

THE CORPORATION OF THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

BY-LAW NO. 26-0XX

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

General Administrative Amendments to Zoning By-Law No. 07-079

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, the Provincial Policy Statement and the Planning Act;

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

1. That Section 2 – Definitions is amended by deleting the wording within Section 2.59(g) and replacing it with the following wording.
‘Additional Residential Unit shall mean a self-contained dwelling unit with kitchen and bathroom facilities that are intended for the exclusive use of the unit only, which is secondary to a principal dwelling unit, and which is contained within a permitted single-detached dwelling, semi-detached dwelling, or rowhouse dwelling, or which is contained in a building or structure that is ancillary to a permitted single-detached dwelling, semi-detached dwelling, or row house dwelling as per the Ontario Building Code, as amended, and which is accessed through a private entrance outside the principal dwelling unit or through a common hallway or stairway within the principal dwelling unit. An additional residential unit is located within a settlement area and is serviced by approved municipal water and sanitary services.’
2. That Section 2 – Definitions is amended by adding the following new definition as Section 2.59(h). The existing definition for ‘semi-detached dwelling’ shall be under Section 2.59(i) and the remaining definitions in this Section shall be re-lettered accordingly.
‘Additional Rural Unit shall mean a self-contained dwelling unit with kitchen and bathroom facilities that are intended for the exclusive use of the unit only, which is secondary to a principal dwelling unit, and which is contained within a permitted single-detached dwelling, semi-detached dwelling, or which is contained in a building or structure that is ancillary to a permitted single-detached dwelling, or semi-detached dwelling as per the Ontario Building Code, as amended, and which is accessed through a private entrance outside the principal dwelling unit or through a common hallway or stairway within the principal dwelling unit. An additional residential unit is located is serviced by approved private water and sanitary services.’
3. That Section 2.59 be updated by deleting the five occurrences of the word ‘Second’ and replacing them with the word ‘Additional’.
4. That Section 2.59(a) be amended by deleting the words ‘or tiny dwelling,’.

5. That Section 2.59(e) be amended by deleting the word 'Second' and replacing it with the word 'Additional'
6. That Section 2.59(f) be amended by deleting the word 'secondary' and replacing it with the word 'additional' and deleting the words 'or tiny dwelling,'.
7. That Section 2.59(i) be amended by deleting the sentence 'This definition includes a tiny dwelling.'
8. That Section 2.59(j) be deleted in its entirety and that the remaining subsections be re-lettered accordingly.
9. That Section 3.30 be deleted in its entirety and replaced with the following new Section 3.2:

'3.2 Additional Residential Units

- (a) A maximum of two additional residential units are permitted on lands where a single-detached dwelling, semi-detached dwelling, or rowhouse is the principal use permitted in the R1 and R2 zones of Lansdowne (Schedule 'F'), in accordance with the following provisions:
 - (i) Additional dwelling units shall be located on a lot that abuts an improved street or private right-of-way.
 - (ii) Additional dwelling units shall be connected to approved municipal water and sanitary services;
 - (iii) A property with two additional residential units shall include a maximum of one additional dwelling unit located in a detached building or structure.
 - (iv) A lot with at least one additional dwelling unit shall be permitted to have a maximum total lot coverage of 45%;
 - (v) Buildings or structures containing a residential unit shall have a minimum separation distance of 4 metres;
 - (vi) Additional dwelling units are not permitted on a lot containing a group home, garden suite or a boarding house;
 - (vii) Required residential parking spaces for a property with at least one additional dwelling unit may be provided in a tandem format;
 - (viii) An additional residential unit shall share the driveway entrance to the lot with the primary dwelling;
 - (ix) Where an additional residential unit is attached to or located within the primary dwelling, the additional residential unit must have a separate exterior entrance located at the side, rear or front of the primary dwelling. A separate entrance may also be provided through a joint entrance vestibule within the principal dwelling unit.
 - (x) The exterior entrance to an additional residential unit that is within a principal dwelling (i.e. not a detached additional residential unit) and is located at the side or rear of the principal dwelling, shall be accessed by a minimum 1.2 metre wide unobstructed pathway provided from the front of the principal dwelling unit building or the front lot line. For the purposes of this Section, a pathway is defined as a hard surface treated pathway that is separately delineated from the driveway and provides pedestrian access. Unobstructed means no obstructions to a height of up to 2.3 metres. This provision shall not prevent the establishment of a gate to access the rear yard.
 - (xi) An additional dwelling unit shall be suitable for habitation year-round and shall not be established prior to obtaining a Building

Permit. Additional dwelling units shall comply with the Ontario Building Code and Fire Code, as amended.

