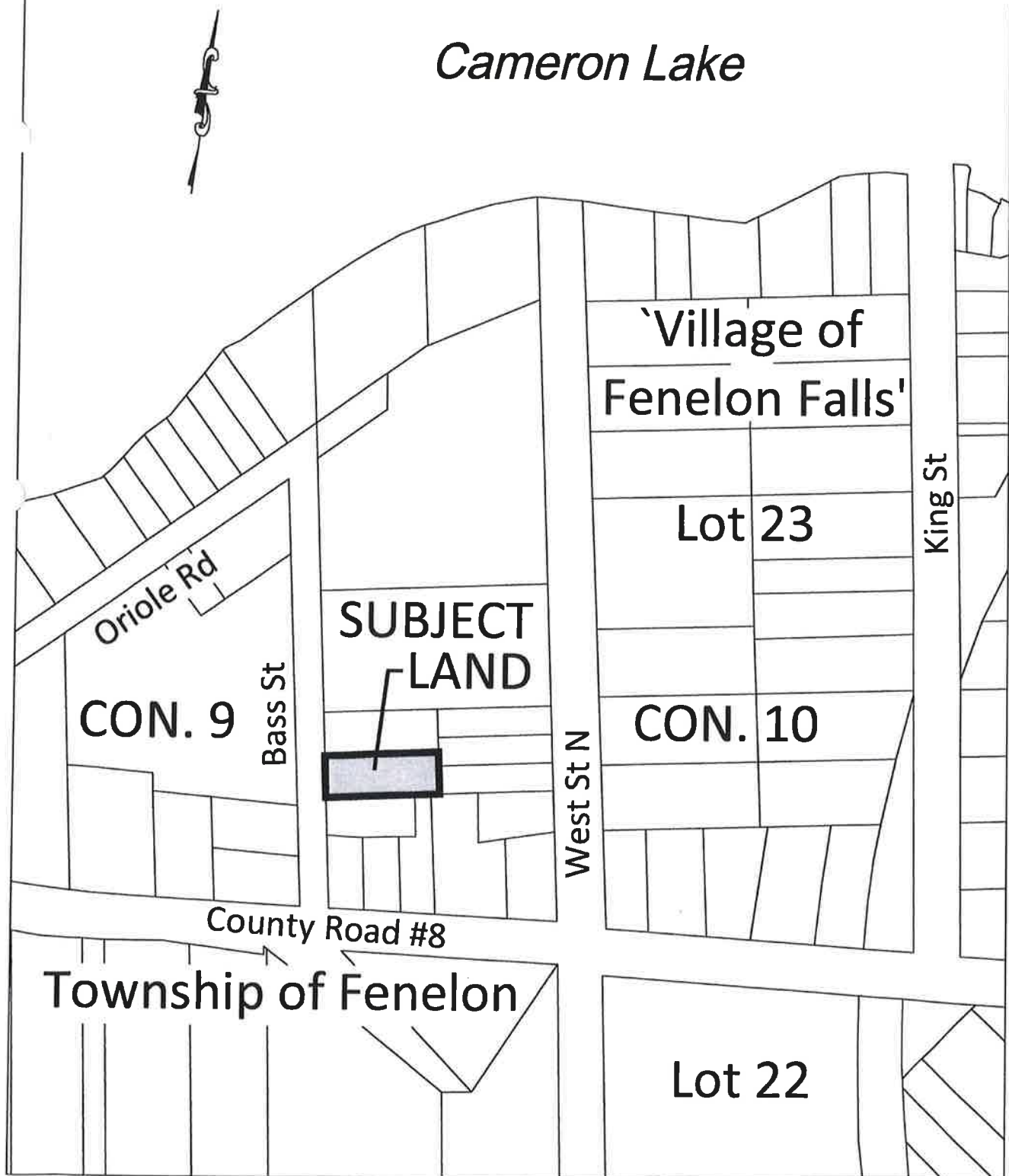


to

REPORT COA2019-064

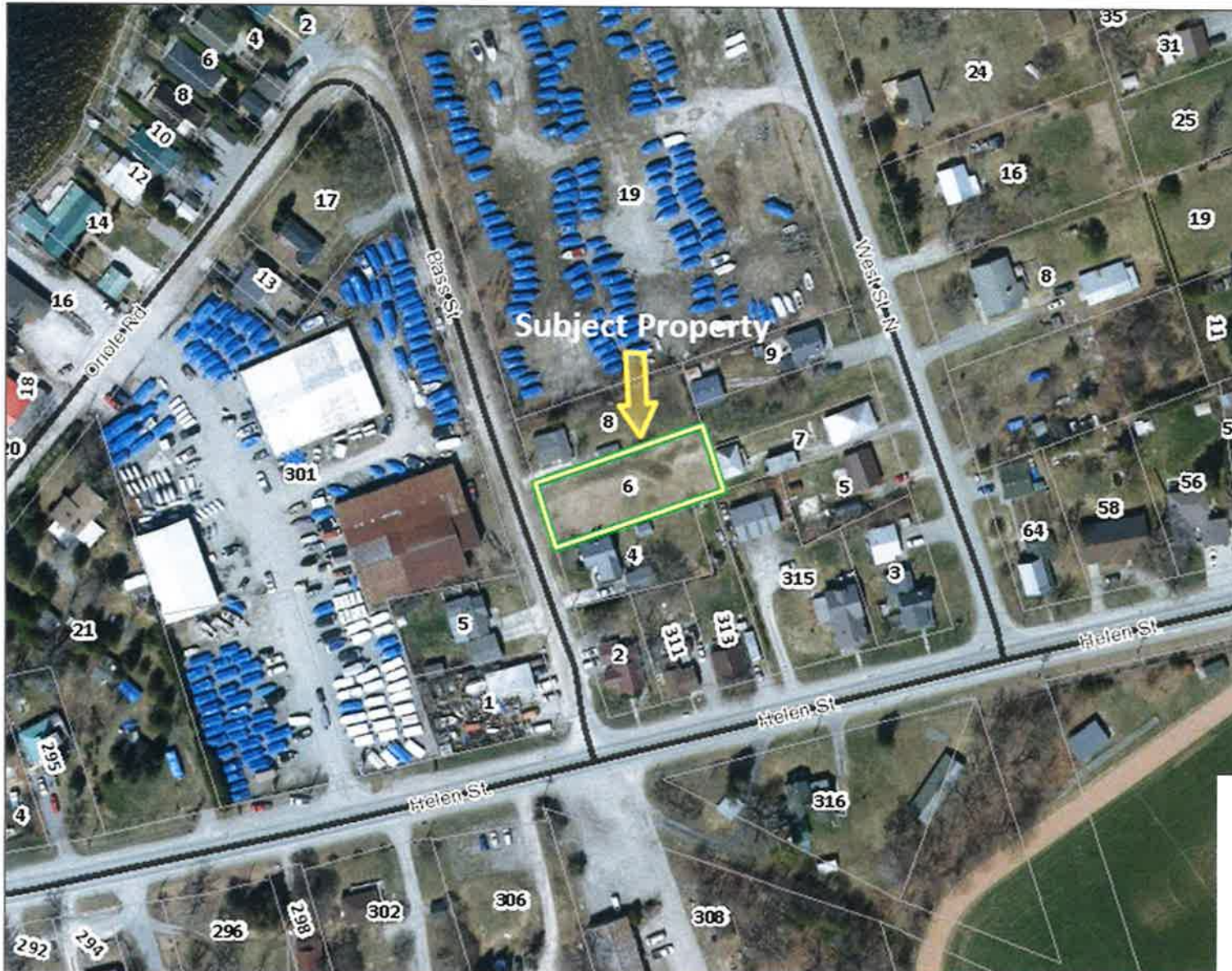
FILE NO: D20-2019-047





GEOMATICS
MAPPING

6 Bass Street, geographic Twp. of Fenelon



0.11

Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



This map is a user generated static map output and is for reference only.
data, layers and text that appear on this map may or may not be accurate,
current, or otherwise reliable.

