

to

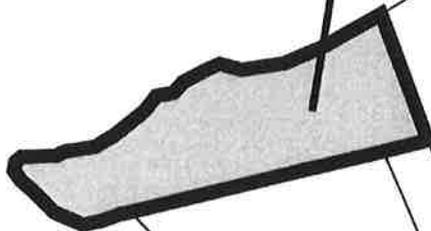
REPORT COA2019-065

FILE NO: D20-2019-048

"Bobcaygeon"

Lot 15
Concession 9

SUBJECT
LAND



Manor Rd

Perfectus Dr

Bayview Dr

Maple Ct



Sturgeon Lake

71 Perfectus Drive, former Village of Bobcaygeon



Subject Property

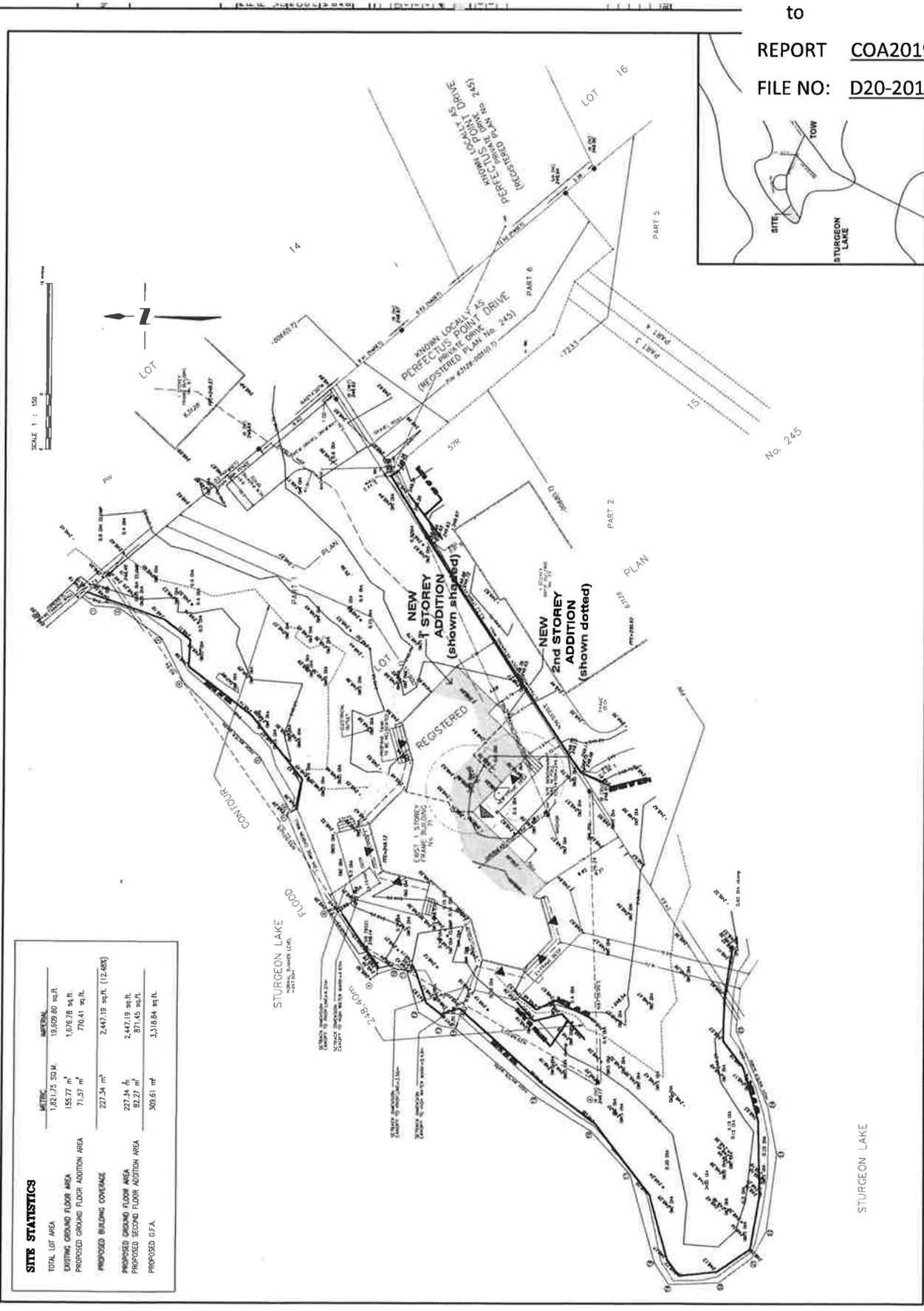


SCALE 1 : 150



SITE STATISTICS

| | METRIC | IMPERIAL |
|-------------------------------------|-----------------------|-------------------------|
| TOTAL LOT AREA | 1,821.75 SQ.M. | 19,609.90 sq.ft. |
| EXISTING GROUND FLOOR AREA | 158.77 m ² | 1,698.78 sq.ft. |
