

Part of Lot 19 and 20, Concession 1 Township of Leeds and the Thousand Islands

Planning Demonstration Report
Major Amendment to Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law
Amendment
November 14, 2025



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1.0 Introduction

1.1 Introduction

Fotenn Planning + Design has been retained by Greene's Electric, Plumbing & Heating Ltd. (the "Applicant") to prepare this planning demonstration report in support of applications for a major amendment to draft plan of subdivision, official plan amendment, and zoning by-law amendment for the site. The site is located in the Township of Leeds and the Thousand Islands north of the Thousand Islands Parkway and are described as Part of Lot 19 and 20, Concession 1 in the Geographic Township of Leeds.

The site has an area of approximately 28.1 hectares, with approximately 197 metres of frontage on the north side of the Thousand Islands Parkway. The proposal represents a formal amendment to an existing draft approved plan of subdivision for 25 residential lots which was approved under file number 08-T-92002 in 1994. The existing draft approved plan of subdivision has been updated to reflect the current policy and regulatory framework while maintaining the intent of the original 1994 draft approval for the development of 25 residential lots.

The purpose of these applications is to update an existing draft approved plan of subdivision containing a total of 25 residential lots for single-detached dwellings, two (2) floodplain blocks, and (1) one floodplain compensation block.

Pre-Consultation comments were provided by Township staff on January 8, 2024. Accordingly, the following are being submitted in support of the application:

- / Concept Plan;
- / Draft Plan of Subdivision;
- / Environmental Impact Study;
- / Hydrogeological Evaluation Update;
- / Noise Impact Study;
- / Stormwater Management Report;
- / Traffic Impact Study;
- / Application fees;
- / Application forms; and,
- / This Planning Justification Report.

The purpose of this report is to assess the appropriateness of the proposed development from a land use planning perspective, in the context of the surrounding area and the applicable policy and regulatory framework. It is our opinion that the proposed development conforms with and is consistent with the applicable legislative and regulatory framework, and that it represents appropriate development of the site and should be approved.

1.2 Development Applications

The site is designated Rural, Special Policy Area – Thousand Islands (South of Highway 401) and Environmental Protection as shown on Schedule A1 Land Use Designations, in the Township of Leeds and the Thousand Islands Official Plan. The site is also designated Provincially Significant Wetland and Floodplain on Schedule A2 Land Use Designation: Natural Heritage System and Hazards, Woodlands on Schedule A3 Natural Heritage System: Woodlands, Low Wildland Fire Hazard Area on Schedule A5 Wildland Fire Hazard Areas, and Highly Vulnerable Aquifer and Significant Groundwater Recharge Area on Schedule A6 Source Protection Vulnerable Areas. The proposed official plan amendment is to redesignate the Rural designated portion of the site to a Special Exception Area to permit the proposed built form which will result in a density of 1.16 units per hectare. No changes to the lands designated Environmental Protection are proposed.

The site is currently zoned Rural (RU) Zone, Floodplain (FP) Zone, and Locally Significant Wetland (LSW) Zone in the Township of Leeds and the Thousand Islands Zoning By-law 07-079. An application for zoning by-law amendment is required to permit the proposed land uses, to establish appropriate site-specific performance standards, and to accurately reflect the natural features on the site.

An application for major amendment to draft plan of subdivision is proposed to update the existing draft approved plan of subdivision to create the individual lots and blocks, as described above, as well as to extend the municipal road network. Of the 25 lots and 3 blocks, a total of 25 single-detached lots (25 dwelling units) are proposed.

2.0 Site Context and File History

2.1 Surrounding Area and Site Context

The site is an irregular shaped lot located approximately 1 kilometre east of the Town of Gananoque, with approximately 197 metres of frontage on the north side of the Thousand Islands Parkway. The site has an area of approximately 28.1 hectares and is bound by Highway 401 to the north, an institutional use to the east, the Thousand Islands Parkway to the south, and existing rural and rural residential development to the west.

The site does not contain any existing development and generally slopes towards the centre of the site. The site is comprised of two large fields which have historically been used for cash crop production that are bisected east-west by a watercourse which connects to the Legges Creek Provincially Significant Wetland (PSW) to the east. There are also wooded areas located in the western and northeastern portions of the site, in addition to two smaller wetland cells in the southern portion of the site which do not connect to Legges Creek. The site is accessed from an existing entrance along the Thousand Islands Parkway, and there is also an existing causeway in the eastern portion of the site which crosses over the central watercourse providing access to the northern field. The site can also be accessed from a multi-purpose waterfront trail located along the Thousand Islands Parkway.

The surrounding area features rural and rural residential development to the west, with the Shorelines Casino located further due west beyond County Road 2. The site is bound by Highway 401 to the north, beyond which are a mix of commercial and rural uses. To the east of the site is the FoxRun by the River Retirement Residence, with the Legges Creek PSW being located to its immediate east. To the south of the site is a mix of rural and waterfront residential beyond which is the St. Lawrence River. The surrounding residential development is predominantly characterized by one- and two-storey single detached dwellings on lots which vary in size and shape.

The following uses are immediately adjacent to the site:

- / **North:** Highway 401, Commercial
- / **East:** Institutional, Legges Creek PSW
- / **South:** Rural Residential, St. Lawrence River
- / **West:** Rural, Rural Residential



Figure 1: Site and Surrounding Context (Source AGMaps, annotated by Fotenn).



Figure 2: Site Context (Source: AGMaps, annotated by Fotenn)

2.2 Background – Existing Draft Approval

In 1994, a plan of subdivision under file number 08-T-92002 was granted draft plan approval for a proposed 25 lot residential subdivision located on the site. Conditions associated with the draft plan approval note the plan consisted of 25 single residential lots, two (2) open space blocks, one (1) private park block, seven (7) 0.3 metre

reserve blocks, and two (2) temporary turning circle blocks. At the time of draft plan approval, there was no lapsing date provided as it was not required under the Planning Act in 1994.

In June of 2019, the United Counties of Leeds and Grenville planning staff under report no. CW-061-2019 to the Committee of the Whole, recommended that the draft plan approval for file number 08-T-92002 be changed to add a lapsing date of three years, due to file age and inactivity. As part of this recommendation, staff acknowledged the draft plan would need to be redesigned, new/updated studies be undertaken, and that updated draft conditions be imposed to reflect the changes in legislation, regulations and standards since initial draft plan approval in 1994. As such, following planning staff's recommendation to include a lapsing date of three years, the draft plan approval for file number 08-T-92002 was given a lapsing date of September 30th, 2022.

When the lapsing date was provided, file number 08-T-92002 had 38 conditions which needed to be satisfied prior to final plan approval. Fotenn was retained by the applicant in the winter of 2021 to support clearing conditions of draft approval for the residential subdivision and to obtain planning approvals, as needed. From 2021 to 2023, various consultants were retained to update or prepare new studies to address the draft conditions which resulted in an updated plan of subdivision, still consisting of 25 residential lots. As such, the updated plan was brought to a formal pre-application meeting with Township of Leeds and the Thousand Islands and the United Counties of Leeds and Grenville planning staff which confirmed the required planning applications and requirements to support the updated plan. Further, one (1) year extensions have been granted from 2022-2025 to allow for the additional time required to update the appropriate studies in addition to the plan. As such, the current lapsing date for file number 08-T-92002 is October 2, 2026.

3.0 Development Proposal

3.1 Plan of Subdivision

The applicant is proposing to subdivide the site to create 25 lots and three (3) blocks. The subdivision represents an update to the previously approved plan under file number 08-T-92002. The subdivision will contain residential uses, two (2) wetland blocks, and one (1) floodplain compensation block. The development will be limited to single detached dwellings serviced by private water and septic, keeping in character with the existing low-density rural development in the surrounding area. The following is a breakdown of the proposed lots and blocks in the subdivision, as well as their proposed use and density (where applicable):

Lot / Block #	Land Use	Dwelling Units	Total Area (ha)	Density (u/ha)
Lots 1-25	Single Detached	25	21.59	1.16
NET TOTAL (Lots 1-25)		25 units	21.59	1.16 u/ha
Blocks 26-27	Wetland	-	4.08	-
Block 28	Floodplain Compensation	-	0.27	-
-	Streets/Reserves	-	2.16	-
TOTAL		25 units	28.10 ha	1.16 u/ha

3.2 Single Detached Dwellings

The proposed development will feature twenty-five (25) lots for the development of single-detached dwellings on lots 1-25. The lots will have a minimum lot frontage of 45 metres with the exception of lot 12 which will have a minimum frontage of 27 metres, and all lots will have minimum lot area of 0.6 hectares, providing sufficient space to accommodate the proposed dwellings in addition to private wells and septic systems. The proposed subdivision has been designed to ensure all lots will have a sufficient building envelope located outside of the applicable setbacks. All lots will have frontage on the new Street 'A' which will run north-south through the development, accessed from the Thousand Islands Parkway. Detailed designs for the individual dwellings are not available at this stage of development, however zoning conformity for the proposed dwellings is outlined in Section 5 of this report.

3.3 Road Access + Connectivity

The development will be accessed from the Thousand Islands Parkway via a proposed cul-de-sac (Street 'A'). Street 'A' will meander through the development north-south utilizing the existing causeway to access the northern portion of the site. Street 'A', including the existing causeway, will have a road allowance width of 20 metres and will provide access to all residential dwellings which will feature private driveways and parking spaces.

3.4 Wetland Blocks and Floodplain Compensation

A total of two (2) wetland blocks are proposed within the subdivision. Blocks 26 and 27 have been integrated into the proposed development to accommodate the existing natural features on the site and provide a boundary for the provision of a development setback which aligns with the findings and recommendations of the Environmental Impact Study (EIS) prepared by Ecological Services. One (1) block is proposed for floodplain compensation within the subdivision. Block 28 will provide an area of approximately 0.27 hectares for floodplain storage to ensure there is no storage loss below the 100-year event.

3.5 Noise Attenuation

To address noise impacts and provide sound attenuation from Highway 401 to the north, the proposed subdivision will include a combination of a berm and fence along the west and north property lines of lots 12 and 13.

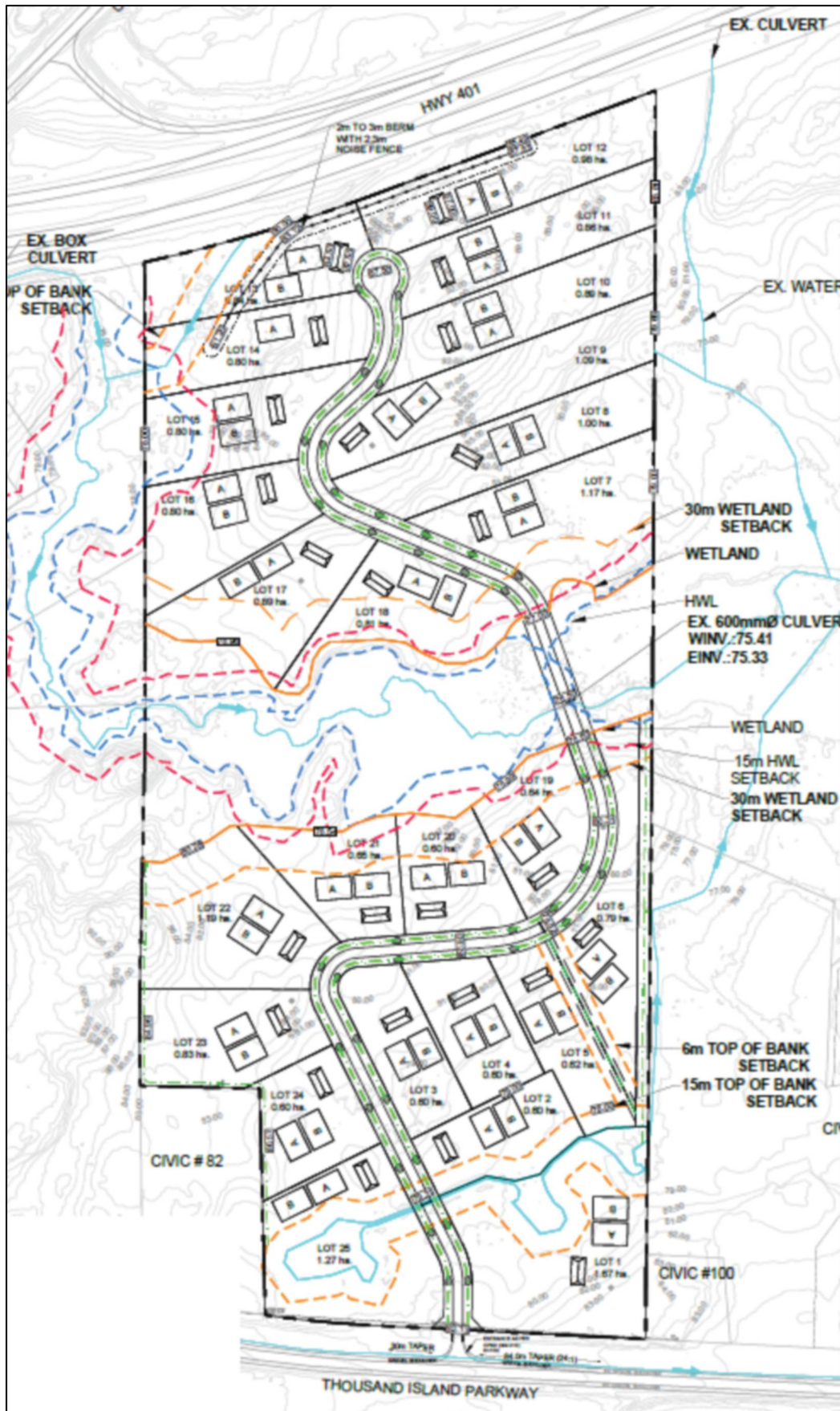


Figure 3: Concept Plan (Source: Forefront Engineering)

4.0 Supporting Studies

4.1 Noise Impact Study

A Noise Impact Study was prepared by Pinchin Ltd. in October 2025 to assess potential noise impacts and evaluate whether mitigation measures may be required for the residential lots associated with the proposed subdivision. The study evaluated noise impacts from existing and anticipated future traffic levels on the Thousand Islands Parkway and Highway 401 in addition to other potential noise sources including the 1000 Islands RV Centre and Shorelines Casino. In modelling the potential noise impacts, the study included the proposed berm/fence along the western and northern portions of lots 12 and 13 at a height of 4.8 metres. Based on the data collected, there are anticipated noise impacts from Highway 401 on lots 9-16 which require further mitigation.

Based on the calculations, lots 11-13 require the following upgrades: the installation of windows with a Sound Transmission Class (STC) rating of 37 or higher, the installation of central air conditioning (AC) systems, and the construction of "EW2" type walls. Further, lots 11-13 will also require warning clause Type D. Lots 10 and 14 will require the installation of central AC systems and window upgrades to STC 32 OBC requirement, in addition to warning clause Type C. Lots 9, 15, and 16 will require the installation of central AC and warning clause Type C. Lots 1-8 and lots 17-25 are anticipated to meet the MECP noise criteria for outdoor and indoor spaces and therefore noise control measures and warning clauses are not required.

The study also reviewed potential noise impacts from the 1000 Islands RV Centre and Shorelines Casino. In reviewing the 1000 Islands RV Centre, the study noted that since the use does not appear to have significant rooftop units and given its separation by Highway 401, the potential noise impacts are not anticipated to be significant for the proposed subdivision. Further, in reviewing the Shorelines Casino, the study noted that as the casino is set back approximately 800 metres from the site the potential noise impact is not anticipated to be significant. The report concludes that the proposed berm/fence will provide approximately 7-10 dBA sound attenuation for outdoor receptors on lots 12 and 13, in addition to providing the mitigation upgrades and warning clauses previously noted.

4.2 Hydrogeological Evaluation

A Hydrological Evaluation was prepared by Malroz Engineering Inc. in July 2025. The purpose of the evaluation was to review the previous report titled "Regina Residential Subdivision Hydrogeological and Terrain Analysis Report" prepared by Oliver, Mangione, McCalla and Associates Limited dated February 1991, and to update the report as required to conform with current requirements. Further, this evaluation also addressed condition 23 associated with the previous draft approval of the site under file no. 08-T-92002.

A total of four test wells (TWI, TWIII, TWIV, and TWV) were present on the subject property. Pumping tests were conducted on July 11, July 12, July 21 and July 26, 2022. During the pumping tests, a well located at Fox Run by the River Retirement Residence was also monitored. All of the test wells were pumped for six hours at a rate of 18.9 litres per minute for the duration of the tests. The evaluation notes the pumping tests do not appear to contribute to the drawdown observed at the off-site observation well. Based on the results of the pumping tests the test wells appear to have an adequate yield to support the proposed subdivision development.

Groundwater samples were collected from each test well in accordance with MECP D-5-5 guideline. The results of the sampling found turbidity above the ODWS aesthetic collected from TWV and TWII. Hardness was reported above the ODWS operational guideline for TWI, TWIV, TWV and TWIII. Iron and manganese were reported above the ODWS aesthetic objectives from TWV and TWIII. Sodium was reported above the ODWS aesthetic objectives for all four of the test wells. Further, the presence of Total Coliform was reported in TWIII and TWIV on July 26, 2022, and July 21, 2022, respectively. Test wells TWIII and TWIV were resampled On February 22, 2023, to further evaluate the Total Coliforms detections and the results showed that E. Coli and Total Coliforms were not detected. The evaluation recommends a water treatment specialist be consulted as a best practice, that drinking wells be equipped with equipped with an appropriate pre-filter and ultraviolet (UV) unit (or similar

equipment) as a precautionary measure, and that a warning indicating elevated levels of sodium be included in future agreements of purchase and sale for the property.

The evaluation concludes its findings are in general agreement with the conclusions presented in the Oliver, Mangione, McCalla and Associates Limited report entitled "Regina Residential Subdivision Hydrogeological and Terrain Analysis Report" Part of Lots 19 and 20, Concession 1 in the Township of Front of Leeds and Lansdowne, dated February 1991, with the addition of the recommendations noted. The evaluation also notes an updated terrain analysis will be required to support final approval once lot fabric and development layout is finalized. Further, the evaluation recommends concentrations of nitrate should be considered as a part of the terrain and D-5-4 analyses.

