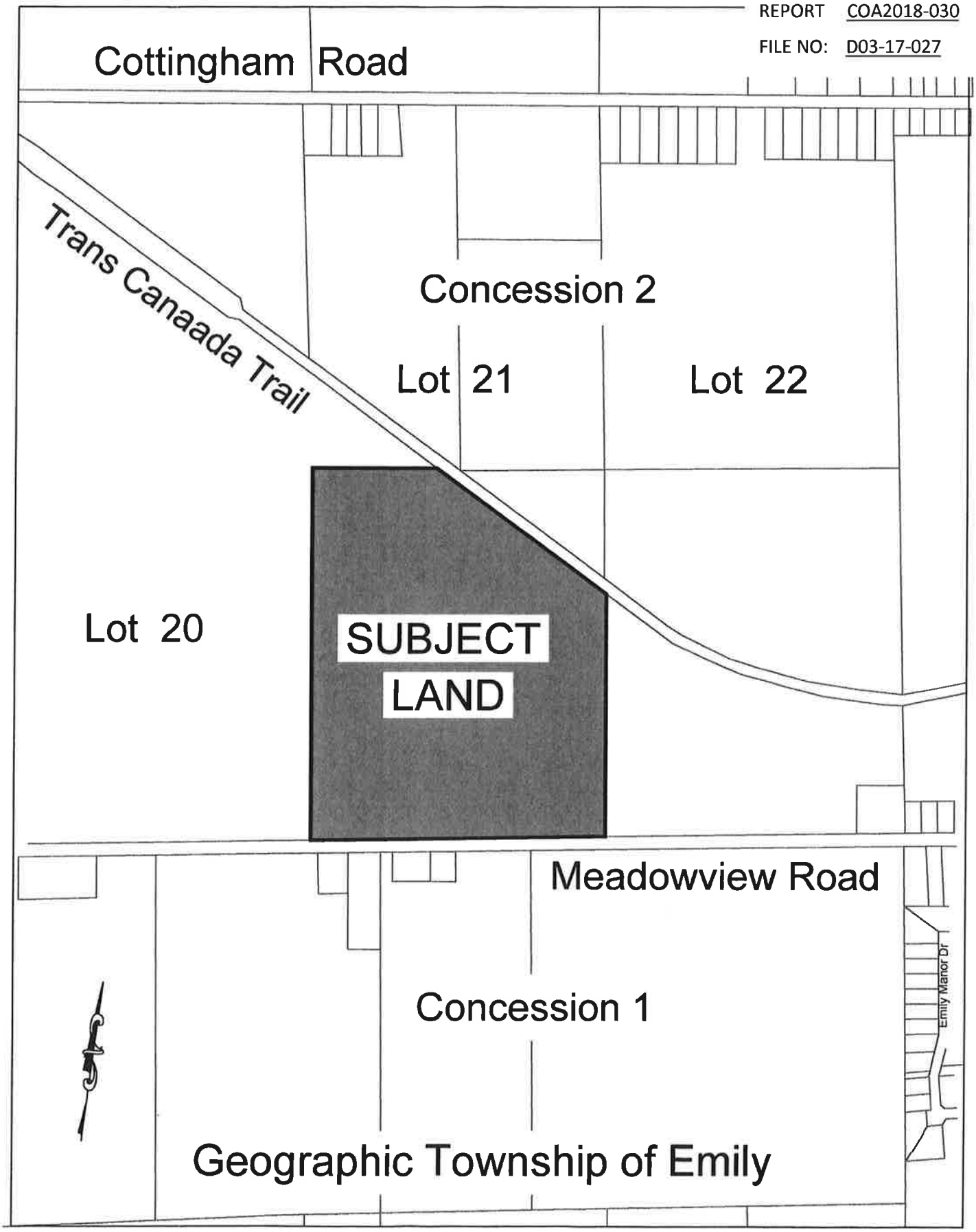
