

# Geographic Township of Verulam

APPENDIX " A "

to

REPORT COA2019-023

FILE NO: D20-2019-015

County Road #8

Concession 5

Lot 17

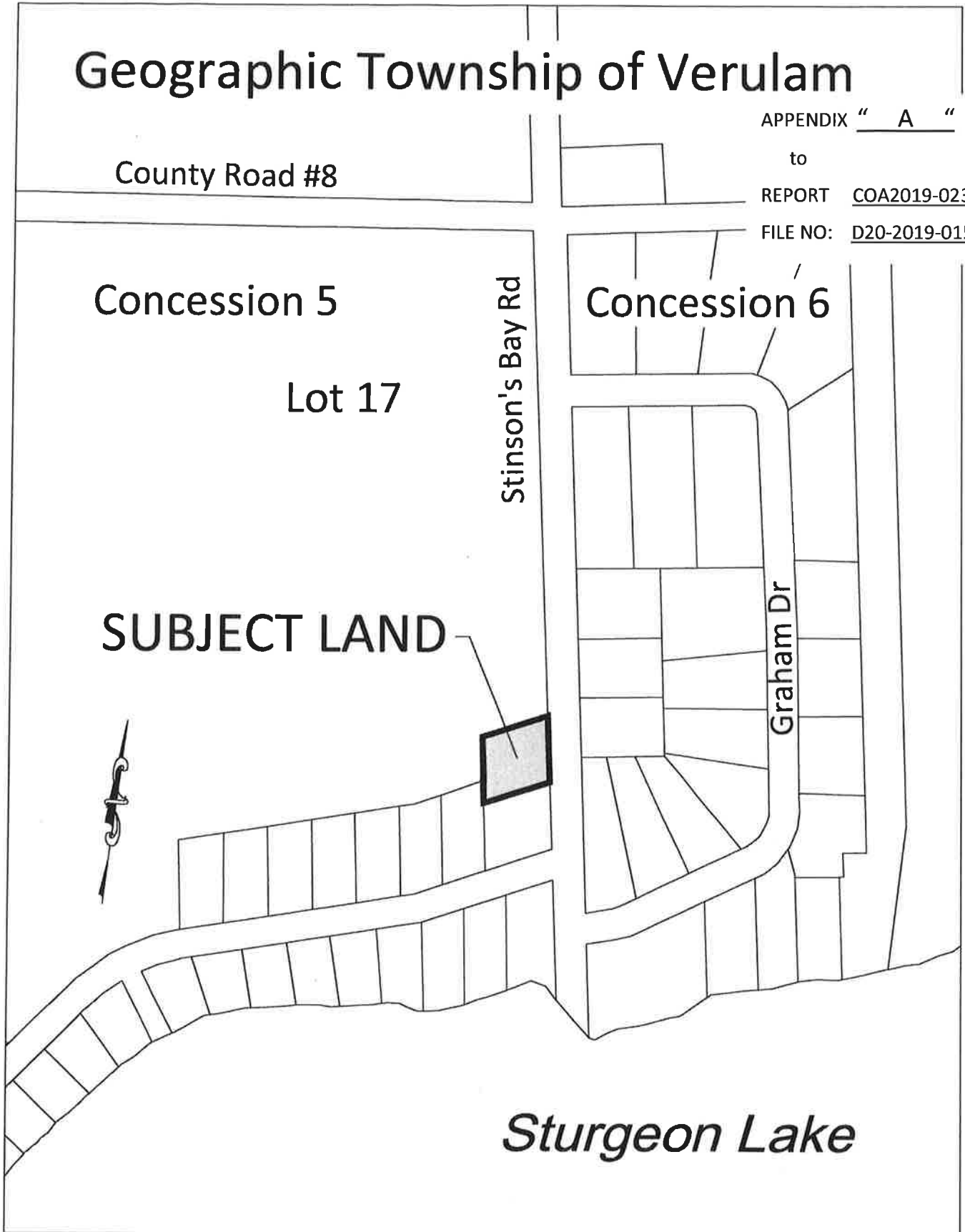
Stinson's Bay Rd

Concession 6

SUBJECT LAND

Graham Dr

*Sturgeon Lake*





GEOMATICS  
MAPPING

## 36 Stinson's Bay Road, geographic Township of Verulam



Subject Property

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 " B "

