

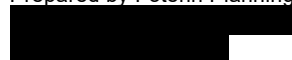


390 Back Street Township of Leeds and the Thousand Islands

Planning Justification Report
Zoning By-law Amendment
September 2, 2025

Prepared for Chantal Valkenborg

Prepared by Fotenn Planning + Design



September 2025

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1.0 Introduction

1.1 Introduction

Fotenn Planning + Design has been retained by the owner of the property, Chantal Valkenborg, to prepare this Planning Justification Report in support of an application for zoning by-law amendment for the property municipally known as 390 Back Street in the Township of Leeds and the Thousand Islands. The purpose of the proposed zoning by-law amendment is to permit commercial uses on the subject site in the form of a seasonal wedding venue.

Pre-Consultation comments were provided by Township staff following a pre-application meeting with the applicant. Accordingly, the following are being submitted in support of the application:

- / Concept Plan;
- / Species at Risk Screening & Environmental Constrain Review;
- / Outdoor Venue Wastewater Servicing Brief;
- / Traffic Brief;
- / Driveway Plan;
- / Noise Impact Study;
- / Application fees;
- / Application forms; and,
- / This Planning Justification Report.

The purpose of this report is to assess the appropriateness of the proposed development and the requested amendment in the context of the surrounding area and policy and regulatory framework applicable to the subject lands.

1.2 Development Applications

The subject lands are designated Rural Lands on Schedule A Community Structure and Land Use of the United Counties of Leeds and Grenville Official Plan. The subject lands are designated Rural on Schedule A1 Land Use Designations of the Township of Leeds and the Thousand Islands Official Plan. The lands are zoned Rural (RU) on Schedule "C" – Ward 2 of the Township of Leeds and the Thousand Islands Zoning By-law 07-079.

The applicant is seeking to develop the subject site with a seasonal wedding venue. A Zoning By-law Amendment is required to permit the proposed commercial use. A site-specific Rural (RU) Zone is proposed to permit the use and to establish appropriate performance standards given the context of the site and the proposed development.

A future application for site plan control will be required to facilitate the development.

2.0 Surrounding Area and Site Context

The subject lands are located on the north side of Back Street, northeast of Seeley's Bay and southwest of Lyndhurst. The subject lands are irregularly shaped and have an area of approximately 20.5 hectares, with approximately 198 metres of frontage on Back Street.



Figure 1: Subject Lands (Source: Leeds Grenville Public Map Viewer, annotated by Fotenn)

The site currently contains a single detached dwelling, large ploughed areas and a woodland at the rear of the property. The rear property line is defined by a small watercourse that runs from west to east. The property is served by a private driveway off of Back Street.

The surrounding area consists primarily of rural residential, rural, and agricultural uses. A mineral resource pit, representing an extractive industrial use, is located north of the site, on the east side of County Road 15. Grippen Lake is located further east of the site.

The following uses are immediately adjacent to the subject lands:

- / North: Agricultural (ploughed field)
- / East: Rural Residential, Agricultural (ploughed field)
- / South: Agricultural (ploughed field)
- / West: Rural Residential, Agricultural (ploughed field)

2.1 Development Proposal

The applicant is proposing to develop a seasonal wedding venue in the rear of the property. The rear field will be significantly vegetated, with tree planting along the periphery to enhance the existing woodland, and a central wildflower field to re-naturalize the area. A seasonal canopy tent will be located centrally at the rear of the property with open adjacent areas for catering trucks and portable toilets. No permanent structures or servicing are proposed at this time.

Access to the commercial development will be gained through the existing entrance off of Back Street. The existing driveway will be altered once within the property lines to form a “Y” configuration to direct commercial traffic away from the private residence. Sufficient parking will be provided west of the driveway to accommodate visitors to the site. Additional parking is proposed adjacent to the tent for accessible spaces and to provide easy access for vendors. A hammer head at the western end and turn-around at the eastern end of the driveway will ensure functional and safe access for larger delivery vehicles and emergency response vehicles, such as fire trucks.

