



Township of
Leeds and the
Thousand Islands

X 226
1500⁰⁰⁰

Development Application

Section 22 (Official Plan Amendment), Section 34 (Zoning Amendment), Section 36 (Holding Zone Removal), Section 41 (Site Plan Approval) of the Planning Act

Office Use Only			
Application:	D14-2026-004	Date Received:	March 26, 2026
Roll Number:	812-025-19100 and 812-025-19105	Deemed Complete:	April 10, 2026
Application Fee:	\$1500	<input checked="" type="checkbox"/> Cheque	<input type="checkbox"/> Cash <input type="checkbox"/> Interac <input type="checkbox"/> Online
Septic Review Fee:	Not Applicable	<input type="checkbox"/> Cheque	<input type="checkbox"/> Cash <input type="checkbox"/> Interac <input type="checkbox"/> Online
Posting of Sign By:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Staff <input type="checkbox"/> Other
Posting of Sign Fee:	<input type="checkbox"/> Cheque	<input type="checkbox"/> Cash	<input type="checkbox"/> Interac <input type="checkbox"/> Online

1. Application Type (Check all that apply)

<input checked="" type="checkbox"/> Zoning By-Law Amendment	<input type="checkbox"/> Township Official Plan Amendment
<input type="checkbox"/> Site Plan Control Agreement	<input type="checkbox"/> Holding Symbol Removal

2. Complete Application Requirements

<input checked="" type="checkbox"/> Complete Application Form and Applicable fees
<input checked="" type="checkbox"/> Cover Letter
<input type="checkbox"/> Authorization of Applicant/Agent (if applicable)
<input type="checkbox"/> Affidavit signed in front of a Commissioner for Taking Affidavits, Notary, etc. (Available at the Township Office by appointment)
<input type="checkbox"/> Transfer/Deed (If recently purchased)
<input type="checkbox"/> Reference Plan (if available)
<input checked="" type="checkbox"/> Scaled Plot Plan - See Section 12.4 for an example
<input checked="" type="checkbox"/> Construction Details, Flood Plans, Elevations (If applicable)
<input checked="" type="checkbox"/> Photographs of Existing Development
<input type="checkbox"/> All Supporting Information identified through Pre-Consultation

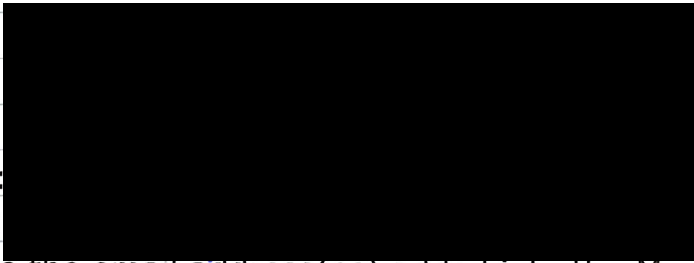
3. Subject Lands Information

Assessment Roll Number:	<i>0812 812025 19100 0000</i>	<i>0812812025191050000</i>
Civic Address:	<i>161 IVY LEA RD</i>	<i>164 IVY LEA RD</i>
Legal Description (Concession, Lot, Part, Reference Plan Numbers):		
Date subject lands acquired by current owner:	<i>2019 JAN 2020</i>	

4. Registered Owner Information.

Company Name or Owner Name(s): ROBERT HODGSON

Mailing Address:



Phone Number(s):

Email Address(es)

Agree to have the email address(es) added into the Municipality's Contact List.

5. Applicant/Agent Information

5.1 Is the applicant the same as the owner?

Yes (same information as above)

No (please complete Section 5.2)

5.2 Company Name or Owner Name(s):

Mailing Address:

Phone Number(s):

Email Address(es):

Agree to have the email address(es) added into the Municipality's Contact List.

6. Subject Lands Characteristics

6.1 Please list and describe any existing easements, right-of-ways or restrictive covenants that apply to the subject property (required to be shown on plot plan)

0

6.2 Site Description: (briefly describe factors that may impact the proposed development, such as lot configuration, steep slopes or low-lying areas, natural feature, etc.)

161 *0* Existing Water-Spout Lot with existing dockage.