to

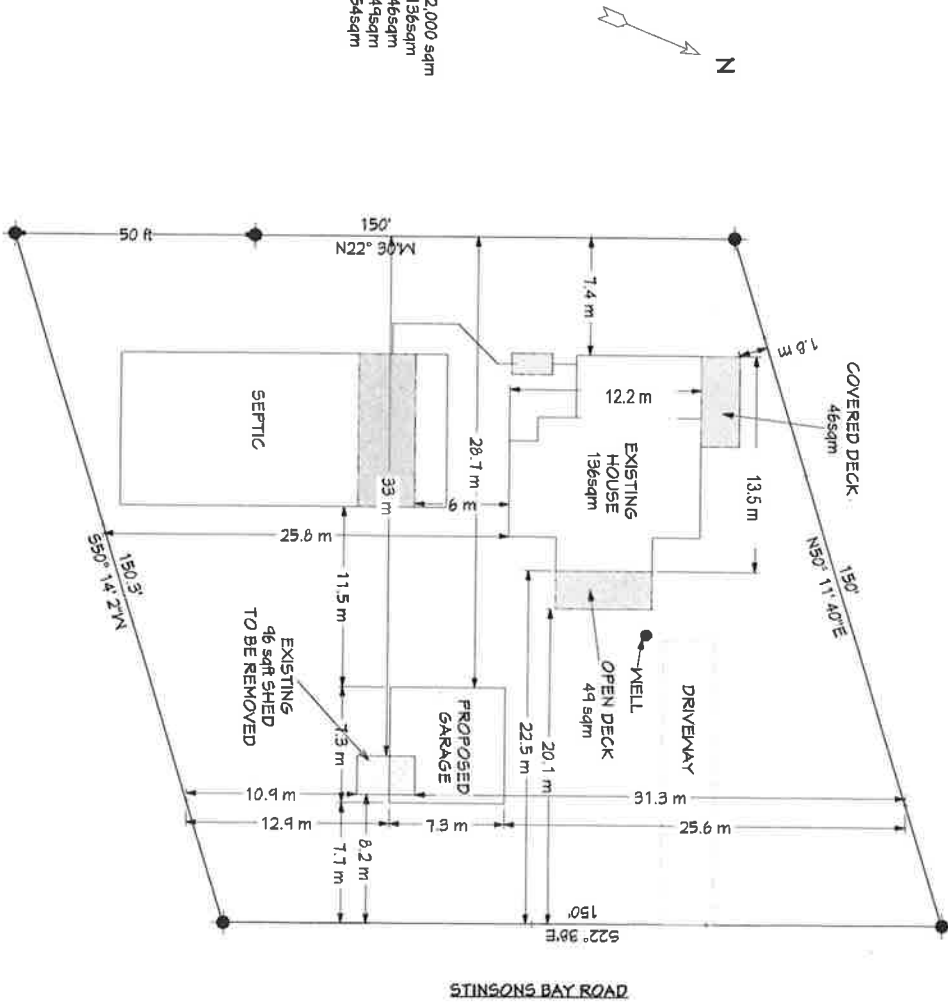
REPORT COA2019-023

FILE NO: D20-2019-015

APPENDIX " C "

to  
REPORT COA2019-023  
FILE NO: D20-2019-015

<b>LEGAL</b> PT E1/2 LT16, CON 5, VERULAM PT1, PLAN 5TR1631		
AREA OF PROPERTY	21,515 sqft	2,000 sqm
AREA OF HOUSE	1,446 sqft	136sqm
AREA OF COVERED DECK	152 sqft	46sqm
AREA OF OPEN DECK	160 sqft	49sqm
AREA PROPOSED GARAGE	576 sqft	54sqm
USAGE IS 11%		