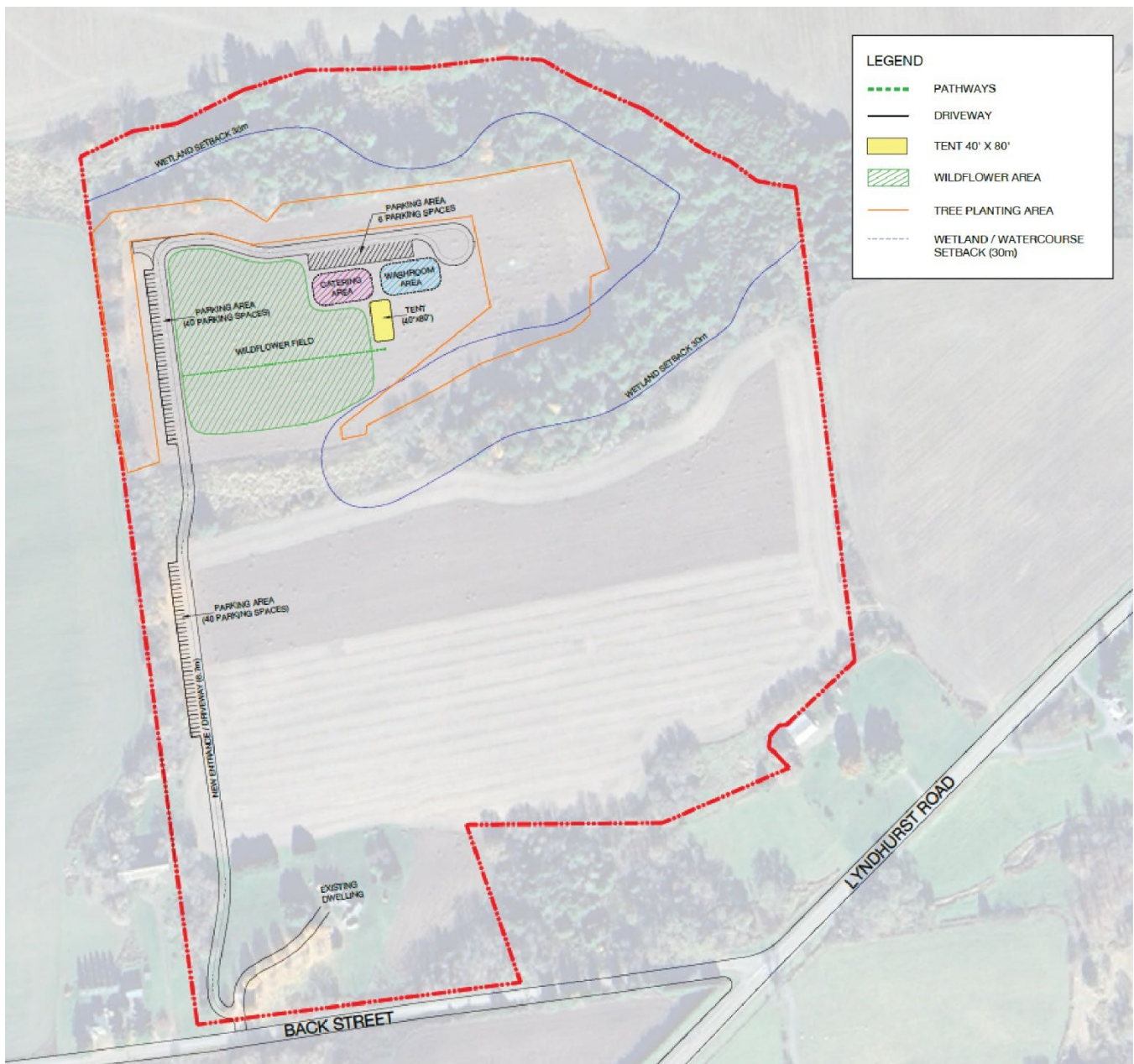


Figure 2: Concept Plan (Source: Fotenn Planning + Design)

3.0 Supporting Studies

3.1 Species at Risk Screening & Environmental Constraint Review

A Species at Risk Screening and Environmental Constraint Review was completed by BCH Environmental Consulting Inc., dated March 30, 2024. The report includes an assessment of the potential environmental constraints and the potential for Species at Risk. The area was extensively walked and surveyed for significant natural heritage features, potential species at risk and their associated habitat. The study found that no direct impacts on Species at Risk, including birds, bats, and trees, are anticipated as a result of the proposed development, and any potential indirect impacts on the noted species can be mitigated. The study also considers the woodland on the site as significant, though it notes that this is attributed to the proximity of other habitats, linkages and water protection, therefore minimal tree clearing can be supported as the woodland would still meet the criteria for significance after removal. The report further provides mitigation measures regarding tree removal, if required. The report identifies that unevaluated wetlands are present on the north and east sides of the subject site, and recommends a 30-metre setback from the wetland feature. Mapping confirmed that the southern watercourse does not extend to the western boundary of the property. The report concludes with recommendations to guide development on the subject site. The proposal intends to abide by these recommendations and reflects their implementation through significant buffers to the natural heritage features.

3.2 Outdoor Venue Wastewater Servicing Brief

A Wastewater Servicing Brief was prepared by Groundwork Engineering, dated April 24, 2025. The review notes that the proposed facility will provide food and beverages served by mobile catering services and mobile bartending services, therefore all crockery will be supplied by a rental company and washed at their respective facility or provided as biodegradable materials to be collected onsite and disposed of appropriately. The Brief calculates the water and wastewater requirements based on the prospective number of patrons and recommends the scale of portable washroom facility required to meet the servicing needs of the proposed use.

3.3 Traffic Impact Brief

A Traffic Brief was prepared by Castleglenn Consultants, dated August 20, 2025. The Brief evaluates the potential traffic and transportation issues associated with the proposed development. The Brief found that the existing weekday peak hour traffic levels at the Back Street intersections with the Highway 15 and Lyndhurst corridors currently indicate satisfactory levels of service assuming the existing STOP-controlled approaches. There is no evidence of queues or congestion nor significant delays in entering either corridor from Back Street at either intersection. The Brief specifies that the traffic generation from the proposed development will be impacted by a series of factors, including seasonal operation, vehicle occupancy/family travel habits, and potential shuttle service. The forecast 2032 traffic volume associated with the proposed wedding venue can be accommodated by the surrounding roadways resulting in acceptable service levels on the surrounding roadways and intersections. The Brief concludes that the anticipated forecast traffic created by the proposed development would have negligible impacts on traffic operations in the surrounding area.

3.4 Noise Impact Study

A Noise Impact Study was prepared by Pinchin, dated June 25, 2025. The study evaluated the potential noise impact from the proposed development on nearby uses. The specific noise criteria with regards to the operation of stationary and transportation sources were adopted from the applicable guideline limits outlined in the Ontario Ministry of Environment, Conservation, and Parks (MECP) Publication NPC-300. The Class 3 area was selected as it reflects a rural area where the acoustical environment is dominated by natural sounds having little or no road traffic, including small communities, agricultural areas, and rural recreational areas such as a cottage or resort use. Noise sources were modeled based on

location, including guest traffic, generators, and audiovisual equipment. Six (6) points of noise reception were selected from nearby residences as noise sensitive locations. Following modelling, anticipated noise levels are shown to meet the applicable NPC-300 Class 3 guideline limits at all receptor locations. Therefore, the report concludes that the proposed development is expected to be in compliance with the MECP noise requirements and is not anticipated to negatively impact adjacent residential uses.

4.0

Policy and Regulatory Framework

4.1 Provincial Planning Statement (2024)

The province of Ontario issued an updated Provincial Planning Statement (PPS 2024) that went into effect on October 20, 2024. The new PPS consolidates the previous PPS 2020 and the A Place to Grow Act: Growth Plan for Greater Golden Horseshoe (2019) as well as introduces and amends a number of significant policies. The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, this document sets the policy foundation for the development and use of land.

Chapter 1 of the PPS identifies a vision for the future growth of the province, setting a goal of building at least 1.5 million homes by 2031. The vision for the 2024 PPS includes increasing the supply and mix of housing options in the province and building homes that respond to market needs and local demand to support a growing population and workforce. The PPS provides a policy framework that promotes growth and development within rural and urban settlement areas, the protection of natural and cultural heritage resources, and the mitigation of potential risks to public health or safety. The proposal will support growth and economic vitality of the rural area.

Chapter 2 of the PPS provides policy guidance for development within settlement areas, strategic growth areas, rural areas, rural lands, and employment areas, as well as policies that consider energy conservation, air quality and climate change. Section 2.5 provides policy direction related to rural areas in municipalities noting these areas should encourage development to build upon rural character, use a range of rural infrastructure and public service facilities, and provide opportunities for sustainable and diversified tourism. Development in rural areas shall be appropriate for the available service levels. The proposed development builds upon the existing rural character and seeks to establish a compatible commercial use that contributes to the tourism industry and will utilize existing rural infrastructure and public service facilities.

