



# **158 Hill Island Township of Leeds and the Thousand Islands**

Planning Justification Report  
Zoning By-law Amendment  
March 4, 2026

Prepared for Ross McDougall



Prepared by Fotenn Planning + Design  
4 Cataraqi Street, Suite 315  
Kingston ON, K7L 1Z7

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# 1.0 Introduction

## 1.1 Introduction

Fotenn Planning + Design has been retained by Ross McDougall (the “Applicant”) to prepare this planning justification report in support of an application for zoning by-law amendment for the property municipally known as 158 Hill Island (“subject site”) in the Township of Leeds and the Thousand Islands. The purpose of this application is to permit the development of a marine facility in the form of a stationary covered boathouse intended to accommodate two pleasure craft vessels, providing access to the subject site which is only accessible by water.

Pre-consultation comments were provided by Township staff on September 10, 2025. Accordingly, the following are being submitted in support of the application:

- / Conceptual Site Plan;
- / 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 site.

## 1.2 Development Applications

The subject site is designated Rural Lands on Schedule A of the United Counties of Leeds and Grenville Official Plan. Additionally, the site is designated Flood Plains on Schedule D and Highly Vulnerable Aquifer on Appendix 3 on the United Counties of Leeds and Grenville Official Plan.

The subject site is designated Rural and Environmental Protection on Schedule A1 of the Township of Leeds and the Thousand Islands Official Plan. Additionally, the site is designated Woodlands on Schedule A3 and Highly Vulnerable Aquifer on Schedule A6 of the Township of Leeds and the Thousand Islands Official Plan.

The subject site is split-zoned Island Residential (RI) Zone and Environmental Protection (EP) Zone on Schedule A of the Township of Leeds and the Thousand Islands Zoning By-law No. 07-079. An application for zoning by-law amendment is required to establish site-specific performance standards regarding the proposed marine facility.

## 2.0 Surrounding Area and Site Context

The subject site is located on the eastern side of Hill Island in the St. Lawrence River within the Thousand Islands, east of the Thousand Islands International Bridge and south of Club Island. The subject site has approximately 30 metres of water frontage along the St. Lawrence River on its northern boundary and has an area of approximately 0.19 hectares. The subject site does not have road frontage and is only accessible by water.

The subject site is treed and is characterized by steep topography, including a cliff face at the shoreline and elevated terrain at the top of the slope. The subject site is currently developed with a single-detached dwelling located atop the hill, which includes a covered deck. Wooden stairs and landing areas extend from the dwelling to the water's edge, providing access to the shoreline and existing marine facility. The existing marine facility is an 'L' shaped floating dock which extends approximately 21 metres from the shoreline and is approximately 12.4 metres wide with an area of approximately with 55.7 square metres accessed via a steel bridge extending from the shoreline to the dock.



Figure 1: Subject Lands (Source: Leeds Grenville GeoHub, annotated by Fotenn)

The surrounding area consists primarily of island residential uses on lots which vary in shape and size. Development on these lots consist primarily of single-detached dwellings and accessory structures which include sheds, sleeping cabins, and marine facilities consisting of both docks and boathouses which range in size. Marine facilities in the form of boathouses on lots in immediate proximity to the subject site range in area from approximately 140 square metres to approximately 200 square metres and have widths ranging from approximately 10.5 metres to approximately 16.5 metres. Island residential uses are located immediately east and west of the subject site, with the St. Lawrence River abutting the site to the north and additional island residential uses located across the channel on Club Island. The Thousand Islands National Park is located to the immediate south of the subject site with limited island residential uses located further south on Hill Island.

The following uses are immediately adjacent to the subject site:

- / **North:** St. Lawrence River, Shoreline Residential
- / **East:** Island Residential

- / **South:** Thousand Islands National Park and Island Residential
- / **West:** Island Residential

### 3.0 Development Proposal

The applicant is proposing to remove the existing wooden floating dock and replace it with a new covered boathouse with rooftop deck and berths for two pleasure craft vessels used to provide access to the subject site. The proposed boathouse will extend approximately 30 metres from the shoreline into the St. Lawrence River at its furthest point and will be centrally located along the shoreline similar to the existing dock. The proposed boathouse will have a total footprint of approximately 182 square metres inclusive of roof (156 square metres) and pedestrian bridge (26 square metres) from the shore. Further, the proposed boathouse will be approximately 12.4 metres wide by approximately 12.5 metres deep, containing a dock with an area of approximately 53 square metres. The proposed boathouse will be elevated above the water on pilings and will have a total height of approximately 6.3 metres inclusive of railings on the rooftop. The height of the roof of the boathouse above the water will be approximately 5.2 metres which generally aligns with the existing elevation of the shoreline and will provide an opportunity for a level pedestrian bridge from shore to the boathouse.

The proposed boathouse while having a roof to protect the pleasure craft vessels from the elements and provide amenity space, has been designed as an open structure with no enclosed walls which is intended to minimize impacts on shoreline views. Access to the proposed boathouse will be provided from the shore via a new approximately 18 metre long pedestrian bridge, projecting 13 metres from the shoreline, connecting to the roof of the boathouse.

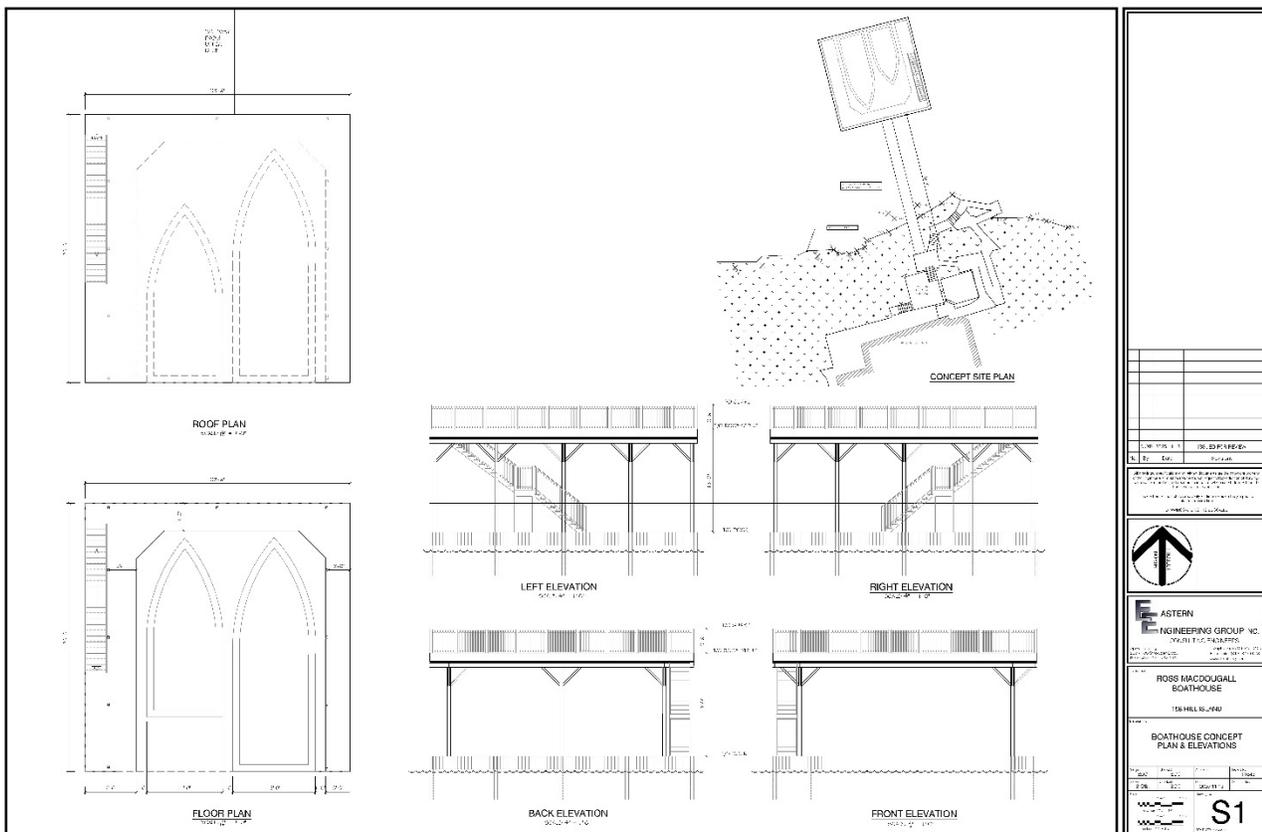


Figure 2: Conceptual Site Plan (Source: Eastern Engineering Group Inc.)

