

Quadri Adebayo

APPENDIX A

From: Quadri Adebayo
Sent: Wednesday, April 24, 2019 10:01 AM
To: 'phillip danek'
Subject: RE: Second utility shed question

REPORT COA2019-040
FILE NO. D20-2019-009

The Zone category on your property is LSR Zone. Thanks.

Quadri Adebayo

Planner II

Development Services – Planning Division

City of Kawartha Lakes

180 Kent Street West, 2nd Floor, Lindsay, ON Canada K9V 2Y6

gadebayo@kawarthalakes.ca

Office: (705) 324-9411 ext. 1367 **Fax:** (705) 324-4027 **Toll Free:** 1-888-822-2225

www.kawarthalakes.ca



From: phillip danek [<mailto:phildanek@gmail.com>]

Sent: Wednesday, April 24, 2019 9:56 AM

To: Quadri Adebayo

Subject: Re: Second utility shed question

I dont think my lot is lsr as i have looked at the map and the lsr does not point on my lot. I would say my lot is a rg

Cpl.Danek 765

Vic Company Recce Plt

QOR of C

cell: 416-554-1612

On Wed, Apr 24, 2019, 9:49 AM Quadri Adebayo, <gadebayo@kawarthalakes.ca> wrote:

I have attached the by-law provision with the sections highlighted in yellow. A digital version of the Somerville by-law can also viewed at this link: <https://www.kawarthalakes.ca/en/business-growth/resources/Planning-and-Development-Docs/Somerville---ZBL-78-45---2014.07.25.pdf>

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From: phillip danek [mailto:phildanek@gmail.com]

Sent: Tuesday, April 23, 2019 7:05 PM

To: Quadri Adebayo

Subject: Re: Second utility shed question

Mr Adebayo,

Where in the by law does it say about 15 metre minimum water setback and other accessory structure provisions of the by-law. As well, outside of the 30% lot coverage requirement, there is a maximum of 8% or 225 square metre lot coverage for accessory buildings you need to be wary of.

thanks phil

On Mon, Apr 22, 2019 at 12:41 PM Quadri Adebayo <gadebayo@kawarthalakes.ca> wrote:

Good afternoon Mr. Danek,

It may be possible to have a second utility shed provided it meets the 15 metre minimum water setback and other accessory structure provisions of the by-law. As well, outside of the 30% lot coverage requirement, there is a maximum of 8% or 225 square metre lot coverage for accessory buildings you need to be wary of.

The context of the proposed plan would determine if a minor variance would be applicable or not.

Regards,

Quadri Adebayo

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From: phillip danek [mailto:phildanek@gmail.com]

Sent: Saturday, April 20, 2019 1:03 PM

To: Quadri Adebayo

Subject: Second utility shed question

Sir,

I am talking to my designer to come up with different plans for our deferral meeting and I just wanted to confirm if I place a flat roof on my proposed boathouse and build a second utility shed that is more than 3 meters from the shore line and not touching my proposed boathouse, is this allowed? The second utility shed would be 20x30x15 (grade to mid rafter) which would still be under the 30 percent land rule. I would not need a minor variance if I go this route is that correct?

Quadri Adebayo

APPENDIX " B "

From: phillip danek <phildanek@gmail.com>
Sent: Monday, April 29, 2019 5:56 PM
To: Quadri Adebayo; joe@keji; Frank E. Danek
Subject: New survey
Attachments: New Doc 2019-04-29 17.51.02.pdf

