

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Frank Danek
Report Number COA2019-017

Public Meeting

Meeting Date: April 18, 2019
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward: 2 – Geographic Township of Somerville

Subject: The purpose and effect is to request relief from the following in order to permit the construction of a boat house:

1. Section 18.1.5(c) to increase the maximum number of storeys allowed from one-storey to two-storeys;
2. Section 18.1.5(c)(i) to increase the maximum height for a structure adjacent to or within 3 metres of the lake from 4.5 metres to 6.8 metres; and
3. Section 18.1.5(d) to permit any portion of a boathouse on a lot fronting on Four Mile Lake to extend beyond the high water mark.

The variances are requested at 20 Griffin Drive, geographic Township of Somerville (File D20-2019-009).

Author: Quadri Adebayo, Planning II

Signature:



Recommendations:

Resolved That Report COA2019-017 Frank Danek, be received;

That minor variance application D20-2019-009 be DEFERRED until such a time when the applicant brings forward a revised application supportable by staff, as parts of the application does not meet the tests set out in Section 45(1) of the Planning Act.

This approval pertains to the application as described in report COA2019-017. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Background: The proposal seeks to replace and enlarge a dilapidated 1-storey upland boat house built circa 1955 (MPAC) with a 2-storey partially in-water boat house that comprises an ancillary covered deck. This application was deemed complete January 14, 2019.

Proposal: To construct an approximately 92 square metre (989 square foot) two-storey boat house with an ancillary covered deck on the waterside.

Owner: Frank Danek

Applicant: Philip Danek

Legal Description: Part of Lot 19, Concession 7, Lot 4 on Plan 327, geographic Township of Somerville, now City of Kawartha Lakes

Official Plan: Waterfront and SP-1 (Special Lake Policy Area)

Zone: Limited Service Residential (LSR) Zone in the Township of Somerville Zoning By-law 78-45

Site Size: 0.46 acres (1,851.1 square metres)

Site Servicing: Private individual septic and lake water systems

Existing Uses: Residential

Adjacent Uses: North: Residential and Agricultural
East: Four Mile Lake
South: Residential and Four Mile Lake
West: Agricultural

Rationale:

1) Are the variances minor in nature?

- (i) **Two-Storey Boat House and Height - No**
 - (ii) **Extension beyond the high water mark - Undetermined**
- And**

2) Is the proposal desirable and appropriate for the use of the land?

- (i) **Two-Storey Boat House and Height - No**
- (ii) **Extension beyond the high water mark - Undetermined**

(i) **Two-Storey Boat House and Height:**

The proposed boat house will translate into a larger structure than the former single-storey boat house on the property that is currently dilapidated. As such, in terms of scale, the proposed two-storey boat house is anticipated to be

visually more imposing when compared to the design-character of most boat houses on Four Mile Lake. Most boat houses on Four Mile Lake are single-storeys with flat-top roof designs but the massing of the proposed design under this application is anticipated to present negative land use compatibility issues considering the potential for human habitation. This is substantiated by the Kawartha Conservation (KRCA) concerns regarding the entirety of the property as being in a flood plain hazard area. KRCA have also expressed preference for an amendment to the size of the boat house subject to revised proposal being able to meet their policy conditions (see KRCA comments below).

In terms of the proposed height, Four Mile Lake is a special policy area and developments along its shoreline are directed to be of a modest nature. In keeping with this policy, standards were put in place for boat house heights and how the height should be determined. The Somerville By-law provides that the maximum height for a structure adjacent to or within 3 metres of a lake shall be measured as the vertical distance from the normal water level. Rather, the height proposed under this application was measured from finished grade on land.

Although the applicant stated the second storey is supposed to function as storage for marine rail systems, it is clear that the proposed design was chosen out of preference because it does not appear to correspond with the alternative design advised by staff that demonstrates storage functionality within the confines of the by-law that can be supported.

Based on this, provided the proposed number of storeys for the boathouse is reduced to less than two-storeys and the height measurement revised to comply with the standards allowed in the by-law, the variances for the boat house will be considered minor as well as desirable and appropriate for the use of the land.

(ii) Extension beyond the high water mark:

It is evident that the proposed structure will be replacing an already dilapidated structure on an entirely new and larger building footprint. The shoreline edge also appears to be irregular hence the constraint of achieving a completely inland boat house design. The northerly interior side yard setback is compliant and not anticipated to impact the function as the yard will still serve as naturalization space that can retain and infiltrate surface water run-off before discharging it into the abutting lake.

Overall, KRCA has stated that provided an Environmental Impact Study (EIS), demonstrates no impact to fish habitat, and that necessary permits are obtained from the Ministry of Natural Resources and Forestry (MNRF) prior to any in-water works, the variance for the extension of portions of the boat house over the high water mark will be considered minor as well as desirable and appropriate for the use of the land.

3) Do the variances maintain the intent and purpose of the Zoning By-law?

- (i) Two-Storey Boat House and Height - No**
- (ii) Extension beyond the high water mark – Undetermined**

(i) Two-Storey Boat House and Height:

The Somerville Zoning By-law is clear in the standards allowed for boat houses. It defines *normal water level* as the usual or average summer elevation of the water surface of a body of water or a watercourse as maintained for navigational purposes, as specified by a Conservation Authority with jurisdiction or the Ministry of Natural Resources. It further provides that in the absence of a controlled elevation, the usual elevation of the water surface of a body of water or watercourse exclusive of seasonal flooding shall be adopted.

The By-law also prescribes that only in a situation whereby a structure is constructed more than 3 metres away from the shore lot line shall the height be measured from finished grade (on land).

Staff in conjunction with the KRCA have advised their receptiveness to the unofficial water levels provided by the applicant's designer. They will support a boat house height measured from the average point between the unofficial high water level and the unofficial normal water level following the applicant's concern that adopting the unofficial normal water level may put their proposed boathouse at risk of flooding.

Given that staff have demonstrated reason by working with applicant and their designer to achieve a boat house design that would be supportable within the confines of the corresponding zoning by-law provisions, provided the proposed number of storeys for the boat house is reduced to less than two-storeys and the height measurement revised to comply with standards prescribed in the by-law, the variances for the boat house will be considered to meet the general intent and purpose of the Zoning By-Law.

(ii) Extension beyond the high water mark:

By-law 2001-155 which was passed in November of 2001 by Council was specifically enacted for Four Mile Lake to insure boat houses are not constructed substantially in the water with a minimal amount being on the actual lot.

For clarity, *high water mark* is defined as the highest elevation of the water surface of a body of water or watercourse, including seasonal flooding, as evidenced by changes in shoreline or residual water marks left on buildings, structures, vegetation or other shoreline features.

As explained in Rationale 1 and 2 above, the configuration of the shoreline edge presents a physical constraint. Provided an EIS demonstrates no impact to fish habitat, and necessary permits are obtained from the Ministry of Natural Resources and Forestry (MNR) prior to any in-water works, the variance for the extension of portions of the boat house over the high water mark will be considered to meet the general intent and purpose of the Zoning By-Law.

4) Do the variances maintain the intent and purpose of the Official Plan?

- (i) Two-Storey Boat House and Height - No**
- (ii) Extension beyond the high water mark – Undetermined**

The property is designated Waterfront and SP-1 Special Lake Policy Area within the City of Kawartha Lakes Official Plan. Residential uses, along with accessory uses (e.g. boat houses) are anticipated within the designations.

The Special Lake Policy Designation speaks to the fact that the Lake is a relatively shallow warm water with a closed system that has no navigable access to or from the Trent River System or other lakes. As well, that volume of water in the lake has a very slow flushing rate of once in five years and its small drainage area directly influences it.

The current health of the lake and quality of life in the community is linked to the undeveloped rural character of the watershed. Four Mile Lake residential community is deemed to be 'at capacity' for new recreational development and activities as the entire shoreline has been heavily developed with over 450 residential dwellings. In addition, that the character and geology of the shoreline and surrounding watershed is unique and quite diverse and provides for a wide range fish and wildlife species and landscapes. However, it is recognized that this diversity is fragile and may be threatened from any new development.

Therefore, the designation policy directs that in order to protect the integrity and character of this residential community, new shoreline and backlot residential development must occur in accordance with standards.

In consideration of the above, provided the proposed number of storeys for the boat house is reduced to less than two-storeys and the height measurement revised to comply with standards prescribed in the by-law, and the EIS advised by the KRCA demonstrates no impact to fish habitat, the variances will maintain the general intent and purpose of the Official Plan.

Other Alternatives Considered:

- (i) The applicant supplied pictures of the former boat house which appears to be a one-storey design and compliant with the by-law requirement for height and number of storeys (see Appendix H). Staff have been able to demonstrate reason by recommending an alternative boat house design that can achieve a safety and storage functionality while still meeting the tests set out in Section 45(1) of the Planning Act (see Appendix F);
- (ii) Staff have confirmed with the KRCA that the alternative boat house designs recommended in accordance with the by-law provisions will still require an EIS to be done for the in-land works at the shoreline with respect to fish timing windows;
- (iii) The applicant supplied pictures along with their application form which they claim to have downloaded from social media showing boat houses on Four Mile with two-storeys. Staff opine that it is premature to rely on information that does not have a reliable source or municipal address associated with it. Moreover, observation from site inspection also verified

- that the picture supplied by the applicant as being 'The Boathouse from our Neighbor's Deck' does not physically exist (see Appendix I); and
- (iv) The applicant supplied additional pictures on April 2, 2019 labelled 'Other of Boathouse on Lake' showing boat houses with two-storeys (see Appendix I). Staff maintains that it is premature to rely on information that does not have a reliable source or municipal address associated with it. The applicant also supplied an elevation drawing for a two storey boat house on the same day labelled 'Previous Pass Drawing'. The applicant claimed the drawing was done by their designer and that it was approved by the City of Kawartha Lakes. Staff have reviewed the drawing dated July 20, 2009. The property is municipally addressed as 102 Romany Ranch Road in Fenelon Township and fronts on Balsam Lake. Staff maintain that a different zoning by-law jurisdiction applies in this situation and thus, does not hold enough traction as a valid comparable to what is being proposed under this application.

Servicing Comments:

The property is serviced by private well and lake systems.

Consultations:

Notice of this application was circulated in accordance with the requirements of the *Planning Act*. Comments have been received from:

Agency Comments:

Building Division – Sewage System Program (March 1, 2019): No concerns. See comments.

Building Division – Plans Examiner (April 4, 2019): No concerns. See comments.