4.3 Stormwater Management Report

A Stormwater Management Report was prepared by Forefront Engineering Inc. in January 2025. The report details the existing and proposed drainage conditions, stormwater management controls for the proposed subdivision, in addition to reviewing the hydrology and hydraulics of the major and minor watercourses on the site. The existing drainage on the site flows to the Legges Creek PSW either directly or from minor catchment areas based on the site's topography. Drainage for the proposed lots will be primarily conveyed from side yard and rear yard swales to road-side ditches with some drainage being intercepted by side and rear yard swales. Enhanced swales are proposed within the municipal right-of-way which will be sized to accommodate minor and major storm events, driveway culverts will be sized for minor storm events, while cross culverts passing under the road will be sized for minor and major storm events. The drainage plan associated with the proposed development will ensure post-development peak flows match pre-development levels up to the major storm event. Stormwater quality will be addressed via enhanced grassed swales, rock check dams, and rear yard swales which will ensure more than 80% of total suspended solids are removed, aligning with the Ministry of the Environment, Conservation and Parks (MECP) Guidelines. Detailed design of enhanced swales, roadside ditches, culvert crossings, and best management practices will be provided during the final engineering design of the subdivision.

The report also speaks to hydrology and hydraulics for the branch of the Legge's Creek watercourse which traverses from west to east (major watercourse) in addition to minor watercourse wetland cells which are confined in the southern portion of the site (minor watercourse). Based on the hydraulic and hydrologic analysis the 100-year high water elevation of the major watercourse is 76.28 metres. As such, the report recommends the existing 600 mm in diameter access road culvert be upsized to a size determined during the detailed design stage to reduce the backwater effect at the culvert. To address potential floodplain storage loss associated with the upgraded causeway, this report notes a floodplain compensation block has been integrated to ensure there is no floodplain storage loss below the 100-year event level which will be finalized at the detailed design stage. Further, the report recommends a 15 metre floodplain setback for the development. The report reviewed the minor watercourse and unevaluated wetland cells and recommends that buildings be setback 15 metres from the respective top of banks.

4.4 Environmental Impact Study

Ecological Services prepared an Environmental Impact Study (EIS), November 2025. The EIS was prepared to determine if significant natural heritage features are present and to determine whether or not impacts to such features can be mitigated. The EIS evaluated the potential presence of threatened and endangered species, Provincially Significant Wetland (PSW), Coastal Significant Wetland (PSW), Area of Natural and Scientific Interest (ANSI), fish habitat, watercourses and water bodies, valleylands, woodlands, and wildlife habitat on the site and within the adjacent lands, which is defined as 120 metres per the Provincial Planning Statement. Multiple site visits were conducted between April 2023 and July 2025.

The EIS reviewed the central portion of the site which flows into the Legges Creek PSW and its previous evaluation scores. The EIS also found the PSW boundary has several errors which will be corrected and reflected in the Natural Heritage Information Centre (NHIC) database in time. The EIS notes Legges Creek received its PSW status in 2013 when a Musk Turtle was discovered in the wetland which at the time was a threatened

species and was then downlisted to a special concern status in 2014. Following the downlisting of the Musk Turtle, the Legges Creek wetland would have a score of 551, which is below the 600 point threshold for a PSW, and therefore does not have enough points for PSW status. The features which garnered a majority of the wetland points for the Legges Creek wetland are located approximately 400 metres to the east of the site and are separated by Fox Run by the River Retirement Residence, lawns and fields, and areas of dense reed canary grass growth. As such, the separation distances to the important wetland functions are anticipated to be sufficient to negate any negative impact associated with the development of the site.

Field work confirmed that the portion of the PSW that crosses the development lands is currently dominated by reed canary grass which is a non-native invasive species which can convert a wetland into an upland. This portion of the site was previously labeled as a cattail dominated area, with secondary dominance by grasses and sedges which suggests the reed canary grass has pushed the previous out. As the wetland on the site is now dominated by reed canary grass the EIS does not anticipate negative impacts to the wetland associated with the development of the site. The EIS recommends the development design and construction engineers apply wetland/water protection mitigation measures during the construction phase such as those described in TRCA. The EIS also notes the upgrading of the causeway on the site presents an opportunity for improvements in wetland biodiversity and fish habitat through interspersed dredging to reduce harm caused by the reed canary grass and narrow leaved cattail.

The EIS notes the wetland patch central to the site associated with Legges Creek contains an indeterminate channel which connects to the creek further east and is considered fish habitat. This channel is overtopped by reed canary grass and receives little sun exposure once the grass grows in late spring which negates its usability for many species of spawning fish. During field work, only young pumpkinseeds were caught, which were likely making upstream movements to seek out shelter from predators and for feeding opportunities. The EIS recommends a setback of 30 metres from the fish habitat identified in addition to the application of wetland/water protection mitigation measures such as those described in TRCA. Further, the EIS notes that as the causeway improvements will involve in-water work within the fish habitat, works will require a review by the Department of Fisheries and Oceans before the road widening can be undertaken to determine if an authorization is required.

The EIS evaluated four separate woodland areas on the site and found the 1.5 hectare northeastern portion of the site categorized as the FODd woodland attains significant woodland status per the Water Protection and Proximity criteria of the Ministry of Natural Resources (MNR). The EIS notes the significant status of the woodland stems from its proximity to fish habitat, which is located approximately 600 metres from the site, in addition to its proximity to the Legges Creek PSW, although no development will occur on any portion of woodland that is within 120 metres of the PSW. As such, the EIS found no further action is warranted with respect to woodland significance due to the separation distances.

Field work was undertaken to screen for the potential presence of species at risk (SAR) on or near the site, which confirmed SAR bat sightings on the site. The EIS confirms the proposed development is not anticipated to result in negative impacts to SAR if mitigation and compensation measures are undertaken. The EIS recommends that no tree clearing occur during the SAR bat roosting season from April 1 to September 30, that a rocket tower be placed on the high point of land at the southeast end of lot 18 to compensate for the loss of potential snag trees, and that houses and septic fields on lots 8 and 9 be situated to minimize the loss of large old trees. The EIS also acknowledges that Blanding's Turtles are listed in this region. Although the site has a low probability of providing nesting habitat for Blanding's Turtles, the EIS recommends turtle exclusion fencing be built along the western edges of Lots 1 and 6, the wetland edges of lots 7 and 19, and along the west edge of the causeway to prevent turtles from accessing the back yards of these lots and the gravel verges of the causeway.

The presence of Significant Wildlife Habitat was also evaluated on the site. Three snapping turtles were observed on site during field work. As noted, the EIS recommends turtle exclusion fencing which aligns with the recommendations coming out of the SAR section. The EIS also recommends that turtle nesting be built at the southeast corner of the causeway to compensate for any loss of access to the development of the farm fields.

4.5 Traffic Impact Study

A Traffic Impact Study (TIS), dated April 2025, was prepared by Egis Canada Ltd. to determine the traffic impact associated with the proposed development and to recommend improvements to the study area road network and traffic controls as necessary to accommodate the projected future traffic volumes. An analysis of the current movements in the area demonstrates all study area intersections are operating at an acceptable level-of-service (LOS) of “B” or better.

The TIS assumes a full build out by 2030 and also assesses traffic impacts 5- and 10-years post buildout respectively. Upon full build out the proposed development is anticipated to generate 18 trips during the peak morning hour and 24 trips during the peak afternoon hour. The trip distribution assumptions indicate a majority of morning and afternoon traffic will be coming from the east via the Thousand Islands Parkway to County Road 2. When examining future traffic conditions for the year of build out in 2030, the TIS found that while the development slightly increases delays at the Thousand Islands Parkway westbound ramp there are minimal operational impacts to the network overall. When examining the traffic conditions for 2035 and 2040, the TIS found that while there are increased delays at the Thousand Islands Parkway westbound ramp there continues to be minimal operational impacts to the network overall and the site access is anticipated to operate at a LOS of A for all movements. The TIS concludes the site-generated traffic is expected to have minimal impact on the transportation network and that all design vehicles, including passenger cars, garbage trucks, and fire trucks, were able to access and egress the development.

5.0 Policy and Regulatory Framework

5.1 The Planning Act

When considering an application for plan of subdivision, the approving body must evaluate the merits of the proposal against the criteria found in Section 51 (24) of the Planning Act. The criteria are listed below:

51 (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposal has regard for the matters of provincial interest found in Section 2 in that it supports the orderly development of safe and healthy communities, the adequate provision of a full range of housing, the appropriate location of growth and development, as well as the promotion of a built form that is well-designed, encourages a sense of place, and protects natural areas, features and functions.

(b) whether the proposed subdivision is premature or in the public interest;

The proposal is not premature as it represents an update to an existing draft approved plan of subdivision and is in the public interest because it will provide 25 residential lots for the development of single detached dwellings, contributing to the supply of housing in the Township in a manner which is not anticipated to negatively impact natural, archaeological, or hydrogeological resources in the area.

(c) whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;

Conformity with the United Counties of Leeds and Grenville and Township of Leeds and the thousand Islands is discussed below. The proposal conforms to the Official Plans of both the County and Township.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The site is suitable for the proposed residential subdivision in that it is anticipated to be adequately serviced by proposed water infrastructure, can be developed so that impacts to the natural environment are mitigated, and is of a similar scale and intensity to existing development in the surrounding area.

- (e) *the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

The proposed residential subdivision will have access to the greater road network via Street 'A' which will be accessed from the Thousand Islands Parkway. Per the findings of the TIS prepared by Egis Canada Ltd., the site-generated traffic is expected to have minimal impact on the transportation network.

- (f) *the dimensions and shapes of the proposed lots;*

A majority of the proposed lots will generally have a regular rectangular shape, while some lots will be irregular in shape to accommodate the natural features on the site which keep in character with existing lots in the surrounding area. All of the lots will be sufficiently sized to ensure individual on-site water and sewage services can be accommodated.

- (g) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

A zoning by-law amendment is being submitted concurrently which will restrict the location of residential development on the lands. The conditions of draft plan approval will further identify technical requirements for the development of the lots and will be further explored through the final plan of subdivision process, which will include any necessary restrictions such as those recommended in the EIS.

- (h) *conservation of natural resources and flood control;*

The proposal supports the conservation of natural resources and flood control, as the plan has been designed to focus development away from designated natural heritage features and flood hazards through implementation of setbacks which align with the findings of the EIS and Stormwater Management Report. The EIS prepared by Ecological Services in support of the proposal identified a portion of the Legges Creek PSW, fish habitat, significant woodland, SAR, and significant wildlife habitat on the site, which are not anticipated to be negatively impacted by the proposed development, provided the recommended mitigation measures are undertaken which includes a 30 metre setback from fish habitat. Further, the Stormwater Management Report prepared by Forefront Engineering Inc. recommends buildings be setback 15 metres from the top of bank. Both the 30 metre setback and 15 metre setback identified in the EIS and Stormwater Management Report respectively have been integrated into the proposal.

- (i) *the adequacy of utilities and municipal services;*

Per the findings of the accompanying Stormwater Management Report, Hydrogeological Evaluation, and Traffic Impact Study the proposed development is anticipated to be adequately serviced from a water, stormwater, and transportation perspective utilizing municipal infrastructure where required/available. It is understood that concentrations of nitrate should be considered as a part of the terrain and D-5-4 analyses to support final approval once lot fabric and development layout is finalized.

- (j) *the adequacy of school sites;*

It is anticipated that local school boards will be circulated on the development applications. Further, the proposed development will not result in an increased number of lots from the existing draft approved plan of subdivision, rather it has been updated to align with the current policy framework.

- (k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

In accordance with the Planning Act, it is anticipated that cash-in-lieu of parkland will be a condition of draft plan approval.

- (l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The updated plan of subdivision is for the creation of 25 residential lots to be developed with single-detached dwellings, which aligns with the existing draft approval. The proposed application seeks to rezone the portion of the lands intended for residential development from rural to rural residential, providing an opportunity for a more compact subdivision layout consistent with existing development patterns in the surrounding area. Contemporary building and design standards will be utilized to maximize energy efficiency of the proposed development.

- (m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006.*

The detailed technical considerations of the subdivision will be assessed through the final plan of subdivision process.

It is our professional planning opinion that the proposed development has proper regard for the criteria found in section 51(24) of the Planning Act.

5.2 Provincial Planning Statement (2024)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Notably, the 2024 PPS sets out policies to increase the supply and mix of housing options in Ontario while supporting a strong competitive economy and maximizing investments in infrastructure and public service facilities and protecting natural areas, agricultural uses and sensitive areas. Policies of the 2024 PPS that are directly relevant to the proposal are discussed below, with policies cited in *italics*

Chapter 1 –Introduction

Chapter 1 of the PPS identifies a vision for the future growth of the province, setting a goal of building at least 1.5 million homes by 2031. The vision for the 2024 PPS includes increasing the supply and mix of housing options in the province and building homes that respond to market needs and local demand to support a growing population and workforce. The PPS provides a policy framework that promotes growth and development within rural and urban settlement areas, the protection of agricultural lands, natural and cultural heritage resources, and the mitigation of potential risks to public health or safety. The proposal will support residential growth in the form of an updated 25 residential lot subdivision which can be sustained by rural service levels on rural lands in the Township.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

Chapter 2 of the PPS provides policy guidance for development within settlement areas, strategic growth areas, rural areas, rural lands and employment areas, as well as policies that consider energy conservation, air quality and climate change.

2.1 Planning for People and Homes

3. *At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.*

Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality's next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.

The proposal seeks to update an existing draft approved plan of subdivision, utilizing a site which has been intended for residential development since its original approval in 1994. The proposal will support housing options within a planned residential subdivision, meeting the projected needs of current and future residents within the Township of Leeds and the Thousand Islands.

4. *To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*
 - a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*

The proposed update to the existing draft approved plan of subdivision is intended to utilize a site intended for the development of 25 residential lots within the Township.

- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

As noted, per the findings of the Hydrogeological Evaluation the proposal is anticipated to be sufficiently serviced by individual on-site water. It is understood that a terrain and D-5-4 analyses will be required to support final approval once lot fabric and development layout is finalized. Further, the proposed update seeks to amend an existing 1994 draft approved 25 lot residential subdivision.

6. Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and Open Space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

The proposal will contribute to the mix of low-density housing options in the Township, providing 25 residential lots intended for the development of single-detached dwellings on a site where residential development has been contemplated. The proposed development will support accessibility for people of all ages and abilities by providing new ground-oriented housing located in proximity to a multi-purpose trail located along the Thousand Islands Parkway which provides access to the site. The proposal will result in 25 residential lots, providing additional housing in the Township on a rural site intended for development located in proximity to the Town of Gananoque.

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*

No affordable housing is proposed through the subject applications. The proposed development will create low-density residential development, contributing to the supply of low-density housing in the Township.

- b) permitting and facilitating:*

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*

The proposed development will establish 25 new single-detached dwellings, increasing the supply of low-density housing within the Township.

- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.*

The proposed subdivision will have a residential density of approximately 1.16 units per net hectare, representing low-density development that is typical of development serviced by private on-site servicing and generally aligns with the previously approved plan. The proposed zoning by-law amendment seeks to rezone the residential lots from rural to rural residential which will result in a more efficient use of land, resources, and planned infrastructure and therefore achieving a greater density within the subdivision. A multi-purpose trail is located along the Thousand Islands Parkway which provides access to the site.

2.5 Rural Areas in Municipalities

1. *Healthy, integrated and viable rural areas should be supported by:*
 - a) *building upon rural character, and leveraging rural amenities and assets;*
 - c) *using rural infrastructure and public service facilities efficiently;*
 - g) *conserving biodiversity and considering the ecological benefits provided by nature;*

The proposal will build upon rural character within the Township by providing low-density housing options on lots which are in character with the homes in the surrounding area. The proposed subdivision will be serviced by individual on-site water and sewage services, which is typical of development on rural lands in the Township. The proposed development has also been updated to accommodate the setbacks identified within the EIS and Stormwater Management Report to mitigate potential negative impacts to natural features on and in proximity to the site.

2. *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*

The proposal is an update to an existing draft approved plan of subdivision located on rural lands which was approved in 1994 and has been historically contemplated for residential development.

3. *When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.*

Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.

The proposal has been thoughtfully designed in keeping with the character of the surrounding area, featuring lot areas typical of the rural area to support private wells and septic systems, and frontages which are consistent with the surrounding area.

2.6 Rural Areas in Municipalities

1. *On rural lands located in municipalities, permitted uses are:*
 - c) *residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water service*

The proposal seeks to create 25 residential lots through an amendment to an existing plan of subdivision. Per the Hydrological Evaluation prepared by Malroz, the site is anticipated to be adequately serviced by private on-site water. Further, it is understood that concentrations of nitrate should be considered as a part of the terrain and D-5-4 analyses to support final approval once lot fabric and development layout is finalized.

2. *Development that can be sustained by rural service levels should be promoted.*

The site is anticipated to be adequately serviced from a water, stormwater, and transportation perspective utilizing municipal infrastructure where required and available.

3. *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*

The proposal is anticipated to be adequately serviced and is not anticipated to result in the expansion of municipal infrastructure.

4. *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*

The existing development pattern in proximity to the site is predominantly rural residential. The creation of 25 residential lots on the site is not anticipated to constrain agricultural or resource related uses.

5. *New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

There are no known livestock facilities located within 1,500 metres of the site and therefore a minimum distance separation study was not prepared in support of this proposal.

2.9 Energy Conservation, Air Quality and Climate Change

1. *Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*

b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;

As noted in the Stormwater Management Report prepared by Forefront, the proposal will utilize the existing topography and drainage as means to address stormwater on the site. Detailed design associated with stormwater management will be addressed through the clearance of draft conditions.

c) support energy conservation and efficiency;

The proposed development will establish single-detached dwellings utilizing modern construction materials and techniques, supporting energy conservation and efficiency.

d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and

The site is located in proximity to a multi-purpose trail along the Thousand Islands Parkway which provides access to the site. The updated plan has also been designed to accommodate the setbacks identified within the EIS and Stormwater Management Report to mitigate potential negative impacts to natural features on and in proximity to the site.

e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.

The Stormwater Management Report demonstrates the proposed stormwater mitigation measures have contemplated up to the 100-year storm event.

Chapter 3 – Infrastructure and Facilities

Chapter 3 of the PPS provides policy direction relating to the efficient provision and use of infrastructure and public service facilities in the province. Matters discussed in Chapter 3 include the planning of transportation systems to meet current and projected needs, land use compatibility between major facilities and sensitive land uses, the sustainable provision of sewage, water, and stormwater, and the promotion of healthy, active and inclusive communities through planning for public spaces and recreation.

3.1 General Policies for Infrastructure and Public Service Facilities

1. *Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:*
 - c) are available to meet current and projected needs.*

Please refer to the response to 2.1.4. b).

3.2 Transportation Systems

3. *As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.*

The proposed subdivision will incorporate a new road, Street 'A', which will be accessed from the Thousand Islands Parkway. A multi-purpose trail is located along the Thousand Islands Parkway, providing access to the active transportation network in proximity to the site.

3.6 Sewage, Water and Stormwater

4. *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.

The Hydrogeological Evaluation confirms the site is suitable for the provision of individual water with no anticipated negative impacts. The concept plan prepared by Forefront as part of this proposal identifies that all lots have sufficient space for two potential septic locations. Further, it is understood that a terrain and D-5-4 analyses will be required to support final approval once lot fabric and development layout is finalized.