Chapter 3 of the PPS provides policy direction relating to the efficient provision and use of infrastructure and public service facilities in the province. Matters discussed in Chapter 3 include the planning of transportation systems to meet current and projected needs, land use compatibility between major facilities and sensitive land uses, the sustainable provision of sewage, water, and stormwater, and the promotion of healthy, active and inclusive communities through planning for public spaces and recreation. The proposal development will not result in any change to existing site services, vehicular access or on-site stormwater management. On-site circulation has been designed to ensure functionality and to prioritize access for larger vehicles, including delivery and emergency response vehicles, while ensuring accessibility and pedestrian safety. Detailed design of the driveway will be further reviewed through the site plan control application. The proposed commercial use is considered compatible with the surrounding rural area as there are sufficient setbacks and landscaping to mitigate any impacts to adjacent residential uses and natural heritage features. The Noise Study, prepared in support of the proposed development, concluded that the proposed is expected to be in compliance with the ministry noise requirements and is not anticipated to negatively impact adjacent residential uses.

Chapter 4 of the PPS provides policy direction regarding the protection of natural and cultural heritage resources in the province. Policies in this section regulate development in relation to identified natural heritage features, the wise use and management of water, the protection of agriculture, and development of lands with cultural and archaeological heritage. The Species at Risk Screening & Environmental Constraint Review prepared in support of the proposal concluded that the proposed development is not anticipated to impact the ecological function of the adjacent watercourse and associated wetland. The proposal will enhance the existing woodland on the property, contributing to a net-positive for surrounding natural heritage resources. There are no cultural heritage features in proximity to the site, therefore no negative impacts on such resources will occur as a result of the development.

Chapter 5 of the PPS provides policy direction protecting public health and safety by regulating development in relation to natural and human made hazards. The policies within this section aim to direct development away from natural and human-made hazard lands, such as floodplains, areas prone to erosion, former mining or aggregate extraction sites, and

other contaminated areas. The subject lands do not contain floodplains or other hazards as identified on the Township of Leeds and the Thousand Islands Official Plan Schedules. There are no anticipated negative impacts to public health and safety as a result of the proposed development.

It is our professional planning opinion that the proposed development is consistent with the Provincial Planning Statement (2024).

4.2 Official Plan for the United Counties of Leeds and Grenville

The United Counties of Leeds and Grenville Official Plan was adopted by Council on July 23, 2015, approved by the Ministry of Municipal Affairs and Housing on February 19, 2016, and partially approved by the Ontario Municipal Board on March 15, 2017. The Official Plan directs growth management and land use decisions by providing upper-tier land use planning guidance for the United Counties' ten member municipalities, including the Township of Leeds and the Thousand Islands. The policies of this plan intend to ensure a balanced approach to growth management and the protection and conservation of the United Counties' natural and cultural heritage, while encouraging development opportunities that respect the United Counties' unique character and sense of place. The relevant policy considerations of the Official Plan are discussed below (with policies in *italics*).

The following sections of the Official Plan are addressed:

- / Section 3 – Rural Area; and
- / Section 6 – Transportation, Infrastructure and Servicing.

The subject lands are designated Rural Lands on Schedule A Community Structure and Land Use of the United Counties of Leeds and Grenville Official Plan.

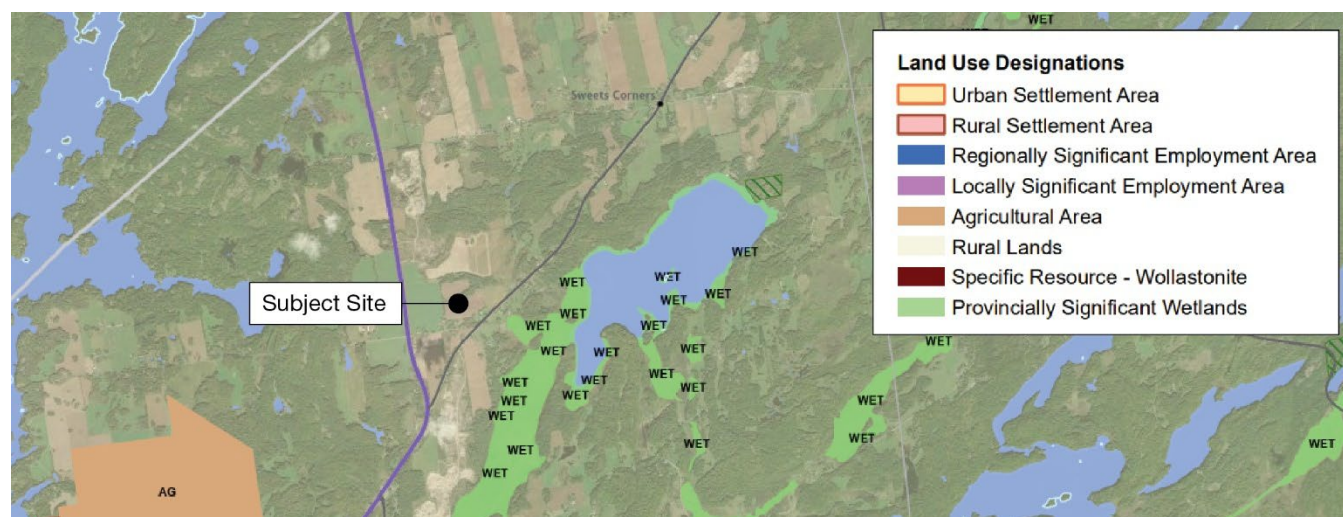


Figure 3: United Counties Land Use Designation (Source: Leeds Grenville Public Map Viewer)

Section 3 – Rural Area

Section 3.0 of the Official Plan provides policy direction for the Rural Area designation, which is defined as lands outside of the urban settlement areas and rural settlement areas. Rural lands are noted to consist of the rural landscape of the Counties, including prime agricultural areas, rural lands, including recreation and rural residential uses, natural heritage features and systems, and important natural resource areas.

Section 3.3 provides specific policies for rural lands, which are intended to protect the natural amenities and rural character of the Counties while providing opportunities for agricultural uses, resource-based activities, recreation and tourism and other rural land uses.