Kawartha Conservation (KRCA - April 4, 2019): KRCA advised they are not supportive of the request of the minor variance at this time until the following recommendations are addressed to their satisfaction:

- A revised boat house design to a single storey, flat roof configuration in accordance with the previous boathouse design in order to prevent an increase in habitable space in a known flood hazard where none previously existed, and
- The applicant submits an Environmental Impact Study (EIS) conducted by an environmental professional and scoped by Kawartha Conservation staff to ensure the construction and situation of the boathouse presents no negative impacts to fish and fish habitat in accordance with the Natural Heritage System policies of the Growth Plan for the Greater Golden Horseshoe (2017) and Section 2.1.6 of the Provincial Policy Statement (2014).

KRCA also emphasized that, in-water works should only be conducted from July 15th to October 1st. Additional permissions in relation to in-water works surrounding fish-timing windows and Crown land work permits may be required. See Appendix E for Comments.

Public Comments:

Marg and Ken Inglis, Owners - 16 Griffin Drive (Received April 2, 2019): They expressed support for the proposed boathouse as it will ensure a safe and proper building. They also added that they have reviewed the plans and toured the proposed location and that they are satisfied that the proposed height of the boat house will not affect their view or enjoyment of the lake.

Attachments:



Appendices A-G to
Report COA2019-017



Appendix H to
Report COA2019-017



Appendix I to Report
COA2019-017.pdf

Appendix A – Location Map

Appendix B – Aerial Photo

Appendix C – Applicant's Sketch

Appendix D – Elevation Drawings

Appendix E – Department and Agency Comments

Appendix F – Staff Recommended Boat House Design

Appendix G – Public Comments

Appendix H – Applicant's Old Boat House Pictures and Supporting Pictures
showing Height of Proposed Boat House

Appendix I – Applicant's Pictures of Comparable Boathouses

Phone:	705-324-9411 extension 1367
E-Mail:	qadebayo@kawarthalakes.ca
Department Head:	Chris Marshall, Director of Development Services
Department File:	D20-2019-009

