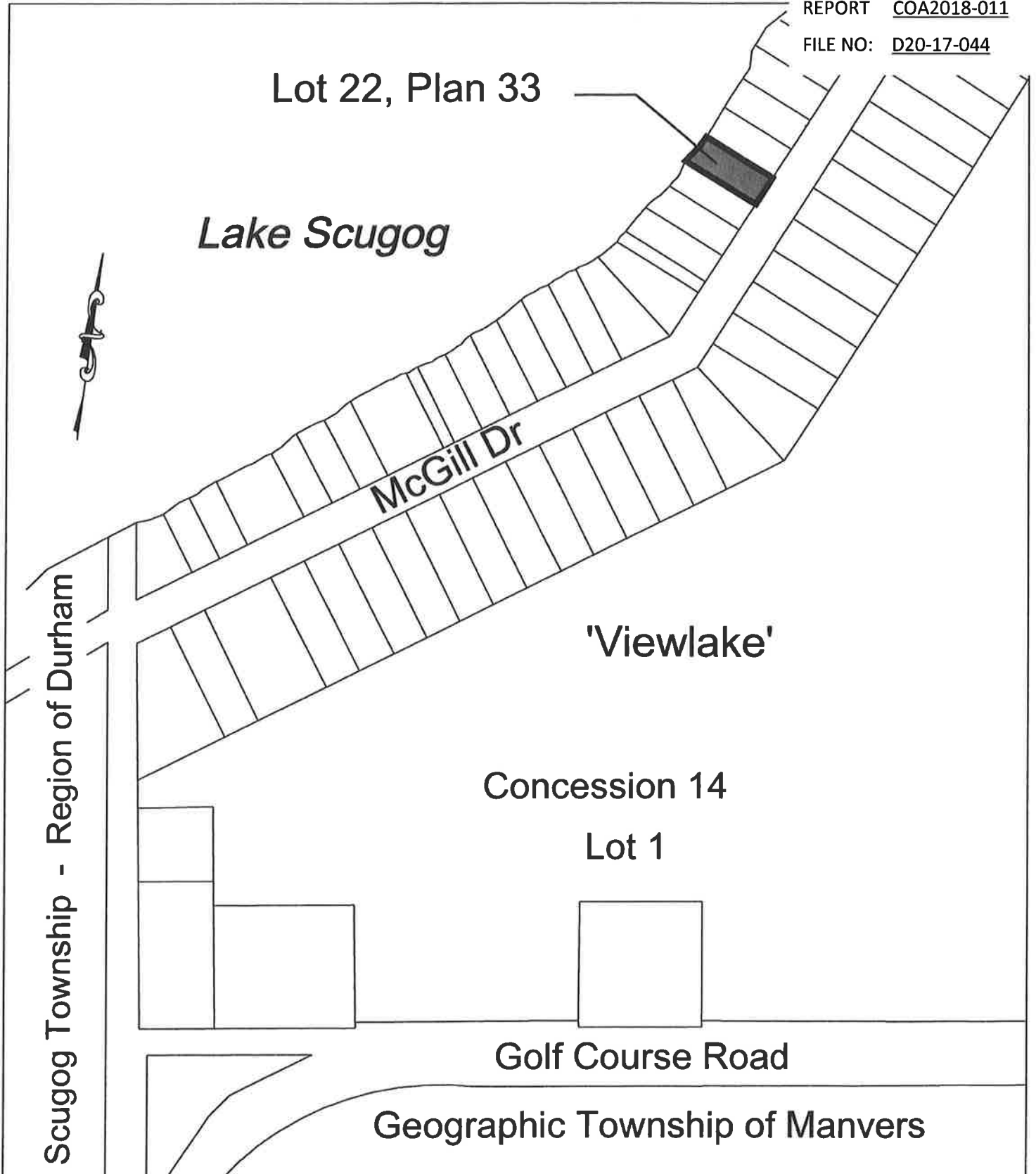


to

REPORT COA2018-011

FILE NO: D20-17-044





Subject Property

Lake Scugog

MCGILL DR - MAN

0.04

Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City Of Kawartha Lakes

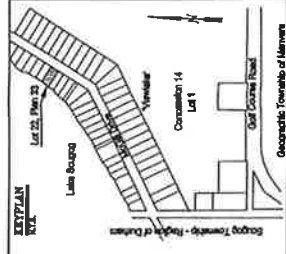


This map is a user generated static output from an internet mapping site:
is for reference only. Data layers that appear on this map may or may not
accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES.

