

to

REPORT COA2019-057

FILE NO: D20-2019-040

# Geographic Township of Bexley

Lot 17

Lot 18

North West Bay Range

Lot 16

Shoreview Lane

Balsam Lake Dr

Fieldview Dr

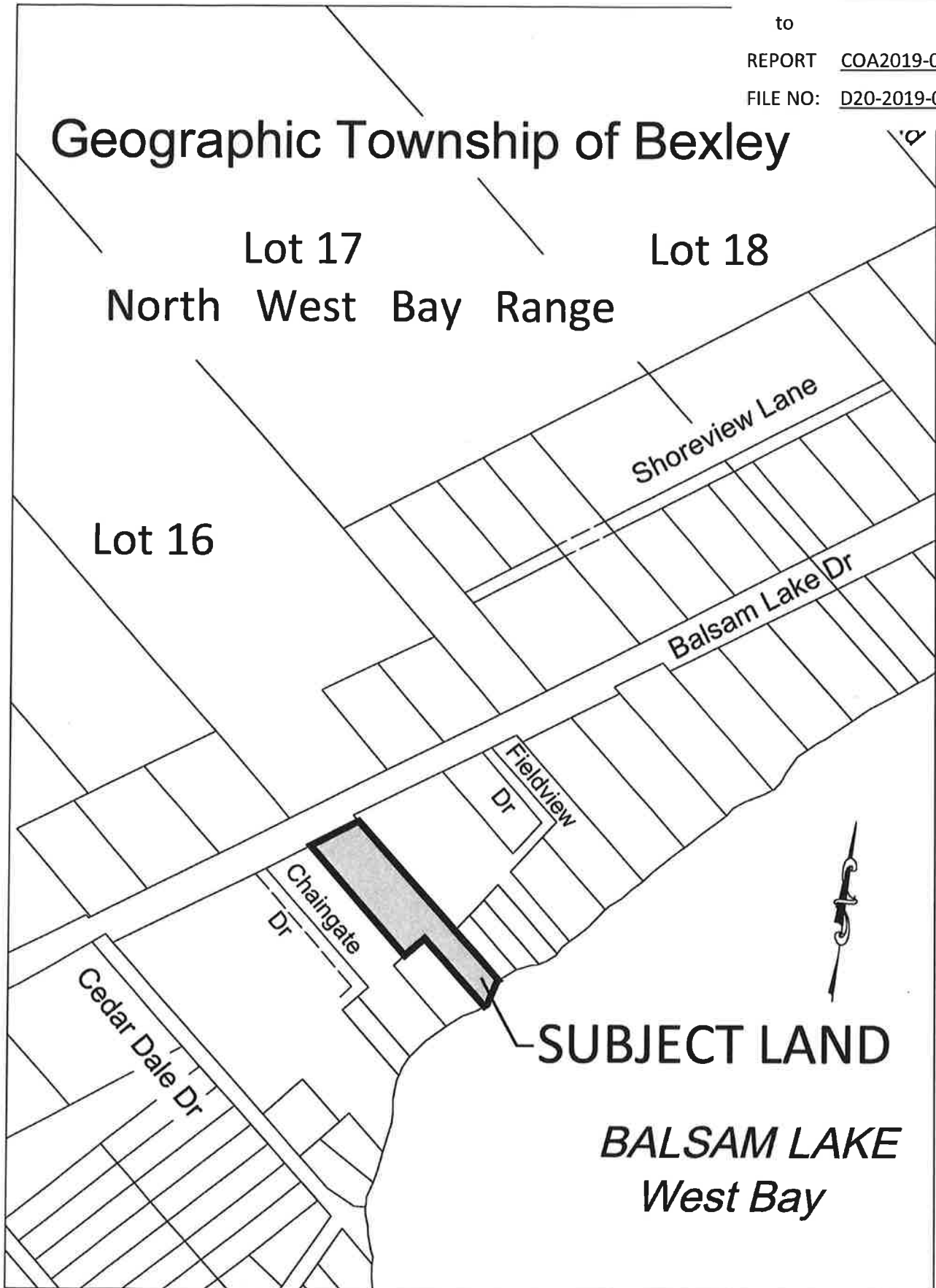
Chaingate Dr

Cedar Dale Dr



**SUBJECT LAND**

***BALSAM LAKE  
West Bay***



# 726 Balsam Lake Drive, geographic Twp. of Bexley

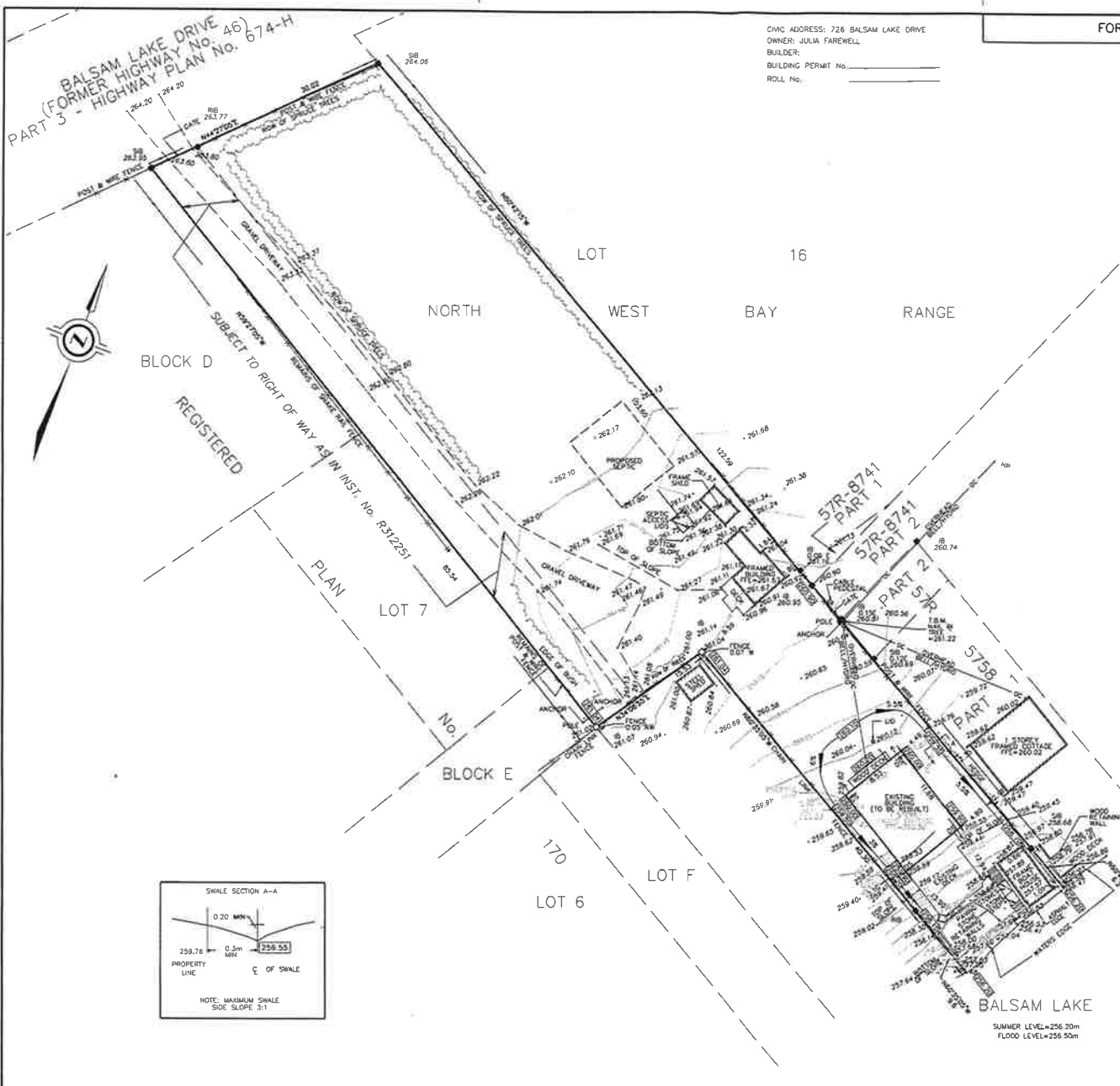


0.11 Kilometers

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 PUPOSES



CIMC ADDRESS: 726 BALSAM LAKE DRIVE  
 OWNER: JULIA FAREWELL  
 BUILDER:  
 BUILDING PERMIT No. \_\_\_\_\_  
 ROLL No. \_\_\_\_\_

FOR CONSTRUCTION PURPOSES ONLY

SITE GRADING PLAN OF  
 PART OF LOT 16  
 NORTHWEST BAY RANGE  
 GEOGRAPHIC TOWNSHIP OF BEXLEY  
 CITY OF KAWARTHA LAKES

SCALE 1 : 300

COE, FISHER, CAMERON  
 © COPYRIGHT 2019

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

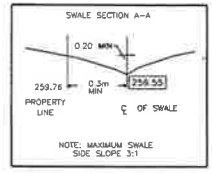
- LEGEND:**
- - FOUND SURVEY MONUMENT
  - - SET SURVEY MONUMENT
  - SMB - STANDARD IRON BAR
  - IB - IRON BAR
