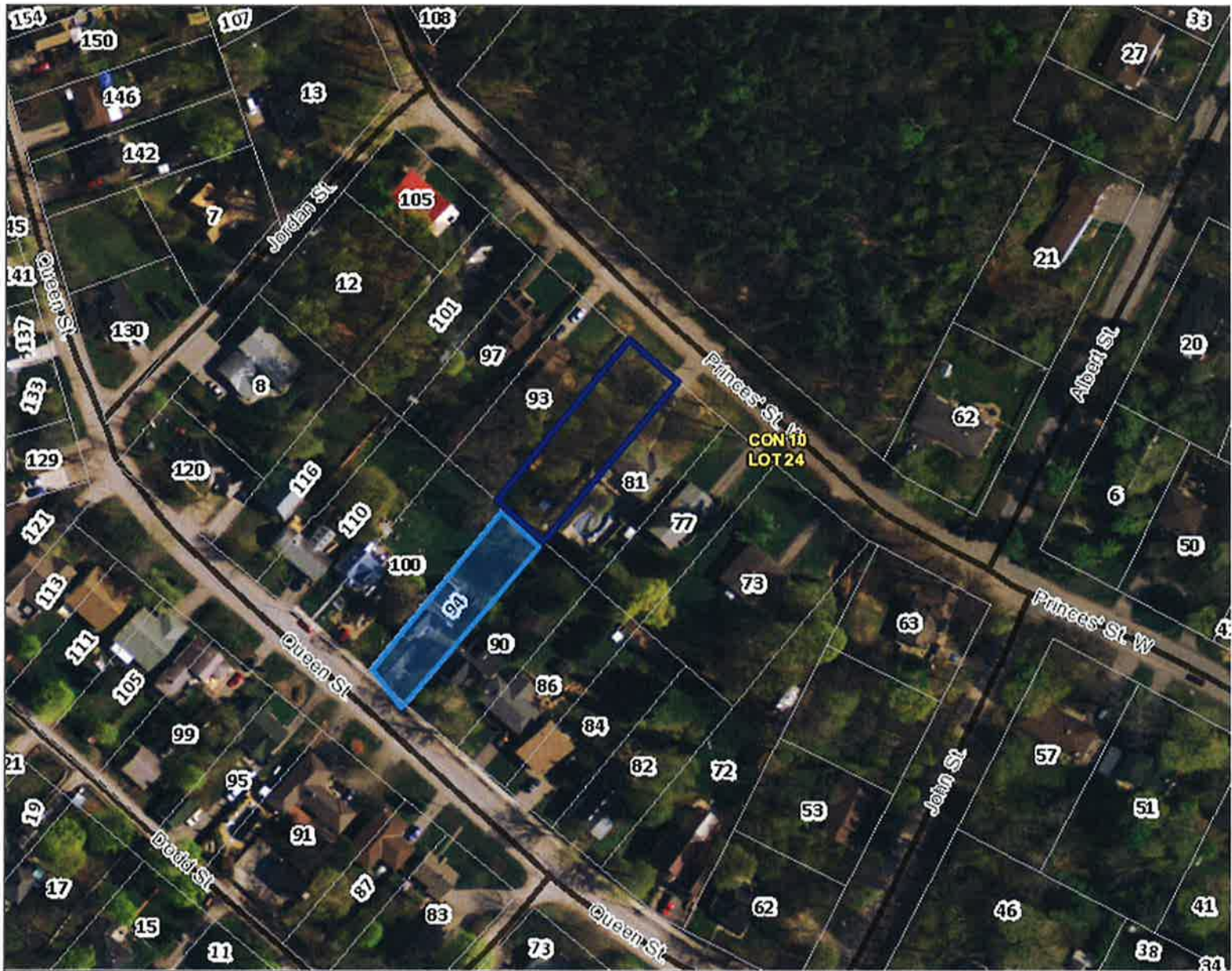


**D20-2018-064**



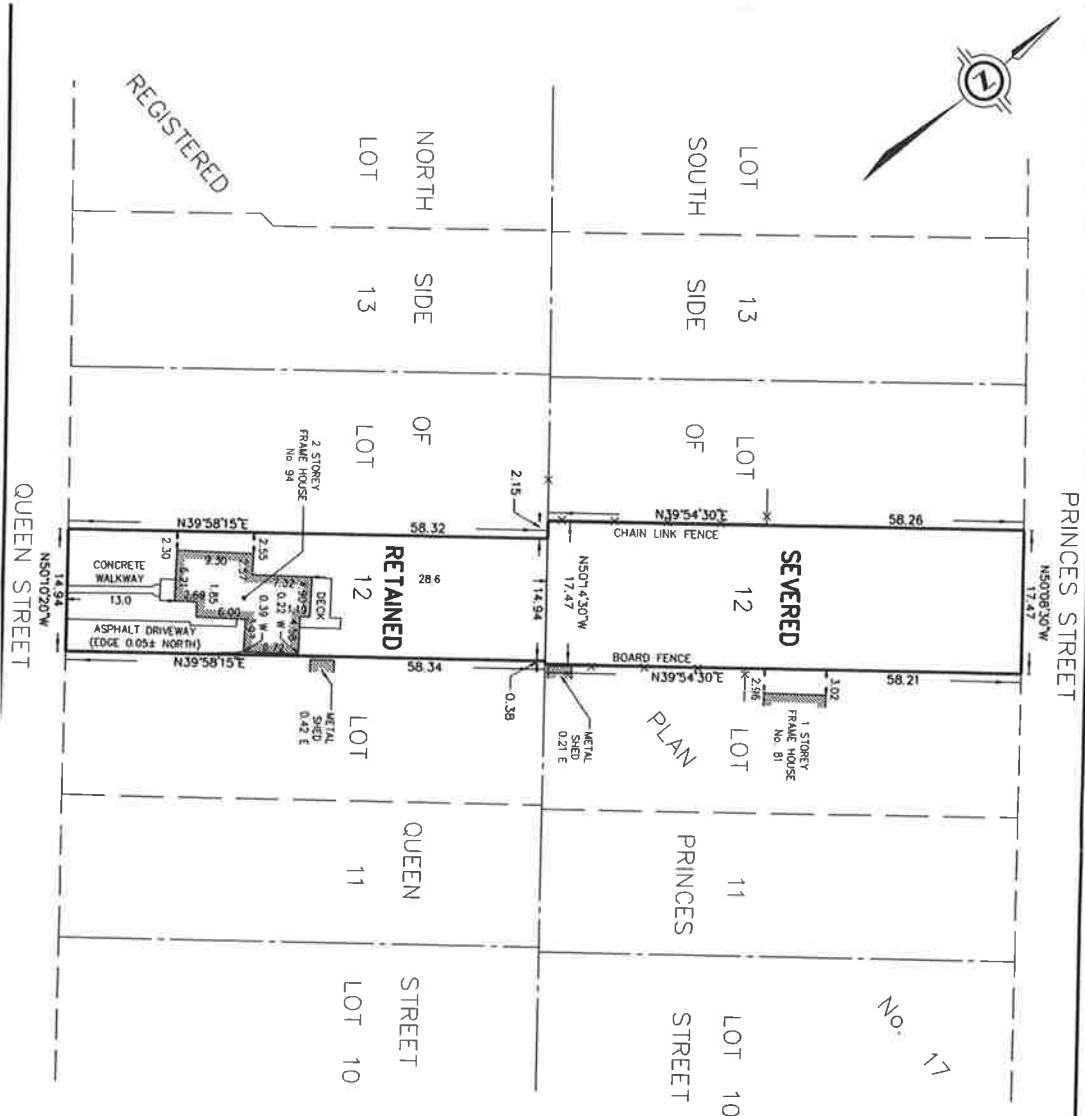
## 94 Queen Street and Part Lot 12 South Princes, West Colborne, Former Village of Fenelon Falls



to

REPORT COA2019-002FILE NO: D20-2018-064

# Site Plan Sketch



SKETCH FOR MINOR VARIAN  
No. 94 QUEEN STREET  
FORMER VILLAGE OF FENELON  
CITY OF KAWARTHA

SCALE 1 : 500



© COPYRIGHT 2018

METRIC DISTANCES SHOWN ON THIS PLAN  
CAN BE CONVERTED TO FEET BY

## SUBJECT LANDS

PART OF LOT 12, NORTH SIDE OF QUEEN STREET  
PART OF LOT 12, SOUTH SIDE OF PRINCES STREET  
REGISTERED PLAN No. 17  
FORMER VILLAGE OF FENELON FALLS  
BEING PM 03157-0412(11)

TOTAL AREA = 1888.8 sq.m. (20350.9 sq.ft.)

## SEVERED

LOT AREA = 1017.4 sq.m. (10951.2 sq.ft.)  
LOT DEPTH = 58.24m (17.75 ft.)

## RETAINED

LOT AREA = 871.4 sq.m. (9379.7 sq.ft.)  
HOUSE AREA = 135.6 sq.m. (1459.6 sq.ft.)  
LOT COVERAGE = 15.6%  
LOT DEPTH = 58.33m (17.78 ft.)

CURRENT ZONING:  
RESIDENTIAL TYPE ONE (R1) ZONE

## CAUTION:

THIS PLAN IS NOT A PLAN OF SURVEY AND SH  
EXCEPT FOR THE PURPOSE INDICATED IN THE T



**Charlotte Crockford-Toomey**

**From:** Susanne Murchison  
**Sent:** Monday, January 07, 2019 5:17 PM  
**To:** David Harding  
**Cc:** Charlotte Crockford-Toomey; Richard Holy; Quadri Adebayo  
**Subject:** RE: January Variance Comments Due Soon

FILE NO. D20-2018-064

Sorry, only had these for two days now.

