

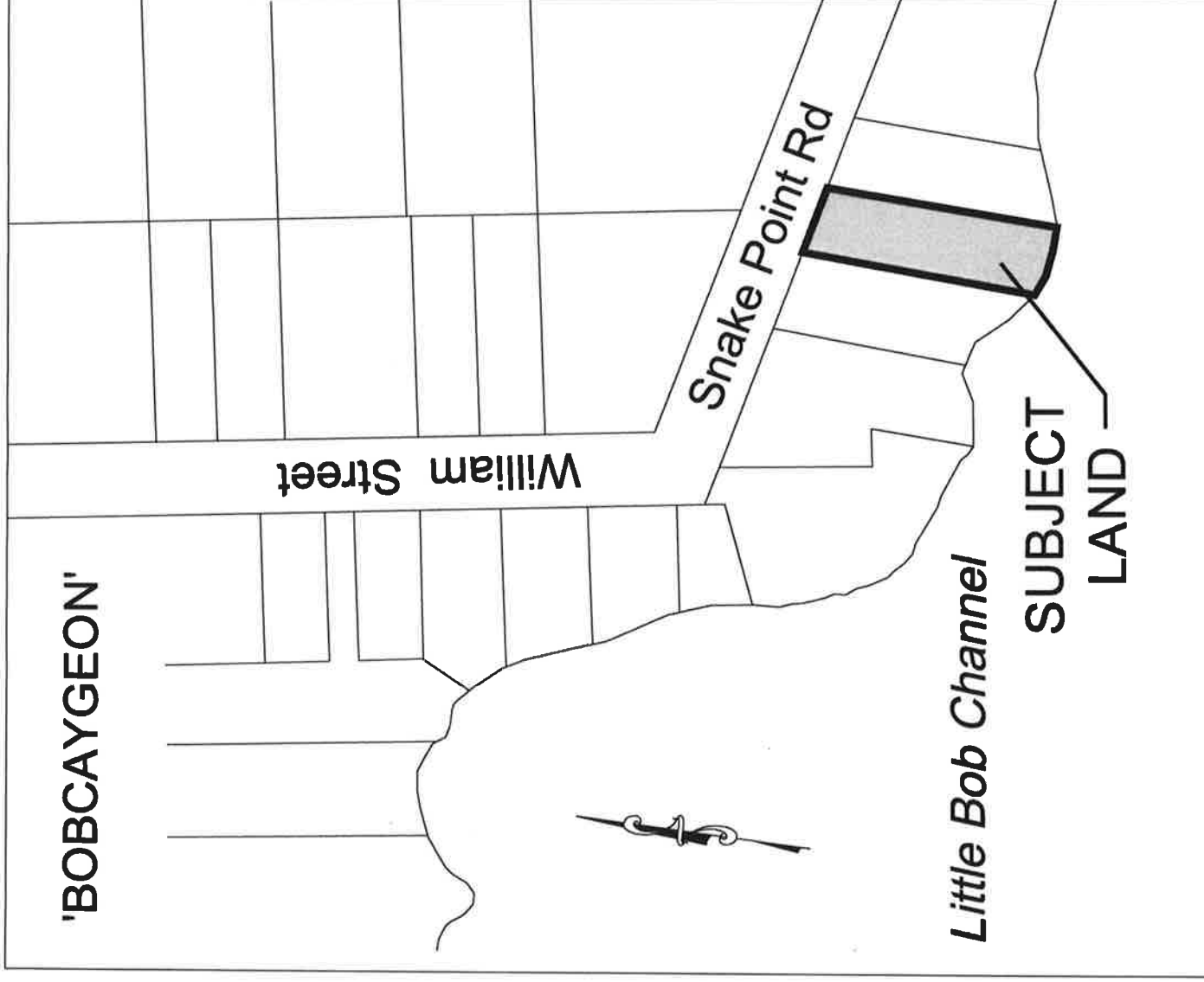
APPENDIX: A

to

REPORT COA2019-028

FILE NO: D20-2019-019

D20-2019-019



APPENDIX: B

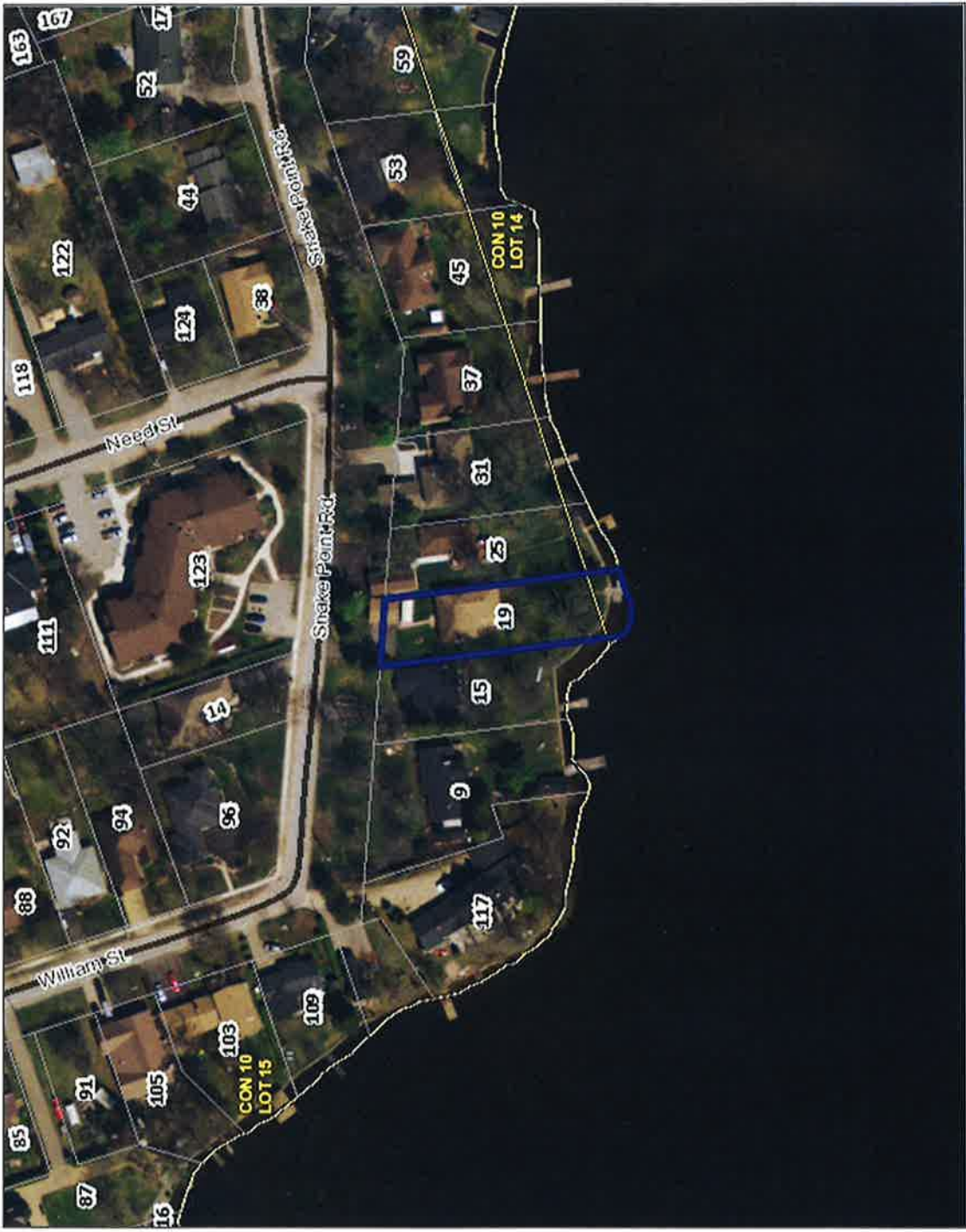
to

REPORT COA2019-028

FILE NO: D20-2019-019



19 Snake Point Road, Former Village of Bobcaygeon

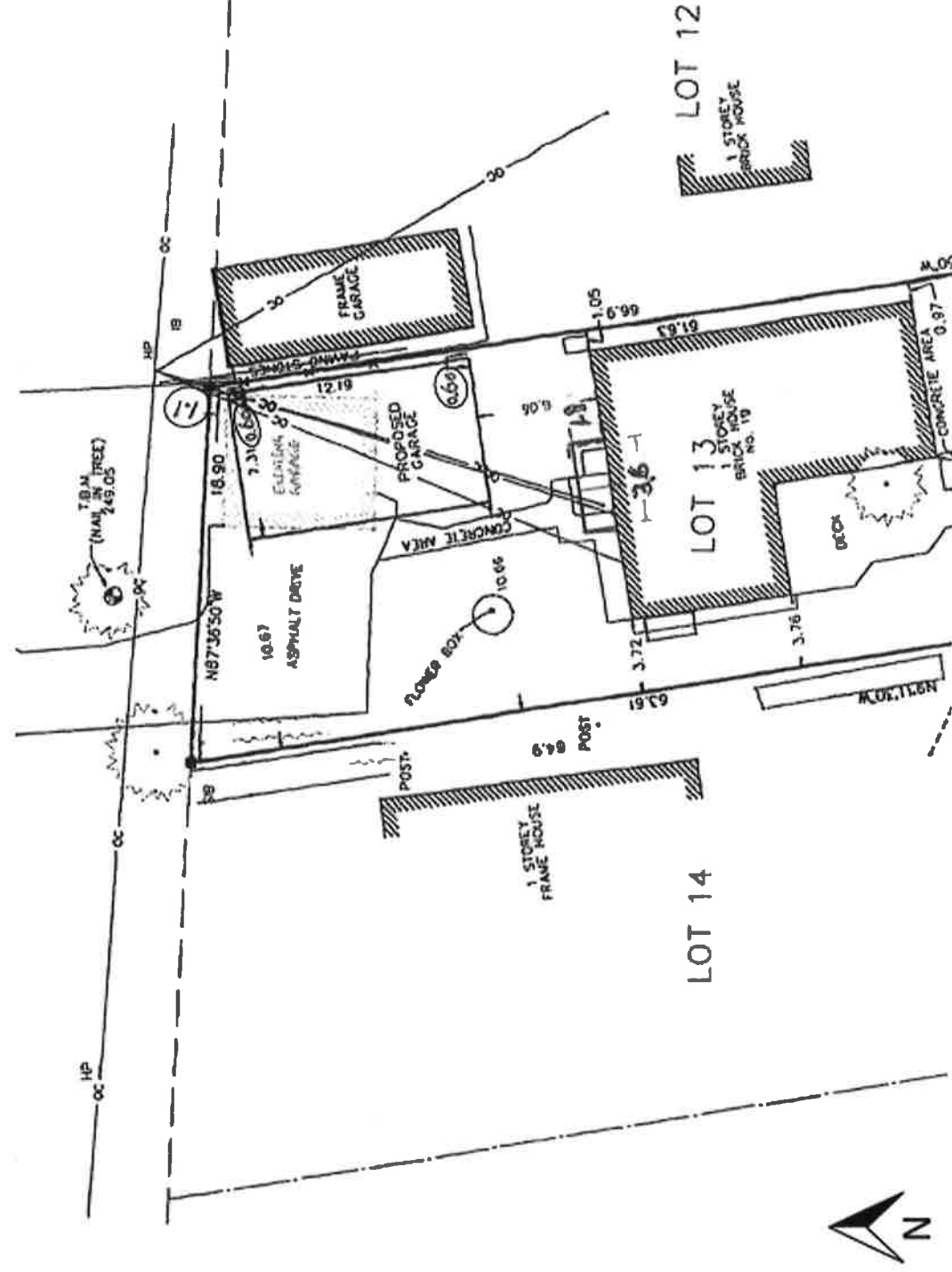


0.11

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



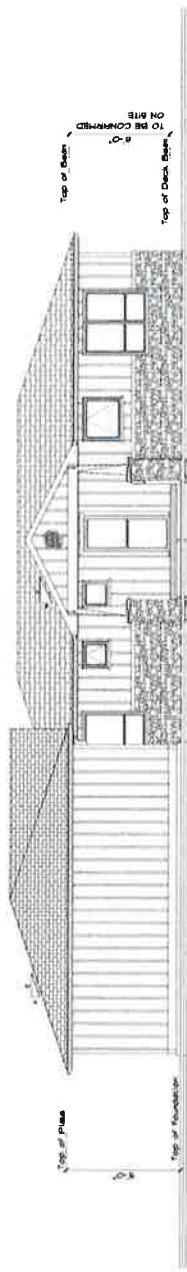
APPENDIX: D

to

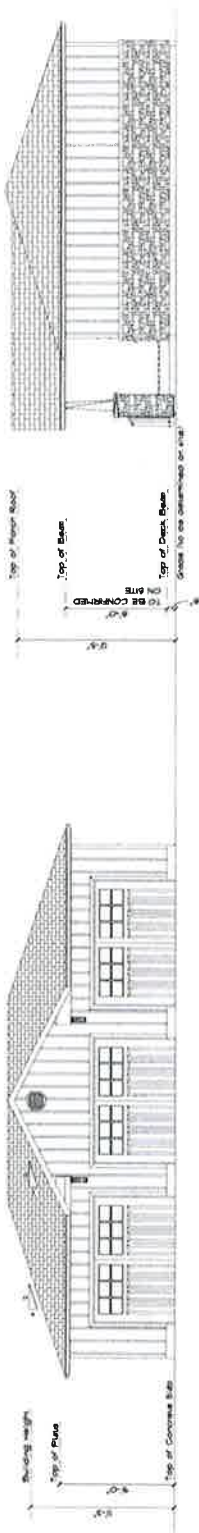
REPORT COA2019-028

FILE NO: D20-2019-019

Rendering and Elevation Drawings



Front Elevation
SCALE: 1/4" = 1'-0"



Right Elevation
SCALE: 1/4" = 1'-0"

Charlotte Crockford-Toomey

APPENDIX "E"

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

REPORT COA 2019-028

FILE NO. D20-2019-019

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**
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April 05, 2019

KRCA File No 16950

Page 1 of 2 APPENDIX "E"

to

REPORT COA2019-028

FILE NO. D20-2019-019

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 – D20-2019-019

Stanley and Kathryn Dunstan
