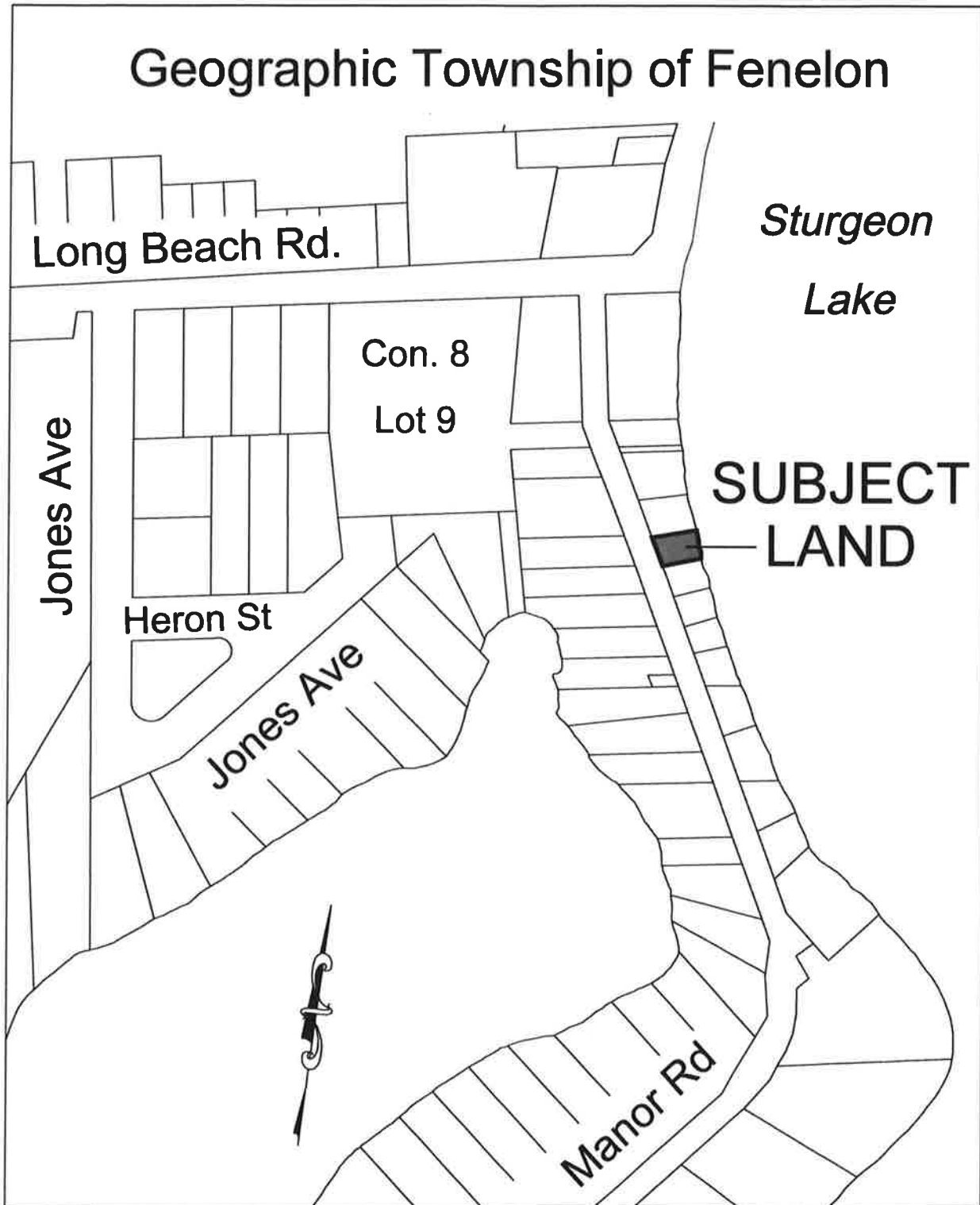


to

REPORT COA2018-032

FILE NO: D20-2018-019



to

REPORT COA2018-032

