification in the EIS to do so). The Conservation Authority treats the set back different from the Town. Mr. Gorenert asked for clarification regarding the setback being 5m? - Mayor Beddows clarified that the setback is 15m.
	The Chair asked if the Applicant / Owner have any additional comments. - Emily Elliot responded to two comments. - With respect to CRCA comments on the development. Ms. Elliot clarified that Central Watercourse, in its first submission, did have a high degree of engineering as part of the design for the channel and stormwater management design. Based on feedback received from CRCA that water course is not engineered, except at the road crossing. MHBC did take the comments into consideration and removed engineering to the central watercourse. - Ms. Elliot also responded to the comments regarding grading on adjacent lands and stormwater management impacts that may occur. She noted that detailed design and lot grading plans will be prepared as part of the draft plan of approval conditions. This would confirm that there will be no stormwater management or drainage issues on adjacent property. This will come forward at the next meeting.
	- Mayor Beddows asked Brenda when we expect to hear from CRCA. - Brenda advised that a coordination for a meeting is being sought. Currently, there is no confirmed date. Attendees for the meeting would be the Applicant, CRCA and the Town.
	Council considered the following recommendation.
	Moved by Deputy Mayor Leakey and seconded by Councillor Osmond to add the following "AND FURTHER THAT THIS MATTER BE REFERRED BACK TO THE PLANNING ADVISORY COMMITTEE, PRIOR TO BEING RE-PRESENTED TO COUNCIL FOR FURTHER CONSIDERATION". CARRIED – UNANIMOUS, by those present

	Motion #26-140 – Plan of Subdivision (SD2025-01) and Class III Development Permit (DP2026-04) – MHBC Planning Ltd. Moved by: Deputy Mayor Leaky Seconded by: Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE DEFERS THE DRAFT PLAN OF SUBDIVISION APPLICATION SD2025-01 AND THE RELATED DEVELOPMENT PERMIT APPLICATION DP2026-04, PRIOR TO CONSIDERATION OF SAID APPLICATIONS, TO ADDRESS CATARAQUI REGION CONSERVATION AUTHORITY (CORRESPONDENCE DATED JULY 22, 2026), OPEN SPACE BLOCKS, ARCHAEOLOGICAL AND ACQUISITION OF LANDS, AS RECOMMENDED BY PLANNING ADVISORY COMMITTEE (PAC), STAFF REPORT DATED JULY 28, 2026, AND AS PRESENTED IN COUNCIL REPORT-DP-2026-11; AND FURTHER THAT THIS MATTER BE REFERRED BACK TO THE PLANNING ADVISORY COMMITTEE (PAC), PRIOR TO BEING PRESENTED TO COUNCIL FOR FURTHER CONSIDERATION. CARRIED – UNANIMOUS, as amended and by those present
	The Public Meeting adjourned at 7:08 PM.
	***Councillor Koiner left the meeting at 7:08 PM and did not return. ***Councillor Brown returned to the room. ***At this point, Council considered Item #11 – Report Council-CAO-2026-11 – 2023 to 2026 Legal Costs By Category.
	10. Unfinished Business
	***Following consideration of Item #11 – Report Council-CAO-2026-11 – 2023 to 2026 Legal Costs By Category, Councillors Harper and Kirkby left the meeting at 7:49 PM and did not return. Council-FIN-2026-27 – Information Technology (IT) Services
	Motion #26-141 – Information Technology (IT) Services Moved by: Mayor Beddows Seconded by: Councillor Brown BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES FOR INFORMATION THE TECHNOLOGY SERVICES CORPORATE SYSTEMS, EXPENDITURES AND MODERNIZATION REPORT, AS PRESENTED IN REPORT COUNCIL FIN-2026-27. CARRIED – UNANIMOUS, by those present
	11. Staff Reports
	Council-FIRE-2026-05 – Fire Department – First (1st) and Second (2nd) Quarter Update
	Motion #26-142 – Fire Department – First (1st) and Second (2nd) Quarter Update Moved by: Councillor Brown Seconded by: Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES THE 2026 FIRST (1ST) AND SECOND (2ND) QUARTER FIRE DEPARTMENT REPORT FOR INFORMATION, AS PRESENTED IN THE COUNCIL REPORT FIRE-2026-05. CARRIED – UNANIMOUS, by those present
	Council-FIN-2026-26 – 2026 Quarter Two (Q2) Forecast & Budget Variance
	Motion #26-143– 2026 Quarter Two (Q2) Forecast & Budget Variance Moved by: Mayor Beddows Seconded by: Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES THE 2026 Q2 BUDGET VARIANCE AND FORECAST, AS PRESENTED IN REPORT COUNCIL FIN-2026-26. CARRIED – UNANIMOUS, by those present

Council-FIN-2026-028 – 2026 – Quarter Two (Q2) Community Grant Program

Motion #26-144 – 2026 – Quarter Two (Q2) Community Grant Program

Moved by: Deputy Mayor Leakey

Seconded by: Councillor Brown

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES FOR INFORMATION, THE STATUS OF THE COMMUNITY GRANT PROGRAM AND CASINO RESERVES FUNDING, AS PRESENTED IN REPORT COUNCIL FIN-2026-28.

