



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

OFFICE USE ONLY			
Application:	D13-2024-058	Date Received:	November 8, 2024
Roll Number:	812-025-08500	Deemed Complete:	November 20, 2024
Application Fee:	\$850 Application \$215 Sewage Review	<input checked="" type="checkbox"/> Cheque <input type="checkbox"/> Cash <input type="checkbox"/> Interac <input type="checkbox"/> N/A	
Posting of Sign By:	<input type="checkbox"/> Owner <input type="checkbox"/> Agent <input checked="" 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 checked="" type="checkbox"/> TLTI – Staff		<input type="checkbox"/> Leeds, Grenville & Lanark Health Unit	
<input checked="" 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 checked="" type="checkbox"/> Authorization of Applicant (if applicable)			
<input type="checkbox"/> Affidavit signed by a Commissioner of Oaths, Notary, etc. (Available at Office)			
<input type="checkbox"/> Township and other Agency (if applicable) Applications and Fees			
<input type="checkbox"/> Cover Letter and/or report			
<input checked="" type="checkbox"/> Survey Plan (if available)			
<input type="checkbox"/> Deed			
<input checked="" type="checkbox"/> Scaled Sketch as per Section 11 (1 hard copy (11x17 paper or less) or 1 digital copy)			
<input 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>08-12-812-025-08500-0000</u>			
Civic Address: <u>385 Thousand Island Pkwy</u>			
Legal Description (Concession, Lot, Part, Reference Plan numbers): <u>9/1</u>			
Date subject land acquired by current owner: <u>May 03, 2023</u>			

5. REGISTERED OWNER(S)

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

Name(s): DEAN FRENCH

Company Name (if applicable): _____

Mailing Address: 385 Thousand Island Pkwy

Phone (home): _____

Phone (cell): 416 873 5201

Email Address: janep@french@gmail.com / dean@deanfrench.com

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)

N/A

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.)

after demolition the property will be graded
for appropriate drainage and elevation to support foundation
and prepare for new septic.

7.3 Dimensions of Subject Land

Total Lot Area: 1628 sq m hectares acres
 Lot Depth: 54.2 m metres feet
 Lot Width (frontage): 32.9 m metres feet

7.4 Road Access (include name)

- ☐ Provincial Highway: Thousand Island Pkwy
☐ County Road: _____
☐ Municipal Road: _____
☐ Private Right-of-Way: _____
☐ Water Only: _____

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: N/A.

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 checked="" type="checkbox"/> Drilled	<input checked="" 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:	<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 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 checked="" type="checkbox"/>

8. OFFICIAL PLAN, ZONING BY-LAW AND LAND USE INFORMATION

8.1 Official Plan Designation: Rural, Food Plain, Potentially Significant wetland and highly vulnerable aquifer.

8.2 Special Policy Area: ☒ 1000 Islands ☐ Highly Sensitive Lake Trout Lake ☐ No

8.3 Zoning: Residential Shoreline (RS) Food Plain (FP) Locally Significant Wetland (LSW)

8.4 Is this a designated heritage property: ☐ Yes ☒ No

8.5 Existing Use(s): (Indicate uses and length of time uses have continued)

Single-family home

8.6 Proposed Use(s):

Single family home

8.7 Existing Use on Adjacent Lands:

North: Thousand Island Park South: River

East: family home West: family home

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)

No other previous use of land other than single family home / No suspected contamination

8.9 Indicate any current or previous application under the Planning Act affecting the subject land: N/A

Application Type	File Number	File Status
Minor Variance		
Site Plan Agreement		
Zoning By-Law Amendment		
Official Plan Amendment		
Consent		
Subdivision		
Other:		

☐ There have been no previous Planning Act 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 type="checkbox"/> 50m	<input checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Specify Use: _____			
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:

I have spoken to CRCA (Emily Su) and have made the requested changes for the house setbacks in order to comply. I have also spoken to her about replacing the existing boathouse - "like for like" which she is in support of. ~~the~~

I have spoken to Parkway Commission (Sukrit Chopra) and have provided him with all information and I have complied with his requests. I have applied to formalize concrete retaining wall to consider it an accessory structure. all other requests are in compliance.

8.11 Additional Information Con't.

Groundwork Engineering will be submitting a proposed septic Plan/design as an additional schedule to go along with building permit request. Included with this application is the soil test results from the property done by Groundwork Engineering.

I have exchanged emails, provided new site plan, and spoken to Emily Su @ CRCA. ^{for new house} - she has asked for a setback of 6m from the 76.3 contour high water line - I have complied and indicated that on new site plan. She has also indicated she has no problem with boat house rebuild providing it remains in the exact location and has the exact dimensions.

I have exchanged emails and provided the new site plan to Sukrit Chopra @ the TIP Commission. He has indicated that all he would ask is that I register the concrete wall on the north property line as an accessory building - I have submitted my application and he received it.

