

to

REPORT COA2019-005

FILE NO: D20-2018-067

Geographic Township of Verulam

Sturgeon Lake



**SUBJECT
LAND**

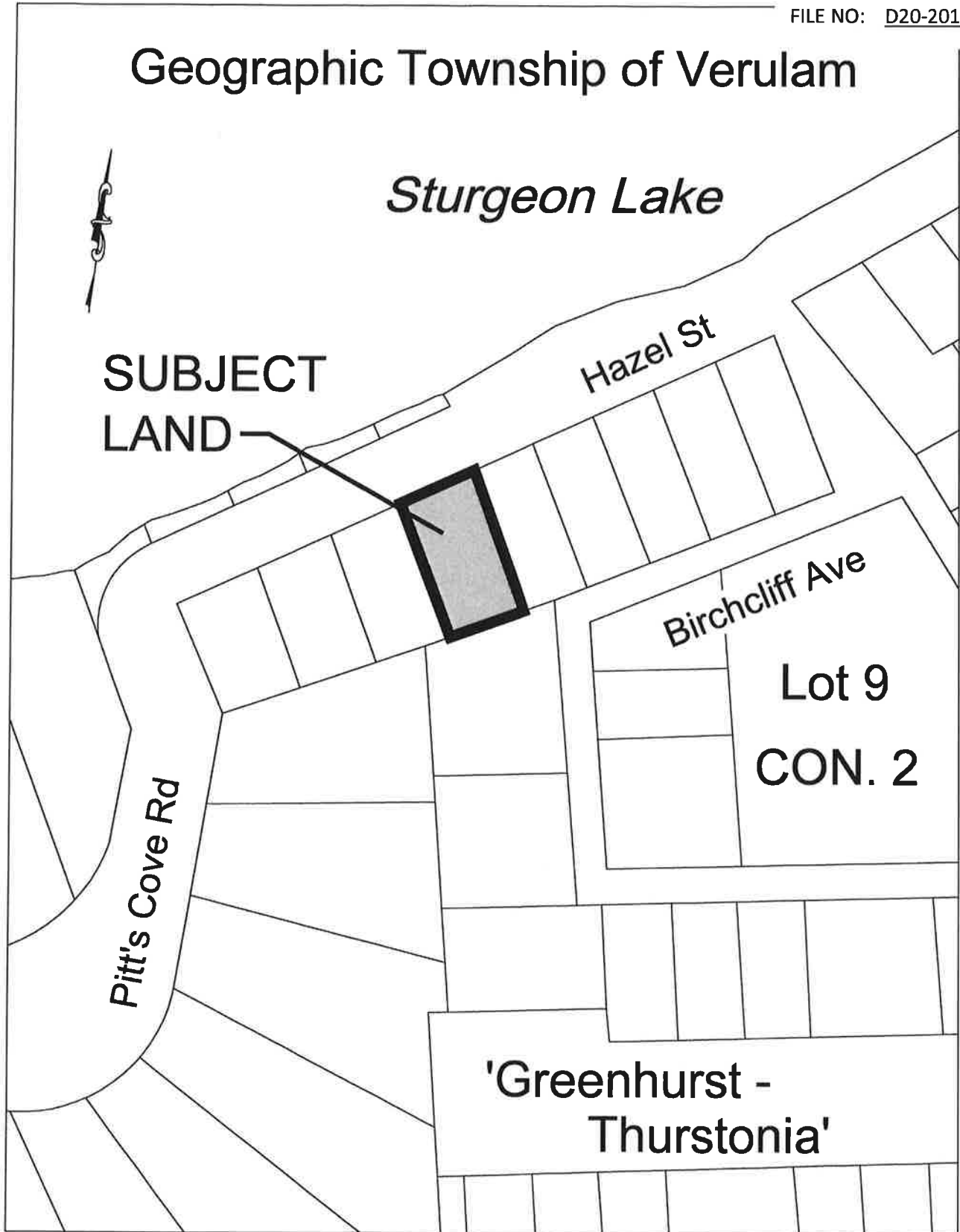
