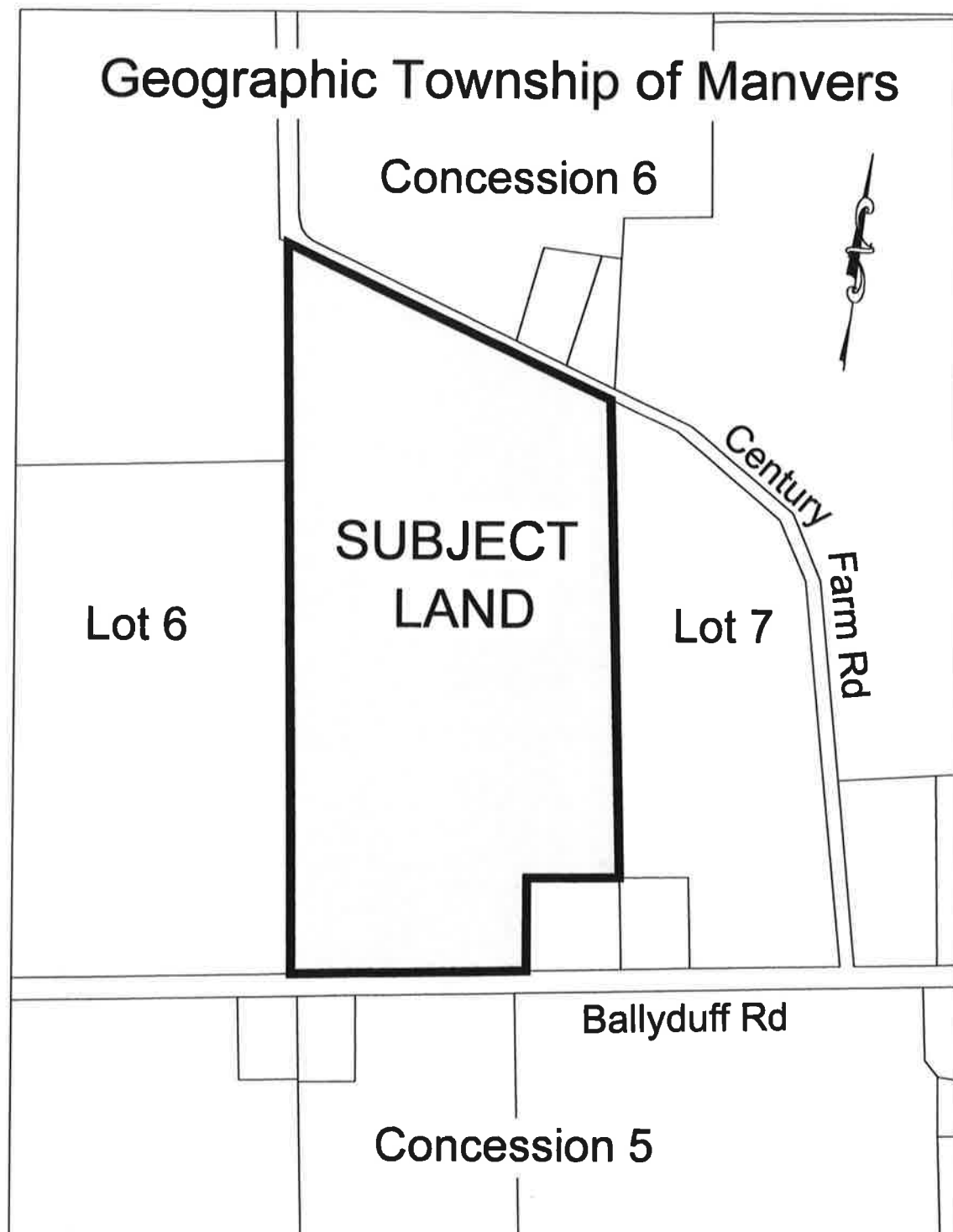


**D20-2019-001**



APPENDIX: B

to

REPORT COA2019-008

FILE NO: D20-2019-001



## 379 Ballyduff Road, Geographic Township of Manvers



0.90

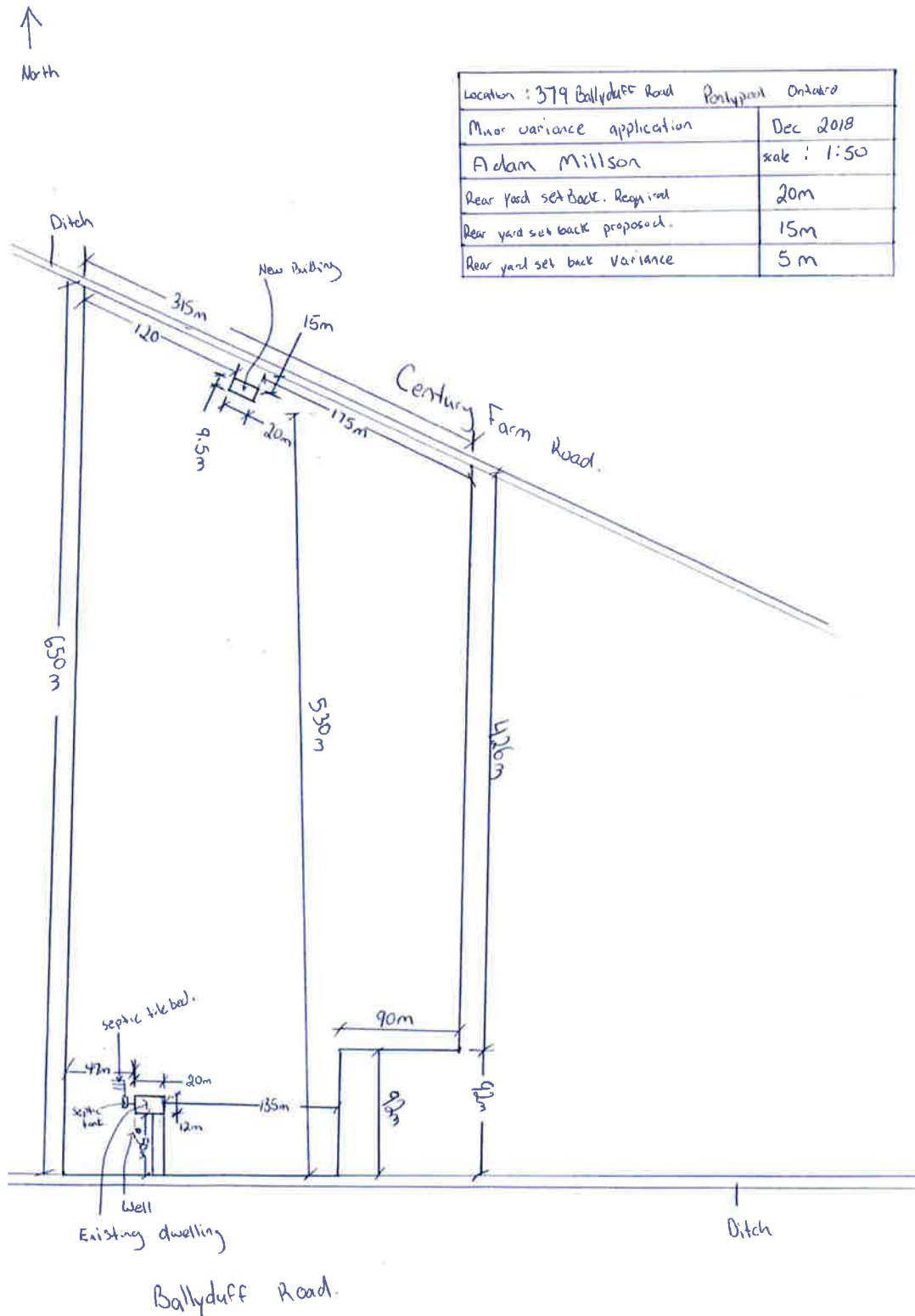
Kilometers

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

**Site Plan Sketch**

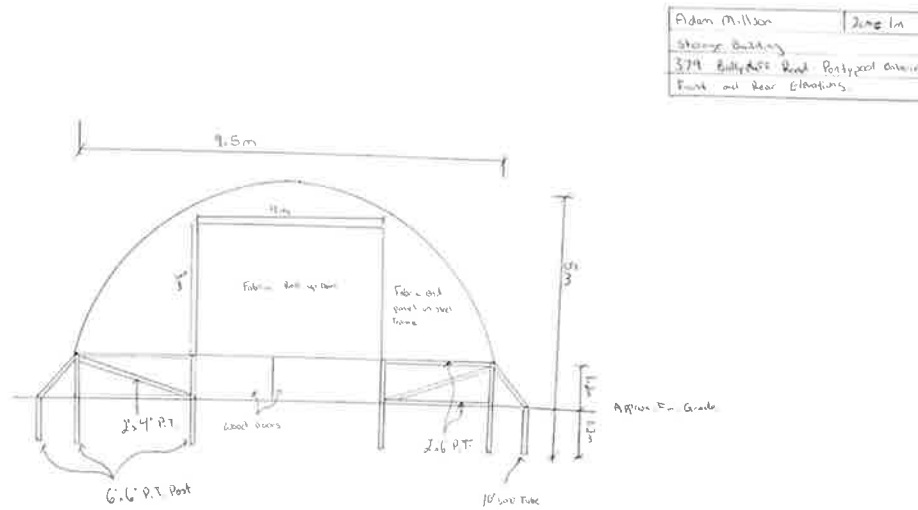
APPENDIX: D

to

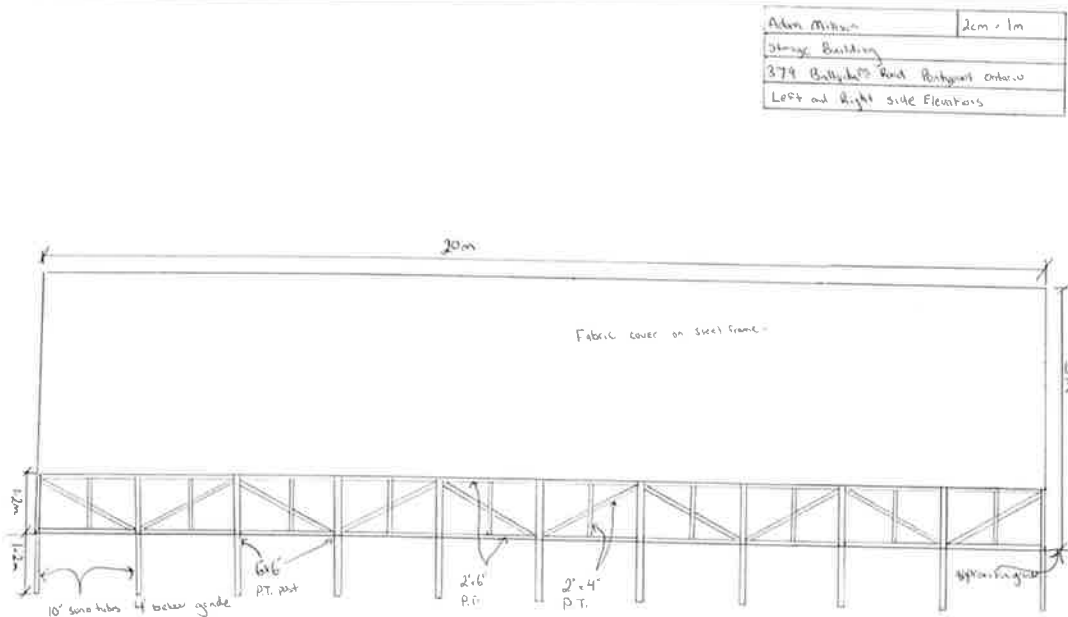
REPORT COA2019-008

FILE NO: D20-2019-001

**Front and Rear Elevation**



**Right and Left Side Elevation**



**Erica Hallett**

APPENDIX " E "

**From:** Derryk Wolven  
**Sent:** Thursday, February 07, 2019 2:30 PM  
**To:** David Harding  
**Cc:** Erica Hallett  
**Subject:** Comm of adjustment

REPORT CA2019-008

FILE NO. D20-2019-001

Please see building division comments:

D20-2019-001	No concerns
D20-2019-002	No concerns
D20-2019-003	Built without permit. Less than .6m from property line would require detailing for rating and type of construction under OBC 9.10.14.5(3)
D20-2019-004	Built without permit.
D20-2019-005	No concerns
D20-2019-006	Change of use permit required for the proposal
D20-2019-007	No concern

**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)





February 08, 2019  
KRCA File No 16825  
Page 1 of 4

APPENDIX " E"  
to  
REPORT COA2019-008  
FILE NO. D20-2019-001

**Via E-Mail:** ccrockford-toomey@kawarthalakes.ca

Charlotte Crockford-Toomey  
Administrative Assistant  
Committee of Adjustment  
City of Kawartha Lakes  
180 Kent Street West  
Lindsay, ON K9V 2Y6

**Regarding:** Application for Minor Variance – D20-2019-001  
Adam & Amanda Millson (Agent: B. Canbareri)  
379 Ballyduff Road, Part of Lot 7, Concession 6  
Geographic Township of Manvers  
City of Kawartha Lakes

Dear Ms. Crockford-Toomey:

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**

We understand the application is to consider relief under Section 45(1) of the Planning Act, R.S.O., as amended, from the Oak Ridges Moraine Zoning By-law 2005-133, as amended. The purpose and effect is to request relief from Section 8.2(f) to reduce the minimum rear yard setback from 20 metres to 15 metres in order to permit an accessory structure (being a steel framed storage building) in its current location. Staff would like to note that based on aerial photography interpretation, it appears the accessory storage structure is already constructed.