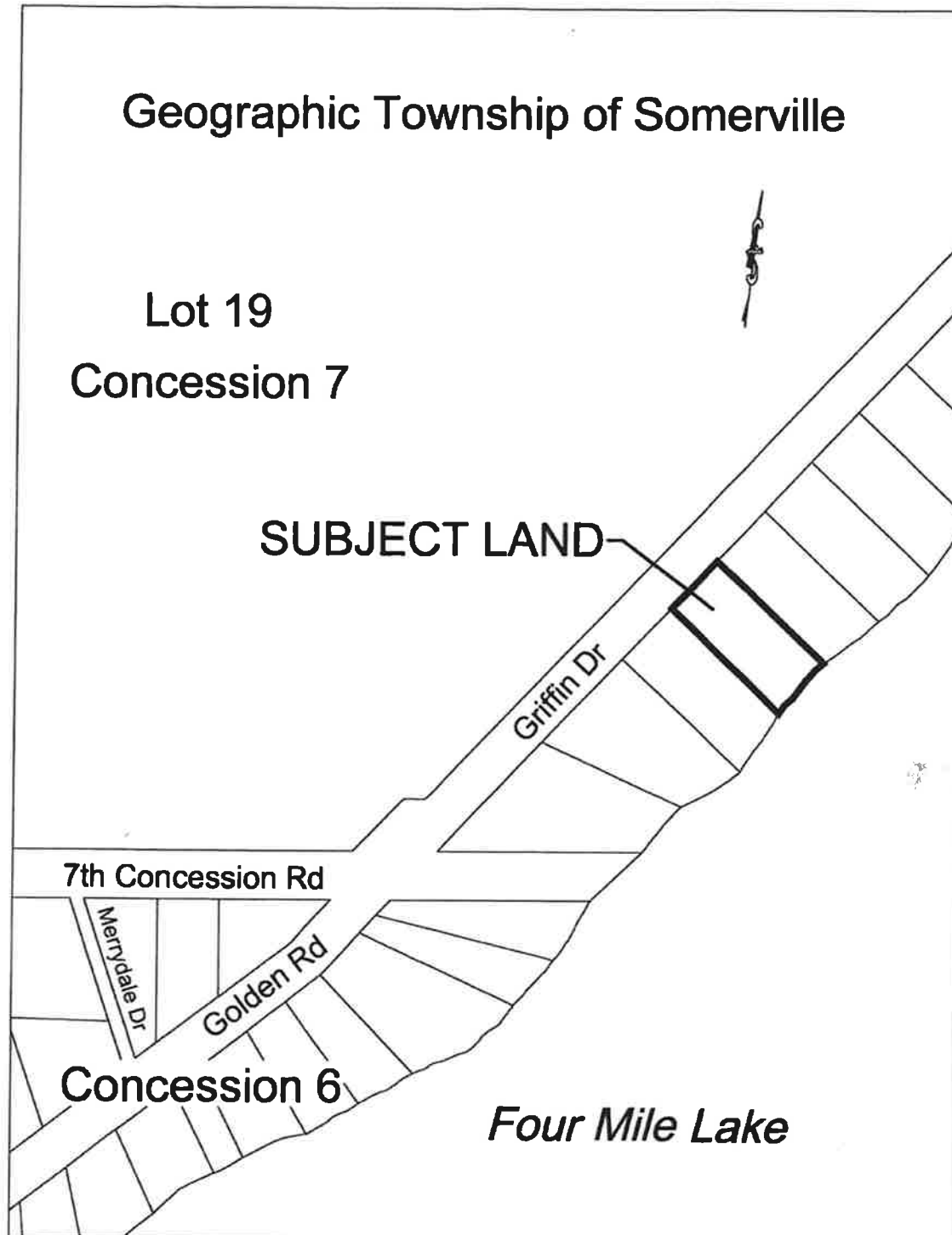
APPENDIX: A

to

REPORT COA2019-017

FILE NO: D20-2019-009

D20-2019-009



APPENDIX: B

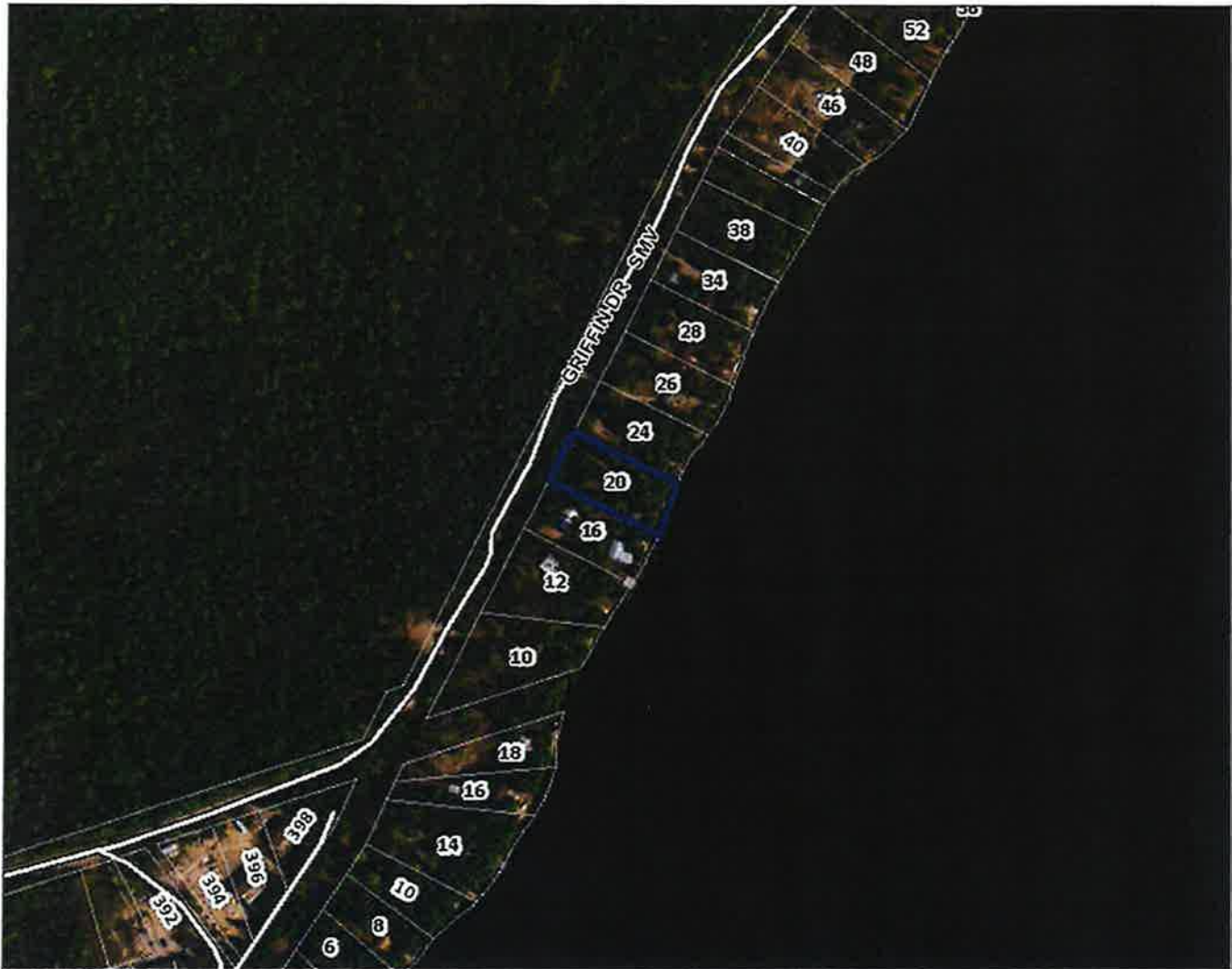
to

REPORT COA2019-017

FILE NO: D20-2019-007



20 Griffin Drive, Geographic Township of Somerville



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 PURPOSES

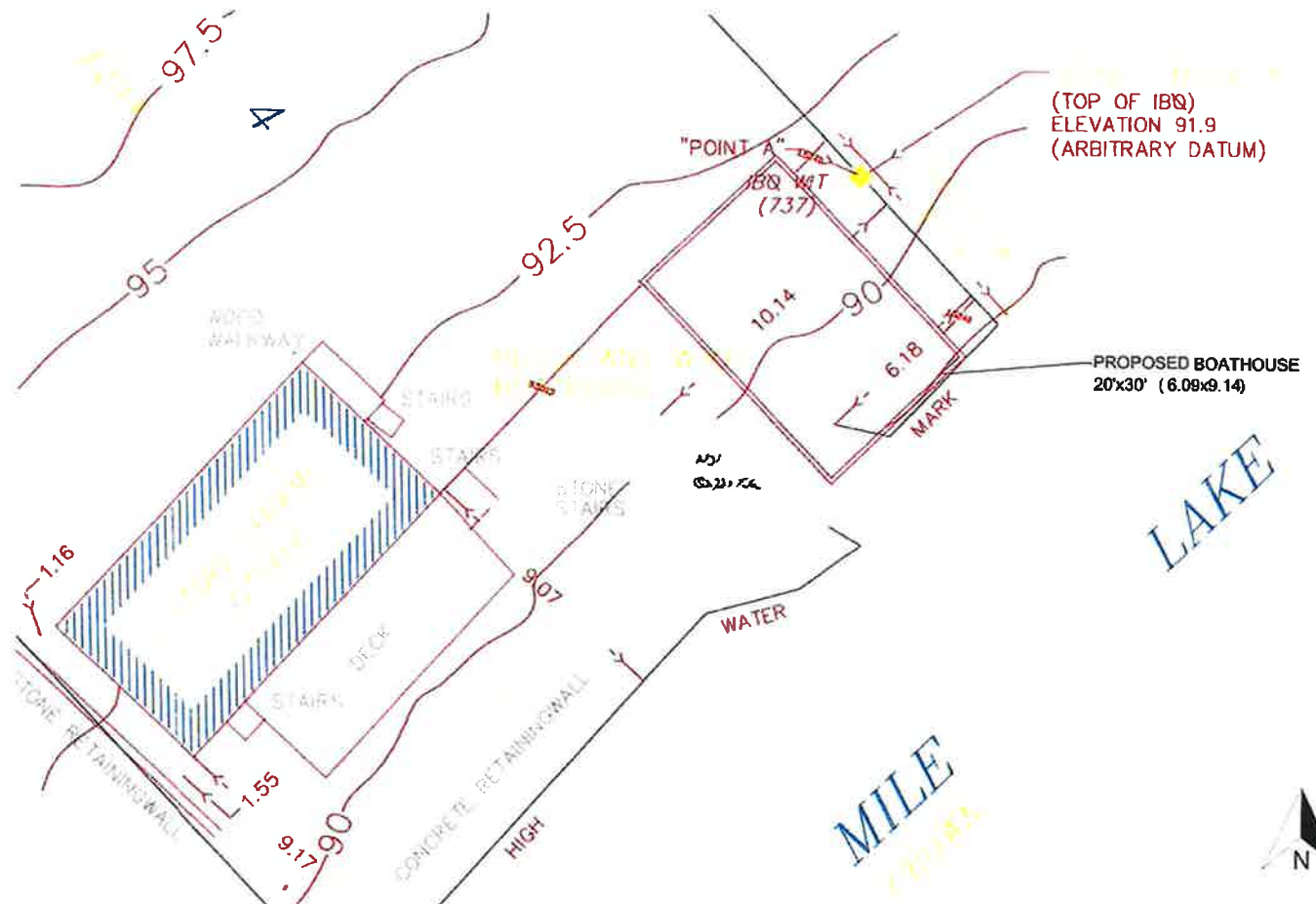
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FILE NO: D20-2019-007

Site Plan Sketch



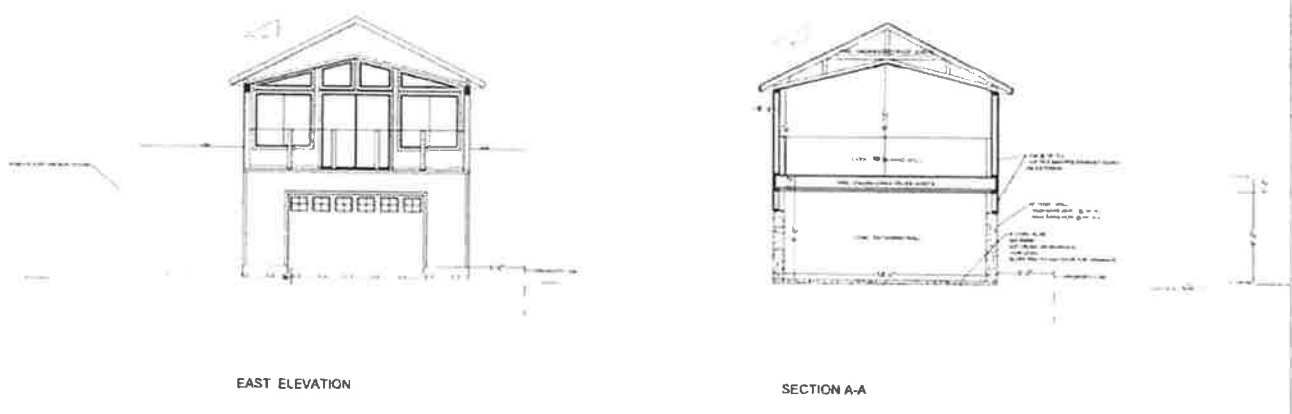
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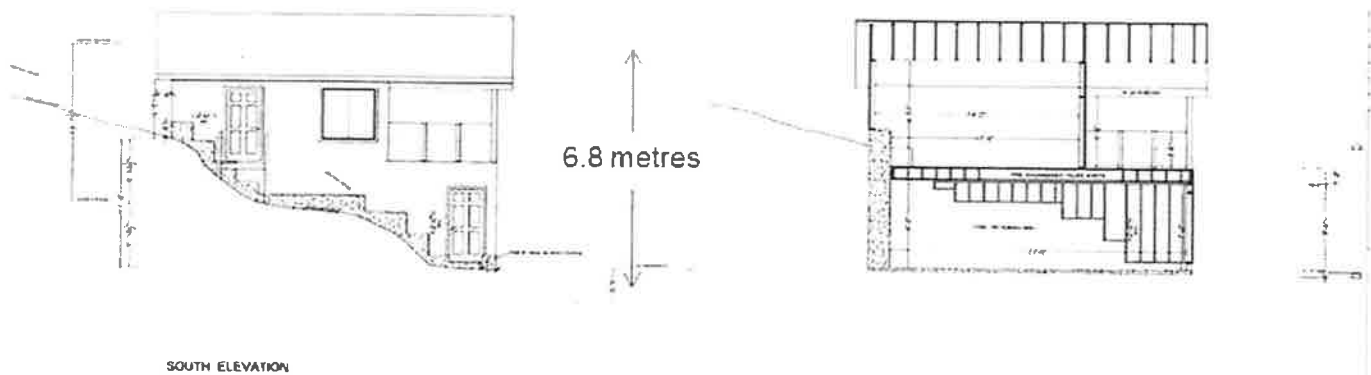
REPORT COA2019-017

FILE NO: D20-2019-009

Front (East) Elevation and Sectional Drawing



Left (South) Elevation and Sectional Drawing



APPENDIX " E "
to

Charlotte Crockford-Toomey

From: Derryk Wolven
Sent: Thursday, April 04, 2019 3:37 PM
To: Charlotte Crockford-Toomey
Subject: Committee of Adjustment

REPORT COA2019-017

FILE NO. D20-2019-009

Please be advised building division has the following comments:

D20-2019-009	No concerns
D20-2019-015	No concerns
D20-2019-016	No concerns
D20-2019-017	No concerns
D20-2019-018	No concerns
D20-2019-019	No concerns
D20-2019-020	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 "

From: Anne Elmhirst
Sent: Friday, March 01, 2019 10:31 AM
To: Charlotte Crockford-Toomey
Subject: D20-2019-009 - 20 Griffin Dr

REPORT COA2019-017
FILE NO. D20-2019-009

Hello Charlotte,

RE: Minor Variance Application D20-2019-009
20 Griffin Drive, Former Somerville Township, City of Kawartha Lakes
Pt Lot 19, Conc. 7, Plan 427, Lot 4
Roll No. 165131005009600
Owner: Frank Danek

I have received and reviewed the above-noted request for minor variance to allow for the construction of a boathouse with a second floor with windows and a deck at 20 Griffin Drive. This request does not include living space as a component of the construction. A site visit was completed as part of this review.

A sewage system installation report was located for this property (file S-31-05). The report indicates a septic tank and weeping bed located at the roadside of the property. The proposed boathouse will be maintained outside of the minimum setback clearance distance to the components of the sewage system.

As such, the Building Division – Sewage System Program has no concerns with 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



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 – D20-2019-009
Frank & Philip Danek
20 Griffin Drive, Part of Lot 19 Concession 7 (Four Mile Lake)
Geographic Township of Somerville
City of Kawartha Lakes

Dear Ms. Crockford-Toomey:

This Letter acknowledges the receipt of the above noted application. Kawartha Region Conservation Authority (KRCA) 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 the following variance from the requirements of the Township of Somerville Zoning By-Law 78-45, as amended. The purpose and effect is to request relief from the following in order to permit the construction of a boathouse:

- a) Section 18.1.5 (c) – to increase the maximum number of storeys allowed from one-storey to two-storeys;
- b) Section 18.1.5(c)(i) – to increase the maximum height for a structure adjacent to or within 3 metres of the lake from 4.5 metres to 66.8 metres; and,
- c) Section 18.1.5 (d) – to permit any portion of a boathouse on a lot fronting on Four Mile Lake to extend beyond the high water mark.

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):

The following comments are provided as per the MOU entered into between the City of Kawartha Lakes and Kawartha Conservation. The City has requested staff provide comments and analysis on the identification, function

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

and significance of natural heritage and hydrologic features and systems such as, significant woodlots, wetlands, significant wildlife habitat, fish habitat, significant habitat of endangered and threatened species, significant valleylands, areas of natural and scientific interest, surface water features and groundwater features on, or in proximity to, a proposed development site or within a study area.

Flooding Hazards (Hazardous Lands)

To ensure conformity with Section 3.1 of the Provincial Policy Statement (PPS, 2014), Kawartha Conservation aims to prevent new development from locating in areas where there is a potential for loss of life and/or property damage from natural hazards. Moreover, KRCA Plan Review Policies (Section 2.4.2.4) for Natural Hazards identifies that applications shall not create new or exacerbate existing hazardous conditions. Due to the anthropogenic influence in manipulating lake levels, Four Mile Lake experiences considerable fluctuations during certain times of the year. As there is no recorded Regulatory flood level for Four Mile Lake, Kawartha Conservation policies propose development be setback from the shoreline at least 15 metres and be located at least one (1) metre above the spring high watermark.