Hazel St

Birchcliff Ave

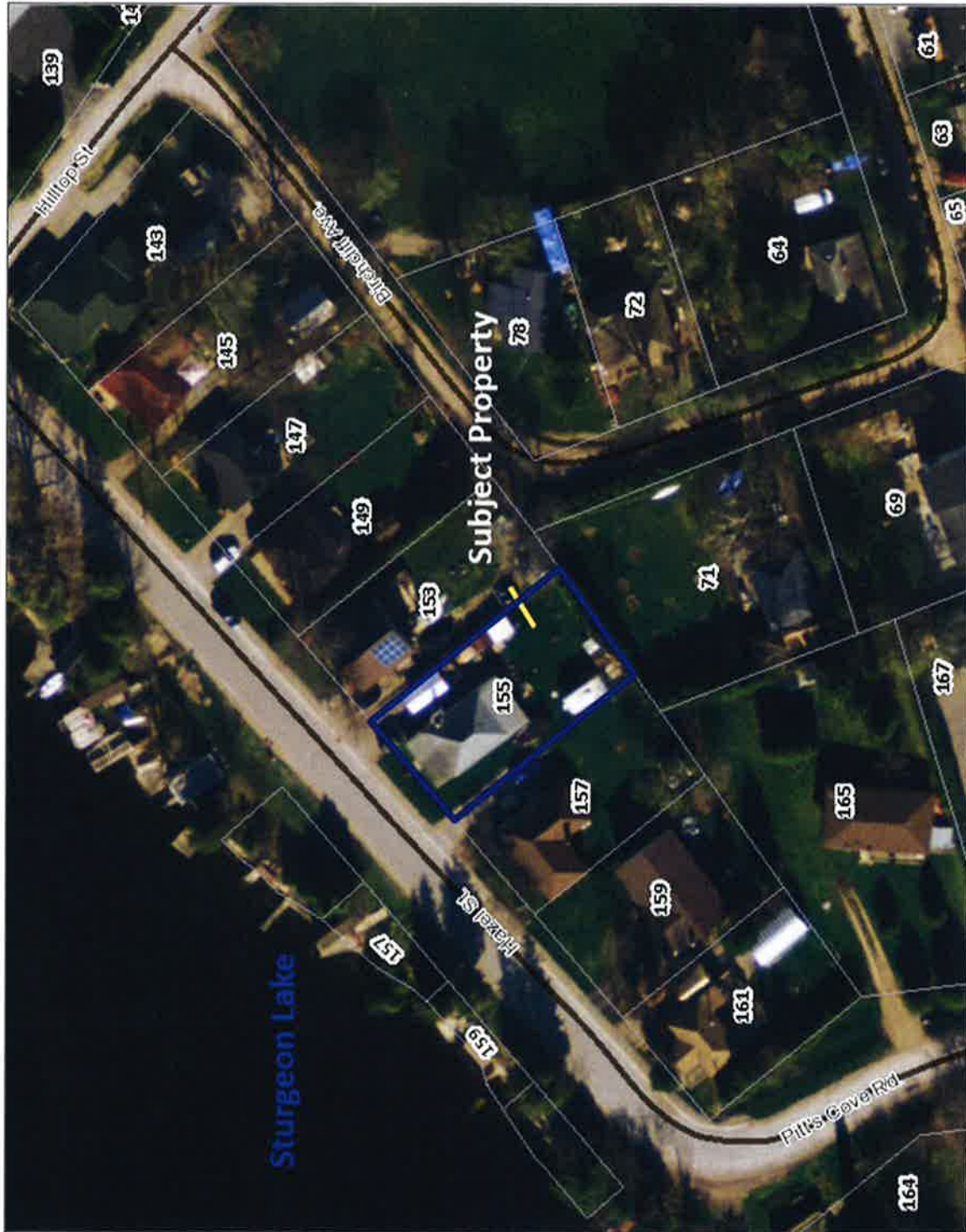
Lot 9
CON. 2

Pitt's Cove Rd

'Greenhurst -
Thurstonia'



