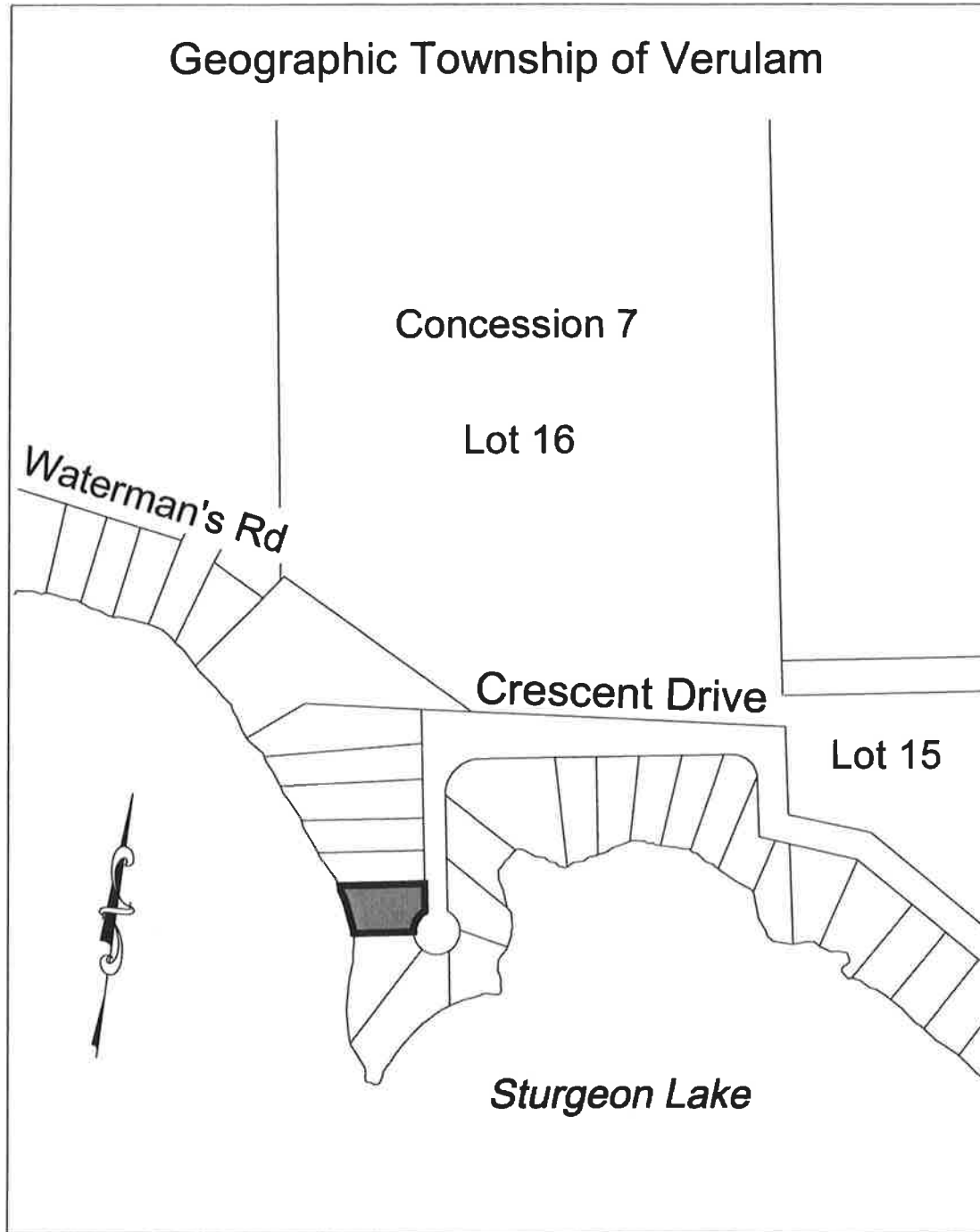


APPENDIX " A "

to

REPORT COA2018-023

FILE NO: D20-2018-016



APPENDIX " B "