A second-storey replacement of the existing single-storey, flat roof boathouse represents the potential for the establishment of habitable space within a known flooding hazard. Moreover, a pitched roof design increases the potential for an immediate and future habitable component within the second-storey of the boathouse. Staff appreciate the concerns raised by the applicant regarding the need to facilitate the storage of a marine rail system; however, implementation of marine rail systems can be achieved using a single-storey, flat-roofed boathouse and the additional height is unnecessary for the proposed use. Kawartha Conservation also recommends no services (aside from electricity, which should be flood-proofed accordingly) within the proposed boathouse. Any replacement boathouse should be firmly anchored and attached to the shoreline. Overall, the proposed replacement boathouse presents an unacceptable risk to public health and safety and the increased potential for property damage on-site and adjacent to the subject lands.

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

The subject property is located within the Provincial Natural Heritage System (NHS) released by the Ministry of Natural Resources and Forestry (MNRF) 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 lands including woodlands and 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, including a change of use, 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 and significant woodlands, the minimum VPZ is 30 m from the outside boundary of the feature (S. 4.2.4.1(c)). Since the proposed expanded boathouse will be within 120 metres of fish habitat, a scoped NHE/EIS will be required.

Fish Habitat

Pursuant to Policy 3.4.6(8), for expansion, replacement, or relocation of an existing building or structure on adjacent lands (within 120 metres of fish habitat), Kawartha Conservation recommends the maintenance, establishment, and/or enhancement of a buffer strip running continuously along both sides of all water features supporting fish habitat, measured in accordance with Policies 3.4.6(10), 3.4.6(11), 3.4.6(12), 3.4.6(13) OR where this is not feasible, that maximum buffers, given the site constraints, should be applied wherever possible.

Furthermore, Policy 2.1.8 of *Provincial Policy Statement* states,

"Development and site alteration shall not be permitted on adjacent lands (120m) to fish habitat unless the ecological function of the 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".

The Ministry of Natural Resources and Forestry (MNRF) recommends a minimum vegetated buffer for fish habitat of 30 metres. Based on the plans provided as part of the application, the proposed boathouse represents considerable expansion within the water and along the shoreline of Four Mile Lake.

Based on MNRF's direction, in cases where a site specific technical report (e.g. Environmental Impact Study) has evaluated the ecological function of the adjacent land and has demonstrated that smaller buffer widths would be appropriate to ensure no negative impacts on the fish habitat. Ultimately, the expansion of the boat closer to the shoreline, within the fish habitat buffer is contrary to provincial policy unless supported by a technical study.

In addition to the recommended scoped Environmental Impact Study (EIS), the applicant is advised of the in-water timing windows for conducting in-water works. Works should be avoided during the following time periods (as Four Mile Lake is in the Southern Region):

- March 15th to July 15th Spring spawning species
- October 1st to May 31st Fall spawning species

Four Mile Lake has both spring (e.g., Walleye) and fall (e.g., Lake Herring) spawning species. Again, in-water works should only be conducted from July 15th to October 1st. Additional permissions in relation to in-water works surrounding fish-timing windows and Crown land work permits (since the proposed boathouse is situated below the spring high water mark (Upper Navigable High water Mark) may be required. It is highly recommended that the applicant contact the Bancroft District MNRF (MNRF Minden Area Office - Adam Challice) for any additional restrictions and/or requirements. More information on in-water works in relation to fish habitat and spawning can be found via the following link <http://www.dfo-mpo.gc.ca/pnw-ppe/timing-periodes/on-eng.html>

During all phases of construction, appropriate erosion and sediment controls (i.e. silt fencing and turbidity curtain as per OPSD 219.110 & 219.260) should be implemented between disturbed areas and Four Mile Lake to prevent sediment-laden runoff from entering into Four Mile Lake.

Recommendation

Based on our review of the natural hazards and natural heritage features adjacent to the property, KRCA staff are not in a position to recommend approval of Minor Variance application D20-2019-009 at this time until the following recommendations are addressed to our satisfaction:

1. The applicant revises the design of the boathouse to a single storey, flat roof configuration in accordance with the previous boathouse design in order to prevent an increase in habitable space in a known flood hazard where none previously existed, and;
2. The applicant submits an Environmental Impact Study (EIS) conducted by an Environmental professional and scoped by Kawartha Conservation staff to ensure the construction and situation of the boathouse presents no negative impacts to fish and fish habitat in accordance with the Natural Heritage System policies of the Growth Plan for the Greater Golden Horseshoe (2017) and Section 2.1.6 of the Provincial Policy Statement (2014).

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.

Yours Truly,



Kent Stainton
Resources Planner
Extension 232
kstainton@kawarthaconservation.com

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

Charlotte Crockford-Toomey

APPENDIX " E " to

From: Mark LaHay
Sent: Tuesday, April 09, 2019 11:11 AM
To: Quadri Adebayo
Cc: Charlotte Crockford-Toomey
Subject: FW: 20190409 D20-2019-009 - Engineering review

REPORT COA 2019-017

FILE NO. D20-2019-009

FYI - file

From: Kim Rhodes
Sent: Tuesday, April 09, 2019 9:58 AM
To: Mark LaHay
Cc: Christina Sisson; Kirk Timms
Subject: 20190409 D20-2019-009 - Engineering review

Please see the message below from Christina Sisson:

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

Minor Variance – D20-2019-009
20 Griffin Drive
Part Lot 19, Plan 327, Lot 4, Concession
Geographic Township of Somerville

It is the understanding by Engineering that the purpose and effect is to request relief from the following in order to permit the construction of a boat house:

1. Section 18.1.5(c) to increase the maximum number of storeys allowed from one-storey to two-storeys;
2. Section 18.1.5(c)(i) to increase the maximum height for a structure adjacent to or within 3 metres of the lake from 4.5 metres to 6.8 metres; and
3. Section 18.1.5(d) to permit any portion of a boathouse on a lot fronting on Four Mile Lake to extend beyond the high water mark.

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

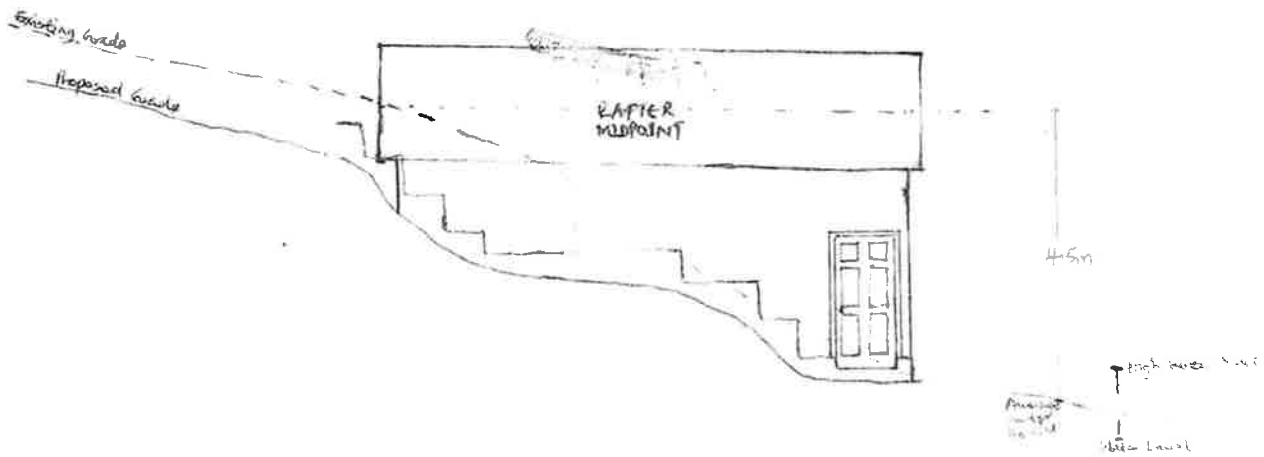
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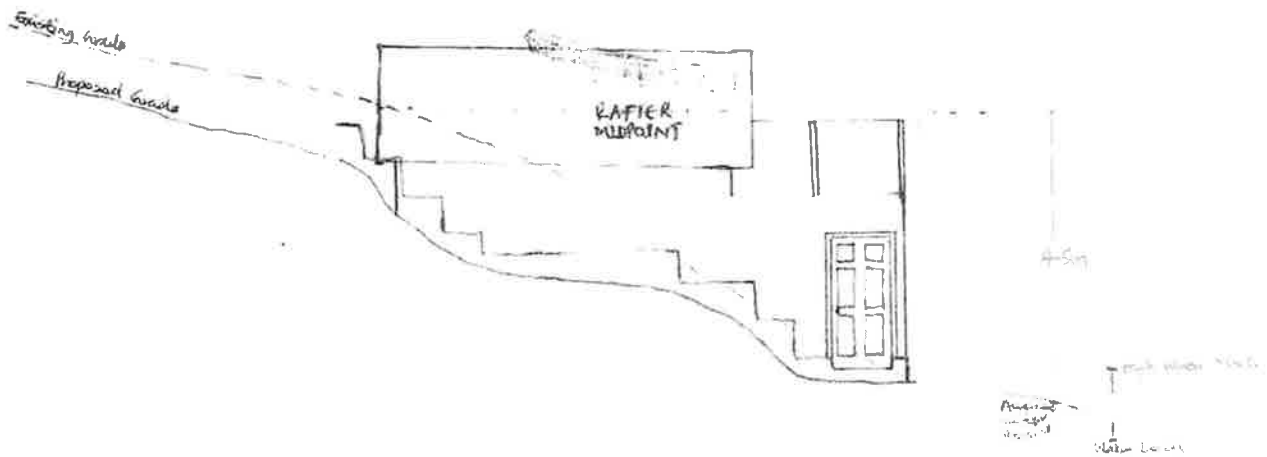
REPORT COA2019-017

FILE NO: D20-2019-009

Staff Recommended Sample 1



Staff Recommended Sample 2



APPENDIX: G

to

REPORT COA2019-017

FILE NO: D20-2019-009

16 Griffin Drive
Coboconk, Ontario
K0M 1K0
January 26, 2019

To Whom it may concern

We have been neighbours of the Daneks for over 20 years. In all that time the property had a derelict boathouse in such bad shape that we felt it necessary to specifically warn our Grandchildren to never attempt to enter it.

With that in mind we welcome Philip's plan to remove it and build a proper and safe building.

We have reviewed the plans, toured the actual location, noted the grade levels and fully support the building of the boathouse as shown. The height shown on the plans will not affect our view or enjoyment of the lake.

Please feel free to contact us at any time if you would like us to elaborate further on our view of the project.

