

May 18, 2022

Tom Fehr, M.PL
Associate Planner
Township of Leeds and the Thousand Islands
P.O. Box 280, 1233 Princess St, Lansdowne, ON K0E 1L0

Re.: Zoning By-Law Amendment and Site Plan Control – 479 Hwy 2, Leeds and the Thousand Islands

Dear Tom Fehr,

On behalf of Eco Tree Care we would like to present the Zoning By-Law and Site Plan Control application for the proposed development on 479 Hwy 2 in the Leeds and The Thousand Island.

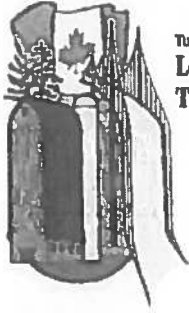
The proposal development is a 580 sqm 2-story contractors' shop/yard with an office for an arborist company that will be on private water and septic. Attached to this letter is the completed application form with the follow reports have been provided to support the proposed development:

- Planning Justification Report
- Stormwater Management Brief
- Noise Impact Study
- Geotechnical Investigation
- Environmental Site Evaluation
- Preliminary Architectural Drawing Package
- 24x36 Site Plan Package

Sincere



Tiago Caldas, P.Eng. M.Eng
President – Owner



Township of
Leeds and the
Thousand Islands

DEVELOPMENT APPLICATION
Section 22 (Official Plan Amendment), Section 34
(Zoning Amendment), Section 36 (Holding Zone

Removal), Section 41 (Site Plan Approval) of the
Planning Act

OFFICE USE ONLY			
Application:	D14-2022-008	Date Received:	June 17, 2022
Roll Number:	812-020-13304	Deemed Complete:	July 27, 2022
Application Fee:	\$1500	<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)			
<input checked="" type="checkbox"/> Zoning By-Law Amendment		<input type="checkbox"/> Official Plan Amendment	
<input checked="" type="checkbox"/> Site Plan Agreement			
2. PRE-CONSULTATION (Attach supporting documentation)			
<input checked="" type="checkbox"/> TLTI - Staff		<input checked="" type="checkbox"/> Leeds, Grenville & Lanark Health Unit	
<input checked="" type="checkbox"/> CRCA		<input type="checkbox"/> St. Lawrence Parks Commission	
<input checked="" type="checkbox"/> Other: <u>Ministry of Transportation</u>			
3. COMPLETE APPLICATION REQUIREMENTS			
<input checked="" type="checkbox"/> Complete Application Form			
<input checked="" type="checkbox"/> Authorization of Applicant (if applicable)			
<input checked="" type="checkbox"/> Affidavit signed by a Commissioner of Oaths, Notary, etc. (Available at Office)			
<input checked="" type="checkbox"/> Township and other Agency (if applicable) Applications and Fees			
<input checked="" type="checkbox"/> Cover Letter and/or report			
<input checked="" type="checkbox"/> Survey Plan (if available)			
<input checked="" type="checkbox"/> Deed - copy of Parcel Registry			
<input checked="" type="checkbox"/> Scaled Sketch with setbacks identified (1 hard copy (11x17 paper or less) and 1 digital copy)			
<input type="checkbox"/> Minimum Distance Separation Calculation Form (if applicable)			
<input checked="" type="checkbox"/> All Supporting Information identified through Pre-Consultation including DRT			
4. SUBJECT LAND			
Assessment Roll Number: <u>08128120201330400 0000</u>			
Civic Address: <u>479 County Road #2</u>			
Legal Description (Concession, Lot, Part, Reference Plan numbers): <u>Part of Lot 22, Concession 1, geographic Township of Leeds, Township of Leeds & the Thousand Islands</u>			
Date subject land acquired by current owner: <u>February 17, 2021</u>			

5. REGISTERED OWNER(S)

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

Name(s): 11847384 Canada Inc.