- (b) A maximum of one additional rural unit is permitted on lands where a single-detached dwelling, semi-detached dwelling, or rowhouse is the principal use permitted in the RH, RR, and RU zones, in accordance with the following provisions:
 - (i) The additional rural unit shall be connected to approved and adequate private water and wastewater services;
 - (ii) The lot complies with the minimum lot area and lot frontage requirements of the zone;
 - (iii) An additional rural unit is not permitted on a lot containing a group home;
 - (iv) The additional rural unit shall share the driveway entrance to the lot with the primary dwelling;
 - (v) Required residential parking spaces for a property with an additional rural unit may be provided in a tandem format;
 - (vi) Where an additional rural unit is attached to or located within the primary dwelling, the additional rural unit must have a separate exterior entrance located at the side, rear or front of the primary dwelling. A separate entrance may also be provided through a joint entrance vestibule within the principal dwelling unit.
 - (vii) The exterior entrance to an additional rural unit that is within a principal dwelling (i.e. not a detached additional rural unit) and is located at the side or rear of the principal dwelling, shall be accessed by a minimum 1.2 metre wide unobstructed pathway provided from the front of the principal dwelling unit building or the front lot line. For the purposes of this Section, a pathway is defined as a hard surface treated pathway that is separately delineated from the driveway and provides pedestrian access. Unobstructed means no obstructions to a height of up to 2.3 metres. This provision shall not prevent the establishment of a gate to access the rear yard.
 - (viii) An additional rural unit shall be suitable for habitation year-round and shall not be established prior to obtaining a Building Permit. Additional dwelling units shall comply with the Ontario Building Code and Fire Code, as amended.
 - (vix) An additional rural unit shall not be permitted on an island or island lot
 - (vx) An additional rural unit shall not be permitted on lands within 300 metres of Highly Sensitive Lake Trout Lakes.
 - (vxi) Buildings or structures containing a residential unit shall have a minimum separation distance of 4 metres.'

10. That the following provision be added to Section 5.1 (b) Zone Requirements before Yard Requirements:

'Lot Frontage of a Semi-Detached Dwelling Unit (minimum):	7.5 m	(24.61 ft.)'
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11. That the following additional sentence be added to Section 5.1 (d) Municipal Piped Services as follows:

'A freehold semi-detached dwelling unit in this zone shall have separate and non-encroaching piped municipal sanitary sewer and water services.'

12. That Section 6.3(a) be amended to add the following after ‘ - parking area/lot’ (accessory to a primary permitted use);

13. The area identified on Schedule ‘A’ to this Zoning By-Law be rezoned from Institutional (I) Zone to Highway Commercial Special Exception 17 (CH-17) Zone and that Schedule ‘E’ to By-Law Number 07-079 be amended in accordance with Schedule ‘A’ to this By-Law;

14. That a new section 6.2(c)(xvii) be added to Zoning By-Law Number 07-079 as follows:

‘CH-17, Assessment Roll Number 08-12-809-015-09300-0000, (By-Law Number 26-0XX, Application D14-2026-007)

i. Notwithstanding anything contained in this By-Law to the contrary, within the area zoned CH-17, the following provisions shall apply:

“On the lands zoned CH-17, the only permitted uses shall be as follows:

- accessory dwelling or an accessory dwelling unit;
- auction sales establishment;
- financial institution;
- clinic;
- club, commercial;
- club, private;
- custom workshop;
- farmer’s market;
- financial institution;
- funeral parlour;
- greenhouse, commercial;
- office;
- printing shop;
- refreshment vehicle/chip wagon;
- restaurant;
- retail store;
- veterinary establishment.’

