

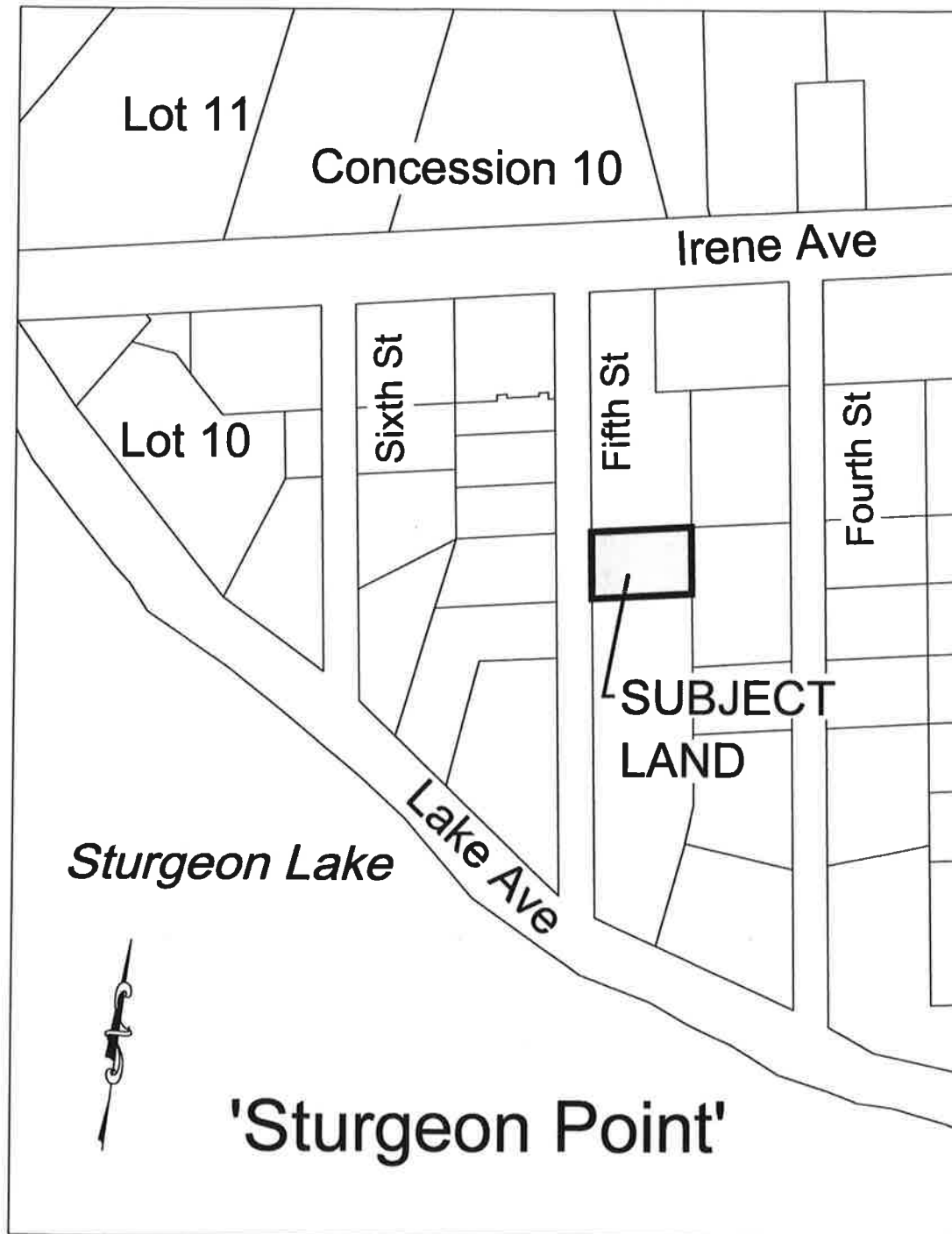
APPENDIX: A

to

REPORT COA2019-020

FILE NO: D20-2019-012

D20-2019-012



APPENDIX: B

to

REPORT COA2019-020

FILE NO: D20-2019-012



14 Fifth Street, Former Village of Sturgeon Point



0.11

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

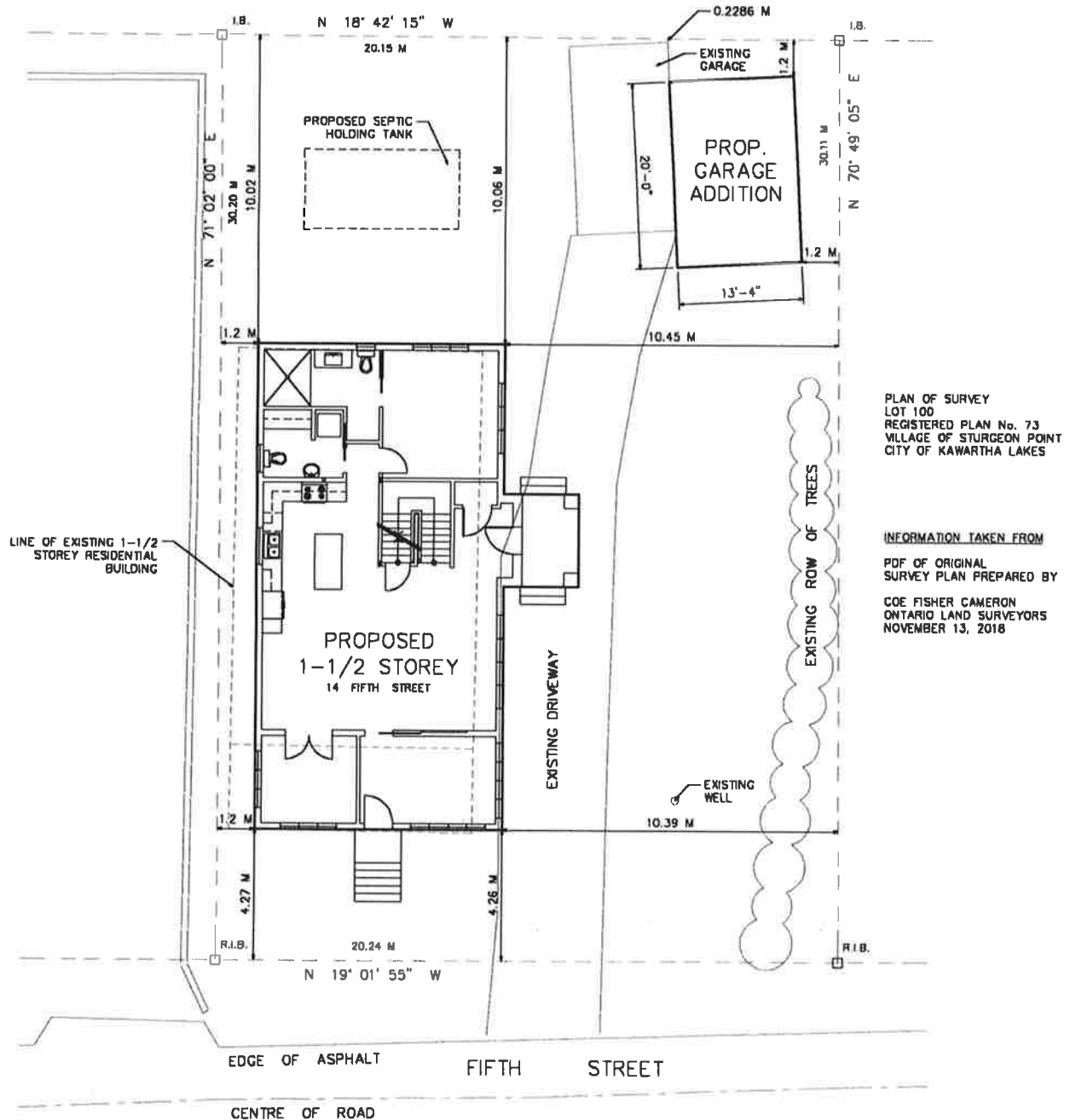
APPENDIX: C

to

