

APPENDIX: A

to

REPORT COA2019-051

FILE NO: D20-2019-035

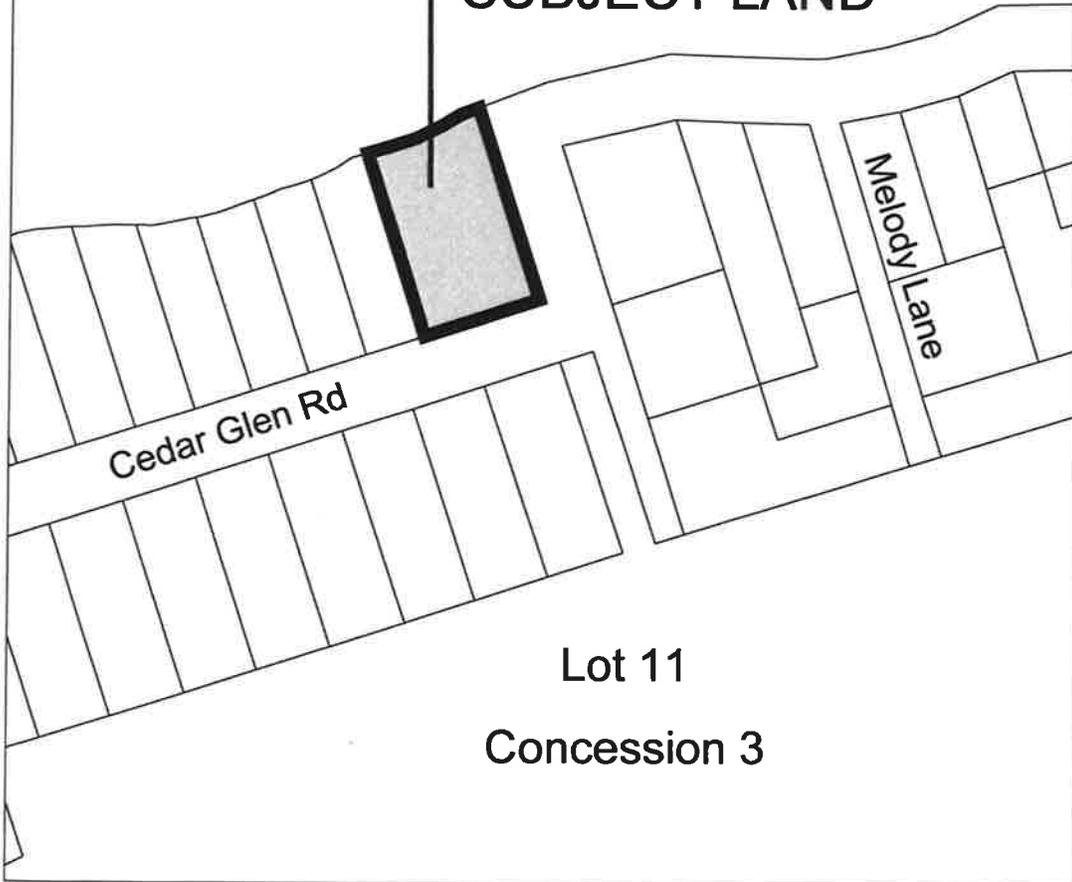
# D20-2019-035

Geographic Township of Verulam



*Sturgeon Lake*

SUBJECT LAND



APPENDIX: B

to

REPORT COA2019-051

FILE NO: D20-2019-035

## 798 Cedar Glen Road, Verulam



0.06

Kilometers

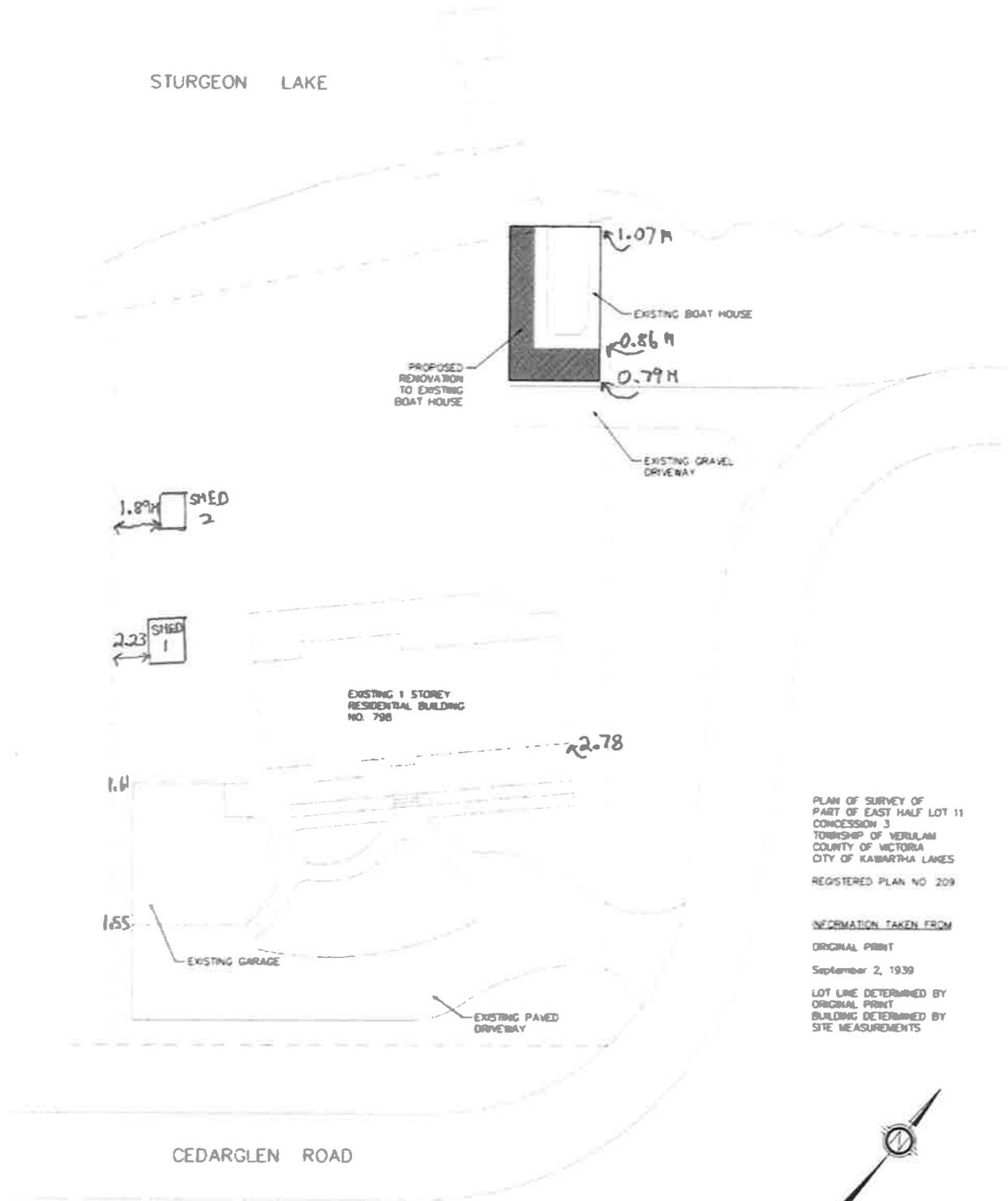
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City Of Kawartha Lakes



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**

**Site Plan Sketch**



PLAN OF SURVEY OF  
PART OF EAST HALF LOT 11  
CONCESSION 3  
TOWNSHIP OF VERULAM  
COUNTY OF VICTORIA  
CITY OF KAMARATHA LAKES  
REGISTERED PLAN NO 209