8. Planning for stormwater management shall:

- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces;*
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*

Enhanced swales within the overall development in addition to side and rear yard swales have been incorporated to manage stormwater quantity and quality for the proposed development. Further, per the Stormwater Management Report, stormwater measures will ensure post-development peak flows are to match pre-development levels up to the major storm event.

Chapter 4—Wise Use and Management of Resources

Chapter 4 of the PPS provides policy direction regarding the protection of natural and cultural heritage resources in the province. Policies in this section regulate development in relation to identified natural heritage features, the wise use and management of water, the protection of agriculture, and development of lands with cultural and archaeological heritage.

4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.

An EIS was prepared for the site which provides recommendations for the protection of natural environment features on the site. No negative impacts to natural heritage features are anticipated as a result of the proposed development, provided all recommendations of the EIS are implemented.

2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The EIS provided recommendations which include turtle exclusion fencing be built along the western edges of Lots 1 and 6, the wetland edges of lots 7 and 19, and along the west edge of the causeway, that no tree clearing occur during the SAR bat roosting season from April 1 to September 30, that a rocket tower be placed on the high point of land at the southeast end of lot 18 to compensate for the loss of potential snag trees, and that houses and septic fields on lots 8 and 9 be situated to minimize the loss of large old trees. The recommendations of the EIS ensure the long-term ecological functions are maintained to the extent possible, while permitting the proposed residential development.

4. Development and site alteration shall not be permitted in:

- a) significant wetlands in Ecoregions 5E, 6E and 7E1; and*
- b) significant coastal wetlands.*

The EIS prepared by Ecological Services identifies the central portion of the site as being located within the Legges Creek which is currently designated as PSW despite having a wetland score under 600 points. The EIS notes the features which garnered a majority of the wetland points for the Legges Creek are located approximately 400 metres to the east of the site separated by Fox Run by the River Retirement Residence, lawns and fields, and areas of dense reed canary grass growth which provides a level of separation sufficient to negate

any negative impact associated with the development of the site. Further, the updated plan has incorporated two wetland blocks (blocks 26 and 27) into its design to ensure there are sufficient building envelopes outside of the 30 metre wetland setback.

5. *Development and site alteration shall not be permitted in:*

- a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- d) *significant wildlife habitat;*
- e) *significant areas of natural and scientific interest; and*
- f) *coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b)*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The EIS identified significant woodlands on the site in addition to significant wildlife habitat. The EIS notes the 1.5 hectare northeastern portion of the site contains significant woodlands. The significant status of the woodland stems from its proximity to fish habitat, which is located approximately 600 metres from the site, in addition to its proximity to the Legges Creek PSW although no development will occur on any portion of woodland that is within 120 metres of the PSW. As such, the EIS found no further action is warranted with respect to woodland significance due to the separation distances. The EIS identified significant wildlife habitat on the site due to the presence of snapping turtles. As such, the EIS recommends turtle exclusion fencing be built along the western edges of Lots 1 and 6, the wetland edges of lots 7 and 19, and along the west edge of the causeway to prevent turtles from accessing the back yards of these lots and the gravel verges of the causeway. The proposal is not anticipated to negatively impact the natural features or their ecological functions provided the recommended mitigation measures are undertaken

6. *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

The EIS identified fish habitat within the central portion of the site located with wetland blocks, block 26 and 27. The EIS recommends a setback of 30 metres from the fish habitat identified in addition to the application of wetland/water protection mitigation measures such as those described in TRCA. As noted, the site has been designed to ensure there are sufficient building envelopes located outside of the recommended 30 metre setback. Further, the EIS notes that as the causeway improvements will involve in-water work within the fish habitat, works will require a review by the Department of Fisheries and Oceans before the road widening can be undertaken to determine if an authorization is required.

7. *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

The proposed mitigation measures outlined in the EIS will ensure that the proposed development will not negatively impact the habitat of endangered species and threatened species. Bat species at risk (SAR) were identified on the site through the EIS. No negative impacts are anticipated to SAR as a result of the proposed development, provided the recommended mitigation and compensation measures are undertaken.

8. *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

The EIS confirms that the proposed development is not anticipated to pose negative impacts on the natural features or on their ecological functions as it relates to the features identified within policies 4.1.4, 4.1.5, and 4.1.6 provided the provided the recommended mitigation and compensation measures are undertaken.

4.2 Water

2. *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.*

Per the findings of the Hydrogeological Evaluation, no water use conflicts were identified based on well monitoring at the FoxRun by the River Retirement Residence, and the results indicate sufficient long-term water supply to support the proposal.

4.6 Cultural Heritage and Archaeology

2. *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*

A Stage 1 & 2 Archaeological assessment has been undertaken on the site and is currently being drafted. Preliminary comments indicate the site does not contain any known archaeological resources which would require further review. It is anticipated the Stage 1 & 2 Archaeological Assessment will be required as part of the draft conditions.

Chapter 5—Protecting Public Health and Safety

Chapter 5 provides policy direction protecting public health and safety by regulating development in relation to natural and human made hazards. Natural and human-made hazards include flooding and erosion hazards, hazardous sites associated with unstable bedrock and karst topography, mine hazards, oil, gas and salt hazards, former mineral mining operations, and mineral aggregate operations or petroleum resource operations. No human-made hazards are identified on or in proximity to the site. The updated plan has been designed to ensure the proposed residential lots will have a sufficient development envelope located outside of the 30 metre setback from the high-water mark and floodplain associated with the central watercourse. No other natural hazards are identified on or in proximity to the site.

It is our professional planning opinion that the proposed development is consistent with the Provincial Planning Statement (2024).

5.3 Official Plan for the United Counties of Leeds and Grenville

The United Counties of Leeds and Grenville Official Plan was adopted by Council on July 23, 2015, approved by the Ministry of Municipal Affairs and Housing on February 19, 2016, and partially approved by the Ontario Municipal Board on March 15, 2017. The official plan directs growth management and land use decisions by providing upper-tier land use planning guidance for the United Counties' ten member municipalities, including the Township of Leeds and the Thousand Islands. The policies of this plan intend to ensure a balanced approach to growth management and the protection and conservation of the United Counties' natural and cultural heritage, while encouraging development opportunities that respect the United Counties' unique character and sense of place. The relevant policy considerations of the official plan are discussed below (with policies in *italics*).

The following sections of the official plan are addressed:

- / Section 2 – Growth Management and Settlement Areas;
- / Section 3 – Rural Area;
- / Section 4 – Natural Heritage, Water Resources and Cultural Heritage;
- / Section 5 – Natural and Human Made Hazards;
- / Section 6 – Transportation, Infrastructure and Servicing; and
- / Section 7 – Implementation and Interpretation

Section 2: Growth Management and Settlement Areas

Section 2.0 of the official plan outlines that growth in the United Counties will be managed by focusing and promoting growth within settlement areas, in addition to other appropriate rural areas as detailed in the local municipal official plans, thereby optimizing the use of existing infrastructure, developing complete communities, and protecting the natural environment and prime agricultural areas.

Section 2.7 provides policy direction for housing, ensuring housing needs in the Counties are being met.

2.7.1 Supply of Land for Housing The provision of housing is an essential part of planning in the Counties and accommodating the forecasted growth. It is desirable to have close cooperation between all levels of government and the private sector in order to provide for sufficient, diverse and affordable housing opportunities, and maintain a stable residential housing market. It is the policy of the United Counties of Leeds and Grenville that:

- a) Local municipalities are encouraged to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the Counties as outlined below:*
 - i. Maintaining at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification, redevelopment and land which is designated and available for residential development.*
 - ii. Maintaining at all times, where new development is to occur, that land with servicing capacity is available to provide at least a 3 year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned in the local municipal zoning by-laws and available for development or redevelopment.*
 - iii. Working with proponents to ensure that a full range of housing types and densities, where appropriate, are provided to meet the anticipated demand and demographic changes. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs, will be encouraged.*

The proposal represents an update to an existing draft approved subdivision which seeks to develop an existing site contemplated for residential development with a 25 lot residential subdivision, contributing to the mix of low-density housing options in the Township. The proposal is anticipated to be sufficiently serviced by individual on-site water, and it is understood that terrain and D-5-4 analyses will be required to support final approval once lot fabric and development layout is finalized.

Section 3 – Rural Area

Section 3.0 of the official plan provides policy direction for the Rural Area designation, which is defined as lands outside of the urban settlement areas and rural settlement areas. Rural lands are noted to consist of the rural landscape of the Counties, including prime agricultural areas, rural lands, including recreation and rural residential uses, natural heritage features and systems, and important natural resource areas.

The site is designated Rural Lands and Provincially Significant Wetlands on Schedule A Community Structure and Land Use of the United Counties of Leeds and Grenville Official Plan.

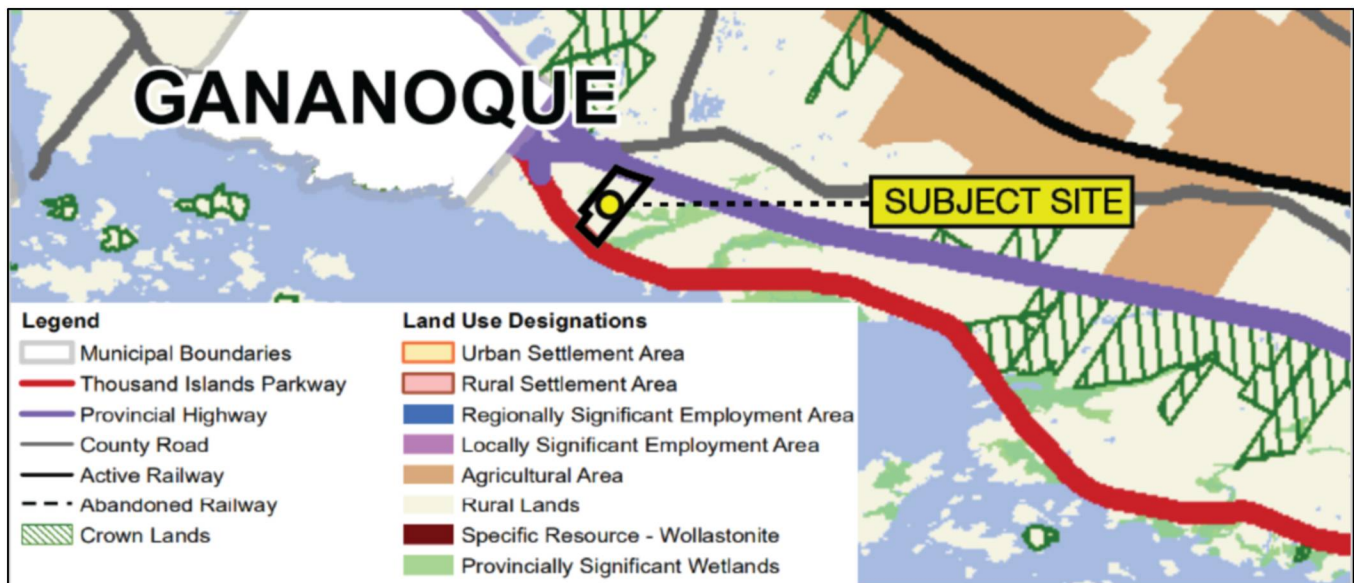


Figure 1: Schedule A – Community Structure and Land Use (Source: United Counties of Leeds and Grenville, annotated by Fotenn)

Section 3.1 provides the objectives associated with the rural lands designation.

3.1 The Counties supports a healthy, integrated and viable Rural Area through the following objectives:

- a) Maintain and build upon the rural character, and leveraging rural amenities and assets, such as agricultural operations, recreational and tourism opportunities, natural resources, and the protection and enhancement of the natural environment.*

The proposal will build upon the rural character of the area through the development of a 25 lot residential subdivision located on a lot intended for residential development which has been designed with a lot fabric consistent with the existing rural character of the area. The updated plan has also been designed to integrate and maintain the existing natural features on the site through the creation of two wetland blocks and one floodplain compensation block. The site, which is located along the Thousand Islands Parkway will also provide the future residents with access to active transportation options via the existing multi-purpose trail which abuts the parkway to the north.

- b) Protect prime agricultural areas and recognize the economic and social importance of agriculture in the Counties and ensure its continued viability by promoting a range of agricultural uses, activities and complimentary uses.*

The site is not designated as an agricultural area, nor is the proposal anticipated to constrain agricultural uses, activities and complimentary uses.

- c) Within the Rural Area, rural settlement areas will be the focus of growth and development and their vitality and regeneration will be promoted. Development in rural settlement areas will have consideration of the rural character, impact on agriculture, the scale of development, and the availability of existing or planned infrastructure and community infrastructure, facilities and services.*

Please refer to the response to policy 2.5.1.2 of the Provincial Planning Statement.

- d) Growth and development may be accommodated on rural lands in accordance with the policies of Section 3.3, which provide opportunities for the management or use of resources, resource based recreational and tourism uses, home occupations and home industries, limited residential uses and other rural land uses.*

Section 3.3 is discussed in greater detail later in this report. The proposed development conforms to the policies of Section 3.3.

- e) *Promote the efficient use of existing rural infrastructure and public service facilities.*

The site is anticipated to be adequately serviced from a water, wastewater, stormwater, and transportation perspective utilizing municipal infrastructure where required/available.

- i) *Conserve the biodiversity and connectivity of natural heritage features and the ecological benefits provided by the natural environment.*

Please refer to the response to policy 2.5.1. g) of the Provincial Planning Statement.

- k) *Protect, mineral, aggregate, and petroleum resources for their long-term use in a manner that is socially and environmentally responsible.*

The site does not contain any known mineral, aggregate, or petroleum resources.

Section 3.3 provides specific policies for rural lands, which are intended to protect the natural amenities and rural character of the Counties while providing opportunities for agricultural uses, resource-based activities, recreation and tourism and other rural land uses.

Section 3.3.2 outlines the land uses permitted within the rural lands designation:

The following policies will apply in determining the uses that are permitted in the rural lands:

- a) *The primary use of land will be for:*
 iv. *limited residential development, which will be defined in the local municipal Official Plans;*

As noted, the proposed development will require an amendment to the Township of Leeds and the Thousand Islands Official Plan to permit an increased residential density of 1.16 units per hectare from 1 unit per hectare. The proposed amendment will result in a development which is generally consistent with the existing development pattern in the area, while protecting the existing natural features on the site.

3.3.3 Land Use Policies *The following land use policies apply to the rural lands:*

- c) *Development in rural lands will be subject to the policies of Section 6.3, with respect to servicing.*
 d) *The development of new or expanding uses must be compatible with the rural landscape and must be sustained by rural service levels.*

The proposal conforms to the policies under section 6.3 and are addressed in greater detail later in this report. Further, the site is anticipated to be adequately serviced from a water, wastewater, stormwater, and transportation perspective.

- l) *Lot creation in the rural lands will only be permitted in accordance with the policies of this Plan and the local municipal Official Plan.*

The proposed 25 lot residential subdivision conforms to the policies within both the United Counties of Leeds and Grenville Official Plan and Township of Leeds and the Thousand Islands Official Plan as discussed within this planning demonstration report.

Section 4 – Natural Heritage, Water Resources and Cultural Heritage

Section 4 provides policies related to the protection and enhancement of natural features, functions, and systems, the protection and conservation of water resources, along with the conservation of cultural heritage resources.

4.2.1 Development and Site Alteration – *It is the policy of the United Counties of Leeds and Grenville that:*

- a) *Development and site alteration will not be permitted in significant wetlands and significant coastal wetlands.*
 b) *Development and site alteration will not be permitted in:*
 i. *significant woodlands in Ecoregion 6E;*
 ii. *significant valleylands in Ecoregion 6E;*
 iii. *significant wildlife habitat;*
 iv. *significant areas of natural and scientific interest; and*

- v. *coastal wetlands in Ecoregion 6E that are not identified as significant, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*
- c) *Development and site alteration will not be permitted in fish habitat except in accordance with Provincial and Federal requirements.*
- d) *Development and site alteration will not be permitted in habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements.*

Please refer to the response to policies 4.1.4 – 4.1.7 of the Provincial Planning Statement.

4.2.3 Provincially Significant Wetlands and Significant Coastal Wetlands – Provincially Significant Wetlands and significant coastal wetlands in the Counties will be protected and conserved. If any additional Provincially Significant Wetlands or significant coastal wetlands are identified during the planning horizon, this Plan will be amended.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Provincially Significant Wetlands and significant coastal wetlands are designated on Schedule A, and will be designated in the local municipal Official Plans.*
- b) *Provincially Significant Wetlands and significant coastal wetlands will be protected to ensure that development will not result in negative impacts to the features or their ecological functions. No development or site alteration will be permitted within Provincially Significant Wetlands and significant coastal wetlands. Conservation Authorities are responsible for regulating development and site alteration in Provincially Significant Wetlands and significant coastal wetlands and within 120 metres of these natural features through regulations pursuant to Section 28 of the Conservation Authorities Act, and may require that a permit or clearance be obtained before any works begin.*
- c) *The land adjacent to Provincially Significant Wetlands and significant coastal wetlands represents an area where it is possible that development or site alteration would have a negative impact on the feature or area. Development and site alteration will not be permitted on land adjacent to a Provincially Significant Wetland or significant coastal wetland, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological and/or hydrologic functions that cannot be adequately mitigated. For the purposes of this policy, the extent of adjacent land will be defined as 120 metres. An Environmental Impact Study (EIS) will be required for development and site alteration within 120 metres of a Provincially Significant Wetland or significant coastal wetland. Prior to considering development and/or site alteration, the Counties and/or local municipality, in consultation with the Province and/or applicable Conservation Authority as required, will be satisfied that the EIS demonstrates that there will be no negative impacts on the Provincially Significant Wetland or significant coastal wetland and the sustaining ecological and/or hydrologic functions.*

The site is designated Provincially Significant Wetland on Schedule A Community Structure and Land Use of the United Counties of Leeds and Grenville Official Plan. The EIS prepared in support of the proposal notes the features which garnered a majority of the wetland points for the Legges Creek PSW are located approximately 400 metres to the east of the site separated by Fox Run by the River Retirement Residence, lawns and fields, and areas of dense reed canary grass growth which provides a level of separation sufficient to negate any negative impact associated with the development of the site. The proposed updated plan includes two wetland blocks as part of its design to ensure there are sufficient building envelopes located outside of the proposed 30 metre wetland setback. It is understood the proposed 30 metre setback will be subject to review by the appropriate regulatory agencies.