to

REPORT COA2018-011

FILE NO: D20-17-044

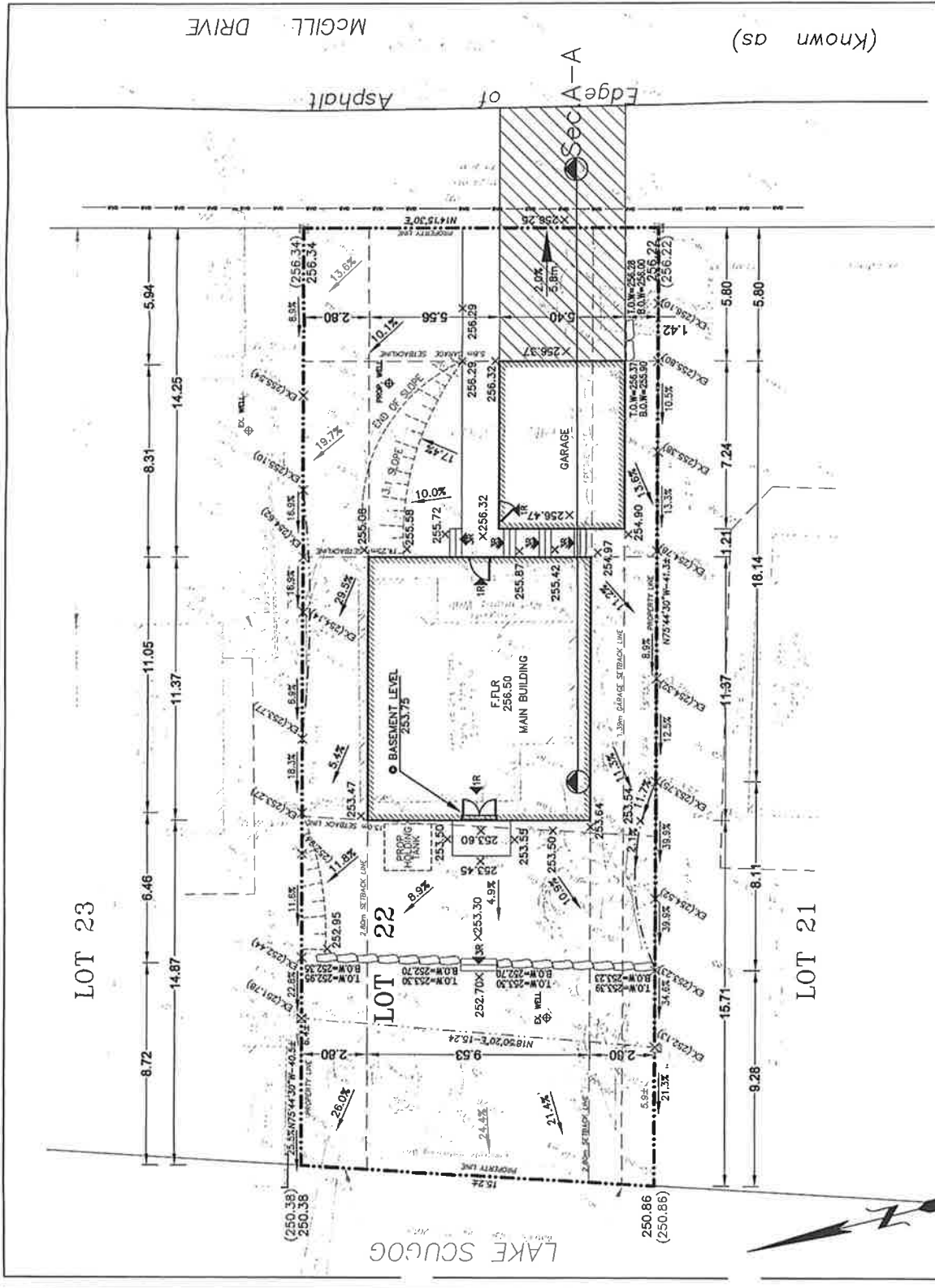


- TOP OF THE WALL ARMSTONE
- BOTTOM OF THE WALL ARMSTONE
- EXIT
- PROP. PAVED DRIVEWAY
- FINISHED FIRST FLOOR ELEVATION
- TOP OF FOUNDATION WALL
- B/F FLOOR
- UNDERSIDE OF FOOTING
- PORCH AT ENTRANCE
- G-FLOOR
- G-U/FTG.
- UNDERSIDE OF GARAGE FOOTING
- WALK OUT BASEMENT
- ARMSTONE

- LEGEND**
- PROF. SWALE
 - PROPOSED GRADE
 - EXISTING GRADE
 - PROP. NO. OF RISERS
 - ROAD SIGN
 - EXISTING BUSHES
 - EXISTING TREES
 - LIGHT STANDARD
 - HYDRO TRANSFORMER
 - EXISTING CHAIN LINK FENCE

ELEVATIONS		
F.FLR.	256.50	256.47
PORCH	256.32	256.62
T/WALL	256.19	253.65
B/FLOOR	253.75	
U/FTG.	253.50	

AREAS		
LOT AREA (sq.m)	619.21	
BUILDING AREA (sq.m)	147.25	
COVERAGE (%)	23.78%	



McGILL DRIVE (known as) Asphalt Edge of

LAKE SCUGOG

LOT 23

LOT 22

LOT 21

NOT FOR CONSTRUCTION UNTIL

Geographic Township of Hammar

COPYRIGHT © IVAN B WALLACE OLS LTD 2015
SKETCH SHOWING PROPOSED SITING
39 MCGILL DRIVE
 GEOGRAPHIC TOWNSHIP OF MANVERS
CITY OF KAWARTHA LAKES

SCALE 1 : 250 METRES
 0 1 2 3 4 5 10 20 30
 IVAN B WALLACE OLS LTD

ENGINEERING NOTE:

FOR GRADING REFER TO DRAWING:
 "LOT GRADING PLAN LOT # 22"
 "39 MCGILL DRIVE, PLAN 33"
 BY CAN-AMERICA ENGINEERING INC
 DATED: SEPTEMBER 2017

DISTANCE NOTES – METRIC

Distances and coordinates are in metres and can be converted to feet by dividing by 0.3048
 Distances are ground and can be converted to grid by multiplying by the combined scale factor of 0.999958

