

## PLANNING REPORT

TO: Planning Advisory Committee  
From: Brenda Guy  
Manager of Community Development  
Date: Wednesday, September 12, 2018  
SUBJECT: DP2014-07 – Stone and South Developments Inc. (Docks)

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### **Background:**

Property: WATERLOT ADJACENT 129 SOUTH STREET  
Legal Desc: LEEDS GANANOQUE HARBOUR IN FRONT OF LOTS 671 TO 675  
TOWN OF GANANOQUE  
Acreage: N/A  
Lot Coverage: N/A  
Official Plan: ADJACENT LOWERTOWN MIXED USE  
Community Planning  
Permit System: ADJACENT WATERFRONT OVERLAY

### **Purpose and Effect:**

The applicant is proposing to amend the approved development permit number DP2014-07, issued on March 10, 2015 to reduce the overall number of dock slips from 89 to a maximum of 44.

### Provincial Policy Statement

The Provincial Policy Statement, 2014 (PPS) provides direction on matters of provincial interest pertaining to land use matters and all development proposals must be consistent with the policies therein.

The PPS states that:

*“Healthy, liveable and safe communities are sustained by: a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; [...] e)*

*promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;"*

Comment: The proposed changes are consistent with the policies contained within the PPS.

**Background:**

On August 11, 2015 Council passed a motion which permitted a maximum of 89 boat slips adjacent the condominium project at 129 South Street. The previously approved conditions were as follows:

1. That an Erosion and Sediment Control Plan be prepared and approved to the satisfaction of the Town and the CRCA
2. That a Grading, Drainage and Landscape Plan be approved to the satisfaction of the Town and the CRCA
3. That no construction occurs within the spring spawning season
4. That the applicant obtains all necessary permit approvals from the CRCA under Ontario Regulation 148/06 prior to site alteration and construction.
5. That the applicant obtain all necessary approvals from Transport Canada
6. That the applicant obtain all necessary approvals from Fisheries and Oceans
7. That the applicant enter into a Waterlot Lease Agreement with the Town

The dock size was 130m width and 143m on the east side and 193m on the west side.

The applicant is proposing to reduce the number of dock slips to correspond with the reduction in condominium units. The final dock size will be based on condominium owner interest but will not exceed more than 44 dock slips.

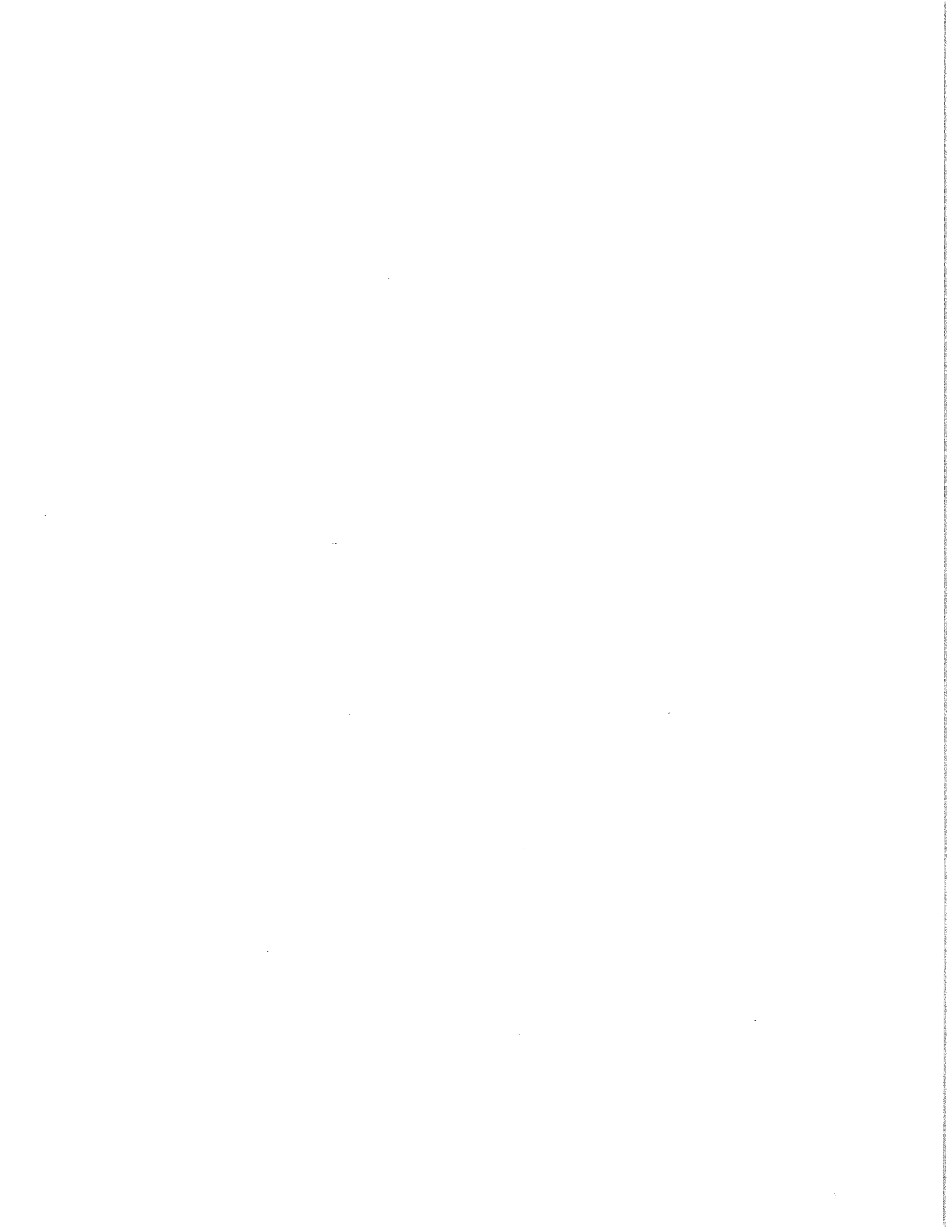
The dock size is proposed to be reduced to 120m width and 80m on the east side and 131m on the west side

Circulation to agencies:

Canada Post		
CAO		
CRCA		As of November 2017, the CRCA so longer requires permission for floating docks. See letter dated September 12, 2018, attached.
CBO	No Objections.	
Eastern Ontario Power		
Economic Development		
Leeds Grenville EMS		
Fire Department		
LG Health Unit		
Police Department		
Water/Sewer		
Public Works		

Upper Canada District School Board	No Comment.	
Other: Public		

Overall, staff have no objection to the reduction of boat slips to a maximum of 44 provided all prior conditions for the previously approved application continue to apply.





