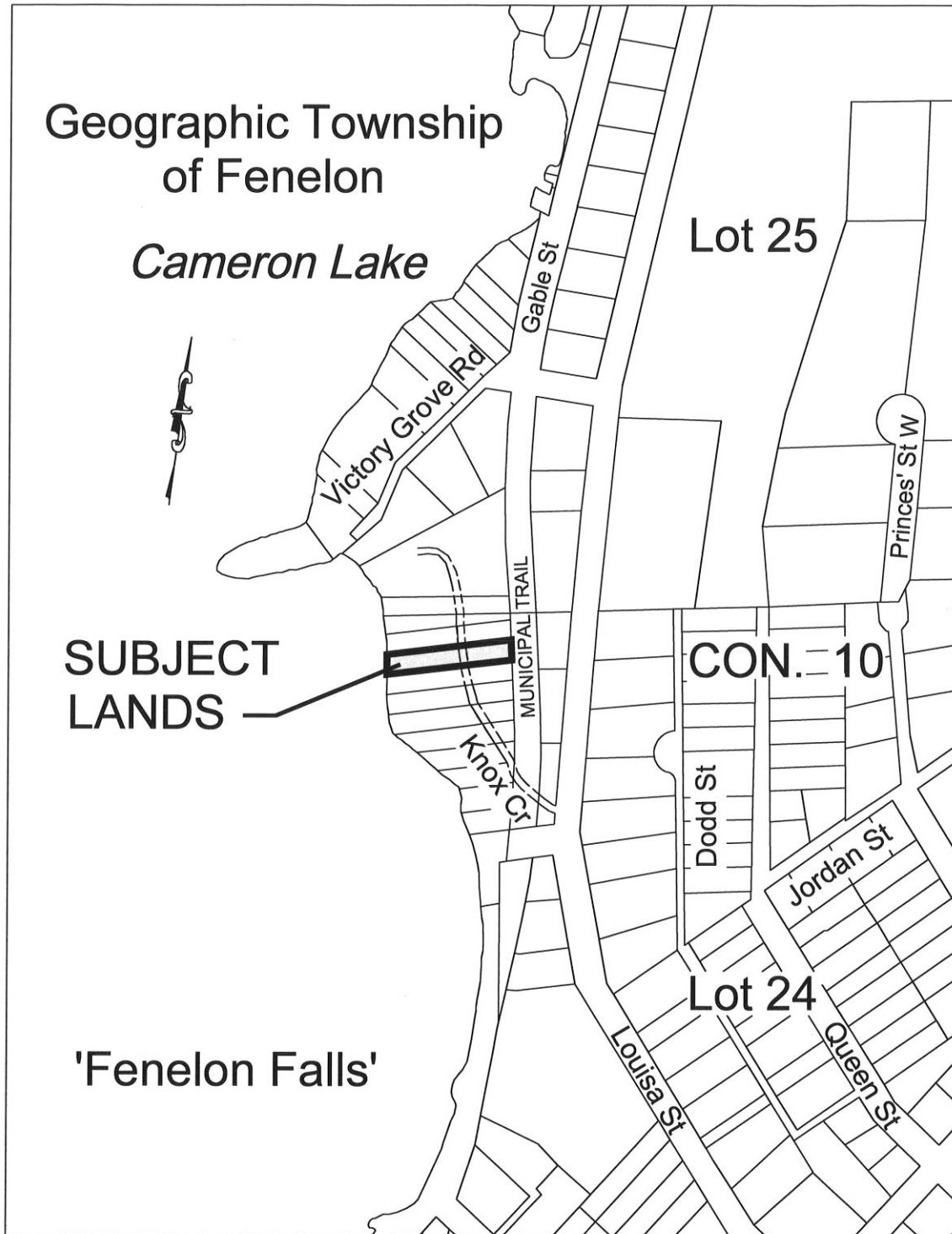


to

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FILE NO: D20-2019-037

D20-2019-037



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REPORT COA2019-053

FILE NO: D20-2019-037

43 Knox Crescent, former Village of Fenelon Falls



0.11

■ Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



