

Re: File No. SD2025-01 APPLICANT: MHBC PLANNING LTD.



20 July 2026

To: Brenda Guy
Manager of Planning and Development
Town of Gananoque

Dear Ms. Guy,

Thank you for informing me about the Planning Advisory Committee meeting on July 28th. I have spent considerable time going through the development proposal. In this letter, I will explain why I have many concerns and questions about the proposal as it stands.

My wife and I moved to Gananoque from the West Island of Montreal in 2024. We chose to live near the area that is now scheduled for development because we love nature, and we appreciate the opportunity to walk on the Gananoque Trail. When we bought our house, we did not realize that the nearby woods and fields had no protection. It's notable that on the Hiking and Waterfront Trails page of its website, the Town of Gananoque continues to suggest that visitors should walk down "Elmwood Dr. to the street end and follow the trail through Grasshopper Park to the end of Arthur St."

Although part of the area of the proposed development is, or recently was, Grasshopper Park, the area is described in the developer's Planning Justification Report (Sept. 2025) as "vacant" with "no significant woodlands" and "not a provincially significant wetland." In spite of those damning phrases, the area does serve some very significant functions in ecological terms. Its trees and waters store carbon, release oxygen, improve air quality, and protect the surrounding neighbourhoods from flooding. In this era of rapid and devastating climate change, the future impacts of any proposed development need to be examined very carefully.

In preparing these remarks for the Planning Advisory Committee, I was reminded of a key statement in "Canada's 2030 Nature Strategy: Halting and Reversing Biodiversity Loss in Canada" (<https://www.canada.ca/en/environment-climate-change/services/biodiversity/canada-2030-nature-strategy.html>): "The diverse values of nature (monetary and non-monetary) tend to be treated as externalities in decision making, with nature often being placed behind economic development in terms of importance. Our economy is embedded in nature, and with the right tools we can protect nature, ensure economic prosperity, and enhance our well-being." The

document goes on to observe that “Municipal leadership can play an important role in either enabling or compounding challenges associated with habitat connectivity. Action is not only needed in large urban centres: many important habitats are located within or close to small municipalities, and enhanced planning to protect biodiversity in rural areas is crucial.”

Let me speak first about climate change and flooding.

A few weeks ago, the West Island of Montreal experienced intense flooding. Tim Thomas, the mayor of Pointe Claire from 2020 to 2024, wrote an open letter to two local newspapers after the June flooding. In that letter, he observed: “With climate change and the frequency of abnormal weather events and rainfall, our grey infrastructure (sewers and underground piping) is getting repeatedly overwhelmed. It is getting overwhelmed because we are building too much with the same supporting infrastructure [...] More toilets are getting flushed, more showers and baths are taken, more dishes are being washed, and more lawns and gardens are being watered. We are also building over wetlands and greenspaces – water absorption spaces gifted to us by Mother Nature. Because asphalt and cement are progressively covering areas where water can naturally be absorbed, the water has no choice but to go down sewers.”

(<https://www.facebook.com/OfficialTimThomas/posts/the-letter-below-was-published-in-todays-1510-west-and-suburbanla-lettre-ci-dess/1690290753105119/>)

Mayor Thomas gave a guarded thumbs-up to “planned development that minimizes or eliminates the destruction of greenspaces and that strategically reroutes or absorbs water using retention basins, permeable asphalt, green-lined street construction and other techniques associated with green infrastructure.” Even so, he concluded that such measures “may not be sufficient to overcome the enormity of the flooding potential created by climate change and overly rapid, inadequately planned development. Ultimately, cities must eliminate development that entails the destruction of trees, wetlands, and greenspaces that effectively sponge water [...] To continue to build rampantly, and without forethought and analysis of the increased stress on our infrastructure, is utterly irresponsible.”

I think the town of Gananoque needs to consider the potential physical and financial consequences of large-scale building in the area now scheduled for development. Consider the unfortunate experience of the small city of Dorval, which lies adjacent to Pointe Claire in Montreal’s West Island. The flooding that occurred there last month may have left taxpayers on the hook for about \$34 million, money that will be used (as one commentator put it) “to do the job that nature did for free.” Some years earlier, Dorval passed up the opportunity to protect a riverside area known informally as the McConnell Woods, an area which had served as a large natural sponge, absorbing millions of gallons of stormwater. Instead the woods were sold to a developer, being replaced by asphalt, concrete and other impermeable materials; and when the storm arrived in June, Dorval’s stormwater infrastructure could not cope. Sewage and stormwater backed up and went straight into homes and basements.

This is a cautionary tale, and I realize that the storm that hit the Montreal area in June was one of unusual severity. But unusually severe storms are now hitting much of Canada, the United States and the entire world with ever-growing frequency. To quote a *Time* magazine article from 30 May 2025: “Since 1999, there have been nine storms along the North Carolina coast that qualify as hundred or thousand year events. From 2015 to 2019, one suburb of St. Louis experienced three major floods, two of which met the criteria for hundred-year events. One study by the Montreal-based carbon removal project Deep Sky calculates that the frequency of deadly hurricanes has jumped 300 per cent, with 100-year storms now forecast to occur once every 25 years.” (<https://time.com/7289719/hundred-year-weather-events-happen-more-often/>) Even this may be underestimating the extent of the problem, or rather the crisis.

To return to the current proposal for development in Gananoque, I see on p. 21 of the Forefront report dealing with stormwater in the new development that the results of the hydrologic analysis are based on “a rainfall depth of 120 mm for the 24-hour 100-year storm event.” But in Ottawa on Canada Day this year, several neighbourhoods in the west of the city experienced rainfall far exceeding that amount, with one area recording rainfall of 167 mm in just five hours. A previous Ottawa storm in 2017 saw peak rainfall of 143 mm over 24 hours. The Montreal-area storm in June of this year resulted in rainfall of up to 170 mm. I wonder how accurate the hydrologic analysis in the current report can really be, given that it assumes a rainfall depth of only 120 mm in the case of an extreme storm event.

The Draft Background Report, prepared in September 2021 for Gananoque’s Official Plan, offers three scenarios for the growth in total precipitation expected in the town during the years between 2040 and 2060. If emissions increase only at a low rate, the report foresees an increase of 1.9 percent; the moderate emission scenario is for an increase of 4.5 percent; and the high emission scenario is for an increase in total precipitation of 8 percent. A hydrologic analysis that does not take such increased precipitation into account – relying instead of rainfall data from decades ago – is not an analysis whose conclusions can be entirely trusted. In that regard (and in others), I am surprised and very disappointed to see that the proposal now includes a reduction in floodplain setbacks from the St. Lawrence River and a reduction also in lot frontages for the 66 proposed single dwellings.

Flooding is, of course, a national problem, and this month the Canadian Climate Institute issued a notable fact sheet on the subject. It recommends “shifting development away from high-risk flood zones. To prevent placing more homes in harm’s way, provincial and municipal governments could restrict building in areas with high flood risk. Research shows that steering development away from high-hazard areas in the next decade can prevent between \$340 million and \$2 billion per year in new flood losses without limiting housing growth.”

<https://climateinstitute.ca/news/fact-sheet-climate-change-and-flooding/>

I would now like to move on to a few of the environmental impacts of the development.

The Town of Gananoque has an official Tree Canopy and Natural Vegetation Policy (Bylaw 2022-097), described as “an overarching document” that “applies to all properties and development, on public and private lands.” The bylaw stipulates that “development proposals ... should maintain and/or enhance the current tree canopy rather than reduce it.” I cannot find anywhere in the documents submitted by the developer an estimate of how many trees will be destroyed under its plan, although I note that the tree species listed as now growing on the site include balsam fir, silver maple, red maple, butternut, sugar maple, Manitoba maple, white birch, bitternut hickory, shagbark hickory, white ash, green ash, Eastern red cedar, black walnut, Eastern white pine, white oak, bur oak, Northern red oak, Eastern white cedar, and black locust.

This is an impressive array. And I wonder how the proposed development can possibly “maintain and/or enhance the current tree canopy.” The Forefront stormwater report states, “The subject site is proposed to have a 50% imperviousness.” I take this to mean that only half the total area of the site will be covered by grass, trees, bushes or water. The predominant ground material on the site will be asphalt. I question whether subdivisions such as the one outlined in the current proposal are appropriate for a town that is located within the Frontenac Arch Biosphere region, which UNESCO has recognized as being of international conservation importance. The Frontenac Arch Biosphere is featured prominently on Gananoque’s own website. Surely it would be hypocritical to highlight the purposes, the responsibilities and the uniqueness of the Frontenac Arch Biosphere for reasons of tourism – yet to ignore it in all other respects.

I would remind the Planning Advisory Committee that, to quote Bylaw 2022-97, “the Municipality will apply creative planning approaches designed to protect and enhance its tree canopy and natural vegetation.” Canada’s 2030 Nature Strategy, which I quoted earlier in this statement, notes that “Many municipal conservation actions also contribute to mitigating and adapting to climate change, such as tree cover that reduces the urban heat island effect, protects against flooding caused by extreme precipitation, shades buildings thereby reducing their energy consumption, and sequesters and stores carbon.”

On a different but related note, I have to say that I find the environmental report by WSP Canada to be seriously deficient in several respects. First of all, it uses the studies made in 2020 by Ecological Services in some places but rejects those studies in others. What is the justification for this? If the studies were carried out properly, the findings should be included across the board. If the studies were not conducted properly, the findings should not be used at all.

The most important example of this involves bats. Among the mammal species recorded in the surveys, the rarest and most seriously threatened are several species of bats. The 2020 surveys found multiple proofs of the Northern Myotis and Silver-Haired Bats, and recorded a single pass of the Small-Footed Bat. Because these were not found in 2024, they do not feature on WSP’s list of wildlife species.

Why is this significant? Because those three species continue to be named on the latest Protected Species in Ontario list (filed 27 March 2026; <https://www.ontario.ca/laws/regulation/r26060>). Of the four bat species that were recorded in the 2024 survey, three are endangered. Indeed, of the eight bat species that occur in Ontario, seven are listed as endangered – and six of those endangered species have been found in the bat surveys conducted here in 2020 and 2024. It is clear that the area scheduled for development now provides significant bat habitat, particularly thanks to the likelihood of maternity roosts in snags and dead trees. Even though a few potential bat boxes are mentioned in the report, the committee should be aware that the success rate of bat boxes is generally only about 20 percent, and that they are unlikely to attract and maintain bat populations where bright artificial lights are present.