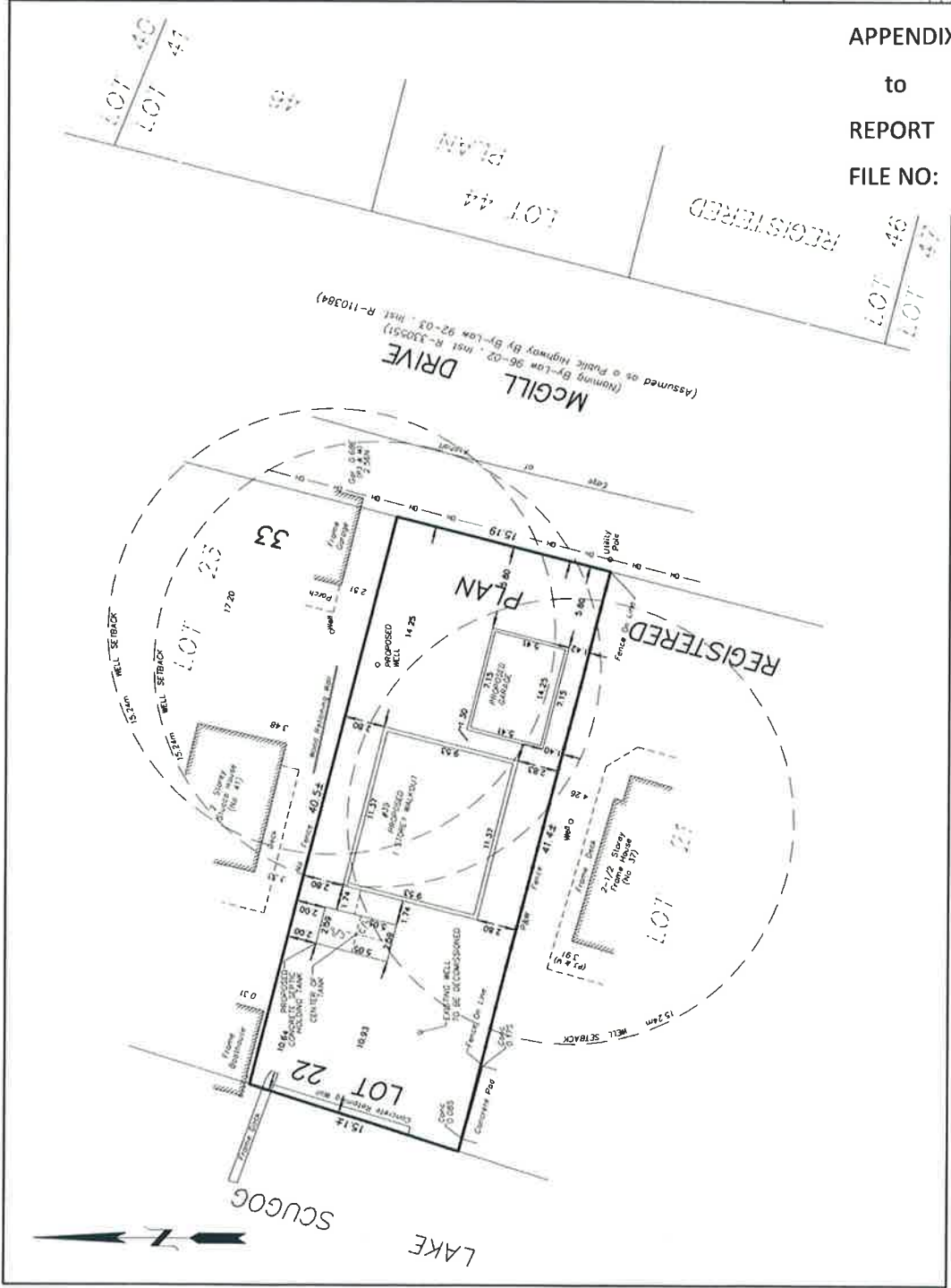
WELL SETBACK NOTES

Well locations to be verified at time of construction



IBW SURVEYS & ENGINEERING
 1000 HWY 7 EAST, SUITE 101, MARKHAM, ONTARIO L3R 9V7
 TEL: (905) 477-8888 FAX: (905) 477-8889
 www.ibwsurvey.com

