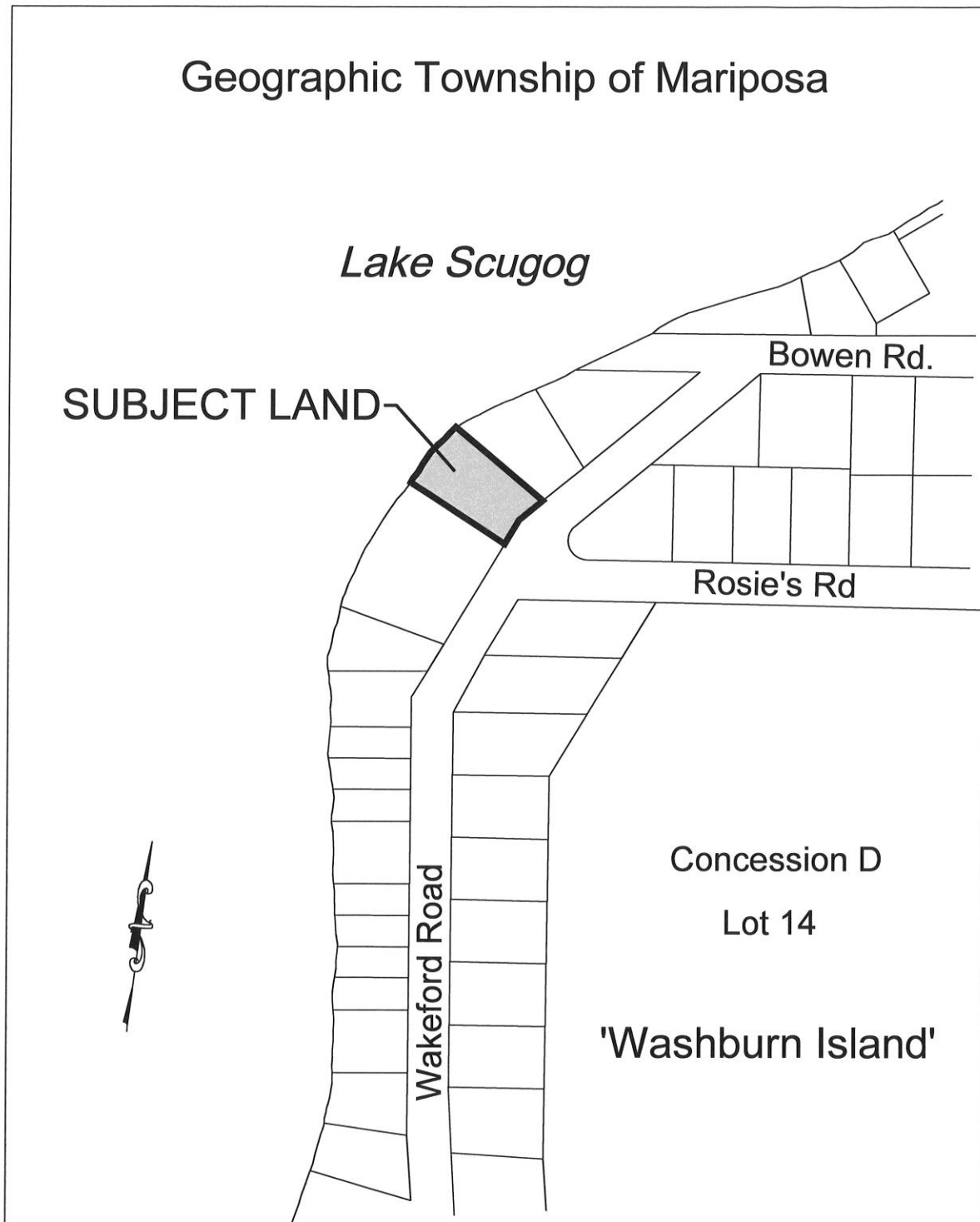
