

**THE CORPORATION OF
THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS
BY-LAW NUMBER 26-XX
OFFICIAL PLAN AMENDMENT NO. 10**

The Council of the Corporation of Leeds and the Thousand Islands, in accordance with the provision of Section 17(22) of the Planning Act (R.S.O. 1990, c.P13), hereby enacts as follows:

1. Official Plan Amendment No. 10 to the Official Plan of the Township of Leeds and the Thousand Islands, consisting of the attached text, is hereby adopted;
2. The Clerk is hereby authorized and directed to make application to the United Counties of Leeds and Grenville for the approval of the amendment to the Official Plan for the Township of Leeds and the Thousand Islands; and
3. This By-law shall come into force and take effect on the day of final passing provided approval is received in accordance with Section 17 of the Planning Act.

Signed _____
Mayor: Corinna Smith-Gatcke

Signed _____
Clerk: Michelle Hannah

Certified that the above is a true copy of By-Law Number 26-XXX as enacted and passed by the Council of the Corporation of the Township of Leeds and the Thousand Islands on the ____ day of _____, 2026.

Signed _____
Clerk: Michelle Hannah

SCHEDULE A to BY-LAW NUMBER 26-XX

AMENDMENT NUMBER 10 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

1. **TITLE**

The following constitutes Amendment Number 10 to the Official Plan of the Township of Leeds and the Thousand Islands.

2. **PURPOSE OF THE AMENDMENT**

The Official Plan amendment is administrative in nature and will amend various sections of the Plan to be consistent with the Provincial Planning Statement (2024) and to implement the recommendations of the Rockport Strategic Plan (2020).

3. **LOCATION AND DESCRIPTION OF THE LANDS AFFECTED**

Affecting lands throughout the Township of Leeds and the Thousand Islands.

4. **BASIS OF THE AMENDMENT**

The basis of Official Plan Amendment Number 10 is to amend Sections of the Township's Official Plan to be consistent with the Provincial Planning Statement (2024) and to implement the recommendations of the Rockport Strategic Plan (2020).

Official Plan Amendment Number 10 is consistent with the intent of the policies of the Provincial Planning Statement (2024) and the Official Plans of the Township of Leeds and Thousand Islands and the United Counties of Leeds and Grenville.

5. DETAILS OF THE AMENDMENT

The Official Plan of the Township of Leeds and the Thousand Islands is hereby modified as follows:

- i) That Section 4.12.7 of the Table of Contents is amended by deleting the word 'Secondary' and adding the word 'Additional' in its place.
- ii) That Section 9.7.1 of the Table of Contents is amended by deleting the word 'Mandatory'.
- iii) That Section 9.17 of the Table of Contents is amended by deleting the words 'Section 37 – Height and Density Exchange for Facilities and Services' and replacing it with the words 'Community Benefits Charges'.
- iv) That the fourth paragraph of Section 1.3 be amended by deleting the word 'Policy' and replacing it with the word 'Planning'.
- v) That the second paragraph of Section 1.6 be amended, by deleting the number 2014 and replacing it with 2024 and deleting the word 'Policy' and replacing it with the word 'Planning'.
- vi) That Section 2(1) be amended by deleting the number 2014 and replacing it with the number 2024 and deleting the word 'Policy' and replacing it with the word 'Planning'.
- vii) That Section 2(9) be amended by twice deleting the number 2014 and replacing it with the number 2024, twice deleting the word 'Policy' and replacing it with the word 'Planning' and deleting the number 1.1.1 and replacing it with 2.3.1.
- viii) That Section 2(10) is deleted in its entirety and replaced with the following as Section 2(10):

"New settlement areas or settlement area boundary expansions must demonstrate:

 - a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
 - b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;
 - c) whether the applicable lands comprise specialty crop areas;
 - d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural
 - e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
 - f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
 - g) the new or expanded settlement area provides for the phased progression of urban development.

