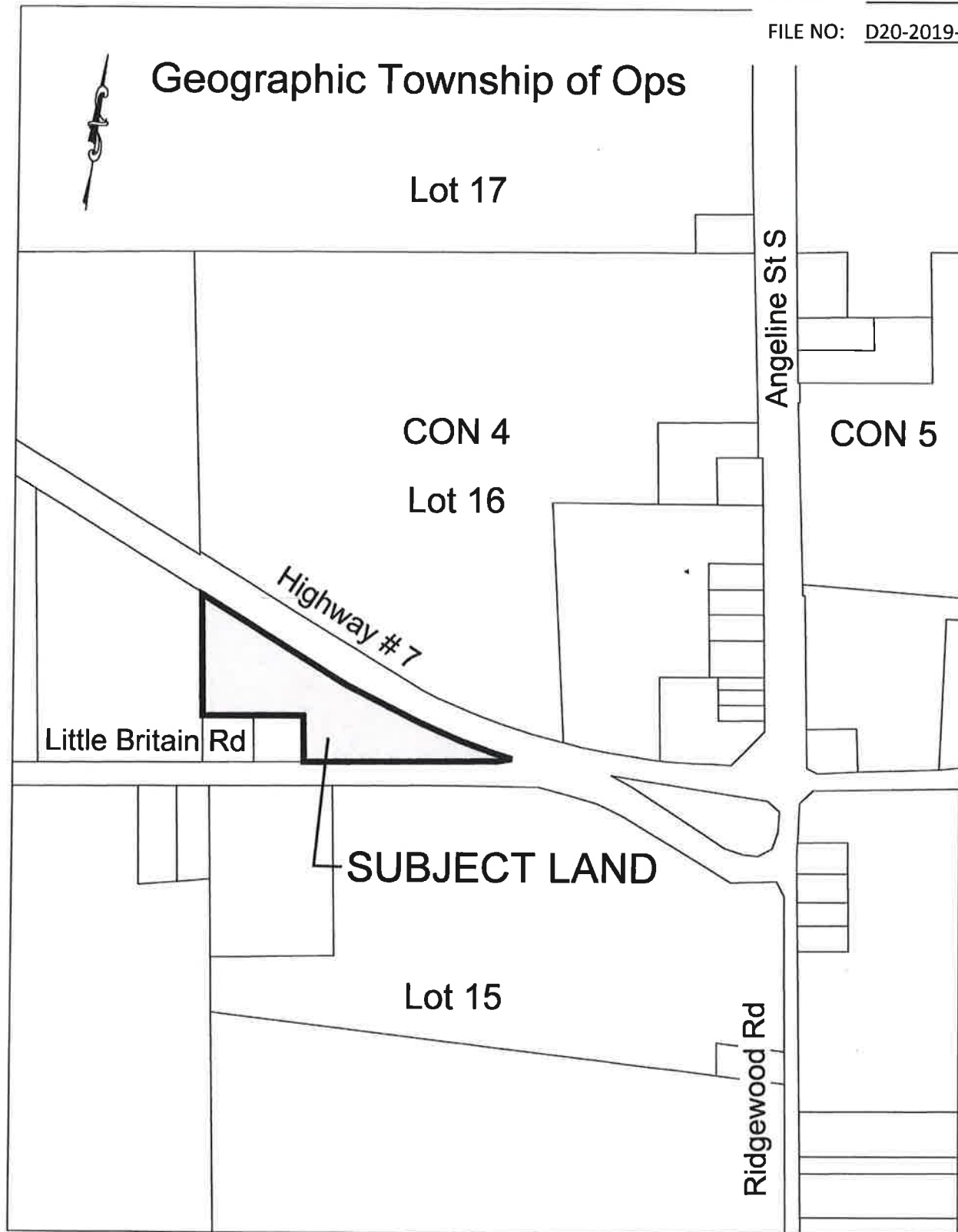


to

REPORT COA2019-016

FILE NO: D20-2019-008





GEOMATICS
MAPPING

2149 & 2155 Little Britain Road, geographic Township of Ops



0.34

Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



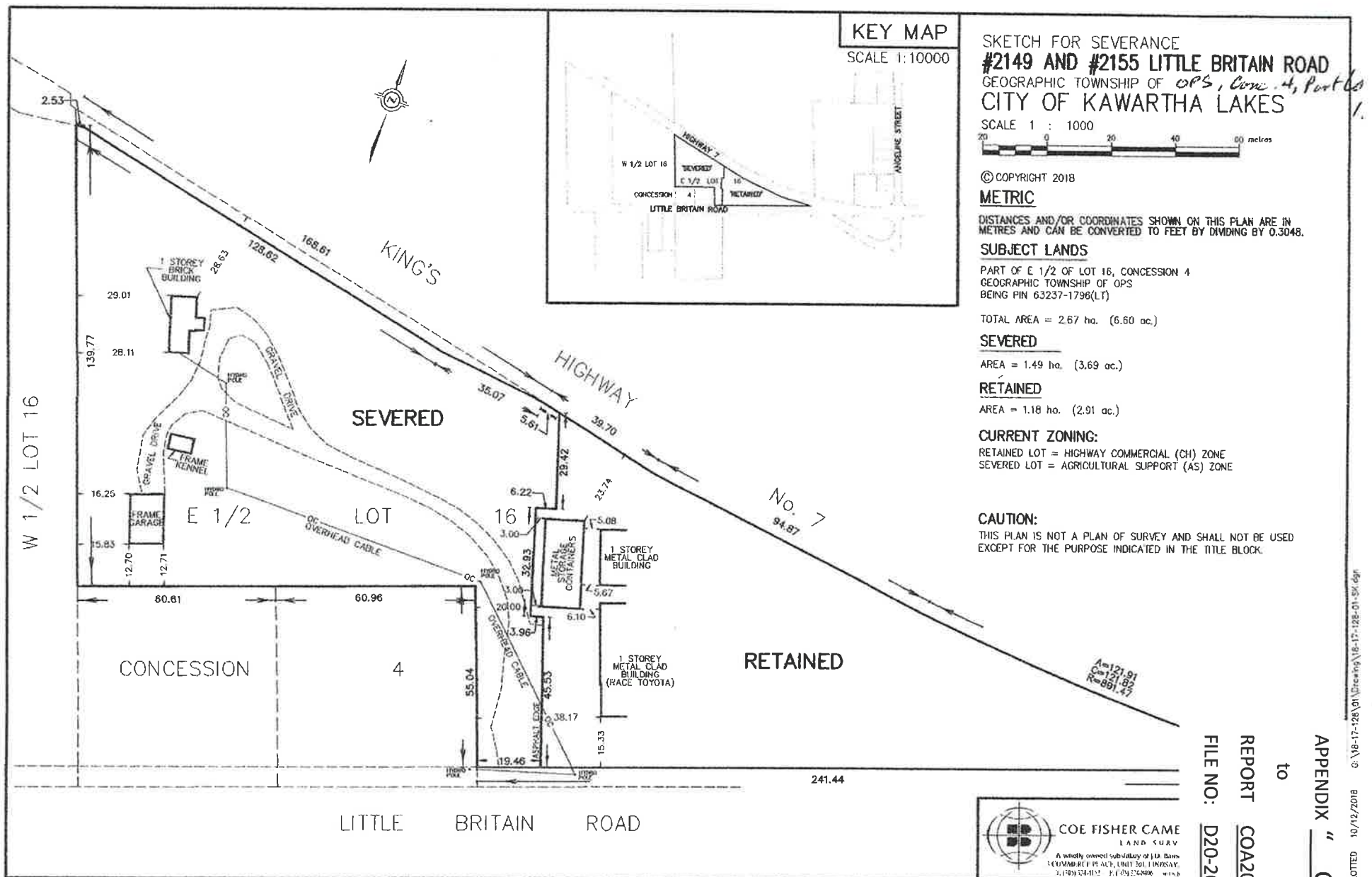
This map is a user generated static map output and is for reference or data, layers and text that appear on this map may or may not be accurate, current, or otherwise relevant.

THIS MAP MAY NOT BE USED FOR COMMERCIAL OR LEGAL PURPOSES

FILE NO: D20-2019-008

REPORT COA2019-016

APPENDIX " B "
to



David Harding

From: Derryk Wolven
Sent: Monday, October 07, 2019 11:38 AM
To: Charlotte Crockford-Toomey
Subject: D20-2019-008

APPENDIX " D "
to
REPORT CA 2019-016

FILE NO. D20-2019-008

Please be advised building has no concerns with this application. Spatial will be dealt with through an agreement.

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 4:00 PM
To: David Harding
Cc: Charlotte Crockford-Toomey
Subject: FW: 20191008 2149 and 2155 Little Britain Road - Engineering review

Importance: High

FYI - file

From: Kim Rhodes
Sent: Tuesday, October 08, 2019 2:03 PM
To: Mark LaHay
Cc: Christina Sisson; Kirk Timms
Subject: 20191008 2149 and 2155 Little Britain Road - Engineering review
Importance: High

Please see the message below from Christina Sisson:

Good afternoon Mark – on April 2, 2018, Engineering provided a review on D38-2018-024 noting that further to our review of the application and our attendance at the March 22, 2018 meeting with the owner, we confirm the following engineering requirements must be addressed for any proposed planning application for this property:

- Topographic and legal survey – confirm existing site layout, entrance, grading and drainage and potential impacts of a consent to the existing Race Toyota Site Plan requirements on the property.
- Entrances must comply with the City of Kawartha Lakes By-Law 2017-151 to Regulate Access to Municipal Right of Ways, an Entrance Permit from Public Works is required.

Engineering's review of the minor variance is as follows:

Minor Variance – D20-2019-008
2149 and 2155 Little Britain Road
Part of East Half of Lot 16, Concession 4
Geographic Township of Ops

It is the understanding by Engineering that the purpose and effect is to request relief to reduce the minimum lot frontage from 45 metres to 19.4 metres, reduce the minimum side yard from 10.5 metres to 3 metres, reduce the required building setbacks for shipping/storage containers from 3 metres to 0 metres, to eliminate the requirement for a planting strip in order to facilitate the severance of a lot containing a dwelling from a commercial lot containing Race Toyota.

From an engineering perspective, we have no objection to the proposed Minor Variance.