

From: [Mallory, Elaine](#)
To: [Wendy Van Keulen](#)
Cc: [Kester, Rick](#); [Guy, Bill](#)
Subject: FW: ZBA Application for County Rd 2 Property (Leeder) 070170101008901
Date: February 17, 2022 9:59:52 AM
Attachments: [ZBA Site Plan 11192021 Leeder.pdf](#)

Thank you for the opportunity to comment on this rezoning request. It is understood the application is seeking a 7.7 m front yard setback to allow construction of a residential dwelling. On behalf of the Director of Public works, the Counties would respectfully request that the dwelling be moved back 0.8-1 m further from the road allowance. The rationale for this is that if the County Road is widened to its anticipated maximum of 30.5 m, a 6 m clear zone is required between the guard rails/edge of allowance and any structure. This would not be met at the proposed setback. As such, allowing the dwelling in the proposed location could impede road work in the future.

Thank you for your consideration of these comments.

Sincerely,
Elaine M. Mallory, Planner I
United Counties of Leeds and Grenville
Tel: 613-342-3840 / 1-800-770-2170 ext. 2422

From: Wendy Van Keulen <wvankeulen@twpec.ca>
Sent: December 16, 2021 12:13 PM
To: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>
Subject: ZBA Application for County Rd 2 Property (Leeder)

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Good Afternoon Elaine,

TWPEC has received an application for a zoning bylaw amendment for a property on County Rd 2 (070170101008901). The application requests to lift a holding zone on the property, but there are some setbacks to the water and County road that also need to be addressed. We have scheduled the public meeting for February 22, understanding that some additional time may be needed to review the large application, and there may be some additional questions for the applicant.

I will include you on the circulation for the public meeting notice later today, but it is included here with the full application for your review. Please let me know if there is any additional information you need.

Thank you,

Wendy Van Keulen
Community Development Coordinator



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