

THE CORPORATION OF THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

BY-LAW NO. 24-0XX

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

Accessibility Amendment to Zoning By-Law No. 07-079

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

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

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

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

- a) That a new definition be added under Section 2.17 and that subsequent definitions be re-numbered sequentially:

“Barrier Free Building Components includes ramps, passenger elevators or other platform equipped passenger elevating devices to overcome a difference in level.”

- b) That the text of Section 2.106 (Lot Coverage) is deleted and is replaced by the following:

“Lot Coverage shall mean the percentage of the lot area covered by all buildings and structures, including accessory buildings, and covered decks, and shall not include uncovered decks or patios, unenclosed barrier free building components, swimming pools, or minor projections such as canopies, balconies, overhanging eaves or bay windows.”

- c) That a new section 3.39(h) be added to Zoning By-Law Number 07-079 as follows:

- “(h) In all zones, despite anything to the contrary in this By-Law, unenclosed barrier free building components may project into any required setbacks, provided that the building component is no closer than 0.3 metres from any lot line and is not located within any form of drainage management system such as a swale or ditch. The area of such barrier-free building component is excluded from the calculation of lot coverage.”

That this By-Law, shall come into effect and force on the date of passing thereof, subject to the appeal provisions of the *Planning Act*.

GIVEN THREE READINGS AND PASSED THIS XXth DAY OF XX, 2024.

Corinna Smith-Gatcke, Mayor

Megan Shannon, Clerk