# DP2014-07 - STONE & SOUTH (DOCKS)

Adjacent 129 South Street

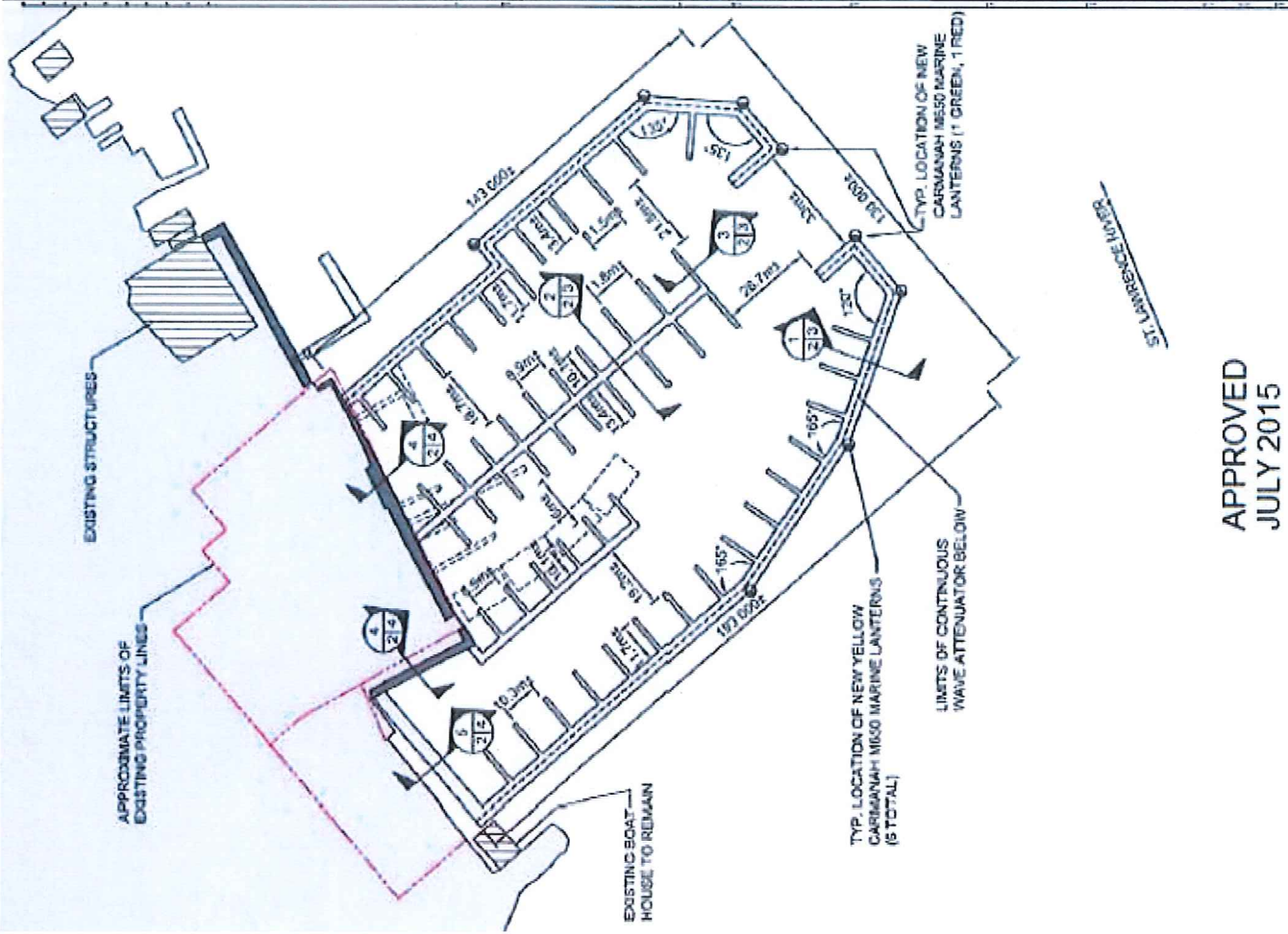


Map Printed On 2018-09-20 12:32

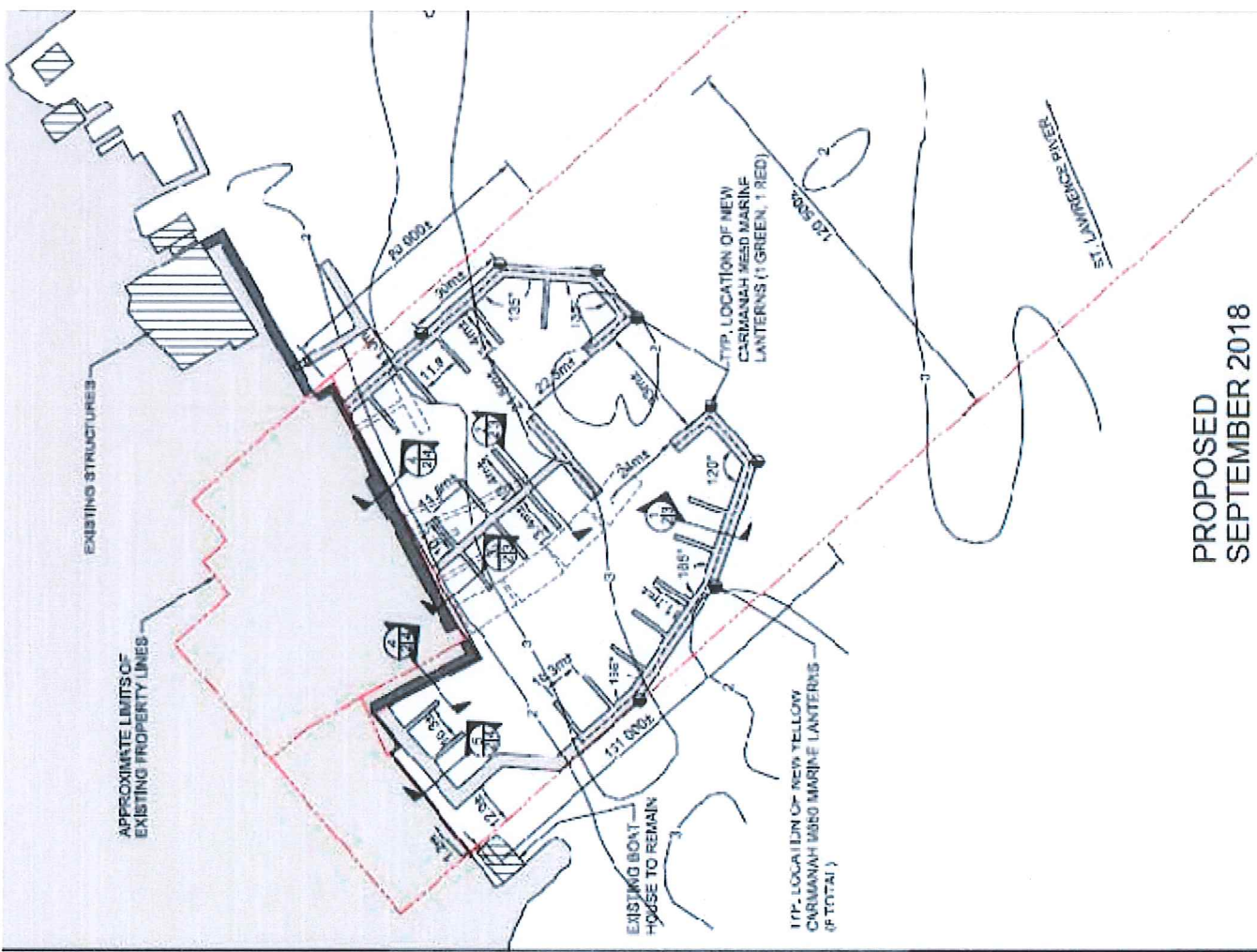
Disclaimer: This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. Designed and produced by: United Counties of Leeds & Grenville. Source of information: UTM, Grid Zone 18, NAD 1983, with data supplied under licence by members of the Ontario Geospatial Data Exchange (OGDE), and Teranet inc. Queens Printer of Ontario.

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APPROVED  
JULY 2015



PROPOSED  
SEPTEMBER 2018



**CATARAQUI REGION CONSERVATION AUTHORITY**

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0  
Phone: (613) 546-4228 Toll Free (613 area code): 1-877-956-CRCA  
Fax: (613) 547-6474 E-mail: info@crca.ca  
Websites: www.crca.ca & www.cleanwatercataraqui.ca



September 12, 2018

Files: DPS/GAN/139/2014  
DPS/GAN/11/2015

**Sent by e-mail**

Chanti Birdi  
Junior Planner/Department Assistant  
Town of Gananoque  
30 King Street East, Box 100  
Gananoque, ON K7G 2T6

*Docks  
- see Page 2*

Dear Ms. Birdi:

**Re: Amended Community Planning Permit Applications DP2013-04 and DP2014-07  
129 South Street, Town of Gananoque  
St. Lawrence River**

Staff of Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted amended applications that request a reduction in the number of condominium units from 125 to 70, and a reduction in the number of dock slips from 89 to a maximum of 44.

The proposed changes to the condominium appear to maintain the parameters that were previously set for development on the subject property adjacent to flooding hazards and erosion hazards associated with the St. Lawrence River. Further to our email dated May 3, 2016, staff continue to have no objection to the approval of application DP2013-04 provided the following are required as conditions of approval:

1. That a grading plan be prepared to the satisfaction of the Town of Gananoque and CRCA,
2. That a site servicing plan be prepared to the satisfaction of the Town and CRCA,
3. That an erosion and sediment control plan be prepared to the satisfaction of the Town and CRCA,
4. That a landscape plan be prepared to the satisfaction of the Town and CRCA, and
5. That the applicant obtains all necessary permit approvals from CRCA under Ontario Regulation 148/06 prior to site alteration and construction.

Staff note that this submission included a site grading plan and a site servicing plan (Josselyn Engineering Inc., August 15, 2018) and a landscape plan (Wentworth Landscapes, April 26, 2018), which may need to be revised to satisfy the above-noted conditions, and so that CRCA can issue a permit for the development under Ontario Regulation 148/06. In particular,

1. A comparison of the site grading plan and the topographic plan (Hopkins, Cormier & Chitty Surveying Consultants Inc., 2013) suggest that there would be substantial filling within the flooding hazard to accommodate the proposed grade changes associated with the concrete path, which would be contrary to CRCA guidelines for implementing Ontario Regulation 148/06 (2017).