  - 250.55 - PROPOSED ELEVATION
  - 259.76 - GROUND ELEVATION
  - ↘ - SLOPE
  - SWALE
  - F.F.E. - FIRST FLOOR ELEVATION
  - T.B.W. - TOP OF BASEMENT WALL
  - T.E.M. - TEMPORARY SITE BENCHMARK
  - T.B.S. - TOP OF BASEMENT SLAB
  - T.C.S. - TOP OF GARAGE SLAB
  - T.G.W. - TOP OF GARAGE WALL
  - U.F. - UNDERSIDE OF FOOTING
  - HP - HIGH POINT
  - DS - DOWNSPOUT

- GENERAL NOTES:**
1. DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES OR DRAIN TO A PROTECTED OUTLET. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
  2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREA (ETHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM). THE OWNER/BUILDER SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
  3. INTERIOR GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBOURING PROPERTIES. SOUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET.
  4. ALL DOWNSPOUTS AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ONTO A SPLASH PAD OR APPROVED EQUIVALENT.
  5. SUMP PUMP DISCHARGE POINTS MUST BE WHOLLY WITHIN PRIVATE PROPERTY.
  6. THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVING LOCATES PRIOR TO ANY WORKS.
  7. ALL DISTURBED AREAS ARE TO BE SOODED OR SEEDED OVER A MINIMUM OF 150MM OF TOPSOIL OR APPROVED EQUIVALENT.
  8. THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
  9. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN FINAL GRADE AND TOP OF FOUNDATION WALL.
  10. A COPY OF THE REVIEWED BY ENGINEERING LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
  11. THE SUBMISSION OF THIS PLAN REPRESENTS THAT OWNER HEREBY ACKNOWLEDGES THAT ANY GRADING CHANGES THAT OCCUR THROUGH THE CONSTRUCTION THAT RESULT IN ADVERSE EFFECTS TO EXISTING ADJACENT PROPERTIES WILL RESULT IN AN AS-CONSTRUCTED SITE GRADING PLAN WILL BE REQUIRED.
  12. BUILDER TO ENSURE MINIMUM OVERBURDEN FOR FROST PROTECTION ON FOOTINGS.
  13. SWALES WITH LESS THAN 2% SLOPE HAVE POTENTIAL FOR PONDING WATER.
  14. FOUNDATION TO BE STEPPED FROM REAR WALKOUT AROUND SIDES OF HOME. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN GROUND AND T.B.R.

