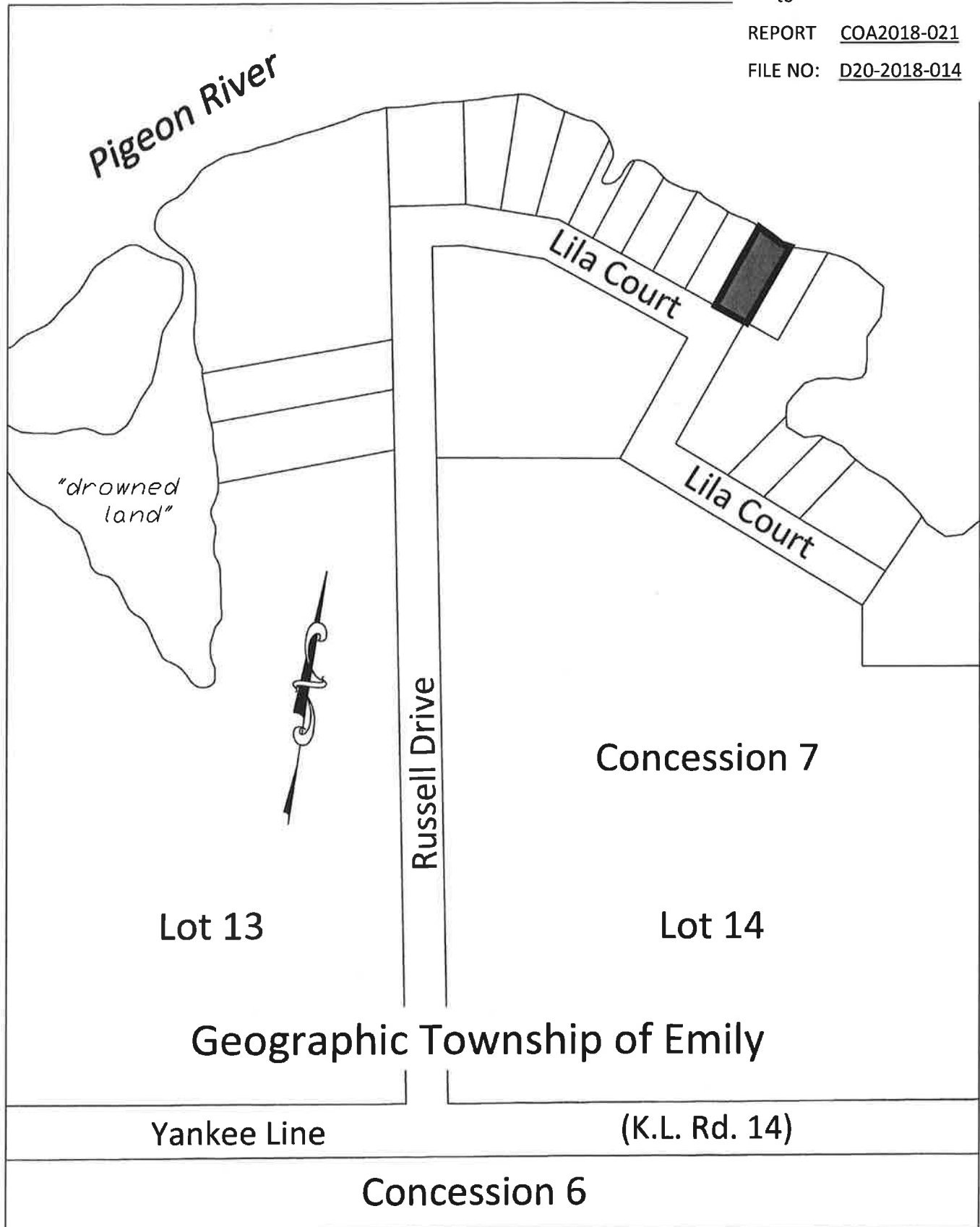


APPENDIX " A "

to

REPORT COA2018-021

FILE NO: D20-2018-014



19 Lila Court, geographic Township of Emily



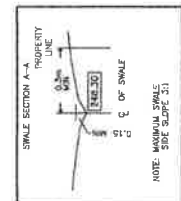
to

REPORT **COA2018-021**

FILE NO: **D20-2018-014**

DATE: 2.2.19
BY: [Signature]

COE FISHER
A wholly owned subsidiary
of
[Logo]
T. (303) 344-1122 F. (303) 344-1123
CADD: [Signature]
SCALE: 1" = 40'



FOR CONSTRUCTION PURPOSES ONLY

SITE GRADING PLAN OF LOT 8
REGISTERED PLAN No. 243
GEOGRAPHIC TOWNSHIP OF EMILY
CITY OF KAWARTHA LAKES
SCALE 1" = 200'
COE, FISHER, CAMERON
© COPYRIGHT 2018

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.2808.