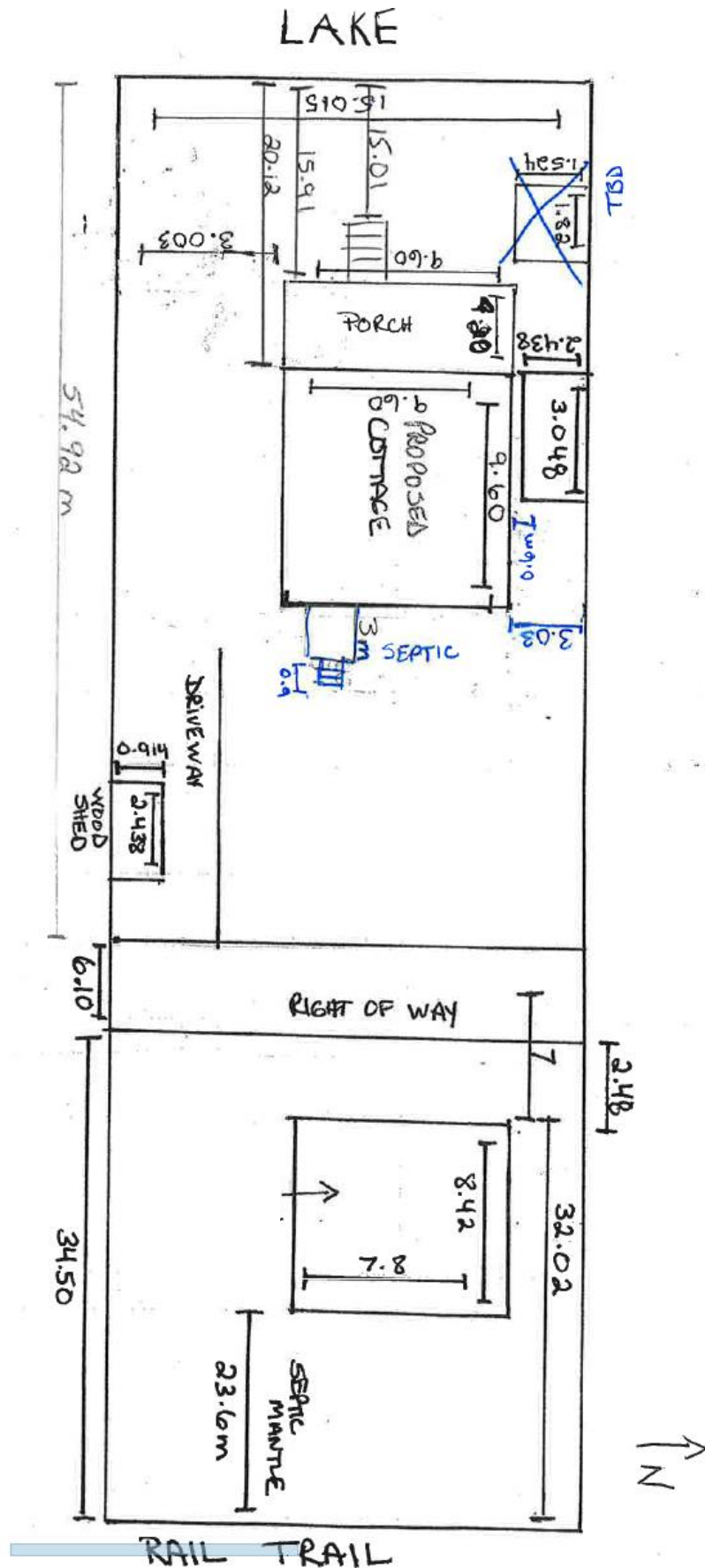
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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

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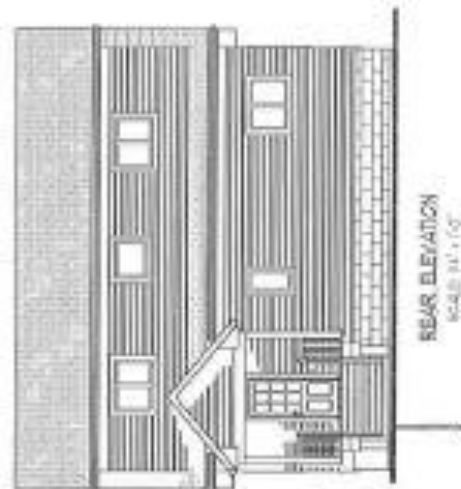
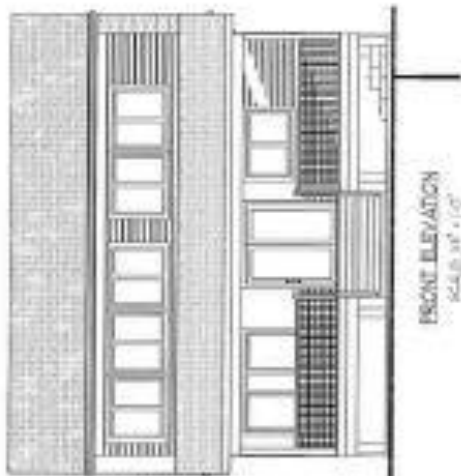
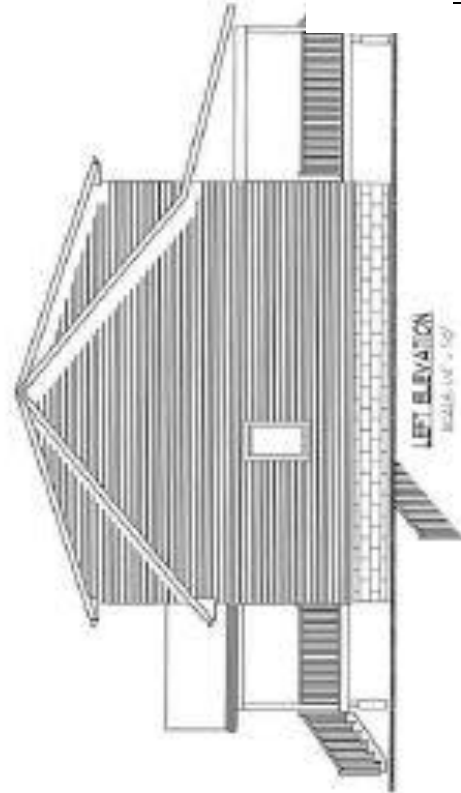
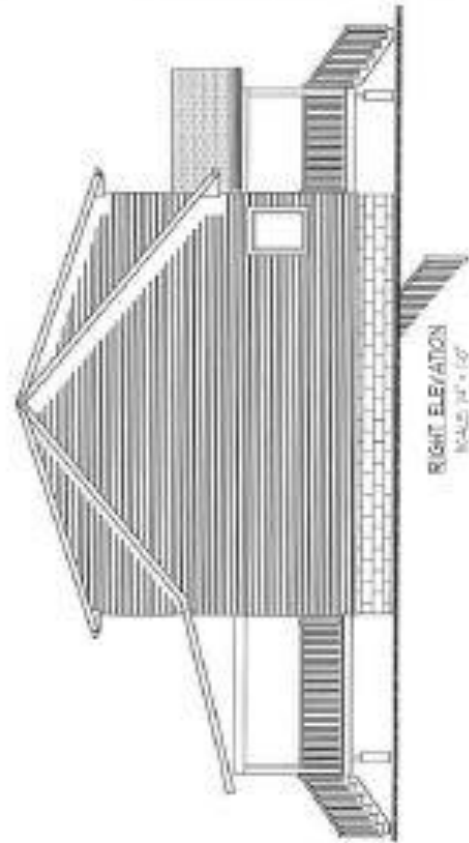