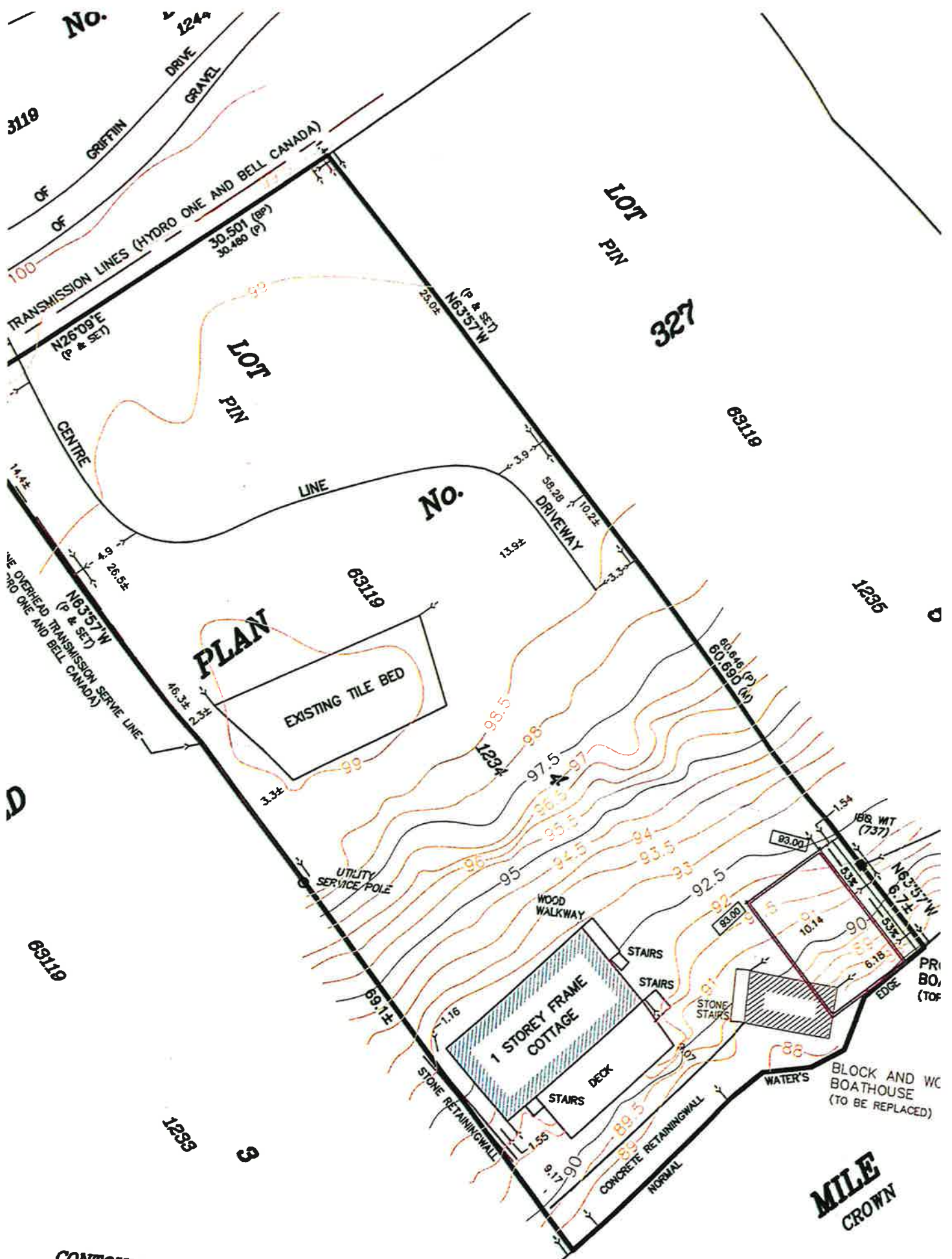
REPORT COA2019-040

FILE NO. D20-2019-009

Here is a copy of the new survey with the correct shore line.

Cheers Phillip Danek

Cpl.Danek 765
Vic Company Recce Plt
QOR of C
cell: 416-554-1612



Quadri Adebayo

APPENDIX " C "

From: Chris Marshall
Sent: Wednesday, May 15, 2019 9:50 AM
To: 'phillip danek'
Cc: Quadri Adebayo; Richard Holy; 'fed45@hotmail.com'; joe@keji
Subject: RE: Deferral meeting new and old drawing

REPORT COA2019-040

FILE NO. 020-2019-009

Follow Up Flag: Follow up
Flag Status: Flagged
Categories: Red Category

Hi Mr. Danek, thanks for your call sorry I missed you. I have spoken to Quadri and I am not sure what the misunderstanding is. The Zoning Bylaw is very clear that two storey boathouses are not permitted and that the height limitation is 4.5 m from the water level or 4.5 m from grade if you are building 3 m away from the water. It does not appear that either of your options meet these requirements. I have also been told that your neighbour is in opposition to your proposal and so is the Lake Association. I would suggest that you develop a design for your boathouse that meets the Bylaw as there does not appear to be any support for this variance from staff or the public.

From: phillip danek [<mailto:phildanek@gmail.com>]
Sent: Tuesday, May 14, 2019 9:10 PM
To: Richard Holy; Quadri Adebayo; joe@keji; Frank E. Danek; Chris Marshall
Subject: Deferral meeting new and old drawing