INFORMATION TAKEN FROM

ORIGINAL PRINT

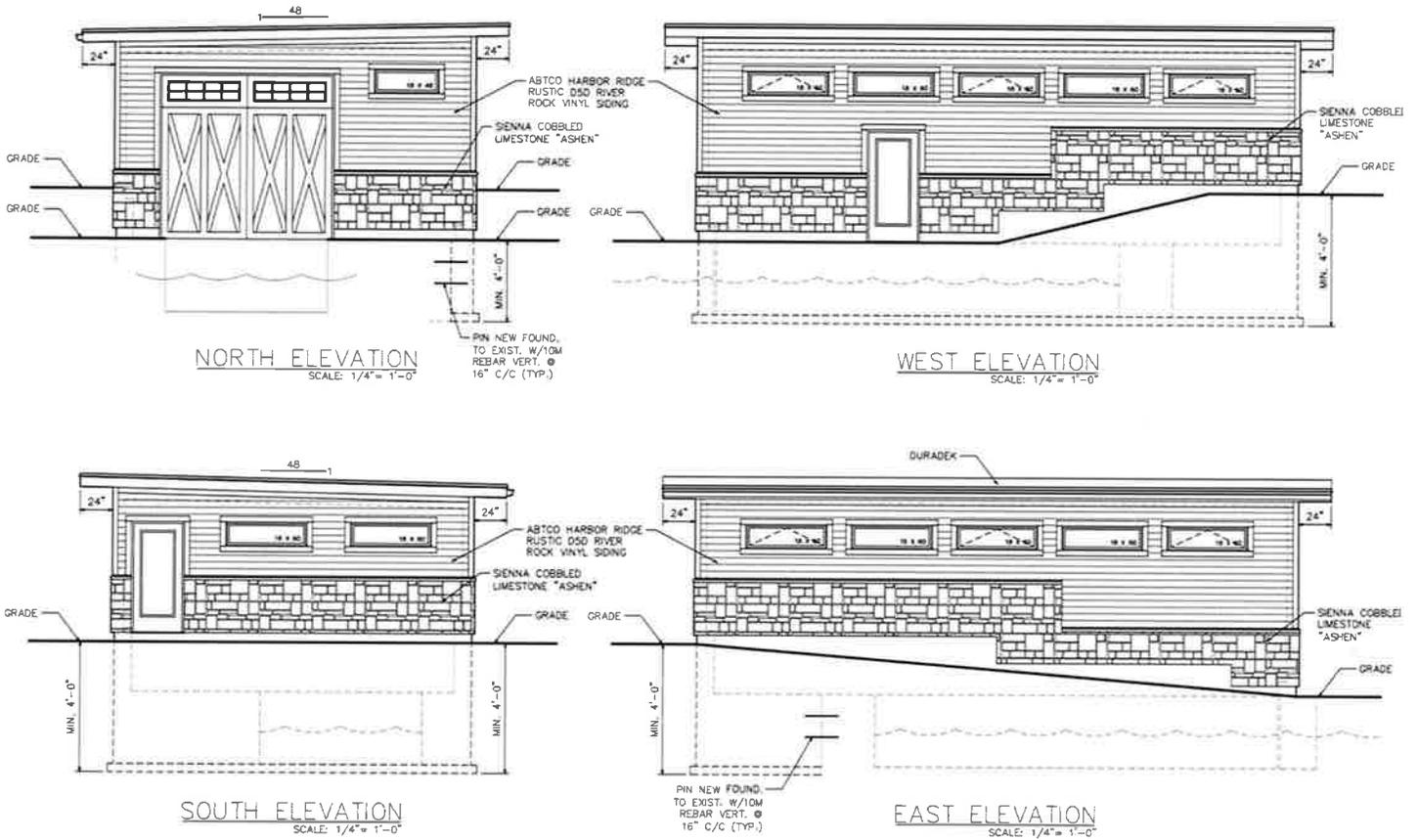
September 2, 1939

LOT LINE DETERMINED BY  
ORIGINAL PRINT  
BUILDING DETERMINED BY  
SITE MEASUREMENTS



**SITE PLAN**  
SCALE: N.T.S.

Elevation Drawing



**Quadri Adebayo**

APPENDIX " E "  
to

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

REPORT COA2019-051  
FILE NO. D20-2019-035

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)



APPENDIX " E "

to

REPORT COA2019-051

FILE NO. D20-2019-035

**Charlotte Crockford-Toomey**

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**From:** Anne Elmhirst  
**Sent:** Thursday, August 01, 2019 4:06 PM  
**To:** Charlotte Crockford-Toomey  
**Subject:** D20-2019-035 - 798 Cedar Glen Rd

Hello Charlotte,

I have reviewed the completed the submission for the proposed minor variance to allow for an addition to an existing boathouse at 798 Cedar Glen Road. Please refer to our comments provided in the submitted Sewage System Review Letter dated March 26, 2019.

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](http://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](http://www.kawarthalakes.ca)

March 26, 2019

Andrew Chudy  
17 Hawthorne Lane,  
Fenelon Falls ON,  
K0M 1N0

Dear Mr. Chudy,

**RE: Construction of Addition to Boathouse  
798 Cedar Glen Road, Dunsford  
CON 3 PT LOT 11 PLAN 209 LOT 1 TO 2  
Former Verulam Township  
City of Kawartha Lakes  
File: SS2019-0029  
Roll # 165102601035400  
Owner(s): Louis Gorassi**

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

A Sewage System Use Permit has been issued for this site (V-16-03). 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 – 3
2. Number of Fixture Units – 22
3. Total Living Space – <200 m<sup>2</sup>

Based on your application, it would appear that the plans for the addition of eight (8) feet on the boathouse, towards the existing sewage system, will not encroach within the boundaries of the existing sewage system serving the dwelling, 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. Please note that at the time that the sewage system is required to be replaced, the area on the property will only accommodate an Alternative Sewage System.

