

to

REPORT COA2019-038

FILE NO: D20-2019-027

# Geographic Township of Verulam

Lot 15

Concession 8

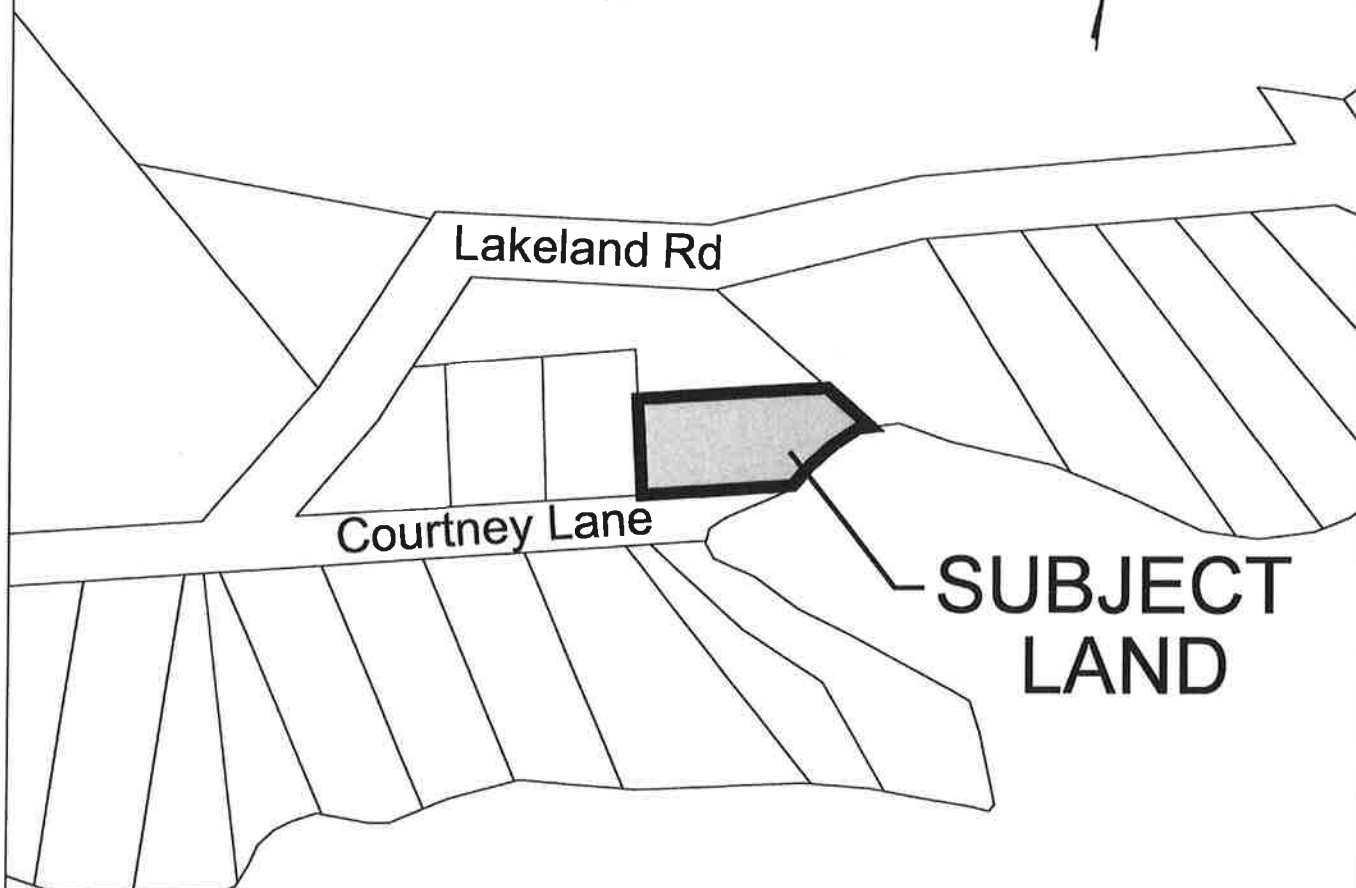


Lakeland Rd

Courtney Lane

**SUBJECT  
LAND**

*Sturgeon Lake*





GEOMATICS  
MAPPING

## 15 Courtney Lane, Geographic Township of Verulam



0.08

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

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APPENDIX " B "  
to



THE DAM IN BOBCATGEON WAS BUILT SHORTLY AFTER THE YEAR 1838, WHICH FLOODED AND RAISED THE WATER LEVEL OF STURGEON LAKE BY APPROXIMATELY 1.52m (JAMES T. ANDUS, A RESPECTABLE DITCH: A HISTORY OF THE TRENT SEVERN WATERWAY, 1833-1920, FIRST PAPERBACK EDITION 1998 (MCGILL-QUEEN'S UNIVERSITY PRESS, 1998), PG. 45-47).