2. The landscape plan shows a chain link fence separating the public walkway from the private space of the development. The fence would be 3 metres from the shoreline retaining wall, and include a 6 metre wide removable gate. A label indicates that the gate is a CRCA requirement, however, this does not appear in previous correspondence on the topic. We note that the location of the fence does not meet CRCA requirements and is not consistent with the Slope and Erosion Assessment (Concord Engineering, September 19, 2013). This report references a 6 metre setback from the shoreline for the condominium, and states that "should there be some damage to the seawall, a 6 meter margin would provide an adequate buffer and also means for repair in short order, limiting the progress of any erosion." This means that the proposed chain link fence should be located at least 6 metres from the shoreline retaining wall so that it does not impede repair of the wall.
3. The landscape plan also shows an asphalt pathway and sodded lawn within 3 metres of the shoreline retaining wall. This conflicts with the shoreline rehabilitation works plan (Riggs Engineering Ltd., May 2018) for which a permit was issued under Ontario Regulation 148/06 (F-123/18-SLR). The rehabilitation plan shows a 2 metre wide continuous reinforced concrete parapet along the eastern half of a new shoreline retaining wall.
4. The site grading plan shows grades along the top of the shoreline retaining wall that do not correspond with the shoreline rehabilitation works plan. According to the rehabilitation plan, the western half of the retaining wall will be constructed at an elevation of 77.0 metres and the eastern half of the retaining wall will be constructed at an elevation of 75.4 metres.
5. Related to comment 4, a letter from Josselyn Engineering Inc. (dated June 20, 2014) in response to a CRCA letter dated December 12, 2013, specified that the public walkway would be designed in accordance with the floodline and setback requirements (e.g. minimum floodproofing standards). The site grading plan suggests that the minimum floodproofing standards have not been met for the eastern half of the public walkway.
6. A backflow prevention device would be required to support the proposed elevations of the storm service outlet and stormsewer at the building wall below and/or just above the 1:100 year water level of the St. Lawrence River.

Further to our letter dated February 13, 2015, staff continue to have no objection to the approval of application DP2014-07. We note that, as of November 2017, CRCA no longer requires permission under Ontario Regulation 148/06 for floating docks.

If you have any questions please contact the undersigned at (613) 546-4228 ext. 235, or by e-mail at [cwoods@crca.ca](mailto:cwoods@crca.ca). Please inform this office of any decisions made by the Town regarding these applications.

Yours truly,



Christine Woods MCIP, RPP  
Resource Planner



## NOTICE OF MEETING

### Proposed Class III Community Planning Permit

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, SEPTEMBER 25, 2018 at 6:00 P.M.** in the **TOWN OF GANANOQUE EMERGENCY SERVICES BUILDING, 340 Herbert Street, Gananoque** to provide a recommendation to Council on the application below.

**AND FURTHER TAKE NOTICE** that the Council for the Corporation of the Town of Gananoque will hold a Public Meeting on **TUESDAY, OCTOBER 2, 2018 at 6:00 P.M.** at the **TOWN OF GANANOQUE EMERGENCY SERVICES BUILDING, 340 Herbert Street, Gananoque** to hear the following application to consider a Class III Community Planning Permit Amendment:

**File No. DP2014-07**

**OWNER/ APPLICANT:**

Stone and South Developments Inc.

The property municipally and legally described as  
**WATER LOTS ADJACENT 129 SOUTH STREET**  
LEEDS GANANOQUE HARBOUR IN FRONT OF LOTS 671 TO 675 RP 28R11030 PARTS 1 TO 5  
AND  
LEEDS WATERLOT IN FRONT OF LOT 15 CON 1 STONE ST SS  
TOWN OF GANANOQUE

has applied to the Town of Gananoque for a Community Planning Permit to  
**AMEND THE APPROVED DEVELOPMENT PERMIT TO REDUCE  
THE NUMBER OF DOCK SLIPS TO 44**

Additional information in relation to the proposed development permit is available for inspection between 8:30 am and 4:30 pm in the Administration Offices at 30 King Street East, Gananoque, ON, or by calling 613 382-2149 ext.1126.

If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

**Note:** Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the OMB where the application meets the requirements established through the official plan and development permit bylaw.

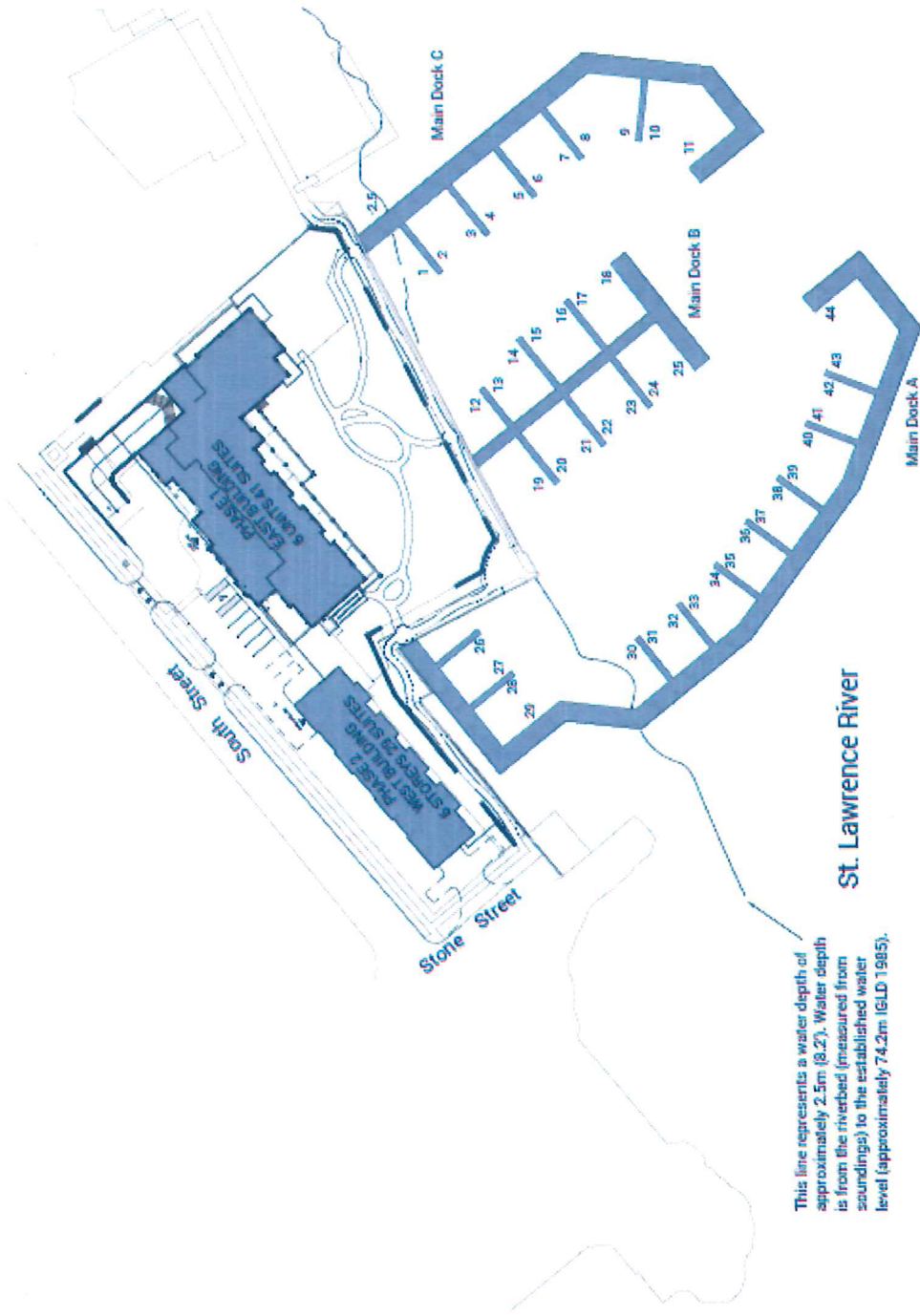


DATED this 7<sup>th</sup> day **SEPTEMBER, 2018**

\_\_\_\_\_  
Brenda Guy  
Manager of Community Development  
bguy@gananoque.ca  
613 382-2149 Ext.1126



## BOAT SLIP PLAN



This line represents a water depth of approximately 2.5m (8.2'). Water depth is from the riverbed (measured from soundings) to the established water level (approximately 74.2m IGLD 1985).





