



Image Based on Blueprint Boulevard Inc. Aerial Photography

PLANNING JUSTIFICATION REPORT

IN SUPPORT OF A ZONING BY-LAW AMENDMENT

For:

**112 SHADY LANE,
LEEDS AND THE THOUSAND ISLANDS, ON K0E 1L0**

LEGAL DESCRIPTION: Portion of Lot 3, R-Plan 120, PIN 44217-0126 (LT)

PROPOSED USE: Accessory Marine Facility / Boathouse

CURRENT ZONING: RI, Island Residential Zone

CURRENT OP DESIGNATION: Rural

PROPOSED ZONE AMENDMENT: RI, Island Residential Special Exception

Township File Number: XXX-2026-XXX

Agent: Matthew Linton, Blueprint Boulevard Inc.

Last Updated: June 24, 2026

Prepared for: Blueprint Boulevard Inc.



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1.0 BACKGROUND & SCOPE

The Infinit Urban Inc ("TIU" / "we" / "us" / the "Firm") was retained by Blueprint Boulevard Inc., (the "Client") to conduct a planning analysis, and to prepare a "Planning Justification Report" (the "Report") for a planned boat house/marine facility (the "Proposal") at 112 Shady Lane, Leeds And The Thousand Islands, ON K0E 1L0 (the "Property" / "Subject Property" / "Subject Lands"). This Report provides a discussion of our research, analysis, findings and planning opinion as it specifically relates to the Proposal and requested Zoning By-law Amendment ("ZBA") and exception(s).

While several aspects of the Proposal were comprehensively evaluated in preparation of this Report, our review primarily focused on the following:

- Physical characteristics of the Property, the existing land uses on the Property, and its interface with adjoining properties and land uses;
- Proposed land use, building design, site design, general site circulation, and site improvements.
- As-of-right development permissions, requirements and restrictions, provided in the 2018 Township of Leeds and the Thousand Islands Official Plan (OP/Township OP) and 2007 Township Zoning By-law 07-079 (2026 Consolidation);
- Prevailing development characteristics of the surrounding area;
- Scope and merits of the requested ZBA and associated exception(s) in relation to the principles of good planning;
- Unreasonable and undue impacts, if any, that may be caused by the requested ZBA and exception(s).

2.0 CAUTIONS & LIMITATIONS

This Report is strictly limited to matters that are within our expertise as Professional Planners. Any matters that are not directly related to land use planning or are beyond our expertise as planners are deferred to the respective subject area experts for their professional evaluation and opinion. As it relates to the application, the required Zoning By-law Amendment and the planning aspects of exceptions are within the domain of land use planning, and we therefore offer an in-depth analysis and opinion. However, we only offer a high-level planning opinion, and we defer to or rely on the expertise of respective experts for their specific analysis and opinion.

This Report was prepared in earnest for the sole use of Blueprint Boulevard Inc., for the purpose of planning applications pertaining to the Property, or for the use of TIU as a reference of professional analysis and opinion. This Report and its contents are otherwise within the ownership of TIU, and may not be applicable to or used by any other individuals or entities elsewhere or in another context. We do not authorize, nor do we assume any liabilities of, such use. It may also be noted that TIU is not responsible or liable in any way or manner for any unauthorized use of this Report now or hereafter. The analysis, conclusions, interpretations and any recommendations are based on a review of the documents, drawings, information, communications, imagery or mapping available as of the date of this Report. We further note that this Report is based on information publicly available on municipal website(s) and/or received directly from our client, authorized individuals or the municipality at the time of preparation. Any replication, modification, or reuse of the Report, either in part or in full, is prohibited. The review, research and analysis in this Report is not exhaustive, and does not include:

1. Consideration of any future plans for the Property that we may not be aware of at this time.
2. Consideration of any future development/redevelopment/expansion and/or acquisition(s) plans that we may not be aware of at this time.
3. An in-depth and technical assessment of aspects of development/redevelopment including, but not limited to, parking, site grading, environmental, noise, dust, visual, lighting, traffic, economic and/or servicing.

3.0 SUBJECT PROPERTY OVERVIEW

The Property is a waterfront lot located on the eastern end of Shady Lane, a gravel road that branches eastward from Highway 137. The Property is currently occupied by an existing one-storey detached dwelling and its associated improvements, including an existing boat house located on the St. Lawrence River waterfront.

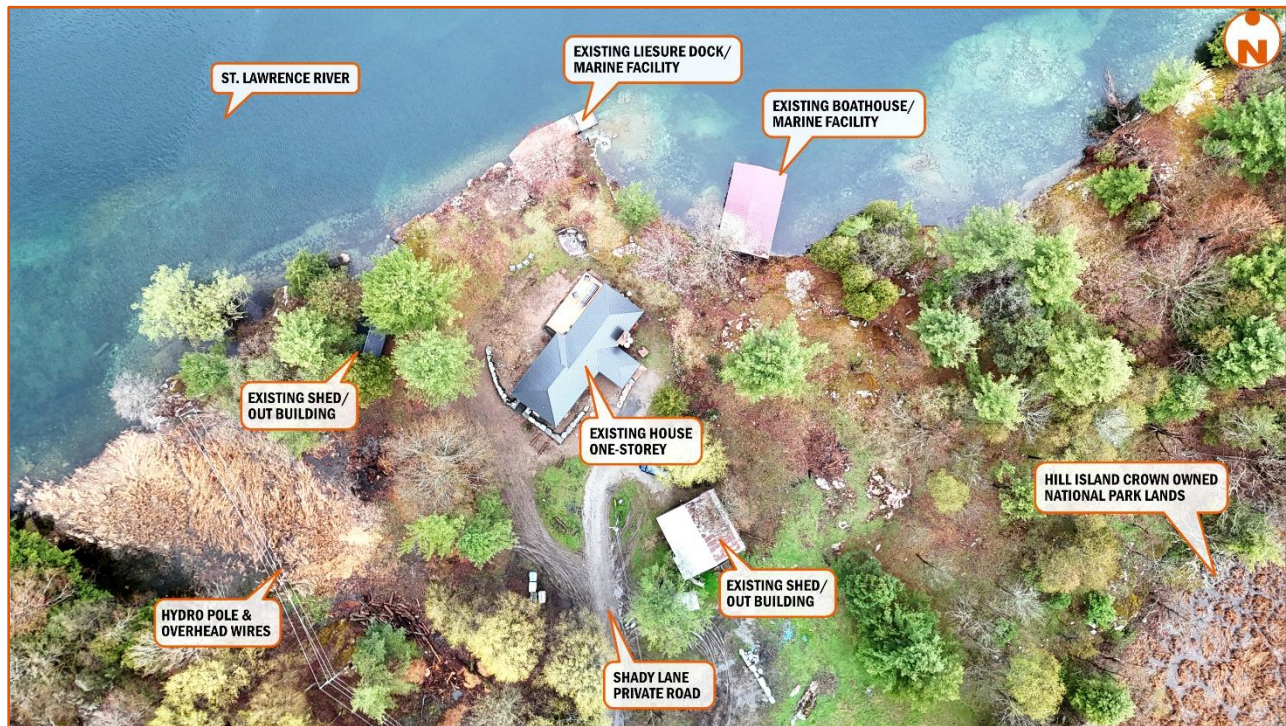


Figure 1: Aerial of Property showing the existing single detached dwelling and boat house (northeast). The proposed boathouse will be located at the same location as the existing boathouse in the image. Blueprint Boulevard Inc.

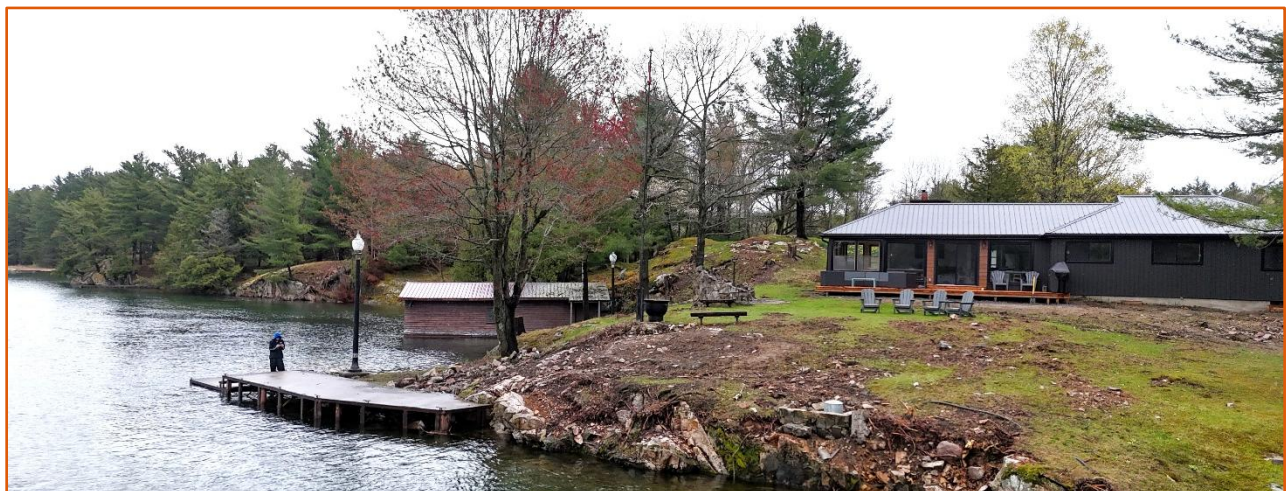


Figure 2: Photograph of Property showing the existing one-storey single detached dwelling and boathouse, with the leisure dock. The existing boathouse to the left of the image is approximately the location of the new boathouse. The photograph also indicates the terrain of the property with the house on relatively flat terrain and steeper slopes along the waterfront. Blueprint Boulevard Inc.

The Property is municipally identified as 112 Shady Lane. According to Leeds Greenville GIS interactive mapping, it appears the existing detached dwelling carries the 112 Shady Lane municipal address. According to available records, Shady Lane is a right-of-way through the crown lands that are identified as 142 Shady Lane, located immediately south of the Property. Shady Lane is designated as a Township road in the Township Official Plan.

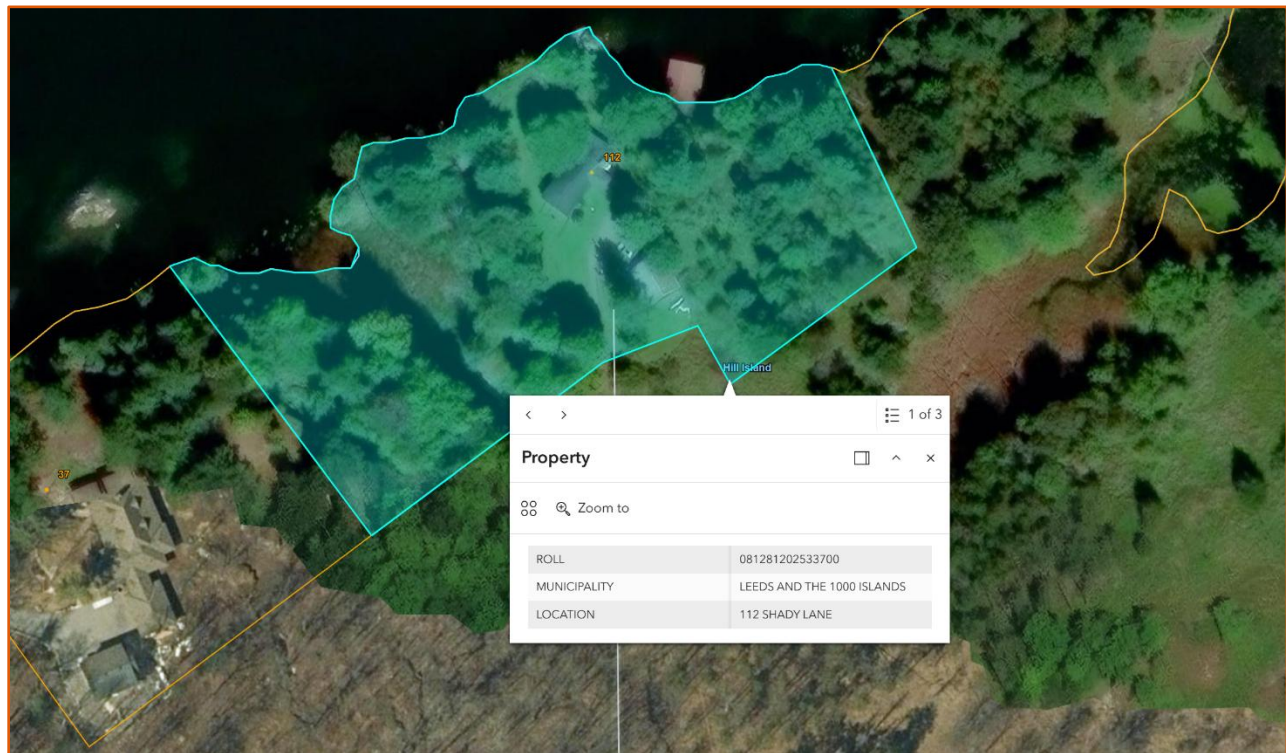


Figure 3: Parcel Map of the Property showing approximate boundaries and Shady Lane access to the South. Leeds Grenville GeoHub

According to Leeds Greenville GIS, the Roll Number of the Property is 081281202533700. The existing detached dwelling is identified by the Civic Number 112, corresponding with the street address of the building. According to Hopkins Chitty Land Surveyors, per their letter dated November 18, 2025, the property is described as *Part of Hill or Leroux Island, being a portion of Lot 3, Registered Plan 120 in the St Lawrence River in front of Geographic Township of Lansdowne, Township of Leeds and the Thousand Islands, County of Leeds as described by Instrument LR227096 and being all of PIN 44217-0126 (LT)*. As per the Property Survey prepared by Hopkins Chitty Land Surveyors, it appears Shady Lane itself is an easement under Part 2 of Plan 28R-3747.

The Property currently has a one-storey detached dwelling with a building footprint of approx. 180 sm (~1,950 sf). The property also contains two outbuildings and a boat house. The existing boat house is approx. 100 sm (~1,075 sf) and located in the north east corner of the Property. In addition to the existing boathouse, there is also an uncovered dock in the north. This dock measures approx. 38.8 sm (~418 sf). The remainder of the Property is occupied by landscaping and natural vegetation. The Property is serviced by an on-site well and an existing Class IV septic system. The terrain of the Property is generally flat with a gentle slope towards the north, and steeper slopes at water's edge to the north. A hydro line runs north-south with poles and overhead wires in the western portion of the Property.

The Property Survey does not indicate the lot area, but based on boundary measurements, it is estimated that the total lot area would be approx. 10,847.8 sm (~116,765 sf).

4.0 PROPOSAL OVERVIEW & ANALYSIS

The Proposal is to develop a 234.6 sm (approx. 2,525 sf) boat house/marine facility and a new access ramp of approx. 8.1 sm (87.18 sf) to replace the existing boathouse at the same location in the northeast of the Property.

The Proposal for an accessory marine facility is generally permitted in the Township Official Plan's Rural and Environmental Protection designations of the Property, and the Proposal does not require an Official Plan Amendment. However, while the maximum permitted area for a marine facility is 150 sm, the proposed boat house with the access ramp is 234.6 sm. With the existing leisure dock of 38.8 sm, the total combined area of the marine facility is 273.4 sm. Therefore, the Proposal will require a Zoning By-law Amendment to the Island Residential (RI) zone to permit the proposed boat house. The Proposal will also require site-specific exceptions to the Island Residential (RI) zone.