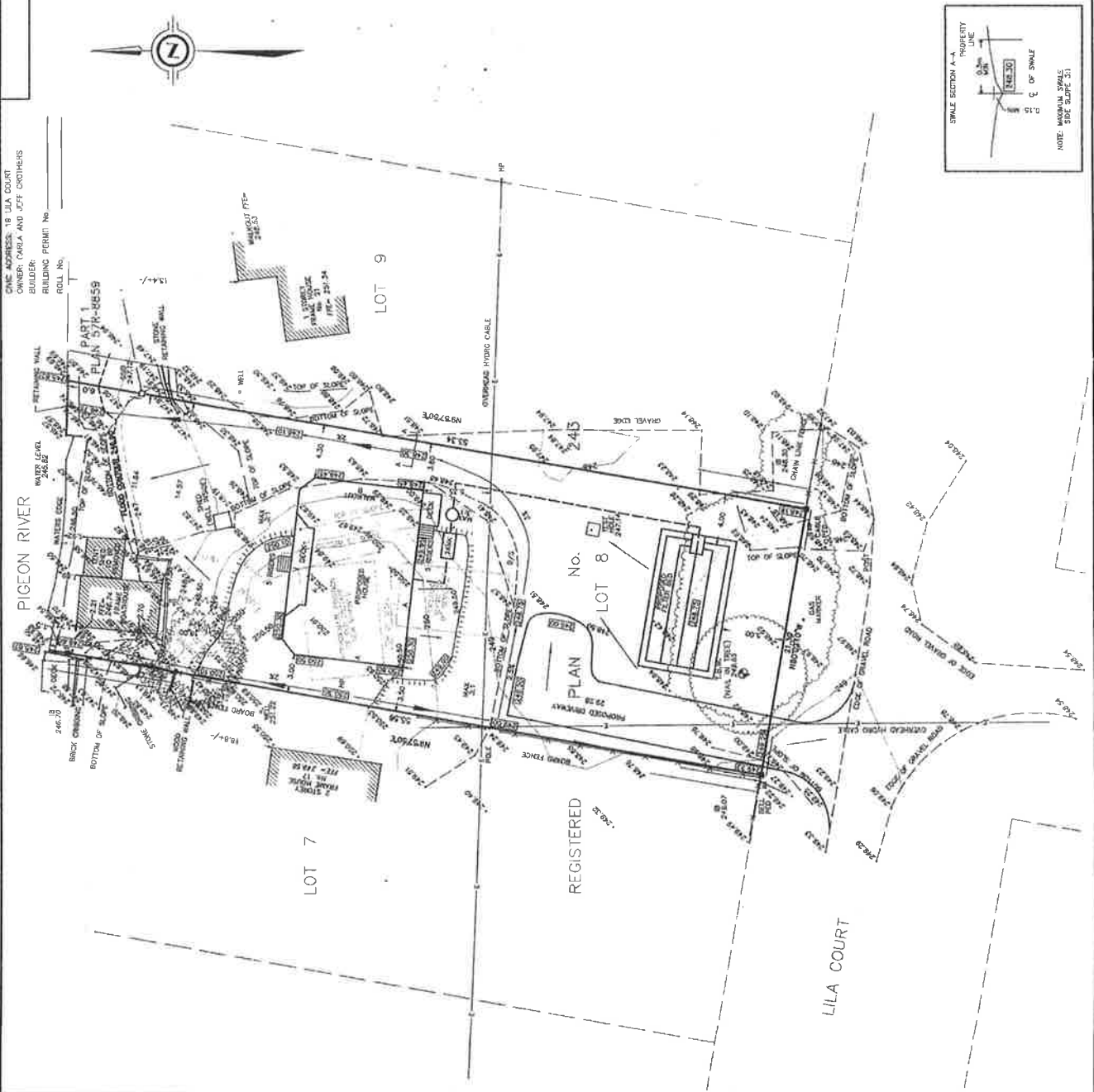
LEGEND:
 □ - SET SURVEY MONUMENT
 F.F.E. - FIRST FLOOR ELEVATION
 B.F.E. - BASEMENT FLOOR ELEVATION
 T.O.F. - TOP OF FINISHED GRADE
 T.O.B. - TOP OF BASEMENT SLAB
 T.O.G. - TOP OF GARAGE WALL
 U.F. - UNDERSIDE OF FOOTING
 HP - HIGH POINT
 SLOPE
 SWALE