## 4.0 Policy and Regulatory Framework

### 4.1 Provincial Planning Statement (2024)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Notably, the 2024 PPS sets out policies to increase the supply and mix of housing options in Ontario while supporting a strong competitive economy and maximizing investments in infrastructure and public service facilities and protecting natural areas, agricultural uses and sensitive areas. Policies of the 2024 PPS that are directly related to the proposal are discussed below, with policies cited in *italics*.

#### **Chapter 2: Building Homes, Sustaining Strong and Competitive Communities**

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 2.6 provides policy direction related to rural lands in municipalities and notes the following:

##### *2.6 Rural Lands in Municipalities*

1. *On rural lands located in municipalities, permitted uses are:*
  - b. *resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
  - c. *residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*

The proposed boathouse represents an accessory recreational use and an accessory use required for an existing island residential lot as it will provide berths for two pleasure craft vessels required for access, which can also be utilized for recreational purposes within the surrounding area. The facility is not intended for human habitation, rather it is intended to function as an accessory structure to the existing single-detached dwelling providing access to the subject site.

2. *Development that can be sustained by rural service levels should be promoted.*

The proposed boathouse is intended to accommodate berths for two pleasure craft vessels used to provide access to the site in addition to rooftop amenity. The proposal is not intended for human habitation will not be serviced with private water and septic.

#### **Chapter 3: Infrastructure and 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 proposed development will provide berths for two pleasure crafts used to access the site and also provides opportunities for water-based transportation via the St. Lawrence River to the surrounding area where on-land transportation connections and services are located. The proposed development is not anticipated to result in any changes to existing site services or on-site stormwater management.

#### **Chapter 4: Wise Use and Management of Resources**

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.

##### *4.1 Natural Heritage*

4. *Development and site alteration shall not be permitted in:*

- a) *significant wetlands in Ecoregions 5E, 6E and 7E1; and*
- b) *significant coastal wetlands.*

There is a Provincially Significant Wetland (PSW) as identified through Ministry of Natural Resources natural heritage mapping, located approximately 175 metres north of the subject site which extends south from the shoreline of Club Island. The proposed boathouse, including the pedestrian bridge, is anticipated to extend approximately 30 metres north from the shoreline into the St. Lawrence River resulting in an anticipated setback of approximately 145 metres from the PSW. As the boathouse will be setback in excess of required 120 metres from the PSW, the proposal is not anticipated to result in negative impacts to the ecological function of the PSW in proximity to the subject site.

5. *Development and site alteration shall not be permitted in:*

- a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- d) *significant wildlife habitat;*
- e) *significant areas of natural and scientific interest; and*
- f) *coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b),*

*unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

The proposed boathouse will be wholly located within the St. Lawrence River. As such, the proposal is not anticipated to negatively impact the significant woodlands or Areas of Natural and Scientific Interest (ANSI) in proximity to the subject site. Further, per the response to policy 4.1.4 a-b, the proposal is not anticipated to negatively impact the wetland in proximity to the site.

6. *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

In consultation with Township planning staff, an Environmental Impact Study (EIS) was not required as part of a complete application. As the proposal will involve in-water works to facilitate the construction of the proposed boathouse, it is understood the proposal will be circulated with the agencies having jurisdiction over the St. Lawrence River as part of the technical review process to ensure site alteration is to be completed in accordance with provincial and federal requirements. Further it is also understood the proposal will be subject to site plan control which will further ensure the proposal is developed in accordance with provincial and federal requirements.

8. *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

The proposed development will be located approximately 145 metres from the PSW identified through Ministry of Natural Resources natural heritage mapping; therefore, no impacts are anticipated. Further, as the proposal will be located within the St. Lawrence River, the proposal is not anticipated to negatively impact the impact the significant woodlands or Areas of Natural and Scientific Interest (ANSI) in proximity to the subject site. With regards to fish habitat, it is understood the proposal will be circulated to the agencies having jurisdiction over the St. Lawrence River as part of the technical circulation process to ensure it does not result in negative impacts to the feature or function.

#### 4.2 Water

2. *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.*

The subject site includes approximately 30 metres of water frontage along the St. Lawrence River. The proposed boathouse will be elevated above the water with pilings. As the pilings will result in in-water work within the St. Lawrence River, it is understood the proposal will be circulated with the relevant commenting agencies having

jurisdiction over the river as part of the technical review process as to ensure the proposal will not result in negative impacts to its hydrologic function. Further, the boathouse will be offset approximately 13 metres from the shore via the new pedestrian bridge to limit disturbance or interference with ground water features.

### **Chapter 5: Protecting Public Health and Safety**

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 contain floodplains as identified on the Township of Leeds and the Thousand Islands Official Plan Schedules. The proposal seeks to develop a new boathouse for the berth of two pleasure craft vessels used to access the subject site. The proposed use is inherently associated with floodplains and areas prone to erosion and is intended to be developed appropriately as to ensure the proposal does not result in negative impacts to public health and safety.

**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;
- / Section 4 – Natural Heritage, Water Resources and Cultural Heritage; and,
- / Section 5 – Natural and Human-Made Hazards.

The subject site is designated “Rural Lands” on Schedule A - Community Structure and Land Use of the United Counties of Leeds and Grenville Official Plan. The subject site is also designated “Flood Plains” on Schedule D – Natural and Human-made Hazards and “Highly Vulnerable Aquifer” on Appendix 3 – Source Water Protection Areas of the United Counties of Leeds and Grenville Official Plan.

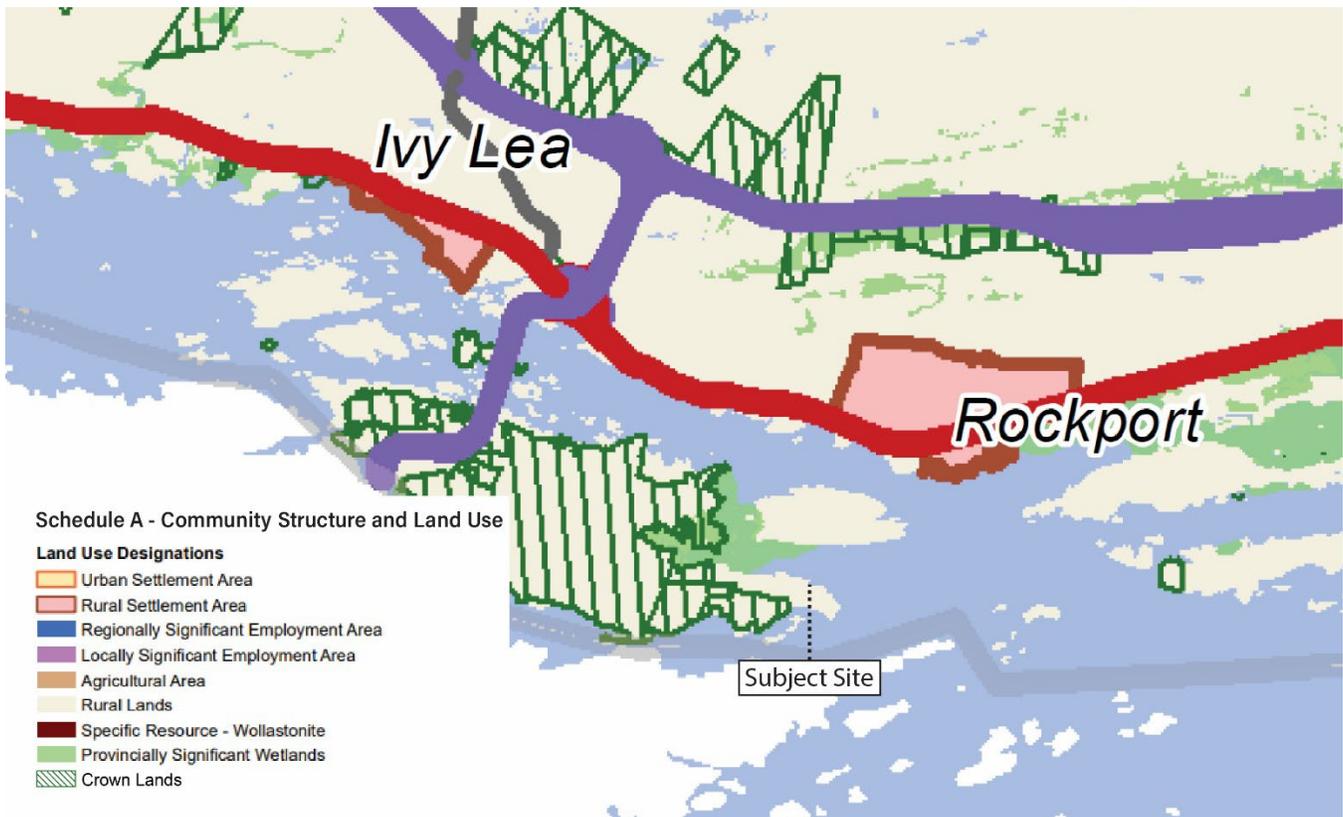


Figure 3: United Counties Land Use Designation (Source: United Counties of Leeds and Grenville Official Plan Schedule A)

### Section 3 – Rural Area

Section 3.0 of the Official Plan provides policy direction for the Rural Lands 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 recognized as lands located outside of settlement areas not designated as agricultural areas and 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 permitted uses within the rural lands designation:

#### 3.3.2 Permitted Uses

- a) *The primary use of land will be for:*
  - ii) *resource-based recreational uses, including recreational dwellings;*
  - iii) *limited residential development, which will be defined in the local municipal Official Plans;*
- e) *The specific permitted uses and accessory uses will be established in the local municipal Official Plans and implementing zoning by-laws.*

The subject site is currently developed with a single-detached recreational dwelling and “L” shaped dock located on an island lot, with water only access. The proposed boathouse which will replace the existing dock on the subject site is a continuation an existing accessory use to a recreational dwelling and will support the continued use by providing berthing space for two vessels, thereby maintaining water-based access. A zoning by-law amendment is being requested to permit the proposed marine facility which has an area, height, and shoreline occupancy width greater than what is permitted within the implementing zoning by-law.