CARRIED – UNANIMOUS, *by those present*

Council-FIN-2026-29 – Ontario Infrastructure and Lands Corporation (“OILC”) Legal Team Request to Town

By-law No. 2026-071 – Repeal By-law No. 2026-065 – OILC Debenture Agreement

Moved by: Mayor Beddows

Seconded by: Councillor Osmond

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2026-071, BEING A BY-LAW TO REPEAL BY-LAW NO. 2026-065, BEING A BY-LAW TO AUTHORIZE THE SUBMISSION OF AN APPLICATION TO ONTARIO INFRASTRUCTURE AND LANDS CORPORATION (“OILC”) FOR FINANCING OF CERTAIN CAPITAL WORK(S) OF THE CORPORATION OF THE TOWN OF GANANOQUE (THE “MUNICIPALITY”); TO AUTHORIZE TEMPORARY BORROWING FROM OILC, AS REQUESTED BY OILC’S LEGAL TEAM AND AS PRESENTED IN REPORT COUNCIL-FIN-2026-029.

CARRIED – UNANIMOUS, *by those present*

**By-law No. 2026-072 – Ontario Infrastructure and Lands Corporation (OILC) –
Financing Certain Capital Works Projects**

Moved by: Mayor Beddows

Seconded by: Deputy Mayor Leakey

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2026-072, BEING A BY-LAW TO AUTHORIZE THE SUBMISSION OF AN APPLICATION TO ONTARIO INFRASTRUCTURE AND LANDS CORPORATION ("OILC") FOR FINANCING OF CERTAIN CAPITAL WORK(S) OF THE CORPORATION OF THE TOWN OF GANANOQUE (THE "MUNICIPALITY"); AND TO AUTHORIZE LONG-TERM BORROWING FOR SUCH CAPITAL WORK(S) THROUGH THE ISSUE OF DEBENTURES TO OILC, AS AMENDED BY OILC'S LEGAL TEAM AND AS PRESENTED IN REPORT COUNCIL-FIN-2026-029.

CARRIED – UNANIMOUS, *by those present*

Council-CAO-2026-11 – 2023 to 2026 Legal Costs by Category

Motion #26-145 – 2023 to 2026 Legal Costs by Category

Moved by: Deputy Mayor Leakey

Seconded by: Mayor Beddows

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES FOR INFORMATION THE 2023 – 2026 LEGAL COSTS BY CATEGORY REPORT, AS PRESENTED IN REPORT COUNCIL CAO-2026-11.

CARRIED – UNANIMOUS, *by those present*

Council-CSC-2026-05 – Request for Extended Event Hours – Music Video Filming

By-law No. 2026-073 – Request for Extended Event Hours – Music Video Filming

Moved By: Councillor Brown

Seconded By: Mayor Beddows

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES OPTION #1, PASS BY-LAW NO. 2026-073, BEING A BY-LAW TO AUTHORIZE AN EXEMPTION FROM THE REGULATE NOISE BY-LAW NO. 2010-046, TO PERMIT THE BAND FATAL VISION TO FILM A LIVE MUSIC VIDEO ON THURSDAY, SEPTEMBER 10, 2026, ALLOWING AMPLIFIED MUSIC TO EXTEND FROM 9:00 PM TO 11:00 PM., AS PRESENTED IN REPORT COUNCIL-CSC-2026-05.