43 KNOX CRES.

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to

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FILE NO: D20-2019-037

From: Derryk Wolven
To: Charlotte Crockford-Toomey
Cc:
Subject: C of A

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



to

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Via email qadebayo@kawarthalakes.ca
Quadri Adebayo
Planner II
Development Services – Planning Division
180 Kent Street West
Lindsay ON K9V 2Y6

RE: Minor Variance Application – D20-2019-037
43 Knox Crescent – Fenelon Falls, City of Kawartha Lakes

KRCA has completed a review of the above noted Minor Variance Application. The applicant is requesting to reduce the side yard set back from 4m to 3.1m, for a cottage replacement.

KRCA advises the applicant that most of the subject property is located within lands regulated by Kawartha Conservation and is subject to Ontario Regulation 182/06. The cottage (existing and proposed) is within this regulated area (the cottage is mapped within the flooding hazard of Cameron Lake). 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. This permit may be subject to conditions.

The existing cottage dimensions are 8m by 9m. The proposed cottage is to be 9.76m by 9.76m (ground floor area increases from 72 sq. m to 95.25 sq. m and gross floor area increases from 72 sq. m to 190.50 sq. m). **KRCA has policies for residential replacement within a flooding hazard that would result in an increase in the dwellings size. The applicant partly conforms with these policies. The applicant has shown that:**

- There is no feasible alternative outside of the flooding hazard;
- The dwelling does not exceed 50% of the ground floor area of the existing structure or 46.5 metres², whichever is less;
- The number of dwelling units is the same or less.

The applicant will need to prove to KRCA how they plan to meet the following:

- The dwelling will not be subject to flows that could cause structural damage;
- An improvement in the existing dwelling will occur with respect to floodproofing of the structure;

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- The dwelling (including any crawlspace) will be floodproofed to an elevation of 0.3 metre above the regulatory flood elevation in accordance with our floodproofing standards (cottage must be at a minimum elevation of 256m/ASL);
- No basement is proposed; and,
- Access (ingress/egress) conditions are "dry" where this standard can be practically achieved, or floodproofed to an elevation which is practical and feasible, but no less than safe.

The Minor Variance application partly conforms to KRCA policies for residential replacement within a flooding hazard that would result in an increase in the dwellings size.

KRCA requests to be circulated a lot grading and drainage plan which will show how the dwelling will be floodproofed 0.3m above the regulatory flood elevation.

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 further questions regarding this matter, please do not hesitate to contact this office.

Sincerely,
Erin McGregor



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

to

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FILE NO: D20-2019-037

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

Minor Variance – D20-2019-037
43 Knox Crescent
Lot 8, Plan 194, Part Lot 18 S Louisa Street, Plan 17
Part Water Street, Plan 100, Part 8, 57R-4644
Former Village of Fenelon Falls, 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 reconstruction of a vacation dwelling by requesting relief from Section 4.3.5.12 (b)(iii) to reduce the minimum interior side yard requirement from 4 metres to 3 metres.

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

