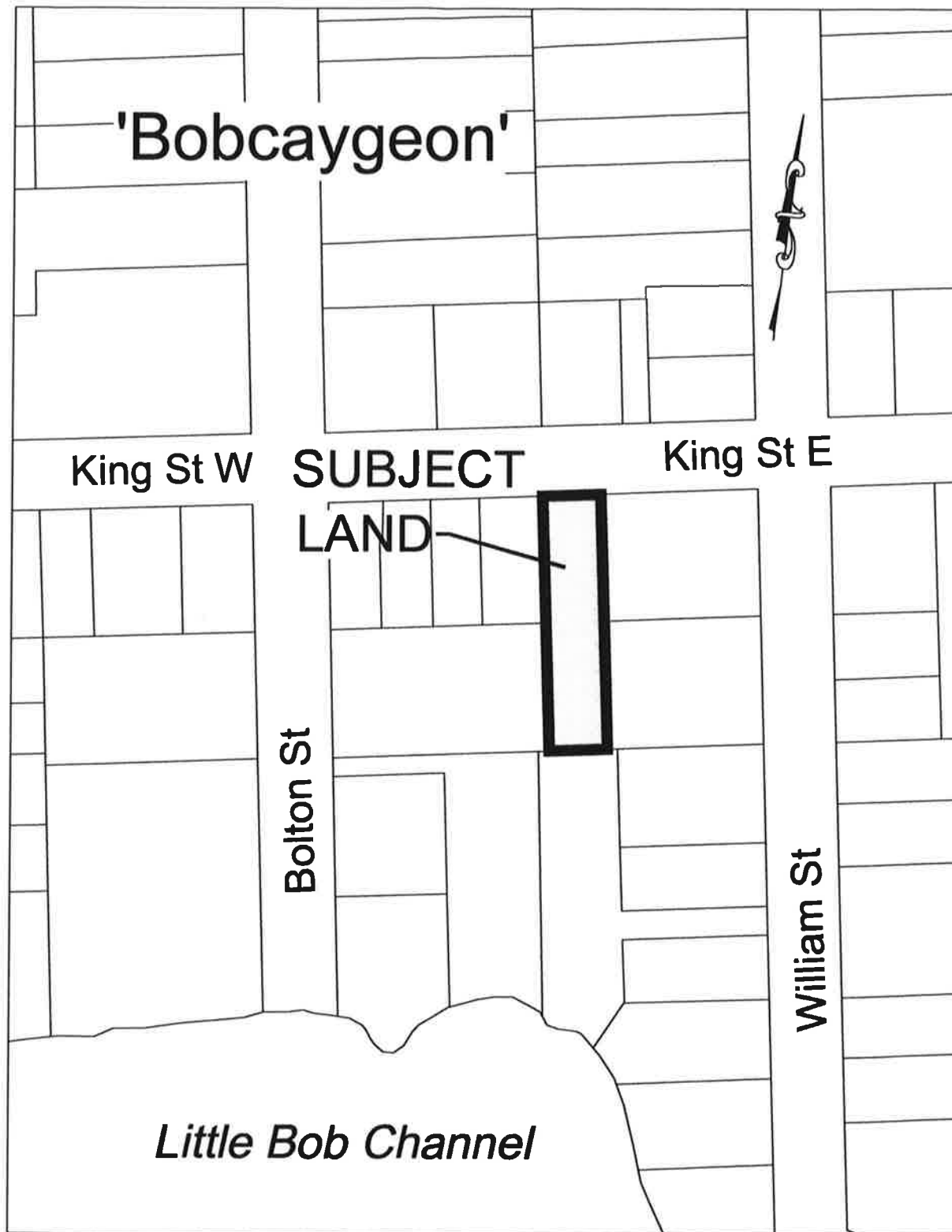


D20-2019-006



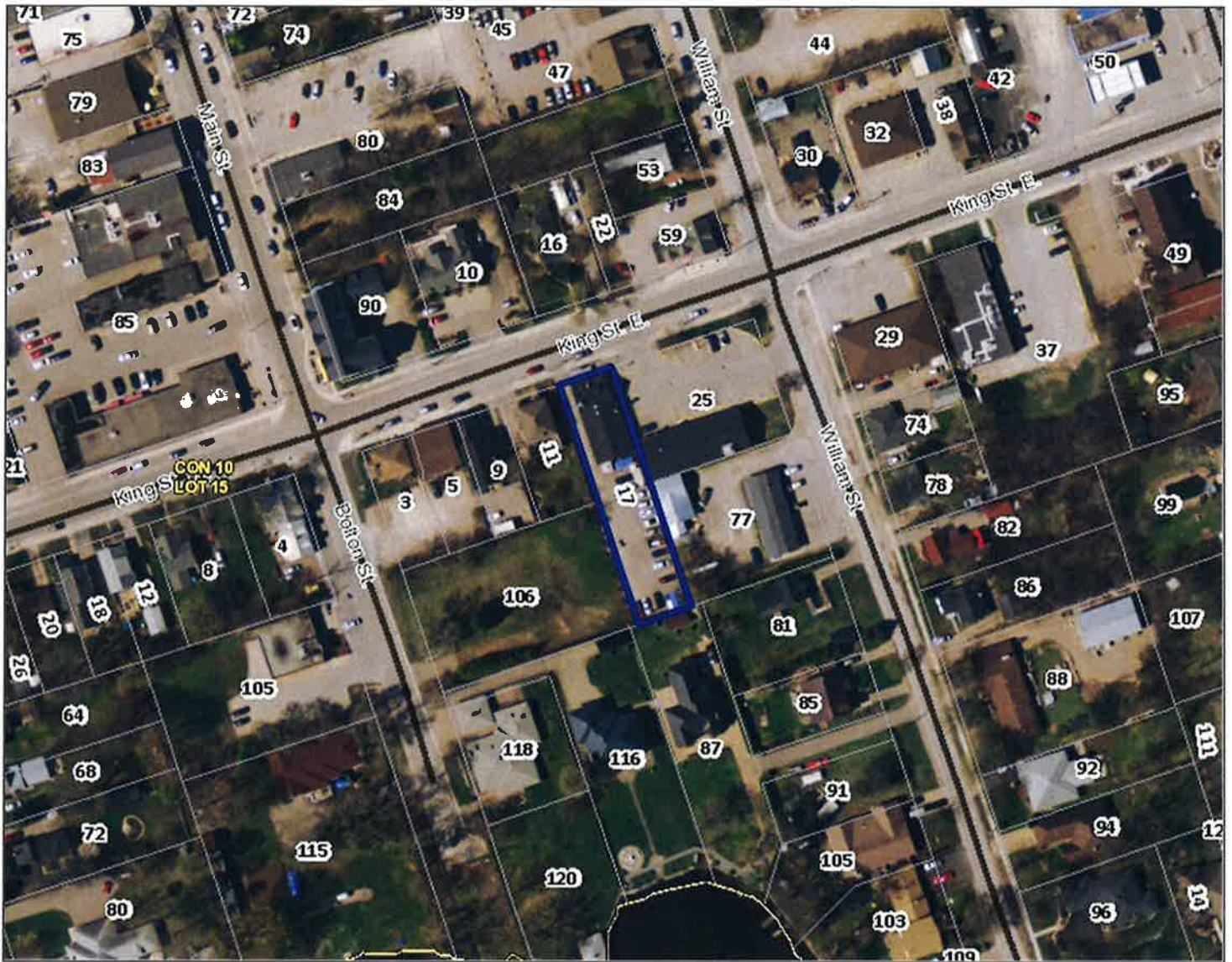
APPENDIX: B

to

