

APPENDIX: A

to

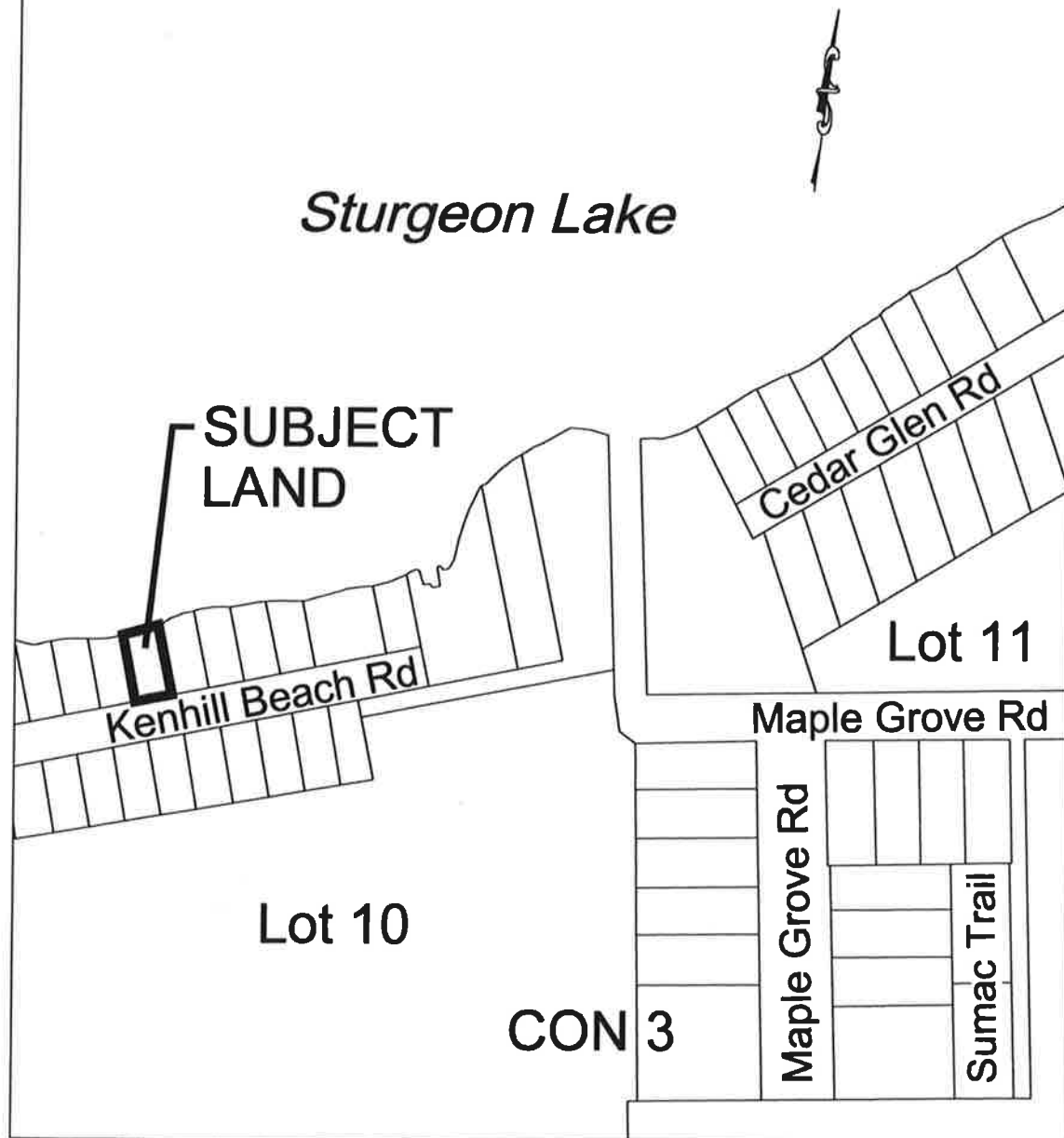
REPORT COA2018-072

FILE NO: D20-2018-055

D20-2018-055

Geographic Township of Verulam

Sturgeon Lake



APPENDIX: B

to

REPORT COA2018-072

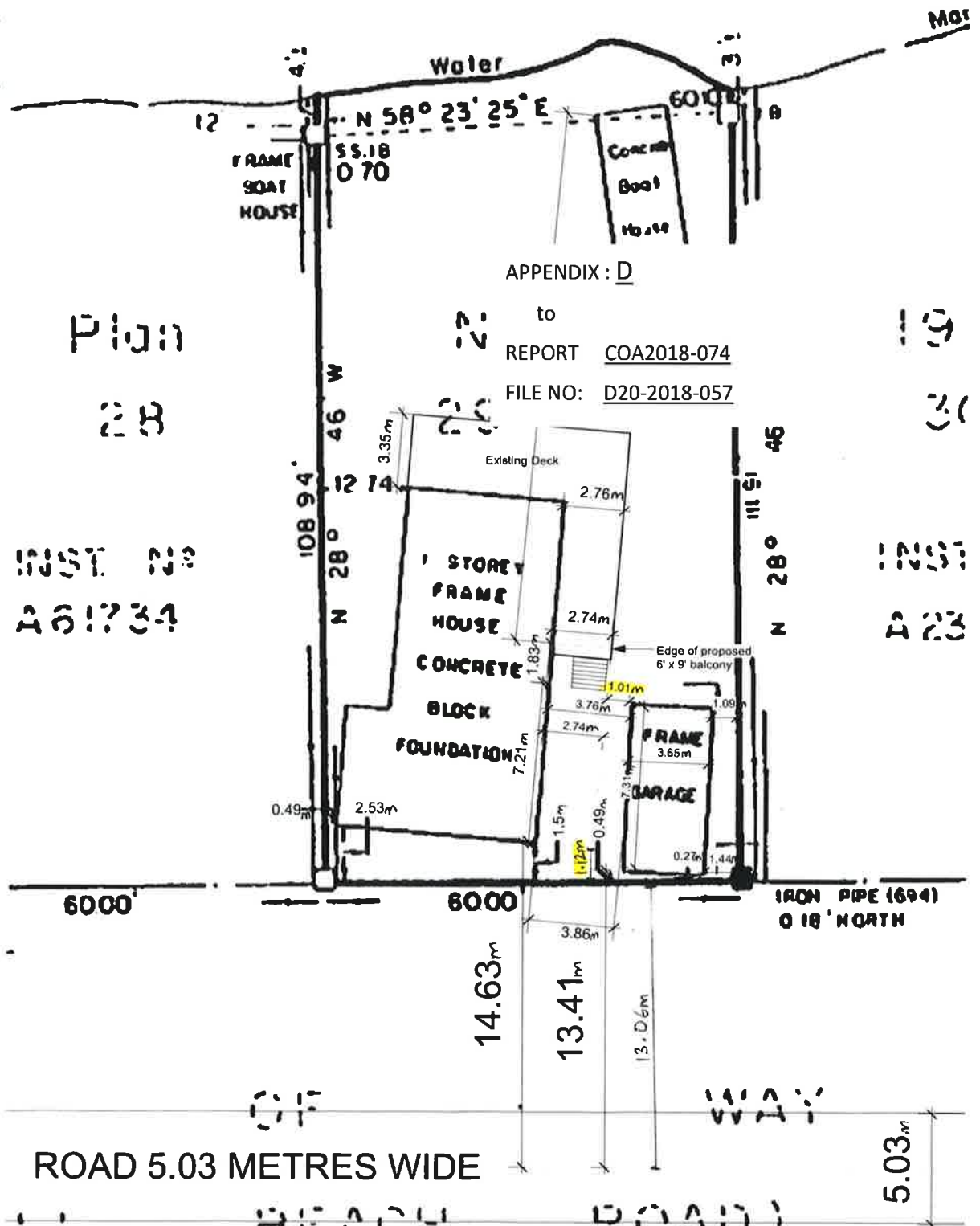
FILE NO: D20-2018-055



GEOMATICS
MAPPING

61 Kenhill Beach Road, Geographic Township of Verulam





APPENDIX: D

to

REPORT COA2018-072

FILE NO: D20-2018-055

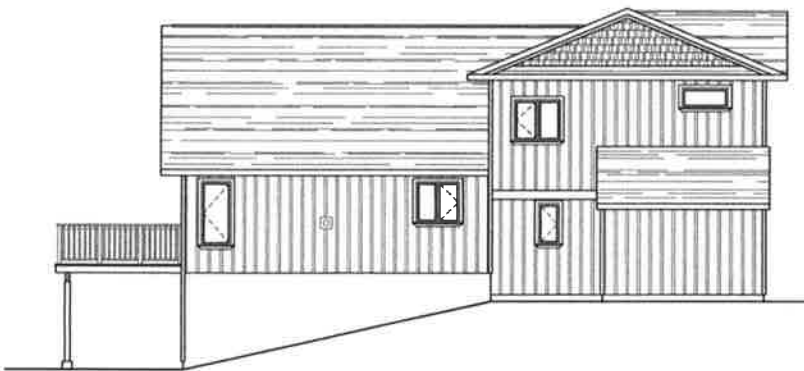
Elevation Drawings



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

APPENDIX " E "
to

Quadri Adebayo

REPORT COA2018-072

From: Derryk Wolven
Sent: Thursday, October 25, 2018 8:46 AM
To: Charlotte Crockford-Toomey
Subject: C of A

FILE NO. D20-2018-055

Please see attached comments:

D20-2018-055 No concerns

D20-2018-056 No concerns

D20-2018-057 No concerns

D20-2018-061 No concerns

Derryk Wolven, CBCO

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes

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



to
October 25, 2018

KRCA File No 16616 COA 2018-072
REPORT
Page 1 of 4

FILE NO. D20-2018-055

Via E-Mail: mlahay@kawarthalakes.ca

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

**Regarding: Application for Minor Variance – D20-2018-055
Richard Kearney (Agent: Joe Hood)
61 Kenhill Beach Road, Part of Lot 10, Concession 3
Geographic Township of Verulam
City of Kawartha Lakes**

Dear Mr. LaHay:

This Letter acknowledges the receipt of the above noted application. Kawartha Region Conservation Authority (KRCA) 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 6-87 (Township of Verulam), as amended, as it relates to:

- a) Relief from Section 8.2(d) - Residential (R1) Zone, to reduce the minimum front yard depth from 7.5 metres to 1.1 metres;
- b) Relief from Section 5.1.4 (c) to reduce the minimum spatial separation between an accessory building and a main building from 1.2 metres to 1.0 metre; and,
- c) Relief from Section 5.14.1 – to reduce the minimum parking requirement for a residential use property from two (2) to one (1)

It is noted that the existing dwelling and garage are non-compliant with the zoning by-law and the proposed addition will not encroach any further towards the shoreline than the existing footprint of the dwelling.

Applicable Kawartha Conservation Regulations and Policies

Ontario Regulation 182/ 06 (as amended):

The subject property is within the KRCA's Regulated Area, as it fronts onto the shoreline of Sturgeon Lake. Kawartha Conservation regulates the flooding and erosion hazard associated with this waterbody, plus an additional setback of 15 metres from the limit of the greatest hazard. Staff note that flooding hazard associated with Sturgeon Lake is 248.4 metres above sea level (mASL). As such, any development (or redevelopment) within lands regulated by Kawartha

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

Conservation require a Permit pursuant to Ontario Regulation 182/06 prior to development and site alteration. In accordance with Ontario Regulation 182/06 (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), as amended, permissions are 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,
- 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.

Application-Specific Comments

