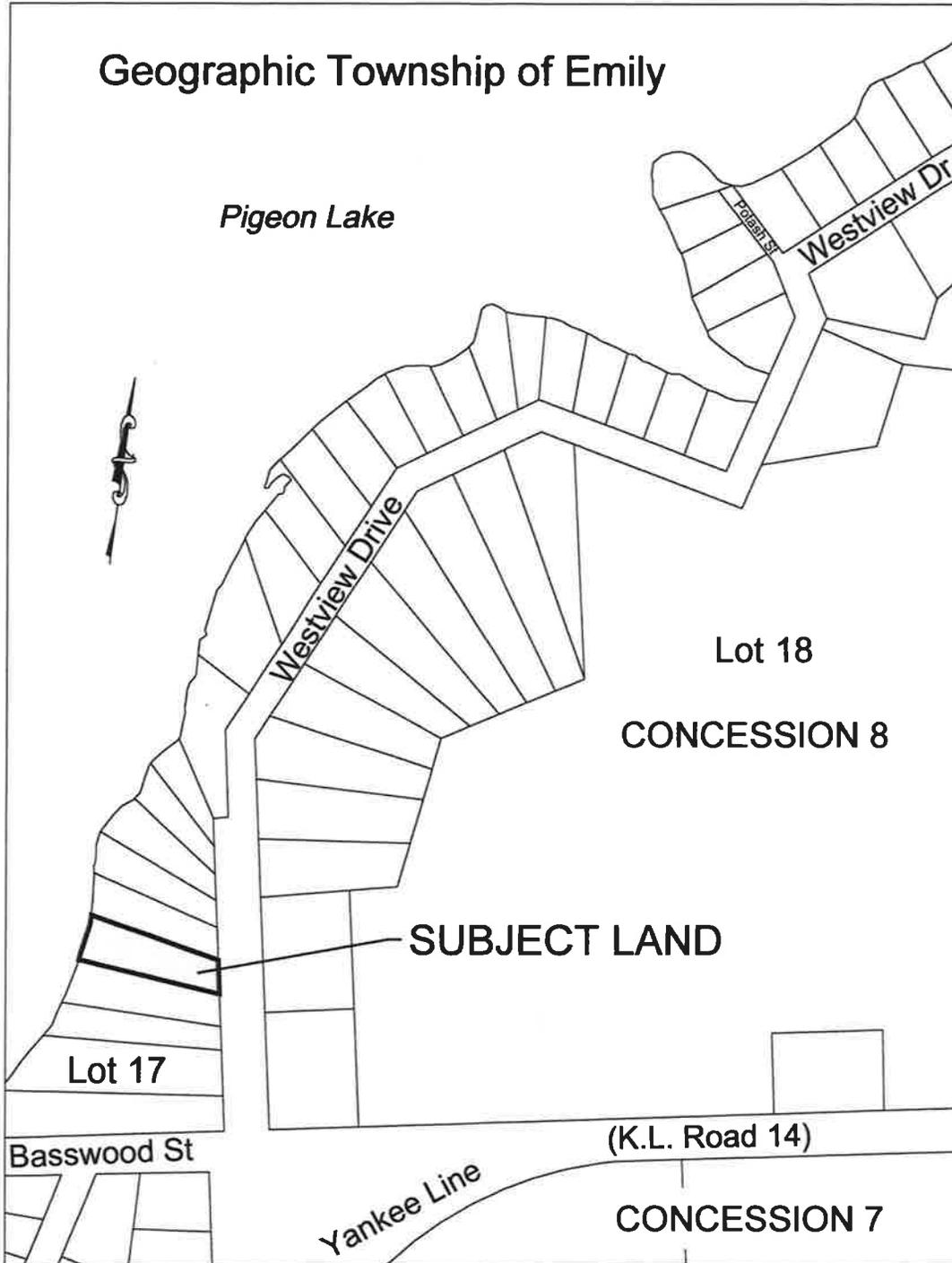


D20-2019-003



23 Westview Drive, Geographic Township of Emily



0.11

Kilometers

