

to

REPORT COA2018-057

FILE NO: D20-2018-043

Geographic Township of Ops

SUBJECT LAND

CON. 2

Lake Scugog



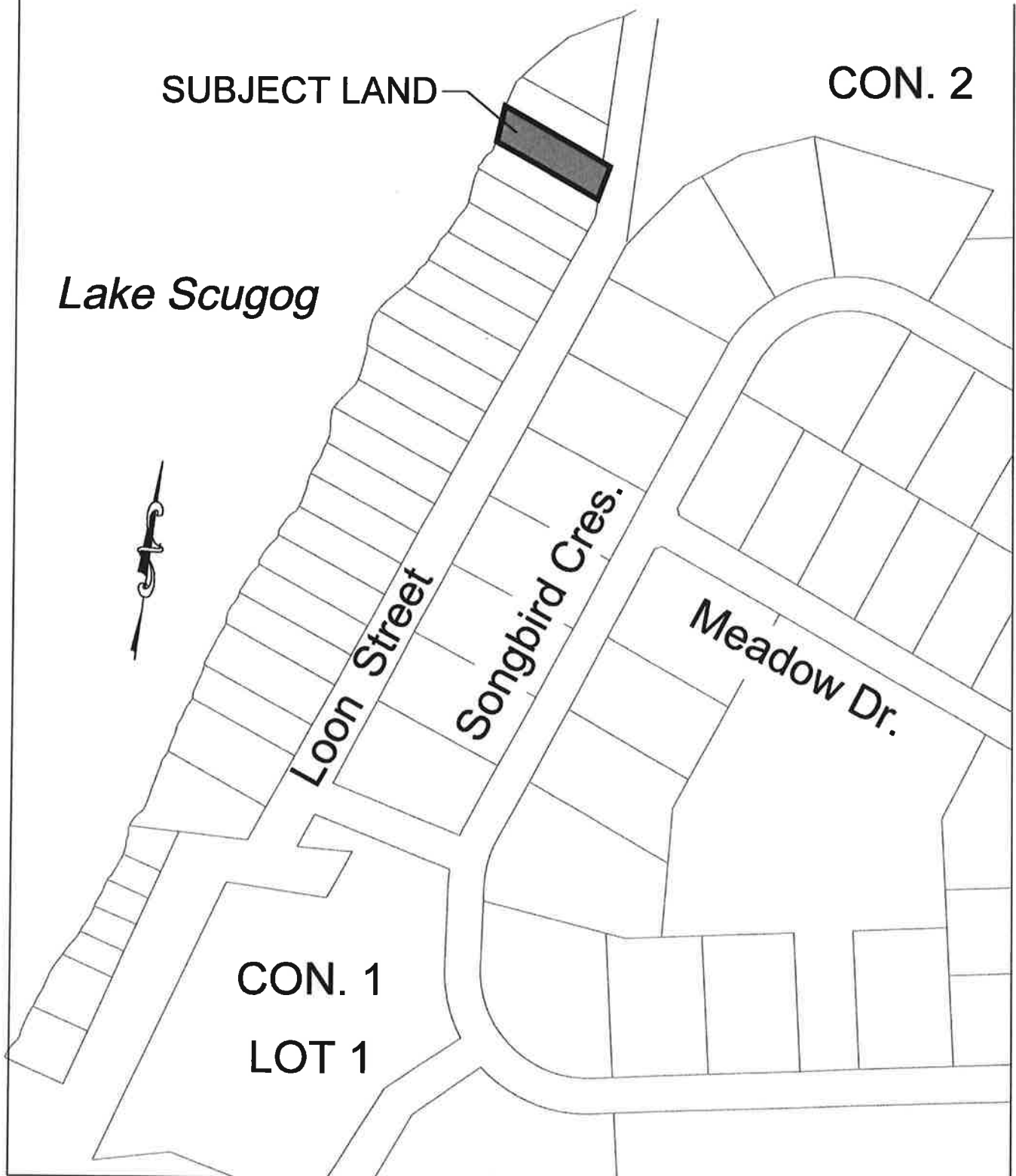
Loon Street

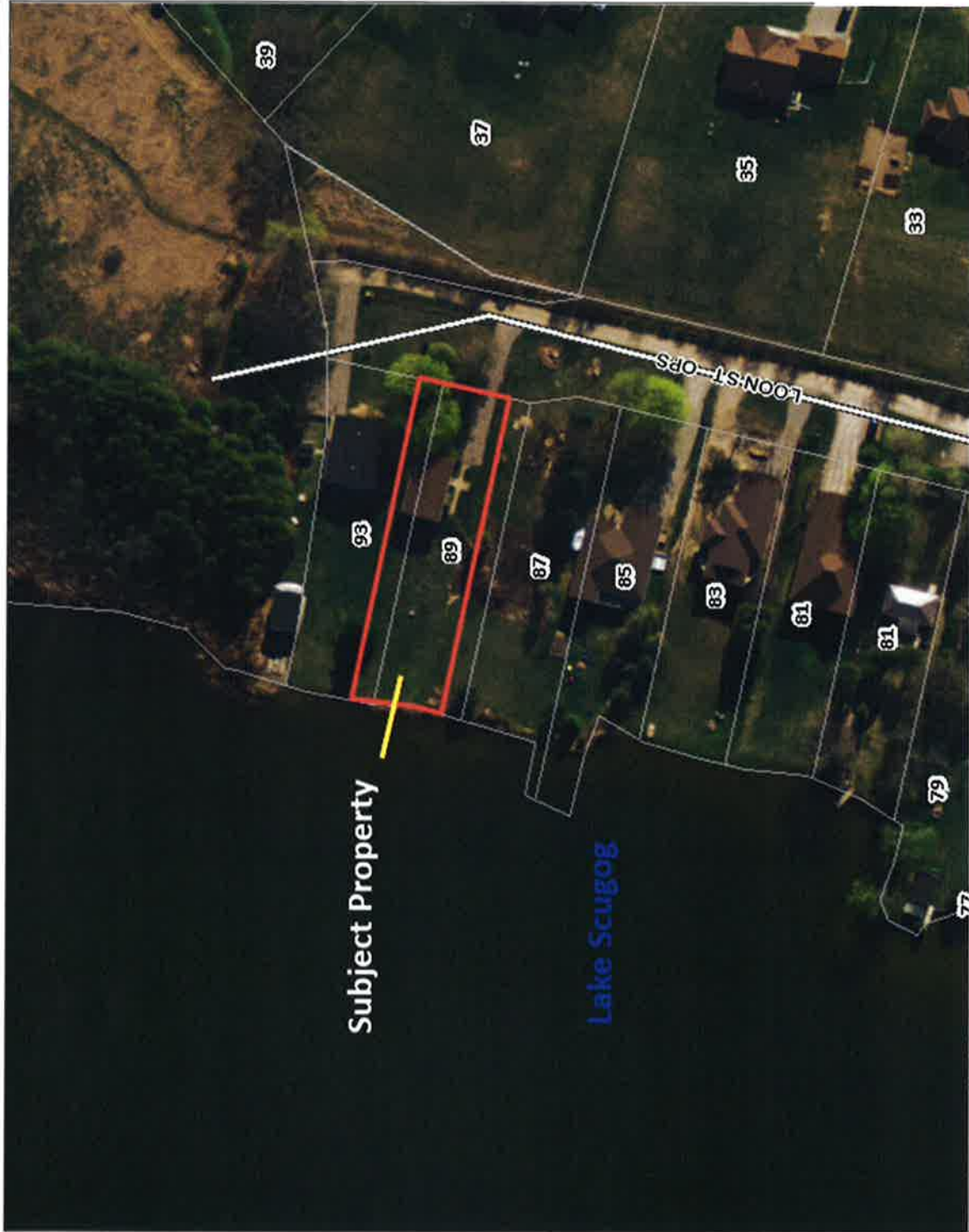
Songbird Cres.

Meadow Dr.

CON. 1

LOT 1





0.08

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

to

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FILE NO: D20-2018-043

PROJECT.