- ix) That a new Section be added as 2(11) as follows and the subsequent subsections renumbered sequentially.
'The Township may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.'
- x) That the first paragraph of Section 4.6.4 be amended by deleting the words "Rural Affairs" and replacing them with the word 'Agribusiness'.
- xi) That the first paragraph of Section 4.7.1 be amended by deleting the words 'and Forestry' and deleting the letter 'F' from MNRF.
- xii) That the second paragraph of Section 4.7.1 be amended by deleting the words 'Northern Development' and deleting two occurrences of the acronym 'MENDM' and replacing them with 'MEM'.
- xiii) That the first paragraph of Section 4.8.1 be amended by deleting the number '2014' and replacing it with the number '2024' and deleting the word 'Policy' and replacing it with the word 'Planning'.
- xiv) That the following words be added to the second paragraph of Section 4.8.1 after the word 'manufactured': 'or constructed part or'.
- xv) That the third paragraph of Section 4.8.1 be amended by deleting the word 'involve' and replacing it with the word 'include' and that the word 'buildings,' be added after the words 'such as'.
- xvi) That the fourth paragraph of Section 4.8.1 be amended by deleting the number 2014 and replacing it with 2024 and deleting the word 'Policy' and replacing it with the word 'Planning'.
- xvii) That the fifth paragraph of Section 4.8.1 be amended by adding the word 'and' after the words 'archaeological sites', by deleting the words 'fieldwork undertaken in accordance with' and replacing it with the words 'assessments carried out by archaeologists licensed under'
- xviii) That the last paragraph of Section 4.8.1 be amended by adding the words ', as evaluated using processes and criteria that are established under the Ontario Heritage Act.' after the word 'resources' and deleting the second sentence of the paragraph in its entirety.
- xix) That Section 4.8.2(3) be amended by adding the words 'Protected heritage properties,' at the beginning of the sentence, changing the letter 's' in significant to lower case, and deleting the words 'when development and infrastructure decisions may affect these resources'.
- xx) That Section 4.8.2(4) be amended by deleting the words 'that may impact a significant cultural heritage resource or landscape, or' from the first sentence.
- xxi) That a new subsection a) be added to Section 4.8.2(4) as follows:
'a) Confirm as to whether the heritage attributes of the protected heritage property will be conserved;'

- xxii) That the remaining two subsections of Section 4.8.2(4) be re-lettered sequentially.
- xxiii) That the re-lettered subsection b) of Section 4.8.2(4) be amended by deleting the words 'cultural heritage resource and replacing them with the words 'protected heritage property'.
- xxiv) That the following new Section 4.8.2(5) be added as follows
'5. The Township shall engage early with Indigenous communities and ensure that their interests are considered when identifying, protecting and managing built heritage resources and cultural heritage landscapes.'
- xxv) That Section 4.8.3(2) be amended by deleting the word 'Sport' and replacing it with the word 'Gaming' And that the letter 'S' in 'MCTS' is deleted and replaced with the letter 'G'.
- xxvi) That Section 4.8.3(3) is amended to delete the words 'Culture, Tourism and Sport (MTCS)' and replace them with 'Citizenship and Multiculturalism (MCM)' and delete the words 'Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (MGCS)' and replace them with the words 'Ministry of Public and Business Service Delivery and Procurement Registrar'.
- xxvii) That Section 4.8.3(4) is amended to delete the letter 'S' from MTCS and replace it with the letter 'G'.
- xxviii) That Section 4.8.3(7) is amended to delete the letter 'S' from MTCS and replace it with the letter 'G'.
- xxix) That Section 4.8.3(10)b) is amended to delete the letter 'S' from MTCS and replace it with the letter 'G'.
- xxx) That the following new subsection be added to the end of Section 4.8.3 as follows:
'12. The Township shall engage early with Indigenous communities and ensure that their interests are considered when identifying, protecting and managing archaeological resources.'
- xxxi) That the following amendments be made to the first paragraph of Section 4.12.1:
 - a) Delete the number '1' from '2014' and replace it with the number '2'
 - b) Delete the word 'Policy' and replace it with the word 'Planning'
 - c) Capitalize the letter 's' in the word 'statement'
 - d) Delete the words 'land uses' and replace them with the words 'housing options and densities'
 - e) Delete the words 'for a time horizon of up to 20 years' and replace them with the words 'of current and future residents for a minimum of 15 years'.
- xxxii) That the first paragraph of Section 4.12.2 be amended by deleting the words 'diversity and provide housing that meets the needs of a variety of households' and replace them with the words 'health,

economic and well-being requirements of current and future residents, including additional needs housing.'