Section 3.3.2 outlines the land uses permitted within the rural lands designation:

- b) Local municipalities will establish policies in their Official Plans related to rural residential development which may be accommodated on rural lands without compromising the rural character of these lands.*
- c) In addition to agricultural uses and agriculture-related uses, rural industrial/commercial uses which are resource-based and forestry uses, or which are located within or along a local rural commercial area or corridors, may be permitted without an amendment to this Plan, subject to the policies of Section 3.2.3, the local municipal Official Plan, and may be subject to a site-specific rezoning.*
- d) Recreational and tourist commercial uses, open space, and limited residential development, may be permitted in rural lands without requiring an amendment to this Plan, but may be subject to a rezoning, and provided the use is permitted in the local municipal Official Plan, and meets the criteria established within the local municipal Official Plan.*
- e) The specific permitted uses and accessory uses will be established in the local municipal Official Plans and implementing zoning by-laws.*

The subject lands currently contains a rural residential use. The proposed development seeks to establish additional uses on the site to permit a rural commercial use that supports the tourist commercial industry, without compromising the rural character of the area. No amendment is necessary to the United Counties Official Plan. A zoning by-law amendment is proposed to the Township of Leeds and the Thousand Islands Zoning By-law 07-079 to add a site-specific exception (RU-XX) to the Rural Zone of the zoning by-law to allow the proposed seasonal wedding venue on the site.

Section 3.3.3 provides land use policies for rural lands, including:

- c) Development in rural lands will be subject to the policies of Section 6.3, with respect to servicing.*
- d) The development of new or expanding uses must be compatible with the rural landscape and must be sustained by rural service levels.*

The proposed development will be sufficiently supported by rural infrastructure, including roads, snow removal, and garbage collection. The proposal will not require permanent water or sewage servicing.

- g) Those uses that create or potentially create adverse impacts as a result of air, noise, and/or vibration emissions, and/or the generation and/or handling of solid or liquid wastes will only be considered based on the submission of an impact assessment to the satisfaction of the Counties and/or local municipality, as applicable.*

A Noise Impact Study was prepared in support of the proposed development. The report concludes that the proposed development is expected to be in compliance with the MECP noise requirements and is not anticipated to negatively impact adjacent residential uses.

Section 6 – Transportation, Infrastructure and Servicing

Section 6 provides policies that encourage the optimization of existing infrastructure and public service facilities. The subject site has frontage on a local municipal road. A Traffic Impact Statement was prepared in support of the proposed development and concluded that the seasonal wedding venue will not impact the surrounding road network. Stormwater management will be effectively managed on-site as the proposal will not result in increased impermeability on the site.

Section 6.3 specifically outlines that limited rural development will be permitted on individual on-site sewage services and individual on-site water services. The existing rural residential use is sufficiently serviced by an on-site well and septic. The proposed development will not require permanent servicing as bathroom and catering facilities will be mobile, thus any water or wastewater requirements will be managed by the service provider.

It is our professional planning opinion that the proposed development conforms with the policies of the United Counties of Leeds and Grenville Official Plan.

4.3 Township of Leeds and the Thousand Islands Official Plan

The Township of Leeds and the Thousand Islands Official Plan was adopted by Council on September 10, 2018 and approved by the United Counties of Leeds and Grenville on November 22, 2018. The Township's official plan establishes a vision, goals, objectives, and policies to manage and direct physical development and the effect of change on the physical,

social, cultural, economic, and natural environment until 2031. The official plan contains policies of Council which guide and direct future growth and development within the municipality.

The relevant policy considerations of the official plan are discussed below (with policies in *Italics*). The following sections of the official plan are addressed:

- / Section 3 – Purpose, Goal, Objectives;
- / Section 4 – General Land Use Policies;
- / Section 5 – Land Use Designation Policies;
- / Section 6 – Water Resources Policies;
- / Section 7 – Transportation and Infrastructure; and,
- / Section 9 – Implementation.

Section 3 – Purpose, Goal, Objectives

Section 3 of the official plan outlines the Township's vision statement and the plan's overarching goal, as well as various objectives to achieve the stated goals. The objectives of the plan include:

3.3(2) The rural area shall accommodate limited residential, commercial and industrial development, where appropriate.

3.3(6) Steady, diversified and balanced economic growth shall be encouraged to build a strong economic base. The Township shall be known as being open for business.

3.3(8) Land use designations and related policies are intended to foster economic growth and diversification, including opportunities for agriculture, home-based, tourism-based, service-based, and knowledge-based businesses, among other sectors.

3.3(9) New and existing local businesses and agricultural operations shall be supported in the Township's growth and development.

The proposal seeks to permit limited service-based commercial uses to an existing rural residential property that will support the Township's tourism economy. The proposed commercial use is compatible with the surrounding rural and rural residential uses, as discussed below.

Section 4 – General Land Use Policies

Section 4 of the official plan provides policies intended to address development issues which are common to more than one land use designation. Section 4.6 provides policy direction related to compatibility and built form. Section 4.6.1 outlines general development design standards, including:

1. In reviewing all types of development and redevelopment applications, Council shall be satisfied that the proposed development is compatible with the surrounding uses, built form, and general character of the area.

2. Compatibility of new development should be assessed based on the following criteria:

a. Height and massing: building height, massing, and scale should be assessed based on the planned or existing uses or adjacent properties, as well as the character established by the prevailing pattern of abutting development and development that is across the street;

There are no permanent structures included as part of the proposed development. The proposal seeks to permit a seasonal wedding venue, including an event tent, parking area, and designated areas for temporary service parking, such as catering vans and restroom trailers. The height and massing of the temporary event tent is reasonably scaled with adjacent residential and accessory agricultural buildings. The proposal is not anticipated to impact the surrounding rural landscape or general rural character of the area as it is sufficiently setback from the road and adjacent properties and will be screened by enhanced landscaping.

b. Landscaping: Landscaping may be required as a buffer between uses and shall be a sufficient depth as determined through the Zoning By-law;

Extensive tree planting is proposed on the site. Existing and planned landscaping will sufficiently buffer the proposed use from surrounding uses, including the residential dwelling on the subject property, and from the street.

c. Lighting: the potential for light spill over or glare onto adjacent light-sensitive areas or the sky must be minimized;

The proposed development is anticipated to incorporate minimal lighting facilities, however any details will be prepared and reviewed through the future site plan control application.

d. Noise and air quality: The development should be located and designed to minimize the potential for significant adverse impacts on adjacent sensitive uses related to noise, odours, and other emissions;

A Noise Impact Study was prepared in support of the proposed development. The report concludes that the proposed development is expected to be in compliance with the MECP noise requirements and is not anticipated to negatively impact adjacent residential uses. The proposal is not anticipated to impact air quality.

e. Outdoor amenity areas: The privacy of outdoor amenity areas of adjacent residential units must be respected;

Existing and planned landscaping will sufficiently buffer the proposed use from surrounding uses, including the outdoor amenity areas of adjacent residential uses and the residential use on the subject property.

f. Parking: Adequate on-site parking must be provided in accordance with the provisions of the Zoning By-law, with minimal impact on adjacent uses. For higher density development within settlement areas, the Township may consider permitting reduced standards for on-site parking, or off-site parking, where accommodation of on-site parking is not possible;