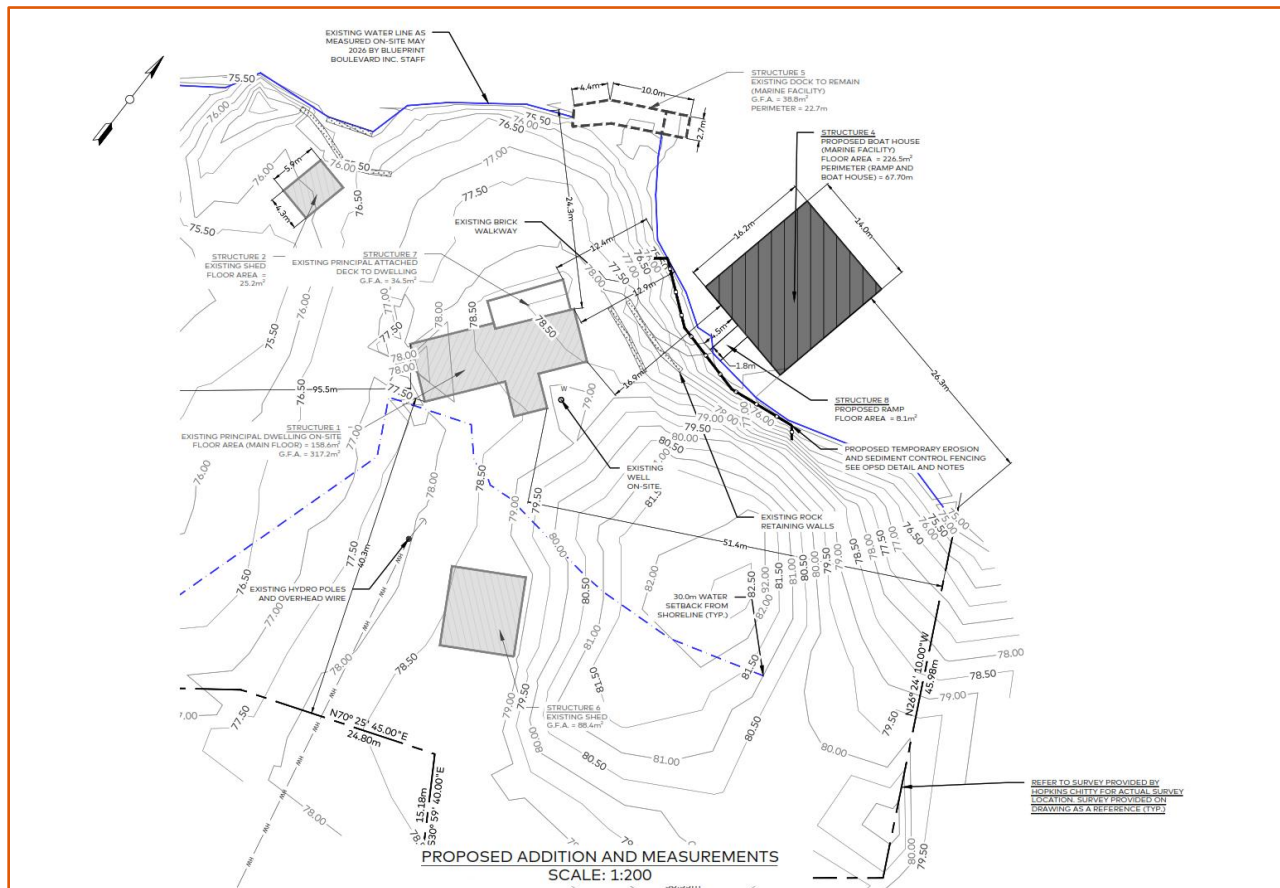


Figure 4: Site Plan for the Property showing the existing family house (Structure 7), existing dock (Structure 5) and the proposed boat house (Structure 4) at the same location as the existing boathouse. All other existing structures and improvements on the property are proposed to remain. Site Plan prepared by Blueprint Boulevard Inc.

4.1. Building Design

The proposed boat house is a generally flat-roof structure with a slight edge-to-center incline. The structure is proposed to be of steel and concrete construction supported by 9 evenly spaced steel columns. The boathouse will have 2 boat slips, with 53 ft depth and 14 ft 6 in and 12 ft 6 in width. The slips will be suitable for 20k and 12k boat lifts. The structure will be entirely on water and will be accessed by an access ramp from land. The structure will be secured by “steel piles driven to refusal or drilled and socketed into bedrock”.

Based on available engineering drawings (shown in Figure 6), it does not appear the structure will have any outer or internal walls. This would appropriately allow a high degree of transparency that does not hinder views of the land, terrain and vegetation. The structure is expected to be visually coherent with landscape. The design of the structure is very minimal in approach, has a high degree of visual transparency, and is not expected to negatively impact the aesthetic and visual quality of the Property, edge of waterway and its natural features.

An AI-based rendering (shown in Figure 5) was developed by Blueprint Boulevard Inc., using the available engineering drawings and drone images of the Property to understand the expected visual quality of the proposed boat house. The rendering is purely conceptual should not be construed to reflect the actual materials or design. Also, the rendering is in a generic waterfront location and not at the Property itself. Notwithstanding, the rendering does show that the general design approach has a pleasing aesthetic and would ensure compatibility with the natural features along the St. Lawrence River water frontage. Unlike the rendering, the available drawings appear to have exposed steel support columns without a wooden cladding, which would also be appropriate.



Figure 5: AI-based rendering of the proposed boathouse, Blueprint Boulevard Inc.

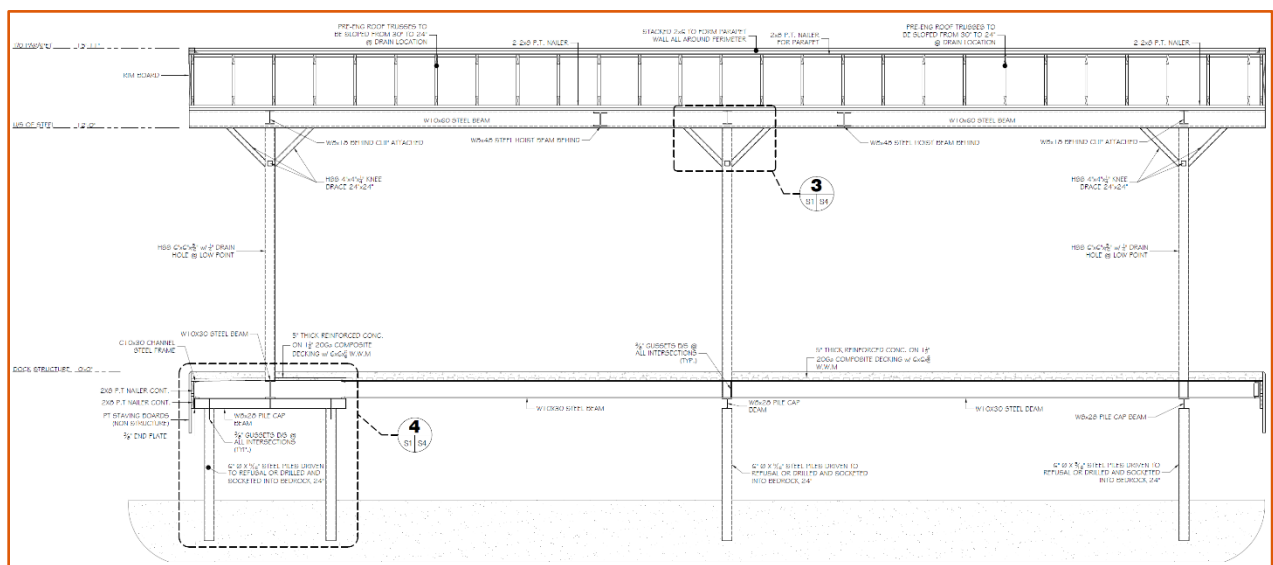


Figure 6: Proposed cross-section of the boathouse, Eastern Engineering Group Inc.

4.2. Site Design

The proposed boathouse will be located at the same location as the existing single boathouse (as shown on the Site Plan in Figure 4, above). The existing 'leisure' dock to the northwest will remain and the new boathouse will function as the primary marine facility on the Property. The new boathouse will be located entirely in the water, with a ramp proposed for access.

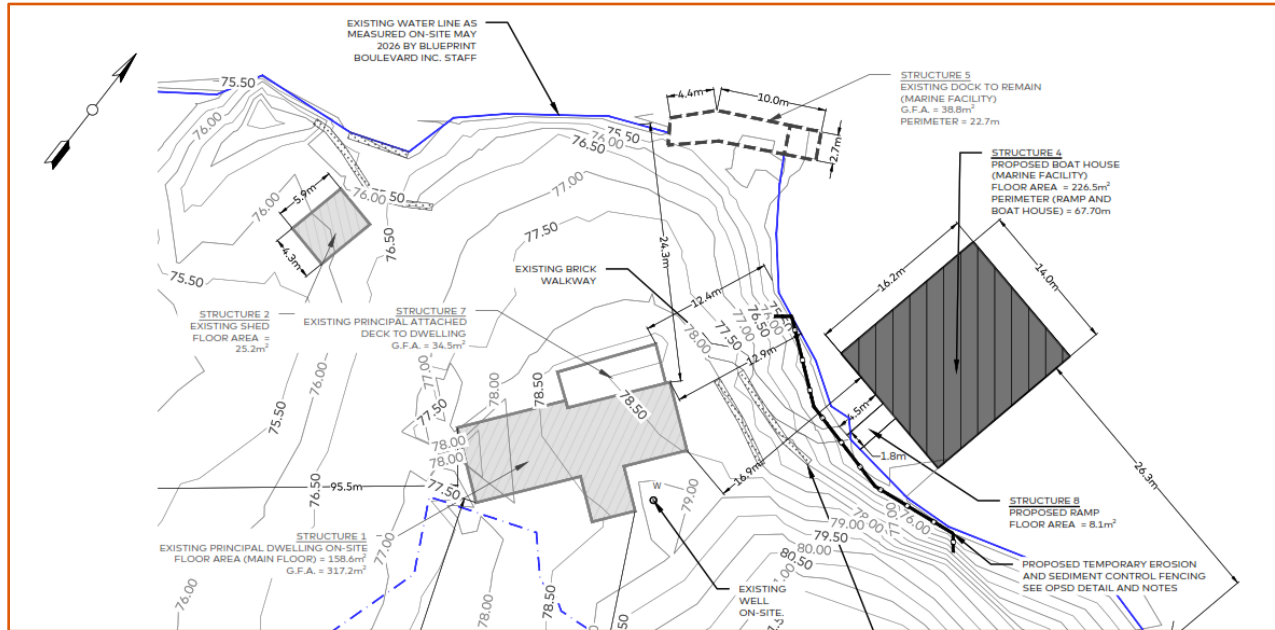


Figure 7: Proposed boathouse shown as Structure 4, proposed ramp shown as Structure 8, and existing dock shown as Structure 5. Site Plan prepared by Blueprint Boulevard Inc.

The proposed location for the new boathouse is appropriate considering the terrain at that particular location on waterfront, and the deeper curve along the shoreline serves to minimize the visibility of the boathouse along the waterway. Since the new boathouse is proposed entirely within the water, except an access ramp, the disturbance of vegetation is expected to be minimal. The Property has a waterfront of approx. 249.2 m (~785 ft), combined width of the existing leisure dock (~14.0 m) and the proposed boathouse (14.0 m) is approx. 28.0 m. Therefore, the existing and proposed marine facilities occupy only 11.2% of the Property's waterfront, and the proposed boathouse itself is not expected to be visually or physically intrusive upon the natural edge of the water.

No additional improvements to the Property, well and septic services, existing buildings, parking or property access are proposed at this time.

4.3. Public Interest Proposition

The Proposal development represents a beneficial and minor intensification of the Property. It involves the construction of a new boathouse to replace the existing boathouse on the Property.

The building design of the new boathouse is minimalist, allows a great degree of transparency and maintains the views of land and vegetation along the waterfront. The proposed building design is also coherent with the existing building and surrounding area, and does not cause any negative visual impacts on the existing detached dwelling, Property, or the surrounding area.

The Proposal advances the public interest of preserving the integrity of the rural area. At the same time, the Proposal contributes a new recreational marine facility in the rural area, associated with a waterfront residential use. The proposed boathouse is for use by residents of the Property, and not intended for commercial use.

The public interest is also upheld through compatible built form, appropriateness of location of the new boathouse, maintenance and protection of views and vistas along the waterway, efficient site design, public safety through safe and contained boat anchoring, and the efficient use of land.

Further, the proposal for a two-slip boathouse prevents up-sizing or relocation and thereby contributes to stability of housing and population in the Township and its rural area.

4.4. Impacts on Adjoining Properties

The Proposal represents a minor redevelopment of an existing Property. However, a range of potential impacts were evaluated, with the primary concern being impacts on adjoining residential properties, the integrity of the waterfront and the scenic quality of the waterway.

The proposed new boathouse is a use with similar functional characteristics as the existing boathouse. Any impacts associated with the new boathouse will not be significantly greater than those that are applicable to the existing boathouse. Therefore, from a planning perspective, the Proposal is not expected to cause any additional and excessive impacts of access, parking, noise, outdoor lighting, visual impacts, privacy and safety.

The Property will continue to be self-contained in terms of residential activity and carry impacts that may be associated with such activity. The proposed boathouse has substantial setbacks to the Property boundaries, especially to the residential property to the west.

In terms of impacts upon the natural environment, it is expected that the vegetation and terrain on the Property will not be severely impacted.

4.5. Conclusions on Proposal Analysis

The Proposal is for a new boathouse to replace the existing boathouse on the Property. The proposed site and building design are sensitive to the context and land form, and are functionally sound. The Proposal represents a minor redevelopment and is not expected to cause any severe impacts on adjoining properties. The Proposal upholds public interest through compatible built form, appropriateness of location of the new boathouse, maintenance and protection of views and vistas along the waterway, efficient site design, public safety through safe and contained boat anchoring, housing stability and the efficient use of land.

5.0 CONTEXT ANALYSIS

5.1. Regional & Municipal Context

The Township of Leeds and the Thousand Islands is a vast rural municipality located in the United Counties of Leeds and Grenville, along the St. Lawrence River, east of Kingston and southwest of Ottawa. The Township has been a vacation destination since the late 19th and early 20th centuries¹. The current extent of the Township is a 2001 amalgamation of Front of Leeds and Lansdowne, Rear of Leeds and Lansdowne, and Front of Escott townships. The Township contains several village and hamlet settlement areas, with the major settlement areas being Gananoque, Steely's Bay, Lyndhurst, Lansdowne, Rockport and Ivey Lea.

Highway 401 is the major east-west provincial highway in the Township, and provides connections to Kingston and other major municipalities to the west; and to Brockville, Prescott and other municipalities, all the way up to Montreal to the east. Highway 15 and Highway 42 are also important regional connections to municipalities in the north. The Township is the point of origin of the historic Thousand Islands Parkway, a scenic road that provides access to a number of waterfront communities along the St. Lawrence River. The Township is also a port of entry into Canada via the Lansdowne (Thousand Islands) port of entry, a key crossing between Canada and the United States. Located at the base of the international bridge on Hill Island, it connects Highway 401 to the United States Interstate Highway 81.