A further deficiency in the Environmental Assessment report involves birds. Its total of 39 bird species (including cormorants, gulls, mallards and other waterbirds) is frankly absurd. The Kingston Field Naturalists website contains a list of 244 bird species that are likely to be seen annually in the Kingston area, including 29 warblers, 16 species in the sparrow family, 9 woodpeckers, 8 species in the blackbird family, 8 species in the finch family, 7 species of flycatchers, and 7 species of thrushes: <https://kingstonfieldnaturalists.org/kingston-250-bird-checklist> Most of these species are likely to occur seasonally in the area scheduled for development, and a good number of them breed here.

On a walk this morning (July 20), in the Grasshopper Park and John St. areas, my wife used the Merlin app and recorded the songs or calls of four bird species that fail to appear in the wildlife species list in the environmental report (Nashville Warbler, Merlin, Yellow-rumped Warbler, Tufted Titmouse). There are several other species of birds (e.g., Carolina Wren, Pileated Woodpecker, Northern Yellow Warbler) which we have often observed in the area scheduled for development; these too fail to appear in WSP's species list.

The WSP species list mentions one species of bird (Chimney Swift) that is listed as threatened. However, it does not include the following species, all of which are classified as “at risk” and which appear on the Protected Species in Ontario list (<https://www.ontario.ca/page/species-risk-ontario#section-1>): Wood Thrush, Canada Warbler, Eastern Wood-Pewee, Olive-Sided Flycatcher, Bobolink, Barn Swallow. I cite these species at risk because they have all have been recorded this year on the Gananoque Trail: <https://ebird.org/hotspot/L5203454/bird-list> Of those six species, my wife and I have personally observed the Olive-Sided Flycatcher (in 2025), the Barn Swallow (in 2026) and the Bobolink (in 2026) in or adjacent to the area scheduled for development. The Bobolink is now classified as “threatened” because its numbers are in serious decline.

In short, the environmental report is radically inadequate in its assessment of birds. I cannot say whether its assessment of other types of fauna and flora is any better. I will, however, note that the WSP species list does not include the Gray Ratsnake (sometimes known as the Black

Ratsnake). But in July 2024, shortly after we had moved to Gananoque, our next-door neighbour on Elizabeth Drive found a Gray Ratsnake in her garden. (Her son caught and relocated it beyond the town.) We have no way of proving that the snake arrived from inside the area scheduled for development, but it is highly probable. The Gray Ratsnake of eastern Ontario is a threatened population that remains on the latest Protected Species in Ontario list (<https://www.ontario.ca/laws/regulation/r26060>). It enjoys federal protection under the Species At Risk Act. And it is named in Section 3.6.4.1, Endangered and Threatened Species, of Gananoque's Draft Official Plan Update of 2024. This document states, "It is important to protect the significant Habitat of Endangered and Threatened Species found within the Town."

One of the nine guiding principles in the Draft Official Plan Update is this: "We will protect our natural environment." Among the seven criteria that may be used to evaluate development applications are "impacts of the proposed development of surrounding natural features and areas." Other criteria include "the provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation" and "the impact of traffic generated by the proposed development on the road network and surrounding land uses."

I have discussed the proposed development with other people who live on the surrounding streets, and I share their concerns about the greatly increased traffic flow. Children who now play freely on Elizabeth Drive will be unable to do so safely because of the increase in traffic. The volume of traffic stands to create a type of road congestion normally associated with larger communities, and this will only be heightened by the rise in the projected amount of housing shown in the revised version of the developer's plan. Trucks and other heavy vehicles required in the construction process will have to make 90-degree turns to get onto both Elmwood and Churchill Drives. The volume of noise, the dust, the vibrations and the blasting will cause a serious downturn in the quality of life of hundreds of Gananoque residents for an undisclosed amount of time.

The Cataraqui Region Conservation Authority undertook a review of Gananoque's Official Plan in 2018, and recommended several updates that would better reflect the natural environment and natural heritage features present in the town. One of these updates was to recognize areas of natural heritage not located along the waterfront, such as woodlands and watercourses, and limit if not prohibit development in or adjacent to these areas. Another of the Conservation Authority's recommendations was the use of low-impact development practices in both new and redeveloped construction. Unfortunately, what I see in the developer's proposals are mostly high-impact practices, especially in the large volume of impervious material that will dominate the site.

I realize, in the end, that the area in question is zoned for residential purposes, and some development there may be inevitable. But I do not accept that a 103-unit subdivision, one that involves turning half the site into asphalt and concrete, is appropriate for a town in the Frontenac

Arch Biosphere region – particularly when the area in question borders the St. Lawrence River and contains significant wildlife habitat, and particularly too when we are living in the midst of a climate crisis.

The issues I have raised in this letter are, to my mind, more than sufficient for the Planning Advisory Committee to defer a vote on the application. There are many questions that I believe need answering before approval should be given. Those questions, from my perspective, include the following:

Has the Cataraqui Conservation Authority given its approval to the latest version of the developer's plans, especially in light of the reduction in floodplain setbacks compared to those in the original proposal?

Is the town confident that the stormwater protections outlined in the developer's proposal are sufficient, given the rapidity of climate change and the ferocity of extreme weather events? Do these issues cast a shadow over the developer's request to reduce the floodplain setbacks and the lot frontages?

While I like certain elements in the developer's Wetland Enhancement Concept Plan, I also have some queries about it. How can the town be sure that the "concept plan" will be executed in full? Are there any guarantees that the plan will prove to be anything more than a concept? What happens if the plan is altered during the construction process, or is found to be unworkable?

What is the construction route or routes? The use of heavy trucks is likely to damage the road surfaces of nearby streets: is the town ready to pay for the repairs? Will any work be done in advance of the construction, so as to lessen the chance of accidents at intersections where a 90-degree turn is required?

How will the subdivision enhance the town's urban canopy? Is the proposed development not in violation of Gananoque's own Bylaw 2022-097?

Given the failings I have noted in the Environmental Impact Assessment report, does the Planning Advisory Committee have full confidence in its findings?

Thank you for the opportunity to outline my concerns and questions.

Yours sincerely,

Mark Abley

From: [ann beer](#)
To: [Brenda Guy](#)
Subject: 205 Elmwood Subdivision Plan
Date: July 20, 2026 9:56:30 PM
Attachments: [Wild bird loss .docx](#)

 Dear Ms. Guy, Members of the Planning Committee, Mayor and Council Members,

RE: SD2025-01

<https://www.gananoque.ca/town-hall/138/notice-of-complete-application-proposed-plan-of-subdivision-and-class-iii-development-permit>

“205 Elmwood” area.

To destroy a mature and ecologically rich woodland and meadow for a housing development, at this time when biodiversity loss is so profound, seems a very serious decision. I am writing to ask that the environmental consequences of the proposed subdivision be fully considered. There are many areas of concern but I will focus here on the negative impact on bird species.

“The latest edition of *State of the World’s Birds* paints the most concerning picture for nature yet. Nearly half of the world’s bird species are now in decline, with only six per cent having increasing populations. One in eight species (or 1,409 species in total) are now threatened with extinction. Nearly three billion birds are estimated to have been lost since 1970 in North America alone, and a further 600 million have been lost in the European Union since 1980, an area five times smaller.”

<https://www.birdlife.org/news/2022/09/28/state-of-the-worlds-birds-2022-paints-most-concerning-picture-for-nature-yet/>

The Cornell Bird Lab states that: “Nearly 3 Billion Bird [have] Gone Since 1970”
<https://www.birds.cornell.edu/home/bring-birds-back/>

This scientific article contains more details:
<https://www.birds.cornell.edu/home/wp-content/uploads/2019/09/DECLINE-OF-NORTH-AMERICAN-AVIFAUNA-SCIENCE-2019.pdf>

Further loss of habitat, wherever it occurs, can only put more stress on those birds remaining. Nesting and feeding sites will be destroyed. It is ironic that your report describes the area as “currently vacant” when in ecological terms it is exactly the opposite — rich in natural trees, plants, animals, birds, and other creatures that we can ill afford to lose.

Here is a list of the birds I have seen, heard, or noted on the Merlin Bird App for the forested area below Elmwood that borders the short section of the Gan Trail towards Arthur Street (near William Street), the gravel section of east John Street leading to the meadow by the St. Lawrence River, or flying overhead near these areas.

These observations are from my regular morning walks in the last three months, from my home at 175 Elizabeth Drive down to Hal McCarney Park, via that short section of the Gan Trail.

**** Please note that this list is much longer than the list presented in the Environmental Report on page 77.****

American Crow
American Goldfinch
American Herring Gull
American Robin
Bald Eagle
Barn Swallow
Belted Kingfisher
Black-Capped Chickadee
Blue Jay
Bobolink ***considered Threatened**
Brown-Headed Cowbird
Canada Goose
Carolina Wren
Chipping Sparrow
Common Grackle
Common Loon
Common Raven
Common Tern
Common Yellowthroat
Dark-Eyed Junco
Double-crested Cormorant
Downy Woodpecker
European Starling
Gray Catbird
Great Blue Heron
Hairy Woodpecker
House Finch
House Sparrow
Mallard
Merlin
Mourning Dove
Mute Swan
Nashville Warbler
Northern Cardinal
Northern Flicker
Northern House Wren
Northern Yellow Warbler
Osprey
Pileated Woodpecker

Red-breasted Nuthatch
Red-eyed Vireo
Red-shouldered Hawk
Red-tailed Hawk
Red-winged Blackbird
Ring-billed Gull
Ruby-Throated Hummingbird
Song Sparrow
Tree Swallow
Tufted Titmouse ***Considered rare**
Turkey Vulture
White-breasted Nuthatch
Yellow-rumped Warbler

I have no doubt that there are far more bird species present in the area than I have noted here.

Thank you for your attention to this message.