SITE PLAN

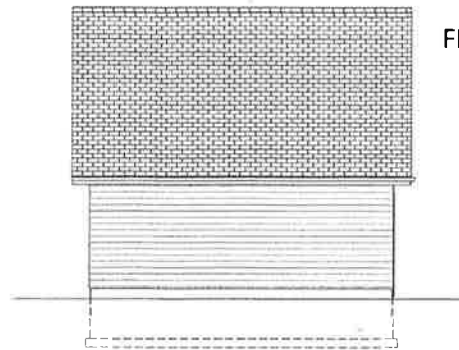
to

REPORT COA2019-023

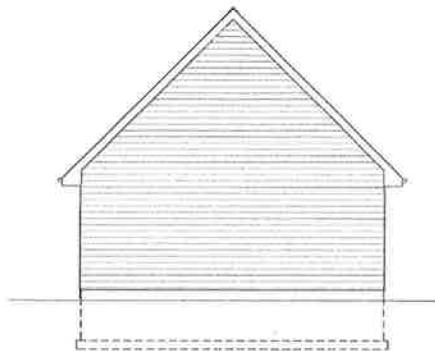
FILE NO: D20-2019-015



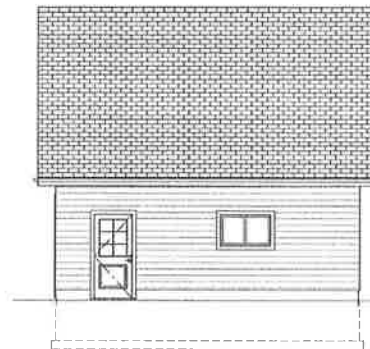
ELEVATION NORTH



ELEVATION EAST

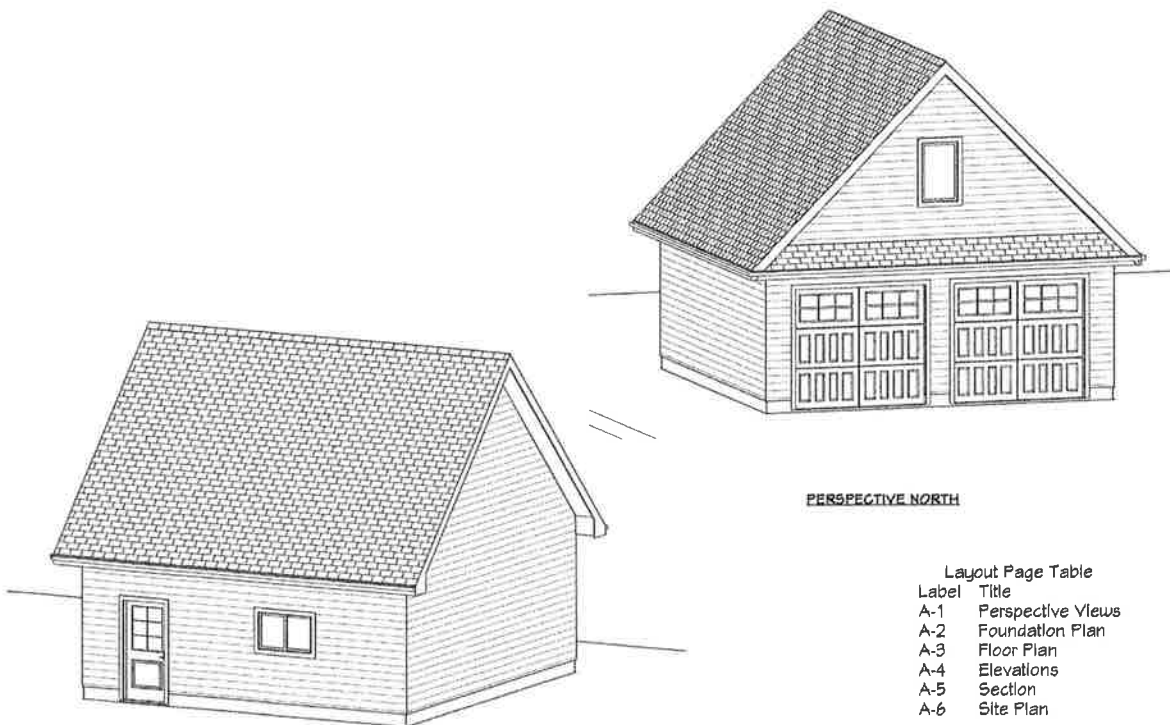


ELEVATION SOUTH



ELEVATION WEST

ELEVATIONS



PERSPECTIVE NORTH

PERSPECTIVE SOUTH

PERSPECTIVE VIEWS

Layout Page Table	
Label	Title
A-1	Perspective Views
A-2	Foundation Plan
A-3	Floor Plan
A-4	Elevations
A-5	Section
A-6	Site Plan