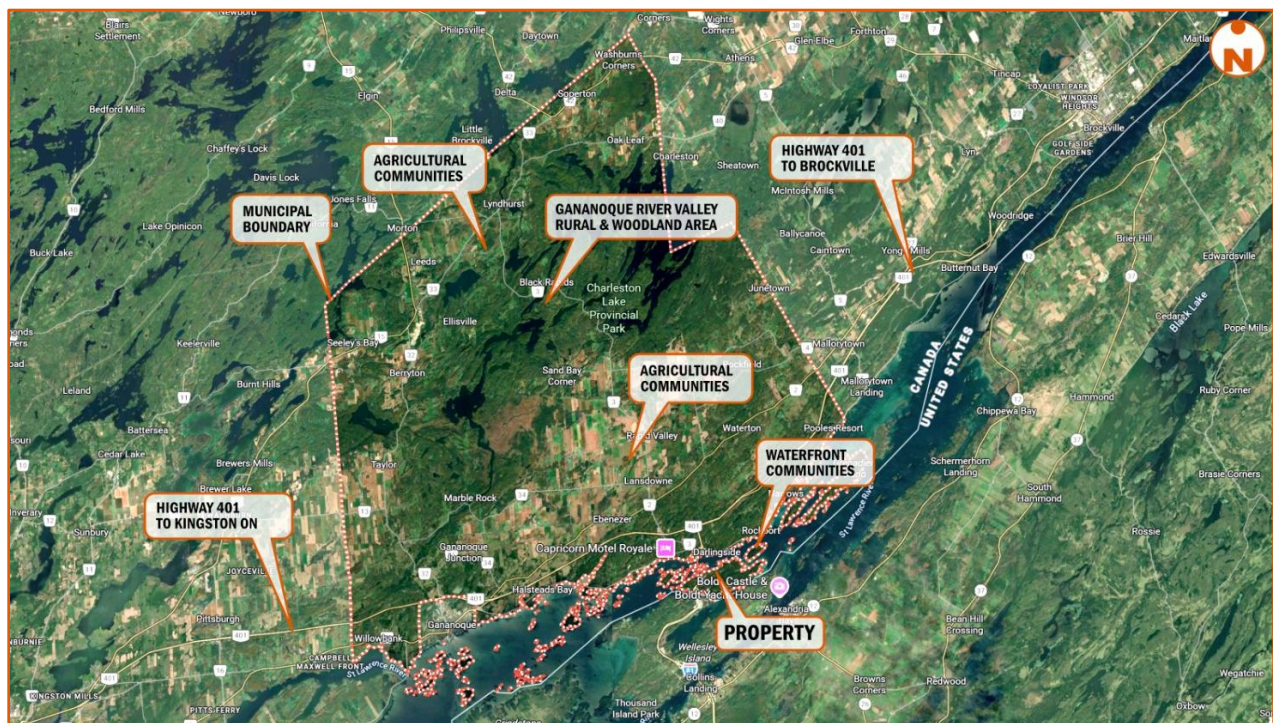


Figure 8: Map of Regional & Municipal Context, Google Maps Image w/ TIU Notations

The Township is characterized by layers of economic, social, environmental and cultural landscapes from the south to north. The southern edge of the Township consists of waterfront communities along the St. Lawrence River, geared towards tourism and recreation. Lands north of Highway 401 and Highway 2 are predominantly agricultural, and concentrated around Lansdowne and other smaller communities. The north-central portions of the Township are heavily rural and occupied by woodlands and several important lakes within the Gananoque River valley.

¹ Township of Leeds and the Thousand Islands Community Improvement Plan Background Report, July 2023

The lakes and rivers in this area have a concentration of cottage and recreational development along the shorelines². The waterfront areas of the St. Lawrence River and the islands within the river are especially occupied by waterfront and recreational housing.

Within this geographic framework, the Property is located on Hill Island in the St. Lawrence River network of waterfront communities. The Property is located in close proximity to the Lansdowne (Thousand Islands) port of entry. Due to its proximity to the local and regional connections, Highway 137, Highway 401 and the St. Lawrence River, the Property is sufficiently connected and well situated.

5.2. Local & Immediate Context

The Property is located in the very sparsely populated waterfront community on Hill Island in the St. Lawrence River. The majority of Hill Island is occupied by Crown-owned Thousand Island National Park lands, with a small portion of the island's waterfront occupied by single-residential dwellings. The Thousand Island Parkway is about 2.5 km north from the Property, and Highway 401 is about 4.0 km. Selton and Darlingside are about 3.0 km from the Property, whereas Landsdowne and Rockport are about 8.0 km. Gananoque, the nearest major town is about 20.0 km west of the Property, and the City of Brockville, the County seat and a major city in the region, is about 40.0 km from the Property.



Figure 9: Map of Local & Immediate Context, Google Maps Image w/ TIU Notations

Several estate/cottage/waterfront/rural detached residential homes are located along the northern and southern edges of St. Lawrence River, and on the several islands within the river. Similar to the Property itself, these homes are accessed by local or private lanes connected to higher order County or municipal roads. The general area surrounding the Property is occupied by waterfront residential uses and the Hill Island Crown lands, and heavy vegetation. A few tourism land uses are also found in the vicinity of the Property, such as the Hill Island Gift Shop located immediately to the west on Highway 137.

² Township of Leeds and the Thousand Islands Community Improvement Plan Background Report, July 2023

The lands immediately adjoining the Property include a single residential property on Shady Lane to the west, and the Hill Island Crown lands to the south/southeast. Due to the size of the lot, the extent of vegetation, and structure of the shoreline, the Property does not have any direct physical or visual interaction with the adjacent properties.

5.3. Context of Island Communities Marine Facilities in the Area

The islands and waterfronts of the St. Lawrence River have a high concentration of waterfront residential uses and marine facilities. Recreational use of the island lands in the Township dates back to 1854, when Seth Green, before becoming the Fish Commissioner of New York State, purchased an island to use as a base for carrying out a study of the habits of the St. Lawrence River fish. With a purchase price of \$40.00 for what is now Manhattan Island, Seth Green became the first purchaser of an island in the Thousand Islands to be used for recreational purposes³. Island ownership in Canada began in the 1870's, with American and Canadian visitors purchasing islands for summer retreats. Interestingly, when the islands were sold through agents, the valuations were based on location, topography and aesthetic beauty, rather than by acreage value used for farmland³.

Currently, almost every island within the vicinity appears to be occupied by homes or cottages, and their associated marine facilities such as boat houses or uncovered docks. While the larger islands have multiple homes, the smaller ones have one home on an entire island. The homes are generally accessed by Township roads similar to Shady Lane, and connected to the rest of the region via Highway 137. Hill Island itself has about 60 homes, and almost all of them have associated boathouses or docking facilities. Even historically, the cottages in the Thousand Islands were usually two-storey, wooden structures with a small boathouse and a wooden dock at the river's edge⁴.

Since the primary focus of the proposed Zoning By-law Amendment is the relief required from the maximum permitted building area of the new boathouse, high-level research of boathouses was conducted. Strictly using aerial photographs of the area, the size of boathouses associated with residential units was measured. The intent of the research was to determine whether boathouses comparable in size to the proposed boathouse exist within the surrounding area.

The proposed boat house measures 226.42 sm (approx. 2,437 sf). At least 5 properties were found in the nearby area with boathouses that are either comparable or even larger in size. These include boathouses associated with: 1 Reveille Island at 268.0 sm (2,884.7 sf), 476 Park Hill Lane at 260.0 sm (2,798.6 sf), 474 Park Hill Lane at 177.0 sm (1,905.2 sf), 1 Carnegie Island at 261.0 sm (2,809.4 sf), and 218 Stratford Road at 254.0 sm (2,734.7 sf). The identification and measurement of boathouses in this research is not definitive, and is only intended to understand the Proposal in relation to the surrounding area. However, it does indicate that the Proposal is consistent with the context of boathouses associated with residential uses.

It was also observed during this research that the presence of uncovered docks is highly common in the area. Judging from aerial imagery alone, the size of the existing dock associated with the Property may be at the lower end of the range. By comparison, the docks associated with 1 Reveille Island, 1 Huckleberry Island, 2 Alnwick Island, 35 Alnwick Island, 418/438 Park Hill Lane, 474 Park Hill Lane, 462 Park Hill Lane, and other nearby properties appear to be larger in size. To reiterate, this observation is based solely on aerial review and may not represent a precise or definitive comparison; rather, it is intended to provide a general assessment of the surrounding context.

5.4. Demographic & Housing Context

According to the 2023 Township Community Improvement Plan Background Report⁵, the 2021 population of the Township stood at 9,800 residents. This represented a 6% increase in the decade since 2011, outpacing the growth of the United Counties of Leeds and Greenville, and other municipalities in the region including Gananoque and Brockville. Additionally, the Township has a seasonal vacationer population of 2,500 persons. The average household income of residents is at

³ A History of Recreation in the 1000 Islands, Susan W. Smith, Copyright ©1976 by Parks Canada. Reproduced by permission of St. Lawrence Islands National Park. <https://www.oliverkilian.com/ecology/thousand-islands/island-insights/recreation/recreation.html#Early%20Transportation>

⁴ A History of Recreation in the 1000 Islands, Susan W. Smith, Copyright ©1976 by Parks Canada. Reproduced by permission of St. Lawrence Islands National Park. <https://www.oliverkilian.com/ecology/thousand-islands/island-insights/recreation/recreation.html#Early%20Transportation>

⁵ Township of Leeds and the Thousand Islands Community Improvement Plan Background Report, July 2023

\$108,000, lower than the Province at \$116,000 but higher than United Counties at \$98,000. The major sectors of employment in the Township are health care, retail, construction, and government.

The Township has stable housing with rent growth and reinvestment consistent with the Province overall. The Township has a total of 3,875 housing units (2021), with 97% being single-detached homes. The growth of housing stock in the Township (0.5%) was slower than that of the County (0.8%). Housing prices in the Township grew significantly between 2016 and 2021. At the same time, reinvestment in local housing stock has also been observed during the same period with multiple renovations. The average price of a dwelling in the Township grew by 35% between 2011 and 2021, or from \$359,319 to \$486,000.

The rural areas of the Township – including the St. Lawrence River communities south of the 401, lake development areas and agricultural/farmland areas – comprise all lands outside settlement areas. Housing in rural areas consists primarily of rural residential development including single detached housing, farm housing, and associated rural uses. Housing in the St. Lawrence River communities consists of year-round as well as seasonal single detached and cottage housing.

5.5. Conclusions of Context Analysis

The Property is well located on Hill Island in the St. Lawrence River network of waterfront communities. Due to its proximity to highways, the Property is well accessed in terms of local and regional connectivity.

The immediate vicinity of the Property is a sparsely populated area, but within a few minutes from nearby settlement areas. The edges of the St. Lawrence River and the islands within the River are occupied by a number of waterfront dwellings similar to the Property. The general area surrounding the Property is occupied by waterfront residential uses and the Hill Island Crown owned lands, heavy vegetation, and waterfront residential land uses.

The lands immediately adjoining the Property include a single residential property on Shady Lane to the west, and the Hill Island Crown lands to the south/southeast. Due to the size of the lot, the extent of vegetation, and structure of the shoreline, the Property does not have any direct physical or visual interaction with the adjacent properties.

Strictly using aerial photographs of the area, high-level research of boathouses was conducted and the size of boathouses associated with residential units was measured. The At least 5 properties were found in the nearby area with boathouses that are either comparable or even larger in size than the proposed 226.42 sm (approx. 2,437 sf) boathouse. This indicates that the Proposal is consistent with the prevailing context.

It was also observed that presence of uncovered docks is highly common in the area, and judging from aerial imagery alone, the size of the existing dock associated with the Property may be at the lower end of the range.

Based on geographic, land use and demographic context, there is a strong case for the proposed design, size, typology and location of boathouse on the Property.

6.0 POLICY & ZONING REVIEW

A review was conducted of applicable policies and regulations in the 2018 Township of Leeds and The Thousand Islands Official Plan, approved on November 22, 2018 ("Township OP"/ "OP"/ "Plan") and the 2007 Township of Leeds and The Thousand Islands Consolidated Zoning By-law No. 07-079, amended February 5, 2026 ("Township ZBL"/ "ZBL"/ "By-law"). The goal of this policy and zoning review is to identify the applicable policies and regulations, discuss compliance and establish support for the requested Zoning By-law Amendment with associated exceptions.

Additionally, the Provincial Planning Statement, 2024 ("PPS"/"PPS 2024"), as well as the Official Plan for the United Counties of Leeds and Grenville, approved by the Ministry on February 19, 2016, September 1, 2022, Office Consolidation ("County OP") were also reviewed for policy support and consistency.

In terms of municipal designations, the Property is designated in the Township OP as Rural, within the Special Policy Area – Thousand Islands (South of Highway 401), and is designated as Island Residential (RI), in Schedule A of the Township ZBL. The Property is immediately adjacent to, but not within, an Area of Natural and Scientific Interest, Life Science designation (Schedule A2 of the OP), or the National Park and Crown Lands designations (Schedule A1 of the OP).

6.1. Planning Act, R.S.O. 1990, c. P.13, Last amendment: 2024, c. 18, Sched. 5.

6.1.1. Section 2, Matters of Provincial Interest

This section of the Planning Act (the "Act") provides a number of examples of provincial interest that the council of a municipality, a local board, a planning board and the Tribunal, shall have regard to, in their planning decisions. The following is a list of such matters of public interest, as applicable, followed by an analysis of consistency of the Proposal with the stated matter of public interest.

(a) the protection of ecological systems, including natural areas, features and functions

The proposed boathouse replaces the existing boathouse in the same location, and is not expected to exacerbate the impacts on ecological systems, or natural areas, features and functions.

(b) the protection of the agricultural resources of the Province

The Proposal does not consume any active agricultural lands and therefore does not reduce agricultural resources.

(c) the conservation and management of natural resources and the mineral resource base

The Property is not located near any active quarry operations per the Ministry of Natural Resources mapping.

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest

The Proposal is not expected to exacerbate the impacts on features of scientific interest. The Property is not listed on the Heritage Register, updated June 2023⁶.

(e) the supply, efficient use and conservation of energy and water

The energy and water use pertaining to the existing dwelling unit are not expected to severely impacted by the Proposal.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems

The Proposal is not expected to impact or change any available residential services.

(h) the orderly development of safe and healthy communities

The Proposal is well-designed in terms of site design and built form. It represents an orderly development and reasonable redevelopment of the Property. It does not represent a severe intensification in terms of activity in the rural area. It

⁶ Township of Leeds and the Thousand Islands Municipal Heritage Register, Updated June 2023, available at <https://www.leeds1000islands.ca/media/f5sfwcy5/heritage-register.pdf>

improves the character of the Property and St. Lawrence River environs by replacing the existing boathouse with a well-designed new structure in the same location. As a result, the Proposal may also improve public safety in the waterway.

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies

This matter will be addressed in final submission for building permits.

(i) the adequate provision of a full range of housing, including affordable housing

The single-family house equipped with an associated marine facility is a necessary and prevalent housing typology in the Township. The Proposal contributes to the provision of this housing typology, in a manner that is consistent with the applicable policies of the Township OP.

(o) the protection of public health and safety

The Proposal represents a minor redevelopment and is not expected to cause concerns to the public health and safety of Township residents.

(p) the appropriate location of growth and development

The Property is a significantly large rural parcel that is capable of accommodating the proposed boathouse. The Proposal is a replacement of an existing boathouse in the same location and does not negatively impact natural features, land form or the character of the waterfront. Therefore, the Proposal is appropriate for the growth and development.

(q) the promotion of development that is designed to be sustainable

The proposed boathouse is designed with materials and functionality that can serve multi-generation households. Thereby the Proposal contributes to the long-term tenure and sustainability of the Property and housing typology.

(r) the promotion of built form that, (i) is well-designed

The proposed boathouse is well-designed, functionally sound, appropriate in size, and minimalist in approach. It is compatible with Property, adjoining land uses, context of the St. Lawrence River, and also with the existing detached dwelling.

(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate

The Proposal represents a minor redevelopment of an existing boathouse and is not expected to significantly increase the existing greenhouse gas emissions.

6.1.2. Section 3(5), Consistency and Conformity with Policy Statements and Plans

This section of the Planning Act requires that municipal decisions on planning matters shall be consistent with provincial policy statements and conform to (but not conflict with) provincial plans.

(a) subject to a regulation made under subsection (6.1), shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and

(b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.

Consistency of the Proposal with the vision, principles and policies of the 2024 Provincial Planning Statement (PPS) has been reviewed in a separate section of this report. The Proposal is consistent with the PPS, in accordance with Section 3(5) of the Planning Act.

6.1.3. Conclusions on Conformity with the Planning Act

The Proposal and requested Zoning By-law Amendment with exceptions were reviewed considering the applicable sections of the Planning Act. The Proposal upholds the public interest and has appropriate regard for matters of provincial interest stated in Section 2 of the Planning Act. The Proposal is consistent with the PPS, in accordance with Section 3(5) of the Planning Act.

6.2. Provincial Planning Statement, 2024

The Provincial Planning Statement is issued under section 3 of the Planning Act and the current version of the document titled Provincial Planning Statement, 2024 ("PPS") came into effect on October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020.

In respect to matters related to planning, Section 3 of the of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The intent of the PPS is to support a comprehensive, integrated and long-term approach to planning in the Province through municipal official plans, and provides policy direction on matters of provincial interest related to land use planning and development. Most importantly, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land to support a fast-growing Province while enhancing the quality of life of people.

The PPS is an overarching provincial policy document, and the policies set forth are intended to have a broader applicability compared to local plans. In this regard, the PPS recognizes that municipal official plans are the most important vehicle for implementation of the PPS. It provides that local official plans shall identify provincial interests and set out appropriate land use designations and provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas (Policy 6.1.5). A review of the policies of the PPS in relation to the Proposal is however important since effective redevelopment of each individual property is critical in achieving the greater vision, principles and goals of the PPS.