CPPS 20 14 / 07  
DP

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

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

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

- ✓ Complete application form signed including declaration of applicant.
- ✓ Copy of the deed of property or offer to purchase and sale
- ✓ Two (2) large scale copies of all plans being submitted, two reduced 8.5" x 11" of each plan and one electronic copy in pdf format. Plans are to be in a standard scale format (1:250 1:500)
- ✓ Application fee payable to the Town of Gananoque:
  - Class I \$500
  - Class II \$1,500
  - Class III \$1,700
  - Amendment to Class I, Class II or Class III \$700
- ✓ Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of studies for a Class II/Class III
- ✓ Copy of the most recent survey of the subject property
- ✓ **Catarauqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Catarauqui Region Conservation Authority. See fee schedule. Clearance letter will be required by the Town.

**CONTACT INFORMATION**

Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Name of Applicant: Ken Dantzer, Stone & South Developments Inc.	Complete Address including Postal Code: 234 Concession Street, Suite 101, Kingston, Ontario K7K 6W6	Phone: 613-542-8400 Fax: 613-544-9931 E-mail: ken@caraco.ca
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Engineer:	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Ontario Land Surveyor: Hopkins Chitty Land Surveyors Inc.	Complete Address including Postal Code: 634-636 Norris Court, Kingston, K7P 2R9	Phone: P (613) 384 9266 Fax: F (613) 384 3513 E-mail: PChitty@hopkinschitty.com

Street or Property Address (if applicable):  
129 South Street

**LEGAL DESCRIPTION**

Lot/Con/Plan: \_\_\_\_\_

Frontage: _____	Depth: _____	Area (sq.m): _____	Area (acres): _____
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**SUBMISSION REQUIREMENTS**

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

- Site Plan(s) including scaled accurate measurements of:**
  - o Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
  - o Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
  - o Dimensions and gross floor area of all building and structures to be erected;
  - o Existing structures to be retained, removed or relocated;
  - o Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
  - o Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
  - o Parking areas including number, size of spaces and dimensions. The plans shall have regard for Ontario Regulation 413/12 made under Accessibility for Ontarians with Disabilities Act, 2005. This shall include, but not be limited to, providing appropriate designated parking spaces and unobstructed building access features.
  - o Access driveways including curbing and sidewalks
  - o Proposed fire routes and fire route sign locations
  - o Dimensions and locations of loading zones, waste receptacles and other storage spaces;
  - o Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
  - o Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
  - o Location, type and size of any other significant features such as fencing, gates and walkways.
- Drainage Plan(s) including scaled accurate measurements of:**
  - o Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;
- Landscape Plan(s) including scaled accurate measurements of:**
  - o Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;
- Site Servicing Plan(s) including scaled accurate measurements of:**
  - o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.
- Grade Control and Drainage Plan(s) including scale accurate measurements of:**
  - o Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
  - o Location of any creeks, ravines or watercourses with elevations and contours;
  - o Arrows indicating the proposed direction of flow of all surface water;
  - o Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
  - o Existing and/or proposed right-of-ways or easements
- Elevation and Cross-Section Plan(s) including scale accurate measurements of:**
  - o Drawings that show plan, elevations and cross section views for each building or structure to be erected;
  - o Conceptual design of building;
  - o Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
  - o Exterior design including character, scale, appearance and design features of the proposed building;
  - o Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
  - o Photographs of the subject land and abutting streetscape on both side of the street
- Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

<input type="checkbox"/> Servicing options report	<input type="checkbox"/> Phase I Environmental Study and if investigation as required
<input type="checkbox"/> Hydrogeological Study	<input type="checkbox"/> Noise and/or vibration study
<input type="checkbox"/> Drainage and/or stormwater management report	<input type="checkbox"/> Source Water protection study
<input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area	<input type="checkbox"/> MDS I or II calculation
<input type="checkbox"/> Archaeological Assessment	<input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility
<input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use	<input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity
<input type="checkbox"/> Traffic Study	<input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan
<input type="checkbox"/> Heritage Resource Assessment	<input type="checkbox"/> Supporting Land Use Planning Report
<input type="checkbox"/> Mine hazard rehabilitation assessment	

Existing Use(s): Marina	
Length of time the existing use of the subject lands have continued:	
Has the property been designated as a Heritage Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property presently under a Site Plan Agreement?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the file number and the status of the application?	
Proposed Use(s): Marina	
Is the Use permitted or permitted subject to criteria as set out in the development permit by-law and how have the applicable criteria have been addressed? Yes	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law. No variance	
Abutting Land Use(s): Residential, Theatre	
Is the Development to be phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction? Fall 2018	
Is the land to be divided in the future? No	
Are there any easements, right-of-ways or restrictive covenants affecting the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Plan Details:			
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area: See attached Marina Plan _____ (sq.m)	Building Coverage: _____ (%) _____ (sq.m)	Landscape Coverage: _____ (%) _____ (sq.m)
Building Height: _____	No. of Storeys: _____	No. of Units: _____	Method of Garbage Storage: _____
Parking Surface: Existing: _____ Proposed: _____	Number of Parking Spaces: Existing: _____ Proposed: _____ Total: _____	Dimensions of Parking Spaces: _____	Number of Accessible Spaces: _____
Loading Spaces:	Number of Loading Spaces: _____	Dimensions of Loading Spaces: _____	Other: _____

Heritage Tourist Inn/Bed and Breakfast:			
Is this an application for a Heritage Tourist Inn? <input type="checkbox"/> Yes <input type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other _____	Is this an application for a Bed and Breakfast? <input type="checkbox"/> Yes <input type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____
A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.			



EXISTING BUILDINGS:		Building 1	Building 2
	Type of Structure	See attached Marina Plan	
	Date Constructed:		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:		
	Dimensions:		
	Floor Area:		
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure:	See attached Marina Plan	
	Proposed Date of Construction:		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:		
	Dimensions:		
	Floor Area:		
Attached Additional Page, if necessary			

**Access:**

<input checked="" type="checkbox"/> Municipal Street	<input type="checkbox"/> Unopen Road Allowance	<input type="checkbox"/> Existing Right-of-way	<input type="checkbox"/> Other _____
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Name of Street/Road: 129 South Street

Entrance Approvals and Permit Number(s):

If the application will result in the creation of a new private road, a request for street naming will have to be submitted in conjunction with this application, to be approved by Council.

**Water Access (where access to the subject land is by water only)**

Docking Facilities (specify)	Parking Facilities (specify)
distance from subject land _____	distance from subject land _____
distance from nearest public road _____	distance from nearest public road _____

**Services:**

<input checked="" type="checkbox"/> Municipal Water and Sewer	<input type="checkbox"/> Municipal Water & Private Sewage	<input type="checkbox"/> Private Well and Municipal Sewage	<input type="checkbox"/> Private Well and Private Sewage
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Water and Sewer Hook-up Approvals and Permit Number(s):

**AUTHORIZATION BY OWNER**

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize \_\_\_\_\_ (print name) to be the applicant in the submission of this application. Furthermore, I/we, being the registered owner(s) of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purposes of conducting a site inspection with respect to the attached application.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Witness (not applicant)

\_\_\_\_\_  
Date

**CONSENT BY OWNER**

Complete the consent of the owner concerning personal information set out below.

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

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Witness (not applicant)

\_\_\_\_\_  
Date

**DECLARATION OF APPLICANT**

I, Anita Blommeslyn of the Stone and South of Carvale Group of Companies in the Kingston Development Inc City of Kingston, ON solemnly declare that:

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

Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

All of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of The Canada Evidence Act.

Declared/Sworn before me at Kingston this 27 day of August, 2018.