DOMING	IRLS	F.F.E.	260.85
LOT AREA	3222.56 SQ. m.	T.B.W.	260.35
BUILDING AREA	99.63 SQ. m.	T.B.S.	258.93
		U.F.	258.66

No.	DATE	DESCRIPTION
REVISIONS		
SHEET 1		

**ELEVATIONS:**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC DERIVED BY GPS OBSERVATIONS AND ARE REFERRED TO TEMPORARY SITE BENCHMARK WHICH IS A NAIL IN A HYDRO POLE, LOCATED ALONG THE NORTHEAST BOUNDARY C HAVING AN ELEVATION OF 261.22m (COVD-1928:187)



AWL/LS 16/2019  
 DATED: \_\_\_\_\_  
 GERALD ONTARIO

**COE FISHER CA/**  
 LAND SURVEYORS  
 A Division of J.D.I.  
 3 COMMERCE PLACE, UNIT 20, LINDSEY  
 T: (705) 324-4132 F: (705) 324-8406

DRAWN BY: DC	CHECKED BY: GGH	REF:
FILE: C:\p19-11-23\1812\Drawing\19-11-23-1812.dwg		DATE:
		PLT:

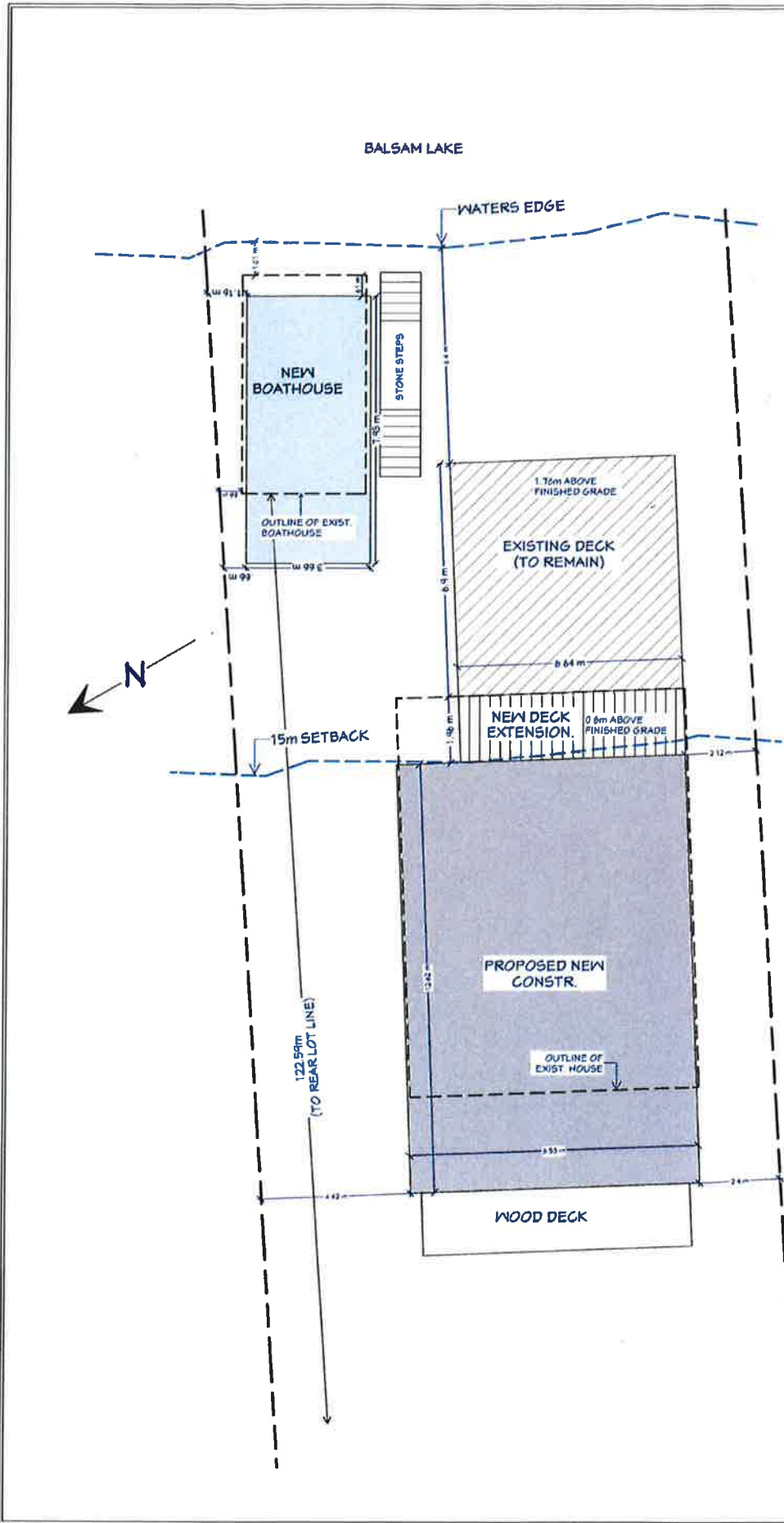
REPORT COA2019-057  
 FILE NO: D20-2019-040