There are specific policies of the PPS that apply to the Proposal, and merit consideration. As a general structure, a brief overview of applicable policies of the PPS is followed by an analysis of consistency of the Proposal with the stated policies.

6.2.1. PPS Section 2.1, Planning for People and Homes

The PPS provides for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area. It requires planning authorities to maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development.

The following policies of this section are applicable to the Proposal:

2.1.6. *Planning authorities should support the achievement of complete communities by:*

- **2.1.6.a:** *accommodating an appropriate range and mix of land uses, housing options...;*

Analysis Comments:

The Property is a large-lot rural waterfront residential use with an associated marine facility, and it therefore contributes to the range and mix of housing types as a unique and important residential typology in the Thousand Islands area. The Proposal for a new boathouse replacing a dilapidated existing boathouse protects and maintains this unique residential typology for the long-term.

6.2.2. PPS Section 2.2, Housing

The PPS requires planning authorities to provide a range and mix of housing options. The PPS also requires planning authorities to provide an appropriate range and mix of housing options and densities.

It provides various strategic policies to achieve this, including housing options tailored to current and future demographics, all types of intensification including new housing options in developed areas, and housing densities that represent an efficient use of land and resources.

The following policies of this section are applicable to the Proposal:

2.2.1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- **2.2.1.b:** permitting and facilitating:

2.2.1.b.1: all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents...

Analysis Comments:

As stated earlier, the Proposal protects and maintains the Property as a unique residential typology and contributes to the range of housing options while not significantly altering the prevailing densities of the rural area. The Proposal also contributes to the wellbeing requirements of current and future residents. It also represents an efficient use of land and resources through the provision of a two-slip boathouse that prevents upsizing of the family-house and allows a multigenerational use of the Property.

6.2.3. PPS Section 2.5, Rural Areas in Municipalities

The Property is located in the rural area of the Township and is also designated Rural in the Township OP. The PPS provides multiple policies concerning rural areas in municipalities.

The following policies of this section are applicable to the Proposal:

2.5.1. Healthy, integrated and viable rural areas should be supported by:

- **2.5.1.a:** building upon rural character, and leveraging rural amenities and assets
- **2.5.1.d:** using rural infrastructure and public service facilities efficiently
- **2.5.1.g:** conserving biodiversity and considering the ecological benefits provided by nature

Analysis Comments:

The PPS emphasizes rural character, appropriate use of rural amenities and services and the protection of biodiversity and ecology in policies pertaining to development in rural areas. The Proposal is compatible with the prevailing rural and waterfront character of the area. Residential lots and boathouses of similar size are prevalent in the area, and the minimalist design of the proposed boathouse is suitable for the visual character of the St. Lawrence River waterfront. The Property and its available infrastructure and amenities will be unchanged and the Proposal is limited to the replacement of the existing boathouse. The Proposal is limited to the water surface and therefore, not expected to have any negative impacts on habitat quality and biodiversity upon land.

6.2.4. PPS Section 2.6, Rural Lands in Municipalities

The PPS provides specific policies concerning growth and development on rural lands, even where a municipality does not have a settlement area.

The following policies of this section are applicable to the Proposal:

2.6.1. On rural lands located in municipalities, permitted uses are:

- **2.6.1.c:** residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services
- **2.6.1.g:** other rural land uses,

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

2.6.3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

Analysis Comments:

It is expected that on-site water and sanitary (septic) services are available to the existing detached dwelling on the Property, and no change is proposed to these services. The existing house is therefore a permitted use on rural lands. We, however, defer to engineering design consultants concerning further information on site servicing.

The Proposal represents a minor redevelopment of the Property and limited to the replacement of the existing boathouse, and can be sustained by rural service levels. The Proposal will not need expansion of municipal infrastructure and the proposed boathouse will share any necessary services with the existing detached-residential use on the Property. Policy 2.6.1.g permits “other rural land uses”, and the proposed boathouse represents an appropriate rural waterfront land use in the Thousand Islands area.

6.2.5. PPS Section 3.6, Sewage, Water and Stormwater

The PPS permits individual on-site sewage and water services when municipal and communal services are not available.

The following policy of this section is applicable to the Proposal:

3.6.1. Planning for sewage and water services shall:

- **3.6.1.d:** *integrate servicing and land use considerations at all stages of the planning process;*

Analysis Comments:

The existing residential use is expected to have individual on-site water and septic services, and no changes are proposed to site servicing. The site conditions are assumed to be suitable and not expected to have any negative impacts. We defer to engineering design consultants concerning further information on site servicing. The proposed boathouse is not expected to need any servicing, but will share any necessary services with the existing detached-residential use on the Property.

6.2.6. PPS Section 4.1, Natural Heritage

The Property is designated as Woodlands in the Township OP and according Ministry of Natural Resources and Forestry (MNRF) mapping, and no portion of the Property is within the Provincially Significant Life Science designation. The PPS provides specific policies concerning the protection of natural features and areas.

The following policies of this section are applicable to the Proposal:

4.1.1. Natural features and areas shall be protected for the long term.

4.1.2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

4.1.5. Development and site alteration shall not be permitted in:

- **4.1.5.e:** *significant areas of natural and scientific interest*

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

4.1.8. 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.

Analysis Comments:

The PPS prohibits development or site alteration in areas of significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The Property is not within an area designated Area of Natural and Scientific Interest or Life Science but is, however, adjacent to lands designated as such. The entire Property is within the municipal Official Plan Woodlands and Environmental Protection (applicable to land under waterbodies) designations.

The Proposal is confined to the water surface and limited to a replacement of the existing boathouse on the Property. No removal of woodland is proposed and the Proposal is not expected to disrupt ecological diversity and connectivity, ecological function, biodiversity, wildlife movement corridors, or habitat availability. The Proposal is also not expected to exacerbate the impacts on surface or ground water features.

6.2.7. PPS Section 4.2, Water

The Property is designated as Woodlands and Environmental Protection (applicable to land under waterbodies) in the Township OP. The PPS provides specific policies concerning protection, improvement or restoration of the quality and quantity of water.

The following policies of this section are applicable to the Proposal:

4.2.2. *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.*

Analysis Comments:

The PPS restricts development or site alteration in or near sensitive surface water features the features and their functions are protected. The Proposal represents a use which by nature must locate within the floodway or water surface. However, the Proposal only replaces an existing boathouse and is therefore not expected to exacerbate any impacts upon the surface water feature.

6.2.8. PPS Section 5.2, Natural Hazards

The Property is designated as Woodlands and Environmental Protection (applicable to land under waterbodies) in the Township OP. The Property is also located within a Special Policy Area called the Thousand Islands Area (Land South of Highway 401). The PPS provides specific policies concerning areas of natural and human-made hazards.

The following policies of this section are applicable to the Proposal:

5.2.5. *Despite policy 5.2.3, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems:*

- **5.2.5.a:** *in those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications; or*
- **5.2.5.b:** *where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.*

Analysis Comments:

The PPS policies 5.2.5.a and 5.2.5.b permit development and site alteration in certain areas associated with flooding hazard along rivers: where a Special Policy Area has been approved by the *Ministers of Municipal Affairs and Housing and Natural Resources and Forestry*, and where the development is limited to uses which by their nature must locate within the floodway.

The Proposal satisfied both of these requirements. The Property is within the Thousand Islands Area (Land South of Highway 401) Special Policy Area of the Township OP; and the Proposal is limited to the boathouse use which by nature must locate within the floodway, and is a passive non-structural use.

6.2.9. Conclusions on Consistency with the PPS

The Proposal and requested Zoning By-law Amendment with exceptions were reviewed considering the greater intent of the PPS and several of its specific policies.

The Proposal contributes to the range and mix of housing types as a unique and important residential typology in the Thousand Islands area, while not significantly altering the prevailing densities of the rural area. It also represents an efficient use of land and resources through the provision of a two-slip boathouse that prevents upsizing of the family-house and allows a multi-generational use of the Property.

Through a minimalist design, the Proposal is compatible with the prevailing rural and waterfront character of the area, where boathouses of similar size are prevalent. The Proposal is limited to the water surface and therefore, not expected to have any negative impacts on habitat quality and biodiversity upon land. Policy 2.6.1.g permits “other rural land uses”, and the proposed boathouse represents an appropriate rural waterfront land use in the Thousand Islands area. The proposed boathouse will share any necessary services with the existing detached-residential use on the Property.

No removal of woodland is proposed and the Proposal is not expected to disrupt ecology, biodiversity, or habitat availability. The Proposal is also not expected to exacerbate the impacts on surface or ground water features. The Proposal only replaces an existing boathouse and is therefore not expected to exacerbate any impacts upon the surface water feature. The PPS policies 5.2.5.a and 5.2.5.b which permit development and site alteration in a floodway are satisfied since the Property is within a Special Policy Area, and the Proposal is a passive non-structural use that must locate within the floodway by nature.

Therefore, based on planning analysis, the Proposal along with the required Zoning By-law Amendment with exceptions is consistent with the intent and policies of the PPS.

6.3. Official Plan for the United Counties of Leeds and Greenville, 2015, 2021 Consolidation

The Official Plan for the United Counties of Leeds and Greenville ("Counties OP") provides over-arching upper-tier land use policy guidance on County-wide planning matters for the ten member municipalities. Specific planning policies for each municipality are provided in local municipal Official Plans that need to conform to the Counties OP. The Township of Leeds and the Thousand Islands is one of the ten member municipalities.

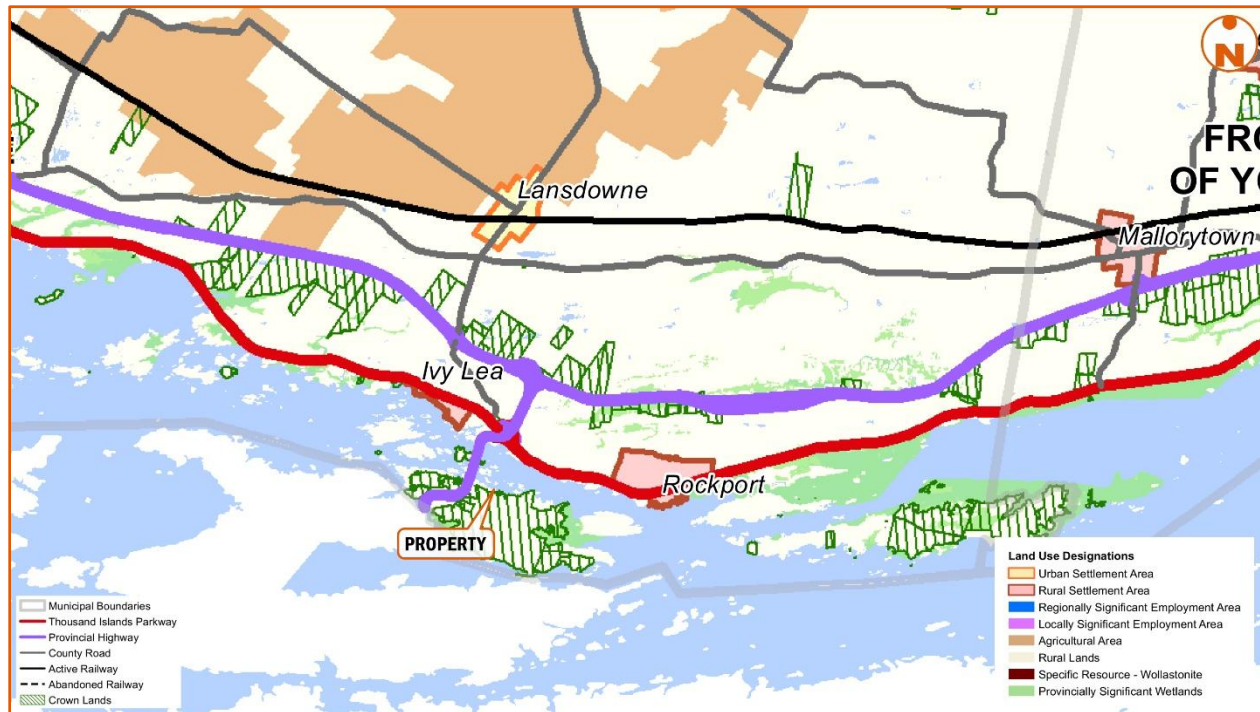


Figure 10: United Counties of Leeds & Greenville OP, Land Use Map, Schedule A, Official Publication w/ TIU Notations

The following is a summary of Counties OP designations applicable to the Property, based on maps and appendices of the Counties OP.

- Schedule A, Community Structure and Land Use: **Property designated as Rural Lands, and located immediately adjacent to Crown lands**
- Schedule C, Natural Heritage Features & Areas: **Not within, but adjacent to Life Science, Area of Natural & Scientific Interest**
- Schedule D, Natural & Human Made Hazards: **None on Property, but Flood Plains limit line along waterfront**
- Schedule E, Transportation: **Property located in proximity to a Provincial Highway, Highway 137**
- Appendix 1, Conservation Authorities: **Property within Cataraqui Region Conservation Authority jurisdiction**
- Appendix 2, Natural Heritage System Strategy: **Property adjacent to National Park**
- Appendix 3, Source Water Protection Areas: **Property within Highly Vulnerable Aquifer designation, but not within a Significant Groundwater Recharge Areas designation**
- Appendix 4, Wildland Fire Hazard Areas: **Property identified as Moderate Wildland Fire Hazard Area**

6.3.1. Counties OP Section 3.3., Rural Lands

The Property is designated as Rural Lands in the Counties OP. Rural Lands designation is defined as lands located outside Urban/Rural Settlement Areas and do not comprise prime agricultural areas.

The following policies of this section are applicable to the Proposal:

3.3.2.a. The primary use of land will be for:

- **3.3.2.a.ii:** resource-based recreational uses, including recreational dwellings;
- **3.3.2.a.iii:** limited residential development, which will be defined in the local municipal Official Plans
- **3.3.2.a.vii:** other rural land uses

3.3.2.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.

3.3.2.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...

3.3.3.c. Development in rural lands will be subject to the policies of Section 6.3, with respect to servicing.

3.3.3.d. The development of new or expanding uses must be compatible with the rural landscape and must be sustained by rural service levels.

Analysis Comments:

Limited residential development is recognized as a “primary” use of land in the Rural Lands designation, and the existing residential use is therefore a permitted use on Rural Lands. Policy 3.3.2.a.vii permits “other rural land uses”, and the proposed boathouse represents an appropriate rural waterfront land use in the Thousand Islands area.

The Proposal represents a minor redevelopment of the residential property through the replacement of an existing boathouse and can be sustained by rural service levels. The Proposal is compatible with the prevailing rural character of the area and the rural landscape. The Proposal will rely on existing rural services available on the Property and no change is proposed to these services. The Proposal represents an efficient use of rural land, infrastructure and amenities.

While not directly applicable, Policy 3.3.2.a.ii recognizes resource-based activities, such as boating. The proposed boathouse is an accessory structure to an existing waterfront residential use and facilitates resource-based recreational activities, including boating, which are characteristic of the surrounding St. Lawrence River shoreline.

6.3.2. Counties OP Section 4.2.7., Woodlands

The Counties OP intends to conserve significant woodlands and vegetation and prohibit incompatible land uses that deter their long-term benefits. However, the Counties OP does not contain mapping, criteria for location or policies for conservation of significant woodlands, and the responsibility is delegated to member municipalities.

The following policies of this section are applicable to the Proposal:

4.2.7.a. Development and site alteration will not be permitted within or adjacent to significant woodlands in Ecoregions 6E, as identified in the local municipal Official Plans, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an EIS.

4.2.7.b. The local municipal Official Plans will provide policies to address the conservation of woodlands in the local municipalities.

4.2.7.c. The Counties, in consultation with the local municipalities, will undertake the determination of significant woodlands at the time of the preparation of a refined Natural Heritage System Strategy, in accordance with Section 4.3 e) of this Plan.

Analysis Comments:

The Property is designated as Woodlands in the Township OP. The Counties OP requires the preparation of an EIS and prohibits development or site alteration within or adjacent to significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. However, the requirement for an

EIS would not be applicable to the Proposal since the Proposal is limited to the water surface of the St. Lawrence River, and no tree removal on land is being proposed.