THIS MAP MAY NOT BE USED FOR COMMERCIAL OR LEGAL PURPOSES

APPENDIX " B "
to
REPORT COA2019-064
FILE NO: D20-2019-047

FOR CONSTRUCTION PURPOSES ONLY

SITE GRADING PLAN OF
PART OF LOT 58
REGISTERED PLAN No. 190
GEOGRAPHIC TOWNSHIP OF FENELON
CITY OF KAWARTHA LAKES
SCALE 1 : 150



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
- PS - PLASTIC BAR
- IR - IRON BAR
- RPL - ROCK PLUG
- PE - PROPOSED ELEVATION
- GE - GROUND ELEVATION
- S - SLOPE
- SW - SWALE
- F.F.E. - FIRST FLOOR ELEVATION
- T.B.W. - TOP OF BASEMENT WALL
- T.B.S. - TOP OF BASEMENT SLAB
- T.G.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 GRASS 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, EITHER 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 THROUGHOUT THE CONSTRUCTION THAT RESULT IN ADVERSE EFFECTS TO EXISTING ADJACENT PROPERTIES WILL RESULT IN AN AS-CONSTRUCTED SITE GRADING PLAN BE REQUIRED.
12. BUILDERS DISCLOSE 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 SECS OF HOME. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN GROUND AND T.B.S.

ZONING	R33	F.F.E.	260.52
LOT AREA	894.00 SQ. m.	T.B.W.	259.35
BUILDING AREA	183.29 SQ. m.	T.B.S.	257.93
		T.G.S.	259.20
		U.F.	257.68

No.	DATE	DESCRIPTION
REVISIONS		
		SHEET 1

ELEVATIONS:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO A SITE BENCHMARK BEING LOCATED AT THE SOUTH WEST CORNER OF T1. ELEVATION OF 258.21 m. (CGD-1928/1978).

DATE: 2.2.2019

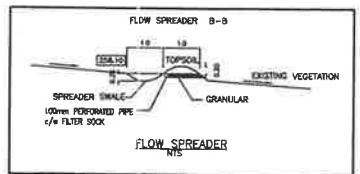
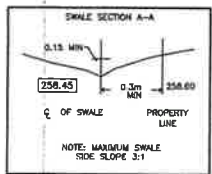
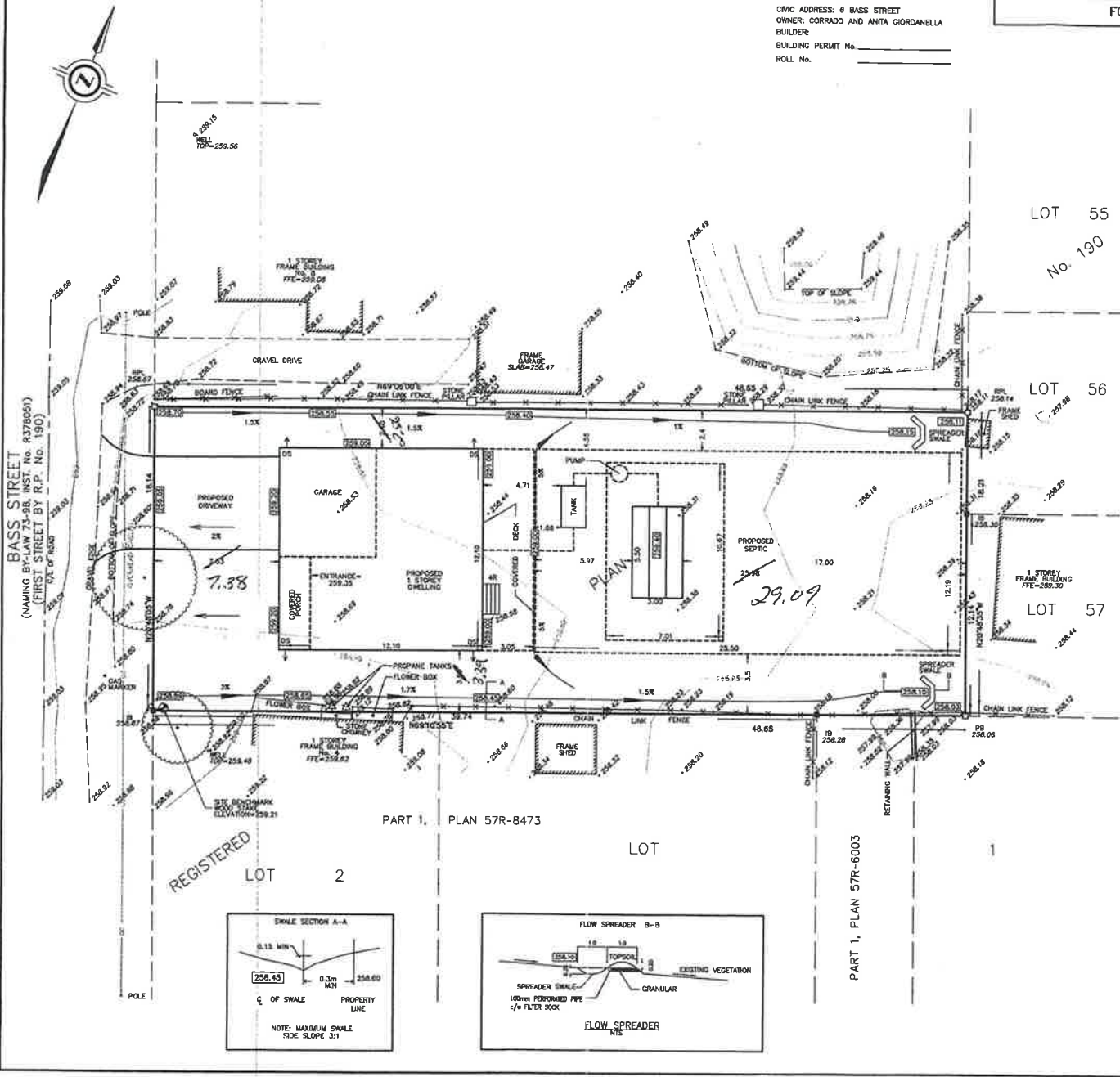
COE FISHER
LAND