4.2.5 Habitat of Endangered Species and Threatened Species – The habitat of endangered species and threatened species is not shown on Schedule C, since habitat is dynamic and species and habitat information is limited or not published. The species that occupy habitat of endangered and threatened species are listed or categorized on the Province's official Species at Risk list, as updated and amended from time to time. The Province administers the Endangered Species Act, 2007 (ESA) to protect and conserve Species at Risk and their habitats. Under the ESA, the Province is responsible for identifying

and approving general and regulated habitat, as well as giving technical advice on Species at Risk and their habitats.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development and site alteration will not be permitted in habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements.*

Please refer to the response to policy 4.1.7 of the Provincial Planning Statement.

4.2.7 Woodlands – Woodlands are treed areas that provide environmental and economic benefits to both the private landowner and the general public and include treed areas, woodlots or forested areas, and vary in their significance at the local, regional and provincial levels. The intent of this Plan is to conserve significant woodlands and vegetation and prohibit incompatible land uses that deter their long-term benefits. This Official Plan does not contain criteria to determine the location of significant woodlands within the Counties. Significant woodlands are not identified on Schedule C; however, some of the local municipal Official Plans identify significant woodlands. Some areas may not be identified since the exact boundaries of mapped areas may change over time.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development and site alteration will not be permitted within or adjacent to significant woodlands in Ecoregions 6E, as identified in the local municipal Official Plans, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an EIS.*

Please refer to the response to policy 4.1.5 of the Provincial Planning Statement.

4.2.9 Wildlife Habitat Areas – A wildlife habitat area is an area of land where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Known significant wildlife habitat areas are identified on Schedule C, based on available information and their identification in the local municipal Official Plans. The exact locations of all wildlife habitat areas and significant wildlife habitat areas which occur in the Counties may not be mapped and must be determined on a site-specific basis, in accordance with the criteria for determining significance provided in the Natural Heritage Reference Manual and the Significant Wildlife Habitat Technical Guide and the Ecoregion 6 Criteria schedule.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Significant wildlife habitat may include areas where there are: seasonal concentrations of animals; rare vegetation communities and specialized habitats for wildlife; habitats of species of “special concern” and other significant wildlife habitat, or animal movement corridors*
- b) *Development and site alteration will not be permitted within or adjacent to significant wildlife habitat areas unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an EIS.*

Please refer to the response to policy 4.1.7 and 4.1.8 of the Provincial Planning Statement.

4.2.10 Fish Habitat – Fish habitat is spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development and site alteration will not be permitted in or adjacent to fish habitat except in accordance with Provincial and Federal requirements. All applications for development and site alteration adjacent to watercourses or waterbodies will be screened by the approval authority for the presence of fish habitat. Where such fish habitat is identified or where no data is available, an EIS should be completed that also identifies the appropriate measures to be undertaken to ensure that there will be no negative impacts on the natural features or the ecological functions of the habitat they support.*

Please refer to the response to policy 4.1.6 of the Provincial Planning Statement. Additionally, an EIS has been prepared in support of this application which identifies the appropriate measures regarding fish habitat on the site.

4.2.11 Watercourses and Waterbodies – It is the intent of this Plan to protect natural watercourses and waterbodies from incompatible development to minimize the impacts of such development on their ecological functions and to recognize the importance of watercourses and waterbodies as part of the overall natural heritage system in the Counties.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The protection of watercourses and waterbodies in the Counties will be in accordance with Section 4.4.1 of this Plan.*
- b) Interference with a watercourse or waterbody may require a permit from the applicable Conservation Authority, and restrictions could apply.*
- c) Planning for stormwater management will be in accordance with Section 6.3.2 of this Plan.*

Conformity to Sections 4.4.1 and 6.3.2 are addressed below. The proposal conforms to Sections 4.4.1 and 6.3.2. Further, it is understood development within a watercourse will be reviewed by the applicable regulatory agency(ies) as required.

4.2.14 Environmental Impact Studies (EIS) – It is the policy of the United Counties of Leeds and Grenville that:

- a) Where the policies of this Plan require that an Environmental Impact Study (EIS) is to be prepared, such an EIS will be prepared in accordance with the policies of the local municipal Official Plan and the requirements of this Section. EIS requirements as established in the local municipal Official Plans should generally include: a description of the site (e.g. natural environment, natural heritage features, wildlife and habitat); a description of the proposed project; potential impacts; and mitigation.*

The EIS prepared by Ecological Services has been prepared in accordance with the Township of Leeds and the Thousand Islands Official Plan, as noted within section 3 of the EIS.

- c) The local municipality, in consultation with the Conservation Authority having jurisdiction, and the Counties, as applicable, must be satisfied with an EIS prior to the granting of development approvals. The recommendations of an EIS will be implemented through Official Plan amendments, zoning by-laws, subdivision conditions, site plan control, and/or applicable regulations.*

It is understood the EIS provided in support of the proposal will be reviewed to the Township's satisfaction. As noted, the findings of the EIS have been integrated into the updated plan.

- d) Before development is approved in the area subject to the EIS, the EIS will demonstrate that the relevant policies of this Plan and the local Official Plan are met. The EIS will also demonstrate that the use will not have a negative impact on the natural heritage features and areas, related ecological functions.*

As noted, the proposal is not anticipated to negatively impact natural features, or their ecological functions provided the recommended mitigation measures noted within the EIS are undertaken.

4.4.1 Water Resources The Counties contains the St. Lawrence River, Rideau River and many rivers, streams and small inland lake systems that support the natural environment and the Counties' communities. The protection of water resources from contamination and degradation associated with certain land uses and activities is an important element to maintaining the quality of life experienced by both existing residents and businesses, and supporting future growth. Integrating land management and the protection of water resource systems including ground water features, hydrologic functions, surface water features including shorelines, and associated natural heritage features and areas allows for the continuance of a healthy environment. Conservation Authorities are responsible for regulating development and site alteration on lands adjacent to watercourses, shorelines, and wetlands through

regulations pursuant to Section 28 of the Conservation Authorities Act, and may require that a permit or clearance be obtained before any works begin.

It is the policy of the United Counties of Leeds and Grenville that:

- c) The Counties and local municipalities will encourage the protection and restoration of natural heritage features and areas to improve the quality and quantity of water.*

The Stormwater Management Report notes the proposed stormwater strategy will remove more than 80% of total suspended solids which align with MECP Guidelines. The proposed updated plan also provides a residential development setback of 30 metres from the high-water mark and 15 metres from the top of bank as recommended by the EIS and Stormwater Management Report respectively.

- e) The Counties and local municipalities will require the use of stormwater management facilities on-site and/or downstream of new developments, where appropriate, to mitigate negative impacts from development on stormwater quantity and quality and in accordance with Section 6.3.2.*

Section 6.3.2 is addressed in detail later in this report. The proposal conforms with Section 6.3.2 of this plan.

- j) For newly created lots, local municipal Official Plans and Zoning By-laws shall require that all new development and areas of sewage system discharge be set back at least 30 metres from the ordinary high water mark of all waterbodies with minimal disturbance of the native soils and very limited removal of shoreline vegetation. Water setback requirements shall not apply to permitted encroachments, docks, boathouses, pumphouses and other marine facilities.*

As noted, the proposal has been designed to ensure there is a sufficient development envelope located outside 30 metre high-water mark setback.

- n) The local municipalities will establish detailed policies and provisions for minimum required water setbacks and associated requirements in the local municipal Official Plans and Zoning By-laws.*

The residential lots will have a sufficient building envelope setback 30 metres from the high-water mark, in accordance with the implementing zoning by-law.

4.5.2 Archaeological Resources – It is the policy of the United Counties of Leeds and Grenville that:

- c) The County and/or local municipalities shall require archaeological assessments and the conservation or excavation of significant archaeological resources in accordance with Provincial requirements. Archaeological assessment reports by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Tourism, Culture, and Sport, as well as licensing requirements referenced under the Ontario Heritage Act.*
- d) Archeological assessments carried out by consultant archaeologists licensed under the Ontario Heritage Act, will be required as a condition of any development proposal affecting areas containing a known archaeological site or considered an area of archaeological potential.*
- e) Archaeological assessment reports prepared by licensed consultant archaeologists are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Province, as well as any other terms and conditions of an archaeological license under the Ontario Heritage Act.*
- f) Areas of archaeological potential are determined through the use of provincial screening criteria, or criteria developed by a licensed consultant archaeologist based on the known archaeological record for the municipality and its surrounding region. Such criteria may include a range of environmental, physiographic and historical features, information from local stakeholders and the effects of past land use.*

As noted, a Stage 1 & 2 Archaeological assessment including field work has been undertaken on the site and the report is currently being drafted. It is understood the submission of a Stage 1 & 2 Archaeological Assessment will be required as part of the draft conditions.

Section 5.0 Natural and Man-Made Hazards

The policies of this Plan seek to protect the residents of the Counties and property by managing natural and human-made hazards, which may represent a risk to health and/or safety or may pose constraints to development. Such hazards may include flood susceptibility, erosion hazards involving loss of land due to human or natural processes that pose a threat to life and property, steep slopes, unstable soils, unstable bedrock, wildland fire hazards, potential hazards associated with waste disposal sites, abandoned mines, potentially contaminated lands, and land uses which may pose unacceptable levels of noise, vibration or odour.

5.2.1 Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation – Certain lands within the Counties are subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation issued by the Province, which is enacted under Section 28 of the Conservation Authorities Act R.S.O. 1990 and implemented by the applicable Conservation Authority. The jurisdictional boundaries of the three Conservation Authorities applicable in the Counties are illustrated in Appendix 1. The Regulation Limit represents a compilation of various information including wetlands, engineered flood plain mapping, estimated flood plain mapping and erosion hazards. The extent of these regulated areas and features are subject to adjustment as confirmed by site visits and studies. The respective Conservation Authorities should be consulted for details and the implementation of the regulation.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Development in a regulated area or the straightening, changing, diverting or interfering in any way with the existing channel or a river, creek, stream, watercourse or changing or interfering with a wetland may require permission or clearance from the applicable Conservation Authority.*

It is understood that the proposed development will be subject to review by the applicable regulatory agencies as it relates to work within the existing watercourse on the site.

5.2.2 Flooding Hazards, Steep Slopes, Unstable Soils, Unstable Bedrock and Erosion Hazards – Development will be directed away from areas of natural hazards including flooding hazards, and lands subject to hazards due to steep slopes, unstable soils, unstable bedrock (i.e. Karst topography) and/or erosion hazards, as identified in Schedule D based on available information. Development of such areas will only be considered in accordance with the policies of this Plan, in consultation with the appropriate Conservation Authority.

It is the policy of the United Counties of Leeds and Grenville that:

- g) Lot creation will be directed to areas outside of a flooding hazard and erosion hazard.*

The proposal has been designed to ensure there is a sufficient building envelope setback 30 metres from the high-water mark on the site.

Section 6.0 – Transportation, Infrastructure and Servicing

Section 6.0 of the official plan outlines policies for the systems of infrastructure that support development and growth, which include the roads and parking facilities, trail systems, sewage and water services, stormwater facilities and waste management systems, utilities and telecommunications infrastructure, electricity generation facilities and transmission and distribution systems

6.2.2 Provincial Highways, County Roads and Thousand Islands Parkway – The Counties has excellent access to higher-order transportation systems including Provincial Highways such as Highway 401, 416, and 15. Every effort will be made to ensure an efficient and effective transportation system to encourage and support economic development in the Counties.

It is the policy of the United Counties of Leeds and Grenville that:

- i) The impact of a development proposal on the transportation system, including the means of access, will be examined through a review of all documents deemed as appropriate by the Counties and/or local municipality and will generally include a traffic impact study. Only those development proposals that can be accommodated in the existing system will be permitted.*

Where the transportation system is not adequate, the Counties and/or local municipality will require, as a condition of development approval, that the proponent of the development:

- i. improve the transportation system to accommodate the proposed development to the satisfaction of the Counties and/or local municipality;*
- ii. make the necessary financial contributions for the required improvements; and/or*
- iii. dedicate rights-of-way for the development of roads.*

The proposal will include one new road which will connect to the Thousand Islands Parkway. A Transportation Impact Study was prepared in support of proposal. The study concluded that the site-generated traffic is expected to have minimal impact on the transportation network and that all design vehicles, including passenger cars, garbage trucks, and fire trucks, were able to access and egress the development.

6.2.2.2 Thousand Islands Parkway – The right-of-way of the Thousand Islands Parkway is under the jurisdiction and control of the St. Lawrence Parks Commission, and the Commission's responsibility extends to each side of the Parkway pursuant to the Public Transportation Highway Improvement Act and the St. Lawrence Parks Commission Act.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Access to the Thousand Islands Parkway will require the approval of the St. Lawrence Parks Commission, in accordance with their policies and standards; and*

It is understood the proposed access to the site from the Thousand Island Parkway will be reviewed to the satisfaction of the St. Lawrence Parks Commission.

6.3.1 Sewage and Water Services – The provision of municipal sewage services and municipal water services is the responsibility of the local municipalities. The Counties will promote efficient and environmentally responsible development which is supportable on the basis of appropriate sewage and water services consistent with the Provincial Policy Statement. The Counties encourages new development to proceed on the basis of municipal sewage services and municipal water services, where available or planned, and local municipalities are encouraged to co-ordinate their approach to, and timing of, the provision of municipal sewage and water treatment through the preparation of an overall servicing strategy.

It is the policy of the United Counties of Leeds and Grenville that:

- c) Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

The Hydrogeological Evaluation confirms the site is suitable for the provision of individual water with no anticipated negative impacts. Further, it is understood that a terrain and D-5-4 analyses will be required to support final approval once lot fabric and development layout is finalized.

6.3.2 Stormwater Management – It is the policy of the United Counties of Leeds and Grenville that:

- a) As part of the Counties' approval authority in accordance with the policies of Section 7.6 of this Plan, the Counties may require stormwater management controls in their approval of certain development applications. In addition, the Counties will encourage local municipalities in their planning for stormwater management to:*
 - i. minimize, or, where possible, prevent increases in contaminant loads;*
 - ii. minimize changes in water balance and erosion;*
 - iii. not increase risks to human health and safety and property damage;*
 - iv. maximize the extent and function of vegetative and pervious surfaces; and*
 - v. promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

Please refer to the response to policy 3.6.8 of the Provincial Planning Statement.

6.6 Energy Conservation, Air Quality and Climate Change Adaptation Energy efficiency and conservation is an important element of sustainable policy. Reduced energy demand allows for a more sustainable approach to the management of energy use and could provide additional opportunities for local renewable energy projects. By reducing the impacts of greenhouse gas emissions, energy conservation is an important part of lessening climate change. Energy conservation facilitates the replacement of non-renewable resources with renewable energy sources.

It is the policy of the United Counties of Leeds and Grenville that:

- j) Opportunities for upgrades to municipal infrastructure will consider the impacts of climate change including more frequent and severe rain events and floods to prevent a failure of existing systems.*

Per the Stormwater Management Report, stormwater measures have been designed to ensure post-development peak flows are to match pre-development levels up to a major storm event.

- k) The Counties and local municipalities will promote compact urban forms, a mix of land uses and the use of active transportation and transit-supportive development.*

The proposed application seeks to rezone the portion of the lands intended for residential development from rural to rural residential, providing an opportunity for a more compact subdivision layout consistent with existing development patterns in the surrounding area. The site is also located in proximity to a multi-purpose trail along the Thousand Islands Parkway which provides access to active transit opportunities.

Section 7.0 Implementation and Interpretation

Section 7.0 provides policies relating to the implementation of the official plan. The policies applicable to the proposed development are discussed below:

7.6.1 Local Municipal Official Plans – It is the intent of the Counties, and a requirement of the Planning Act, that local municipal Official Plans will conform to the Counties Official Plan and be one of the primary means of implementing the policies herein.

It is the policy of the United Counties of Leeds and Grenville that:

- a) In the event of a conflict between the provisions of a local municipal Official Plan and the provisions of this Plan, the provisions of this Plan will prevail to the extent of that conflict.*
- b) Local municipal Official Plans will establish planning strategies and policies for the local municipality which have appropriate regard for provincial policies and legislation, and which implement and are in conformity with this Plan.*
- c) Local municipal Official Plans may include policies that are more restrictive than the policies in this Plan, but are not more restrictive than where expressly limited by provincial policy and legislation.*

Conformity to the Township of Leeds and the Thousand Islands Official Plan is discussed in greater detail in the next section of this report. The proposal conforms to the Township of Leeds and the Thousand Island Official Plan.

7.6.2.6 Plans of Subdivision and Condominium

It is the policy of the United Counties of Leeds and Grenville that:

- a) Only those plans of subdivision and condominium which comply with the policies of this Plan and the local municipal Official Plan will be approved.*
- b) Under conditions of approval attached to plans of subdivision or condominium pursuant to the Planning Act, Counties Council will require that the applicant enter into an agreement which may be registered against the title of the subject lands and which will address requirements to implement the provisions of this Plan and the local municipal Official Plan.*
- c) Counties Council will be the approval authority for the lifting of part-lot control within registered plans of subdivision in accordance with Section 50(5) of the Planning Act.*

The proposed development complies with the policies of the United Counties of Leeds and Grenville Official Plan. Conformity with the Township of Leeds and the Thousand Islands Official Plan is discussed in the next section.

The applicant will enter into a subdivision agreement with the County, and any future part-lot control will be reviewed to the satisfaction of the County.

7.6.5 Parkland Dedication – The Counties and local municipalities will seek to achieve the maximum benefit of the Planning Act with respect to land dedication for park development and cash-in-lieu of parkland dedication.

It is the policy of the United Counties of Leeds and Grenville that:

1. *Local municipalities through their Official Plans will establish policies to require the conveyance of land for park or other public recreational purposes and where cash-in-lieu of land dedication may be considered as a requirement of development, and may establish sustainability criteria for the reduction of cash-in-lieu payments where land is proposed for redevelopment, in accordance with the Planning Act.*

In accordance with the Planning Act, it is anticipated that cash-in-lieu of parkland will be a condition of draft plan approval.

It is our professional planning opinion that the proposed development conforms to the United Counties of Leeds and Grenville Official Plan.

5.4 Township of Leeds and the Thousand Islands Official Plan

The Township of Leeds and the Thousand Islands Official Plan was adopted by Council on September 10, 2018 and approved by the United Counties of Leeds and Grenville on November 22, 2018. The Township's official plan establishes a vision, goals, objectives, and policies to manage and direct physical development and the effect of change on the physical, social, cultural, economic, and natural environment until 2031. The official plan contains policies of Council which guide and direct future growth and development within the municipality.

The relevant policy considerations of the official plan are discussed below (with policies in *Italics*). The following sections of the official plan are addressed:

- / Section 4 – General Land Use Policies;
- / Section 5 – Land Use Designation Policies;
- / Section 6 – Water Resources Policies;
- / Section 7 – Transportation and Infrastructure;
- / Section 8 – Division of Land; and
- / Section 9 – Implementation.