REPORT COA2019-020

FILE NO: D20-2019-012

Site Plan Sketch



SITE PLAN
SCALE: 1/8" = 1'-0"



APPENDIX: D1

to

REPORT COA2019-020

FILE NO: D20-2019-012

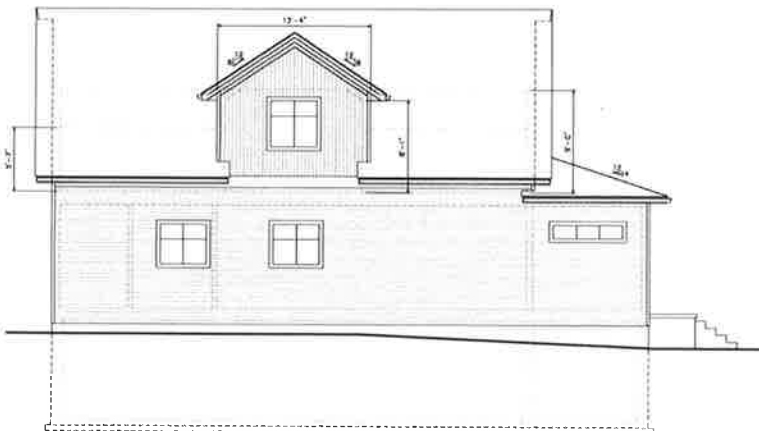
House Elevation



WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

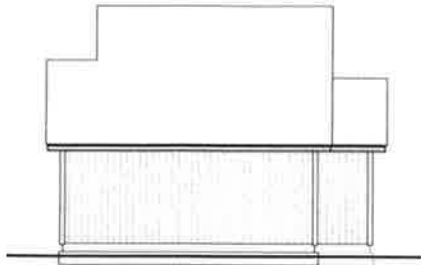


NORTH ELEVATION
SCALE 1/4" = 1'-0"