The proposed development includes sufficient on-site parking in accordance with the provisions of the Zoning By-law.

g. Safety: The development should be designed with the principles of Crime Prevention Through Environmental Design (CPTED) and other best practices, to ensure that opportunities for crime and threats to public safety are reduced or minimized. CPTED is a proactive design philosophy based on the belief that the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, as well as an improvement in the quality of life (CPTED Ontario, 2014);

The proposal will incorporate CPTED design principles to support property upkeep standards, and a development that minimizes any risk to public safety.

h. Setbacks: Prevailing patterns of rear and side yard setbacks, building separation, landscaped open spaces, and outdoor amenity areas as established by existing zoning where the proposed pattern is different from the existing pattern of development;

The proposed development reflects extensive setbacks from adjacent lot lines and from the street. The development complies with, and exceeds, the provisions of the zoning by-law and the existing pattern of development.

i. Shadowing: Shadowing on adjacent properties must be minimized, particularly on outdoor amenity areas;

The proposed development will not result in shadowing on adjacent properties, as the structures are temporary and significantly setback from all lot lines.

j. Traffic impacts: The road network or waterbody in the vicinity of the proposed development can accommodate the vehicular or boat traffic generated;

A Traffic Impact Brief was prepared in support of the proposal. The report concludes that the anticipated forecast traffic created by the proposed development would have negligible impacts on traffic operations in the surrounding area. The brief also notes that while it reflects a conservative approach to project trip generation, the traffic generated by the proposed development could be significantly reduced depending on the event based on the number of patrons, car-pooling, and the possibility for a shuttle service.

k. Transition: The need to provide a transition between areas of different development intensity and scale, including through the use of incremental changes in building height, massing, setbacks and stepbacks;

The proposed development does not pose a concern for transition as the proposed structures are temporary and significantly setback from all lot lines.

I. Vehicular access: The location and orientation of vehicle access must take into account impact on adjacent properties including noise, glare, and loss of privacy, as well as safety of pedestrians and pedestrian access.

Vehicular access to the subject lands will continue to be from Back Street via the existing private driveway. Existing and proposed landscaping will sufficiently buffer vehicular noise, glare, and loss of privacy for adjacent properties.

Section 4.6.2 of the Plan permits the Township to undertake the preparation of Design Guidelines for certain areas within the Township. The intent of the Design Guidelines is to develop a list of criteria that can be used in the design stage by owners/developers, and by the Township to evaluate development applications to ensure that the broader goals, objectives, and intent of the policies of this Plan are met, while ensuring compatibility with adjacent land uses and that the prevailing character and built form of an area is maintained or enhanced. The subject lands are not subject to any Design Guidelines prepared by the Township at the time of writing this report. The proposal conforms with the intent of the policies and broader objectives of the Plan, as discussed herein. Further the proposed development is compatible with the surrounding rural landscape. Additionally, the proposed development will provide the appropriate setbacks and extensive landscaping to reduce any impact to adjacent rural residential uses.

Section 4.6.4 of the Plan speaks to Minimum Distance Separation (MDS) formulae, specifically in relation to agricultural uses and cemeteries. Publication 853, issued by the Ministry of Agriculture, Food and Rural Affairs (OMAFRA), provides the definitions, implementation guidelines and factor tables (i.e. calculations) which collectively make up the MDS formulae referenced in the Official Plan, as well as additional information to assist with the interpretation and application of the MDS formulae. As the subject property is located in the rural area, it is subject to the MDS formulae. In accordance with Implementation Guidelines (IG) #10 provided in Publication 853, the proposal is exempt from an MDS I setback as the amendment to rezone the subject property will not permit a more sensitive land use than existed before.

Section 4.9 of the Plan outlines policies regarding economic development, which seek to promote the Township's non-residential development potential, including tourism, commercial, and service-based businesses to increase local access to a wider range of goods and services. The proposed seasonal wedding venue represents a service-based commercial use which will equally serve local residents and tourists to the Township. The proposal positively contributes to the economic development of the municipality and enhances opportunities within the rural area.

Section 5 – Land Use Designation Policies

Section 5 of the official plan contains policies applicable to the Township's land use designations. The subject lands are designated Rural on Schedule A1 Land Use Designations of the Township of Leeds and the Thousand Islands Official Plan.