164 Residential Land Across the Road with Barn + Surrounding Land used for Parking - existing.

6.3 Dimensions of Subject Land - <i>See Lot Plan - Irregular Sizing</i>				
Total Lot Area:	hectares	acres		
Lot Depth:	metres	feet		
Lot Width (frontage):	metres	feet		
6.4 Road Access (include name)				
<input checked="" type="checkbox"/> Public Road:	<i>Tiny Lea Rd</i>			
<input checked="" type="checkbox"/> Private Right-of-Way:				
<input type="checkbox"/> Water Only:				
6.5 If access to the subject land is by water only, provide details of parking and docking facilities to be used for a site visit: <i>NIA</i>				
6.6 Servicing – Water	<i>NIA</i>	Existing	Proposed	Not Applicable
Municipal Piped Water System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privately Owned and Operated Well		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lake or Other Water Body:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.7 Servicing – Sewage	<i>NIA</i>	Existing	Proposed	Not Applicable
Municipal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privately-Owned				
<input type="checkbox"/> Individual Sanitary Sewage System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Communal Sanitary Sewage System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Composting/Self-Contained Toilet		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Privy		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Outhouse		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: (Specify)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.8 Servicing – Storm Drainage		Existing	Proposed	Not Applicable
Sewers		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ditches		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swales		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify):		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Land Use Information

7.1 Existing Use(s): (indicate uses and length of time uses have continued)
 Existing marina + parking for Island Property Owners for over 70 years.

7.2 Proposed Use(s):
 161 Ivy Lea Rd - Additional Docks
 164 Ivy Lea Rd - Existing Non-Conservation Parking

7.3 Existing Use on Adjacent Lands:
 North: 1000 Island Parkway South: St Lawrence River
 East: Residential West: Residential

7.4 Previous Use(s): Indicate all previous land uses on the subject land or adjacent lands including any industrial or commercial use, or if there is suspected contamination. Note: When a property is being proposed for a more sensitive land than its current or most recent use, then a Record of Site Condition (RSC) per the Environmental Protection Act (EPA) is required prior to land use change. Please refer to Ontario Regulation 153/04 for list of uses that may require an RSC.

7.5 Indicate any current or previous application under the Planning Act affecting the subject land:

Application Type	File Number	Application Status
Minor Variance/Permission	A-2019-030	Permitted §
Site Plan Control Agreement	D-2023-005	Permitted
Zoning By-Law Amendment		
Official Plan Amendment		
Consent		
Plan of Subdivision		
Minister's Zoning Order		
Other:		

There have been no previous Planning Act applications affecting the subject lands

7.6 Potential Land Use Constraints:	On Subject Lands	On Adjacent Lands Within	No
Agricultural Operation including Livestock Facility or Stockyard (If Yes, MDS Calculation May Be Required)	<input type="checkbox"/>	<input type="checkbox"/> 1000m	<input checked="" type="checkbox"/>
Waste Management Site or Landfill	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Sewage Treatment Plant or Waste Stabilization	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Provincially Significant Wetland (PSW)	<input type="checkbox"/>	<input type="checkbox"/> 120m	<input checked="" type="checkbox"/>
Locally Significant Wetland (LSW)	<input type="checkbox"/>	<input type="checkbox"/> 50m	<input checked="" type="checkbox"/>
Area of Natural and Scientific Interest (ANSI)	<input type="checkbox"/>	<input type="checkbox"/> 50m	<input checked="" type="checkbox"/>
Flood Plain	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Wellhead Protection (Village of Lansdowne)	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
James W. King Intake Protection Zone - St. Lawrence River - South of Gananoque (OP Schedule A6)	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Licensed Mine, Pit or Quarry or an area designated for Aggregate Extraction	<input type="checkbox"/>	<input type="checkbox"/> 1000m	<input checked="" type="checkbox"/>
Rehabilitated Mine/Pit/Quarry Site?	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Industrial or Commercial Use, or Wrecking Yard Specify Use: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Active Railway Line	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Municipal or Federal Airport	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Provincial Highway 401	<input type="checkbox"/>	<input type="checkbox"/> 250m	<input checked="" type="checkbox"/>
Utility Corridor(s) i.e. Power Lines, Hydro Easement	<input checked="" type="checkbox"/>	<input type="checkbox"/> 500m	<input type="checkbox"/>
i.e. Natural Gas or Oil Pipeline, etc.	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Gas Station – Currently or at Any Time	<input type="checkbox"/>	<input type="checkbox"/> Adjacent	<input checked="" type="checkbox"/>
Lands suspected to be contaminated	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Has grading of the subject land been changed by adding earth or other material(s)?	<input type="checkbox"/>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>
7.7 Heritage Review	On Subject Lands	On Adjacent Lands Within	No
Designated Heritage Property	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
If this property is designated under the Ontario Heritage Act, please specify the By-Law and the reason(s) for the heritage designation:			

