

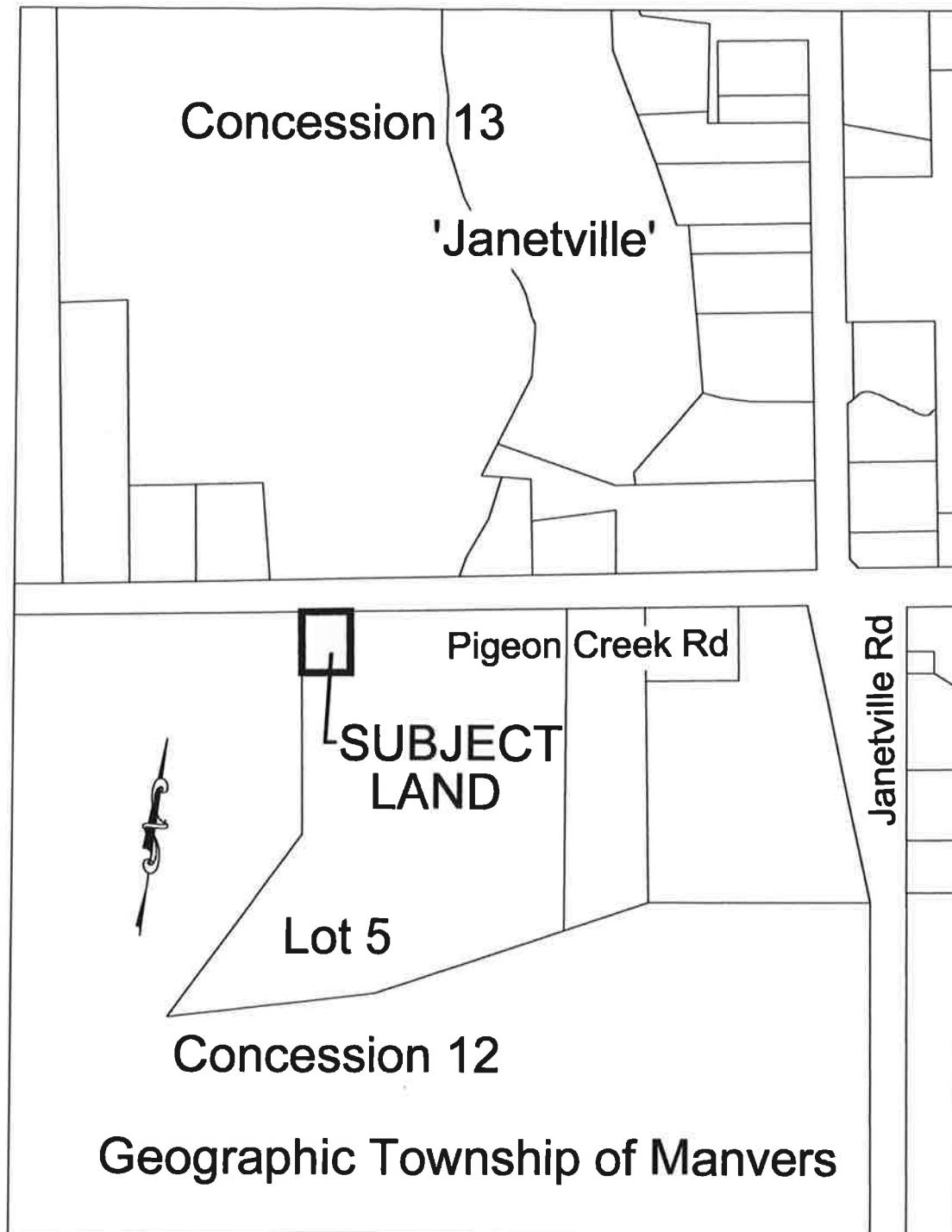
APPENDIX: A

to

REPORT COA2019-021

FILE NO: D20-2019-013

## D20-2019-013



APPENDIX: B

to

REPORT COA2019-021

FILE NO: D20-2019-013



## 268 Pigeon Creek Road, Geographic Township of Manvers



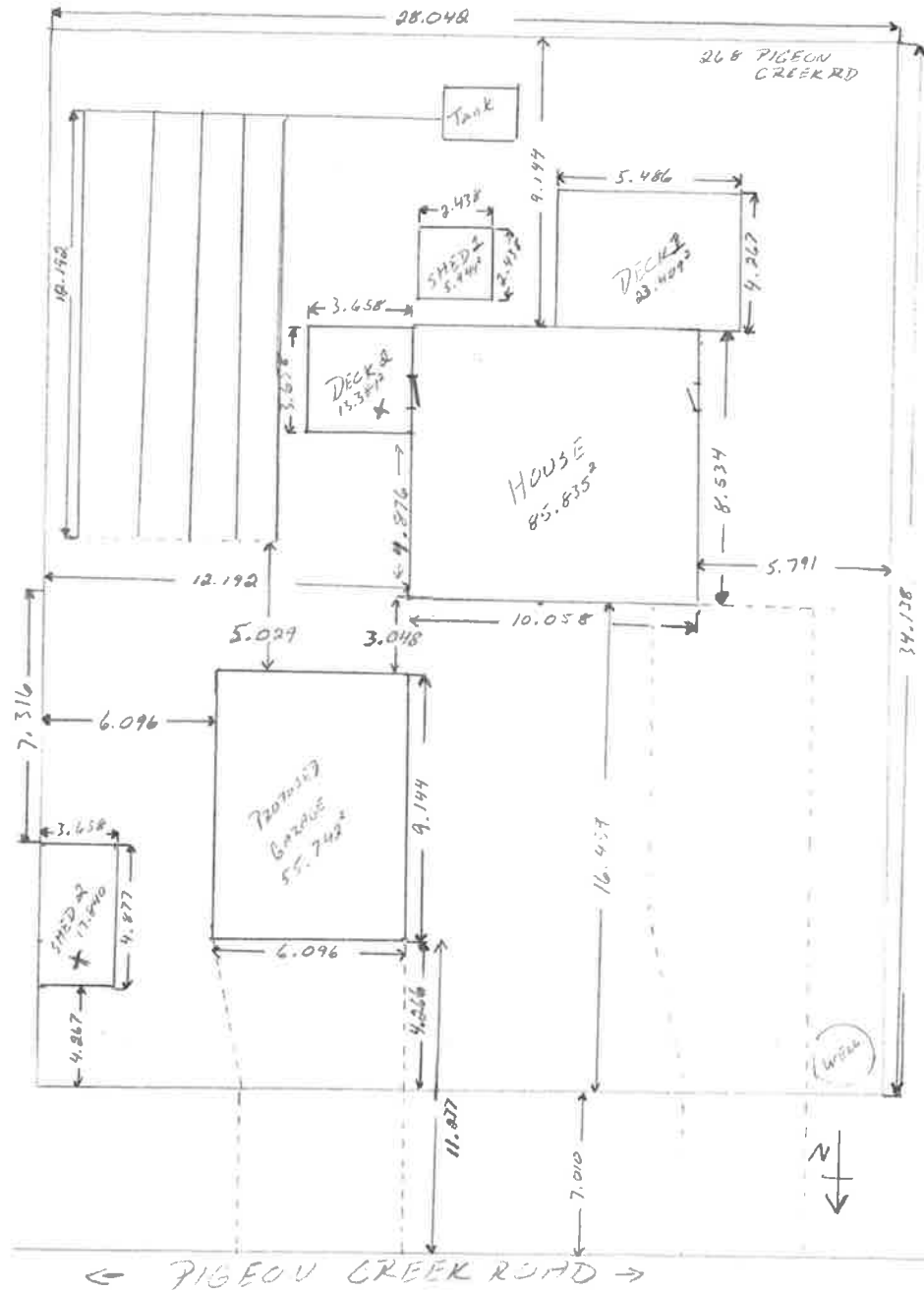
APPENDIX: C

to

REPORT COA2019-021

FILE NO: D20-2019-013

Site Plan Sketch



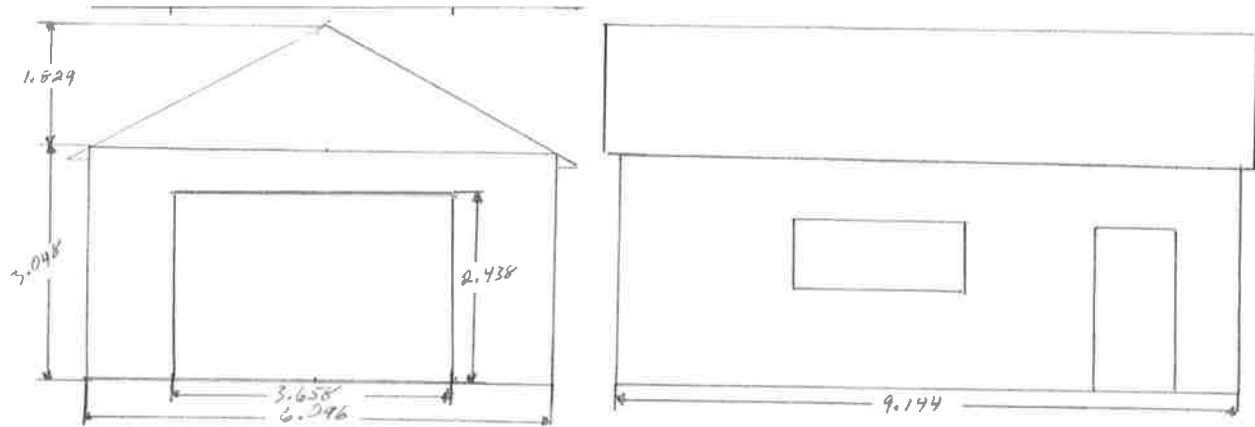
APPENDIX: D

to

REPORT COA2019-021

FILE NO: D20-2019-013

**Front & Side Elevation Drawing**





Development Services/ Building Division  
180 Kent Street West  
Lindsay ON K9V 2Y6  
Tel: 705-324-9411 Ext. 2126  
1-888-822-2225  
Fax: 705-324-5514  
website: [www.kawarthalakes.ca](http://www.kawarthalakes.ca)

November 19, 2018

Brad Cannon  
268 Pigeon Creek Road,  
Janetville, ON  
L0B 1K0

APPENDIX " E "  
to

REPORT COA2019-021

FILE NO. D20-2019-013

Dear Mr. Cannon,

**RE: Construction of a Detached Garage  
268 Pigeon Creek Road, Janetville ON  
CON 12 PT LOT 5  
Former Manvers Township  
City of Kawartha Lakes  
File: SS2018-0390  
