



**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.

## **How to Participate:**

All comments received will become part of the public record.

### 1. Written Comments may be sent:

By Email: [planningtechnician@townshipleeds.on.ca](mailto:planningtechnician@townshipleeds.on.ca)

By Mail: Township of Leeds and the Thousand Islands  
Attn: Amanda Werner-Mackeler, Planning Technician  
1233 Prince St. PO Box 280  
Lansdowne, ON K0E 1L0

### 2. Verbal Comments – The Virtual Meeting will be held through Zoom. If you wish to participate verbally, you are required to register to be an attendee prior to the meeting. Once registered, you will receive an email with instructions with a link for the zoom public meeting. Prior to the public meeting, please click on this link and you will be directed into the meeting. At the meeting you will be provided with an opportunity to speak to the application. Please follow these steps:

#### a) Register On-line:

[https://us02web.zoom.us/webinar/register/WN\\_JJuNRt5OQN27dDDtspsRUQ](https://us02web.zoom.us/webinar/register/WN_JJuNRt5OQN27dDDtspsRUQ)

#### b) Register via phone – Please call 613-659-2415 x 203 and leave a message indicating your name, phone number and which topic you wish to speak to. Staff will respond within 24 hours and provide you with the call in number to become an attendee at the meeting. Phone registration closes July 30, 2020. Staff will try to accommodate any requests received after this date.

## **MAKE YOUR VIEWS KNOWN**

The purpose of the Public Meeting is to present planning applications in a public forum as required by the Planning Act and to inform the public of the content of the application and the effect of the By-Law. At the public meeting members of the public are provided the opportunity to provide comments and questions regarding the application. No decisions are made at public meetings concerning applications, the public meeting is held to gather public opinion.

This notice has been mailed to you, as required by the *Planning Act*, to ensure that as an interested party you may make your views known on the above application. You may express your support or opposition to the proposed amendment by either attending the above public hearing or sending a letter by mail, email, fax or hand-delivery prior to the hearing date. Any correspondence received will become part of the public record.

## **POTENTIAL APPEAL LIMITATIONS**

If a person or public body would otherwise have an ability to appeal the decision of the Council for the Township of Leeds and the Thousand Islands to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Leeds and the Thousand Islands before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Leeds and the Thousand Islands before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

## **FURTHER INFORMATION**

Detailed information regarding the proposal, including background information, and the draft by-law, may be obtained by contacting the Planning and Development Department at:

**Phone:** (613) 659-2415 x 203

**Email:** [planningtechnician@townshipleeds.on.ca](mailto:planningtechnician@townshipleeds.on.ca)

**Office Location:** 1233 Prince St, Lansdowne, ON (limited hours)

### **Mailing Address:**

Township of Leeds and the Thousand Islands  
1233 Prince St, PO Box 280  
Lansdowne, ON K0E 1L0

### **Website:**

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

**Civicweb:** [leedsthousandislands.civicweb.net](http://leedsthousandislands.civicweb.net)

## **RECEIVE A COPY OF THE COUNCIL'S DECISION**

If you wish to be notified of the decision of the Council of the Township of Leeds and the Thousand Islands on the proposed zoning by-law amendment, you must make a written request to Amanda Werner-Mackeler, Planning Technician at:

Township of Leeds and the Thousand Islands  
Attn: Amanda Werner-Mackeler, Planning Technician  
1233 Prince St, PO Box 280  
Lansdowne, ON K0E 1L0

Email: [planningtechnician@townshipleeds.on.ca](mailto: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 our Clerk's office at 613-659-2415 x 216 or [clerk@townshipleeds.on.ca](mailto: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.

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

**Vanessa Latimer**  
**Clerk**