



Township of
Leeds and the
Thousand Islands

Planning and Development Department
1233 Prince Street, P.O. Box 280
Lansdowne, ON K0E 1L0
Telephone: 613-659-2415; 866-220-2327
Fax: 613-659-3619
Email: planningtechnician@townshipleeds.on.ca

Notice of Committee of Adjustment Hearing

Permission Application (Section 45 of the Planning Act)

Date: Tuesday, June 30, 2026

Time: 1:00 pm

Location: 1233 Prince Street, Lansdowne, ON.

The hearing may be attended in person in the Council Chambers and virtually online/by phone through Zoom. Details on how to participate for both options are below.

File Number: D13-2026-015

Applicants: Michael Ryder and Lisa Sullivan

Agent: Greg Ham (Seaway Design Group)

Location: 946 Dunn Rovin Lane

Ward: Ward 2 (Former Rear of Leeds and Lansdowne)

Purpose of Application

This application is requesting a permission to expand the footprint of the existing legal non-complying dwelling with an expansion of the existing attached uncovered deck. The existing dwelling is legal non-complying with respect to the minimum 30 metre setback from the highwater mark of the Charleston Lake, the minimum 30 metre front yard provision of the Shoreline Residential ('RS') zone, and the minimum required 3 metre side yard setback. The existing 120 square metre single storey dwelling is proposed to be expanded with 9.3 square metres of additional attached uncovered decking. The property is currently developed with a single detached dwelling with an attached uncovered deck, an accessory structure (garage), and marine facilities (docking).

Requested Permission:

Zoning By-Law Section	Zoning By-Law Provision	Dwelling Floor Area	Proposed Attached Uncovered Deck Expansion	Permission Requested
-	Increase in size of a legal non-conforming/legal non-complying structure	120 square metres (1,291.7 square feet)	9.3 square metres (100.1 square feet)	Total dwelling footprint: 129.3 square metres (1,391.8 square feet)

How to Participate in the Hearing:

All comments received will become part of the public record. Comments can only be received in a written format or verbally in person/virtually. Staff are unable to accept verbal comments over the phone or in person outside of the hearing.

Anyone attending in person in the Council Chambers or virtually online/by phone through Zoom will be provided the opportunity to comment on an application. The ways to comment on an application are:

1. Written Comments – Email: planningtechnician@townshipleeds.on.ca

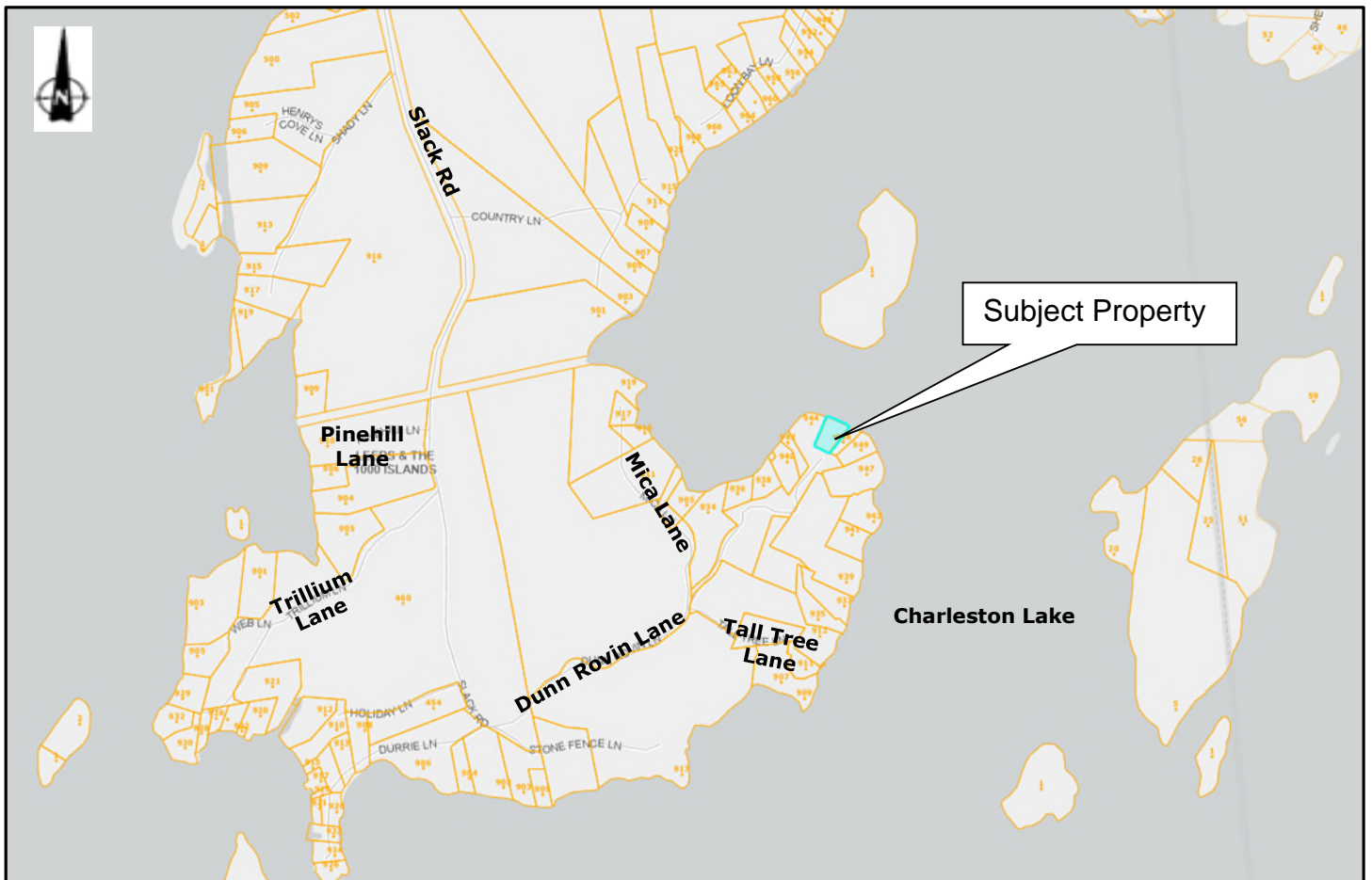
Mail: Township of Leeds and the Thousand Islands

Attention: Amanda Werner-Mackeler, Secretary-Treasurer
1233 Prince St PO Box 280
Lansdowne, ON K0E 1L0

2. In Person Attendance – In person attendance will be in the Council Chambers at the Township Office at 1233 Prince St, Lansdowne, ON.
3. Virtual/Phone Attendance – If you wish to attend virtually/by phone, you are required to register to be an attendee prior to the hearing. Once registered, you will receive a follow up email from the Clerk with the details to attend the hearing by computer or by phone. To register to attend the hearing virtually/by phone, please register online at:

https://us02web.zoom.us/webinar/register/WN_6QzIU3WFRuKSkVPQ2xde8w

If you have any issues registering online, please call 613-659-2415 x 203 before June 26, 2026 and indicate your name, phone number, email address and application you wish to speak to. Staff will register you for the hearing using your email address and you will receive a follow up email from the Clerk with the details on how to attend the hearing by computer or by phone.



Key Map: property subject to Permission application shown in blue.

Make Your Views Known

The Committee of Adjustment will make a decision on the application on the basis of information or evidence received before and during the hearing. This notice has been mailed to you, as required by the Planning Act.

You may express your support or opposition to the proposed permission by either attending the above virtual public hearing or sending a letter by mail, e-mail, or hand-delivery prior to the hearing date. Any correspondence received will become part of the public record. Only the applicant, a specified person, public body, and the registered owner of any land to which the Committee of Adjustment applies may appeal a decision to the Ontario Land Tribunal.

No specified person, public body or registered owner to which the decision would apply shall be added as a party to the hearing of the appeal unless, before the decision was made, the specified person, public body or registered owner of any land to which the decision applies made oral submissions at a statutory public meeting or written submissions to the Committee of Adjustment prior to the decision or, in the opinion of the Tribunal, there are reasonable grounds to add the specified person or public body as a party.

“Public body” and “specified person” are defined under Section 1(1) of the Planning Act.

Collection of Personal Information:

Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of e-mail addresses and telephone numbers, all information and comments will become part of the public record and will appear on the Township's website. Council and Committee meetings are broadcast live over the internet on YouTube. If you speak at the meeting your voice will be heard in the broadcast. Broadcasts are archived and continue to be publicly available.