## Section 4 – Natural Heritage, Water Resources and Cultural Heritage

Section 4 of the Official Plan for the United Counties of Leeds and Grenville provides policies related to the protection and enhancement of natural features, functions, and systems, the protection and conservation of water resources, along with the conservation of cultural heritage resources.

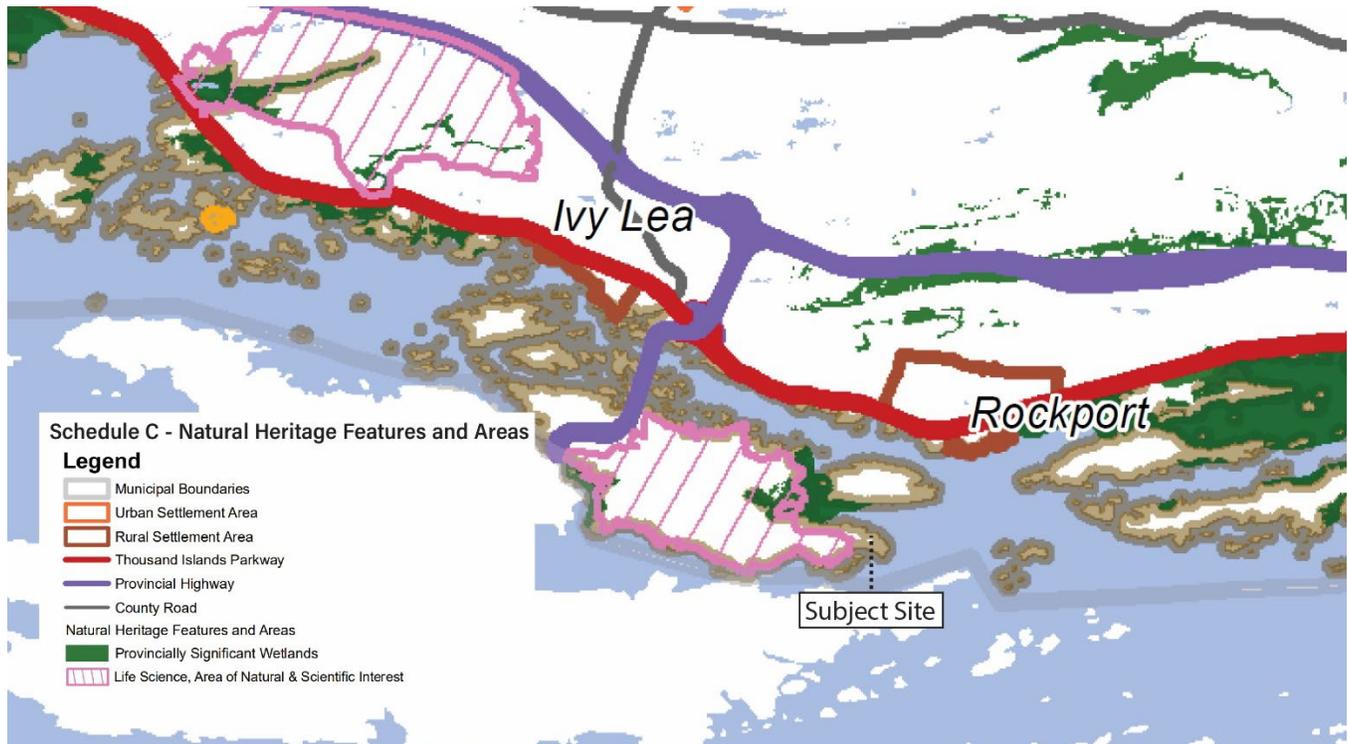


Figure 4: Natural Heritage Features and Areas (Source: United Counties of Leeds and Grenville Official Plan Schedule C)

### 4.2.1 Development and Site Alteration

*It is the policy of the United Counties of Leeds and Grenville that:*

- a) *Development and site alteration will not be permitted in significant wetlands and significant coastal wetlands.*

The subject site is not designated significant wetlands or significant coastal wetlands as identified on Schedules A and C of the United Counties of Leeds and Grenville Official Plan. It is understood that a PSW is present to the north of the subject site, located approximately 145 metres from the proposed development at its nearest point.

- c) *Development and site alteration will not be permitted in fish habitat except in accordance with Provincial and Federal requirements.*

The proposed boathouse will be elevated above the water with pilings will involve in-water works within the St. Lawrence River to facilitate its construction. It is understood this application will be circulated to applicable agencies having jurisdiction as part of the technical review process to ensure the proposed development occurs in accordance with Provincial and Federal requirements.

### 4.2.10 Fish Habitat

- a) *Development and site alteration will not be permitted in or adjacent to fish habitat except in accordance with Provincial and Federal requirements. All applications for development and site alteration adjacent to watercourses or waterbodies will be screened by the approval authority for the presence of fish habitat. Where such fish habitat is identified or where no data is available, an EIS should be completed that also identifies the appropriate measures to be undertaken to ensure that there will be no negative impacts on the natural features or the ecological functions of the habitat they support.*

The proposed development of a marine facility will involve in-water works to facilitate the construction of a boat house elevated above the water on pilings within the St. Lawrence River. In the absence of an EIS which was not deemed as an application requirement by Township planning staff, it is understood the proposal will be screened by the Township and circulated with the relevant agencies having jurisdiction as it relates to the presence of fish habitat. Further, it is understood that if concerns are flagged as part of the technical circulation process it will need to be demonstrated the proposal will not result in negative impacts to fish habitat.

#### 4.2.11 Watercourses and Waterbodies

*It is the intent of this Plan to protect natural watercourses and waterbodies from incompatible development to minimize the impacts of such development on their ecological functions and to recognize the importance of watercourses and waterbodies as part of the overall natural heritage system in the Counties. It is the policy of the United Counties of Leeds and Grenville that:*

- a) *The protection of watercourses and waterbodies in the Counties will be in accordance with Section 4.4.1 of this Plan.*
- b) *Interference with a watercourse or waterbody may require a permit from the applicable Conservation Authority, and restrictions could apply.*

Per section 4.4.1.m of this plan, water setbacks do not apply to boathouses. Further, it is understood that as the proposed boathouse will require in-water works a permit will be required by the appropriate approval authority prior to such work being undertaken.

#### 4.2.13 Adjacent Lands

Section 4.2.13 provides policy direction for lands contiguous to natural heritage features or areas where development may have a negative effect on a natural heritage feature. Table 4.1 provides the extent of adjacent lands in proximity to specific features which include: 120 metres from Provincially Significant Wetlands and Significant Coastal Wetlands, 120 metres from Provincially Significant Areas of Natural and Scientific Interest (ANSI), 120 metres from Significant Woodlands, and 120 metres from Fish Habitat. Section 4.2.13 further states that:

- a) *No development or site alteration will be permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an EIS, that there will be no negative impact on the natural features or their ecological functions.*

An EIS has not been prepared in support of the proposal as it will be located approximately 145 metres from a PSW, approximately 133 metres from an ANSI, and being located within the St. Lawrence River is not anticipated to pose a negative impact on adjacent woodlands. As the proposal consists of a boathouse within the St. Lawrence River which will be elevated above the water on pilings requiring in-water work, it is understood the application will be circulated with relevant agencies having jurisdiction as part of the technical review process. Should fish habitat be identified or further environmental review be required as result of the technical review process, it is understood such comments need will be addressed.

