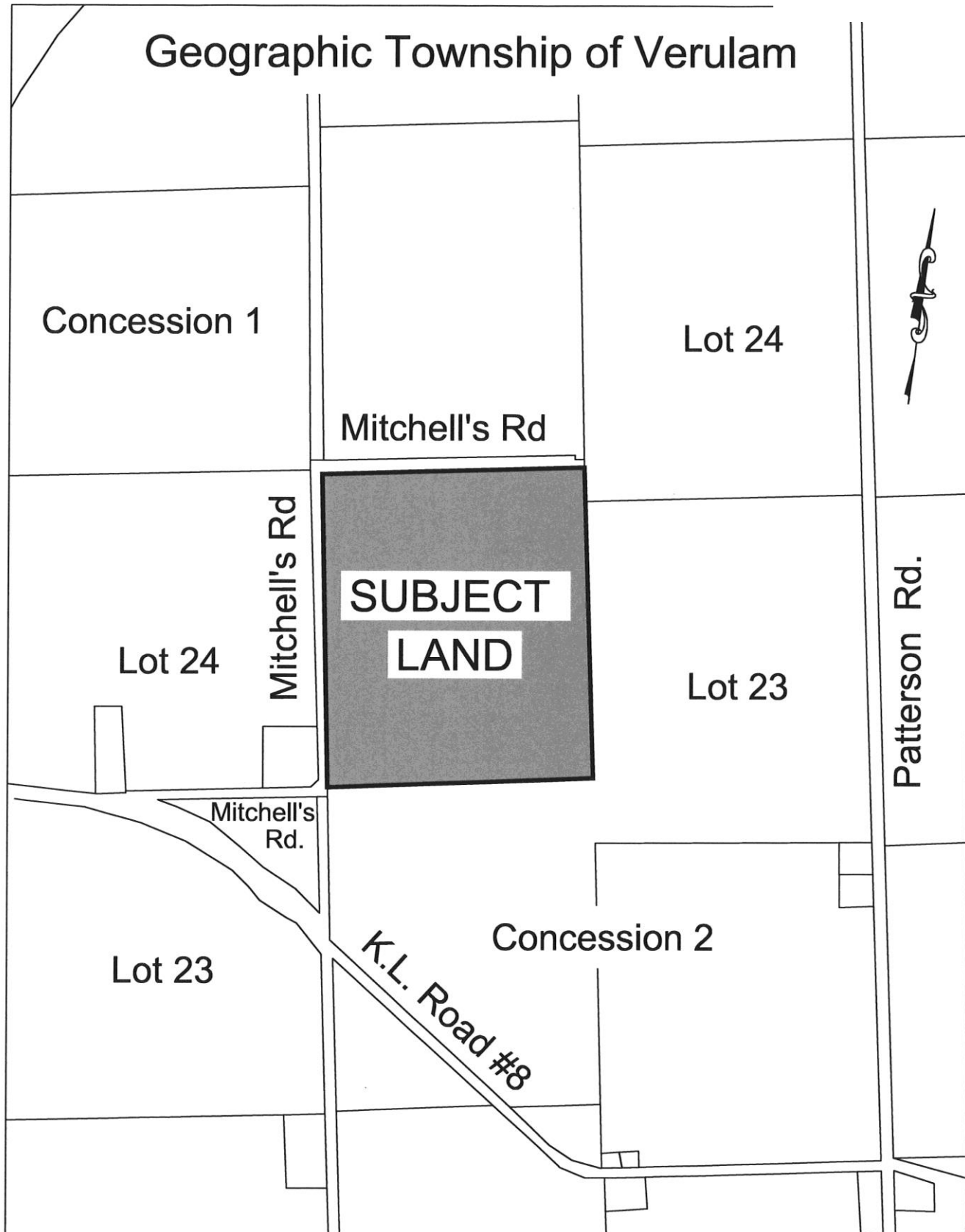


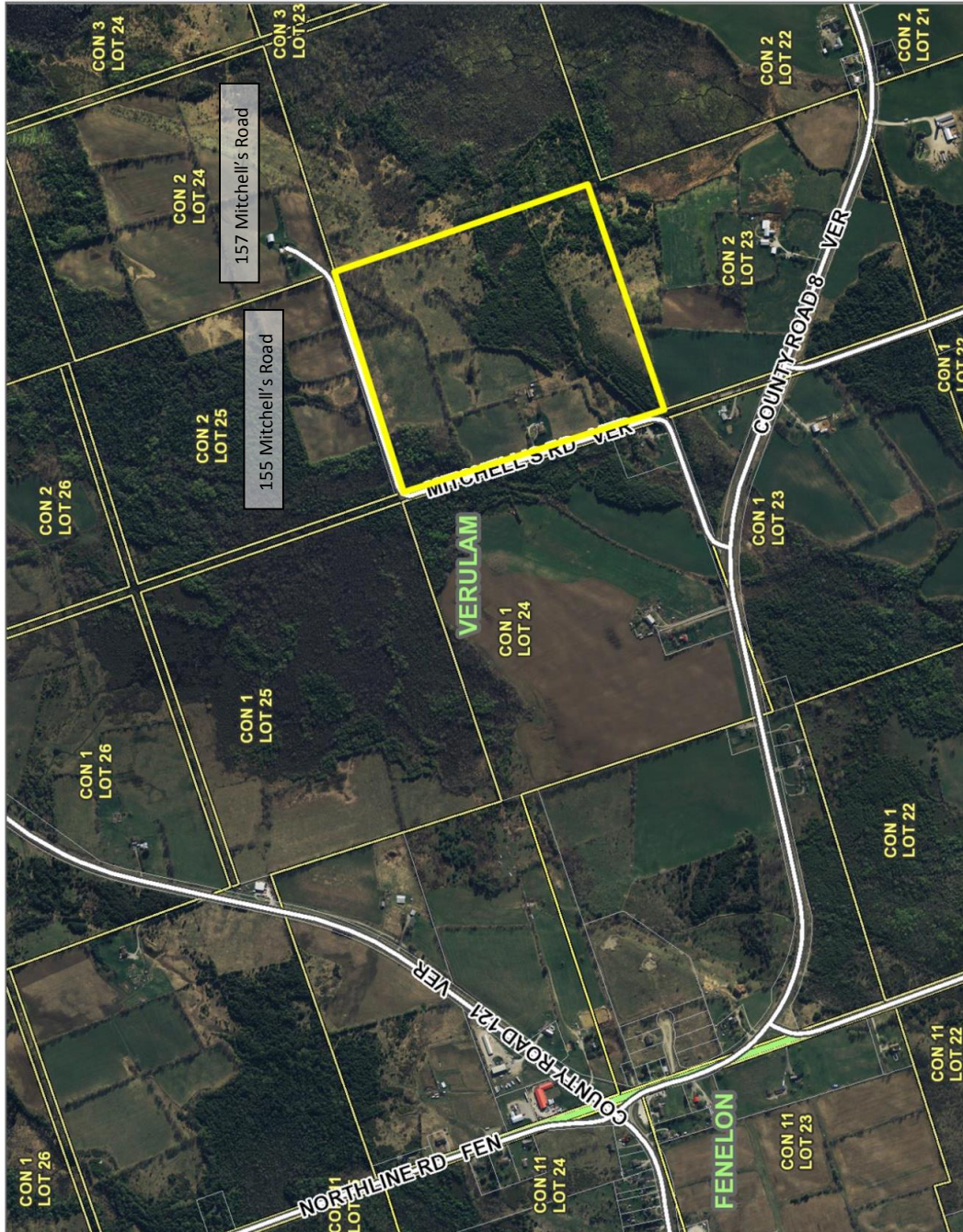
to

REPORT COA2018-064

FILE NO: D20-2018-008



64 Mitchell's Road, geographic Twp Verulam



- Legend**
-  Road Centreline
 -  Geographic Townships
 -  Upper Municipalities
 -  Lower Tier Municipalities
 -  Populated Places
 -  Water Labels
 -  Property ROLL#
 -  Lots and Concessions

