



Township of
Leeds and the
Thousand Islands

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:	D14-2025-001	Date Received:	Original - March 6, 2025 Revised: September 18, 2025
Roll Number:	816-025-03400	Deemed Complete:	October 30, 2025
Application Fee:	\$1500 Application \$215 Sewage Review	☒ Cheque	☐ Cash ☐ Interac ☐ N/A
Posting of Sign By:	☒ Owner	☐ Agent	☐ Staff (\$50 Fee) ☐ Other
Posting of Sign Fee:	☐ Cheque	☐ Cash	☐ Interac ☒ N/A

1. APPLICATION TYPE (Check all that apply)

- ☐ Zoning By-Law Amendment ☐ Official Plan Amendment
- ☐ Site Plan Agreement

2. PRE-CONSULTATION (Attach supporting documentation)

- | | |
|--------------|--|
| TLTI – Staff | ☐ Leeds, Grenville & Lanark Health Unit |
| CRCA | ☐ St. Lawrence Parks Commission |
| Other: | |

3. COMPLETE APPLICATION REQUIREMENTS

- ☐ Complete Application Form
- ☐ Authorization of Applicant (if applicable)
- ☐ Affidavit signed by a Commissioner of Oaths, Notary, etc. (Available at Office)
- ☐ Township and other Agency (if applicable) Applications and Fees
- ☐ Cover Letter and/or report
- ☐ Survey Plan (if available)
- ☐ Deed
- ☐ Scaled Sketch with setbacks identified (1 hard copy (11x17 paper or less) and 1 digital copy)
- ☐ Minimum Distance Separation Calculation Form (if applicable) Not applicable
- ☐ All Supporting Information identified through Pre-Consultation including DRT

4. SUBJECT LAND

Assessment Roll Number: 08-12-816-025-03400-0000

Civic Address: 7 Bulls Island, Charleston Lake, RR 1, Athens, Ontario, K0E 1B0

Legal Description (Concession, Lot, Part, Reference Plan numbers): PT Bulls Island aka Bulls Island in Charleston Lake Lansdowne PT 1 28R10407; Leeds/Thousand Islands

Date subject land acquired by current owner: 1999

5. REGISTERED OWNER(S)

All owners must be included. If company, identify principals. A separate page may be submitted, if needed.

Name(s): Michael Robert Clancy

Company Name (if applicable): _____

Mailing Address: _____

Phone (home): _____

Phone (cell): _____

Email Address: _____

6. APPLICANT INFORMATION

If an applicant is NOT the owner of the subject lands, written authorization from all registered owner(s) must be obtained stating that the agent is authorized to make the application (Section 14)

6.1 Is the applicant the same as the owner?

Yes (same information as above)

No (please fill out below and complete Section 14 – Agreement, Authorization and Declaration)

6.2 Name(s): _____

Company Name (if applicable): _____

Mailing Address: _____

Phone (home): _____

Phone (cell): _____

Phone (work): _____

Email Address: _____

7. SUBJECT LAND CHARACTERISTICS

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

None

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

- 1 acre island

- Steep rock face

- High elevation from water

7.3 Dimensions of Subject Land			
Total Lot Area:	hectares	1	acres
Lot Depth:	80 metres		feet
Lot Width (frontage):	50 metres		feet
7.4 Road Access (include name)			
☐ Provincial Highway: _____			
☐ County Road: _____			
☐ Municipal Road: _____			
☐ Private Right-of-Way: _____			
☐ Water Only: <u>Island</u>			
7.5 If access to the subject land is by water only, provide details of parking and docking facilities to be used and the approximate distance of these from the subject land and the nearest public road:			
Rental of boat slip # 68 at Lakeline Lodge & Marina for 25 years. Parking on street near Dockside Restaurant.			
7.6 Servicing – Water			
	Existing	Proposed	Not Applicable
Municipal Piped Water System	☐	☐	☐
Privately Owned and Operated Well			
☐ Dug	☐	☐	☐
☐ Drilled	☐	☐	☐
☐ Communal	☐	☐	☐
Lake or Other Water Body:	☐	☐	☐
Other:	☐	☐	☐
7.7 Servicing – Sewage			
	Existing	Proposed	Not Applicable
Municipal	☐	☐	☐
Privately-Owned			
☐ Individual Sanitary Sewage System	☐	☐	☐
☐ Communal Sanitary Sewage System	☐	☐	☐
☐ Composting/Self-Contained Toilet	☐	☐	☐
☐ Privy	☐	☐	☐
☐ Outhouse	☐	☐	☐
Other: (Specify) <u>Holding Tank Pumped Annually by Derek King</u>	☐	☐	☐
7.8 Servicing – Storm Drainage			
	Existing	Proposed	Not Applicable
Sewers	☐	☐	☐
Ditches	☐	☐	☐
Swales	☐	☐	☐
Other (Specify): _____	☐	☐	☐