D20-2018-063 Building Division has no concerns. A building permit will be required for the proposed construction of the garage.

D20-2018-064 Building Division has no concerns.

D20-2018-065 Building Division has no concerns. A building permit will be required for the proposed construction of both the garage and workshop. Note: if the storage loft is accessible by a stair it must be code compliant and will be considered a storey for Ontario Building Code purposes.

D20-2018-066 Building Division has no concerns.

D20-2018-067 Building Division has no concerns. A building permit will be required for the proposed construction of the foundation and uncovered steps and landing.

D20-2018-068 Building Division has no concerns. A building permit will be required for the proposed construction of the cabin.

Susanne Murchison, CBCO  
Chief Building Official  
Building Division, Development Services, City of Kawartha Lakes  
705-324-9411 ext. 1200 [www.kawarthalakes.ca](http://www.kawarthalakes.ca)



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**From:** David Harding  
**Sent:** Monday, January 07, 2019 3:49 PM  
**To:** Kirk Timms; Christina Sisson; Susanne Murchison; Anne Elmhirst; LeAnn Donnelly; Kent Stainton  
([kstainton@kawarthaconservation.com](mailto:kstainton@kawarthaconservation.com))  
**Cc:** Charlotte Crockford-Toomey; Richard Holy; Quadri Adebayo  
**Subject:** January Variance Comments Due Soon

Hello everyone.





Engineering & Corporate Assets Department  
P.O. Box 9000, 12 Peel Street  
Lindsay ON K9V 5R8  
Tel: (705) 324-9411 Ext. 1152  
Fax: (705) 324-2982  
e-mail: [csisson@kawarthalakes.ca](mailto:csisson@kawarthalakes.ca)  
website: [www.kawarthalakes.ca](http://www.kawarthalakes.ca)

APPENDIX " D "  
to

## MEMORANDUM

REPORT COA2019-002

FILE NO. D20-2018-064

**TO:** Mark LaHay, Acting Secretary-Treasurer

**CC:** Kirk Timms, Engineering Technician  
Kim Rhodes, Administrative Assistant  
Charlotte Crockford-Toomey, Administrative Assistant

**FROM:** Christina Sisson, Supervisor, Development Engineering

**DATE:** January 8<sup>th</sup>, 2019

**SUBJECT:** Application for Minor Variance/Permission  
D20-2018-064 – 94 Queen Street  
Village of Fenelon Falls, 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 January 4<sup>th</sup>, 2019.

It is our understanding that the applicant is applying for a minor variance to request relief from the following provisions in order to facilitate the requirements of a provisional condition of consent:

### **Retained Lot**

1. to reduce the minimum frontage requirement on Queen Street from 18 metres to 14.94 metres.

### **Severed Lot**

1. to reduce the minimum frontage requirement on Princes Street from 18 metres to 17.47 metres; and
2. to increase the minimum front yard setback from 7.6 metres to 15 metres in order to ensure that the development envelope on the parcel maintains a 30 metre setback from the limits of a wetland feature.

Further to our review of the above noted application, we confirm that we have no objection to the proposed minor variance and no engineering comments related to the proposed minor variance.

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.



APPENDIX " D "

to

REPORT COA2019-002 The Corporation of the  
**City of Kawartha Lakes**

FILE NO. D20-2018-064 Community Services  
50 Wolfe Street

Lindsay, Ontario K9V 2J2

Tel: 705-324-9411 ext 1300

Toll Free: 1-888-822-2225

[ldonnelly@kawarthalakes.ca](mailto:ldonnelly@kawarthalakes.ca)

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

LeAnn Donnelly, Executive Assistant, Community Services

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## MEMORANDUM

**DATE:** January 8, 2019  
**TO:** Committee of Adjustment  
**FROM:** LeAnn Donnelly, Executive Assistant, Community Services  
**RE:** Various Applications

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This memorandum confirms receipt of various applications to the Community Services Department and is intended to advise that our Department has no comments or concerns to offer the Committee with respect to the following minor variance applications:

D20-2018-063	14 Bradley Street, Manvers
D20-2018-064	94 Queen Street, Fenelon Falls
D20-2018-065	110 Jasper Drive, Township of Fenelon
D20-2018-066	Vacant land on Mary Street, Lindsay
D20-2018-067	155 Hazel Street, Township of Verulam
D20-2018-068	587 Scotch Line Road, Township of Verulam

*LeAnn Donnelly*

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LeAnn Donnelly  
Executive Assistant, Community Services