



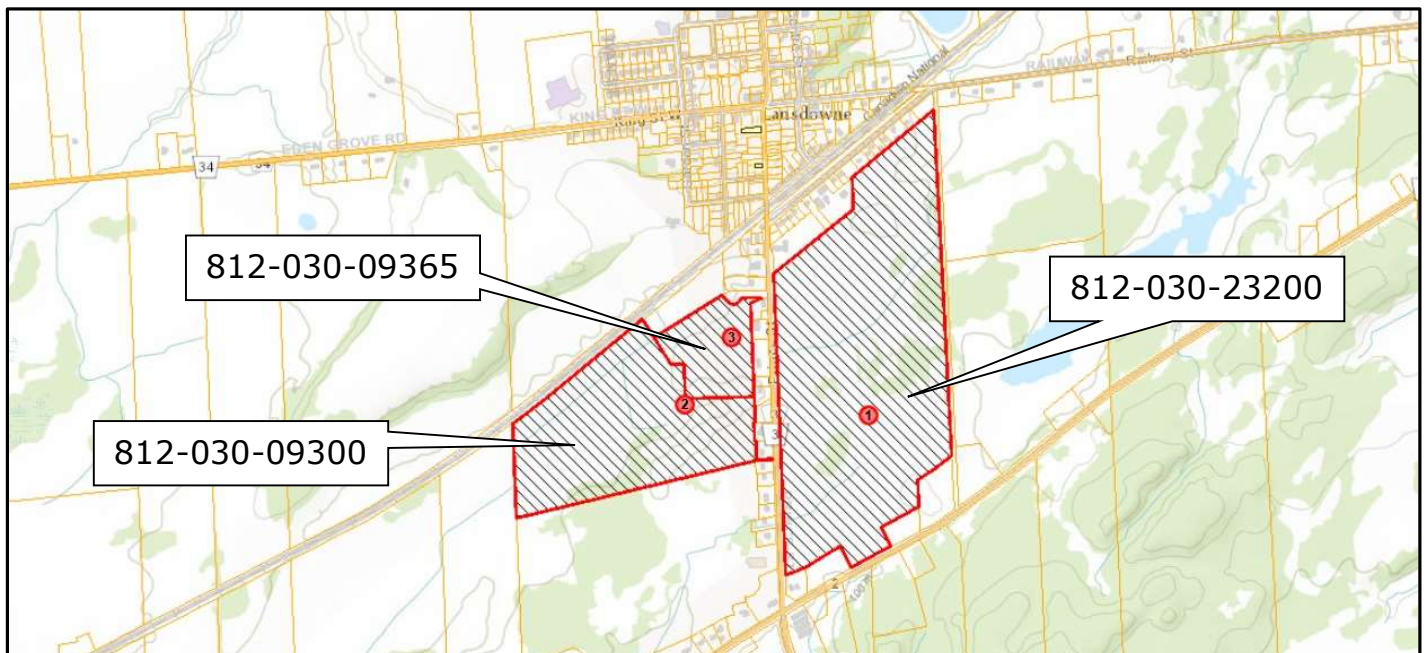
**NOTICE OF A COMPLETE APPLICATION  
ZONING BY-LAW AMENDMENT  
(Section 34 of the Planning Act)**

Application No.: **Z-2020-006**  
Applicant / Agent: **Shane Kelly and Jim Zhang of 10725994 Canada Limited and 10194549 Canada Limited**

Assessment Roll: 08-12-812-030-23200-0000  
Owner: 10194549 Canada Ltd  
Official Plan Designation: Rural, Residential, Highway Commercial  
Official Plan Other Des: Woodlands, Low Wildland Fire Hazard Area, Highly Vulnerable Aquifer  
Zoning: First Density Residential Holding Zone (R1-h), Rural (RU)  
Other Designation: N/A

Assessment Roll: 08-12-812-030-09365-0000  
Owner: 10194549 Canada Ltd  
Official Plan Designation: Light Industrial  
Official Plan Other Des: Highly Vulnerable Aquifer  
Zoning: Light Industrial Holding Zone (ML-h)  
Other Designation: N/A

Assessment Roll: 08-12-812-030-09300-0000  
Owner: 10725994 Canada Ltd  
Official Plan Designation: Light Industrial  
Official Plan Other Des: Woodlands, Low Wildland Fire Hazard Area, Highly Vulnerable Aquifer  
Zoning: Light Industrial Holding Zone (ML-h)  
Other Designation: N/A



**KEY MAP:** property subject to application for Zoning Amendment shown in red outline.

**PURPOSE AND EFFECT OF PROPOSED AMENDMENT**

The purpose of this application is to develop 33.15 hectares of land south of the railway tracks in Lansdowne with a mixed-use development containing residential, commercial, light industrial uses and parkland uses. The required applications include of a zoning by-

law amendment and a draft plan of subdivision. The County is processing the applications for draft plan of subdivision and the Township is the approval authority for the zoning amendment. The review of the applications will be coordinated between the Township and the County.

