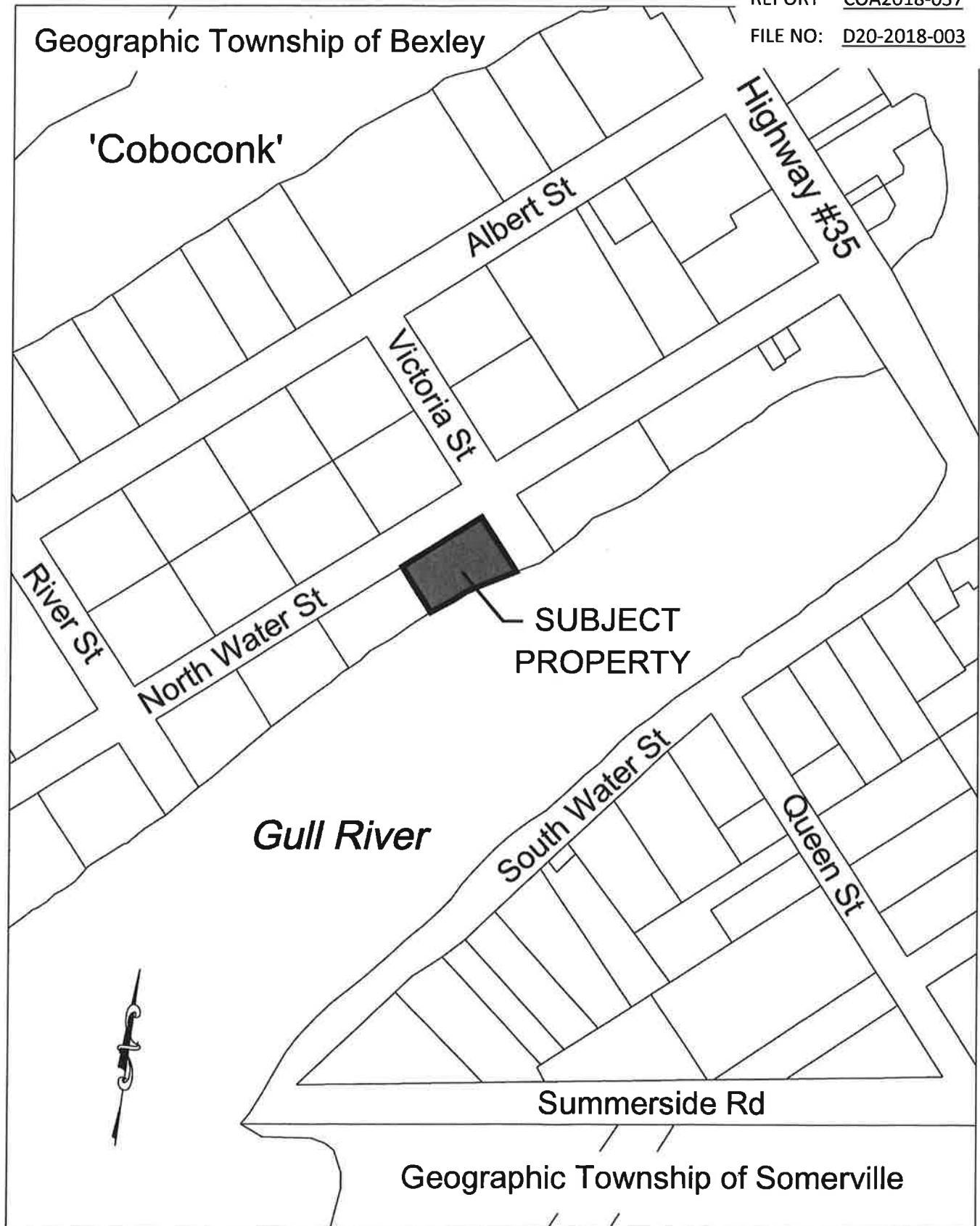


to

REPORT COA2018-037

FILE NO: D20-2018-003



17 Water Street North, geographic Twp. of Bexley



0.05

Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



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

APPENDIX " B "