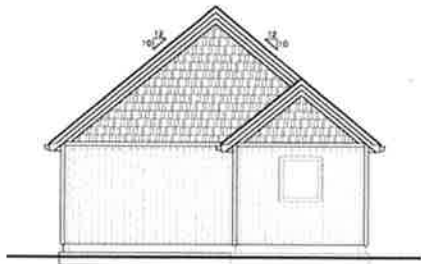


EAST ELEVATION
SCALE 1/4" = 1'-0"

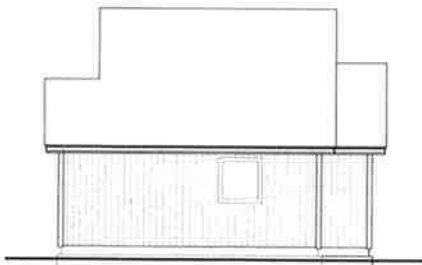
Garage Elevation



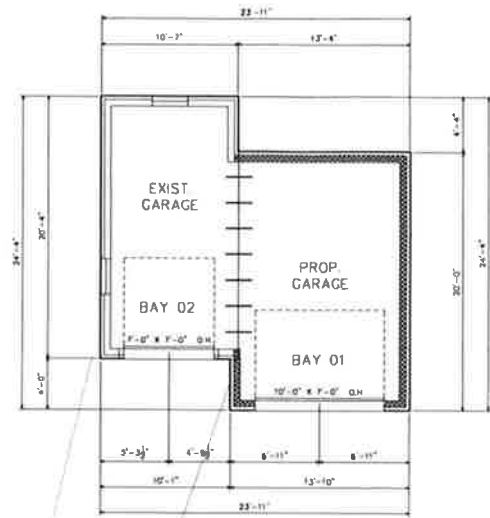
WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

APPENDIX " E "
to

Charlotte Crockford-Toomey

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

REPORT CoA2019-020

FILE NO. D20-2019-012

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





**KAWARTHA
CONSERVATION**

Discover • Protect • Restore

March 07, 2019
KRCA File No 16886
X-REF: 16862
Page 1 of 3

APPENDIX " E " 1
to
REPORT CA 2019-020
FILE NO. D20-2019-012

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 – D20-2019-012
Norm Howard (Agent: Kevin Clynch)
14 5th Street (Sturgeon Point)
Geographic Township of Fenelon
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 the following variance from the provisions of the Township of Fenelon Zoning By-law, as amended. The purpose and effect is to request relief from the following provisions in order to facilitate the reconstruction of a single detached dwelling and detached garage:

1. Section 5.2c to reduce the front yard setback from 9.0 metres to 4.25 metres in order to facilitate the construction of a single detached dwelling;
2. Section 5.2f to increase the maximum lot coverage from 20% to 30.1 %;
3. Section 3.1ci to increase the accessory building coverage from 8% to 8.4%, and;
4. Section 3.1b to reduce the accessory building from rear yard setback from 1.2m to 0.3m

Applicable Kawartha Conservation Regulations and Policies

Ontario Regulation 182/ 06 (as amended):

The subject property is within proximity to Sturgeon Lake. Kawartha Conservation regulates from the greater of the flooding/erosion hazard associated with Sturgeon Lake plus all lands within 15 metres from the limit of the greater of the hazards.

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 on the subject lands:

KAWARTHA CONSERVATION

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

Our Watershed Partners:

City of Kawartha Lakes • Region of Durham • Township of Seaburg • Municipality of Clarington • Township of Brock • Municipality of Front Lakes • Township of Cavan Monaghan





**KAWARTHA
CONSERVATION**

Discover • Protect • Restore

March 07, 2019
KRCA File No 16886
X-REF: 16862
Page 2 of 3

- 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;
- 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 (P2019-047) 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. 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.

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 P2019-047.

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.

KAWARTHA CONSERVATION

277 Kenrei Road, Lindsay, ON K9V 4R1

705.328.2271 Fax 705.328.2286

KawarthaConservation.com

Our Watershed Partners:

City of Kawartha Lakes • Region of Durham • Township of Scugog • Municipality of Clarington • Township of Brock • Municipality of Front Lakes • Township of Cavan Monaghan





**KAWARTHA
CONSERVATION**

Discover · Protect · Restore

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
Kevin Clynch, Kevin Clynch Ltd., via email

March 07, 2019
KRCA File No 16886
X-REF: 16862
Page 3 of 3

KAWARTHA CONSERVATION

277 Kenrei Road, Lindsay, ON K9V 4R1

705.328.2271 Fax 705.328.2286

KawarthaConservation.com

Our Watershed Partners:

City of Kawartha Lakes • Region of Durham • Township of Scugog • Municipality of Clarington • Township of Brock • Municipality of Trent Lakes • Township of Cavan Monaghan