**Applicable Kawartha Conservation Regulations and Policies**

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

The subject property is within the KRCA's Regulated Area, as it contains a cold-water watercourse appearing to be a headwater tributary of the Pigeon River. Kawartha Conservation regulates the watercourse and all lands within 15 metres from the limit of the physical top of bank associated with the watercourse. Any development within lands Regulated by Kawartha Conservation requires a Permit pursuant to Ontario Regulation 182/06 prior to 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;

KAWARTHA CONSERVATION  
277 Kenrei Road, Lindsay, ON K9V 4R1  
705.328.2271 Fax 705.328.2286  
KawarthaConservation.com

*Our Watershed Partners:*

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- 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.

The location of the accessory storage structure according to the plans provided, is outside of lands regulated by Kawartha Conservation; therefore, a permit is not required under Ontario Regulation 182/06 to facilitate the construction of the proposed accessory storage structure.

#### Application-Specific Comments

##### **KRCA Memorandum of Understanding (MOU):**

##### **Oak Ridges Moraine Conservation Plan – Natural Core Designation, Significant Groundwater Recharge Area & High Aquifer Vulnerability**

The subject lands are designated Natural Core Area within the Oak Ridges Moraine Conservation Plan (ORMCP) and zoned as Oak Ridges Moraine Core Area (ORMCA). Natural Core Areas typically contain high concentrations of Key Natural Heritage Features (KNHFs), Hydrologically Sensitive Features (HSFs) or landform conservation areas. The purpose of the designation is to maintain and where possible improve or restore the ecological integrity of the plan area. Permitted uses within the Natural Core Area are restricted to existing uses and very restricted new resource management, agricultural, low intensity recreational, home businesses, transportation and utility uses. It is believed that the use of the proposed storage facility will be associated with agricultural practices, although the nature of the use has not been specified through the application.

In accordance with the ORMCP, any development and site alteration with respect to land within a KNHF or the related Minimum Vegetation Protection Zone (MVPZ) is prohibited, except in certain circumstances. In addition, any development or site alteration with respect to land within the minimum area of influence that relates to a KNHF, but outside the KNHF itself and the related MVPZ shall be accompanied by a natural heritage evaluation. The location of the proposed storage structure appears to be situated greater than 120m from any KNHFs or HSFs (woodlands, intermittent stream); therefore, a natural heritage evaluation is not required to support the application.

The subject property also is within an area of High Aquifer Vulnerability, where an increase in susceptibility to contamination from both human and natural impact on water quality exists. In accordance with Section 6 – Special Provisions of the City of Kawartha Lakes Oak Ridges Moraine Zoning By-Law (2005-133), the following uses are prohibited within an Area of High Aquifer Vulnerability:

***“a) Notwithstanding any other provisions of this By-law to the contrary, the following uses are prohibited within an Area of High Aquifer Vulnerability as indicated by the zone shown on Schedule D attached hereto and forming part of this By-law:***

- i) Generation and storage of hazardous waste or liquid industrial waste;***
- ii) Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities;***
- iii) Underground and above-ground storage tanks that are not equipped with an approved secondary containment device;***
- iv) Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.***

***b) Notwithstanding Section (a) above, storage by an individual for personal or family use of the following is permitted in areas of High Aquifer Vulnerability:***

- i) petroleum fuels;***
- ii) petroleum solvents;***
- iii) pesticides, herbicides and fungicides;***
- iv) construction equipment;***
- v) inorganic fertilizers;***
- vi) road salt, and***
- vii) contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 or the revised regulation of Ontario.”***

Staff caution that should any of the above uses identified in 6.1 a) exist or be proposed within the storage structure, staff could not support approval of the recognition of the storage facility.

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.

#### **Recommendation**

**Based on our review of the above information, Kawartha Conservation can advise that staff would foresee no issue with the approval of application D20-2009-01 based on our consideration for natural heritage, natural hazards and water quality and quantity protection policies.**



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](mailto:kstainton@kawarthaconservation.com)

cc: David Harding, City of Kawartha Lakes

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277 Kenrei Road, Lindsay, ON K9V 4R1  
705.328.2271 Fax 705.328.2286  
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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 " E "  
to  
REPORT COA2018-008

FILE NO. D20-2019-001

## MEMORANDUM

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

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

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

**DATE:** February 11<sup>th</sup>, 2019

**SUBJECT:** Application for Minor Variance/Permission  
D20-2019-001 – 379 Ballyduff Road  
Geographic Township of Manvers (ORM), City of Kawartha Lakes

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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 February 7<sup>th</sup>, 2019.

It is our understanding that the applicant is requesting relief to reduce the minimum rear yard setback from 20 metres to 15 metres in order to permit an accessory structure (being a steel framed storage building) in its current location.

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.