

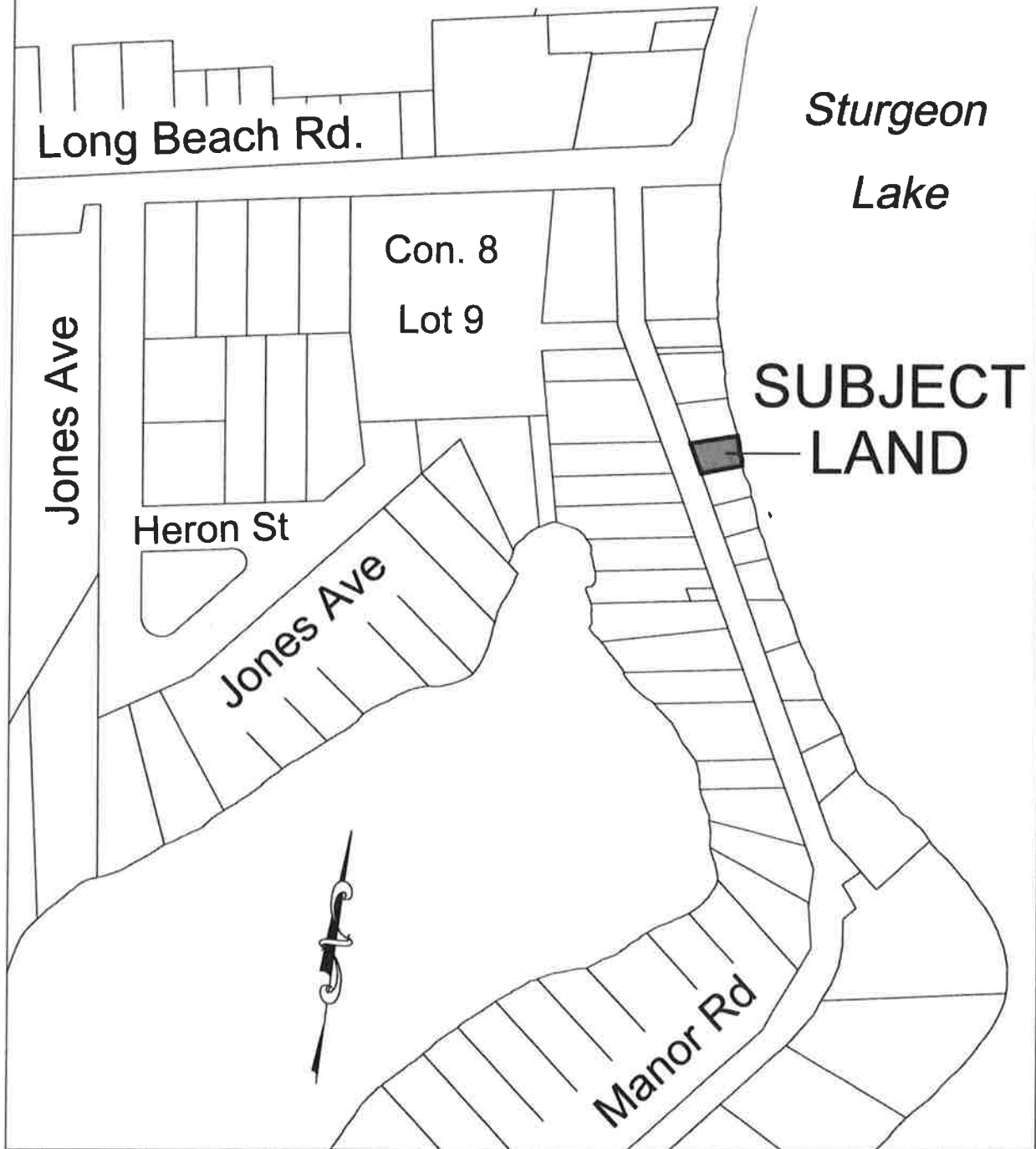
APPENDIX: A

to

REPORT COA2018-053

FILE NO: D20-2018-019

Geographic Township of Fenelon



APPENDIX: B

to

REPORT COA2018-053

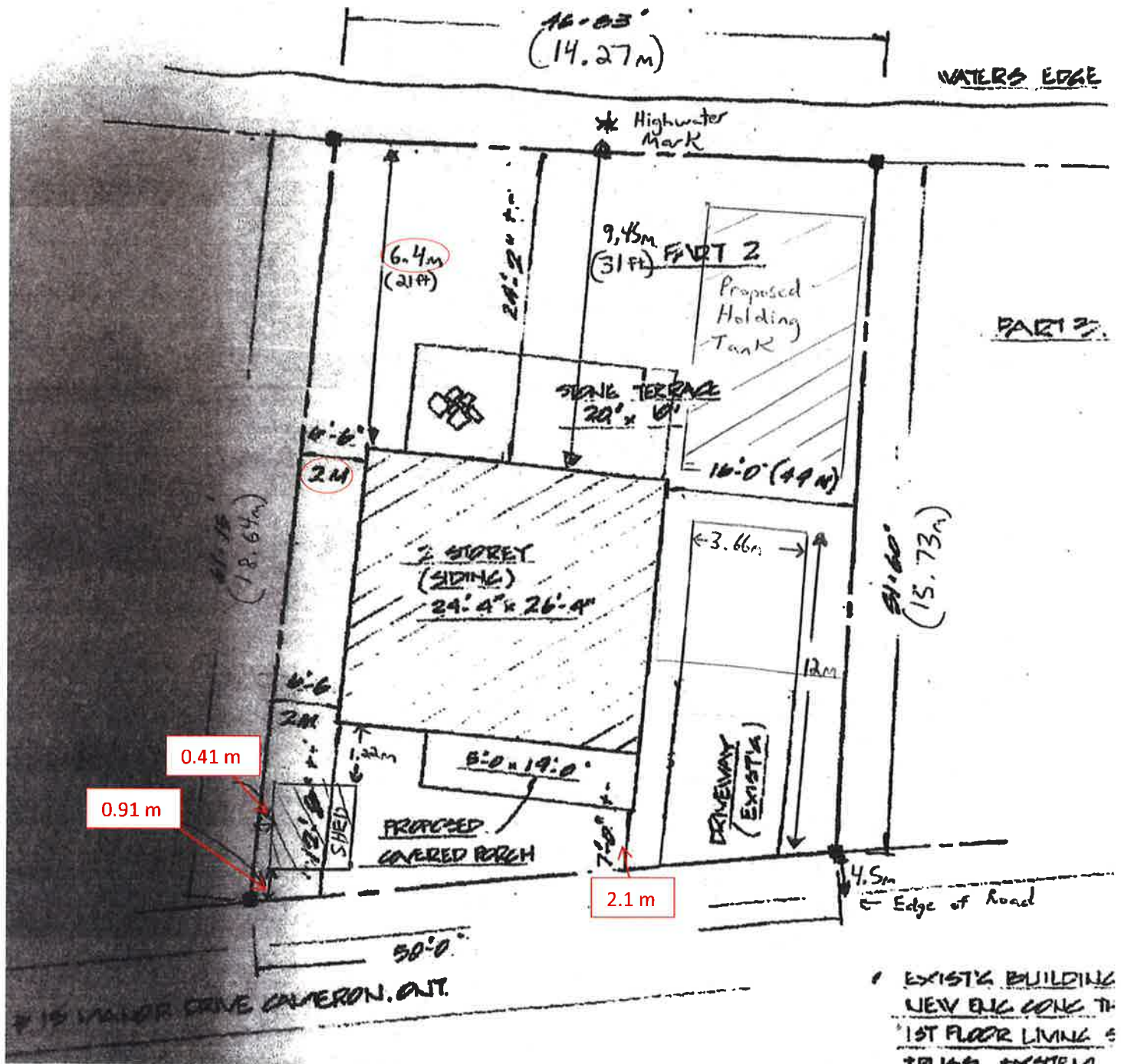
FILE NO: D20-2018-019



15 Manor Road, geographic Township of Fenelon



