



Notice of Complete Applications Official Plan Amendment & Zoning By-Law Amendment

Public Meeting Date: **TBD**
Advance notice will be provided regarding the statutory public meeting in accordance with the Planning Act once a meeting date is determined.

File Numbers: **D09-2025-002 & D14-2023-008**

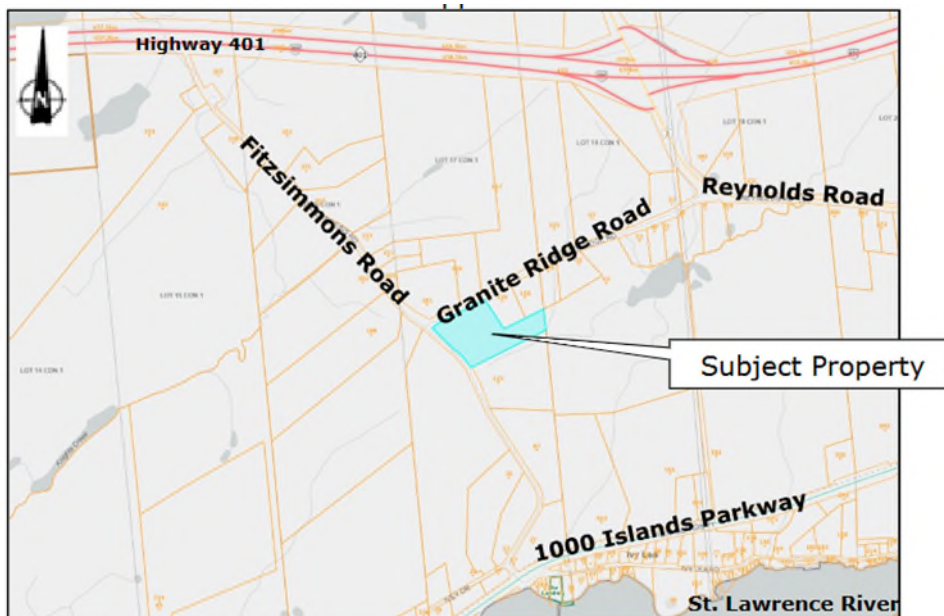
Location: Unaddressed property located south east of the intersection of Fitzsimmons Rd. and Granite Ridge Rd.

Owner: 2331376 Ontario Inc.

Agent: Fotenn Consultants Inc.

Roll Number: 08-12-812-025-50003-0000

Related Application(s): Not Applicable



Key Map: The property subject to the applications for Official Plan Amendment & Zoning By-Law Amendment.

Purpose and Effect of Proposed Official Plan Amendment and 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 an approximate size of 2,898 square metres (31,194 square feet). Each building is proposed to be approximately 12 metres 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 on the west side of the site.

To view the supporting documents with respect to this application, please visit:
[Active Development Applications | Township of Leeds & the Thousand Islands](#)

How to Participate:

All comments received will become part of the public record.

Written Comments may be provided by email: planningtechnician@townshipleeds.on.ca or by delivery to the Township office (address provided below).

There will be an opportunity to provide comments in person at the future statutory public meeting. Additional advance notice will be provided regarding the statutory public meeting in accordance with the Planning Act once a meeting date is determined.

Collection of Personal Information:

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

Potential Appeal Limitations

If a specified 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 specified 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 specified person or public body is not entitled to appeal the decision.

If a specified 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 specified person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

"Specified person" and "public body" are defined under Section 1(1) of the Planning Act.

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.

Office Location:

1233 Prince Street, Lansdowne, ON

Township Active Application Website:

[Active Development Applications | Township of Leeds & the Thousand Islands](#)

Receive a Copy of the Council's Decision (Zoning By-Law Amendment)

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, you must make a written request to Amanda Werner-Mackeler, Planning Technician at:

Township of Leeds and the Thousand Islands
Attn: Amanda Werner-Mackeler, Planning Technician
1233 Prince St, PO Box 280
Lansdowne, ON K0E 1L0

Email: planningtechnician@townshipleeds.on.ca

Receive a Copy of the United Counties of Leeds & Grenville's Decision (Official Plan Amendment)

The proposed Official Plan Amendment is subject to approval by the United Counties of Leeds and Grenville under subsection 17(22) of the Planning Act.

Any person or public body will be entitled to receive notice of the decision of the approval authority with respect to the Official Plan Amendment if a written request to be notified of the decision is made to the approval authority. Such requests must be accompanied by the name and address of the person or public body requesting notice.

Mailing address of the Approval Authority for the Official Plan Amendment:

Cherie Mills, MCIP, RPP
Manager of Planning Services
United Counties of Leeds and Grenville
25 Central Ave. W., Suite 100
Brockville, ON K6V 4N6
Tel: 613-342-3840 ext. 2419 / 1-800-770-2170
Fax: 613-342-2101
cherie.mills@uclg.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.

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 October 3, 2025.

Marnie Venditti

Director of Planning and Development/Acting CAO