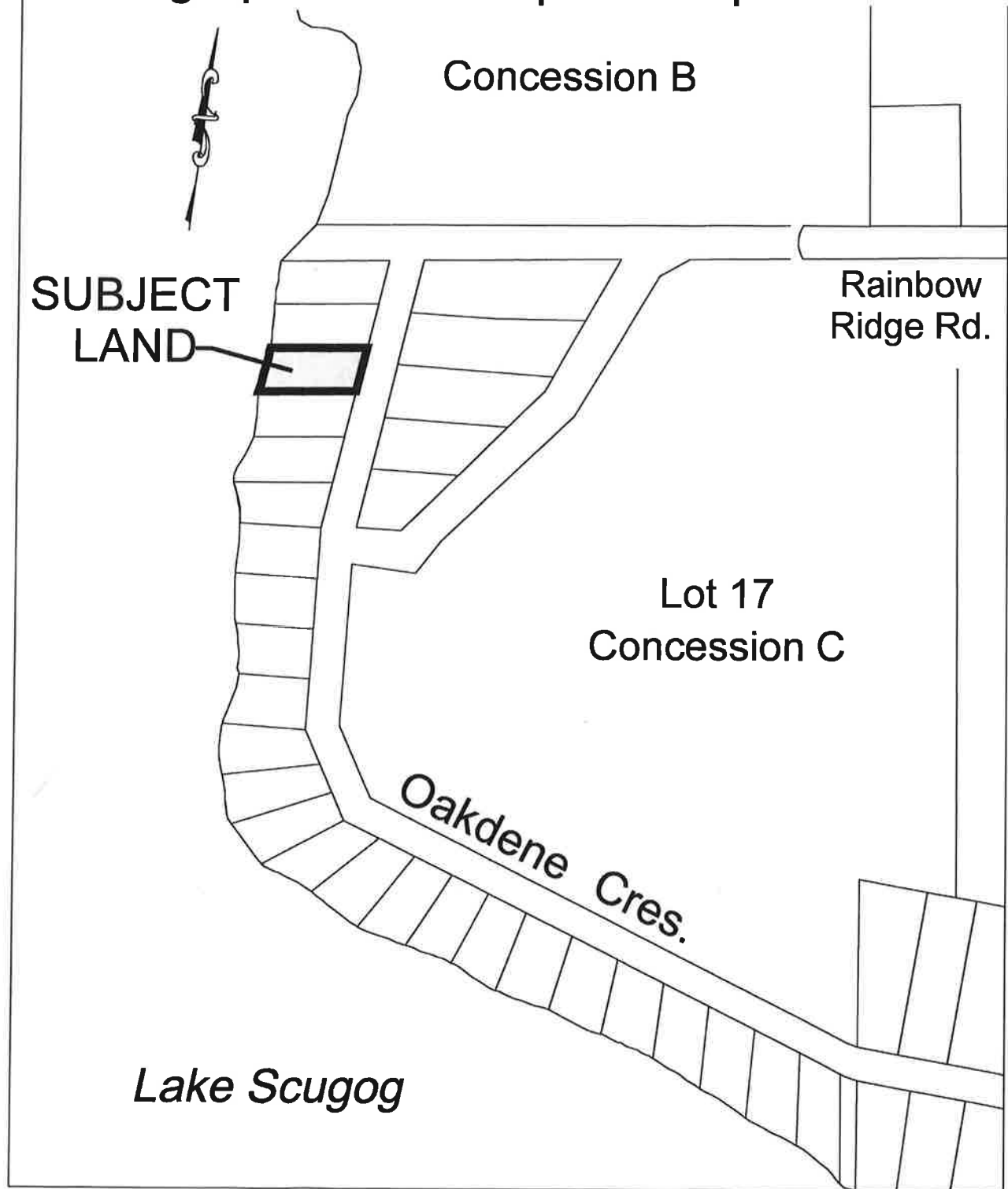


to

REPORT COA2019-019

FILE NO: D20-2019-011

Geographic Township of Mariposa





Subject Property

Lake Scugog

0.08

Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes

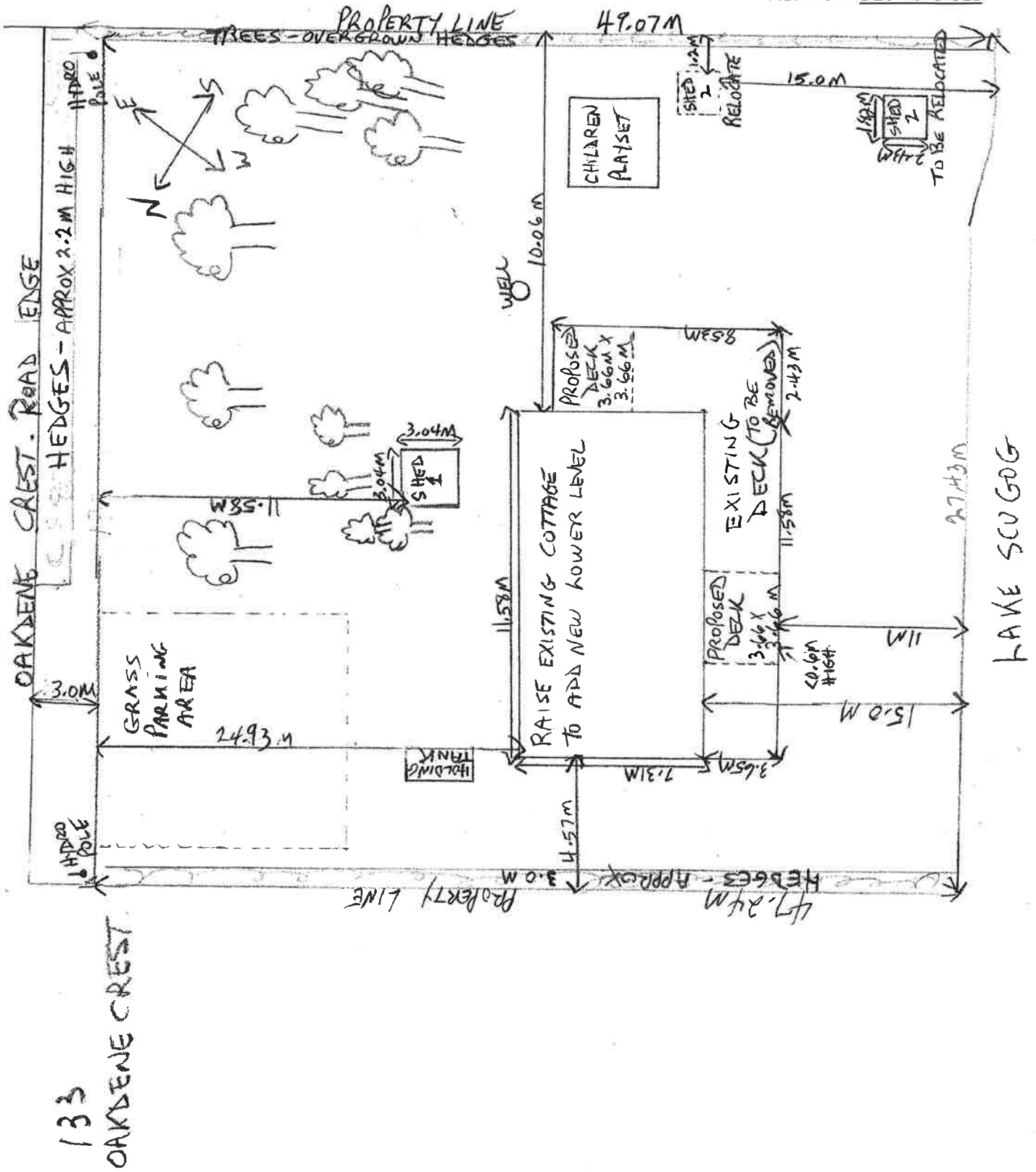


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES

to

REPORT COA2019-019

FILE NO: D20-2019-011



to

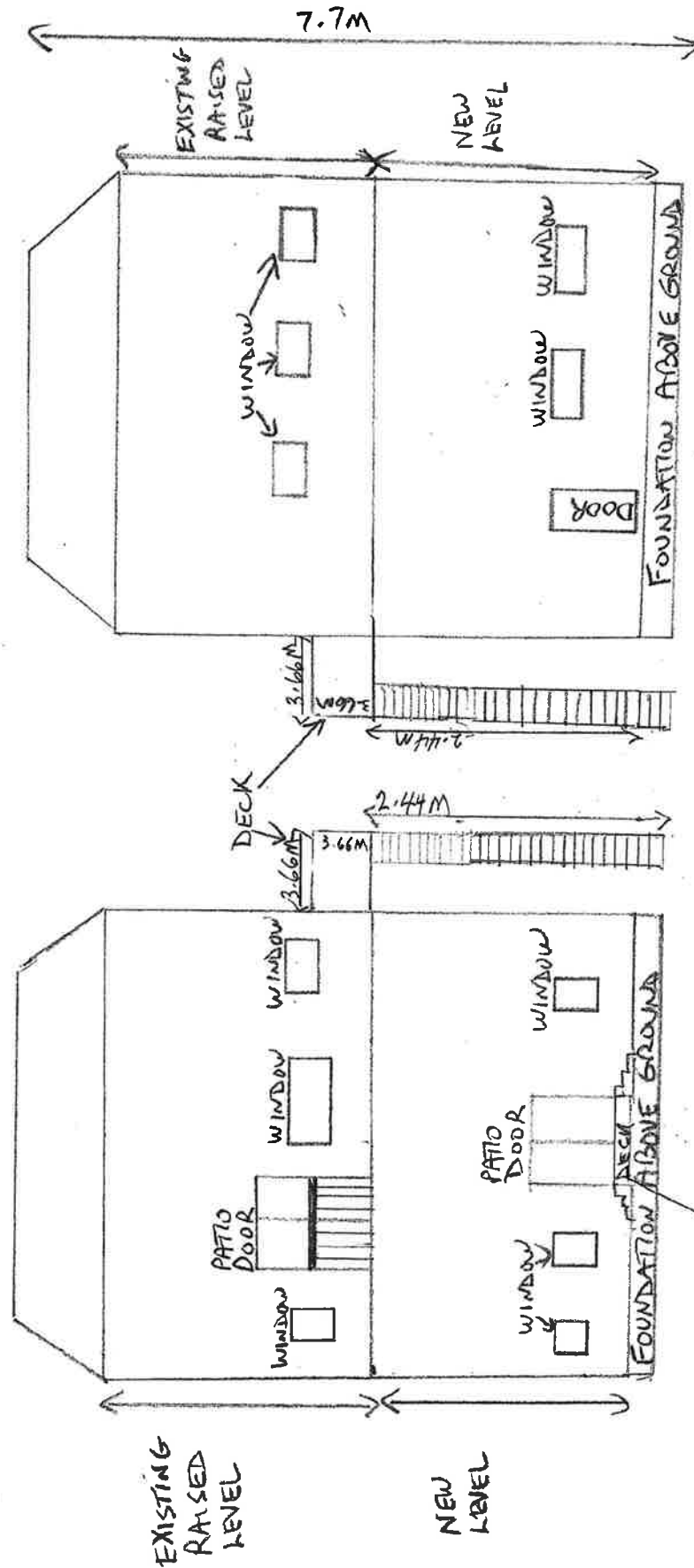
REPORT COA2019-019

FILE NO: D20-2019-011

PROPOSED VIEW

SHORELINE VIEW

ROAD VIEW



Charlotte Crockford-Toomey

From: Derryk Wolven
Sent: Thursday, March 07, 2019 4:25 PM
To: Charlotte Crockford-Toomey
Subject: C of A

APPENDIX " E "
to
REPORT COA2019-019

FILE NO. D20-2019-011

Please be advised building division has the following comments:

D20-2019-010	No concerns
D20-2019-011	No concerns
D20-2019-007	No concerns
D20-2019-003	Built without permit. Provide confirmation of .6m setback.
D20-2019-012	No concerns
D20-2019-013	No concerns

Derryk Wolven, CBCO

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes

705-324-9411 ext. 1273 www.kawarthalakes.ca



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 – D20-2019-011**
 Idele & Rod Hynes
 133 Oakdene Crescent Part of Lot 17, Concession C
 Geographic Township of Mariposa
 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