Section 4.4 of the United Counties of Leeds and Grenville Official Plan provides policy direction related to water resources and source water protection. Section 4.4.1 recognizes that the Counties contain a range of water resources, including the St. Lawrence River, the Rideau River, and numerous rivers, streams, and inland lake systems that support both the natural environment and local communities. Section 4.4.1 states *“the protection of water resources from contamination and degradation associated with certain land uses and activities is an important element in maintaining the quality of life experienced by both existing residents and businesses, and in supporting future growth.”* The subject site is located along the shoreline of the St. Lawrence River. The proposal seeks to develop a boathouse, which will be elevated above the water on pilings. Per section 4.4.1.m of this plan, the proposed boathouse is not subject to the water setbacks of this plan. The proposal will be circulated for technical review with the appropriate review agencies as it relates to the protection of water resources, and it is understood that should comments arise, they will need to be addressed. Additionally, as the proposed use will be limited to a boathouse containing berths for two pleasure craft vessels accessory to an island residential use, the intensity of the use is not anticipated to pose a significant risk with regards to contamination or degradation of the St. Lawrence River.

## Section 5 – Natural and Human-Made Hazards

Section 5 of the United Counties of Leeds and Grenville Official Plan provides policy direction related to the protection of public health and safety from risks associated with natural and human-made hazards. These hazards include, but are not limited to, flood susceptibility and erosion hazards, steep slopes, unstable soils, unstable bedrock, and wildland fire hazards. Such conditions may impose constraints on development where there is a potential risk to life and property.

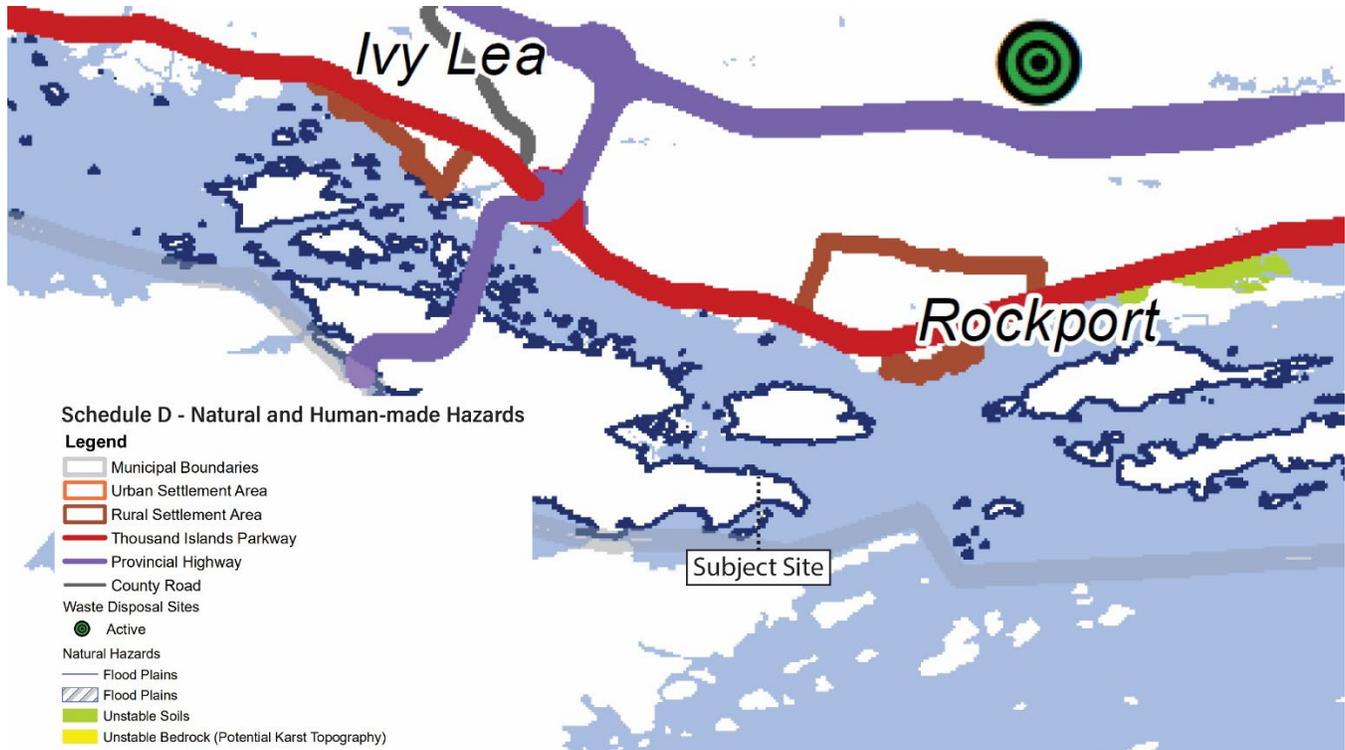


Figure 5: Natural and Human-made Hazards (Source: United Counties of Leeds and Grenville Official Plan Schedule D)

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development will be directed to areas outside of flooding hazards, erosions hazards, hazardous lands, and hazardous sites adjacent to the shorelines of the Great Lakes-St. Lawrence River System and large inland lakes, river, stream and small inland lake systems as identified on Schedule D or areas that are identified on a site-specific basis. Due to the scale of the flood plain mapping identified on Schedule D, the appropriate Conservation Authority should be consulted for more accurate flood risk mapping. It should be noted that there are four water bodies in the Counties where a Regulatory Flood Level has been established but not mapped (Upper Rideau, Big Rideau, Lower Rideau and Otter Lake). These levels are 124.9 metres geodetic, 124.51 metres geodetic, 124.51 metres geodetic, and 125.5 metres geodetic, respectively.*

The subject site's waterfront along the St. Lawrence River is designated as "Flood Plains" on Schedule D of the United Counties of Leeds and Grenville Official Plan. The proposed development being a boathouse located within the St. Lawrence River used for access to an island residential lot is a use which is inherently associated with floodplains. As such, it is understood that the proposal will be circulated with the Cataraqui Region Conservation Authority (CRCA) and other authorities having jurisdiction as part of the technical review process related to flooding. Further, it is understood that should comments be received regarding the proposal related to flooding, such comments will need to be addressed.

- c) *A permit from a Conservation Authority may be required for development and site alteration within or adjacent to hazardous lands before work can begin.*

It is understood that a permit from the Cataraqui Region Conservation Authority (CRCA) or the appropriate authority will be required prior to the development of the proposed boathouse.

**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; 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(13) Development in the municipality should be sustainable so that the quality of the natural and human-made environment is maintained or improved for future generations.*

The proposed boathouse is intended to provide continued access to this water access-only property, sustaining the use associated with an existing island residential lot. The proposed boathouse is consistent in scale and massing to boathouses on adjacent properties and has been designed as an open structure with no enclosed side walls, which is intended to preserve views of the natural shoreline. The application will be circulated to agencies with jurisdiction as part of the technical review process to identify any potential environmental concerns. Any comments received through the technical review process will be addressed to ensure the development is not anticipated to pose negative impacts on the natural and human-made environment.

*3.3(15) The natural beauty of the area shall be preserved for the enjoyment of residents, tourists, and future generations.*

The proposed boathouse will comply with the minimum setback requirements of the implementing zoning by-law and has been designed in terms of size and massing to be consistent with adjacent boathouses. The structure has also been designed without enclosed side walls, allowing it to remain visually permeable and minimizing its impact on views of the shoreline from the water.

*3.3(16) Natural heritage features and areas shall be identified, preserved and enhanced.*

The proposed boathouse is situated more than 120 metres from the nearest PSW and ANSI. As a result, the proposed development is not anticipated to result in adverse impacts on these natural heritage features. Further, as the proposed boathouse will be located within the St. Lawrence River, it is acknowledged that the relevant agencies with jurisdiction over natural heritage features associated with the river will be circulated as part of the technical review process.

*3.3 (17) The community's water resources shall be protected.*

The proposed boathouse is intended to provide berthing space for two pleasure craft vessels and will function as an accessory use to an island residential lot that is accessible only by water. The boathouse is not intended for the permanent storage of fuel or other contaminants. As a result, the proposal is not anticipated to pose a significant risk to the St. Lawrence River or water resources in the vicinity of the subject site.

3.3 (19) *Development shall be directed away from areas of human-made and natural hazards but, where development is permitted, it shall be designed to protect people and property.*

The application will be circulated to the Cataraqui Region Conservation Authority (CRCA) and other relevant authorities as part of the technical review process. Any comments or recommendations received regarding natural and human-made risks will be addressed to ensure the protection of people and property.

#### **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 4.2.1 provides policy direction pertaining to accessory uses, buildings or structures which states:

1. *Wherever a use is permitted in the land use designation, it is intended that uses, buildings, or structures that are normally incidental or accessory, and essential to the use shall also be permitted.*

The subject site is designated Rural within the Thousand Islands Special Policy Area (South of Highway 401) on Schedule A1 – Land use Designations. Per Section 5.9.2.2.1 of this plan residential uses are permitted on rural designated lands. As the subject site is an island residential lot with water only access, the proposed boathouse is essential to the established residential use as it will provide access for residents and visitors.