8. OFFICIAL PLAN, ZONING BY-LAW AND LAND USE INFORMATION		
8.1 Official Plan Designation: Rural. Highly Vulnerable Aquifer and Significant Groundwater Recharge Area		
8.2 Special Policy Area: ☐ 1000 Islands ☐ Highly Sensitive Lake Trout Lake ☐ No		
8.3 Zoning: Island Residential (RI)		
8.4 Is this a designated heritage property: ☐ Yes ☐ No		
8.5 Existing Use(s): (indicate uses and length of time uses have continued)		
Seasonal cottage use since 1950		
8.6 Proposed Use(s):		
Sleeping cabin required due to large family of 6 children (ages 15 to 28). Our existing cottage has only two bedrooms.		
8.7 Existing Use on Adjacent Lands: Surrounded by water		
North:	South:	
East:	West:	
8.8 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 RSC.)		
None		
8.9 Indicate any current or previous application under the <i>Planning Act</i> affecting the subject land:		
Application Type	File Number	File Status
Minor Variance	D00-2023-074	Zoning By-Law Amendment application recommended by TLTI
Site Plan Agreement	A7/00	Approved with modifications
Zoning By-Law Amendment		
Official Plan Amendment		
Consent		
Subdivision		
Other:		
☐ There have been no previous Planning Act applications affecting the subject lands		

8.10 Potential Land Use Constraints:	On Subject Lands	On Adjacent Lands Within	No
Agricultural Operation including Livestock Facility or Stockyard (If Yes, MDS info must be submitted)	☐	☐ 1000m	☐
Waste Management Site or Landfill	☐	☐ 500m	☐
Sewage Treatment Plant or Waste Stabilization	☐	☐ 500m	☐
Provincially Significant Wetland (PSW)	☐	☐ 120m	☐
Locally Significant Wetland (LSW)	☐	☐ 50m	☐
Area of Natural and Scientific Interest (ANSI)	☐	☐ 50m	☐
Flood Plain	☐	N/A	☐
Wellhead Protection (Village of Lansdowne)	☐	N/A	☐
James W. King Intake Protection Zone - St. Lawrence River - South of Gananoque (OP Schedule A6)	☐	N/A	☐
Licensed Mine, Pit or Quarry or an area designated for Aggregate Extraction	☐	☐ 1000m	☐
Rehabilitated Mine/Pit/Quarry Site?	☐	☐ 500m	☐
Industrial or Commercial Use, or Wrecking Yard Specify Use: _____	☐	☐	☐
Active Railway Line	☐	☐ 500m	☐
Municipal or Federal Airport	☐	☐ 500m	☐
Provincial Highway 401	☐	☐ 250m	☐
Utility Corridor(s) i.e. Power Lines, Hydro Easement	☐	☐ 500m	☐
i.e. Natural Gas or Oil Pipeline, etc.	☐	☐ 500m	☐
Gas Station – Currently or at Any Time	☐	☐ Adjacent	☐
Lands suspected to be contaminated	☐	☐ 500m	☐
Has grading of the subject land been changed by adding earth or other material(s)?	☐	N/A	☐
Designated Heritage Building/Site	☐	☐ 500m	☐
8.11 Additional information that may be relevant to the review of the application:			
None			
☐ Provided on a Separate Sheet			

9. REQUIRED PLANS

9.1 A detailed sketch in metric has been attached with the required information as noted in Section 9.2. ☐Yes ☐No

All required site plan drawings, elevations, cross-sections, grading, drainage, etc. along with the required information as noted in Section 9.3. ☐Yes ☐No