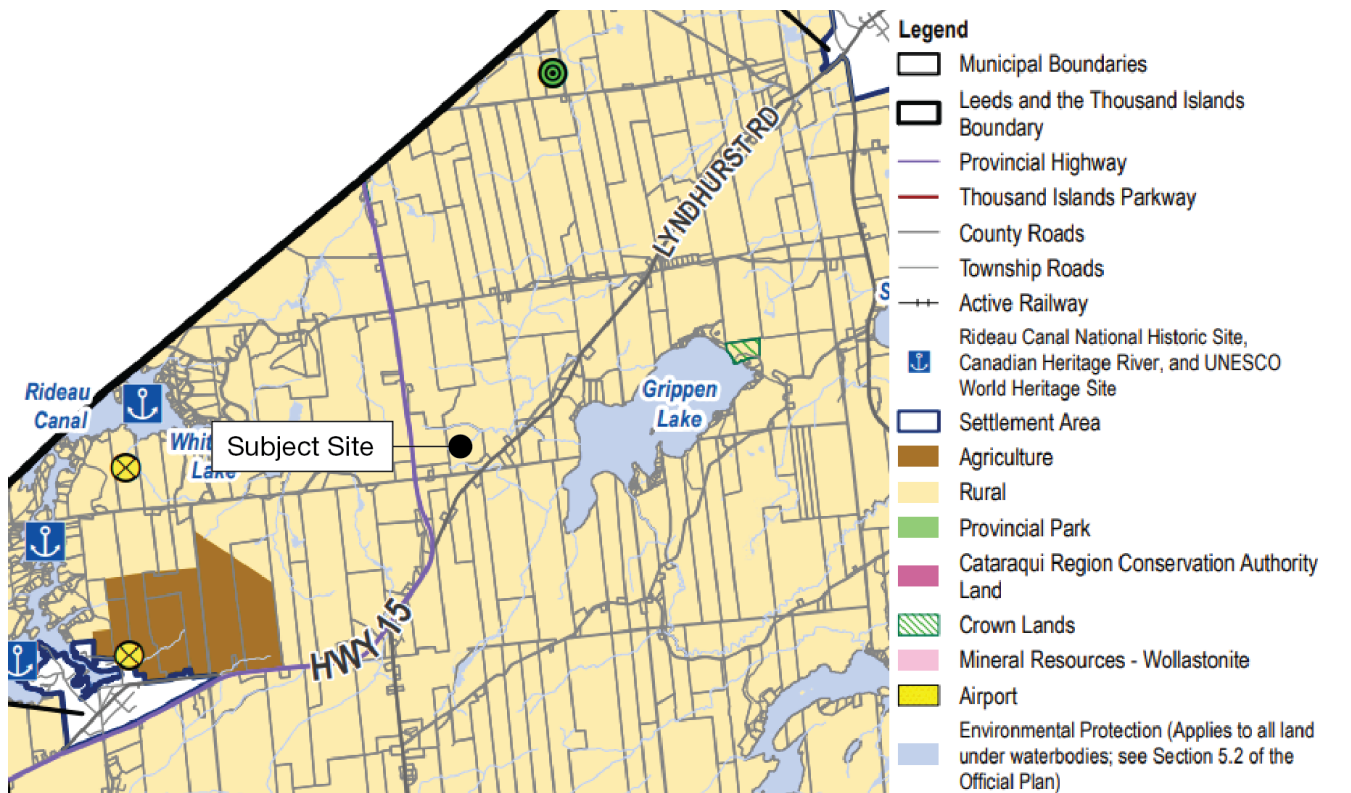


Figure 4: Township Land Use Designation (Source: Township of Leeds and the Thousand Islands Official Plan)

Section 5.7 provides policies related to the Rural designation. The Rural designation applies to most of the land in the Township and is intended to allow a range of uses which provide the rural community with opportunities to live and work in a sustainable manner. Section 5.7.2 of the Plan specifically speaks to commercial and industrial uses in the rural area.

2. It is intended that commercial and industrial development in the Rural designation be located so that the impact on natural features such as waterbodies and the Natural Heritage System will be minimal.

A Species at Risk Screening and Environmental Constraint Review was prepared in support of the proposed development. The report concluded that the proposed development is not anticipated to impact surrounding natural heritage resources.

3. Commercial and industrial uses should be appropriate for the proposed location, having regard to potential impacts on neighbouring land uses and surrounding physical features, in accordance with the Compatibility and Built Form Section of this Plan.

The proposal seeks to introduce limited commercial uses on an existing rural residential property. The proposed seasonal wedding venue is compatible with the surrounding rural landscape and does not pose any compatibility concerns for adjacent rural and rural residential uses, as discussed in the evaluation of the Compatibility and Built Form Section herein.

4. Commercial and industrial uses may be permitted north of Highway 401 along County roads and on arterial roads, especially where the proposed development is an extension of an existing commercial or industrial use.

5. Tourist commercial uses should be on lots which abut a public road, in order to help avoid conflicts with neighbouring residential uses.

9. The location and number of accesses to public roads for commercial and industrial uses shall be carefully controlled in order to avoid creating a traffic hazard. Generally, there should be no more than two access points per lot.

The subject property is located north of Highway 401 and has frontage on a local public road. A Traffic Impact Brief was prepared in support of the proposal, which concluded that the anticipated forecast traffic created by the proposed development would have negligible impacts on traffic operations in the surrounding area. A preliminary driveway plan has

also been submitted as part of this application, Detailed design of the driveway will be reviewed through the subsequent site plan control application.

10. Adequate off-street parking and loading spaces must be provided, in compliance with the Zoning By-law. The proposed development will provide adequate off-street parking in compliance with the Zoning By-law.

11. Adequate buffering will be provided between the commercial or industrial uses and neighbouring sensitive land uses (e.g. residential uses), in accordance with the Compatibility and Built Form Section and the Industrial Facilities and Sensitive Land Uses Section of this Plan, as applicable.

The proposed development includes significant setbacks and enhanced landscaping to sufficiently buffer the proposed commercial use from adjacent rural residential uses, including the residential dwelling existing on the site. The proposed complies with the Compatibility and Built Form Section, as discussed herein.

12. Commercial and industrial uses in the Rural designation are designated as Site Plan Control areas. The proposed development will be subject to a future application for Site Plan Control.

Section 5.5.8 of the Official Plan outlines policies related to woodlands. Schedule A3 Natural Heritage System: Woodlands identifies small areas of woodlands on the subject property. The Species at Risk Screening and Environmental Constraint Review prepared in support of this application equally identifies areas of significant woodland on the property and recommends that the designation remain on these lands. No development or clearing activities are proposed within the areas identified as significant woodlands. In contrast, the owners intend to pursue extensive tree planting on the property that would result in a significant increase in tree cover on the property and expand the existing forested area.

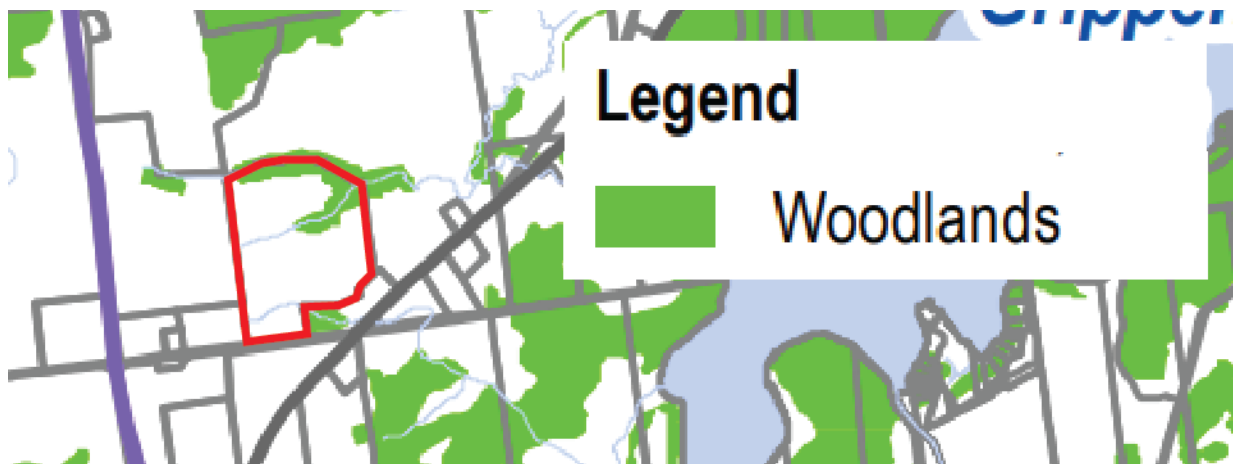


Figure 5: Natural Heritage System (Source: Township of Leeds and the Thousand Islands Official Plan)

Section 6 – Water Resources Policies

Section 6 of the Official Plan outlines policies that speak to the “protection of water resources, including groundwater features, hydrologic functions, surface water features, and shorelines, from contamination and degradation associated with certain land uses and activities is essential to maintaining the health and ecological functions of the natural environment, as well as the quality of life experienced by existing residents, businesses, and tourists, and supporting future growth and enjoyment of these resources”, per Section 6.1.1. The subject site is not located in a source water protection area. The proposal development will not result in any change to existing site services or on-site stormwater management.

