

From: Eamon O'leary [REDACTED]
Subject: Fw:]Pre-Consultation - 912 Kendricks Lane
Date: Jun 26, 2025 at 5:03:20 PM
To: Eamon O'Leary [REDACTED]

From: Brooke Wright <[REDACTED]>
Sent: Friday, June 20, 2025 10:00 AM
To: Eamon O'leary <[REDACTED]>
Cc: Jessica Holt <[REDACTED]>
Subject: RE:]Pre-Consultation - 912 Kendricks Lane

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Hi Eamon,

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I've had a chance to review the additional documents you sent over last week.

CRCA doesn't have many concerns with the proposal as the development does not further extend towards the flood and erosion hazards. We would recommend that if there is opportunity to shift it further back from the shoreline that be considered in the design. As noted in CRCA's pre-consultation comments, permits will be required for the proposed development.

It was noted that the redevelopment has the same number of bedrooms and bath as the existing and therefore, should be supported by the existing septic. However; staff will require this to be confirmed. Essentially, to confirm that the septic doesn't require any changes to size and/or location.

Let me know if you have any questions.

Kind regards,
Brooke Wright
Resource Planner



Cataraqui
conservation

[REDACTED]

[REDACTED]

Cataraqui Conservation sits on the traditional lands of the Haudenosaunee & Anishinabek peoples, and we want to thank the Indigenous people for their continued care and protection of All of Our Relations on this shared land.

From: Eamon O'leary <[REDACTED]>
Sent: June 12, 2025 8:50 AM
To: Brooke Wright <[REDACTED]>
Cc: Jessica Holt <[REDACTED]>
Subject: RE: JPre-Consultation - 912 Kendricks Lane

Excellent! Thanks for the quick response Brooke.

Regards,

Eamon O'Leary

[REDACTED]
[REDACTED]
[REDACTED]

From: Brooke Wright <[REDACTED]>
Sent: June 12, 2025 8:30 AM
To: Eamon O'leary <[REDACTED]>
Cc: Jessica Holt <[REDACTED]>
Subject: RE: JPre-Consultation - 912 Kendricks Lane

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Hi Eamon,

Thank you kindly for providing those documents, through the pre-consultation process we only had the sketch for review.

I have site visits scheduled for the rest of this week but after a quick

review it looks like the documents you've provided will be enough to formally review the proposed development. I will reach back out if I require any additional information. It will likely be mid-late next week before I fully complete a review.

If you have any additional questions in the meantime, don't hesitate to reach out and I will ensure that information is included in my response.

Kind regards,
Brooke Wright
Resource Planner



Cataraqui
conservation

Cataraqui Conservation sits on the traditional lands of the Haudenosaunee & Anishinabek peoples, and we want to thank the Indigenous people for their continued care and protection of All of Our Relations on this shared land.

From: Eamon O'leary
Sent: June 11, 2025 11:35 PM
To: Brooke Wright
Cc: Jessica Holt
Subject: FW: JPre-Consultation - 912 Kendricks Lane

Hi Brooke,

Looks like we're dealing with each other again 😊. I submitted an application for a renovation we're doing on our cottage at 912 Kendrick Lane and they have referred me back to the CRCA for two specific reasons:

1. Staff request additional septic information be confirmed and placed on the site plan
 - EO Comments – Specifically, what additional information is

required? I included the previous septic drawings from when the septic system was installed back in 1994, as well as some of the documents that our grandfather maintained in a file for the septic system (see document titled '**Septic Documents**'). The septic system was installed in 1994 and is an 800 gallon tank with a 22meter squared filter bed. The septic system currently supports a 3 bedroom cottage with 1 bathroom. The new cottage that we are planning on building is also 3 bedrooms and 1 bathroom. I also included pictures of what it looks like, along with installation photographs.

2. Staff request a more detailed design drawing of the proposed dwelling for formal review

- EO Comments – I have attached the most recent drawings that we have from our designer. The 3 design documents that they have provided to me are attached and titled, '912 Kendricks Lane HVAC Package', '1774-Permit-ARCH Rv07 April03 2025', and '1774-PERMIT Single-Family-BP-Application'. I suspect the document you're looking for is the '1774-Permit-ARCH Rv07 April03 2025'. If there are further details required in the drawings could you please specify so that I can go back and make the request?