CARRIED – UNANIMOUS, *by those present*

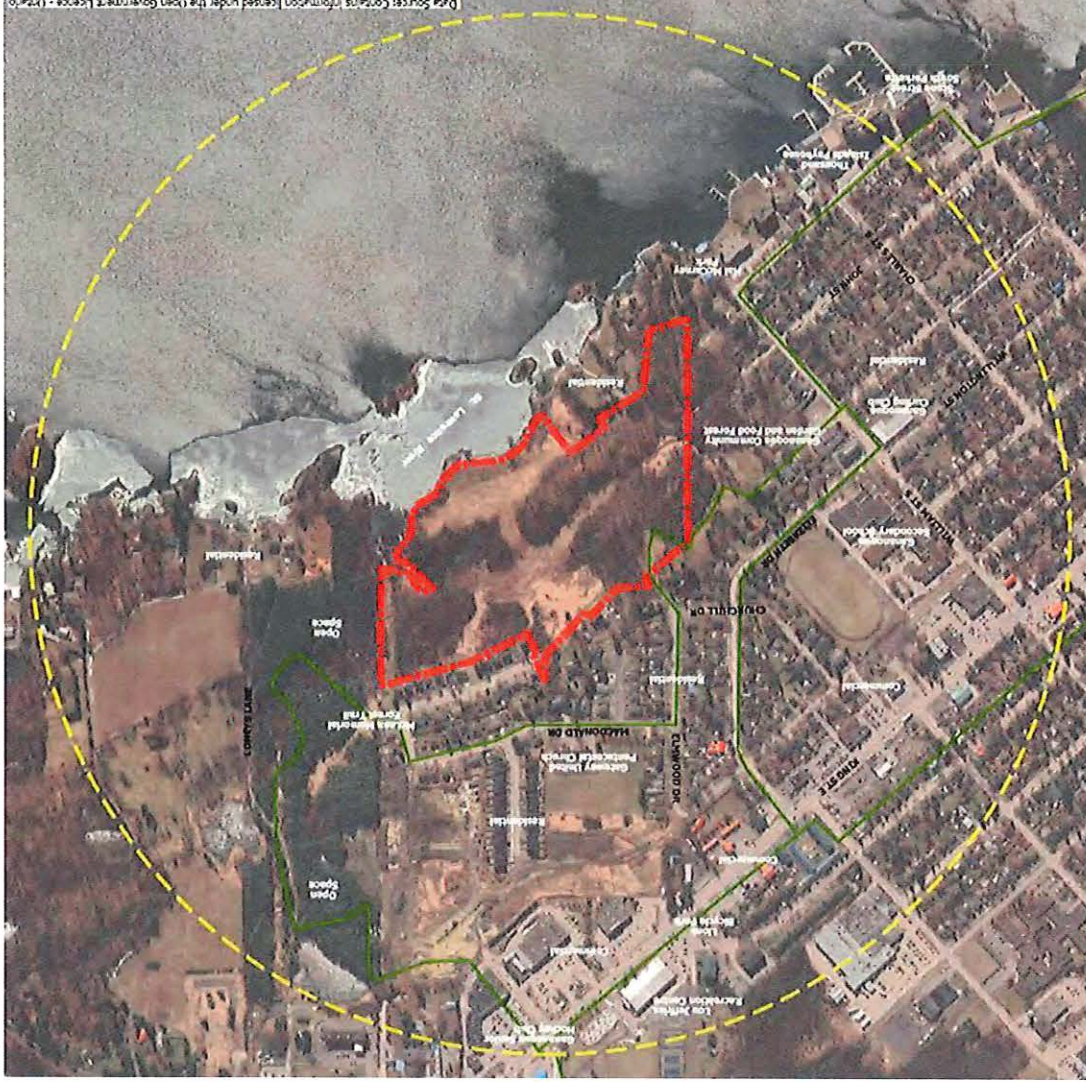
22.	Next Meeting: Regular Council – Wednesday, September 2, 2026 at 5:00 PM	
23.	Adjournment	
	Moved By: Mayor Beddows Be it resolved that the Council of the Town of Gananoque hereby adjourns the Wednesday, August 12th, 2026, regular meeting of Council at 9:29 PM. CARRIED – UNANIMOUS, <i>by those present</i>	
	 _____ John S. Beddows, Mayor	 _____ Penny Kelly, Clerk

Development Proposal
Elmwood Drive,
Gananoque

Town Council Meeting
August 12th, 2026

CONTEXT MAP

- Site Area: 11.59 hectares (28 ac)
- Vacant
- Contains a watercourse, wetland and a coastal wetland
- Surrounding uses: residential, commercial and institutional
- Frontage: Elmwood Drive, Arthur Street and John Street



ABOUT THE PROPOSAL

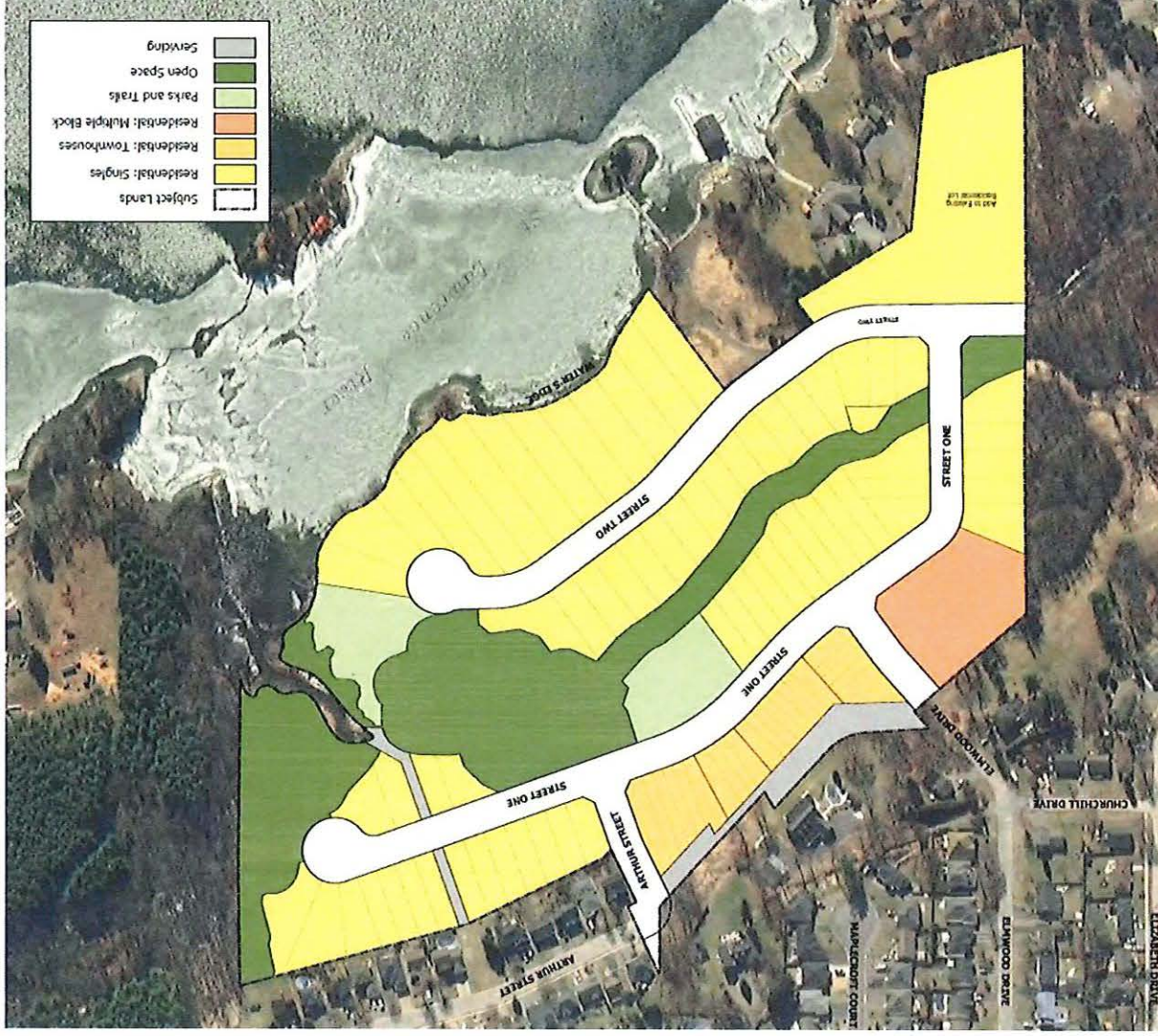
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- Residential subdivision with townhouse and single detached dwellings. Parkland, a trail connection and conservation of environmental features is proposed.
 - A **Development Permit Application** is proposed to establish site specific permissions and re-designate portions of the lands for parks, open space and natural heritage.
 - A **Plan of Subdivision Application** is proposed to implement the proposed development.

