

December 4, 2024

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Sent by e-mail

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

Dear: Lindsay Lambert

**Re: Application for Zoning By-law Amendment D14-2024-013 (Seal)
Pt Lot 17, Concession 1; Former Front of Leeds and Lansdowne
417B Thousand Islands Parkway, Township of Leeds and the Thousand
Islands
The St. Lawrence River and Ivy Lea Complex Provincially Significant
Wetland**

Staff of Cataraqui Conservation have reviewed the above-noted Zoning By-Law Amendment application and the submitted supporting materials, including the following:

- Stormwater Management Brief prepared by Eastern Engineering dated October 2024
- OWES Wetland Boundary Assessment prepared by GHD dated September 27, 2022
- Drainage and Grading Plan prepared by Eastern Engineering dated October 21, 2024
- Planning Justification Report prepared by Clark Consulting Services dated April 2024

Cataraqui Conservation offers the following comments for the consideration of the Township. These comments are provided based on Cataraqui Conservation's roles as a commenting agency on *Planning Act* applications responsible for natural hazards and drinking water source protection and as administrator of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits*.

Summary of Proposal

The purpose of the proposed amendment will rezone the existing Environmental Protection Special Exception 3 'EP-E' one to facilitate an increase in the number of boat slips through and expansion of two existing finger docks. A 1735 sq metre parking lot with 56 spaces including 3 accessible space is being developed on the portion of the property

zoned Shoreline Residential Special Exception 50 'RS-50' zone to provide the required parking spaces for the boat slips.

Site Description

A site visit was conducted on May 30, 2024. The subject property is an irregular shaped lot approximately 5.55 hectares in size with frontage on the St. Lawrence River. The lot has undulating topography and is primarily occupied by woodland. The area of the St. Lawrence River along the shoreline of the subject property is occupied by wetland which has been designated by the Province as Ivy Lea Complex Provincially Significant Wetland and a significant portion of the property falls within the 120 metre adjacent lands. The property is also occupied by another wetland feature which is hydrologically connected to the PSW however has not been designated as such. The wetland is located within the northwestern corner of the property. The property is used for recreation docking and has existing development which includes a small parking area, several buildings for storage, a barn, a washroom, a boathouse and several docks with boat slips.

The subject property is designated in the Township's Official Plan and zoned 'Shoreline Residential Special Exception 50 'RS-50' in the Township's implementing zoning by-law. The subject property also falls within the 1000 Islands Special Policy Area.

Discussion

Cataraqui Conservation's primary interests with respect to this application is the avoidance of natural hazards (flooding and erosion), the protection of the hydrologic function of Ivy Lea Complex PSW and the unevaluated wetland as well as the provision of acceptable stormwater management to protect people and property.

Natural Hazards

Flooding & Erosion

Development and site alteration within and adjacent to the erosion hazard and regulatory flood plain is restricted by Cataraqui Conservation through our implementation of Ontario Regulation 41/24 consistent with Section 5.2 of the 2024 Provincial Planning Statement.

The regulatory flood plain elevation of the St. Lawrence River in the location of the subject property is 76.3 metres GSC. The flood plain has a significant upland encroachment on the southern portion of the lot where one of the storage buildings and a portion of the barn are located within the flooding hazard.

The erosion hazard associated with the shoreline of the St. Lawrence River in the location of the subject property reaches 9.5 metres inland at its greatest extent.

Any new development and site alteration is required to occur outside of 6 metres from the regulatory flood plain elevation and the erosion hazard.

As proposed, the dock extension is associated with marine facilities which by nature must be located within areas at risk to natural hazards. The parking lot development is well outside the 6 metre setback associated with the flooding and erosion hazard along the shoreline of the St. Lawrence River.

Hydrologic Function of Wetlands

Under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits, all new development and site alteration must take place outside a minimum 30 metre setback from the boundary of all wetlands greater than 0.5 hectares.

Wetlands are important features of watersheds for many reasons. From a natural hazards perspective wetlands can retain water during periods of high-water levels or peak flows such as spring freshet and high precipitation events. They allow the retained water to slowly infiltrate into the ground, be released into adjacent waterbodies as well as evaporate, ultimately reducing the potential energy associated with flood waters which can also cause erosion.

The wetland area that has been identified within the northwest portion of the property as well as Ivy Lea Complex PSW are regulated features under Ontario Regulation 41/24 where all new development and site alteration must take place outside a minimum 30 metre setback from the boundary of the wetland to protect the wetlands hydrologic function as it relates to maintaining the control of flooding and erosion downstream and upstream of the wetland.

As proposed, the parking area is located outside the minimum 30 metre setback from the wetland in the northwest portion of the lot. The proposed dock extensions are located within Ivy Lea Complex PSW however the OWES Wetland Boundary Assessment that was provided in support of the floating dock extensions concluded that there would be no adverse impact to the wetland.

Stormwater Management

With the addition of a 1725 sq metre parking lot, stormwater management to prevent flooding and erosion to neighbouring properties is necessary for this site. Staff have reviewed the Stormwater Management Brief prepared by Eastern Engineering dated October 2024 and have no concerns or comments to be addressed by the applicant/consultant.

Recommendation

Cataraqui Conservation has no objection to Zoning By-Law Amendment application D13-2024-013 based on our consideration of natural hazard policies.

Ontario Regulation 41/24

The subject lot is not occupied by or adjacent to an area regulated under Ontario Regulation 41/24: *Prohibited Activities, Exemptions, and Permits* which regulates development and interference with wetlands, and alterations to shorelines and

watercourses. As proposed, the parking area is outside of 30 metres from the wetland boundary and will not require a permit.

If you have any questions, please contact the undersigned at (613) 546-4228 ext. 258, or by e-mail at esu@crca.ca. Please inform this office of any decision made by the Township regarding these applications.

Yours truly,

A handwritten signature in black ink, appearing to read 'ESu', written in a cursive style.

Emily Su
Resource Planner

cc: applicant, by e-mail