APPENDIX " C-1 "

to

REPORT COA2019-057

FILE NO: D20-2019-040



SCI	BY
DWG	DATE
Boathouse 1	06-19-19
	M.B.

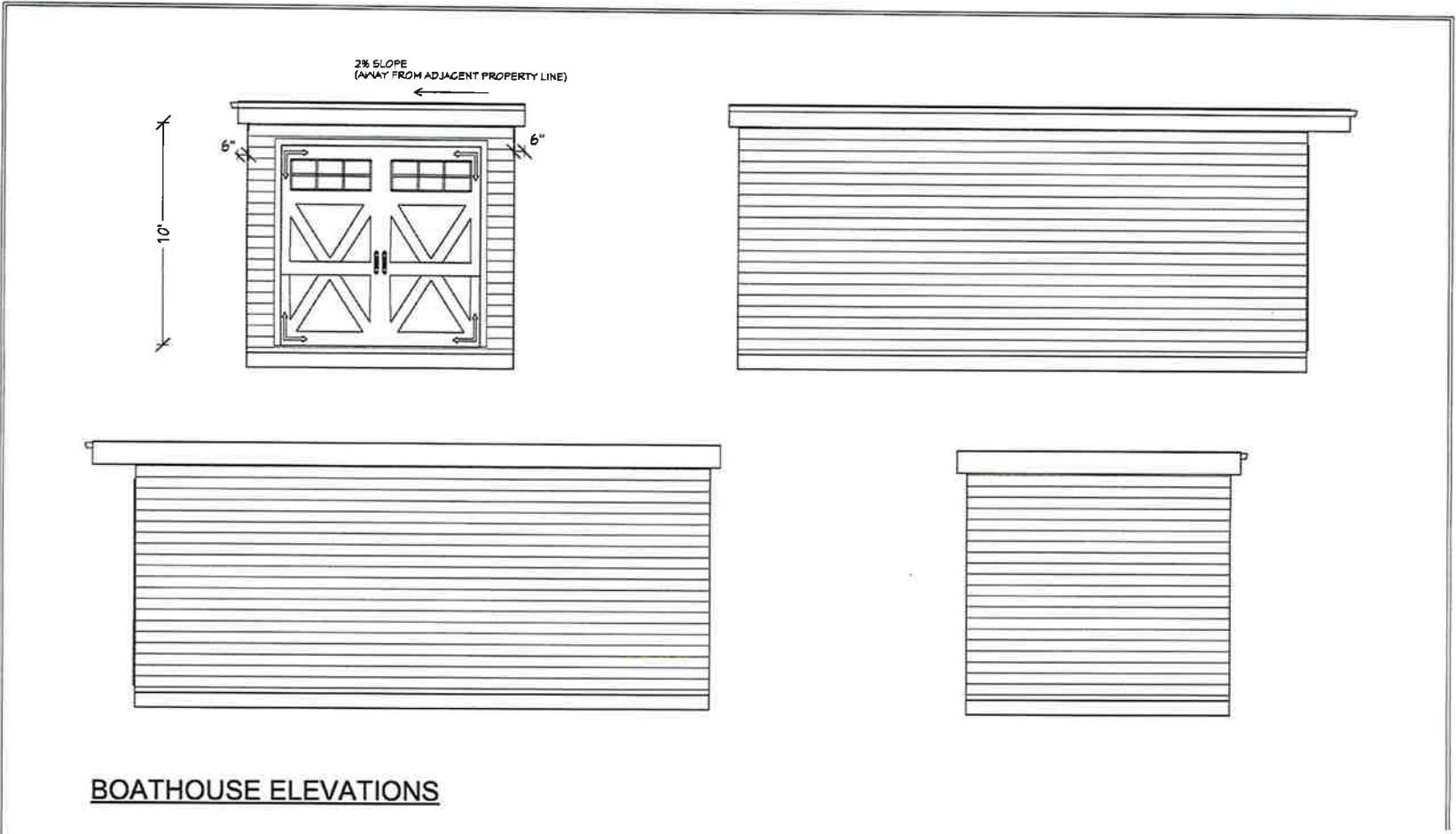
**Siteplan & Boathouse Design**

**726 Balsam Lake Drive**

DESIGNED FOR:	Julia Farwell
DESIGNED BY:	Michael Burke

13 Lindberg St  
 Paradise Park  
 PO Box 4773  
 West Kelowna BC V1Y 9Y7  
 Tel: 250-867-4773  
 Fax: 250-867-4774  