to

REPORT COA2018-023

FILE NO: D20-2018-016



## 110 Crescnet Drive, geographic Twp Verulam

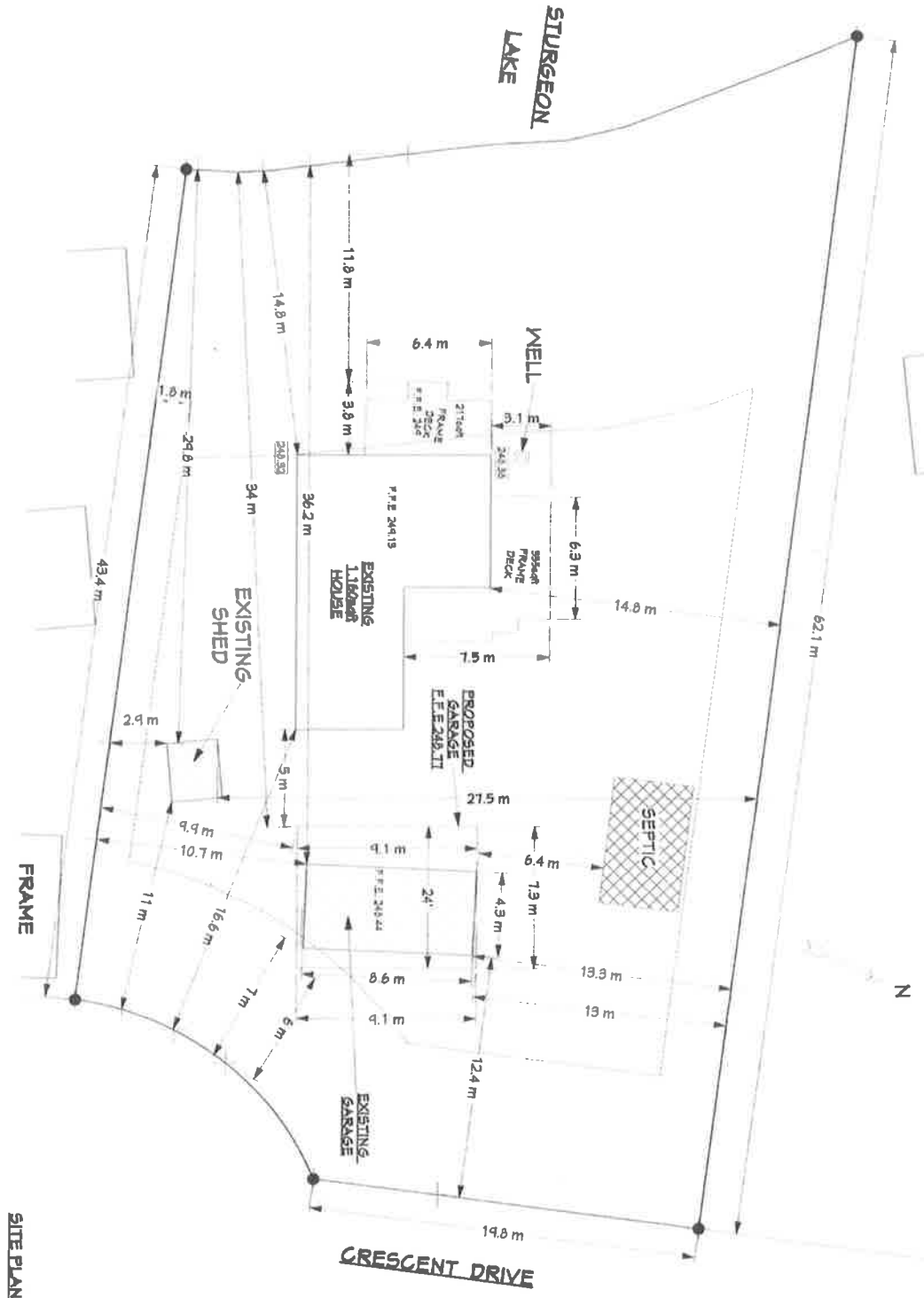


APPENDIX " C "

to

REPORT COA2018-023

FILE NO: D20-2018-016



SITE PLAN

APPENDIX " D "

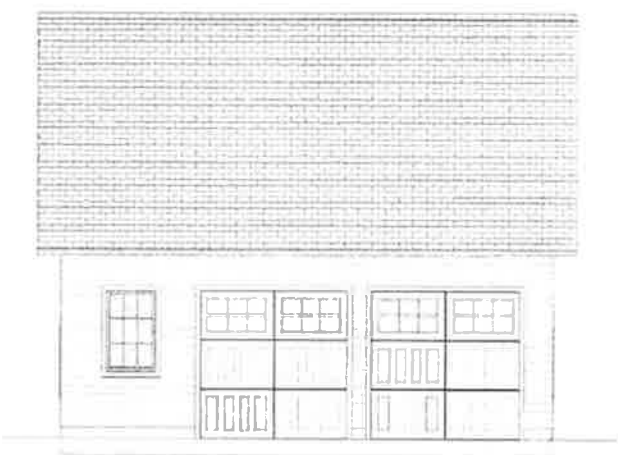
to

REPORT COA2018-023

FILE NO: D20-2018-016



ELEVATION SOUTH



ELEVATION EAST



ELEVATION NORTH



ELEVATION WEST

ELEVATIONS

to

REPORT COA2018-023**Quadri Adebayo**

---

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

FILE NO. D20-2018-016

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](http://www.kawarthalakes.ca)





**KAWARTHA  
CONSERVATION**

Discover • Protect • Restore

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

**Regarding: Minor Variance Application D20-2018-016  
110 Crescent Drive  
Part Lot 15, Concession VII (Verulam)  
City of Kawartha Lakes  
Salcicia & Newhook**

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 Town of Verulam Zoning By-law 6-87, as amended. The purpose and effect is to request relief from the following in order to permit the construction of a garage with an attic on the upper level:

1. Section 5.1.3(b) to permit an accessory building or structure in a front yard, where it is only permitted in the side or rear yards;
2. Section 5.1.5 to increase the maximum height of an accessory building or structure allowed in a residential zone from the 5 metres to 5.7 metres; and
3. Section 5.2(d) to reduce the front yard depth allowed from 7.5 metres to 6 metres.