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;*

The proposed development will replace the existing 'L' shaped floating dock with a new marine facility in the form of a covered stationary boathouse with berths for two pleasure craft vessels used to access the subject site. The proposed boathouse will maintain the shoreline occupancy width of approximately 12.4 metres associated with the existing dock, while representing an increase in area from approximately 55.7 square metres to approximately 182 square metres inclusive of roof and pedestrian bridge. While the proposal will meet or exceed the minimum setbacks provisions of the implementing zoning by-law relief is requested to permit an increased area, height, and shoreline occupancy width associated with a marine facility. Boathouses on the lots abutting the subject site range in width from approximately 10.5 to 16.5 metres with areas ranging from approximately 140 square metres to 200 square metres. As the proposed boathouse will have a width of 12.4 metres and an area of approximately 182 square metres inclusive of roof and pedestrian bridge, it will be in character in terms of width an area with the prevailing pattern of abutting development. With regards to the increased height, the boathouse has been designed with a total height of 6.3 metres consisting of a 5.2 metre roof height with 1.1 metre tall guards/railings. Despite exceeding the maximum six metre height provision of the implementing zoning by-law, the proposed guards/railings which trigger the increased height are intended to be visually permeable to minimize the perceived height of the boathouse.

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

The proposed boathouse is not anticipated to incorporate lighting facilities, however any details will be prepared and reviewed through a future application for site plan control as is required for waterfront development.

- 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;*

The proposed boathouse is not anticipated to result in any significant emissions or noise sources from vessels as it will be accessory to the established residential use.

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

Island residential uses are located east and west of the subject site. The proposed boathouse will exceed the minimum setback of 4.6 metres from both the eastern and western interior lot lines.

- 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 boathouse will meet or exceed the minimum required setbacks per the implementing zoning by-law.

- i) *Shadowing: Shadowing on adjacent properties must be minimized, particularly on outdoor amenity areas;*

Despite exceeding the maximum six metre height provision of the zoning by-law, the proposed 6.3 metre tall boathouse will be located approximately 13 metres from the shoreline in the St. Lawrence River and will meet the required interior yard setback requirements. As the proposed boathouse will be located in the St. Lawrence River and will meet the required minimum interior yard setback, it is not anticipated to result in shadowing on adjacent properties.

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

The proposed development is not anticipated to result in a significant increase in additional vessel traffic generation.

- 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 proposal seeks to develop a stationary covered boathouse centrally located within the shoreline of the subject site. The proposed boathouse will comply with the maximum height and minimum yard setback provisions associated with the implementing zoning by-law and has been designed to be consistent in terms of width and area with the existing boathouses in the surrounding area, minimizing potential impacts associated with massing and scale. Further, the proposed boathouse has also been designed as open structure with no enclosed walls to minimize visual impact and promote compatibility with existing marine facilities along the shoreline.

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 site is 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.

## **Section 5 – Land Use Designation Policies**

Section 5 of the Township's Official Plan contains policies applicable to the Township's land use designations. The subject lands are located in the Special Policy Area – Thousand Islands (South of Highway 401) and designated Rural and Environmental Protection on Schedule A1 Land Use Designations of the Township of Leeds and the Thousand Islands Official Plan.

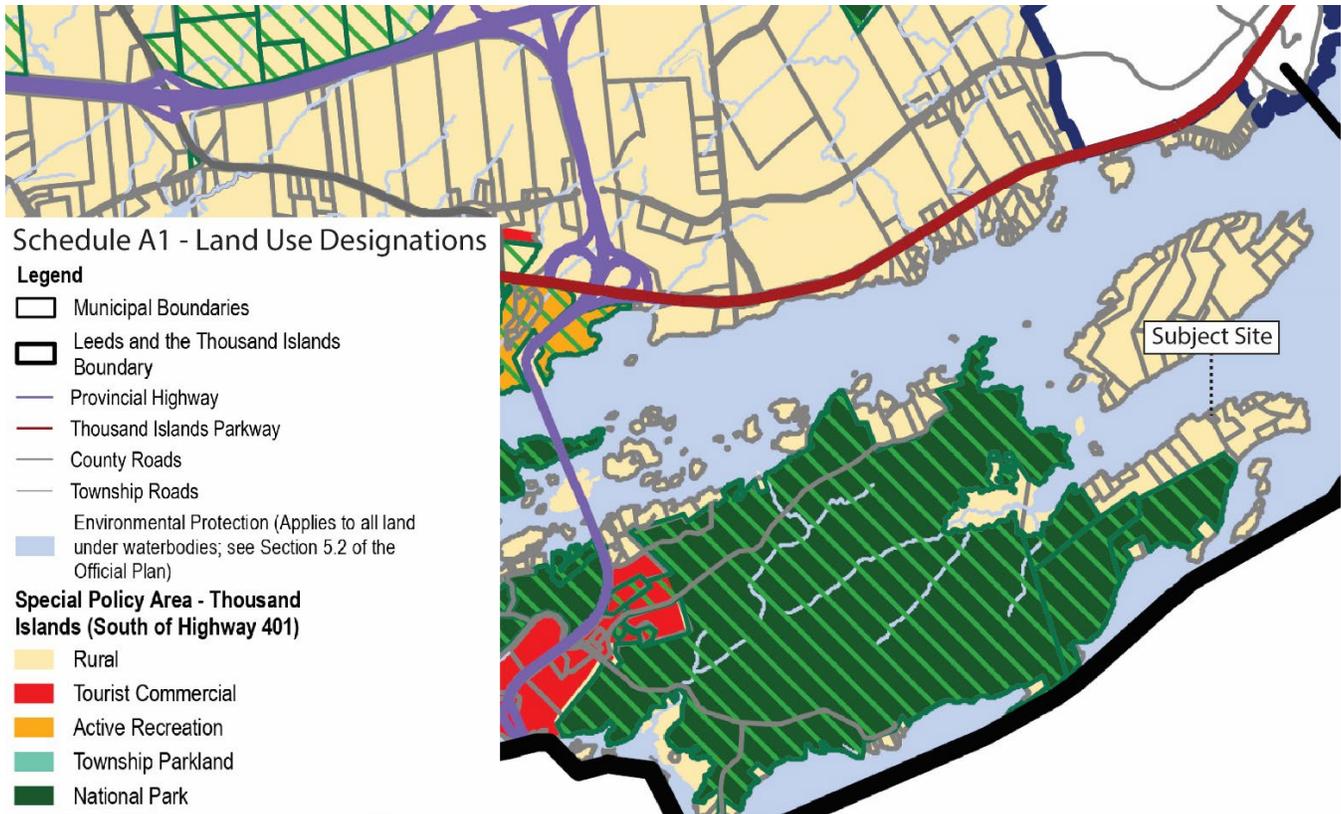


Figure 6: Township Schedule A1 Land Use Designation (Source: TLTI Official Plan)

Section 5.2 of the Official Plan provides policies related to the Environmental Protection designation, which applies to lands located within the regulatory 1:100 year floodplain. The proposed boathouse is located within the St. Lawrence River, and therefore within lands designated Environmental Protection. Accordingly, the following policies of Section 5.2 are applicable to the proposed development:

1. Structures used for flood or erosion control, shoreline stabilization, water intake facilities, and similar uses, as well as marine facilities which, by their nature, must be located on or near the water, shall generally be permitted, subject to the policies in the Waterfront Areas and Waterbody Protection Section and other applicable policies of this Plan.
2. Buildings or structures attached to waterfront areas or land under water require approvals from various bodies. The type of approvals varies based on location and the type of development proposed. Regulatory bodies include Transport Canada, Parks Canada, the Ministry of Natural Resources and Forestry, and the Cataraqui Region Conservation Authority. The Township shall attempt to coordinate policy and approvals wherever possible.
3. Development should be designed and/or of a type that would result in minimal environmental impact.
4. Environmental Protection areas are designated as Site Plan Control areas.

The proposed development consists of a marine facility located within the St. Lawrence River in the form of a covered boathouse. The applicable policies associated with Waterfront Areas and Waterbody Protection within section 6.1.4 are addressed later in this report, the proposal confirms to the applicable policies. All required permits will be obtained from the appropriate agencies prior to the commencement of any in-water works associated with the proposal. Further, it is understood the proposal will be circulated with the appropriate agencies to confirm the proposal will result in minimal impacts to the environment. A subsequent Site Plan Control application will be submitted to the Township prior to construction.