APPENDIX " D "
 to
 REPORT COA2018-011
 FILE NO: D20-17-044

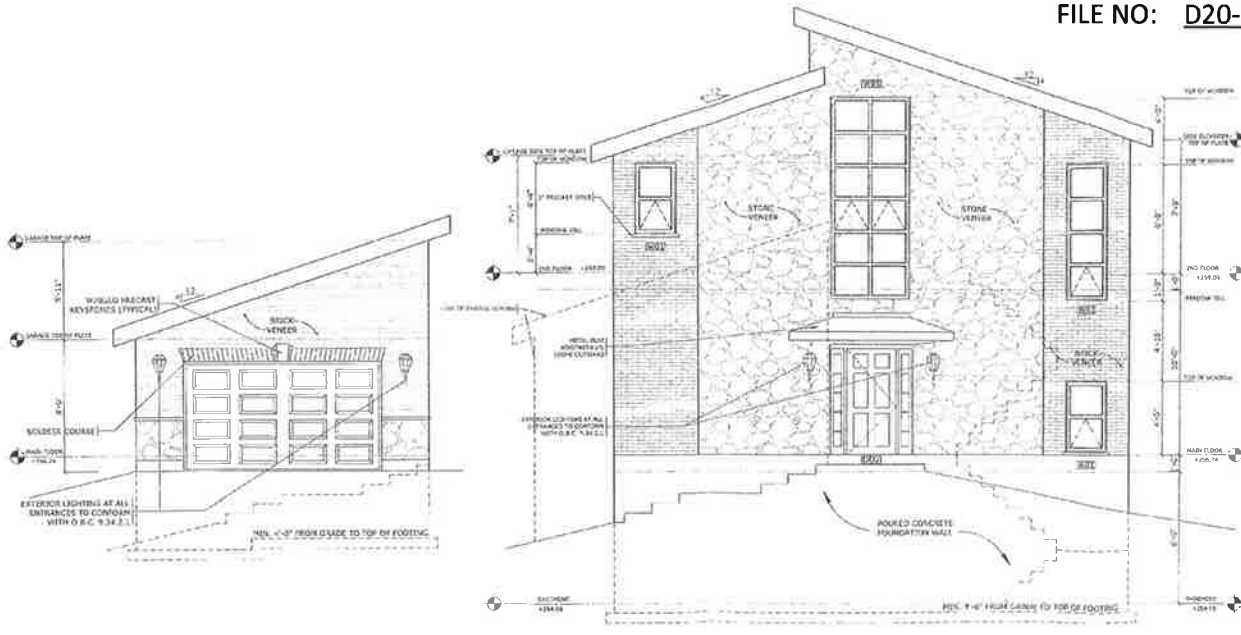


APPENDIX " E "