FILE NO: D20-2018-019

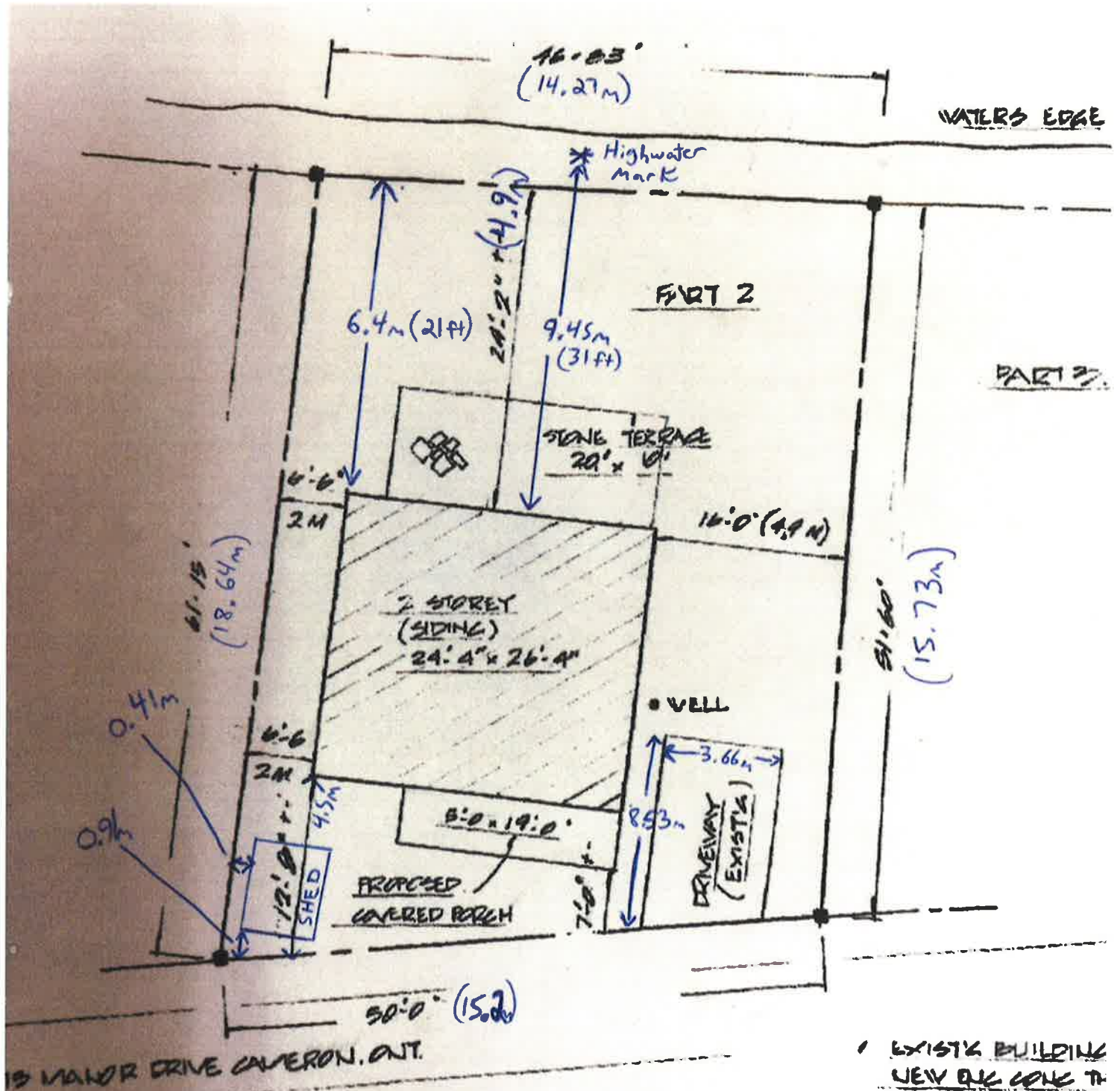
## 15 Manor Road, geographic Township of Fenelon



