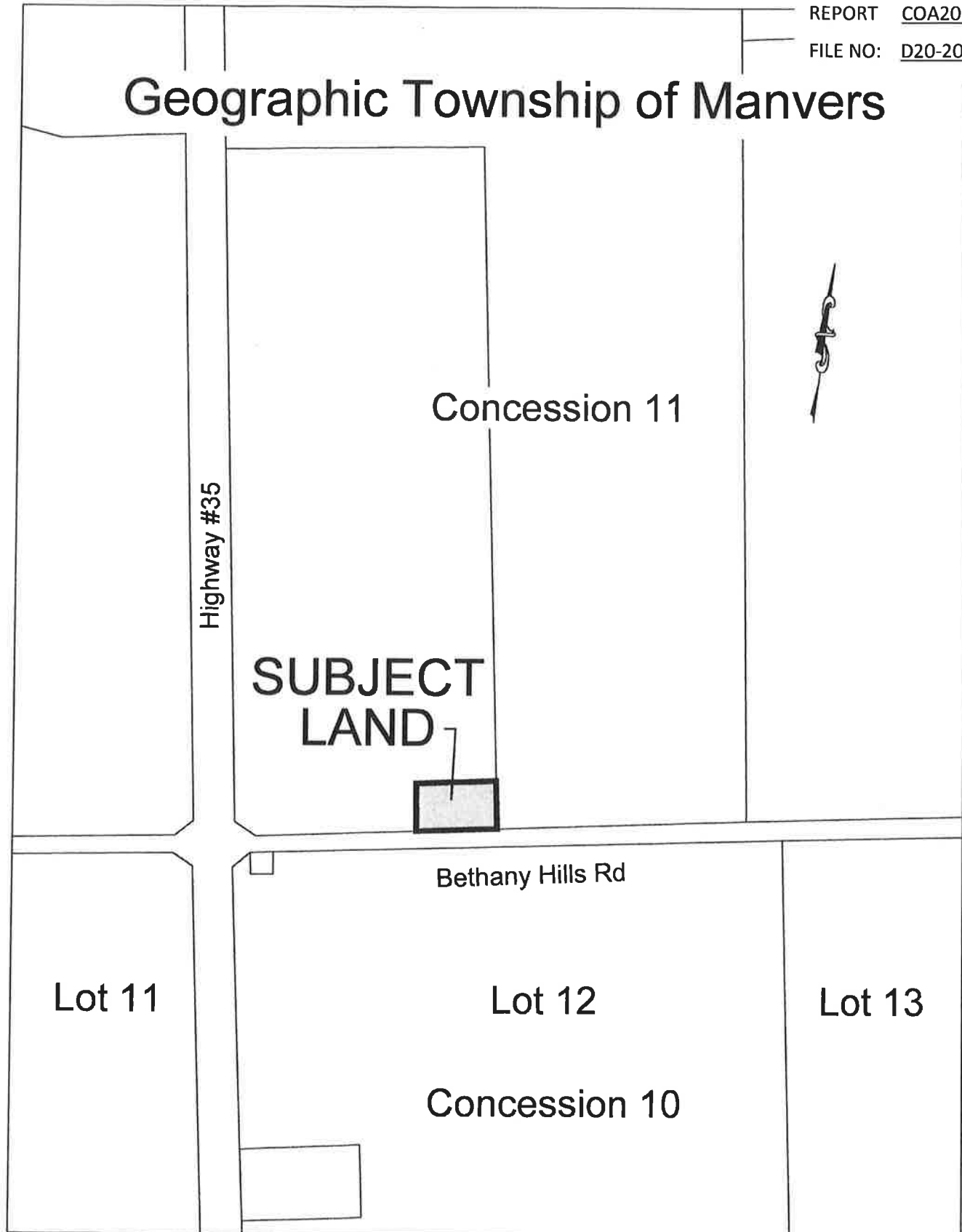


to

REPORT COA2019-052

FILE NO: D20-2019-036

Geographic Township of Manvers





GEOMATICS
MAPPING

87 Bethany Hills Road, geographic Twp. of Manvers



0.17

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

APPENDIX " B "
to

REPORT COA2019-052

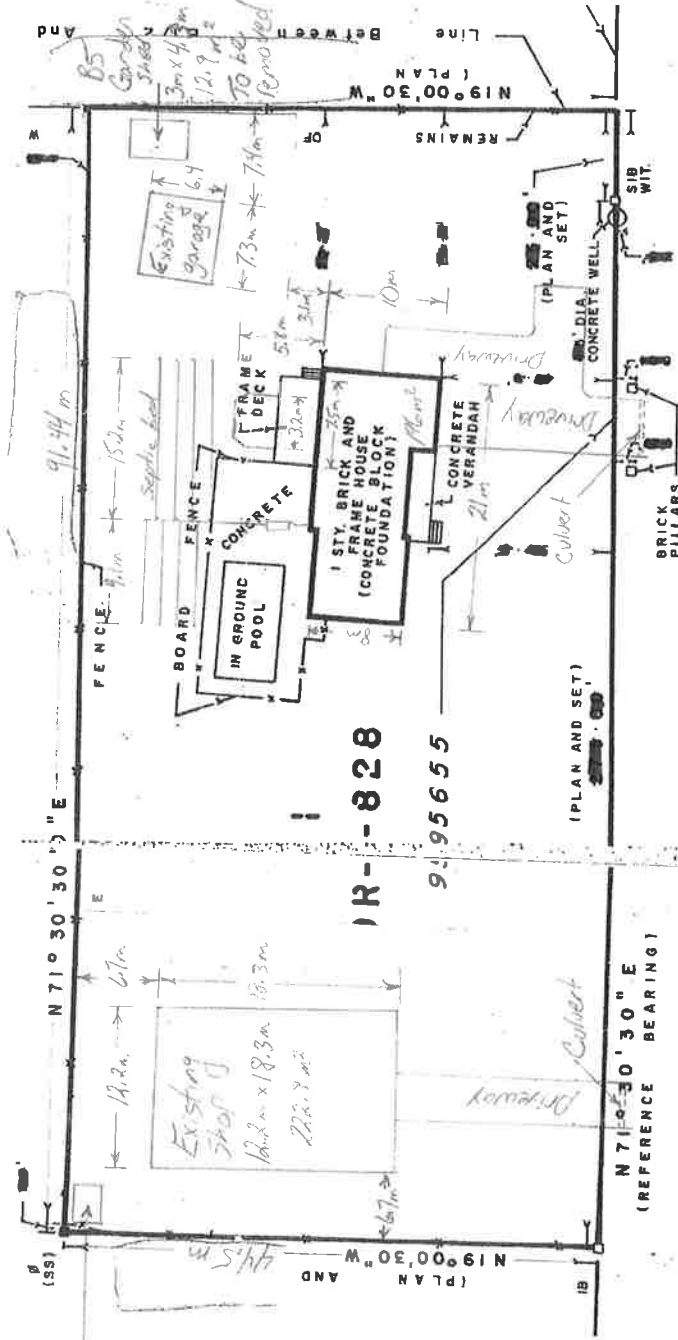
FILE NO: D20-2019-036

APPENDIX " C "