GENERAL NOTES:
 1. DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES AND A PROTECTED DITCH. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
 2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT EROSION OF THE ADJACENT LOT. ANY EROSION SHALL BE REPAIRED BY THE OWNER/BUILDER.
 3. THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KAWARTHA LAKES.
 4. ALL DISTURBED AREAS ARE TO BE SODDED OR SEEDED OVER A MINIMUM OF 100% OF THE ORIGINAL COVER.
 5. THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KAWARTHA LAKES.
 6. A COPY OF THE REQUIRED BY ENGINEERING LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
 7. SWALES SHALL BE CONSTRUCTED TO A MINIMUM OF 18" DEPTH AND 3:1 SLOPE.
 8. SWALES SHALL BE CONSTRUCTED TO A MINIMUM OF 18" DEPTH AND 3:1 SLOPE.
 9. SWALES SHALL BE CONSTRUCTED TO A MINIMUM OF 18" DEPTH AND 3:1 SLOPE.
 10. SWALES SHALL BE CONSTRUCTED TO A MINIMUM OF 18" DEPTH AND 3:1 SLOPE.
 11. FOUNDATION TO BE STEPPED FROM REAR WALLOUT AROUND SIDES OF HOME. NO ELEVATION WILL BE LESS THAN 0.1m RETAINED GROUND AND 10%.

NO.	DATE	DESCRIPTION
1	2.2.19	REVISIONS

NO.	DATE	DESCRIPTION
1	2.2.19	REVISIONS

ELEVATIONS:
 ALL ELEVATIONS SHOWN ARE DERIVED BY GPS OBSERVATIONS AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. BEING A MAIL IN A TIE-LINE AN ELEVATION OF 249.50M (818'0" - 1225'10")



OWNER ADDRESS: 18 LILA COURT
 OWNER: DANA AND JEFF CROCHERS
 BUILDING PERMIT NO.
 ROLL NO.

