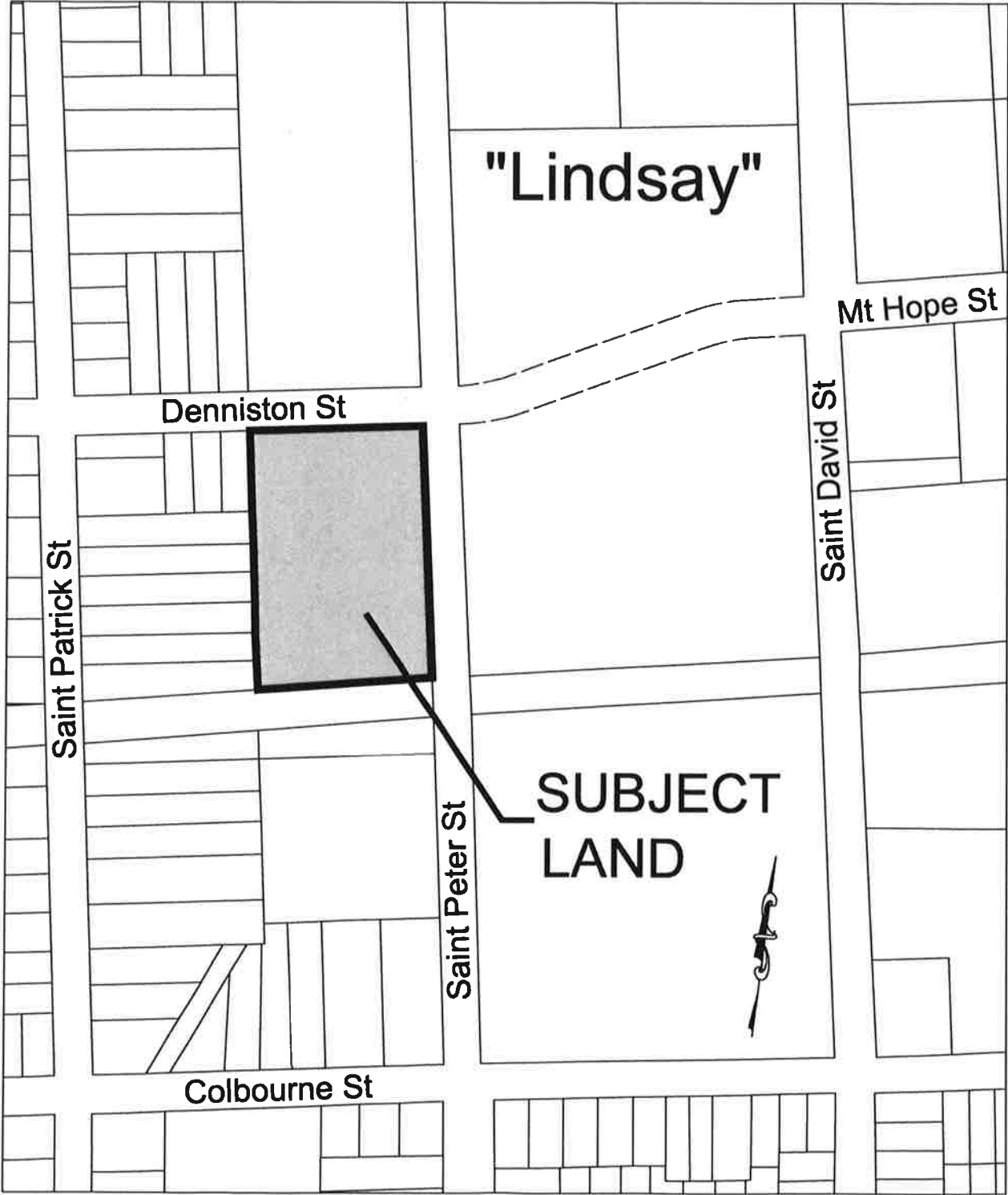


D20-2018-037



APPENDIX: B

to

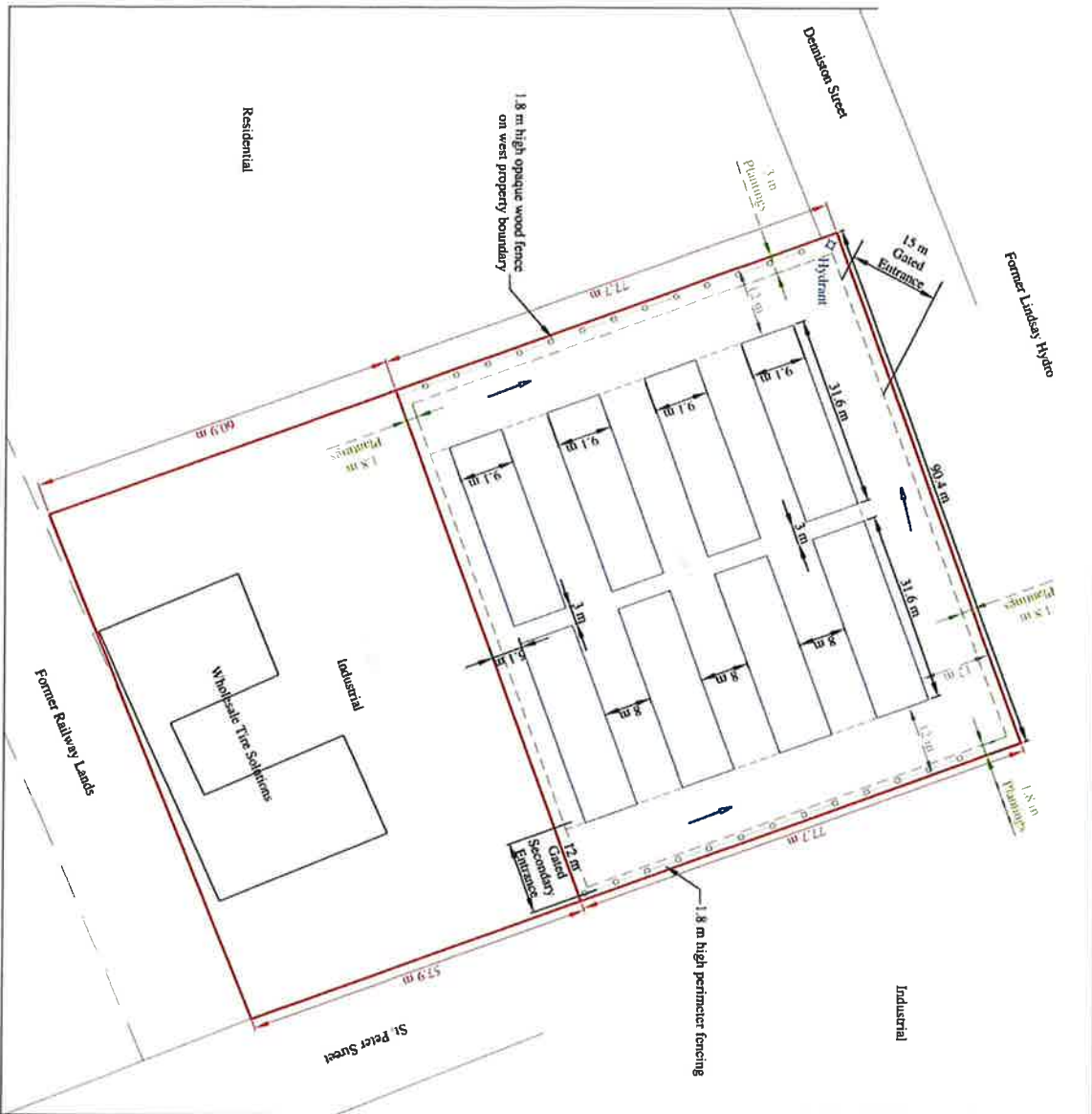
REPORT COA2018-048

FILE NO: D20-2018-037



85 St Peter Street, former Town of Lindsay





PROPOSED LOT DEVELOPMENT
 85 St. Peter Street & Denison Street
 Lindsay
 City of Kawartha Lakes, Ontario

- LEGEND**
- Property Boundary
 - Proposed Structure
 - Hydrant
 - Lot Drainage

- Notes:**
- CKL Precorreculation File No. D18-17-005 (2017.02.09)
 - Property boundary - 57R-57S; Parcels 1 and 2
 - Schedules illustrated on plan obtained from the Town of Lindsay, Comprehensive Zoning By-law #2860-75 (April, 2015) and #20-1; General Employment (GE) Zone
 - Requirements - Land-use, lot, and parking - Lindsay Zoning
 - Landscaping, loading, and parking - Lindsay Zoning
 - By-law #2000-75
 - CKL utility locates - CKL Engineering Department
 - Lot grading and drainage - infiltration, swales to roadside storm sewer
 - Building plans and specifications - Canadian Storage Systems International, Barrie
 - Gross Floor Area of each building: 3,115 ft² (289.4 m²)



Base Data obtained from: Ontario Ministry of Natural Resources, a Queen's Printer for Ontario, 2015

TITLE
 CONCEPTUAL SITE PLAN
 PROPOSED UNMANNED SELF STORAGE

CLIENT	2083359 Ontario Inc. o/a Wholesale Tire Solutions
DRAWN	GRACE & ASSOCIATES INC. Geotechnical & Environmental Consultants
FIGURE NO.	R17-722 1