Section 4: General Land Use

Section 4 of the official plan is intended to address development issues which are common to more than one land use designation. Thus, these policies apply in addition to those policies established under the specific land use designation.

Section 4.1.1 Universal physical access to publicly accessible spaces and buildings shall be ensured, where possible, by:

- a) *Creating a connected network of streets, parks, and open spaces that are universally accessible, including sidewalks with unobstructed pathways and curb cuts on all Township streets. Universal accessibility refers to spaces and buildings that are inherently accessible to people with and without disabilities and/or special mobility needs.*

The proposal will provide one (1) new municipally maintained road, built to Township Standards. The road will consist of a cul-de-sac which will provide access to the proposed 25 residential lots. Further, the proposed road will be accessed from the Thousand Island Parkway which has a multi-purpose path, providing active transportation opportunities to future residents.

Section 4.6 speaks to the compatibility and built form when introducing new development in existing areas, particularly through intensification. Section 4.6.1 outlines the general compatibility provisions to assess new development as follows:

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.*

The proposal represents an update to an existing draft plan of subdivision consisting of 25 residential lots. The proposed lots are intended for the development of single detached dwellings and are of a shape and size consistent with the existing built form and development pattern in the surrounding 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, as well as the character established by the prevailing pattern of abutting development and development that is across the street;*

The proposed lots within the subdivision are intended to be developed with two-storey single-detached dwellings without the need for zoning relief for height, which is consistent with the existing development pattern in the surrounding area. An official plan amendment is being sought to permit a maximum density on the site of 1.16 units per hectare, exceeding the permitted density of 1 dwelling unit per hectare. The proposed increase in density will result in a lot fabric supportive of development which is consistent with existing development.

- b) *Landscaping: Landscaping may be required as a buffer between uses and shall be of a sufficient depth as determined through the Zoning By-law;*

The proposed lots have been designed to accommodate the provision of landscaped open space which complies with the implementing zoning by-law.

- c) *Lighting: The potential for light spill over or glare onto adjacent light sensitive areas or the sky must be minimized;*
 - d) *Noise and air quality: The development should be located and designed to minimize the potential for significant adverse impacts on adjacent sensitive uses related to noise, odours, and other emissions;*

The proposal is not anticipated to result in noxious impacts for the surrounding area due to noise, odour, dust or vibration per the findings of the Noise Impact Study prepared by Pinchin. Exterior lighting related to the proposal will be directed so as to not spill onto adjacent properties and will be further addressed during the final engineering design of the subdivision.

- e) *Outdoor amenity areas: The privacy of outdoor amenity areas of adjacent residential units must be respected;*

The proposal will consist of residential development on lots which have a sufficient building envelope to meet the minimum setback requirements of the by-law. As such, the loss of privacy associated with outdoor amenity areas is not anticipated.

- f) *Parking: Adequate on-site parking must be provided in accordance with the provisions of the Zoning By-law, with minimal impact on adjacent uses. For higher density development within settlement areas, the Township may consider permitting reduced standards for on-site parking, or off-site parking, where accommodation of on-site parking is not possible;*

The proposal will provide sufficient parking in accordance with the provisions of the zoning by-law.

- g) *Safety: The development should be designed with the principles of Crime Prevention Through Environmental Design (CPTED) and other best practices, to ensure that opportunities for crime and threats to public safety are reduced or minimized. CPTED is a proactive design philosophy based on the belief that the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, as well as an improvement in the quality of life (CPTED Ontario, 2014);*

The proposal has consideration for CPTED. CPTED practices will be further incorporated and reviewed during the final design of the subdivision.

- h) *Setbacks: Prevailing patterns of rear and side yard setbacks, building separation, landscaped open spaces, and outdoor amenity areas as established by existing zoning where the proposed pattern is different from the existing pattern of development;*

The proposed lots have been designed to ensure there is a sufficient development envelope which meets the setback, separation, and landscaped open space provisions of the by-law.

- i) *Shadowing: Shadowing on adjacent properties must be minimized, particularly on outdoor amenity areas;*

The proposed lots are intended to be developed with two-storey single detached dwellings which are anticipated to comply with the maximum height provision of the by-law. Further, the proposed lots have been designed to ensure there is a sufficient building envelope which also complies with the setback provisions of by-law. It is not anticipated that the development of the proposed lots will cause adverse shadowing impacts on adjacent lots or properties.

- j) *Traffic impacts: The road network or waterbody in the vicinity of the proposed development can accommodate the vehicular or boat traffic generated;*

A Traffic Impact Study (TIS) was conducted in support of the proposal. The findings of the TIS concluded the site-generated traffic associated with the proposal is expected to have minimal impact on the transportation network.

- k) *Transition: The need to provide a transition between areas of different development intensity and scale, including through the use of incremental changes in building height, massing, setbacks and stepbacks;*

The proposal will consist of low-density residential development on lots which have been designed to accommodate the height and setback provisions of the by-law. It is anticipated that these provisions will provide a sufficient transition within the subdivision.

- l) *Vehicular access: The location and orientation of vehicle access must take into account impact on adjacent properties including noise, glare, and loss of privacy, as well as safety of pedestrians and pedestrian access*

The proposal will be accessed from the Thousand Islands Parkway via a new cul-de-sac developed to municipal standards. A TIS has been completed in support of this proposal to review potential traffic impacts and concluded the proposal is expected to have minimal impact on the transportation network.

Section 4.8.3 Archaeology:

10. *Applications for Official Plan and Zoning By-law amendments, plan of subdivision, plan of condominium, minor variances, or consent, as well as for the undertaking of new infrastructure works (e.g. new road, road widening, municipal or communal water or sewage systems, waste disposal sites, etc.) shall be screened by the Township for:*

- a) *their archaeological potential, using the criteria established by the MTCS. At the time of the adoption of this Plan, the criteria have been set out in the document entitled "Criteria for Evaluating Archaeological Potential: A Checklist for the Non-Specialist"; and*
- b) *their marine archaeological potential, using the criteria established by the MTCS. At the time of the adoption of this Plan, the criteria have been set out in the document entitled "Criteria for Evaluating Marine Archaeological Potential: A Checklist for Non-Marine Archaeologists".*

Stage 1 & 2 Archaeological assessment including field work has been undertaken on the site and the report is currently being drafted. It is understood the submission of a Stage 1 & 2 Archaeological Assessment will be required as part of the draft conditions.

Section 4.12 speaks to housing and the supply of land. Section 4.12.6 states:

3. *For clarity only, as with all forms of development, the compatibility of intensification proposals in existing areas must be assessed based on the compatibility criteria outlined in the Compatibility and Built Form Section of this Plan, in order to mitigate potential adverse effects on existing uses and/or the character of the area and will be subject to the other policies of this Plan, including servicing requirements, as applicable.*

The proposal provides a compatible built-form as outlined in Section 4.6 of the Township of Leeds and the Thousand Islands Official Plan, as previously noted.

Section 4.14 speaks to noise and vibration. Section 4.14 states:

1. *All applications for development of a sensitive land use (e.g. residential, daycare, education or health care facility) in close proximity to a major noise source should be accompanied by a Noise Feasibility Study prepared by a qualified professional and/or consultant. Detailed noise studies shall be required where development is proposed within 250 m (820.2 feet) of Provincial Highway 401 or within 300 m of a railway right-of-way. Accordingly, the required studies must meet the satisfaction of Council and the railway authority having jurisdiction, clearly demonstrating whether noise levels can be reduced to meet provincial standards. Where adverse effects from noise have been identified, appropriate measures to mitigate the noise should be undertaken (fencing, berm, etc.).*

Noise and/or vibration studies may also be required where development is proposed within the influence area of a stationary noise source such as an industrial use, aggregate operation, electrical generating stations, hydro transformers, water pumping stations, shooting ranges, major truck stops, sea plane bases, bus terminals, or other such use. The extent of the influence area will be determined on a case specific basis through the noise study. It is the intent of Council that these policies will apply reciprocally so that the establishment or expansion of a use which generates significant noise will also require appropriate noise studies.

The site is located to the south of Highway 401, and a Noise Impact Study has been prepared in support of the proposal. The Noise Impact Study provides recommendations to mitigate the noise impacts associated with the site's proximity to Highway 401.

Section 4.20 speaks to tree protection. Section 4.20 states:

1. *Trees along roads and on private property are an important part of what constitutes rural character. Woodlands and forests also have great ecological significance. Some property owners have entered into agreements under the Woodlands Improvement Act to establish managed forests. Council encourages this practice as well as other land stewardship programs. However, forests are a renewable resource and owners have the right to harvest this resource on their lands. Council encourages good forest management practices through the Eastern Ontario Model Forest (EOMF) Code of Forestry Practice in these instances. Reforestation of marginal land will be encouraged where it is not providing significant wildlife habitat or habitat of endangered and threatened species.*

The EIS prepared in support of this application provides recommendations regarding the placement of septic fields to minimize the loss of trees where possible.

2. *In evaluating development applications, Council will consider the following criteria for the purposes of the reasonable protection of trees:*
 1. *The maintenance of as much as possible of the natural vegetation between the development and any waterbody, and between development and any existing public roads, will be required. Developers shall be required to remove as little of the vegetation as possible for the roads, building sites and servicing facilities, and specific provisions relating to protection of vegetation may be incorporated into subdivision or site plan agreements.*

It is understood that specific provisions related to the protection of vegetation on the site may be incorporated into the subdivision agreement.

Section 5: Land Use Designation Policies

Section 5 outlines policies relating to the applicable land use designations as identified in the official plan. The site is designated Rural, Special Policy Area – Thousand Islands (South of Highway 401) and Environmental Protection on Schedule A1 Land Use Designations of the Township of Leeds and Thousand Islands Official Plan.

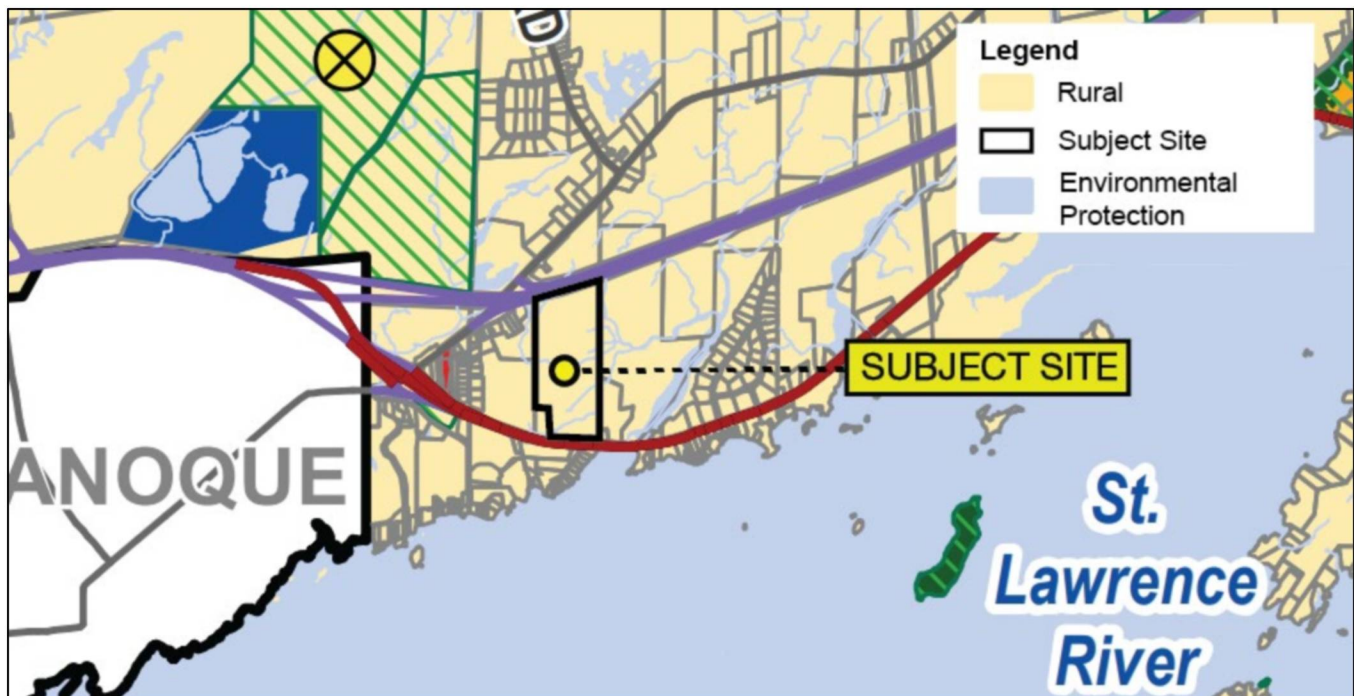


Figure 5: Land Use Designation Schedule A1 (Source: Township of Leeds and the Thousand Islands)

Section 5.2 speaks to environmental protection. Section 5.2.1 states:

The Township is fortunate to have extensive waterways and shorelines which are a key part of the natural environment and cultural landscape of the Township, while also being an area for recreation and transportation. The Township's waterways and their unique beauty are a significant draw to the area, and have resulted in significant development pressure along the Township's shorelines and waterfront properties.

The Environmental Protection designation applies to all land designated as such on the Schedules. The intent of this designation is to ensure that all land within the municipality is subject to appropriate planning policy. The policies of this Section also apply to lands within the regulatory 1:100 year flood plain. Significant issues that need to be addressed are waterfront structures and potential modification of shoreline and nearshore areas. The following policies shall apply:

- 2. Buildings or structures attached to waterfront areas or land under water require approvals from various bodies. The type of approvals varies based on location and the type of development proposed. Regulatory bodies include Transport Canada, Parks Canada, the Ministry of Natural Resources and Forestry, and the Cataraqui Region Conservation Authority. The Township shall attempt to coordinate policy and approvals wherever possible.*
- 3. Development should be designed and/or of a type that would result in minimal environmental impact.*
- 4. Environmental Protection areas are designated as Site Plan Control areas.*

The proposal will include the upgrading of the existing causeway in the eastern portion of the site. It is understood that since the improvements will involve in-water work within the fish habitat, works will require a review by the Department of Fisheries and Oceans before the road widening can be undertaken to determine if an authorization is required.

Section 5.3 speaks to hazards. Section 5.3.1.2 states:

Flood Plain Flooding is a natural occurrence along all waterbodies and watercourses in the Township and becomes a hazard when buildings and structures are placed where there is a risk of inundation. Minor flooding occurs on a seasonal basis. The 1:100 year flood elevation, plus an allowance for wave uprush and other water-related hazards, is used for planning purposes in this area of the province. Floodplain management policies are intended to prevent loss of life, to minimize property damage and

social disruption, and to encourage a coordinated approach to the use of land and the management of water.

2. *Lands within and adjacent to the Flood Plain are subject to a Regulation made pursuant to Section 28 of the Conservation Authorities Act, which is administered by the Cataraqui Region Conservation Authority (CRCA). While adjacent lands are designated for various land uses, no buildings or structures shall be constructed or enlarged, and no site alteration such as filling, grading, and excavating shall occur without the written permission of the CRCA in accordance with this Regulation.*
3. *Development and site alteration in the regulatory flood plain is prohibited, except for those uses that by their nature must be located within the regulatory flood plain, such as flood or erosion control structures, shoreline stabilization works, water intake facilities and marine facilities such as docks and boathouses, subject to approval by the Township and the CRCA. Uses such as agriculture, forestry, conservation, wildlife management, outdoor education uses and similar activities will be permitted, provided that no associated buildings or structures are located in the flood plain.*
6. *Where new lots are being created, part of which will be located in the Flood Plain, there must be a sufficient area of land above the floodline to place any proposed buildings and services in accordance with the policies of the Official Plan, the provisions of the Zoning By-law and any other applicable regulations.*
7. *When interpreting the boundary of the Flood Plain designation, the CRCA shall be consulted.*
8. *When any new or additional engineered flood line mapping becomes available, it will be included in the Official Plan by amendment.*
9. *In any area designated Flood Plain, it will be the policy of Council to encourage the retention of natural vegetation.*
10. *Lands designated Flood Plain will be placed in appropriate zoning classifications in the implementing Zoning By-law.*

The updated plan has been designed to ensure all of the proposed residential lots will have a sufficient building envelope located outside of the 30 metre high-water mark setback on the site. The high-water mark on the site was determined as part of a hydraulic and hydrologic analysis provided as part of the Stormwater Management Report prepared by Forefront Engineering in support of this application. It is understood the CRCA will be consulted as part of the technical review of the Stormwater Management Report and will further be consulted as required with regards to the proposed causeway upgrade. The proposed zoning by-law amendment will also update the floodplain zoning on the site to reflect the findings of the Stormwater Management Report.

Section 5.5 outlines policies relating to the Township's natural heritage system. The policies relevant to the proposal under section 5.5 are addressed below:

Section 5.5.3 Endangered and Threatened Species:

2. *Development and site alteration shall not be permitted within significant habitat of threatened and endangered species as identified by the MNRF, except in accordance with provincial and federal requirements. If impacts to an endangered species or threatened species cannot be avoided, a permit or agreement under the ESA must be obtained before the activity proceeds. The proponent should work directly with MNRF district staff to develop agreements or permits when required.*

Please refer to the response to policy 4.1.7 of the Provincial Planning Statement.

3. *Development and site alteration shall not be permitted on land adjacent to the habitat of endangered and threatened species, unless it has been demonstrated through the preparation of an Environmental Impact Study (EIS) in accordance with the Environmental Impact Study Section of this Plan.*

Please refer to the EIS prepared in support of the proposal. As noted, the proposal is not anticipated to negatively impact significant wildlife habitat or species at risk provided the recommended mitigation measures noted within the EIS are implemented.

Section 5.5.4 Fish Habitat:

1. *The MNRF is the Fisheries Manager for the Province of Ontario and identifies the presence of fish habitat in the Township. MNRF should be consulted to determine what fish community information may be available for a specific location. All applications for development or site alteration such as filling, grading, and excavating adjacent to any waterbody shall be screened by the approval authority for the presence of fish habitat.*

The EIS identified fish habitat on the site. It is understood the proposal and associated development will be reviewed by the appropriate approval authority(ies) as it relates to fish habitat.

2. *Development and site alteration shall not be permitted on or within 120 metres of fish habitat, except in accordance with Provincial and Federal requirements. Where fish habitat is identified or where no data is available, an EIS should be completed in accordance with the Environmental Impact Study Section of this Plan, that also identifies the appropriate measures to be undertaken to ensure that there will be no negative impacts on the natural feature or its ecological function.*

Please refer to the response to policy 4.1.6 of the Provincial Planning Statement. Additionally, an EIS has been prepared in support of this application which identifies the appropriate measures regarding fish habitat on the site.

