

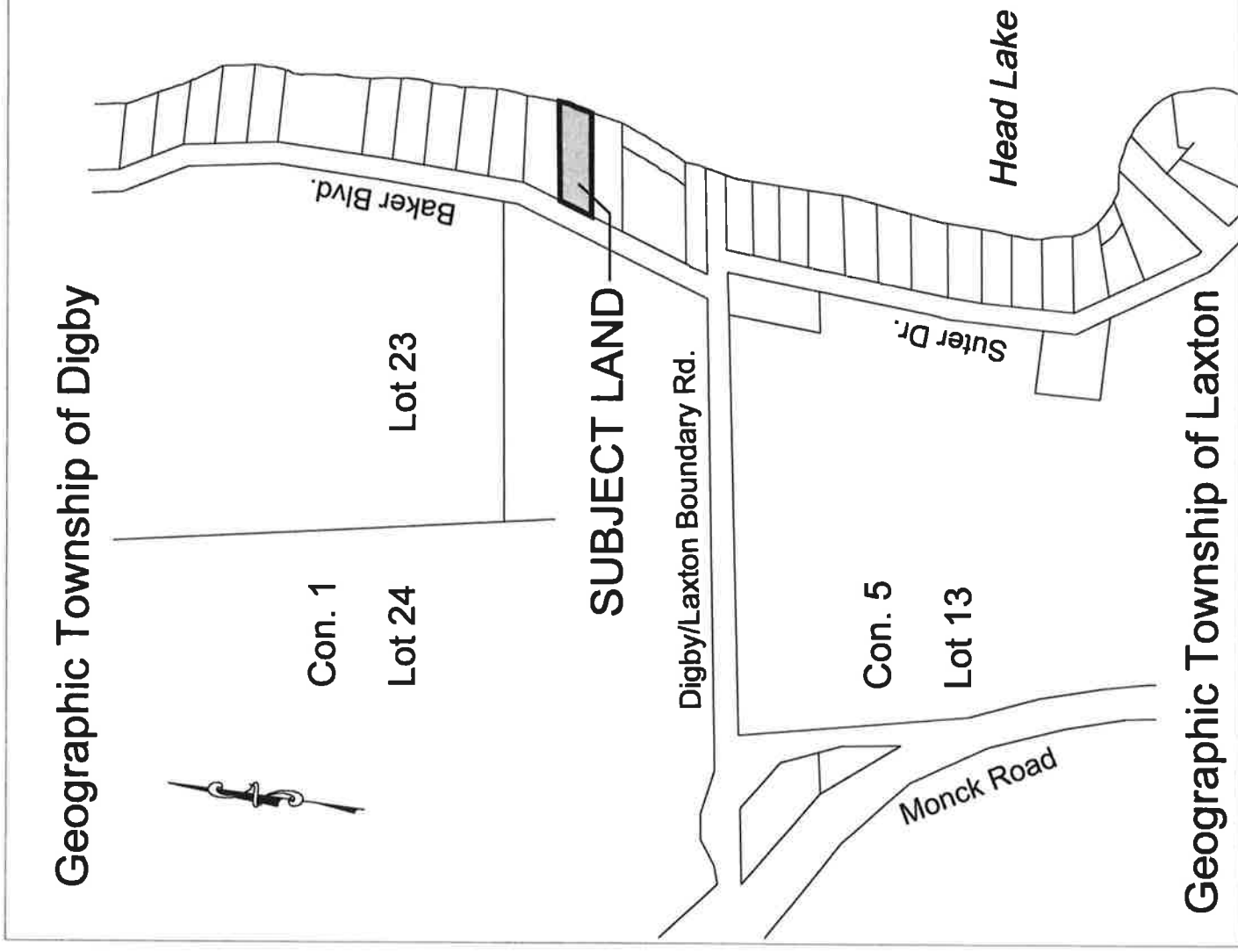
APPENDIX: A

to

REPORT COA2019-030

FILE NO: D20-2019-021

D20-2019-021



APPENDIX: B