**A public meeting will be scheduled for these applications at a later date. Notice for a future public meeting will be mailed out when dates are determined.**

The east parcel is proposed to be developed with a mixed-use subdivision containing a variety of built-forms including single-detached, and low-rise apartment dwellings as well as two (2) commercial blocks. The east parcel will contain a total of 205 residential dwelling units. Four (4) new municipally maintained roads are proposed to provide vehicular circulation through the site. Only a portion of the east site that corresponds with the settlement area of the Lansdowne is proposed to be rezoned. Any development shown beyond the settlement area boundary on the attached plans is conceptual and not subject to this amendment

Zoning amendments are required to address the type of permitted housing and building setbacks on the resulting lots.

The west parcel is proposed to be subdivided into five (5) blocks, providing a light-industrial business park with limited commercial use. An adventure park is proposed to be located on the portion of the lands currently designated for commercial use. Two (2) new municipal roads are proposed to service the west parcel.

The proposed Recreation Centre will have a floor area of 9,290.3 square metre (100,000 square foot), with an anticipated capacity of 715 persons. The first floor of the recreation centre will include 1-2 indoor soccer fields, 2 indoor ice hockey rinks, 10 change rooms and several storage rooms for maintenance equipment. The second floor will contain viewing windows to the sports facilities located on the first floor, a restaurant/bar area as well as community rooms and offices.

The proposed Adventure Centre will have a floor area of 4645.2 square metre (50,000 square foot) with an anticipated capacity of 300 persons. The proposed adventure centre will include a 3,716 square metre (40,000 square foot) indoor go-kart track with electric go-karts, and 929 square metres (10,000 square feet) of ancillary space.

Zoning amendments are required to add additional permitted uses including Recreation Facility, Recreation Establishment, Restaurant, Conference Centre, Hotel, Office, Business or Professional Office. The requested amendments will also include setbacks and site specific provisions where required.

To view documents concerning this application, including studies and plans, please visit:

<https://www.leeds1000islands.ca/en/growing/lansdowne-mixed-use-development.aspx>

**Related Applications:** The applicant has submitted subdivision applications to the United Counties of Leeds and Grenville. The corresponding file references are 08-T-20203 (West Parcel) and 08-T-20204 (East Parcel). Application 08-T-20203 proposes to subdivide the 17.9 hectare west parcel into 5 light industrial blocks and a municipal road. Application 08-T-20204 proposes to subdivide the 22.79 hectare east parcel into 145 residential lots, 2 commercial blocks, 2 multi-unit residential blocks, a parkland block, as well as four new municipal roads.

## **ACCESSIBILITY INFORMATION**

If you are a person with a disability and need Township of Leeds and the Thousand Islands information provided in another format, please contact our Clerk's office at 613-659-2415 x 216 or [clerk@townshipleeds.on.ca](mailto:clerk@townshipleeds.on.ca).