Notes

Notes

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

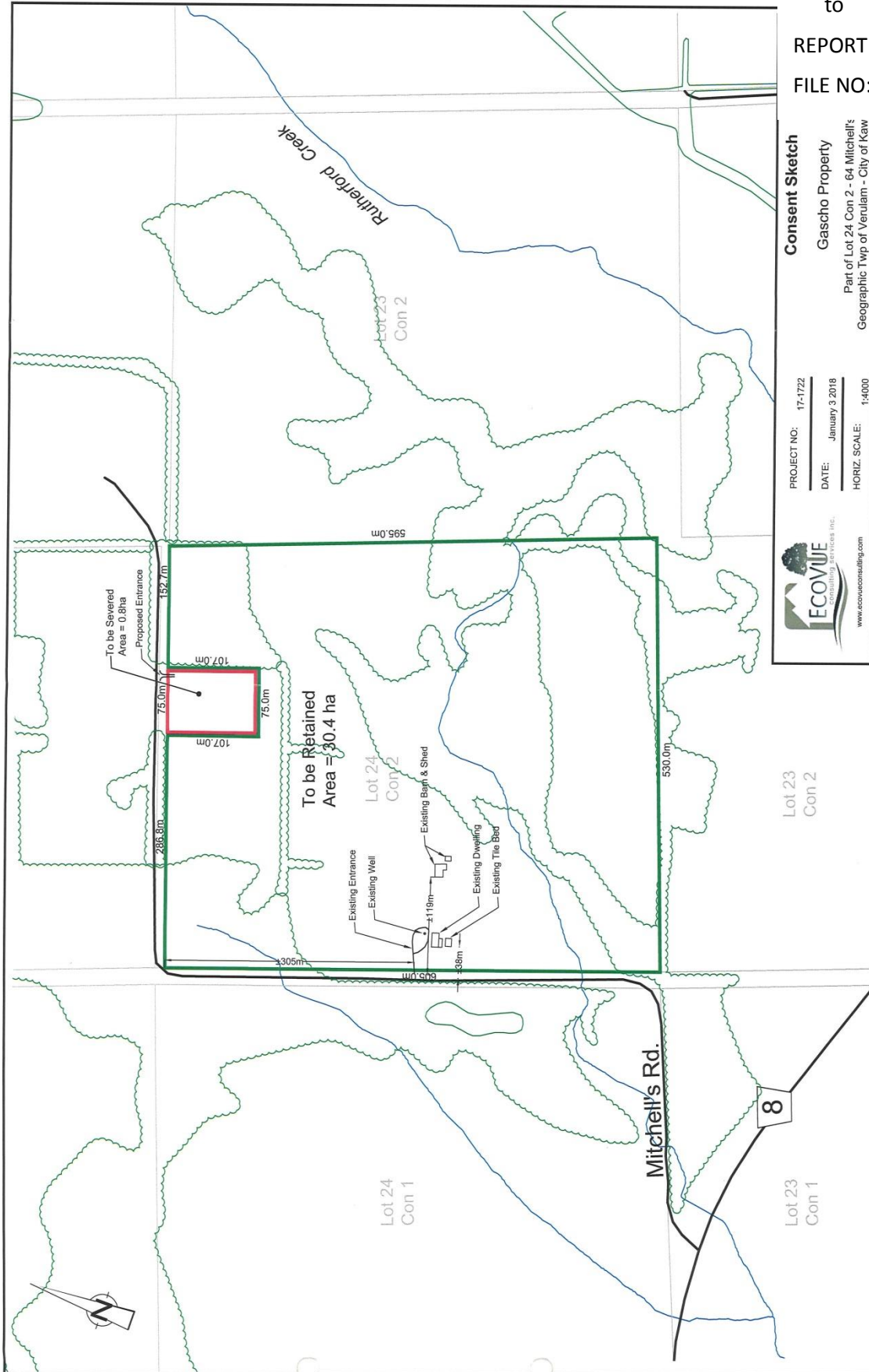


0.92 Kilometers
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 © City Of Kawartha Lakes

to

REPORT COA2018-064

FILE NO: D20-2018-008



to

Charlotte Crockford-Toomey

From: Erica Hallett
Sent: Thursday, June 28, 2018 1:47 PM
To: Charlotte Crockford-Toomey
Cc: David Harding; Quadri Adebayo
Subject: FW: consents

