



**NOTICE OF VIRTUAL PUBLIC MEETING  
PROPOSED ZONING BY-LAW 07-079 TOWNSHIP INITIATED AMENDMENTS  
(Section 34 of the Planning Act)**

**DATE/TIME OF HEARING: Tuesday August 4, 2020 at 5:30 pm**

**LOCATION: Details on how to view and participate in the virtual meeting are listed below.**

**TAKE NOTICE** that the Council for the Corporation of the Township of Leeds and the Thousand Islands intends to consider general amendments to Zoning By-Law 07-079 including the following:

- implement zoning provisions related to cannabis production and processing facilities.
- Definition of secondary dwelling units and where the use is permitted.
- Definition of Tiny Home will be updated.
- Provisions will be included to permit temporary construction uses to allow for temporary accommodation in a trailer while a dwelling unit is under construction on a property.
- Increase the maximum permitted perimeter for marine facilities on island properties with areas up to 1 hectare from 60m to 120 m.

The amendment will define cannabis production and processing, establish where the use is permitted, and establish minimum required setbacks from sensitive land uses in relation to cannabis production and processing. The effect of the amendment will be to regulate cannabis production and processing in the Township and to require setbacks from sensitive land uses such as residential, institutional uses, and settlement area boundaries.

The amendment will define secondary dwelling units and where the use is permitted. The effect of the amendment will be to authorize secondary dwelling units within single detached, semi-detached, and row-house dwellings and in buildings accessory to single detached, semi-detached, and row-house dwellings subject to meeting certain criteria.

The amendment will update the definition of Tiny Dwelling and references to it in the Zoning By-law. The effect of the amendment will be to clarify that there is no minimum floor area in the zoning by-law for a dwelling unit and that dwellings are permitted subject to complying with the requirements of the Ontario Building Code.

Provisions are proposed to be added to the By-law that allow for a trailer to be occupied on a property as temporary construction use while a dwelling is under construction. This will include restrictions on the amount of time this use is permitted and requirements that construction be advancing on a residential use with an active building permit.

The amendment will also increase the maximum permitted perimeter for marine facilities located on island properties between 1 hectare and 0.1 hectare in size from 60 metres to 120 metres.

Council will hold a public meeting on August 4, 2020 regarding this amendment. All those interested are hereby invited to attend the virtual public meeting and express their views.

This amendment is of general application to all lands in the Township of Leeds and the Thousand Islands, therefore, no key map is provided.

Additional information and materials are available by email and on the Township website or on the civicweb.

For further information on how to attend the virtual public meeting and to review supporting information, please visit:

<https://www.leeds1000islands.ca/en/growing/township-amendment.aspx>

For more information about this matter, including questions about the virtual meeting or information about appeal rights contact Amanda Werner-Mackeler, Planning Technician at (613) 659-2415 x 203 or email [planningtechnician@townshipleeds.on.ca](mailto:planningtechnician@townshipleeds.on.ca).

DATED at the Township of Leeds and the Thousand Islands on the 2<sup>nd</sup> day of July, 2020.

**Vanessa Latimer  
Clerk**