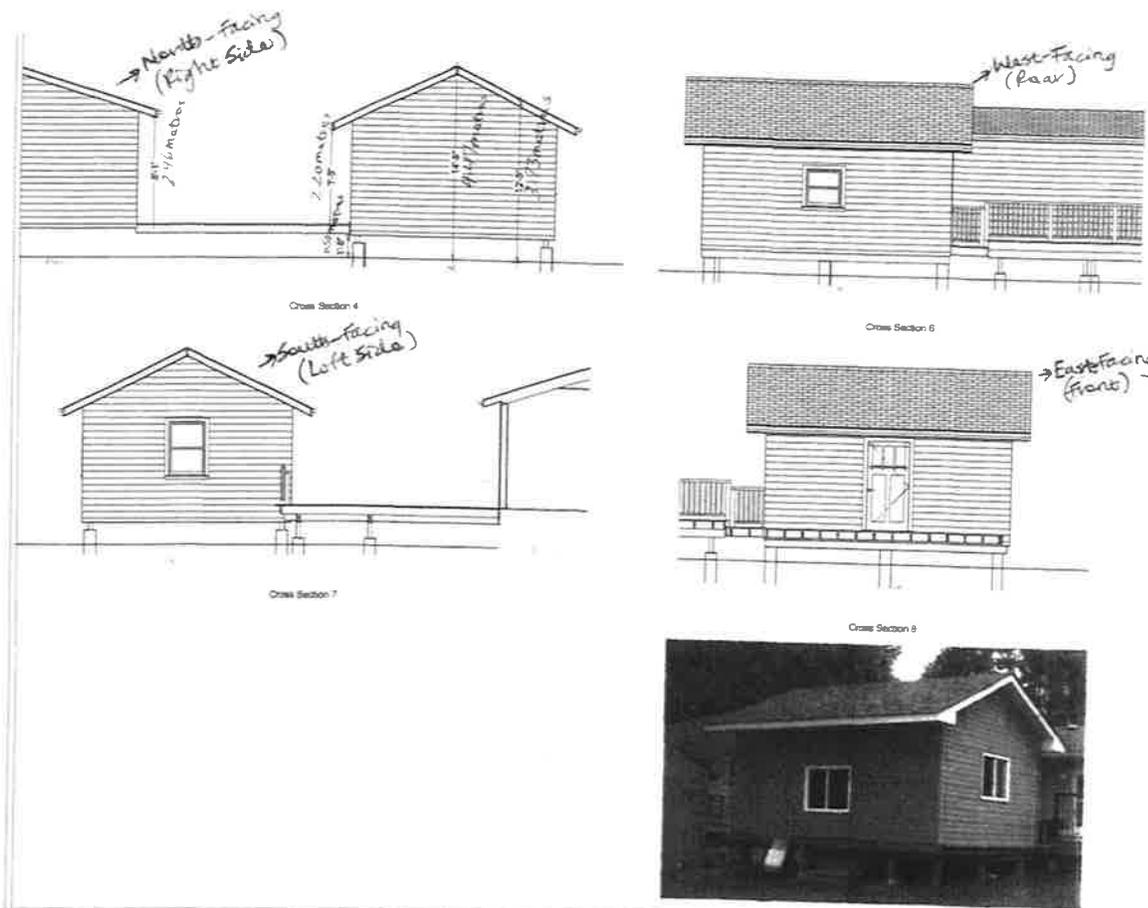
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



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.