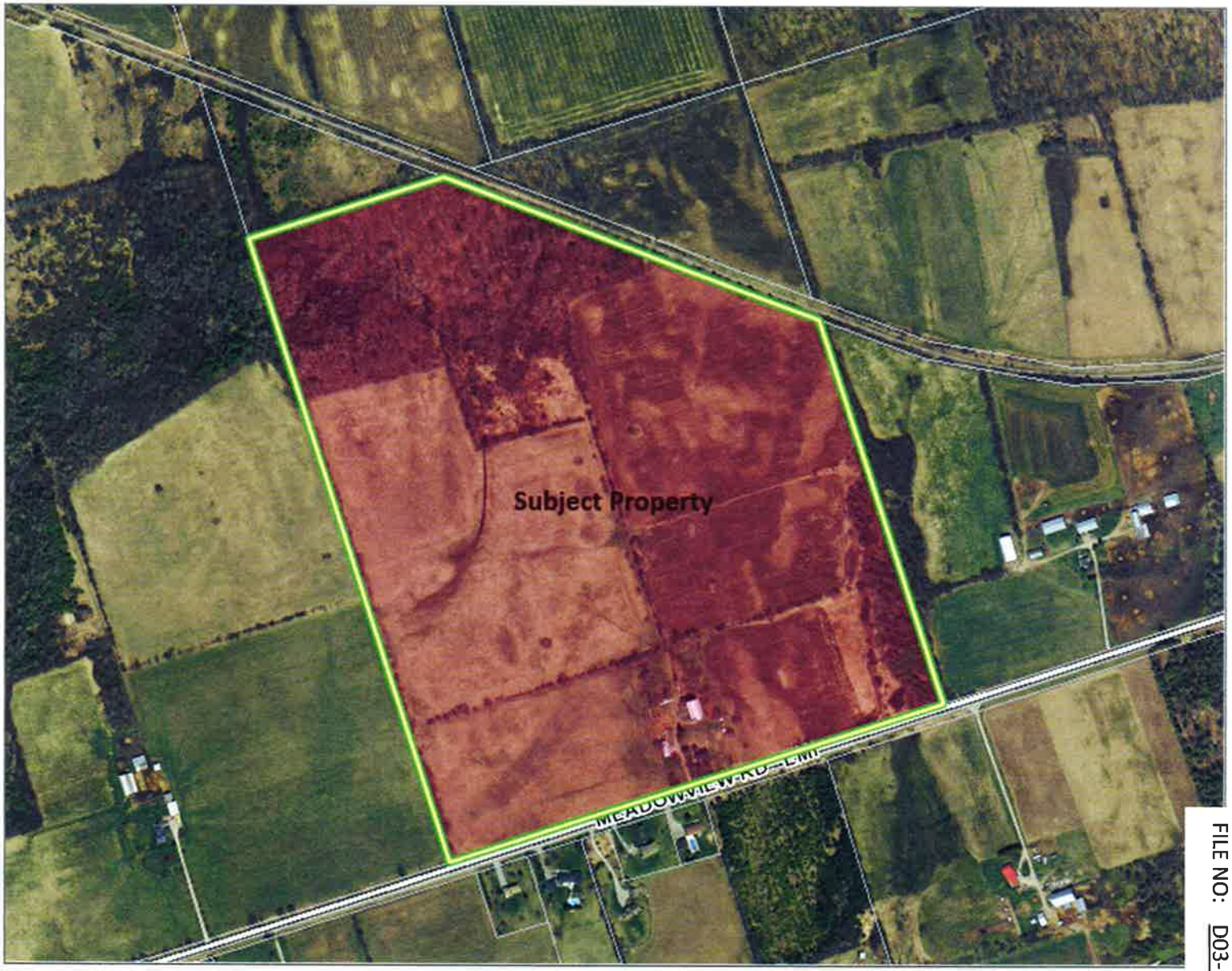
D03-17-027