6.3.3. Counties OP Section 4.2.12., Crown Lands and Conservation Lands

The Counties OP advises that “the Province is responsible for the management of Crown lands pursuant to the Public Lands Act. The bed of the St. Lawrence River and the beds of navigable waters are predominantly Crown lands regulated under the Public Lands Act and administered by the Province. Development and alteration on or above Crown Land requires a work permit issued by the Province, and may also require a form of occupational authority under the Act.”

The following policy of this section maybe applicable to the Proposal:

- **4.2.12.1.a:** *The policies of the Plan are not applicable to Crown land activities. Use of Crown lands will be determined by the Province, with regard for the policies of this Plan and the local municipal Official Plans. Crown lands are identified on Schedule A of this Plan.*
- **4.2.12.1.b:** *Where development or site alteration is proposed directly abutting Crown lands, the local municipality will consult with the applicable agency.*
- **4.2.12.1.e:** *Development on or above the bed of navigable waters will be reviewed by the applicable Ministry or agency and may be subject to various permitting and approvals.*
- **4.2.12.1.f:** *The use and development of National and Provincial Park lands will take place in accordance with applicable legislation, associated Regulations and the policies of applicable agencies. The Counties encourages that development on private land surrounding these Crown lands be compatible with natural resource management activities and natural heritage values.*

Analysis Comments:

The Property is located immediately adjacent to Crown lands of the Hill Island national park area, and the proposed boathouse will be anchored on the bed of the St. Lawrence River, which are noted as predominantly Crown lands. Also, Shady Lane, the primary land access to the Property is situated on Crown lands. The applicant will need to secure any necessary permissions and permits from provincial agencies, as advised by the Township and subsequent to the review of this application by Parks Canada.

In response to the second part of Policy 4.2.12.1.f, the Proposal itself is limited to the replacement of an existing boathouse, and is not expected to have any issues of compatibility with the natural features and activities upon the adjoining national park lands.

6.3.4. Counties OP Section 6.3.1., Sewage and Water Services

The Counties OP permits individual on-site sewage and water services when municipal and communal services are not available.

The following policy of this section is applicable to the Proposal:

6.3.1.c. *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

Analysis Comments:

The proposed boathouse will not require the on-site water and septic services, and other site services currently available for the existing detached dwelling. The Proposal does not include any improvement or replacement of existing on-site services on the Property. We defer to engineering design consultants concerning site servicing.

6.3.5. Conclusions on Consistency with the Counties OP

The Proposal and requested Zoning By-law Amendment with exceptions were reviewed considering the general intent and several applicable policies of the Counties OP.

The Counties OP recognizes limited residential development is recognized as a “primary” use of land in the Rural Lands designation. The Proposal will therefore not require an amendment to the Counties OP. The Counties OP also permits “other rural land uses”, and the proposed boathouse represents an appropriate rural waterfront land use in the Thousand Islands area. The Proposal is compatible with the prevailing rural character, will share available site servicing, and will be sustained by rural service levels. While not directly applicable, Policy 3.3.2.a.ii of the Counties OP recognizes resource-based activities, such as boating.

The Counties OP requires the preparation of an EIS and prohibits development or site alteration within or adjacent to significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. However, the requirement for an EIS would not be applicable to the Proposal since the Proposal is limited to the water surface of the St. Lawrence River, and no tree removal on land is being proposed.

Since the Proposal is located on the river bed of the St. Lawrence River, which are noted as predominantly Crown lands, and the Property is located immediately adjacent to Crown lands of the Hill Island national park area, the applicant will need to secure provincial permissions, as advised by the Township and Parks Canada.

Therefore, based on our planning analysis, the Proposal along with the required Zoning By-law Amendment with exceptions are consistent with the intent and policies of the Counties OP.

6.4. Official Plan for the Township of Leeds and the Thousand Islands, 2018

The Township OP was adopted by the Township Council on September 10, 2018, and was approved by United Counties of Leeds and Greenville on November 22, 2018. The Township OP provides policies to guide and direct future growth and development in the municipality, and is implemented through the Township's Comprehensive Zoning By-law. Zoning By-law Amendments are required to be in conformity to the Township OP.

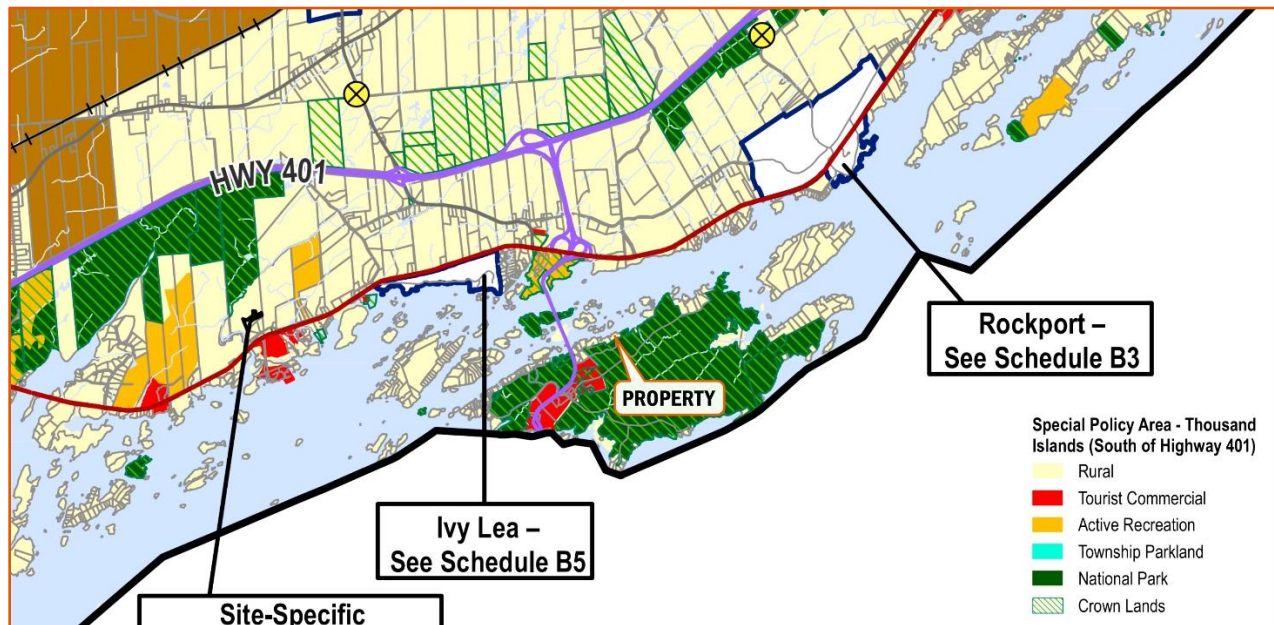


Figure 11: Township OP, Land Use Designations Map, Schedule A1, Official Publication w/ TIU Notations

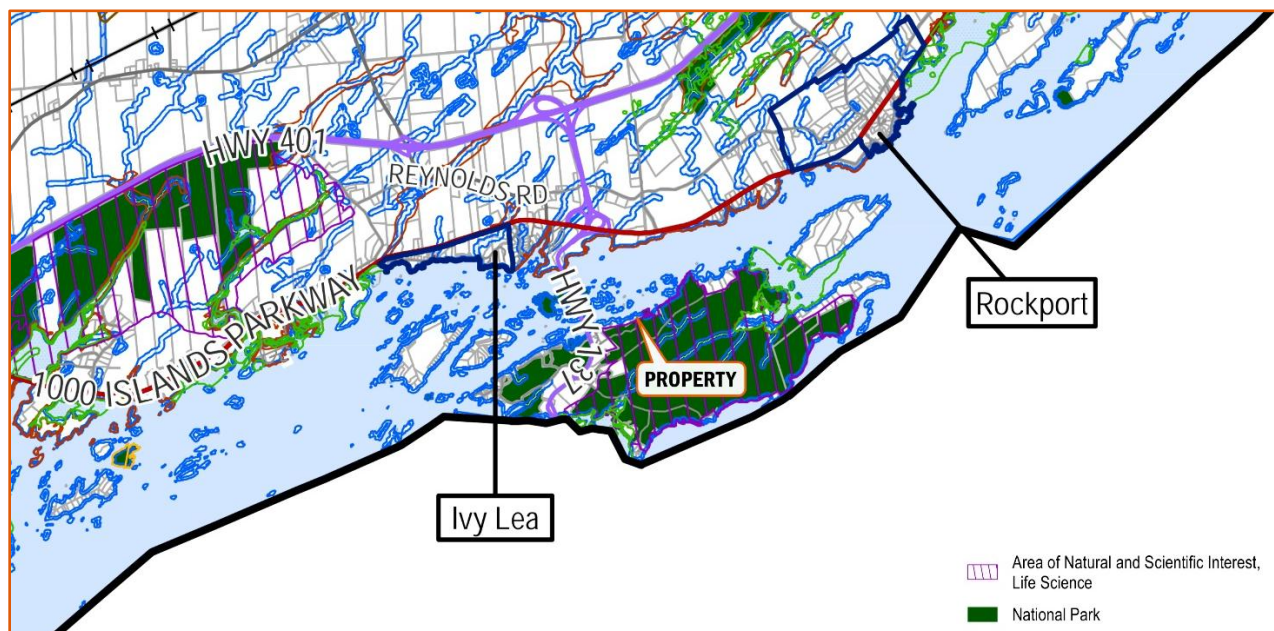


Figure 12: Township OP Natural Heritage System & Hazards Map, Schedule A1, Official Publication w/ TIU Notations

The following is a summary of designations applicable to the Property, based on the Schedules of the Township OP.

- Schedule A1, Land Use Designations: **Property designated as “Rural”, located in the “Special Policy Area - Thousand Islands (South of Hwy 401)”, immediately adjacent to National Park designated lands, which are also identified as Crown lands**
- Schedule A2, Natural Heritage System and Hazards: **None on the Property, but immediately adjacent to Area of Natural and Scientific Interest Life Science designated lands, which are also designated as National Park**
- Schedule A3, Natural Heritage System, Woodlands: **Entire Property designated as “Woodlands”**
- Schedule A4, Mineral Aggregate Resources: **None**
- Schedule A5, Wildland Fire Hazard Areas: **None** – Note that the Property is identified as Moderate Wildland Fire Hazard Area in the Counties OP
- Schedule A6, Source Protection Vulnerable Areas: **Property within Highly Vulnerable Aquifer designation, but not within a Significant Groundwater Recharge Areas designation**
- Schedule A7, Unopened Road Allowances: **Property located in proximity to a Provincial Highway, Highway 137; Shady Lane Identified as Township Road**

6.4.1. Township OP Section 3.3., Objectives

The Township OP envisions to foster the development of a model community – an equitable, financially sound, health-promoting, and environmentally responsible community in which to live, to work, and to play for present and future residents.

The following objectives of the Township OP are applicable to the Proposal:

3.3.2. *The rural area shall accommodate limited residential, commercial, and industrial development, where appropriate.*

3.3.5. *Provision shall be made for a full range of housing types and densities to meet the projected demographic and market requirements of current and future residents, and to provide for improved affordability and accessibility in housing options.*

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.*

3.3.14. *In reviewing development proposals, the Township shall consider the potential impacts of climate change and increased risks associated with development near natural hazards, as well as the importance of adaptation and mitigation responses.*

3.3.15. *The natural beauty of the area shall be preserved for the enjoyment of residents, tourists, and future generations.*

3.3.16. *Natural heritage features and areas shall be identified, preserved and enhanced.*

3.3.18. *Community access to waterfront areas shall be enhanced or provided, where feasible.*

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.*

Analysis Comments:

The Proposal is in alignment with multiple objectives of the Township OP. The Proposal is appropriate for the rural area and represents a replacement of a permitted accessory use to a permitted residential use. The waterfront residential use with an accessory marine facility is a unique and essential housing typology in the rural area of Thousand Islands, and contributes to the objective of providing a full range of housing types and densities. At the same time, the Proposal allows the occupant family a convenient and essential access to the river. The replacement of a one-slip boathouse with a two-slip boathouse prevents upsizing of the family-house, allows a multigenerational use of the Property. In this regard, the Proposal also represents an efficient use of land and resources.

The Proposal is compatible with the surrounding natural and human-made environment, and is not expected to result in increased impacts relative to the existing boathouse that is replaced. The proposed minimalist steel and concrete design is anticipated to provide a durable and resilient form of construction in the context of climate variability and extreme weather conditions. The minimalist design also allows the Proposal to be less visually intrusive on the natural beauty of

the riverfront area. The Proposal does not include any tree removal and is not expected to have a severe negative impact on natural heritage features, including the designated woodlands on the Property and the ANSI lands on the adjoining property.

The Proposal is a permitted marine facility use, which by nature must locate within the floodway. However, the structure will be developed to applicable municipal standards to ensure the protection of people and property.

6.4.2. Township OP Section 4.2., Accessory Uses, Buildings, or Structures

The Township OP provides a specific policy for normally incidental or accessory structures.

The following policy of this section is applicable to the Proposal:

4.2.1. *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.*

Analysis Comments:

The proposed boathouse is a replacement of an existing boathouse on the Property, and a normally incidental and accessory use to the existing waterfront residential dwelling. The Proposal is therefore a permitted use.

6.4.3. Township OP Section 4.6., Compatibility and Built Form

The Township OP emphasizes that new development in existing areas requires consideration of the established uses and character, and that proposed development be compatible with surrounding uses and built form.

The following policies of this section are applicable to the Proposal:

4.6.1.1. *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.*

4.6.1.2. *Compatibility of new development should be assessed based on the following criteria... (a total of 12 criteria)*

Analysis Comments:

Policy 4.6.1.2. provides a total of 12 criteria for the compatibility of new development. The Proposal is accessory to the existing detached dwelling. It is compatible with the surrounding uses, built form and general character of the area in terms of the said criteria including:

- **4.6.1.2.a. Height & Massing:** a one-storey height structure and massing compatible with the existing detached dwelling and surrounding uses
- **4.6.1.2.b. Landscaping & Buffers:** no specific need for landscape buffers along Property boundaries
- **4.6.1.2.c. Lighting:** no concerns of light spillover to adjacent properties
- **4.6.1.2.d. Noise and Air Quality:** no concerns of noise and air quality impacts on adjacent properties
- **4.6.1.2.e. Privacy of Outdoor Amenity Areas:** no concerns of impacts to privacy of outdoor areas, considering location of structure, size of Property, and proposed use
- **4.6.1.2.f. Parking:** adequate land for parking with no impact on adjacent properties, and no parking improvements proposed
- **4.6.1.2.g. Safety:** no concerns of safety and aligns with CPTED principles since boating activity likely enhances safety of the Property
- **4.6.1.2.h. Setbacks:** adequate setbacks from adjacent properties
- **4.6.1.2.i. Shadowing:** no concerns of shadowing on adjacent properties
- **4.6.1.2.j. Traffic Impacts:** traffic is not significantly increased
- **4.6.1.2.l. Vehicular Access:** adequate vehicular access available

6.4.4. Township OP Section 4.10., Climate Change Adaptation

The Township OP promotes efficient land development, among other focus areas, toward climate resilience; and recognizes that comprehensive mitigation and adaptation strategies may be required to address the expected effects of climate change over the planning period.

The following policies of this section are applicable to the Proposal:

4.10.7. *In reviewing planning applications, the Township shall consider the potential impacts of climate change that may increase the risk associated with development near natural hazards.*

4.6.9. *Council shall support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive reuse of older and existing building stock.*

Analysis Comments:

The Proposal is a permitted marine facility use, which by nature must locate within the floodway. However, the structure will be developed to applicable municipal standards to ensure the protection of people and property. The proposed minimalist steel and concrete design is anticipated to provide a durable and resilient form of construction in the context of climate variability and extreme weather conditions. Also, the Proposal constitutes a minor additions or passive non-structural uses which do not affect flood flow.

The policy concerning reduction of waste from construction debris as a result of the demolition of buildings should be considered during removal of the existing boathouse, inclusive of any erosion and sediment control measures on-land (ie. silt fencing, straw bales, etc.).