Company Name (if applicable): Eco Tree Care c/o John Madden

Mailing Address: 2375 Hwy. #15 Kingston ON K7L 4V3

Phone (home): 613-531-8733

Phone (cell): _____

Email Address: estimator@ecotreecare.ca

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 14)

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): Tiago Caldas

Company Name (if applicable): Asterisk Engineering Corporation

Mailing Address: 1480 Bath Road, Kingston ON K7M 4X6

Phone (home): _____

Phone (cell): _____

Phone (work): 613-542-2040

Email Address: caldas@asteriskengineering.com

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)

No known easements, right-of-way or restrictive covenant registered on title

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.)

see attached Planning Justification Report, prepared by Jason Budd MCIP, RPP

7.3 Dimensions of Subject Land

Total Lot Area: <u>722.6</u>	hectares <u>+/- 55</u>	acres
Lot Depth: <u>+/- 680</u>	metres <u>+/- 2230</u>	feet
Lot Width (frontage): <u>+/- 180</u>	metres <u>+/- 590</u>	feet

7.4 Road Access (include name)

- Provincial Highway: _____
- County Road: County Road # 2
- Municipal Road: _____
- Private Right-of-Way: _____
- 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privately Owned and Operated Well			
<input type="checkbox"/> Dug	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Drilled	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Communal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lake or Other Water Body:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.7 Servicing – Sewage

	Existing	Proposed	Not Applicable
Municipal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privately-Owned			
<input checked="" type="checkbox"/> Individual Sanitary Sewage System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Communal Sanitary Sewage System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Composting/Self-Contained Toilet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Privy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Outhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.8 Servicing – Storm Drainage

	Existing	Proposed	Not Applicable
Sewers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify): <u>Pond (retention)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

8.1 Official Plan Designation: Rural

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

8.3 Zoning: Rural (R₁) Zone, Locally Significant Wetland (LSW) Zone, Flood Plain (FP) Zone

8.4 Is this a designated heritage property: Yes No

8.5 Existing Use(s): (indicate uses and length of time uses have continued)
Vacant, with the exception of an old Hwy. advertisement sign facing Hwy. # 401 to the south.

8.6 Proposed Use(s): Contractor's shop or yard" to establish a free care service consisting of an office space, machine & vehicle maintenance bays, parking, on-site water & septic and a stormwater management facility

8.7 Existing Use on Adjacent Lands:
 North: rural residential, farmland, vacant South: Hwy # 401
 East: farmland West: farmland

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. Note: When a property is being proposed for a more sensitive land than its current or most recent use, then a Record of Site Condition (RSC) per the Environmental Protection Act (EPA) is required prior to land use change. Please refer to Ontario Regulation 153/04 for list of uses that may require RSC.)
The subject property is a vacant parcel with some cleared areas that had once been used for farming (hay, cash crops etc.)

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

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

8.10 Potential Land Use Constraints:	On Subject Lands	On Adjacent Lands Within	No
Agricultural Operation including Livestock Facility or Stockyard (If Yes, MDS info must be submitted)	<input type="checkbox"/>	<input checked="" type="checkbox"/> 1000m	<input type="checkbox"/>
Waste Management Site or Landfill	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Sewage Treatment Plant or Waste Stabilization	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Provincially Significant Wetland (PSW)	<input checked="" type="checkbox"/>	<input type="checkbox"/> 120m	<input type="checkbox"/>
Locally Significant Wetland (LSW)	<input checked="" type="checkbox"/>	<input type="checkbox"/> 50m	<input type="checkbox"/>
Area of Natural and Scientific Interest (ANSI)	<input type="checkbox"/>	<input type="checkbox"/> 50m	<input checked="" type="checkbox"/>
Flood Plain	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Wellhead Protection (Village of Lansdowne)	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
James W. King Intake Protection Zone - St. Lawrence River - South of Gananoque (OP Schedule A6)	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Licensed Mine, Pit or Quarry or an area designated for Aggregate Extraction	<input type="checkbox"/>	<input type="checkbox"/> 1000m	<input checked="" type="checkbox"/>
Rehabilitated Mine/Pit/Quarry Site?	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Industrial or Commercial Use, or Wrecking Yard Specify Use: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Active Railway Line	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Municipal or Federal Airport	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Provincial Highway 401	<input type="checkbox"/>	<input checked="" type="checkbox"/> 250m	<input type="checkbox"/>
Utility Corridor(s) i.e. Power Lines, Hydro Easement	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
i.e. Natural Gas or Oil Pipeline, etc.	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Gas Station - Currently or at Any Time	<input type="checkbox"/>	<input type="checkbox"/> Adjacent	<input checked="" type="checkbox"/>
Lands suspected to be contaminated	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Has grading of the subject land been changed by adding earth or other material(s)?	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Designated Heritage Building/Site	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>