Section 5.2.2 of the Official Plan provides policies for marine facilities stating “The implementing Zoning By-law shall contain detailed provisions regulating the development of marine facilities. Standards may vary depending

on marine facility type (i.e. for docks, boat ports, and boathouses).” A zoning by-law amendment is being sought to permit the proposed marine facility, which is intended to be developed as a covered boathouse to provide berthing space for two pleasure craft vessels, facilitate access to this water-access-only site, and include a rooftop amenity space. The amendment will also establish site-specific performance standards for the dimensions and area of the boathouse.

Section 5.2.4 of the Township’s Official Plan provides policy direction related to shoreline and near-shoreline alteration. An elevated pedestrian walkway/bridge, approximately 1.3 metres in width, is proposed to connect the rooftop deck of the boathouse to the existing decking and landings on the site. As such, the proposed access is not anticipated alter the shoreline or negatively impact the shoreline.

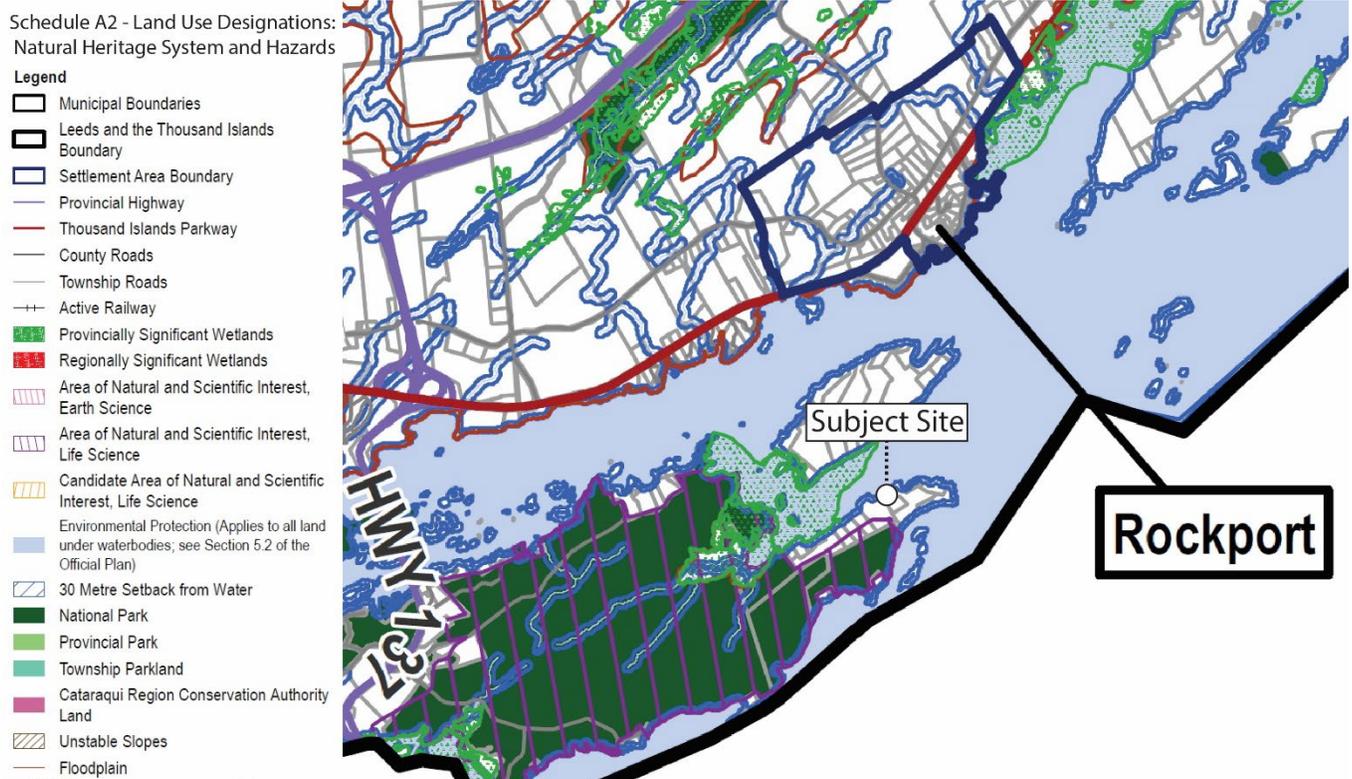


Figure 7: Township Schedule A2 Natural Heritage System and Hazards (Source: TLTI Official Plan)

Section 5.5 provides policy direction for the Township’s natural heritage system, which is composed of an interconnected network of natural heritage features and areas. The subject site is designated environmental protection area, woodlands, and is in proximity to a PSW and ANSI on Schedules A2 and A3. Per section 6.1.4.2.5, water setbacks do not apply to boathouses and are therefore permitted within lands designated environmental protection (i.e. St. Lawrence River). As the proposed boathouse will be located within the water, it is also not anticipated to negatively impact the existing woodlands on the subject site. Further, the subject site and proposed development will be located outside of 120 assessment areas for the PSW and ANSI in proximity to the site being setback approximately 133 metres from the ANSI and 145 metres from the PSW respectively. As the subject site and proposed boathouse exceed the minimum 120 metre assessment area requirements, the proposal is not anticipated to negatively impact either the PSW or ANSI.

#### 5.5.4 Fish Habitat

1. *The MNR is the Fisheries Manager for the Province of Ontario and identifies the presence of fish habitat in the Township. MNR should be consulted to determine what fish community information may be available for a specific location. All applications for development or site alteration such as filling, grading,*

*and excavating adjacent to any waterbody shall be screened by the approval authority for the presence of fish habitat.*

It is understood that MNRF will be circulated as part of the technical review process to determine the fish community information associated with the subject site. It is also understood the proposal will be screened by the appropriate approval authority for the presence of fish habitat. Should comments regarding fish habitat be raised as part of the technical review process, they will need to be addressed.

2. *Development and site alteration shall not be permitted on or within 120 metres of fish habitat, except in accordance with Provincial and Federal requirements. Where fish habitat is identified or where no data is available, an EIS should be completed in accordance with the Environmental Impact Study Section of this Plan, that also identifies the appropriate measures to be undertaken to ensure that there will be no negative impacts on the natural feature or its ecological function.*

In the absence of an EIS which was not flagged as a submission requirement, it is anticipated and understood that the proposal will be circulated with the appropriate agencies having jurisdiction over the fish habitat within the St. Lawrence River as part of the technical review process. Should it be determined as part of the technical review process that further work is required to ensure there will be no negative impacts to fish habitat or their ecological function, they will be addressed accordingly.

3. *Where development or site alteration may potentially impact fish habitat, the Department of Fisheries and Oceans (DFO) and the MNRF, as applicable, shall be consulted and the required approvals shall be obtained.*

It is understood that should it be determined that the proposal may potentially impact fish habitat, the Department of Fisheries and Oceans and/or MNRF shall be consulted and the required approvals shall be obtained.

Section 5.9 provides policy direction for special policy areas, which are portions of the Township where unique attributes require modified approaches to land use and development to protect their fundamental values. The subject site is located in the Special Policy Area – Thousand Islands (South of Highway 401), as identified on Schedule A1 of the Official Plan.

Section 5.9.2 provides policy direction for the Thousand Islands Special Policy Area, which continues to be an area of unique importance to its residents and tourists.

*5.9.2.1 The special character of the Thousand Islands Area is a vital aspect of the Township's economy, and it is recognized that care is needed to prevent overdevelopment that could jeopardize its unique natural and cultural environment, waterfront character, and sense of place enjoyed by both existing residents and tourists, and future generations.*

*5.9.2.2 The Thousand Islands area, known for its world class natural beauty and special character, will be protected from over-development. Through contextually appropriate development, public access and recreation opportunities will be improved to ensure that it remains a natural and cultural showpiece for the future.*

The subject site is an island residential property located on Hill Island only accessible by water with approximately 30 metres of shoreline frontage on the St. Lawrence River. As the subject site is only accessible by water, a marine facility is required to provide functional and safe access to the site for residents and visitors. The surrounding area consists of island residential lots and boathouses associated with these lots in immediate proximity to the subject site range in width from approximately 10.5 metres to 16.5 metres and have areas with range from approximately 140 metres to 200 square metres. The proposed boathouse has been designed with a width of approximately 12.4 metres, an area of approximately 182 square metres inclusive of roof and pedestrian bridge and will utilize visually permeable rooftop guards/railings to ensure compatibility in terms of scale and massing which considers the character of the area. Further, the structure has been designed without enclosed walls, allowing it to remain visually permeable as to minimize visual impacts to the shoreline.

## **Section 6 – Water Resources Policies**

Section 6.0 of the Township's Official Plan provides policy direction related to the protection of water resources. Section 6.1.2 addresses source water protection, with the objective of ensuring that water sources remain uncontaminated in order to maintain clean and safe drinking water. Section 6.1.2.1.3 contains specific policies

applicable to significant groundwater recharge areas and highly vulnerable aquifers. The subject site is designated as “Highly Vulnerable Aquifer” on Schedule A6 of the Official Plan.