to

REPORT COA2019-052

FILE NO: D20-2019-036



BETWEEN CONCESSIONS 10 AND 11

87 Bethany Hills Rd

Existing Property Side yard setbacks

Required: 6m

Proposed: 2.43m

Variance: 3.57m

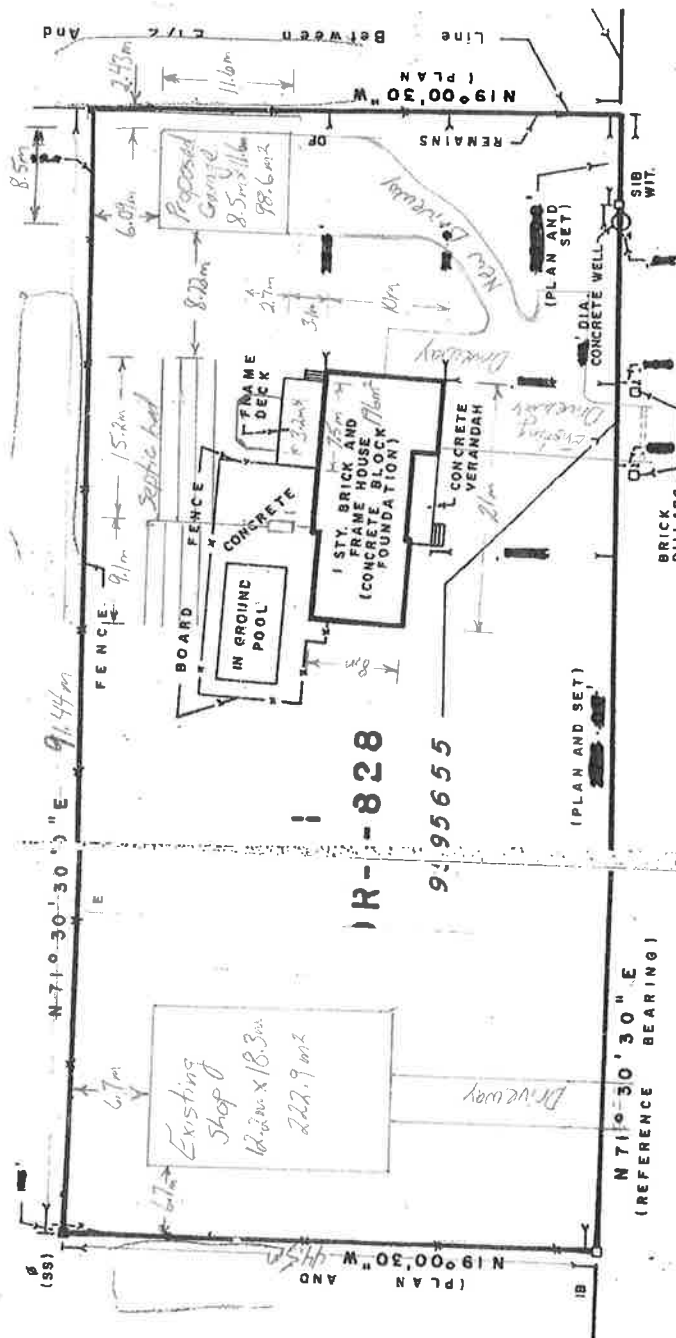
LOT

CONCESSION

to