to

REPORT COA2018-032

FILE NO: D20-2018-019



EXISTING BUILDING  
NEW ONE COME TO  
1ST FLOOR LIVING &  
TRUSS SYSTEM

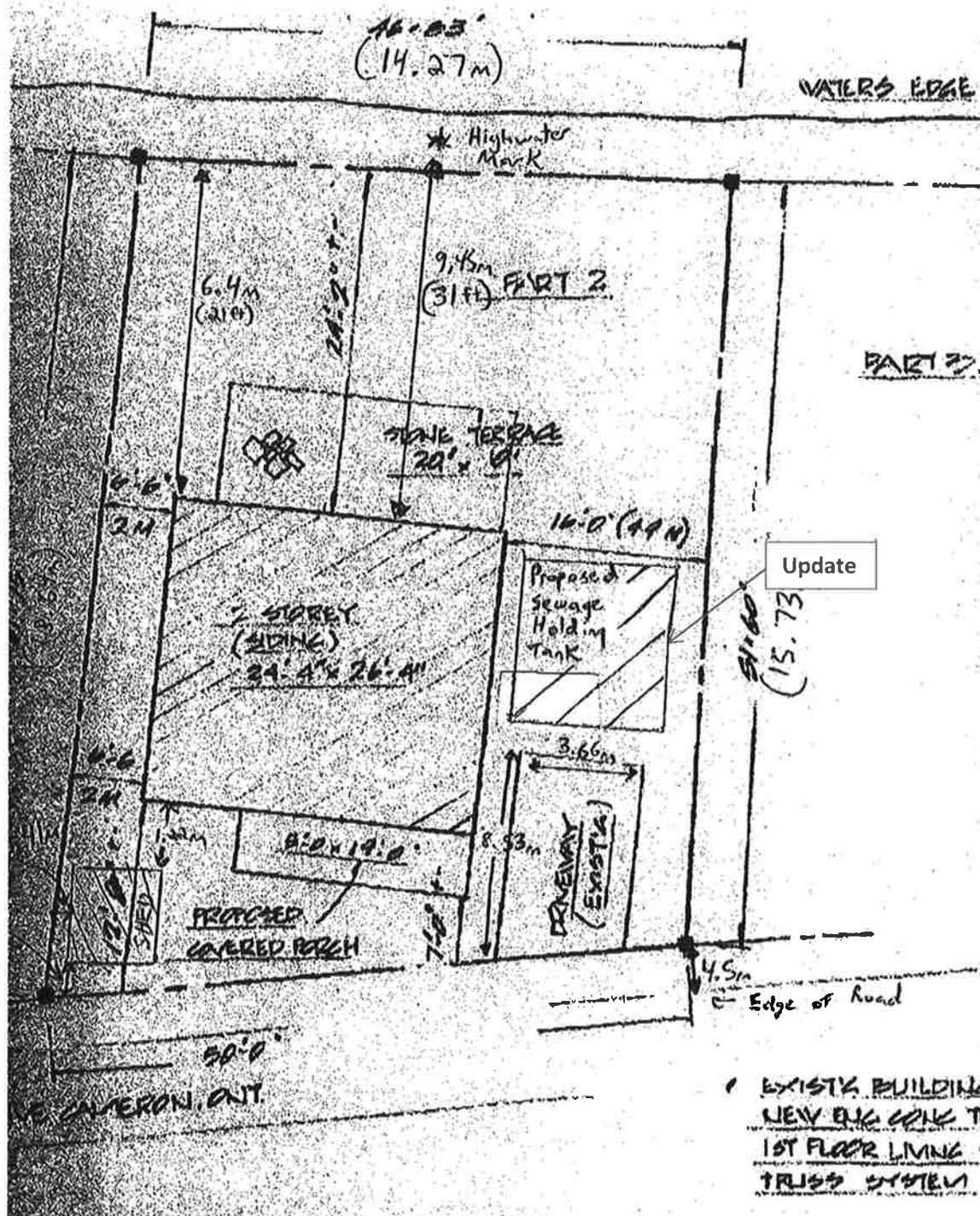


to

REPORT COA2018-032

FILE NO: D20-2018-019

## Updated Site Plan Showing Holding Tank Location

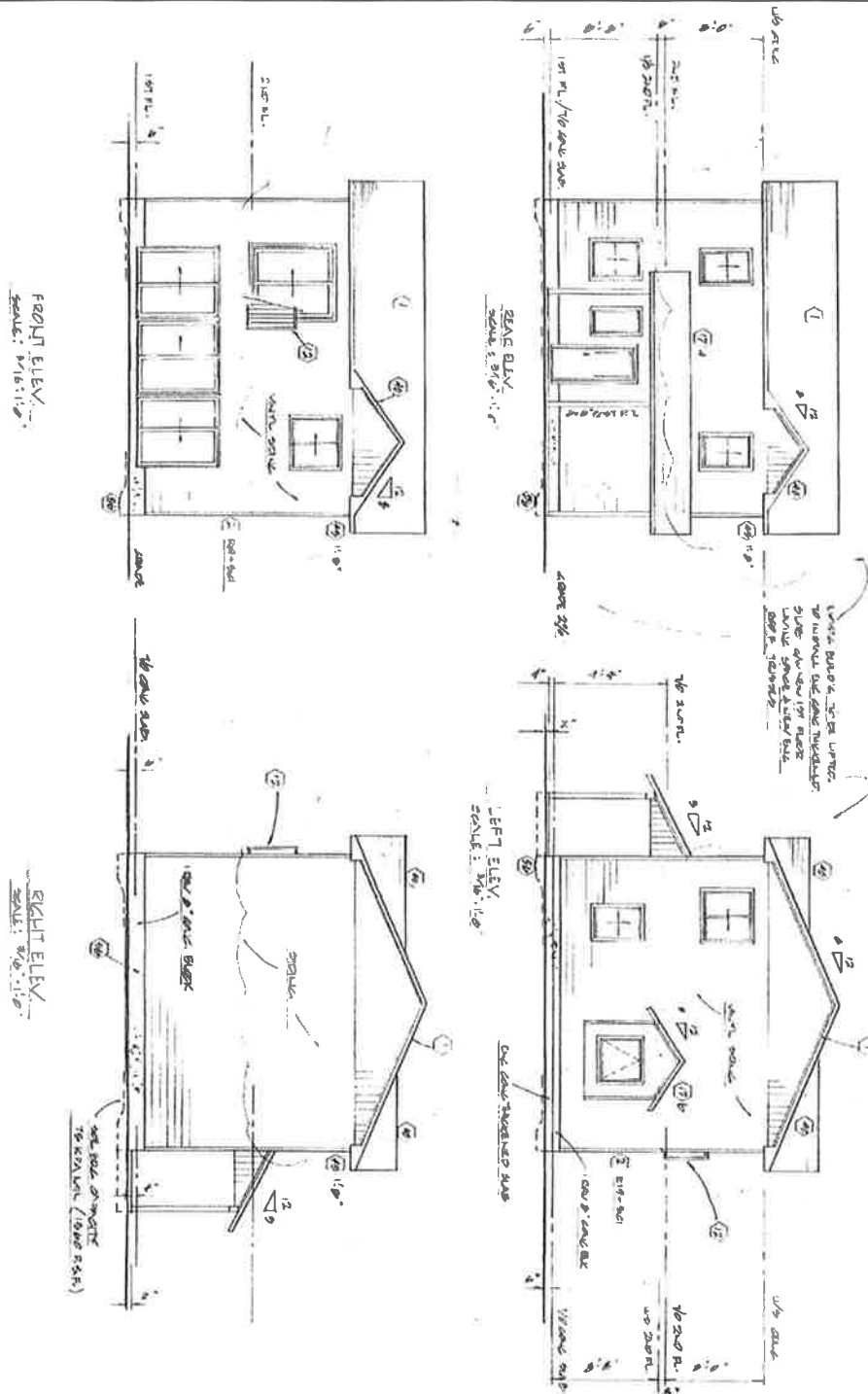


to

REPORT COA2018-032

FILE NO: D20-2018-019

# Elevation Drawings



**Quadri Adebayo**

APPENDIX " E "

to

**From:** Anne Elmhirst  
**Sent:** Monday, April 09, 2018 1:25 PM  
**To:** Charlotte Crockford-Toomey  
**Subject:** D20-2018-019 - 15 Manor Rd

REPORT COA-2018-032

FILE NO. D20-2018-019

Hello Charlotte,

RE: Minor Variance D20-2018-019  
15 manor Rd., Former Fenelon Township, City of Kawartha Lakes  
Conc. 8, Pt Lot 9, Plan 164, Part 9-10  
Roll No. 165121003034200

I have received and reviewed the request to obtain relief for the proposed rebuild on the above-noted property. A site visit was conducted to assess the proposed location of the sewage system in regards to the new construction.

A sewage system permit to install was issued for this property(SS2017-0381). The Holding Tank is proposed to be beside the residential dwelling. This property can only be serviced by a Holding Tank.

