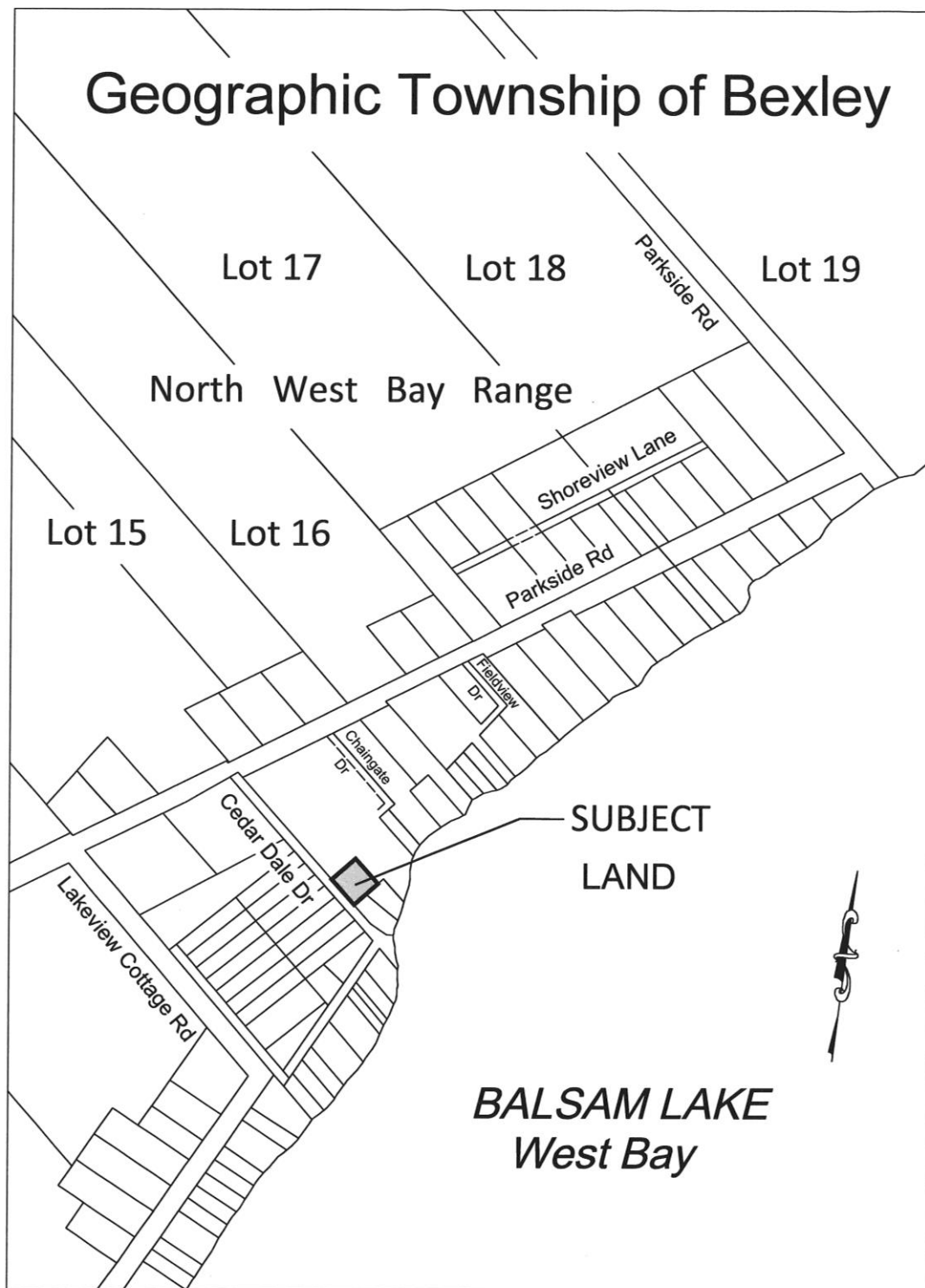


to

REPORT COA2018-049

FILE NO: D20-2018-038

