

APPENDIX: A

to

REPORT COA2019-026

FILE NO: D20-2019-018

D20-2019-018

Geographic Township of Manvers

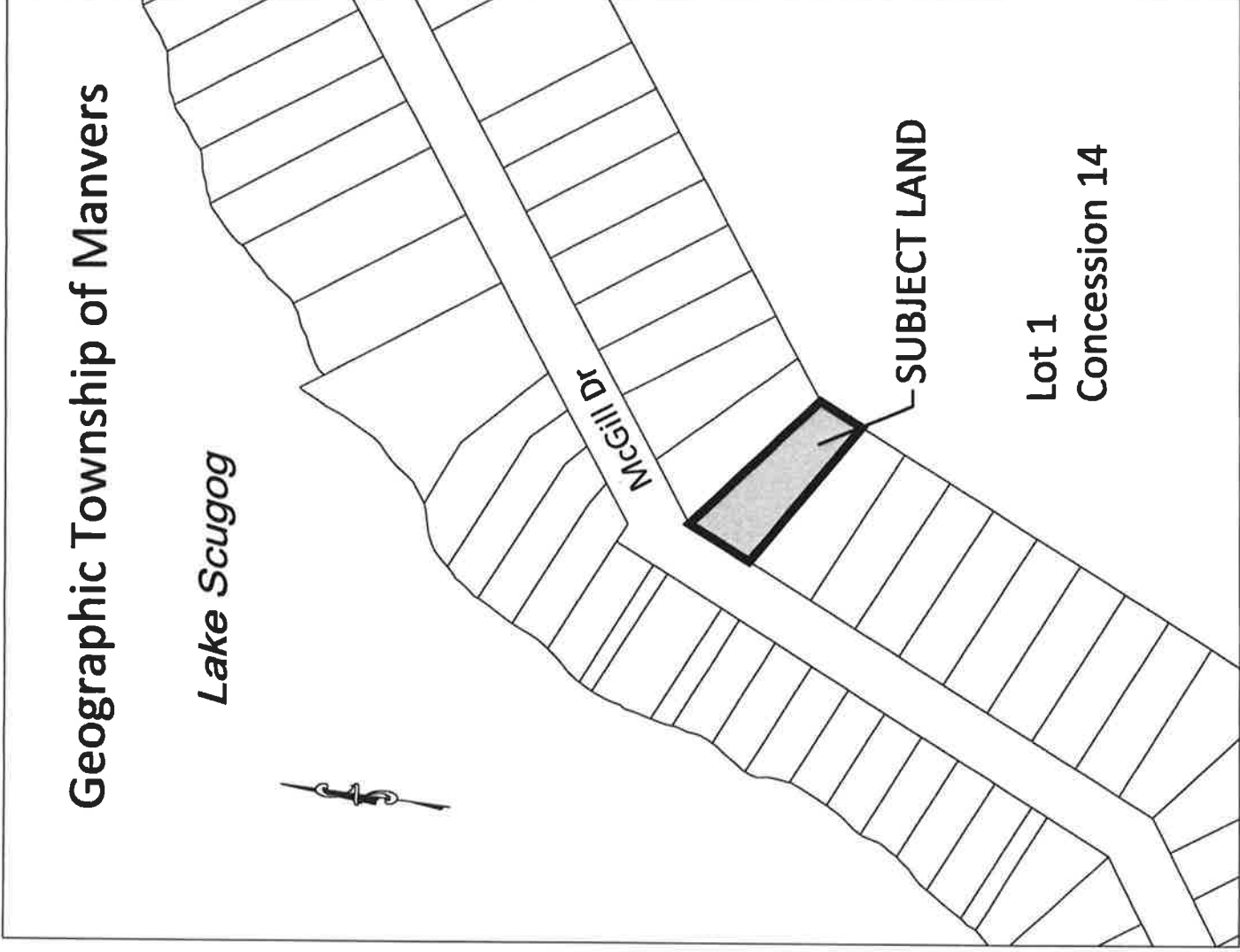
Lake Scugog



McGill Dr