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)



**Quadri Adebayo**

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**From:** Anne Elmhirst  
**Sent:** Monday, June 11, 2018 11:19 PM  
**To:** Quadri Adebayo  
**Subject:** 15 Manor Road

REPORT COT-2018-032

FILE NO. D20-2018-019

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Quadri,

I have received the updated diagram for the proposed reconstruction of the dwelling at 15 Manor Road. This diagram does indicate the location of the holding tank as approved by the Building Division – Sewage System Program Sewage System Permit to Install for this property.

As such, I have no further concerns with the proposed minor variance request.

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



**Quadri Adebayo**

**From:** Derryk Wolven  
**Sent:** Thursday, June 07, 2018 9:43 AM  
**To:** Charlotte Crockford-Toomey  
**Subject:** Minor Variances

FILE NO. D20-2018-019

Please be advised building division has the following comments:

D20-2018-003 No Concerns  
D20-2018-019 No Concerns  
D20-2018-023 Built without permit  
D20-2018-024 No Concerns  
D20-2018-025 No Concerns  
D20-2018-026 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)







APPENDIX " E "

to  
May 10, 2018  
KRCA File No. 16242  
REPORT COA2018-032

FILE NO. D20-2018-019

Charlotte Crockford-Toomey  
City of Kawartha Lakes  
180 Kent Street West  
Lindsay, ON K9V 2Y6

**Regarding: Minor Variance Application D20-2018-019**  
**15 Manor Road**  
**Lot 8, Concession 9**  
**Geographic Twp. of Fenelon**  
**City of Kawartha Lakes**

Dear Ms. Crockford-Toomey:

Kawartha Conservation is in receipt of a minor variance D20-2018-019 for relief from the following sections of Zoning By-Law 12-95:

1. Section 3.14.1.2 Parking; to reduce the parking requirement by 1.97m
2. Section 3.18.1 Environmental Protection Zone; to permit the existing and proposed structure within the EP zone
3. 13.2.1.3 e) Water Setback; to permit the existing setback of 9.45m, with a further reduction to 5.55m \*
4. 13.2.1.3 b ii) Side Yard Requirements; request to reduce to 2m from the required 2.3m
5. 3.1.2.2 Erection of an accessory structure; seeking to permit the existing shed 0.41m from the side lot line – a relief of 0.79m
6. 3.1.2.1 Erection of accessory buildings only permitted in interior side or rear yard; to permit an existing shed in the front yard

Upon review, staff offer the following comments.

Ontario Regulation 182/06

The subject property abuts Sturgeon Lake, and contains a portion of the flooding hazard associated with that waterbody. Kawartha Conservation regulates the shoreline and floodplain associated with Sturgeon Lake, as well as a 15 metre setback from the limit of the greatest hazard, therefore, the property is regulated pursuant to Ontario Regulation 182/06.

The flood elevation associated with Sturgeon Lake is 248.4 metres above sea level (masl), and based on the topographic information included in the circulation package it appears that the entire property falls below the flood elevation, therefore any development on site requires a Permit from Kawartha Conservation prior to site alteration, and prior to building permit issuance from the City of Kawartha Lakes.

With regards to minor variances 1, 4, 5, and 6 (as listed above), Kawartha Conservation has no concerns at this time with existing structures or a reduction in parking area, however the proposed development associated with minor variances 2 and 3 are both within a regulated area and subject to Ontario Regulation 182/06 and Kawartha Conservation's development policies.

Staff note that the proposed 2<sup>nd</sup> floor deck necessitating the reduction in the water setback is no longer required, and it is presumed based on the drawings provided, that the proposed 2-storey residential structure is not proposed to encroach any closer to the shoreline than the existing 1-storey structure at its closest point (i.e. 9.45m).

\*Staff note that on the site plan submitted in support of Minor variance D20-2018-019, it says to OMIT the 2<sup>nd</sup> floor balcony requiring the minor variance to reduce the water setback from 9.45 to 5.55, and to replace it with a Juliette balcony, which would only protrude inches from the existing structure.