FILE NO: D20-2018-019

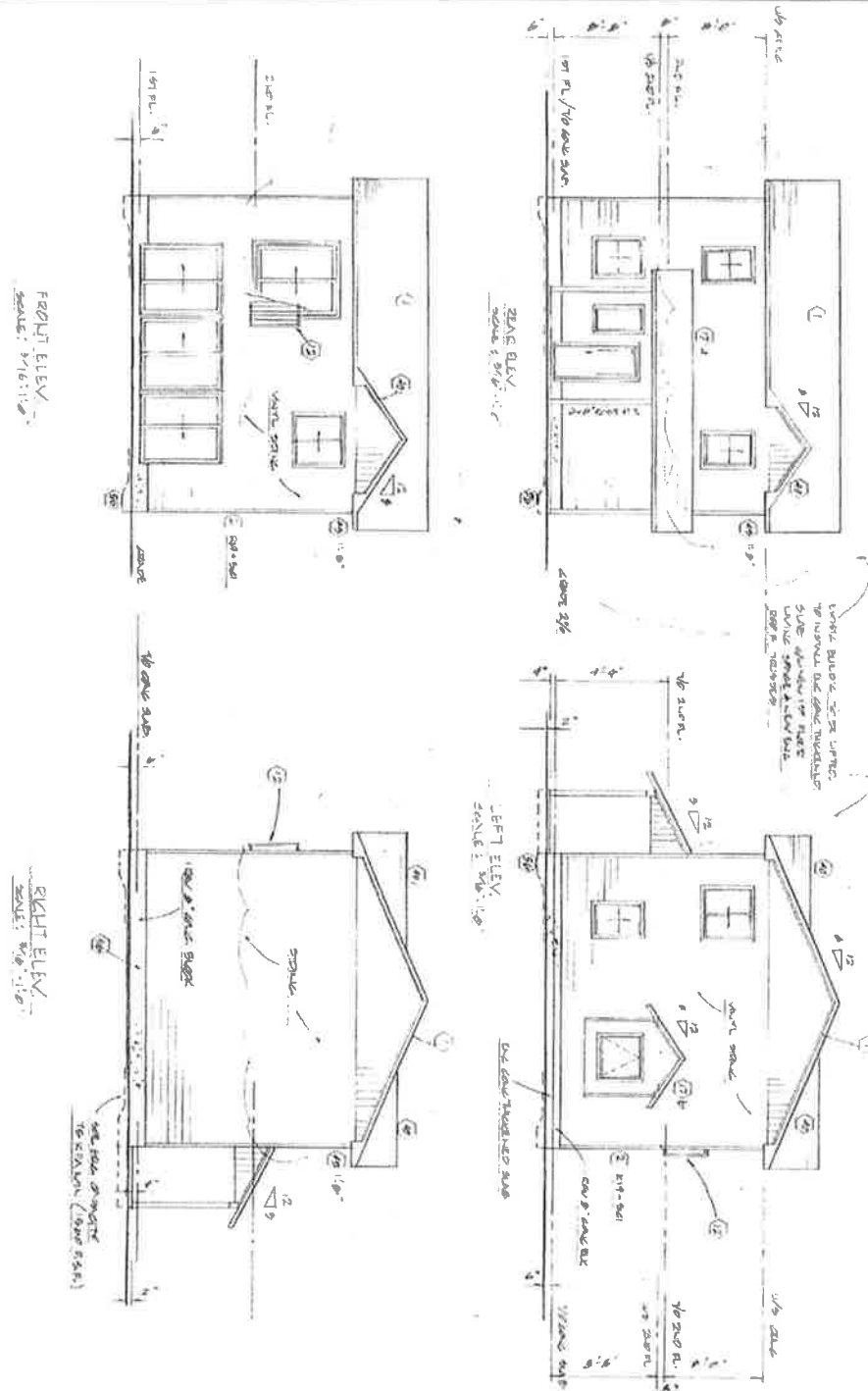


to

REPORT COA2018-053

FILE NO: D20-2018-019

Elevation Drawings



APPENDIX " E "
to

Quadri Adebayo

REPORT COA2018-053

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

FILE NO. D20-2018-019

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



Quadri Adebayo

From: Ron Warne <rwarne@kawarthaconservation.com>
Sent: Monday, June 25, 2018 12:31 PM
To: Quadri Adebayo; Mark LaHay
Cc: tameier99@gmail.com; Stacy Porter
Subject: 15 Manor Rd. (COA-2018-032 & D20-2018-019)