SUBJECT LAND

Lot 1
Concession 14



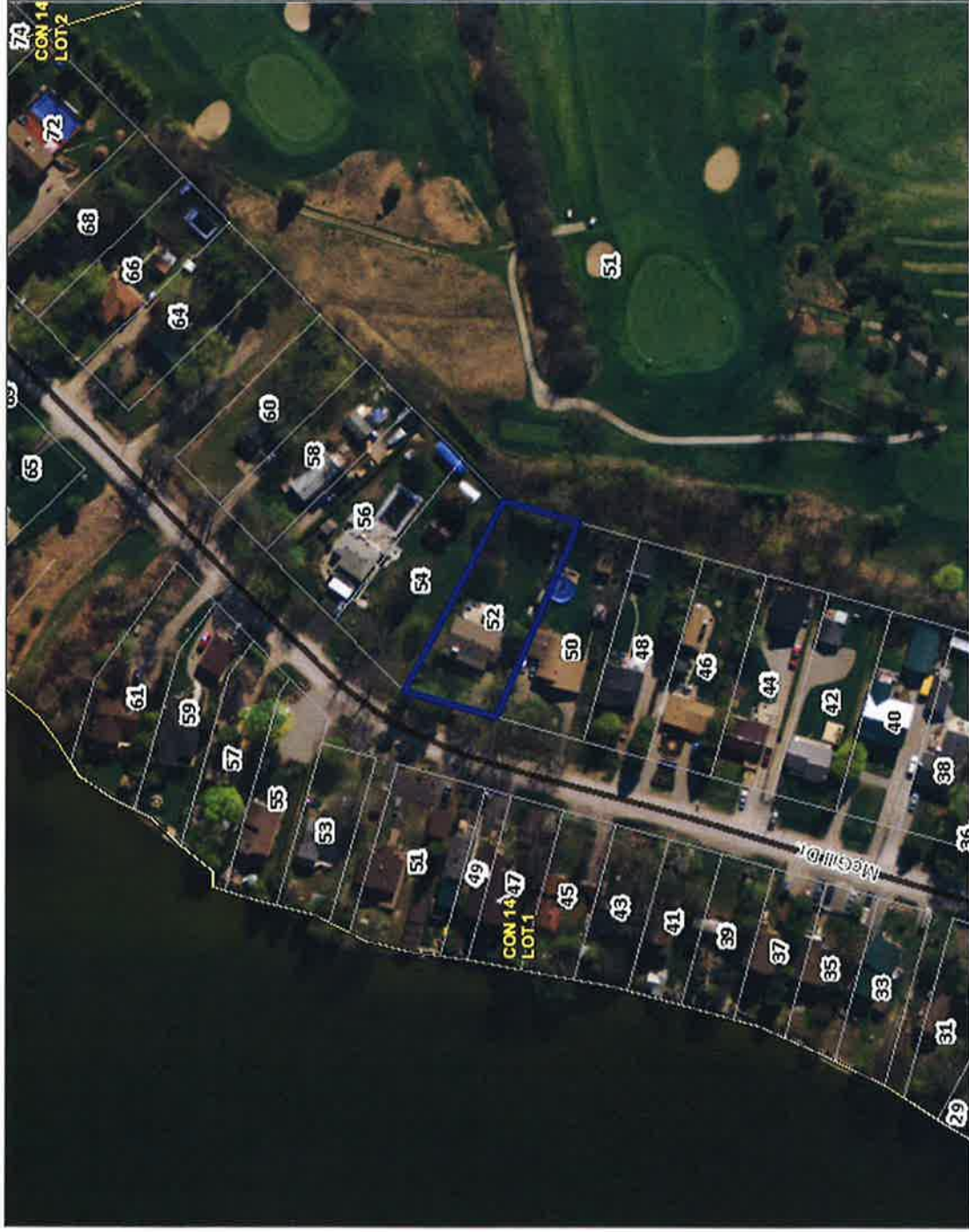
to

REPORT COA2019-026

FILE NO: D20-2019-018



52 McGill Drive, Geographic Township of Manvers



