

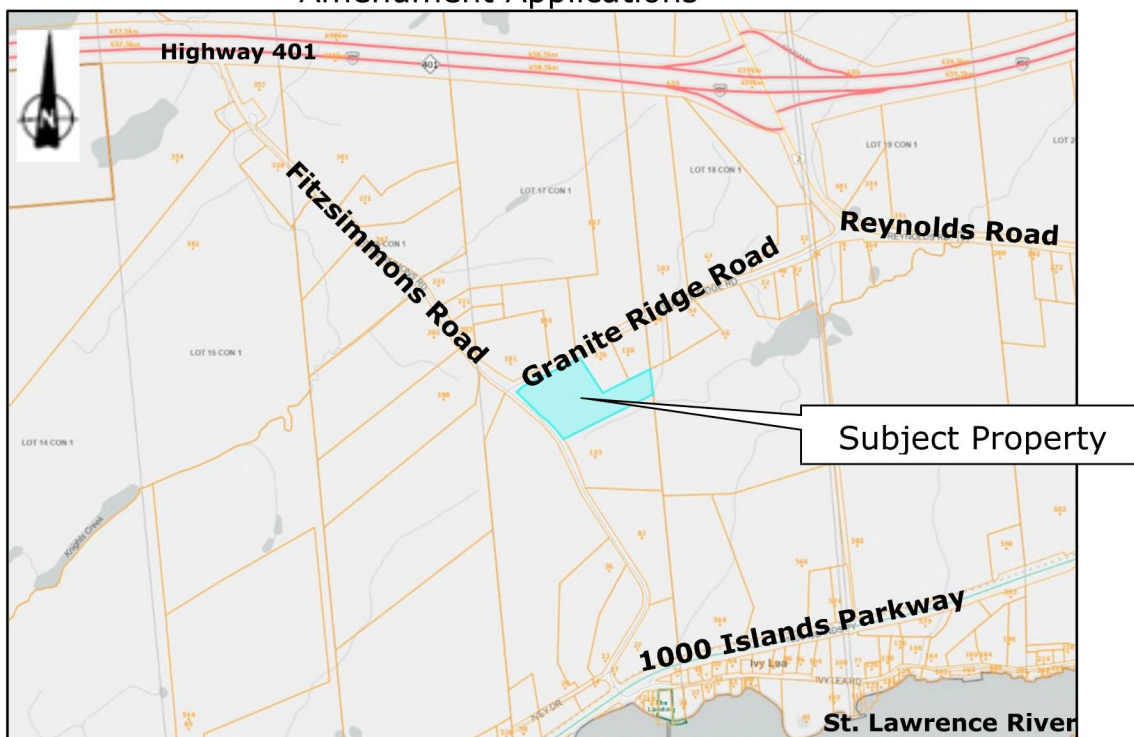


**NOTICE OF A NON-STATUTORY  
PUBLIC MEETING  
PROPOSED OFFICIAL PLAN AMENDMENT  
AND  
ZONING BY-LAW AMENDMENT  
(Sections 17 and 34 of the Planning Act)**

**DATE OF MEETING:** Monday, September 11, 2023  
**TIME OF MEETING:** 6:00 p.m.  
**LOCATION:** 1233 Prince Street, Lansdowne, ON.  
Options for attending the meeting will be in person in the Council Chambers and virtually online/by phone through Zoom. Details on how to participate are included below.

**File Numbers:** **D14-2023-007 (Zoning By-Law Amendment)**  
**D09-2023-002 (Official Plan Amendment)**

**Location:** Vacant Land – Corner of Fitzsimmons Road and Granite Ridge Road  
**Owner:** Greg Robichaud  
**Agent:** Fotenn Consultants Inc.  
**Roll Numbers:** 08-12-812-025-50003-0000  
**Related Application(s):** Concurrent Zoning By-Law Amendment and Official Plan Amendment Applications



**KEY MAP:** Property subject to applications for Zoning By-Law Amendment and Official Plan Amendments shown in blue outline and blue fill.

**PURPOSE AND EFFECT OF PROPOSED ZONING BY-LAW AMENDMENT**

Applications for Official Plan Amendment (OPA) and Zoning By-Law Amendment have been submitted by Fotenn Consultants Inc., on behalf of 2331376 Ontario Inc., for the parcel of land located immediately southeast of the intersection of Fitzsimmons Road and Granite Ridge Road (Roll Number 0812-812-025-50003). The OPA application proposes to amend the existing Rural land use designation in Schedule 'A1' of the Township Official Plan to a Tourist Commercial designation. The zoning by-law amendment application proposes to

change the existing Rural 'RU' Zone that applies to the lands to a Tourist Commercial Special Exception 'CT-XX' Zone, in Zoning By-Law Number 07-079. The zoning by-law amendment is proposed to facilitate the development of the property with an indoor boat storage use, consisting of two (2) buildings, each with approximately 3,344 square metres (36,000 square feet) of floor space. Each building is proposed to be approximately 3-storeys in height. Vehicular access to the site is proposed to remain on Fitzsimmons Road. Four (4) parking spaces are proposed, including one (1) accessible parking space. A septic system is proposed in the southwest portion of the site.