8.11 Additional information that may be relevant to the review of the application:

*See Planning Justification Report, prepared by Jason Budd
MCIP, BPP*

Provided on a Separate Sheet

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 zoning and official plan amendment applications, a detailed sketch **is required**. The sketch must include:

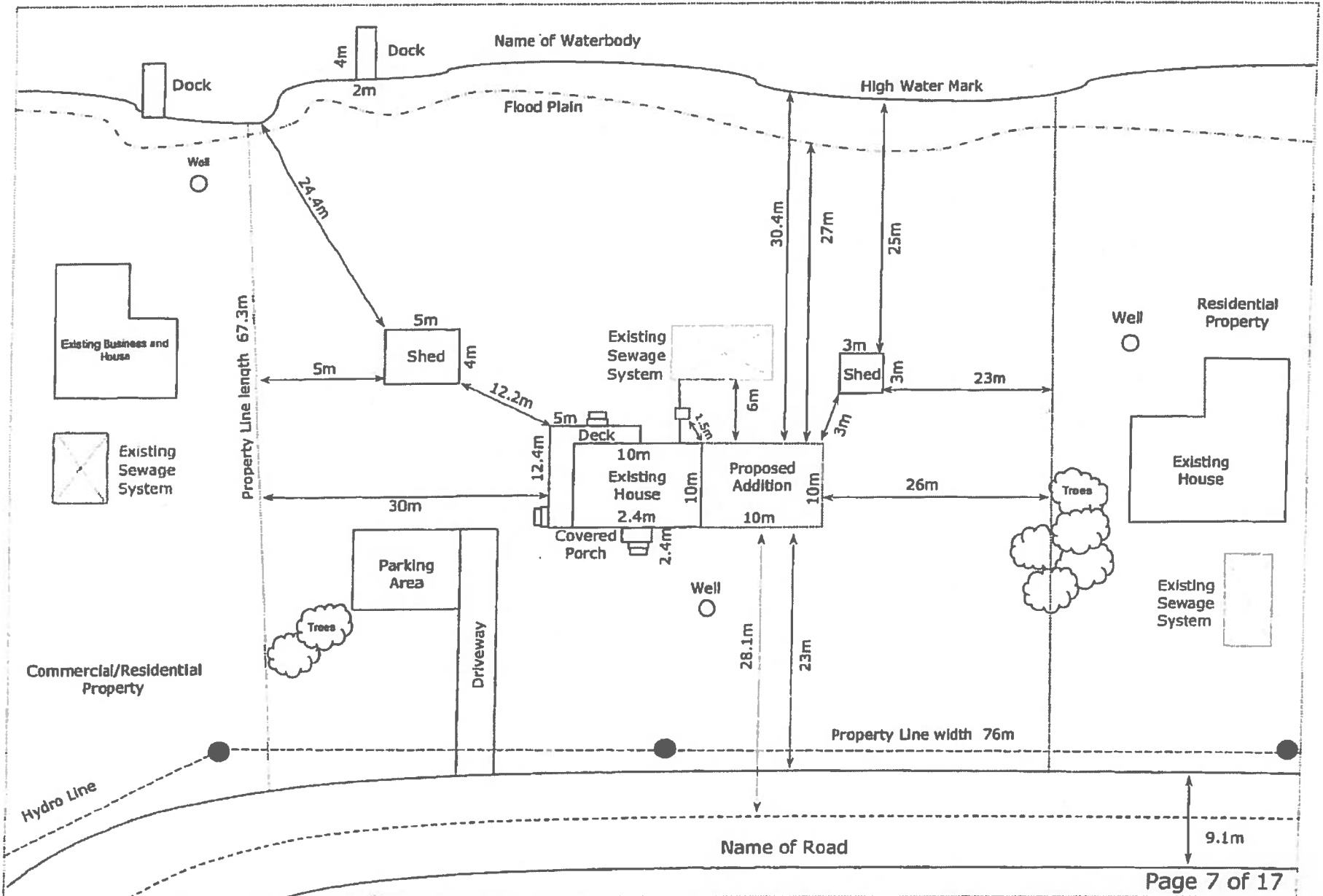
- (a) The boundaries and dimensions of the subject land.
- (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot line.
- (c) The approximate location of all natural and artificial 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.