\_\_\_\_\_  
Susan Jacqueline Hyde, Commissioner,  
Signature of a Government Group  
etc., Province of Ontario

\_\_\_\_\_  
Signature of Applicant

Office Use Only: Expires July 13, 2021.	Roll No:
Official Plan Designation: <u>Adjacent Lowertown</u>	Development Permit Designation: <u>Adjacent Lowertown-Mixed Use</u>
Access (Entrance Permits etc): <u>N/A</u>	Water and Sewer Hookup (Permits etc): <u>N/A</u>
Other Concurrent Applications: <input type="checkbox"/> Cash-in-Lieu of Parking <input type="checkbox"/> Condominium Approval <input type="checkbox"/> Consent/Severance	Other: <u>Water lot</u>
Date Application Received: <u>May 18, 2018</u>	Date Application Deemed Complete: <u>Sept 11/2018</u> <u>June 5/2018</u>
Fees Received: <u>Paid</u>	

Peer Review/Consultant Services

In order to streamline the Town of Gananoque's planning process, peer review services may be contracted out by the Town under the current General Fees and Rates Bylaw. These may include but are not limited to the following:

- |  |                           |
|--|---------------------------|
| Official Plan Amendment                | Sanitary System Design    |
| Condominium Applications               | Site Plan Applications    |
| Consent Applications                   | Subdivision Applications  |
| Environmental Assessment               | Storm Water Management    |
| Minor Variance Applications            | Traffic Studies           |
| Noise Studies                          | Water Distribution System |
| Ontario Municipal Board Representation | Zoning By-law Amendment   |
| Part Lot Control                       | Other Miscellaneous       |

The use of and choice of peer review contract consultants for either planning or engineering on any specific project are subject to the approval of either the Clerk/Manager of Community Development or the Director of Public Works, Culture and Recreation within their respective areas of jurisdiction.

All costs for the peer review consultants shall be fully paid by the applicant/developer.

Upon approval of the use of a peer review consultant, the applicant/developer shall execute the agreement below with the Town and post a security deposit of \$2,000 (two thousand dollars).

All submissions, correspondence etc. shall be directed to the Manager of Community Development, who shall be responsible for distribution.

All invoices from the peer review consultant shall be paid by the Town and subsequently invoiced to the applicant/developer. If payment is not received by the Town within 30 (thirty) days of receipt, then the Town will recover its costs for the security deposit or any other securities which have been posted for the project by the applicant/developer. In that event, the work shall cease on the project and will not commence again until the outstanding invoice has been paid in full, and the securities topped up to their original balance.

The securities will be held by the Town until the component of the project for which they were posted is complete. Authorization for the release of the securities shall be provided to the Treasury Department by either the Clerk or the Manager of Community Development, within their respective areas of jurisdiction.

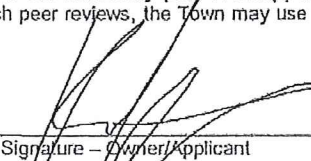
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I, Ken Dantzer of the City Kingston in the  
County Frontenac solemnly declare that:

I am aware of the current Town of Gananoque General Fees and Rates for various services provided by the Town.

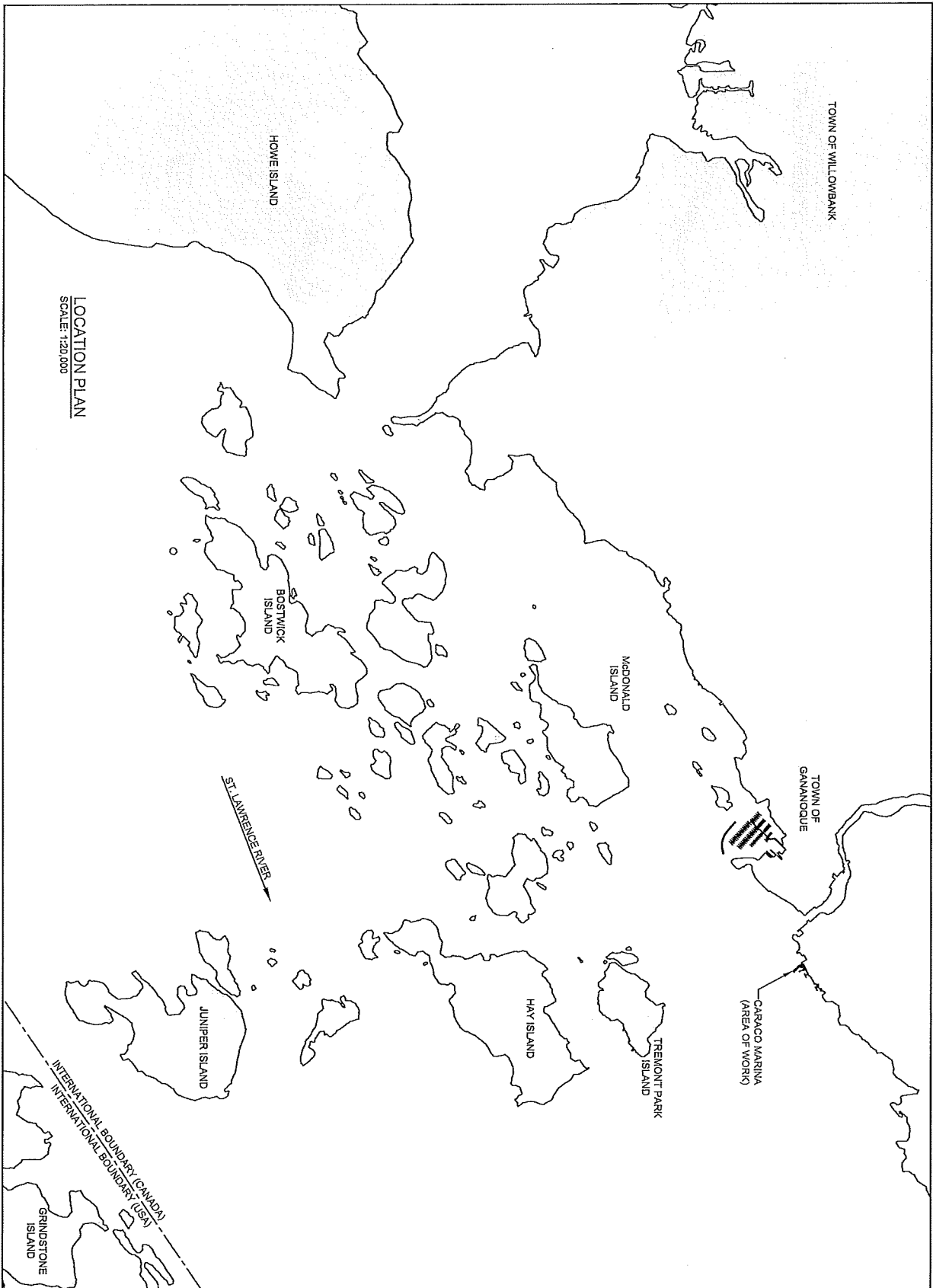
Furthermore, I accept the Town's peer review process whereby I agree to provide the Town of Gananoque with a deposit in the amount of \$2,000 (two thousand dollars) in order to conduct the necessary peer review(s) in the completion of my planning application. In the event that payment is not received for such peer reviews, the Town may use the deposit to do so or any other securities being held.

Ken Dantzer  
Print Name – Owner/Applicant

  
Signature – Owner/Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk or Manager of Community Development



LOCATION PLAN  
SCALE: 1:20,000

No.	Revision	Date
0	ISSUED FOR NIP APPROVAL	JUL 26, 2010
1	RECEIVED FOR NIP APPROVAL	FEB 13, 2012
2	RECEIVED FOR NIP APPROVAL	JULY 4, 2013



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Website: [www.riggsengineering.com](http://www.riggsengineering.com)