KRCA Memorandum of Understanding (MOU):

KRCA Permitting:

As noted, the subject property is within KRCA Regulated Area of the Watershed. The proposed works identified on the plans provided are within Kawartha Conservation's regulated portion of the site. The works appear to confirm to KRCA Policies under Section 4.5.2, *Minor Residential Additions* (additional storey).

Please be advised the applicant has been issued a permit (Permit No. 2017-053), issued March 7, 2017) for shoreline protection works, pursuant to Ontario Regulation 182/06. Photographs provided by City of Kawartha Lakes staff dated October 17, 2018 based on a site visit conducted on the same day illustrate that the shoreline works proposed through the permit have not been undertaken. The applicant is reminded that the permit will expire on March 7, 2018 and an extension and/or revision to the existing permit will be required to facilitate the construction of the second floor addition subject to this application. Please note that KRCA permits issued after January 1, 2018 are now valid for two (2) years from the date of issuance. Further information regarding a permit extension and/or the permit revision process can be provided by Stacy Porter, Planning and Regulations Technician at extension 231 or via email at sporter@kawarthaconservation.com

KRCA staff would like to note that the decision of the Committee of Adjustment does not bind KRCA under the Conservation Authorities Act to approve the proposed works identified on the plans/drawings submitted with this application. As such, KRCA 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*.

