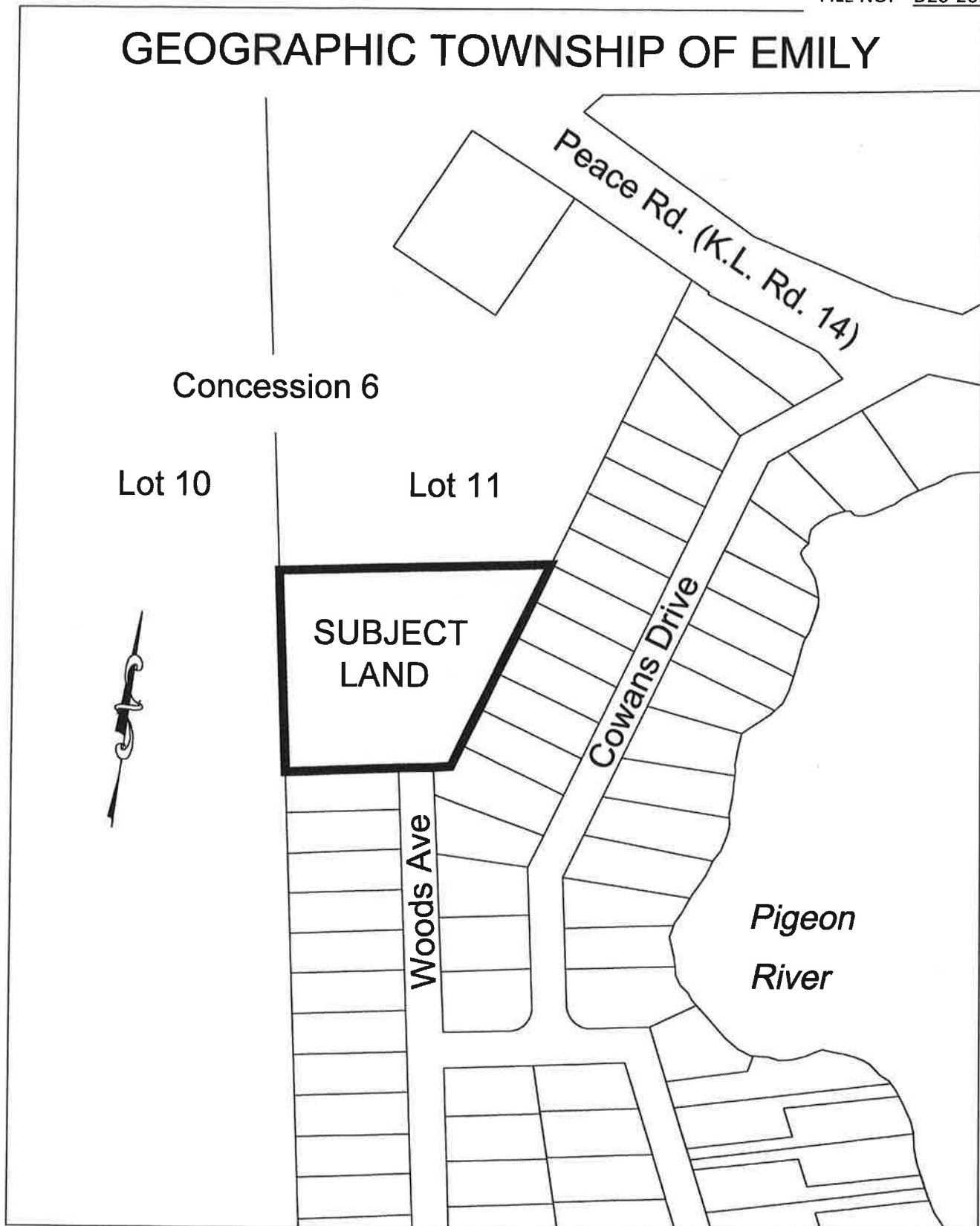


to

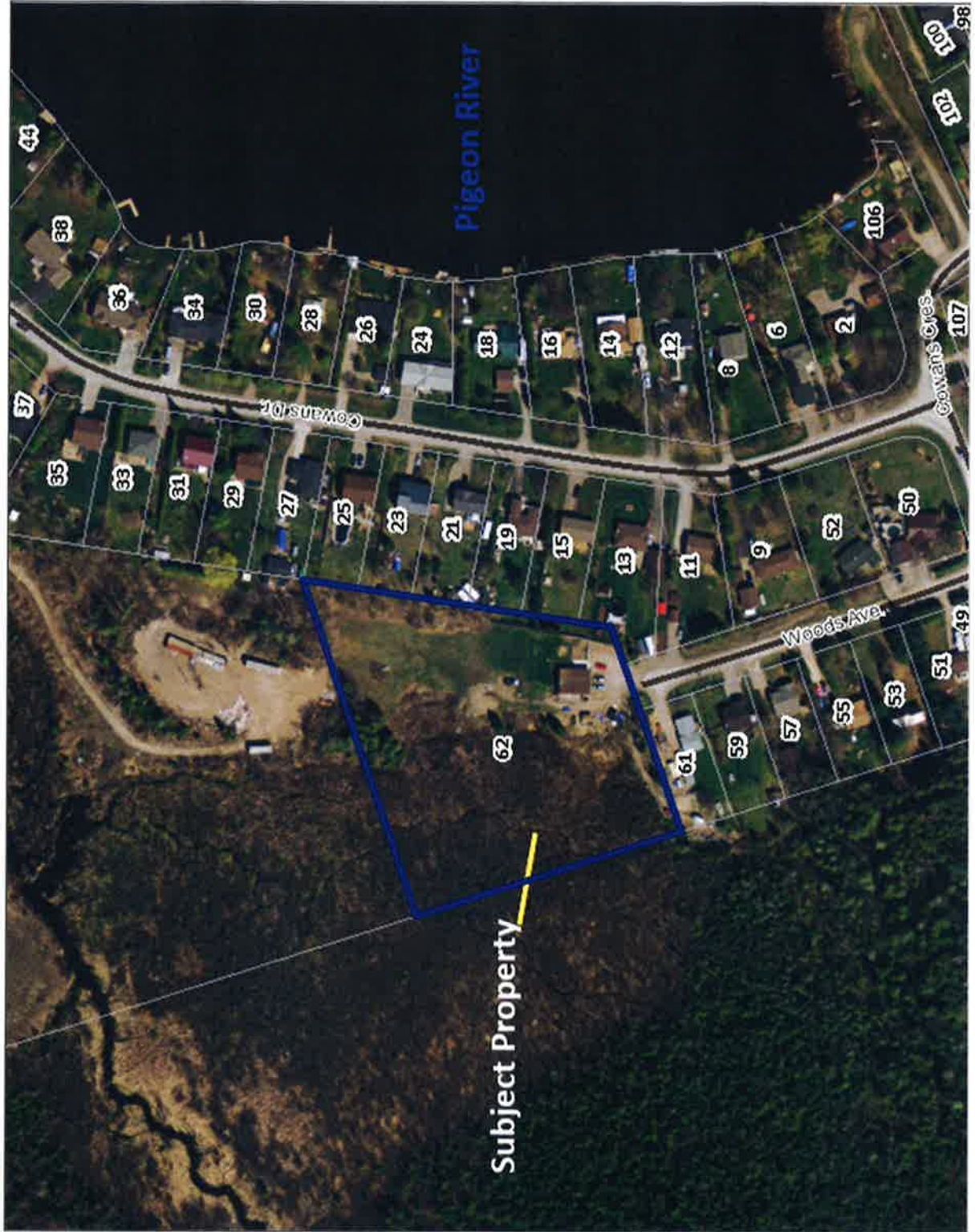
REPORT COA2018-075

FILE NO: D20-2018-058

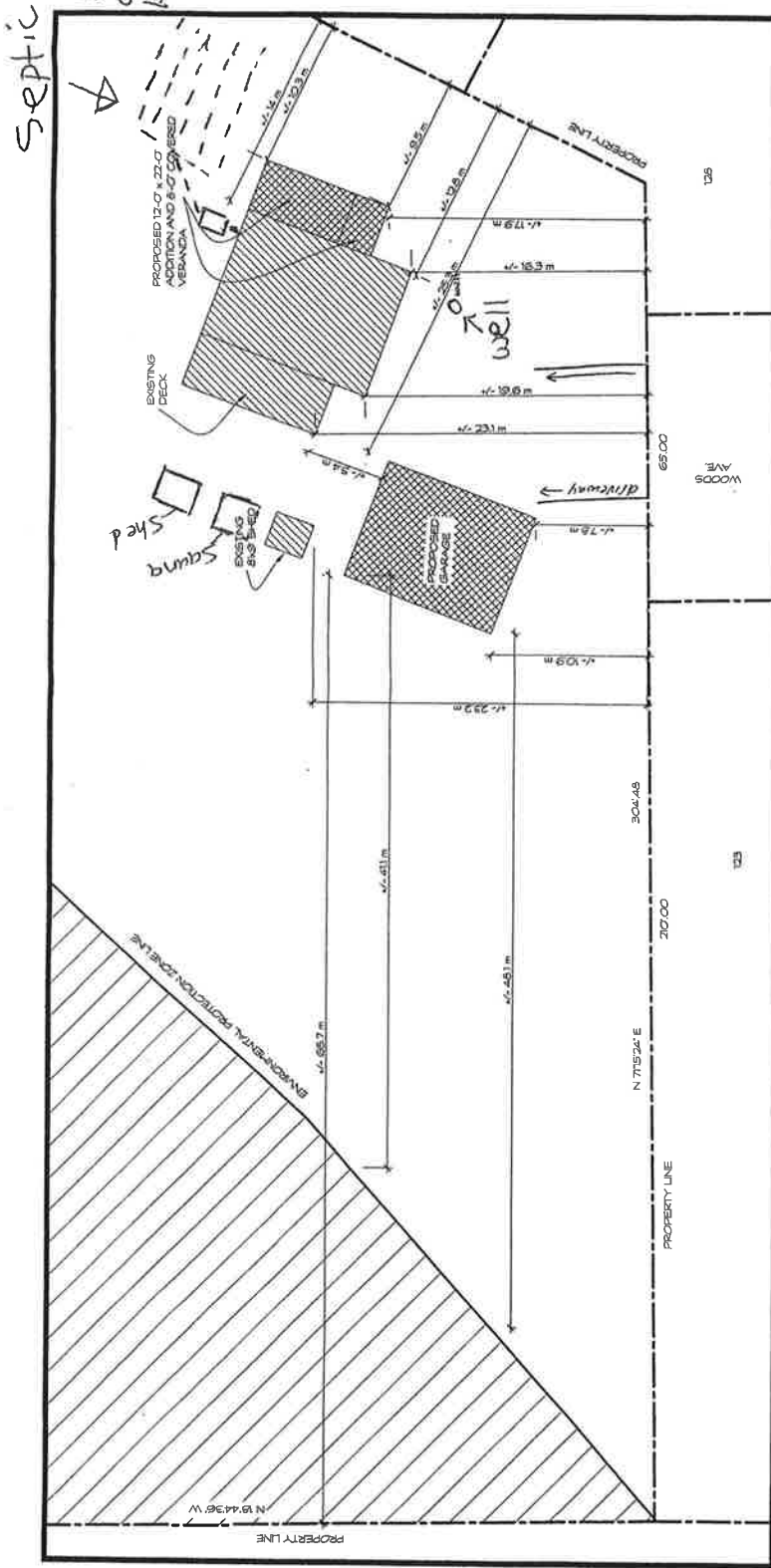
## GEOGRAPHIC TOWNSHIP OF EMILY



62 Woods Avenue, geographic Twp. of Emily







LOT COVERAGE:	
LOT AREA	= 14369.39 m <sup>2</sup>
EXISTING DWELLING (stripe hatched)	= 11 m <sup>2</sup> = 0.007%
EXISTING SHED (w/ remain)	= 6.68 m <sup>2</sup> = 0.0004%
EXISTING OPEN DECK SQUARE FOOTAGE	= 37.47 m <sup>2</sup> = 0.002%
PROPOSED ADDITION SQUARE FOOTAGE	= 24.5 m <sup>2</sup> = 0.001%
PROPOSED VERANDA SQUARE FOOTAGE	= 8.91 m <sup>2</sup> = 0.0006%
PROPOSED GARAGE SQUARE FOOTAGE	= 93.64 m <sup>2</sup> = 0.006%
TOTAL EXISTING LOT COVERAGE	= 155.15 m <sup>2</sup> = 0.01%
TOTAL PROPOSED LOT COVERAGE	= 127.09 m <sup>2</sup> = 0.008%

SITE SKETCH

1" = 20'-0"