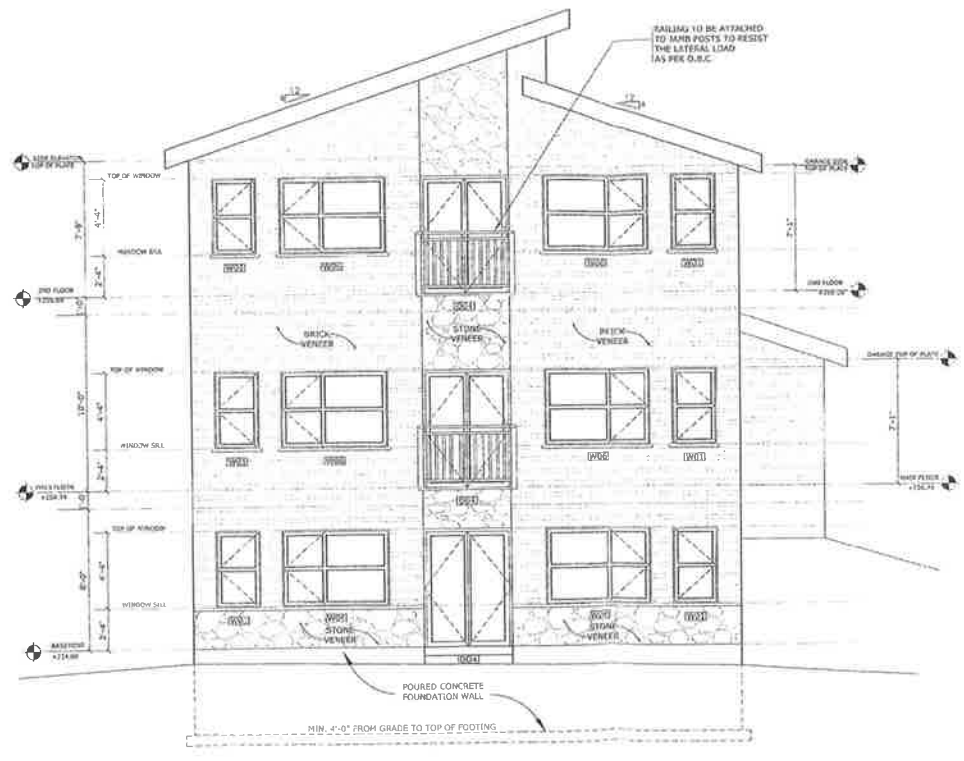
to

REPORT COA2018-011

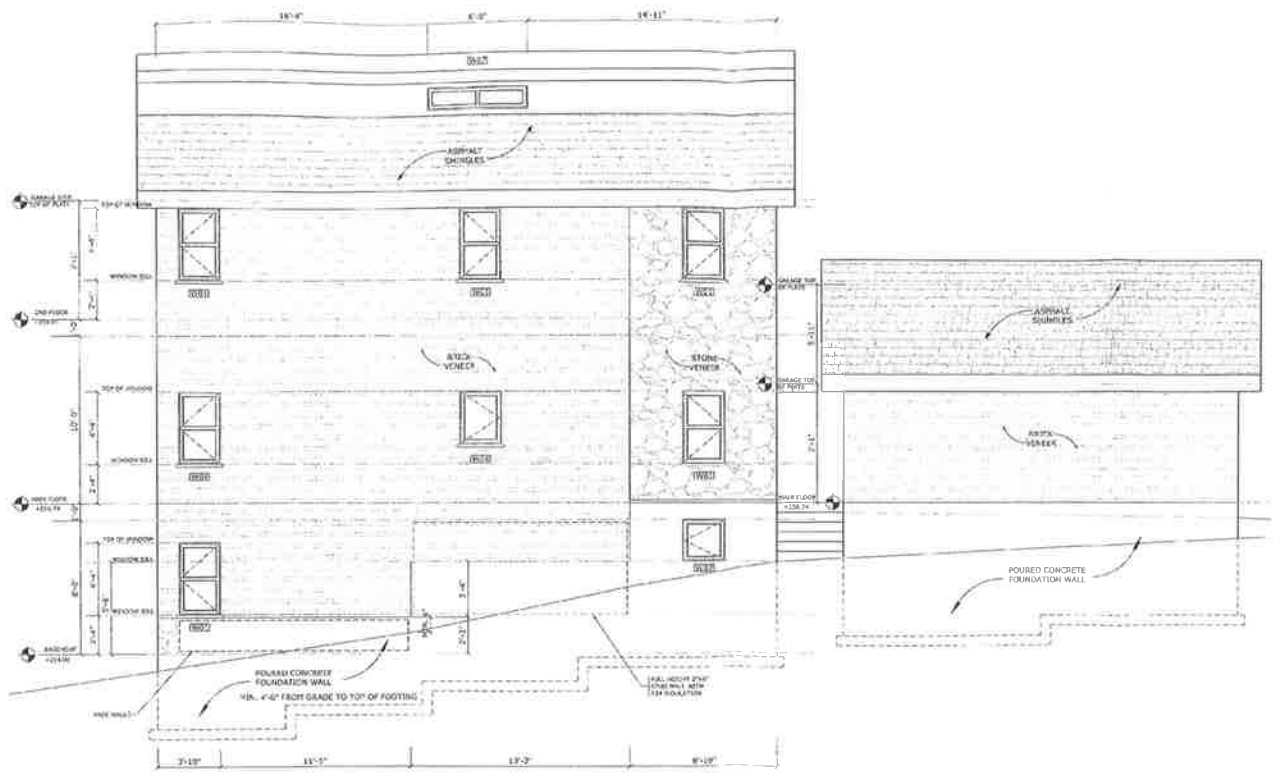
FILE NO: D20-17-044



MAIN ELEVATION



BACK ELEVATION



GARAGE SIDE ELEVATION

David Harding

From: Derryk Wolven
Sent: Tuesday, September 26, 2017 8:22 AM
To: Erica Hallett
Subject: D20-17-044

Building division has the following comment:

Although Elevation schedule of lot grading plan indicates a difference of only 0.15m house footing to garage footing, elevation drawing A09 clearly places the footing of the garage in an area of repose with respect to the dwellings foundation.