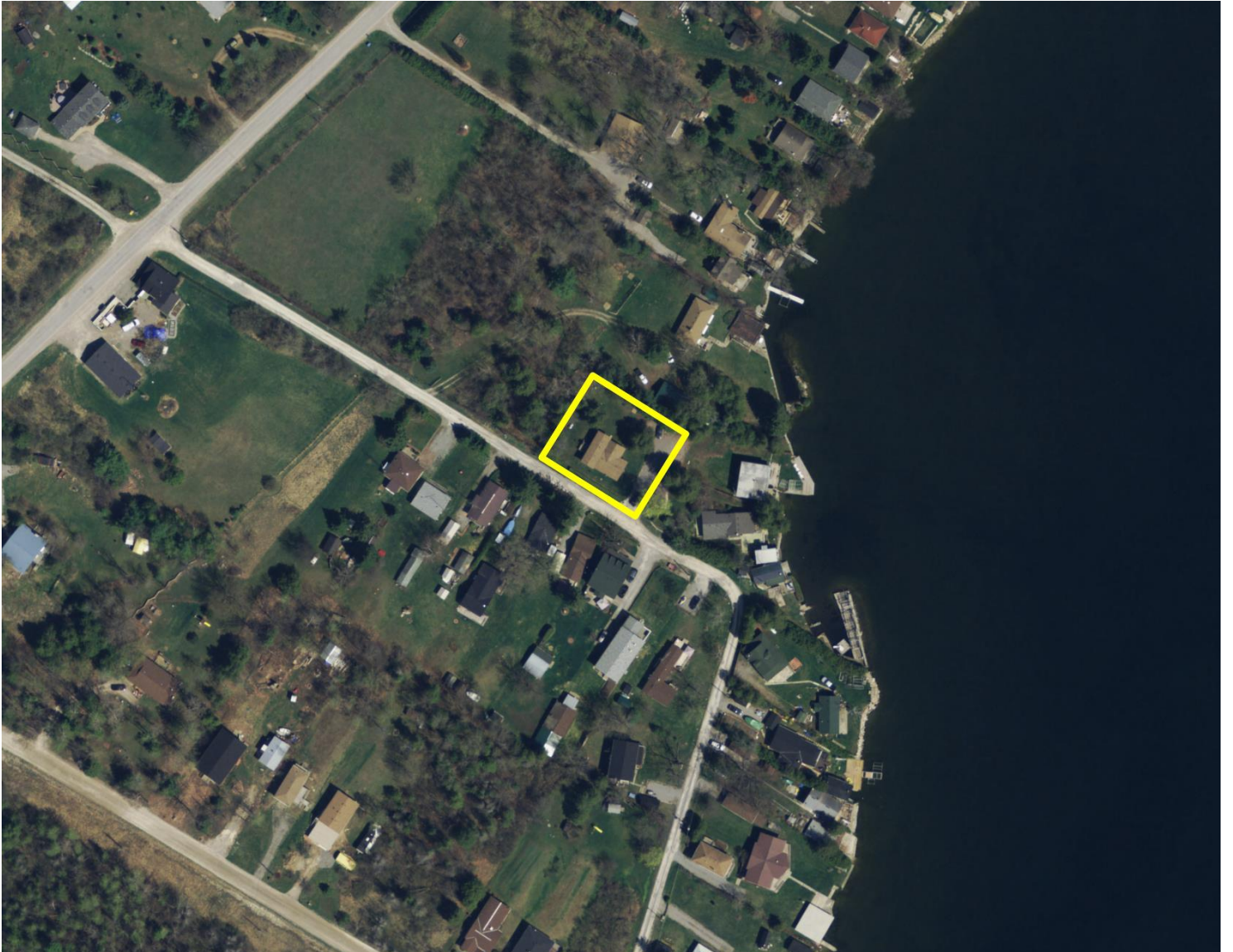


APPENDIX " B "

to

REPORT COA2018-049

FILE NO: D20-2018-038



APPENDIX " B "