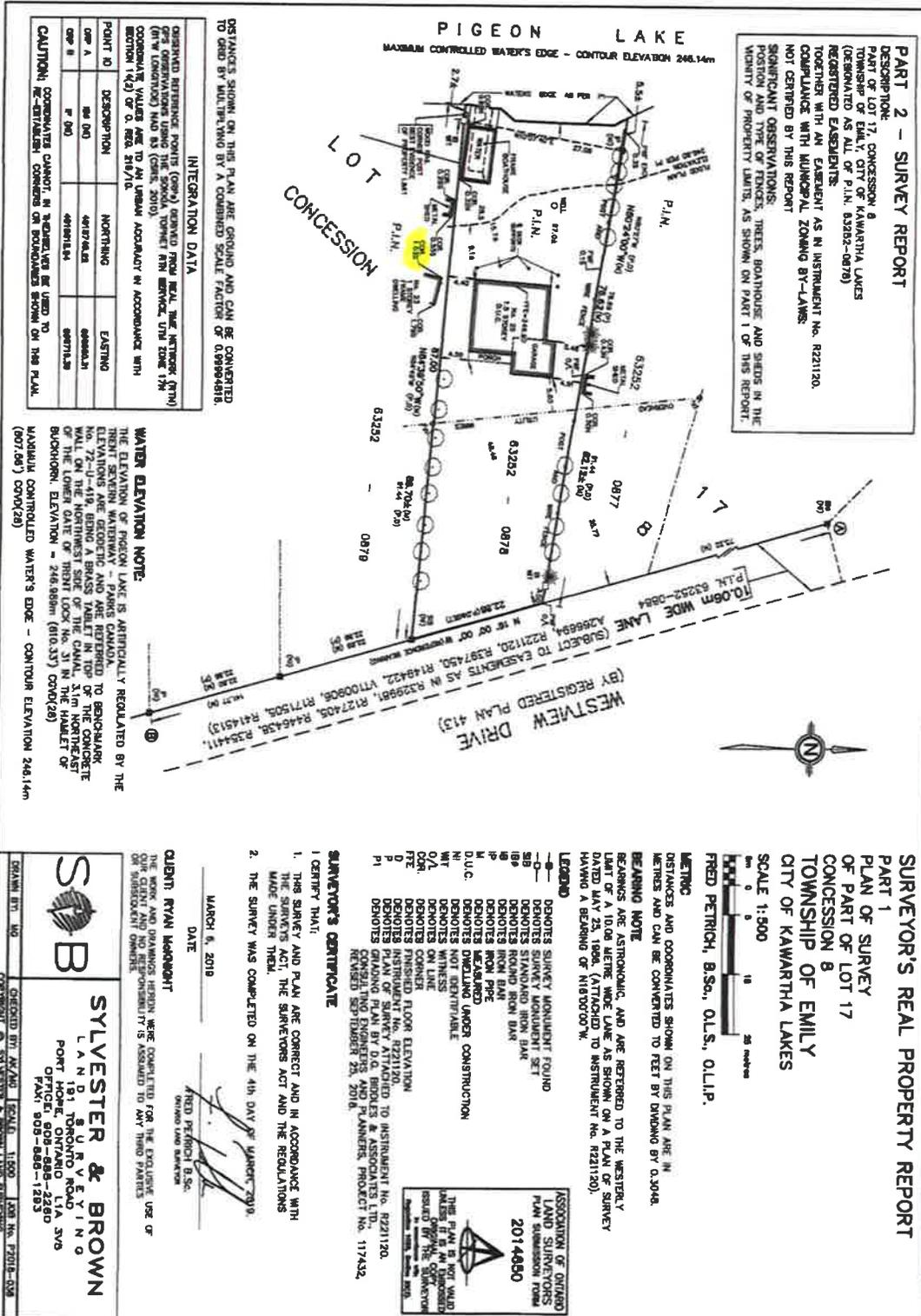
THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PUPOSES

Elevation Drawings



DATE:	
17/12/2014	
SCALE:	1/4" = 1'
SHEET:	A-2
DESIGNED BY:	IMM SOLITT-36119
PROJECT LOCATION:	23 Waukegan Orion Hill
CLIENT:	Dreams to designs-42507

New Survey Document



PART 2 - SURVEY REPORT
DESCRIPTION:
 PART OF LOT 17, CONCESSION B
 TOWNSHIP OF EMILY, CITY OF KAWARTHA LAKES
 (RECORDED AS ALL OF PLAN 63202-0878)
 (RECORDED EASEMENTS:
 TOGETHER WITH AN EASEMENT AS IN INSTRUMENT NO. R221120
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAW:
 NOT CERTIFIED BY THIS REPORT
SIGNIFICANT OBSERVATIONS:
 POSITION AND TYPE OF FENCES, TREES, BOATHOUSE AND SHEDS IN THE
 VICINITY OF PROPERTY LIMITS, AS SHOWN ON PART 1 OF THIS REPORT.

INTERGRATION DATA

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM REAL TIME NETWORK (RTN) GPS OBSERVATIONS USING THE CANADA TOPNET ATM SERVICE. THE TIME IN COORDINATE VALUES ARE TO AN UNBIASED ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O. REG. 516/10.

POINT ID	DESCRIPTION	NORTHING	EASTING
ORP 1	NO DND	4481746.83	664044.21
ORP 2	NO DND	4481816.84	664114.28

CAUTION: COORDINATE VALUES IN THIS REPORT ARE USED TO CORRECT REFERENCE POINTS ON DOCUMENTS SHOWN ON THIS PLAN.

