

to

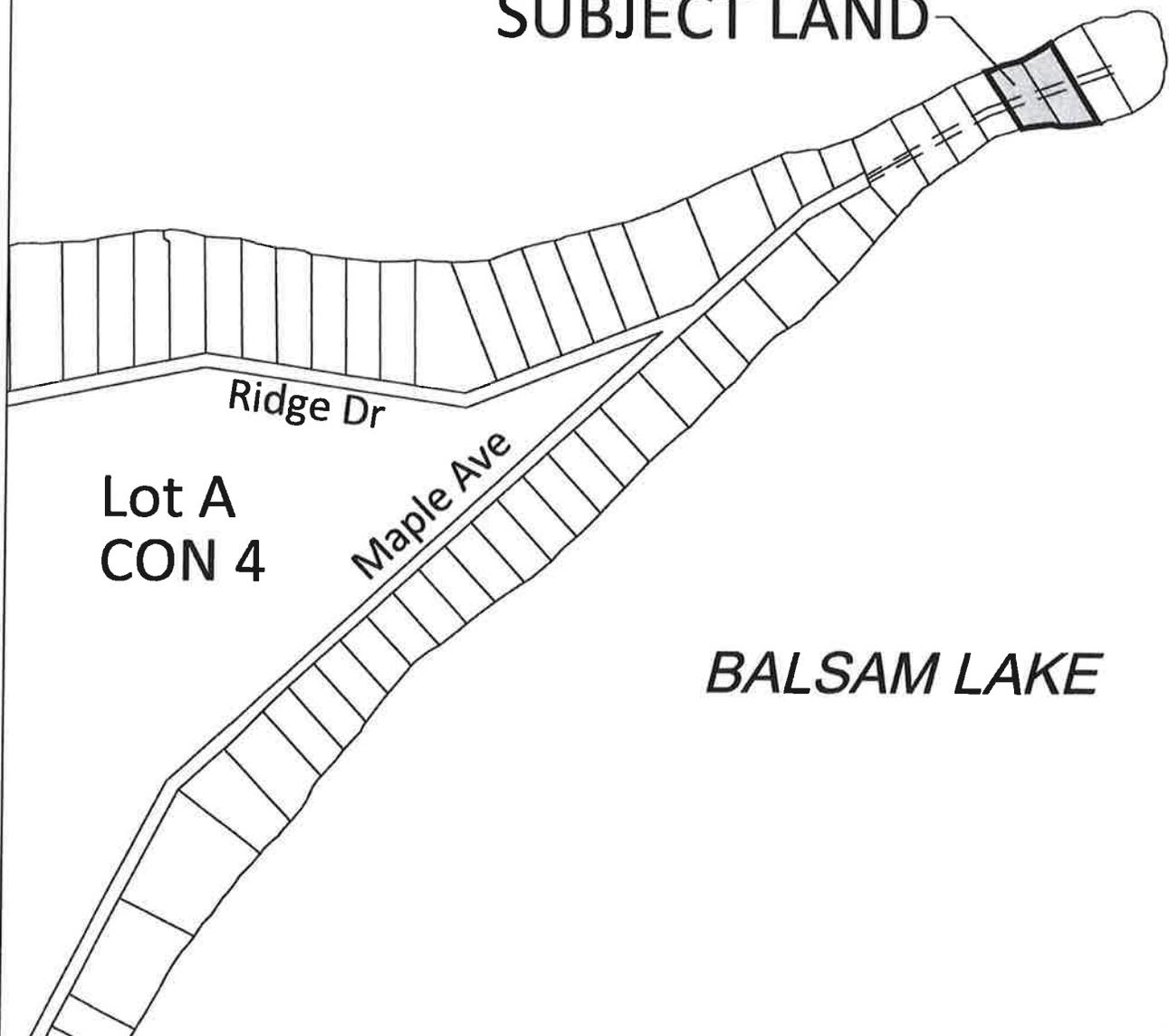
REPORT COA2019-061

FILE NO: D20-2019-044

# Geographic Township of Bexley



**SUBJECT LAND**



**Lot A  
CON 4**

***BALSAM LAKE***



0.17 Kilometers

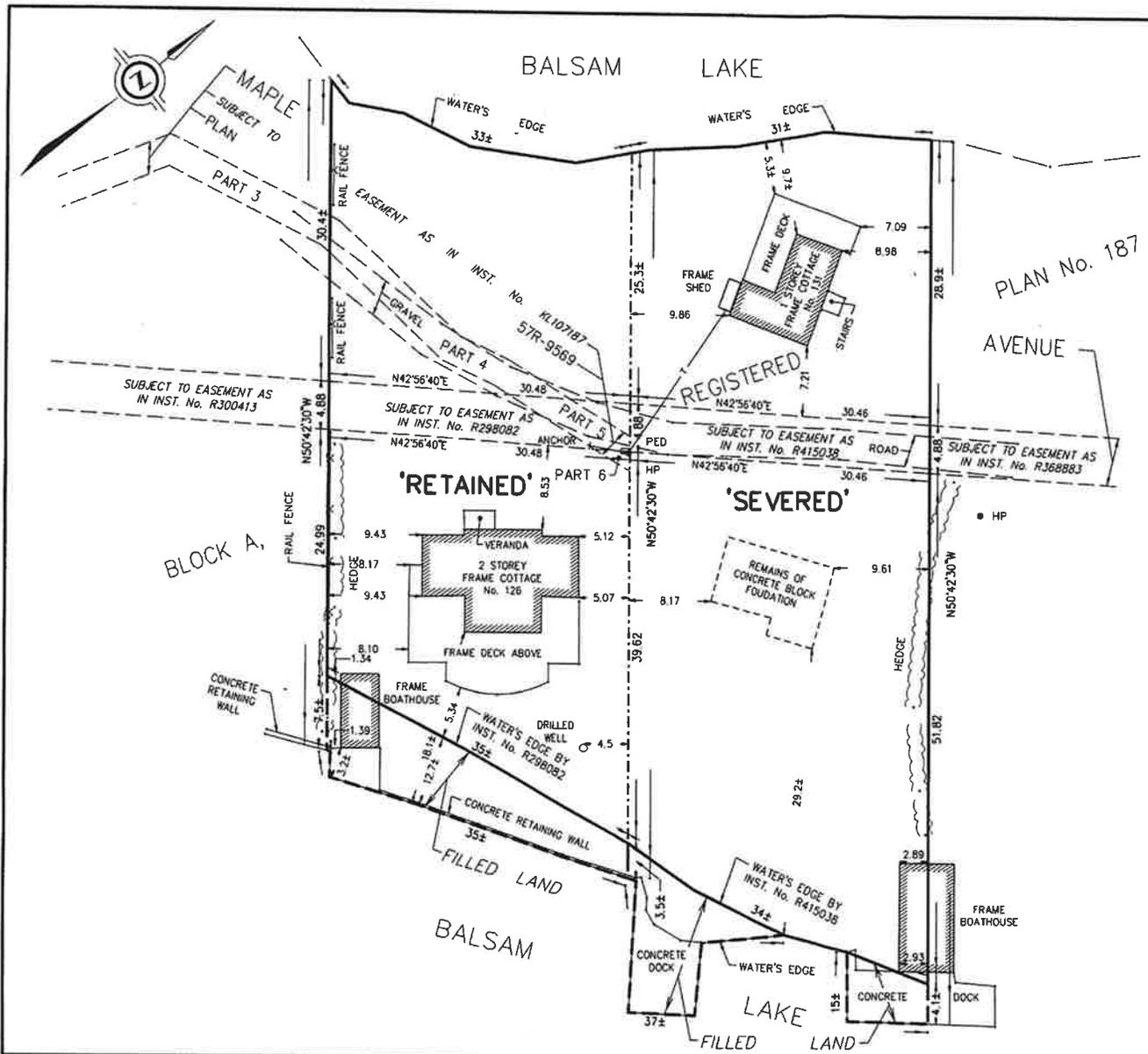
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City Of Kawartha Lakes



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APPENDIX " B "  
to  
REPORT COA2019-061  
FILE NO: D20-2019-044



SKETCH FOR SEVERANCE  
**No. 126, 131 AND 132**  
**MAPLE AVENUE**  
 GEOGRAPHIC TOWNSHIP OF BEXLEY  
 CITY OF KAWARTHA LAKES

SCALE 1 : 400

© COPYRIGHT 2019  
**METRIC** DISTANCES AS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SUBJECT LANDS**  
 PART OF BLOCK A, REGISTERED PLAN No. 187  
 GEOGRAPHIC TOWNSHIP OF BEXLEY  
 BEING PIN 63116-0127(LT) AND 63116-0128(LT).

**SEVERED**  
 PIN 63116-0127(LT)  
 AREA = 2410± sq.m. (25938± sq.ft.)  
 AREA OF FILLED LAND = 167± sq.m. (1798± sq.ft.)

**RETAINED**  
 PIN 63116-0128(LT).  
 AREA = 1909± sq.m. (20548± sq.ft.)  
 AREA OF FILLED LAND = 210± sq.m. (2260± sq.ft.)

**CURRENT ZONING:**  
 LIMITED SERVICE RESIDENTIAL (LSR) ZONE

**CAUTION:**  
 THIS PLAN IS NOT A PLAN OF SURVEY AND EXCEPT FOR THE PURPOSE INDICATED IN THE



REPORT COA2019-061  
 FILE NO: D20-2019-044

APPENDIX " C "

\Users\james\10-17-03\4-00-36.dwg

**David Harding**

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**From:** Derryk Wolven  
**Sent:** Monday, October 07, 2019 11:40 AM  
**To:** Charlotte Crockford-Toomey  
**Subject:** D20-2019-044

APPENDIX " D "  