Section 6.1.4.2 speaks specifically to waterfront development. There is a watercourse identified to the north of the site, defining the northern lot line of the subject property. The Species at Risk Screening & Environmental Constraint Review prepared in support of the proposed development recommends a 30-metre setback from the watercourse be maintained to preserve the ecological function of the tributary. The Study also confirms that the southern branch of the watercourse does not extend to the western property boundary. The proposed setback will preserve the riparian lands and protect the natural heritage feature from potential impacts resulting from the proposed development.

Section 7 – Transportation and Infrastructure

Section 7.4.6 outlines policies related to Township roads, including:

7.4.6(1) The Township roads identified on the Schedules of this Plan are under municipal jurisdiction and are maintained year-round. Direct access to these roads will only be permitted in locations which can accommodate traffic in a safe manner. Permission for access onto a municipal road must be obtained from the municipality. Where sight deficiencies exist because of curves or grades, no new access will be permitted. The applicant may be permitted to correct the deficiency in a manner acceptable to the municipality, at his own expense, if the character of the road will not be adversely affected.

7.4.6(3) A transportation impact study, prepared by a professional and certified engineer, may be required by a proponent to address both the impact of any new development upon the Township Roads system, as well as any associated improvements that are required prior to the approval of the development.

The subject property fronts onto Back Street, which is identified as a Township road on Schedule A7 of the Official Plan. The proposed development will utilize the existing entrance which serves the private driveway to the existing rural residential dwelling. A Traffic Impact Brief was prepared by a professional and certified engineer in the support of the proposal. The report concluded that the anticipated forecast traffic created by the proposed development would have negligible impacts on traffic operations in the surrounding area.

Section 9 – Implementation

Section 9.0 of the Official Plan details the policies for administering and implementing the official plan. Section 9.19 provides direction for zoning by-law amendments:

2. *Amendments to the Zoning By-law will be made only after public notice and consultation as required by the Planning Act and consultation with affected authorities or agencies have been undertaken to satisfaction of Council.*

The proposal will conform to the relevant approval process as outlined in the Planning Act for a zoning by-law amendment.

3. *Privately-initiated applications for amendments to the provisions of a new comprehensive Zoning By-law that implements this Official Plan (i.e. where the Zoning By-law was repealed and a new Zoning By-law was adopted) shall not be considered within two (2) years of the date the new Zoning By-law comes into effect, unless otherwise permitted by a Council resolution to allow the application.*

The proposal is outside of the two-year memorandum on zoning by-law amendments given the passing date of November 2007.

It is our professional planning opinion that the proposed development conforms to the policies of the Township of Leeds and the Thousand Islands Official Plan.

5.0

Current and Proposed Zoning

The subject lands are regulated by the Township of Leeds and the Thousand Islands (TLTI) Zoning By-law No. 07-079 and are currently zoned Rural (RU). The proposed zoning by-law amendment seeks to add an additional permitted use on the site.

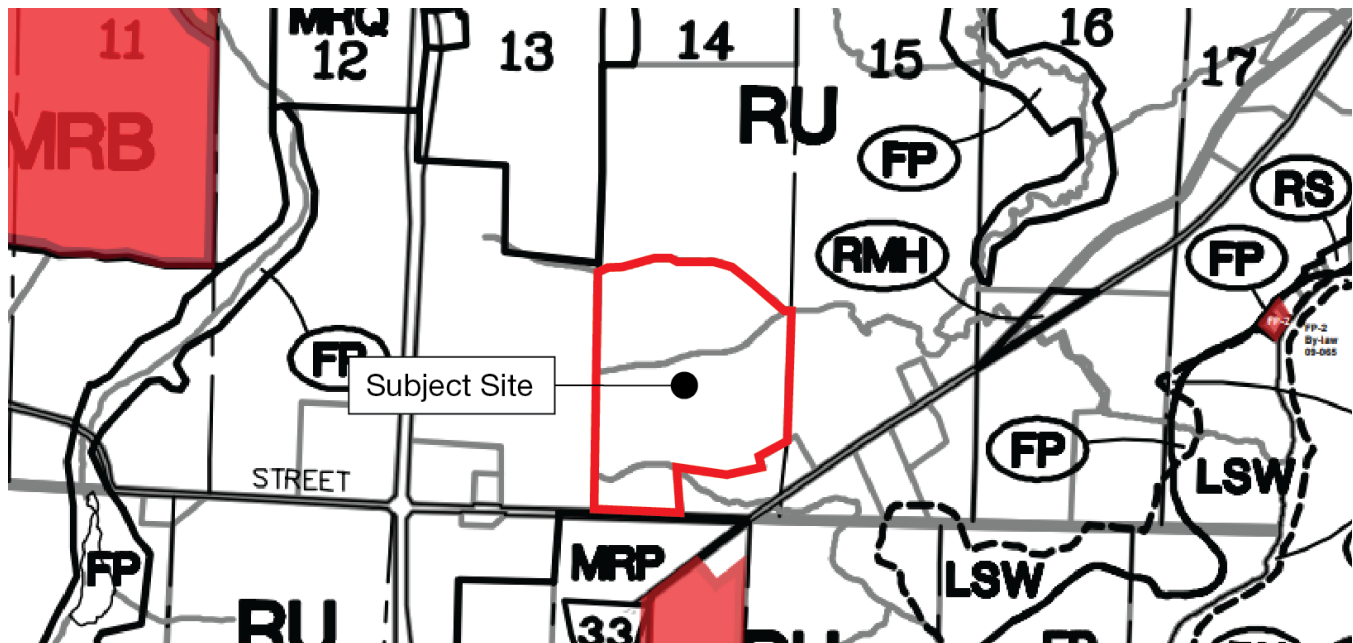


Figure 6: Current Zoning (Source: Township Zoning By-law No. 07-079 Schedule C-Ward 2)

The following table provides a review of the proposed development against the Rural (RU) Zone provisions and relevant general provisions.