9. REQUIRED PLANS

9.1 A detailed sketch in metric has been attached with the required information as noted in Section 9.2. ☒ Yes ☐ No

All required site plan drawings, elevations, cross-sections, grading, drainage, etc. along with the required information as noted in Section 9.3. ☒ Yes ☐ No

9.2 Sketch Requirements

For minor variance, a detailed sketch **is required**. The sketch must include:

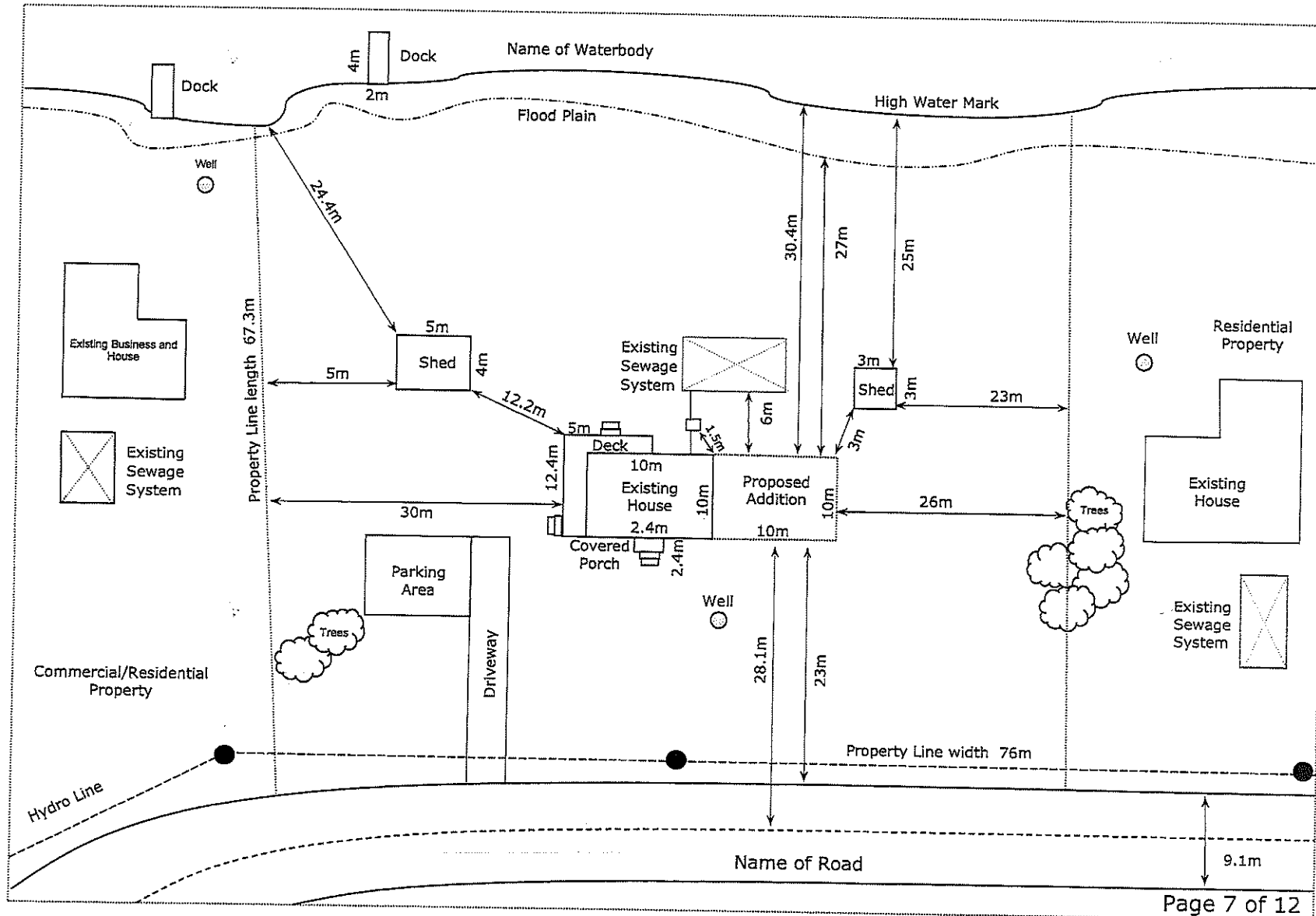
- (a) The boundaries and dimensions of the subject land.
- (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot line.
- (c) The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, flood plains drainage, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that:
 - (i) Are located on the subject land and on land that is adjacent to it, and
 - (ii) In the applicant's opinion, may affect the application.
- (d) The current uses of land that is adjacent to the subject land.
- (e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- (f) If access to the subject land will be by water only, the location of the parking and docking facilities to be used; and
- (g) The location and nature of any easement affecting the subject land.