A wholly owned subsidiary
3 CONNORVILLE PLAZA, UNIT 201
T: (705) 324-4152 P: (705) 324-4153

DRAWN BY:	M.C.L.	CHECKED BY:	G.G.H.
FILE: C:\118-17-267\01\Drawings\118-17-267-01.dwg			

APPENDIX "C"
 to
 REPORT COA2019-064
 FILE NO: D20-2019-047

Civic ADDRESS: 6 BASS STREET
OWNER: CORRADO AND ANITA GIORNANELLA
BUILDER:
BUILDING PERMIT No. _____
ROLL No. _____



David Harding

From: Derryk Wolven
Sent: Monday, October 07, 2019 11:50 AM
To: Charlotte Crockford-Toomey
Subject: D20-2019-047

APPENDIX " D
to
REPORT COA2019-064
FILE NO. D20-2019-047

Please be advised building has no concerns with this application.

Derryk Wolven, CBCO

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes
705-324-9411 ext. 1273 www.kawarthalakes.ca



David Harding

From: Mark LaHay
Sent: Tuesday, October 08, 2019 4:02 PM
To: David Harding
Cc: Charlotte Crockford-Toomey
Subject: FW: 20191008 D20-2019-047 - Engineering review

FYI - file

From: Kim Rhodes
Sent: Tuesday, October 08, 2019 2:13 PM
To: Mark LaHay
Cc: Christina Sisson; Kim Rhodes
Subject: 20191008 D20-2019-047 - Engineering review

Please see the message below from Christina Sisson:

Good afternoon Mark – further to our engineering review of the following:

Minor Variance – D20-2019-047
6 Bass Street
Lot 23, Concession 8, Part Lot 58, Plan 190
Geographic Township of Fenelon

It is the understanding by Engineering that the purpose and effect is to request relief to reduce the minimum front yard from 7.5 metres to 7.3 metres in order to permit the construction of a single detached dwelling.

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

