

to

REPORT COA2019-022

FILE NO: D20-2019-014

# Geographic Township of Fenelon



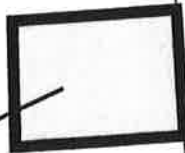
Elm Tree Rd

Lot 4

King's Lane

Concession 1

**SUBJECT  
LAND**



Concession 2

Lot 3



GEOMATICS  
MAPPING

## 2173 Elm Tree Road, geographic Twp. of Fenelon



0.17

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 COA2019-022  
FILE NO: D20-2019-014



121 Lindsay St  
 Pasadena 91106  
 Tel: 773-487-4773  
 web: www.rwtharchitects.com

DESIGNED FOR:

DESIGNED BY:

Matthew Coutice

2173 Elm Tree Rd

Site Plan

DATE	BY

SCALE SEE VIEW

DATE

SHEET #

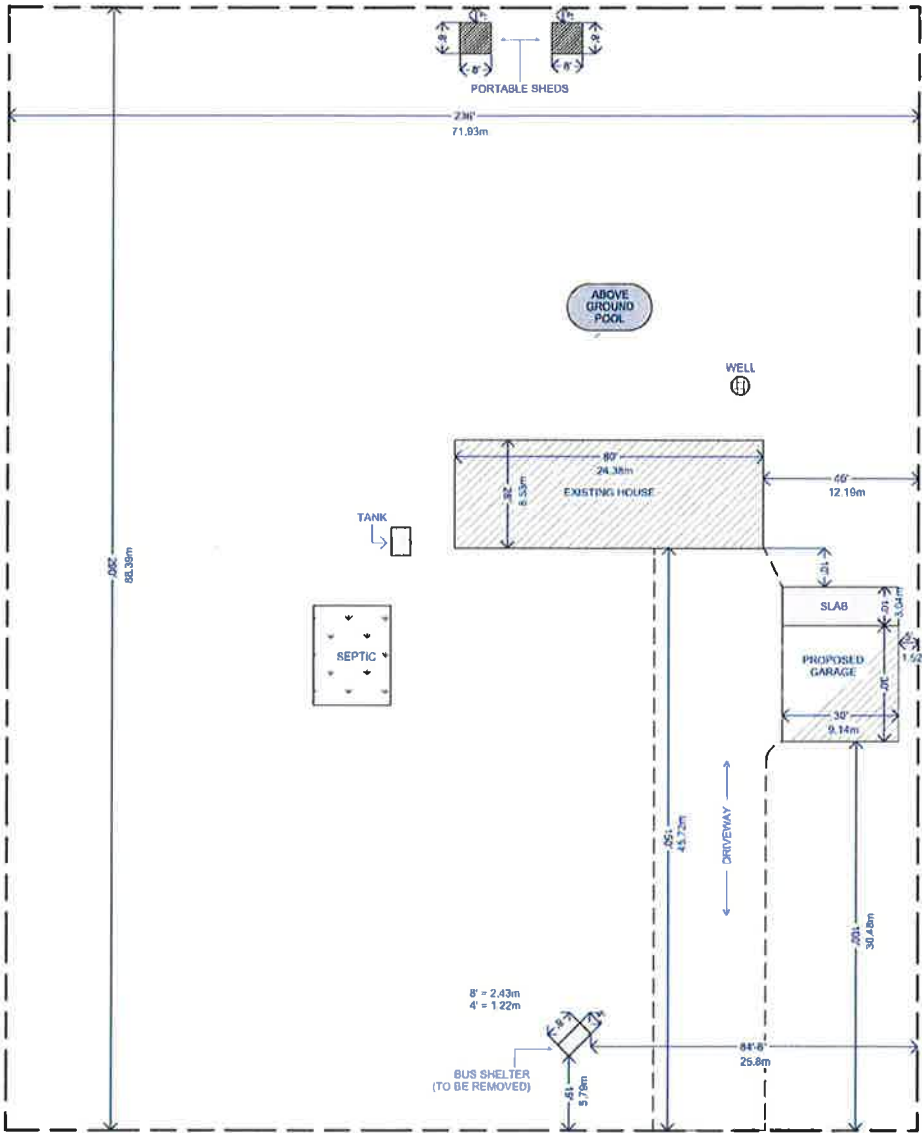
1

APPENDIX " C "

to

REPORT COA2019-022

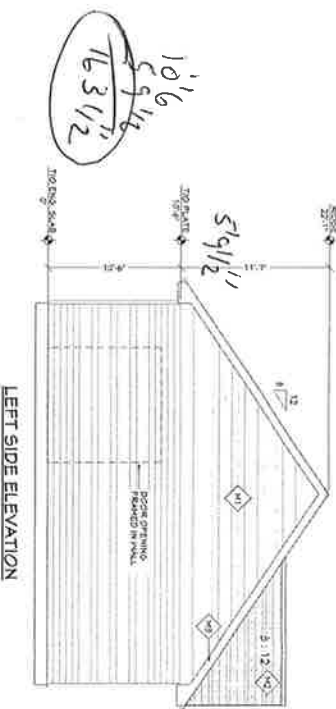
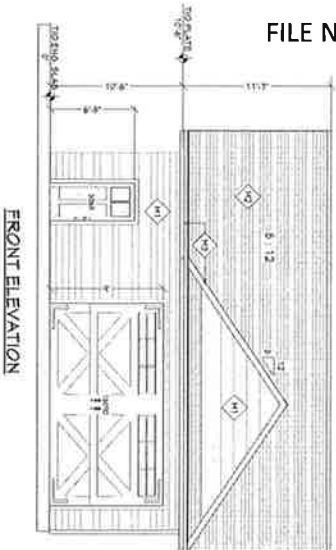
FILE NO: D20-2019-014



