



DEVELOPMENT APPLICATION

Section 41 (Site Plan Approval) and
Section 45 (Minor Variance) of the Planning Act

| OFFICE USE ONLY | | | |
|---|---|--|---|
| Application: | D13-2024-050 | Date Received: | October 1, 2024 |
| Roll Number: | 809-010-16110 | Deemed Complete: | October 4, 2024 |
| Application Fee: | \$850 | <input checked="" type="checkbox"/> Cheque | <input type="checkbox"/> Cash <input type="checkbox"/> Interac <input type="checkbox"/> N/A |
| Posting of Sign By: | <input checked="" type="checkbox"/> Owner | <input type="checkbox"/> Agent | <input type="checkbox"/> Staff (\$50 Fee) <input type="checkbox"/> Other |
| Posting of Sign Fee: | <input type="checkbox"/> Cheque | <input type="checkbox"/> Cash | <input type="checkbox"/> Interac <input checked="" type="checkbox"/> N/A |
| 1. APPLICATION TYPE <i>(Check all that apply)</i> | | | |
| <input checked="" type="checkbox"/> Minor Variance Application | | | |
| <input type="checkbox"/> Site Plan Agreement | | | |
| 2. PRE-CONSULTATION <i>(Attach supporting documentation)</i> | | | |
| <input type="checkbox"/> TLTI - Staff | | <input type="checkbox"/> Leeds, Grenville & Lanark Health Unit | |
| <input type="checkbox"/> CRCA | | <input type="checkbox"/> St. Lawrence Parks Commission | |
| <input type="checkbox"/> Other: | | | |
| 3. COMPLETE APPLICATION REQUIREMENTS | | | |
| <input checked="" type="checkbox"/> Complete Application Form | | | |
| <input type="checkbox"/> Authorization of Applicant (if applicable) | | | |
| <input checked="" type="checkbox"/> Affidavit signed by a Commissioner of Oaths, Notary, etc. (Available at Office) | | | |
| <input checked="" type="checkbox"/> Township and other Agency (if applicable) Applications and Fees | | | |
| <input checked="" type="checkbox"/> Cover Letter and/or report | | | |
| <input checked="" type="checkbox"/> Survey Plan (if available) | | | |
| <input type="checkbox"/> Deed | | | |
| <input type="checkbox"/> Scaled Sketch as per Section 11 (1 hard copy (11x17 paper or less) or 1 digital copy) | | | |
| <input checked="" type="checkbox"/> Minimum Distance Separation Calculation Form (if applicable) | | | |
| <input type="checkbox"/> All Supporting Information identified through Pre-Consultation including DRT | | | |
| 4. SUBJECT LAND | | | |
| Assessment Roll Number: <u>0812-809-010-16110</u> | | | |
| Civic Address: <u>18 Club Island</u> | | | |
| Legal Description (Concession, Lot, Part, Reference Plan numbers): <u>Plan 28R 13311</u> | | | |
| Date subject land acquired by current owner: <u>July 2010</u> | | | |

5. REGISTERED OWNER(S)

All owners must be included. If company, identify principals. A separate page may be submitted, if needed.

Name(s): Dan Foley, Julie Foley

Company Name (if applicable): _____

Mailing Address: 3858a Old Hwy 2 Belleville ON
K8N 4Z4

Phone (home): 613 888-1319 Phone (cell): 613 438-1350

Email Address: dfoley@hpedsb.on.ca

6. APPLICANT INFORMATION

If an applicant is NOT the owner of the subject lands, written authorization from **all registered owner(s)** must be obtained stating that the agent is authorized to make the application (Section 13)

6.1 Is the applicant the same as the owner?

Yes (same information as above)

No (please fill out below **and** complete Section 14 - Agreement, Authorization and Declaration)

6.2 Name(s): _____

Company Name (if applicable): _____

Mailing Address: _____

Phone (home): _____ Phone (cell): _____

Phone (work): _____ Email Address: _____

7. SUBJECT LAND CHARACTERISTICS

7.1 Please list and describe any existing easements, right-of-ways or restrictive covenants that apply to the subject property (required to be shown on sketch)

NIL

7.2 Site Description: (briefly describe factors that may impact the proposed development, such as soil type and depth, lot configuration, steep slopes or low-lying areas, natural feature, etc.)

The landscape is very irregular. The terrain varies from elevated rock to pockets of soil 8'-10' deep.