WATER ELEVATION NOTE:
 THE ELEVATION OF PIGEON LAKE IS ARTIFICIALLY REGULATED BY THE TRIBUTARY SEVERN WATERWAY - PARKS CANADA. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO BENCH MARK 72.1 ON THE NORTHERN BANK OF THE LAKE. THE CONCRETE WALL ON THE NORTHERN BANK OF THE LAKE IS THE HIGHEST BENCHMARK. ELEVATION = 246.98m (810.33') COVD(26) (807.58') COVD(28)

SURVEYOR'S REAL PROPERTY REPORT

PART 1
 PLAN OF SURVEY
 OF PART OF LOT 17
 CONCESSION B
 TOWNSHIP OF EMILY
 CITY OF KAWARTHA LAKES

SCALE 1:500

FRED PETRICH, B.Sc., O.L.S., O.L.P.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- DENOTES STANDARD IRON BAR
- DENOTES ROUND IRON BAR
- DENOTES IRON PIPE
- DENOTES METAL PIPE
- DENOTES METAL PIPE
- DENOTES DWELLING UNDER CONSTRUCTION
- DENOTES NOT IDENTIFIABLE
- DENOTES WITNESS
- DENOTES ON LINE
- DENOTES CORNER
- DENOTES FLOOR ELEVATION
- DENOTES CONCRETE
- DENOTES INSTRUMENT NO. R221120
- DENOTES PLAN OF SURVEY ATTACHED TO INSTRUMENT NO. R221120
- DENOTES GRADING PLAN BY D.G. BROOKES & ASSOCIATES LTD., CONSULTING ENGINEERS AND PLANNERS, PROJECT NO. 117432, DATED 20 FEBRUARY 23, 2018.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF MARCH 2019.

MARCH 6, 2019

DATE

FRED PETRICH, B.Sc.
 SURVEYOR

THE PLAN IS NOT VALID UNLESS IT IS IN COMPLIANCE WITH THE REGULATIONS MADE UNDER THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 2014/850

CLIENT RYAN MADDAMONT

THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF THE CLIENT AND NO RESPONSIBILITY IS ASSUMED TO ANY THIRD PARTIES OR OTHERS.

SYLVESTER & BROWN
 LAND SURVEYING
 181 TORONTO ROAD
 PORT HORN, ONTARIO L1A 3V9
 CANADA
 PHONE: 905-868-1280
 FAX: 905-868-1283

DRAWN BY: JLD
 CHECKED BY: AY/AD
 SCALE: 1:500
 DATE: 03/06/2019
 COMPANIMENT: SURVEYING & ENGINEERING

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Quadri Adebayo

APPENDIX F
to

From: Stacy Porter <sporter@kawarthaconservation.com>
Sent: Thursday, August 23, 2018 10:00 AM
To: John Pearson
Subject: 23 Westview Dr - hot tub and enclosure
Attachments: 13723_Hill_IR-LETTER_20140812.pdf

REPORT COA 2019-010
FILE NO. D20-2019-003

Good Morning John

I have been speaking with Betty Anne Oliver today and I understand she is trying to provide you with proof for her hot tub enclosure that she received sign off from us. We provided a fairly unhelpful letter back in 2014 to this owner that stated that although it was constructed without a permit, that it appears to be outside of the floodplain and conforms to our policies. Upon further review of this lot, I can now confirm that the hot tub and enclosure are outside of the floodplain and likely more than 15m back from the floodplain, which means they are likely not regulated and no permit would have been required. So I don't think any further action is required on our end. This likely did not need a permit from us so no concerns on our end and she can move on with whatever she needs to do for you. I believe she will be sending you a copy of her building permit as she stated she has had one issued already.

Thanks,

Stacy Porter
Planning Technician
KAWARTHA CONSERVATION
277 Kenrei Road
Lindsay, ON K9V 4R1

Tel: 705.328.2271 ext. 231
Fax: 705.328.2286
KawarthaConservation.com



**KAWARTHA
CONSERVATION**

Discover - Protect - Restore

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Quadri Adebayo

From: Stacy Porter <sporter@kawarthaconservation.com>
Sent: Friday, December 07, 2018 4:38 PM
To: Quadri Adebayo
Cc: Kent Stainton
Subject: 23 Westview Drive
Attachments: 23 Westview Dr - hot tub and enclosure

REPORT CA2019-010
FILE NO. D20-2019-003

Follow Up Flag: Follow up
Flag Status: Completed

Hi Quadri

We have reviewed the hot tub and enclosure that was constructed without a permit and we have determined that it is outside the regulated area and no permit is required from us. We would still appreciate being circulated on the Minor Variance, should she apply for one. But no permit would be required once she gets the MV approved.