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

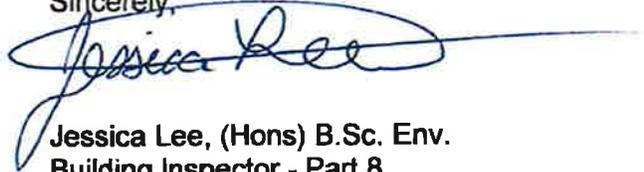
**Building Code requires the tank to be cleaned when the sludge and scum layers occupy 1/3 of the operating capacity of the tank.**

**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).**

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jessica Lee", with a long horizontal line extending to the right.

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

**Cc. Building Inspector**

**Quadri Adebayo**

APPENDIX " E "  
to

**From:** Christina Sisson  
**Sent:** Friday, August 02, 2019 4:42 PM  
**To:** Mark LaHay  
**Cc:** Kirk Timms; Charlotte Crockford-Toomey  
**Subject:** 20190802 D20-2019-035 Engineering Review

REPORT COA2019-051  
FILE NO. D20-2019-035

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

Minor Variance – D20-2019-035  
798 Cedar Glen Road  
Part Lot 11, Concession 3  
Plan 209, Lot 1 to 2  
Geographic Township of Verulam, 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 an addition onto a boathouse by requesting relief from Section 5.1.4(a) to reduce the minimum interior side yard requirement from 1.2 metres to 0.79 metre.

*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 F

REPORT DA2019-051

FILE NO. D20-2019-035

Louis Gorassi  
280 Richwood Road  
Scarborough, ON M1C 2X2

OWNER: Louis Gorassi

LOCATION OF WORK: Fronting Lot 11, Concession 3, City of Kawartha Lakes  
(Geographic Township of Verulam) and locally known  
as 798 Cedar Glen Road

PERMISSION IS GRANTED TO:

- 1) Repair boathouse

Subject to the project specific special conditions listed in Appendix A attached.

Fronting the above stated property on Sturgeon Lake this permit is valid until January 31, 2020. **Be advised that no In-Water or Shoreline Works are permitted between March 15 and June 30 (inclusive) of any year.** Only projects for which permission has been granted may be undertaken.

Approved by Debbie Farmer

TRENT-SEVERN WATERWAY  
NATIONAL HISTORIC SITE OF CANADA  
2155 Ashburnham Drive  
P.O. Box 567  
Peterborough, ON K9J 6Z6  
Phone: 705-750-4935 Fax: 705-742-9644  
Email: Debbie.Farmer@Canada.ca





**KAWARTHA  
CONSERVATION**

# KAWARTHA CONSERVATION

277 Kenrei Road, Lindsay, ON K9V 4R1

Tel: 705.328.2271 Fax: 705.328.2286

www.kawarthaconservation.com

**PERMIT No.**

**2019-015**

APPENDIX \* F  
to

REPORT COA2019-051

FILE NO. D20-2019-035

## DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES – ONTARIO REGULATION 182/06

**Valid: January 25, 2019 to January 25, 2020**

This permit expires on the date noted above, at which time it becomes null and void. This permit cannot be extended. If this permit has expired and the works have not been completed, a new permit application and new permit fee must be submitted to obtain a new permit.

### Permission has been granted to:

**Owner(s):** Louis & Lynette Gorassi  
**Company:**  
**Address:** 798 Cedar Glen Road  
Scarborough, ON M2C 2X2  
**Phone:** (C) 416.321.2124

**Applicant:** Dwaine & Lindsey Fisher  
**Company:** Fisher Excavating & Grading  
**Address:** 21 River Road  
Lindsay, ON K9V 4R4  
**Phone:** (H) 705.878.3714  
(C) 705.878.6474

**Location:** 798 Cedar Glen Road; Lot 11, Concession 3; Geographic Township of Verulam, City of Kawartha Lakes

**For the:** Expansion of the existing ~41.6 square metre wet-slip on-shore boathouse by demolition of two sides to create a boathouse with a total size of ~75.6 square metres (22' x 37') (no change to wet-slip size) and the associated excavation/grading/fill placement (20 cubic meters) for foundation works

**Note:** This permit does not exempt the owner/applicant from obtaining and adhering to Municipal, Provincial, and/or Federal permits that may also be required.

### This permit shall be subject to the following Special and General Conditions:

#### OFFICE USE ONLY

- Owner: Louis & Lynette Gorassi
- Applicant: Dwaine & Lindsey Fisher
- Building Dept:
- KRCA File: 16796

Ron Warne  
Director, Planning, Development & Engineering

Applicant Signature

Date:

Date

02/04/19

Permit No. 2019-015

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