0.11

Kilometers

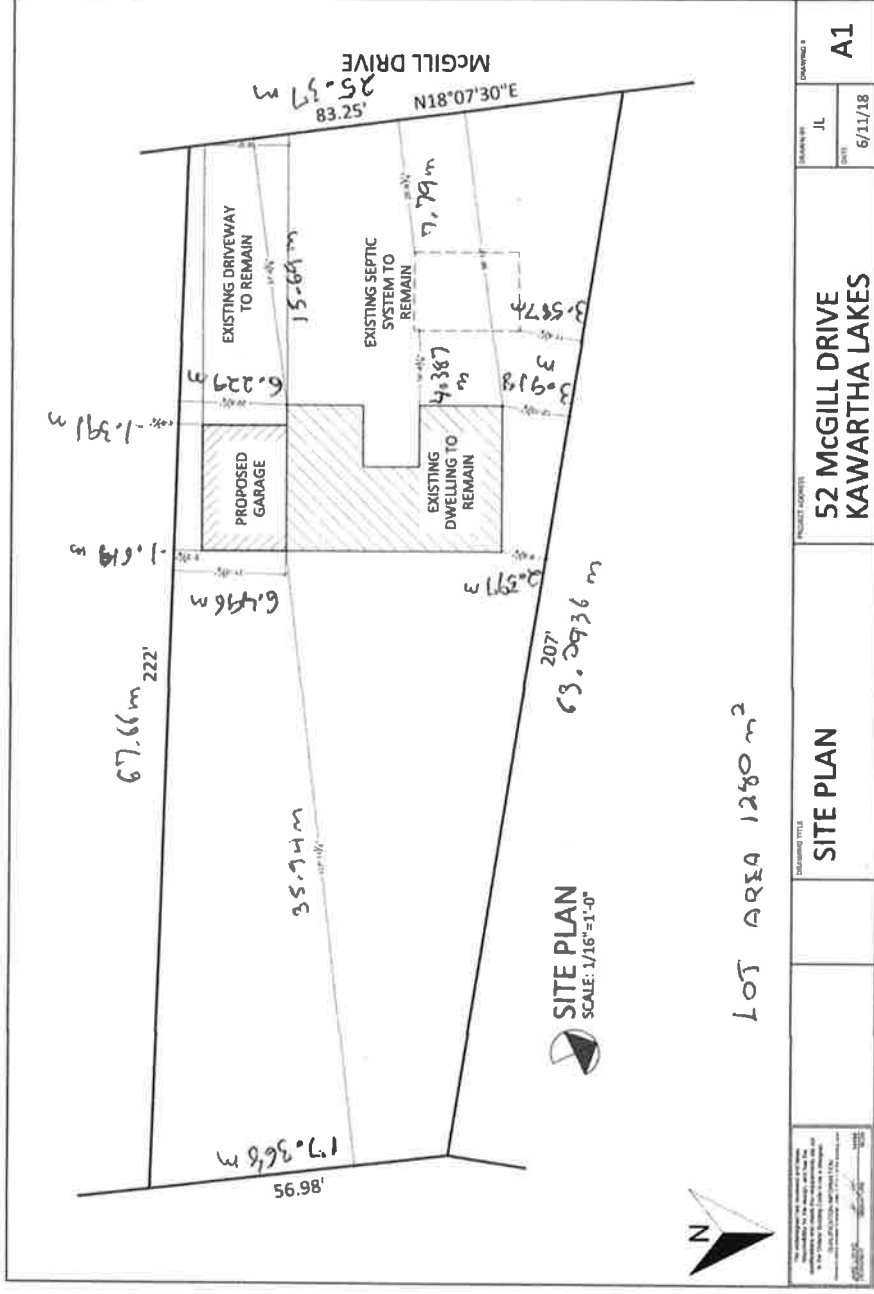
WGS 1984 Web Mercator Auxiliary Sphere



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.