7.3 Dimensions of Subject Land

Total Lot Area: _____ hectares 2.51 acres
 Lot Depth: 120 metres feet
 Lot Width (frontage): 101 metres feet

7.4 Road Access (include name)

- Provincial Highway: _____
- County Road: _____
- Municipal Road: _____
- Private Right-of-Way: _____
- Water Only: St. Lawrence River

7.5 If access to the subject land is by water only, provide details of parking and docking facilities to be used and the approximate distance of these from the subject land and the nearest public road:

7.6 Servicing – Water

| | Existing | Proposed | Not Applicable |
|---|--------------------------|--------------------------|--------------------------|
| Municipal Piped Water System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Privately Owned and Operated Well | | | |
| <input type="checkbox"/> Dug | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Drilled | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Communal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Lake or Other Water Body: <u>St. Lawrence River</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

7.7 Servicing – Sewage

| | Existing | Proposed | Not Applicable |
|---|-------------------------------------|--------------------------|--------------------------|
| Municipal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Privately-Owned | | | |
| <input checked="" type="checkbox"/> Individual Sanitary Sewage System | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Communal Sanitary Sewage System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Composting/Self-Contained Toilet | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Privy | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Outhouse | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other: (Specify) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

7.8 Servicing – Storm Drainage

| | Existing | Proposed | Not Applicable |
|------------------------|--------------------------|--------------------------|-------------------------------------|
| Sewers | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Ditches | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Swales | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other (Specify): _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | |
|---|--------------------|------------------------------------|
| 8. OFFICIAL PLAN, ZONING BY-LAW AND LAND USE INFORMATION | | |
| 8.1 Official Plan Designation: Rural, Provincially Significant Wetland Woodlands, High Wetlands, Aquatic | | |
| 8.2 Special Policy Area: <input checked="" type="checkbox"/> 1000 Islands <input type="checkbox"/> Highly Sensitive Lake Trout Lake <input type="checkbox"/> No | | |
| 8.3 Zoning: Island Residential, Locally Significant Wetlands | | |
| 8.4 Is this a designated heritage property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| 8.5 Existing Use(s): (indicate uses and length of time uses have continued) Vacant Land Pre 2011 Single Family Dwelling Post 2012 | | |
| 8.6 Proposed Use(s): Single Family Dwelling | | |
| 8.7 Existing Use on Adjacent Lands: | | |
| North: | Residential Island | South: Locally Significant Wetland |
| East: | Residential Island | West: Locally Significant Wetland |
| 8.8 Previous Use(s): (indicate all previous land uses on the subject land or adjacent lands including any industrial or commercial use, or if there is suspected contamination) Adjacent properties are vacant land or residential. | | |
| 8.9 Indicate any current or previous application under the <i>Planning Act</i> affecting the subject land: | | |
| Application Type | File Number | File Status |
| Minor Variance | | |
| Site Plan Agreement | | |
| Zoning By-Law Amendment | | |
| Official Plan Amendment | | |
| Consent | | |
| Subdivision | | |
| Other: | | |
| <input checked="" type="checkbox"/> There have been no previous <i>Planning Act</i> applications affecting the subject lands | | |