6.4.5. Township OP Section 4.21., UNESCO Sites, Frontenac Arch Biosphere

The Property is located within the Frontenac Arch Biosphere region ("the Arch"), which includes the St. Lawrence River and the 1000 Islands. The Arch is a designated United Nations Educational, Scientific and Cultural Organization (UNESCO) World Biosphere Reserve, identified for its globally significant ecological features. The Township OP recognizes the importance of the Arch and provides policies for maintaining and enhancing the ecological features and functions for which the area is recognized.

The following policy of this section is applicable to the Proposal:

4.21.1.2. *When reviewing development applications, the Township shall ensure that the ecological features and functions for which the area is recognized are maintained and/or enhanced.*

Analysis Comments:

The Proposal is a minor replacement and upgrade of an existing boathouse, limited in scope to the water surface, and not expected to result in increases impacts on ecological features and functions of the Property and surrounding area.

6.4.6. Township OP Section 5.2., Environmental Protection

The OP recognizes waterways and shorelines as a key part of the natural environment and cultural landscape of the Township. As per Schedule A1 of the OP, the Environmental Protection designation applies to "all land under waterbodies", and is therefore applicable to the Proposal.

The following policies of this section are applicable to the Proposal:

5.2.1.1. *When reviewing 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.*

5.2.1.2. *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.

5.2.1.3. Development should be designed and/or of a type that would result in minimal environmental impact.

5.2.1.4. Environmental Protection areas are designated as Site Plan Control areas.

The following policies specific to “marine facilities” are also applicable to the Proposal:

5.2.2. The Township’s waterbodies provide important recreational opportunities to permanent and seasonal residents, as well as visitors. The intent of the marine facility policies is to permit an appropriate amount of dockage and storage for vessels associated with the recreational and transportation-related functions of waterfront properties, while ensuring that such facilities are of an appropriate type and scale, are well maintained, and minimize environmental, navigational, and visual impacts, subject to other applicable policies of the Plan.

- **5.2.2.1:** The implementing Zoning By-law shall contain detailed provisions regulating the development of marine facilities. These standards may vary depending on the type of marine facility, including docks, boat ports, and boathouses.

Analysis Comments:

The Proposal is an accessory marine facility use associated with an existing waterfront dwelling, and is by nature located within the floodway. The Proposal is therefore a permitted use in the Environmental Protection designation, subject to other applicable policies of the OP. The proposed structure will be attached by concrete piles to land under the water. A letter of no objection has been secured from Fisheries and Oceans Canada (DFO), subsequent to their review of the Proposal and related impacts on aquatic species. Efforts will be made to secure any other regulatory approvals, as advised by the Township.

The Proposal is not expected to have an increased impacts on the environment and natural heritage, relative to the existing boathouse on the Property. The proposed boathouse provides the occupants of the dwelling an essential and convenient access to the water and supports the recreational and transportation-related functions of the waterfront property. At the same time, the proposed boathouse is appropriate in scale, typology, design, and expected to be well maintained. It is also expected that the Proposal will not cause an undue amount of environmental, navigational, and visual impacts.

The Proposal will require an amendment to Zoning By-law, in regard to Policy 5.2.2.1, as it relates to the proposed size of the boathouse. However, the required amendment is appropriate, beneficial, ensures compatibility, maintains the intent of the OP and Zoning By-law, and represents good planning.

6.4.7. Township OP Section 5.3.1.4, Wildland Fire Hazards

The Township OP discourages and limits development in areas of hazardous forest types, and defines hazardous forest types for wildland fire are those forest types that have been assessed by the province as being associated with a high or extreme risk of wildland fire. As per Schedule A5, the Property is not within any of the Wildland Fire Hazard Areas (Low to Extreme classifications). The Counties OP Appendix 4 designates the Property as “Moderate” Wildland Fire Hazard Area. Therefore, the policies of this section are not fully applicable to the Proposal. Also, considering the use and a predominantly steel and concrete design, the proposed boathouse is expected to have limited exposure to fire hazards.

6.4.8. Township OP Section 5.5., Natural Heritage System, Adjacent Lands & ANSI

The Property is not within Areas of natural and Scientific Interest (“ANSI”) lands, but is immediately adjacent to the ANSI, Life Science designated Crown lands to the south. As defined in the Township OP “Table 5-1: Adjacent Lands to Natural Heritages Features or Areas” extent of adjacent lands to ANSI – Life Science areas are 120 m from the “boundary of” the area.

The following policy of this section is applicable to the Proposal:

5.5.2.1. No development or site alteration shall be permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS) prepared in accordance with the Environmental Impact Study Section of this Plan, that there will be no negative impact on the natural features or their ecological functions.

In a same context, the following policy of this section is also applicable to the Proposal:

5.5.2.1. When reviewing Structures Development and site alteration shall not be permitted within or adjacent to significant ANSIs unless it has been demonstrated, through the preparation of an Environmental Impact Study (EIS) in accordance with the Environmental Impact Study Section of this Plan, that there will be no negative impact on the natural feature or its ecological function.

Analysis Comments:

While the decision is deferred to the Township planning staff, an EIS should not be required for the Proposal considering the proposed boathouse is entirely on the water surface and no vegetation is proposed to be disturbed or removed. The proposed boathouse is on the northern edge of the Property, whereas, ANSI lands are located outside the southern edge of the Property. Also, the proposed boathouse is only a replacement of an existing boathouse associated with the Property. The size, location or design of the proposed boathouse are not anticipated to exacerbate the impacts on vegetation, relative to the existing boathouse.

6.4.9. Township OP Section 5.5.8., Woodlands

The entire Property is designated as Woodland on Schedule A3 – Natural Heritage System: Woodlands of the OP, and Woodlands are described to include treed areas, woodlots, or forested areas. The intent of the OP is to conserve significant woodlands and vegetation, and prohibit incompatible land uses that deter their long-term benefits.

The following policies of this section are applicable to the Proposal:

5.5.8.2. Existing development shall be permitted within woodlands and significant woodlands. Development on existing lots of record shall be permitted, subject to all other relevant policies of this Plan.

5.5.8.3. New development should be directed away from woodlands.

5.5.8.4. Development and site alteration shall not be permitted within or adjacent to significant woodlands, unless it has been demonstrated, through the preparation of an Environmental Impact Study (EIS) in accordance with the Environmental Impact Study Section of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

5.5.8.5. Within woodlands, permitted development should seek to minimize its footprint.

Analysis Comments:

The Property is an existing lot of record, and the house on the Property and other improvements are existing development, and are therefore permitted. The Proposal is a replacement of an existing boathouse, at the same location. The Proposal is entirely located on the water surface, and will be directed away from woodlands. The proposed boathouse does not have a land footprint and the proposed size is not excessive.

An EIS should not be required for the Proposal considering the proposed boathouse is entirely on the water surface and no vegetation is proposed to be disturbed or removed. Also, the proposed boathouse is only a replacement of an existing boathouse associated with the Property.

6.4.10. Township OP Section 5.7.1., Residential Uses in the Rural Area

The Property is specifically designated Rural within the Thousand Islands (South of Highway 401) Special Policy Area. However, since Schedule A1, Land Use Designations, does not distinguish Rural designation within the Special Policy Area from the Rural designation across the Township, policies of this section have also been reviewed for thoroughness.

Rural designation is intended to support limited residential development that is sensitive to the rural character and natural heritage features, and does not support significant new and expanding residential development.

The following policies of this section are applicable to the Proposal:

5.7.1.1. Residential uses in the Rural designation uses shall generally be limited to single-detached dwellings, semi-detached dwellings, duplexes, garden suites, secondary dwelling units, and tiny dwellings, subject to the applicable Sections of this Plan...

5.7.1.3. It is intended that residential 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.

Analysis Comments:

The Proposal is limited to the replacement of an existing boathouse with a larger boathouse. The proposed boathouse is designed with a minimalist approach that allows a high degree of transparency and does not dominate the natural surroundings. The Proposal will be sensitive to and compatible with the character of the rural area and natural heritage features such as woodlands and adjacent ANSI lands. The proposed boathouse will also be compatible with the visual character of the St. Lawrence riverfront. The proposed boathouse will occupy the same location as the existing boathouse and is anticipated to have minimal impact on natural features including St. Lawrence River waterway and the Natural Heritage System designated features and areas.

6.4.11. Township OP Section 5.9.2., Thousand Islands Area (Land South of Highway 401) SPA

The Property is designated Rural (residential) within the Thousand Islands (South of Highway 401) Special Policy Area ("SPA"), the primary land use designation applicable to the Proposal.

In the late 1970s, the Thousand Islands area was recognized as unique areas, leading to the creation of the TIHA Concept and later, a Secondary Plan within the South Leeds Official Plan with detailed land use policies following extensive public consultation. Later Official Plans for Township of Front of Escott and the Township of Front of Leeds and Lansdowne also incorporated elements of the THIA Concept and Secondary Plan. Although the original plans were later abolished or repealed, this Special Policy Area incorporates the key elements of the policy framework.

A "modified approach" to development is contemplated for residential uses in the areas designated Rural within the Special Policy Area.

Only the following policy of this section is applicable to the Proposal:

5.7.1.1. Residential development on islands shall be limited to single-detached dwellings which are designed to blend into the landscape rather than dominate it.

Analysis Comments:

The Proposal is accessory to the only the existing single-detached residential use on the Property. Both the proposed boathouse and the existing single-detached dwelling are designed to blend into the surrounding landscape and do not dominate it.

6.4.12. Township OP Section 6.1.2.1.3., Highly Vulnerable Aquifer and Significant GW Areas

Schedule 'A6' of the Township OP identifies highly vulnerable aquifer and significant groundwater recharge areas. The entire Property is within the highly vulnerable aquifer designation, but not within a significant groundwater recharge area.

The following policies of this section are applicable to the Proposal:

6.1.2.1.3.1. 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.

6.1.2.1.3.2. The Zoning By-law should restrict land uses, as applicable, in the highly vulnerable aquifer and significant groundwater recharge areas.

Analysis Comments:

Based on available information, it is not expected that the Proposal involves storage or manufacture of potential contaminants such as solvents, pesticides or liquid fuel that constitute a threat to drinking water.

6.4.13. Township OP Section 6.1.4.2., Waterfront Development

Waterfront areas may be interpreted to include the edges of lakes, rivers, and creeks located within the municipal boundaries, including the St. Lawrence River. A key intent of these policies is to ensure the long-term protection of waterbodies in the Township, as well as the protection of this area's character and sense of place, cultural heritage, and natural heritage system.

The Property is a waterfront lot with frontage on the St. Lawrence River. The Proposal is therefore subject to the waterfront policies of the Township OP. The intent of waterfront policies is to ensure the character of the existing development is maintained and the ecological and natural features of the lands, water, and shoreline are maintained in waterfront development proposals.

The following policies of this section are applicable to the Proposal:

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.

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.

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.

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:

- **6.1.4.2.5.a.** be consistent with any applicable policies in the Provincial Policy Statement and related implementation guidelines;
- **6.1.4.2.5.b.** maximize the setback through building design and orientation, and the siting of the septic system; and
- **6.1.4.2.5.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.

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.

Analysis Comments:

Low density residential uses such as the existing single-detached dwelling are a permitted use in waterfront areas. The proposed boathouse is a replacement of the existing boathouse accessory to the residential use, and does not cause a

detriment to the character, sense of place, cultural heritage and natural heritage system of the St. Lawrence River waterfront area. The proposed boathouse will occupy the same location as the existing boathouse, a location that is physically suitable, and the Proposal does not include removal of vegetation. Therefore, the Property is expected to be kept in their natural state. It is also expected that the natural character of the landscape will continue to be maintained.

It is expected that the site conditions for the provision of sewage and water services are suitable, and available to the existing dwelling on the Property. We defer to engineering design consultants concerning further information on site conditions and suitability for sewage disposal.

6.4.14. Township OP Section 7.4.2., Private Roads

Shady Lane is designated as a Township Road on Schedule A7, Unopened Road Allowances, but is effectively an unimproved private road. Policies in this section concerning availability of municipal services, maintenance, repair, risk of use, municipal assumption upon private improvements, major extension, etc., are acknowledged. No improvements to the Shady Lane access are included in the Proposal and the access will continue to be utilized.

6.4.15. Conclusions on Consistency and Conformity with the Township OP

The Proposal and requested Zoning By-law Amendment with exceptions were reviewed considering the general intent and several applicable policies of the Township OP.

The proposed boathouse is a replacement of an existing boathouse on the Property, and a normally incidental and accessory use to the existing waterfront residential dwelling. The Proposal is therefore a permitted use.

The Proposal is in alignment with multiple objectives of the Township OP since it is appropriate for the rural area, contributes to achievement of a full range of housing types, allows the occupant family a convenient and essential access to the river, allows a multigenerational use of the Property, represents an efficient use of land and resources and is compatible with the surrounding natural and human-made environment. The Proposal does not include any tree removal and is not expected to have a severe negative impact on natural heritage features, including the designated woodlands. The proposal also satisfies all the relevant criteria of the 12 criteria of compatibility applicable to new development in Policy 4.6.1.2. of the OP. The proposed boathouse will also be compatible with the visual character of the St. Lawrence riverfront.

Proposal is permitted accessory marine facility use associated with an existing waterfront dwelling, and is by nature located within the floodway. The Proposal is therefore a permitted use in the Environmental Protection designation. The Proposal is a minor replacement and upgrade of an existing boathouse, limited in scope to the water surface, and not expected to result in increased impacts on ecological features and functions of the Property and surrounding area, and not cause an undue amount of environmental, navigational, and visual impacts, relative to the existing boathouse on the Property. The proposed boathouse is also appropriate in scale, typology, design, and expected to be well maintained.

The Proposal will require an amendment to Zoning By-law, as it relates to the proposed size of the boathouse, in regard to Policy 5.2.2.1., but, the required amendment is appropriate, beneficial, ensures compatibility, maintains the intent of the OP and Zoning By-law, and represents good planning.

While the decision is deferred to the Township planning staff, an EIS should not be required for the Proposal considering the proposed boathouse is entirely on the water surface, no vegetation is proposed to be disturbed or removed, and the Proposal is only a replacement of an existing boathouse associated with the Property.

Therefore, based our planning analysis, the Proposal along with the required Zoning By-law Amendment with exceptions are consistent with the intent and in conformity with applicable policies of the Township OP.

6.5. Township of Leeds and the Thousand Islands Zoning By-law 07-079, November 2007

Zoning By-law 07-079 (“By-law”/ “ZBL”) regulates the use of lands and the character, location and the use of buildings and structures in the Township. The current By-law was adopted in November 2007, and this report references the February 5, 2026 office consolidation. Zoning By-law designation of the Property was identified through the Township of Leeds and the Thousand Islands Zoning By-law Schedule A, Ward 1 zoning map. According to the Zoning By-law mapping, the Property is designated as Island Residential (RI) Zone along the St. Lawrence River waterfront.

The Proposal includes the replacement of an existing boathouse with a new boathouse in the same location. The size of the proposed boathouse measures approx. 234.9 sm, and exceeds the permitted maximum size of 150 sm for marine facilities by more than 55%. This necessitates this current Zoning By-law Amendment application to rezone the existing RI Island Residential (RI) Zone to Island Residential (RI-XX) Special Exception Zone, and thereby provide site-specific zone provisions to permit the Proposal.