PUBLIC NOTICE & TIMELINE

December 2024:	Pre-consultation with Town and CRCA
September 2025	Applications are submitted
January 2026	Applications are posted on the Town website
February 2026	Notice sign installed on the property. Applications circulated to Town departments, peer reviewers and commenting agencies, including CRCA
May 2026	Resubmission of a revised Draft Plan to address staff and agency comments
July 2026	Notice issued/mailed once the Planning Advisory Committee and Council meeting dates were scheduled
July 28, 2026	Planning Advisory Committee meeting
August 12, 2026	Public meeting at Council

PROPOSAL

- 66 single-detached units
- 23 street townhouse units
- 12-14 cluster townhouse units
- Two park blocks & a trail connection
- Watercourse and wetlands protected
- Connections from Elmwood Drive, John Street & Arthur Street





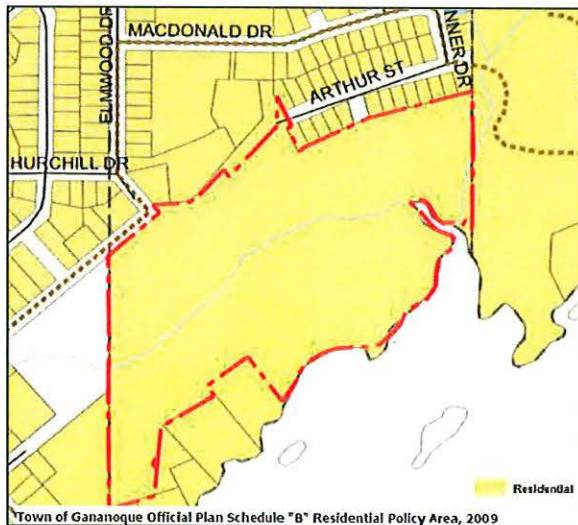
RENDERED
PLAN

EXISTING LAND USE

Town Official Plan:

'Residential'

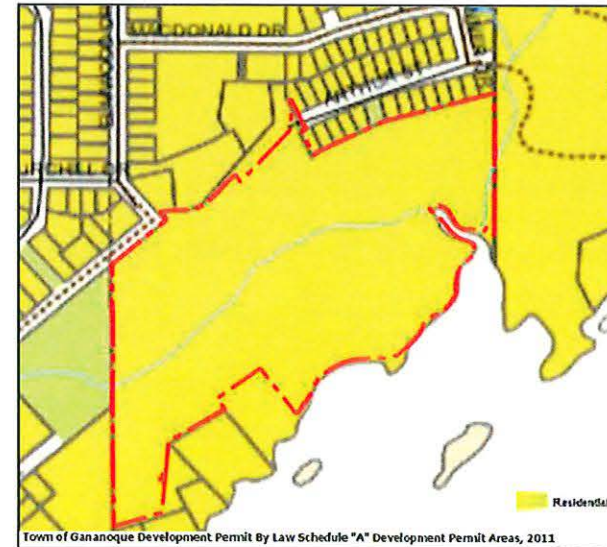
- Permits full range of dwelling types (low density to high density)
- Density required is 12 units/ha ; 12 units/ha proposed
- Proposal is consistent with the designation



Development Permit By-law:

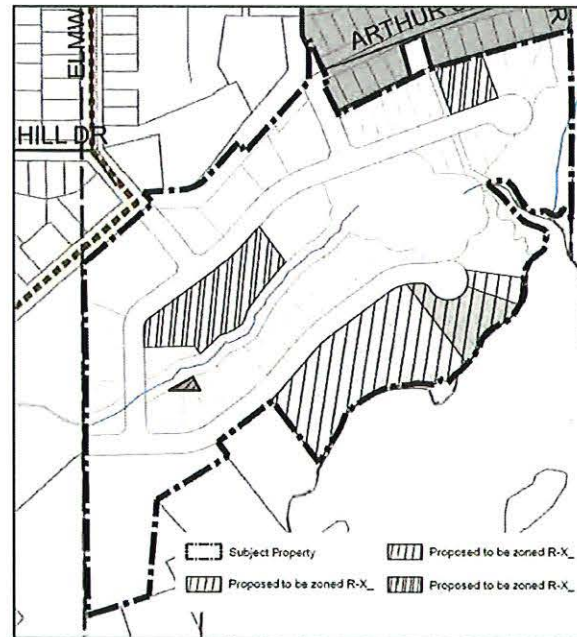
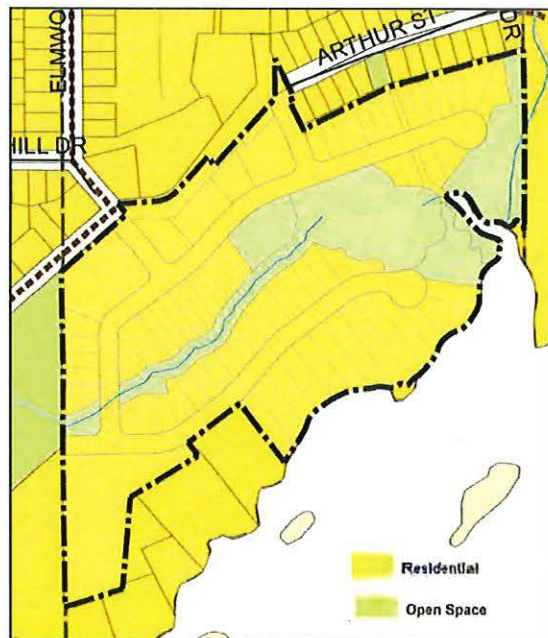
'Residential'

- Permits varied density of residential uses (low to high density)
- Proposal is consistent with the designation



PROPOSED LAND USE

Amendments to the Development Permit By-law



Proposed to be zoned R-X

Holding provision requiring a
Stage 4 Archaeological
Assessment

Proposed to be zoned R-X

Lot frontage of 11 metres
(from 15 metres)

Proposed to be zoned R-X

15 metre setback from the
floodplain associated with
the St. Lawrence River
(from 30 metres)



TECHNICAL STUDIES

- **Planning Justification Report** – MHBC Planning
- **Archaeology Assessment (stage 1 -3)** - Abacus Archaeological Services
- **Stormwater Management Report** - Forefront Engineering Inc.
- **Servicing Options Report** - Forefront Engineering Inc.
- **Geotechnical Study** - Malroz Engineering Inc.
- **Environmental Impact Assessment** - WSP Canada Inc.
- **Traffic Impact Study** - GHD



PUBLIC FEEDBACK

Traffic

- Scope of traffic study
- Adjacent streets and intersections
- Traffic and pedestrian safety

Construction

- Truck routes, construction timeline
- Road safety

Density

- Increase density and unit types
- Include multi-storey condominium

Environment

- Habitat protection
- Natural features
- Tree preservation

Trail/waterfront access

- Waterfront trail
- Create waterfront recreation opportunities

Archaeology

- Stage 4 Assessment Areas

Flooding

- Flood risk and setback for lots along the St. Lawrence River



TRAFFIC

- Traffic Impact Study was completed by GHD.
 - The TIS was completed based on a Terms of Reference approved by the Town. This confirmed the intersections to be studied, the timelines to be assessed, the study horizon, anticipated growth rates, anticipated development.
 - The TIS was completed in the summer in order to capture traffic generated from tourism.
 - Jewell Engineering completed a Peer Review of the study on July 21, 2026.
 - GHD prepared a response to the Peer Review comments on July 27, 2026.
 - The Draft Plan Conditions will require traffic calming measures and post-development analysis of traffic conditions. The Owner will be responsible for any additional traffic mitigation measures deemed to be required.
- 