| 8.10 Potential Land Use Constraints: | On Subject Lands | On Adjacent Lands Within | No |
|---|--------------------------|--|-------------------------------------|
| Agricultural Operation including Livestock Facility or Stockyard (If Yes, MDS info must be submitted) | <input type="checkbox"/> | <input type="checkbox"/> 1000m | <input checked="" type="checkbox"/> |
| Waste Management Site or Landfill | <input type="checkbox"/> | <input type="checkbox"/> 500m | <input checked="" type="checkbox"/> |
| Sewage Treatment Plant or Waste Stabilization | <input type="checkbox"/> | <input type="checkbox"/> 500m | <input checked="" type="checkbox"/> |
| Provincially Significant Wetland (PSW) | <input type="checkbox"/> | <input checked="" type="checkbox"/> 120m | <input type="checkbox"/> |
| Locally Significant Wetland (LSW) | <input type="checkbox"/> | <input checked="" type="checkbox"/> 50m | <input type="checkbox"/> |
| Area of Natural and Scientific Interest (ANSI) | <input type="checkbox"/> | <input type="checkbox"/> 50m | <input checked="" type="checkbox"/> |
| Flood Plain | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Wellhead Protection (Village of Lansdowne) | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| James W. King Intake Protection Zone - St. Lawrence River - South of Gananoque (OP Schedule A6) | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Licensed Mine, Pit or Quarry or an area designated for Aggregate Extraction | <input type="checkbox"/> | <input type="checkbox"/> 1000m | <input checked="" type="checkbox"/> |
| Rehabilitated Mine/Pit/Quarry Site? | <input type="checkbox"/> | <input type="checkbox"/> 500m | <input checked="" type="checkbox"/> |
| Industrial or Commercial Use, or Wrecking Yard Specify Use: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Active Railway Line | <input type="checkbox"/> | <input type="checkbox"/> 500m | <input checked="" type="checkbox"/> |
| Municipal or Federal Airport | <input type="checkbox"/> | <input type="checkbox"/> 500m | <input checked="" type="checkbox"/> |
| Provincial Highway 401 | <input type="checkbox"/> | <input type="checkbox"/> 250m | <input checked="" type="checkbox"/> |
| Utility Corridor(s) i.e. Power Lines, Hydro Easement | <input type="checkbox"/> | <input type="checkbox"/> 500m | <input checked="" type="checkbox"/> |
| i.e. Natural Gas or Oil Pipeline, etc. | <input type="checkbox"/> | <input type="checkbox"/> 500m | <input checked="" type="checkbox"/> |
| Gas Station - Currently or at Any Time | <input type="checkbox"/> | <input type="checkbox"/> Adjacent | <input checked="" type="checkbox"/> |
| Lands suspected to be contaminated | <input type="checkbox"/> | <input type="checkbox"/> 500m | <input checked="" type="checkbox"/> |
| Has grading of the subject land been changed by adding earth or other material(s)? | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Designated Heritage Building/Site | <input type="checkbox"/> | <input type="checkbox"/> 500m | <input checked="" type="checkbox"/> |

8.11 Additional information that may be relevant to the review of the application: _____

McIntosh Perry conducted an Environmental Study and found no critical habitat within 1km buffer zone of the proposed work area.

Provided on a Separate Sheet

10. EXISTING STRUCTURES & SETBACKS ON SUBJECT LAND (Indicate any to be demolished)**10.1 Existing Structures in metres. Include all structures on subject land, including marine facilities and structures under 10 square metres.**

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Stories | Dimensions | | | Year Built |
|-------------------|--------------------|--------------------|-------------------|------------|-------|--------|------------|
| | | | | Length | Width | Height | |
| Single Dwelling | 140 m ² | 214 m ² | 2 | 16.7m | 9.1 m | 8.2m | 2012 |
| Shed | 9.2m | 9.2 | 1 | 3.04m | 3.04m | 3.6 m | 2019 |
| Generator Shed | 2.5 | 2.5 | 1 | 2.4m | 0.9m | 1.8m | 2012 |

10.2 Setbacks of Existing Structures to property boundaries, shoreline, etc. in metres

| Type of Structure | Front | Side | Side | Rear | Water | Flood Plain | Public Road (center) | Right of Way (edge) | Other |
|-------------------|-------|------|------|------|-------|-------------|----------------------|---------------------|-------|
| Single Dwelling | 31m | 37m | 35m | 80m | 31m | 30m | | | |
| Shed | 36m | 29m | 57m | 87m | 36m | 35m | | | |
| Generator Shed | 36m | 55m | 32m | 82m | 36m | 35m | | | |

10.3 Existing Parking & Loading Spaces

Existing Number of Standard Parking Spaces:

Existing Number of Barrier Free Parking Spaces:

Existing Number of Loading Spaces:

11. PROPOSED STRUCTURES & SETBACKS ON SUBJECT LAND (Indicate any to be demolished)

11.1 Proposed Development (if any) in square metres, metres

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Stories | Dimensions | | | Year Built |
|-------------------|-------------------|------------------|-------------------|------------|-------|--------|------------|
| | | | | Length | Width | Height | |
| Solar Array | 30m ² | 30m ² | 1 | 6m | 5m | 4m | 2012 |

11.2 Setbacks of Proposed Structures to property boundaries, shoreline, etc. in metres

| Type of Structure | Front | Side | Side | Rear | Water | Flood Plain | Public Road (center) | Right of Way (edge) | Other |
|-------------------|-------|------|------|------|-------|-------------|----------------------|---------------------|---------|
| Solar Array | 4m | 8m | 87m | 94m | 4m | 5m | | | Wetland |

11.3 Proposed Parking & Loading Spaces

Proposed Number of Standard Parking Spaces:

Proposed Number of Barrier Free Parking Spaces:

Proposed Number of Loading Spaces:

12. MINOR VARIANCE INFORMATION

12.1 Description of Proposal

Locate a solar array 6m from the high water, to access enough renewable energy to accomplish a net zero home the solar array must be placed at the southern most point or clear the vegetation on the south side of the array.