| PROPOSED GROUND FLOOR ADDITION AREA | 71.57 m ² | 770.41 sq.ft. |
| PROPOSED BUILDING COVERAGE | 227.34 m ² | 2,447.19 sq.ft. (12.8%) |
| PROPOSED GROUND FLOOR AREA | 230.34 m ² | 2,478.19 sq.ft. |
| PROPOSED SECOND FLOOR ADDITION AREA | 82.27 m ² | 881.45 sq.ft. |
| PROPOSED G.F.A. | 308.61 m ² | 3,318.84 sq.ft. |



KEY PLAN
 STURGEON LAKE
 TOWN

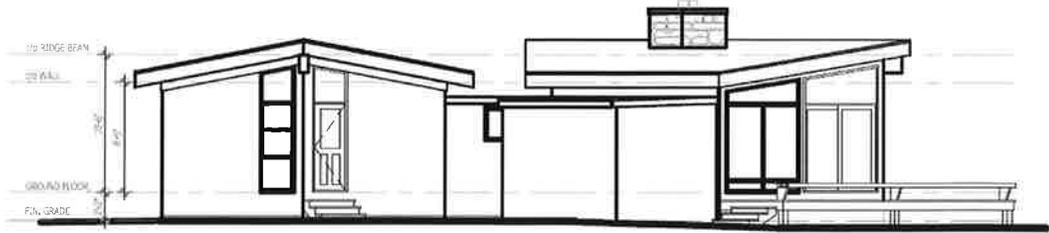
ARCHITECTURAL SITE PLAN

APPENDIX " D "

to

REPORT COA2019-065

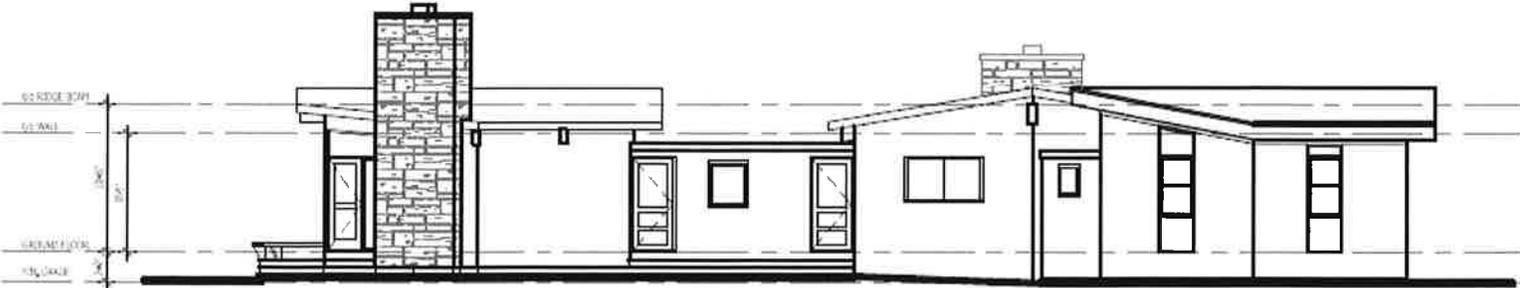
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NORTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