CONSTRUCTION

- Draft Plan of Approval Conditions will require the following, to the satisfaction of the Town:
 - Determination of construction traffic routes
 - Construction fencing along the development perimeter and around vegetation
 - Erosion and sediment control measures
 - Grading and drainage plan
 - Construction management plan, mud tracking prevention, sediment control and erosion prevention
 - Construction phasing is anticipated to be 3 - 5 years
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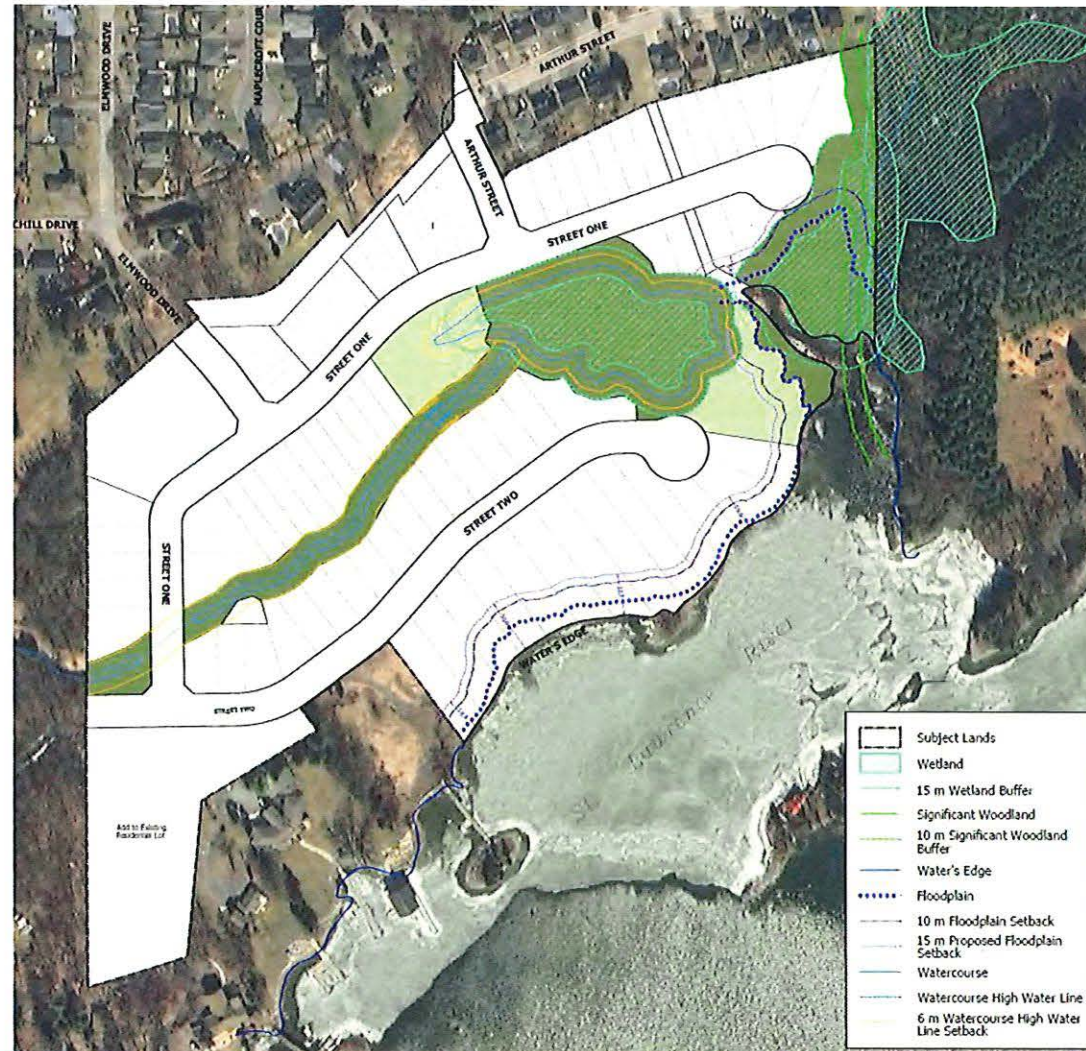
DENSITY

- Variety of housing types
 - 66 single family
 - 23 street townhouses
 - 14 multiple residential townhouses
- 16 singles with reduced lot frontage
- Built form is consistent with surrounding low-density neighbourhood
- 12 units per hectare required & 12 units per hectare proposed