FILE NO. D20-2018-019

Follow Up Flag: Follow up
Flag Status: Completed

Hi Quadri & Mark,

Regarding the Minor Variance application noted above for Mr. & Mrs. Meier for 15 Manor Rd., please be advised that Kawartha Conservation has reviewed the proposed development and have no concerns regarding the Minor Variance application, subject to the following:

1. Residential replacement will require a Permit from Kawartha Conservation (this Permit will need to go before our Board of Directors because it does not meet each of our Board-approved policies, but can still be supported by Kawartha Conservation Staff) before a CKL Building Permit can be issued; and,
2. That the replacement dwelling shall be in-keeping with Kawartha Conservation's policy 4.5.2(7) regarding the replacement of residential dwellings located within a *flooding hazard*; in this regard, the proposed dwelling must be (my policy interpretation in red):
 - a) the dwelling to be replaced is relocated outside the *flooding hazard*, where feasible (it is not feasible anywhere else on the lands but the existing footprint);
 - b) there is no increase in the number of *dwelling units* (meets policy);
 - c) the new dwelling is the same size or smaller than the previous dwelling (proposed dwelling has same footprint but increased area – thus requiring Board Approval);
 - d) the use of the new dwelling is the same as the previous dwelling (meets policy);
 - e) the dwelling (including any crawlspace) will be floodproofed to an elevation of 0.3 metre above the *regulatory flood* elevation in accordance with floodproofing standards (may not be feasible based on the required elevation);
 - f) *access (ingress/egress)* conditions are "dry" where this standard can be practically achieved, or floodproofed to an elevation which is practical and feasible, but no less than *safe* (likely not feasible given that the existing dwelling and the public street are below flood elevation – thus requiring Board Approval);
 - g) no basement is proposed (meets policy); and,
 - h) there is no risk of structural failure due to potential hydrostatic/dynamic pressures (meets policy).

I trust the above meets your requirement at this time, but do not hesitate to contact me if you require any further information.

I consider success to be helping people and the natural environment

Ron Warne, MCIP, RPP
Director, Planning, Development & Engineering
KAWARTHA CONSERVATION
277 Kenrei Road
Lindsay, ON K9V 4R1



**KAWARTHA
CONSERVATION**

Discover • Protect • Restore

VIA EMAIL

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

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

Dear Mr. LaHay:

Kawartha Region Conservation Authority (KRCA) has completed a review of the resubmitted minor variance application above. It is our understanding that the proposal is the same as the previous submission with the addition of a new holding tank for the septic system, as well as the extension of the driveway.

As previously stated by staff on May 10, 2018, Sturgeon Lake is deemed fish habitat. The Ministry of Natural Resources and Forestry (MNRF) recommends a minimum 30 metre naturally vegetated buffer between development, and fish habitat. The proposed dwelling is within the recommended 30 metre buffer and the existing dwelling at its closest point (9.45m water setback); therefore, staff recommend every effort to enhance fish habitat by having the proponent retain as many trees/shrubs as possible, and re-vegetate the shoreline with native/ non-invasive species. Staff note the proposed septic system holding tank is well within the 30 meter buffer.

As per KRCA policy 4.5.2(37), Fill placement, excavation, and/or grade modifications may be permitted within a flooding hazard where the works are: associated with existing access roads and driveways; required for the purpose of flood proofing existing structures; required for erosion control; and/or, to facilitate the installation of geothermal, and water and/or sewage treatment systems provided it can be demonstrated that:

- stage-storage discharge relationships of the floodplain will be maintained (e.g., by means of an incrementally balanced cut and fill operation designed in 0.3 metre vertical increments) to ensure that there will be no adverse hydraulic or fluvial impacts on lakes, rivers, creeks, streams, or watercourses. Engineered hydraulic analyses may be required, at the discretion of the Authority, to demonstrate that the later condition has been met and that there will be no detrimental effect on upstream water levels or local stream flow velocities; and,
- inert fill material will be used. The proponent may be required to provide proof of the origin and quality of the fill material to ensure the control of pollution and the conservation of land are not adversely affected;

Kawartha Conservation requests to be circulated on any applicable site plan approval application, of which a Site Grading and Drainage Plan will be required to insure the maintenance of original grades following installation of the holding tank.

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

APPENDIX " E
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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 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/

cc: Kent Stainton, Resources Planner, KRCA
Stacy Porter, Permitting Technician, KRCA

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