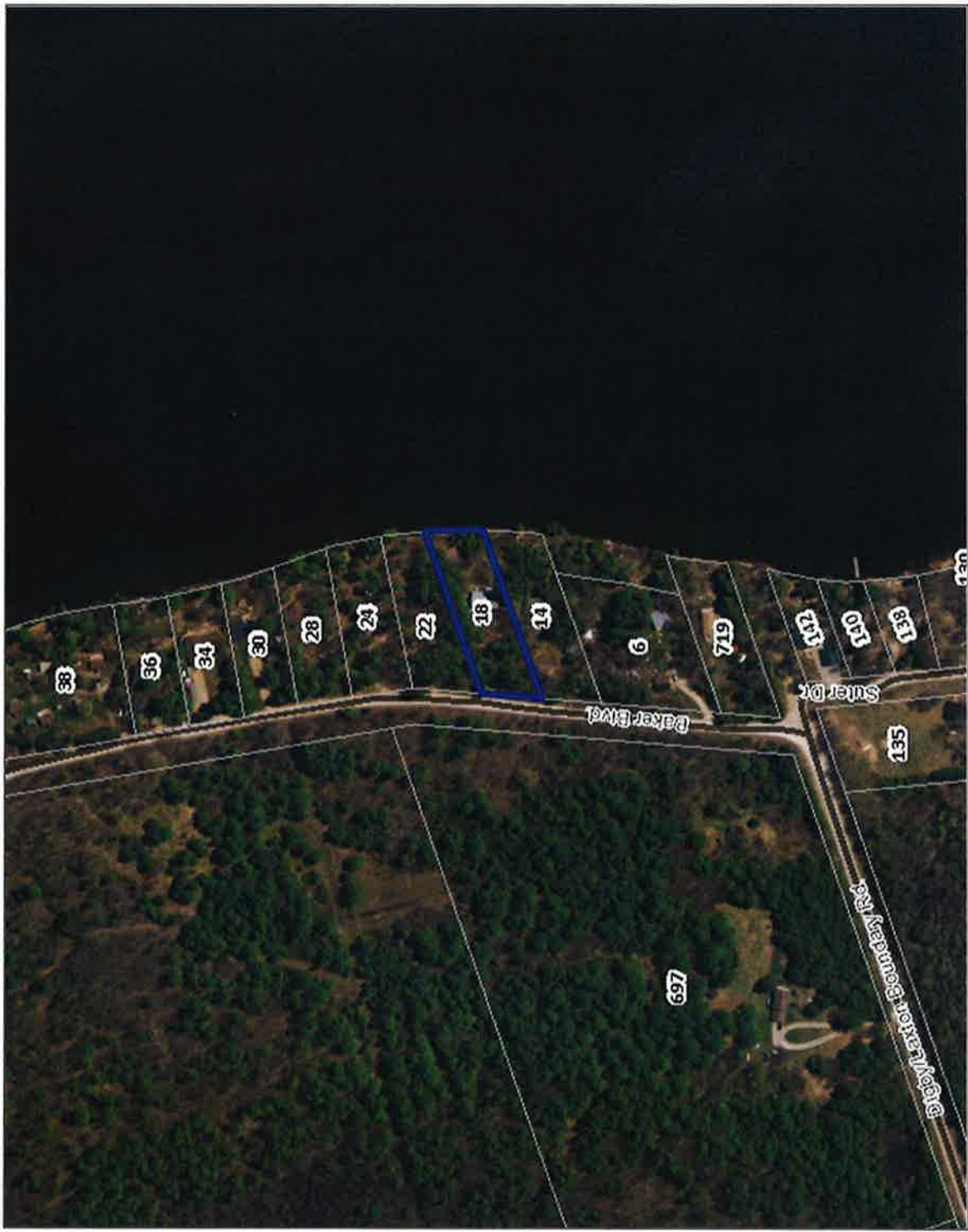
to

REPORT COA2019-030

FILE NO: D20-2019-021



18 Baker Boulevard, geographic Township of Laxton-Diabv-Lonaford