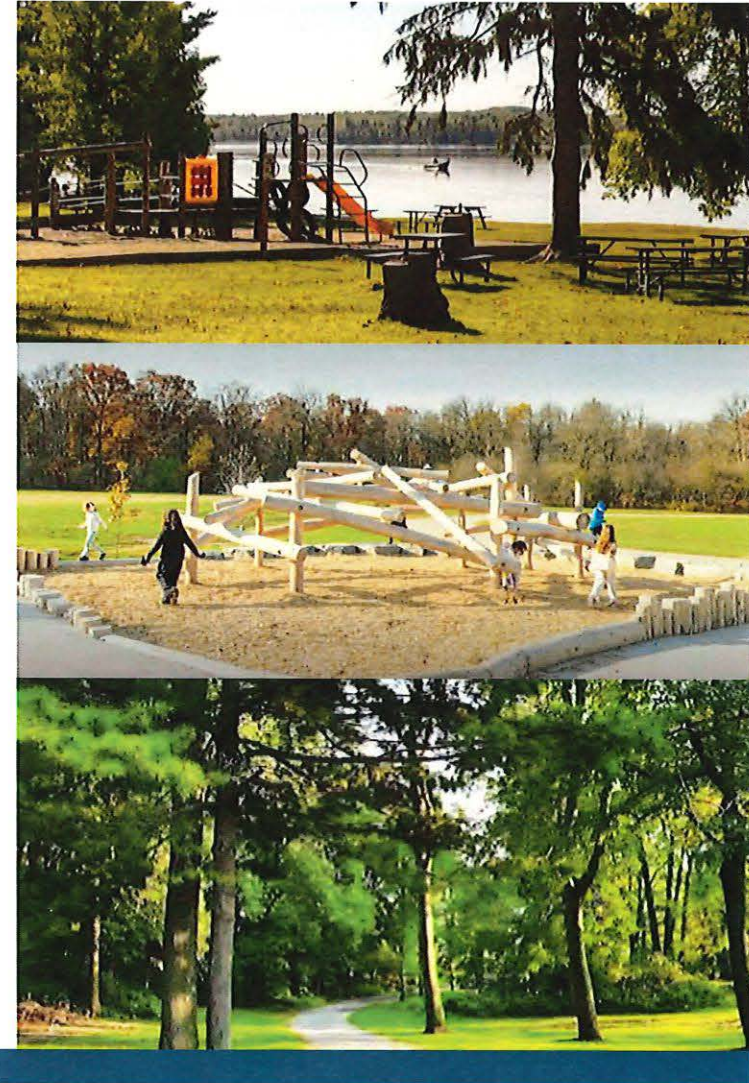
ENVIRONMENT

- Environmental Impact Study was prepared and Peer Reviewed by Jewel Engineering
- Draft Plan of Approval conditions will ensure environmental protection:
 - Work plan for wetland improvements and enhancements
 - Require all mitigation measures recommended through EIS are implemented
- Draft Plan protects wetlands and significant habitat with appropriate buffers

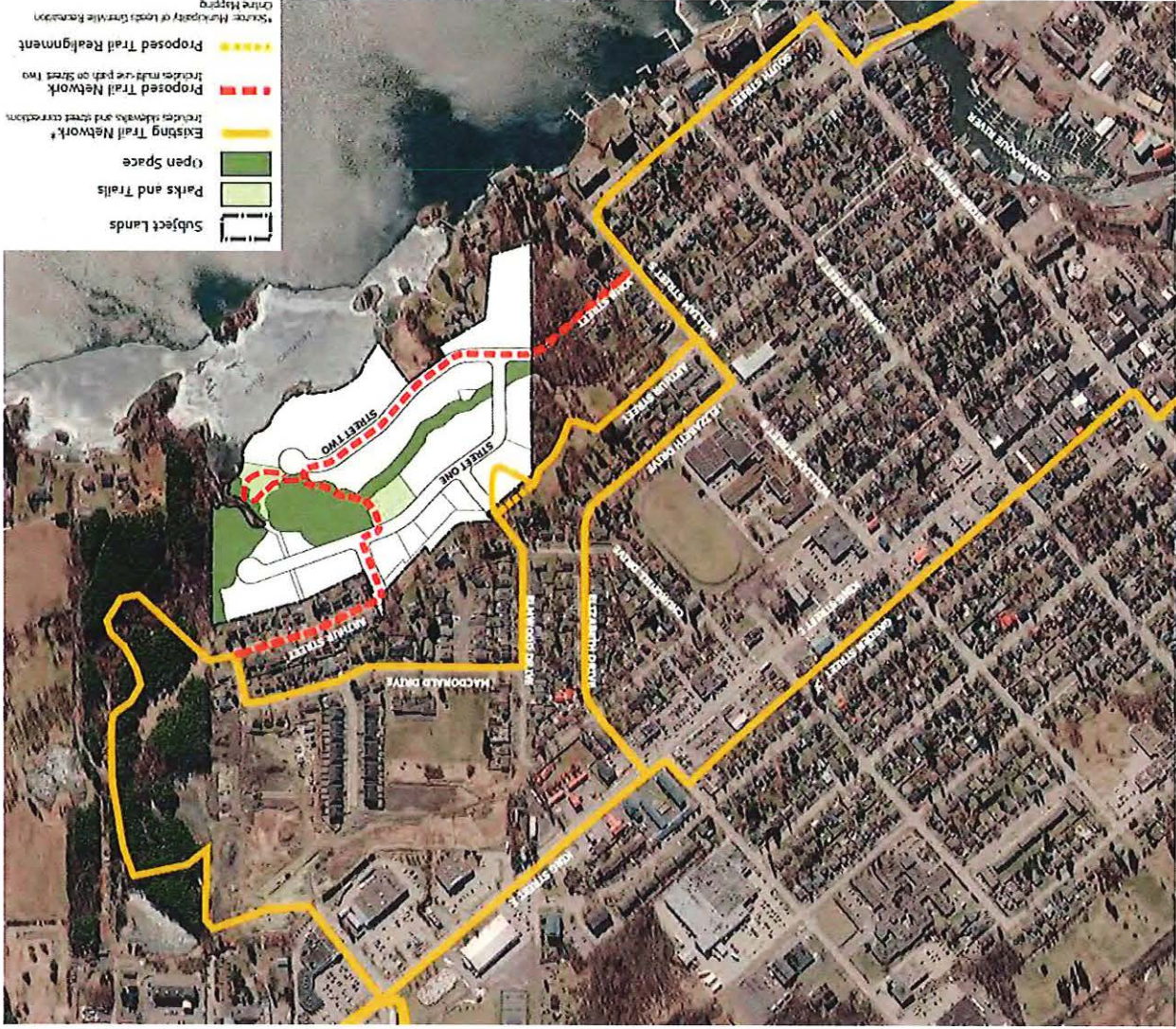


TRAILS / WATERFRONT

- Subdivision will include a connection to the Town's existing trail system
- Public access to the waterfront will be provided enhancing current access and providing alternative active recreational opportunities
- Total park area provided is over 5,000m²
- Additional parkland dedication would be through cash-in-lieu