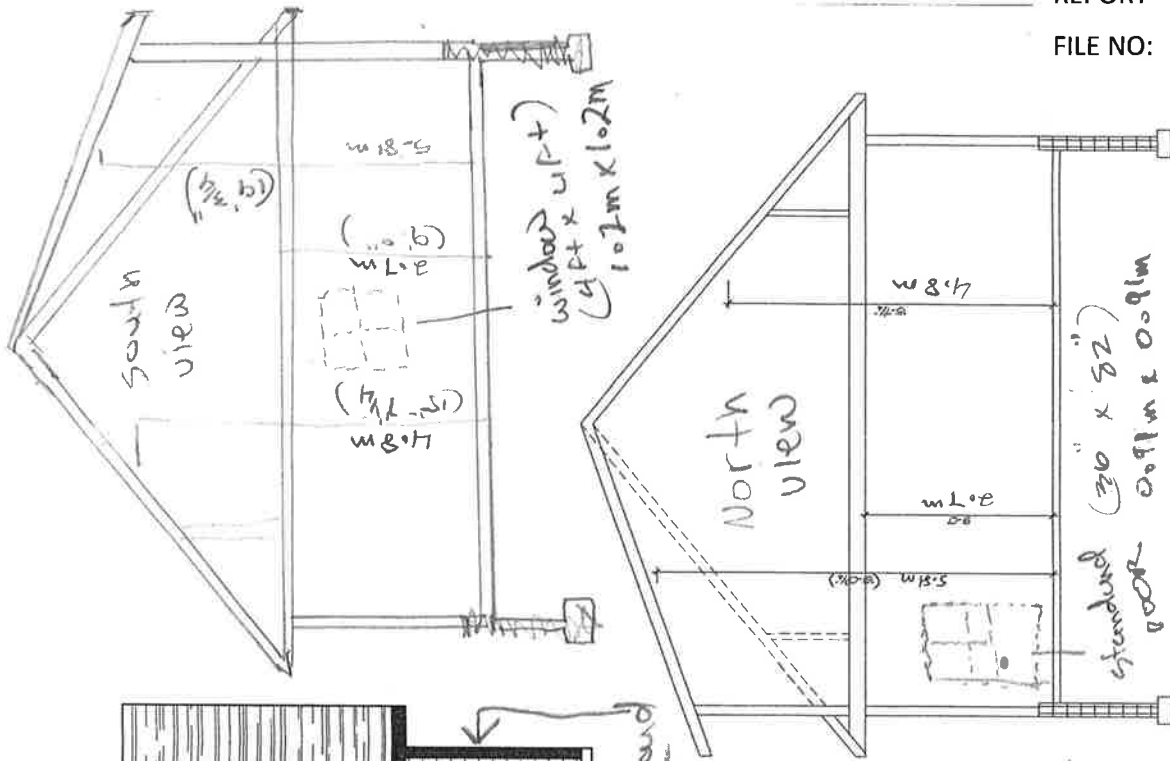
### LEGEND

- PROPERTY LINE
- EXISTING DWELLING
- EXISTING SHED
- EXISTING DECK
- PROPOSED VERANDA
- PROPOSED ADDITION
- PROPOSED GARAGE

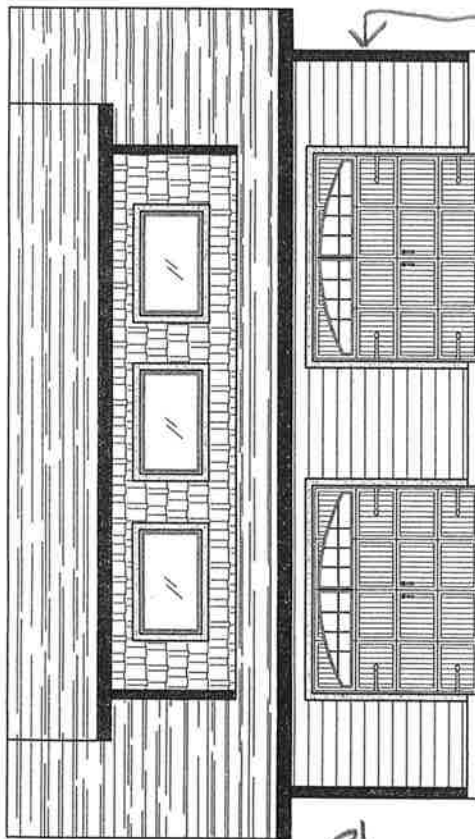
to

REPORT COA2018-075

FILE NO: D20-2018-058



MID HEIGHT SPAN



FRONT ELEVATION

to

REPORT COA2018-075**David Harding**FILE NO. D20-2018-058

**From:** Anne Elmhirst  
**Sent:** Friday, November 02, 2018 10:26 AM  
**To:** Charlotte Crockford-Toomey  
**Subject:** D20-2018-058 - 62 Woods Ave