REPORT COA2019-013

FILE NO: D20-2019-006

17 King Street East, Former Village of Bobcaygeon



0.11

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



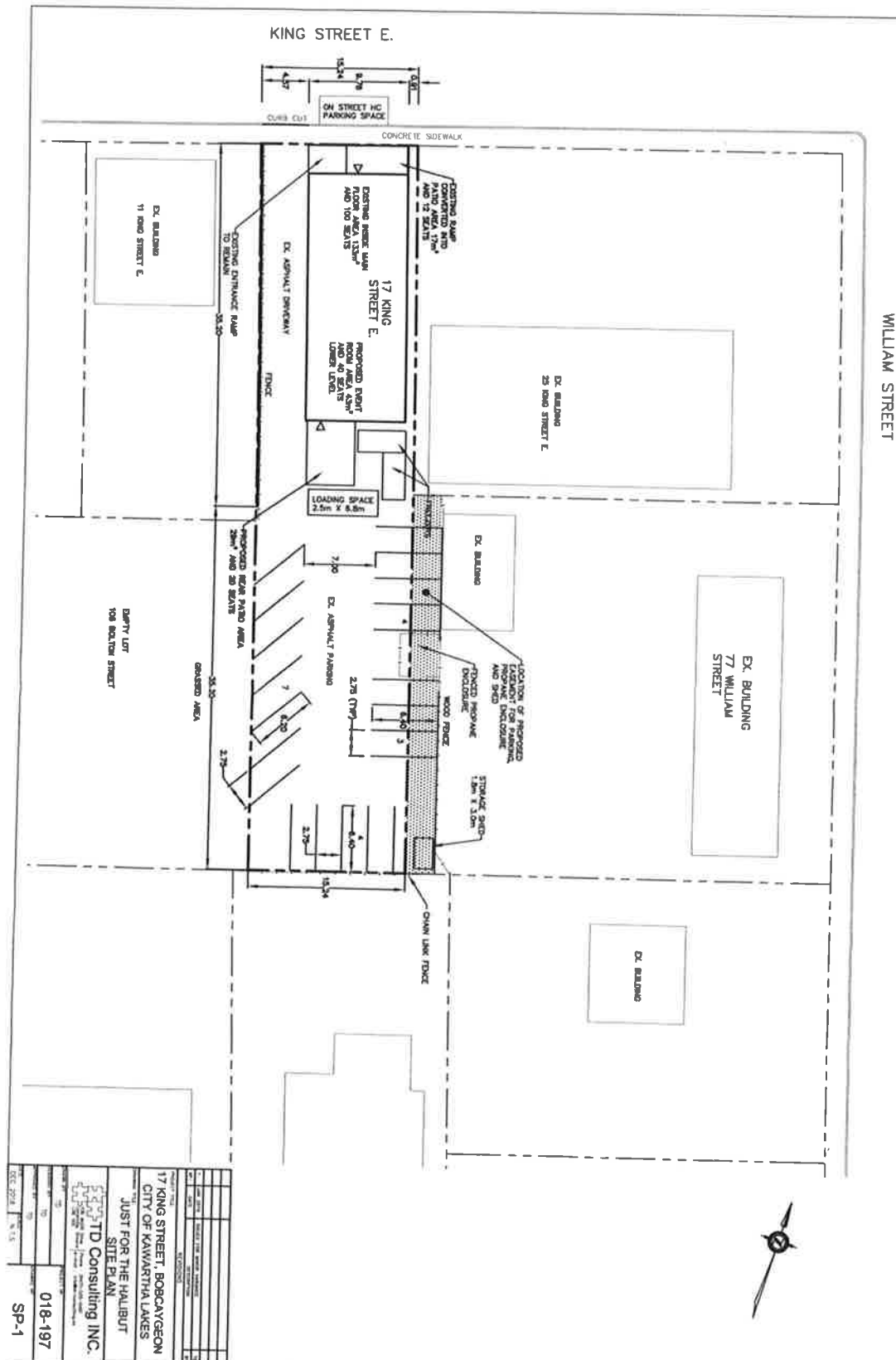
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES

to

REPORT COA2019-013

FILE NO: D20-2019-006

Site Plan Sketch



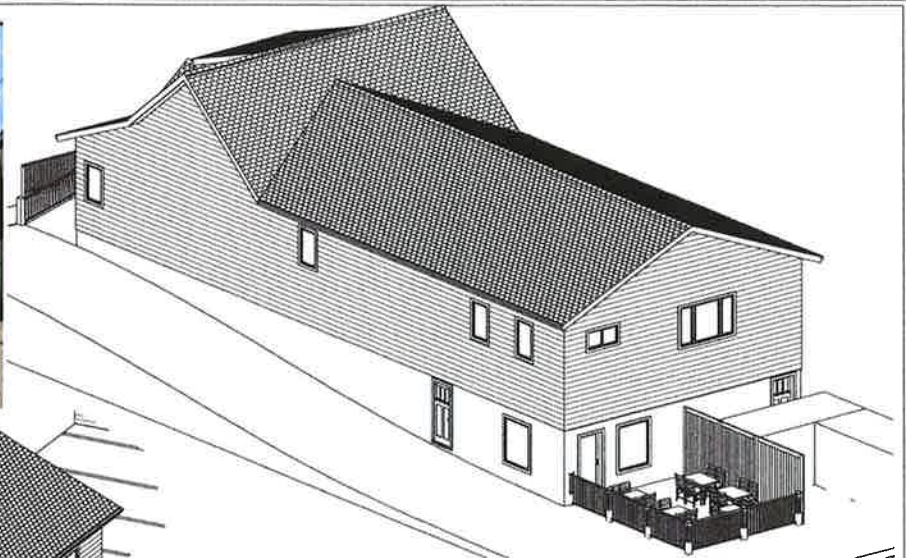
APPENDIX: D

to

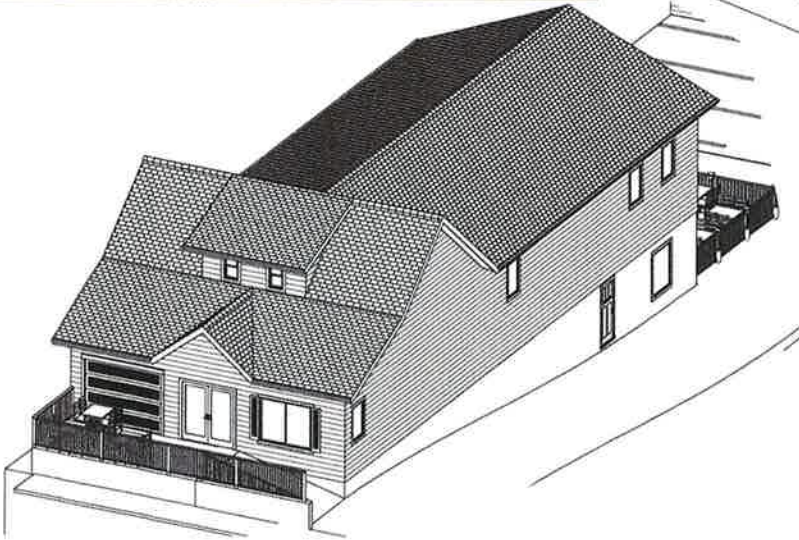
REPORT COA2019-013

FILE NO: D20-2019-006

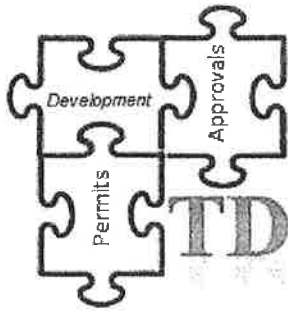
Perspective Drawings and Pictures



PERSPECTIVE REAR



PERSPECTIVE FRONT



APPENDIX " E "

to

REPORT COA 2019-013

FILE NO. D20-2019-006

TD Consulting INC.

106 McGill Drive
Janetville Ontario
L0B 1K0

01/08/2019

Project # 018-197

City of Kawartha Lakes
Development Services - Planning Division
180 Kent St. W., Lindsay ON K9V 2Y6

Re: 17 King Street East, Bobcaygeon

Parking Brief

In support of the requested minor variance we have prepared a parking brief describing the existing and proposed parking on the property and in the adjacent area.

Existing Property Details

The site contains a 487.6m² building an asphalt laneway and parking in the rear of the lot. The existing building utilizes 133m² for restaurant seating area and use.

Existing Parking Required Calculation

1 parking space / 5m of floor area devoted to patron use

133/5 = 26.6 or 27 spaces required

Currently the property has a total of 18 spaces plus 1 loading space as shown on the attached site plan.

The site currently has a parking deficiency of 9 spaces or 33%.

Portions of the existing parking stalls encroach on the adjacent property, 77 William Street. The owner will obtain an easement from the land owner to allow the parking spaces to remain as shown on the site plan.

