

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Barber**  
Report Number COA2019-062

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**Public Meeting**

**Meeting Date:** November 28, 2019  
**Time:** 1:00 pm  
**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward 3 – Geographic Township of Fenelon**

**Subject:** The purpose and effect is to request relief from the following in order to permit existing installations on a waterfront property thus; a detached boat port, and additions to a single storey dwelling that comprises of an attached garage with supplementary living space above and a sunroom at the rear:

**Boat Port**

1. Section 3.1.2.2 to reduce the minimum interior side yard setback for an accessory structure from 1.2 metres to 0.66 metre.

**Sunroom Addition to Rear of Dwelling**

2. Section 13.2.1.3(e) to reduce the minimum water setback from 15 metres to 9.99 metres;
3. Section 3.18.1.1 to reduce the minimum setback from an Environmental Protection Zone from 15 metres to 9.99 metres;

**Attached Garage with Living Space Above**

4. Section 13.2.1.3(e) to reduce the minimum water setback from 15 metres to 5 metres;
5. Section 3.18.1.1 to reduce the minimum setback from an Environmental Protection Zone from 15 metres to 5 metres; and
6. Section 13.2.1.3(b)(ii) to reduce the minimum interior side yard setback from 2.3 metres to 1.86 metre.

The variance is requested at 276 Moorings Drive, geographic Township of Fenelon (File D20-2019-045).

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**Author:** Quadri Adebayo, Planner II

**Signature:**



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**Recommendations:**

**Resolved That** Report COA2019-062 Bartt Barber be received;

**That** minor variance application D20-2019-045 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions:**

- 1) **That** the dwelling and accessory building related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2019-062, which shall be attached to and form part of the Committee's Decision. Any deviation from these specifications will require review by the City and may necessitate further approvals to be granted by the City and/or any other governing agency, body or authority, where applicable;
- 2) **That** notwithstanding the definition of rear yard, the granting of the variance for the reduced water setback will not be interpreted to permit the placement of any other accessory structure(s) or the construction of any addition(s) between the rear wall of the dwelling and the water's edge;
- 3) **That** the applicant shall complete the Building Permit process to the satisfaction of the Building Division. This condition will be considered fulfilled once the owner submits to the Secretary-Treasurer written confirmation from the Chief Building Official advising that the building permit situation has been satisfied to his/her satisfaction under the Ontario Building Code; and
- 4) **That** the Building Permit process shall be completed within a period of twelve (12) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon receipt of a confirmation letter by the Secretary-Treasurer from the Chief Building Official.

**This approval pertains to the application as described in report COA2019-062. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.**

**Background:** Committee deferred this application at its October 17, 2019 meeting for a maximum period of 2 months in order to allow sufficient time for the issues identified by the commenting agencies to be addressed and to ensure the proposal can be adequately evaluated for support by planning staff.

Kawartha Conservation (KRCA) have confirmed the following via preliminary conversations with planning staff and advised that they will provide formal comments before the application is presented at the public meeting;

- (i) that they will not be pursuing any violation orders against the applicant since their records show that a permit was issued from their office for the attached garage with living space above (see Appendix E). Since the boat port and

sunroom which were constructed almost 10 years ago, these matters cannot be enforced retroactively; and

- (ii) that Burnt River is a known natural flood hazard for which mitigating measures are limited when the river overflows on land during increased water levels.

The Building Division's enforcement process on the property is still active and subject to the outcome of a minor variance decision. They advised that the sunroom was built without permits whereas the physical build-out of the attached garage with living space above is largely inconsistent with the drawings provided for the building permit that was issued. A minor variance was recommended upon this discovery and the property owner/applicant was also required to get their property surveyed in company with the minor variance application submission.

Planning staff note that the construction of the attached garage with living space above is incomplete due to a stop-work-order issued by the Building Division. Notwithstanding the building enforcement matter in play, planning staff are evaluating the proposal as if the installations subject to this minor variance were non-existent and newly proposed today.