**Ontario Regulation 182/06**

The subject property abuts the shoreline of Sturgeon Lake and contains a portion of the flooding hazard associated with that waterbody. Kawartha Conservation regulates the flooding hazard (248.4 metres above sea level) as well as a 15 metre setback from the limit of the greatest hazard. As such, 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 a topographic survey with the proposed garage was included in the circulation and it shows that the accessory building (garage) is located within the floodplain, with a finished floor elevation of 248.44 masl. Pursuant to Kawartha Conservation's policy 4.5.2(24);

*"Accessory buildings or structures associated with an existing residential, agricultural, commercial, industrial or institutional use such as detached garages, sheds, silos, gazebos and other similar structures (but not including boathouses) may be permitted within a flooding hazard provided it can be demonstrated that:*

- *There is no feasible alternative site outside of the flooding hazards;*
- *There is no habitable floor space associated with the building or structure and no opportunity for conversion into habitable floor space in the future;*
- *The site is not subject to frequent flooding;*

APPENDIX " E "

to

April 6, 2018

KRCA File No. 16243

COA2018-023

FILE NO. D20-2018-016

**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



- *The buildings or structure does not exceed 46.5 m2 for settlement areas or shoreline development;*
- *The risk of the property damage and pollution is minimized through site and facility design to ensure that the development will not result in a pollution hazard (e.g. release of biohazard substance, nutrients, pesticides or other chemicals during a flood event);*
- *The building or structure is securely anchored to either a concrete pad or footings;*
- *No basement is proposed; and*
- *Where dry floodproofing cannot be achieved, wet floodproofing is undertaken in accordance with floodproofing standards identified in Appendix L of Kawartha Conservation's policy document"*

As such, while Kawartha Conservation does not object to the minor variances sought through this *Planning Act* application, staff caution that the accessory structure proposed must meet the criteria as set out in Policy 4.5.2(24) if it is to be located within a flooding hazard. Currently, it appears the proposed garage exceeds the size cap for an accessory structures within a floodplain on shoreline properties, and it also cannot contain space that could be converted to habitable floor space.

#### Summary

Based on our review **we can advise that we would foresee no issue with the approval of the minor variances sought through 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 that meets Policy 4.5.2(24) within an area regulated pursuant to Ontario Regulation 182/06 prior to site alteration.

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

**Quadri Adebayo**

APPENDIX " E "

to

**From:** Anne Elmhirst  
**Sent:** Monday, April 09, 2018 12:16 PM  
**To:** Charlotte Crockford-Toomey  
**Subject:** D20-2018-016

REPORT COA-2018-023

FILE NO. D20-2018-016

Hello Charlotte,

RE: Minor Variance D20-2018-016  
110 Crescent Dr., Former Verulam Township, City of Kawartha Lakes  
Conc. 7, Pt Lot 15, Plan 348, Lot 12  
Roll No. 165102605021500

I have received and reviewed the request to obtain relief for the purpose of constructing a garage in the front yard on the above-noted property. A site visit was conducted to assess the existing location of the sewage system in regards to the new construction.

A sewage system use permit was located for this property (V-22-05 & V-60-86). The septic tank was located beside the residential dwelling through probing as per the site plan. The septic filter bed was located by visual observation and measurements. The proposed garage will not impact on the required setback clearances to the existing sewage system.

In addition, the property was assessed for a potential replacement on-site sewage system should the current one fail. Adequate space is available on the property for a replacement Class 4 Sewage System.

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

Should you have any questions or concerns, please do not hesitate to contact me.

**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](http://www.kawarthalakes.ca)







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](mailto:ktimms@kawarthalakes.ca)  
website: [www.kawarthalakes.ca](http://www.kawarthalakes.ca)

APPENDIX " E"  
to  
REPORT  
CEA 2018-023  
D20-2018-016

## 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 10<sup>th</sup>, 2018

**RE:** Application For Minor Variance/Permission  
D20-2018-016  
110 Crescent Drive, Part Lot 15, Concession 7, Plan 348, Lot  
12, geographic Township of Verulam, Ward 7, Now in the City  
of Kawartha Lakes.

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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 6<sup>th</sup>, 2018.

It is the understanding by Engineering that the applicant is applying for a minor variance to permit the construction of a garage with an attic on the upper level in a front yard, with an increased maximum height and a reduced minimum front yard depth.

From an engineering perspective, we have no objection to the proposed minor variance for Township of Verulam Zoning By-law 6-87, as amended Section 5.1.3(b) to permit an accessory building or structure in a front yard, where it is only permitted in the side or rear yards, Section 5.1.5 to increase the maximum height of an accessory building or structure allowed in a residential zone from the 5 metres to 5.7 metres; and Section 5.2(d) to reduce the front yard depth allowed from 7.5 metres to 6 metres in order to permit the construction if a garage with an attic on the upper level.

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.