Provision	Requirement	Proposed	Amendment Required?
Rural (RU) Zone – Section 11.1 of ZBL No. 07-079			
Permitted Uses	Accessory dwelling Agricultural use Cannabis production and processing Cemetery Conversation use Duplex dwelling Group home Kennel Marine facility On-farm agriculture related use On-farm diversified use Place of worship Recreation facility Semi-detached dwelling Seasonal worker accommodation Single detached dwelling Trail system	Additional Use: Seasonal event venue: shall mean a commercial use that hosts events, such as, but not limited to, weddings, between the months of April and October, and may include associated accessory buildings or structures.	Yes

Provision	Requirement	Proposed	Amendment Required?
	Underground dwelling Veterinary establishment Wayside pit and quarry		
Lot Area (min)	6,000m ²	+/- 205,000m ² (20.5 ha)	No
Lot Frontage (min)	45m	+/- 198m	No
Front Yard (min)	7.5m	Compliant – existing	No
Rear Yard (min)	7.5m	Compliant – existing	No
Interior Side Yard (min)	3.0m	Compliant – existing	No
Exterior Side Yard (min)	7.5m	n/a	
Building Height (max)	12.0m	Compliant – existing	No
Lot Coverage (max)	10%	Compliant – existing	No
Dwelling Units per Lot (max)	1	Compliant – existing	No
General Provisions – Section 3 of ZBL No. 07-079			
Loading Requirements (s3.14)	Commercial Uses – Less than 200 sq. m: None	None	No
Minimum Distance Separation Formulas (s3.19)	a) All development within the Rural and Agricultural Zones shall comply with the Minimum Distance Separation I (MDS I) Formula, as amended from time to time. However, in the event of a conflict between the calculated MDS I setback distance and any other established setback contained herein, the most restrictive setback shall apply. The above provision shall not apply to those lots legally existing as of the date of passing of this By-law.	Complies	No
Parking Requirements (s3.26)	Other Non-Residential Uses permitted by this By-law: 1 space per 4 persons design capacity (120-person capacity = 30 spaces required)	Complies	No
Accessible Parking (s3.26(b))	4% of the required parking spaces with a minimum 1 Type A space (1 space required)	Complies	No
Access to Parking Areas (s3.26(f))	i) Access driveways designated for two-way traffic shall be no less than 6.0 metres (19.69 ft.) wide, but not more than 9.0 metres (29.53 ft.) in width except for Industrial Zones. Separate entrance and exit driveways shall be not less than 3.5 metres (11.48 ft.) in width	6.7m	No

Provision	Requirement	Proposed	Amendment Required?
Buffering (s3.26(h))	ii) Where, in a yard in any zone, a parking area providing more than four (4) parking spaces abuts a street, a strip of landscaped open space a minimum width of 3.0 metres (9.84 ft.) shall be provided along the lot line abutting the street and shall be continuous except for aisles and driveways required for access to the parking area.	Complies	No

Permitted Uses

The Rural (RU) Zone contemplates a number of non-residential uses. The proposal seeks to add an additional permitted commercial use on the site in the form of a seasonal event venue. A definition for this use is proposed, as follows:

Seasonal event venue: shall mean a commercial use that hosts events, such as, but not limited to, weddings, between the months of April and October, and may include associated accessory buildings or structures.

The proposed use definition restricts operations seasonally and provides an example of a type of event that may occur on site. The proposed commercial use will provide additional service-based opportunities for residents of the Township and further support the tourism industry. The use is compatible with the rural landscape and is not anticipated to impact adjacent rural residential uses or the natural environment as a result of design mitigation measures, such as setbacks, screening and landscaping, which will be further addressed and implemented via the required site plan control process.

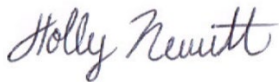
6.0 Conclusion

The applicant is seeking a zoning by-law amendment to permit a seasonal wedding venue on the subject property. The proposed zoning by-law amendment will establish a new site-specific zone (RU-XX) that permits the proposed additional commercial use, including a definition for the use. The proposal represents an appropriate and compatible use of the land, supporting the character and function of the surrounding area.

The proposed zoning by-law amendment is consistent with the Provincial Planning Statement, conforms to the United Counties of Leeds and Grenville Official Plan, and conforms to the Township of Leeds and the Thousand Islands Official Plan. It is our professional opinion that the proposed development represents good land use planning.

Should you require any additional information, please do not hesitate to contact the undersigned at 613.542.5454.

Respectfully,

A handwritten signature in cursive script that reads "Holly Newitt".

Holly Newitt, MCIP RPP
Planner
Fotenn Planning + Design

Appendix A

Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

BY-LAW NO. 25-XXX

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 07-079

Rural (RU) Zone to Rural, Special Exception XX (RU-XX)

(390 Back Street) Township of Leeds and the Thousand Islands, United Counties of Leeds and Grenville, and more particularly described as Assessment Roll _____, File ZBXX/25)

WHEREAS Zoning By-Law No. 07-079, as amended, was passed under the authority of Section 34 of the Planning Act, R.S.O. 1990, as amended, and regulates the use of land and the use and erection of buildings and structures within the Township of Leeds and the Thousand Islands;

AND WHEREAS Section 34 of the Planning Act, R.S.O. 1990, as amended, permits Council to pass an amending by-law, and the Council of the Township of Leeds and the Thousand Islands deems it advisable to amend Zoning By-Law No. 07-079 with respect to the provisions described in this By-Law;

AND WHEREAS the matters herein are in conformity with the provisions of the Official Plan for the Township of Leeds and the Thousand Islands;

NOW THEREFORE the Council for the Corporation of the Township of Leeds and the Thousand Islands ENACTS AS FOLLOWS:

1. THAT Schedule 'C' of Zoning By-Law No. 07-079 of the Township of Leeds and the Thousand Islands, as amended, is hereby further amended by adding Rural Exception (RU-XX) Zone on the parcel of land indicated on Schedule 'A' to this By-law, which also forms a part of this By-law;
2. THAT Section 11.1 (c) be amended by adding the following:
RU-XX, 390 Back Street (File ZBXX/25, By-law 25-XXX)
 - a) On lands zoned RU-XX a Seasonal Event Venue is permitted subject to the following:
 - o Seasonal event venue: shall mean a commercial use that hosts events, such as, but not limited to, weddings, between the months of April and October, and may include associated accessory buildings or structures.
3. That this By-law, shall come into effect and force on the date of passing thereof, subject to the appeal provisions of the Planning Act.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2025.

READ A THIRD TIME AND FINALLY PASSED THIS ____ DAY OF _____, 2025.

Corinna Smith-Gatcke, Mayor

Michelle Hannah, Clerk

Schedule 'A'