Roll # 165100804007600  
Owner(s): Brad Cannon**

Please be advised we have received and reviewed your application for an addition and completed a site visit. Specifically, we reviewed the **proposal to construct a Detached Garage**, at the above-mentioned property.

We were unable to provide a file number for your existing sewage disposal system, which may indicate that the sewage system was installed prior to 1974, or was installed/alterd without the required permit.

1. Number of Bedrooms – 3
2. Number of Fixture Units – <20
3. Total Living Space – <200 m<sup>2</sup>

Based on your application, it would appear that the plans for the garage will not encroach within the boundaries of the existing sewage system serving the dwelling, nor will it cause an increase in the total daily sewage flow. In that light, you are not required to install a new sewage system, or upgrade your existing one and, we have **no objection** to the proposal.

However, given the uncertainties for what is in the ground it is **strongly recommended that you consider updating the sewage system to today's standards**. When the sewage system requires to be replaced, the minimum setbacks established as per the Ontario Building Code shall be maintained and it will be sized according to the current standards in effect.

APPENDIX " E "  
to

**Charlotte Crockford-Toomey**

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REPORT COA2019-021

FILE NO. D20-2019-013

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

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](http://www.kawarthalakes.ca)





March 08, 2019  
KRCA File No 16898  
Page 1 of 4

APPENDIX " E "

to  
REPORT CoA2019-021

FILE NO. D20-2019-013

**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 – D20-2019-013  
Brad & Donna Cannon, Terry Robbins  
268 Pigeon Creek Road, Part of Lot 5, Concession 12  
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 from the Township of Manvers Zoning By-Law as it relates to an increase in maximum lot coverage and lot coverage for an accessory structure (detached garage).