View the Application File

Additional information concerning the Permission Application is available online at <https://www.leeds1000islands.ca/township-government/council/council-and-committee-calendar/> or by contacting Amanda Werner-Mackeler, CPT, Secretary-Treasurer, during regular office hours at 613-659-2415 x 203 or email planningtechnician@townshipleeds.on.ca.

Receive a copy of the Committee's Decision

The Committee of Adjustment will make a decision on the application at the meeting. To receive a copy of the Committee's decision, you must make a written request to the Committee of Adjustment c/o Township of Leeds and the Thousand Islands, 1233 Prince Street, P.O. Box 280, Lansdowne, Ontario, K0E 1L0 or email planningtechnician@townshipleeds.on.ca.

Accessibility Information

If you are a person with a disability and need Township of Leeds and the Thousand Islands information provided in another format, please contact the Clerk's office at 613-659-2415 x 231 or clerk@townshipleeds.on.ca.

Multi-Residential Unit Notification

If you have received this notice and you are the owner of land that contains seven or more residential units, please post this notice in a location that is visible to all of the residents.

For more information about this matter, contact Amanda Werner-Mackeler, CPT Secretary-Treasurer, at 613-659-2415 x 203 or email planningtechnician@townshipleeds.on.ca.

DATED at the Township of Leeds and the Thousand Islands on the 5th day of June, 2026.

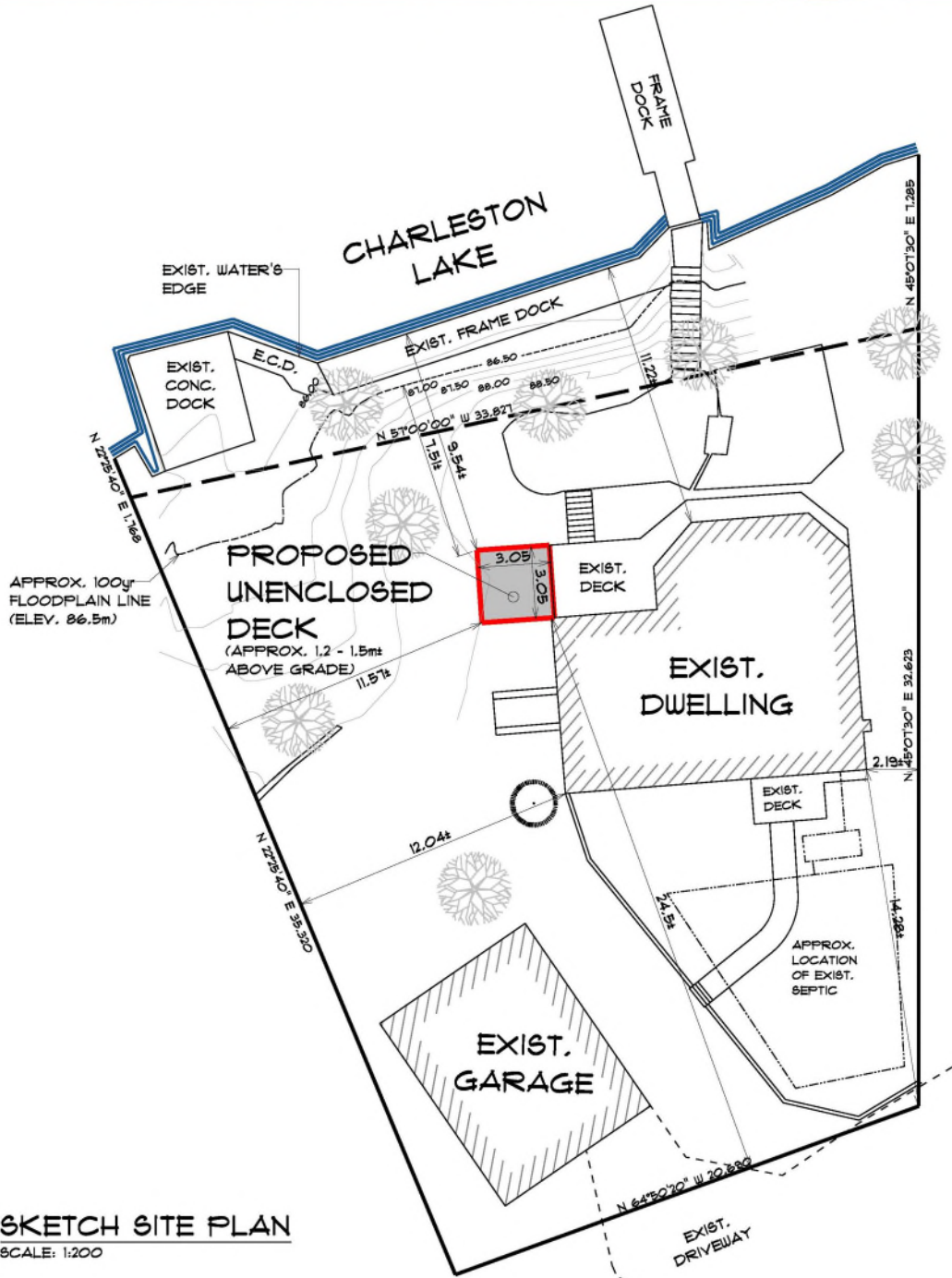
Proposed Schedule A - Proposed Plot Plan