8. Zoning By-Law Information

8.1 Current Zoning: 161 - Tourist Commercial (CT)
164 - ~~Shoreline Residential Rural~~ (RR)

8.2 Proposed Zoning: Special Exception

8.3 Description of Proposal: (describe nature and extent of the rezoning request, and reasons for rezoning)

161 - Amending EP Zone for existing + proposed docks

164 - Amending Zone to classify for Marina Parking Use

8.4 Is the requested amendment consistent with the 2024 Provincial Planning Statement (PPS)? Yes No

Explain how the requested amendment is consistent with the PPS.

8.5 Is the requested amendment consistent with the United Counties of Leeds and Grenville's Official Plan? Yes No

Explain how the requested amendment conforms with the County Official Plan.

8.6 Is the requested amendment consistent with the Township Official Plan? Yes No

Explain how the requested amendment conforms with the Township Official Plan.

8.7 Does the proposal require an amendment to the Township Official Plan? Yes No

If yes, list the application number:

8.8 Is the application within an area where the Municipality has pre-determined the minimum and maximum density requirements, or the minimum and maximum height requirements Yes No

If yes, provide a statement of these requirements:

8.9 Does the zoning amendment alter the boundaries of an existing area of settlement or require a new area of settlement to be implemented? Yes No

If the answer to 8.9 is yes, provide the current Official Plan policies if any dealing with the alteration or establishment of an area of settlement:

8.10 Does the zoning amendment remove land from an area of employment? Yes No

If the answer to section 8.10 is yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment:

8.11 Are the lands subject to zoning with conditions? Yes No

If the answer to Section 8.11 is yes, explain how the proposed amendment complies with the Official Plan policies relating to the zoning with conditions:

8.12 Would this request permit development on a privately owned and operated individual or communal septic system more than 4500 litres of effluent per day? Yes No

If yes to Section 8.12, the following studies are required: Submitted

(a) A servicing options report Yes No

(b) A hydrogeological report Yes No

8.13 Name(s) and address(es) of the holders of any mortgages, charges, and other encumbrances of the property.

There are no mortgages, charges, or other encumbrances on the property.

8.14 What is the proposed strategy for consulting with the public?

- Public Meeting
- Discussed with Neighbours
- Discussed with Councillor Jess Lackie

9. Official Plan Information

9.1 Current Township Official Plan Designation(s) and land uses authorized under this designation:

161 - Tourist Commercial (CT)
164 - Residential Rural (RR)

9.2 Special Policy Area: 1000 Islands Highly Sensitive Lake Trout Lake No

9.3 Is the Application:

Site Specific Applicable to a larger area or the entire Municipality

9.4 Does the application propose to change, replace, or add a policy in the Official Plan? Yes No

Is yes, what is the policy to be changed, replaced or deleted?

9.5 Does the application propose to add a policy to the Official Plan Yes No

9.6 What is the purpose of the requested amendment?

N/A

9.7 What is the designation of the subject lands according to the Official Plan of the United Counties of Leeds and Grenville? Explain how the proposed amendment conforms with it:

Rural Lands

9.8 What are the land uses that the requested Official Plan amendment would authorize?

N/A

9.9 Would this request permit development on a privately owned Yes No and operated individual or communal septic system which treats More than 4500 litres of effluent per day?

If yes to Section 9.9, the following studies are required: Submitted
 (a) A servicing options report Yes No
 (b) A hydrogeological report Yes No

9.10 Please indicate whether this land, or land within 120 metres of it, is the subject of an application by the applicant under the act for:

Other Applications	Subject Lands			Adjacent Lands		
	Yes	No	File No.	Yes	No	File No.
Minor Variance/Permission	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Consent	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Amendment to Official Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Amendment to Zoning By-Law	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Minster's Zoning Order	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Other Applications:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	

If yes has been answered one or more times, please specify the following on a separate page: **NOT AWARE OF ANY ON ADJACENT LANDS**

- 1) the lands affected
- 2) the name of the approval authority considering it
- 3) The purpose of the application
- 4) the status of the application
- 5) effect of the application

Is the separate page attached? Yes No Not Applicable

9.11 If a policy in the official plan is being changed, replaced, or deleted, or if a policy is being added, indicate the proposed text of the requested amendment and attach a draft of the amendment.