City Of Kawartha Lakes

THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES



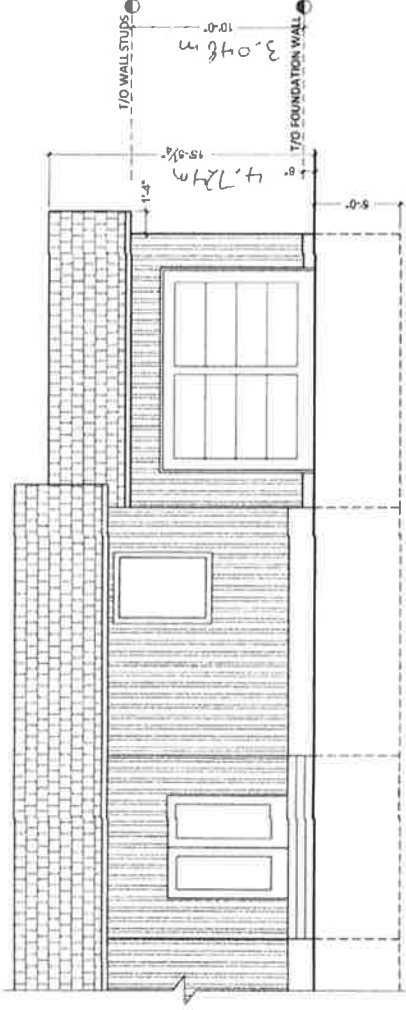
APPENDIX: D

to

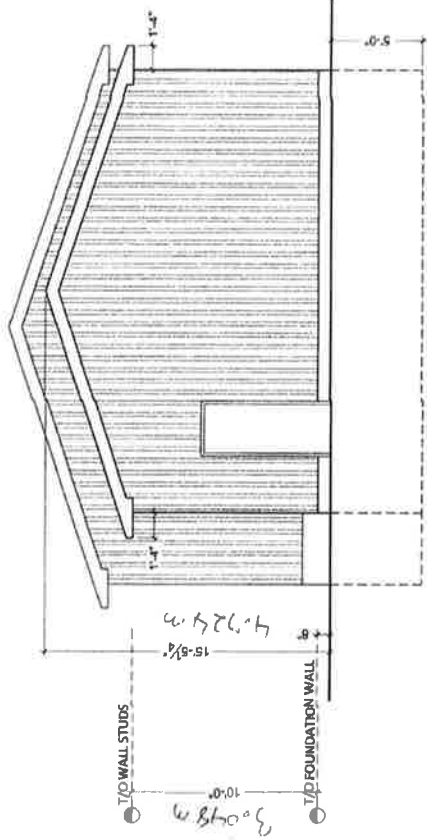
REPORT COA2019-026

FILE NO: D20-2019-018

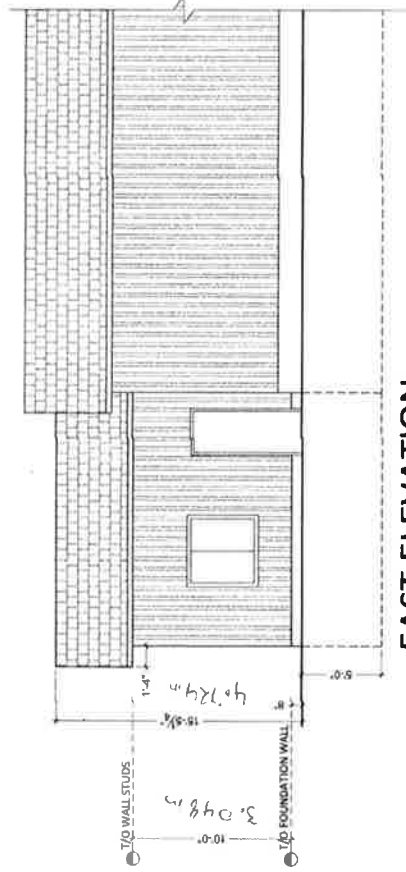
Perspective Elevation Drawings



WEST ELEVATION
(FRONT)



SOUTH ELEVATION
(SIDE)



EAST ELEVATION
(REAR)

Quadri Adebayo

APPENDIX "E"

From: Anne Elmhirst
Sent: Wednesday, April 03, 2019 4:01 PM
To: Charlotte Crockford-Toomey
Subject: D20-2019-018 - 52 McGill Dr

REPORT

FILE NO.

Hello Charlotte,

RE: Minor Variance Application D20-2019-018
52 McGill Drive, Former Manvers Township,
Conc. 14, Pt Lot 1, Plan 46, Lot 40
Roll No. 165100804023000

I have received and reviewed the application for minor variance for a proposed attached garage addition at the above-noted property.