PLAN 57H-4859
 PART 1
 1. PROPOSED DRIVEWAY
 2. PROPOSED PARKING AREA
 3. PROPOSED BUILDING FOOTPRINT

LOT 9

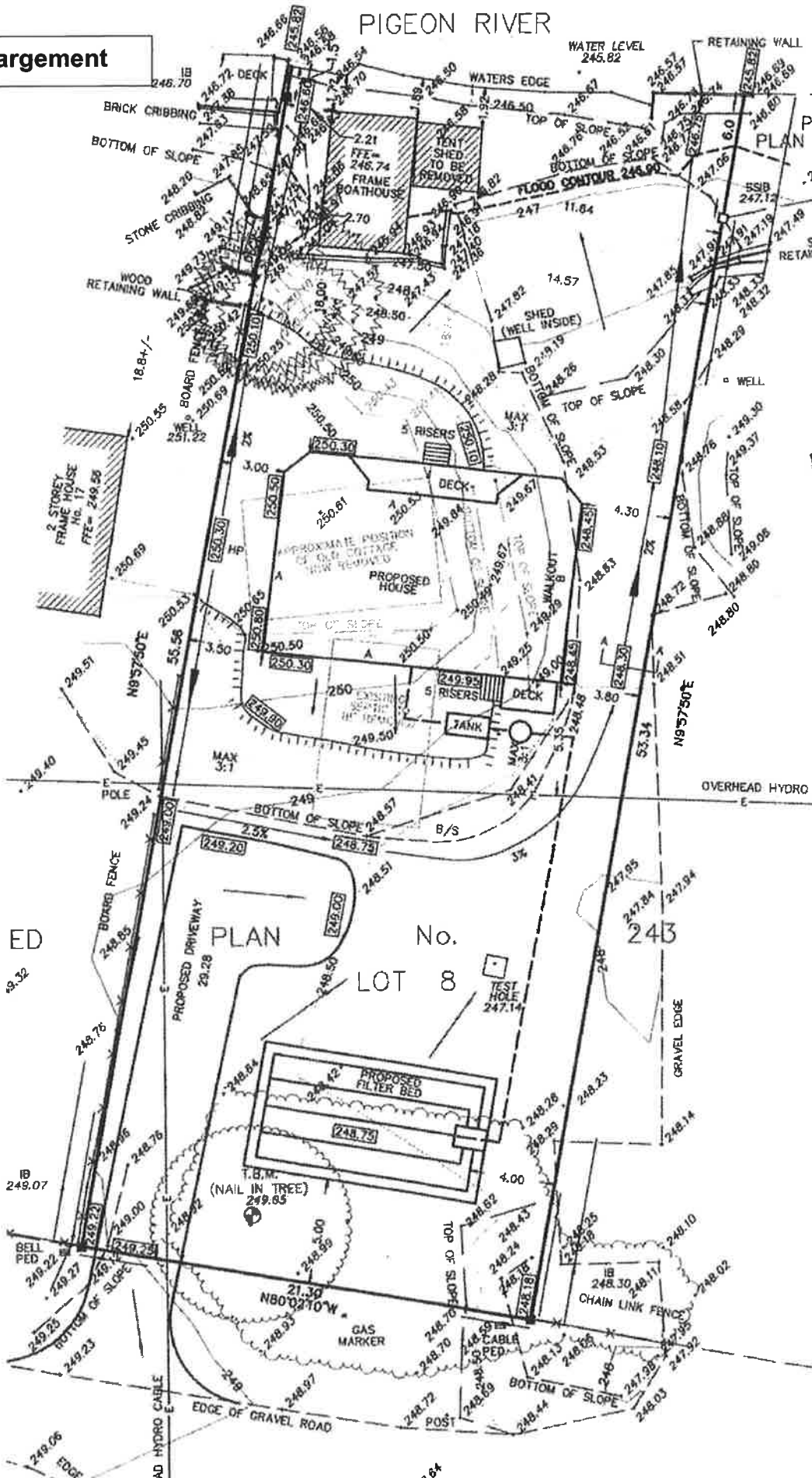
LOT 7

REGISTERED

LILA COURT

Enlargement

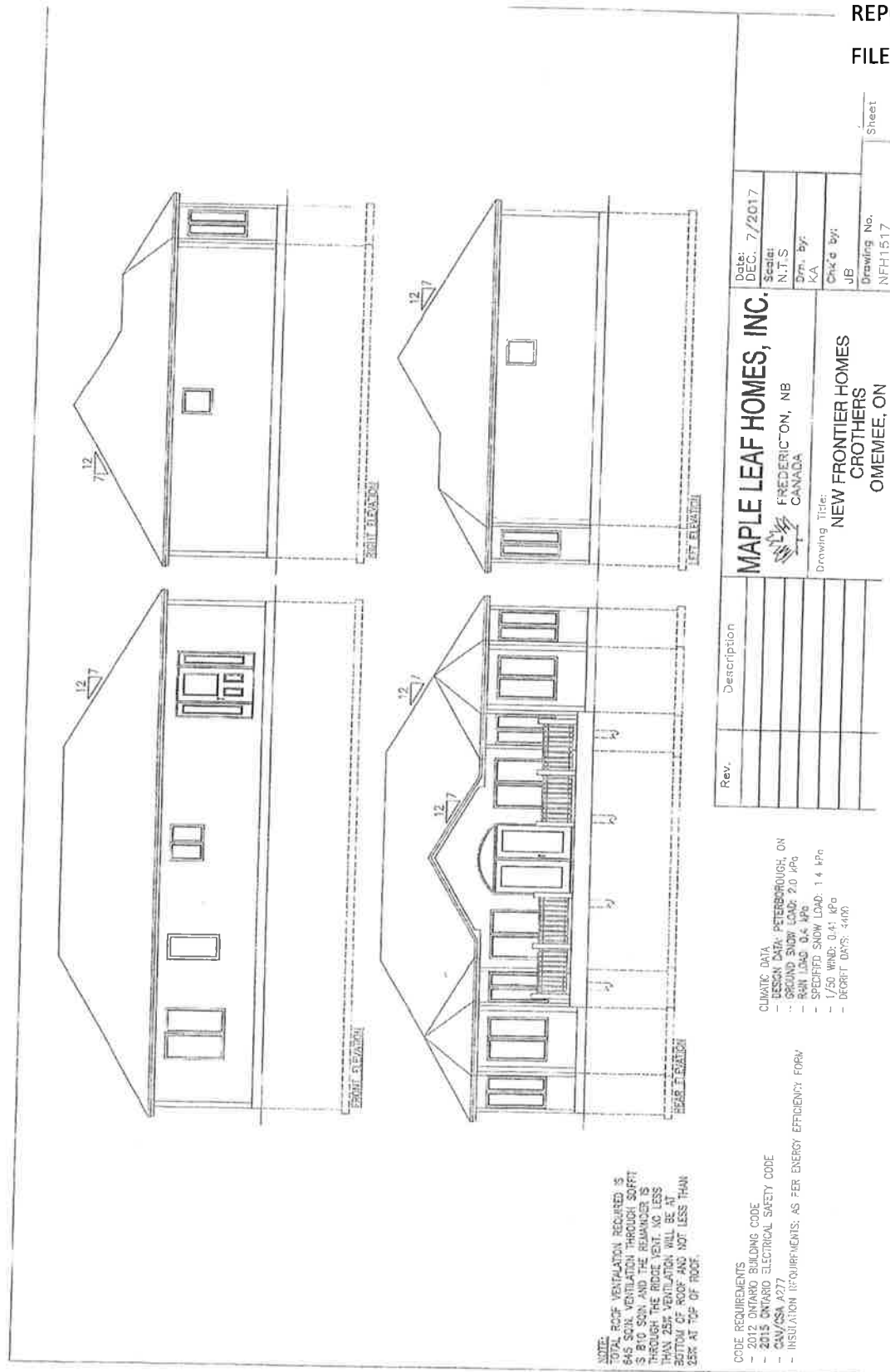
PIGEON RIVER



to

REPORT COA2018-021

FILE NO: D20-2018-014





Engineering & Corporate Assets Department
P.O. Box 9000, 12 Peel Street
Lindsay ON K9V 5R8
Tel: (705) 324-9411 Ext. 1119
Fax: (705) 324-2982
e-mail: ktimms@kawarthalakes.ca
website: www.kawarthalakes.ca

APPENDIX " E "

to

REPORT COA2018-021

FILE NO. D20-2018-014

MEMORANDUM

TO: Mark LaHay, Acting Secretary-Treasurer

CC: Christina Sisson, Supervisor Development Engineering
Kim Rhodes, Administrative Assistant
Erica Hallett, Administrative Assistant

FROM: Kirk Timms, Engineering Technician

DATE: April 10th, 2018

RE: Application For Minor Variance/Permission
D20-2018-014
19 Lila Court, Lot 8, Plan 243, geographic Township of Emily,
Ward 15, Now in the City of Kawartha Lakes.

Engineering has reviewed the City of Kawartha Lakes Committee of Adjustment Notice of Public Hearing for Minor Variance as well as the Application For Minor Variance/Permission received on April 6th, 2018.

It is the understanding by Engineering that the applicant is applying for a minor variance to permit the construction of a vacation dwelling with a reduced minimum water setback.

From an engineering perspective, we have no objection to the proposed minor variance for Township of Emily Zoning By-law 1996-30, as amended Section 13.2.1.3(e) to reduce the minimum water setback from 30 metres to 18 metres to permit the construction of a vacation dwelling.

We respectfully request 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. Please provide Engineering the Notice of Decision for our confirmation.

Please do not hesitate to contact our office if you have any questions.



April 5, 2018
KRCA File No. 16230

Charlotte Crockford-Toomey
Development Services – Planning Division
180 Kent Street West
Lindsay, ON K9V 2Y6

Regarding: Minor Variance Application D20-2018-014
19 Lila Court
Part Lot 14, Concession VII (Emily)
City of Kawartha Lakes
Georgiou, Crothers & Lozicki

Dear Ms. Crockford-Toomey:

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, from the Township of Emily Zoning By-law 1996-30, as amended. The purpose and effect is to request relief from Section 13.2.1.3(e) to reduce the minimum water setback from 30 metres to 18 metres to permit the construction of a vacation dwelling.