D Wolven

Plans Examiner
Building Division
City of Kawartha Lakes

705-324-9411 ext.1273
dwolven@kawarthalakes.ca

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David Harding

From: Kirk Timms
Sent: Tuesday, October 03, 2017 10:16 AM
To: Erica Hallett
Cc: Christina Sisson; Kim Rhodes; Anne Elmhirst; Lisa Peimann
Subject: D20-17-044 - 39 McGill Drive, Manvers

Good Morning Erica,

Further to our review of the above noted application, Development Engineering confirms we have no objection to the proposed minor variance for Zoning By-Law Sections to permit construction of a new dwelling and garage in the front yard;

5.2 (a) reduced minimum lot area from 2000 sq. m to 526.52 sq. m
5.2 (b) reduced minimum lot frontage from 38.0 m to 15.1 m.
5.2 (c) reduced minimum front yard setback from 15.0 m to 14.25 m.
5.2 (f) reduced minimum side yard setback from 3.0 m to 2.8 m.

20.1 (b) ii) reduced minimum front yard setback from 15.0 m to 5.8 m.
20.1 (b) ii) reduced minimum side yard setback from 3.0 m to 1.39 m.

Please note if applicable through the building division, Engineering will review the grading plan.

We respectfully request that if additional information brought forward through the commenting period that changes the intent of the minor variance application and the corresponding report by Planning, that Engineering be circulated for technical review on behalf of the City.

Thanks,

Kirk Timms

Engineering Technician
Engineering & Corporate Assets Department
City of Kawartha Lakes
P.O. Box 9000
12 Peel Street
Lindsay, ON
K9V 5R8
(705) 324-9411 Ext. 1119



David Harding

From: Lisa Peimann
Sent: Wednesday, October 11, 2017 12:15 PM
To: Erica Hallett
Subject: RE: D20-17-044 - 39 McGill Drive, Manvers

Follow Up Flag: Follow up
Flag Status: Flagged

This email confirms receipt of the minor variance application D20-17-044 for 39 McGill Drive, Manvers. The Community Services Department has no concerns regarding this application.

Lisa Peimann, Lean Six Sigma Black Belt
Executive Assistant to the Director of Community Services
705-324-9411 ext. 1300
lpeimann@kawarthalakes.ca



**KAWARTHA
CONSERVATION**

Discover · Protect · Restore

Via Email

Mark LaHay, Acting Secretary-Treasurer
Committee of Adjustment, City of Kawartha Lakes
Lindsay Service Centre
180 Kent Street West
Lindsay, ON K9V 2Y6

October 11, 2016
KRCA File No. 15938

**Regarding: Minor Variance D20-17-044
39 McGill Drive, Part Lot 22, Registered Plan Number 33
Geographic Township of Manvers
City of Kawartha Lakes**

Dear Mr LaHay:

Kawartha Conservation staff have now completed our review of the above noted application to consider relief under Section 45 (1) of the Planning Act, R.S.O., as amended for the purpose and effect of requesting relief from front, rear, and side yard setbacks for a new home, detached garage, and roof overhang.

The subject property abuts Lakes Scugog and contains flooding and erosion hazard associated with that waterbody. Kawartha Conservation regulates the flooding and erosion hazard as well as a setback of 15 metres from the limit of the greatest hazard. The flood elevation of Lake Scugog is 250.9 metres above sea level (masl). Pursuant to Kawartha Conservation's policies, new development shall be directed to areas outside of hazardous lands. Please note, development includes site grading, the temporary or permanent placement of fill, as well as buildings and structures (including septic beds/tanks).