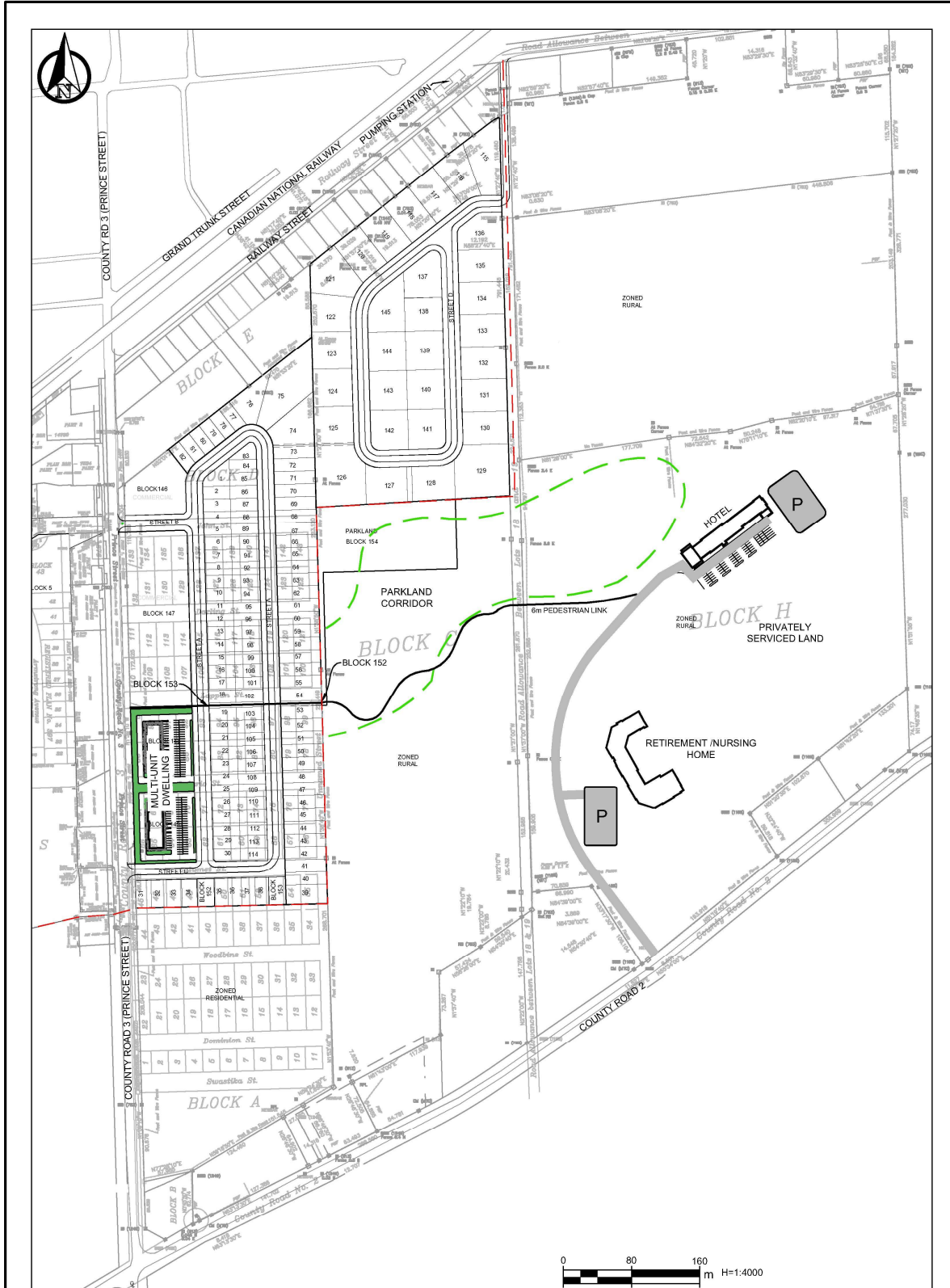
# MULTI-RESIDENTIAL UNIT NOTIFICATION

If you have received this notice and you are the owner of land that contains seven or more residential units, please post this notice in a location that is visible to all of the residents.

DATED at the Township of Leeds and the Thousand Islands on the 9<sup>th</sup> day of June, 2020.