Yours sincerely

Ann Beer



Brenda Guy

From: Penny Kelly
Sent: August 1, 2026 6:09 PM
To: Brenda Guy
Subject: Fw: A suggestion re: SD2025-01 Proposed Elmwood to Arthur subdivision in Gananoque, and the UNESCO Frontenac Arch Biosphere Reserve

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From: ann beer [REDACTED]
Sent: Saturday, 01 August 2026 16:37:20
To: Penny Kelly <clerk@gananoque.ca>
Cc: mark abley [REDACTED]; Margueritta Kluensch [REDACTED]; Whitney Haynes [REDACTED]
Subject: A suggestion re: SD2025-01 Proposed Elmwood to Arthur subdivision in Gananoque, and the UNESCO Frontenac Arch Biosphere Reserve

[REDACTED]

Dear Mayor Beddows, Gananoque Town Council Members, Planning Committee Members, and Administrative Staff,

Thank you for the excellent, professionally-run and insightful meeting on July 28th at the Town Hall, that was mostly concerned with the new subdivision SD2025-01. Though many excellent points were made, I was struck by how little attention environmental factors received, and the apparent attitude, by some participants, that the heavily wooded areas of the site are to be seen as an irrelevance to be removed rather than an asset to the town. I believe they, as well as the meadow and shoreline, should not be destroyed without serious thought.

Gananoque is a town with an astonishing and rare privilege: it is *inside* the UNESCO Frontenac Arch Biosphere Reserve. Very few towns in Canada can share such a distinction, in such a beautiful and ecologically rich area of the country. I attach three photos of sections of your own website that clearly state how important this is, as well as three pictures of the development site as it currently exists. As one of the sections from your website says, "The Frontenac Arch Biosphere was established by the local conservation community to raise awareness about our unique geology and biodiversity, as well as the people who live here. This is where the Thousand Islands create a land bridge over the River and around the Great Lakes for animal and bird migration. This is where five forest regions meet, creating a variety of habitats and opportunities for animals and people alike."

This is a splendid statement. My hope is that our community understands its implications and the responsibility Gananoque holds, to ensure that future generations, as well as present ones, can feel part of this environmental treasure. Moreover, as recent wildfire and flooding events in Canada and around the world are revealing in the starkest terms, natural wooded areas (even secondary growth) are our allies against the threats of climate change.

The fish, animals, plants, birds and trees appreciated by so many of our tourist visitors each year also depend on our vigilance and protection. Sports fishermen, for example, appreciate this region hugely. If the ecology of the St. Lawrence is further altered by human development along the shorelines, as in this proposal, gradually the integrity and richness of the fish stocks can be undermined. Each “small” development may seem inconsequential, but added together all along the St. Lawrence, they can collectively cause serious damage.

A further point is that you have recently (2023) celebrated the generosity of the McLean Family in gifting the neighbouring Pines to the town, to be known as the Judith McLean Memorial Forest. The loss of trees on the entire property beside the Pines will greatly reduce their ecological value and viability for nesting species. The Pines as a modern planted area is less diverse than what is currently beside them. Was the inevitable environmental damage to the Pines factored into the plans for the subdivision and discussed?

Would you be willing to meet with representatives of the Frontenac Arch Biosphere Network, and the organization A2A (Adirondack to Algonquin Collaborative) to understand what is at stake in terms of our shared responsibilities to the future of this region? Katherine Macklem and Emily Conger, members of these two organizations, have offered their time to come to make a short presentation to the Council and Planning Committee, or to hold a discussion evening with townspeople, to give a clearer picture of what is at stake. Given the importance of the UNESCO site designation, which was so hard-won through the long-term work of so many local residents, it seems a valuable addition to the discussion to understand (from experts) the environmental consequences.

Here are their e-mails:

Emily Conger

[REDACTED]

Katherine Macklem

[REDACTED]

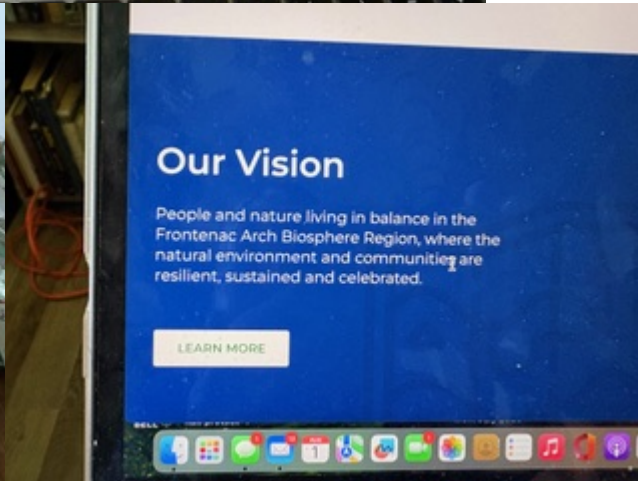
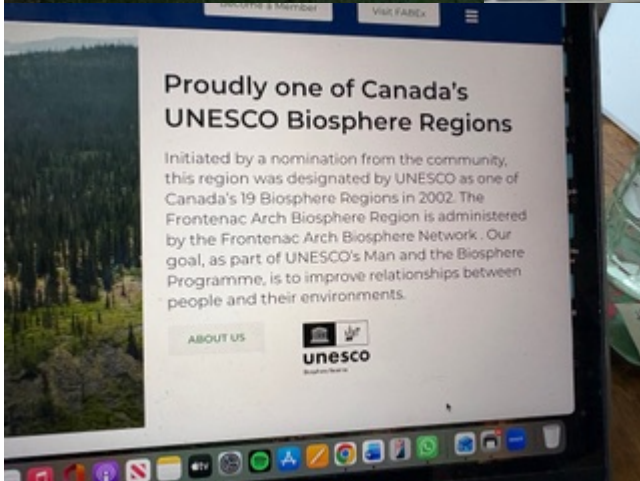
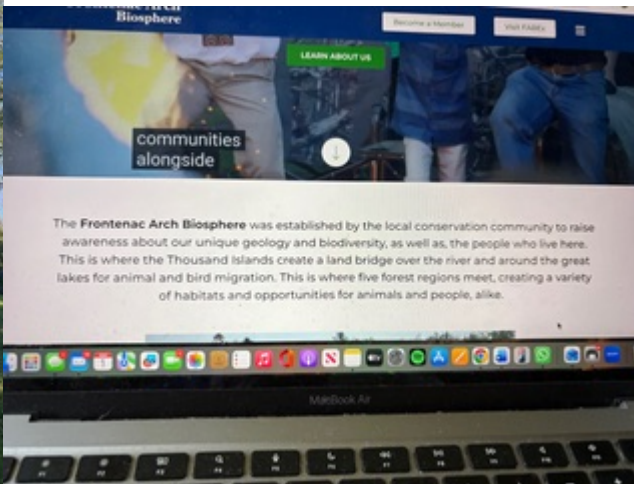
If you are interested in hearing from them, please contact them directly through these e-mails. They made this offer freely, out of concern for all the necessary information being available to Council before final decisions are made.

Thank you very much for reading this message.

Yours sincerely,

Ann Beer

[REDACTED]



To: Mayor, Members of Council, and Planning Department

Re: Opposition to Proposed Development and Requested Variances (Town Document SD2025-01)

We are writing to express our strong opposition to the proposed development of 66 single-family homes and 37 condominium units on the vacant lands identified in Town document SD2025-01, as well as the developer's request for reduced setbacks from neighbouring properties and the floodplain.

We have significant concerns about the long-term impacts this development will have on our community and the environment.

1. Loss of Wildlife and Natural Habitat

Although the developer's environmental report concludes there is no significant wildlife present, residents have consistently observed deer, foxes, rabbits, osprey, owls, turtles, songbirds, turkeys, loons, and other species using these lands. The absence of findings in a single study does not mean the habitat lacks ecological value, and the report's conclusions appear inconsistent with lived experience.

We understand Cataraqui Conservation has completed a report that is not yet available. Once released, we request an opportunity to review and assess it. We respectfully ask Council to require an independent review of the environmental assessment before any decisions are made.

2. Floodplain Concerns

The developer is requesting relief from required floodplain setbacks. These regulations exist to protect current and future residents from flooding, erosion, and environmental damage. Reducing setbacks increases hard landscaping and impervious surfaces, which in turn elevates flood risk for both the new development and existing homes.

We are also concerned that the current floodplain analysis does not adequately account for global warming or increasingly severe weather events. Flooding in Ottawa in June 2026 is a recent example of damage worsened by outdated engineering assumptions. We urge Council to deny any variance that compromises established floodplain protections.

3. Increased Traffic and Safety

One of the proposed roads would be located directly in front of our home, dramatically increasing traffic volumes, noise, speeding, and safety concerns for residents, pedestrians, cyclists, and children. Activities such as street hockey, basketball, biking, and scooter riding would no longer be safe.

Our neighbourhood roads were not designed for this level of traffic. We are concerned about congestion, emergency vehicle access, and the overall character of our community.

Construction traffic presents additional risks. These roads cannot safely accommodate hundreds of heavy-duty trucks and machinery over many years. Their weight and turning radius will cause significant damage and congestion. Who will be responsible for these repairs — taxpayers?

Depending on the developer's construction schedule, heavy truck traffic could continue for a decade or more, leaving both existing and future residents dealing with deteriorating road conditions.

The current traffic assessment does not include several affected intersections, including Elizabeth & Pine, Elmwood & MacDonald, and Elizabeth & Churchill. It also evaluates only post-construction traffic, not the heavy construction load that will persist throughout the development period.

4. Reduced Setbacks

The requested reduction in setbacks would place homes closer together than intended under zoning regulations. These standards protect privacy, reduce overcrowding, preserve green space, and maintain neighbourhood character. Granting these variances would set an unfortunate precedent and negatively affect surrounding homeowners.

5. Impact on Existing Residents

This proposal will significantly alter the character of our neighbourhood. Many residents purchased homes with the understanding that this natural area provided separation, green space, and privacy. The proposed density, road

placement, and variances would substantially reduce the enjoyment and value of our properties.

Our water and sewer system is already at maximum capacity, as evidenced by the increasingly frequent sewer odours. Adding this level of density will worsen existing infrastructure issues.