9.3 Site Plan Requirements

In addition to Section 9.2, for site plan applications, drawings showing plan, elevation and cross-section views for each building to be erected, except a building to be used for residential purposes containing fewer than 25 dwelling units which drawings are sufficient to display,

- (a) The massing and conceptual design of the proposed building;
- (b) The relationship of the proposed building to adjacent buildings, streets and exterior areas to which members of the public have access;
- (c) The provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings;
- (d) Matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design
- (d.1) Matters relating to exterior access to each building that will contain affordable housing units or to any part of such building, but only to the extent that it is a matter of exterior design;
- (e) the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; and
- (f) facilities designed to have regard for accessibility for persons with disabilities.

9.3 SAMPLE SKETCH – Measurements, setbacks for all structures must be transcribed onto Sections 10 and 11.



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	
house	166 sq m	332.8	2	17.05 m	9.76 m	10.6	APR 1950
wood shed	17.2 sq m →		1	4.81	3.58	3.09	APR 1990
vinyl shed	22.4 sq m →		1	4.73	4.74	3.96	APR 1990
bathroom		57.78 sq m	1	9.32	6.20	(9') 2.7 m	
dock			1	3.65	3.62	(bridge 10.04 L 1.22 W)	
dock			1	15.57	2.0		

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

Type of Structure	Front	Side west	Side East	Rear (Parkway)	Water	Flood Plain	Public Road (center)	Right of Way (edge)	Other
house	11.18 m	12.70 m	9.90 m	32.68 m	11.18 m	3.13 m	42.07 m	32.68 m	
wood shed		12.31 m	13.88 m	21.47 m			30.86 m	21.47 m	
vinyl shed		12.31 m	13.96 m	22.23 m			31.62 m	22.23 m	
bathroom	built on shore (attached) from west property line 3.8 m to structure								
dock	on shore								
dock	bridge from mainland 10.04 m 2.55 m to dock on west side								

10.3 Existing Parking & Loading Spaces

Existing Number of Standard Parking Spaces: 6

Existing Number of Barrier Free Parking Spaces:

Existing Number of Loading Spaces: 2

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	
House	233.66 ^{sqm}	467.32 ^{sqm}	2	21.3	10.97	19.6	
garage	73.6 ^{sqm}	73.6 ^{sqm}	1	9.2	8	8.6	
breezeway laundry/mechanical mudroom	58 ^{sqm}	58 ^{sqm}	1	7.6	7.6	3.69	
Porch ↓ is included in footprint measurements not additional	25.2 m	25.2 m	1	6 m	4.2 m	3.0	

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

Type of Structure	S Front Riverside	W Side	E Side	N Rear Road Side	S Water	S Flood Plain	N Public Road (center)	N Right of Way (edge)	Other
house	14.06	4.58	4.58	31.68	14.06	6 m to contour line from house	42 m	32.68	
garage		17.82 m	4.5 m	17.06 m	32.64 m	24.59	26.45	17.06 m	
boathouse "like for like" remains on footprint		3.8 m	21 m	(53.18 m on shoreline)			62.58 m	53.18 m	

11.3 Proposed Parking & Loading Spaces

Proposed Number of Standard Parking Spaces: 6

Proposed Number of Barrier Free Parking Spaces: 6

Proposed Number of Loading Spaces: 2

12. MINOR VARIANCE INFORMATION**12.1 Description of Proposal**

We are requesting a building to be placed on the existing foot print moved over from east side of property to ensure a setback of 4.58 m from property line and extending the new house 4.2 m in length and the width to 10.97 metres total, we are ~~requesting~~ ~~the same setback from the river as the existing house has now~~

12.2 Variance Requested from Zoning By-Law:

Section	Zone Requirement	Proposed Standard	Variance Required
Expansion to legal non-complying use			

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

~~we just want to keep the new house with the same distance from the river and not move back towards the road so we have space in the north side for new septic system and parking~~

We have moved the footprint back from the 76.3 contour line as requested. We now have a 6m setback from the contour line - high water mark. We moved the house off the property line on the east and are now 4.57 m

over.

Complying with all requests have moved us closer to the west - but we are moving north so CRCA has mentioned they will work with that

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 DEAN FRENCH
(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):

JANE PAL
(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): Dean French

Date: Oct 18/24

14. AGREEMENT TO INDEMNIFY & STATUTORY DECLARATION

I/We, JANE PAL
(name of owner, applicant or authorized agent)
 Of the CITY OF TORONTO
(name of Municipality)
 In the PROVINCE OF ONTARIO
(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 Ontario Land 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.

Jane Pal
 Signature of Applicant or Authorized Agent
 Declared remotely by Jane Pal, who has stated being
 located in the City of Toronto of the Province of Ontario,
(name of City) (name of County)

before me at the Township of Leeds and the Thousand Islands in the United Counties of Leeds and Grenville on this 19th day of November, 2023, in accordance with O. Reg 431/20, Administering Declaration Remotely. 2024

Amanda Zora Werner-Mackeler
 Commissioner of Oaths

AMANDA ZORA WERNER-MACKELER,
 a Commissioner, etc., Province of Ontario,
 the Corporation of the Township of Leeds
 (Official Stamp of the Township of Leeds)
 Expires August 19, 2025.