



**NOTICE OF COMMITTEE OF ADJUSTMENT HEARING  
PERMISSION 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:** D13-2024-054  
**Applicant:** Tim Markou and Chantal Lynn Markou  
**Agent:** Not Applicable  
**Location:** 369 Ash Island  
**Ward:** Ward 1 (Former Front of Leeds and Lansdowne)

**PURPOSE OF APPLICATION**

This application is requesting a permission to expand an existing legal non-complying attached uncovered deck. The existing decking is legal non-complying with respect to the minimum setback from the highwater mark of the St. Lawrence River and the minimum front yard setback of the Island Residential ('RI') zone. Of note, the subject attached uncovered deck spans multiple levels and was constructed prior to obtaining the necessary municipal and agency approvals.

	Provision	Existing Attached Uncovered Decking	Proposed Attached Uncovered Decking	Permission Requested
-	Increase in size of a legal non-complying structure	155.4 square metres (1,672.7 square feet)	75.1 square metres (808.4 square feet)	Total floor area of non-complying structure: 230.5 square metres (2,481.1 square 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](mailto: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](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 Permission 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 permission 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 Permission and 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](mailto: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](mailto: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](mailto: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](mailto:planningtechnician@townshipleeds.on.ca).

DATED at the Township of Leeds and the Thousand Islands on the 8<sup>th</sup> day of November, 2024.

# Proposed Schedule A - Proposed Plot Plan

Permission Application: D13-2024-054

Owner: Tim Markou and Chantal Lynn Markou

Location: 369 Ash Island

## Surveyor's Real Property Report (PART 1)

PLAN of All of LOT 38, REGISTERED PLAN No. 157  
ASH OR LYNDOCH ISLAND

Geographic Township of Lansdowne

TOWNSHIP OF LEEDS and the THOUSAND ISLANDS

COUNTY of LEEDS

SCALE = 1:300

10m 0 10 20 30m

HOPKINS CHITTY LAND SURVEYORS INC.

- 2024 -



### SURVEY REPORT - PART 2

#### DESCRIPTION:

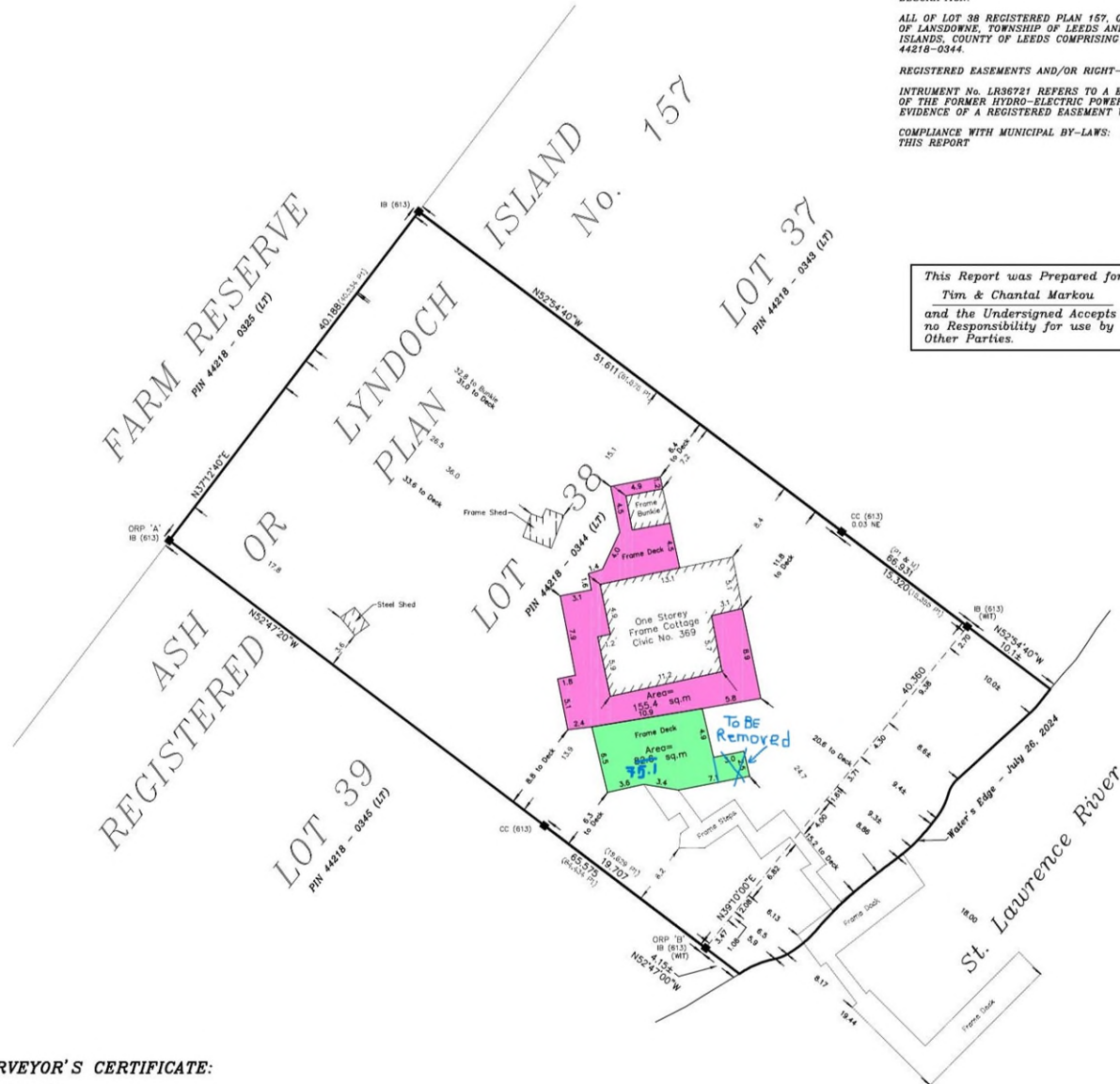
ALL OF LOT 38 REGISTERED PLAN 157, GEOGRAPHIC TOWNSHIP OF LANSDOWNE, TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS, COUNTY OF LEEDS COMPRISING ALL OF PIN 44218-0344.

#### REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS:

INTRUMENT No. LR36721 REFERS TO A EASEMENTS IN FAVOUR OF THE FORMER HYDRO-ELECTRIC POWER COMMISSION. NO EVIDENCE OF A REGISTERED EASEMENT WAS FOUND.

COMPLIANCE WITH MUNICIPAL BY-LAWS: NOT CERTIFIED BY THIS REPORT

This Report was Prepared for  
Tim & Chantal Markou  
and the Undersigned Accepts  
no Responsibility for use by  
Other Parties.



#### SURVEYOR'S CERTIFICATE:

##### I CERTIFY THAT:

- This Survey and Plan are correct and in accordance with the SURVEYS ACT, the SURVEYORS ACT and the REGULATIONS made under them.
- This Survey was completed on the 26th day of July, 2024.

HOPKINS CHITTY LAND SURVEYORS INC.

DATE: JULY 29, 2024

PHIL W. CHITTY - O.L.S.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 18, NAD83 (CSRS) (2010)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987467

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

TIES TO WATERFRONT FEATURES AND WATER'S EDGE ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS OTHERWISE NOTED.

#### LEGEND:

SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN

- denotes Planted Survey Monument
- Found Survey Monument
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- IB# Iron Bar (round)
- RB Rock Bar
- RPL Rock Plug
- (WIT) Witness
- (M) Measured
- CC Cut Cross
- (OU) Origin Unknown
- (HP) Hydro Pole
- (613) Raymond F. Mucklestone - O.L.S.
- (P1) Plan by (613) dated December 3, 1970
- (FN) Field Notes by (613) dated

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-79555

Party Chief: TJ	Instrument: 50	Checked By: PFC	Plan By:
<b>HOPKINS CHITTY LAND SURVEYORS INC.</b> Ontario Land Surveyors www.hopkinschitty.com			
1224 GARDINERS ROAD, SUITE 102 KINGSTON, ONTARIO L7P-0G2 Tel (613) 384-9266 Fax (613) 384-3513	PROJECT No. 2024-0426 LOT 38 REGISTERED PLAN 157 TOWNSHIP OF LANSDOWNE		



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