The application was deemed complete September 26, 2019.

|                    |   |
|--------------------|---|
| Proposal:          | To recognize the addition of an approximately 132.3 square metre attached garage with living space (master bedroom) above, and an approximately 16.4 square meter sunroom onto an approximately 69.1 square metre dwelling, and an approximately 27 square metre boat port. |
| Owner/Applicant:   | Bartt Barber  |
| Legal Description: | Part Lot 32, Concession 10, geographic Township of Fenelon, now City of Kawartha Lakes  |
| Official Plan:     | Waterfront within the City of Kawartha Lakes Official Plan  |
| Zone:              | Rural Residential Type Three (RR3) Zone within the Township of Fenelon Zoning By-law 12-95  |
| Site Size:         | 850.5 square metres   |
| Site Servicing:    | Lake water and private individual sewage system.  |
| Existing Uses:     | Shoreline Residential   |
| Adjacent Uses:     | North: Burnt River, Goose Lake<br>South: Moorings Drive, Cameron Lake   |

## East and West: Shoreline Residential

**Rationale:** While the boat port and the additions to the dwelling are already built, they do not comply with zoning. Therefore, the Planning Act requires that these installations be presented and discussed as proposed buildings.

**1) Are the variances minor in nature?**

- (i) **Boat Port - Yes**
- (ii) **Sunroom - Yes**
- (iii) **Attached Garage - Yes**

**And**

**2) Is the proposal desirable and appropriate for the use of the land? Yes**

- (i) **Boat Port - Yes**
- (ii) **Sunroom - Yes**
- (iii) **Attached Garage - Yes**

The subject property is amongst a chain of waterfront residential lots on a peninsula that runs west to east separating Burnt River from Cameron Lake. Two sides of the neighbourhood (north and south) are designated as Provincially Significant Wetland in the City of Kawartha Lakes Official Plan.

The property is roughly trapezoidal, widening at the shoreline and narrowing at the street line. The boat port design is a steel frame type with roof cover. The boat slip is made of wood and serves as a base to hold the boat port. Based on the condition of the boat slip, it appears to have been in place prior to the installation of the boat port on top of it. Although a boat port is permitted to be located within the water setback, it is expected to comply with the minimum interior side yard requirement of the by-law. Thus, from a planning perspective, if the applicant consulted with the City staff prior to installation of the boat port, it would have been recommended that it be placed at a minimum of 1.2 metres from the westerly interior side lot line. However, in answering whether the deficiency in that side of the yard is minor, it is pertinent to evaluate likely impact on neighbouring land uses. Burnt River as identified by KRCA is flood prone. The dock and boat slip which do not require building permits from the City are already in place and have established the manner of flooding on the property when there is a rise in water levels. As the installation of the boat port appear to be a nailed fixation on the existing boat slip without the need for digging or landscaping, its placement is not considered to exacerbate the established flooding impact on the property. The eaves of the roof wraps flat along the sides of the boat port with no protruding extension. Notwithstanding the deficiency in the westerly interior side yard, the design of the roof will normally direct stormwater inside the subject property. From a functional perspective, it provides temporary cover for marine craft from weather elements. A similar boat port and boat slip also exists on the abutting property to the east (274 Moorings Drive), and no concerns were raised by commenting agencies.

Respecting the sunroom, the limits of its construction within the rear yard does not protrude beyond the rear yard depth established by the rear deck. The

survey document provided by the owner indicates an improvement in the water setback situation for the sunroom in comparison with the deck. The west corner of the rear deck is 9.36 metres from the water's edge while the east corner, which touches the west side-wall of the sunroom, is 9.99 metres from the water's edge. Whereas the east side-wall of the sunroom is approximately 11.2 metres from the water's edge. If it were newly proposed, an improved water setback situation would have been recommended by planning staff. There is sufficient room on the easterly side yard to enable movement and maintenance. The space in that part of the yard in conjunction with the tree on the neighbouring property also helps to limit any negative massing impact that may result from the addition. The applicant has also demonstrated reason with planning staff's recommendation through the removal of the frame shed located within the water setback that was identified as creating spatial separation issues and interfering with the landscaped amenity space to the water.