9.2 Sketch Requirements

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

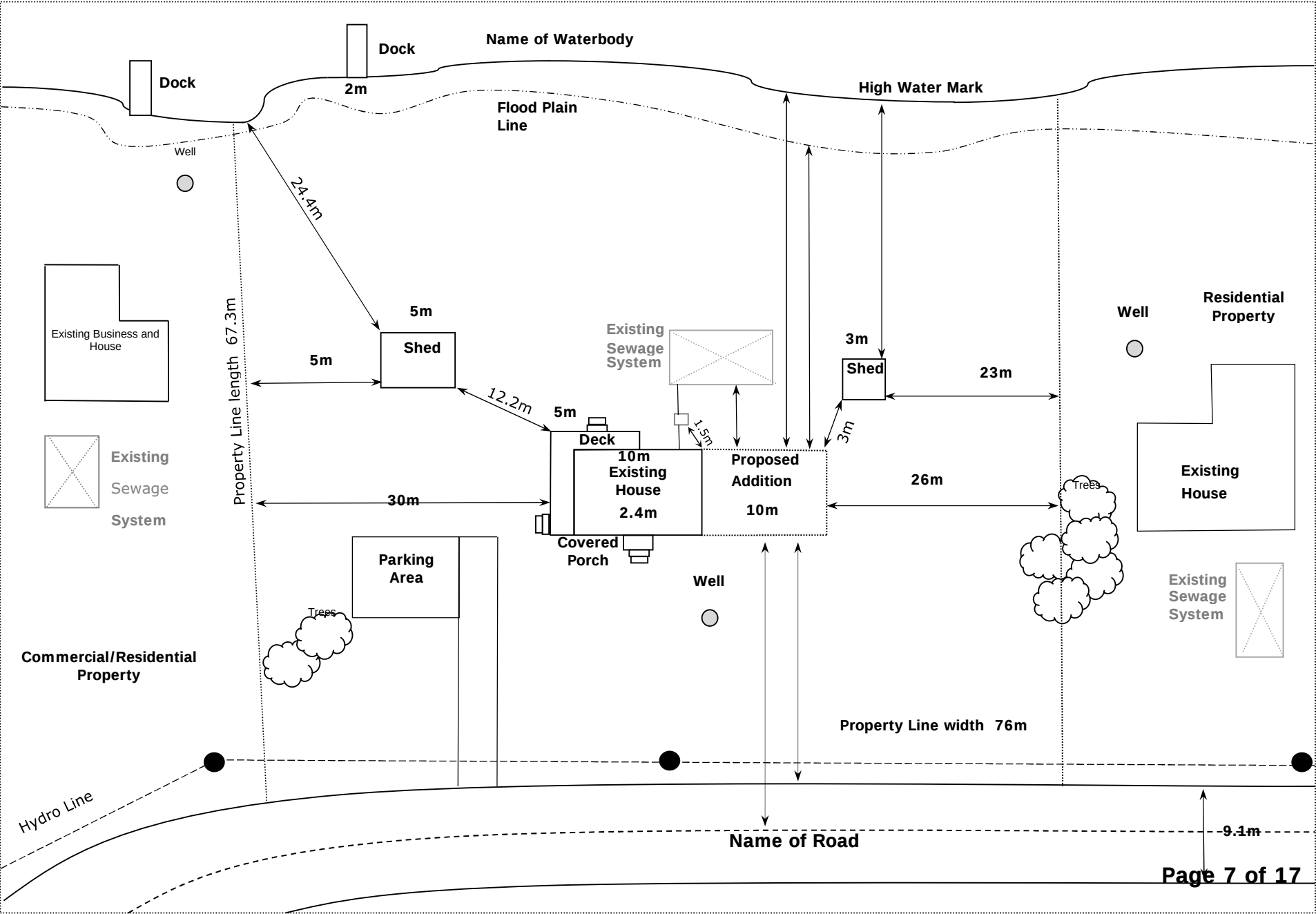
- (a) The boundaries and dimensions of the subject land.
- (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot line.
- (c) The approximate location of all natural and artificial 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.

9.3 Site Plan Requirements

In addition to Section 9.2, 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.