N/A

9.12 If the requested amendment changes or replaces a schedule in the Official Plan, indicate the requested schedule and text that accompanies it. Provide a draft Amendment with the proposed change.

NA

9.13 If the requested amendment alters all or any part of the boundary of an area of settlement or establishes a new area of settlement, indicate the current Official Plan policies, dealing with the alteration or establishment of an area of settlement:

9.14 If the requested amendment removes the subject land from an area of employment, indicate the current Official Plan policies dealing with the removal of land from an area of employment:

9.15 Is the requested amendment consistent with the 2024 Provincial Planning Statement (PPS)? Yes No

If yes, explain how the requested amendment is consistent with the PPS:

9.16 What is the proposed strategy for consulting with the public?

Following Township Policy

- Can provide support ~~for~~ letters from Neighbours upon request
- Can provide support letters from Island Property Owner (Tax Payers of the Township) with demand for main land dockage.

10. Existing Structures and Setbacks on Subject Lands (Indicate any to be demolished)									
10.1 Existing Structures in metres. Include <u>all</u> existing structures associated with the subject lands, including marine facilities and structures under 10 square metres.									
Type of Structure	Ground Floor Area	Gross Floor Area	Number of Stories	Dimensions			Year Built		
				Length	Width	Height			
No New Structures Proposed									
10.2 Setbacks of Existing Structures to property boundaries, shoreline, etc. in metres									
Type of Structure	Front	Side	Side	Rear	Water	Flood Plain	Public Road (centre)	Right-of-Way (edge)	Other
10.3 Existing Parking & Loading Spaces									
Existing Number of Standard Parking Spaces:					Existing Number of Barrier Free Parking Spaces:				
Existing Number of Loading Spaces:									

11. Proposed Structures and Setbacks on Subject Lands

11.1 Proposed Development (if any) in square metres, metres

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Stories	Dimensions			Year Built
				Length	Width	Height	
N/A							

11.2 Setbacks of Proposed Structures to property boundaries, shoreline, etc. in metres

Type of Structure	Front	Side	Side	Rear	Water	Flood Plain	Public Road (centre)	Right-of-Way (edge)	Other

11.3 Proposed Parking & Loading Spaces

Proposed Number of Standard Parking Spaces:

Proposed Number of Barrier Free Parking Spaces:

Proposed Number of Loading Spaces:

12. Required Plans

12.1 A detailed sketch in metric has been attached with the required Yes No information as noted in Section 12.2.

All required site plan drawings, elevations, cross-sections, Yes No grading, drainage, etc. along with the required information as noted in Section 12.3.

12.2 Sketch Requirements

For zoning and official plan amendment applications, a detailed sketch **is required**. The sketch must include:

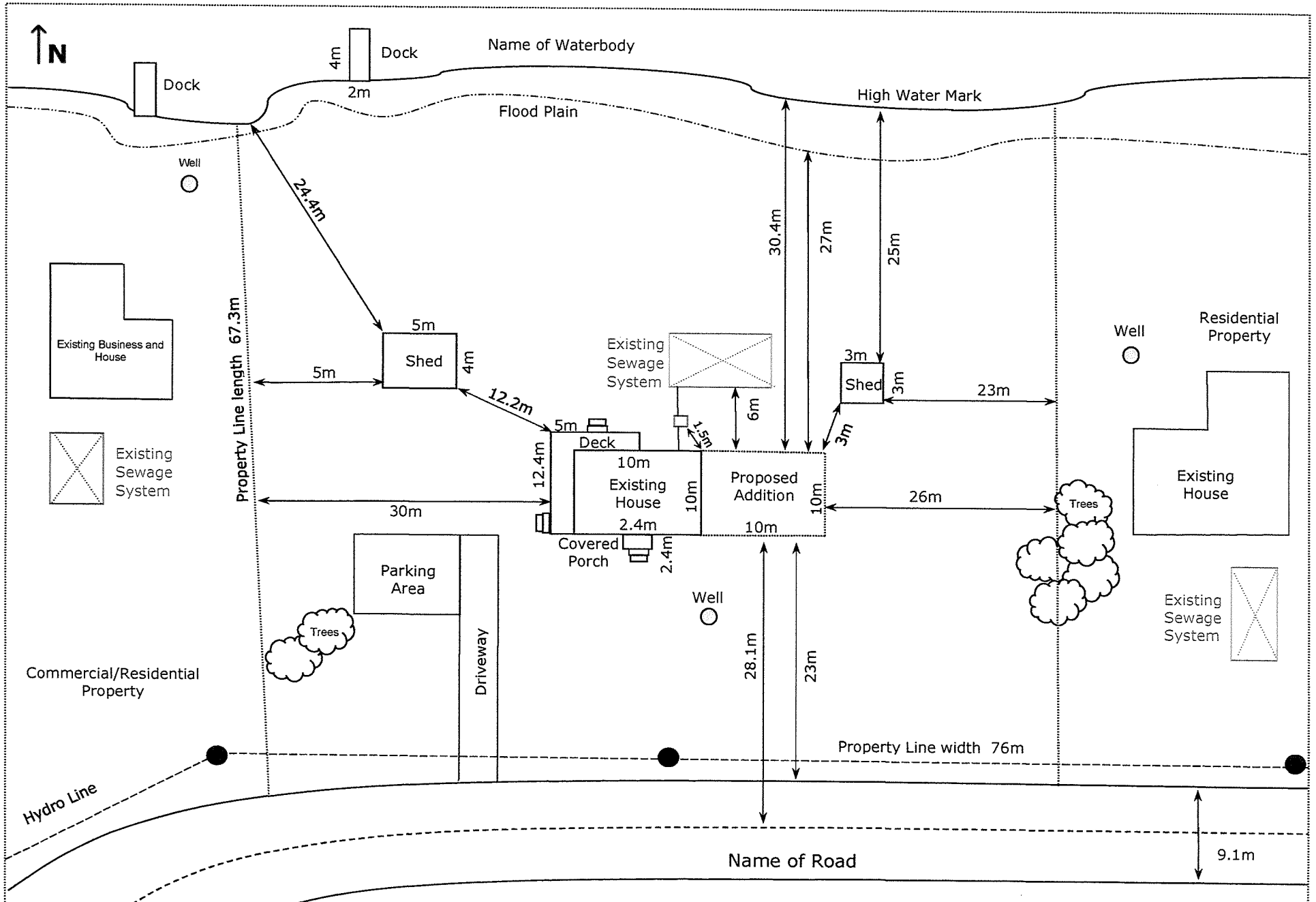
- (a) The boundaries and dimensions of the subject land.
- (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot line.
- (c) The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, flood plains drainage, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that:
 - (i) Are located on the subject land and on land that is adjacent to it, and
 - (ii) In the applicant's opinion, may affect the application.
- (d) The current uses of land that is adjacent to the subject land.
- (e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- (f) If access to the subject land will be by water only, the location of the parking and docking facilities to be used; and
- (g) The location and nature of any easement affecting the subject land.

12.3 Site Plan Requirements

In addition to Section 12.2, for site plan applications, drawings showing plan, elevation and cross-section views for each building to be erected, except a building to be used for residential purposes containing fewer than 25 dwelling units which drawings are sufficient to display,

- (a) The massing and conceptual design of the proposed building;
- (b) The relationship of the proposed building to adjacent buildings, streets and exterior areas to which members of the public have access;
- (c) The provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings;
- (d) Matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design
- (d.1) Matters relating to exterior access to each building that will contain affordable housing units or to any part of such building, but only to the extent that it is a matter of exterior design;
- (e) the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; and
- (f) facilities designed to have regard for accessibility for persons with disabilities.

12.4 Sample Sketch – Measurements, setbacks for all structures must be transcribed onto Sections 10 and 11. Please add a scale measurement to the plan.



13. AUTHORIZATIONS & PERMISSION TO ENTER

All Registered Owner(s) must complete the following to authorize the applicant/agent to make the application on their behalf (if Owner is NOT the applicant) and/or to permit Council, Committees of Council, Township Staff or authorized agents to enter the subject property to conduct site inspections related to this application. If multiple owners, an authorization letter from each owner is required.

I/We 1483619 Ontario Inc
(name(s) of owner(s) or company)

being the registered owner(s) of the subject property of this application:

Hereby authorize the following person(s) to act as our agent to prepare, submit the application and pay any associated fees on my/our behalf (if applicable):

Robert Hodgson President
(Name of Applicant(s)/Authorized Agent(s))

Hereby authorize Council, Committees of Council, and Township Staff or authorized agents to enter the subject property without notice to conduct site inspections related to this application.