3. *Where development or site alteration may potentially impact fish habitat, the Department of Fisheries and Oceans (DFO) and the MNRF, as applicable, shall be consulted and the required approvals shall be obtained.*

Per the findings of the EIS, it is understood that as the causeway improvements will involve in-water work within the fish habitat, and such works will require a review by the Department of Fisheries and Oceans before the road widening can be undertaken to determine if an authorization is required.

Section 5.5.5.2 Provincially Significant Wetlands:

1. *Provincially Significant Wetlands are identified on Schedule 'A2' of this Plan*

The site is designated Provincially Significant Wetland on Schedule A2 Land Use Designations: Natural Heritage System and Hazards.

2. *Lands designated as Provincially Significant Wetlands are those that have been classified in accordance with the wetlands classification system developed by the Ministry of Natural Resources and Forestry. The boundaries of the Provincially Significant Wetlands designation have been derived from mapping developed by the Ministry of Natural Resources and Forestry. The boundaries, as shown on Schedule 'A2', will be the basis for the subsequent zoning of these lands. Changes to the boundaries as noted above will require an amendment to the Zoning By-law. Generally, any proposed change to the boundaries of wetlands will occur as a result of wetland evaluations approved by the Ministry of Natural Resources and Forestry.*

No changes to the boundaries of the Legges Creek PSW are currently proposed.

4. *Within the areas designated as Provincially Significant Wetlands, the permitted uses will be forestry, conservation, wildlife management and passive outdoor recreation and educational activities that do not adversely affect the natural features and wetland function. Uses legally existing within the areas designated as Provincially Significant Wetlands prior to the adoption of this Plan shall be considered as legal non-conforming uses and shall be subject to the relevant policies of this Plan.*
5. *Development and site alteration shall not be permitted within a Provincially Significant Wetland.*
6. *No development or site alteration shall be permitted on adjacent lands which are within 120 m of the boundaries of a Provincially Significant Wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through the preparation of an EIS prepared in accordance with the Environmental Impact Study Section of this Plan, that there will be no negative impacts on the natural feature or its ecological function.*

As noted in the EIS prepared by Ecological Services, the features which garnered a majority of the wetland points for the Legges Creek PSW are located approximately 400 metres to the east of the site separated by Fox Run by the River Retirement Residence, lawns and fields, and areas of dense reed canary grass growth which provide separation which is sufficient to negate any negative impact associated with the development of the site. Further, the proposed updated plan includes two wetland blocks as part of its design to buffer development and ensure

there are sufficient building envelopes located outside of the proposed 30 metre wetland setback which is tied to the high-water mark. It is understood the proposed 30 metre setback, in addition to the proposed causeway upgrades will be subject to review by the appropriate regulatory agencies.

Section 5.5.8 Woodlands:

1. *Criteria for determining significance of the woodlands identified on Schedule 'A3' will be confirmed at the time that a review of the Natural Heritage System Strategy is undertaken by the United Counties of Leeds and Grenville, in coordination with the Township, and in accordance with Natural Heritage Reference Manual, as amended. Until such time, at the time of a development application where woodlands have been identified on Schedule 'A3', site assessment shall be an integral to verify the presence of significant woodlands, and the determination of significance will be based on the criteria provided in the Natural Heritage Reference Manual, as amended.*
3. *New development should be directed away from woodlands.*
4. *Development and site alteration shall not be permitted within or adjacent to significant woodlands, unless it has been demonstrated, through the preparation of an Environmental Impact Study (EIS) in accordance with the Environmental Impact Study Section of this Plan, that there will be no negative impacts on the natural features or their ecological functions.*
5. *Within woodlands, permitted development should seek to minimize its footprint.*

The site is designated woodlands on Schedule A3 Natural Heritage System: Woodlands. Per the findings of the EIS, the 1.5 hectare northeastern portion of the site contains significant woodlands. The significant status of the woodland stems from its proximity to fish habitat, which is located approximately 600 metres from the site, in addition to its proximity to the Legges Creek PSW although no development will occur on any portion of woodland that is within 120 metres of the PSW. The proposal will have sufficient building envelopes to focus development away from woodlands were feasible. Further, the proposal is not anticipated to negatively impact natural features, or their ecological functions provided the recommended mitigation measures noted within the EIS are implemented.

Section 5.5.9 Significant Wildlife Habitat:

1. *Lands identified as significant wildlife habitat are important components of the Natural Heritage System within the Township and must be protected from incompatible development and site alteration, in accordance with the Policies of this Official Plan.*
2. *Development and site alteration shall not be permitted within or adjacent to significant wildlife habitat, unless it has been demonstrated through the preparation of an Environmental Impact Study (EIS) in accordance with the Environmental Impact Study Section of this Plan, that there will be no negative impacts on the natural features or their ecological functions.*

Please refer to the response to policy 4.1.7 and 4.1.8 of the Provincial Planning Statement.

Section 5.7 provides policies related to rural areas. The rural designation applies to the majority of land in the Township and allows for limited residential development. For rural lands south of Highway 401, additional policies apply to these lands under the Thousand Islands Special Policy Area and where there is conflict between policies, the policies of the Special Policy Area takes precedence. Section 5.7.1 outlines policies relating to residential uses in the rural area.

Section 5.7.1 Residential Uses in the Rural Area

1. *Residential uses in the Rural designation uses shall generally be limited to single-detached dwellings, semi-detached dwellings, duplexes, garden suites, secondary dwelling units, and tiny dwellings, subject to the applicable Sections of this Plan. The conversion of existing single-detached dwellings into two dwelling units may also be permitted in accordance with the policies of the Secondary Dwelling Units Section of this Plan and the provisions of the Zoning By-law, and subject to the approval of the private services for such development.*
2. *The creation of lots may take place by consent or by plan of subdivision or condominium, in accordance with the policies set out in the Division of Land Section of this Plan.*

The proposal represents an update to an existing draft plan of subdivision to create 25 residential lots for the development of single-detached dwellings.

3. *It is intended that residential development in the Rural designation be located so that the impact on natural features such as waterbodies and the Natural Heritage System will be minimal.*

Per the findings of the EIS, the proposal is not anticipated to negatively impact natural features, or their ecological functions provided the recommended mitigation measures provided within the EIS are adhered to.

5. *Plans of subdivision or condominium that are to be developed on private water and sewage systems shall require a hydrogeological and terrain analysis report and impact assessment of nitrates on the groundwater. These studies must meet the satisfaction of Council prior to the issuance of draft plan approval.*

The Hydrogeological Evaluation confirms the site is suitable for the provision of individual water with no anticipated negative impacts. It is understood this evaluation will be reviewed to ensure it meets the satisfaction of Council. Further, it is also understood that a terrain and D-5-4 analyses will be required to support final approval once lot fabric and development layout is finalized.

Section 5.9 provides policy direction for special policy areas, which are portions of the Township where unique attributes require modified approaches to land use and development to protect their fundamental values. The site is located in the Special Policy Area – Thousand Islands (South of Highway 401), as identified on Schedule A1 of the Official Plan

Section 5.9.2.2.1 Residential Uses

1. *Residential development on the mainland shall have a maximum density of one unit per 1 ha and shall be limited to single-detached dwellings, semidetached dwellings, duplexes, garden suites, secondary dwelling units, and tiny dwellings. A key goal is to preserve and enhance the aesthetic value of the area.*

The updated plan will result in a density of 1.16 units per hectare, which exceeds the maximum density of one unit per hectare. As such, an official plan amendment is being sought to permit a maximum density on the site of 1.16 units per hectare. Residential development north of the Thousand Islands Parkway and south of Highway 401 in proximity to the site is generally characterized by single detached dwellings on lots which range in size from 0.2 hectare to 1 hectare with varying frontages which are privately serviced. The updated plan has been designed to accommodate the development of 25 single detached dwellings on lots which range in area from 0.6 hectares to 1.67 hectares with varying frontages while providing buffering in the form of two wetland blocks for natural features on the site. As the proposed lots are generally consistent with the lot fabric of the area while considering the natural features, the proposal is anticipated to preserve the aesthetic value of the area.

Section 6.0: Water Resources Policies

Section 6.0 of the official plan provides policies relating to the protection of water resources, including groundwater features, hydrologic functions, surface water features, and shorelines, from contamination and degradation associated with certain land uses and activities. The intent of this section is to maintain the health and ecological functions of the natural environment, as well as the quality of life experienced by existing residents, business and tourists.

Section 6.1.2.1.3 Highly Vulnerable Aquifer and Significant Groundwater Recharge Areas

2. The Zoning By-law should restrict land uses, as applicable, in the highly vulnerable aquifer and significant groundwater recharge areas.

Residential uses in the form of single detached dwelling are permitted within the Rural Residential (RR) Zone. Further, the Hydrogeological Evaluation prepared in support of this proposal confirms the site is suitable for the provision of individual water with no anticipated negative impacts.

Section 6.1.3 Stormwater Management

1. *The Township shall encourage stormwater management practices that:*
 - a) *Minimize or, where feasible, prevent increases in contaminant loads;*
 - b) *Minimize changes in water balance and erosion;*
 - c) *Avoid increasing risks to human health and safety, and property damage;*
 - d) *Maximize the extent and function of vegetative and pervious surfaces; and*

- e) *Promote stormwater management best practices, including stormwater attenuation and reuse, and low impact development.*

Please refer to the response to policy 3.6.8. of the Provincial Planning Statement.

2. *Adequate on-site stormwater quality and quantity controls shall be provided in support of new development proposals, excluding agricultural uses. Stormwater facilities and treatment systems shall be planned and designed in accordance with the Ministry of the Environment, Conservation and Parks's Stormwater Management Planning and Design Manual, and according to the requirements of other agencies having jurisdiction. The Stormwater Management Plan shall include provisions for minimizing changes in water balance and erosion; reduce risks to human health and property damage, maximize the extent and function of vegetative and pervious surfaces; and promote stormwater best practices.*

Per the stormwater Management Report, the proposed drainage plan will ensure post-development peak flows match pre-development levels up to the major storm event. Additionally, stormwater quality will be addressed via enhanced grassed swales, rock check dams, and rear yard swales which will ensure more than 80% of total suspended solids are removed, aligning with the Ministry of the Environment, Conservation and Parks (MECP) Guidelines.

3. *The municipality prefers stormwater management approaches which reduce the potential need for municipality-owned or operated control or treatment facilities.*

The proposed stormwater mitigation strategy will not require the need for municipally-owned or operated control or treatment facilities

4. *A Stormwater Management Plan shall be required for new plans of subdivision and major development proposals, including for any development consisting of more than four lots, for commercial or industrial developments covering large lots (more than 1 hectare or 2.5 acres), and for developments with large amounts of impervious or granular surface area. A Stormwater Management Plan may also be required for development of a smaller scale, at the discretion of Council or the delegated approval authority.*

A Stormwater Management Report has been submitted in support of the proposal, which demonstrates that stormwater management can be implemented within the subdivision in support of the subject applications. The stormwater management report will be reviewed to the satisfaction of the Township.

Section 6.1.4.2 Waterfront Development

4. *For newly created lots, all new development and areas of sewage system discharge shall be set back at least 30 m from the ordinary high water mark of all waterbodies with minimal disturbance of the native soils and very limited removal of shoreline vegetation. Water setback requirements shall not apply to permitted encroachments, docks, boathouses, pumphouses and other marine facilities. The high water mark may be identified by the mark made by the action of water under natural conditions on the shore or bank of a waterbody, which has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.*

The proposal has been designed to ensure there is a sufficient building envelope setback a minimum of 30 metres from the wetland on the site which either meets for exceeds the 30 metre setback from the high-water mark.

12. *The implementing Zoning By-law shall incorporate the 30 m minimum setback requirement, and establish related regulations, such as maximum building height and maximum lot coverage requirements, to help ensure that the scale of development does not overwhelm the natural elements of waterfront property.*

The proposed zoning by-law amendment incorporates a floodplain zone which will further ensure development is setback a minimum of 30 metres from the high-water mark.

Section 7.0 Transportation and Infrastructure

Section 7.0 provides policies that speak to active transportation in addition to the roads within the Township.

Section 7.1 Active Transportation

3. *New development or redevelopment shall be encouraged to consider street connectivity and connectivity of active transportation infrastructure, in coordination with the Township.*

The proposal will be accessed from the Thousand Islands Parkway via a new cul-de-sac built to municipal standards. There is a multi-modal trail located along the Thousand Islands Parkway which will provide future residents with access to active transit opportunities.

Section 7.4.5 1000 Islands Parkway

1. *The 1000 Islands Parkway extends across the portion of the Township east of Gananoque along or close to the shore of the St. Lawrence River. Since 1970, the 1000 Islands Parkway and its administrative responsibilities have been under the jurisdiction and control of the St. Lawrence Parks Commission. It has been declared as a controlled access highway under Ontario Regulations. The primary principles of the St. Lawrence Parks Commission with respect to this road are:*
 - a) *to provide a safe, well-maintained scenic corridor through the 1000 Islands area as a tourist attraction;*
 - b) *to provide access to a wide variety of recreational and educational activities within a unique and picturesque landscape;*
 - c) *to support tourist related operations, both public and private, along the Parkway corridor;*
 - d) *to protect and enhance the natural areas and scenic vistas along the Parkway; and*
 - e) *to ensure, in cooperation with the Township, that any new development is compatible with the natural areas. Conditions of development approval will normally be required to minimize the impact of the built environment either through building mass or signage.*
2. *The northern gravel portion of the right-of-way of the 1000 Islands Parkway may be utilized to provide access to the paved portion in accordance with Commission policies.*
3. *Besides having jurisdiction and control over the actual right-of-way, the Commission's responsibility extends to adjacent lands along the 1000 Islands Parkway pursuant to the Public Transportation Highway Improvement Act and the St. Lawrence Parks Commission Act. The municipality will circulate all planning applications to the Commission for input. Landowners considering development within this area are encouraged to pre-consult with the Commission prior to making application to the Township.*

The proposal will be accessed from the Thousand Islands Parkway via the proposed cul-de-sac servicing the subdivision. As noted by the TIS, site-generated traffic associated with the proposal is expected to have minimal impact on the transportation network and all design vehicles, including passenger cars, garbage trucks, and fire trucks, were able to access and egress the site. It is understood the proposed access to the site from the Thousand Island Parkway will be reviewed to the satisfaction of the St. Lawrence Parks Commission.

Section 7.4.6 Township Roads

2. *The proposed road allowance width for local Township roads should be 20 m (65.6 feet), wherever possible. It is the intention of Council that all municipal road allowances eventually be widened to the proposed width of 20 m (65.6 feet), using such mechanisms as subdivision approvals, consent approvals and Site Plan Control approvals, in order to produce a safe and efficient road transportation network in the municipality. The maximum dedication which may be required for a road widening as a condition of site plan approval will be 5 m (16.4 feet), or the amount necessary to provide the proposed right-of-way width, whichever is less.*
3. *A transportation impact study, prepared by a professional and certified engineer, may be required by a proponent to address both the impact of any new development upon the Township Roads system, as well as any associated improvements that are required prior to the approval of the development.*

The proposed cul-de-sac will have a road allowance width of 20 metres. A TIS has been prepared in support of this application which concluded the proposed development is expected to have minimal impact on the transportation network and all design vehicles, including passenger cars, garbage trucks, and fire trucks, were able to access and egress the site

Section 8.0 Division of Land

Section 8.0 provides guidance regarding the creation of new lots either by plan of subdivision, plan of condominium or by consent.

Section 8.1 provides general policies relating to the division of land. The policies relating to the proposed development are as follows:

2. *New residential lots should abut an open public road to better facilitate the provision of services such as school bussing, emergency services (fire, ambulance, police), snow plowing, and municipal road maintenance.*

All of the proposed lots will have frontage on a municipally maintained road. As noted by the TIS, all design vehicles, including passenger cars, garbage trucks, and fire trucks, were able to access and egress the site.

4. *New lots shall be approved only when it has been established that soil and drainage conditions are suitable to permit the proper siting of buildings, to obtain a sufficient and potable water supply, and to permit the installation of an adequate means of sewage disposal. The Township may request that a hydrogeological and terrain analysis study be carried out to determine the cumulative environmental impact of the development within the surrounding area. Additional policies are included in the Servicing Requirements Section and the Thousand Islands Area (Land South of Highway 401) Section of this Plan. All lots which are to be developed on private individual services will have sufficient area and frontage to protect groundwater quality for the long-term.*

The Hydrogeological Evaluation confirms the site is suitable for the provision of individual water with no anticipated negative impacts. While lot 12 will have a deficient frontage due to its location at the bulb of the cul-de-sac, it will have a lot area and width consistent with the adjacent lots providing sufficient separation. Further, it is understood that a terrain and D-5-4 analyses will be required to support final approval once lot fabric and development layout is finalized.

5. *The size and shape of any new lot shall be appropriate for the use proposed, and in no case shall any parcel be created which does not conform to the policies of this Official Plan*

The proposed lots are of a shape and size consistent with the existing rural residential development pattern in the surrounding area. All lots have been adequately sized for the development of single detached dwellings and conform to the policies of the official plan.

7. *Approval for the creation of new lots on lands that contain environmentally sensitive areas such as natural heritage features and areas, lands subject to flooding, erosion, steep slopes, or other hazardous or sensitive conditions, shall not be granted unless sufficient lands are available outside the sensitive areas to accommodate the development and associated services.*

In considering the creation of new lots on lands that contain natural heritage features and areas, the Township shall have regard for limiting disturbance to these features and areas. If an existing lot contains a natural heritage feature and area or a portion of such, the property may only be divided such that the natural heritage feature and area is contained wholly within either the new lot or the lot to be retained, and not split between the two.

In considering new lot creation in these areas, the Cataraqui Region Conservation Authority shall be consulted

The updated plan has been designed to wholly contain the wetland on the site within two wetland blocks bisected by the existing causeway on the site. All of the proposed lots will have a sufficient building envelope setback a minimum of 30 metres from the wetland on the site. Per the EIS, the proposal is not anticipated to negatively impact natural features, or their ecological functions provided the recommended mitigation measures noted are undertaken.

9. *No division of land shall create a financial burden on the Township with respect to the provision of municipal services or facilities.*

All expense related to the extension of services (i.e. Road) will be incurred by the developer.

Section 8.3 provides policies relating to plans of subdivision and plans of condominium.

1. *Subdivisions shall be limited to approximately 20 lots per phase, in order to ensure minimal financial impact on the Township. A subsequent phase of a subdivision should not exceed approximately 20 lots, and should not be draft approved until previous phases have had dwellings constructed on approximately 75% of the lots.*

The amendment to the draft plan of subdivision does not change the draft approved 25 lots. The phasing of the proposal is not known at this time. It is anticipated that phasing of the development will be determined through either the technical review process or the detailed engineering process during the final engineering design of the subdivision.