APPENDIX " A "
to
REPORT COA2018-030
FILE NO: D03-17-027



GEOMATICS MAPPING

1109 Meadowview Road, geographic Township of Emily



0.46 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

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NORTH

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APPENDIX " B "
to
REPORT COA2018-030
FILE NO: D03-17-027

APPENDIX " C-1 "

to

REPORT COA2018-030

FILE NO: D03-17-027

Data Source: First Base Solutions Aerial Flown 2015

Proposed Severance Sketch

LEGEND

- Lands to be Severed (Farm House) ±1.0 ha (2.5 acres)
- Retained Lands ±37.0 ha (91.4 acres)
- Additional Lands Owned by 2324784 Ontario Limited ±4.1 ha (10.0 acres)
- Wooded Area
- Existing Access on Severed Lands
- Existing Building (House, Barn, Shed)
- Potential Access to Retained Lands

DATE: August 3, 2017 **SCALE** 1: 6,000

1109 Meadowview Road, Kawartha Lakes, Ontario

N:\16208\A - 1109 Meadowview Road, Kawartha Lakes\2017\February\Mapping\CAD\16208A_Figure Mapping_14 July 2017.dwg

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

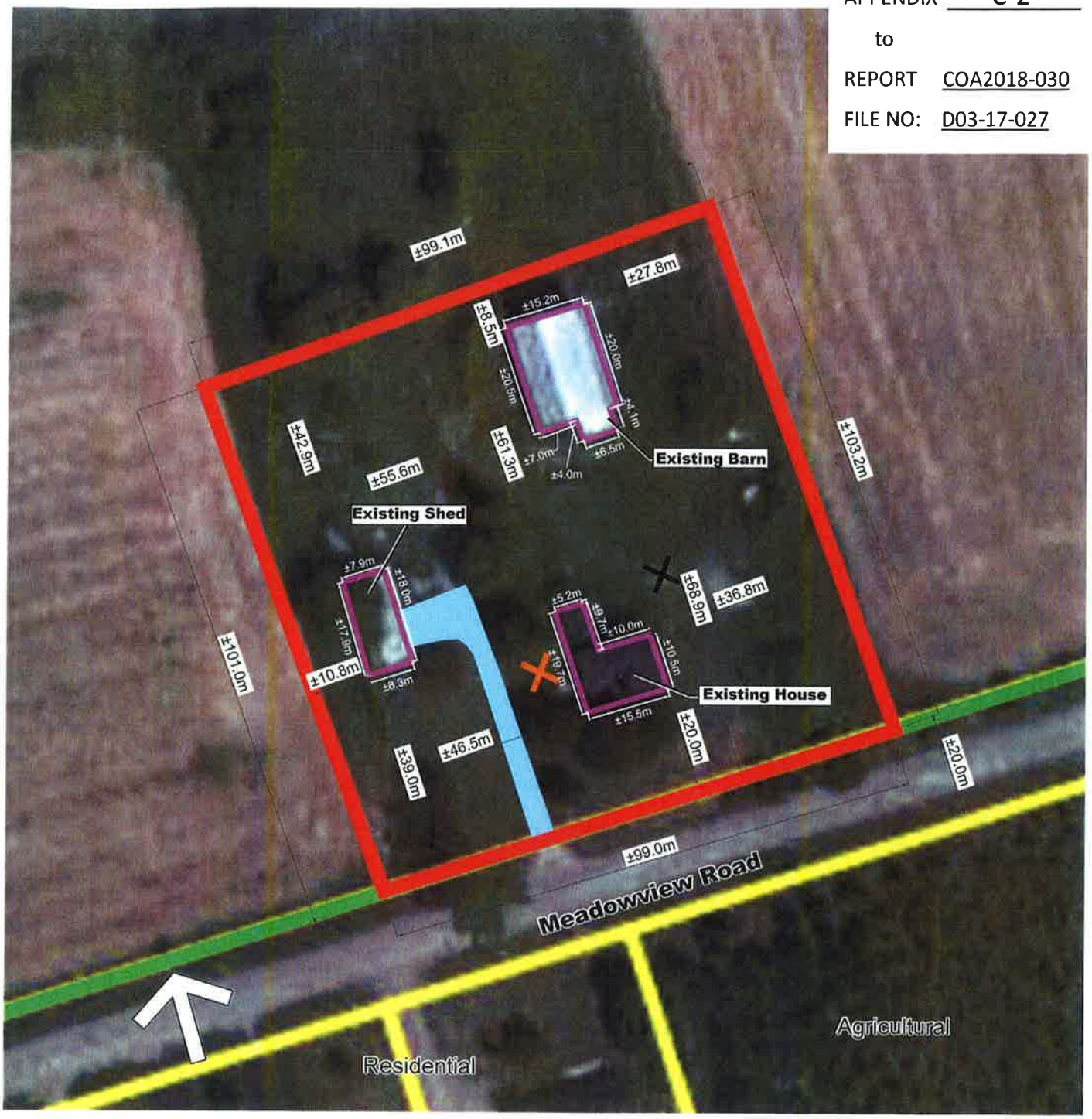
230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7
P: 905 761 5588 F: 905 761 5589 | WWW.MHBCPLAN.COM

