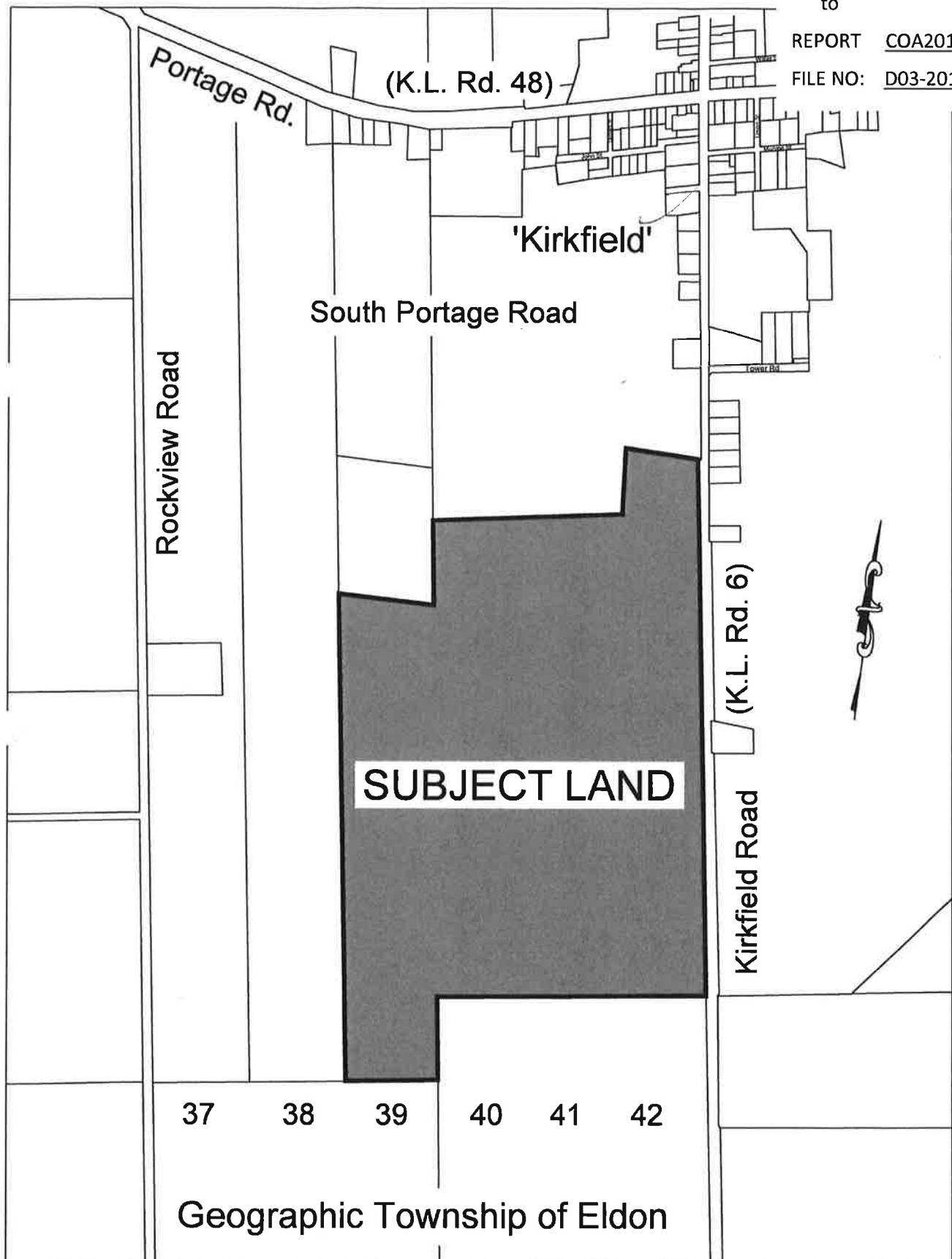


to

REPORT COA2018-080

FILE NO: D03-2018-010

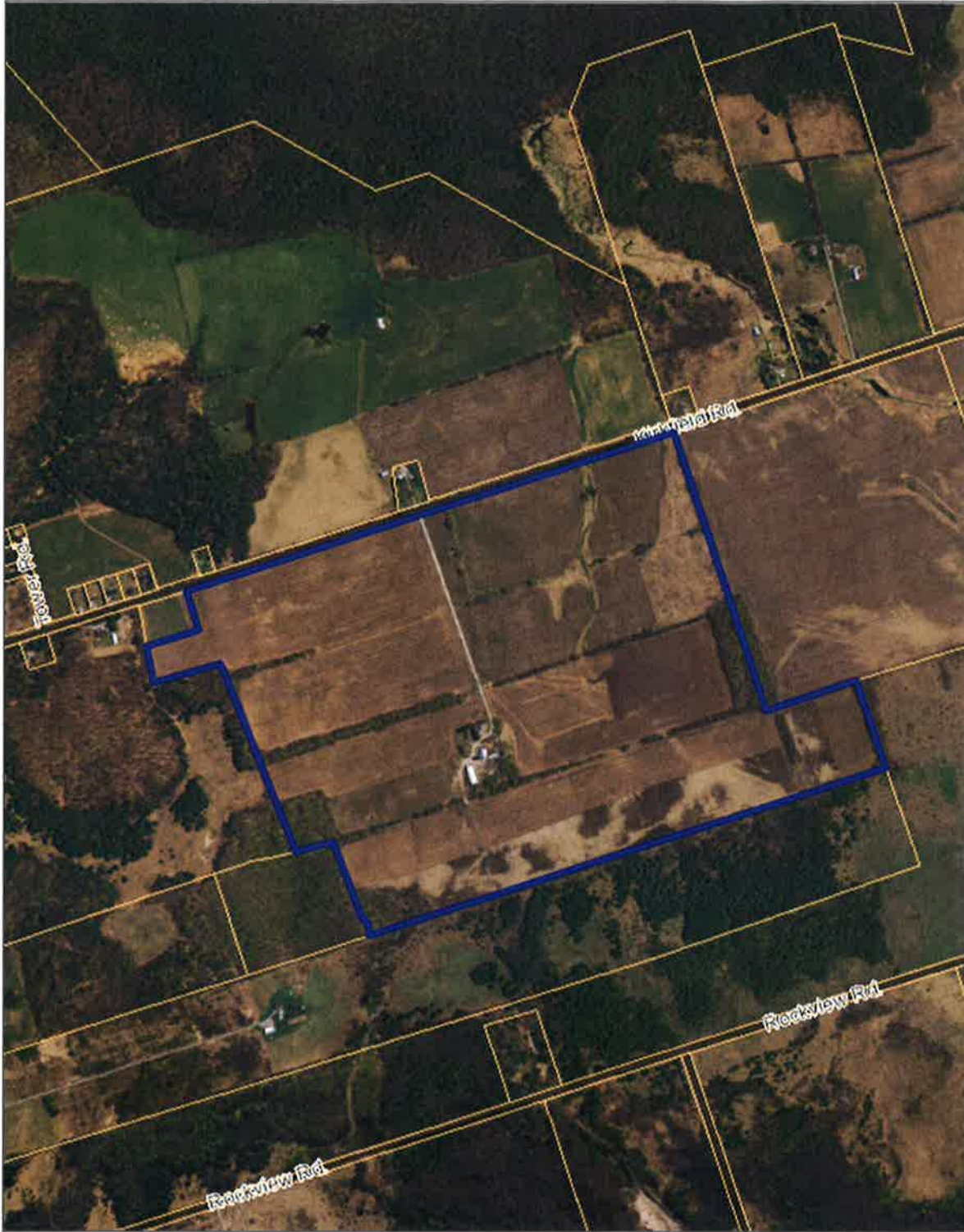


to

REPORT COA2018-080

FILE NO: D03-2018-010

1561 Kirkfield Road, geographic Twp. of Eldon



0.92

Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



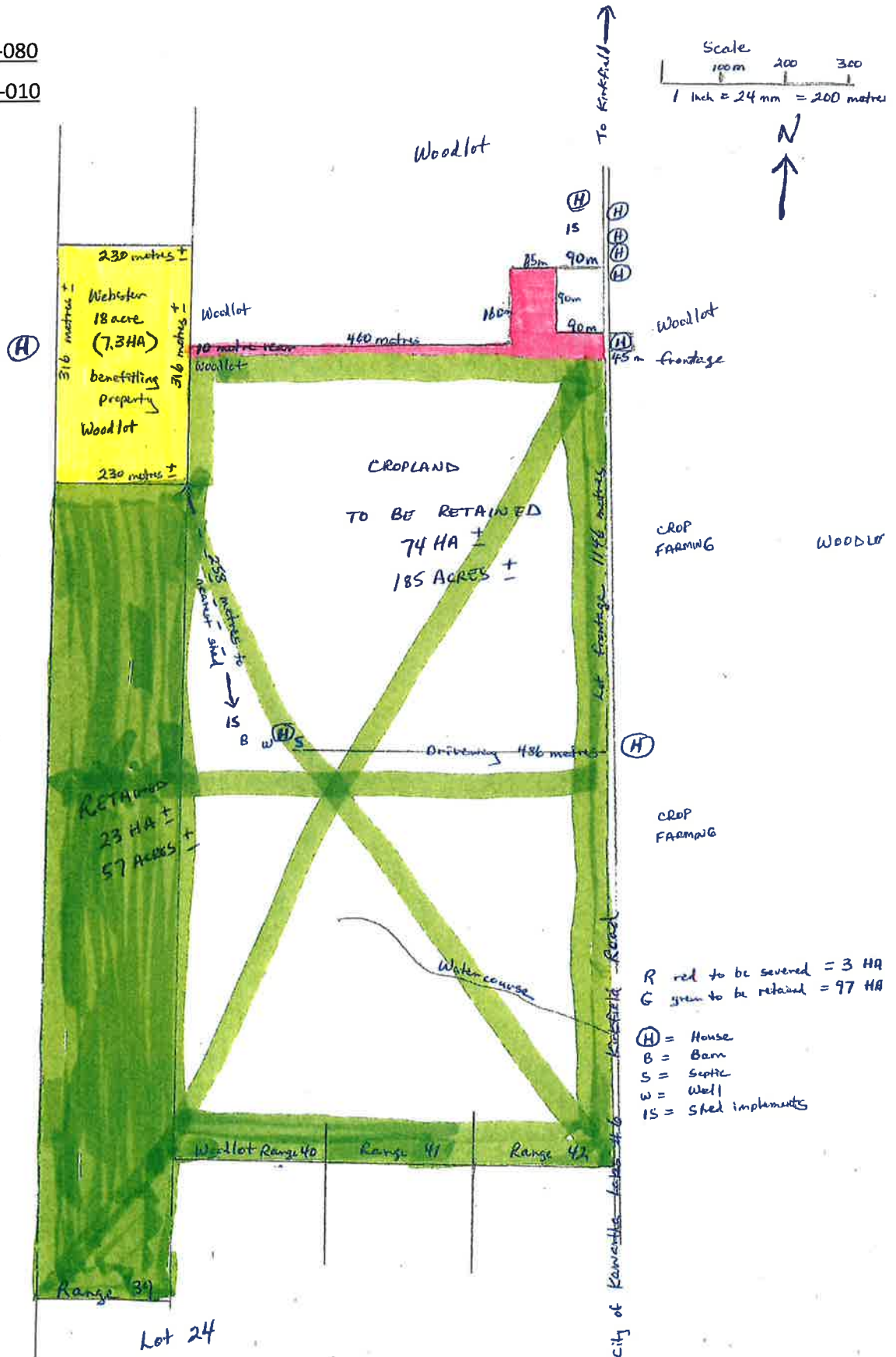
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES

APPENDIX " C "

to

REPORT COA2018-080

FILE NO: D03-2018-010



to

REPORT COA2018-080

FILE NO: D03-2018-010



1561 Kirkfield Road, geographic Twp. of Eldon



0.34

Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES

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

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





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

MEMORANDUM

TO: Quadri Adebayo, 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
D03-2018-010
1561 Kirkfield Road, Part of Lots 39 to 42, Concession South of
Portage Road Geographic Township of Eldon, Ward 4, 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 3 hectares of agricultural land and consolidate it with an abutting vacant landlocked lot in order to give the lot frontage on Kirkfield Road; a new lot is not 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.