APPENDIX " D "

to

COA2018-048

REPORT

FILE NO. D20-2018-037

Quadri Adebayo

From: Derryk Wolven
Sent: Thursday, August 02, 2018 12:13 PM
To: Charlotte Crockford-Toomey
Subject: Minor Variances

Please be advised building division has the following comments to offer:

D20-2018-019 No concerns
D20-2018-030 No concerns
D20-2018-034 No concerns
D20-2018-035 No concerns
D20-2018-036 No concerns
D20-2018-037 No concerns
D20-2018-038 No concerns
D20-2018-039 No concerns
D20-2018-040 No concerns

Derryk Wolven, CBCO

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes

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





**KAWARTHA
CONSERVATION**

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APPENDIX " D "

to

August 02, 2018
KRCA File No 16498
Page 1 of 2

REPORT COA 2018-048

FILE NO. D20-2018-037

Via E-Mail: ccrockford-toomey@kawarthalakes.ca

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

**Regarding: Application for Minor Variance – D20-2018-037
2083359 ONT Inc. / Terry Yates / David Blackwood
85 St. Peter Street, Lot 22 Con 6, Ops
Geographic Town of Lindsay
City of Kawartha Lakes**

Dear Ms. Crockford-Toomey:

This Letter acknowledges the receipt of the above noted application. Kawartha Conservation staff have reviewed this application and provided the following comments:

Application Purpose

It is our understanding that the purpose of this application is to request the following variance from the requirements of Zoning By-Law 2000-75 (Town of Lindsay), as amended, as it relates to:

- a) Relief from Provisions of Section 20- General Employment (GE) Zone, to allow unmanned Self-storage use in addition to the other industrial and commercial uses permitted.

Applicable Kawartha Conservation Regulations and Policies

Ontario Regulation 182/ 06 (as amended):

The subject property is within Kawartha Conservation's Regulated Area, as it is adjacent to Sinister Creek. This portion of Sinister Creek has been identified by the City of Kawartha Lakes as an area of concern, in regards to flooding. For this reason, Kawartha Conservation has participated in the development of a detailed flood plain study to delineate the boundaries and extent of flooding in case of a Regulatory storm event. In accordance with Ontario Regulation 182/06, as amended (*Development, Interference with Wetlands and Alterations to Shorelines and watercourses*), a permit is required from Kawartha Conservation prior to any of the following works taking place:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) Development, in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of lands may be effected by the development.

Development is defined as:

- a) The construction, reconstruction, erection or placing of a building or structure of any kind,

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



- b) Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- c) Site grading or, the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

As noted, the subject property is within Kawartha Conservation's Regulated Area of Sinister Creek. The Regulatory flood elevation for the subject lands has been determined at 259.52 metres above sea-level (m.a.s.l). The proposed works identified on the plans appear outside of lands regulated by Kawartha Conservation; therefore, a permit under Ontario Regulation 182/06 is not required.

Application-Specific Comments

KRCA Memorandum of Understanding (MOU):

Under the current Memorandum of Understanding (MOU) between The City of Kawartha Lakes and Kawartha Conservation, our office provides comments relating to Ontario Regulation 182/06 as well as policy/technical advice related to Water, Natural Heritage and Hazards sections of the *Provincial Policy Statement* (2014). In addition, technical guidance is provided in relation to aspects of the *Oak Ridges Moraine Conservation Act* and the *Greenbelt Act*.

Provincial Policy Statement (PPS) - Fish Habitat:

The subject property located on "adjacent lands" (i.e., within 120 metres) to fish habitat (i.e., Sinister Creek). The Natural Heritage section (Section 2.1) of the Provincial Policy Statement (PPS) states that development and site alteration shall not be permitted within 120 metres of fish habitat unless the ecological function of these "adjacent lands" has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Due to the nature of the application and distance of the proposed development from Sinister Creek, staff are of the opinion that there would be no negative impacts to adjacent fish habitat.

Recommendation

On this basis, Kawartha Conservation staff have no objections to the approval of this Minor Variance application D20-2018-037, provided the proposed works are constructed as per the plans submitted to Kawartha Conservation for review. Kawartha Conservation requests to be circulated on future applications (i.e. Site Plan Approval) related to the subject lands.

Kawartha Conservation staff would like to note that the decision of the Committee of Adjustment does not bind Kawartha Conservation under *the Conservation Authorities Act* to approve the proposed works identified on the plans/drawings submitted with this application. As such, Kawartha Conservation staff strongly recommends that the plans in support of the proposed development be consistent with all applications made under the *Planning Act* and the *Conservation Authorities Act*.

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,



Kent Stainton
Resources Planner

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