Fish Habitat

Sturgeon Lake is considered fish habitat. Policy 2.1.8 of *Provincial Policy Statement* states,

“Development and site alteration shall not be permitted on adjacent lands (120m) to fish habitat unless the ecological function of the 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”.

In addition, the Ministry of Natural Resources and Forestry (MNRF) recommends a minimum vegetated buffer for fish habitat of 30 metres. Based on the Kawartha Conservation's mapping, the existing cottage is located within the 30 metre setback.

Based on MNRF's direction, in cases where a site specific technical report (e.g. Environmental Impact Study) has evaluated the ecological function of the adjacent land and has demonstrated that smaller buffer widths would be appropriate to ensure no negative impacts on the fish habitat; a minimum 15 metre buffer width may be acceptable. Ultimately, redevelopment of the property closer to the shoreline, within the fish habitat buffer is contrary to provincial policy unless supported by a technical study.

It appears as though the proposed addition will not encroach further than the existing limit of development, which is approximately 15 metres from the shoreline. As such, no additional requirements in relation to the protection of fish and fish habitat are required. The applicant is encouraged to check with the MNRF regarding restrictive activity timing windows associated with in-water works (i.e. shoreline protection works) for Sturgeon Lake, a warm water classified system.

Recommendation

Based on our review of the above information and there is no new development proposed through the application, staff can advise it **would foresee no issue with the approval of Minor Variance application D20-2018-055 based on consideration for natural heritage, natural hazards and water quality and quantity protection policies. Kawartha Conservation would like to take this opportunity to restate that the proposed addition will require a permit from this office under Ontario Regulation 182/06, as amended, prior to undertaking the works.**

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: Stacy Porter, Kawartha Conservation
Quadri Adebayo, City of Kawartha Lakes
Charlotte Crockford-Toomey, City of Kawartha Lakes

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Quadri Adebayo

FILE NO. D20-2018-055

From: Christina Sisson
Sent: Monday, October 29, 2018 1:00 PM
To: Mark LaHay
Cc: Charlotte Crockford-Toomey; Quadri Adebayo; Kirk Timms; Kim Rhodes
Subject: 20181029 D20-2018-055 61 Kenhill Beach Road - Engineering Comments
Attachments: 20181029 D20-2018-055 61 Kenhill Beach Road - Engineering Comments.docx

Importance: High

Good afternoon,
Further to our review and the email correspondence with the planner, Quadri Adebayo, we confirm we have no objection and provide the attached comments from an engineering perspective.

Thank you,

Christina Sisson, P.Eng.
Supervisor, Development Engineering
Engineering & Corporate Assets, City of Kawartha Lakes
705-324-9411 ext. 1152 www.kawarthalakes.ca





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website: www.kawarthalakes.ca

MEMORANDUM

TO: Mark LaHay, Acting Secretary-Treasurer

CC: Quadri Adebayo, Planner II
Kirk Timms, Engineering Technician
Kim Rhodes, Administrative Assistant
Charlotte Crockford-Toomey, Administrative Assistant

FROM: Christina Sisson, Supervisor, Development Engineering

DATE: October 29th, 2018

SUBJECT: Application for Minor Variance/Permission
D20-2018-055 – 61 Kenhill Beach Road
Part Lot 10, Concession 3
Geographic Township of Verulam, City of Kawartha Lakes

The Development Engineering Division has reviewed the City of Kawartha Lakes Committee of Adjustment Notice of Public Hearing for Minor Variance as well as the Application for Minor Variance/Permission received on October 25th, 2018.

It is our understanding that the applicant is applying for a minor variance to request relief from the following provisions in order to permit the construction of a second floor addition to a single detached dwelling:

1. to reduce the minimum spatial separation between an accessory building and a main building from 1.2 metres to 1.0 metre
2. to reduce the minimum parking requirement for a residential use property from two to one
3. to reduce the minimum front yard depth from 7.5 metres to 1.1. meters

Further to our review of the above noted application, we confirm that we have no objection to the proposed minor variance. We note that the existing one storey frame house is within 0.49 metres of the property line. This is an existing situation, and any existing drainage patterns will remain the same.

We respectfully request to be circulated should additional information be brought forward through the commenting period that changes the intent of the minor variance application and the corresponding report by Planning.

Please do not hesitate to contact our office if you have any questions.