#### 6.1.2.1.3.1 Highly Vulnerable Aquifer and Significant Groundwater Recharge Areas

*New development and/or expansions to existing developments within significant groundwater recharge areas and/or highly vulnerable aquifer that involve the storage or manufacture of potential contaminants (that could include DNAPLs, organic solvents, commercial fertilizer, pesticides, liquid fuel, road salt, snow storage, mine tailings and PCBs) where they would constitute a drinking water threat may be subject to risk management measures to protect the groundwater*

The proposed boathouse will be used to provide berths for two pleasure craft vessels serving as an accessory use to an island residential lot which is only accessible by water. Further, the boathouse is not intended for the permanent storage, handling, or manufacturing of fuel or other potential contaminants. As a result, the proposal is not anticipated to pose a significant risk to the St. Lawrence River from a contamination standpoint.

Section 6.1.4 provides direction for waterfront areas and waterbody protection in the Township. The subject site has water frontage on St. Lawrence River, therefore, the policies of Section 6.1.4.2 regarding waterfront development, apply. The purpose of these policies is to ensure that development in the waterfront areas maintains or complements the character of the existing development and preserves the ecological and natural features of the lands, water, and shoreline.

*6.1.4.2.1 Permitted uses in waterfront areas shall be low density residential uses, parkland and natural areas, recreational and tourist commercial uses, including active recreation and small-scale industrial and commercial uses directly servicing the waterfront community.*

The site is currently developed with a single-detached dwelling on an island residential lot which is only accessible by water. The proposed boathouse will provide berths for two pleasure craft vessels needed to provide access to support the existing use.

*6.1.4.2.2 For clarity, shoreline development including marine facilities shall be in accordance with the policies of the Environmental Protection Section of this Plan.*

The Environmental Protection policies of Section 5.2 were reviewed herein. The proposed development of a covered boathouse will be in accordance with the policies of Section 5.2.

*6.1.4.2.3 It is the intent of this Plan that new development in waterfront areas be directed to lands that are physically suitable for development in their natural state, in an effort to maintain the area’s unique character.*

The subject site is an existing island residential lot developed with a single-detached residential dwelling which is only accessible by water via the existing ‘L’ shaped dock. The proposed boathouse, which will contain berths for two pleasure craft vessels used to access the site, will be setback approximately 13 metres from the shoreline accessed from a pedestrian bridge connecting to the existing decking and landings on the site, minimizing physical impacts to the shoreline. Further, the proposed marine facility has been designed without walls to minimize visual impacts on the shoreline from the water.

*6.1.4.2.5 For existing lots of record, new development should generally be setback 30 metres if possible/feasible, otherwise as far back as the lot permits, with minimum disturbance of the native soils and very limited removal of the shoreline vegetation beyond that required for development. Any proposed reduction to the 30 m minimum setback shall:*

- a) be consistent with any applicable policies in the Provincial Policy Statement and related implementation guidelines;*
- b) maximize the setback through building design and orientation, and the siting of the septic system; and*
- c) minimize disturbance to native soils and shoreline vegetation in accordance with other policies of this Plan.*

*Water setback requirements shall not apply to permitted encroachments, docks, boathouses, pumphouses, and other marine facilities.*

*Small islands or other waterfront lots which do not have suitable areas for sewage disposal should not be developed.*

The proposed development consists of a marine facility in the form of a stationary boathouse and is therefore not subject to the water setback requirements associated with this policy.

*6.1.4.2.11 Site Plan Control may apply to all lots which abut waterbodies and watercourses and shall be used to help ensure that all development and redevelopment meets the intent of these policies.*

An application for site plan control will be required to facilitate the development of proposed boathouse.

*6.1.4.2.12 The implementing Zoning By-law shall incorporate the 30 m minimum setback requirement, and establish related regulations, such as maximum building height and maximum lot coverage requirements, to help ensure that the scale of development does not overwhelm the natural elements of waterfront property.*

The proposed boathouse will generally comply with the implementing zoning by-law, however, a zoning by-law amendment is required to permit the proposed boathouse with an increased area, increased height, and shoreline occupancy width. The proposed boathouse will have a width and area consistent with existing development immediately along the shoreline and has been designed without walls to ensure the scale of the development does not overwhelm the natural features associated with the subject site. Further, the boathouse has been designed so the increased height will be a function of the rooftop guards/railing which can be designed so they are visually permeable.

## **Section 9 – Implementation**

Section 9.0 of the Township's Official Plan details the policies for administering and implementing the Official Plan.

Section 9.18 of the Official Plan provides direction regarding site plan control noting that site plan control applies to all lots abutting waterbodies and further notes that only marine facilities that fully comply with the Township's Zoning By-law are exempt from Site Plan Control. As the proposed marine facility requires relief from the Township's Zoning By-law, it is anticipated that a subsequent site plan control application will be required to facilitate the development of the proposed boathouse.

Section 9.19 of the Official Plan 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 site is regulated by the Township of Leeds and the Thousand Islands Zoning By-law No. 07-079 and is split-zoned Island Residential (RI) Zone and Environmental Protection (EP) Zone as the St. Lawrence River is zoned EP per Section 17.1(b) of the implementing zoning by-law.

The proposed zoning by-law amendment seeks to rezone the portion of the site zoned Environmental Protection to a special exception Environmental Protection (EP-X) Zone to permit the proposed boathouse with an increased area, height, and shoreline occupancy width.

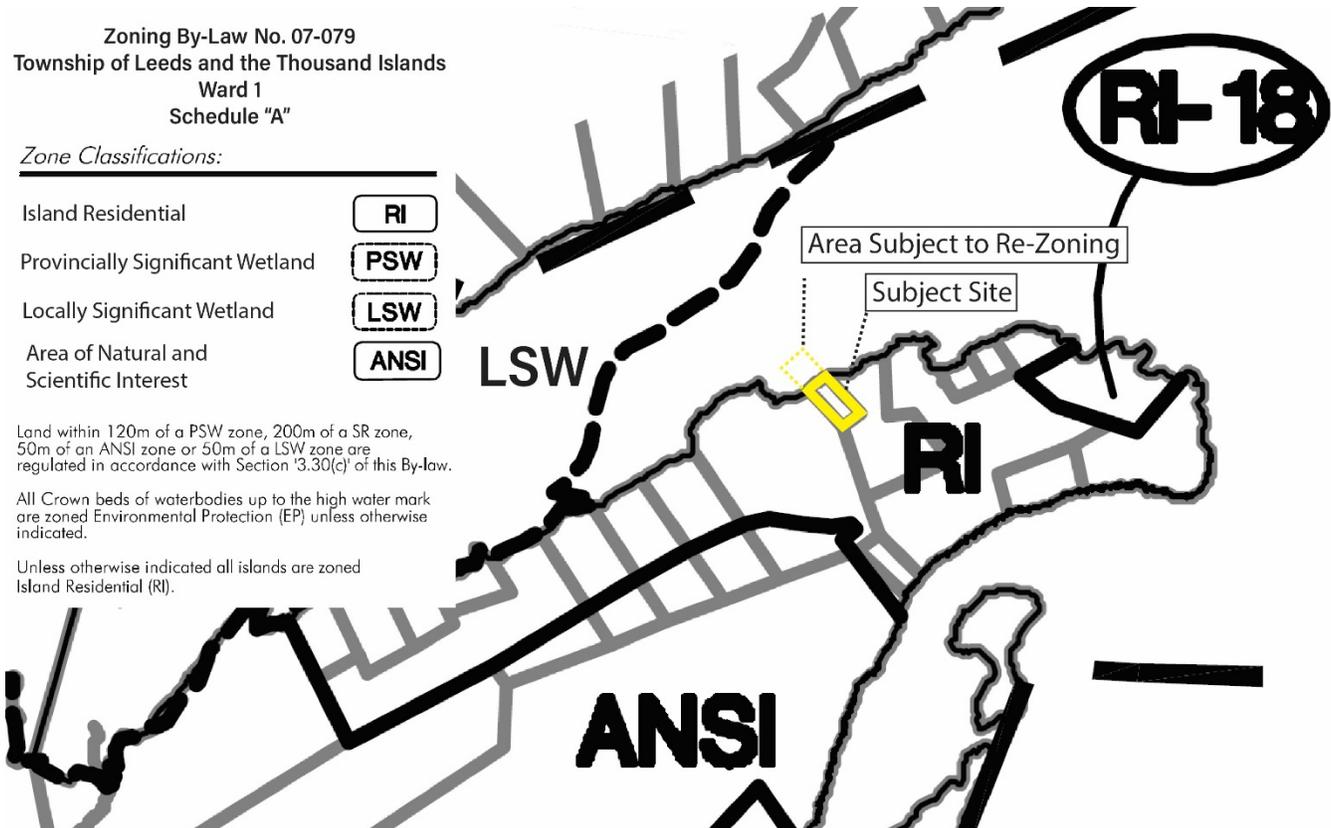


Figure 8: Current Zoning (Source: Township of Leeds and the Thousand Islands Zoning By-law No. 07-079 Ward 1- Schedule “A”)

The following table provides a review of the proposed development against the Island Residential (RI) Zone, Environmental Protection (EP) Zone and relevant– general provisions.

