

**THE CORPORATION OF THE TOWNSHIP OF LEEDS AND THE  
THOUSAND ISLANDS**

**BY-LAW NO. 22-\*\*\***

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 70-079**

To rezone lands from Rural (RU) to Rural Special Exception \*\* (RU-\*\*) (0 County Road #2), Part of Lot 22, Concession 1, geographic Township of Leeds as in LR231492 Lying South of LR36623, Except Part 1, 2 & 4 of Registered Plan 28R9049, Township of Leeds and the Thousand Islands, United Counties of Leeds Grenville and more particularly described as Assessment Roll Number 08-12-812-020-13304, File No. Z-2022-\*\*\*)

*(0 County Road #2), Part of Lot 22, Concession 1, geographic Township of Leeds as in LR231492 Lying South of LR36623, Except Part 1, 2 & 4 of Registered Plan 28R9049, Township of Leeds and the Thousand Islands, United Counties of Leeds Grenville and more particularly described as Assessment Roll Number 08-12-812-020-13304, File No. Z-2022-\*\*\*)*

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**WHEREAS** Zoning By-Law No. 07-079, as amended, was passed under the authority of Section 34 of the Planning Act, R.S.O 1990, as amended, within the Township of Leeds and the Thousand Islands;

**AND WHEREAS** Section 34 of the Planning Act, R.S.O. 1990, as amended, permits Council to pass an amending by-law, and the Council of the Township of Leeds and the Thousand Islands deems it advisable to amend Zoning By-Law No. 07-079 with respect to the provisions described in this By-Law;

**AND WHEREAS** the matters herein are in conformity with the provisions of the Official Plan for the Township of Leeds and the Thousand Islands;

**NOW THEREFORE** the Council of the Corporation of the Township of Leeds and the Thousand Islands ENACTS AS FOLLOWS:

- a) The lands identified on Schedule “A” to this Zoning By-Law be rezoned from “Rural (RU) Zone” to Rural Special Exception (RU-

\*\* ) Zone” and that Schedule “A” to By-Law No. 07-079 be amended in accordance with Schedule “A” to this By-Law;

- b) That a new section 11.1(c)(XL\*\*\*) be added to Zoning By-Law No. 07-079 as follows:  
(XL\*\*\*) RU-\*\* - County Road #2 **08-12-812-020-13304**,  
Application D14-2022-\*\*,

Notwithstanding the provisions of this by-Law to the contrary, on the lands designated “RU-\*\*” on Schedule “A” to this by-law the following provision applies:

i. **Permitted Uses:**

In addition to the permitted uses of the “RU” Zone the following use is also permitted

- a) A contractor’s Shop or Yard
- ii. That all permitted uses within the RU-\*\* Zone maintain a minimum 30 metres setback from all wetland features and unevaluated watercourses
- iii. That all lands within 30 metres of a wetland feature or watercourse remain in a natural and undisturbed state.
- iv. All other provisions of the Zoning By-Law apply.

- c) That this By-Law, shall come into full force and effect on the date of passing thereof, subject to the appeal provisions of the Planning Act.

**GIVEN FIRST, SECOND AND THIRD READING AND PASSED THIS  
\_\_TH DAY OF \_\_\_\_\_, 2023.**

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Corinna Smith-Gatchke, Mayor

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Stephen T. Donachey,  
Deputy Clerk