

October 21, 2024

Township of Leeds and the Thousand Islands
P.O. Box 280
1233 Prince Street
Lansdowne, ON
K0E 1L0

Attention: Kyle Peel, Planner

**Re. George Tackaberry Inc. Rezoning Application
Pt. Lot 22 and 23, Concessions 11 (Lansdowne), Township of Leeds and the Thousand Islands**

Dear Mr. Peel,

Enclosed is an application to rezone a proposed 3.6ha parcel of land to be created as a remnant parcel from a concurrent consent application for a property located at 911 Country Lane in the Township of Leeds and the Thousand Islands. Included with this submission are the following:

- Rezoning application;
- Rezoning sketch;
- Sketch prepared by the landowner showing dimensions and locations of structures;
- Property surveys;
- Current Tax Bill as proof of ownership for the subject property, and
- Cheque in the amount of \$1,500.00 to the Township of Leeds and the Thousand Islands.

The proposed concurrent lot addition application would add land to an adjacent property owned by George Tackaberry Inc., leaving a remnant shoreline residential property with an area of 0.63ha and frontage on Charleston Lake. The remnant property lot area of 0.63ha is less than the required minimum lot area of 1ha as per the Township's Shoreline Residential zone. Accordingly, and further to preconsultation discussions with Township Planning staff, this new smaller waterfront property is proposed to be rezoned from Rural (RU) to Shoreline Residential Special Exception X (RS-X) that will have the effect of reducing the minimum required lot area to 0.6ha, notwithstanding the normal minimum required lot area of 1ha. The minimum 1ha lot area standard is not being satisfied because to do so would have required fragmenting an area of wetland just north of the proposed severance line. As proposed, this wetland area would remain intact, as part of the enlarged property to be created through the consent process.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Mark Snider, RPP
343-363-4446