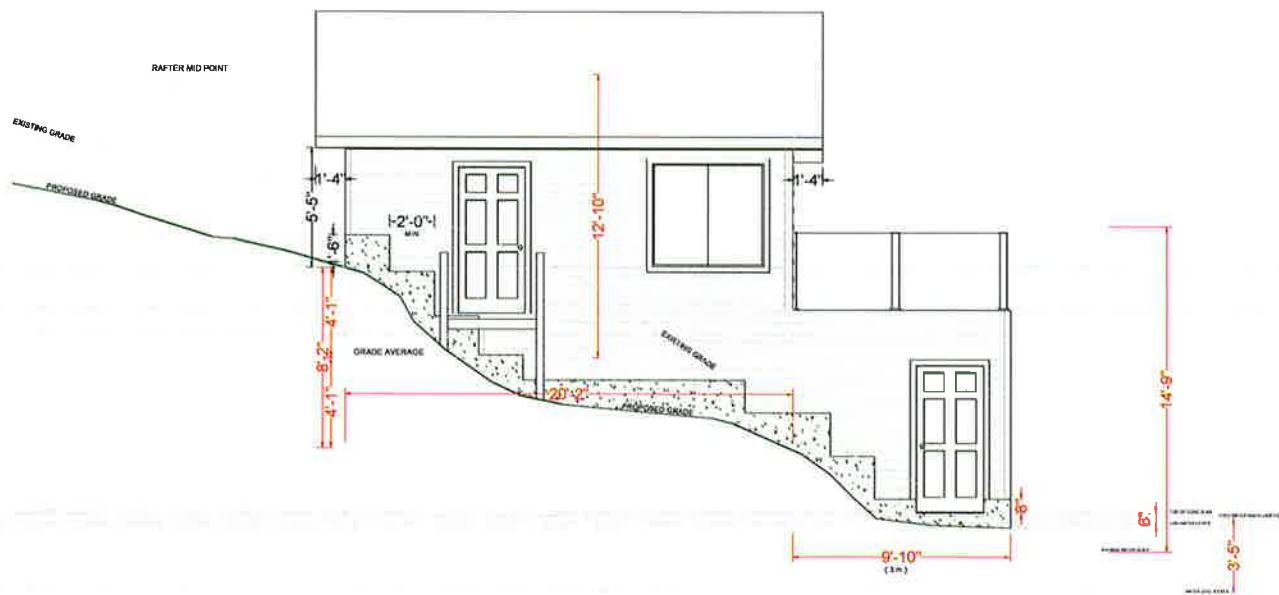
Mr. Adebayo,

There are two attachments, one being the original proposed boat house, and the new boat house moved back 3 meters. You can see that if I move the boat house 3 meters back, how much more I have to dig into the cliff, which would have a great impact on the land. The second attachment is what we did suggest back when we met in Dec, 2018. The original boat house proposed or the redesign back on Dec, 2018 are the best two choices, as they have the least impact on the environment and best use of the land as I am on a cliff. Please let me know what my next step is.

Thank you Phillip Danek

--
Cpl Danek 765
QOR of C,
Vics Coy, Recce Pl
C: 416-554-1612

December 2018 Design



SIGNATURE		
No.	Revision/Issue	Date
1	FOUNDATION	11.11.18
2	DETAILS	4.20.18
3	SETBACK/HEIGHT	12.5.18



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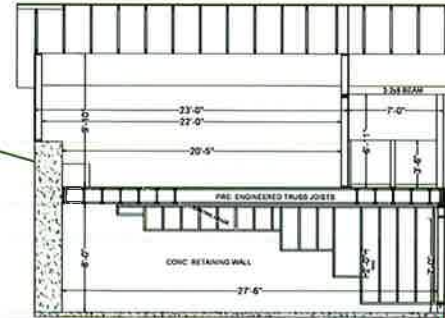
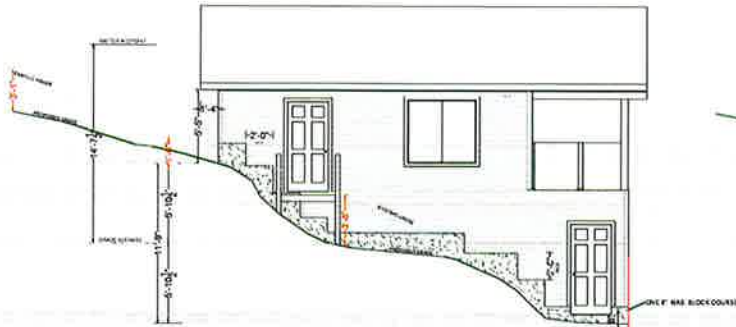
Site and Address

DANEK BOATHOUSE
20 GRIFFEN DRIVE
COBOCONK, ONTARIO, CANADA

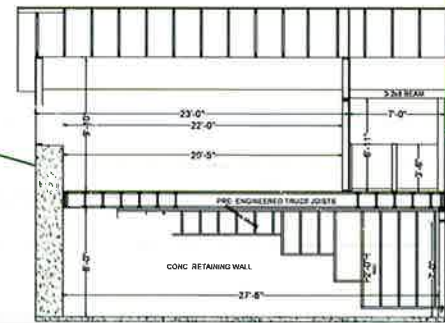
Project:

PROPOSED DEMOLITION
NEW BOATHOUSE
and RETAINING WALL

Current Proposal as of April 2019



Alternative Design: Setback away from shoreline



SOUTH ELEVATION (setback 10')