We respectfully request that Council consider the interests of current residents alongside those of the developer.

Request for Deferral

We ask that this proposal be deferred to allow residents adequate time to assess its full impact. While documents are available on the Town website, they are difficult to locate and incomplete. The development appears to be moving forward on an unrealistic timeline that does not allow the community sufficient time for due diligence.

For these reasons, we ask Council to defer the requested variances and require any future development to fully comply with existing environmental protections, floodplain regulations, and setback requirements.

Thank you for your time and consideration.

Tim and Jacquie Corbett



From: [Penny Kelly](#)
To: [Brenda Guy](#)
Subject: FW: planning committee
Date: July 21, 2026 10:32:43 AM

Over to you.

Penny

From: Stewart Creagh [REDACTED]
Sent: July 21, 2026 7:33 AM
To: Penny Kelly <clerk@gananoque.ca>
Subject: planning committee

Dear Planning Committee members,

I am writing to respectfully request that the approval of the development permit be deferred until additional information and clarification can be provided regarding several important aspects of the proposed project.

While I recognize the need for thoughtful community growth, I believe there are several outstanding questions that should be addressed before a final decision is made.

Specifically, I would appreciate clarification on the following:

- What is meant by the statement that the development will have "minimum impact on wetlands"? What assessments or mitigation measures support this conclusion?
- Was a traffic impact study completed for the King Street and Elizabeth Street intersection? If so, what were the findings regarding current and projected traffic volumes, congestion, and pedestrian safety?
- What evidence demonstrates that there is sufficient demand for this

proposed housing development within the community?

- What demographic is this development intended to serve? For example, is it designed for families, seniors, first-time homebuyers, or another segment of the population?
- Will consideration be given to preserving portions of the existing tree line, rather than clear-cutting the site? Maintaining a natural buffer would help protect wildlife habitat, preserve the area's character, and reduce the visual and environmental impacts of the development.

Given the significance of this proposal and its potential long-term impacts on our community, I respectfully request that the planning committee defer approval of the development permit until these questions have been fully addressed and made available to the public.

Thank you,

Stewart Creagh

[REDACTED]

[REDACTED]

From: [Paul Finn](#)
To: [Brenda Guy](#)
Subject: Proposed Plan of Subdivision - Vacant Lands of Elmwood Dr and West of Arthur St
Date: July 22, 2026 4:19:29 PM

To: Brenda Guy
Manager of Planning and Development
Town of Gananoque

Dear Ms. Guy:

I am writing with respect to the proposed subdivision. My comments follow:

First of all, with respect to the requested relief, I wish to object to the proposal to reduce the lot frontage for single family dwellings from 15 metres to 11 metres. The frontage requirement exists to prevent the sort of overcrowding of houses which the developer now proposes. The Town of Gananoque has already decided on an appropriate frontage for new lots and should not accede to this request.

I would also object to the reduction of the floodplain setback from 30 metres to 15 metres. These setbacks exist for a reason and municipalities deviate from them at their peril. One possible outcome is that houses get built without provision for sufficient drainage. If the properties subsequently get flooded, the municipality may be sued for agreeing to changes that could reasonably have been foreseen to result in drainage/flooding problems. By then, the developers are likely to be long gone and town's residents will bear the liability. Have the developers actually provided the town with any drainage study to justify reducing the setback? Or is this simply an effort to increase the amount of land that can be sold?

A third area of concern, not raised in the proposal is traffic. By this I mean not merely construction traffic but long-term traffic. The new roads are two big cul-de-sacs which seem to empty out onto Elmwood Dr. Since Elmwood Dr. doesn't lead to King St., the logical access is up Churchill Drive (misabeled as one of the Regent Streets on the map) to Elizabeth Dr. and from there to King St. As a rough estimate, we may be looking at another 200 cars a day.

Note that both Elmwood and Churchill are currently roadways shared by both cars and pedestrians — always a bad combination. Moreover, Churchill is relatively narrow, at least in its current configuration. In short, the town needs to think through the traffic implications of this proposal.

In conclusion, the new subdivision needs a better road access plan than is currently provided for. Logically, I would suggest that this means basing it on through roads rather than cul-de-

sacs.

respectfully submitted,

Paul Finn

[REDACTED]

[REDACTED]

Brenda Guy

From: Jim Joe [REDACTED]
Sent: July 20, 2026 2:55 PM
To: Brenda Guy
Cc: Jim Joe; Giz B
Subject: RE: Proposed Plan of Subdivision and Class III Development Permit

[REDACTED]

Hi Brenda,

We are requesting a deferral for the approval to proceed with the “Proposed Plan of Subdivision and Class III Development Permit” for the vacant lands south of Elmwood Drive and/west of Arthur Street, LEEDS CON. 1 pt. 16 RP 28R-15673 PARTS 1 TO 25 TOWN OF GAGNANOQUE, for the reasons noted.

Severe Traffic Congestion

The draft plan of the subdivision shows that all traffic into the proposed subdivision from the major artery King St E will be via Elizabeth Dr onto Pine St E and then Elmwood Dr and then an option to take MacDonald Dr. There currently are approximately 110 residences that are accessed from this route. The Castle Grove development that is in progress, is adding 105 new residences. The Propose Plan for vacant lands south of Elmwood Dr and/west of Arthur St will add another 103 residences. Overall tripling the existing traffic on this route and creating congestion starting on King St E. Congestion at the intersection of King St E and Elizabeth Dr will create bottlenecks that will seriously impact residents, emergency vehicles and school buses.

The Draft Plan of the subdivision does not show that it will be accessed from extensions of Arthur St and/or John St from William St S. This would allow a great easing of the congestion that will occur at the King St E and Elizabeth Dr intersection.

The streets of Elizabeth Dr, Elmwood Dr, Pine St E, MacDonald Dr are not currently developed to support the additional traffic that will occur. There is extensive use of people strolling, walking dogs and children playing these streets, the additional traffic on these streets puts them at risk. Parking on these streets is already an issue, with cars parking on residential lawns and this will exacerbate traffic congestion.

During the construction phase, the addition of construction vehicles, workers vehicles and other traffic congestion and parking on existing streets will be significant. This will impact the current residents and emergency vehicles.

Environmental Impacts

It is understood that an Environmental Impact Assessment has been completed and it takes into consideration the 100 year flood event plan. We need to know if the 100 year flood event plan is based on historical data or if it takes into consideration the projected impact of global warming, the increase of precipitation this area has seen in recent years and the high levels of rainfall in a short period of time. We have seen recent flooding in many areas of southern Ontario.

Electrical Grid

In the past 9 months there have been at least 4 significant unplanned power outages in Gananoque. Has it been confirmed that the additional residences will not have a negative impact on the power grid and enhance that risk of unplanned power outages?

Construction Noise and Other Impacts on Existing Residents

This proposed development will result in significant changes to the beautiful vacant land, and will result in blasting, hammering and large trucks going in and out.

Will there be reasonable start and end times when construction can proceed. Residents need to know that they will be able to sleep to a reasonable time and when they come home from work that they can relax without excessive noise, not to forget the stress on pets in these homes. People need to know they can leave and arrive from work without construction vehicles or construction workers vehicles blocking their driveways and parking spaces.

Blasting and hammering can put the integrity of existing properties at risk. What has been setup for the remediation of exterior and interior damage that may happen. There should be no financial impact to the property owner and speedy remediation.

Last year there was a power upgrade on Elmwood Dr. This resulted in digging up or damage to lawns that went into the resident's property. The reseeded of lawns was haphazard and no recourse was available. People tried to contact the company that performed the work and the township for remediation with no success. The township is responsible to the residents, will they setup a process to ensure that issues all are properly addressed.

The Request

For these reasons, I respectfully request that the decision to approve the "Proposed Plan of Subdivision and Class III Development Permit" for the vacant lands south of Elmwood Drive and/west of Arthur Street, LEEDS CON. 1 pt. 16 RP 28R-15673 PARTS 1 TO 25 TOWN OF GAGNANOQUE be deferred until these concerns are addressed. I will be attending the July 28 meeting and wish to be notified of any upcoming public hearings or meeting.

Regards,

James and Gisele Goddard

July 18, 2006

Ms Brenda Guy
Manager of Planning and Development
Town of Gananoque
30 King Street East
Gananoque, Ont

Dear Ms Guy:

I am writing to you to express my concerns about the new residential subdivision on lands south of Elmwood Drive and west of Arthur Street, Lot 16 RP 28R-15673 Parts 1-25. Given the sparsity of specific and concrete information and the limited sharing of what is available, I think it is appropriate to focus on the areas of concern below and request information. It is also important for the responsible person to provide information and answers to the following questions.

Vehicles traffic to be expected in the development:

Using the most recent Canadian household vehicle ownership data, a reasonable planning estimate is about 1.5 motorized vehicles per household. Based on these statistics, one would expect approximately 155-165 motorized vehicles in the new development, all of them accessing their homes, especially using Elmwood and MacDonald-Arthur as primary access.

The Town's Road Needs Study (2011) includes AADT (Annual Average Daily Traffic) values for certain road segments, but not for the entire residential area. For example:

- MacDonald Drive (Elmwood Drive to 175 m east): about 500 vehicles/day.
- Elizabeth Drive (Churchill Drive to Pine Street East): about 800 vehicles/day.
- Churchill Drive (near Elmwood/Elizabeth): about 450 vehicles/day.

The Traffic Impact Study prepared for the development recognized that Elizabeth Drive, Elmwood Drive, Arthur Street and the proposed Elmwood and Arthur extensions are key access points to this part of Gananoque, but it focused on intersection performance rather than reporting total traffic volumes on all three streets.

Has the town estimated the wear-and-tear on these streets and the cost to taxpayers?

Construction traffic:

The actual construction will extend from start date to many months – perhaps more than a year. For a residential development of this size, construction traffic is typically much more noticeable than the long-term residential traffic because of the number of heavy vehicles involved. The exact numbers depend on whether the homes are detached houses, townhouses, or apartments, but the following is representative of a subdivision of this size: 2,000–4,000 heavy truck movements over the servicing/construction period **is** a reasonable expectation.