12.2 Variance Requested from Zoning By-Law:

| Section | Zone Requirement | Proposed Standard | Variance Required |
|---------|------------------|-------------------|-------------------|
| 3.32(b) | 30m | 4 m | 26 m |
| 3.32(d) | 30m | 2 m | 28 m |
| 5.6(b) | 30m | 4 m | 26, m |

12.3 Why is it not possible to comply with the provisions of the Zoning By-Law?

The house does not face south & has very little space to accommodate solar panels. To combat climate change and utilize renewable energy the solar array must be free from obstruction. Moving the solar array to the required setback would involve removing much of the vegetation that provides habitat and food for wild life. The presence of this vegetation defines the landscape and is an essential part of the environment. Setting the solar array close to the shoreline will have a minimal environmental impact.

13. AUTHORIZATIONS & PERMISSION TO ENTER

All Registered Owner(s) must complete the following to authorize the applicant/agent to make the application on their behalf (if Owner is NOT the applicant) and/or to permit Council, Committees of Council, Township Staff or authorized agents to enter the subject property to conduct site inspections related to this application. If multiple owners, an authorization letter from each owner is required.

I/We Don Foley Julie Foley
(name(s) of owner(s) or company)

being the registered owner(s) of the subject property of this application:

Hereby authorize the following person(s) to act as our agent to prepare, submit the application and pay any associated fees on my/our behalf (if applicable):

(Name of Applicant(s)/Authorized Agent(s))

Hereby authorize Council, Committees of Council, and Township Staff or authorized agents to enter the subject property without notice to conduct site inspections related to this application.

Agree to ensure that any driveway/lanes are accessible during the circulation period of the application so that Committee members, Township staff and other agencies do not have any barriers blocking access to the subject land. Island properties will require a boat ride, which is to be provided by the owner/agent. If applicable, Township Staff will make arrangements for the most suitable date and time.

Agree to post any required signage on site, which is prepared by Township Staff, with respect to this application in the requested timeframe of the Planning Act and upon notification by Township Staff. I/We also agree to provide photographic evidence of the posted sign at the request of Township Staff.

Agree to stake the area of any proposed construction a minimum of 1 week prior to the hearing/meeting date of your application.

Have included the written approval of all surveyors, designers, etc. that designed any documents, plot plans etc. to allow the Township to use their plan(s) in the notice or hearing and other documents which are viewable by the public.

Hereby acknowledge and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Signature(s): [Handwritten Signatures]

Date: Oct 1, 2024

14. AGREEMENT TO INDEMNIFY & STATUTORY DECLARATION

I/We, Dan Foley & Julie Foley
(name of owner, applicant or authorized agent)

Of the Leeds & 1000 Islands
(name of Municipality)

In the Leeds & Grenville
(name of County)

Hereby agree to indemnify and save harmless The Corporation of the Township of Leeds and Thousand Islands (the "Municipality") from all costs and expenses that the Municipality may incur in connection with the processing of the applicant's application for approval under the Planning Act.

Without limiting the foregoing, such costs and expenses will include all legal, engineering, planning, advertising and consulting fees and charges incurred or payable by the Municipality to process the application together with all costs and expenses arising from or incurred in connection with the Municipality being required, or requested by the applicant, to appear at the hearing of any appeal to the Local Planning Appeal Tribunal from any decision of the Council approving the applicant's application.

I/We acknowledge and agree that if any amount owing to the Municipality in respect of the application is not paid when due, the Municipality will not be required to process or to continue processing the application, or to appear before the Local Planning Appeal Tribunal in support of a decision approving the application until the amount has been paid in full.

I/We further acknowledge and agree that any amount owing by the applicant to the Municipality is, when due, a debt of the applicant and the Municipality may, in addition to any other remedies available to it at law, recover the amount owing together with interest from the applicant by action.

I/We solemnly declare that all of the above statements contained herein and all exhibits transmitted herewith including this application and any required document attached hereto are true, and I/We 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.

Signature(s): [Handwritten Signature]

Declared before me at the: City of Belleville
(name of municipality)

in the County of Hastings
(name of County)

This 1 day of Oct, 2024.

[Handwritten Signature]

Signature of Commissioner of Oaths, etc.

Erin Marlene Baldwin
a Commissioner, etc., Province of Ontario,
for the Corporation of the City of Belleville
Expires November 18, 2026.

(Official Stamp of Commissioner of Oaths)