to

REPORT COA2018-037

FILE NO: D20-2018-003

CIVIC ADDRESS: 17 WATER STREET
OWNER: JOSEPHINE DIANA MARLOW
BUILDING PERMIT No. _____
ROLL No. _____

FOR CONSTRUCTION PURPOSES ONLY
SITE GRADING PLAN OF
LOT 5

EAST OF WATER STREET
REGISTERED PLAN No. 46
GEOGRAPHIC TOWNSHIP OF BEXLEY
CITY OF KAWARTHA LAKES

SCALE 1 : 200



COE, FISHER, CAMERON

© COPYRIGHT 2016

METRIC UNITS AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND:
- FOUND SURVEY MONUMENT
 - SB - STANDARD IRON BAR
 - IB - IRON BAR
 - CC - CUT CROSS
 - 255.501 PROPOSED ELEVATION
 - 254.80 ORIGINAL GROUND
 - SLOPE
 - STAKE
 - F.F.E. - FIRST FLOOR ELEVATION
 - T.B.W. - TOP OF BASEMENT WALL
 - T.B.S. - TOP OF BASEMENT SLAB
 - T.C.S. - TOP OF CURB SLAB
 - T.C.S. - TOP OF CURB SLAB
 - U.F. - UNDERGROUND FOOTING
 - HP - HIGH POINT
 - HPED - HIGH POINT ELEVATION

GENERAL NOTES:

1. DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SMALLS TO A PROTECTED OUTLET. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
2. SEGMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO PREVENT EROSION OF THE SUBJECT LOT INTO ADJACENT AREAS. NO ENTRY OF ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREAS OTHER THAN OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
3. EROSION CONTROL MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE ADJACENT PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLED TO A PROTECTED OUTLET.
4. ALL DOWNSPOUTS AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ONTO A SPLASH PAD OR APPROVED EQUIVALENT.
5. THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICES LOCATES PRIOR TO ANY WORKS.
6. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT BE COVERED OR SEEDS OVER A MINIMUM OF 150MM OF TOPSOIL OR APPROVED EQUIVALENT.
7. THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
8. THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR ENGINEERING LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR INSPECTION AND RECORDING.
9. BUILDER TO ENSURE MINIMUM OVERBURDEN FOR PROTECT PROTECTION ON FOOTINGS.
10. SHORES WITH LESS THAN 25% SLOPE HAVE POTENTIAL FOR FLOODING WATER. IF ANY ARE EXPOSED FROM THE LOT, THE BUILDER SHALL ENSURE THAT ELEVATIONS WILL BE LESS THAN 0.1m BETWEEN GROUND AND 15.0m.

ZONING		F.F.E. 255.49	
A	T.B.W.	255.19	
B	T.B.W.	256.85	
BUILDING AREA 195.7 SQ. m.			
A	T.C.S.	256.45	
B	T.C.S.	258.60	
No.		DESCRIPTION	
No.		DATE	
No.		REVISIONS	
No.		SHEET 1	

APPENDIX " C "

to

REPORT COA2018-037

FILE NO: D20-2018-003

ELEVATIONS:
ELEVATIONS SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
2m SOUTHEAST OF THE SOUTHERN DC
HAVING AN ELEVATION OF 257.73m
(2016-09-19)