*The Corporation of The
City of Kawartha Lakes*

**Community Services Department
Administration Office
(705) 324-9411 ext. 1300**

MEMORANDUM

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

This memorandum confirms receipt of various applications for Consent to the Community Services Department. Our Department has no concerns regarding these following applications:

D03-18-006	18, 24 and 26 Shadow Lake Road, Somerville
D03-18-007	24 Shadow Lake Road 12, Somerville
D03-18-009	76 and 78 Matheson Road, Eldon
D03-18-010	1561 Kirkfield Road, Eldon

Lisa Peimann
Executive Assistant, Community Services

David Harding

From: Quadri Adebayo
Sent: Wednesday, July 11, 2018 10:23 AM
To: Charlotte Crockford-Toomey
Cc: David Harding
Subject: FW: D03-2018-010 - 1561 Kirkfield Rd

FYI – File.

From: Anne Elmhirst
Sent: Wednesday, July 11, 2018 12:07 AM
To: Quadri Adebayo
Subject: D03-2018-010 - 1561 Kirkfield Rd

Hello Quadri,

I have received and reviewed the consent application D03-2018-010 with a proposal to sever approximately 3 ha of agricultural land and add it to an abutting land-locked property. Approximately 97 ha of agricultural land with a dwelling and barn will be retained.

The current sewage system serving the dwelling is located greater than 30 metres from new proposed lot line configuration. The sewage system will remain wholly within the boundaries of the property with the dwelling it will serve.

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

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





Friday, July 13, 2018

By email only

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

Dear Mr. LaHay,

Subject: Application for Consent
File No. D03-2018-010
1561 Kirkfield Road
Geographic Township of Eldon, City of Kawartha Lakes

The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed this application for consent for consistency with the Provincial Policy Statement and conformity with the applicable provincial plan including the Growth Plan for the Greater Golden Horseshoe and Lake Simcoe Protection Plan. We understand that the purpose and effect of this application is to add approximately 3 hectares of agricultural land to a land-locked parcel comprised of approximately 7 ha. No new lots will be created as a result of this application.

The land-locked or benefitting parcel contains a significant woodland based on our mapping and evaluation and is located within the Natural Heritage System of the Growth Plan. Significant woodlands are classified as key natural heritage features as defined by the Growth Plan and Lake Simcoe Protection Plan. Policy 4.2.3.1 and 6.23 of these Provincial Plans state that development and site alteration is not permitted within key natural heritage features. Further, development and site alteration is not permitted within their minimum vegetation protection zone of 30 metres based on Policies 4.2.4.1 and 6.24 of the Growth Plan and Lake Simcoe Protection Plan. On this basis, any development resulting from the approval of this application including the construction of a single family dwelling, sewage disposal system, well, and accessory buildings should be located on the front part of the severed parcel in proximity to Kirkfield Road. It appears, based on the map provided, that sufficient space would be available to accommodate this use in the front part of the severed lands.

.../2

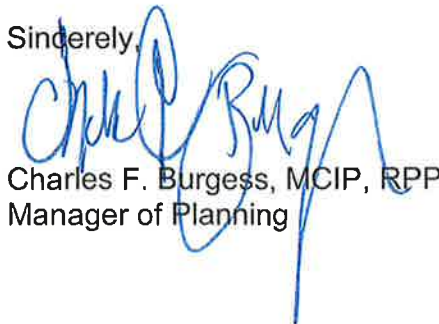
In this regard and based on provincial policy found in the Growth Plan and Lake Simcoe Protection Plan, we recommend that any approval of this application be subject to the following condition:

- The owner of the benefitting parcel shall apply and successfully amend the Comprehensive Zoning By-Law by rezoning the significant woodland to Environmental Protection (EP).

In doing so, any proposed development on the benefitting parcel will be directed away from the significant woodland and key natural heritage feature to the front part of the consolidated lot.

Please advise us of your decision on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Charles F. Burgess', is written over the typed name and title.

Charles F. Burgess, MCIP, RPP
Manager of Planning