2. *The minimum lot size in a plan of subdivision shall be determined by the completion of a servicing options report.*

The proposal will be serviced by private on-site water and sewer on lots which comply with the minimum lot area associated with the Rural Residential (RR) Zone.

Section 9.0 Implementation

Section 9.0 provides policies regarding the implementation of this plan.

Section 9.2.1 Amendments

4. *The Township shall consider all complete applications to amend this Official Plan, and shall notify the public, the United Counties of Leeds and Grenville, and other agencies, in accordance with the requirements of the Planning Act. Applications with proposed amendments to this Plan shall include sufficient information to provide Council with an understanding of:*
 - a) *The impact of the proposed change on the goals, objectives, and policies in this Plan, the United Counties of Leeds and Grenville Official Plan, and the Provincial Policy Statement;*
 - b) *The need for the proposed amendment; and*
 - c) *The effect of the proposed amendment on the need for public services and facilities.*

An official plan amendment is required to permit a residential density of 1.16 units per hectare, increased from the permitted density of 1 unit per hectare. The proposal represents an update to a previously draft approved subdivision and will result in a subdivision consisting of 25 residential lots intended for the development of single detached dwellings. The updated plan is consistent with the existing development pattern of the surrounding area providing lots which range in area from 0.6 hectares to 1.67 hectares with varying frontages. This report has reviewed the proposal against the policies of the Provincial Planning Statement, United Counties of Leeds and Grenville Official Plan and Township of Leeds and the Thousand Islands Official Plan, and it is our professional opinion that the proposal is consistent with the Provincial Planning Statement and conforms to both official plans.

Section 9.8.1 Full Environmental Impact Study (EIS)

1. *A full EIS will be required by the Township, in consultation with the Cataraqui Region Conservation Authority and/or other appropriate agencies, such as the Ministry of Natural Resources and Forestry, where it is determined necessary based on the type and scale of the proposal and the nature and sensitivity of the natural heritage features that may be impacted.*

As noted, an EIS has been prepared in support of this proposal.

2. *Where a full EIS is required, such a study will be prepared by a qualified professional with expertise in environmental science, which, at a minimum, shall:*
 - a) *define the nature and the boundaries of any significant features, ecological functions and values on, or adjacent to, the site;*
 - b) *describe and map the proposed development activities, including building location, excavation, site grading, landscaping, drainage works, roadway construction, paving, sewer and water servicing, in relation to various environmental considerations;*
 - c) *predict the effects of the proposed development on the various components of the environment on and adjacent to the site, such as wildlife, fish, vegetation, soil, surface water, groundwater, air and any other relevant factors, taking into consideration effects during and after site alteration;*
 - d) *evaluate the significance of all predicted and negative and positive impacts on the various environmental considerations;*

- e) *itemize and recommend all measures that can be taken to avoid, or mitigate the predicted negative impacts;*
- f) *evaluate the cumulative impacts that the project (and any other known projects or activities) may have following implementation of any mitigation measures on the natural features, areas, and adjacent lands and the ecological functions identified for protection;*
- g) *conclude with a professional opinion on whether negative impacts on the natural features, areas, and adjacent lands, and the ecological functions will occur, the significance of such impacts, and whether ongoing monitoring is required; and*
- h) *describe and map any water access and staging areas.*

The EIS prepared by Ecological Services has been prepared in accordance with the Township of Leeds and the Thousand Islands Official Plan, as noted within section 3 of the EIS.

Section 9.9 Indigenous Engagement

- 1. *Consultation on cultural heritage or archaeological studies related to proposed developments where areas of Indigenous interest or values and/or the potential for encountering Indigenous artifacts have been identified;*
- 2. *Consultation prior to the approval by Council of future Official Plan amendments or site plan approval, where an Archaeological Assessment has identified the potential for encountering Indigenous artifacts; and*
- 3. *Input and possible participation in Stage 2 Archaeological Assessment required for land use planning or development purposes, where a Stage 1 Archaeological Assessment indicates areas of historical interest and/or the potential for encountering Indigenous artifacts.*

A Stage 1 & 2 Archaeological assessment including field work has been undertaken on the site and the report is currently being drafted. It is understood the submission of a Stage 1 & 2 Archaeological Assessment will be required as part of the draft conditions.

Section 9.13 Parkland Dedication

- 1. *As a condition of a plan of subdivision or condominium, consent, or commercial or industrial development via site plan approval (provided that parkland dedication has not already been provided), the Township is entitled to a dedication of land for park purposes, in accordance with the provisions of the Planning Act.*
- 2. *The Township may require the owner of the land to convey to the municipality, for park or other public recreational purposes, up to 2% of the land proposed for commercial or industrial purposes.*
- 3. *The Township may require the owner of the land to convey to the municipality, for park or other public recreational purposes, up to 5% of the land proposed for residential purposes, or in lieu of such conveyance, require that land included in a plan of subdivision be conveyed to the municipality, for park or other public recreational purposes, at a rate of one hectare for each 300 dwelling units proposed, or at such lesser rate as may be determined by the municipality, in accordance with the Parkland Dedication By-law. The Township has and shall continue to set out its rates by By-law.*

In accordance with the Planning Act, it is anticipated that cash-in-lieu of parkland will be a condition of draft plan approval.

It is our professional planning opinion that the proposed development conforms with the policies of the Township of Leeds and the Thousand Islands Official Plan.

6.0

Current and Proposed Zoning

The site is regulated by the Township of Leeds and the Thousand Islands (TLTI) Zoning By-law No. 07-079 and is currently zoned Rural (RU) Zone, Floodplain (FP) and Locally Significant Wetland (LSW) Zone.

The proposed zoning by-law amendment will rezone a majority of the lots to the Rural Residential (RR) Zone to accommodate development in the form of single-detached dwellings. The proposed zoning by-law amendment will also rezone lots 6-7 and lots 16-22 to be split zoned Rural Residential (RR) Zone and Floodplain (FP) Zone to acknowledge the proposed 30 metre setback from the wetland blocks. The proposed zoning by-law amendment will also rezone lot 12 to a site-specific Rural Residential (RR-X) Zone to allow for zoning relief related to minimum lot frontage. The proposed zoning by-law amendment will also adjust the boundaries of the LSW and FP zones to align with wetland delineation and proposed 30 metre setback from the wetland.

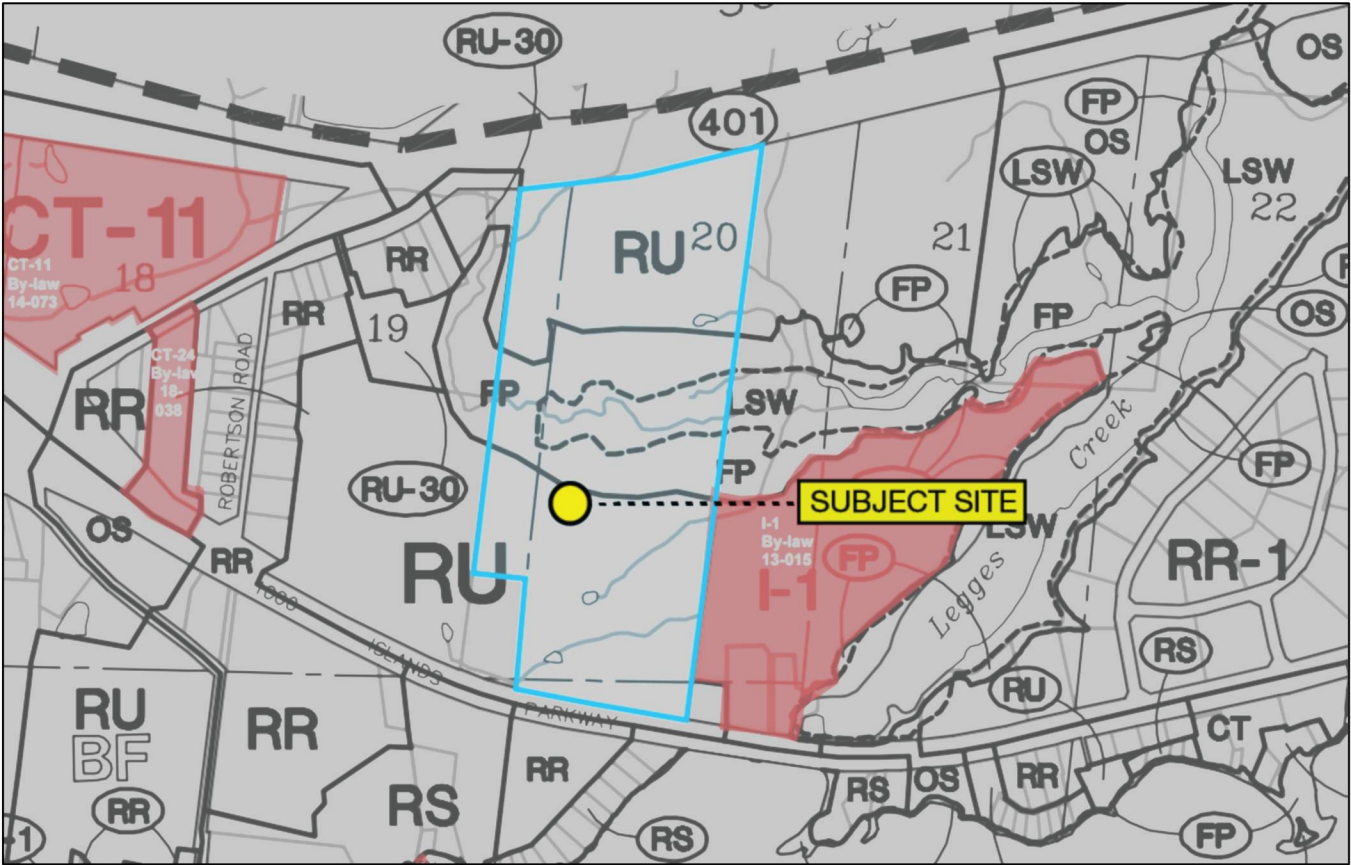


Figure 6: Current Zoning (Source: Township of Leeds and the Thousand Islands)

The table below outlines the proposed zoning and associated built form (where applicable) for the lots and blocks identified on the draft plan of subdivision:

Lot / Block #	Proposed Zoning
Lots 1-5	RR
Lots 8-11	
Lots 13-15	
Lots 23-25	
Lots 6-7	
Lots 16-22	RR & FP

Lot 12	RR – X
Blocks 26-27	LSW

The following is a zoning schedule to demonstrate the proposed zoning categories associated with the proposed development:

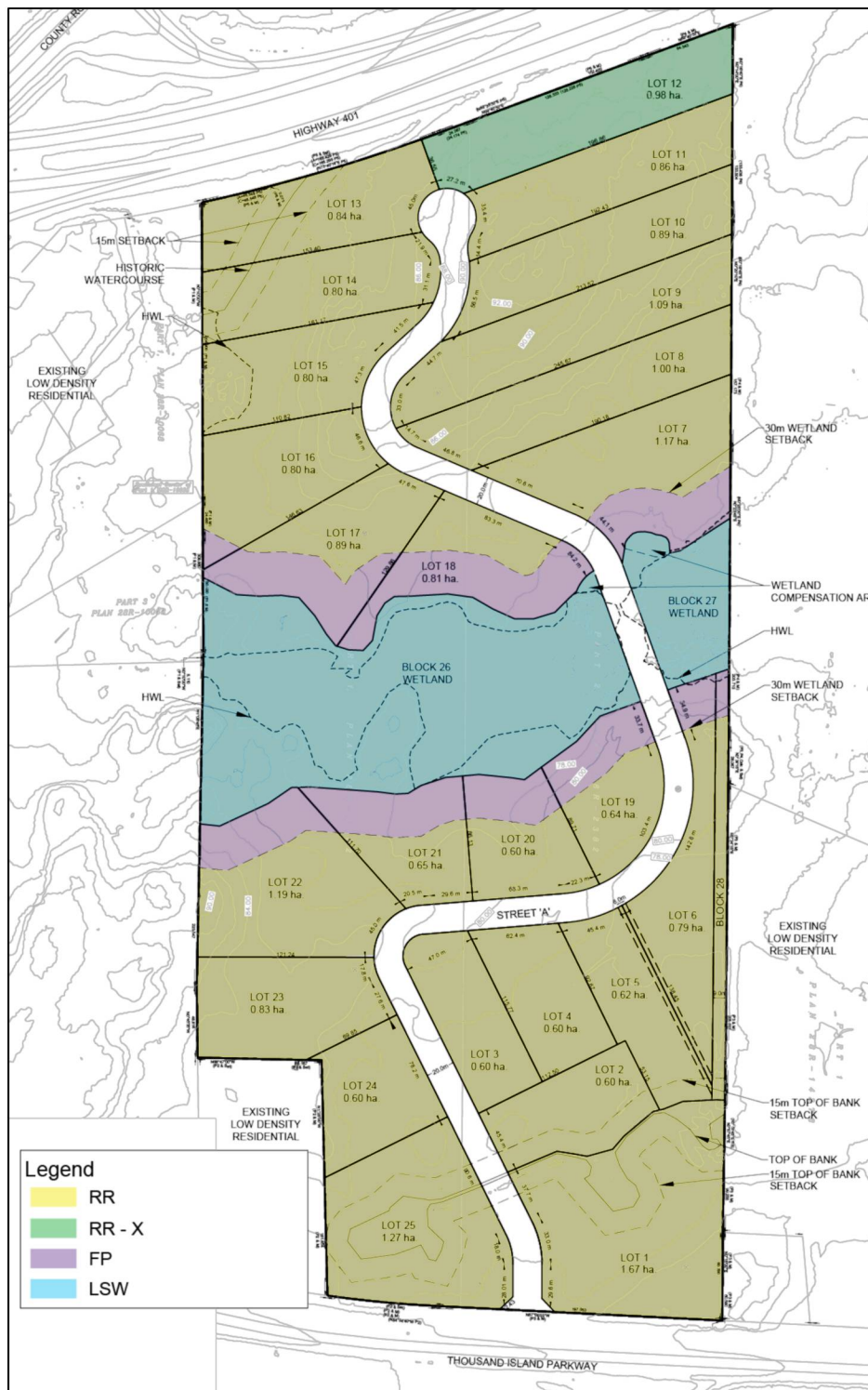


Figure 7: Proposed Zoning (Source: Forefront Engineering, annotated by Fotenn)

Lots 1-5, Lots 8-11, Lots 13-15, and Lots 23-25

Provision	Requirement	Proposed	Complies?
Rural Residential (RR) Zone			
Permitted Uses	/ Group home / Single detached dwelling	Single detached dwelling	Yes
Lot Area (min) Non-waterfront lots	6,000 m ²	6,000 m ²	Yes
Frontage (min) Non-waterfront lots	45 m	45 m	Yes
Front Yard Setback (min)	7.5 m	To comply.	Yes
Interior Yard Setback (min)	3.0 m	To comply.	Yes
Exterior Yard Setback (min)	7.5 m	To comply.	Yes
Rear Yard Setback (min)	7.5 m	To comply.	Yes
Lot Coverage (max)	10 %	To comply.	Yes
Building Height (max)	12.0 m	To comply.	Yes
Dwelling Units Per Lot (max)	1 dwelling unit	To comply.	Yes
General Provisions (Section 3)			
Corner Lot Sight Triangles (3.7)	Notwithstanding any provisions of this By-law to the contrary, within any area defined as a sight triangle, the following uses shall be prohibited:		
	(a) a building, structure, or use which would obstruct the vision of drivers of motor vehicles, excluding a chain link or wire fence	To comply.	Yes
	(b) a tree, hedge, bush or other vegetation, which exceeds 0.75 m in height above the elevation of the centreline of abutting streets;	To comply.	Yes
	(c) a parking area and/or a loading space;	To comply.	Yes
Landscaped Open Space (3.15)	(d) a finished grade exceeding 0.75 m above the elevation of the centreline of abutting streets	To comply.	Yes
	(a) In any zone, any portion of any minimum required yard which is not used for any other permitted purpose shall be devoted to landscaped open space.	To comply.	Yes
Parking Requirements - Number of Spaces (min) (3.26.a)	(b) Where landscaped open space is required as buffering, such landscaping shall be continuous except for driveways, aisles or walkways which provide access to the lot.	To comply.	Yes
	(c) Single detached dwelling = 2 spaces per dwelling unit	To comply.	Yes
Parking Requirements – Dimensions (min) (3.26.c)	2.75 m (wide) x 5.5 m (long)	To comply.	Yes
Parking Requirements – Location (3.26.d)	In a Residential Zone parking shall be provided on the same lot as the dwelling unit	To comply.	Yes

Provision	Requirement	Proposed	Complies?
Separation Distances (3.31.c.iv)	Lands located within the following influence areas require an EIS prior to development being permitted: Locally Significant Wetland (LSW): within the adjacent area of 50.0 m of lands zoned LSW	To comply	Yes
Setbacks – From Provincial Highways (3.32.a.i)	Where a lot abuts a Provincial Highway the minimum setback shall be 15.0 m plus the minimum applicable yard setback.	To comply.	Yes
Setbacks – From Flood Plains (3.32.c)	Notwithstanding other provisions of this by-law, no building or structure shall be erected within 5 m of a flood plain or 30 m from the high water mark, whichever is greater	30 metres	Yes
Yard Encroachments (3.39)	Every part of any minimum required yard shall be open and unobstructed by any structure other than an accessory building or structure permitted elsewhere in this By-law, provided, however, that those structures listed below shall be permitted to project into the minimum required yards indicated for the distances specified. (a) Belt courses, sills, cornices, eaves, gutters, chimneys, bay windows, pilasters or other ornamental structures may project into any minimum required yard not more than 0.6 m	To comply.	Yes
	(b) Attached unenclosed porches, uncovered decks, balconies, exterior stairs and landings may project from the main building into any minimum required yard by not more than 3 m provided they are no closer than 1.2m to any lot line and do not encroach into a sight triangle.	To comply.	Yes
	(d) Uncovered patios, fences, garden trellises and similar landscaping features, all plant materials, clothes poles, flagpoles, retaining walls and similar accessory uses may project into any minimum yard.	To comply.	Yes
	(f) Underground facilities such as septic tanks and sewage disposal system leaching beds may project into any minimum yard except a minimum front yard or water setback on a lot abutting a waterbody or watercourse, provided	To comply.	Yes

Provision	Requirement	Proposed	Complies?
	it complies with all other applicable regulations. (g) Above ground facilities directly providing public services such as utility poles and mailboxes may encroach into a minimum required yard or setback area provided it complies with all applicable regulations pursuant to federal or provincial legislation and the location is approved by the Municipality.	To comply.	Yes