Putting Development Pieces Together

Proposed Property Details

There is no intent to change the existing building foot print. The proposal is to include additional seating within the same building as well as create two patio areas, one on the existing ramp in the front of the building and the second on the asphalt at the rear of the building.

Proposed Parking Required Calculation

1 parking space / 5m of floor area devoted to patron use

Proposed internal conversion from residential unit to patron use, additional 40 seats

43/5 = 8.6 or 9 spaces required

Proposed front patio area (seasonal summer use only), additional 12 seats

17/5 = 3.4 or 4 spaces required

Proposed rear patio area (seasonal summer use only), additional 20 seats

29/5 = 5.8 or 6 spaces required

Total additional space required = 19spaces.

The total parking required for the property will be 37 spaces. Currently the property has a total of 18 spaces plus 1 loading space as shown on the attached site plan. No additional spaces can be provided on site.

The proposal will have an onsite parking deficiency of 28 spaces or 75%.

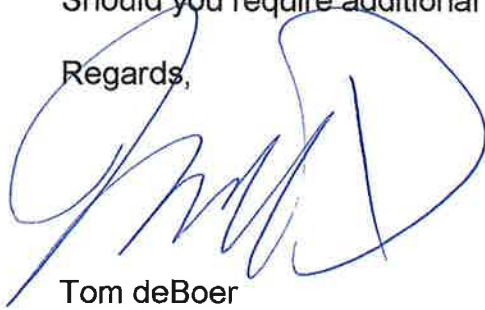
The parking deficiency is proposed to be resolved in a variety of ways;

- The use of the onsite parking, as shown on the site plan,
- on street parking (King Street and Bolton Street),
- near-by municipal parking lot (Bolton Street parking lot)

It should be noted that during the high use season, there will be an increase of transient boaters and pedestrian patrons utilizing the restaurant that will not require vehicle parking.

Should you require additional information please contact us.

Regards,



Tom deBoer

TD Consulting INC.

(647) 535-9461

From: Tom deBoer [<mailto:tomdeboer@rogers.com>]

Sent: Monday, January 14, 2019 10:35 AM

To: Quadri Adebayo

Subject: King Street Bobcaygeon - Just for the Halibut

Importance: High

Quadri, as a follow up to our discussion and to further expand on the parking information provided, I have the following additional information to add.

1) Employee parking - During the off season the restaurant has 10-12 employees and during the peak 18 employees.

There are 10 permanent employees. Please note there are 2 shifts throughout the day, where some will work the morning/afternoon shift and then the evening shift.

2) Parking Distribution

a) the owner's 2 vehicles park off site at a family member's house on William St.

b) several of the staff do not drive

c) several employees live nearby and walk

d) On Saturday and Sunday (peak times) they have permission and utilize the adjacent post office and church parking lot.

This parking is for employees, as there is no signage for the transient public noting this. If the event room comes available then the alternate offsite parking areas could be shared with the person who booked the event room

3- for those that need parking, incentives have been provided such as gift cards to those that park off site. For employees only

4- Gristoff and Gray across street, have also provided permission to utilize their parking lot during the off hours.

This parking is for employees, as there is no signage for the transient public noting this. If the event room comes available then the alternate offsite parking areas could be shared with the person who booked the event room as well.

I trust this will satisfy the additional information request. Should additional information or clarification be required let me know.

Tom deBoer

TD Consulting INC.

www.td-consulting.ca

647-535-9461

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Erica Hallett

APPENDIX " F "

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

REPORT COA2019-013
FILE NO. D20-2019-006

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





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
website: www.kawarthalakes.ca

APPENDIX " F "
REPORT COA2019-013

FILE NO. D20-2019-006

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 11th, 2019

SUBJECT: Application for Minor Variance/Permission
D20-2019-006 – 17 King Street East
Former Village of Bobcaygeon, 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 February 7th, 2019.

It is our understanding that the applicant is requesting relief to reduce the parking requirement from 46 parking spaces to 18 parking spaces in order to facilitate additions to an existing restaurant business (the additions being two seasonal patios - front and rear of the building, and supplementary seating in a banquet room on the lower level of the building).

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.