Pursuant to Policy 4.5.2(8), replacement of a residential dwelling located within a flooding hazard that would result in an increase in dwelling size may be permitted provided it can be demonstrated that the conditions for Minor Residential Additions (Policy 4.5.2(3), 4.5.2(4), 4.5.2(5) and 4.5.2(6)) can be satisfied AND that the dwelling to be replaced is relocated outside the flooding hazard where feasible.

The proponent will be required to work with Kawartha Conservation's regulations staff to confirm that the proposed development can meet policy, and therefore be permissible pursuant to Ontario Regulation 182/06, however minor variances 2 and 3, which are to permit an *existing* water setback (because the proposed second floor deck is omitted) and *existing* development in the EP zone are supported by policy.

City of Kawartha Lakes Memorandum of Understanding

Sturgeon Lake is deemed fish habitat. The Ministry of Natural Resources and Forestry recommends a minimum 30 metre naturally vegetated buffer between development, and fish habitat. The proposed dwelling is within the recommended 30 metre buffer, however staff note that it is not proposed any closer than the existing dwelling at its closest point (9.45m water setback). Therefore, while staff support every effort to enhance fish habitat by having the proponent retain as many trees/shrubs as possible, and vegetate the shoreline where feasible, staff do not require a fish habitat environmental impact study for this application.

Summary

Based on topographic information included in the minor variance circulation for D20-2018-019, the subject property appears to be entirely within the floodplain associated with Sturgeon Lake. As such, any development on site requires a Permit from this office, prior to site alteration. The minor variances sought through this application are largely to recognize existing structures and setbacks, and as such, provided the new development does not encroach any closer to the shoreline than the existing structure does at its closest point (habitable space for habitable space), then staff do not object to the requests.

However, the proposed two-storey structure must meet Kawartha Conservation's policies as outlined under the heading 'Ontario Regulation 182/06' (above), therefore, while staff may not object to the minor variances, the proposed dwelling may need to be amended, depending on site conditions and applicable policies. Staff strongly recommend a preconsultation with Kawartha Conservation's Regulations Department prior to making an application for a building permit from this office. Please contact Lee Austin Youmans at 705-328-2271 ext.211 to get on the preconsultation schedule.

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, Regulations Department, Kawartha Conservation, via email



APPENDIX " E "

to

June 06, 2018

KRCA File No 16242

Page 1 of 2

REPORT CEA2018-032

FILE NO. D20-2018-019

**VIA EMAIL**

Ms. Crockford-Toomey  
Administrative Assistant  
City of Kawartha Lakes  
180 Kent Street West  
Lindsay, ON K9V 2Y6

**Regarding: Application for MV – Minor Variance  
Scott Meier  
15 Manor Road, Lot 9 Con 8  
Geographic Township of Fenelon  
City of Kawartha Lakes**

Dear Ms. Crockford-Toomey:

Kawartha Region Conservation Authority (KRCA) has completed a review of the above noted application for minor variance and it is the opinion of the KRCA that:

Based on topographic information included in the circulation of the above mentioned application, the subject property appears to be entirely within the floodplain associated with Sturgeon Lake.

Pursuant to Policy 4.5.2(8), replacement of a residential dwelling located within a flooding hazard that would result in an increase in dwelling size may be permitted provided it can be demonstrated that the conditions for Minor Residential Additions (Policy 4.5.2(3), 4.5.2(4), 4.5.2(5) and 4.5.2(6)) can be satisfied AND that the dwelling to be replaced is relocated outside the flooding hazard where feasible.

The minor variances sought through this application are largely to recognize existing structures and setbacks, and as such, provided the new development does not encroach any closer to the shoreline than the existing structure does at its closest point, then KRCA does not object to the requests.

**Kawartha Conservation would like to take this opportunity to note that the proposed development is located within areas regulated under Ontario Regulation 182/06, and a permit will be required from this office prior to beginning development. The proposed two-storey structure must meet Kawartha Conservation's policies as outlined under the above mentioned act. Please contact our permitting technician to discuss the requirements in regards to development in a flood plain and to confirm that the proposed development can meet policy, and therefore be permitted by our office.**

**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 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 have any questions regarding this matter, please do not hesitate to contact this office.

Kindest Regards,



Alexander White  
Planning & Policy Assistant

**KAWARTHA CONSERVATION**  
277 Kenrei Road, Lindsay, ON K9V 4R1  
705.328.2271 Fax 705.328.2286  
**KawarthaConservation.com**

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