THE CROWN PATENT WAS ISSUED TO THOMAS NEEDE ON THE 11TH DAY OF JANUARY 1847

SCALE 1 : 250



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WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF COE FISHER, CAMERON

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED  
DECEMBER 10th, 2018.

BEARINGS ARE UTM GRID, DERIVED BY REAL TIME NETWORK (RTN) OBSERVATIONS.  
UTM ZONE 17, NAD83 (CSRS)(2010.0)

FOR BEARING COMPARISONS, A ROTATION OF  $1^{\circ}39'40''$  COUNTER-CLOCKWISE WAS  
APPLIED TO BEARINGS ON PLANS P, P<sub>1</sub>, AND P<sub>2</sub>

BUILDING TIES TAKEN TO SIDING UNLESS NOTED OTHERWISE

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
1/2	DENOTES	1/2" STANDARD IRON BAR
673	DENOTES	W.A. BENNINGER, O.L.S
737	DENOTES	R.B. STINSON, O.L.S
B&W	DENOTES	BISHOP AND WALSON, O.L.S
1	DENOTES	SECTION PLAIN SURVEY 1877
P	DENOTES	PLAN OF SURVEY BY R.B. STINSON, O.L.S
		DATED AUGUST 28, 1966
P2	DENOTES	PLAN 578-4352
WT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN  
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH  
SECTION 11 (4) OF OREG 525/91

THIS REPORT WAS PREPARED FOR SERGEY BOGDANETS AND PARTIES  
TO THE CURRENT TRANSACTION ONLY AND THE UNDERSIGNED ACCEPTS  
NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED, SUBSEQUENT TO THE DATE OF CERTIFICATION

T/O FND = 249.22  
T/O GARAGE SLAB = 249.22  
T/O DECK = 249.53

LOT AREA = 1915 SQ. M.  
EXISTING DWELLING = 137.68 SQ. M.  
GARAGE = 45.43 SQ. M.  
SCREENED PORCH = 33.72 SQ. M.  
VERANDAH = 21.74 SQ. M.  
EXISTING DECK = 64.47 SQ. M.  
EXISTING FRAME SHED = 22.32 SQ. M.  
TOTAL = 325.36 SQ. M.

LOT COVERAGE = 17.00%

ELEVATIONS SHOWN ARE DERIVED BY  
REFERRED TO A T.B.M. BEING A NAIL  
ON THE SUBJECT PROPERTY HAVING  
(CGVD-1928:1978)

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APPENDIX "C" to

# APPENDIX " D "

to  
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WEST ELEVATION

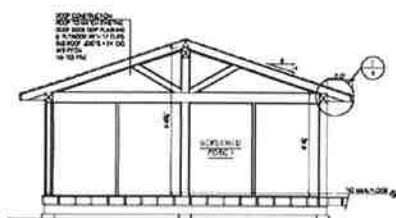


EAST ELEVATION

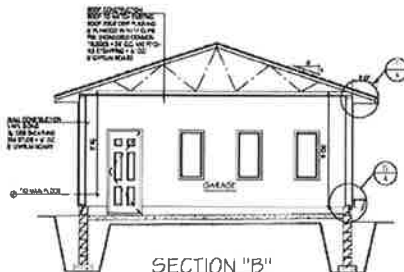
FINA



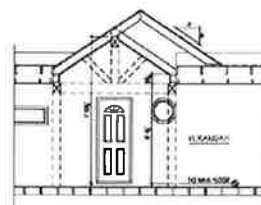
NORTH ELEVATION



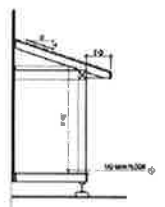
SECTION "A"



SECTION "B"



SECTION "C"



