

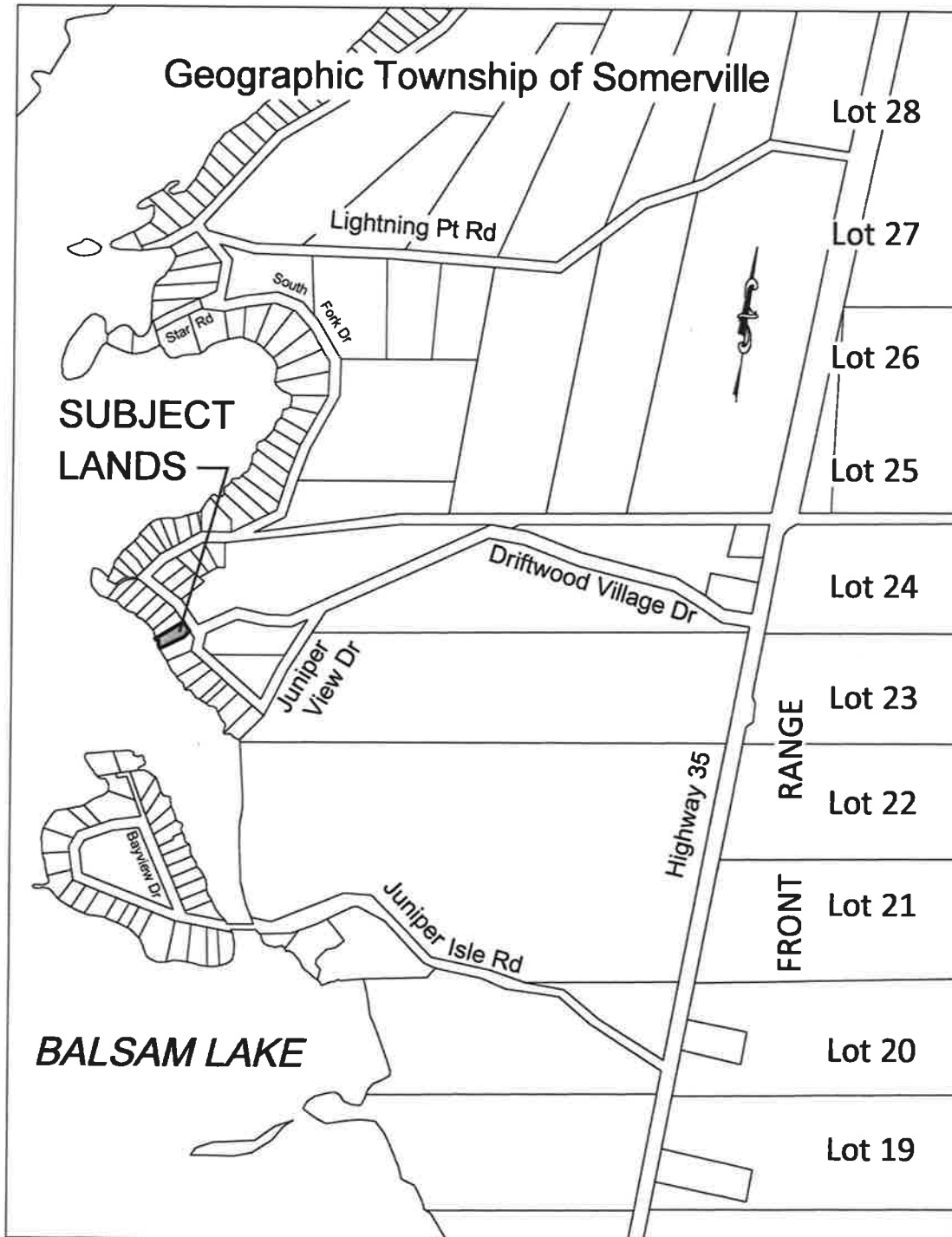
APPENDIX: A

to

REPORT COA2019-049

FILE NO: D20-2018-047

## D20-2018-047



APPENDIX: B

to

REPORT COA2019-049

FILE NO: D20-2018-047



## 39 Juniper View Drive, geographic Township of Somerville



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.