**Applicable Kawartha Conservation Regulations and Policies**

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

The subject property is within the KRCA's Regulated Area, as it is adjacent to Janetville Creek. Kawartha Conservation regulates Janetville Creek and the greater of the flooding or erosion hazard associated with Janetville Creek. The valley system and associated slope (greater than 2 metres in height and/or steeper than 3:1 horizontal-to-vertical units) appears to be the greater of the regulated features and may be unstable and/or pose an erosion hazard. The extent of the erosion hazard is generally described as the landward limit of three components: 1) a toe erosion allowance (15 metres inland from the toe of the slope, unless otherwise determined through a site-specific study); 2) a projected stable slope allowance (typically 2:1 horizontal-to-vertical units on Crystal Lake, projected inland from the toe erosion allowance unless otherwise determined through a site-specific study); and, 3) an erosion access allowance (typically 6 metres). Development within the erosion hazard and/or within 15 metres of the erosion hazard is subject to KRCA's current erosion hazard policies for Accessory Buildings or Structures 4.5.3(5).

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:

**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



- 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 property is within KRCA Regulated Area of the Watershed. The intent of Kawartha Conservation's policies is to identify hazardous lands where they exist and direct people and development to areas outside of those hazards for both their safety and protection of their investments. The construction of the detached garage will require a permit pursuant to Kawartha Conservation Policy 4.5.3(5) (Accessory Buildings or Structures-Erosion Hazards). The applicant is advised to contact Stacy Porter, Planning and Regulation Technician, at (705) 328-2271 ext. 231 or [sporter@kawarthaconservation.com](mailto:sporter@kawarthaconservation.com) for additional information regarding the permitting process.

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*.

##### **Fish Habitat**

Janetville Creek 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".

In addition, the Ministry of Natural Resources and Forestry (MNRF) recommends a minimum vegetated buffer for fish habitat of 30 metres. Based on the Kawartha Conservation's mapping, the proposed detached garage is over 30 metres from fish habitat; therefore, staff are of the opinion that no negative impacts will be presented to fish or fish habitat as a result of the application.



### **Significant Woodlands**

The subject property appears to contain Significant Woodlands as identified within the City of Kawartha Lakes Official Plan (OP) and the Growth Plan for the Greater Golden Horseshoe (GPGGH). In keeping with the provisions of the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (GPGGH) and Kawartha Conservation Policies, new development and site alteration shall not be permitted in significant woodlands south and east of the Canadian Shield or within 120 metres of significant woodlands, unless it has been demonstrated that there will be no negative impact on the woodlands or adjacent lands or on their ecological functions. The proposed garage is proposed to be constructed within 120 metres of the significant woodlands. Typically, a Natural Heritage Evaluation (NHE) is required to demonstrate no negative impacts on the ecological function of the significant woodlands.

Given the site-specific constraints on the property and in lieu of a formal NHE, staff recommend a tree inventory/preservation plan be prepared by the applicant, identifying any trees to be removed as part of the application. If tree removal is required, adherence to the Migratory Bird Act as well as the Fish and Wildlife Conservation Act must be followed (i.e. Tree inspection for nests/eggs must be undertaken prior to removal of trees and cannot occur during the nesting /breed season of migratory birds). The tree inventory /preservation plan is recommended to be submitted as part of the Ontario Regulation 182/06 permit to facilitate the construction of the detached garage.

### **Recommendation**

Based on our review of the above information, staff can **recommend conditional approval of Minor Variance File D20-2019-013**, provided the following conditions being addressed to our satisfaction:

1. The applicant obtains a permit pursuant to Ontario Regulation 182/06, for construction of the detached garage on the subject lands, and;
2. The applicant provides a tree inventory/preservation plan as part of the Ontario Regulation 182/06 permit, identifying mature trees on the property and trees to be removed (if any) in order to facilitate construction of the garage. The plans are to include notes regarding adherence to the Migratory Bird Act and Fish and Wildlife Conservation Act regarding the inspection of trees for nests/eggs prior to any removal and tree removal cannot occur during the nesting/breeding season.

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.



March 08, 2019  
KRCA File No 16898  
Page 4 of 4

Yours Truly,

Kent Stainton  
Resources Planner  
Extension 232  
[kstainton@kawarthaconservation.com](mailto: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

**KAWARTHA CONSERVATION**  
277 Kenrei Road, Lindsay, ON K9V 4R1  
705.328.2271 Fax 705.328.2286  
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