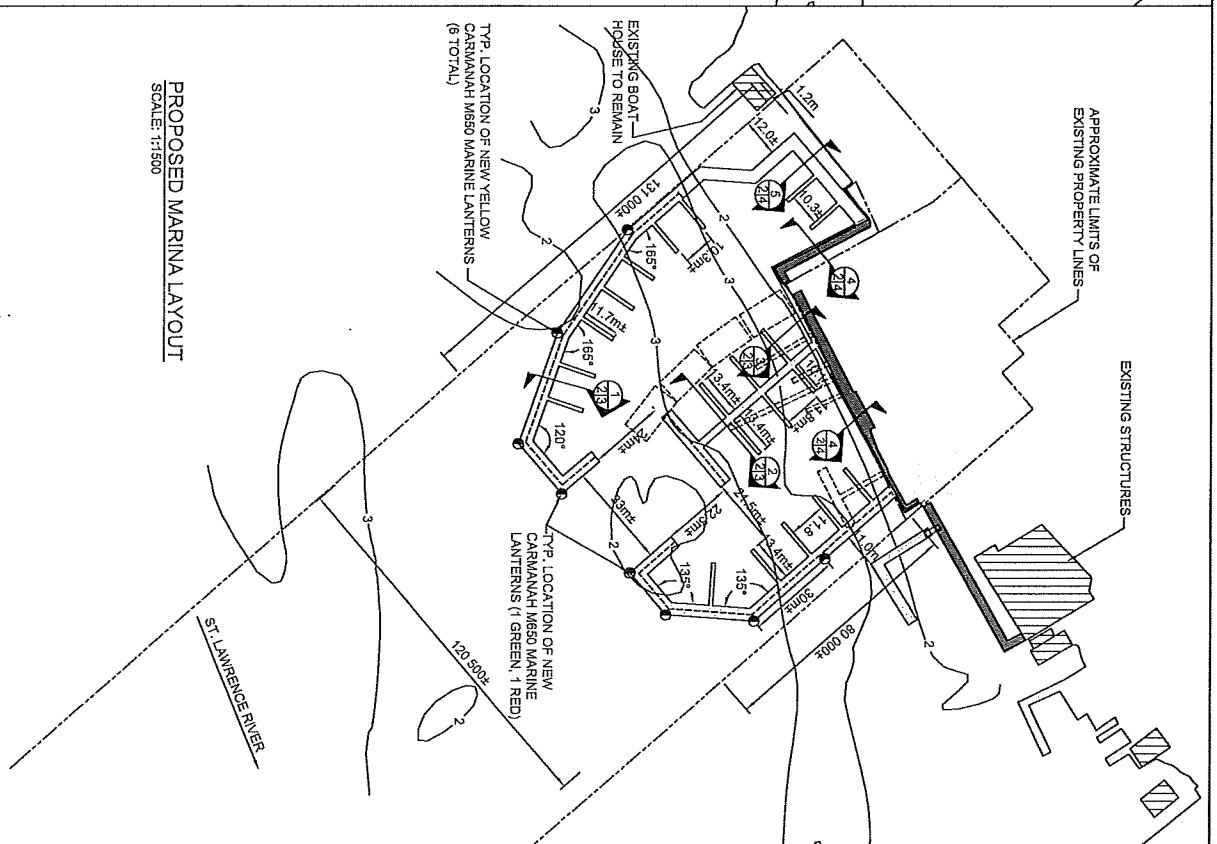
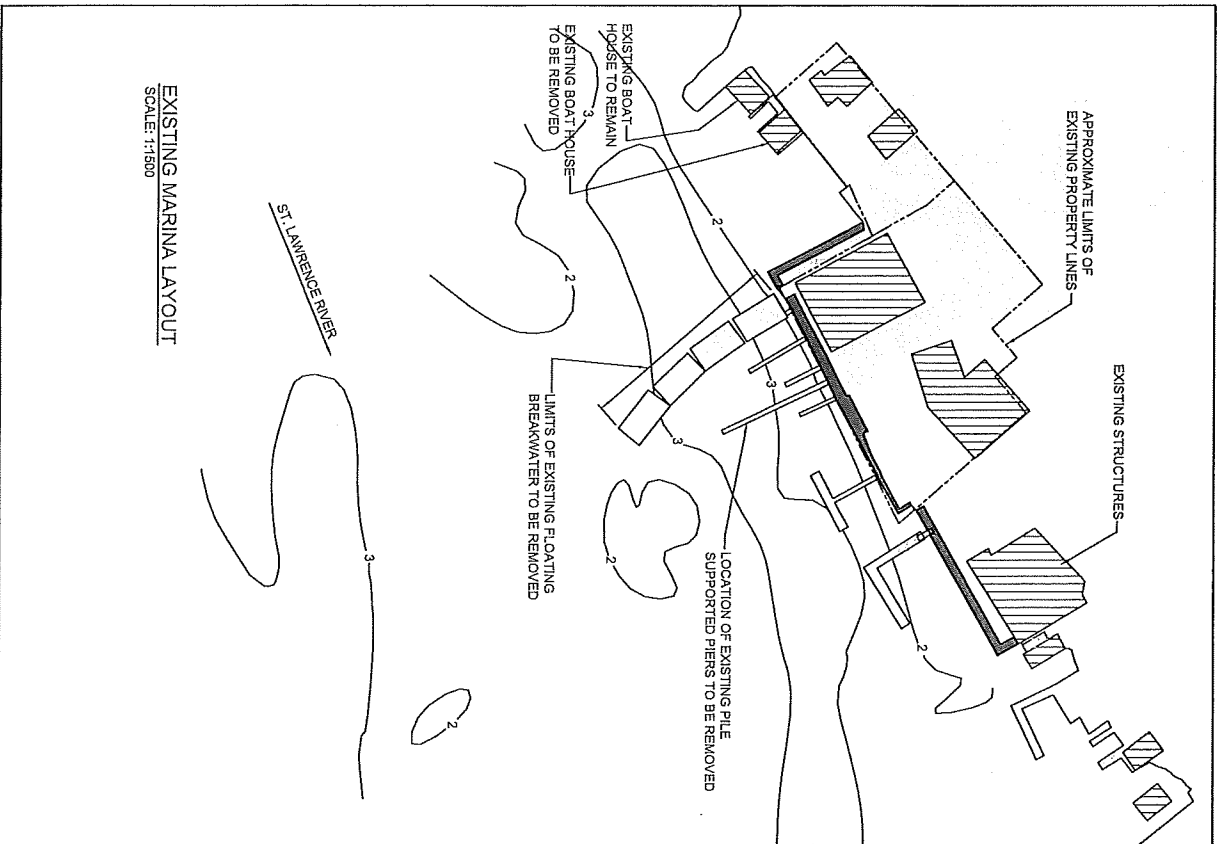
- DATE: 15-SEP-10
1. Check title
  2. Review for design errors
  3. Review for standards compliance

CLIENT: STONE & SOUTH DEVELOPMENT INC.

PROJECT NAME: STONE & SOUTH CONDOMINIUMS

DRAWING TITLE: LOCATION PLAN

DATE: JULY 26, 2010	DESIGNED BY: [Blank]	CHECKED BY: [Blank]
DRAWN BY: [Blank]	PROJECT NO: 15-109	DRAWING NO: AP-01



No.	Revision	Date
1	ISSUED FOR PER APPROVAL	11.16.2010
2	CHANGING SCOPE	DEC 2, 2010
3	REVISION FOR PER APPROVAL	APRIL 2, 2011
4	REVISION FOR PER APPROVAL	APRIL 12, 2011
5	REVISION FOR PER APPROVAL	MAY 14, 2011



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1. Scale 1:1500  
2. Drawing No. - unless stated otherwise  
3. Revision to Drawing No. - unless stated otherwise  
4. Drawn by: B.M.

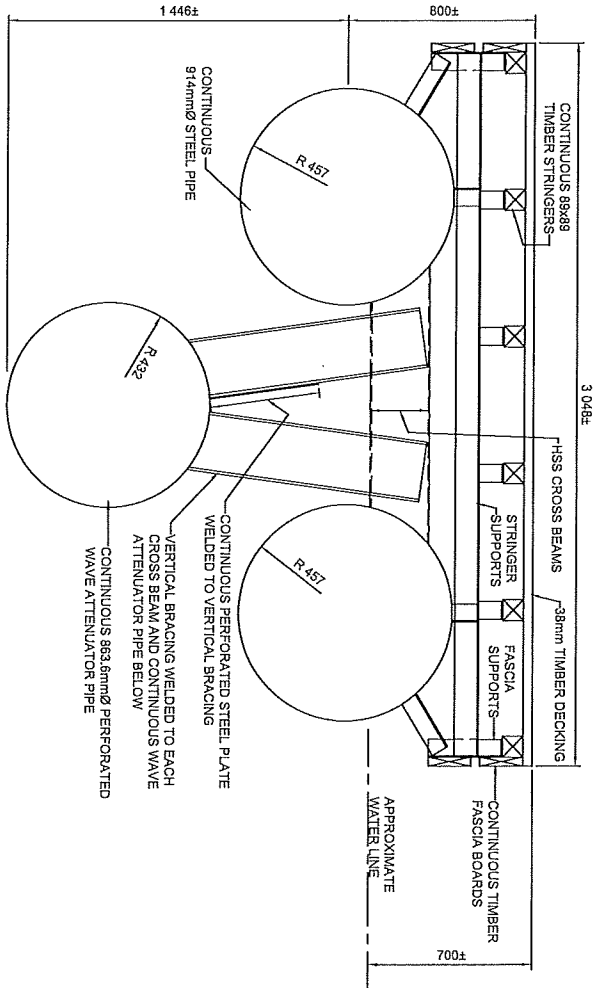
Client: **STONE & SOUTH DEVELOPMENT INC.**