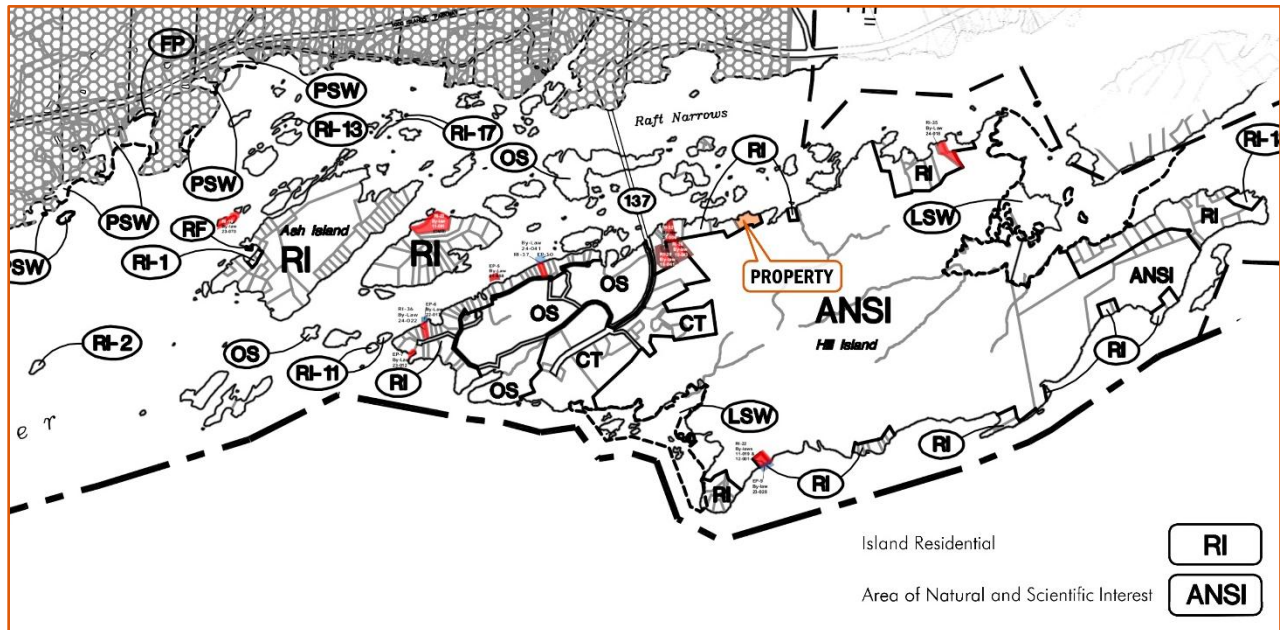


Figure 12: Township Zoning By-law 07-079, Schedule A, Ward 1 zoning map, Official Publication w/ TIU Notations

In addition to the Zoning By-law Amendment application, a Site Plan Control application may also be required to permit the development, as required of all Environmental Protection areas (OP Policy 5.2.1.4), residential uses in the areas designated as Rural in the Thousand Islands Area (OP Policy 5.9.2.2.1.3.b) and waterfront properties (OP Policy 6.1.4.2.11).

6.5.1. ZBL Section 5.6, Island Residential (RI) Zone – Current Zoning

The Property is zoned RI and is enclosed by the RI zone to the west and ANSI Zone to the south. The local zoning context also shows isolated pockets of the RI zone on several parcels at along the Hill Island waterfront.

The RI Zone permits marine facilities, single detached dwellings, and sleeping cabins. The zone establishes a minimum lot area of 1.0 ha (2.5 ac) and minimum lot frontage of 76.0 m (249.34 ft), minimum yard setbacks include 30.0 m (98.43 ft) for the front yard, 7.5 m (24.61 ft) for the rear and exterior side yards, and 3.0 m (9.84 ft) for the interior side yard. The maximum building height is 12.0 m (39.37 ft), maximum lot coverage is 10%, and the zone permits a maximum of one dwelling and one sleeping cabin per lot.

Marine facilities are separately regulated by Section 3.18 of By-law 07-079.

The following table provides a summary of compliance of the Property and the Proposal with the Performance Standards for the RI zone, based on the site plan and information provided by Blueprint Boulevard Inc.

Table 1: Summary Compliance to Applicable Performance Standards in By-law 07-079			
Section 5.6, RI Zone Standards	Required	Existing / Proposed	Compliance
Lot Area, Minimum (Waterfront Lot)	1.0 ha (2.5 ac)	1.07 ha (2.64 ac)	Complies
Lot Frontage, Minimum ¹	76.0 m (196.8 ft)	249.2 m (817.6 ft)	Complies
Front Yard Depth, Minimum ²	30.0 m (98.4 ft)	12.9 m (42.3 ft)	Existing Non-Conformity
Rear Yard Depth, Minimum ³	7.5 m (24.6 ft)	40.3 m (132.2 ft)	Complies
Exterior Side Yard, Minimum	N/A	N/A	N/A, Not a Corner Lot
Interior Side Yard, Minimum	3.0 m (9.84 ft)	51.4 m (168.6 ft)	Complies
Minimum Setback from High Water Mark ⁴	30.0 m (98.4 ft)	12.9 m (42.3 ft)	Existing Non-Conformity
Building Height, Maximum	12.0 m (39.4 ft)	3.9 m (12.8 ft)	Complies
Lot Coverage, Maximum	10.0%	5.3%	Complies
Dwelling Units Per Lot, Maximum	1	1	Complies
Sleeping Cabin Per Lot	1	1	Complies
Section 3.18, Marine Facilities Standards	Required	Existing / Proposed	Compliance
Maximum Total Area of Marine Facility	150.0 sm (1,614.0 sf)	273.4 sm (2942.8 sf)	ZBA w/ Special Exception Needed
Maximum Perimeter of Marine Facility	120.0 m (400.0 ft)	89.2 (292.6 ft)	Complies
Maximum Height of Marine Facility	6.0 m (20.0 ft)	3.9 m (12.8 ft)	Complies
Maximum Total & Combined Width of Marine Facility	15.0 m (49.2 ft)	28.4 m (93.2 ft)	ZBA w/ Special Exception Needed
	20% of shoreline frontage = 49.8 m (163.5 ft)	11.2%	Complies

¹ Minimum lot frontage measured as water frontage on the St. Lawrence River

² For waterfront lots, the shoreline is deemed to be the front lot line

³ Distance from the south property line at Shady Lane access

⁴ Minimum distance from water frontage, as measured to the principal structure. See Section 3.32.b. of ZBL

6.5.2. Section 3.18 Marine Facilities

Marine facilities, such as the proposed boathouse, are regulated in accordance with the provisions of Section 3.18, Marine Facilities of By-law 07-079. The Proposal was evaluated against the applicable provisions, as summarized below.

(a.i) ...Islands and lots on Islands having an area of 1 ha. (2.5 acres) and above, the maximum perimeter will be 120.0 metres (400.0 ft) with a maximum total area of 150 sq. metres (1614.00 sq.ft).

Analysis Comment: As shown in Table 1 above, the proposed marine facility exceeds the maximum permitted area by 123.4 sm or more than 80% of the permitted maximum. The existing dock has an area of 38.8 sm and the proposed

boathouse has an area of 234.6 sm. The perimeter of the proposed marine facility is, however, well below the maximum permitted perimeter.

(b) Marine facilities shall not exceed 6.0 metres (20 ft) in height measured from high water geodetic.

Analysis Comment: The height of the proposed boathouse is 3.9 m as identified in Table 1 above, and significantly less than the maximum permitted height of 6.0 m. Therefore, the Proposal complies with the maximum height requirement.

(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 (49.21 ft.), whichever is lesser, of any lot which abuts a waterbody.

Analysis Comment: The combined width of the existing leisure dock (14.4 m) and the proposed boathouse (14.0 m) is approx. 28.4 m, whereas the total shoreline frontage of the Property is 249.2 m. Therefore, the combined width of marine facilities is only 11.2%. With the existing dock being almost the entire permitted width, even the existing boathouse would have exceeded the permitted 15.0 m. In this context, the Proposal will need an exception. The Property has a substantial shoreline and the permitted 20% would equal 49.8 m, which is much higher than the proposed 28.4 m combined width. The Proposal complies with this portion of the regulation.

(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.

Analysis Comment: The closest marine facility to a side lot line is the proposed boathouse, which is at approx. 26.3 m from the east side lot line. Therefore, the Proposal complies with this regulation.

(f) The length of the marine facility shall not exceed the width of the water frontage of the lot containing the subject dock.

Analysis Comment: As stated in response to 3.18.d., above, the combined width of marine facilities is only 11.2% of the width of the shoreline or water frontage of the lot. The Proposal complies with this regulation.

6.5.3. Planning Analysis of the Zoning By-law Amendment & Exceptions: Maximum Total Area of a Marine Facility

The Proposal is in compliance with the permitted uses and most of the built-form requirements of the RI zone of the Zoning By-law, but would require an exception from the Section 3.18.a.i. regulation for the maximum permitted total area of a marine facility. The proposed boathouse exceeds the maximum permitted area by 123.4 sm or more than 80% of the permitted maximum. The perimeter of the proposed marine facility and structure height are, however, well below the maximum permitted perimeter in Section 3.18.a. and 3.18.b. of the By-law.

The minimalist design of the proposed boathouse ensures a high degree of transparency and unobtrusiveness in the surrounding natural areas. The location of the boathouse at the deeper end of a curve along the waterfront also serves to minimize the visibility of the boathouse along the river. As a proportion of the shoreline frontage, the existing leisure dock and the proposed boathouse occupy a combined width of only approx. 11.2% of the shoreline. Therefore, the majority of the shoreline and natural vegetation are not dominated by marine facilities. The proposed boathouse is also proportional to the overall size of the Property.

The size of the proposed boathouse is partially due to the two-slip design, as opposed to the one-slip design of the existing boathouse. The two-slip design is intended to allow the family to grow in place and support a long-term and multi-generational use of the Property. It is not intended to serve any commercial purpose.

Therefore, the proposed size of the boathouse is acceptable considering it does not cause a severe visual impact, represents an efficient use of land and resources through the provision of a two-slip boathouse, prevents upsizing of the family-house and allows a multi-generational use of the Property. In spite of exceeding the maximum permitted size of a marine facility, based on available information, the Proposal is not expected to result in undue negative impacts upon the Property and surroundings, and is consistent with the character of the surrounding area.

Therefore, the required amendment and special exception are acceptable.

6.5.4. Planning Analysis of the Zoning By-law Amendment & Exceptions: Maximum Total & Combined Width of a Marine Facility

The total combined width of marine facilities, as per Section 3.18.d, is the lesser of 20% of water frontage or 15.0 m. The intent of this regulation is to avoid a visual crowding of marine facilities along the shoreline, especially in case of properties with short water frontage.

The proposed boathouse and the existing dock together exceed the maximum width of 15.0 m prescribed in Section 3.18.d, although this is only 11.2% of the lot frontage which is the shoreline and therefore complies with a portion of this regulation. The Proposal would however require an exception from Section 3.18.d regulation for the total and combined width of a marine facility.

The Property has a substantial shoreline and the Proposal does not crowd the water frontage. As a proportion of the entire shoreline, the Proposal's total and combined width of 28.4 m is only 11.2 % of the frontage compared to the maximum permitted width of 20% or 49.8 m. Therefore, although the Proposal exceeds the absolute dimension prescribed in Section 3.18.d., it is well within the maximum percentage of water frontage that marine facilities can occupy. More importantly, the Proposal satisfies the intent of Section 3.18.d, does not pose an adverse visual or physical impact to the natural character of the St. Lawrence River shoreline, and is consistent with the character of the surrounding area.

Therefore, the required amendment and special exception are acceptable.

6.5.5. Conclusions on Conformity with the Zoning By-law

The size of the proposed boathouse measures approx. 234.9 sm, and exceeds the permitted maximum size of 150 sm for marine facilities by more than 80%. The total combined width of the existing dock and proposed boathouse measures approx. 28.4 m, and exceeds the maximum permitted width of 15.0 m. Therefore, a ZBA with site-specific exceptions is necessary in relation to Sections 3.18.a and 3.18.d of the By-law.

The Proposal, however complies with all the standards of the RI Zone, excepting an existing non-conformity related to front yard depth. The Proposal also carries an existing nonconformity related to minimum setback from high water mark, required in Section 3.32.b. of the By-law.

An analysis of the required exception and amendment related to the size of the proposed boathouse is discussed. The Proposal is not expected to result in undue negative impacts, and the required amendment and special exception are acceptable.

7.0 PLANNING ANALYSIS

The Proposal is a permitted use in the Township Official Plan and is generally in conformity with all of the applicable policies of the Township Official Plan. The size of the proposed boathouse measures approx. 234.9 sm, and exceeds the permitted maximum size of 150 sm in Section 3.18 of the B-law for marine facilities by more than 80%. This necessitates this current Zoning By-law Amendment application to rezone the existing RI Island Residential (RI) Zone to Island Residential (RI-XX) Special Exception Zone, and thereby provide site specific zone provisions to permit the Proposal. The Proposal complies with all the applicable requirements of the Island Residential (RI) zone.

The proposed boathouse is a permitted use and represents a minor redevelopment through the replacement of an existing boathouse in the same location. The proposed boathouse is well designed and well located in relation to the Property and the surrounding area. The Proposal is compatible with the character, sense of place, and natural heritage system of the rural waterfront area of the St. Lawrence River. An EIS is not needed since the Proposal is limited to the water surface, and does not include any vegetation removal or land disturbance. There will be no negative impact on the woodlands since there will be no removal of trees as part of the development.

Finally, the Proposal upholds public interest since it contributes to housing stability, contributes to the range and mix of housing types, causes no impact on natural heritage, maintains the prevailing rural and waterfront character of the area, does not cause any severe impacts on adjoining properties, represents a compatible built form and demonstrates an efficient site design. It also represents an efficient use of land and resources through the provision of a two-slip boathouse that prevents up-sizing of the family-house and allows a multigenerational use of the Property.

The following is a planning analysis of the Proposal, and the required Zoning By-law Amendment and site-specific special exception.

7.1. Tests of Public Interest

The primary function of the provisions of a municipal zoning by-law is to implement the public interest established by municipal, regional and provincial plans and policy statements. Therefore, it is important to ensure that an application for a Zoning By-law Amendment is acceptable considering the public interest.

The Planning Act Section 45 (1), in regard to a “minor” variance from the provisions of the zoning by-law, effectively lays out four “tests” of alignment with the public interest. The Planning Act only indicates the essence of the four tests and does not specifically establish an order or hierarchy for these tests. In fact, the four tests are derived as an interpretation of Section 45(1).

However, the underlying methodology prescribed within the writing of Section 45(1) may be equally applied to a ZBA, in order to “test” whether the proposed amendment with the necessary exceptions upholds the public interest:

- **TEST 1:** First, the desirability of the ZBA and exceptions is to be established, considering the Proposal comprehensively.
- **TEST 2:** Second, it is to be ensured that the intent and purpose of the Official Plan is maintained despite the requested ZBA and exceptions, and that the Proposal is generally consistent with the Official Plan.
- **TEST 3:** Third, similarly, it is to be ensured that the intent and purpose of the Zoning By-law is maintained despite the requested ZBA and exceptions, and that the Proposal is generally consistent with the Zoning By-law.
- **TEST 4:** Fourth, and finally, it should be determined if the ZBA and exceptions are appropriate, acceptable, and represent good planning, considering the Proposal and the previous tests of desirability and consistency.

The following presents a planning opinion in response to these four tests, based on analysis of the Proposal and the requested ZBA with exceptions.

Each of the four tests are very broad questions of planning analysis with multiple dimensions or layers of inquiry. Therefore, a set of secondary planning questions have been developed for each test, intended to inquire about a specific aspect of the primary question.

7.1.1. TEST 1: Desirability of ZBA and Exceptions

Is the ZBA with exceptions (in considering the proposal) desirable for the appropriate development or use of the land?

Yes, the ZBA with exceptions, considering the Proposal, is desirable for the appropriate development or use of the land.

This is a test of desirability. The goal is to determine if the ZBA with exceptions is desirable for the appropriate development of the Property, considering the Proposal in a comprehensive manner. It is also to determine if the resulting development is desirable in the public interest, considering the content and nature of the overall Proposal.

The Proposal and ZBA are reviewed considering the following specific secondary questions of analysis.

Q1: *Are the Proposal and the ZBA with exceptions desirable for the appropriate and orderly development of the Property, and does the Proposal represent a desirable redevelopment of the Property?*

Q2: *Is the Proposal desirable for the appropriate development of the surrounding area?*

Q3: *Does the Proposal represent a desirable benefit to the public interest of the Township?*

Q4: *Are the ZBA, exceptions and the Proposal desirable considering the potential impacts?*

Q5: *Do the Proposal and ZBA with exceptions adequately balance the public interests at hand?*

The Property is a significantly large rural waterfront lot with the majority of land in its natural state. The Proposal represents a minor redevelopment through the replacement of an existing boathouse with a new boathouse in the same location. No vegetation removal is proposed, so there will be no loss of woodland due to development and the natural features on the Property will not be disturbed. The proposed rezoning is limited to the maximum permitted area and to the combined width of a marine facility, and the proposed size of the boathouse is not excessive relative to the context.