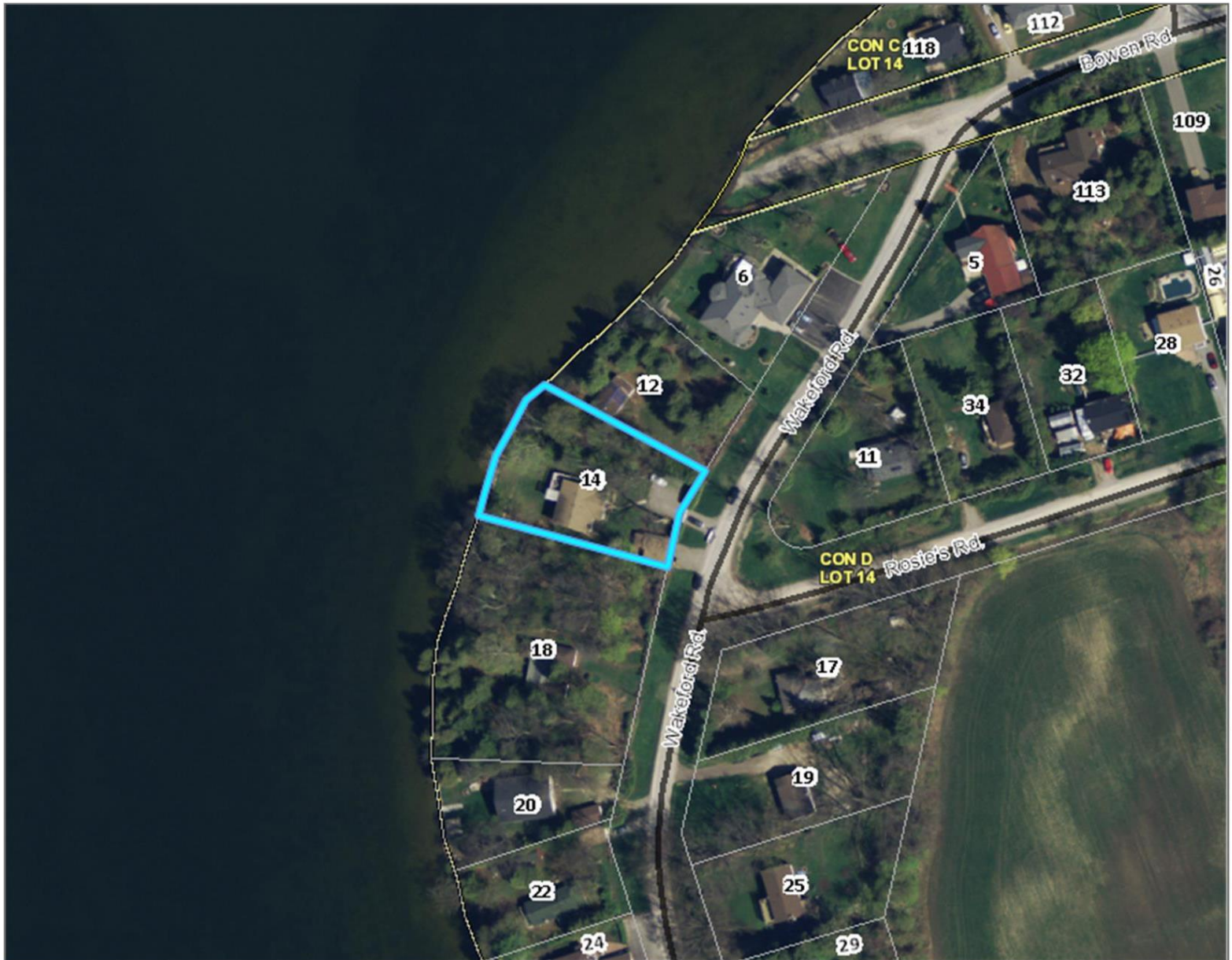