REPORT COA2019-052

FILE NO: D20-2019-036



BETWEEN CONSENSUS

87 Behar's Hills Rd

Proposed Property Side yard setbacks

Required: Low
Proposed: 2.43m
Variance: 3.57m

1-3-1

11 2 5 5 7 2 11

12

12

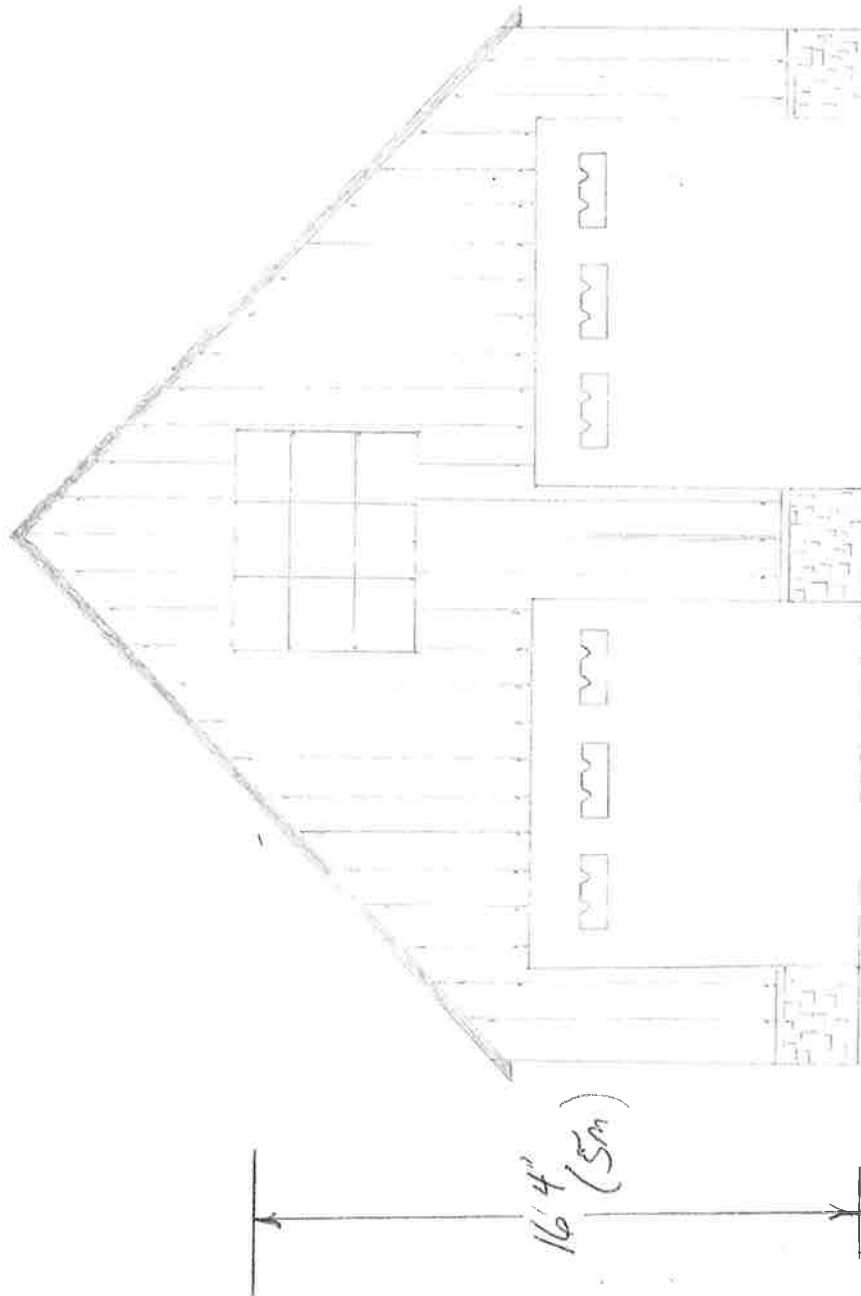
APPENDIX " E "