9.3 SAMPLE SKETCH – Measurements, setbacks for all structures must be transcribed onto Sections 10 and 11.



10. EXISTING STRUCTURES & SETBACKS ON SUBJECT LAND (Indicate any to be demolished)**10.1 Existing Structures in metres. Include all structures on subject land, 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	
Main Cottage	121.9m	121.9m	one	17.3m	7.5m	10m	1950
Storage Shed	22.8m	22.8m	one	7.4m	3.2m	5m	2013
Lower Front Deck	21.5m	21.5m	one	7.4m	2.9m	not applicable	2000
Upper Front Deck	13.7m	13.7m	one	3.7m	3.7m	not applicable	2000
Existing 2000 Side Deck	32.25m	32.25m	one	7.5m	4.3m	not applicable	2000

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 (center)	Right of Way (edge)	Other -----
Main Cottage	7.3m	30m	45m	20m	7.3m	N/A	N/A	N/A	N/A
Storage Shed	20m	50m	38m	15m	15m	N/A	N/A	N/A	N/A
Lower Front Deck	3m	45m	45m	32m	3m	N/A	N/A	N/A	N/A
Upper Front Deck	7.3m	45m	41m	28m	7.3m	N/A	N/A	N/A	N/A
Existing 2000 Side Deck	7.3m	24m	63m	20m	7.3m	N/A	N/A	N/A	N/A

10.3 Existing Parking & Loading Spaces**Existing Number of Standard Parking Spaces: 0****Existing Number of Barrier Free Parking Spaces: 0****Existing Number of Loading Spaces: 0**

11. PROPOSED STRUCTURES & SETBACKS ON SUBJECT LAND (Indicate any to be demolished)**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	
Sleeping Cabin	65.3m ²	65.3m ²	1	8.7m	7.49m	5.4m	2026
2021 Addition to Side Deck	30m ²	30m ²	1	12.0m	4.35m	not applicable	2021
2021 Back Dock Patio	9.04m ²	9.04m ²	1	5.2m	1.3m	not applicable	2021
Sauna	4.53m ²	4.53m ²	1	2.1m	2.15m	2.4m	2026

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 (center)	Right of Way (edge)	Other
Sleeping Cabin	12m	24m	16m	68m	12m	N/A	N/A	N/A	N/A
2021 Addition to Side Deck	11m	24m	50m	20m	11m	N/A	N/A	N/A	N/A
2021 Back Dock Patio	0.5m	2m	20m	50m	0.5m	N/A	N/A	N/A	N/A
Sauna	2.5m	40m	50m	32m	2.5m	N/A	N/A	N/A	N/A

11.3 Proposed Parking & Loading Spaces

Proposed Number of Standard Parking Spaces: 0

Proposed Number of Barrier Free Parking Spaces: 0

Proposed Number of Loading Spaces: 0

12. ZONING BY-LAW INFORMATION
12.1 Proposed Zoning: Amendment of Zoning By-Law No. 07-079
12.2 Description of Proposal: (describe nature and extent of the rezoning request, reasons for rezoning)
See next page for answer
12.3 Is the requested amendment consistent with the Provincial Policy ☐ Yes ☐ No Statement (PPS)?
Explain how the requested amendment is consistent with the PPS.
See next page for answer
12.4 Is the requested amendment consistent with the County Official ☐ Yes ☐ No Plan?
Explain how the requested amendment conforms with the County Official Plan.
The requested amendment aligns with the County Official Plan's goal of fostering complete, healthy, and sustainable communities to maximize the quality of life for all residents. The amendment accommodates the needs of a growing family while minimizing environmental impact. The development is so small and so perfectly placed in the trees that it will not have any negative impact on the natural beauty of the island and its physical features as contemplated in the Official Plans. The proposed development will not impact ground or surface water due to the location and the use of a burner toilet or attachment to existing holding tank. The area is not "sensitive" and the development is very small we don't want any negative impact on the natural beauty of the island we love so much.
12.5 Is the requested amendment consistent with the Township ☐ Yes ☐ No Official Plan?
Explain how the requested amendment conforms with the Township Official Plan.
The requested amendment is consistent with the Township Official Plan's goal of supporting economic growth within the township by potentially increasing the value of the property and improving land utility. As contemplated at Section 6.1.4.2(5) of the Official Plan, the proposed development is as far back as possible and located high above the water at the top of a rock face deep in the trees thus ensuring no disturbance to native soils or shoreline vegetation.
12.6 Does the proposal require an amendment to the Township Official ☐ Yes ☐ No Plan?
If yes, list the application number:

12. ZONING BY-LAW INFORMATION

12.2 Description of Proposal

An amendment to Zoning By-Law No. 07-079 is requested to construct a 65.3 square metre sleeping cabin and legalize the existing shoreline decking on the property. We are proposing to reduce the required setback from Charleston Lake from 30 metres (98.43 ft.) to 11 metres (36 ft.) as there is no feasible location that is 30 metres from the high-water mark. Relief from the water setback requirement is necessary to allow for reasonable development that respects the unique characteristics of the property.