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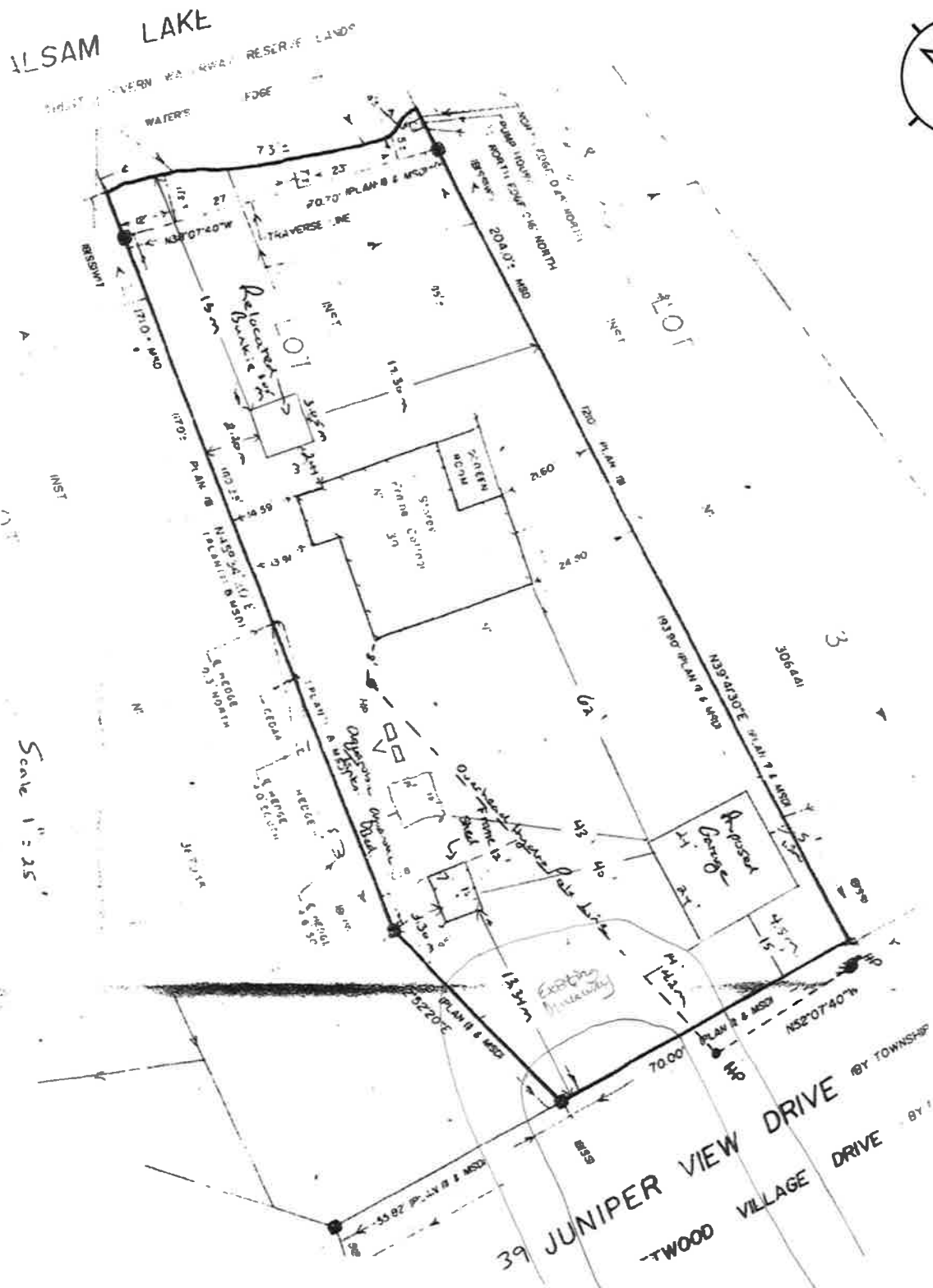
APPENDIX: C

