

Good evening and thank you for the opportunity to express my concerns regarding the proposed development at 479 or 481 County Road 2, Leeds and the 1000 Islands Township.

Throughout my notes I will be referencing the Township of Leeds and the Thousand Islands Official Plan, the document that “sets out goals, objectives and policies to manage growth and development and provide direction for the use of lands in the Township. I would note that this is your “rule book” for any growth and development within the Municipality and is meant to protect the natural environment and enhance the quality of life for the residents. I will also reference the Planning Justification Report that was prepared by Jason Budd.

The Official Plan section 1.3

Purpose of the Official Plan outlines matters of Provincial interest such as subsection

- (a) protection of ecological systems,
- (b) agricultural resources,
- (q) **appropriate** location of growth and development
- (s) promotion of built form that is well-designed; encourages a sense of place; and provides for public sales that are of high quality, safe, accessible attractive and vibrant.

The Official Plan Section 2

The following fundamental elements form the basis of the Official Plan:

2. The natural beauty of the Township’s physical features and environment is a key element which contributes to the current quality of life. This quality will continue to play a major role in the area’s economic development. Recognition in 2002 by the United Nations Educational, Scientific and Cultural Organization (UNESCO) as a Frontenac Arch Biosphere Reserve, in which the Township is entirely geographically situated, is an acknowledgement of the area’s global importance in demonstrating a balanced relationship between people and nature.

5. Ground and surface water resources are essential to the community’s physical and economic health. Many residents rely on groundwater sources for potable water supplies. Surface waters of the St. Lawrence River, the Rideau Canal, Charleston Lake, Red Horse Lake, and other inland water bodies are important drinking water, biological, recreational, scenic, and economic resources. **All** water resources require protection and wise use.

This should include Legge’s creek and the groundwater surrounding this development and the residential well’s that would be directly impacted.

8. Current trends are for development and redevelopment in desirable, but sensitive, locations. Ongoing and future development pressure will require increasingly diligent review and assessment of applications to ensure that new development blends in and results in minimal negative impacts. After speaking with my neighbours that are impacted by this development, the common feeling is this zoning change does not “blend in” or have “minimal impact”.

11. This Plan also recognizes the desire of some residents for a rural lifestyle and allows for limited residential development in the rural area, as well as some commercial and industrial development, where appropriate. The rural area will continue to be the focus for agriculture, forestry, and natural resources.

The development of an industrial tree service business amid six residential properties does not promote a rural lifestyle or indicate that the focus is agricultural, forestry or natural resources.

The Official Plan Section 3

Objectives of the Official Plan

17. The community's water resources shall be protected.

I feel that this is an important point and should not be overlooked. The Planning Justification Report notes that the "development has been designed to be sympathetic to and respect the natural heritage resources that are present on the subject lands and the surrounding area". It further states the property "generally slopes from the north to the southeast towards Legge's creek" and "there is an unnamed tributary that is located on the west side of the property which flows south to Legge's creek." It also notes that the "subject property is located within a rural area typified by the presence of rural residential uses, farmland and natural heritage resource features such as wooded areas and Legge's Creek.

This is a proposed industrial development that will have large machinery, high volumes of traffic and outdoor storage of materials that include decaying wood chips and rotting wood. This has a significant impact on the environment.

The environmental study repeatedly commented that some items "could not be fully assessed at the time of the study" and "only superficial assessments" could be made. In closing remarks it states that due to the time the study was completed, the assessment was based on the interpretation of satellite imagery. This imagery clearly shows the "development area" directly adjacent to the unnamed creek that runs into Legge's Creek.

The Official Plan Section 4.6

General Land Use Policies

"Compatibility and Built Form Introducing new development in existing areas, in particular through intensification, requires a sensitive approach and **consideration of the area's established uses and character**. While land use designations and the implementing Zoning By-law help to ensure that compatible uses are co-located and incompatible uses are appropriately separated, it is also important that proposed development be compatible with existing surrounding uses and built form. Compatible development means development that, although not necessarily the same as existing development in the vicinity, is complementary or enhances an established community and coexists with existing development without causing undue adverse impacts on surrounding properties. Compatibility can be achieved in a variety of ways, such as the provision of appropriate setbacks, buffering features, and transition in building height and massing."

