

Planning and Development Department
1233 Prince Street, P.O. Box 280
Lansdowne, ON K0E 1L0
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NOTICE OF COMMITTEE OF ADJUSTMENT HEARING
MINOR VARIANCE APPLICATION
(Section 45 of the Planning Act)

DATE: Tuesday, November 26, 2024
TIME OF HEARING: 1:00 pm
LOCATION: 1233 Prince Street, Lansdowne, ON.
The hearing may be attended in person in the Council Chambers and virtually online/by phone through Zoom. Details on how to participate for both options are below.

File Number: D13-2024-053
Applicant: Luke Severson
Agent: Not Applicable
Location: 974 Burma Lane
Ward: Ward 2 (Former Rear of Leeds and Lansdowne)

PURPOSE OF APPLICATION

A minor variance application has been submitted to facilitate detached uncovered decking and a pumphouse structure that were constructed within the minimum 30-metre waterbody setback and minimum 30-metre front yard setback of the 'RS' zone by a previous owner in the absence of municipal and agency approvals. The two detached uncovered decks are approximately 9.5 square metres and 48 square metres and are located at a 0-metre setback from the highwater mark of Charleston Lake and the front lot line. The detached pumphouse is approximately 5.51 square metres and is setback approximately 14 metres from the highwater mark of Charleston Lake, wetland and the front lot line.

Section	Provision	Proposed	Requested Zoning Relief
3.32(b)	Where any lot is adjacent to a waterbody or watercourse, any building, structure, campsite, agricultural use that includes the keeping of livestock, and septic disposal system shall be set back a minimum of 30.0 metres (98.43 ft.) from the high water mark.	Deck 3: 0 metres (0 feet) Deck 4: 0 metres (0 feet) Pumphouse: 14 metres (45.9 feet)	Deck 3: 30 metres (98.43 feet) Deck 4: 30 metres (98.43 feet) Pumphouse: 16 metres (52.5 feet)
3.32(d)	Notwithstanding other provisions of this by-law, no building or structure shall be erected or altered within 30 metres of a seasonal or permanent wetland not categorized herein.	Deck 3: 0 metres (0 feet) Deck 4: 0 metres (0 feet) Pumphouse: 14 metres (45.9 feet)	Deck 3: 30 metres (98.43 feet) Deck 4: 30 metres (98.43 feet) Pumphouse: 16 metres (52.5 feet)
5.5 (b)	Yard requirements (minimum) Front: 30.0 m (98.43 ft.)	Deck 3: 0 metres (0 feet) Deck 4: 0 metres (0 feet) Pumphouse: 14 metres (45.9 feet)	Deck 3: 30 metres (98.43 feet) Deck 4: 30 metres (98.43 feet) Pumphouse: 16 metres (52.5 feet)

HOW TO PARTICIPATE IN THE HEARING:

All comments received will become part of the public record. Comments can only be received in a written format or verbally in person/virtually. Staff are unable to accept verbal comments over the phone or in person outside of the hearing.

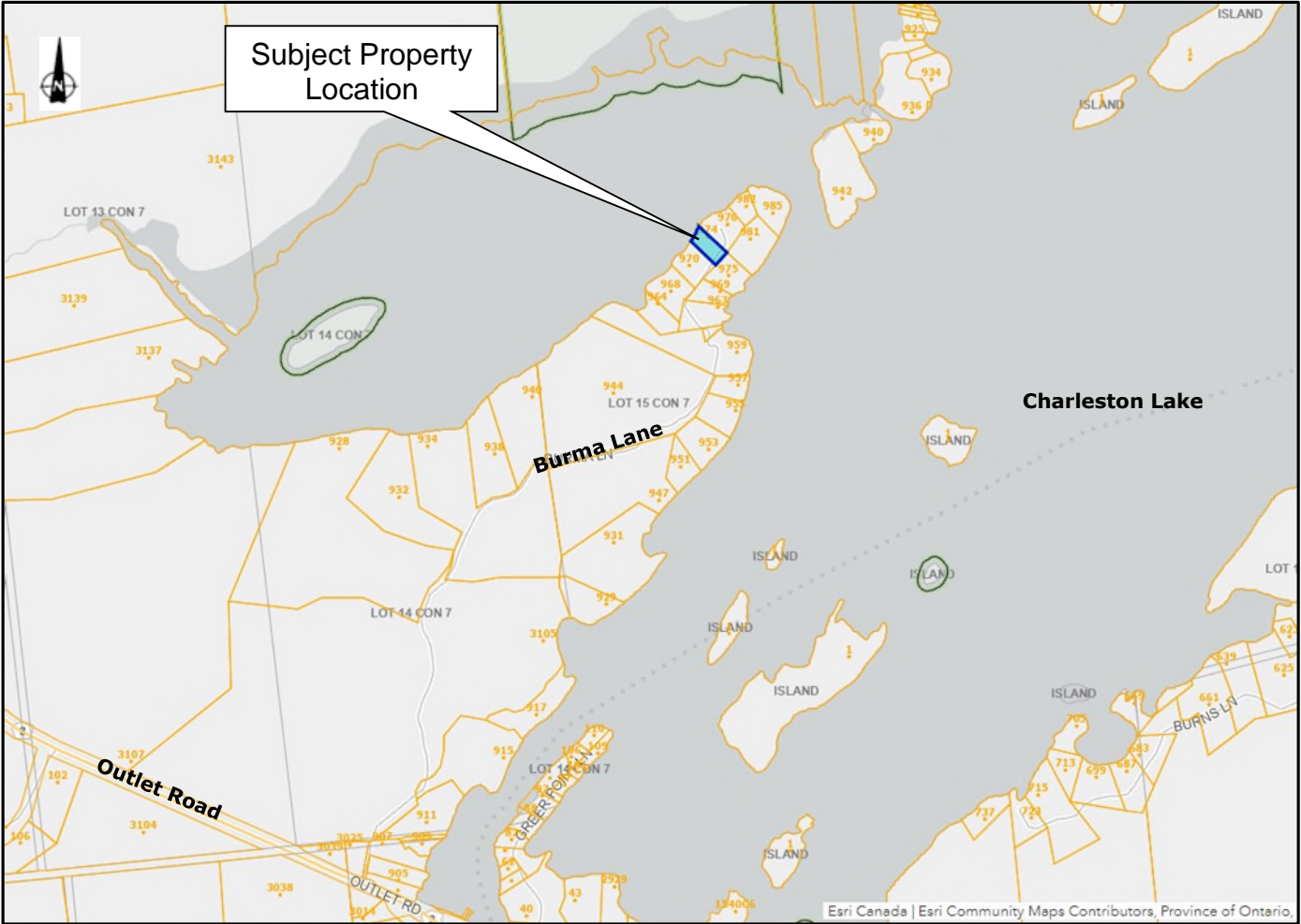
Anyone attending in person in the Council Chambers or virtually online/by phone through Zoom will be provided the opportunity to comment on an application. The ways to comment on an application are:

- 1. Written Comments – Email: planningtechnician@townshipleeds.on.ca
Mail: Township of Leeds and the Thousand Islands
Attention: Amanda Werner-Mackeler, Secretary-Treasurer
1233 Prince St PO Box 280
Lansdowne, ON K0E 1L0
- 2. In Person Attendance – In person attendance will be in the Council Chambers at the Township Office at 1233 Prince St, Lansdowne, ON.
- 3. Virtual/Phone Attendance – If you wish to attend virtually/by phone, you are required to register to be an attendee prior to the hearing. Once registered, you will receive a follow up email from the Clerk with the details to attend the hearing by computer or by phone. To register to attend the hearing virtually/by phone, please register online at:

https://us02web.zoom.us/webinar/register/WN_6QzIU3WFRuKSkVPQ2xde8w

If you have any issues registering online, please call 613-659-2415 x 203 before November 22, 2024 and indicate your name, phone number, email address and application you wish to speak to. Staff will register you for the hearing using your email address and you will receive a follow up email from the Clerk with the details on how to attend the hearing by computer or by phone.

KEY MAP: property subject to application for Minor Variance shown in blue.



MAKE YOUR VIEWS KNOWN

The Committee of Adjustment will make a decision on the application on the basis of information or evidence received before and during the hearing. This notice has been mailed to you, as required by the Planning Act.

You may express your support or opposition to the proposed minor variance by either attending the above virtual public hearing or sending a letter by mail, e-mail, or hand-delivery prior to the hearing date. Any correspondence received will become part of the public record. Only the applicant, a specified person, public body, and the registered owner of any land to which the Committee of Adjustment applies may appeal a decision to the Ontario Land Tribunal.

No specified person, public body or registered owner to which the decision would apply shall be added as a party to the hearing of the appeal unless, before the decision was made, the specified person, public body or registered owner of any land to which the decision applies made oral submissions at a statutory public meeting or written submissions to the Committee of Adjustment prior to the decision or, in the opinion of the Tribunal, there are reasonable grounds to add the specified person or public body as a party.

“Public body” and “specified person” are defined under Section 1(1) of the Planning Act.

VIEW THE APPLICATION FILE

Additional information concerning the Minor Variance Application is available online at <https://www.leeds1000islands.ca/en/governing/council-and-committee-calendar.aspx> or by contacting Amanda Werner-Mackeler, CPT, Secretary-Treasurer, during regular office hours at 613-659-2415 x 203 or email planningtechnician@townshipleeds.on.ca.

RECEIVE A COPY OF THE COMMITTEE’S DECISION

The Committee of Adjustment will make a decision on the application at the meeting. To receive a copy of the Committee’s decision, you must make a written request to the Committee of Adjustment c/o Township of Leeds and the Thousand Islands, 1233 Prince Street, P.O. Box 280, Lansdowne, Ontario, K0E 1L0 or email planningtechnician@townshipleeds.on.ca.

ACCESSIBILITY INFORMATION

If you are a person with a disability and need Township of Leeds and the Thousand Islands information provided in another format, please contact the Clerk’s office at 613-659-2415 x 231 or clerk@townshipleeds.on.ca.

MULTI-RESIDENTIAL UNIT NOTIFICATION

If you have received this notice and you are the owner of land that contains seven or more residential units, please post this notice in a location that is visible to all of the residents.

For more information about this matter, contact Amanda Werner-Mackeler, CPT Secretary-Treasurer, at 613-659-2415 x 203 or email planningtechnician@townshipleeds.on.ca.

DATED at the Township of Leeds and the Thousand Islands on the 7th day of November, 2024.

Proposed Schedule A - Proposed Plot Plan

Minor Variance Application: D13-2024-053

Owner: Luke Severson

Location: 974 Burma Lane