SECTION B-B (setback 10')

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CONSTRUCTION UNLESS LABELED AS SUCH AND SIGNED
BY JOE MCCOOL

The undersigned does warrant and takes responsibility for the
design, and has the qualifications and meets the requirements
set out in the Ontario Building Code to be a designer

QUALIFICATION INFO:
Required unless design is exempt under 2.17.5.1 of the OBC

Joe McCool 30046
OAC REGISTRATION INFO
Required unless design is exempt under 2.17.5.1 of the OBC

SIGNATURE

No.	Revision/Issue	Date
1	FOUNDATION	11.11.18
2	DETAILS	4.20.18
3	SETBACK	9.9.19

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Site and Address

DANIEK BOATHOUSE
20 GRIFFIN DRIVE
COBOCONK, ONTARIO, CANADA

Project

PROPOSED DEMOLITION
NEW BOATHOUSE
and RETAINING WALL

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

Date:
1.9.2017

Drawn by:
J.M. MCCOOL

Sheet #
A2

Quadri Adebayo

APPENDIX " D "
to

From: Quadri Adebayo
Sent: Thursday, May 23, 2019 10:45 AM
To: 'phillip danek'; Frank E. Danek; joe@keji
Subject: RE: June Variance

REPORT COA2019-040

FILE NO. D20-2019-009

Thank you. In the interim, I will draft a report based on this in preparation for the June meeting. The report and the meeting agenda would be available on June 14th. Also, staff recommendation in the report would be that Committee denies the proposal as it would not meet the tests for minor variance.

Regards,

Quadri Adebayo

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gadebayo@kawarthalakes.ca

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From: phillip danek [<mailto:phildanek@gmail.com>]

Sent: Thursday, May 23, 2019 9:37 AM

To: Quadri Adebayo; Frank E. Danek; joe@keji

Subject: Re: June Variance

Yes it's the same drawings

Cpl.Danek 765

Vic Company Recce Plt

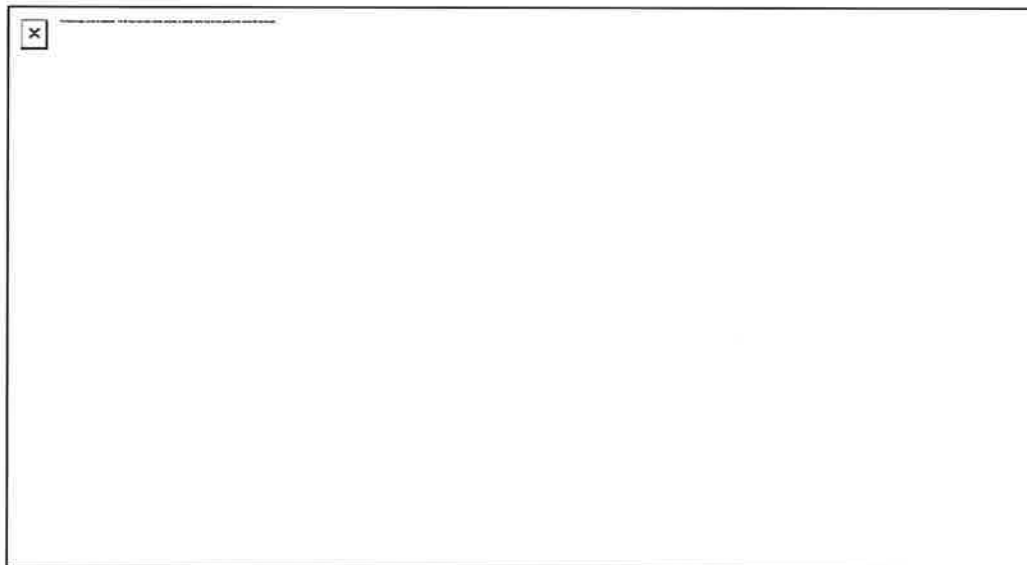
QOR of C

cell: 416-554-1612

On Thu, May 23, 2019, 9:01 AM Quadri Adebayo, <gadebayo@kawarthalakes.ca> wrote:

Good morning Mr. Danek,

When you say 'original drawing', are you referring to this drawing below that was circulated in April? If yes, then there will be no supplementary paper work needed. Kindly confirm and I will advise accordingly. Thanks.



Quadri Adebayo

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From: phillip danek [mailto:phildanek@gmail.com]

Sent: Wednesday, May 22, 2019 7:33 AM

To: Quadri Adebayo

Subject: June Variance

Sir,

I hope you had a good long weekend,I am going to keep my original drawing for the June variance. what other paper work do I need,

Thanks Phil

Cpl Danek 765

QOR of C,

Vics Coy, Recce Pl

C: 416-554-1612

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