Project Name: **STONE & SOUTH CONDOMINIUMS**

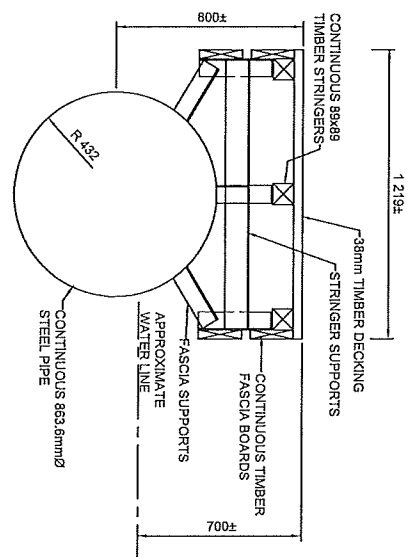
Drawing Title: **MARINA LAYOUT**

Drawn By:	Checked By:
July 29, 2014	AM
Drawn By:	Checked By:
AP-02	BR
Project No:	
134-1603	

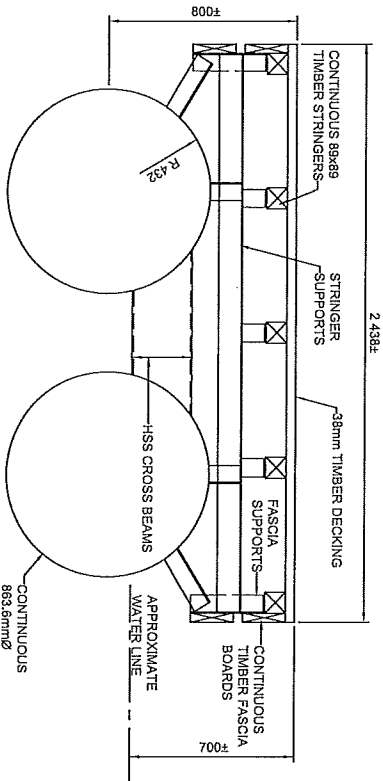




1 TYP. SECTION OF NEW FLOATING BREAKWATER WITH WAVE ATTENUATOR  
SCALE: 1:20



3 TYP. SECTION OF NEW FINGER PIER  
SCALE: 1:20



2 TYP. SECTION OF NEW APPROACH MAIN  
SCALE: 1:20

No.	Revision	Date
0	ISSUED FOR PER APPROVAL	JUL 23, 2014
1	REVISION FOR PER APPROVAL	FEB 13, 2015
2	REVISION FOR PER APPROVAL	JUN 17, 2015
3	REVISION FOR PER APPROVAL	JULY 4, 2015

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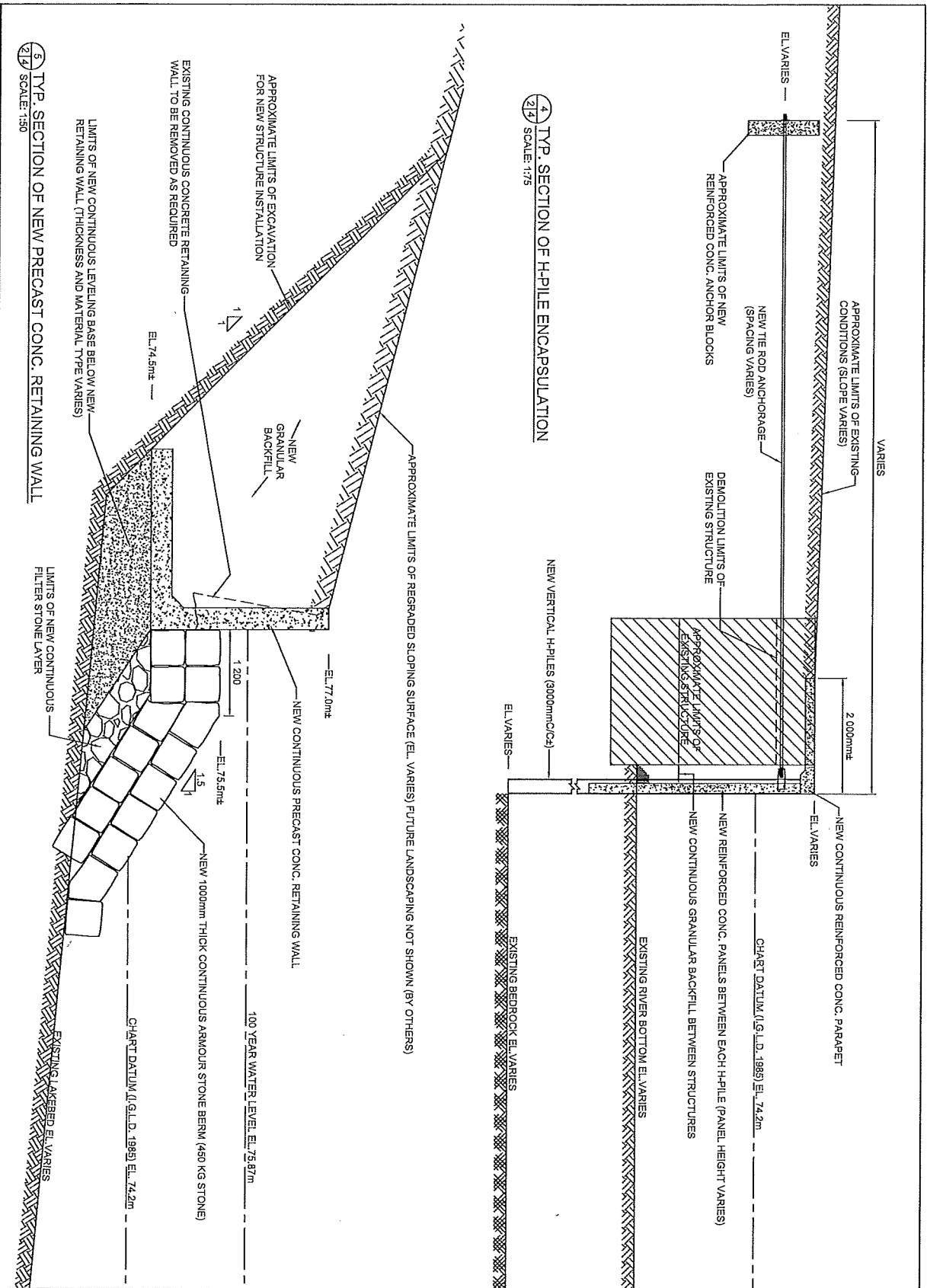
Rev.	Description
1	Drawn by: [Name]
2	Checked by: [Name]
3	Approved by: [Name]

Client: STONE & SOUTH DEVELOPMENT INC.

Project Name: STONE & SOUTH CONDOMINIUMS

DATE	BY	CHECKED BY
JULY 20, 2014	AM	BR

Project No: AP-03



4 TYP. SECTION OF H-PILE ENCAPSULATION  
SCALE: 1:75

5 TYP. SECTION OF NEW PRECAST CONC. RETAINING WALL  
SCALE: 1:30

No.	Revision	Date
0	ISSUED FOR PER APPROVAL	JUL 20, 2014
1	REVISED LAYOUT	APRIL 2, 2015
2	REVISED FOR PER APPROVAL	SEP 13, 2015
3	REVISED FOR PER APPROVAL	NOV 4, 2015

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NO.	DESCRIPTION	DATE
1	Drawn	
2	Checked	
3	Approved	

Client: **STONE & SOUTH DEVELOPMENT INC.**

Project Name: **STONE & SOUTH CONDOMINIUMS**

Drawing Title: **TYP. SECTIONS**

DATE	BY	CHECKED BY
JULY 20, 2014	AK	UR

Project No: **AP-04**

Drawing No: **15-049**

No.	Revision	Date
0	ISSUED FOR MEP APPROVAL	JUL 30, 2014
1	REVISED LAYOUT	APR 2, 2015
2	REVISED FOR MEP APPROVAL	FEB 13, 2015
3	REVISED FOR MEP APPROVAL	APR 17, 2015
4	REVISED FOR MEP APPROVAL	JULY 4, 2015

Notes:



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1. Detail No.  
2. Drawing No. - where detail required  
3. Drawing No. - where detailed

Drawn:

Client:

STONE & SOUTH DEVELOPMENT INC.