to

REPORT COA2019-049

FILE NO: D20-2018-047

Site Plan Sketch



APPENDIX: D

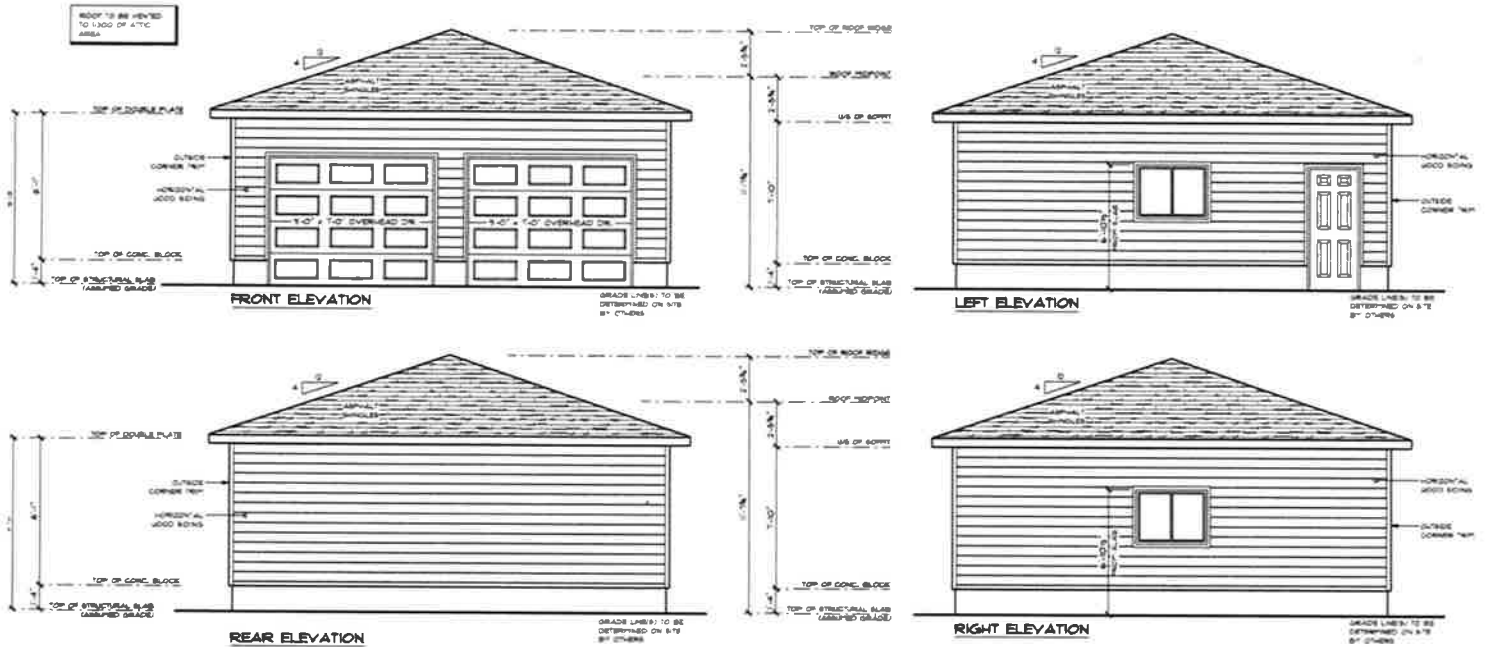
to

REPORT COA2019-049

FILE NO: D20-2018-047

## Elevation Drawing

### **DETACHED GARAGE 24' X 24'** 576 SQ.FT.



**Anne Elmhirst**

APPENDIX E

**From:** Anne Elmhirst  
**Sent:** Thursday, September 13, 2018 12:41 PM  
**To:** Charlotte Crockford-Toomey  
**Subject:** 39 Juniper View Dr D20-2018-047

REPORT COA 2019-049  
FILE NO. D20-2018-047

Hello Charlotte,

**RE:** Minor Variance D20-2018-047  
39 Juniper View Dr., Former Somerville Township, City of Kawartha Lakes  
Conc. Front Range, Pt Lot 24, Plan 470, Lot 2  
Roll NO. 165131005024402  
Owner: Kevin Hodgins and Donna Lumani

I have received and reviewed the application for minor variance to request relief for the construction of a detached garage.

A site visit was completed to locate the current aquarobic system on the property. The tank area was observed by lids at the surface of the ground. The area bed was located through in-ground probing. Clearances distances were measured and it was determined that adequate allowances have been provided for the 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)



**Quadri Adebayo**

APPENDIX **E**

**From:** Chad.FOSTER@HydroOne.com  
**Sent:** Tuesday, November 27, 2018 12:11 PM  
**To:** Quadri Adebayo  
**Cc:** Carina.ROSIE@HydroOne.com  
**Subject:** Approve location for Garage (39 Juniper View Dr, Somerville)

REPORT **CA2019-049**

FILE NO. **D20-2018-049**

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Quadri,

The new Garage looking to be built at 39 Juniper View Dr, Somerville TWP, Ont. is ok to be built in desired location. Line was just relocated for this customer to provide more than the 1m + max swing 0.66m. This customers only requirement is to be 1.66m away from centerline of secondary triplex horizontally.