Private Residence
89 Lecon Street
Jaxerville, Ontario
L0S 1E0

700

Sept 09, 2016.

$$T = 8/5$$

General Notes

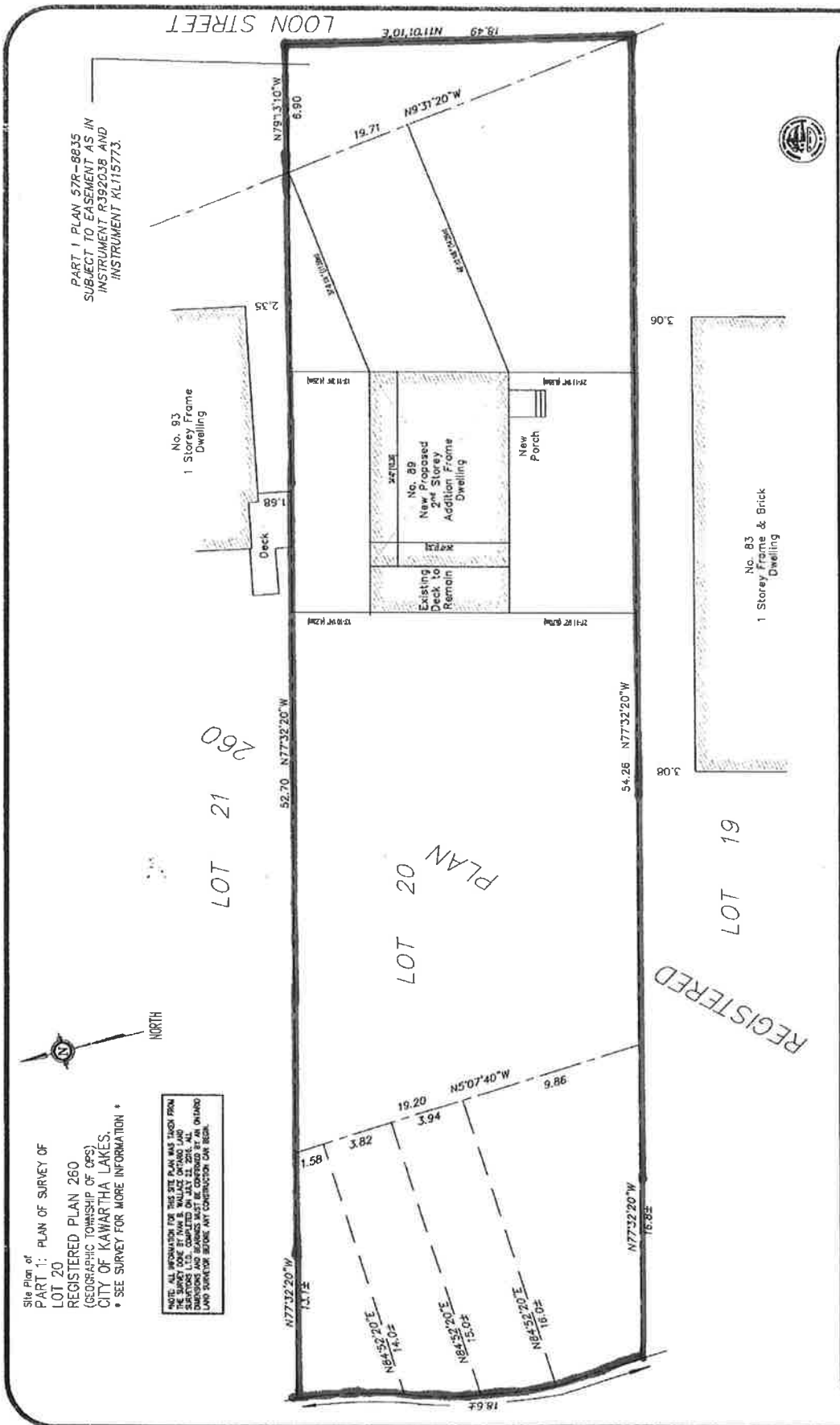
Contractor(s) shall check and verify all measurements before commencement of any work and all discrepancies shall be reported immediately to the Engineer.

Plans and specifications are the property of the Engineer and must be returned upon completion of the work or upon request.

Plans are not to be sealed.

Drawings shall not be used for construction purposes unless counter signed by the Engineer.