Phase 1 – Site servicing (2–6 months)

This is usually the heaviest period for trucks; specifically, dump trucks hauling soil and rock, gravel trucks hauling fill, ready-mix concrete trucks, excavators, bulldozers, graders, delivery trucks and so on. During busy weeks, it would not be unusual to see 30–80 heavy truck movements per day while peak days during excavation or paving may exceed 100 truck movements.

Phase 2 – House construction (12–24 months or longer)

Heavy truck traffic decreases, but there is a steady stream of construction vehicles, concrete trucks, delivery trucks, etc. A development of 100 plus homes could have 50–150 worker and contractor vehicles on busy days, 10–30 delivery trucks per day, depending on the construction stage.

Traffic impacts

If construction traffic uses local residential streets, residents may experience Increased noise from diesel engines and backup alarms, dust during dry weather, temporary delays when large trucks turn or back into the site, faster deterioration of pavement, particularly if roads were not designed for repeated heavy loads and increased concerns for pedestrians, cyclists, and school children.

If the only practical access to the site were via Elizabeth, Elmwood, or MacDonald, residents could expect substantial heavy-truck activity during the service phase. If, however, construction access is provided directly from King Street East or another arterial road, the impact on those residential streets would be much lower.

Prior to any approval, the Town should require the developer to submit a Construction Traffic Management Plan identifying all approved truck routes, hours of operation, road protection measures, dust control, street cleaning, and responsibility for repairing any damage to municipal roads. Construction traffic should be directed to arterial roads as practical and should avoid established residential streets.

How does the planning committee propose to ensure these mitigations and safety procedures?

Impacts on sewer and water management:

An additional 100 or so dwelling units could add approximately 200–300 new residents. Therefore, roughly 40,000–75,000 litres of wastewater per day, assuming average indoor water use of about 200–250 litres per person per day.

What evidence does Council or the citizenry have that a Sanitary Sewer Capacity Analysis been completed? Does the existing sewer on Elizabeth Drive, Elmwood Drive, or MacDonald Drive have sufficient reserve capacity? Will any sewer mains or pumping stations need to be upgraded? Who pays for any upgrades - the developer or existing taxpayers? Will construction require temporary shutdowns or bypass pumping that could affect existing residents?

Before final approval, the Town should confirm that sufficient sanitary sewer, wastewater treatment, water supply and waste collection capacity exists to serve the development without reducing the level of service provided to existing residents or requiring existing taxpayers to fund necessary upgrades.

Is the town planning to deal with these issues. If so, how and what cost?

Construction hours/noise reduction/air cleanliness:

Active construction activity

Construction time should be limited to:

- Monday to Friday: 7:00 a.m. to 6:00 p.m. only.
- Saturday: 8:00 a.m. to 4:00 p.m. only
- Sunday and statutory holidays: No construction, except for emergencies.

Heavy truck restrictions: no heavy truck deliveries before 8:00 a.m. or after 5:00 p.m. and no heavy trucks on Sundays or holidays. Particularly noisy activities such as blasting, drilling, pile driving, pavement milling, concrete saw cutting be restricted to 9:00 a.m. to 4:00 p.m.

Dust and road cleanliness: the developer should be required to sweep public roads whenever mud or debris is tracked onto them, control dust with water or approved dust suppressants and wash truck tires before leaving the site.

Resident communication: residents should receive at least **48 hours' notice** before planned road closures or utility interruptions and contact information for a site superintendent who can respond promptly to concerns.

Road protection: the Town should inspect and document the condition of Elizabeth Drive, Elmwood Drive, and MacDonald Drive before construction begins and require the developer to repair any damage caused by construction traffic at its own expense.

Noise control: engines should not be left idling unnecessarily. Perhaps a stand of trees could separate the construction site and existing neighbourhoods.

As a condition of approval, the Town should require a Construction Management Plan establishing construction hours, designated truck routes, noise and dust controls, road cleaning, advance notice of service interruptions, and full responsibility by the developer for repairing any damage to municipal roads. All construction traffic should be required to use the designated access route identified by the Town and be prohibited from using residential streets unless no reasonable alternative exists. This can significantly reduce the impact on existing neighbourhoods.

Are these measures being imposed on the developer?

Run-off to the St Lawrence

Before development, rain falling on forests, fields, and lawns largely soaks into the ground, replenishes groundwater and is taken up by vegetation. After development, much of that rain falls on roofs, roads, driveways and sidewalks. This creates much more runoff that reaches storm sewers quickly. For 100 plus homes, the amount of impervious surface could increase by 3 to 5 hectares.

Climate change has increased the frequency and intensity of heavy rainfall events in eastern Ontario. Council should be satisfied that this subdivision's stormwater management system has been designed using current climate projections, will not increase downstream flooding or erosion, and will

adequately protect the water quality of the St. Lawrence River. Long-term maintenance responsibilities should also be clearly established before approval.

The decision to decrease the waterfront on the St Lawrence is a major and dangerous flaw in the planning. The 30-meter frontage must be maintained.

Furthermore, was the stormwater management design based on current climate-change rainfall projections rather than historical rainfall records? It must not rely on past statistics.

Who will be responsible for maintaining the stormwater management facilities in perpetuity—the Town or a private entity?

Full disclosure to all citizens of the town:

When and how will the information citizens and taxpayer require be shared with the general public and how will these concerns be addressed?

Respectfully yours,

Paul Heppelle

A black rectangular redaction box covering the signature area.

CC: His Worship John Beddows
Councillors Colin Brown, Matt Harper, Patrick Kirby, Anne-Marie Koiner, Vicki Leaky and Dave
Osmond
MPP Steve Clark, member for Gananoque

July 21, 2026

Dear Mayor, Members of Council, and Brenda Guy (Manager of Planning & Development),

I am writing to formally object to the proposed development of the wetland area along the St. Lawrence River behind our neighbourhood.

Many homeowners purchased their properties with the understanding that this land was designated as protected wetland and would not be developed. Learning that this area may now become a waterfront subdivision has been deeply concerning and raises serious questions about how this decision was made and whether residents have been properly informed or consulted.

This proposal would permanently alter a valuable natural area that supports wildlife, mature trees, and a wetland ecosystem that cannot simply be replaced. The existing walking trails and boardwalk are enjoyed by residents and visitors alike and are an important part of our community's natural heritage. Once this habitat is destroyed, it is gone forever.

I am also concerned about the cumulative impacts of a development of approximately 150 homes. Gananoque already has limited medical services, finite school capacity, and increasing traffic congestion along its primary transportation route. I question how existing infrastructure can support this level of growth without negatively affecting current residents.

In addition, I request answers to the following:

- Is this land still designated as a wetland or environmentally significant area?
- If not, when was the designation changed, and on what scientific or environmental basis?
- Has a comprehensive environmental impact study been completed, and will it be made available to the public?

- What public consultation has occurred, and why were neighbouring residents not directly notified?
- When will this proposal be presented at a public Council meeting so residents have the opportunity to voice their concerns?

Given the significance of this proposal, I respectfully request that Council pause any approvals until a transparent public consultation process has taken place and all environmental studies have been made publicly available. Residents deserve the opportunity to understand the full implications of this development and to participate in decisions that will permanently affect our community.

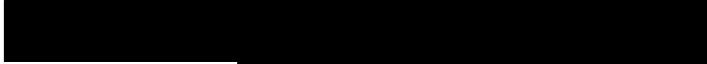
Gananoque's natural environment is one of its greatest assets. Development should not come at the expense of irreplaceable wetlands, wildlife habitat, and community green space without a thorough, transparent, and publicly accountable process.

I respectfully ask Council to reconsider this proposal and ensure that environmental protection, infrastructure capacity, and the interests of existing residents are given the highest priority.

Thank you for your consideration. I look forward to your response.

Sincerely,

Gail Jerome

Gail Jerome , 


TO: PLANNING DEPARTMENT att: Trudy Gravel

Re: Submission for PAC on File No. SD 2025-01 & DP2026-04

I believe that this proposed subdivision with its enhanced density request etc. is the largest new build for Gananoque and as such deserves very careful consideration

especially since the subject property is an environmental sensitive area. Despite the fact that I studied the supplied documentation, I still have major unanswered questions and concerns.

1. Has the Conservation Authority signed off on the reduced flood plain setbacks? On the creek setbacks nature will find it difficult to maintain a sustainable ecosystem if the requested reduction is accepted. The proposal speaks of "enhanced" changes to the creek—specifically what and how?
2. STORM WATER MANAGEMENT. The study does not take into account that adjacent areas of Gananoque funnel ground water to this wetlands sink. I have spoken with several of my neighbours who have had problems with wet basements in the past and with even more episodes of heavy rainfall in the future will the proposed drainage system be adequate? I believe that there is a Ministry that regulates the St. Lawrence river and controls the water level and quality. There is a regulation that states that developments cannot increase outflow beyond what is currently reaching the St. Lawrence without approved mitigation. Has this approval been given?
3. What is the fire code requirement for the maximum number of units allowed on a cul-de-sac (Road 2) especially as "the future development of Lots 55,56 and 57" is requested?
4. What is the phasing for the subdivision development? How many years of disruption? Will the Town change the bylaws which presently allow construction noise from 7 a.m. to 9 p.m. 7 days a week and holidays?

5. What is the construction route and what mitigation factors are proposed for noise, dust, and vibration? Possible existing routes all have 90 degree turns hard for large trucks and equipment to navigate safely. If Elmwood is the designated route, will the Town build a sidewalk BEFORE CONSTRUCTION STARTS to assure the safety of pedestrians along this route?
6. Heavy truck use will damage the proposed construction route(s) and who will pay for the repairs—the Gananoque taxpayers?
7. The density calculations are way off, especially for townhouses and multiples 37 units @ 2.03 PPU = 75. Is that one child for every 5 townhouses? The numbers for single dwellings: 66 units @ 2.63 = 174. Families now often are multigenerational and families who can afford singles often have teenagers.
8. most units will have 2 vehicles as usually both parents work. Many cars will be parked on the street (on both sides?) leading to dangerous congestion. And what about winter and snow clearing? Do we really want A FUTURE GANANOQUE TO LOOK LIKE THIS?

