



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

OFFICE USE ONLY

Application:	D13-2025-026	Date Received:	June 30, 2025
Roll Number:	816-020-29700	Deemed Complete:	July 3, 2025
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 checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input 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 (Check all that apply)

- ☒ Minor Variance Application
☐ Site Plan Agreement

2. PRE-CONSULTATION (Attach supporting documentation)

- ☐ TLTI – Staff ☐ Leeds, Grenville & Lanark Health Unit
☒ CRCA ☐ St. Lawrence Parks Commission
☐ Other:

3. COMPLETE APPLICATION REQUIREMENTS

- ☒ Complete Application Form
☒ Authorization of Applicant (if applicable)
☐ Affidavit signed by a Commissioner of Oaths, Notary, etc. (Available at Office)
☐ Township and other Agency (if applicable) Applications and Fees
☒ Cover Letter and/or report
☒ Survey Plan (if available)
☒ Deed
☒ Scaled Sketch as per Section 11 (1 hard copy (11x17 paper or less) or 1 digital copy)
☐ Minimum Distance Separation Calculation Form (if applicable)
☐ All Supporting Information identified through Pre-Consultation including DRT

4. SUBJECT LAND

Assessment Roll Number: 08128/6020297000000
 Civic Address: 912 KENDRICK LANE, LYNDRHURST ON, K0E 1N0
 Legal Description (Concession, Lot, Part, Reference Plan numbers): LOT
LAWS CON 12 PT LOT 2 AND RP 28R7032 PARTS 5 TO 7
 Date subject land acquired by current owner: AUG. 1967

5. REGISTERED OWNER(S)

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

Name(s): JANE MORELAND

Company Name (if applicable):

Mailing Address:

Phone (home):

Phone (cell):

Email Address:

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): EAMON O'LEARY

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)

There is a 'Right of Way' that goes through our property - via Kendrick Lane. The Right of Way has been identified on the attached Plot Plan.

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.)

The property sits atop a hill that has a 10' slope down to the edge of Lower Beverly Lake. It is all soil underneath the existing home. There is a small amount of Canadian shield exposed about 15 ft. from the house

7.3 Dimensions of Subject Land

Total Lot Area:	hectares	6.9	acres
Lot Depth:	metres	330	feet
Lot Width (frontage):	metres	1,050	feet

7.4 Road Access (include name)

- ☐ Provincial Highway: _____
- ☐ County Road: _____
- ☐ Municipal Road: _____
- ☒ Private Right-of-Way: There is a Right of Way through Kendrick Park
- ☐ 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:

7.6 Servicing – Water

Existing Proposed Not Applicable

Municipal Piped Water System

☐☐☐

Privately Owned and Operated Well

☐ Dug☐☐☐☒ Drilled☒☐☐☐ Communal☐☐☐

Lake or Other Water Body:

☐☐☐

Other:

☐☐☐**7.7 Servicing – Sewage**

Existing Proposed Not Applicable

Municipal

☐☐☐

Privately-Owned

☒ Individual Sanitary Sewage System☒☐☐☐ Communal Sanitary Sewage System☐☐☐☐ Composting/Self-Contained Toilet☐☐☐☐ Privy☐☐☐☐ Outhouse☐☐☐

Other: (Specify)

☐☐☐**7.8 Servicing – Storm Drainage**

Existing Proposed Not Applicable

Sewers

☐☐☐

Ditches

☐☐☐

Swales

☐☐☐Other (Specify): Property slopes into Lower Beverly☒☐☐

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

8.1 Official Plan Designation: Rural, Flood Plain, Sand & Gravel Resources
WOODLANDS, LOW & MODERATE WILDLAND FIRE HAZ. AREA, VULNERABLE AQUIFER

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

8.3 Zoning: Shoreline Residential, Flood Plain, Rural

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

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

This property has been used as a cottage in the same family since 1967. The cottage is not longer inhabitable

8.6 Proposed Use(s):

Family cottage

8.7 Existing Use on Adjacent Lands:

North: Lower Beverly Lake South: Farm
East: Township Park (Kendrick) West: Cottage

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)

The land has been in the family as a cottage since 1967. It is unknown what other uses were preceding it, but our grandmother stated it was wooded (forest) land.

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

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

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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.