ELM TREE ROAD

APPENDIX “ D ”

to  
REPORT COA2019-022  
FILE NO: D20-2019-014

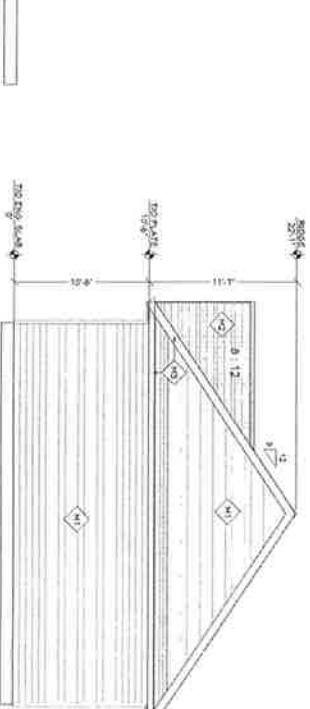
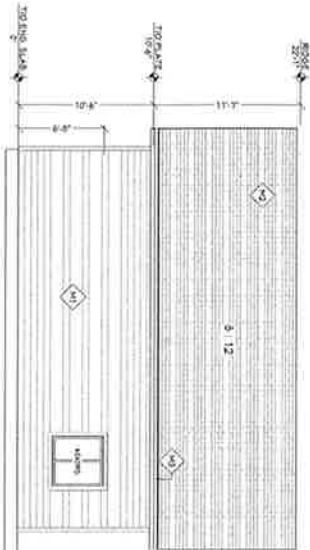


11 Lundy St  
PO Box 477  
PO Box 477  
PO Box 477  
www.rwhinc.com

**RWH**

11 Lundy St  
PO Box 477  
PO Box 477  
PO Box 477  
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- M1 VINYL SIDING (COLOR TBD BY OWNER)
- M2 ASPHALT SHINGLES (COLOR TBD BY OWNER)
- M3 ALUMINUM FASCIA (EVES TROUGH)



ECONOMICS  
GARAGE, 200 SQ. FT.

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**GENERAL NOTES:**  
1. This drawing is for the purpose of providing information only. It is not intended to be used for construction without the approval of the architect.  
2. The owner is responsible for obtaining all necessary permits and approvals from the local building department.  
3. The owner is responsible for obtaining all necessary permits and approvals from the local building department.  
4. The owner is responsible for obtaining all necessary permits and approvals from the local building department.  
5. The owner is responsible for obtaining all necessary permits and approvals from the local building department.

Client: **William G. Smith**  
3173 Elm Street Rd.  
Lundy, NM

Project: **Garage**

Project Status: **Construction Drawings**

By: **William G. Smith**

Drawn By: **William G. Smith**

Check By: **William G. Smith**

DATE: **2019-03-28**

Scale: **1/4" = 1'-0"**

Page: **2 of 2**

APPENDIX “ E ”

to

REPORT COA2019-022

FILE NO: D20-2019-014







## David Harding

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**From:** Derryk Wolven  
**Sent:** Monday, May 06, 2019 9:33 AM  
**To:** Charlotte Crockford-Toomey  
**Subject:** Committee of Adjustment

APPENDIX " F "  
to  
REPORT COA 2019-022  
FILE NO. D20-2019-014

Please be advised building division has the following comments:

D20-2019-014 No concerns  
D20-2019-021 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:** Christina Sisson  
**Sent:** Monday, May 06, 2019 10:33 AM  
**To:** Mark LaHay  
**Cc:** Kirk Timms; Kim Rhodes; Lisa Peimann; Charlotte Crockford-Toomey  
**Subject:** 20190506 D20-2019-014 Engineering Review  
  
**Importance:** High

Good morning,

*Further to our engineering review of the Notice of Hearing for D20-2019-014, 2173 Elm Tree Road, Fenelon received through email, we confirm that we have no objection to nor engineering comments for the proposed request to permit a detached garage within a front yard.*

Thank you,

**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)





## **David Harding**

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**From:** Anne Elmhirst  
**Sent:** Wednesday, May 08, 2019 9:31 AM  
**To:** David Harding  
**Subject:** D20-2019-014 - 2173 Elm Tree Road

Hello David,

RE: Minor Variance Application D20-2019-014  
2173 Elm Tree Road, Former Fenelon Township, City of Kawartha Lakes  
Conc. 1, Pt East ½ Lot 3, Plan 57R-6378, Part 1  
Roll No. 165121001000610  
Owner: Matthew and Amy Coultice

I have received and reviewed the application for minor variance to consider relief to permit a detached garage in the front yard of the above-noted property. A site visit was completed to determine compliance for the sewage system components.

The sewage system was located on the property and a Use Permit has been issued for the existing system (F-12-90). As the detached garage already exists on the property, I was able to determine that the appropriate setback clearance distances have been established to the current sewage system components. As well, the property was reviewed and there is adequate space to replace the sewage system should the current fail.

As such, the Building Division – Sewage System Program has no objection to the minor variance request.

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