DATED 17/12/2016

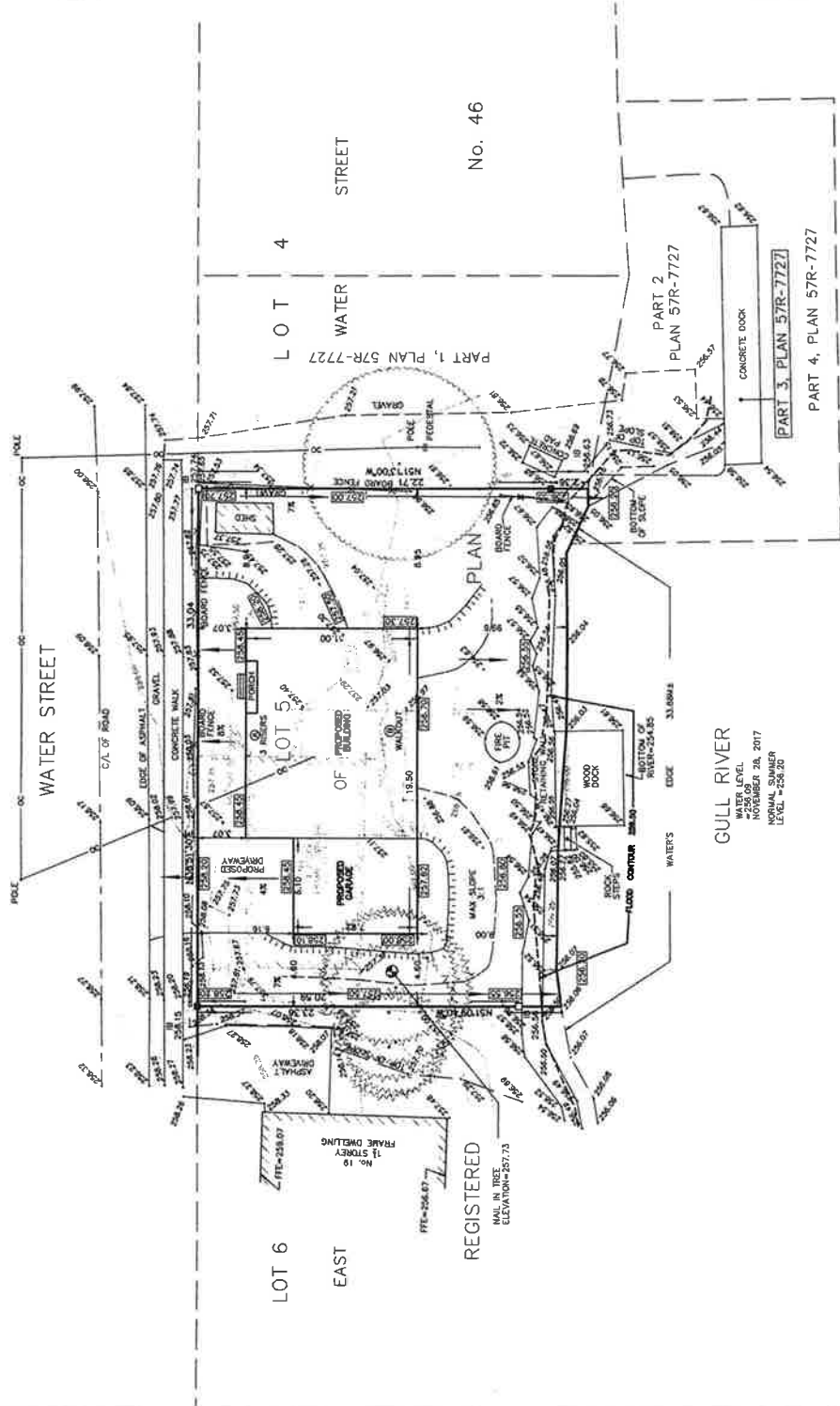
COE FIS

A wholly owned:
257 KENT STREET
T: (905) 324-4152 F: (905) 324-4153

DRAWN BY: AP

CHECKED BY:

FILE: G:\17-17-2016\17-2016-003\17-17-2016-003.dwg



GULL RIVER
WATER LEVEL
NOVEMBER 28, 2017
NORMAL SUMMER
LEVEL = 254.20

REGISTERED
PLAN No. 46
CITY OF KAWARTHA LAKES

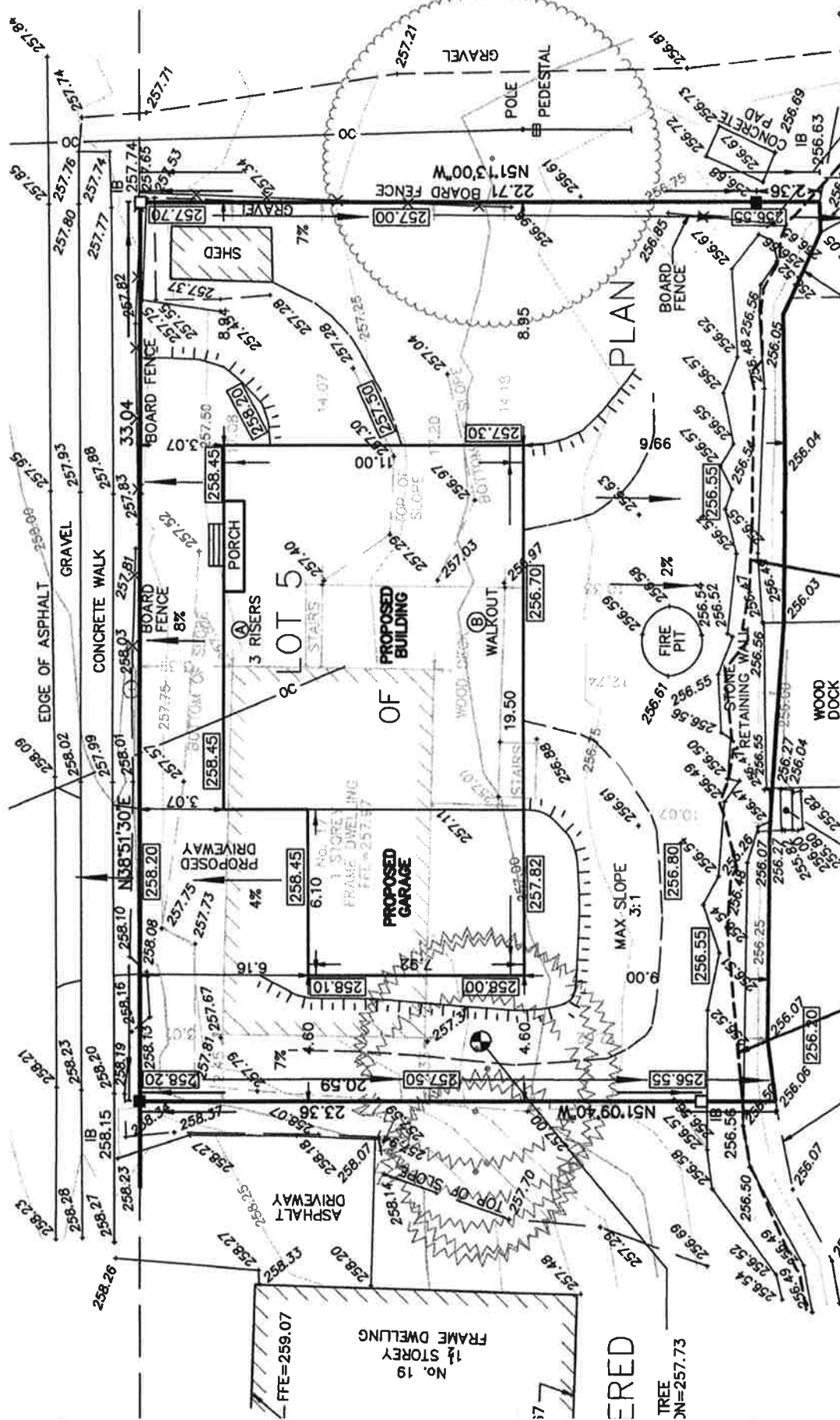
LOT 6
EAST

LOT 4
WATER STREET

No. 46

Enlargement

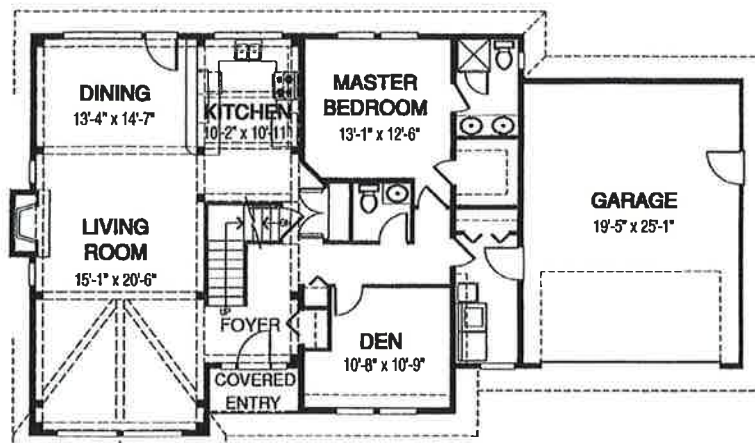
PART 1, PLAN 57R-7727



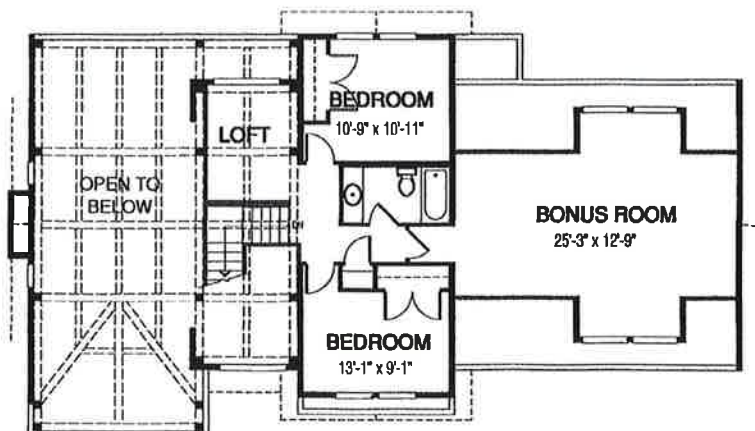
to

REPORT COA2018-037FILE NO: D20-2018-003The *Clarkson***TIMBER FRAME & LOG**

MAIN FLOOR



UPPER FLOOR

**Square Footage**

MAIN FLOOR	1472
UPPER FLOOR	971
UNFINISHED/ BONUS AREA	—
TOTAL LIVING AREA	2443
GARAGE	511
COVERED ENTRY/PORCH	32
BALCONY/ DECK	—
TOTAL AREA	2986

Dimensions

WIDTH	DEPTH
64	36

David Harding

From: Derryk Wolven
Sent: Friday, July 06, 2018 12:21 PM
To: Charlotte Crockford-Toomey
Subject: FW: Minor Variance applications

FILE NO. D20-2018-003

Please be advised that building division has the following comments:

D20-2018-019 No concerns
D20-2018-003 No concerns
D20-2018-027 No concerns
D20-2018-028 No concerns
D20-2018-028 No concerns
D20-2018-029 No concerns
D20-2018-031 No concerns
D20-2018-032 No concerns
D20-2018-033 No concerns

Kind regards,

Derryk Wolven, CBCO

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes
705-324-9411 ext. 1273 www.kawarthalakes.ca



David Harding

From: Mark LaHay
Sent: Thursday, June 14, 2018 5:06 PM
To: David Harding
Cc: Charlotte Crockford-Toomey
Subject: FW: City of Kawartha Lakes Minor Variance comments (D20-2018-003)