 Email: info@rwh.ca





**BOATHOUSE ELEVATIONS**

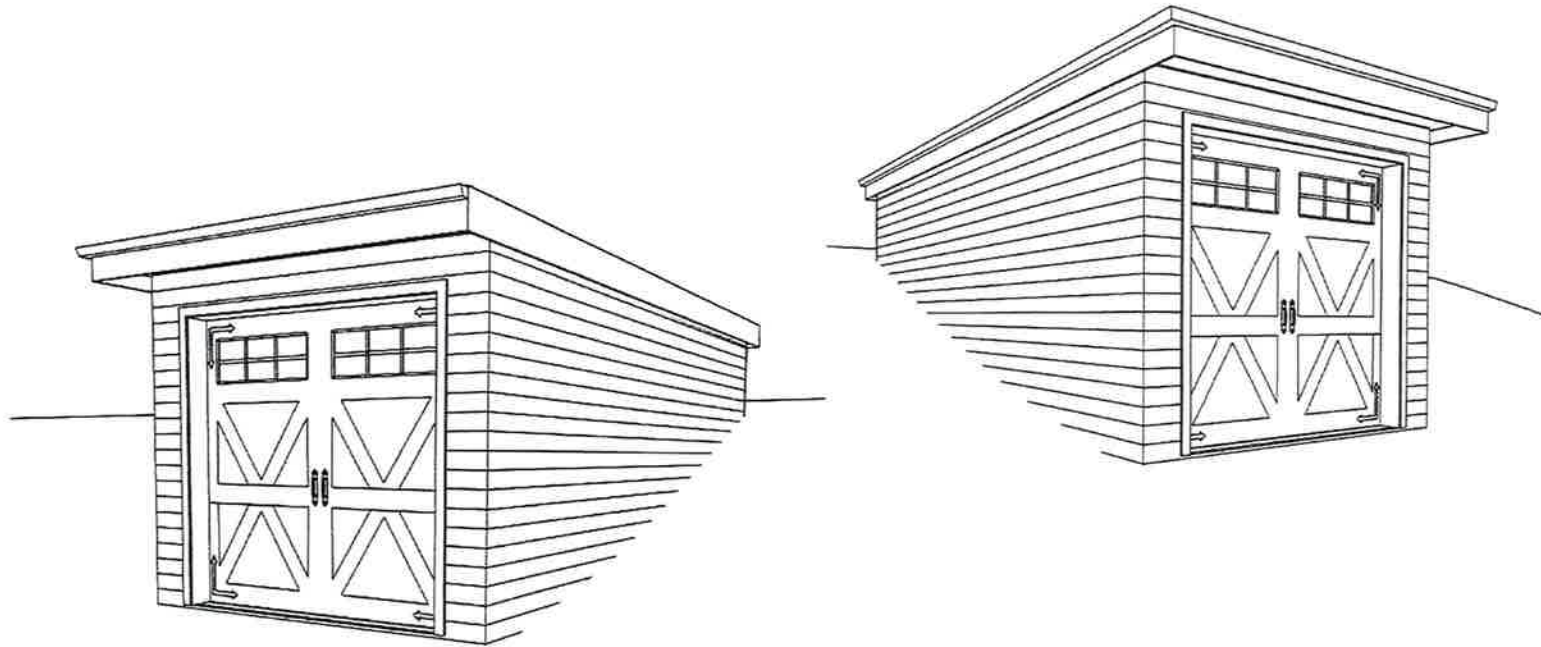
 <p>13 Limbrey St Fondaco Falls Ph: 705-887-4773 Fax: 705-887-4775 web: www.rwhconstruction.ca</p>	DESIGNED FOR:	Julia Farewell	726 Balsam Lake Drive	<i>Siteplan &amp; Boathouse Design</i>	DWG	DATE	BY	SCALE SEE VIEW	SHE
	DESIGNED BY:	Michael Burke			Boathouse 1	08-19-18	M.B.	DATE	

