



Development Services – Planning Division
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MEMORANDUM

TO: Committee of Adjustment

FROM: Quadri Adebayo, Planner II - Development Services – Planning Division

DATE: March 21, 2019

SUBJECT: Minor Variance Application File No. D20-2019-003
23 Westview Drive, Geographic Township of Emily

Betty Ann Oliver, applicant for the above-noted file requests relief from Section 3.1.2.2 and Section 12.2.1.3 e. of the Township of Emily Zoning By-law 1996-30, as amended, to reduce the minimum side yard setback from 1 metre to 0.6 metre and to reduce the minimum water setback from 30 metres to 28.3 metres in order to permit a hot tub room in its current location.

On February 21, 2019, Committee deferred the application till the subsequent meeting in March, in order to enable the application to be properly advertised with the inclusion of the water setback relief.

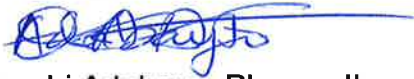
On March 4, 2019, planning staff discussed the comments received from the Sewage Systems Program with the Part 8 Sewage Systems Supervisor regarding the undetermined location of the existing sewage system and the clearance distance from the limits of the proposed hot tub room. In light of a possible deferral, planning staff have notified the owner about the matter, and suggested that the applicant contact the Sewage Systems Supervisor to arrange a site inspection during the warmer weather.

As well, comments received from the Building Division on March 7, 2019 required confirmation that the structure is actually 0.6 metre from the side lot line as proposed in order to determine whether the structure will be subject to further detail-rating requirement(s) under the Ontario Building Code.

In consideration of the above, staff respectfully recommends the following resolution:

THAT Minor Variance application D20-2019-003 be DEFERRED for a period of three (3) to four (4) months in order to provide the applicant enough time to address the issues identified by the commenting agencies, and to ensure the proposal can be adequately reviewed for supportability by staff.

Sincerely,



Quadri Adebayo, Planner II



AgencyComments_
Deferral Memo.pdf

cc: Betty Ann Oliver - Owner

Mark LaHay, Acting Secretary-Treasurer for the Committee of Adjustment

Chris Marshall, Director of Planning

Derryk Wolven – Plans Examiner, Building Division

Anne Elmhirst, Supervisor – Part 8 Sewage Systems, Building Division

Christina Sisson, Supervisor, Development Engineering

Erica Hallett

APPENDIX " A "
to

From: Anne Elmhirst
Sent: Friday, February 08, 2019 1:18 PM
To: Erica Hallett
Subject: D20-2019-003 - 23 Westview

REPORT MEMO
FILE NO. D20-2019-003

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Erica,

RE: Minor Variance D20-2019-003
23 Westview Drive, Former Emily Township,
Conc. 8, Part Lot 17
Roll No. 165100100731300

I have received and reviewed the application for minor variance to request relief to permit the hot tub room in its current location.

A search of records was performed to locate documentation on the existing sewage system. A file was not located for the sewage system which indicates it was installed prior to 1974. Due to weather conditions the sewage system could not be properly located on the property.

As such, the Building Division – Sewage System Program would request a condition be applied to any approval for minor variance to allow for the determination of appropriate setback clearances to the existing sewage system.

Best Regards,

Anne Elmhirst C.P.H.I.(C), B.A.Sc., B.Sc.
Supervisor – Part 8 Sewage Systems
Development Services - Building Division, City of Kawartha Lakes
705-324-9411 ext. 1882 www.kawarthalakes.ca



to

Charlotte Crockford-ToomeyREPORT MEMOFILE NO. D20-2019-003

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

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