FYI - file

From: Sharma, Prabin (MTO) [<mailto:Prabin.Sharma@ontario.ca>]
Sent: Thursday, June 14, 2018 5:01 PM
To: Mark LaHay
Subject: RE: City of Kawartha Lakes Minor Variance comments

Hi Mark,

Thanks for responding to my voice message. Ministry of Transportation (MTO) has no concerns with the proposed minor variance application D20-2018-003 to consider relief from the Township of Bexley Zoning By-law 93-09. Please advise the proponent that the subject property is located within MTO's permit control area. Under the *Public Transportation and Highway Improvement Act* (PTHIA), a building and land use permit from MTO is required before construction of the proposed dwelling is started. You can advise the proponent to contact our office directly for further information on the permit application process.

If you have any question regarding this matter, please feel to contact me directly.

Thank you,

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

Prabin.Sharma@ontario.ca
613-544-2220 ext. 4119
Toll Free: 1-800-267-0295



From: Mark LaHay [<mailto:mlahay@kawarthalakes.ca>]
Sent: June-13-18 5:35 PM

David Harding

From: Christina Sisson
Sent: Tuesday, July 10, 2018 4:10 PM
To: 'DoNotReply@city.kawarthalakes.on.ca'; David Harding
Cc: Charlotte Crockford-Toomey; Kirk Timms; Kim Rhodes; Jamie McKelvie
Subject: RE: Approval started on COA2018-037 - Minor Variance - 17 North Water Street (Bexley) - Harlow.