APPENDIX " C-2 "

to

REPORT COA2018-030

FILE NO: D03-17-027



Data Source: First Base Solutions Aerial Flown 2015

Proposed Severance Sketch (Enlargement of Retained Lands)

LEGEND

- Lands to be Severed (Farm House) ±1.0 ha (2.5 acres)
- Retained Lands
- Existing Building (House, Barn, Shed)
- Existing Access on Severed Lands
- X Approximate Location of Well
- X Approximate Location of Septic Tank
- Potential Access to Retained Lands

DATE: August 3, 2017 **SCALE** 1:1,000

1109 Meadowview Road, Kawartha Lakes, Ontario

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

230-7050 WESTON ROAD WOODBRIDGE, ON L4L 8G7
P: 905 761 5588 F: 905 761 5589 | WWW.MHBCPLAN.COM

APPENDIX " D "

to

REPORT COA2018-030

FILE NO: D03-17-027

Data Source: Google Aerial Map 2018

Proposed Severance Sketch (Enlargement of Retained Lands)

LEGEND

- Lands to be Severed (Farm House) ±1.00 ha (2.47 acres)
- Retained Lands
- Existing Building (House, Barn, Sheds)
- Existing Access on Severed Lands
- Approximate Location of Well
- Approximate Location of Septic Tank
- Potential Access to Retained Lands

DATE: April 12, 2018 **SCALE** 1:1,000

1109 Meadowview Road, Kawartha Lakes, Ontario

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

APPENDIX " E "
to
REPORT COA2018-030
FILE NO: D03-17-027

GEOMATICS MAPPING

1109 Meadowview Road, geographic Township of Emily

0.06 Kilometers

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NORTH

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David Harding

From:	Derryk Wolven
Sent:	Tuesday, November 14, 2017 9:39 AM
To:	Erica Hallett
Subject:	Consents
Follow Up Flag:	Follow up
Flag Status:	Flagged

APPENDIX "F"
to
REPORT COA 2018-030

FILE NO. D03-17-027

Please be advised building division has the following comments:

D03-17-026 No concerns
D03-17-027 Confirm accessory buildings comply with OBC requirements as residential accessory. Change of use permit required.
D03-17-028 No concerns
D03-17-029 No concerns
D03-17-030 No concerns
D03-17-031 No concerns
D03-17-032 No concerns
D03-17-033 Confirm accessory buildings comply with OBC requirements as residential accessory. Change of use permit required.
D03-17-034 No concerns
D03-17-035 No concerns
D03-17-036 No concerns
D03-17-037 No concerns
D03-17-038 No concerns
D03-17-039 No concerns
D03-17-040 No concerns
D03-17-041 No concerns
D03-17-042 No concerns

Kind Regards,

Derryk

D Wolven

Plans Examiner
Building Division
City of Kawartha Lakes

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

David Harding

From: Lisa Peimann
Sent: Wednesday, November 08, 2017 10:50 AM
To: Erica Hallett
Subject: Various consent applications

Follow Up Flag: Follow up
Flag Status: Flagged

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:

D03-17-027 1109 Meadowview Road, Emily
D03-17-035 Rehill Drive (address not assigned), Verulam
D03-17-036 Rehill Drive (address not assigned), Verulam
D03-17-037 Rehill Drive (address not assigned), Verulam
D03-17-038 Rehill Drive (address not assigned), Verulam
D03-17-039 Rehill Drive (address not assigned), Verulam
D03-17-040 237 Anderson Line, Bobcaygeon
D03-17-041 French Settlement Road, Bexley

Thanks,

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

David Harding

From: Anne Elmhirst
Sent: Tuesday, October 31, 2017 11:22 PM
To: Erica Hallett
Subject: D03-17-027 - 1109 Meadowview Road

Hello Erica,

RE: Consent Application D03-17-027
1109 Meadowview Road, Former Emily Township, City of Kawartha Lakes
Conc. 2, Lot 21,
Owner: 2324784 Ontario Limited

I have received and reviewed the above-noted application for consent to sever 1.0 ha of land for residential purposes and retain 37.0 ha of agriculture land.