Marg and Ken Inglis

Charlotte Crockford-Toomey

to

From: Quadri Adebayo
Sent: Thursday, April 11, 2019 4:20 PM
To: Charlotte Crockford-Toomey
Subject: FW: Minor Variance- D20-2019-009

REPORT COA2019-017FILE NO. D20-2019-009

Follow Up Flag: Follow up
Flag Status: Flagged

Please print as amended package for Committee Members. Thanks.

From: Corinne S [<mailto:cssanders@rogers.com>]
Sent: Thursday, April 11, 2019 2:25 PM
To: Quadri Adebayo
Subject: Fwd: Minor Variance- D20-2019-009

Sent from my iPad

Begin forwarded message:

From: Corinne S <cssanders@rogers.com>
Date: April 11, 2019 at 11:08:05 AM EDT
To: gadebayo@kawarthalake.ca
Cc: Corinne Sanders <cssanders@rogers.com>
Subject: Minor Variance- D20-2019-009

Hi My Wife & I are the owners of the property next door to the variance application 20 Griffin Drive , Part lot 19, plan 327, Lot 4 , Concession 7, Townships of Somerville.

Our cottage is 24 Griffin Drive an is at a higher elevation & set back from the lake than the proposed boat house.

We have concerns of blockage of air flow & view of the lake the primary reason for owning a cottage.

The number of storeys proposed being double the the building code (from 1 to 2 storeys is a big concern)

The total height of the proposed structure being over 50% more than buildings code (from 4.5 meters to 6.8 metres another big concern)

From our cottage deck that looks out towards the lake we would be viewing a 30' x 20' corner wall & roof line of the boat house 5' from our lot line.

We believe that these conditions would be deter mental to the value of our property in the future. It is our belief that the City of Kawartha Lakes building codes should be up held under these circumstance.

We would have rather have done this in person but because of a medical issue my wife has at this time was not possible.

Thanks for your time
Ross & Corinne Sanders
19 Sawyer Cres.
Markham, Ont.
L3P5V2



*To preserve, promote and protect the
beauty and integrity of Four Mile Lake
and the surrounding area.*

President / Special Initiatives

Ron Osborne
(Holy Bay Drive)
osborneonc@gmail.com
226-374-8742

Past President

Rob Sylvester
(Birchglen Drive)
rob.sylvester@hotmail.com
705-454-2504

Vice President / Special Initiatives

Doug Timmins
(Cedar Road)
Doug.Timmins@regalbelloit.com
705-454-1130

Secretary-Treasurer

Ann Hayter
(6th Concession)
ann@rwhconstruction.ca
705-454-3471

Membership / Advertising

Greg Worona
(Lakeside Drive)
gw1073@yahoo.ca
905-244-6815

Operations / Events

Ann Castaldo
(Griffin Drive)
ann_castaldo@yahoo.ca

Director at Large

David Bates
(Lakeside Drive)
batescpas@hotmail.com
705-454-2335

Director at Large

Saul Chernos
(Hillside Dr.)
saulfourmile@bell.net
647-518-6397

Director at Large

Trevor Parker
(Wembley Drive)
trev_parker@msn.com

Director at Large

Tom Meisner
(Wilkinson Drive)
porsche_lover@sympatico.ca

Mailing Address

Four Mile Lake Association
General Delivery
Burnt River, Ontario
K0M 1C0

www.fourmilake.ca

APPENDIX " G "

to

REPORT COA2019-017

FILE NO. D20-2019-009

April 16, 2019

City of Kawartha Lakes
Committee of Adjustment
P.O. Box 9000
Lindsay, Ontario K9V 5R8

Attention: Mr. Adebayo

RE: Committee of Adjustment Report Number COA2019-017/Department File Number D20-2019-009 (Frank Danek, Applicant)

Dear Mr. Adebayo,

On behalf of the Four Mile Lake Association we wish to comment on the referenced application regarding the construction of a new two story boathouse.

While we encourage the replacement of the existing dilapidated structure at 20 Griffin Drive, we do not support any construction that contravenes the Four Mile Lake Specific Policy Area (SP-1), as set out in the CKL Official Plan.

We fully support the City staff's recommended design, which is in keeping with the general character of other boathouses on the lake as well as the land use designations and policies outlined in SP-1.

We would appreciate being kept in the loop as to the determination of this application.

Sincerely,

Ron Osborne
President
Four Mile Lake Association



the 2017 photo was taken - all photos.

1/10/2019

DSC00962.JPG

APPENDIX H

to

REPORT COA2014-017



1/10/2019

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APPENDIX " H .
to



1/10/2019

DSC00956.JPG

APPENDIX "H"

to

REPORT on

FILE 020-2011-009



1/10/2019

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APPENDIX

H

9-007
07



1/10/2019

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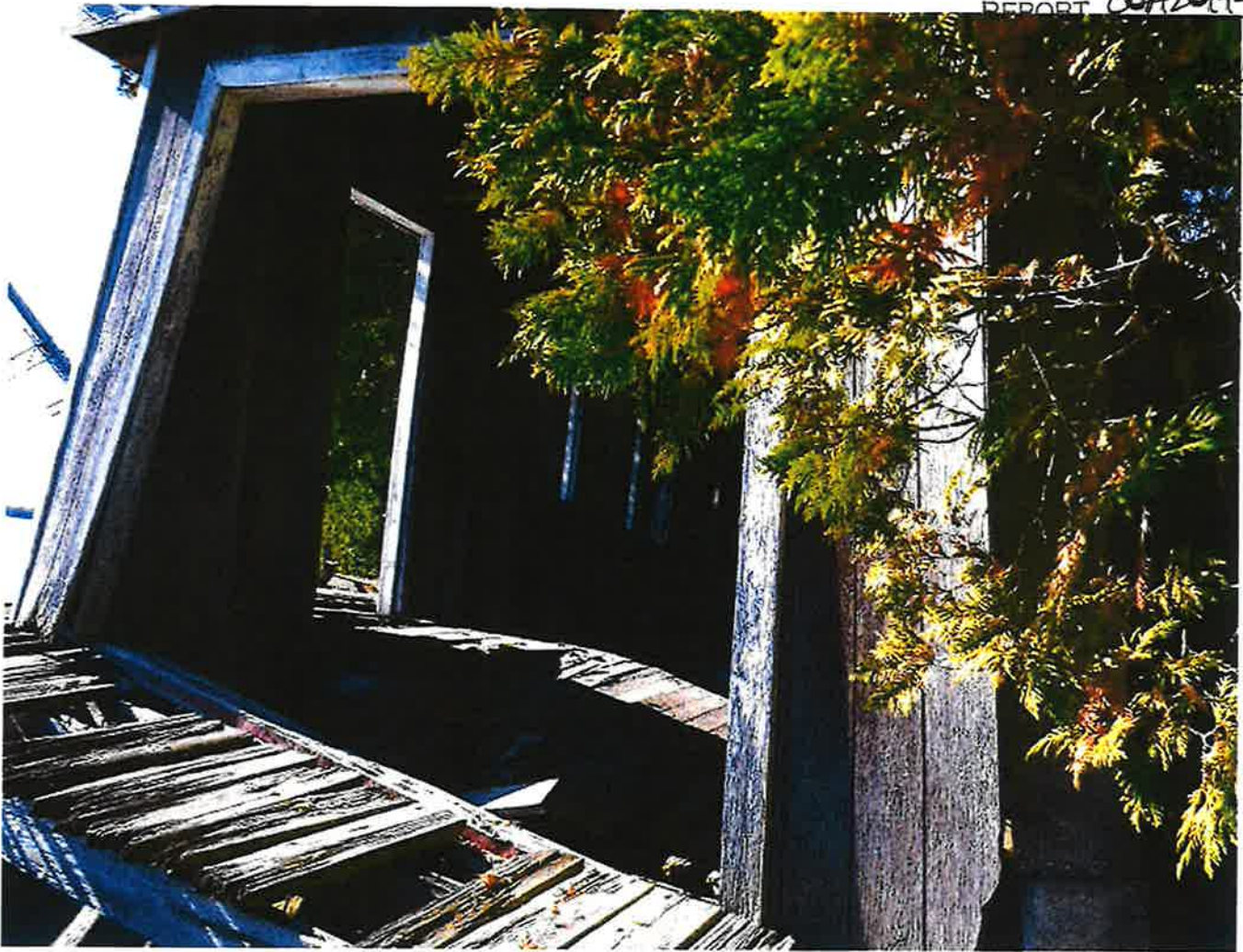
APPENDIX "H"
to
REPORT COA2019-017
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APPENDIX H
to COA2019-017
REPORT 9-009