Respectfully submitted by: Margueritta Kluensch, [REDACTED]

M. R. Kluensch





July 24, 2026

Ms. Brenda Guy
Manager of Planning and Development
Town of Gananoque
30 King Street E.
Gananoque ON K7G 1E9

clerk@gananoque.ca
assistantplanner@gananoque.ca

Dear Ms. Guy,

Re: Files SD2025-01 and DP2026-04

Although not a Gananoque taxpayer, I have been a year-round resident of the 1000 Islands area since 1962. I am very concerned about protecting our diverse and healthy environment, and hoping that the development can be designed with that in mind.

Regarding the proposed plan of subdivision SD2025-01, I understand that there is pressure to build more housing in Gananoque, but I urge the Town to design development with minimum impact on the environment. We in the 1000 Islands are all lucky and proud to be within the UNESCO Frontenac Arch Biosphere Reserve, and I would hope that subdivisions could be designed so that Gananoque would demonstrate that pride to residents and tourists alike.

In particular, I would urge that extra care is taken to leave standing as many trees as possible. This can be done with a little planning and care. Trees could continue to maintain permeable soil quality and sequester carbon, and also to provide shade and mature beauty to this brand new subdivision.

I am particularly concerned about the likelihood of flooding, especially as our climate is definitely changing and heavy downpours are no longer "once in 100 years", but routine. I urge the development designers to increase, rather than decrease, the floodplain setback, and to acknowledge that the ground, once it is built on and paved, will only have a fraction of the ability to absorb rainfall of the present naturally permeable forest floor.

I am hoping for a subdivision that Gananoque can be proud of, an example of what can be built with respect for both economics and the environment.

Yours sincerely,

Blu Mackintosh

From: [Lana Marion](#)
To: [Brenda Guy](#)
Subject: Concerning the proposed subdivision on lands south of Elmwood Dr and west of Arthur St
Date: July 19, 2026 1:38:28 PM

Hello Brenda,

My name is Lana Marion and I am a resident of 124 Maplecroft Court, Gananoque. I am writing to you today to express my concerns about the proposed development of the lands to the south of Elwood Drive and west of Arthur Street.

My neighbours and I recently received letters informing us of the scheduled public meetings about the complete application for said development. We were surprised (I have seen no other notifications of any kind concerning development in this area) and dismayed to learn of a large subdivision such as this going into an environmentally sensitive area, and so close to the St. Lawrence River. I am writing to respectfully request a deferral to allow time for myself and my neighbours to better inform ourselves about the plans and put forth our concerns thoughtfully.

We realize the province has mandated more housing and the town needs and welcomes new residents, however, with the little that I was able to find out about this proposal once I received the letter, I sincerely feel more studies are needed to be sure that this development is constructed carefully and with thought to the future.

Among our questions and concerns are:

- Has the Cataraqui Region Conservation Authority been fully informed of the proposed plans? If so, have they produced a responding report, and can the public have access to the report?
- Considering the proposed increase in the number of residences, there is a need for a second traffic study for Elizabeth St and Elmwood Dr
- Has there been a study done to see if these roads can withstand the traffic of this construction?
- The St. Lawrence River is currently 2 ft above normal levels, does another flood plain study need to be done considering these high levels?
- What will happen with the watershed runoff? Surely it cannot all be shunted, untreated, straight into the river?
- Who will pay to clean and maintain the proposed sediment traps?
- What are the plans to preserve the creek running by the community gardens and down into the wetland?

- In the interest of being good neighbours, would the developers consider leaving as many of the large trees, tree lines and natural areas as possible? There is a lot of wildlife currently calling this area home.
- Have there been considerations of damages to surrounding homes due to the planned blasting?
- What noise regulations would be in place for the current residents - we are concerned about blasting, trucks, dust, start and end times etc.
- When will the peer review report be completed and published?

As you can see, the issues we have thus far are many, and these are just our opening thoughts. I urge you and the town to seriously consider a deferral in order to address the community's concerns and to take the time required to proceed with this development carefully and thoughtfully.

I will be away for the meeting on July 28th (had I had enough advanced warning I would have changed my plans in order to attend), but will be in attendance on August 12th.

Thank you for your time and consideration of our concerns.

Sincerely,
Lana Marion

From: [Penny Kelly](#)
To: [Brenda Guy](#)
Subject: Fw: Proposed new subdivision
Date: July 21, 2026 9:43:46 AM

Another one.

Thanks

Penny

Get [Outlook for iOS](#)

From: Lindymartin [REDACTED]
Sent: Tuesday, 21 July 2026 06:35:24
To: Penny Kelly <clerk@gananoque.ca>
Subject: Re: Proposed new subdivision

[REDACTED]

Lindy Martin:

- >
- > Good morning. I have a number of questions and concerns regarding the new subdivision off Elmwood Drive.
- >
- >
- > I've gone through a number of the planning documents for the subdivision and I have a few questions and concerns.
- >
- > Re storm water management: the planning data is based on the last 100 years for water levels, etc. From 2019 to 2026, the water levels have changed significantly to be above average. With the impact of climate change I question whether flooding will be an issue.
- >
- > Re traffic issues: I did not see any traffic data for Elmwood and Elizabeth Street. In your sanitary servicing document, it was reported that the population density in a house is four and town house is 2.38 persons. As these homes are all single car garage homes, parking on the street is going to be an issue, not only in the winter time for snow removal. The traffic flow on Elmwood will also be a concern. How will that be addressed?
- >
- > I am assuming that these issues will be addressed at the meeting on the 28th.
- >
- > Will the Cataraqui region conservation Authority report be available prior to the meeting? If it is not available, could we ask for a deferment until we receive it? The proposed area for the subdivision appears to ignore the fact that the area is by a bio diverse environment that should be left alone or at least plan for fewer congested, houses, and townhomes.
- >
- > I also feel that the town has not given all residents enough opportunity to study the subdivision plan and I would ask that the town council defer any decision to allow residents time to ask the appropriate questions.

>

> Thank you for your assistance in this matter and please add these concerns to the agenda for the upcoming council meeting.

>

> Linda Martin

>

>

>

>

From: [Penny Kelly](#)
To: [Brenda Guy](#)
Subject: Fw: Concerns regarding the Plan of Subdivision: Leeds Con.1 PT Lot 16 RP 28R-15673...
Date: July 21, 2026 9:43:04 AM

Over to you.

Thanks

Penny

Get [Outlook for iOS](#)

From: Bob Maccallum [REDACTED]
Sent: Tuesday, 21 July 2026 09:05:06
To: Penny Kelly <clerk@gananoque.ca>
Subject: Concerns regarding the Plan of Subdivision: Leeds Con.1 PT Lot 16 RP 28R-15673...

[REDACTED]
Dear Planning Advisory Committee,

Thank you for this opportunity to express a view of my many concerns regarding this proposed Plan of Division on the vacant lands south of Elmwood Drive and west of Arthur street.

This is arguably the largest proposed development in Gananoque history. Have you as the Planning Committee had time to study the ramifications of this project? You will be signing off with your okay on this. Have the proper regulatory bodies signed off on these changes?

My concerns are:

- The floodplain setback request from 30m to 15m.

We've witnessed major flooding in Ontario recently and in the past number of years. Climate change is happening. Look at the July 1 2026 flooding in Ottawa and the amount of damage to homes. Recall the damage of the record high water we've seen in the 1000 Islands in the last number of years. This property is essentially a floodplain. Storm water from King St south makes its way through this land to the St Lawrence River. With the roads and buildings the land cannot absorb the same amount of water.

This request should not be permitted.

- Lot frontage decrease from 15m to 11m.

Same arguments as above. This should not be permitted.

- Traffic to the subdivision

How are the trucks with excavating equipment etc going to get to the subdivision during construction? There is a very sharp turn on Elmwood Drive at the north end.

No sidewalks on Elmwood. Upon completion of subdivision and during construction traffic

flow will substantially increase.

Is John Street an option for traffic as well?

- Green space and water access for town residents.

Create green space, widen the lots. Don't create a future ghetto. Make it into a great place to live.

Will there be bike/walking trails and waterfront access for town people?

Other concerns:

- Noise from blasting. Damage to existing house foundations?
- Years of dust, noise and disruption
- Streets damaged due to heavy equipment traffic

Please consider the impact this development will have on our town now and in the future.

Thank you,

Robert MacCallum



From: [Penny Kelly](#)
To: [Brenda Guy](#)
Subject: FW: Proposed Plan of Subdivision - Vacant Lands of Elmwood Dr and West of Arthur St - LEEDS CON. 1 PT. LOT 16 RP 28R-15673 PARTS 1 TO 25 TOWN OF GANANOQUE
Date: July 21, 2026 10:29:43 AM

Over to you.

Penny

-----Original Message-----

From: [REDACTED]
Sent: July 21, 2026 10:28 AM
To: Penny Kelly <clerk@gananoque.ca>
Subject: Proposed Plan of Subdivision - Vacant Lands of Elmwood Dr and West of Arthur St - LEEDS CON. 1 PT. LOT 16 RP 28R-15673 PARTS 1 TO 25 TOWN OF GANANOQUE

[REDACTED]

To Whom This May Concern: Planning Development Committee;

Sir, Madam; I am so grateful to live in this beautiful town of Gananoque. I see new people moving in to my neighborhood which is a sign that we are growing. New houses have been built around my neighborhood to accommodate the need for affordable housing especially for our young families. Gananoque is one of the best places to live in Ontario. We are very fortunate to call Gan our home sweet home.

Recently, I received this notice of a proposed new housing development very very close to where I reside. The first thing that came to my mind was - "Wow, I will again be able to walk to the river!" I used to have access to the St. Lawrence River straight from my house before this property was bought by this new owner - "No trespassing" and a gate - blocked the walking path to the river.

Never would I have thought that the new owner would propose for a new subdivision. But with this proposed new subdivision development come growing concerns as well. I am here to express some of my concerns about this proposed subdivision in my area/neighbourhood.

