



Township of
Leeds and the
Thousand Islands

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

Notice of Committee of Adjustment Hearing
Permission Application
(Section 45 of the Planning Act)

Date: Tuesday, April 29, 2025

Time: 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: D13-2025-015

Applicant: Donald Pedersen and Janet Pedersen

Agent: A-MACCAL Construction Tech. (Marcel Lavigne)

Location: 77 Kerry Point Road

Ward: Ward 3 (Former Front of Escott)



Key Map: property subject to application for Permission shown in blue.

Purpose of Application

The application is requesting permission to expand the floor area, size and height of an existing legal non-complying dwelling, including the addition an attached uncovered deck to be added to the east side of the existing dwelling. The existing dwelling is legal non-complying with respect to the minimum required 30-metre setback from the highwater mark of the St. Lawrence River and the minimum 30-metre front yard setback of the Shoreline Residential 'RS' zone. The existing dwelling and proposed development are located within the 120-metre influence area of the adjacent Provincially Significant Wetland.

Through application number D13-2023-033, the applicant obtained approval from the Committee of Adjustment on October 31, 2023 to expand the existing legal non-complying dwelling with two additions (sunroom and mechanical room) and an attached uncovered deck on the east side of the dwelling. The proposal regarding the expansion of the existing legal non-complying structure has since been altered, and additional floor area (beyond what was previously approved under application number D13-2023-033) is being proposed. An expansion in the height of the legal non-complying dwelling is also proposed through the current application.

Section	Provision	Existing Dwelling	Proposed	Permission Requested
-	Increase in floor area of a legal non-complying structure	195.22 square metres (2,101.3 square feet)	Dwelling Addition: 42.1 square metres (452.65 square feet)	Total floor area of dwelling: 237.3 square metres (2,553.95 square feet)

Section	Provision	Existing Dwelling	Proposed	Permission Requested
-	Increase in size of a legal non-complying structure	128 square metres (1,377.8 square feet)	Attached Uncovered Decking: 9.5 square metres (102.3 square feet)	Total Attached Uncovered Decking: 9.5 square metres (102.3 square feet)

Section	Provision	Existing Dwelling Height	Proposed Dwelling Height	Permission Requested
-	Increase in the height of a non-complying structure	8.1 metres (26.6 feet)	8.3 metres (27.2 feet)	Maximum Height of Dwelling: 8.3 metres (27.2 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 April 25, 2025 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.

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.

Collection of Personal Information:

Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of e-mail addresses and telephone numbers, all information and comments will become part of the public record and will appear on the Township’s website. Council and Committee meetings are broadcast live over the internet on YouTube. If you speak at the meeting your voice will be heard in the broadcast. Broadcasts are archived and continue to be publicly available.

View the Application File

Additional information concerning the Permission 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 April, 2025.

Proposed Schedule A - Proposed Plot Plan

Permission Application: D13-2025-015

Owner: Donald Pedersen and Janet Pedersen

Location: 77 Kerry Point Road