D20-2019-042



14 Wakeford Road, geographic Township of Mariposa

0.11

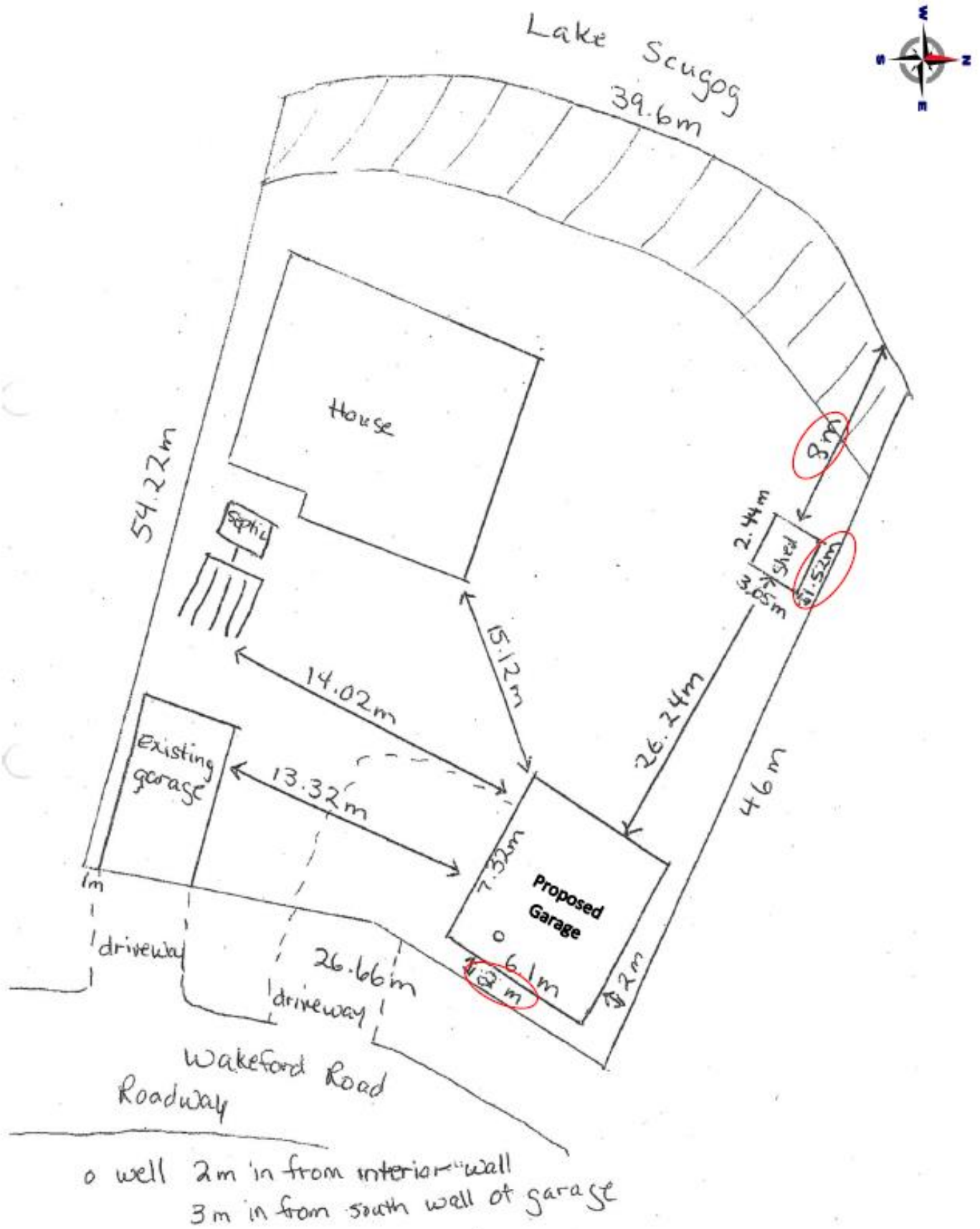
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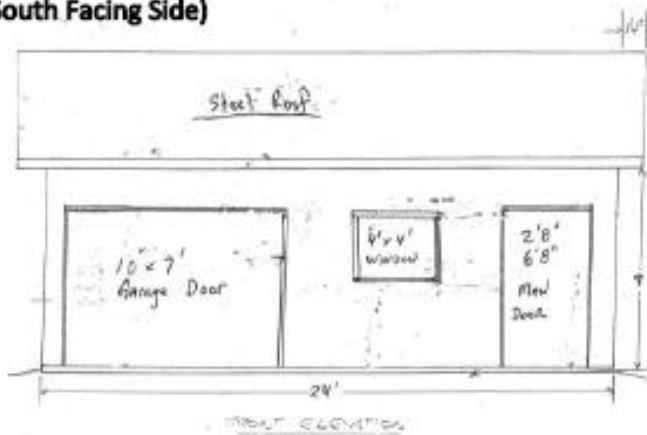
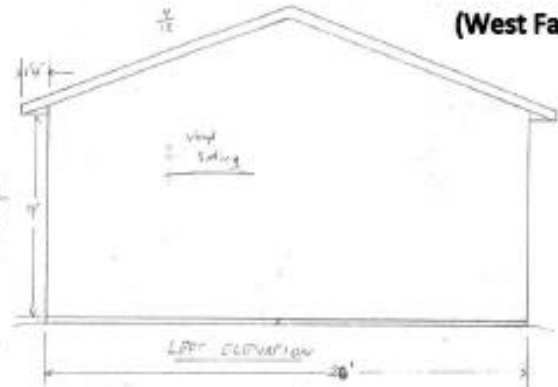
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes

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.

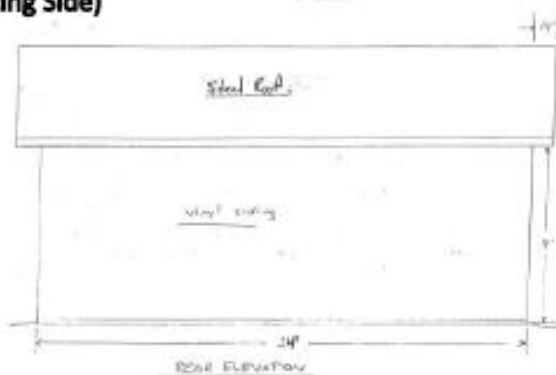
THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES

Site Plan Sketch



Front and Left Perspective Drawings – (Detached Garage)**(South Facing Side)****(West Facing Side)**

PROPOSED GARAGE at
14 Wakeford Rd. Wakeburn Island
Paul Sullivan
FRONT AND LEFT ELEVATIONS