APPENDIX " D "

to

REPORT COA2019-057

FILE NO: D20-2019-040



**BOATHOUSE PERSPECTIVE**



13 Larkway St  
 Fonthill Falls  
 Ph: 705-887-4773  
 Fax: 705-887-4773  
 web: www.rwhconstruction.ca

DESIGNED FOR: Julia Farewell  
 DESIGNED BY: Michael Burke

726 Balsam Lake Drive

*Siteplan & Boathouse Design*

DWG	DATE	BY
Boathouse 1	08-19-19	M.B.

SCALE SEE VIEW
DATE

SHEET #  
**3**

to

**David Harding**

---

**From:** Derryk Wolven  
**Sent:** Monday, September 09, 2019 3:44 PM  
**To:** Charlotte Crockford-Toomey  
**Subject:** Cof A

Please be advised building division has the following comments.

D20-2019-038 No concerns

D20-2019-039 No concerns

D20-2019-040 Surface runoff to be managed to the satisfaction of the Chief Building Official

D20-2019-041 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)



## David Harding

---

**From:** Christina Sisson  
**Sent:** Friday, September 06, 2019 4:26 PM  
**To:** Mark LaHay  
**Cc:** Kirk Timms; Kim Rhodes; Charlotte Crockford-Toomey  
**Subject:** 20190906 D20-2019-040 Engineering Review

**Importance:** High

**Please see the message below from Christina Sisson:**

---

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

Minor Variance – D20-2019-040  
726 Balsam Lake Drive, Range North West Bay  
Part Lot 16  
Geographic Township of Bexley

It is the understanding by Engineering that the purpose and effect is to request relief from Section 45(1) of the Planning Act to reduce the minimum side yard setback for an accessory building from 1.2 metres to 0.6 metres to permit the construction of a new boathouse. We recognize the proposed side yard setback is less than the minimum setback recommended (1.0 to 1.2 metres) and note that the existing boathouse is in closer proximity. Any existing drainage patterns will remain.

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