It is our understanding that the purpose of this application is to request variances from the provisions of the Township of Mariposa Zoning By-law, as amended. The purpose and effect is to request relief from the Zoning By-law in order to facilitate a one-story addition (creation of a lower level) to an existing single detached dwelling and the replacement of a wooden deck:

Applicable Kawartha Conservation Regulations and Policies

Ontario Regulation 182/ 06 (as amended):

The subject property is within proximity to Lake Scugog. Kawartha Conservation regulates from the greater of the flooding/erosion hazard associated with Lake Scugog plus all lands within 15 metres from the limit of the greater of the hazards. The Regulatory Flood elevation associated with Lake Scugog is 250.9 metres above sea level (masl). Moreover, the subject lands are within 120 metres from the Starr Bay Provincially Significant Wetland (PSW). Kawartha Conservation regulates the PSW and all lands within 120 metres from the limit of the wetland feature.

In accordance with Ontario Regulation 182/06 (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), as amended, a permit is required from Kawartha Conservation prior to any of the following works taking place on the subject lands:

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;

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

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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.

Application-Specific Comments

KRCA Memorandum of Understanding (MOU):

KRCA Permitting:

As noted, the subject lands are within KRCA's Regulated Area of the Watershed. The proposed works identified on the plans provided are within KRCA's regulated portion of the site. Please be advised that the applicant has obtained the requisite permit (P2018-391) for the proposed works under Ontario Regulation 182/06. KRCA staff note that the plans provided generally comply with the plans approved for the KRCA permit; however, the plans provided as part of this application indicate that an existing accessory storage shed (SHED 2 on the Site Plan) will be relocated to the limit of the existing dwelling approximately 15m from the shoreline of Lake Scugog. The plans on the Ontario Regulation 182/06 permit do not show SHED 2 being relocated. Should changes to the design be required, the applicant is advised that a permit revision pursuant to Ontario Regulation 182/06 may be required.

KRCA staff would like to note that the decision of the Land Division Committee 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.

Flooding Hazards (Hazardous Lands)

To ensure conformity with Section 3.1 of the Provincial Policy Statement (PPS, 2014), Kawartha Conservation aims to prevent new development from locating in areas where there is a potential for loss of life and/or property damage from natural hazards. Moreover, KRCA Plan Review Policies (Section 2.4.2.4) for Natural Hazards identifies that applications shall not create new or exacerbate existing hazardous conditions. The proposed addition of habitable space to the existing dwelling does not encroach towards the hazardous lands associated with the flood elevation for Lake Scugog. In addition, precautionary flood-proofing conditions are stipulated within the special conditions of the aforementioned permit issued under Ontario Regulation 182/06.

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Fish Habitat

Lake Scugog is considered fish habitat. Policy 2.1.8 of Provincial Policy Statement states,

"Development and site alteration shall not be permitted on adjacent lands (120m) to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions".

Lake Scugog is deemed fish habitat. The Ministry of Natural Resources and Forestry recommends a minimum 30 metre naturally vegetated buffer between development, and fish habitat. The proposed dwelling is within the recommended 30 metre buffer and the proposed deck represents a four (4) metre encroachment towards fish habitat; however, staff note that the proposed addition does not encroach any closer than the existing dwelling at its closest point and a large portion of the existing deck is being removed to facilitate a substantially smaller proposed footprint. While staff supports every effort to enhance fish habitat by having the proponent retain as many trees/shrubs as possible and vegetate the shoreline, staff do not require an Environmental Impact Study (EIS) specific to fish habitat as part of the application.

Recommendation

Based on our review of the natural hazards and natural heritage features adjacent to the property, Kawartha Conservation staff has no objections to the approval of Minor Variance Application D20-2019-012, provided the proposed works are constructed as per the plans permitted under Kawartha Conservation Permit P2018-0319.

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

cc: Stacy Porter, Kawartha Conservation, via email
David Harding, City of Kawartha Lakes, via email
Quadri Adebayo, City of Kawartha Lakes, via email
Mark LaHay, City of Kawartha Lakes, via email

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