to  
REPORT COA 2019-061  
FILE NO. D20-2019-044

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



**David Harding**

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**From:** Mark LaHay  
**Sent:** Tuesday, October 08, 2019 4:01 PM  
**To:** David Harding  
**Cc:** Charlotte Crockford-Toomey  
**Subject:** FW: 20191008 D20-2019-044 - Engineering review

**Importance:** High

FYI - file

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**From:** Kim Rhodes  
**Sent:** Tuesday, October 08, 2019 2:09 PM  
**To:** Mark LaHay  
**Cc:** Christina Sisson; Kirk Timms  
**Subject:** 20191008 D20-2019-044 - Engineering review  
**Importance:** High

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

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Good afternoon Mark – on June 27, 2019, Engineering provided a review on D03-2019-027 noting that we have no objection to the proposed Consent.

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

Minor Variance – D20-2019-044  
126 Maple Avenue  
Part Block A, Plan 18  
Geographic Township of Bexley

It is the understanding by Engineering that the purpose and effect is to request relief:

1. to reduce the minimum lot area from 2000 square metres to 1909 square metres for the proposed lot to be retained, and
2. to reduce the minimum front yard from 7.5 metres to 5.3 metres and
3. to reduce the minimum water and EP Zone setbacks from 15 metres to 12.7 metres in order to permit a deck.

*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)