E - I ELE - II
SCALE 1/4" = 1'-0"

APPENDIX " E "

to

REPORT COA2019-065

FILE NO: D20-2019-048



TH ELEV - 11
ALL WALL 1/8" = 1'-0"



FT ELEV - 11
ALL WALL 1/8" = 1'-0"



E - T ELEV - 11
ALL WALL 1/8" = 1'-0"



TH ELEV - 11
ALL WALL 1/8" = 1'-0"

David Harding

From: Derryk Wolven
Sent: Monday, October 07, 2019 11:37 AM
To: Charlotte Crockford-Toomey
Subject: D20-2019-048

APPENDIX " F "
to
REPORT COA2019-065

FILE NO. D20-2019-048

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





Via Email: ccrockford-toomey@kawarthalakes.ca
Charlotte Crockford-Toomey
Administrative Assistant
Planning Department, City of Kawartha Lakes
180 Kent Street West
Lindsay, ON, K9V 2Y6

**Regarding: Application for Minor Variance
D20-2019-048
71 Perfectus Drive, Lot 15, Concession 9
Township of Verulam
Former Village of Bobcaygeon
City of Kawartha Lakes**

Dear Ms. Crockford-Toomey

This letter acknowledges the receipt of the above noted application for Minor Variance D20-2019-048. 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 Village of Bobcaygeon Zoning By-law 16-78, as amended. The purpose and effect is to request relief to reduce the minimum rear yard setback from 7.5 metres to 3.5 metres and to reduce the minimum water setback from 20 metres to 4.6 metres. The reliefs sought will permit renovations to be done to the existing dwelling, which include the construction of a partial second storey and cathedral ceilings.

Site Characteristics:

Existing mapping indicates that the subject property is within the vicinity of the following natural heritage features:

- Sturgeon Lake
- Fish habitat

Natural hazards associated with these features include:

- Flooding

KAWARTHA CONSERVATION
277 Kenrei Road, Lindsay, ON K9V 4R1
705.328.2271 Fax 705.328.2286
KawarthaConservation.com

Our Watershed Partners:

City of Kawartha Lakes • Region of Durham • Township of Scugog • Municipality of Clarington • Township of Brock • Municipality of Trent Lakes • Township of Cavan Monaghan



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.

The property is entirely regulated under Ontario Reg 182/06 as it is adjacent to Sturgeon Lake. Kawartha Conservation regulates from the greater of the flooding/erosion hazard associated with Sturgeon Lake. It appears as though the property within the Regulatory Flood Elevation for Sturgeon Lake (248.4 m/ASL). As such, the proposed development will require a permit from Kawartha Conservation.

Recommendation:

Kawartha Conservation has no objection to the approval of this Minor Variance Application D20-2019-048, provided that:

1. The finished floor elevation of all new additions be floodproofed 0.3 metre above the regulatory flood elevation in accordance with Kawartha Conservation floodproofing standards (minimum 248.7 m/ASL)
2. The subject area is entirely located within the Intake Protection Zone (IPZ-1) of the Bobcaygeon Municipal Drinking Water System. As such the property is in an area of the Trent Conservation Coalition (TCC) Source Protection Region. Please contact Jenna Stephens (Risk Management Official/Risk Management Inspector-copied on this email, ex 224) for additional information.



**KAWARTHA
CONSERVATION**

Discover • Protect • Restore

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,

Erin McGregor
Resources Planner Technician – ex 232
Kawartha Conservation

CC:

Jenna Stephens, Risk Management Official/Source Protection Technician, Kawartha Conservation
Ron Warne, Director, Planning, Development, & Engineering, Kawartha Conservation
Mark LaHay, Planner II, City of Kawartha Lakes

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