A sewage system use permit has been located for the property, File MA-6-82. This approval indicates the location of the sewage system on the roadside of the property adjacent to the existing driveway. This was verified through a site visit. The garage proposal is indicated as being attached to the house and set back at a further separation distance then the existing dwelling.

As such, the Building Division – Sewage System Program has no objection to the proposed minor variance for an attached garage.

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



Charlotte Crockford-Toomey

to

REPORT COA2019-026

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

FILE NO. D20-2019-018

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





**KAWARTHA
CONSERVATION**

Discover • Protect • Restore

April 04, 2019

KRCA File No. 16675

X-REF: 16675 to

Page 1 of 2

APPENDIX E

REPORT

CEA 2019-026

FILE NO.

D20-2019-018

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 – D20-2019-018

Avril Walker & Scott Davidson (Agent: Bartlett Family Construction)

52 McGill Drive

Part of Lot 1, Concession 14

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

It is our understanding that the purpose of this application is to request the following variance from the provisions of the Township of Manvers Zoning By-law 87-06, as amended. The purpose and effect is to request relief from Section 5.2 (f) to reduce the minimum side yard requirement from 3 metres to 1.3 metres in order to facilitate the construction of an attached garage to an existing dwelling.

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.

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:

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;

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





**KAWARTHA
CONSERVATION**

Discover • Protect • Restore

April 04, 2019
KRCA File No 16949
X-REF: 16675
Page 2 of 2

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 (P2018-355) 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.

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 D20-2019-018, provided the proposed works are constructed as per the plans permitted under Kawartha Conservation Permit P2018-355.

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

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



Quadri Adebayo

REPORT CEA2019-026

FILE NO. D20-2019-018

From: Mark LaHay
Sent: Monday, April 08, 2019 2:51 PM
To: Quadri Adebayo
Cc: Charlotte Crockford-Toomey
Subject: FW: 20190408 D20-2019-018 - Engineering review

FYI - file

From: Kim Rhodes
Sent: Monday, April 08, 2019 2:08 PM
To: Mark LaHay
Cc: Christina Sisson; Kirk Timms
Subject: 20190408 D20-2019-018 - Engineering review

Please see the message below from Christina Sisson:

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

Minor Variance – D20-2019-018
52 McGill Drive
Part Lot 1, Concession 14, Plan 46, Lot 40
Geographic Township of Manvers

It is the understanding by Engineering that the purpose and effect is to request relief from Section 5.2(f) to reduce the minimum side yard requirement from 3 metres to 1.3 metres in order to permit the construction of an attached garage to a dwelling.

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





The Corporation of the
City of Kawartha Lakes
Community Services
50 Wolfe Street
Lindsay, Ontario K9V 2J2
Tel: 705-324-9411 ext 1300
Toll Free: 1-888-822-2225
ldonnelly@kawarthalakes.ca
www.kawarthalakes.ca
APPENDIX E

LeAnn Donnelly, Executive Assistant, Community Services

MEMORANDUM

REPORT

COA2019-026

DATE: April 9, 2019

FILE NO.

D20-2019-018

TO: Committee of Adjustment

FROM: LeAnn Donnelly, Executive Assistant, Community Services

RE: Minor Variance - Various Applications

This memorandum confirms receipt of various applications to the Community Services Department and is intended to advise that our Department has no comments or concerns to offer the Committee with respect to the following minor variance applications:

D20-2019-009	20 Griffin Drive, Somerville
D20-2019-015	36 Stinson's Bay Road, Verulam
D20-2019-016	3 Ripple Street, Fenelon
D20-2019-017	23 Helen Drive, Emily Township
D20-2019-018	52 McGill Drive, Manvers
D20-2019-019	19 Snake Point Road, Bobcaygeon
D20-2019-020	78 Logie Street, Lindsay

LeAnn Donnelly

LeAnn Donnelly
Executive Assistant, Community Services

APPENDIX: F

to

REPORT COA2019-026

FILE NO: D20-2019-018

1/5/2019

FB_IMG_1546390406257.jpg