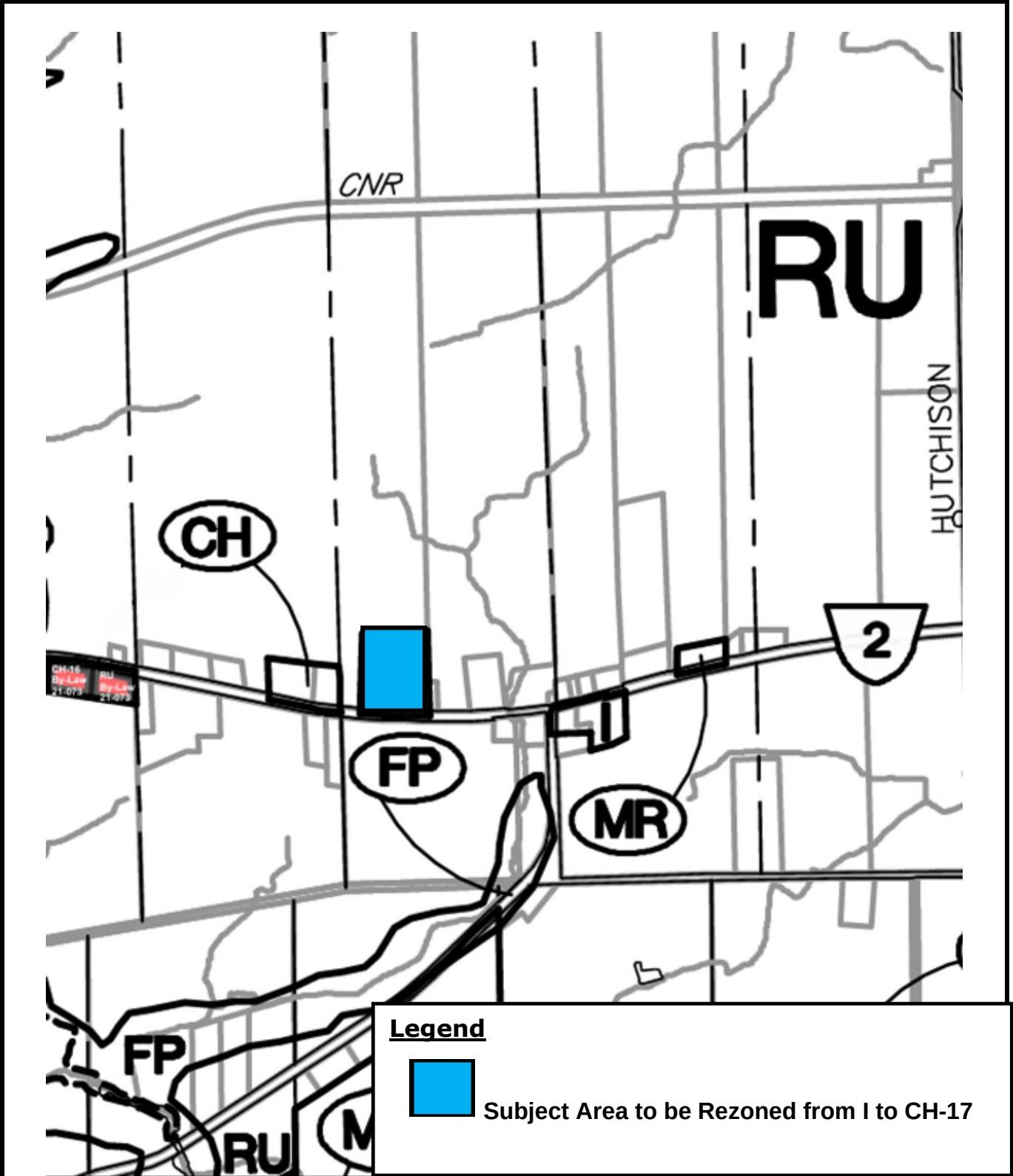
That this By-Law shall come into effect and force on the date of passing thereof, subject to the appeal provisions of the *Planning Act*.

GIVEN THREE READINGS AND PASSED THIS XX DAY OF XXXX, 2026.

Corinna Smith-Gatcke, Mayor

Michelle Hannah, Clerk

DRAFT



Schedule 'A' to By-Law 26-XX

Application: D14-2026-007

Address: 1354 County Road 2

Roll Number:

08-12-809-015-09300-0000

Prepared By: L. Lambert

Date: June 22, 2026



Township of
Leeds and the
Thousand Islands

Certificate of Authentication

This is Schedule 'A' to By-Law Number 26-XX passed this ____ day of _____, 2026.

Corinna Smith-Gatcke, Mayor

Michelle Hannah, Clerk