

David Harding

From: Christina Sisson
Sent: Friday, September 01, 2017 1:54 PM
To: David Harding
Cc: Joseph Newbery; Roberta Perdue; Oliver Vigelius; David Brumwell
Subject: RE: D03-17-008 - 31 Main St, former Village fo Bobcaygeon

Importance: High

Good afternoon,
We confirm that the viewer shows two separate sets of services.
Therefore, Engineering has no further requirements.
Thank you,
Christina

From: Christina Sisson
Sent: Monday, August 14, 2017 10:59 AM
To: David Harding
Cc: Joseph Newbery; Roberta Perdue; Oliver Vigelius; David Brumwell
Subject: RE: D03-17-008 - 31 Main St, former Village fo Bobcaygeon
Importance: High

Good morning,
The entrance requirements would now have to comply with the new entrance by-law with Public Works.
We understand that sometimes through planning applications agreements are reached for shared entrances.
We will defer to Public Works on this item.
Our main item was the separate and distinct services.
Thanks,
Christina

From: David Harding
Sent: Monday, July 31, 2017 2:45 PM
To: Christina Sisson
Subject: D03-17-008 - 31 Main St, former Village fo Bobcaygeon

Hello Christina,

Further to the meeting last week to further discuss the above-noted property, please find attached Engineering's may comments with respect to the above-noted consent application. I have also provided a copy of the final pre-consultation report.

With respect to bullet point 2 under the Eng & PW comments in the final pre-con, does the current proposal satisfy this bullet? I ask because requiring a separate and distinct entrance for the residential building, rather than the combined entrance/exit between the two, would likely force the reconfiguration of the inn parking lot as the 'out' lane would likely become non-existent, which would provide planning with a better argument to accommodate the 4 residential parking spaces on-site rather than on municipal property.

I understand from our meeting that the survey provided should be updated to include the location and existence of separate water and sanitary services.

It would be greatly appreciated if I could have an email back reconfirming the outstanding Eng & PW requirements (including what is noted above) so that I may inform Kevin and his client of the needed particulars before the file proceed further.

Regards,

David Harding

Planner I

Development Services – Planning Division

City of Kawartha Lakes

From: David Brumwell

Sent: Thursday, September 28, 2017 11:42 AM

To: David Harding; Oliver Vigelius

Subject: RE: D03-17-008 - 31 Main St, former Village fo Bobcaygeon

David

We would be in agreement with a shared entrance so long as it is deeded access .

Dave



Catch the Kawartha spirit

*The Corporation of The
City of Kawartha Lakes*

**Community Services Department
Administration Office
(705) 324-9411 ext. 300**

MEMORANDUM

DATE: May 8, 2017
TO: **Committee of Adjustment**
FROM: Lisa Peimann, Executive Assistant
RE: Various Applications

This memorandum confirms receipt of various applications for Consent to the Community Services Department. Our Department would request that, as a condition of this Consent, the Committee consider the appropriate cash-in-lieu of parkland against the value of each lot created for the following applications:

D03-17-003	510 Telecom Road, Manvers
D03-17-007	71 County Road 46, Mariposa
D03-17-008	31 Main Street, Bobcaygeon


Lisa Peimann
Executive Assistant

David Harding

From: Alanna.Boulton@pc.gc.ca
Sent: Tuesday, November 21, 2017 1:09 PM
To: David Harding
Subject: Re: 31 Main Street, former Village of Bobcaygeon

Hi David,

We would have to address the encroachment of the building over the bed. It 'may' have to come under licence, that would be determined after a complete review of the property.

So yes, please include approval from Parks Canada TSW for the encroachment.

Thank you for following up with me.

Alanna Boulton

Real Property Officer / Agent, biens immobiliers
Ontario Waterways / Voies navigables
Trent-Severn Waterway National Historic Site | Lieu historique national du Canada de la Voie-Navigable-Trent-Severn
Parks Canada Agency / Agence Parcs Canada
2155 Ashburnham Drive | 2155 promenade Ashburnham
Peterborough, Ontario, K9J 6Z6 PO BOX 567
Alanna.Boulton@pc.gc.ca
Telephone | Téléphone 705-750-4516
Facsimile | Télécopieur 705-742-9644
Government of Canada | Gouvernement du Canada

2017 - Votre entrée libre vers la découverte | 2017 - Your Free Pass to Discovery



From: David Harding
To: "Alanna.Boulton@pc.gc.ca"
Date: 21/11/2017 11:33 AM
Subject: 31 Main Street, former Village of Bobcaygeon

Hello Alanna,

Back around April-May your office should have received notification of an application to sever an existing duplex building (depicted in photo above) off from a commercial lot containing the restaurant/hotel operation known as the Bobcaygeon Inn. I was going to include a condition that the owner receive written approval from your office for the building encroachments into the water. There are two spots where encroachments are visible: the back (south) side, including the deck, and the east side where there is a jog in the building. Both can be seen in the attached photo.

Is your office interested in this type of condition?

David Harding, BES
Planner II
Development Services - Planning Division
City of Kawartha Lakes
180 Kent Street West, Lindsay, ON K9V 2Y6
Phone 705-324-9411 extension 1206 | Toll Free 1-888-822-2225
Fax 705-324-4027

[cid:image003.png@01D362BC.82D75480]

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[attachment "P1070189.JPG" deleted by Alanna Boulton/NOTES/PC/CA] [attachment "image003.png" deleted by Alanna Boulton/NOTES/PC/CA]

David Harding

From: Katie Jane Harris <kjharris@kawarthaconservation.com>
Sent: Monday, December 04, 2017 4:51 PM
To: David Harding
Subject: RE: D03-17-008, 31 Main Street, former Village of Bobcaygeon

Good Afternoon David,

I've read through the Planning Justification Report for 31 Main Street (Bobcaygeon), City of Kawartha Lakes, prepared by Kevin Duguay and note that in the Analysis, there is a section dedicated to discussing the Provincial Policy Statement (PPS), however Mr. Duguay does not acknowledge or address Section 3 of the PPS which states "development shall not be permitted within a flooding hazard", and development includes lot creation. That alone would make the application inconsistent with the Provincial Policy Statement.

I recognize that the intent of the severance is to separate two uses that already exist, however the division of the hazard area increases ownership and creates two parcels regulated as a result of hazardous lands, rather than one, which is contrary to the PPS.

The Planning Justification Report does not include a topographic survey, acknowledge the flooding hazard associated with the waterbody, or mention that the property is regulated by Kawartha Conservation. As such, I would say that the Planning Justification Report falls short of addressing the PPS when it comes to Protecting Public Health and Safety.

I can't stress enough though, how this is a moot point, if a topographic survey was produced that showed the property was not in the floodplain, however until we see one, we have to assume it is in the floodplain. We could support a severance of the existing dwelling if the severed parcel did not contain any flooding hazard/unstable slopes hazard. If it contained a portion of the 15 metre regulated setback from the greatest hazard, our policies would still permit the severance, however the severed property would continue to be subject to Kawartha Conservation review and approval for any future development.

If you would still like to discuss, I am around tomorrow, with a meeting from 2 until 3 which will take me away from my desk.

Best Regards,
Katie Jane

Katie Jane Harris B.E.S.
Resources Planner
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