- xxxiii) That the following words be deleted from Section 4.12.2: 'is defined as housing, either ownership or rental, for which a low or moderate income household pays no more than 30% of its gross annual income' and add the following words in their place: 'in the case of ownership housing, is the least expensive of 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality. 'Affordable' in the case of rental housing, the least expensive of: 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or 2. a unit for which the rent is at or below the average market rent of a unit in the municipality.'
- xxxiv) That Section 4.12.2 is amended by deleting the numbers '2014-2024' and replacing them with the numbers '2025-2035'.
- xxxv) That Section 4.12.7 be amended by deleting the words 'density bonusing' and replacing them with the words 'community benefits charges'.
- xxxvi) That Section 4.12.2(9) be deleted in its entirety and the subsequent subsection letter be re-lettered accordingly.
- xxxvii) That the new Section 4.12.2(9) be amended by deleting the word 'secondary' and replacing it with the word 'additional'.
- xxxviii) That the second paragraph of Section 4.12.6 be amended by adding the following as a third bullet point:
 - Introduction of new housing options within previously developed areas;
- xxxix) That the second paragraph of Section 4.12.6 be amended by deleting the word 'secondary' from the new fifth bullet and replacing it with the word 'additional'.
- xl) That Section 4.12.6 be amended by adding the following as the first bullet point of the third paragraph:
 - Supports the achievement of complete communities;
- xli) That Section 4.12.6 be amended by adding the following beside the word provision in the new second bullet of paragraph three: '/use'.
- xl ii) That Section 4.12.6 be amended by deleting the word 'jobs' from the new fourth bullet of the third paragraph and replacing it with the word 'employment'
- xliii) That Section 4.12.7 be deleted in its entirety (including the images and image descriptions) and replaced with the following:

4.12.7 Additional Residential Units

Additional residential units are self-contained residential units which contain kitchen and bathroom facilities, and which are located within an existing single-detached dwelling, semi-detached dwelling, or townhouse dwelling unit, or within a structure that is accessory to a permitted principal dwelling unit. Additional dwelling units, also known as accessory apartments, basement apartments, and in-law suites, are encouraged as a means of providing affordable and diverse housing options in the Township.

1. A maximum of two additional residential units are permitted on lands where a single-detached dwelling, semi-detached dwelling, or townhouse is the principal use permitted in the Residential designation of Schedule B1 (Lansdowne), provided that:
 - a) additional residential unit are located within the principal dwelling unit or a detached accessory structure;
 - b) the subject property is on approved municipal water and sanitary sewer services;
 - c) there is adequate municipal water and sewer capacity to accommodate the additional residential unit(s);
 - d) the subject property has frontage on and direct access to an improved road or right-of-way;
 - e) a property with two additional residential units shall include a maximum of one additional dwelling unit located in a detached building or structure.
 - f) an additional residential unit in a detached building or structure would not otherwise qualify as a garden suite, which is a temporary use subject to a site-specific zoning by-law amendment;
 - g) the additional dwelling unit shall be designed and located in such a manner to avoid impacts on the residential character of the principal dwelling unit and surrounding neighbourhood; and
 - h) Additional requirements for additional dwelling units will be specified in the Zoning By-Law.

- xliv) That Section 4.12.8 be deleted in its entirety and replaced with the following:

4.12.8 Additional Rural Units

Additional rural units are self-contained residential units which contain kitchen and bathroom facilities, and which are located within an existing single-detached dwelling, semi-detached dwelling, or within a structure that is accessory to a permitted principal dwelling unit. Additional rural units are located within the Rural land use designation. Additional rural units, also known as accessory apartments, basement apartments, and in-law suites, are encouraged as a means of providing affordable and diverse housing options in the Township.

1. A maximum of one additional residential unit is permitted on lands where a single-detached dwelling or a semi-detached dwelling is the principal use permitted in the Rural designation of on Schedule A1 and the Residential designation (Lyndhurst, Rockport, Seeley's Bay and Ivy Lea) of Schedules B2, B3, B4 and B5, provided that:
 - a) the additional rural unit are located within the principal dwelling unit or a detached accessory structure;
 - b) the subject property is on approved private rural water/wastewater services;
 - c) there is adequate private water and sewer capacity to accommodate the additional residential unit(s);
 - d) the subject property has frontage on and direct access to an improved road or right-of-way;
 - e) an additional residential unit in a detached building or structure would not otherwise qualify as a garden suite, which is a temporary use subject to a site-specific zoning by-law amendment;
 - f) detached additional rural units shall be in proximity to the principal dwelling unit to minimize the development footprint on the property and to support shared road access, waste collection, water and sewage services, and hydro connections; and
 - g) additional requirements for additional rural units will be specified in the Zoning By-Law.