to

REPORT COA2018-049

FILE NO: D20-2018-038





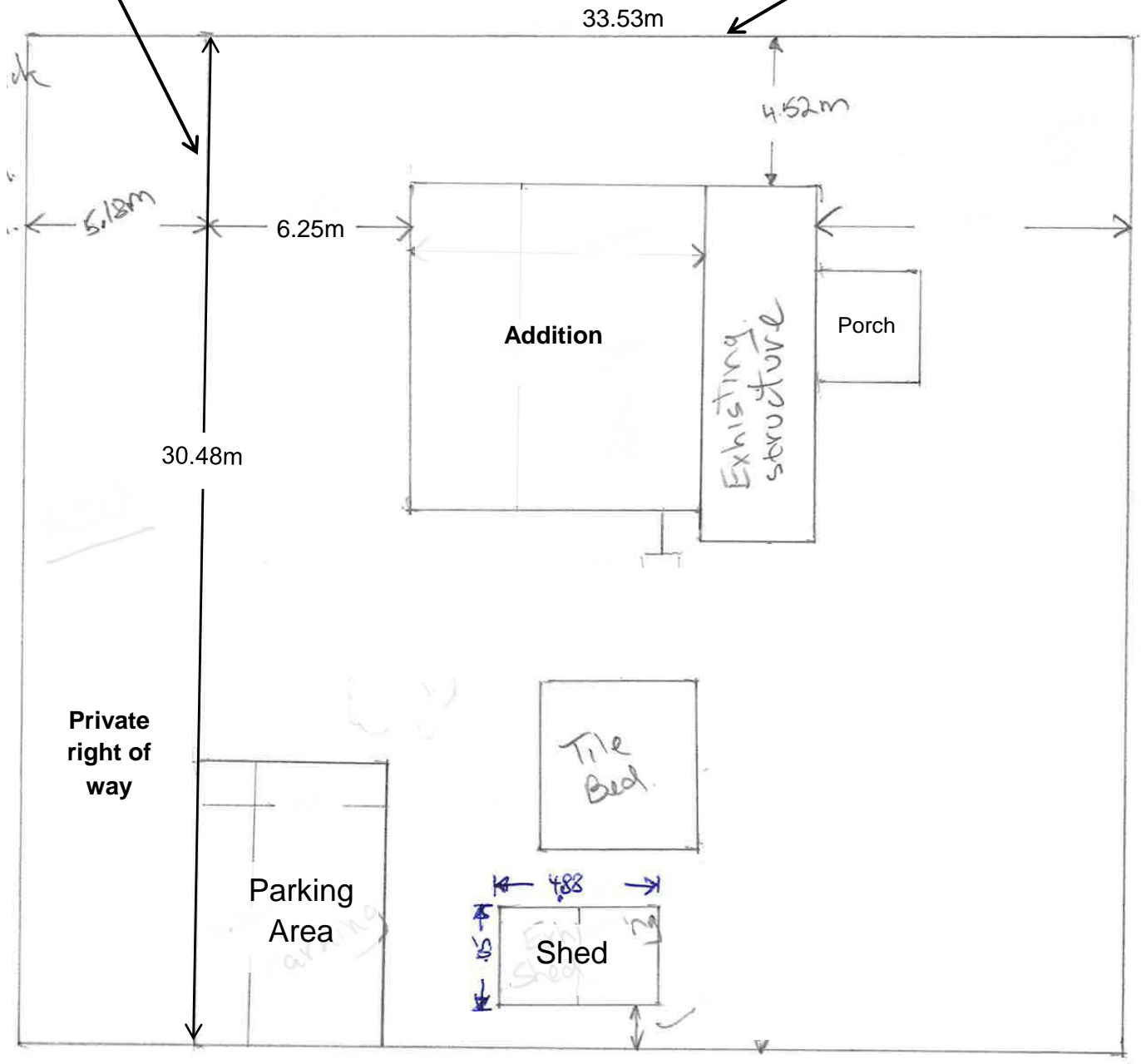
to

REPORT COA2018-049

FILE NO: D20-2018-038

Front Yard

Exterior Yard



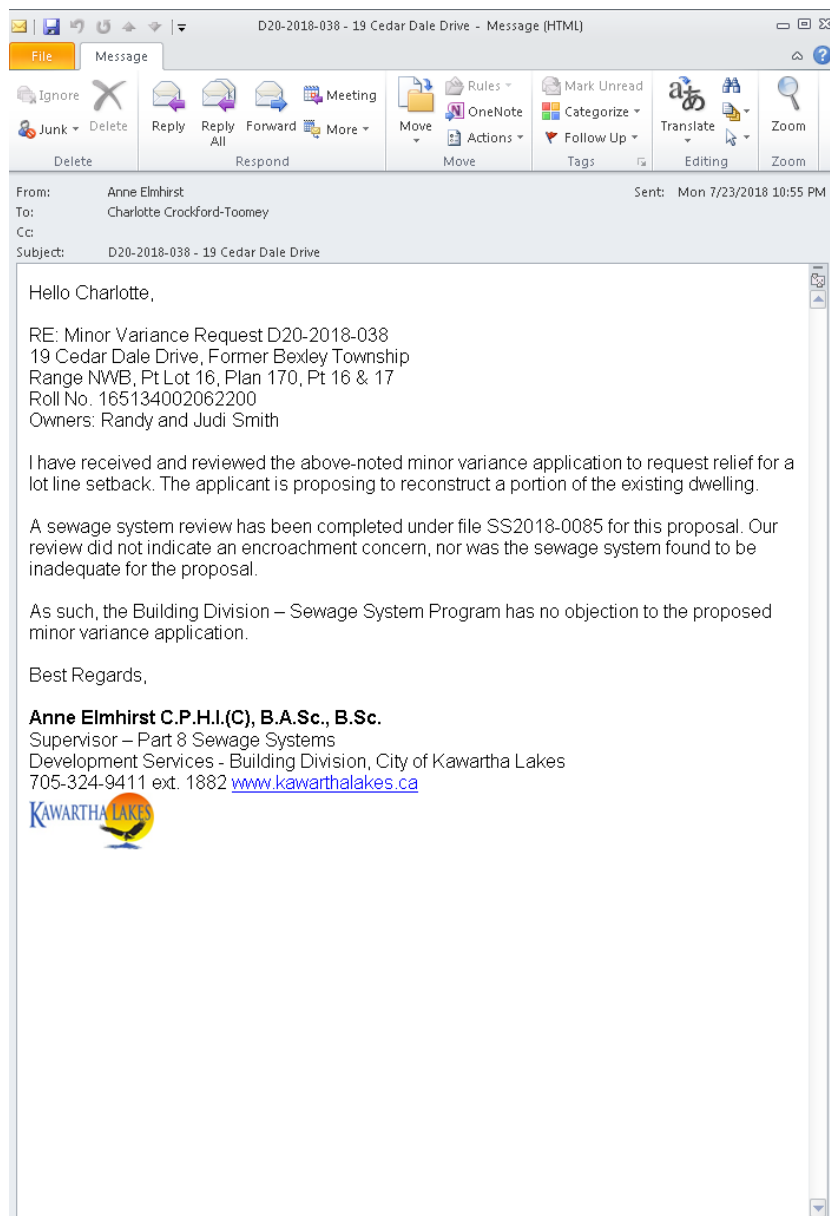
to

REPORT COA2018-049

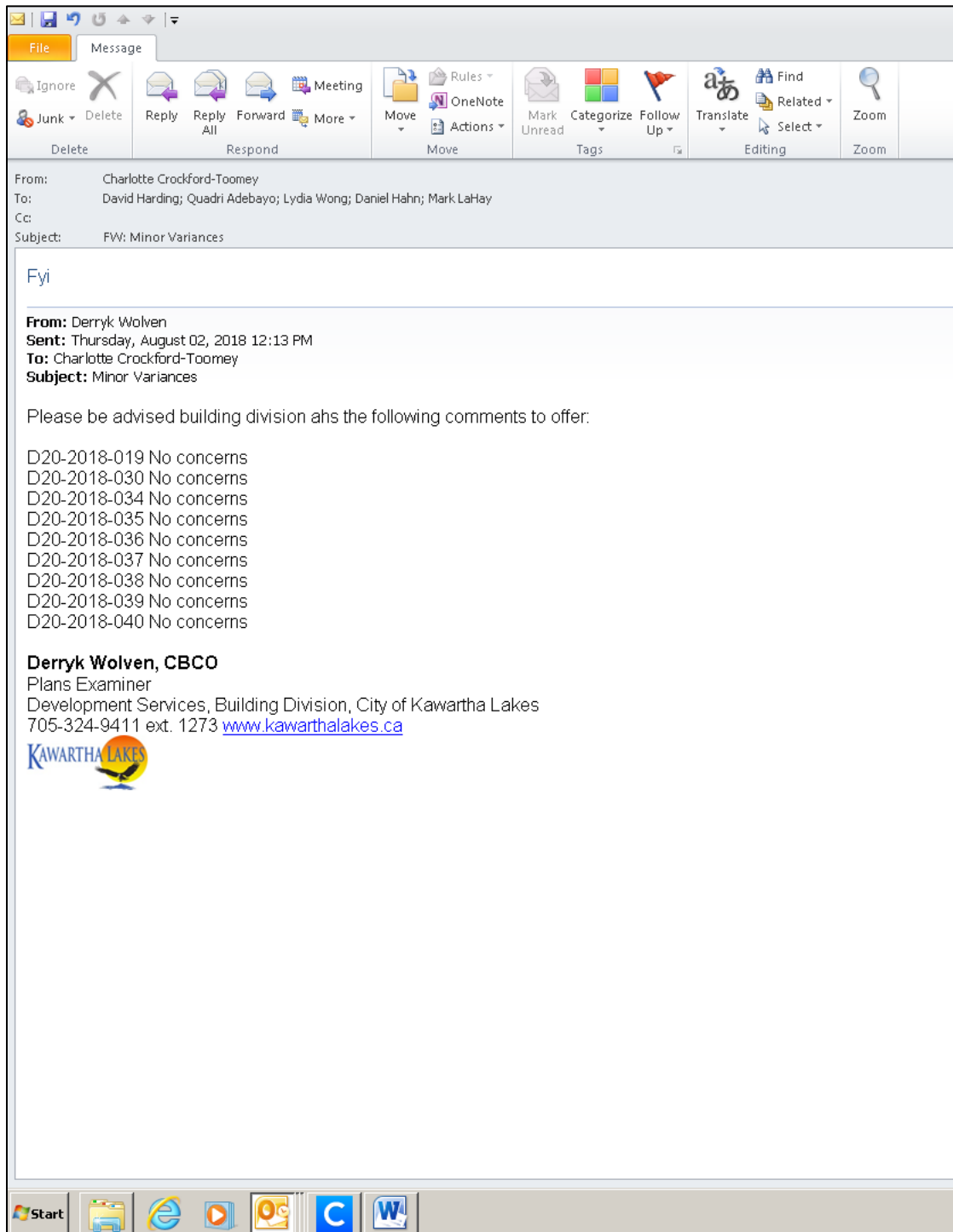
FILE NO: D20-2018-038



to

REPORT COA2018-049FILE NO: D20-2018-038

to

REPORT COA2018-049FILE NO: D20-2018-038

to

REPORT COA2018-049FILE NO: D20-2018-038

July 31, 2018
KRCA File No 16549

VIA EMAIL

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

Regarding: Application for Minor Variance – D20-2018-038
Randy & Judi Smith
19 Cedar Dale Drive, Lot 15 Con NWB
Geographic Township of Buxley
City of Kawartha Lakes

Dear Ms. Crockford-Toomey:

Kawartha Region Conservation Authority (KRCA) has completed a review of the above noted application for relief from the Township of Buxley By-Law 93-09 - 13.2.1.3 (a): to reduce front yard setback from 7.5m to 4.5m for an addition to an existing dwelling which has a current set back of 4.52m.

Due to the close proximity of this property to a tributary of Balsam Lake, a permit will be required from this office prior to beginning development. Kawartha Conservation requests a geodetic survey, signed and stamped by an Ontario Land Surveyor, showing ground elevations as well as an overlay of the proposed works and associated elevations (e.g. Finished Floor Elevations). At the time of permit review, additional flood-proofing measures may be required.