Ontario Regulation 182/06

The subject property abuts the shoreline of Pigeon River and contains a portion of the flooding and erosion hazard associated with that watercourse. Kawartha Conservation regulates the flooding hazard (246.9 masl) as well as a 15 metre setback from the limit of the greatest hazard. As such, a portion of the subject property is regulated pursuant to Ontario Regulation 182/06. Any development within a regulated area requires a Permit from this office prior to site alteration.

Staff note that the applicant obtained a permit (P2017-425) from Kawartha Conservation for the demolition of the existing vacation dwelling, however at this time, have not applied for a permit for the construction of the proposed house. The proposed house is within 15 metres of the floodplain associated with Pigeon River and does require a Permit.

Memorandum of Understanding (MOU) with the City of Kawartha Lakes

The following comments are provided as recommendations to the City of Kawartha Lakes, as per our MOU.

Fish Habitat

Pigeon River is identified as warm water fish habitat. The minimum natural vegetated cover (i.e. buffer width) adjacent to fish habitat recommended by the Ministry of Natural Resources and Forestry is 30 metres. In cases where a site specific technical report (e.g. Environmental Impact Study) has evaluated the ecological function of the adjacent lands and has demonstrated that smaller buffer widths would be appropriate to ensure no negative impacts on the fish habitat, a minimum 15 metre buffer width for warmwater systems may be acceptable.

Staff note that an environmental impact study or fish habitat evaluation has not been completed for this property, and the proposed development is requesting an 18 metre setback from the water as opposed to the 30 metre setback required in the zoning. This is inconsistent with provincial direction. Staff note however that a hydro cable

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



traverses the property and Hydro One has identified a required 4.87 m (16 ft) setback for all buildings or structures. Therefore, the proposed dwelling is positioned between two competing setback requirements.

It is recommended that if the proposed dwelling cannot provide the MNR's recommended 30 metre natural vegetated buffer, then a condition of approval of the minor variance be to consult with the Kawartha Conservation on creating and implementing a planting plan and other mitigation techniques within the rear yard to compensate for the encroachment into the water setback and to improve the general health of the shoreline.

Summary

Based on our review **we can advise that we would foresee no issue with the approval of this application based on our consideration for natural heritage, natural hazards and water quality and quantity protection policies, provided:**

1. The applicant obtains a permit from Kawartha Conservation for development within an area regulated pursuant to Ontario Regulation 182/06 prior to site alteration; and
2. The applicant consults with Kawartha Conservation on creating and implementing a planting plan (and/or other mitigation techniques) within the 30 metre fish habitat buffer to compensate for encroachment.

The above comments reflect our understanding, at the time of writing of the best available data, applicable policies and regulations.

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: Stacy Porter, Kawartha Conservation Regulations Department

David Harding

From: Derryk Wolven
Sent: Thursday, April 05, 2018 8:59 AM
To: Charlotte Crockford-Toomey
Subject: Minor variance App.

Please be advised the building division has the following comments:

D20-17-047 No concerns
D20-17-042 No concerns
D20-2018-016 No concerns
D20-2018-017 No concerns
D20-2018-014 No concerns
D20-2018-013 No concerns

Derryk Wolven, CBCO

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes

705-324-9411 ext. 1273 www.kawarthalakes.ca



David Harding

From: Anne Elmhirst
Sent: Thursday, March 29, 2018 4:03 PM
To: Charlotte Crockford-Toomey
Subject: D20-2018-014 - 19 Lila

Hello Charlotte,

RE: Minor Variance D20-2018-014
19 Lila Crt, Former Emily Township, City of Kawartha Lakes
Conc. 7, Lot 14, Plan 242, Part 8
Roll No. 165100100724900
Owner: L. Gerogiou, R. Crothers, F. Lozicki

I have received and reviewed the proposal to request relief from the water setback to allow for the reconstruction of the vacation dwelling at the above-mentioned property.

A sewage system permit to install (file SS2017-0424) has been issued for this property to replace the system as part of the proposed build. The system is proposed on the south east side of the property running from the roadside property line to the dwelling. The dwelling has been placed to allow for the entire sewage system envelope.

As such, the Building Division – Sewage System Program has no objection to the minor variance.

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