Additionally, an amendment is requested to increase the allowable maximum floor area of the proposed sleeping cabin from 30 square metres (322.92 sq.ft.) to 65.3 square metres (703 sq.ft.). We purchased the property on October 14, 1999 and proceeded to have a large family (6 kids). As our family has expanded over the years, our existing facilities have become inadequate to meet our needs. The requested amendment will provide ample space and comfortable accommodation for our family.

As requested, we have uploaded the plot plan, survey, site photos and concept plan. With respect to the concept plan, please note that same is currently a universal concept plan downloaded from the internet. The plan accurately shows the size of the structure. However the actual final exterior appearance may change as we engage a builder. The size and location will not change. If we do proceed with this exact exterior, the interior of the actual building will differ from the concept plan as follows:

1. The washroom will be reduced in size to compose only of a compost burner toilet or a toilet connected to our existing two one thousand gallon holding tanks, a sink + stand up shower;
2. There shall not be a kitchen; and
3. The building shall be a sleeping cabin only with three (3) bedrooms. The first and second bedroom shall be equal size and on opposite sides of the washroom. The area marked kitchen and sitting area shall, in fact, be a bunkie room with multiple bunk beds.

Additionally, the shoreline decking at the northwest corner of the island (marked on the plot plan as "shoreline decking") and the small addition to the original side deck to the original cottage as marked on the plot plan were both constructed within the required setback from Charleston Lake. We request relief from the Zoning By-Law to permit the structures to remain in their current location.

The sleep cabin will otherwise comply with the provisions of Section 3.34 of the Zoning By-Law. Namely, the height shall not exceed 5 metres and there is no uncovered deck.

The sleep cabin cannot comply with Section 3.32(b) of the Zoning By-Law because there is no location on the island which would allow for the front, rear and side distances from the water to exceed 30 meters. The island and its natural configuration are simply too small. It should be noted that the island is entirely bed rock with several feet of soil and resulting vegetation. The sleep cabin is proposed at the northerly end of the island which is high above the water mark (at least 25 feet) at the top of a rock face buried in the trees.

Finally, we propose to install a small sauna as noted in Section 11. Pictures attached.

12.3 Explain how the requested amendment is consistent with the PPS.

The requested amendment aligns with the principles of efficient and sustainable land use as outlined in the PPS. It ensures optimal land utilization while preserving the property's natural features, thereby minimizing environmental impact and promoting the wise management of resources. Enhancing the

property's usability and value, the amendment contributes to the economic viability of the area and supports the PPS' goal of fostering healthy, livable, and safe communities. By providing a well-planned living space that accommodates growth while maintaining environmental stewardship, this approach meets our immediate family needs and ensures the land remains a sustainable asset for future generations.

The infrastructure and public service facilities (such as street parking and Athens transfer station) clearly support development as contemplated herein. As this is a seasonal location not accessible in the winter there is no requirement for any municipal or provincial services other than as noted above.

Concerning Section 2.3 of the PPS, the proposed development clearly does not relate to an area that is referred to at Section 2.3. Namely, the island does not fall within an area that has natural heritage features. It is not a wetland, not a habitat of an endangered species, not a fish habitat, not a significant woodland, not a significant valley land, not a significant wildlife habitat and not a significant area of scientific interest.

Furthermore, the development is so small and located so high above the water to ensure that there will be no negative impacts on the natural features or the ecological functions for which the area is identified. The proposed development will not release any contaminants which could affect water quality of the lake and no natural hazards are present.