0.23 Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



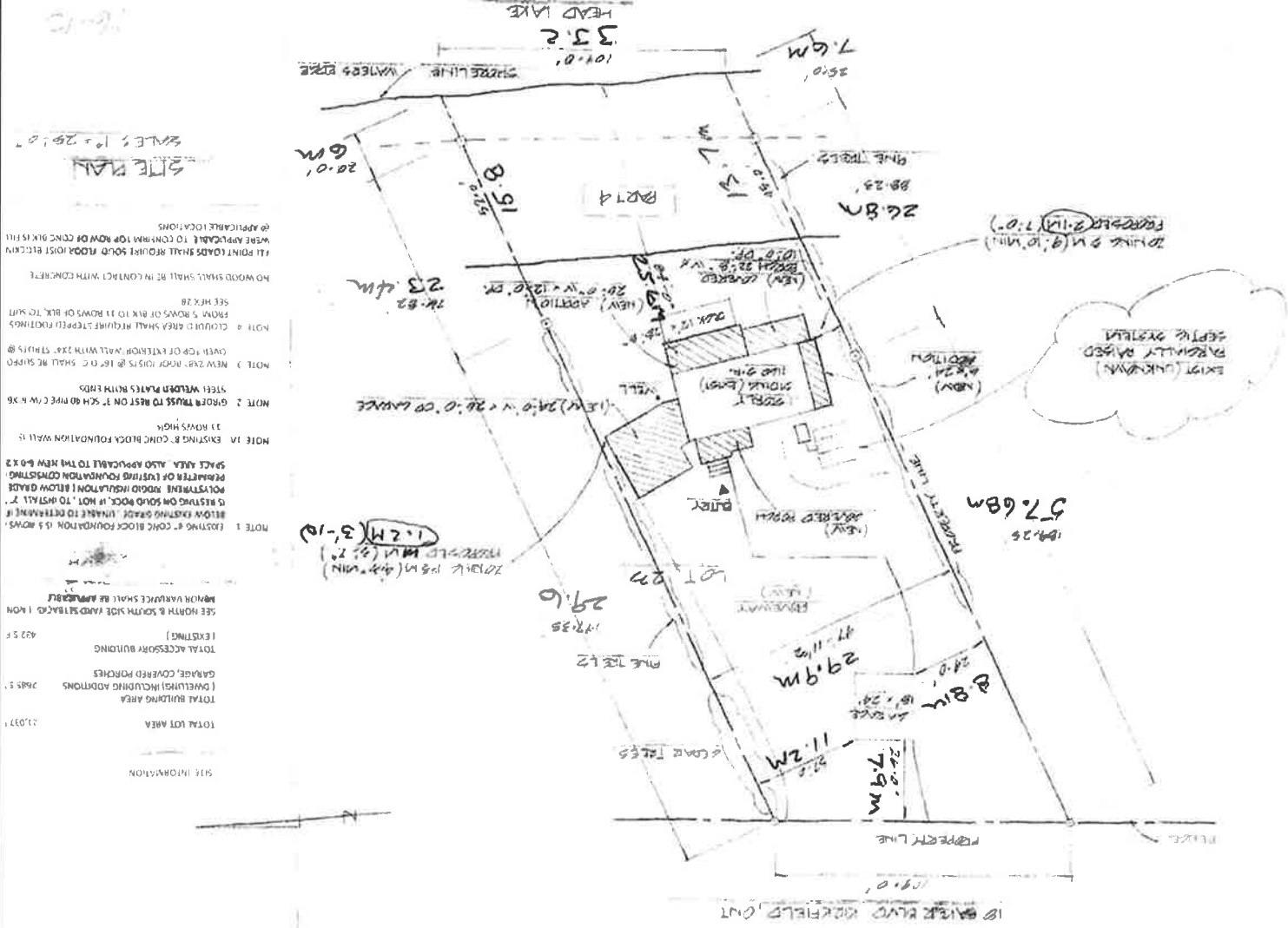
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PUPOSES