Table 1: Applicable Zoning Provisions and Performance Standards

Provision	Requirement	Proposed	Amendment Required?
<b>Section 5.6 – Island Residential (RI) Zone</b>			
Permitted Uses	Marine Facility Single Detached Dwelling Sleeping Cabin	Marine Facility Single Detached Dwelling	No
Lot Area (min)	1 ha	+/- 0.19 ha (Existing, no change)	No

Provision	Requirement	Proposed	Amendment Required?
Lot Frontage (min)	76 m	+/- 30 m of water frontage (Existing, no change)	No
Front Yard (min)	30 m	+/- 16 m (Existing, no change)	No
Rear Yard (min)	7.5 m	+/- 34.5 m (Existing, no change)	No
Interior Side Yard (min)	3.0 m	0 m (Existing, no change)	No
Building Height (max)	12 m	Complies (no change)	No
Lot Coverage (max)	10 %	8.2%	No
Dwellings per Lot (max)	1	1 (Complies, no change)	No
Sleeping cabin per lot	1	0 (Complies, no change)	No
<b>Section 17 – Environmental Protection (EP) Zone</b>			
Permitted Uses	Conservation Use, excluding buildings Marine Facility	Marine Facility	No
Crown Beds of Water bodies	All Crown beds of waterbodies up to the high water mark are zoned Environmental Protection unless specifically shown otherwise on the attached Schedules.	Marine Facility located on St. Lawrence River	No
<b>Section 3 – General Provisions</b>			
Marine Facilities (s. 3.18)	(a) (i) For islands and lots on islands having an area between 1 ha and 0.1 ha, the area of marine facilities shall not exceed 3% or a maximum of 150 square metres, whichever is less, or the total area of the island or lot and the maximum perimeter will be 120.0 metres. <b>= 55.9 m<sup>2</sup></b>	182 m <sup>2</sup>	<b>Yes</b>
	(b) Maximum Height from High Water Geodetic: 6 m	6.3 m (inclusive of railing)	<b>Yes</b>
	(d) The total and combined width of marine facilities, shall not occupy more than 20% of the width of the shoreline or 15.0 metres whichever is lesser, of any lot which abuts a waterbody	12.4 m or 42% of the shoreline width	<b>Yes</b>
	(e) No marine facility shall be located within 4.6 metres of a side lot line and from the straight line projection of a side lot line into the abutting waterbody. There shall be no minimum yard requirement for the yard adjacent to the water.	9.9 m (east) 9.9 m (west)	No
	(f) The length of the marine facility shall not exceed the width of the water frontage of the lot containing the subject dock.	Dock length: 11.9 m Length inclusive of pedestrian	No

Provision	Requirement	Proposed	Amendment Required?
	= +/- 30 m	walkway/bridge: +/- 30 m	
Setbacks (s.3.32)	(b) From Water: any building or structure and septic dispels system shall be setback a minimum of 30.0 metres from the high water mark.  This provision shall not apply to marine facilities.	Single detached dwelling located 16 m from the High Water Mark of the St. Lawrence River (Existing, no change)	No
Yard Encroachments (s. 3.39)	(c) Where an existing main building is non-complying attached unenclosed porches, uncovered decks, balconies, exterior stairs and landings may project into a minimum required yard setback a maximum of 1.5m provided that they are no closer than 1.2 m to any lot line and do not encroach into a sight triangle.	Front Yard deck Encroachment beyond 1.5 metres (Existing, no change)	No

### Marine Facilities

Relief is requested to permit an increased marine facility area of 182 square metres inclusive of pedestrian bridge and roof, an increased marine facility height of 6.3 metres, and an increased portion of shoreline width occupied by a marine facility of 12.4 metres. The zoning by-law limits marine facilities on island lots with an area between 0.1 and 1.0 hectare to the lesser of 150 square metres or 3 percent of the lot area and also limits the width of marine facilities to the lesser of 20% of the width of the shoreline or 15 metres, and a maximum height of 6 metres. Based on the dimensions of the subject site, the maximum permitted marine facility area is approximately 55.9 square metres, 6 metres in height, and the maximum marine facility width permitted is 6 metres.

The proposed boathouse has been designed to accommodate two pleasure craft vessels which will be used to access the subject site which is only accessible by water. The area of the dock associated with the proposed boathouse is approximately 53 square metres, while the footprint of the boathouse is 182 square metres inclusive of the roof (156 square metres) and pedestrian bridge (26 square metres). As such, the proposed increase in area associated with the proposed boathouse is a function of the pedestrian bridge and roof covering the dock and docking area, which is intended to protect the pleasure craft vessels from the elements.

The width of the proposed boathouse is 12.4 metres. Despite exceeding the minimum width provision, the proposed boathouse has been designed to accommodate berths for two pleasure craft vessels oriented perpendicular to the shoreline as opposed to parallel as it results in a narrower built form while meeting the minimum interior yard setback requirements.

The height of the proposed boathouse is 6.3 metres which consists of a 5.2 metre tall roof and 1.1 metre tall guards/railings on the roof. Despite exceeding the maximum height of 6 metres, the boathouse has been designed so the guards/railings which trigger the increased height are a design element which can be visually permeable as to minimize the perceived height of the building and visual impacts on the shoreline. Further, the proposed boathouse has also been designed without walls to provide visual permeability as to not fully obstruct shoreline views from the water and to minimize visual impact associated with the increased area and width.

## 6.0 Conclusion

The applicant is seeking a zoning by-law amendment to permit the development of a stationary covered boathouse that will provide safe berthing for two pleasure craft vessels serving the island residential lot and existing single-detached dwelling. The proposed zoning by-law amendment will establish a new site-specific Environmental Protection (EP-X) Zone to permit the development of a marine facility with an increased area, height, and shoreline occupancy width. The proposed development represents an appropriate and compatible form of waterfront development, is designed to maintain the natural character of the shoreline and the Thousand Islands area and reflects a scale of development that is consistent with surrounding waterfront properties.

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,



Tyler Hamilton, MCIP RPP  
Planner  
Fotenn Planning + Design



Scott Day, BURPI  
Planner  
Fotenn Planning + Design

# Appendix A

## Zoning By-law Amendment

### THE CORPORATION OF THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

#### BY-LAW NO. 26-XXX

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

Environmental Protection (EP) Zone to Environmental Protection, Special Exception XX (EP-X)

(158 Hill Island) Township of Leeds and the Thousand Islands, United Counties of Leeds and Grenville, and more particularly described as Assessment Roll \_\_\_\_\_, File ZBXX/26)

**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 "A" of Zoning By-Law No. 07-079 of the Township of Leeds and the Thousand Islands, as amended, is hereby further amended by adding Environmental Protection Special Exception (EP-X) 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 17.1 (c)(vii) be added as follows:  
EP-X, 158 Hill Island (File ZBXX/26, By-law 26-XXX)  
  
Notwithstanding any provisions of Section 3 or 17 to the contrary, on the lands zoned EP-X the following provisions shall apply:
  - a) The maximum area of marine facilities including pedestrian bridge shall be 182 square metres
  - b) The maximum combined width of marine facilities shall be 12.4 metres
  - c) The marine facility shall have a maximum height of 6.3 metres inclusive of rooftop guards/railings.
  - d) A 156 square metre deck on top of the roof of the marine facility shall be permitted.
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 \_\_\_\_\_, 2026.

READ A THIRD TIME AND FINALLY PASSED THIS \_\_\_ DAY OF \_\_\_\_\_, 2026.

Corinna Smith-Gatcke, Mayor

Michelle Hannah, Clerk

**Schedule "A"**

*Zone Classifications:*

- Island Residential **RI**
- Provincially Significant Wetland **PSW**
- Locally Significant Wetland **LSW**
- Area of Natural and Scientific Interest **ANSI**

Land within 120m of a PSW zone, 200m of a SR zone, 50m of an ANSI zone or 50m of a LSW zone are regulated in accordance with Section '3.30(c)' of this By-law.

All Crown beds of waterbodies up to the high water mark are zoned Environmental Protection (EP) unless otherwise indicated.

Unless otherwise indicated all islands are zoned Island Residential (RI).