Agree to ensure that any driveway/lanes are accessible during the circulation period of the application so that Committee members, Township staff and other agencies do not have any barriers blocking access to the subject land. Island properties will require a boat ride, which is to be provided by the owner/agent. If applicable, Township Staff will make arrangements for the most suitable date and time.

Agree to post any required signage on site, which is prepared by Township Staff, with respect to this application in the requested timeframe of the Planning Act and upon notification by Township Staff. I/We also agree to provide photographic evidence of the posted sign at the request of Township Staff.

Agree to stake the area of any proposed construction a minimum of 15 days prior to the hearing date of your application.

Have included the written approval of all surveyors, designers, etc. that designed any documents, plot plans etc. to allow the Township to use their plan(s) in the notice or hearing and other documents which are viewable by the public.

Hereby acknowledge and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Signature(s): [Signature] Robert Hodgson

Date: Mar 27 / 26

13. AUTHORIZATIONS & PERMISSION TO ENTER

All Registered Owner(s) must complete the following to authorize the applicant/agent to make the application on their behalf (if Owner is NOT the applicant) and/or to permit Council, Committees of Council, Township Staff or authorized agents to enter the subject property to conduct site inspections related to this application. If multiple owners, an authorization letter from each owner is required.

I/We Robert & Cheryl Hodgson (name(s) of owner(s) or company)

being the registered owner(s) of the subject property of this application:

Hereby authorize the following person(s) to act as our agent to prepare, submit the application and pay any associated fees on my/our behalf (if applicable):

Robert Hodgson (Name of Applicant(s)/Authorized Agent(s))

- Hereby authorize Council, Committees of Council, and Township Staff or authorized agents to enter the subject property without notice to conduct site inspections related to this application.
Agree to ensure that any driveway/lanes are accessible during the circulation period of the application so that Committee members, Township staff and other agencies do not have any barriers blocking access to the subject land.
Agree to post any required signage on site, which is prepared by Township Staff, with respect to this application in the requested timeframe of the Planning Act and upon notification by Township Staff.
Agree to stake the area of any proposed construction a minimum of 15 days prior to the hearing date of your application.
Have included the written approval of all surveyors, designers, etc. that designed any documents, plot plans etc. to allow the Township to use their plan(s) in the notice or hearing and other documents which are viewable by the public.
Hereby acknowledge and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Signature(s): Robert Hodgson

Cheryl Hodgson Cheryl Hodgson

Date: Mar 27/26

15. Agreement to Indemnify and Statutory Declaration (This form must be signed in the presence of a Commissioner for Taking Affidavits, a Notary, etc.)

I/We, Robert Hodson
(Name of Owner, Applicant or Authorized Agent on behalf of the Owner)

Of the Leeds & 1000 Islands
(Name of Municipality)

In the UCLD
(Name of County)

Hereby agree to indemnify and save harmless The Corporation of the Township of Leeds and Thousand Islands (the "Municipality") from all costs and expenses that the Municipality may incur in connection with the processing of the applicant's application for approval under the Planning Act.

Without limiting the foregoing, such costs and expenses will include all legal, engineering, planning, advertising and consulting fees and charges incurred or payable by the Municipality to process the application together with all costs and expenses arising from or incurred in connection with the Municipality being required, or requested by the applicant, to appear at the hearing of any appeal to the Local Planning Appeal Tribunal from any decision of the Council approving the applicant's application.

I/We acknowledge and agree that if any amount owing to the Municipality in respect of the application is not paid when due, the Municipality will not be required to process or to continue processing the application, or to appear before the Ontario Land Tribunal in support of a decision approving the application until the amount has been paid in full.

I/We further acknowledge and agree that any amount owing by the applicant to the Municipality is, when due, a debt of the applicant and the Municipality may, in addition to any other remedies available to it at law, recover the amount owing together with interest from the applicant by action.

I/We solemnly declare that all of the above statements contained herein and all exhibits transmitted herewith including this application and any required document attached hereto are true, and I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature(s): [Signature]

Declared before me at the: City of Kingston
(Name of Municipality)

in the County of Frontenac
(Name of County)

This 25 day of March, 2026.

[Signature]

Rhonda Lynn Booth,
a Commissioner, etc., Province
of Ontario, for RW Electric.
Expires September 2, 2028.

Signature of Commissioner for Taking Affidavits, etc. (Official Stamp)