to

REPORT COA2019-030

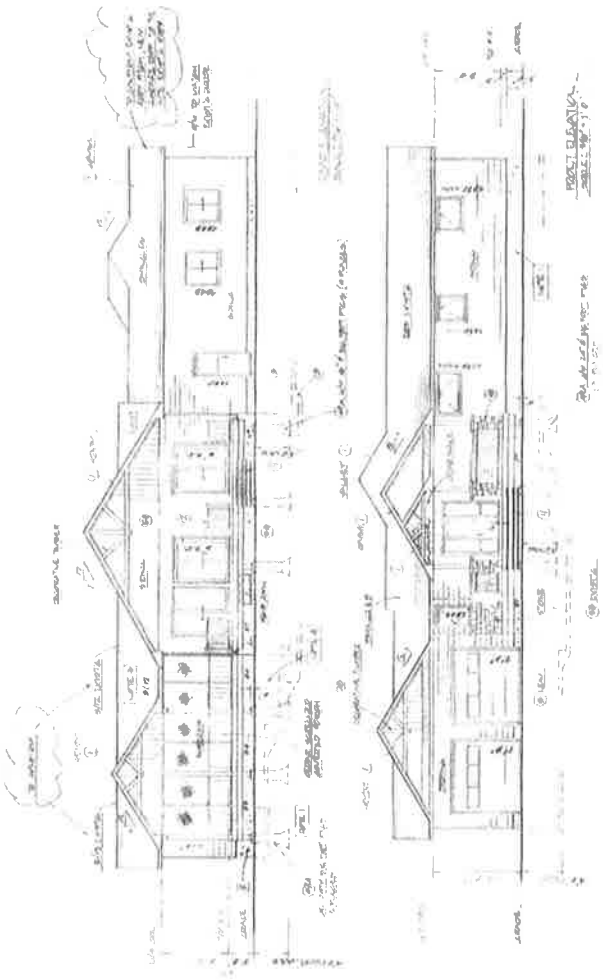
FILE NO: D20-2019-021

Site Plan Sketch

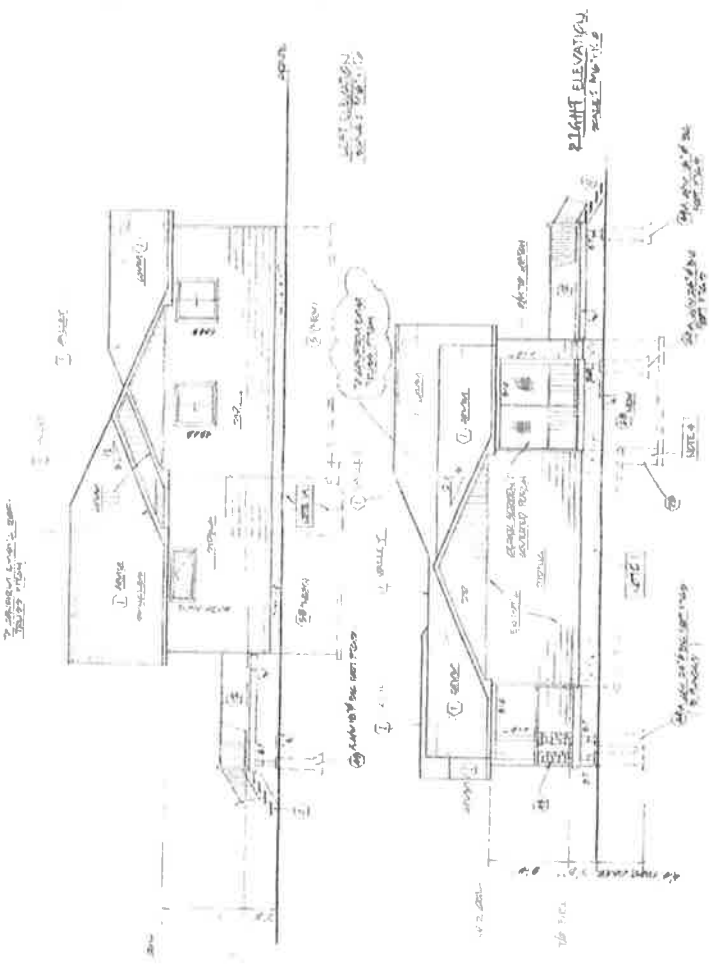


to

Elevation Drawings – Rear and Front



Elevation Drawings – Left and Right



Quadri Adebayo

to

From:

Anne Elmhirst

Sent:

Monday, April 29, 2019 3:10 PM

To:

Quadri Adebayo

Subject:

18 Baker Blvd - Fee

REPORT

COA 2019-030

FILE NO.

020-2019-021

Hello Quadri,

The owner of 18 Baker Blvd has initiated a sewage system review with the Building Division – Sewage System Program. As such, we will not require a planning fee for the proposed minor variance.

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



Quadri Adebayo

APPENDIX E

From:

Derryk Wolven

Sent:

Monday, May 06, 2019 9:33 AM

To:

Charlotte Crockford-Toomey

Subject:

Committee of Adjustment

REPORT

COA2019-030

FILE NO.

D20-2019-021

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



Quadri Adebayo

APPENDIX " E " to

From: Christina Sisson
Sent: Monday, May 06, 2019 10:39 AM
To: Mark LaHay
Cc: Kirk Timms; Kim Rhodes; Lisa Peimann; Charlotte Crockford-Toomey
Subject: 20190506 D20-2019-021 Engineering Review

REPORT COA2019-030

FILE NO. D20-2019-021

Importance: High

Good morning,

Further to our engineering review of the Notice of Hearing for D20-2019-021, 18 Baker Boulevard, Laxton-Digby-Longford, received through email, we confirm that we have no objection to nor engineering comments for the proposed request to permit the construction of additions to a single-storey detached dwelling (reduction of minimum side yard setbacks).
Thank you,

Christina Sisson, P.Eng.
Supervisor, Development Engineering
Engineering & Corporate Assets, City of Kawartha Lakes
705-324-9411 ext. 1152 www.kawarthalakes.ca





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May 06, 2019
KRCA File No PPLK-2534
Page 1 of 3

APPENDIX "E"
to

REPORT COA2019-030

FILE NO. D20-2019-021

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 – D20-2019-021

**Stephan & Deborah Holtze
18 Baker Boulevard, Part Lot 23, Con 1
Geographic Township of Bexley
City of Kawartha Lakes**

Dear Ms. Crockford-Toomey:

This letter acknowledges receipt of the above noted application. Kawartha Conservation 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 relief from the Township of Laxton-Digby-Longford By-law 32-82, as amended. The purpose and effect of the application is to request relief from the following zone provisions in order to facilitate the construction of several additions to the existing single detached dwelling as well as an attached 2-car garage. The relief sought through the application is as follows:

Section 4.2 (k) – To reduce the minimum side yard requirement from 3.0 metres to 2.1 metres on one side of the lot (southside) to permit the construction of a supplementary living space; and,

Section 4.2 (k) – To reduce the minimum side yard requirement from 1.3 metres to 1.2 metres on the opposite side of the lot (northside) to permit the construction of an attached garage.