12.7	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:		
12.8	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 12.8 is yes, provide the current Official Plan policies if any dealing with the alteration or establishment of an area of settlement:		
12.9	Does the zoning amendment remove land from an area of employment?	☐ Yes ☐ No
If the answer to section 12.9 is yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment:		
12.10	Are the lands subject to zoning with conditions?	☐ Yes ☐ No
If the answer to Section 12.10 is yes, provide an explanation of how the proposed amendment complies with the Official Plan policy relating to the zoning with conditions:		

12.11	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 12.11 The following studies are required:		
(a)	A servicing options report	☐ Yes ☐ No
(b)	a hydrogeological report	☐ Yes ☐ No
12.12	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.		
12.13	What is your proposed strategy for consulting with the public?	
I am unfamiliar with the zoning by-law amendment process so we would propose to communicate with the public in the manner required by the Township		

13.0 OFFICIAL PLAN INFORMATION

13.1 Is the Application:☐ Site Specific☐ Applicable to a larger area or the entire Municipality**13.2 Does the application propose to change, replace, or a policy in the Official Plan?**☐ Yes ☐ No

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

13.3 Does the application propose to add a policy to the Official Plan☐ Yes ☐ No**13.4 What is the purpose of the requested amendment?****13.5 What is the designation of the subject lands according to the Official Plan of the United Counties of Leeds and Grenville and explain how the proposed amendment conforms with it:**

The subject land is designated as part of a rural settlement area under the Official Plan of the United Counties of Leeds and Grenville. This designation encourages controlled development that respects the rural landscape while allowing for necessary intensification to meet community needs. The proposed amendment represents a form of intensification within this context. By accommodating our family's growing needs through modest increases in development parameters, while ensuring minimal environmental impact, the proposed amendment aligns with the County's goal of fostering sustainable and livable rural communities.

13.6 What is the current designation of the subject land in the Township Official Plan and what land uses does the designation authorize?

The subject land is designated as rural under the Township Official Plan which permits limited residential development and a range of uses which, together, provide the rural community with opportunities to live and work in a sustainable manner.

13.7 Does the requested amendment propose to change or replace a designation of a parcel of land in the Official Plan?☐ Yes ☐ No

If yes, what is the proposed designation?

13.8 What are the land uses that the requested official plan amendment would authorize?						
13.9 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 13.9 The following studies are required:						Submitted
(a) A servicing options report						☐ Yes ☐ No
(b) a hydrogeological report						☐ Yes ☐ No
13.10 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:						
	Subject Lands			Adjacent Lands		
Other Applications	Yes	No	File No.	Yes	No	File No.
Minor Variance	☐	☐		☐	☐	
Consent	☐	☐		☐	☐	
Amendment to Official Plan	☐	☐		☐	☐	
Amendment to Zoning By-Law	☐	☐		☐	☐	
Minster's Zoning Order	☐	☐		☐	☐	
Plan of Subdivision	☐	☐		☐	☐	
Site Plan	☐	☐		☐	☐	
Other Applications:	☐	☐		☐	☐	
If yes has been answered one or more times, please specify the following on a separate page:						
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						
13.11 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 or attach a draft of the amendment.						

13.12 If the requested amendment changes or replaces a schedule in the official plan, indicate the requested schedule and text that accompanies it:
Not applicable
13.13 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:
Not applicable
13.14 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:
Not applicable
13.15 Is the requested amendment consistent with the Provincial Policy Statement (PPS)? ☐ Yes ☐ No
If yes, explain how the requested amendment is consistent with the PPS:
The requested amendment aligns with the principles of efficient and sustainable land use as outlined in the PPS. It ensures optimal land utilization while preserving the property's natural features, thereby minimizing environmental impact and promoting the wise management of resources. Enhancing the property's usability and value, the amendment contributes to the economic viability of the area and supports the PPS' goal of fostering healthy, livable, and safe communities. By providing a well-planned living space that accommodates growth while maintaining environmental stewardship, this approach meets our immediate family needs and ensures the land remains a sustainable asset for future generations.
13.16 What is the proposed strategy for consulting with the public?
I am unfamiliar with the zoning by-law amendment process so we would propose to communicate with the public in the manner required by the Township

14. AUTHORIZATION & 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 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 _____ Michael Robert Clancy _____,
(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):**

(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 1 week prior to the hearing/meeting 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): _____

Date: September 9, 2025 _____

15. AGREEMENT TO INDEMNIFY & STATUTORY DECLARATION

I/We, Michael Robert Clancy
(name of owner, applicant or authorized agent)
Of the City of Ottawa
(name of Municipality)
In the County of Carleton
(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 Local Planning Appeal 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 Ottawa
(name of municipality)

in the County of Carleton
(name of County)

This 9th day of September, 2025

[Signature]
Signature of Commissioner of Oaths, etc.



GOWLING WLG

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