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.**

To be demolished: 1, 3, and 5	Type of Structure	Ground Floor Area	Gross Floor Area	Number of Stories	Dimensions			Year Built
					Length	Width	Height	
①	Bunkie (to be demolished)	14.8 m ²	14.8 m ²	1	4.8 m	3.6 m	2.8 m	1984
②	Garage	20 m ²	20 m ²	1	5 m	4 m	3 m	
③	Outdoor Kitchen	5.5 m ²	5.5 m ²	1	3.04 m	1.6 m	2.73 m	2020
④	Shed (by water)	2.78 m ²	2.78 m ²	1	1.8 m	1.5 m	2.73 m	1984
⑤	Cottage (to be demolished)	95 m ²	95 m ²	1	9.75 m	9.75 m	3 m	1967

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

To be demolished: 1, 3, and 5	Type of Structure	Front	Side	Side	Rear	Water	Flood Plain	Public Road (center)	Right of Way (edge)	Other
①	Bunkie (demolished)	20m	27m	43m	3.3m	27m	10m	250m	20m	(to be demolished)
②	Garage	40m	20m	60m	10m	60m	40m	230m	20m	
③	Outdoor Kitchen	30m	1m	30m	20m	20m	10m	252m	30m	(to be demolished)
④	Shed (by water)	1m	20m	1m	100m	1m	Ø	240m	50m	
⑤	Cottage (to be demolished)	20m	9m	4.6m	17.3m	17.3m	Ø	250m	25m	(to be demolished)

10.3 Existing Parking & Loading Spaces

Existing Number of Standard Parking Spaces: 2

Existing Number of Barrier Free Parking Spaces: 0

Existing Number of Loading Spaces: 0

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	
(Demolish) Cottage	95 sq m	95 sq m	1	9.75 m	9.75 m	10.3 m	1967
(New Build) Cottage	203 sq m	203 sq m	1	19.2 m	11.28 m	5.98 m	2026

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

Type of Structure	Front	Side	Side	Rear	Water	Flood Plain	Public Road (center)	Right of Way (edge)	Other
(New Build) Cottage	12.0 m 12.0 m	7.62 m	3.048 m	17.3 m	17.3 m	130 m (Wetlands) e 170 m from high-water mark	250 m	21 m	

11.3 Proposed Parking & Loading Spaces

Proposed Number of Standard Parking Spaces: 2

Proposed Number of Barrier Free Parking Spaces: 0

Proposed Number of Loading Spaces: 0

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

The current and future cottage is situated 17.4 meters from the water's edge.
 The cottage sits on a bank that is approximately elevated about 13-4 meters above the water.
 The sits about 12 meters from the edge of the slope to the water. The slope is filled with both mature and young trees.

12.2 Variance Requested from Zoning By-Law:

Section	Zone Requirement	Proposed Standard	Variance Required
07-079	30m setback	17.4 m setback	12.6 meters

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

- ① The proposed building is being built on the same footprint as the existing cottage, albeit, 30 feet longer (in the opposite direction of the water).
- ② The existing footprint is the only reasonable building site on the property, when considering that all of the greenery, shrubs, sheds, paths, driveways, and trees are positioned for this building site.
- ③ The cottage setback is in-line with the cottage along Kendrick Land. There are 5 other cottages directly east along Lower Beverly's southern shore, and all are actually closer to the water than our 17.4m set-back.

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

JANE MORELAND

(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):

EDMON O'LEARY

(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 15 days prior to the hearing 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):

Jane Moreland

Date:

June 30, 2025

14. AGREEMENT TO INDEMNIFY & STATUTORY DECLARATION

I/We, Jane Moreland
 (name of owner, applicant or authorized agent)
 Of the Leeds & Thousand Islands
 (name of Municipality)
 In the United Counties of Leeds & Grenville
 (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 Local Planning Appeal 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.

Signature(s): Jane Moreland

Declared before me at the: Township of Leeds & THE THOUSAND islands
 (name of municipality)
 in the UNITED Counties of Leeds & GRENVILLE
 (name of County)

This 30 day of June, 20 25.

Philip Reniers, a Commissioner, etc.,
 Province of Ontario, Treasurer, The
 Corporation of the Township of Leeds
 and the Thousand Islands,
 Section 1 (2) (1) R.S.O. 1990 c.C17

[Signature]
 Signature of Commissioner of Oaths, etc.

(Official Stamp of Commissioner of Oaths)