to

REPORT COA2019-052

FILE NO: D20-2019-036

Front/Street View - Facing South



David Harding

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

APPENDIX " F "
to
REPORT COA 2019-052
FILE NO. D20-2019-036

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



Charlotte Crockford-Toomey

From: Anne Elmhirst
Sent: Thursday, August 01, 2019 4:11 PM
To: Charlotte Crockford-Toomey
Subject: D20-2019-036 - 87 Bethany Hills Road

Hello Charlotte,

I have received and reviewed the minor variance application D20-2010-036 for a proposed accessory building construction (detached garage). Please refer to our submitted Sewage System Review Letter completed on April 25, 2019 for comment.

Thanks,

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





Development Services/ Building Division
180 Kent Street West
Lindsay ON K9V 2Y6
Tel: 705-324-9411 Ext. 2126
1-888-822-2225
Fax: 705-324-5514
website: www.kawarthalakes.ca

April 25, 2019

Ian Titterton
87 Bethany Hills Road,
Bethany, ON,
L0A1A0

Dear Mr. Titterton,

**RE: Construction of a Detached Garage
87 Bethany Hills Road, Bethany
CON 11 PT LOT 12 RP 9R828;PART 1
Former Manvers Township
City of Kawartha Lakes
File: SS2019-0054
Roll # 165100804006301
Owner(s): Ian Titterton**

Please be advised we have received and reviewed your application for construction and completed a site visit. Specifically, we reviewed the **proposal to construct a Detached Garage**, at the above-mentioned property.

A Sewage System Use Permit has been issued for this site (MA-20-77). The following items are the total items proposed for the entire property, including this proposal. (Note: This includes guest cabins, bunkies, basements, etc.).

1. Number of Bedrooms – 4
2. Number of Fixture Units – <20
3. Total Living Space – <200 m²

Based on your application, it would appear that the location of the Garage will not encroach within the boundaries of the existing sewage system serving the dwelling (based on the April 18, 2019 submission), nor will it cause an increase in the total daily sewage flow beyond the capacity of the system components. In that light, you are not required to install a new sewage system, or upgrade your existing one and, we have **no objection** to the proposal.

It should be noted that your sewage system was installed in 1977 for a three bedroom home and less than 20 Fixture Units. Since the current dwelling is four bedrooms, the current system may be compromised due to overuse as it is undersized. It is **strongly recommended that you consider updating the sewage system to today's**

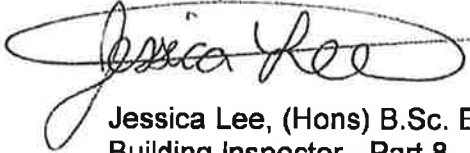
standards. When the sewage system requires to be replaced, the minimum setbacks established as per the Ontario Building Code shall be maintained and it will be sized according to the current standards in effect.

You should have your septic tank pumped by a licensed sewage hauler and the internal components checked if not done recently. Section 8.9.4.3. Division B of the Ontario Building Code requires the tank to be cleaned when the sludge and scum layers occupy 1/3 of the operating capacity of the tank.

Please ensure the existing sewage system is protected from vehicles and equipment during construction. Any further additions on your property will require approval from this office (Part 8 Ontario Building Code).

Should you have any questions or concerns please contact the undersigned at (705) 324-9411 ext. 2126.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jessica Lee', is written over a horizontal line.

Jessica Lee, (Hons) B.Sc. Env.
Building Inspector - Part 8
Development Services - Building Division

Cc. Building Inspector

David Harding

From: Christina Sisson
Sent: Friday, August 02, 2019 4:41 PM
To: Mark LaHay
Cc: Kirk Timms; Charlotte Crockford-Toomey
Subject: 20190802 D20-2019-036 Engineering Review

Importance: High

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

Minor Variance – D20-2019-036
87 Bethany Hills Road
Part Lot 12, Concession 11
Part 1, 9R-828
Geographic Township of Manvers, Ward 8

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 by requesting relief from Sections 20.1(b)(iii,vi) to reduce the minimum side yard setback for an accessory building that exceeds 60 square metres and exceeds a height of 4.3 metres, from 6 metres to 2.4 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