Importance: High

Good afternoon,
We note our comments from June 13th, 2018 were included in the report being drafted.
We confirm that our comments are current based on the latest circulation of the notice for 17 North Water Street (Bexley).
Thank you,

Christina Sisson, P.Eng.
Supervisor, Development Engineering
Engineering & Corporate Assets, City of Kawartha Lakes
705-324-9411 ext. 1152 www.kawarthalakes.ca



From: Council Report Writers Workgroup [<mailto:SharePoint@city.kawarthalakes.on.ca>]
Sent: Tuesday, July 10, 2018 11:40 AM
To: David Harding
Cc: Christina Sisson; Charlotte Crockford-Toomey
Subject: Approval started on COA2018-037 - Minor Variance - 17 North Water Street (Bexley) - Harlow.

Approval has started on COA2018-037 - Minor Variance - 17 North Water Street (Bexley) - Harlow.

Participants are Richard Holy
Due by 7/11/2018 12:00:00 AM

Each person will receive a task to approve COA2018-037 - Minor Variance - 17 North Water Street (Bexley) - Harlow. The tasks will be assigned one at a time for participants shown above.

[View the status of this workflow.](#)



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

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: June 13th, 2018

RE: Application for Minor Variance/Permission
D20-2018-003
17 North Water Street, Part Lot 15, GRR, Lot 5, geographic
Township of Bexley, Ward 2, 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 June 7th, 2018.

It is the understanding by Engineering that the applicant is applying for a minor variance to permit the construction of a single detached dwelling.

From an engineering perspective, we confirm we have no objection to the proposed minor variance for the Township of Bexley Zoning By-law 93-09, as amended to reduce the minimum front yard setback from 7.5 metres to 3.2 metres, reduce the minimum water setback from 15 metres to 8.8 metres and reduce the minimum setback of building and structures from an Environmental Protection Zone boundary from 15 metres to 8.8 metres to permit the construction of a single detached 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.



May 10, 2018
KRCA File No. 16056

Via Email

David Harding
City of Kawartha Lakes
180 Kent Street West
Lindsay, ON K9V 2Y6

**Regarding: Fish Habitat Enhancement Opportunities
17 North Water Street
Lot 15, Fronting on Kiosquabekonk River
Geographic Twp. of Bexley
City of Kawartha Lakes**

Dear Mr. Harding:

Kawartha Conservation staff conducted a site visit to the subject property on April 11, 2018 to identify opportunities for fish habitat enhancement in order to assist Mr. and Mrs. Harlow in fulfilling the associated condition of their minor variance (D20-2018-003).

As previously discussed, other examples of fish habitat planting plans approved in Kawartha Conservation's watershed included the use of non-invasive, native species on approximately 25% of the rear yard abutting the watercourse. The following are potential opportunities to mitigate impacts to fish habitat at 17 North Water Street which we present as recommendations to the City:

- i) Plant live, native, water tolerant trees/shrubs within the rip-rap riparian area along the bank to facilitate overhanging vegetation that provides shade and nursery habitat for fish; and/or
- ii) Establish a buffer zone of natural vegetation, that is not mowed, between the rip-rap and the dwelling wherever possible; plantings of native shrubs and grasses would help to provide stormwater runoff quality buffering; and/or
- iii) Plant mature trees within the upland riparian area to facilitate overhanging vegetation that over time will provide shade; and/or
- iv) Install in-water structures in the nearshore including large boulders, and/or large anchored rootwads to provide habitat complexity.

For option i) species selection for this application is limited to species which dormant cuttings can be made. All species listed below will grow in full sun and wet soils:

- Willow (*Salix spp.*)
- balsam poplar
- Eastern cottonwood
- common elderberry
- silky dogwood*
- red osier dogwood*

*dogwoods are typically considered to have fair to good stake rooting ability, compared to the other listed species which have slightly better (very good to excellent) rooting ability. However dogwood species are easily obtained, and would be a suitable option.