1/10/2019

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APPENDIX "H"
to



1/10/2019

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APPENDIX H
to



1/10/2019

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1/10/2019

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APPENDIX

to

REPORT



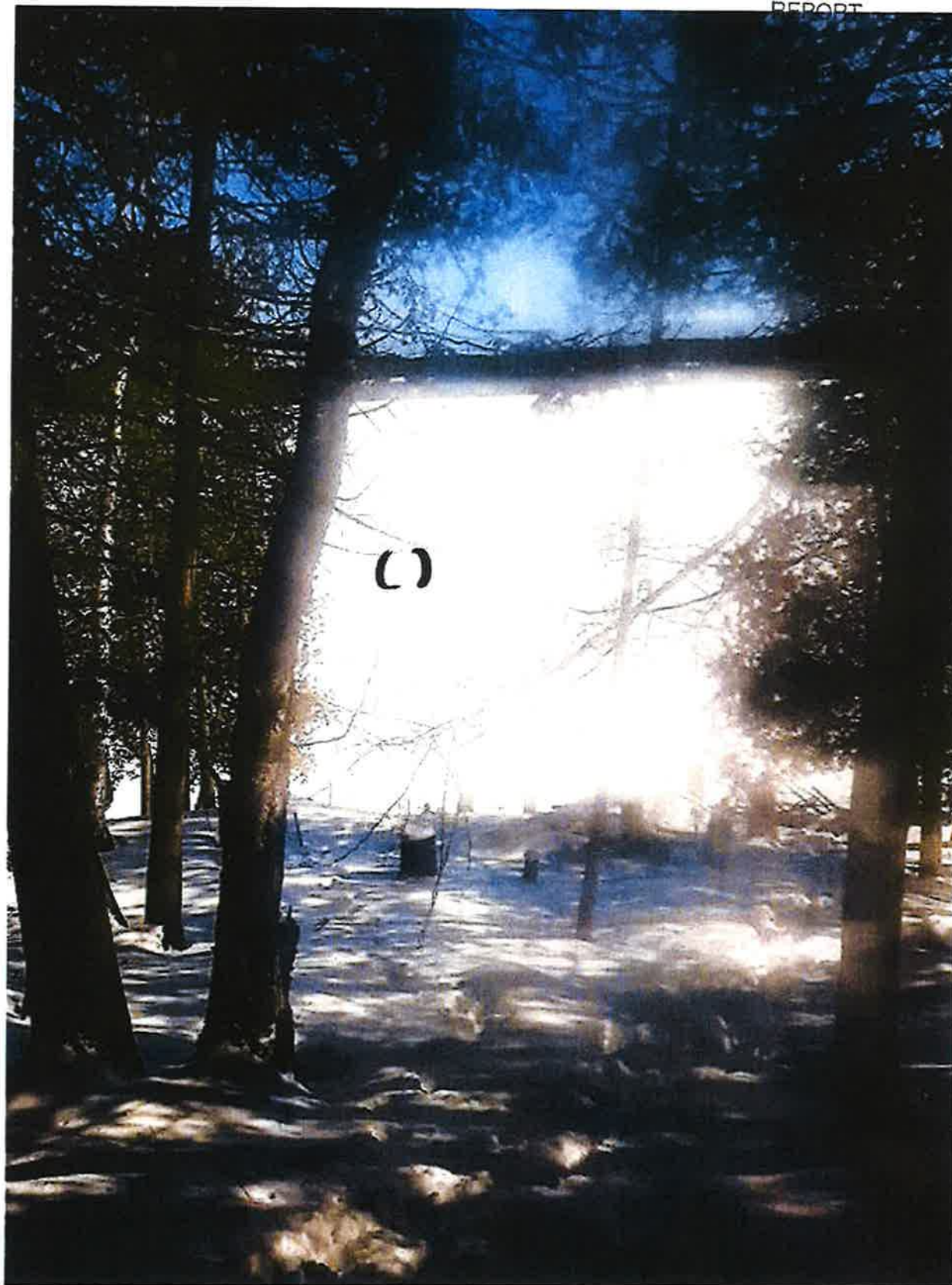
HIGH OF BOAT HOWE TO PEAK

APPENDIX

Page 1 of 1

to

REPORT



HIGH OF BOATHOUSE TO PEAK

APPENDIX Page 1 of 1

to



HIGHT OF BONT HOUSE TO PEAK

APPENDIX "H"
to Page 1 of 1
REPORT

FILE NO.



28 1647 of BOATHOUSE TO PEAK

APPENDIX Page 111
to



HIGHT OF BOATHOUSE TO PEAK

APPENDIX Page 1 of 1
to





2/32: The Boathouse from our neighbor's deck



thirtyfourflavours • Follow

Four Mile Lake

APPENDIX " 1 "