Concerning the attached garage addition with living space above it, if it were a new proposal, planning staff would have supported the depth of the wall provided it does not protrude beyond the depth established by the existing dwelling from the water with KRCA approval being a prerequisite. The issuance of a KRCA permit in conjunction with the preliminary comments KRCA has demonstrated that no negative impact is anticipated, plus the property was also identified to be inherently flood-prone. On the other hand, the extent of the addition within the westerly interior side yard would have been supported if it were flush with the front wall of the dwelling at approximately 2.1 metres (0.2 metre less than the minimum requirement). However, the relief requested for a 1.86 metre setback (a 0.44 metre reduction from the minimum requirement) in that side of the yard is considered minor. Site observations suggest that sizeable room is available to navigate between the front and rear yards. The commenting divisions (Building and Engineering) have also not raised any concerns from a spatial separation or drainage perspective. Likewise, the massing of the design is similar to the abutting neighbour to the west (278 Moorings Drive). The scale of the development also appears to be in character with the general neighbourhood which consists of a mix of single and two-storey dwellings.

As the proposed development has not been identified to pose negative impacts to servicing, or affect the aesthetic of the shoreline, the variances are considered minor as well as desirable and appropriate for the use of the land.

- 3) Do the variances maintain the intent and purpose of the Zoning By-law?**
- (i) Boat Port - Yes**
  - (ii) Sunroom – Yes**
  - (iii) Attached Garage – Yes**

The subject property is zoned Rural Residential Type Three (RR3) Zone in the Township of Fenelon Zoning By-law 12-95.

The Zoning By-law, through its Environmental Protection Zone setback, has established minimum setbacks from the shoreline to provide a sufficient buffer of landscaped open space between the water and built form to improve water

quality and habitat. The proposed water setback for the additions are not anticipated to negatively impact this functionality since the additions will not extend beyond the established dwelling setback for the attached garage with living space above, and the established deck setback for the sunroom. Therefore, sufficient spatial separation between the development and Burnt River will be maintained.

The reduced interior side yard setback for the attached garage provides for sizeable maintenance and pedestrian access between the front and rear yards. The Engineering and Corporate Assets Department has raised no concerns with respect to drainage matters.

The reduced interior side yard is also not anticipated to adversely impact the use or privacy of the westerly abutting property (278 Moorings Drive) given that some vegetation exists along the side yard, and the neighbour also has a privacy fence installed on their side of the property.

Additionally, as explained in rationale 1 and 2 above, the eaves of the boat port roof wraps flat along the sides of the boat port with no protruding extension that directs stormwater inside the deficient interior side yard area. It meets the accessory building lot coverage requirement and functionally provides cover for marine craft from weather elements whereas no concerns were raised by commenting agencies.

Therefore, the variances maintain the general intent and purpose of the Zoning By-Law.

#### **4) Do the variances maintain the intent and purpose of the Official Plan?**

- (i) Boat Port - Yes**
- (ii) Sunroom – Yes**
- (iii) Attached Garage – Yes**

The property is designated Waterfront within the City of Kawartha Lakes Official Plan. The designation anticipates residential uses and ancillary uses.

The proposed side yard reductions would still function as naturalization space that can retain and infiltrate surface water run-off before discharging it into the abutting waterbody.

As per policy 3.11, the intent of the Official Plan is that development maintains a minimum setback of 15 metres from the shoreline in order to avoid natural hazards which may result in loss of life and/or loss of property, and provide environmental buffers in order to maintain and improve water quality and habitat in accordance with Ministry of Natural Resources and Forestry recommendations. These setbacks also have the added function of directing built form away from the shorelines so that natural, rather than built form dominates which in turn reduces massing impacts by increasing spatial separation in keeping with the policies laid out in section 20.3. KRCA has not raised any issue whilst identifying the neighbourhood to be inherently flood prone. Similarly, the installation of the boat port, sunroom, and attached garage is not anticipated to significantly alter the existing flooding situation.