Thanks,

Stacy Porter
Planning and Regulation Technician
KAWARTHA CONSERVATION
277 Kenrei Road
Lindsay, ON K9V 4R1

Tel: 705.328.2271 ext. 231
Fax: 705.328.2286

KawarthaConservation.com



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Engineering & Corporate Assets Department
P.O. Box 9000, 12 Peel Street
Lindsay ON K9V 5R8
Tel: (705) 324-9411 Ext. 1152
Fax: (705) 324-2982
e-mail: csisson@kawarthalakes.ca
website: www.kawarthalakes.ca

APPENDIX " F "
REPORT COA2019-010

MEMORANDUM

FILE NO. D20-2019-003

TO: Mark LaHay, Acting Secretary-Treasurer

CC: Kirk Timms, Senior Engineering Technician
Kim Rhodes, Administrative Assistant
Charlotte Crockford-Toomey, Administrative Assistant

FROM: Christina Sisson, Supervisor, Development Engineering

DATE: March 13th, 2019

SUBJECT: Application for Minor Variance/Permission
D20-2019-003 – 23 Westview Drive, Part Lot 17, Concession 8,
Geographic Township of Emily, City of Kawartha Lakes

The Development Engineering Division has reviewed the City of Kawartha Lakes Committee of Adjustment Notice of Public Hearing for Minor Variance as well as the Application for Minor Variance/Permission received on March 7th, 2019.

Further to Engineering's comments sent to you on February 11th, it is our understanding that the applicant is applying for a minor variance to request relief from the following provisions in order to permit an accessory building (a hot tub room) in its current location:

1. Section 3.1.2.2 to reduce the minimum side yard setback for an accessory structure from 1.0 metre to 0.6 metres.; and
2. Section 12.2.1.3 e. to reduce the minimum water setback from 30 metres to 28.3 metres.

Further to our review of the above noted application, we confirm that we have no objection to the proposed minor variance and no engineering requirements related to the proposed minor variance.

We respectfully request to be circulated should additional information be brought forward through the commenting period that changes the intent of the minor variance application and the corresponding report by Planning.

Please do not hesitate to contact our office if you have any questions.



APPENDIX " F "

to

REPORT COA2019-019 The Corporation of the
City of Kawartha Lakes
Community Services

FILE NO. D20-2019-003 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

MEMORANDUM

DATE: March, 18, 2019

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:

D20-2019-003 23 Westview Drive, Emily Township
D20-2019-007 7843 Highway 35, Laxton
D20-2019-010 159 Shadow Lake Road 3, Laxton
D20-2019-011 133 Oakdene Crescent, Mariposa
D20-2019-012 14 Fifth Street, Sturgeon Point
D20-2019-013 268 Pigeon Creek Road, Manvers

LeAnn Donnelly

LeAnn Donnelly
Executive Assistant, Community Services

APPENDIX " F "
to

Quadri Adebayo

From: Charlotte Crockford-Toomey
Sent: Friday, May 24, 2019 1:41 PM
To: Quadri Adebayo
Subject: FW: D03-2019-003 23 Westview

REPORT COA2019-010
FILE NO. D20-2019-003

Follow Up Flag: Follow up
Flag Status: Flagged

fyi

Charlotte Crockford-Toomey
Administrative Assistant
Planning Department, City of Kawartha Lakes
705-324-9411 ext. 1231 www.kawarthalakes.ca



From: Derryk Wolven
Sent: Friday, May 24, 2019 9:37 AM
To: Charlotte Crockford-Toomey
Subject: D03-2019-003 23 Westview

Please be advised building division has no concern with the above noted application.

Derryk Wolven, CBCO
Plans Examiner
Development Services, Building Division, City of Kawartha Lakes
705-324-9411 ext. 1273 www.kawarthalakes.ca



Quadri Adebayo

APPENDIX " F "

From: Quadri Adebayo
Sent: Friday, May 24, 2019 8:46 AM
To: Charlotte Crockford-Toomey
Subject: FW: D20-2019-003 - 23 Westview

REPORT COA 2019-010
FILE NO. D20-2019-003

FYI & File. Thanks

From: Anne Elmhirst
Sent: Friday, May 24, 2019 12:05 AM
To: Quadri Adebayo
Subject: D20-2019-003 - 23 Westview

Hello Quadri,

A further review was completed for the proposed Minor Variance for 23 Westview Drive. Through site evaluation it was observed that the constructed hot tub room will not encroach within the setback clearance distance to the sewage system.

As such, the Building Division - Sewage System Program has no concerns with the proposed minor variance.

Best Regards,
Anne Elmhirst
Supervisor - Part 8 Sewage Systems

Sent from my BlackBerry 10 smartphone on the Bell network.