Applicable Kawartha Conservation Regulations and Policies

Ontario Regulation 182/06 (as amended):

The subject property is located outside of Kawartha Conservation's defined watershed boundary.

Application-Specific Comments

KRCA Memorandum of Understanding (MOU):

Under the current Memorandum of Understanding (MOU) between The City of Kawartha Lakes and Kawartha Conservation, our office provides comments relating to Ontario Regulation 182/06 as well as policy/technical advice related to Water, Natural Heritage and Hazards Sections of the *Provincial Policy Statement* (2014) for applications made under the *Planning Act*. In addition,

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May 06, 2019
KRCA File No PPLK-2534
Page 2 of 3

technical guidance is provided in relation to legislation and policies related (but not limited) to: the City of Kawartha Lakes Official Plan and the *Growth Plan for the Greater Golden Horseshoe*.

Provincial Policy Statement (PPS, 2014)

Natural Hazards

In accordance with Section 3.1 of the PPS, *development* shall generally be directed outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards in order to protect property and human life. Typically, a geotechnical assessment conducted by a qualified geotechnical professional would identify the Long-Term Stable Top of Bank associated with Head Lake in order to identify the limit of the hazard with any development. Kawartha Conservation staff are of the opinion that the aforementioned geotechnical assessment is not required for the proposal and the development will not present risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Growth Plan for the Greater Golden Horseshoe (GPGGH) - Natural Heritage System Mapping

The subject property is currently located within the Provincial Natural Heritage System (NHS) released by the Ministry of Natural Resources and Forestry (MNR) through the Growth Plan for the Greater Golden Horseshoe (GPGGH), 2017. Key Natural Heritage Features (KNHFs) / Key Hydrologic Features (KHF) as part of the NHS have been identified on lands within 120 metres of subject areas including fish habitat. Section 4.2.3.1 & 4.2.4.3 of the GPGGH prohibits development and site alteration outside settlement areas within key natural heritage features and key hydrologic features and their related vegetation protection zone (VPZ). Section 4.2.4.1 of the GPGGH states that development and site alteration within 120 metres of a KNHF/ KHF will require a natural heritage evaluation (NHE) or hydrologic evaluation that identifies a VPZ. For fish habitat, the minimum VPZ is 30 m from the outside boundary of the feature (S. 4.2.4.1(c)).

Given the limit of the development will be approximately 26 metres away from the shoreline and in lieu of a formal NHE, staff recommends the applicant supplements the removal of any mature trees with seedlings and native, non-invasive species appropriate for the site-specific conditions. Adherence to the *Migratory Bird Act* as well as the *Fish and Wildlife Conservation Act* must be followed (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).

During all phases of construction, appropriate erosion and sediment controls (i.e. silt fencing as per OPSD 219.100) should be implemented between disturbed areas and Head Lake to prevent sediment-laden runoff from entering into the lake. The silt fencing must be maintained and remain in-place until all disturbed soils have become revegetated.

Fish Habitat:

As previously mentioned, the subject property located on “adjacent lands” (i.e., within 120 metres) to fish habitat including a (Head Lake). The Natural Heritage section (Section 2.1) of the Provincial Policy Statement (PPS) states that development and site alteration shall not be permitted within 120 metres of fish habitat unless the ecological function of these “adjacent lands” has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Due to the nature of the application, staff is of the opinion that any negative impacts to fish habitat are mitigated through revegetation of disturbed lands and the implementation of appropriate sediment and erosion controls on-site.

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Recommendation

On this basis, Kawartha Conservation staff recommend conditional approval of this Minor Variance application D20-2019-021, subject to the following:

1. The applicant is advised of the *Migratory Bird Act* and *Fish and Wildlife Conservation Act* regarding the inspection of trees for nests/eggs prior to any tree removal. Tree removal cannot occur during the nesting/breeding season.

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.

Kindest regards,

Kent Stainton
Resources Planner
Extension 232
kstainton@kawarthaconservation.com

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

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