19 Snake Point Road
Geographic Village of Bobcaygeon
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 Village of Bobcaygeon Zoning By-law 16-78, as amended. The purpose and effect is to request relief from the following in order to permit the construction of a replacement detached garage:

- Section 3.1 (b) to reduce the minimum side yard requirement for an accessory building from 1.2 to 0.6 metres; and
- Section 5.2 (c) to reduce the minimum front yard requirement from 7.5 metres to 1.1 metres.

Applicable Kawartha Conservation Regulations and Policies

Ontario Regulation 182/ 06 (as amended):

The subject property is within proximity to Sturgeon Lake (Bobcaygeon River). Kawartha Conservation regulates from the greater of the flooding (248.4 metres above sea level) or 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:

- 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.

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





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April 05, 2019
KRCA File No 16950
Page 2 of 2

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.

The location of the proposed detached replacement garage is outside of lands regulated by Kawartha Conservation under Ontario Regulation 182/06; therefore, no permissions are required to facilitate the construction of the garage.

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 again outside of KRCA's regulated portion of the site. 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 applicant is advised of the applicability of Ontario Regulation 182/06 on the southern portions of the subject lands should future development be proposed.

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 D20-2019-019, provided the proposed works are constructed as per the plans provided through this application.

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

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Quadri Adebayo

APPENDIX E

From: Christina Sisson
Sent: Monday, April 08, 2019 12:43 PM
To: Mark LaHay
Cc: Kent Stainton (kstainton@kawarthaconservation.com); Kirk Timmis; Kim Rhodes; Susanne Murchison; Charlotte Crockford-Toomey
Subject: 20190408 D20-2019-19 - Engineering Review

REPORT COA2019-028

FILE NO. D20-2019-019

Importance: High

Good afternoon,
Further to our review of the proposed minor variance at 19 Snake Point Road, Bobcaygeon, we confirm that the 0.6 metre side yard setback is not considered sufficient should any potential drainage issues arise from the proposed garage replacement.

We respectfully recommend that the City request and receive confirmation of clearance/understanding from the neighbouring property (Lot 12 with an existing frame garage close to property limit). Both parties must be aware that any potential drainage issues between the properties will be difficult to resolve with a limited 0.6 metre setback. These type of drainage issues are between the private property owners.

Thank you,

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

LeAnn Donnelly, Executive Assistant, Community Services

APPENDIX " E " to

MEMORANDUM

DATE: April 9, 2019 **REPORT** CA2019-028
TO: **Committee of Adjustment** **FILE NO.** D20-2019-019
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