

**Planning and Development Department**  
1233 Prince Street, P.O. Box 280  
Lansdowne, ON K0E 1L0  
Telephone: 613-659-2415; 866-220-2327  
Fax: 613-659-3619  
Email: [planningtechnician@townshipleeds.on.ca](mailto:planningtechnician@townshipleeds.on.ca)

**NOTICE OF COMMITTEE OF ADJUSTMENT HEARING**  
**PERMISSION APPLICATION**  
**(Section 45 of the Planning Act)**

**DATE:** Tuesday, December 10, 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:** D13-2024-058  
**Applicant:** Dean French  
**Agent:** Jane Pal  
**Location:** 385 1000 Islands Parkway  
**Ward:** Ward 1 (Former Front of Leeds and Lansdowne)

**PURPOSE OF APPLICATION**

This application is requesting approval from the Committee of Adjustment to demolish an existing legal non-complying dwelling and construct an expanded dwelling on the subject property. The existing dwelling is 166 square metres in floor area and is setback 11.18 metres from the highwater mark of the St. Lawrence River and 0.9 metres from the east property line. It is proposed to demolish the existing structure and rebuild a larger dwelling, with an attached breezeway and garage. The combined floor area of the proposed structure is 365.3 square metres and the structure is proposed to be setback 14.05 metres from the highwater mark of the St. Lawrence River and 4.58 metres from the east property line. Further, the proposed development is requesting zoning relief to permit lot coverage of 18.8%, which exceeds the maximum 10% permitted lot coverage in the Shoreline Residential (RS') zone. The existing dwelling is legal non-complying with respect to the minimum required front yard and side yard setback in the Shoreline Residential ('RS'), the minimum setback from the highwater mark of the St. Lawrence River, and the minimum setback from an adjacent Locally Significant Wetland (LSW).

**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.

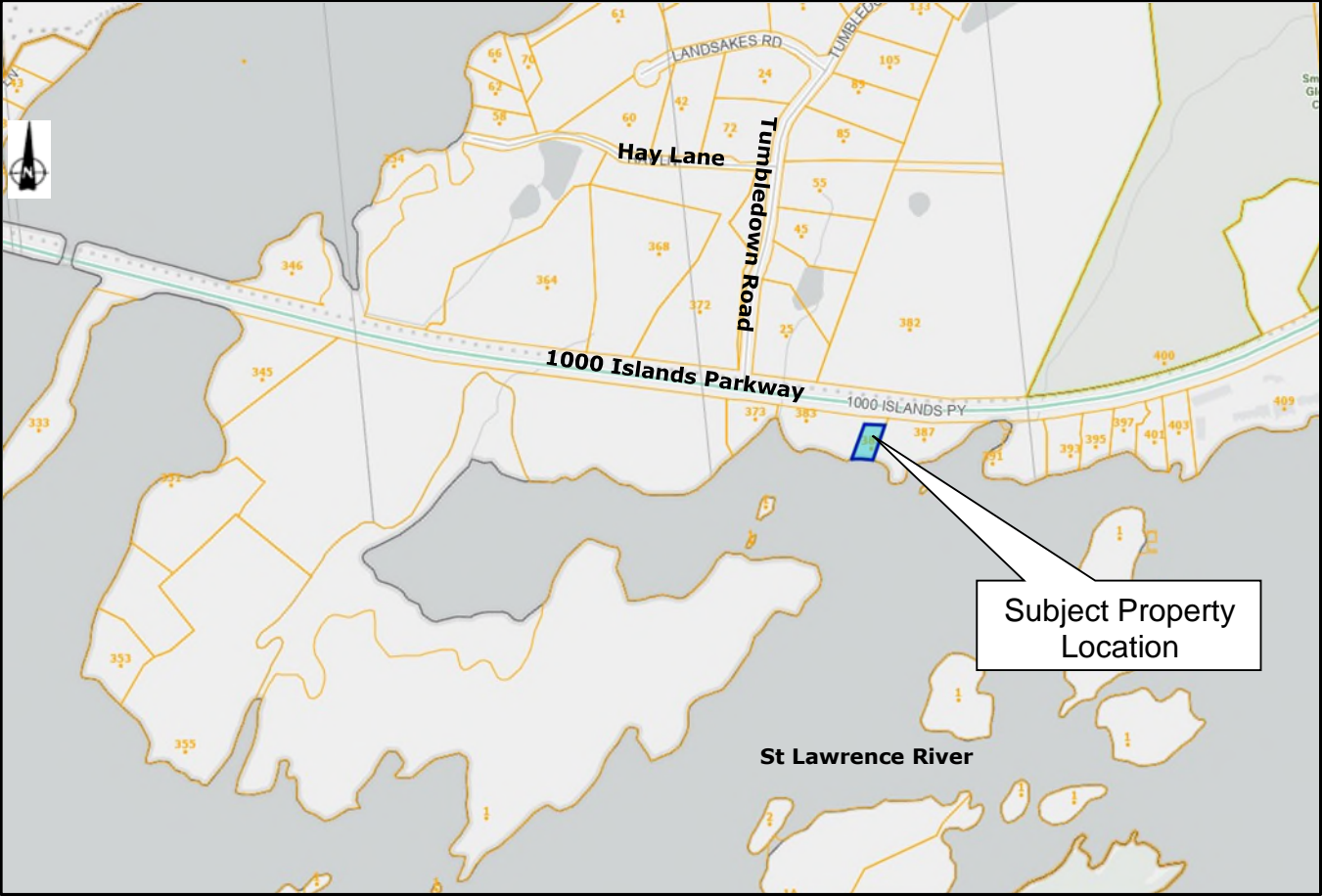
Anyone attending in person in the Council Chambers or virtually online/by phone through Zoom will be provided the opportunity to comment on an application. The ways to comment on an application are:

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 December 6, 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/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 Permission/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](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 n 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 20<sup>th</sup> day of November, 2024.

**Location:** 385 1000 Islands Parkway