As the subject property is regulated by Kawartha Conservation, pursuant to Ontario Regulation 182/06, a Permit is required from this office prior to any development on site.

The *Lot Grading Plan, Lot 22, 38 McGill Drive, Plan 33, Lake Scugog Estates, City of Kawartha Lakes*, prepared by Can-America Engineering Inc., dated September 2017, submitted in support of this minor variance does not have the floodplain limit identified, however the topographic elevations ghosted on the plan and elevations provided in the legend demonstrate that the basement level is outside the floodplain at 253.75 masl.

Based on our review of the natural hazards on site, Kawartha Conservation does not object to this minor variance provided the applicant obtains a Permit pursuant to Ontario Regulation 182/06.

I trust this meets your information requirements at this time. Should you require any additional information, please do not hesitate to contact this office.

Yours truly,

Katie Jane Harris, Resources Planner

cc: Erica Hallett, City of Kawartha Lakes, via email
Stacy Porter, Kawartha Conservation, via email

KAWARTHA CONSERVATION

277 Kenrei Road, Lindsay, ON K9V 4R1
705.328.2271 Fax 705.328.2286

KawarthaConservation.com

Our Watershed Partners:

City of Kawartha Lakes • Region of Durham • Township of Scugog • Municipality of Clarington • Township of Brock • Municipality of Trent Lakes • Township of Cavan Monaghan



David Harding

From: Anne Elmhirst
Sent: Tuesday, February 06, 2018 10:12 AM
To: David Harding
Subject: RE: D20-17-044 39 McGill

Hello David,

I have received the revised diagram showing the new updated dimensions for the garage separation from the house. The clearances for the Class 5 Holding Tank have remained the same as the garage size was reduced. Thus, the Building Division – Sewage System Program has no further concerns with the revised survey dated February 6, 2018.

Best Regards,

Anne Elmhirst C.P.H.I.(C), B.A.Sc., B.Sc.
Supervisor – Part 8 Sewage Systems
Development Services - Building Division, City of Kawartha Lakes
705-324-9411 ext. 1882 www.kawarthalakes.ca



From: David Harding
Sent: Tuesday, February 06, 2018 9:46 AM
To: Anne Elmhirst
Subject: RE: D20-17-044 39 McGill

Anne, I noticed an error in the separation between the garage and dwelling, and had them correct it. The spatial separation was too small. Please find the updated plan attached for your review and comment.

David Harding
Planner II
Development Services – Planning Division
City of Kawartha Lakes

From: Anne Elmhirst
Sent: Monday, February 05, 2018 12:56 PM
To: David Harding
Subject: D20-17-044 39 McGill

Hi David,

Can you confirm this is the surveyor's sketch that you have on file for comment. The date is Dec 21, 2017 and shows the holding tank at a 2 m setback to the property line.

Thanks,

David Harding

From: Anne Elmhirst
Sent: Monday, February 05, 2018 1:58 PM
To: David Harding
Subject: RE: D20-17-044 39 McGill

Hello David,

I have received an updated survey for the proposal at 39 McGill Drive for the location of the sewage system Class 5 holding tank, house, detached garage and well dated December 21, 2018 by IBW. This indicates the placement of the holding tank at 10.64m from the lake, 2m to the property line, 1.74m to the dwelling and 15m to neighbouring wells.

A review of the proposal as currently submitted is acceptable to the Building Division – Sewage System Program. Any deviations from this proposal, will require additional review from this office.

Best Regards,

Anne Elmhirst C.P.H.I.(C), B.A.Sc., B.Sc.
Supervisor – Part 8 Sewage Systems
Development Services - Building Division, City of Kawartha Lakes
705-324-9411 ext. 1882 www.kawarthalakes.ca