Hello Charlotte,

Further to my review of the proposed minor variance application D20-2018-058, pleased be advised that the Building Division – Sewage System Program has no objection to the accessory structure (garage) to be constructed in the front yard.

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](http://www.kawarthalakes.ca)



## David Harding

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**From:** Derryk Wolven  
**Sent:** Thursday, November 15, 2018 8:02 AM  
**To:** Charlotte Crockford-Toomey  
**Subject:** C of A

Please see comments below:

D20-2018-049 No concerns  
D20-2018-054 No concerns  
D20-2018-058 No concerns  
D20-2018-059 No concerns  
D20-2018-062 No concerns

### **Derryk Wolven, CBCO**

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes

705-324-9411 ext. 1273 [www.kawarthalakes.ca](http://www.kawarthalakes.ca)





**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 – D20-2018-058**  
                  **Lance & Jennifer Harford**  
                  **62 Woods Avenue, Part of Lot 11, Concession 6**  
                  **Geographic Township of Emily**  
                  **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 the Township of Emily Zoning By-law 1996-30, as amended. The purpose and effect is to request relief from the following provisions to permit the construction of a detached garage and recognize the existing accessory buildings:

1. Section 3.1.3.3 to increase the maximum number of accessory buildings from 3 to 4, and permit a fifth accessory building (canvas shelter) on a temporary basis until the garage is constructed; and
2. Section 3.1.2.1 to permit a detached garage to be constructed within the front yard.

**Applicable Kawartha Conservation Regulations and Policies**

**Ontario Regulation 182/06 (as amended):**

The subject property is within the KRCA's Regulated Area, as it is located within the area of interference associated with the Cowan's Bay Provincially Significant Wetland (PSW). Kawartha Conservation regulates the PSW feature and lands within 120 metres from the limit of the PSW. As such, any development (or redevelopment) on the subject lands 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:

**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



- 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 works identified on the plans provided for the detached garage are within Kawartha Conservation's regulated portion of the site. Staff confirm the applicant has applied for a permit pursuant to Ontario Regulation 182/06 for a detached garage and associated grading. Plans for the detached garage and grade changes are subject to Kawartha Conservation policies 4.6.2.2 (7) *Accessory Buildings or Structures*. The drawings and plans submitted under the permit application generally comply with the plans subject to the 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 the permitting process can be provided by Stacy Porter, Planning and Regulations Technician at extension 231 or via email at [sporter@kawarthaconservation.com](mailto: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*.

##### **Hazardous Lands**

To ensure conformity with Section 3.1 of the Provincial Policy Statement (PPS, 2014), Kawartha Conservation aims to prevent new development from locating in areas where there is a potential for loss of life and/or property damage from natural hazards. Moreover, KRCA Plan Review Policies (Section 2.4.2.4) for Natural Hazards identify that applications shall not create new or exacerbate existing hazardous conditions. Due to the proposed location of the garage in relation to the Long-Term Stable Top of Bank on the subject lands, Kawartha Conservation staff is of the opinion that the proposal will not present risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

##### **KAWARTHA CONSERVATION**

277 Kenrei Road, Lindsay, ON K9V 4R1  
705.328.2271 Fax 705.328.2286  
[KawarthaConservation.com](http://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

**Recommendation**

Based on our review of the above information, staff can advise it would foresee no issue with the approval of Minor Variance application D20-2018-058 based on consideration for natural heritage, natural hazards and water quality and quantity protection policies, subject to the following:

- 1. The applicant obtains a permit under Ontario Regulation 182/06, as amended (*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*), prior to any works taking place**

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  
David Harding, Kawartha Conservation  
Quadri Adebayo, Kawartha Conservation  
Charlotte Crockford-Toomey, City of Kawartha Lakes