In consideration of the above, the variances maintain the general intent and purpose of the Official Plan.

**Other Alternatives Considered:**

Observations from the site inspection suggests that there may be a desire by the applicant to construct an upper level deck by the glassed sliding door of the master bedroom space immediately above the attached garage facing the water. The applicant did not advise of any plans when this was shared with them. Planning staff would like to clarify that an upper level deck will not be supported due to the deficient water setback situation in the rear yard of the subject property. It is strongly recommended that the applicant explore the option of a Juliette balcony that will not project beyond the maximum requirement of 0.6 metres within the rear yard in accordance with the yard provisions of the Township of Fenelon Zoning By-law.

**Servicing Comments:**

The property is serviced by lake water and private individual sewage system.

**Consultations:**

Notice of this application was circulated in accordance with the requirements of the Planning Act. Comments have been received from:

**Agency Comments:**

Building Division (October 7, 2019) – No concerns.

Engineering and Corporate Assets Department (October 8, 2019) – No objections.

Kawartha Conservation (October 31, 2019) – No concerns. See preliminary comments in Appendix D3.

**Public Comments:**

Gail and Harold Kukasch - 268 Moorings Drive (October 8 and October 9, 2019):

They advised that the most of the construction on the subject property were done without permits, that the applicant intentionally falsified the drawing figures in order to avoid the appropriate process before construction. They indicated that the boat slip, which was installed by the applicant is too close to their property line, causes their property to flood every spring. The proximity of the newly constructed garage to the boat slip acts as a blockage sending water into their yard. Further, they do not consider the variances to be minor given that the development has impacted their property value, personal safety, and the integrity of their home. They finally suggested that the boat slip area be filled and returned to the original condition when the applicant purchased the property in 2010. See Appendix F1 to F2.

Planning staff response is as follows:

- (i) Permits: comments provided by the permitting agencies did not reflect any concerns following their review of the minor variance application. The building

enforcement matter has been activated, and the minor variance is a step towards satisfying any Building Division requirements. KRCA has also advised that they are unable to pursue enforcement retroactively for portions of the development that was done without permit.

- (ii) Boat Slip: KRCA regulates docks and boat slip construction and have raised no concerns. The zoning by-law does not regulate these installations and they are not part of the relief evaluated under the minor variance tests.
- (iii) Attached Garage: Planning staff typically rely on KRCA's input when there is a water setback deficiency, especially when in proximity to an Environmental Protection Zone. Apparently, KRCA did issue a permit for the attached garage and has advised of no concerns due to the neighbourhood being flood prone. This in conjunction with the planning rationale 1 and 2 above solidifies Staff's position regarding the attached garage. As well, the subject property is not in a site plan control area; therefore, the City's site alteration by-law does apply to the subject property.

Overall, the relief sought through the minor variance is not rationalized to be a root cause of the flooding concerns. Therefore, the City is unable to intervene in the matter as it is considered a civil matter between two property owners.