Based on considerations for natural heritage, natural hazards and water quality and quantity protection policies, it is the opinion of Kawartha Conservation that; **provided a permit, under Ontario regulation 182/06, for works proposed be applied for and that the requested survey supports the application to the satisfaction of this office, Kawartha Conservation does not object to the approval of this application, at this time.**

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

AW/JS

cc: Kent Stainton, Resources Planner, KRCA
kstainton@kawarthaconservation.com

KAWARTHA CONSERVATION
277 Kennel 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 Simcoe • Municipality of West Lakes • Township of Caledon Heights



APPENDIX “ E “

to

REPORT COA2018-049FILE NO: D20-2018-038

RE: KRCA Comment Clarification for MV application D20-2018-038 - Message (HTML)

You forwarded this message on 8/1/2018 11:28 AM.

From: Alexander White <awhite@kawarthaconservation.com>
To: Daniel Hahn
Cc: Kent Stainton; Mark LaHay; Stacy Porter
Subject: RE: KRCA Comment Clarification for MV application D20-2018-038

Message: Unnamed Tributary - 19 Cedar Dale Drive.zip (15 KB) 16549_D20-2018-038_Smith_MV_Letter_20180731.pdf (375 KB)

Hello Mr. Hahn,

Thank you for calling earlier to clarify our requests on file D20-2018-038 at 19 Cedar Dale Road. It is my understanding from our conversation that the City has concerns in regards to our recommendation to request topographic elevations be added to the survey of the proposed property to support the requisite permit under Ontario Regulation 182/06. Once again, Kawartha Conservation supports the minor variance, in principle, and wishes to clarify our previous comments:

Under the MOU with the City of Kawartha Lakes, Kawartha Conservation 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 the Oak Ridges Moraine Conservation Plan and the Greenbelt Act.

The subject property is adjacent to a tributary of Balsam Lake. The imagery illustrating the tributary and the Approximate Regulated Area is just that – approximate. It is used to bring attention to natural features, where staff can use the best available information (previous applications, site-specific investigations, etc.) to make decisions and apply policies accordingly. In the case of the subject lands, KRCA policy 4.4.2(1) under Ontario Regulation 182/06 of Section 28 of the Ontario Conservation Authorities Act states:

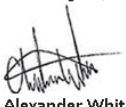
“When development is proposed within or adjacent to a valley where the watercourse or lake drains an area equal to or greater than 125 hectares and the floodplain limits for the watercourse or lake are not available, KRCA will require that the applicant (or agent) provide appropriate technical reports identifying the floodplain limits on the subject lands to the satisfaction of KRCA. The floodplain limit is to be based on the flood produced by the greater of the Timmins storm or the 100-year flood.”

Using the Ontario Ministry of Natural Resources and Forestry (OMNRF) – Ontario Flow Assessment Tool (OFAT), Kawartha Conservation has determined the drainage area of the tributary in question to be 236ha. Attached is the data from the OFAT website containing the watershed boundaries for this watercourse as well as a Characterization Table containing Drainage Area. In lieu of asking the proponent to delineate the extent of the floodplain through a flood study and given the fact the tributary runs through private property adjacent to 19 Cedar Dale Road, Kawartha Conservation will require a level of demonstration that the elevations (taken at the corners of the proposed development) are greater than one (1) metre above bankful width or the physical top of bank of the tributary to support the permit issued under Ontario Regulation 182/06.

Kawartha Conservation would like to clarify that a formal legal survey is required by your office regardless of our comments in order to fulfill conditions of approval for the minor variance. Our request is that elevations be added to support the subsequent permit application required prior to the issuance of a building permit from the City. Again, Kawartha Conservation does not require the elevation information prior to the Hearing of the Committee of Adjustment and the information was provided as a matter of transparency with the applicant as for future requirements of the O.Reg 182/06 permit. Kawartha Conservation would like to add that decisions of the Committee of Adjustment do not bind Kawartha Conservation to issue a permit under O.Reg 182/06.

I trust that this information is satisfactory in reliving any concerns that you have, however should any additional information or clarification be required please contact Kent Stainton (Resources Planner, ext. 232) or Stacy Porter (Permitting Technician, ext. 231) and they will be happy to provide comment.

Kindest regards,


Alexander White
Planning & Policy Assistant
Kawartha Conservation