Permission: D13-2026-015

Owners: Michael Ryder and Lisa Sullivan

Location: 946 Dunn Rovin Lane

Serving the St. Lawrence Seaway and the Ottawa Valley  www.seawaydg.ca



SKETCH SITE PLAN
SCALE: 1:200



RS - PERMITTED USES - SINGLE DETACHED DWELLING

ZONE PROVISIONS	REQ'D	EXISTING	PROPOSED
LOT AREA	1.0 ha (min.)	0.106 ha	0.106 ha
LOT FRONTAGE	60.0m (min.)	34.0m	34.0m
YARD REQ.			
FRONT	30m (min.)	11.22m	9.54m
EXTERIOR SIDE	1.5m (min.)	N/A	N/A
INTERIOR SIDE	3.0m (min.)	2.19m	11.57m
REAR	1.5m (min.)	14.28m	24.5m
BUILDING HEIGHT	12m (max.)	6m +/-	MATCH
LOT COVERAGE	10% (max.)	19.7%	20.6%
DWELLINGS PER LOT	1 (max.)	1	1
EXIST. DWELLING	120 sq.m. ±		
EXIST. GARAGE	68.7 sq.m. ±		
EXIST. DECK	21 sq.m. ±		

3m 0m 3m
SCALE: 1:200 METRIC

NOTE:
THIS SITE PLAN IS NOT A LEGAL SURVEY
ALL BOUNDARY INFORMATION TAKEN
FROM COLLETT SURVEYING LTD. FILE NO.
6495R DATED MARCH 5, 2008

COPYRIGHT

All drawings, specifications and related documents are the copyright property of Seaway Design Group and must be returned upon request. Reproduction of drawings, specifications, and related documents in whole or in part is forbidden without the written permission of Seaway Design Group.

These plans form the basis for permit issuance and any deviations from these plans and details, including the ventilation system, heating system, windows, finishes, decks, structure and finished basements, will require a revised drawing and clearance by the Building Department.

Engineered floor system and engineered frame system designed by others and not by designer. These systems are exempt as permitted in the OBC 3.2.5.1. (2)(b).

REVISIONS:

The undersigned has reviewed this design, has qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION INFORMATION:
Anthony Wielmaker
Individual BCIN# 28341
Seaway Design Group
Firm BCIN# 118151

DATE	DESCRIPTION
1. 26/03/04	FOR REVIEW
1. 26/06/07	FOR VARIANCE

RESIDENCE FOR
RYDER RESIDENCE
946 DUNN ROVIN LN
[REDACTED]

PROJECT TITLE
PROPOSED ADDITION/RENO

DRAWING TITLE
SKETCH SITE PLAN

DATE: JUNE 2026
DRAWN BY: [REDACTED]
PROJECT NO.: 24-Ryder Addition-Reno

APPROVED: A.M.W.
SCALE: AS SHOWN



UNIT 10 - 4503 SOUTH AVENUE,
BROCKVILLE ON tel: 613-704-8797
www.seawaydg.ca