Rear and Right Perspective Drawings – (Detached Garage)**(North Facing Side)****(East/Road Facing Side)**

PROPOSED GARAGE at
14 Wakeford Rd. Wakeburn Island
Paul Sullivan
REAR & RIGHT ELEVATIONS

APPENDIX: E

to

REPORT COA2019-059

FILE NO: D20-2019-042

From: Derryk Wolven
To: Charlotte Crockford-Toomey
Cc:
Subject: D20-2019-042

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



APPENDIX: E

to

REPORT COA2019-059

FILE NO: D20-2019-042

From: Kim Rhodes

Sent: Tuesday, October 08, 2019 2:04 PM

To: Mark LaHay

Cc: Christina Sisson; Kirk Timms

Subject: 20191008 14 Wakeford Road - 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 – D20-2019-042

14 Wakeford Road

Part Lot 14, Concession D, Parts 1-2, 57R-8321

Geographic Township of Mariposa

It is the understanding by Engineering that the purpose and effect is to request relief from the following in order to permit the construction of a detached garage and to permit the current location of an accessory shed within the water setback buffer:

Detached Garage

1. to reduce the minimum front yard setback from 7.5 metres to 2 metres.

Permit Shed in current location

2. to reduce the minimum water setback from 30 metres to 8 metres; and
3. to reduce the minimum interior side yard setback from 2 metres to 1.52 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

Christina Sisson, P.Eng.

Supervisor, Development Engineering

Engineering & Corporate Assets, City of Kawartha Lakes

705-324-9411 ext. 1152 www.kawarthalakes.ca



October 9, 2019

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Via Email: mlahay@kawarthalakes.ca

Mark LaHay, MCIP, RPP

Planner II

Development Services – Planning Division, City of Kawartha Lakes

180 Kent Street West,

Lindsay, ON, K9V 2Y6

Regarding: Application for a Minor Variance
 D20-2019-042
 14 Wakeford Road, Part Lot 14, Concession D
 Geographic Township of Mariposa
 City of Kawartha Lakes
 Revised Comments

Dear Mr. LaHay,

This letter acknowledges the receipt of the above noted application for Minor Variance. Kawartha Conservation staff have reviewed the application and provide the following comments:

Application Purpose:

It is our understanding that the purpose of this application is to consider relief under Section 45(1) of the Planning Act, R.S.O., as amended, from the Township of Mariposa Zoning By-law 94-07, as amended. The purpose and effect is to request relief from the following in order to permit the construction of a detached garage and to permit the current location of an accessory shed within the water setback buffer:

- Detached garage
 - o To reduce the minimum front yard setback from 7.5 metres to 2 metres.
- Permit shed in current location
 - o To reduce the minimum water setback from 30m to 8 metres; and
 - o To reduce the minimum interior side yard setback from 2 metres to 1.52 metres.

Site Characteristics:

The subject property is adjacent to the following natural heritage features:



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- Lake Scugog
- Fish Habitat

The following natural hazards are associated with the above noted natural heritage features:

- Flooding

Applicable Kawartha Conservation Regulation and Policies

Ontario Regulation 182/06 (as amended):

Any development with Kawartha Conservation's regulated area will require a Permit pursuant to Ontario Regulation 182/06 (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), as amended.

Permissions are required from Kawartha Conservation prior to any of the following works taking place:

- a) Straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream, or watercourse; or changing or interfering with a wetland; and
- b) Development, if the control of flooding, erosion, dynamic beaches, pollution or the conservation of land may be affected by the development.

Development is defined as:

- a) The construction, reconstruction, erection or placing of a building or structure of any kind,
- b) Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- c) Site grading or, the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

Portions of the subject property contain lands regulated by Kawartha Conservation. Kawartha Conservation regulates 15 metres from the shoreline of Lake Scugog.

Detached Garage:

- Kawartha Conservation does not have concern with reducing the front yard setback.
- The applicant is advised that the garage will not be subject to permissions from Ontario Regulation 182/06 as it is proposed outside of Kawartha Conservation's regulated area.

Permit shed in current location:



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- Kawartha Conservation does not have concern with the current position of the shed and recognizes that it has been there for approximately 20 years.

Recommendation:

Kawartha Conservation has no objection to the approval of the Minor Variance Application D20-2019-042. It is the opinion of Kawartha Conservation that the application is consistent with Section 3.1 of the PPS. The proposed works (detached garage) are not subject to Ontario Regulation 182/06, or to the policies of Kawartha Conservation at this time, and as such, a permission from Kawartha Conservation is not required.

Please inform this office of any decision made by the City of Kawartha Lakes with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Erin McGregor'.

Erin McGregor

Resources Planner Technician – ex 232

Kawartha Conservation

CC:

Quadri Adebayo, Planner II, City of Kawartha Lakes

Ron Warne, Director, Planning, Development, & Engineering, Kawartha Conservation