To view the supporting documents with respect to this application, please visit:  
<https://www.leeds1000islands.ca/en/growing/active-applications.aspx>

**HOW TO PARTICIPATE:**

All comments received will become part of the public record. Comments can be provided in a writing, email or verbally in person/virtually. Staff are unable to accept verbal comments over the phone or in person outside of the meeting.

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

1. Written Comments – By Email: [planningtechnician@townshipleeds.on.ca](mailto:planningtechnician@townshipleeds.on.ca)  
By Mail: Township of Leeds and the Thousand Islands  
Attention: Amanda Werner-Mackeler, Planning Technician  
1233 Prince Street P.O. Box 280  
Lansdowne, ON K0E 1L0
2. In Person Attendance – In person attendance will be in the Council Chambers at the Township Office at 1233 Prince Street, Lansdowne, ON.
3. Virtual/Phone Attendance – If you wish to attend virtually/by phone, you are required to register to be an attendee prior to the meeting. Once registered, you will receive a follow up email from Megan Shannon, Clerk with the details to attend the meeting by computer or by phone. To register to attend the meeting virtually/by phone, please register online at:  
[https://us02web.zoom.us/webinar/register/WN\\_U-4rERZZSWC0Qh0iQ4bHxA](https://us02web.zoom.us/webinar/register/WN_U-4rERZZSWC0Qh0iQ4bHxA)

If you have any issues registering online, please call 613-659-2415 x 203 before September 8, 2023 and indicate your name, phone number, email address and application to which you wish to speak. Staff will register you for the meeting using your email address and you will receive a follow up email from Megan Shannon, Clerk with the details on how to attend the meeting by computer or by phone.

***Please note that a Statutory Public Meeting with respect to the subject application for Zoning By-Law Amendment will be held at a future date. Notice for the Statutory Public Meeting will be provided in accordance with the Planning Act.***

**MAKE YOUR VIEWS KNOWN**

The purpose of the Public Meeting is to present planning applications in a public forum as required by the Planning Act and to inform the public of the content of the application and the effect of the By-Law. At the public meeting members of the public are provided the opportunity to provide comments and questions regarding the application. No decisions are made at public meetings concerning applications, the public meeting is held to gather public opinion.

This notice has been mailed to you, as required by the *Planning Act*, to ensure that as an interested party you may make your views known on the above application. You may express your support or opposition to the proposed amendment by either attending the

above public hearing or sending a letter by mail, email, fax or hand-delivery prior to the hearing date. Any correspondence received will become part of the public record.

**POTENTIAL APPEAL LIMITATIONS**

If a person or public body would otherwise have an ability to appeal the decision of the Council for the Township of Leeds and the Thousand Islands to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Leeds and the Thousand Islands before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Leeds and the Thousand Islands before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**FURTHER INFORMATION**

Additional information regarding the proposal may be obtained by contacting the Planning and Development Department at 613-659-2415 x 226 or by e-mail at [seniorplanner@townshipleeds.on.ca](mailto:seniorplanner@townshipleeds.on.ca).

**Office Location:**

1233 Prince Street, Lansdowne, ON

**Mailing Address:**

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

**Website:** [www.leeds1000islands.ca](http://www.leeds1000islands.ca) or [leedsthousandislands.civicweb.net](http://leedsthousandislands.civicweb.net)

Additional information and materials will be available to the public for electronic viewing at the Township Office. Additional information and materials will be available by email and on the Township website or on the civicweb.

**RECEIVE A COPY OF THE COUNCIL’S DECISION**

If you wish to be notified of the decision of the Council of the Township of Leeds and the Thousand Islands on the proposed zoning by-law amendment and/or official plan amendment, you must make a written request to Amanda Werner-Mackeler, Planning Technician at:

Township of Leeds and the Thousand Islands  
Attention: Amanda Werner-Mackeler, Planning Technician  
1233 Prince St, PO Box 280  
Lansdowne, ON K0E 1L0  
Email: [planningtechnician@townshipleeds.on.ca](mailto:planningtechnician@townshipleeds.on.ca)

**ACCESSIBILITY INFORMATION**

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

**MULTI-RESIDENTIAL UNIT NOTIFICATION**

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

DATED at the Township of Leeds and the Thousand Islands on August 22, 2023.

**Megan Shannon, Clerk**