The property has been assessed and the location of the sewage system determined. The property was also assessed to ensure there is adequate space to replace the sewage system within the proposed property boundaries should the current system malfunction.

As a result of this evaluation, the Building Division – Sewage System Program has no objection to the proposed consent application.

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

Best Regards,

Anne Elmhirst C.P.H.I.(C), B.A.Sc., B.Sc.
Supervisor – Part 8 Sewage Systems
Development Services - Building Division
180 Kent St. W.,
Lindsay, ON
K9V 2Y6
(t) 705-324-9411 ext. 1882
(f) 705-324-5514

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Otonabee
CONSERVATION

ORCA Plan Review and Permitting Services Memo

To: Erica Hallett
From: Beverly Hurford, Watershed Planner
CC: David Harding, David McKay
Date: October 13, 2017
Subject: **D03-17-027**
Roll #: 1651 001 001 05000
File: **2007-SV070**

Otonabee Region Conservation Authority (ORCA) has received the notice concerning the application for consent for the above noted property. ORCA staff has reviewed the available information in accordance with our mandate and policies and now offer the following comments.

The application is to sever a 1 hectare parcel containing a surplus farm dwelling and accessory structures. There is a watercourse and an unevaluated wetland approximately 80 metres to the east of the proposed lot. The proposed lot is located approximately 20 metres above the elevation of the watercourse. The lot does not appear to be at risk of flooding. The creation of a new lot at this location should not have any impact on the wetlands located on the retained parcel. Therefore, ORCA has no objection to the proposed consent.

If you have any questions, please do not hesitate to call.

Beverly Hurford

The Otonabee Region Conservation Authority
250 Milroy Drive, Peterborough, ON K9H 7M9
Phone: 705-745-5791 Fax: 705-745-7488
Email: otonabeeca@otonabeeconservation.com www.otonabeeconservation.com

Conservation ONTARIO

David Harding

From: Mark LaHay
Sent: Friday, August 25, 2017 1:57 PM
To: Janet Wong; David Harding
Cc: Richard Holy; Erica Hallett
Subject: FW: D03-17-027 - Consent - 1109 Meadowview Road Application - MTO comments

FYI - file

From: Tolles, Cheryl (MTO) [mailto:Cheryl.Tolles@ontario.ca]
Sent: Friday, August 25, 2017 1:50 PM
To: Mark LaHay; Richard Holy
Subject: D03-17-027 - Consent - 1109 Meadowview Road Application - MTO comments

Thank you for providing the opportunity to provide comments. This location is far enough west on Meadowview Road that it is beyond the MTO permit control from Hwy 7 and no MTO approvals or permits are required. I do not need to be circulated further on this application.

Thanks

Cheryl

Cheryl Tolles
Ministry of Transportation
Corridor Management Planner
Highway Corridor Management Section
1355 John Counter Blvd.
Kingston, ON K7L 5A3

Cheryl.Tolles@ontario.ca
613-545-4744
Toll Free: 1-800-267-0295

Ministry of Transportation of Ontario | Highway Corridor Management

David Harding

From:	Kirk Timms
Sent:	Wednesday, August 23, 2017 2:55 PM
To:	Leanne Dunn
Cc:	Janet Wong; Christina Sisson; Kim Rhodes; Anne Elmhirst; Lisa Peimann; 'Cheryl.Tolles@ontario.ca'; Kelly Maloney
Subject:	D03-17-027 - 1109 Meadowview Road Consent

Good Afternoon Leanne,

Further to our review of the above noted application, Development Engineering offers no objection based on the advanced circulation for the proposed consent. For entrances, the new entrance By-Law – 2017-151 spells out that the entrance policy and entrance permit process covers two steps – the review by Public Works – Roads for suitability of an entrance and the review for the installation of the entrance – actual permit. Therefore, in keeping with the intent from the Directors and By-Law 2017-151, the suitability and availability of the entrance is required to be confirmed prior to the clearance of the consent conditions. The permit is only good for one year and would then be applied for and installed. The intent was not to have multiple entrances and then the consent is not completed or established.

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

Regards,

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