The Proposal will have no negative impacts on the surrounding uses, and will be compatible with the adjoining land uses. The overall intensity and character of the rural area will not be affected. The Proposal will contribute to the unique typology of large-lot waterfront housing, and maintain the range of housing choices in the Township. At the same time, the prevailing character of the rural area of St. Lawrence River waterfront area will not be altered.

The proposed boathouse will rely on available private water and sewage services, and will not need municipal services. No natural heritage features, including woodlands on the Property and ANSI lands to the south of the Property, will be negatively impacted due to the Proposal. The Proposal is not expected to pose any undue noise and lighting impacts nor visual, privacy or safety impacts on adjoining residential properties or national park lands.

The Proposal advances the public interest of maintaining existing housing stock, while preserving the integrity of the rural area. At the same time, the Proposal also contributes to the enhancement of waterfront housing in the rural area. The public interest is also upheld through compatible built form, efficient design, and the efficient use of land resources. These public interests adequately balance the ZBA and exceptions.

Therefore, the Proposal and ZBA with exceptions are desirable for the appropriate and orderly development of the Property and the surrounding area, represent a desirable benefit to the public interest, and desirable based on careful consideration of potential detrimental impacts.

7.1.2. TEST 2: Consistency with Intent of Provincial Plans and Township Official Plan

Are the general intent and purpose of the Official Plan maintained by the ZBA and exceptions (in considering the Proposal)?

Yes, the general intent of the Official Plan is maintained by the ZBA and exceptions, considering the Proposal.

This is a test of consistency with general intent and purpose of the Provincial Plans and the Township Official Plan. It is intended to ensure that the established provincial and municipal public interests are not severely altered or impacted by the Proposal and ZBA. The planner's responsibility is to understand the general intent and purpose of the policy plans from an analysis of the written policies, and review the Proposal and the required ZBA and exceptions against this policy backdrop.

The Proposal and ZBA are reviewed considering the following specific secondary questions of analysis.

Q1. What are the key public interests established by the PPS, as relevant to the Proposal, and do the Proposal and ZBA advance and not hinder these key public interests?

Q2. What is the general intent and purpose of the Official Plan, as relevant to the Proposal?

Q3. Are this general intent and purpose of the Official Plan maintained by the Proposal and the ZBA with exceptions?

Q4. What are the key public interests established by the Official Plan, as relevant to the Proposal?

Q5. Do the ZBA, exceptions and the Proposal advance and not hinder these key public interests?

The key public interests established by the PPS, as relevant to the Proposal, are: provision of an appropriate range and mix of housing options; efficient use of land, resources, infrastructure and public service facilities; building upon rural character; conservation of biodiversity; and, ensuring no negative impacts on the natural features or their ecological functions. The Proposal and the ZBA with exceptions advance and not hinder the public interests established by the PPS.

The property is located within the Environmental Protection designation, which applies to "all land under waterbodies", and Marine facilities are "generally" permitted in the designation, subject to the "policies in the Waterfront Areas and Waterbody Protection Section and other applicable policies" of the OP. The OP also specifically permits "uses, buildings, or structures that are normally incidental or accessory, and essential" to the primary use. Therefore, as an accessory to the principal residential use, the proposed marine facility is a permitted use.

As relevant to the Proposal, the general intent and purpose of the waterfront policies of the Official Plan is to also to ensure the character of the existing development is maintained and the ecological and natural features of the lands, water, and shoreline are maintained in waterfront development proposals. The Proposal represents a minor redevelopment of existing residential property through the replacement of an existing boathouse, and is compatible with the surrounding uses, built form and general character of the area. The Proposal is not expected to have any negative impacts on natural features or their ecological functions.

As relevant to the Proposal and its land use designation, the key public interests established by the Official Plan are: to maintain the quality of the natural and human-made environment; to maintain the natural beauty of the area; to preserve the natural heritage features and areas; to provide community access to waterfront areas; to design development to protect people and property in areas of natural hazards; to ensure proposed development is compatible with the surrounding uses, built form, and general character of the area; to ensure that the ecological features and functions for which the area is recognized are maintained and/or enhanced; to design development in a manner that would result in minimal environmental impact; to ensure an appropriate amount of dockage and storage for vessels associated with the recreational and transportation-related functions of waterfront properties; to ensure marine facilities are appropriate in type and scale, and are well maintained; and, to minimize environmental, navigational, and visual impacts as related to marine facilities.

The Proposal maintains the quality of surrounding environment and the natural beauty of the area. The proposed boathouse is designed efficiently and provides the family house valuable access to the water for recreation and transportation, while maintaining compatibility with surrounding uses, built form, and general character of the area. The Proposal in combination with the existing leisure dock occupies a little over 10% of the shoreline of the Property, and represents an appropriate amount of dockage and storage relative to the single detached house on an approx. 3-acre property. The proposed boathouse has a significantly less height than permitted by the By-law, and the minimalist design

is appropriate in type and scale. It is not expected that the Proposal will result in ecological, environmental, navigational, and visual impacts. Therefore, the Proposal and ZBA advance and not hinder the key public interests of the Official Plan.

7.1.3. TEST 3: Consistency with the Intent of the Zoning By-law

Are the general intent and purpose of the Zoning By-law maintained by the proposed ZBA (in considering the Proposal)?

Yes, the general intent of the Zoning By-law is maintained by the proposed ZBA, considering the Proposal.

Similar to Test 2 concerning the Official Plan, this is a test of consistency with general intent and purpose of the Zoning By-law. It is intended to ensure that the public interests established by the Official Plan, and implemented by the Zoning By-law are not severely altered or impacted by the Proposal. The goal is also to ensure that the land use development patterns implemented by the Zoning By-law are not severely distorted. The planners' responsibility is to understand the general intent and purpose of the Zoning By-law from an analysis of the written regulations, and review the Proposal and the required ZBA against this backdrop of regulations.

The Proposal and ZBA are reviewed considering the following specific secondary questions of analysis.

Q1. *What is the general intent and purpose of the Zoning By-law, as relevant to the Proposal?*

Q2. *Are this general intent and purpose of the Zoning Bylaw maintained by ZBA, considering the Proposal?*

Q3. *What are the key public interests established by the Zoning By-law, as relevant to the Proposal?*

Q4. *Do the ZBA and the Proposal advance and not hinder these key public interests?*

The Proposal replaces an existing boathouse with a larger new boathouse/marine facility on a property within the Island Residential (RI) Zone. Therefore, the Proposal is subject to the provisions of the RI Zone of the By-law. Marine facilities are specifically regulated by the provisions in Section 3.18 of the By-law.

Based on a review of the location, list of permitted uses and built-form regulations of the Island Residential (RU) zone, and regulations for marine facilities in Section 3.18, the intent of the By-law for this zone may be summarized as follows:

- To implement the policies of Rural designation, waterfront development, and environmental protection policies of the Township OP;
- To permit marine facilities as-of-right and establish standards related lot area and built form in the RI Zone;
- To regulate the built form of marine facility structures through multiple parameters including maximum total area, maximum perimeter, and maximum height; and,
- To regulate the character of marine facilities in keeping with the waterfront areas, through standards relative to the development lot including percentage of combined width of marine facilities on a lot, distance of marine facilities from side lot lines, width of water frontage.

The proposed marine facility or boathouse is permitted as an accessory dwelling in the RI zone. The Proposal is in compliance with all of the RI Zone standards, with the exception of existing non-conformity related to minimum front yard depth (distance from shoreline). The Property also has an existing non-conformity related to the minimum distance from water frontage required by Section 3.32.b of the By-law.

Marine facilities are regulated through multiple parameters in Section 3.18, to ensure the character of waterfront areas is maintained. All of these parameters, including area, perimeter, height, proportion of shoreline and distance from adjoining property, together ensure marine facilities are physically and visually unobtrusive and compatible with the Township's waterfronts and shorelines. Among these parameters, the Proposal exceeds the maximum total area – 150.0 sm permitted, whereas 273.4 sm is proposed. Per the By-law definition of a marine facility, this includes the 38.8 sm existing dock, 8.1 sm access ramp and the 226.8 sm new boathouse. However, the total perimeter 89.2 m, much lower than the maximum permitted 120.0 m. Considering the proposed minimalist design, the location of the proposed boathouse

at a deeper end of the curve along the shoreline, and relative size of the proposed structure, the character of the area will be maintained.

In terms of the total extent of marine facilities relative to the shoreline of the Property, the Proposal exceeds the maximum total and combined width – 15.0 m permitted, whereas 28.4 m is proposed. This includes the 14.4 m existing dock and the 14.0 m wide new boathouse. However, ONLY 11.2% of the shoreline will be occupied by existing and proposed marine facilities, whereas a maximum of 20% is permitted. Also, the terrain of the property along the shoreline is higher relative to the water level at the location of the proposed boathouse, thereby reducing the visibility/visual dominance of the structure relative to the shoreline.

Therefore, the general intent and purpose of the Zoning By-law is maintained by the ZBA, considering the Proposal in a comprehensive manner.

As relevant to the Proposal and its Zone designation, the key public interests established by the Zoning By-law are: permitting marine facilities in association with waterfront residential uses, the creation of marine facilities that are compatible in character, and orderly development of waterfront residential properties.

The Proposal creates a marine facility that is appropriate in design and size relative to the Property and surrounding area, and consistent with the public interests advanced by the By-law. The proposed boathouse is compatible with the rural area and waterfront, and is not expected to cause any negative impacts on adjoining and adjacent land uses.

Therefore, the ZBA and Proposal advance and not hinder the relevant public interests of the Zoning By-law.

7.1.4. TEST 4: Appropriateness, Acceptability & Good Planning

Is the ZBA with the associated exceptions appropriate and acceptable, and does it represent good planning (in considering the Proposal, and the previous tests)?

Yes, the ZBA with the requested exceptions is appropriate and acceptable, and represents good planning.

This is a test of assessment of the appropriateness and acceptability of the requested ZBA and exceptions considering the full extent of the Proposal, and the previous three tests of public interest. This test also considers if the ZBA represents good planning. The goal of the test is three-fold.

First, it is to be established that the ZBA is appropriate considering the Property, proposed zoning, the other aspects of the By-law, the public interests advanced by the Proposal and by viewing the Proposal in its entirety.

Second, it is to be determined the exceptions are acceptable considering the full extent of the Proposal in terms of the desirability of the exceptions, the consistency of the Proposal and exceptions with the general intent and purpose of the Zoning By-law.

Third, it is to be determined if the Proposal represents good planning considering the advancement of policies, achievement of public interests, site and development design, impacts on adjoining and surrounding properties, and the greater municipal planning objectives.

The ZBA with exceptions and the Proposal are reviewed considering the following specific secondary questions of analysis.

Q1. *Is the proposed ZBA from Shoreline Residential (RS) to Rural (RU) appropriate for the beneficial and orderly development of lands, considering the provisions of the By-law and the full extent of the Proposal?*

Q2. *Are the required site-specific exceptions from the Rural (RU) zone standards and other provisions of the Zoning By-law acceptable for the beneficial and orderly development of lands, considering the full extent of the Proposal?*

Q2. *Do the Proposal and ZBA represent good planning considering policies, public interests, site and development design, impacts, and the greater advancement of municipal planning objectives?*

The purpose of the proposed ZBA is to permit the replacement of an existing boathouse with a new boathouse at the same location. The proposed boathouse is a permitted use in the RI Zone, but does not meet the maximum permitted total area of a marine facility per the requirements in Section 3.18 of the By-law.

The Proposal, however is in conformity with all the other requirements for marine facilities, including area, perimeter, height, proportion of shoreline and distance from adjoining property, which together ensure marine facilities are physically and visually unobtrusive and compatible with the Township's waterfronts and shorelines. The proposed boathouse is nearly 30% less in perimeter and 15% less in structure height than permitted for marine facilities. The combined width of marine facilities on the Property is only 11.2% of the shoreline, whereas up to 20% is permitted, and the total length of marine facilities does not exceed the width of the water frontage of the lot.

The Proposal is also generally in conformity with the lot area and built-form standards of the RI Zone, with the exception of one existing non-conformity.

As stated previously in the analysis of the ZBA, the minimalist design of the proposed boathouse ensures a high degree of transparency and unobtrusiveness in the surrounding natural areas. The location of the boathouse at the deeper end of a curve along the waterfront also serves to minimize the visibility of the boathouse along the river. As a proportion of the shoreline frontage, the existing leisure dock and the proposed boathouse occupy a combined width of only approx. 11.2% of the shoreline. Therefore, the majority of the shoreline and natural vegetation are not dominated by marine facilities. The proposed boathouse is also proportional to the overall size of the Property.

The size of the proposed boathouse is partially due to the two-slip design of the proposed boathouse, as opposed to a one-slip design of the existing boathouse. The two-slip design is intended to allow the family to grow in place and support a long-term and multi-generational use of the Property. It is not intended to serve any commercial purpose.

As discussed previously in Section 5.3 of this report, at least 5 properties were found in the nearby area with boathouses that are either comparable or even larger in size based on high-level observation and measurements using aerial photographs. These include boathouses associated with: 1 Reveille Island, 476 Park Hill Lane, 474 Park Hill Lane, 1 Carnegie Island, and 218 Stratford Road. Aside from the contextual observations of boathouses and marine facilities in the general area, the Proposal and the ZBA have at least two specific precedents that have been identified in the RI Zone of the By-Law. These include: RI-23, 102 Wallace Island, Roll No. 812-025-42306 (By-law 11- 091, Application ZB11/11), permitting maximum marine facility area of 465 sm, and perimeter of 181m; and, RI-27, Island 70, Roll No. 812-025-45000 (By-law 17-039, Application Z-2017-06), permitting a maximum marine facility area of 233.4 sm.

Therefore, the proposed size of the boathouse is acceptable considering it does not cause a severe visual impact, represents an efficient use of land and resources through the provision of a two-slip boathouse, prevents upsizing of the family-house, allows a multigenerational use of the Property, and has sufficient contextual and zoning precedents.

The primary function of the provisions of the Zoning By-law is to implement the public interest established by municipal, regional and provincial plans and policy statements. The ZBA continues to adequately advance the public interests and implement the policies of the PPS, Counties OP and the Township OP. Neither the existing nor the proposed development are inconsistent with the permissions of the RI zone. The ZBA will not impact the existing uses either on the Property or adjacent properties, and the proposed development through ZBA is not expected to have a negative impact on natural heritage. The public interests indicated by the Zoning By-law are sufficiently advanced. Finally, the proposed ZBA does not represent excessive intensification on the Property, does not cause undue hardships or negative impacts, and furthers the compliance with the Zoning By-law. The required amendment and special exception are acceptable and appropriate for the beneficial and orderly development of lands.

Thoroughly considering the applicable policies, advancement of public interests, site and development design of the Proposal and Property, impacts on adjoining and surrounding properties, purpose and long-term merits of the proposal, matters of visual and physical compatibility, greater planning objectives of the Township, the Proposal represents good land use planning.

Therefore, the proposed ZBA with Special Exception to the RI zone is acceptable for the beneficial and orderly development of lands.

8.0 PLANNING OPINION & CERTIFICATION

We have conducted a thorough review of the Proposal, Property, context, applicable provincial and municipal policies, By-law regulations, potential detrimental impacts, and the required ZBA with exceptions. We find that the Proposal achieves an orderly development of the Property, is an acceptable intensification of the Property, is consistent with the prevailing development patterns, is compatible in land use and built form with the adjoining properties, does not pose undue impacts on adjoining properties, and advances the public interests.

We also find that the required ZBA and exceptions meet the tests of public interest developed for this report, and are acceptable considering the full extent of the Proposal in terms of the desirability of the proposed development, the consistency of the Proposal and ZBA with the general intent and purpose of the Township's Official Plan as well as the Zoning By-law, and the public interests advanced by the Proposal.

We therefore submit that the proposed application for an Amendment to Township Zoning By-law 07-079 (2026 Consolidation) with the site-specific exceptions is appropriate and represents good land use planning.

We hereby certify that this report was prepared by and/or under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.

Sincerely,

The Infnit Urban Inc.

Handwritten signature of Dilip Chittajallu in blue ink.

Dilip Chittajallu, AICP, RPP, PLE
Principal / Director, The Infnit Urban Inc.

Handwritten signature of Aditi Mantrawadi in blue ink.

Aditi Mantrawadi, AICP, RPP, PLE
Principal / Director, The Infnit Urban Inc.