I would suggest that this proposal that includes two structures of approximately 600 square meters each, parking for over 30 passenger and commercial vehicles with outdoor storage of wood and woodchips is not compatible with the existing 175 to 275 square meter homes that surround the proposed site and will have undue adverse impact on those same neighbouring homes.

This leads to Section 4.6.1

1. In reviewing all types of development and redevelopment applications, Council **shall** be satisfied that the proposed development is **compatible with the surrounding uses**, built form, and general character of the area.

#2. Compatibility of new development should be assessed based on the following criteria: a) Height and massing: Building height, massing, and scale should be assessed based on the planned or existing uses of adjacent properties, well as the character established by the prevailing pattern of abutting development

and development that is across the street;

This proposal is clearly not compatible with surrounding uses, built form or general character.

The Official Plan 5.7.2

Commercial and Industrial Uses in the Rural Area

3. Commercial and industrial uses should be appropriate for the proposed location, having regard to potential impacts on neighbouring land uses and surrounding physical features, in accordance with the Compatibility and Built Form Section of this Plan.

4. Commercial and industrial uses may be permitted north of Highway 401 along County roads and on arterial roads, especially where the proposed development is an extension of an existing commercial or industrial use.

The proposed rural area, rezoning to rural special to permit an industrial build has significant negative impact on the neighbouring residential properties and is not an extension of an existing industrial development.

11. Adequate buffering will be provided between the commercial or industrial uses and neighbouring sensitive land uses (e.g. residential uses), in accordance with the Compatibility and Built Form Section and the Industrial Facilities and Sensitive Land Uses Section of this Plan, as applicable.

The proposed development provides little to no buffering between the development and existing residential properties.

The attached noise study concluded, based on hours of operation of 7:00am to 5:00pm that noise levels required no noise control measures. It also concluded that "if repairs to trucks or equipment was conducted after 7:00pm, based on City of Kingston Noise By-Law, additional noise control measures may be required".

This acknowledges that the same noise levels that are acceptable during the day are not acceptable in the evening.

For shift workers, like myself and others in the area, during the day is when we are trying to sleep and therefore, noise controls need to be in place should this development be approved.

In the review of the Provincial policy statement healthy and living communities subsection the report states "The proposed tree service use is compatible with the "other" uses within the context of rural industrial that compliment and contribute to the rural economy." Further "The proposed use was reviewed against the MECP D-6 Land Use Compatibility Guideline. It is the opinion of the author that the proposed use satisfies the criteria for a Class 1 industry." This industrial use is inconsistent with the existing primarily residential development and will in no way "compliment" it.

If this proposal is granted in spite of the opposition, there is little or no buffering from the residential areas and would ask for landscape plan, tree planting, shrubs etc. to buffer visual and sound impacts.

The current location of Eco Tree Care is located at 2375 Highway 15, Kingston.

There are several issues not mentioned in the current proposal that exist at their current location and can be clearly observed from the highway as seen in the attached photographs. These include the three large, diesel tanks located directly adjacent to the office. While I was there a 5-ton truck towing a large woodchipper, stopped at the tanks and fueled. Also visible from the highway are large mountains of woodchips and decaying piles of wood, some covered in deteriorating tarps. There are, based on their appearance, trucks and equipment no longer in use and rotting in place.

A Rural Industrial zone would permit a “contractor’s shop or yard”. Whether the property is zoned RI or Rural Exception this application is being compared to a Contractor’s Shop. This development is not a shop, it is an industrial development that is not appropriate in a residential area.

I would challenge anyone on this committee to accept this development beside their home, so please do not allow it next to mine.