9.3 SAMPLE SKETCH - Measurements, setbacks for all structures must be transcribed onto Sections 10 and 11.



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.

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Stories	Dimensions			Year Built
				Length	Width	Height	
Highway Sign	/	/	/	unknown	unknown	unknown	unknown

10.2 Setbacks of Existing 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
Highway Sign	± 311 m	± 153 m	± 195 m	± 337 m			± 321 m	± 311 m	

10.3 Existing Parking & loading Spaces

Existing Number of Standard Parking Spaces: N/A

Existing Number of Barrier Free Parking Spaces: N/A

Existing Number of Loading Spaces: N/A

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	
Office + Maintenance Bldg	580 sq. m.	580 sq. m	1	30.85 m	18.82 m		N/A

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
Office + Maintenance Bldg	+/- 123.1m	+/- 124 m	+/- 160m	+/- 540 m	> 30m	+/- > 30m	+/- 140m	+/- 130m	

11.3 Proposed Parking & Loading Spaces

Proposed Number of Standard Parking Spaces: 29
 Proposed Number of Barrier Free Parking Spaces: 1
 Proposed Number of Loading Spaces: N/A

12. ZONING BY-LAW INFORMATION.

12.1 Proposed Zoning: Rural Exception (RU-**) Zone

12.2 Description of Proposal: (describe nature and extent of the rezoning request, reasons for rezoning)

- 1) Permit an additional use: Contractor's shop or Yard
- 2) maintaining setbacks from natural heritage resources
 - i) 120m from PSW
 - ii) 30m from locally significant Wetland
- 3) see Planning Justification Report, prepared by Jason Budd MCIP, RPP

12.3 Is the requested amendment consistent with the Provincial Policy Statement (PPS)? Yes No

Explain how the requested amendment is consistent with the PPS.

see Planning Justification Report, prepared by Jason Budd MCIP, RPP

12.4 Is the requested amendment consistent with the County Official Plan? Yes No

Explain how the requested amendment conforms with the County Official Plan.

see Planning Justification Report, prepared by Jason Budd MCIP, RPP

12.5 Is the requested amendment consistent with the Township Official Plan? Yes No

Explain how the requested amendment conforms with the Township Official Plan.

see Planning Justification Report, prepared by Jason Budd MCIP, RPP

12.6 Does the proposal require an amendment to the Township Official Plan? Yes No

If yes, list the application number:

12.7 Is the application within an area where the Municipality has pre-determined the minimum and maximum density requirements, or the minimum and maximum height requirements Yes No

If yes, provide a statement of these requirements:

12.8 Does the zoning amendment alter the boundaries of an existing area of settlement or require a new area of settlement to be implemented? Yes No

If the answer to 12.8 is yes, provide the current Official Plan policies if any dealing with the alteration or establishment of an area of settlement:

12.9 Does the zoning amendment remove land from an area of employment? Yes No

If the answer to section 12.9 is yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment:

12.10 Are the lands subject to zoning with conditions? Yes No

If the answer to Section 12.10 is yes, provide an explanation of how the proposed amendment complies with the Official Plan policy relating to the zoning with conditions:

12.11 Would this request permit development on a privately owned and operated individual or communal septic system more than 4500 litres of effluent per day? Yes No

If yes to Section 12.11 The following studies are required:

- | | |
|--------------------------------|--|
| (a) A servicing options report | Submitted <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (b) a hydrogeological report | <input type="checkbox"/> Yes <input type="checkbox"/> No |

12.12 Name(s) and address(es) of the holders of any mortgages, charges, and other encumbrances of the property.

Business Development Bank of Canada
1000 Gardiners Road Suite 201, Kingston, ON, K7P 3C4
↳ Contact - Kris Gregorie 613-583-0136

There are no mortgages, charges, or other encumbrances on the property.