Lots 6-7 and 16-22

Provision	Requirement	Proposed	Complies?
Rural Residential (RR) Zone			
Permitted Uses	/ Group home / Single detached dwelling	Single detached dwelling	Yes
Lot Area (min) Non-waterfront lots	6,000 m ²	6,000 m ²	Yes
Frontage (min) Non-waterfront lots	45 m	45 m	Yes
Front Yard Setback (min)	7.5 m	To comply.	Yes
Interior Yard Setback (min)	3.0 m	To comply.	Yes
Exterior Yard Setback (min)	7.5 m	To comply.	Yes
Rear Yard Setback (min)	7.5 m	To comply.	Yes
Lot Coverage (max)	10 %	To comply.	Yes
Building Height (max)	12.0 m	To comply.	Yes
Dwelling Units Per Lot (max)	1 dwelling unit	To comply.	Yes
General Provisions (Section 3)			
Corner Lot Sight Triangles (3.7)	Notwithstanding any provisions of this By-law to the contrary, within any area defined as a sight triangle, the following uses shall be prohibited: (a) a building, structure, or use which would obstruct the vision of drivers of motor vehicles, excluding a chain link or wire fence (b) a tree, hedge, bush or other vegetation, which exceeds 0.75 m in height above the elevation of the centreline of abutting streets; (c) a parking area and/or a loading space; (d) a finished grade exceeding 0.75 m above the elevation of the centreline of abutting streets	To comply. To comply. To comply. To comply.	Yes Yes Yes Yes
Landscaped Open Space (3.15)	(a) In any zone, any portion of any minimum required yard which is not used for any other permitted purpose shall be devoted to landscaped open space.	To comply.	Yes

Provision	Requirement	Proposed	Complies?
	(b) Where landscaped open space is required as buffering, such landscaping shall be continuous except for driveways, aisles or walkways which provide access to the lot.	To comply.	Yes
Parking Requirements - Number of Spaces (min) (3.26.a)	Single detached dwelling = 2 spaces per dwelling unit	To comply.	Yes
Parking Requirements – Dimensions (min) (3.26.c)	2.75 m (wide) x 5.5 m (long)	To comply.	Yes
Parking Requirements – Location (3.26.d)	In a Residential Zone parking shall be provided on the same lot as the dwelling unit	To comply.	Yes
Separation Distances (3.31.c.iv)	Lands located within the following influence areas require an EIS prior to development being permitted: Locally Significant Wetland (LSW): within the adjacent area of 50.0 m of lands zoned LSW	All development will comply with the 30 metre setback proposed in the EIS.	Yes
Setbacks – From Provincial Highways (3.32.a.i)	Where a lot abuts a Provincial Highway the minimum setback shall be 15.0 m plus the minimum applicable yard setback.	To comply.	Yes
Setbacks – From Flood Plains (3.32.c)	Notwithstanding other provisions of this by-law, no building or structure shall be erected within 5 m of a flood plain or 30 m from the high water mark, whichever is greater	30 metres	Yes
Yard Encroachments (3.39)	Every part of any minimum required yard shall be open and unobstructed by any structure other than an accessory building or structure permitted elsewhere in this By-law, provided, however, that those structures listed below shall be permitted to project into the minimum required yards indicated for the distances specified. (a) Belt courses, sills, cornices, eaves, gutters, chimneys, bay windows, pilasters or other ornamental structures may project into any minimum required yard not more than 0.6 m	To comply.	Yes
	(b) Attached unenclosed porches, uncovered decks, balconies, exterior stairs and landings may project from the main building into any minimum required yard by not more than 3 m provided they are no closer than 1.2m to any lot line and	To comply.	Yes

Provision	Requirement	Proposed	Complies?
	do not encroach into a sight triangle. (d) Uncovered patios, fences, garden trellises and similar landscaping features, all plant materials, clothes poles, flagpoles, retaining walls and similar accessory uses may project into any minimum yard. (f) Underground facilities such as septic tanks and sewage disposal system leaching beds may project into any minimum yard except a minimum front yard or water setback on a lot abutting a waterbody or watercourse, provided it complies with all other applicable regulations. (g) Above ground facilities directly providing public services such as utility poles and mailboxes may encroach into a minimum required yard or setback area provided it complies with all applicable regulations pursuant to federal or provincial legislation and the location is approved by the Municipality.	To comply.	Yes
		To comply.	Yes
		To comply.	Yes

Lot 12

Provision	Requirement	Proposed	Complies?
Rural Residential (RR) Zone			
Permitted Uses	/ Group home / Single detached dwelling	Single detached dwelling	Yes
Lot Area (min) Non-waterfront lots	6,000 m ²	6,000 m ²	Yes
Frontage (min) Non-waterfront lots	45 m	27 m	No
Front Yard Setback (min)	7.5 m	To comply.	Yes
Interior Yard Setback (min)	3.0 m	To comply.	Yes
Exterior Yard Setback (min)	7.5 m	To comply.	Yes
Rear Yard Setback (min)	7.5 m	To comply.	Yes
Lot Coverage (max)	10 %	To comply.	Yes
Building Height (max)	12.0 m	To comply.	Yes
Dwelling Units Per Lot (max)	1 dwelling unit	To comply.	Yes
General Provisions (Section 3)			
Corner Lot Sight Triangles (3.7)	Notwithstanding any provisions of this By-law to the contrary, within any area defined as a sight triangle, the following uses shall be prohibited: (a) a building, structure, or use which would obstruct the vision of	To comply.	Yes

Provision	Requirement	Proposed	Complies?
	drivers of motor vehicles, excluding a chain link or wire fence (b) a tree, hedge, bush or other vegetation, which exceeds 0.75 m in height above the elevation of the centreline of abutting streets; (c) a parking area and/or a loading space; (d) a finished grade exceeding 0.75 m above the elevation of the centreline of abutting streets	To comply. To comply. To comply.	Yes Yes Yes
Landscaped Open Space (3.15)	(a) In any zone, any portion of any minimum required yard which is not used for any other permitted purpose shall be devoted to landscaped open space.	To comply.	Yes
	(b) Where landscaped open space is required as buffering, such landscaping shall be continuous except for driveways, aisles or walkways which provide access to the lot.	To comply.	Yes
Parking Requirements - Number of Spaces (min) (3.26.a)	Single detached dwelling = 2 spaces per dwelling unit	To comply.	Yes
Parking Requirements – Dimensions (min) (3.26.c)	2.75 m (wide) x 5.5 m (long)	To comply.	Yes
Parking Requirements – Location (3.26.d)	In a Residential Zone parking shall be provided on the same lot as the dwelling unit	To comply.	Yes
Separation Distances (3.31.c.iv)	Lands located within the following influence areas require an EIS prior to development being permitted: Locally Significant Wetland (LSW): within the adjacent area of 50.0 m of lands zoned LSW	To comply	Yes
Setbacks – From Provincial Highways (3.32.a.i)	Where a lot abuts a Provincial Highway the minimum setback shall be 15.0 m plus the minimum applicable yard setback.	To comply.	Yes
Setbacks – From Flood Plains (3.32.c)	Notwithstanding other provisions of this by-law, no building or structure shall be erected within 5 m of a flood plain or 30 m from the high water mark, whichever is greater	30 metres	Yes
Yard Encroachments (3.39)	Every part of any minimum required yard shall be open and unobstructed by any structure other than an accessory building or structure permitted elsewhere in this By-law, provided, however, that those structures listed below shall be permitted to project into the		

Provision	Requirement	Proposed	Complies?
	minimum required yards indicated for the distances specified. (a) Belt courses, sills, cornices, eaves, gutters, chimneys, bay windows, pilasters or other ornamental structures may project into any minimum required yard not more than 0.6 m	To comply.	Yes
	(b) Attached unenclosed porches, uncovered decks, balconies, exterior stairs and landings may project from the main building into any minimum required yard by not more than 3 m provided they are no closer than 1.2m to any lot line and do not encroach into a sight triangle.	To comply.	Yes
	(d) Uncovered patios, fences, garden trellises and similar landscaping features, all plant materials, clothes poles, flagpoles, retaining walls and similar accessory uses may project into any minimum yard.	To comply.	Yes
	(f) Underground facilities such as septic tanks and sewage disposal system leaching beds may project into any minimum yard except a minimum front yard or water setback on a lot abutting a waterbody or watercourse, provided it complies with all other applicable regulations.	To comply.	Yes
	(g) Above ground facilities directly providing public services such as utility poles and mailboxes may encroach into a minimum required yard or setback area provided it complies with all applicable regulations pursuant to federal or provincial legislation and the location is approved by the Municipality.	To comply.	Yes

Lots 12 is intended to be developed with a single-detached dwelling and will front on a new local street. The proposed development will meet all of the provisions of the Rural Residential (RR) zone except for minimum lot frontage. The proposed site-specific provision for the RR – X zone is as follows:

1) *Section 5.4 (b) – Minimum lot frontage non-waterfront lots: 45 metres*

Relief is required to permit a reduced frontage of 27 metres.

The requested relief regarding lot frontage is a function of the sites positioning at the bulb of the proposed cul-de-sac. The proposed lot will have a sufficient lot width to accommodate the required yard setbacks and will have a sufficient lot area required for the provision of private on-site servicing.

It is our professional planning opinion that the proposed development meets the general intent of the Township of Leeds and the Thousand Islands Zoning By-law 07-079, and that the proposed amendments are appropriate for the development of the site.

7.0 Conclusion

The applicant is seeking to develop the 28.1-hectare site with a residential subdivision containing twenty-five (25) single detached dwellings, two (2) wetland blocks, and one (1) floodplain compensation block. The proposal represents an update to an existing draft approved plan of subdivision for 25 residential lots which was approved under file number 08-T-92002 in 1994. The proposal has been updated to reflect the currently policy and regulatory framework and will result in the development of a currently underutilized lot which has been intended for residential development.

The proposal requires an amendment the Township of Leeds and the Thousand Islands Official Plan to redesignate the rural designated portion of the site to a special exception area to permit the proposed built form which will result in a density of 1.16 units per hectare. No changes to the lands designated Environmental Protection are proposed as part of the proposed amendment. The proposal also requires a zoning by-law amendment to rezone the subject site with appropriate general and site-specific zones to support the proposed residential development. The proposed zones will establish appropriate performance standards which focus development away from the natural features on the site per the findings of the EIS and will result in a built form which is consistent with the development pattern in the surrounding area.

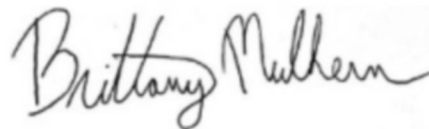
It is our professional planning opinion that the submitted official plan amendment, zoning by-law amendment, and major amendment to draft plan of subdivision are consistent with the Provincial Planning Statement and conform to the policies of the United Counties of Leeds and Grenville Official Plan and Township of Leeds and the Thousand Islands Official Plan and meet the intent of the Zoning By-law. The proposed development represents residential intensification of under-utilized lands which have been intended for development since 1994 and will provide additional housing options to the Township. The proposal has been designed to integrate the natural features on the site while providing a lot fabric for the provision of private on-site servicing. Further, it is our professional opinion that the proposed residential development and applications submitted represent good land use planning.

Should you require any additional information, please do not hesitate to contact the undersigned at 613.542.5454.

Respectfully,



Tyler Hamilton, MCIP RPP
Planner
Fotenn Planning + Design



Brittany Mulhern, MCIP RPP
Associate
Fotenn Planning + Design

Appendix A

Official Plan Amendment

THE CORPORATION OF THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

The proposed Official Plan Amendment to the Township of Leeds and the Thousand Islands Official Plan will read:

The Council of the Corporation of the Township of Leeds and the Thousand Islands in accordance with provisions of the Planning Act (R.S.O. 1990, c.P.13) hereby enacts as follows:

1. Amendment Number X to the Official Plan for the Township of Leeds and the Thousand Islands consisting of the attached explanatory text and Schedules are hereby adopted.
2. This by-law shall come into force and take effect on the day after the last day for filing a notice of appeal provided no notice of appeal is filed in accordance with the provisions of Sections 17 and 22 of the Planning Act.

Read a first and second time and finally passed this XX day of XX, 2025

Corinna Smith-Gatcke, Mayor

Michelle Hannah, Clerk

1. TITLE

The following constitutes Amendment Number xx to the Official Plan of the Township of Leeds and the Thousand Islands.

2. PURPOSE OF THE AMENDMENT

The purpose of this amendment is to create a Special Exception Area for the lands designated rural on the site to permit a residential density of 1.16 units per hectare to align with the proposed development which seeks develop the site with a residential subdivision containing 25 residential lots.

3. LOCATION OF THE LANDS AFFECTED

The property is located within, Part of Lot 19 and 20, Concession 1 in the Geographic Township of Leeds. Refer to the attached Key Map.

4. BASIS OF THE AMENDMENT

An Official Plan Amendment application (XXXX) was received from Fotenn Planning + Design on behalf of the applicant for the redesignation of the subject lands from Rural Special Policy Area – Thousand Islands (South of Highway 401) to a Site-Specific Policy Area. The amendment will permit the development of a residential subdivision containing 25 residential lots, two (2) wetland blocks, and one (1) floodplain compensation block which has been designed to be of a similar scale and intensity as the existing development pattern in the surrounding area.

5. DETAILS OF THE AMENDMENT

The Official Plan to the Township of Leeds and the Thousand Islands is hereby modified as follows:

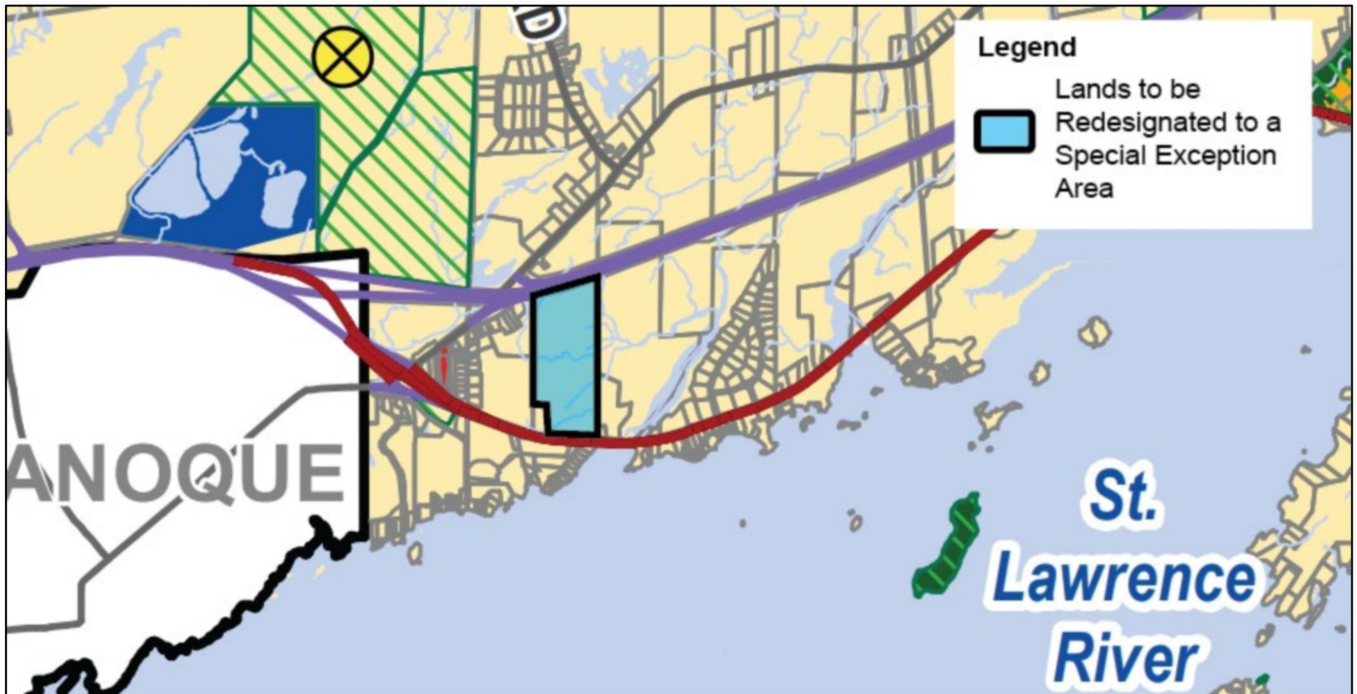
- i) THAT Schedule A1 of the Official Plan for the Township of Leeds and the Thousand Islands is hereby amended by designating the lands designated rural on the site to a Special Exception Area as indicated as such on Schedule A attached hereto and forming part of this Amendment.
- ii) THAT Section 5.9.2.2.3 be added as follows:
 - 1. Notwithstanding the density policies of the Residential Uses Section under the Thousand Islands Area (Lands South of Highway 401) Section of this Plan, residential development on Part of Lot 19 and 20, Concession 1 in the Geographic Township of Leeds, Assessment Roll number ###-###-#####, will have a maximum density of 1.16 dwelling units per hectare.

6. IMPLEMENTATION AND INTERPRETATION

The changes to the Official Plan described in this Amendment shall be implemented and interpreted in accordance with the implementation policies of the Official Plan described in Chapter 9 thereof.

Zoning By-law No. 07-079, as amended, is hereby further amended as follows:

Schedule A



Appendix B

Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

BY-LAW NO. 25-XXX

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 07-079

Rural (RU) Zone to Rural Residential and Rural Residential Special Exception X (RR-X)

(Part of Lot 19 and 20, Concession 1 in the Geographic Township of Leeds) Township of Leeds and the Thousand Islands, United Counties of Leeds and Grenville, and more particularly described as Assessment Roll _____, File ZBXX/25)

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, and regulates the use of land and the use and erection of buildings and structures 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 for the Corporation of the Township of Leeds and the Thousand Islands ENACTS AS FOLLOWS:

1. **THAT** Schedule 'B' of Zoning By-Law No. 07-079 of the Township of Leeds and the Thousand Islands is hereby amended by changing the zone symbol from Rural (RU) to Rural Residential (RR), Site-Specific Rural Residential (RR-X), and by amending the zone boundaries of the Locally Significant Wetland (LSW) zone and Floodplain (FP) zones. The change in zone symbols and boundaries is implemented on Schedule "A", attached hereto.

2. **THAT** Section 5.4 (c)(##) be added as follows:

RR-X, Part of Lot 19 and 20, Concession 1 in the Geographic Township of Leeds (File ZBXX/25, By-law 25-XXX)

Notwithstanding anything contained in this By-law to the contrary, on the lands zoned RR-X the following provisions shall apply:

- a) Minimum lot frontage 27 metres

3. **That this By-law**, shall come into effect and force on the date of passing thereof, subject to the appeal provisions of the Planning Act.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2025.

READ A THIRD TIME AND FINALLY PASSED THIS ____ DAY OF _____, 2025.

Corinna Smith-Gatcke, Mayor

Michelle Hannah, Clerk

Schedule 'A'