1- Elmwood Drive neighbourhood is teeming with children and elders who are up and about with their scooters, bikes, etc. With the upcoming construction; traffic will be thick and busy with big machines, heavy equipment - coming and going in our street. Safety of our children and the elders will be at risk and questionable.

2- I know I won't be able to stop this phase of housing development but there will be lots of blasting, digging, zooming back and forth, dust, and many other disturbances. Will there be set time for peace and quiet in the WEEKENDS and NIGHT TIME so we can rest and be ready to face another noisy day of construction? We also have to go to work the next day.

3- Thankfully, Elmwood Dr. is up higher in location than the proposed subdivision. What happens to the water during torrential downpours?

Will those proposed houses be able to handle the outpouring of the heavy rainfall? I am also aware of the natural creek where I used to explore down that area. I am not a builder expert but I will be concerned with building on top of that - "A wise man built his house upon the sand. The rains came down, and the floods came up. And the house on the sand/flood plains went 'SPLAT!'" What will the dweller of that house do when that house sinks?

4- These houses will be here for generations. Please give space front and back for the dwellers to enjoy their home. Why do we cram them all for the sake of making more money? I know they have to be affordable but consider giving them a bonus of more space to plant a garden, put a clothes line up, for kids to play in the backyard.

I thank you in advance for carefully and wisely considering the concerns of the residents who are directly affected by this new housing development. My concerns are just simple and personal but I am confident that my voice will be heard. May God grant you wisdom, guidance and direction in this matter. Thank you again for all that you do for our beautiful town of Gananoque. God bless.

One of the concerned residents,
Mila MacCallum



July 21, 2026

Brenda Guy
Manager of Planning and Development
Town of Gananoque

Re: File No. SD2025-01 Proposed Plan of Subdivision and Class III Development
Permit – Vacant lands south of Elmwood Drive and west of Arthur Street

Dear Ms. Guy:

The development proposal for the vacant lands south of Elmwood Drive and west of Arthur Street represents the largest combination of land area and dwelling units in Gananoque's recent history: 11.59 hectares (28.6 acres) of which 7.66 hectares (18.8 acres) would be built upon; construction of 103+ dwelling units and roadways.

Preservation of Vegetation

The Town of Gananoque's Draft Official Plan states the following:

"3.2.2.9 Street Trees

Street trees and canopies provide many benefits. They provide natural habitat opportunities, reduce heating and cooling costs and noise levels, increase property values and provide numerous other social and aesthetic benefits. It is the intent of Council to protect and preserve existing street trees and in particular those trees that have been identified as heritage trees. Council may enact more restrictive regulations under the Municipal Act, S.O 2001, to protect the Town's urban trees and will ensure that proposed development is reviewed to provide for the preservation and protection, wherever possible, of existing treed areas."

The Town of Gananoque's Tree Canopy and Natural Vegetation Policy, approved in 2022, states as follows:

"8.0 PLANNING AND DEVELOPMENT

8.1 When development is considered, the Municipality will apply creative planning approaches designed to protect and enhance its tree canopy and natural vegetation; ensuring the Municipality's amenity value and identity is enhanced as the canopy and vegetation matures. Landscape plans are to be submitted as part of development proposals, which should maintain and/or enhance the current tree canopy rather than reduce it. The Town of Gananoque's Planning & Development Department alongside the Public Works Department, will make every effort to ensure development proposals coincide with this policy regarding tree canopy and natural vegetation."

How does the applicant's proposal comply with the Council approved Tree Canopy and Natural Vegetation Policy?

If the proposed development is given permission to proceed, the applicant should be required to permanently retain vegetative buffers, including but not limited to all vegetation within the easement corridors along northern property line, and all vegetation along the north property line abutting the Arthur Street unopened road allowance which serves as a section of the Gananoque Trail.

Traffic

Elmwood Drive, Churchill Drive, and the west half of MacDonald Drive do not have sidewalks. Pedestrians and cyclists, including students attending Gananoque Intermediate and Secondary School, residents walking and jogging for exercise, persons walking dogs, pedestrian shopping trips to 2 grocery stores and 3 pharmacies, and tourists walking and cycling the road sections of the Gananoque Trail occupy the roadway on Elmwood Drive, on Churchill Drive between Elmwood Drive and Elizabeth Drive and on the western segment of MacDonald Drive.

The 90-degree bend at the north end of Elmwood Drive where it intersects with Pine Street has significantly reduced sightlines, posing a danger to oncoming traffic, in particular to pedestrians and cyclists using the roadway in the absence of sidewalk infrastructure.

The volume of construction traffic, including trucks transporting fill to the site, potentially for months, will pose a significant danger to these road users.

How will the safety of pedestrians, cyclists and local vehicular traffic be protected from the anticipated volumes of construction and contractor vehicles entering and exiting the construction site?

The applicant submitted a revised Transportation Impact Study that considers both the increase in vehicle volumes due to the increase in proposed dwelling units, as well as the impact of the proposed new connection between the east segment of Arthur Street and the proposed subdivision.

There are eventual plans to connect Jean Drive (formerly Conner Drive) to Carmichael Drive which will create a third access route to the subdivision with implications for traffic volumes on Jean Drive between the intersection of MacDonald Avenue and the signalized intersection at Carmichael Drive and King Street.

What is the assessed impact of this future change in vehicle trip patterns and the implications for the King Street / Carmichael intersection?

Construction Noise

The Town of Gananoque's Noise By-Law is more permissive than its two largest neighbours – Kingston and Brockville – and the Township of Leeds and the Thousand Islands.

In Gananoque, noise from construction is permitted from 7 am to **9 pm every day of the week including Sundays and holidays**.

Kingston's By-Law 2004-52 permits construction noise Mondays to Saturdays between 7 am and 7 pm and prohibits it on Sundays and statutory holidays.

Brockville's By-Law 076-2021 permits construction noise Mondays to Fridays between 7 am and 7 pm, and on Saturdays between 9 am and 7 pm. Construction noise is prohibited on Sundays and statutory holidays. The regulations prohibit the emission of sound from the use of construction equipment in excess of 85 dBA when measured at the point of reception.

The Township of Leeds and the Thousand Islands' By-Law 22-049 permits noise from construction between 7 am and 8 pm and prohibits it on Sundays and holidays.

Should residents of Gananoque be exposed to construction noise from this proposed development as late as 9 pm every night, and all day on Sundays and holidays?

Process

The applicant's submission totals 713 pages. Members of the Planning Advisory Committee may have just recently received this documentation and Town Staff's report.

Is it fair to expect Committee members to be able to review and absorb this quantity of information within this time frame so as to be in a position to make an informed decision and recommendation to Council on such a consequential matter?

Public notification of the development proposal was limited to a sign posted on February 19th at the south end of Elmwood Street and at the east end of Arthur Street stating that a public meeting date was to be determined, and by way of a Public Notice on the Town's website dated February 6, 2026. No copy of that Public Notice was mailed to residents bordering the proposed development.

A Notice of Public Meeting advising that the Proposed Plan of Subdivision and Class III Development Permit was scheduled to be considered at the July 28th Planning Advisory Committee meeting was posted to the original signposts and was mailed to residents within the immediate vicinity of the property. But other residents living just a block away

on streets that could likely also experience construction traffic and who will hear the noise from the construction, did not receive the mailing.

Should notice of a proposed development of this scale not be more widely publicized so all residents of the impacted neighbourhoods, and indeed all Town residents, are made aware before any final decisions are made?

Sincerely,

Greg McLean



From: [Kate McLean](#)
To: [Brenda Guy](#); [Emma Stucke](#); [Heinz Stucke](#)
Subject: Vacant Lands south of Elmwood Drive and/west of Arthur Street
Date: July 23, 2026 1:32:47 PM

Hi Brenda,

Thank you for circulating the proposed plan of subdivision. Emma helped me with the following questions and comments and we would like to submit them in advance of the public meeting.

Shoreline and Waterbody Protection

We are requesting more information regarding the long-term protection of the St. Lawrence River shoreline and associated watercourse. Will a minimum naturalized shoreline buffer or “ribbon of life” be required and maintained along the waterfront? The Environmental Impact Study (EIS) recommends enhancing the shoreline through natural landscaping and native plantings to create a vegetative buffer that protects water quality, wildlife habitat, and other sensitive environmental features. How will this recommendation be implemented and maintained over the long term?

The EIS also recommends a Homeowner’s Stewardship Manual. Will the Town require a Homeowner Stewardship Manual? If yes, how will its recommendations be implemented, monitored, and enforced, particularly with respect to shoreline plantings, and naturalized landscaping?

Docks & Boathouses

We are concerned about the potential environmental and visual impacts of permitting up to 13 boathouses along the shoreline, as well as their cumulative effect on the waterfront landscape and natural shoreline functions. We respectfully request that the Town consider limiting marine facilities within this subdivision to docks and boat ports only, and prohibit boathouses to reduce shoreline alteration, protect the shoreline, and maintain the natural character of the waterfront.

Parks & Pathways

The planning report references a pathway that will traverse the central wetland and watercourse blocks. Is there a plan that shows the proposed path network? We are interested in seeing how these proposed paths will connect to existing trails.

We would also appreciate more details on the plans for Park Block 74. Will existing native trees and vegetation be retained and protected, what park amenities are proposed, and how will the park be integrated with the existing trail/open space network?

Thank you in advance for your your time.

I do apologize that I haven't given you much time before the meeting but hope it is sufficient enough that you are able to respond. If you need more information from us, please let me know.

Sincerely,

Kate McLean

From: [Katherine Pajaczkowski](#)
To: [John Beddows](#); [Brenda Guy](#); [Bruce Wilson](#); [REDACTED]
Cc: [REDACTED]
Subject: Proposed Development Elmwood and Arthur
Date: July 27, 2026 10:58:18 AM

[REDACTED]

We have missed the July 21st deadline to submit questions for the July 28th town meeting and we wanted to put our points on paper for your files.

Impact of Infrastructure

- * Impact statements from the town or outside environmental groups?