Regards,

Eamon O'Leary

From: Kyle Peel [REDACTED]
Sent: June 10, 2025 3:22 PM
To: Eamon O'leary [REDACTED]
Subject:]Pre-Consultation - 912 Kendricks Lane

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Good Afternoon Eamon,
Staff have had the opportunity to circulate and review your Pre-Consultation application submission to the Township. The following is

a summary of staff and agency comments. If you require any information or have further questions, please let us know.

D00-2025-025	Written comments request only
Owner:	Eamon O'Leary
Applicant:	
Civic Address:	912 Kendrick's Lane
Zoning:	Shoreline Residential (RS), Flood Plain (FP), Rural (RU)
Official Plan Des.	Rural, Flood Plain, Sand and Gravel Resources
Official Plan Other:	Woodlands, Low and Moderate Wildland Fire Hazard Area, Highly Vulnerable Aquifer, Significant Groundwater Recharge Area
OP Special Policy:	Not Applicable
Other:	CRCA Mapping Demonstrates Flood Plain

Township Planning Department Comments:

- The property at 912 Kendricks Lane appears to be split-zoned, being Shoreline Residential (RS) along the shoreline area, and Rural (RU) at the rear of the property. The property also features some Flood Plain (FP) zoning along the shoreline. The property is approximately 6.9 acres. The development appears to be proposed within the RS zone.
- The existing dwelling is located approximately 17.4 metres from the highwater mark, which is non-compliant with the minimum required 30 metre setback, as per Township Zoning By-Law 07-079.
- As such, the dwelling is considered a legal non-complying structure, and any proposed expansion beyond the existing size and scale will require planning approvals.
- It is proposed to demolish the existing structure and rebuild an expanded structure in its place. Per the above, this would require minor variance (permission) approval from the Committee of Adjustment.
- As per section 7.4.2(5)(b) of our Official Plan, for development proposed on a private road, the landowner is required to enter into an agreement with the Township, to be registered on title and containing the wording that the Township has no responsibility for the private road. Further, the property is in an area designated as a Site Plan Control area, as per our Site Plan Control By-Law. As such, as a condition of approval for the minor variance application, a Site Plan Control Agreement will be required.
- Township staff are generally supportive of the development,

subject to clarifying some further details.

- As per the CRCA comments, a more detailed drawing of the proposed development is requested. Please reach out to their office directly to provide this information, or with any questions about the request.
 - Following CRCA review, the updated drawing can be used in support of your minor variance application.
- Prior to submitting a formal application, please reach out to Paul Nixon from the Township Building Department to discuss septic details, to ensure the existing system is sized appropriately. The CRCA have also requested details about the existing system, please reach out to their office directly in this regard.
- It is unclear whether the height will be expanding through this application. Ensure those details are provided at the application stage.
- Minor Variance fees:
 - \$850 Township application fee
 - \$215 Septic review fee
 - \$445 CRCA review fee
- Site Plan Control Agreement fees:
 - \$550 Application fee
 - \$750 Deposit for legal fees
- You can find the official minor variance/site plan control application here: <https://www.leeds1000islands.ca/en/growing/Minor-Variance.aspx>
 - Once the application is complete, you can reach out to Amanda to submit, her email is [REDACTED]
- **A formal application should not be submitted until the above comments have been addressed.**

Township Building Department Comments:

- The proposed increase in area would evoke the requirement of septic review (any increase over 200 sqm). As such, a licensed septic installer would have to review the existing tank and bed to ensure sizing for the proposal.
- Proximity from the hydro lines should be confirmed by Ontario Hydro/ESA.
- All work is required to be completed via a valid building permit and construction must be compliant with the 2024 Ontario

Building Code.

Comments from the CRCA are attached.

Please let us know if you have any questions.

Best,



Township of
**Leeds and the
Thousand Islands**

Kyle Peel, M.P.I.

Planner

Township of Leeds and the Thousand Islands

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Lansdowne, ON K0E 1L0

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