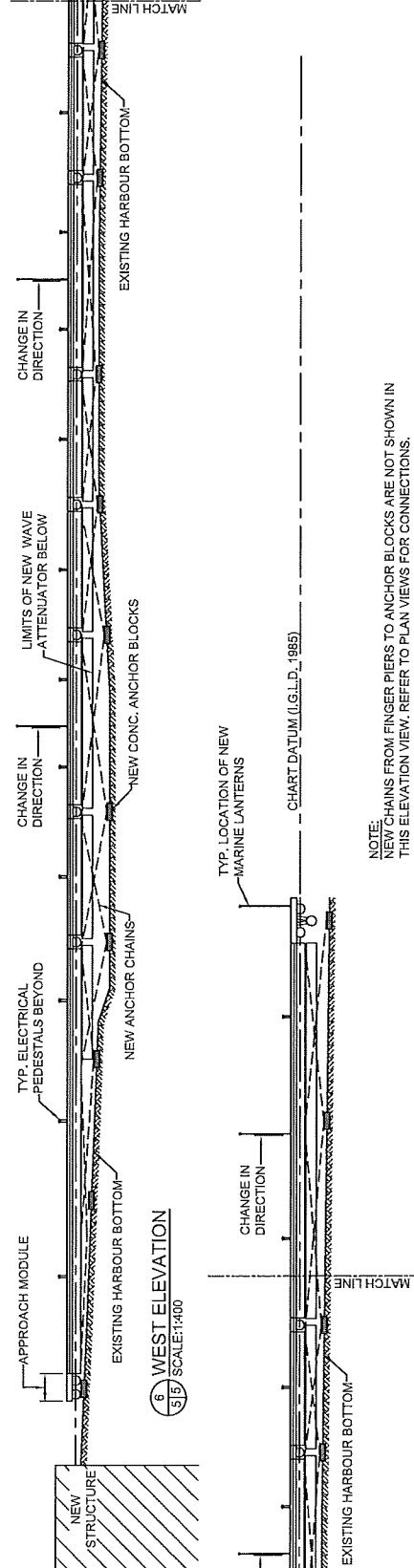
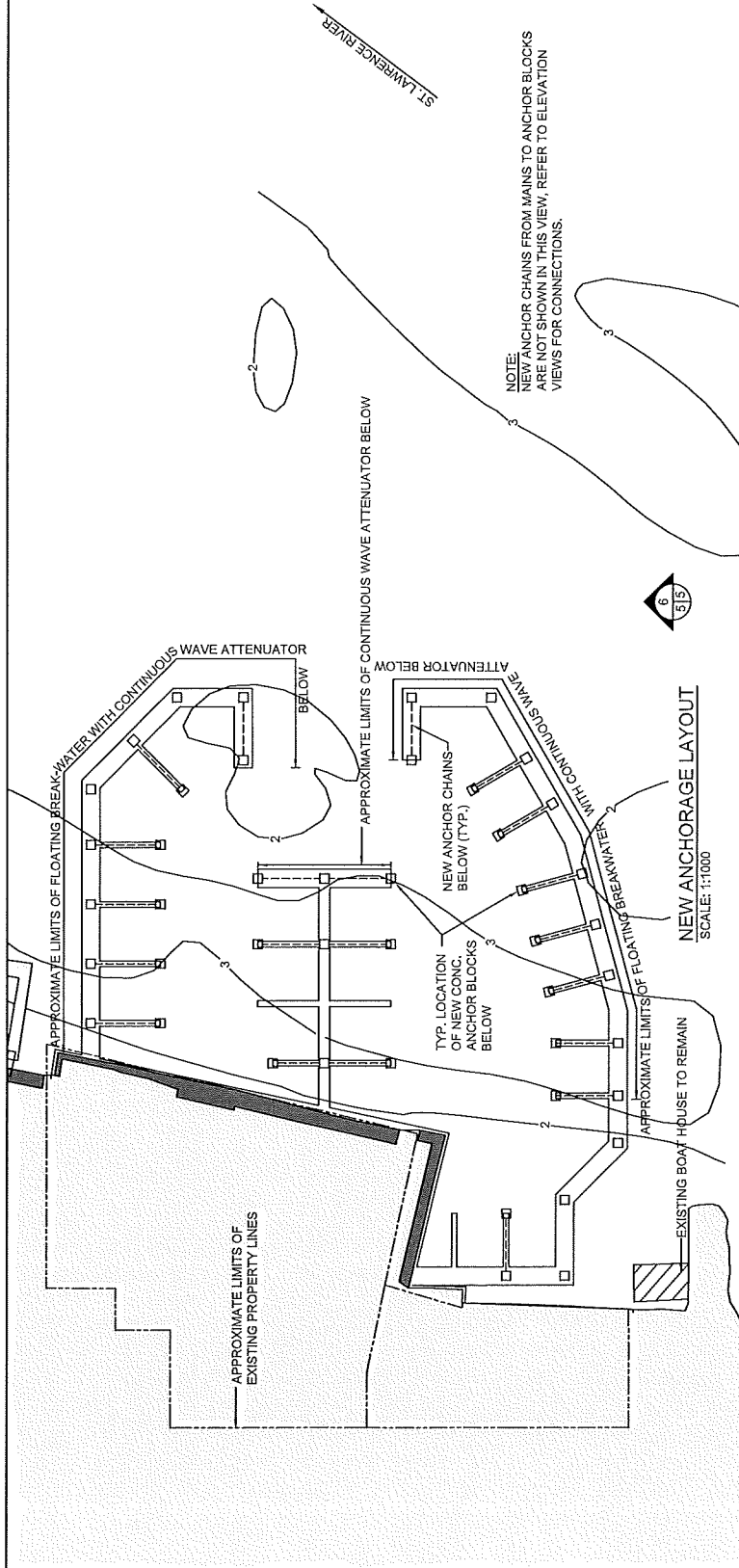
Project Name:

STONE & SOUTH CONDOMINIUMS

Drawing Title:

NEW ANCHORAGE LAYOUT AND TYP. ELEVATION

Date:	July 29, 2014	Drawn by:	AM	Checked by:	DR
Drawn:		Project No.:		Sheet No.:	AP-05
Project No.:	13-1099				



NOTE:  
NEW CHAINS FROM FINGER PIERS TO ANCHOR BLOCKS ARE NOT SHOWN IN THIS ELEVATION VIEW. REFER TO PLAN VIEWS FOR CONNECTIONS.

RECEIVED SEP 17 2018



**TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS OFFICIAL PLAN  
NOTICE OF ADOPTION**

**TAKE NOTICE** that the Council of the Corporation of the Township of Leeds and the Thousand Islands passed By-law No. 18-056 on the 10<sup>th</sup> day of September, 2018, to adopt a new Official Plan, pursuant to Section 17 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.

**THE PURPOSE AND EFFECT** of the new Official Plan is to ensure that the Township's Official Plan is consistent with 2014 Provincial Policy Statement, conforms to the United Counties of Leeds and Grenville Official Plan, and addresses matters of local interest. The Official Plan is a land use planning policy document for the purpose of guiding future growth and development in the Township of Leeds and the Thousand Islands to the year 2031 and is to be reviewed every 10 years. The Plan sets out a vision, goal, and objectives for development, and establishes policies with respect to the types and locations of various land uses, transportation, and municipal services.

The new Official Plan accounts for comments received through the community engagement process, and repeals and replaces the Official Plan of the Township of Leeds and the Thousand Islands (Approved March 14, 2006, Consolidated March 2012).

**THE SUBJECT LANDS** include all lands located within the Township of Leeds and the Thousand Islands municipal boundary.

No lands in the Township of Leeds and the Thousand Islands are the subject of any related applications under the *Planning Act*.

Copies of the Official Plan are available for inspection at the Township Office at 1233 Prince Street, Lansdowne, Ontario, during regular business hours. In addition, the Official Plan may be viewed on the Township's website at [www.leeds1000islands.ca](http://www.leeds1000islands.ca).

The Official Plan is being submitting to the United Counties of Leeds and Grenville, which is the approval authority for the Plan. Any person or public body is entitled to received notice of the Decision of the United Counties of Leeds and Grenville by making a written request to: Ms. Cherie Mills, MCIP, RPP, Manager of Planning Services, United Counties of Leeds and Grenville, 25 Central Avenue West, Suite 100, Brockville, Ontario, K6V 4N6, Email: [Cherie.Mills@uclg.on.ca](mailto:Cherie.Mills@uclg.on.ca).

**DATED** at the Township of Leeds and the Thousand Islands this 10<sup>th</sup> day of September, 2018.



Vanessa Latimer  
Clerk, Township of Leeds and the Thousand Islands