SECTION "D"

## **Charlotte Crockford-Toomey**

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**From:** Kirk Timms  
**Sent:** Monday, June 10, 2019 1:05 PM  
**To:** Mark LaHay  
**Cc:** Christina Sisson; Charlotte Crockford-Toomey  
**Subject:** D20-2019-027, 15 Courtney Lane, Verulam

APPENDIX " E  
to  
REPORT COA2019-038  
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**Please see the message below from Christina Sisson:**

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Good Afternoon Mark - further to our engineering review of the following:

Minor Variance – D20-2019-027  
15 Courtney Lane  
Part Lot 25, Concession 8  
Geographic Township of Verulam

It is the understanding by Engineering that the purpose and effect is to request relief from Section 45(1) to reduce the rear yard depth from 7.5 metres to 3.0 metres in order to permit the construction of an attached garage and screened porch.

*From an engineering perspective, we have no objection to the proposed Minor Variance.*

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

Thanks,

**CHRISTINA**

**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)



**Kirk Timms, C.E.T., CAN-CISEC**  
Senior Engineering Technician  
Engineering and Corporate Assets, City of Kawartha Lakes  
705-324-9411 ext. 1119 [www.kawarthalakes.ca](http://www.kawarthalakes.ca)







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[ldonnelly@kawarthalakes.ca](mailto:ldonnelly@kawarthalakes.ca)  
[www.kawarthalakes.ca](http://www.kawarthalakes.ca)

LeAnn Donnelly, Executive Assistant, Community Services

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## **MEMORANDUM**

**DATE:** June 10, 2019  
**TO:** Committee of Adjustment  
**FROM:** LeAnn Donnelly, Executive Assistant, Community Services  
**RE:** Minor Variance - Various Applications

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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:

D20-2019-021 18 Baker Blvd. Laxton  
D20-2019-023 467 Sandhills Road, Eldon  
D20-2019-024 202 Moorings Drive Somerville  
D20-2019-025 80 McLeish Drive, Dalton  
D20-2019-026 64 Sturgeon Crescent, Fenelon  
D20-2019-027 15 Courtney Lane, Verulam

*LeAnn Donnelly*

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LeAnn Donnelly  
Executive Assistant, Community Services

## David Harding

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**From:** Anne Elmhirst  
**Sent:** Sunday, June 09, 2019 11:14 PM  
**To:** Charlotte Crockford-Toomey  
**Subject:** D20-2019-027 - 15 Courtney Lane

Hello Charlotte,

I have received and reviewed the application for Minor Variance D20-2019-027 to request relief to reduce the clearance setbacks for an attached garage and screened porch at 15 Courtney Lane.

I have located a sewage system installation report for this property which notes a septic tank and leaching bed location. In addition, a site visit was completed to ensure the appropriate clearance distances were going to be maintained from the proposed construction to the existing system. It has been determined there that will be no issue with the proposed construction.

As such, the Building Division – Sewage System Program has no objection to 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](http://www.kawarthalakes.ca)





June 7, 2019, Minor Variance: Comments

**D20-2019-027 – 15 Courtney Lane, Lot 15, Concession 9, Township of Verulam, City of Kawartha Lakes**

- The subject property is within KRCA's regulated area (due to the presence of Sturgeon Lake and nearby wetlands), and is therefore subject to Ontario Regulation 182/06.
- No development, including site alteration, grading, structures, etc., is permitted within Kawartha Conservation's regulated area prior to obtaining a Permit pursuant to Ontario Regulation 182/06.
- No additional habitable space shall be provided in the proposed new garage, and no basement is permitted.
- The finished floor elevation for the additions shall be 248.7mASL.

Erin McGregor  
Planning and Permitting Assistant  
KAWARTHA CONSERVATION  
277 Kenrei Road  
Lindsay, ON K9V 4R1

**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





## **David Harding**

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**From:** Derryk Wolven  
**Sent:** Wednesday, June 05, 2019 2:28 PM  
**To:** Charlotte Crockford-Toomey  
**Subject:** C of A

Building division has the following comments:

D20-2019-023 No concerns  
D20-2019-024 Spatial separation requirements of OBC may restrict amount of glazing  
D20-2019-025 No concerns  
D20-2019-026 No concerns  
D20-2019-027 No concerns

Kind regards

**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)