02	REVISED AS PER CITY	03/16
01	ISSUED FOR REVIEW	03/16
	Revision/Issue	





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KRCA File No 16541
X-REF: 15292
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APPENDIX " D "
to
REPORT COA2018-057
FILE NO. D20-2018-043

VIA EMAIL: mlahay@kawarthalakes.ca

Mr. Mark LaHay
Secretary Treasurer-Committee of Adjustment
180 Kent Street West
Lindsay, ON
K9V 2Y6

Regarding: **Application for Minor Variance – D20-2018-043**
 89 Loon Street
 Part of Lot 2, Concession 1
 Geographic Township of Ops
 City of Kawartha Lakes

Dear Mr.LaHay:

Staff have now completed our review of the above-noted application to seek relief from Zoning By-Law 2.2.1 Access Required in order to "construct a second story and new porch on a property that does not abut an improved street". Staff note that previous comments regarding a similar application were provided on June 20, 2017 in relation to City of Kawartha Lakes Committee of Adjustment File D20-2017-024. We offer the following comments.

Ontario Regulation 182/06

The subject property immediately abuts the shoreline of Lake Scugog and is within close proximity to a Provincially Significant Wetland. Kawartha Conservation regulates natural hazards, including watercourses, inland lakes, steep slopes, flooding and erosion hazards, wetlands and as well as a setback from those features. Kawartha Conservation regulates 15 metres from the greatest hazard associated with a watercourse or inland lake and 120 metres from a Provincially Significant Wetland, or wetland greater than 2 ha in size. As such, the entire property is regulated pursuant to Ontario Regulation 182/06.

- The subject property has frontage that borders Lake Scugog. Based on historic water levels maintained by Parks Canada – Trent Severn Waterway, the 100-year lake level for Lake Scugog is 250.9 metres above sea level (mASL). This elevation is considered to be the flood elevation for Lake Scugog. Based on our mapping, an up-to-date topographic survey is required to be completed by an Ontario Land Surveyor (at the applicant's expense) to determine if the existing building is within the floodplain. If the existing structure is in the floodplain:
 - Pursuant to Kawartha Conservation Policy 4.5.2(5) an additional storey (or extension thereof) on existing residential dwellings located within a flooding hazard may be permitted provided it can be demonstrated that the number of dwelling units is the same or less, and access (ingress/egress) conditions are "dry" where this standard can be practically achieved, or flood-proofed to an elevation which is practical and feasible, but no less than safe.

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 subject property and area of proposed development are within 30 metres of a Provincially Significant Wetland, known as the East Cross Creek No. 15.
 - Pursuant to Kawartha Conservation Policy 4.6.2.2(6) and (7), the expansion of an existing building or structure and new accessory building or structure within an area of interference (within 120 metres) may be permitted provided that there will be no adverse impact on the hydrologic function of the wetland.

Staff note that a Permit pursuant to Ontario Regulation 182/06, as amended, has been issued for the proposed second floor addition.

Memorandum of Understanding (MOU)

- The subject site is within 120 metres (adjacent lands) of “significant woodland” (as identified by the City of Kawartha Lakes) and within 120 metres of “fish habitat” (i.e. Lake Scugog). Pursuant to section 2.1 of the Provincial Policy Statement (PPS), development and site alteration shall not be permitted within 120 metres of significant woodland and/or fish habitat unless the ecological function of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.
- In addition, Section 3.5.10 of the City of Kawartha Lakes’ (CKL) Official Plan (OP) states that an Environmental Impact Study (EIS) shall be required for development and site alteration applications within 120 metres of fish habitat, with some exceptions granted through section 3.5.40 – dependent on site conditions.

Summary

Based on a review of the subject property and proposal, as shown on *Drawing A10, Private Residence, dated September 9, 2016*, the addition is within 120 metres of natural heritage features and natural hazards that as per policy, generally requires the completion of an EIS to demonstrate no negative impacts. However, staff note that the addition is within the same footprint of the existing residence and the new porch is a non-habitable accessory structure, less than 10 metres² in size, and as such, Kawartha Conservation will not require an EIS for the proposal.

Furthermore, staff have reviewed the applicable policies under which this proposal could be reviewed and have issued a revised permit under Ontario Regulation 182/06, as amended.

As such, staff can advise that there are **no objections** to the approval of this minor variance application based on Kawartha Conservation’s consideration for natural heritage, natural hazards and water quality and quantity protection policies.



**KAWARTHA
CONSERVATION**

Discover • Protect • Restore

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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.

Yours truly,

Kent Stainton
Resources Planner
Extension 232
kstainton@kawarthaconservation.com

cc: Charlotte Crockford-Toomey, City of Kawartha Lakes

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