155 Hazel Street, geographic Township of Verulam



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



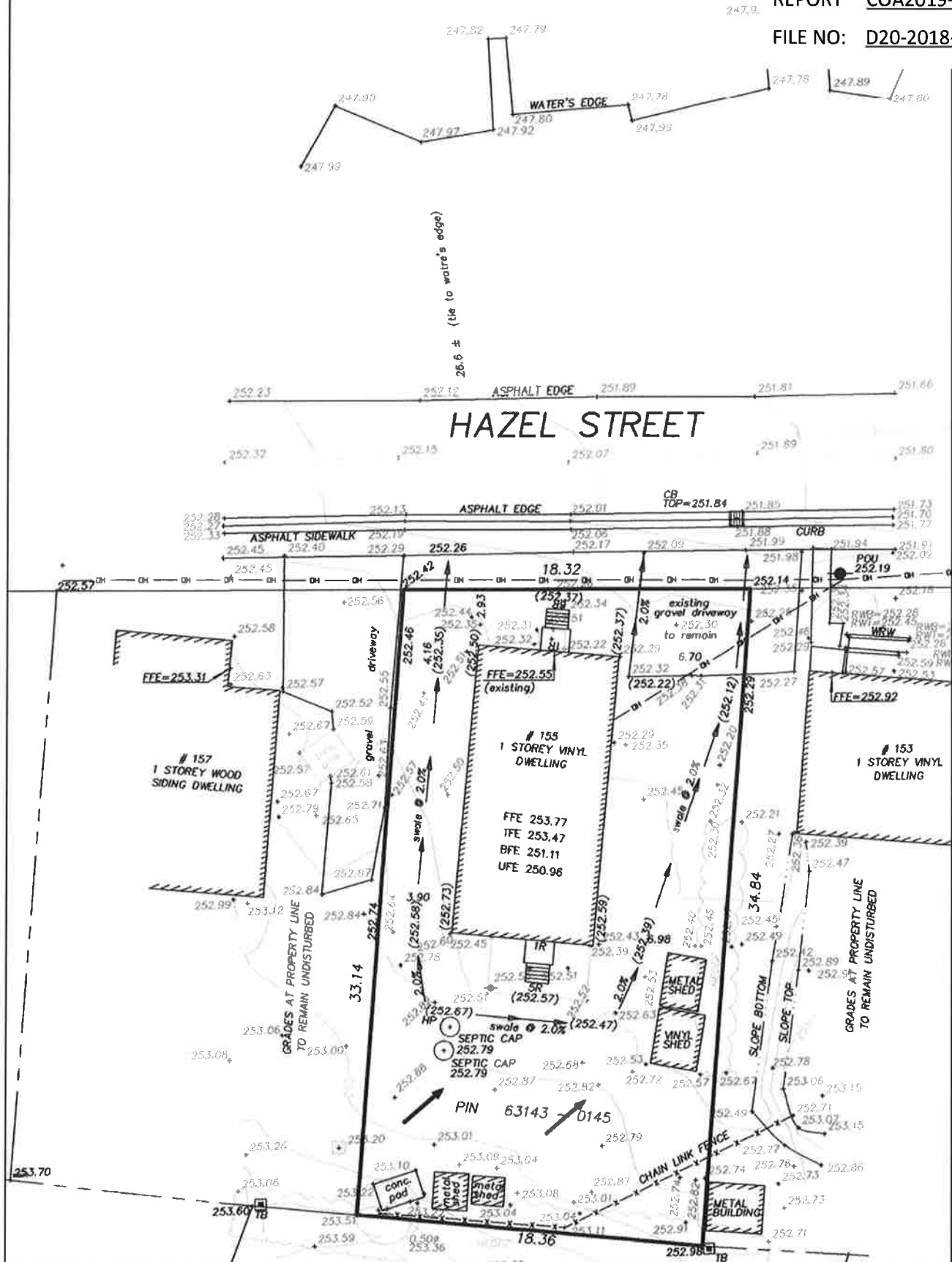
0.06 Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes

STURGEON LAKE

to

REPORT COA2019-005

FILE NO: D20-2018-067



David Harding

APPENDIX " D "

to

From: Anne Elmhirst
Sent: Tuesday, January 08, 2019 5:01 PM
To: David Harding; Quadri Adebayo
Subject: D20-2018-067 - 155 Hazel St.

REPORT COA-2019-005

FILE NO. D20-2018-067

Hello David & Quadri,

I have received and reviewed the application for Minor Variance D20-2018-067 for an addition of a foundation to the existing dwelling at 155 Hazel Street. A search of records reveals no information in regards to the Use Permit for the sewage system. A site visit was completed to assess the location and components of the sewage system serving the property.

Through visual observation it was determined that a Class 4 Sewage System serves the dwelling. The location of the tank was confirmed through probing. The distribution lines connected to the tank could not be determined due to weather and frost. A minimum setback clearance distance will be required for the new foundation to any existing distribution line. The minimum setback will be required to be confirmed prior to construction proceeding. This can be determined through visual scoping or excavation. Should the distribution line currently be closer than the minimum requirement the structure will need to be relocated or the sewage system will require upgrading.

As such, the Building Division – Sewage System Program requests that a condition be applied to the minor variance to confirm the sewage system distribution lines.

Should you have any questions or concerns, please do not hesitate to contact me.

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





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MEMORANDUM

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 8th, 2019

SUBJECT: Application for Minor Variance/Permission
D20-2018-067 – 155 Hazel Street
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 January 4th, 2019.

It is our understanding that the applicant is applying for a minor variance to request relief from the following provisions in order to permit a dwelling to be raised and construct an uncovered porch and stairs to access the raised main level:

1. to reduce the minimum front yard setback from 7.5 metres to 2.9 metres for the dwelling,
2. to reduce the street centreline setback from 17.5 metres to 13.3 metres for the dwelling,
3. to reduce the street centreline setback from 17.5 metres to 10.9 metres for the uncovered porch and stairs; and
4. to permit the uncovered porch and stairs to project into the front yard up to a distance of 0.6 metres from the front lot line.

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.



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City of Kawartha Lakes
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ldonnelly@kawarthalakes.ca
www.kawarthalakes.ca

LeAnn Donnelly, Executive Assistant, Community Services

MEMORANDUM

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

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

LeAnn Donnelly
Executive Assistant, Community Services

David Harding

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

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



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)
Cc: Charlotte Crockford-Toomey; Richard Holy; Quadri Adebayo
Subject: January Variance Comments Due Soon

Hello everyone.