Hydro One approves garage location for this property,

Thanks,

**Chad Foster**  
Area Distribution Engineering Tech  
Hydro One Networks - Zone 3A  
Fenelon Falls SC  
Office # 1-705-887-4627 Ext. 2262  
Cell # (705) 875 - 5887  
Email: [chad.foster@hydroone.com](mailto:chad.foster@hydroone.com)

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**Quadri Adebayo**

APPENDIX E

**From:** Derryk Wolven  
**Sent:** Thursday, August 01, 2019 8:29 AM  
**To:** Charlotte Crockford-Toomey  
**Subject:** C of A

REPORT COA2019-049  
FILE NO. D20-2018-047

Please be advised building division has the following comments:

D20-2019-034 No concerns  
D20-2019-035 No concerns  
D20-2019-036 No concerns  
D20-2019-037 No concerns  
D20-2019-047 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)



**Quadri Adebayo**

APPENDIX E

**From:** Christina Sisson  
**Sent:** Friday, August 02, 2019 4:37 PM  
**To:** Mark LaHay  
**Cc:** Kirk Timms; Charlotte Crockford-Toomey  
**Subject:** 20190802 D20-2018-047 Engineering Review

REPORT COA2019-049

FILE NO. D20-2018-047

**Importance:** High

Good afternoon,  
Further to our engineering review of the following:

Minor Variance – D20-2018-047  
39 Juniper View Drive  
Part Lot 24, Plan 470, Lot 2  
Geographic Township of Somerville, Ward 2

It is the understanding by Engineering that the purpose and effect is to request relief under Section 45(1) of the Planning Act, R.S.O. to permit the construction of a detached garage, and to recognize two other existing accessory buildings by requesting relief from the following provisions:

1. Section 5.2(d) to reduce the minimum front yard requirement from 7.5 metres to 4.5 metres;
2. Section 18.1.2(a) to permit an accessory building other than a private garage in the front yard; and
3. Section 18.1.6(a) to permit a private cabin on a residential property with less lot area than the minimum requirements of the LSR Zone.

*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 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)





APPENDIX E  
to  
REPORT COA 2019-049  
FILE NO. D20-2018-047

Via email [ccrockford-toomey@kawarthalakes.ca](mailto:ccrockford-toomey@kawarthalakes.ca)  
Charlotte Crockford-Toomey  
Administrative Assistant  
Planning Department – City of Kawartha Lakes  
180 Kent Street West  
Lindsay ON K9V 2Y6

**RE: Minor Variance Application - D20-2018-047**  
**39 Juniper View Drive - Somerville, City of Kawartha Lakes**

KRCA has completed a review of the above noted Minor Variance Application. The applicant is requesting:

- To amend the front yard set back from 7.5m to 4.5 m to permit a proposed detached garage;
- To permit a Bunkie with smaller lot area and frontage than allowed; and,
- To permit accessory building (tool shed) in front yard.

KRCA advises the applicant that the subject property is fully regulated by Kawartha Conservation, and is 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.

**Natural Heritage Features:**

- Property abuts Balsam Lake.

**Natural Hazards:**

- Flooding from Balsam Lake.

**Recommendations:**

KRCA has no concern with the proposed minor variances, however we recommend that the bunkie be raised 0.3m above the Balsam Lake Regulatory Flood Elevation of 256.5 m/ASL (bunkie should be at a minimum 256.8 m/ASL).

I trust this meets your information requirements at this time, should you have any further questions do not hesitate to contact this office.

**KAWARTHA CONSERVATION**  
277 Kenrei Road, Lindsay, ON K9V 4R1  
705.328.2271 Fax 705.328.2286  
[KawarthaConservation.com](http://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



August 6, 2019  
D20-2018-047  
Page 2

Sincerely,

Erin McGregor

Erin McGregor  
Resources Planner Technician  
KAWARTHA CONSERVATION  
277 Kenrei Road  
Lindsay, ON K9V 4R1

**KAWARTHA CONSERVATION**  
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