12.13 What is your proposed strategy for consulting with the public?

- consultation consistent with the requirements in Section 34 of the Planning Act.
- a) 120 m Notification
- b) signage
- c) statutory Public Mtg.

13.0 OFFICIAL PLAN INFORMATION

13.1 Is the Application:

- Site Specific
- Applicable to a larger area or the entire Municipality

13.2 Does the application propose to change, replace, or a policy in the Official Plan? Yes No

Is yes, what is the policy to be changed, replaced or deleted?

13.3 Does the application propose to add a policy to the Official Plan Yes No

13.4 What is the purpose of the requested amendment?

13.5 What is the designation of the subject lands according to the Official Plan of the United Counties of Leeds and Grenville and explain how the proposed amendment conforms with it:

The subject property is designated "Rural lands" in the Counties' Official Plan. Please refer to the Planning Justification Report for details.

13.6 What is the current designation of the subject land in the Township Official Plan and what land uses does the designation authorize?

The subject property is designated "Rural" in the Township's Official Plan. Please refer to the Planning Justification Report for details.

13.7 Does the requested amendment propose to change or replace a designation of a parcel of land in the Official Plan? Yes No

If yes, what is the proposed designation?

13.8 What are the land uses that the requested official plan amendment would authorize?

13.9 Would this request permit development on a privately owned and operated individual or communal septic system more than 4500 litres of effluent per day? Yes No

If yes to Section 13.9 The following studies are required:

(a) A servicing options report

Submitted

Yes No

(b) a hydrogeological report

Yes No

13.10 Please indicate whether this land, or land within 120 metres of it, is the subject of an application by the applicant under the act for:

	Subject Lands			Adjacent Lands		
	Yes	No	File No.	Yes	No	File No.
Other Applications						
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Consent	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Amendment to Official Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Amendment to Zoning By-Law	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Minster's Zoning Order	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Other Applications:	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	

If yes has been answered one or more times, please specify the following on a separate page:

- 1) the lands affected
- 2) the name of the approval authority considering it
- 3) The purpose of the application
- 4) the status of the application
- 5) effect of the application

Is the separate page attached? Yes No Not Applicable

13.11 If a policy in the official plan is being changed, replaced or deleted or if a policy is being added, indicate the proposed text of the requested amendment or attach a draft of the amendment.

13.12 If the requested amendment changes or replaces a schedule in the official plan, indicate the requested schedule and text that accompanies it:

13.13 If the requested amendment alters all or any part of the boundary of an area of settlement or establishes a new area of settlement, indicate the current official plan policies, dealing with the alteration or establishment of an area of settlement:

13.14 If the requested amendment removes the subject land from an area of employment, indicate the current official plan policies dealing with the removal of land from an area of employment:

13.15 Is the requested amendment consistent with the Provincial Policy Statement (PPS)? Yes No

If yes, explain how the requested amendment is consistent with the PPS:

13.16 What is the proposed strategy for consulting with the public?

14. AUTHORIZATION & 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 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 / John Madden / 11847384 Canada inc.
(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):

Astonisk Engineering Corp. Tiago Caldas
(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 1 week prior to the hearing/meeting 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): [Signature]

Date: MAY 19, 2022

15. AGREEMENT TO INDEMNIFY & STATUTORY DECLARATION

I/We, John Madden of 11847384 Grada Inc.
(name of owner, applicant or authorized agent)
 Of the Leeds + Thousand Island
(name of Municipality)
 In the Leeds County
(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): 

Date: May 31, 2022

Declared before me at the: City of Kingston, in the
(name of municipality)
County of Frontenac
(name of County)

This 31 day of May, 2022.

Signature of Commissioner, etc.: 