**Vanessa Latimer**  
Clerk

## Concept Plan East Parcel, Forefront Engineering, April 15, 2020



No.	Revision/Issue	Date

**Forefront**  
Engineering Inc.

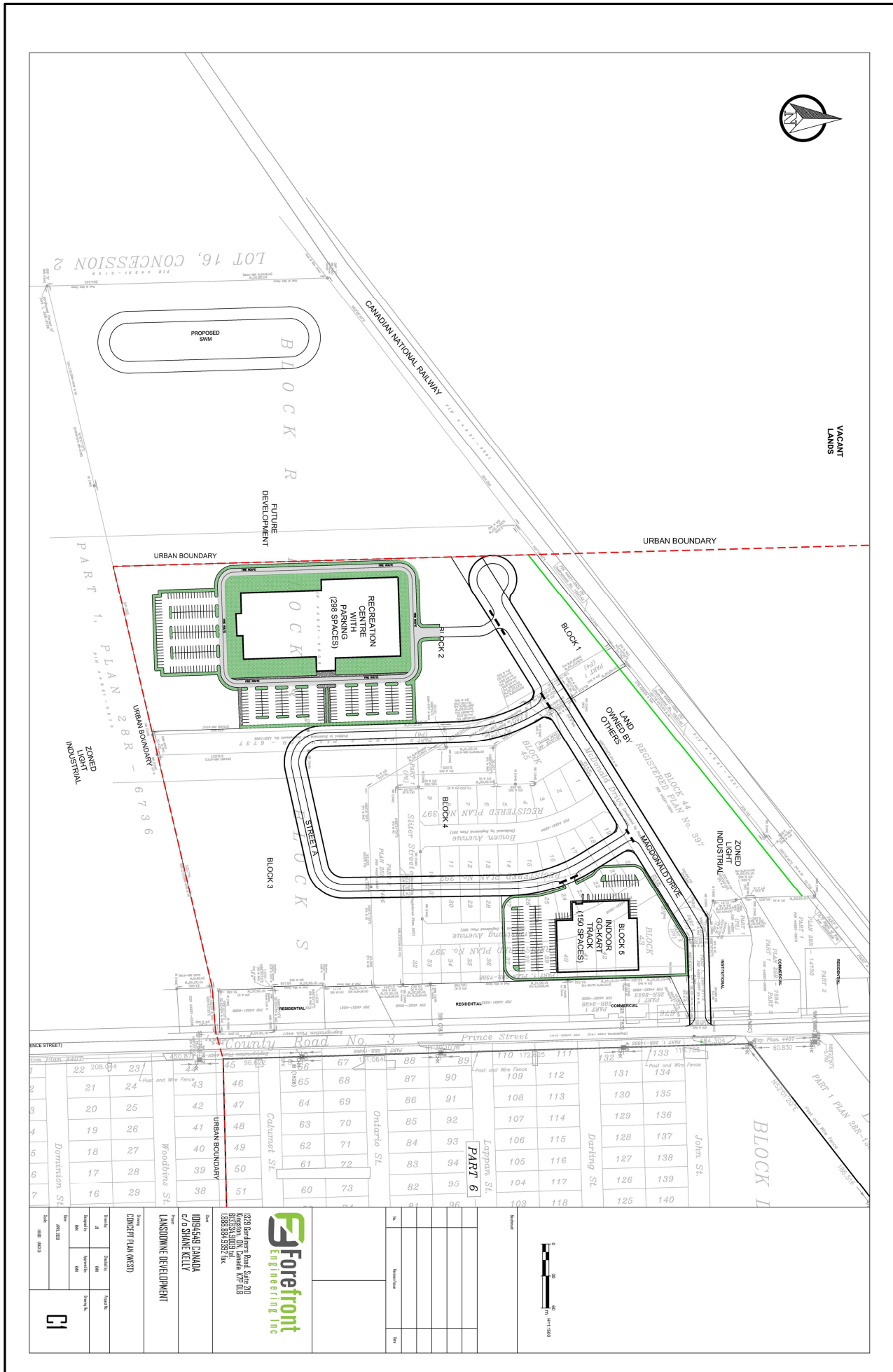
1329 Gardiners Road Suite 210  
Kingston, ON Canada K7P 0L6  
613.544.8000 tel  
1.888.884.5382 fax

Client  
10194549 CANADA  
c/a SHANE KELLY

Project  
LANSDOWNE DEVELOPMENT

Drawn: CONCEPT PLAN (EAST)		
Drawn by: JB	Checked by: KMN	Project No.:
Designed by: KMN	Approved by: KMN	Drawing No.:
Date: APRIL 2020	<b>C2</b>	
Scale: 1:4000		

# Concept Plan West Parcel, Forefront Engineering, April 15, 2020



22	208	194	23	45	95	63	66	67	88	89	110	122	105	111	132	133	117	705
21	24	43	46	65	68	87	90	109	112	131	134	Post and Wire Fence						
20	25	42	47	64	69	86	91	108	113	130	135	Post and Wire Fence						
19	26	41	48	63	70	85	92	107	114	129	136	Post and Wire Fence						
18	27	40	49	62	71	84	93	106	115	128	137	Post and Wire Fence						
17	28	39	50	61	72	83	94	105	116	127	138	Post and Wire Fence						
16	29	38	51	60	73	82	95	104	117	126	139	Post and Wire Fence						
												125	140	Post and Wire Fence				

**0228** Shearwater Road, Suite 201  
Kingston, ON, Canada K7P 0L3  
Tel: 613-352-1000  
Fax: 613-352-1002

**00945491 CANADA**  
C/O SHANE KELLY  
1500 SHEARWATER RD.  
KINGSTON, ONT. K7P 0L3

**Forefront Engineering Inc**

Project: **CONCEPT PLAN WEST**

Client: **LANDSCAPE DEVELOPMENT**

Scale: **AS SHOWN**

Drawn: **JK**

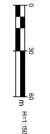
Checked: **SK**

Approved: **SK**

Project No: **2019-001**

Date: **APR 15 2020**

Scale: **AS SHOWN**



**CI**