to

REPORT COA2019-017

FILE NO. D20-2019-009



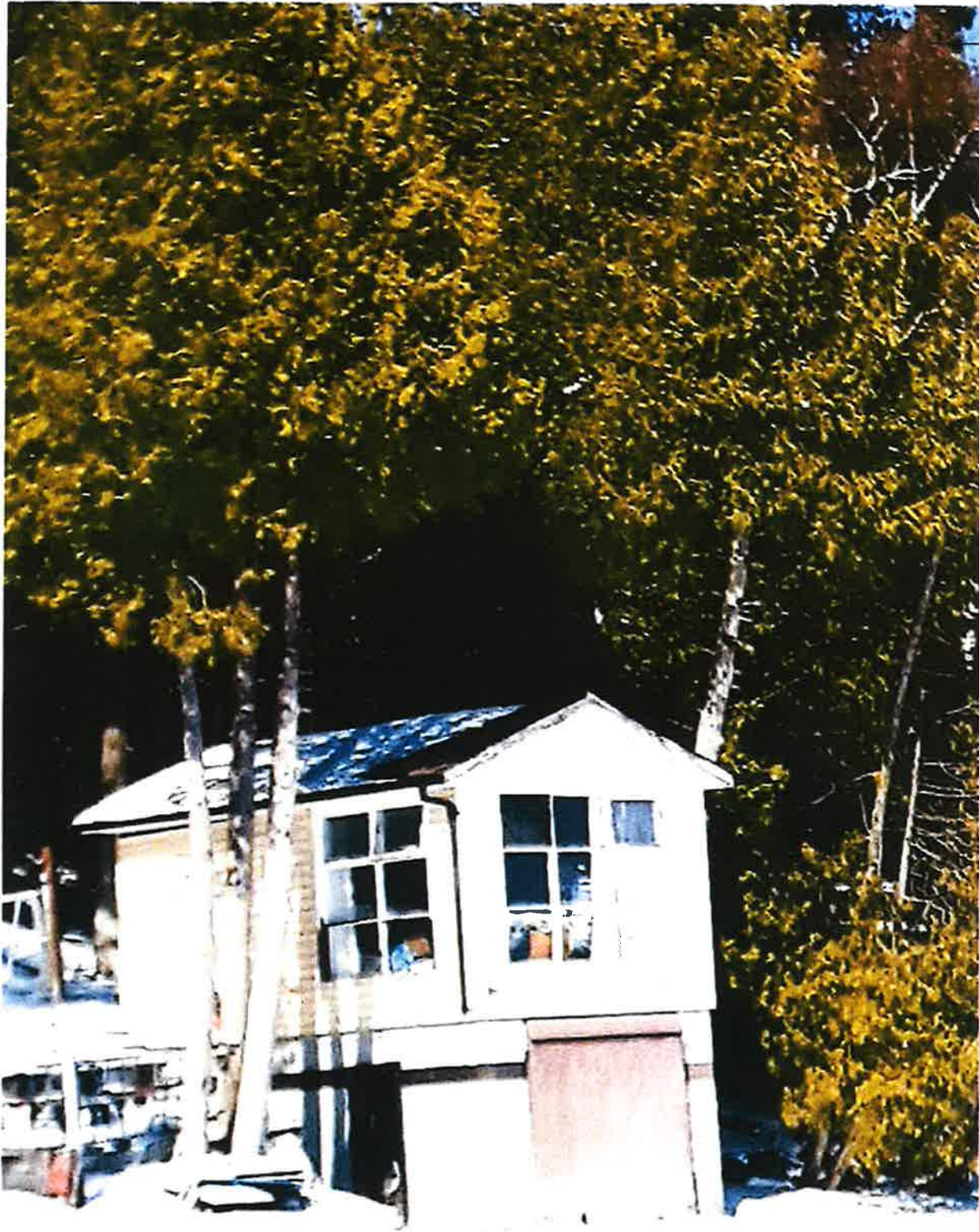
OTHER OF BOATHOUSE & LAKE



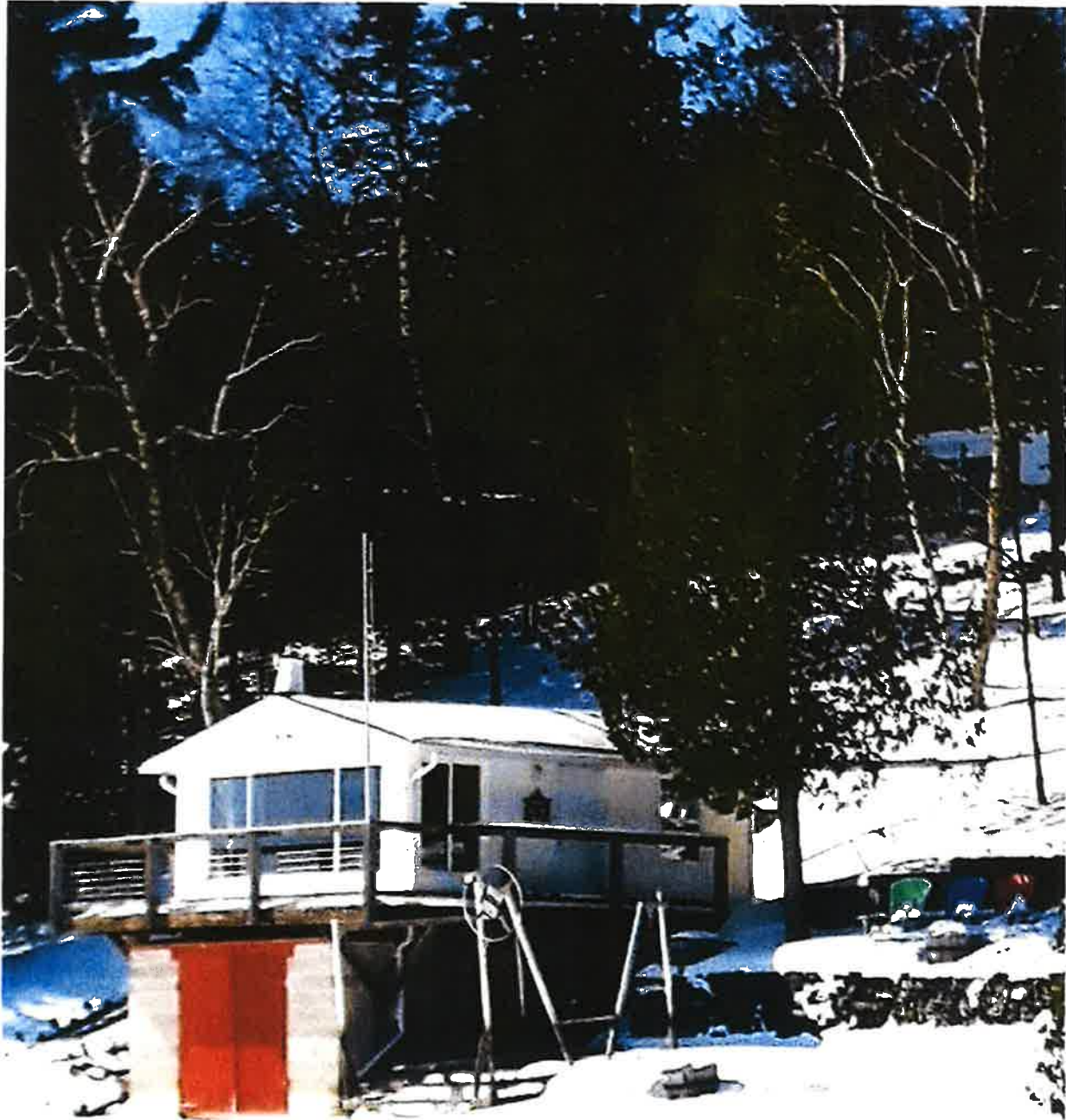
OTHER OF BOATHOUSE ON LAKE



OTHER BOAT HOUSE ON LAKE



BTHEN BOATHOUSE ON LAKE

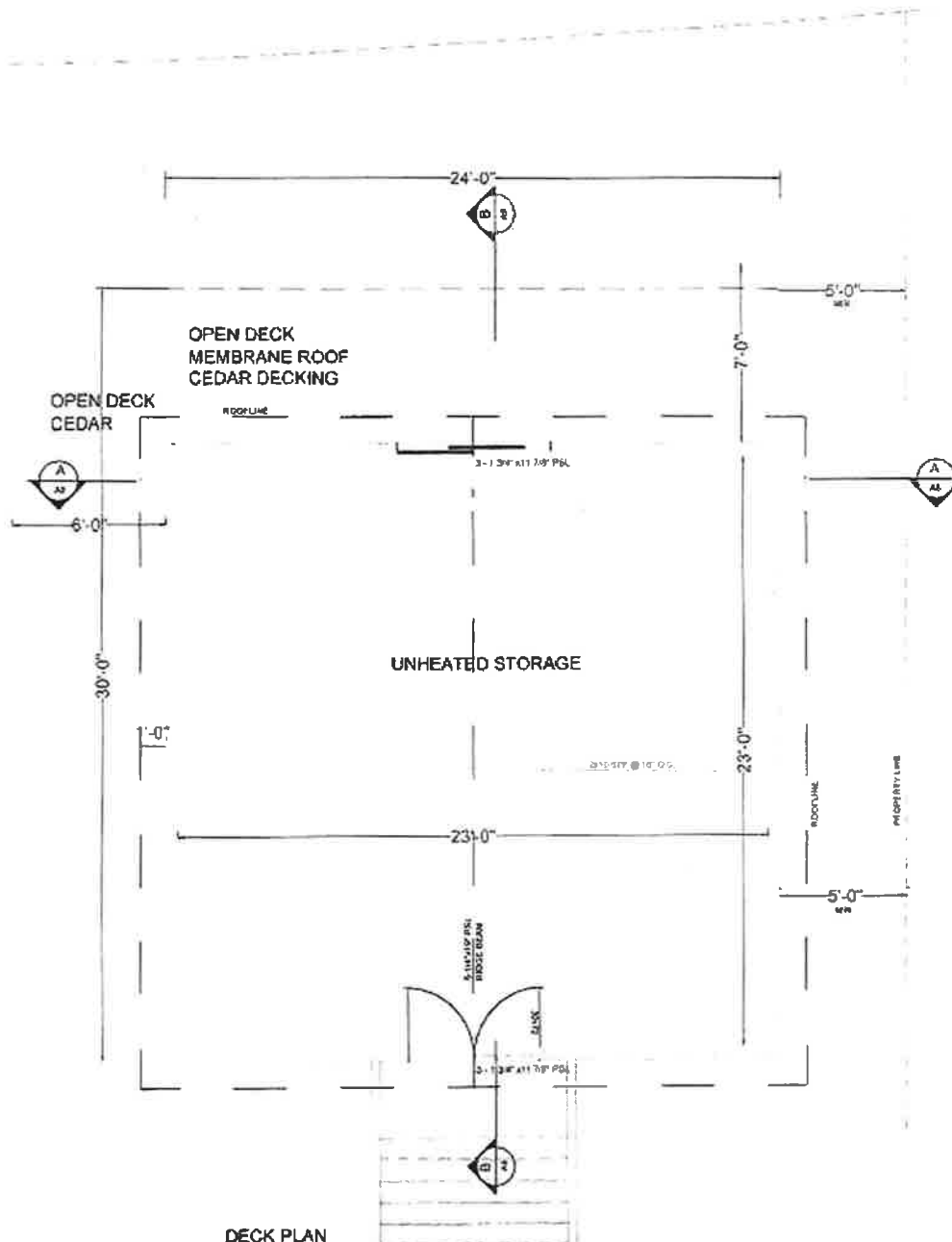


OTHER DOATHING IN LAKE

APPENDIX 2
to Page 1 of 1
REPORT




FILE NO. 0012019-009



DECK PLAN

4	MOD/FLOOR BEAMS	12.13.09
5	RAFT BEAMS	9.22.09
2	BUILDING SET/ROOFLINE	5.18.09
1	FLOOR SYSTEM/ROOFLINE	8.17.08
No.	Revised/Issue	Date

**PLANNERS & BUILDERS**

p.o. box 338, botolph
ontario, Canada
L7E 5E3

www.keji.ca

905-951-3149 fax 3150

This document has been prepared by the undersigned in accordance with the provisions of the Ontario Building Code Act and the Ontario Building Code Regulations and is intended to be used as a guide only. It is not to be used as a basis for any other design or construction.

Joe McCoil 30045
REGISTERED PROFESSIONAL ARCHITECT

Keji/plan/prop design is located at 171 R 1 of the OBC.

See map above

DORVILLE COTTAGE
103 BOWMAN ROAD RD.
DORVILLE, ONTARIO, CANADA

**PROPOSED
BATH-HOUSE**

DR-BORELLE

7.20.2009

1/4"=1'-0"

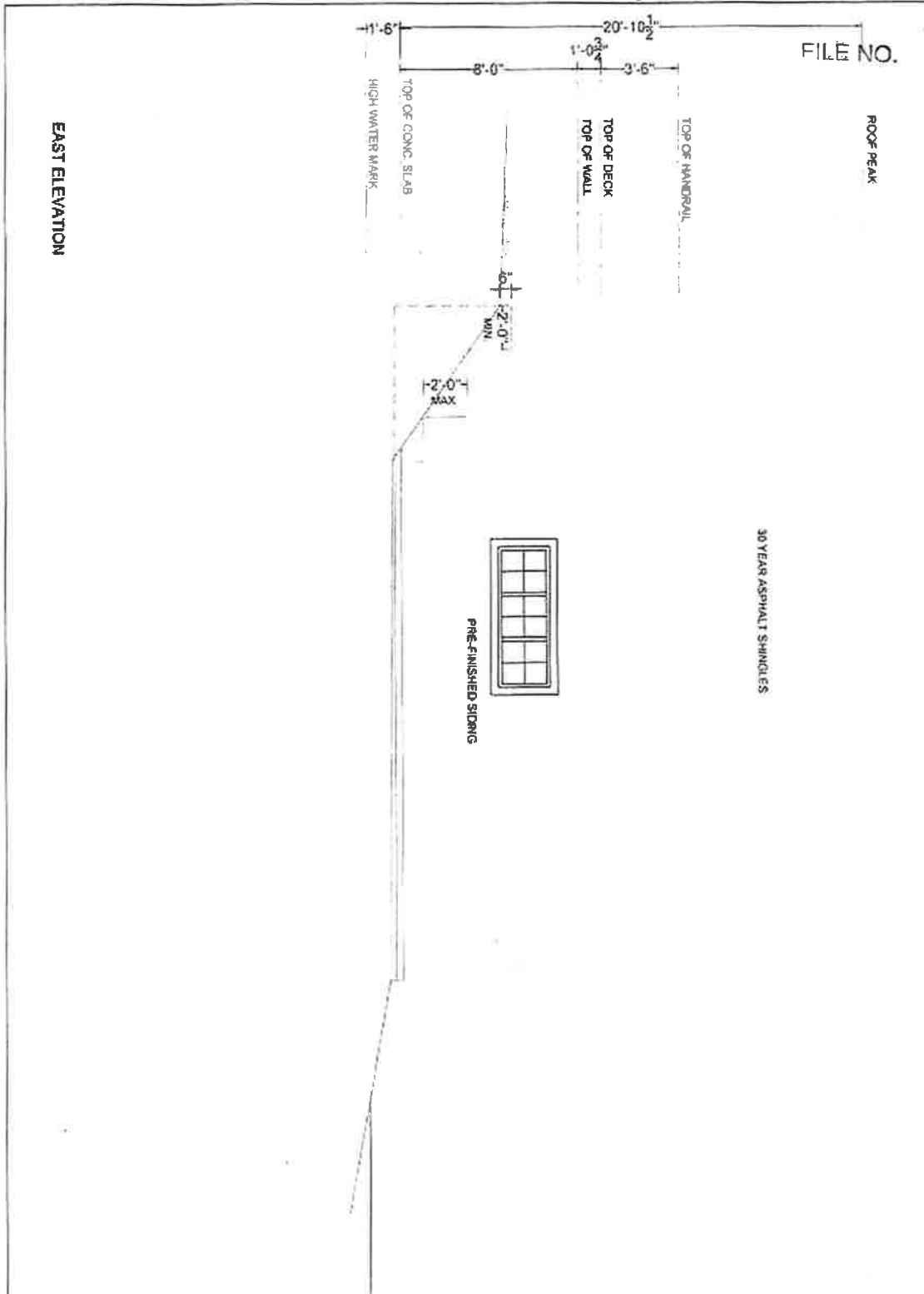
DR-BORELLE

WORKER RESPONSIBLE FOR MATERIALS, MEASUREMENTS, AND FINISHES. WORKER SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK.