- xliv) That the Table of Contents be updated to delete the words 'Tiny Homes' from Section 4.12.7 and replace it with the words 'Additional Rural Units'
- xlvi) That Section 5.3.1.4(2) be amended by deleting the words 'and Forestry'.
- xlvii) That the first paragraph of Section 5.3.2.1 be amended by deleting the number '2014' and replacing it with the number '2024', deleting the word 'Policy' and replacing it with the word 'Planning', deleting 'Northern Development', and deleting two occurrences of the letters 'ND' from 'MENDM'.
- xlviii) That Section 5.3.2.1(1) be amended by deleting the letters 'ND' from 'MEDNM'.
- xlix) That Section 5.4.1.1(6) be amended by deleting the words 'and Forestry' from the first paragraph.
- l) That the first paragraph of Section 5.4.2 be amended by deleting the number '2014' and replacing it with '2024' and deleting the word 'Policy' and replacing it with the word 'Planning'.
- li) That the second paragraph of Section 5.4.2 be amended by deleting the word 'asbestos' and adding the following sentence at the end of the paragraph: 'Critical minerals are a subset of raw materials that have specific industrial, technological or strategic applications for which there are very few substitutes.'
- lii) That Section 5.5.1(2) be amended by deleting the words 'and Forestry' and deleting the letter 'F' from 'MNRF'.
- liii) That Section 5.5.2 be amended by deleting the number '2014' and replacing it with '2024' and deleting the word 'Policy' and replacing it with 'Planning'.
- liv) 5.5.3
- lv) That Section 5.5.4 be amended by deleting the two occurrences of 'MNRF' and replacing them with 'MNR'.
- lvi) That Section 5.5.5 be amended by deleting the three occurrences of 'MNRF' and replacing them with 'MNR'.
- lvii) That Section 5.5.5(2) be amended by deleting the number '2013' and replacing it with '2022'.
- lviii) That Section 5.5.5.1 be amended by deleting the number '2014' and replacing it with '2024' and deleting the word 'Policy' and replacing it with the word 'Planning'.
- lix) That Section 5.5.5.2 be amended by deleting the three occurrences of the words 'and Forestry'.
- lx) That Section 5.5.6 be amended by deleting the number '2014' and replacing it with '2024' and deleting the word 'Policy' and replacing it with the word 'Planning' and deleting the two occurrences of the words 'and Forestry'.
- lxi) That Section 5.5.7 be amended by adding an apostrophe at the end of the word 'Resources' and deleting the words 'and Forestry'.

- lxii) That Section 5.5.8 be amended by deleting the two occurrences of the words 'and Forestry'
- lxiii) That Section 5.5.9 be amended by deleting the number '2014' and replacing it with '2024' and deleting the word 'Policy' and replacing it with the word 'Planning'.
- lxiv) That Section 5.5.9 be amended by deleting the words 'and Forestry' and deleting the letter 'F' from 'MNRF'.
- lxv) That the first paragraph of Section 5.8 be amended by deleting the number '2014' and replacing it with '2024' and deleting the word 'Policy' and replacing it with 'Planning'.
- lxvi) That Section 5.8.2.2 is amended to add policy number 16, which will read 'As part of a Planning Act application to permit the development of lands designated Tourist Commercial, a Transportation Impact Study (T.I.S.), prepared by a professional and certified engineer, shall be required to address both the impact of any new development upon the roads system, as well as any associated improvements that are required prior to or concurrent with the approval of the development. The scope of the T.I.S. shall be determined by the Municipality.'
- lxvii) That the first paragraph of Section 5.9.3 be amended by deleting the words 'and Forestry' and the letter 'F' from 'MNRF'.
- lxviii) That Section 5.9.3(1) be amended by deleting the two occurrences of letter 'F' from 'MNRF'.
- lix) That Section 5.9.3(3) be amended by deleting the letter 'F' from 'MNRF'.
- lxx) That the first paragraph of Section 6.1.2.1 be amended by deleting the word 'Policy' and replacing it with the word 'Planning'.
- lxxi) That Section 6.1.3 be amended by deleting the two occurrences of the words ', Conservation and Parks'.
- lxxii) That Section 6.1.4.2(5) be amended by deleting the word 'Policy' and replacing it with the word 'Planning'.
- lxxiii) That Section 7.5(4) be amended by deleting the words ', Conservation and Parks'.
- lxxiv) That Section 7.5(9) be amended by deleting the words ', Conservation and Parks'.
- lxxv) That Section 7.6.2(1) be amended by deleting the words ', Conservation and Parks'.
- lxxvi) That Section 7.6.2(3) be amended by deleting the words ', Conservation and Parks'.
- lxxvii) That Section 7.6.2(8) be amended by deleting the words ', Conservation and Parks'.
- lxxviii) That Section 7.6.3 be amended by deleting the two occurrences of the words ', Conservation and Parks'.
- lxxix) That Section 7.6.4 be amended by deleting the five occurrences of the words ', Conservation and Parks'.
- lxxx) That Section 8.1(1) be amended by deleting the word 'Policy' and replacing it with the word 'Planning'.

