

Jane Moreland

June 30<sup>th</sup>, 2025

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June 30, 2025

**Committee of Adjustment**

Township of Leeds and the Thousand Islands  
1233 Prince Street  
Lansdowne, ON K0E 1L0

Dear Members of the Committee,

I am writing to formally request a minor variance for my property located at **912 Kendrick Lane, Lyndhurst, ON**, which is partially zoned **Shoreline Residential (RS)** and **Rural (RU)**, with some **Flood Plain (FP)** zoning along the shoreline. The variance is being requested to permit the reconstruction of a dwelling that does not meet the minimum 30-metre setback from the highwater mark, as required under **Zoning By-Law 07-079**.

The existing cottage on the property has become uninhabitable due to extensive mold caused by water infiltration through the deteriorating roof structure. We are proposing to rebuild the dwelling in the same general location, approximately **17.4 metres** from the highwater mark. The proposed building site is situated partially within the RS zone, at the **northeast corner of our 6.9-acre property**, and is **elevated approximately 10–15 feet above the water level**, with a **57-foot slope** down to the shoreline.

The new structure will maintain the same number of bedrooms and bathrooms as the original cottage, with modest increases to the **kitchen and living room** areas to improve functionality. This redevelopment will not intensify the use of the property and is intended to preserve the character of the area while addressing critical health and safety concerns.

We believe that the topography and zoning configuration of the property present a unique circumstance that justifies the requested relief. The proposed development will not negatively impact neighboring properties or the natural environment and will result in a safer, more resilient structure. All neighbouring properties support the renovations and proposed structure and building site.

Thank you for your time and consideration. I respectfully request your approval of this variance so that we may proceed with the necessary improvements to our property. I am happy to provide any additional information or attend a hearing to discuss the application further.

Sincerely,

Jane Moreland