A3

PREVIOUS PASS DRAWING 2/4 REPORT CDA2014-017

FILE NO. D20-2014-001

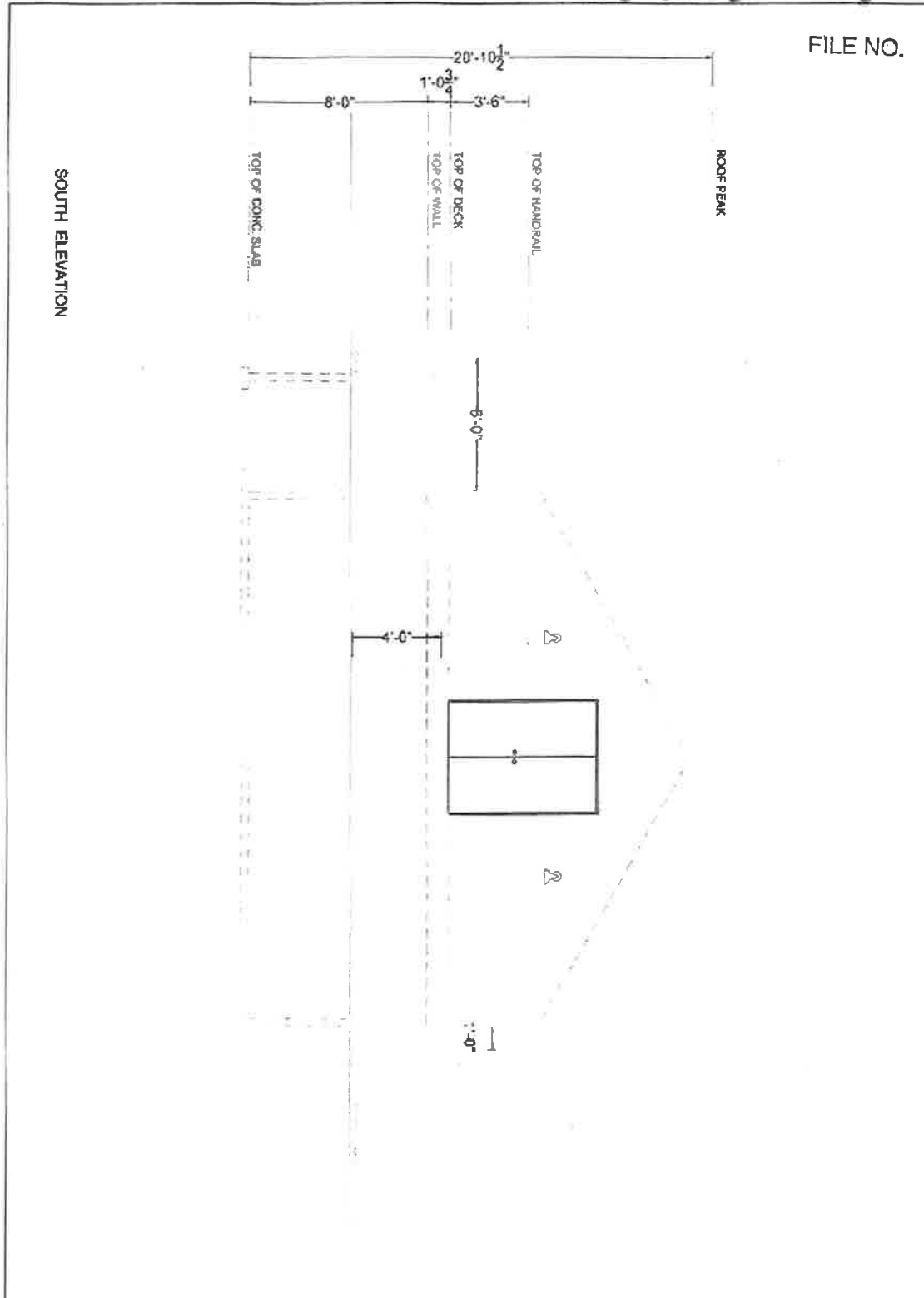


No. _____ Revision/Issue _____ Date _____	keji PLANNERS & BUILDERS p.o. box 335, Bolton Ontario, Canada L7E 5G3 www.keji.ca 905-951-3149 fax: 3150	The undersigned has furnished this design in accordance with the design and has the professional seal and the signature and seal of the Ontario Association of Architects. Joe McCool 30046 ARCHT. 0000000000 Professional Ontario Design # 0000000000	100 REMARKS BAYVIEW RD. FINCH, ONTARIO, CANADA PROJECT: PROPOSED BOATHOUSE	Drawn AR-CORELLE Date 7.22.2009 Scale 1/4"=1'-0" DRAWN JACCOB	THIS DRAWING IS THE PROPERTY OF KEJI PLANNERS & BUILDERS AND IS SUPPLIED FOR EDUCATION AND/OR PRELIMINARY PURPOSES. DO NOT REUSE OR REPRODUCE. ALL DIMENSIONS MUST BE FIELD CHECKED. KEJI PLANNERS & BUILDERS SHALL HAVE PROVIDED AND SHALL MAINTAIN SUFFICIENT INSURANCE TO COVER THE PROFESSIONAL LIABILITY OF THE ARCHITECTS FOR THE USE OF CONTRACTORS AND ALL OTHERS. CONTRACTORS, ARCHITECTS AND CONTRACTORS OF VARIOUS TYPES AND TYPES
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A6

PERVIOUS PASS DRAWING

FILE NO. D20-2019-009

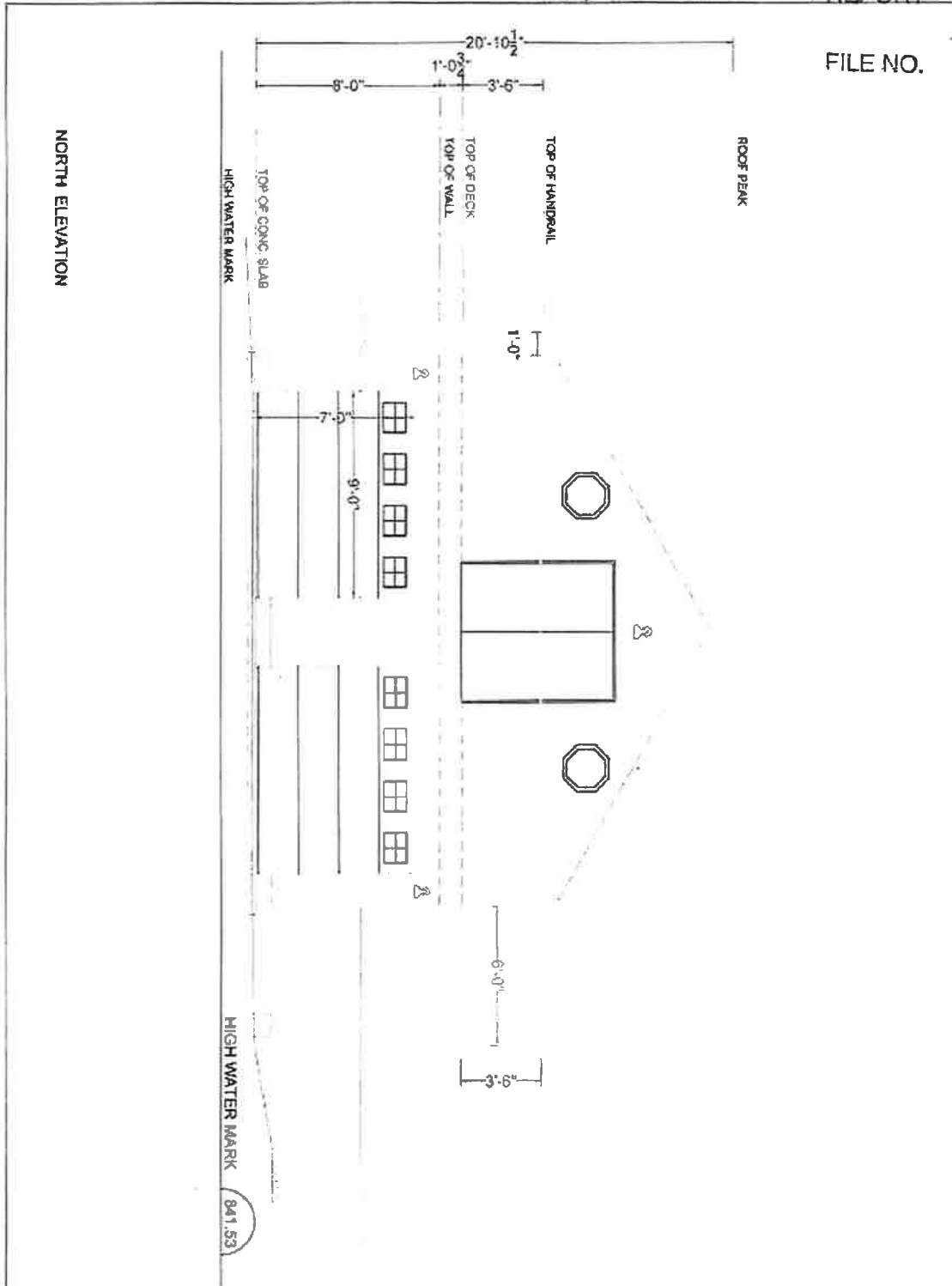


<p>A5</p>	<p>PLANNERS & BUILDERS p.o. box 338, Bolton Ontario, Canada M7A 5G2 www.koj.ca 905-951-3149 fax: 9150</p>	<p>The undersigned has prepared this plan and is responsible for its content, and for its submission and issue by the authorities. We have the Engineer's Seal to this design.</p> <p>QUALIFICATION FOR S.D. Joe McCoal 30046 S.D. Resident Architect (Design & Construction) (P.E.C.)</p>	<p>DR. OF ARCH. CORRELL CORRELL 102 ROMNEY RICHMOND RD. PERKINS, ONTARIO, CANADA</p> <p>Project: PROPOSED BOATHOUSE</p>	<p>Drawn: AR-CORRELL Date: 7.20.2008 Scale: 1/8" = 1'-0" Drawn: JMC/COOL</p>	<p>THIS DRAWING IS THE PROPERTY OF K&B PLANNERS & BUILDERS AND IS SUPPLIED FOR CONSULTATION AND/OR INFORMATION PURPOSES. DO NOT SCALE DRAWING. ALL DIMENSIONS MUST BE FIELD CHECKED. K&B PLANNERS & BUILDERS SHALL NOT BE RESPONSIBLE FOR ANY CONTRACTORS WORKING FROM DRAWINGS NOT MARKED "FOR CONSTRUCTION PURPOSES" UNLESS THE RESPONSIBILITY FOR ANY ERROR OR OMISSION IS AND ALL DIMENSIONS, THEREOF, APPROVED BY K&B ENGINEERS IN RELATION TO THIS SET OF DRAWINGS.</p>
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PERVIOUS PASS DRAWING

to
REPORT

FILE NO.



<p>A4</p>	<p>PLANNERS & BUILDERS p.o. box 338, brampton ontario, canada l7e 5g3 www.kaj.ca 905-851-3148 fax 3150</p>	<p>The undersigned hereby certifies that the information contained in this drawing was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the Province of Ontario.</p> <p>Joe McCool 30008 P. Eng. 30008 Professional Engineer Registered under the Engineering Act, R.S.O. 1990, c. 19, s. 1</p>	<p>On the above CORDILLER COTTAGE 102 ROMANTIC RANCH RD. FENELTON, ONTARIO, CANADA PROPOSED BOATHOUSE</p>	<p>Project AR-CORRELL Date 7.25.2008 Scale 1/4"=1'-0" DRAWN: J.MCCOOL</p>	<p>THIS DRAWING IS THE PROPERTY OF MR. CORRELL & BUILDERS AND IS SUPPLIED FOR CONSULTATION AND/OR PROFESSIONAL PURPOSES. DO NOT SCALE DRAWING. ALL DIMENSIONS MUST BE FIELD CHECKED. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN METERS. BEFORE CONSTRUCTION, THE CLIENT SHALL VERIFY THE EXISTING SURFACE AND TOPOGRAPHY FOR THE SITE OF CONSTRUCTION AND ALL OTHER NECESSARY INFORMATION IN THE PRELIMINARY SURVEY SHALL BE FIELD CHECKED.</p>
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