Environmental

- * **Pollution** - runoff into waterways, air, noise and light
- * **Flood Plain** concerns
- * **Impact on existing homes**
- * **Emergency access routes** before and after
- * **Costs incurred by town and taxpayers**

*** Wildlife concerns**

Parks Canada says we are in a biodiversity hotspot supporting over 50 mammals, 200 bird species and 34 reptile and amphibian species

- * **Migratory and Song Birds** like the red-winged blackbirds
- * **Snakes, Turtles, Frogs and Salamanders** thriving in these wetlands
- * **Eagles, Osprey and Herons** nesting alongside Wild Turkeys
- * **Red Foxes, Wolves, White Tailed Deer, Porcupine.....**

Like everyone that is in this group, we are deeply concerned.

Please add our note to your complainant file.

Very Sincerely,

Lynne Keith

Katherine Pajaczkowski

[REDACTED]

Brenda Guy

From: Penny Kelly
Sent: July 23, 2026 9:42 AM
To: Brenda Guy
Subject: FW: Proposed Plan of Subdivision Elmwood Drive, Town of Gananoque - PAJUNEN

From: Sharon Pajunen [REDACTED]
Sent: July 21, 2026 12:35 PM
To: Penny Kelly <clerk@gananoque.ca>
Cc: Mark Williams [REDACTED]
Subject: Proposed Plan of Subdivision Elmwood Drive, Town of Gananoque

[REDACTED]

Dear Ms. Kelly,

In reference to the upcoming Planning Advisory Committee meeting on July 28 at 6pm, we would like to forward some of our concerns as Arthur Street homeowners/tax payers.

In light of the fast moving implementation and approvals processes of this Subdivision Development, we are requesting a deferral of the decision to approve this plan.
Some of the reasons for the deferral request include the following:

- No traffic study has been completed for the entrance from King Street at Elizabeth Drive
- Late additions to the original development plan (i.e. Arthur Street extension) warrant further study
- Damage to local roads and sidewalks by heavy trucks and machinery: cost to the town or developer?
- Has a study been done regarding potential damage to existing homes due to blasting or use of explosives on rock formations at the site?
- Removal of trees and the adverse effects on local wildlife and bird habitats (deer, fox, rabbits, turtles, osprey, etc.)
- No timeline has been given for the entire project's start to finish
- Awaiting comprehensive review of upcoming report by the Cataraqui Region Conservation Authority regarding watershed and flooding issues
- Identifying contact person(s) at the Town of Gananoque, who will respond to all residents' concerns and complaints

We look forward to the Planning Advisory Committee meeting next week and trust that these issues and concerns will be addressed appropriately.

Thank you,

Mark Williams and Sharon Pajunen
[REDACTED]

From: [Bonnie & Darcy](#)
To: [Penny Kelly](#)
Cc: [Brenda Guy](#)
Subject: Deferral Request for Permit Approval - Elmwood Drive Subdivision
Date: July 21, 2026 7:38:03 AM

Good morning Penny,

I am writing to respectfully request that the planning committee defer approval of the proposed Elmwood Drive development permit until several key questions have been answered and the supporting information has been made available to the public.

This development has the potential to significantly impact our community, and I believe it is essential that residents and Council have a clear understanding of the project's environmental, transportation, and community planning implications before moving forward.

I would appreciate clarification on the following:

- The report states that the development will have "minimum impact on wetlands." Could Council explain how this conclusion was reached? What environmental studies were conducted, and what measures will be taken to protect these sensitive areas during and after construction?
- Has a traffic impact study been completed for the King Street and Elizabeth Street area? If so, how will the increased traffic generated by this development affect vehicle flow, pedestrian safety, and existing infrastructure?
- What evidence supports the need for this housing development? Has a housing market analysis or needs assessment been completed to demonstrate that there is sufficient demand?
- Who is the intended demographic for this development? Understanding whether the project is designed for young families, seniors, workforce housing, or another group is important in evaluating how it aligns with our community's current and future needs.
- Will the developer consider preserving portions of the existing tree line instead of clear-cutting the property? Retaining mature trees wherever possible would help maintain wildlife habitat, reduce erosion, provide natural screening, and preserve the character of the area.

These are important questions that deserve thoughtful consideration before any final decision is made. Deferring approval would allow Council the opportunity to review this information, provide greater transparency to residents, and ensure that decisions are based on complete and accurate information.

Thank you for considering this request.

Bonnie & Darcy Ruddock



July 18, 2026

Ref: Elmwood Subdivision, Development Permit and Plan of Subdivision Approval

Att: Mayor, Councillors, Planning Advisory Committee

I'm writing to ask that you **Defer** the request for approval.

It is with a heavy heart that I say, "In general, I support the developers plan of subdivision".

Albeit there are still several unanswered questions that I believe The Town and their residents are entitled to receive in order for a transparent process to take place.

That being the following;

1. Is the Town going to be the "owners" of the oil grit separators, swale system, silt fencing, and all the land that will be deemed as "open space" for storm water run-off? If so, what is the yearly maintenance cost and has the future capital replacement cost been analyzed?
2. Will the developer be required to install fencing to prevent property usage creep into the "open space" areas?
3. Will there be blasting?
4. Specific to the design. Will the interior townhouse units have access to their backyards through Block 78 for maintenance to their property/building?
5. Has the subdivision plan been presented to Trees & Trails Committee for input?
6. Will an engineering report be completed by the Town to assess potential ground water effects to the surrounding existing neighbourhoods? FYI – sinkholes are occurring in the Elmwood/Elizabeth/Churchill area.
7. Was a traffic study done for the intersection of King and Elizabeth?
8. What is the construction plan as far as first point of access for equipment?

Note: Pine, Elmwood, and Churchill currently do not have sidewalks.

To the Developer and the sub-contractors, you hire - Please be a **Good Neighbour!**

You will be disrupting several well-established neighbourhoods. Neighbourhoods with children that play outside with minimal traffic and seniors that are home all day cherishing the serenity of our current environment.

To the Mayor, Councillors and members of Planning Advisory

Our Vision is to preserve and enhance the Town's unique "small town" heritage, preserve our historic and environmental character, and provide a high quality of life through a sustainable development pattern.

Thank you for reading.

Sincerely, Marion Sprenger

[Redacted Signature]

July 21, 2026

Brenda Guy
Manager of Planning and Development
Town of Gananoque

Re: File No. SD2025-01 Proposed Plan of Subdivision and Class III Development
Permit – Vacant lands south of Elmwood Drive and west of Arthur Street

Dear Ms. Guy:

As a resident bordering woodlands on the property of the proposed development, I have sighted deer – on one occasion, a grouping of four deer; foxes, including fox cubs; birds including Osprey, Pileated woodpecker, and a Grey owl; and have observed monarch butterflies in the adjacent clearing.

The potential extensive removal of vegetation to make way for this proposed development threatens the destruction of this wildlife's habitat.

The danger construction activity will pose to the wildlife that inhabits this property greatly concerns me and I want to be assured that measures will be taken to avoid harm to these species during any potential construction.

A section of the development as currently proposed would displace a man-made elevated nest platform that Osprey have been returning to and occupying for several consecutive years.



What measures will be taken to protect the osprey during construction?

The application document entitled Enhanced Wetland Concept contains a caption on a map that states: "*Possible* osprey nest location".

Can Town staff confirm that the applicant will be required to ensure the osprey nest platform will be relocated by persons experienced in doing so, or if relocating the existing nest platform is demonstrated to not be feasible, that a new elevated osprey nest platform will be constructed in an appropriate location to provide the best chance that osprey will return to nest at this location?

Sincerely,

Sue Thomas



From: [Penny Kelly](#)
To: [Brenda Guy](#)
Subject: FW: File No SD2025-01 - THOMAS - 2nd Message
Date: July 23, 2026 9:45:09 AM

From: Sue Thomas [REDACTED]
Sent: July 22, 2026 8:55 PM
To: Penny Kelly <clerk@gananoque.ca>
Subject: File No SD2025-01

[REDACTED]
July 22, 2026

To; Chair and Members of the Gananoque Planning Advisory Committee

Re: File No. SD2025-01 Proposed Plan of Subdivision and Class III Development Permit – Vacant lands south of Elmwood Drive and west of Arthur Street

As a resident bordering woodlands on the property of the proposed development, I have sighted deer – on one occasion, a grouping of four deer; foxes, including fox cubs; birds including Osprey, Pileated woodpecker, and a Grey owl; and have observed monarch butterflies in the adjacent clearing.

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Sincerely,

Sue Thomas

[REDACTED]

[REDACTED]

[REDACTED]

From: [Penny Kelly](#)
To: [Brenda Guy](#)
Subject: FW: Concerns about Proposed Subdivision Development Concerned Residents Group
Date: July 21, 2026 10:34:05 AM

[Here you go.](#)

PK

From: Todd Webber [REDACTED]
Sent: July 20, 2026 7:34 PM
To: Penny Kelly <clerk@gananoque.ca>; Todd Webber [REDACTED]
Subject: Concerns about Proposed Subdivision Development Concerned Residents Group

[REDACTED]
Dear Members of the Town Council,

I am writing to express my concerns regarding the proposed subdivision development on the vacant lands south of Elmwood Drive and/west of Arthur Street (LEEDS CON. 1 PT. LOT 16 RP 28R-15673 PARTS 1 TO 25 TOWN OF GANANOQUE)

I understand the need for growth and new housing. I am concerned about the overall scale of the project and the number of homes being proposed. A development of this size could significantly impact the character of our community and place additional pressure on local infrastructure and services.

The types and styles of homes being built are another concern. I encourage the Council to ensure that new housing is consistent with the existing character of the neighbourhood and provides a diverse range of housing options that complement the surrounding area.

In addition, I would ask the Council to carefully consider how the development may affect the historical character of the area. Preserving local heritage and maintaining the unique identity of our community should remain a priority as growth occurs.

I am also concerned about the potential effects on local wildlife and natural habitats. The area supports a variety of species, and increased development may result in habitat loss and disruption of important environmental corridors.

Finally, I am concerned about the impact on local traffic. Additional homes will increase vehicle volumes on nearby roads, potentially affecting safety, congestion, and the quality of life for existing residents.

I respectfully request that Council carefully review these concerns and ensure that comprehensive studies and mitigation measures are in place before proceeding with the development.

Thank you for your time and consideration.

Sincerely,

Mr. Todd Webber