lxxxi) That Section 9.2(4) be amended by deleting the word 'Policy' and replacing it with the word 'Planning'.

lxxxii) That Section 9.7.1 be deleted and replaced with the following:

9.7.1 Pre-Consultation

The Township offers a pre-consultation process for applicants to consult with the Township prior to submission of a formal planning application in accordance with the **Planning Act**. While this is an optional process, applicants are encouraged to proceed through a pre-consultation prior to submitting a formal application. The pre-application process provides valuable technical information, policy interpretation and direction to streamline and lessen the expense of the formal complete application process by providing clear direction before significant investments are made on technical studies or plans.

lxxxiii) That Section 9.7.2(2) is amended by deleting subsection g) in its entirety and updating the lettering of the remaining subsections accordingly.

lxxxiv) That Section 9.17 be deleted in its entirety and replaced with the following:

'9.17 Community Benefits Charges

1. In accordance with Section 37 of the **Planning Act**, the Township may pass a by-law to require the payment of Community Benefits Charges associated with with specified forms of development proceeding through a zoning by-law amendment, minor variance, land conveyance under section 50(7) of the Planning Act, plans of subdivision or condominium, consent and/or building permit applications.'

6. IMPLEMENTATION AND INTERPRETATION

The changes to the Official Plan described in this Amendment shall be implemented and interpreted in accordance with the implementation and interpretation policies of the Official Plan as described in Sections 9 and 10 thereof.

OPA No. 10

File No: D09-2026-001

Date of Adoption: _____

Date of Notice: _____

Municipality: Township of Leeds and the Thousand Island

Subject Lands: _____

NOTICE OF ADOPTION**With respect to Official Plan Amendment
Sections 17(23) and 21 of the Planning Act**

A decision was made on the date noted above to adopt Amendment No. 10 to the Official Plan for the Township of Leeds and the Thousand Islands as adopted by By-Law 26-XXX.

PURPOSE OF THE OFFICIAL PLAN AMENDMENT

The Official Plan amendment will amend Section 5.8.2.2 of the settlement area designation to require a Transportation Impact Study for the development of lands designated Tourist Commercial.

EFFECT OF THE OFFICIAL PLAN AMENDMENT

The effect of the amendment is that future development on land designated Tourist Commercial will require a Transportation Impact Study prepared by a professional and certified engineer.

ADDITIONAL INFORMATION

Additional information about the application is available for public inspection during regular office hours at the Township's municipal office, located at 1233 Prince Street, Lansdowne, or by contacting:

Michelle Hannah, Clerk
Township of Leeds and the Thousand Islands
1233 Prince Street
Lansdowne, Ontario K0E 1L0
Phone: 613-659-2415 during regular business hours.

OTHER RELATED APPLICATIONS

A concurrent Township-initiated administrative Zoning By-Law amendment application (D14-2026-007) is being processed to implement administrative amendments

WHEN THE DECISION IS FINAL

OPA No. 10

File No: D09-2026-001

Date of Adoption: _____

Date of Notice: _____

Municipality: Township of Leeds and the Thousand Island

Subject Lands: _____

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 if a written request to be notified of the decision is made to the approval authority. Such requests must be accompanied by the name address of the person or public body requesting notice.

Mailing address of the Approval Authority:

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