REPORT COA2018-064FILE NO: D20-2018-008

From: Derryk Wolven
Sent: Thursday, June 28, 2018 12:32 PM
To: Erica Hallett
Subject: consents

Building has the following comments to offer.

| | |
|--------------|-------------|
| D03-2018-008 | No Concerns |
| D03-2018-005 | No Concerns |
| D03-2018-007 | No Concerns |
| D03-2018-006 | No Concerns |
| D03-2018-010 | No Concerns |
| D03-2018-009 | No Concerns |

Derryk Wolven, CBCO

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes

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

| | |
|----------------|-----------------------------------------|
| Subject | D03-2018-008- 64 Mitchell's Road |
| From | Anne Elmhirst |
| To | Charlotte Crockford-Toomey |
| Sent | Monday, June 18, 2018 10:23 PM |

APPENDIX " D "
to
REPORT COA2018-064
FILE NO: D20-2018-008

Hello Charlotte,

RE: Consent Application D03-2018-008
64 Mitchell's Road, Former Verulam Township. City of Kawartha Lakes
Part Lot 24, Conc. 2,

Owners: Richard and Mary Gascho

I have received and the reviewed the request for severance of 0.8 Ha of vacant agricultural land from the existing agricultural property at the above-noted location. A site visit was conducted to assess the proposal for on-site sewage disposal.

The vacant land was assessed to ensure that there is adequate area to accommodate an on-site Class 4 sewage disposal system as per the requirements of Part 8 of the Ontario Building Code and the current policy for land severances. Through my observations, it has been determined that a minimum area of 500 square metres is available for the development of a sewage system to service a residential proposal on this lot.

The lot creation will not impact the existing sewage system serving 64 Mitchell's Road as the proposed lot boundaries will be maintained an adequate distance from the required setback clearances.

As such, the Building Division – Sewage System Program has no objection to the proposed consent application.

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



to

REPORT COA2018-064

FILE NO: D20-2018-008



*The Corporation of The
City of Kawartha Lakes*

**Community Services Department
Administration Office
(705) 324-9411 ext. 300**

MEMORANDUM

DATE: July 4, 2018
TO: **Committee of Adjustment**
FROM: Lisa Peimann, Executive Assistant
RE: Various Applications

This memorandum confirms receipt of various applications for Consent to the Community Services Department. Our Department would request that, as a condition of this Consent, the Committee consider the appropriate cash-in-lieu of parkland against the value of each lot created for the following applications:

D03-18-008

64 Mitchells Road, Verulam

A handwritten signature in cursive script, appearing to read "Lisa Peimann".

Lisa Peimann
Executive Assistant



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

APPENDIX " D "

to

REPORT COA2018-064

FILE NO: D20-2018-008

MEMORANDUM

TO: Janet Wong, Planner II

CC: Mark LaHay, Acting Secretary-Treasurer
Christina Sisson, Supervisor Development Engineering
Kim Rhodes, Administrative Assistant
Charlotte Crockford-Toomey, Administrative Assistant

FROM: Kirk Timms, Engineering Technician

DATE: July 5th, 2018

RE: Application for Consent
D03-2018-008
64 Mitchells Road, Part Lot 24, Concession 2 Geographic
Township of Verulam, Ward 7, now in the City of Kawartha
Lakes.

Engineering has reviewed the City of Kawartha Lakes Notice of Application for Consent received on June 28th, 2018.

It is the understanding by Engineering that the application is to sever approximately 0.8 hectares of vacant land for a farm retirement lot and retain approximately 30.4 hectares with an existing residence and farm buildings. A new lot is being created.

From an engineering perspective, we confirm we have no objection to the proposed application of consent. On behalf of Public Works for entrances, the new entrance By-Law – 2017-151 must be complied with for this consent application. Therefore, in keeping with the intent from the Directors and By-Law 2017-151, the suitability and availability of an entrance is required to be confirmed by Public Works prior to the application of consent final approval.