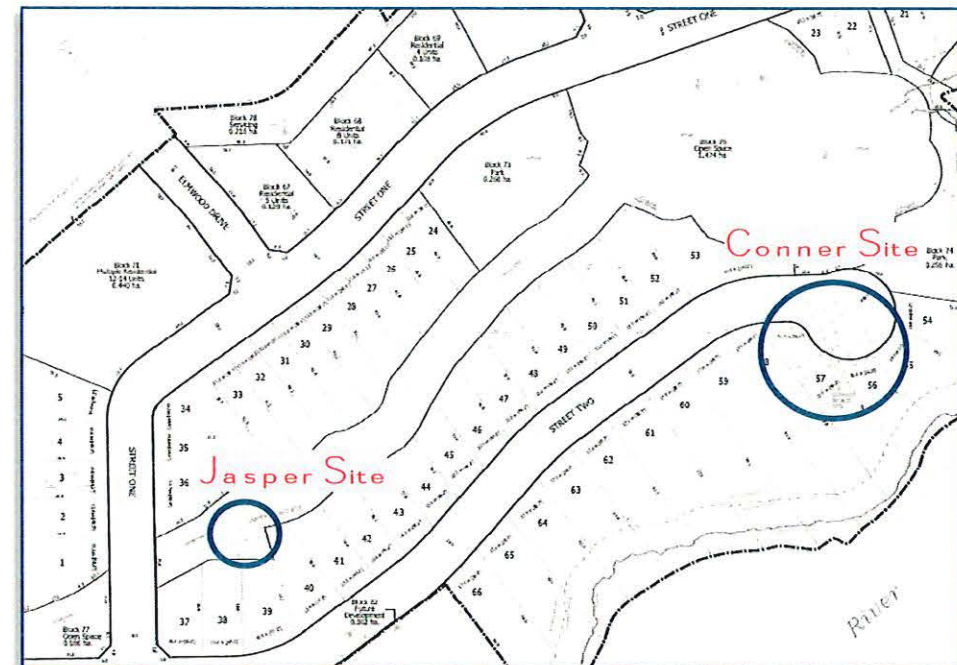


Park and Trail Map



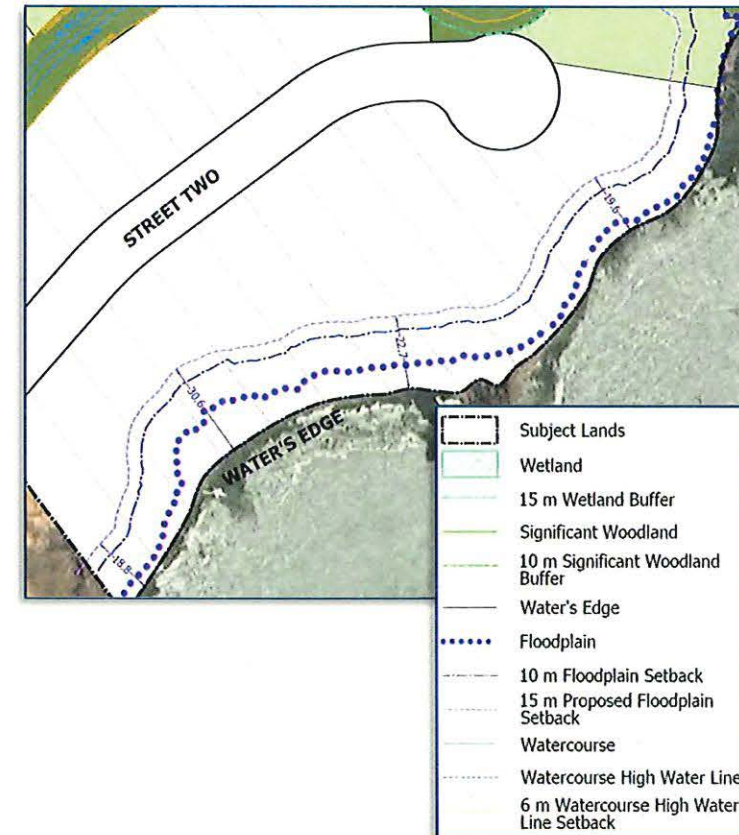
ARCHAEOLOGY

- Jasper and Conner sites will not be conveyed to the Town
- Both sites will be placed in separate blocks
- Stage 4 Archaeological Assessments will be required prior to development of each site
- Ministry approval will be required of the Archaeological Assessments



FLOODPLAIN – ST. LAWRENCE

- The Official Plan requires a 30 metre setback from the waterfront
- CRCA requires a 10 metre setback from buildings to the floodplain
- Floodplain limits are determined by CRCA based on recent mapping from February 2024
- The floodplain limit follows the regulated flood elevation and varies in distance from the water's edge based on topography (i.e. it's not a fixed setback, it can vary)
- A Floodplain Elevation and Setback Assessment was prepared, confirming that a 10 metre floodplain setback is adequate, in line with CRCA requirements
- The application proposes a 15 metre setback from the floodplain for all waterfront lots
- The overall setback to the water's edge varies, based on floodplain limits
- No development will be permitted in the floodplain



NEXT STEPS

- We support staff's recommendation that Council defer tonight's decision
- We request Council consider the applications at the September 2nd meeting
- We are working with the Town and CRCA on outstanding comments and will be resubmitting the Draft Plan
- We will work with the Town and CRCA on the Draft Plan conditions

Thank you