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



For option iii), staff recommend larger caliper trees to encourage survival and to provide shade more immediately (e.g. 50 mm) rather than saplings or whips. Some suggested species for this option are:

- Eastern hemlock
- red maple
- red oak
- bur oak
- white pine

Once the preferred fish habitat mitigation option is selected, Kawartha Conservation's Stewardship Department would be more than happy to help secure the species identified above for the planting plans. Your contact would be Holly Shipclark, at 705-328-2271 ext. 240 or via email at hshipclark@kawarthaconservation.com

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: Josie Harlow, Owner, via email
Erica Hallett, City of Kawartha Lakes, via email

David Harding

From: Mark LaHay
Sent: Friday, February 09, 2018 12:04 PM
To: David Harding; Janet Wong
Cc: Charlotte Crockford-Toomey
Subject: FW: D20-18-003, 004, 005

FYI - file

From: Lisa Peimann
Sent: Friday, February 09, 2018 11:14 AM
To: Mark LaHay
Subject: FW: D20-18-003

This email confirms receipt of various applications to the Community Services Department and is intended to advise that our Department has no comments or concerns to offer the Committee with respect to the following minor variance applications:

D20-18-003 17 North Water Street, Bexley
D20-18-004 642 The Glen Road, Mariposa
D20-18-005 57 Lakeview Cottage Road, Bexley

Thanks,

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



Parks Canada Parcs Canada



Ontario Waterways

Trent-Severn Waterway National Historic Site &
Rideau Canal National Historic Site
PO Box 56, 2155, Ashburnham Drive
Peterborough, ON K9J 6Z6
705-750-4900
Fax: 705-742-9644

Voies navigables de l'Ontario

Lieu historique national du Canada de la Voie-Navigable-Trent-Severn &
Lieu historique national du Canada du Canal-Rideau
C.P. 567, 2155, promenade Ashburnham
Peterborough, ON K9J 6Z6
705-750-4900
Télécopieur: 705-742-9644

8500/T90-CKL-200

January 18th, 2018

Mark LaHay
Acting Secretary Treasurer
City of Kawartha Lakes
180 Kent Street West
Lindsay, ON K9V 2Y6

Dear Mr. Mark LaHay:

RE: **Various Application for Minor Variance**

D20-2018-003; 17 North Water Street, Cobocnk

We have now had an opportunity to review the above-noted application for minor variance. Please note all proposed work within this minor variance application is outside the jurisdiction of the Parks Canada Agency. Therefore this office does not have any objections to this application.

Please note this property has been identified as an area in which Blandings Turtles might be present. This species have been designated as Threatened under the federal *Species at Risk Act*. Threatened status means this species is likely to become endangered if nothing is done to reverse the factors contributing to declining population trends. Legal restrictions (or prohibitions) apply on federal lands, which may limit activities that would harm this species or their habitat.

Our records indicate there are two approved permits for shoreline works including a dock and sloped rock for this property. We would like to remind the applicant should they wish to undertake any shoreline or in-water works at this location they will require an approved permit from this office prior to the commencement of any work. This would include but is not limited to repair, replacement, new works and expansions of any works. Works can be described as anything that is in, on, under or over the water of the Gull River such as docks, boat lifts, shoreline stabilization, marine railways etc...

The In-Water and Shoreline Works and Related Activities Policy and application can be found online at:

<http://pc.gc.ca/en/docs/r/poli/page01>

D20-2018-005; 57 Lakeview Cottage Road, Bexley

We have now had an opportunity to review the above-noted application for minor variance. Please note all proposed work within this minor variance application is outside the jurisdiction of the Parks Canada Agency. Therefore this office does not have any objections to this application.

Canada



Parks
Canada

Parcs
Canada



Please note this property has been identified as an area in which Blandings Turtles might be present. This species have been designated as Threatened under the federal *Species at Risk Act*. Threatened status means this species is likely to become endangered if nothing is done to reverse the factors contributing to declining population trends. Legal restrictions (or prohibitions) apply on federal lands, which may limit activities that would harm this species or their habitat.

Our records indicate that there is an approved permit for shoreline works for this property which included construction of a new upland boathouse, alteration of existing wet slip, shoreline stabilization and shoreline stairs. We would like to remind the applicant should they wish to undertake any shoreline or in-water works at this location they will require an approved permit from this office prior to the commencement of any work. This would include but is not limited to repair, replacement, new works and expansions of any works. Works can be described as anything that is in, on, under or over the water of Balsam Lake such as docks, boat lifts, shoreline stabilization, marine railways etc...

The In-Water and Shoreline Works and Related Activities Policy and application can be found online at:

<http://pc.gc.ca/en/docs/r/poli/page01>

Best regards,

Alanna Boulton

Real Property Officer

Ontario Waterways, Trent-Severn Waterway