We respectfully request if additional information brought forward through the commenting period that changes the intent of the consent 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.

| | |
|----------------|--------------------------------|
| Subject | Comments: D03-2018-008 |
| From | Kelly Maloney |
| To | Janet Wong |
| Sent | Monday, July 30, 2018 11:10 AM |

APPENDIX “ D ”

to

REPORT COA2018-064

FILE NO: D20-2018-008

Comments: D03-2018-008

Consent Severance Gascho:

As stated previously during consultation discussions regarding this application. I am not supportive of the application. I do not believe that it meets the criteria of a retiring farmer as found within our definitions since the farming operation ceased so long ago. A Garden Suite would be a more appropriate option, not permanently removing agricultural land and creating a separate lot, while retaining the ability to co-locate and assist his son with farming.

Kelly Maloney

Agriculture Development Officer
Economic Development, City of Kawartha Lakes
180 Kent Street West, Lindsay, ON Canada K9V 2Y6
705-324-9411 extension 1208

For business development information, visit www.KawarthaLakes.ca

For tourism information, visit www.ExploreKawarthaLakes.com

For local food information, visit www.KawarthaChoice.com



**KAWARTHA
CONSERVATION**

Discover • Protect • Restore

June 06, 2018
KRCA File No 16387

VIA EMAIL

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

APPENDIX " D "

to

REPORT COA2018-057

FILE NO: D20-2018-008

**Regarding: Application for LD – Severance/ Application for Consent
Rick/ Mary Gascho
64 Mitchell's Road
Geographic Township of Verulam
City of Kawartha Lakes**

Dear Ms. Crockford-Toomey:

Kawartha Region Conservation Authority (KRCA) has completed a review of the above noted application for severance and based on considerations for natural heritage, natural hazards, and water quality and quantity protection policies as well as review of the attached scoped EIS and Planning Justification Report, it is the opinion of the KRCA that;

The proposed severance is located within an area that should not cause interference or significant impact to the ecological or hydrological functions of the natural heritage features on the property or surrounding areas.

Provided that the best practices recommended in the EIS are adhered to, the KRCA can support the approval of this application, at this time.

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

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 CITY OF KAWARTHA LAKES:
DEVELOPMENT SERVICES
PLANNING DIVISION
FAX 705-324-4027
MARK LAHAY
COMMITTEE OF ADJUSTMENT

JULY 11 2018

APPENDIX " E "

to

REPORT COA2018-064

FILE NO: D20-2018-008

RE FILE NO D03-2018-008
64 MITCHELLS ROAD PART LOT 24 CONC 2
TOWNSHIP OF VERULAM WARD 7

I STRONGLY OPPOSE THIS APPLICATION FOR THE FOLLOWING REASONS:

1. IT DOES NOT COMPLY WITH THE CURRENT BYLAWS
2. I WAS NOT ALLOWED TO DO THIS TYPE OF SEVERENCE IN 2014 DUE TO BYLAW.
I WAS NOT ALLOWED TO SEVER 1 ACRE OF 300 OR BUILD A SECOND HOME ON 300 ACRES
OR BUILD A COACH HOUSE ON EXISTING HOME SITE AT 157 MITCHELLS ROAD
THE ONLY WAY ACCORDING TO THIS COMMITTEE WAS TO SEVER 100 ACRES OF THE 300 ACRES
AND PROVE THAT A HOME HAD EXISTED ON THIS ACREAGE WHICH IT HAD MANY YEARS PAST
AS THERE HAD BEEN SEPARATE DEEDS TO THIS PROPERTY...EVEN THEN IT WAS OPPOSED
BY THIS COMMITTEE.
3. I ALSO OPPOSE THIS APPLICATION BECAUSE I DO NOT BELIEVE IT IS FORTHRIGHT
4. THE ONTARIO GOVERNMENT WANTS INTENSIFICATION OF DEVELOPMENT RATHER THAN URBAN
SPRAWL

I STRONGLY SUGGEST AN ADDITION BE ADDED TO ORIGINAL HOME SITE.

SINCERELY
RICHARD J. MITCHELL
155 MITCHELLS ROAD AND 157 MITCHELLS ROAD
416-562-5712
EMAIL rjmwindyhill@gmail.com