APPENDIX " E  
to  
REPORT COA2019-023

FILE NO. D20-2019-015

Via E-Mail: [ccrockford-toomey@kawarthalakes.ca](mailto: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 – D20-2019-015**  
                  **Stephen & Cynthia Wallis (Agent: Garry Newhook)**  
                  **36 Stinsons Bay Road**  
                  **Part of Lot 16, Concession 5**  
                  **Geographic Township of Verulam**  
                  **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 Verulam Zoning By-law 6-87, as amended. The purpose and effect is to request relief from Section 5.1.3(b) to permit a detached garage within a front yard whereas only an interior side and/or rear yard location is permitted.

**Applicable Kawartha Conservation Regulations and Policies**

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

Kawartha Conservation staff have reviewed the application and note that previous mapping indicated that the property was regulated pursuant to Ontario Regulation 182/06; however, updated Approximate Regulated Limits mapping indicates that the actual location of the regulated feature is to the south of the subject lands. As such, the property does not contain any regulated area and staff have no objection to the proposed location and construction of the detached garage.

**Application-Specific Comments**

**KRCA Memorandum of Understanding (MOU):**

**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

**KAWARTHA CONSERVATION**  
277 Kenrei Road, Lindsay, ON K9V 4R1  
705.328.2271 Fax 705.328.2286  
[KawarthaConservation.com](http://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

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 detached garage is 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 and the uncertainty surrounding tree removal (if any) required to facilitate the construction of the detached garage, staff recommend minimizing tree removal along with adherence to the *Migratory Bird Act* as well as the *Fish and Wildlife Conservation Act* (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).

**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 D20-2019-015, provided the applicant adheres to the recommendations surrounding the *Migratory Bird Act* and the *Fish and Wildlife Conservation Act*.**

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: David Harding, City of Kawartha Lakes, via email  
Quadri Adebayo, City of Kawartha Lakes, via email  
Mark LaHay, City of Kawartha Lakes, via email



## **Charlotte Crockford-Toomey**

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**From:** Derryk Wolven  
**Sent:** Thursday, April 04, 2019 3:37 PM  
**To:** Charlotte Crockford-Toomey  
**Subject:** Committee of Adjustment

Please be advised building division has the following comments:

D20-2019-009	No concerns
D20-2019-015	No concerns
D20-2019-016	No concerns
D20-2019-017	No concerns
D20-2019-018	No concerns
D20-2019-019	No concerns
D20-2019-020	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)



## David Harding

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**From:** Mark LaHay  
**Sent:** Tuesday, April 09, 2019 11:10 AM  
**To:** David Harding  
**Cc:** Charlotte Crockford-Toomey  
**Subject:** FW: 20190409 D20-2019-015 - Engineering review

FYI - file

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**From:** Kim Rhodes  
**Sent:** Tuesday, April 09, 2019 10:07 AM  
**To:** Mark LaHay  
**Cc:** Christina Sisson; Kirk Timms  
**Subject:** 20190409 D20-2019-015 - Engineering review

**Please see the message below from Christina Sisson:**

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Good morning Mark - further to our engineering review of the following:

Minor Variance – D20-2019-015  
36 Stinson's Bay Road  
Part Lot 16, Concession 5, Part 1, 57R-1631  
Geographic Township of Verulam

It is the understanding by Engineering that the purpose and effect is to request relief from Section 5.1.3(b) to permit a detached garage within a front yard whereas only an interior side and/or rear yard location is permitted.

*From an engineering perspective, we have no objection to the proposed Minor Variance.*

Please do not hesitate to contact our office if you have any questions.

Thanks,

*CHRISTINA*

**Christina Sisson, P.Eng.**  
Supervisor, Development Engineering  
Engineering & Corporate Assets, City of Kawartha Lakes  
705-324-9411 ext. 1152 [www.kawarthalakes.ca](http://www.kawarthalakes.ca)