#### **Attachments:**



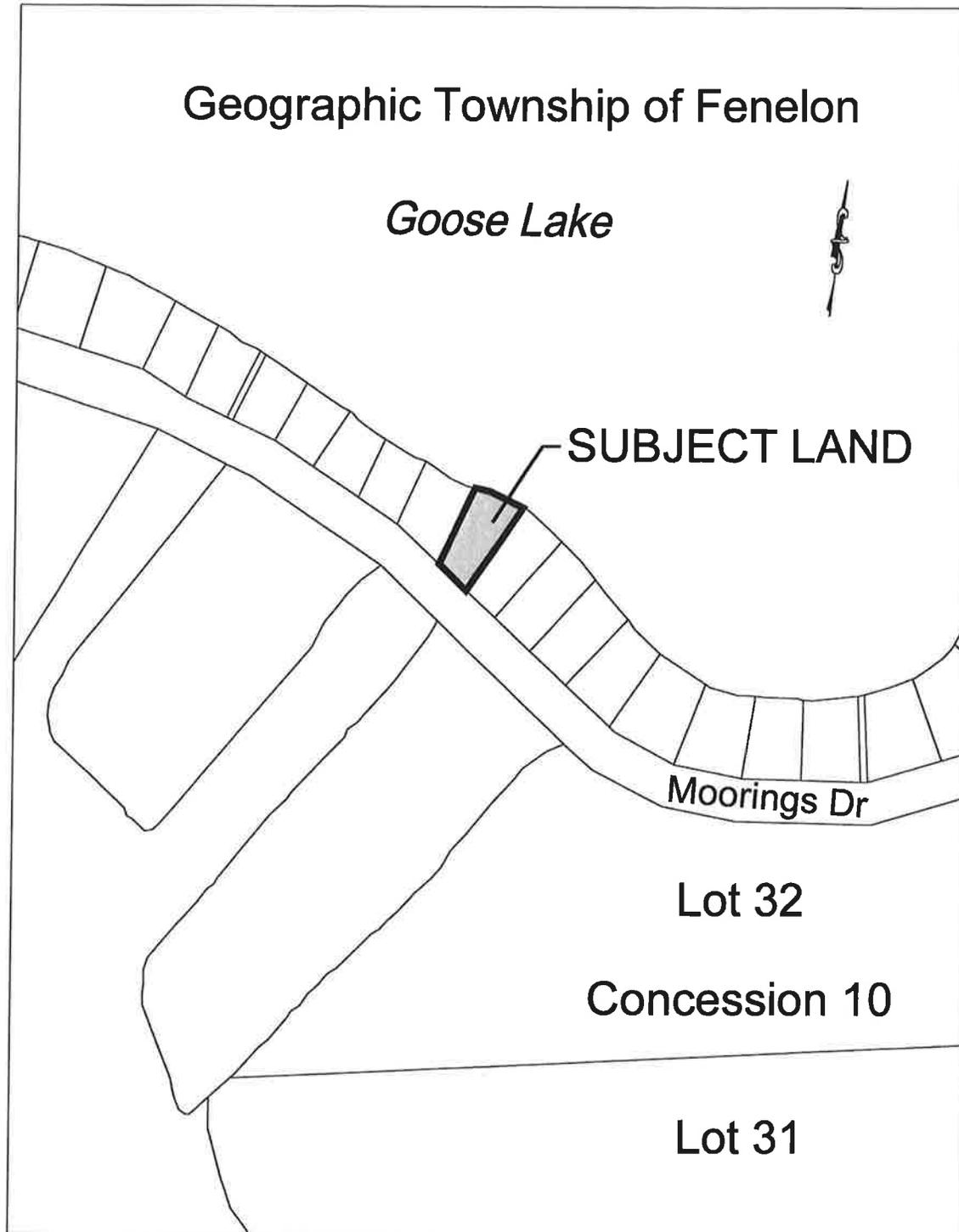
Appendices A-F to  
Report COA2019-062

Appendix A – Location Map  
Appendix B – Aerial Photo  
Appendix C – Applicant's Sketch  
Appendix D1 to D3 – Department and Agency Comments  
Appendix E – KRCA Permit for the Attached Garage  
Appendix F1 to F2 – Public Comment

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**Phone:** 705-324-9411 extension 1367  
**E-Mail:** qadebayo@kawarthalakes.ca  
**Department Head:** Chris Marshall, Director of Development Services  
**Department File:** D20-2019-045

# D20-2019-045



## 276 Moorings Drive, geographic Township of Fenelon



0.11

Kilometers

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



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# Site Plan Sketch



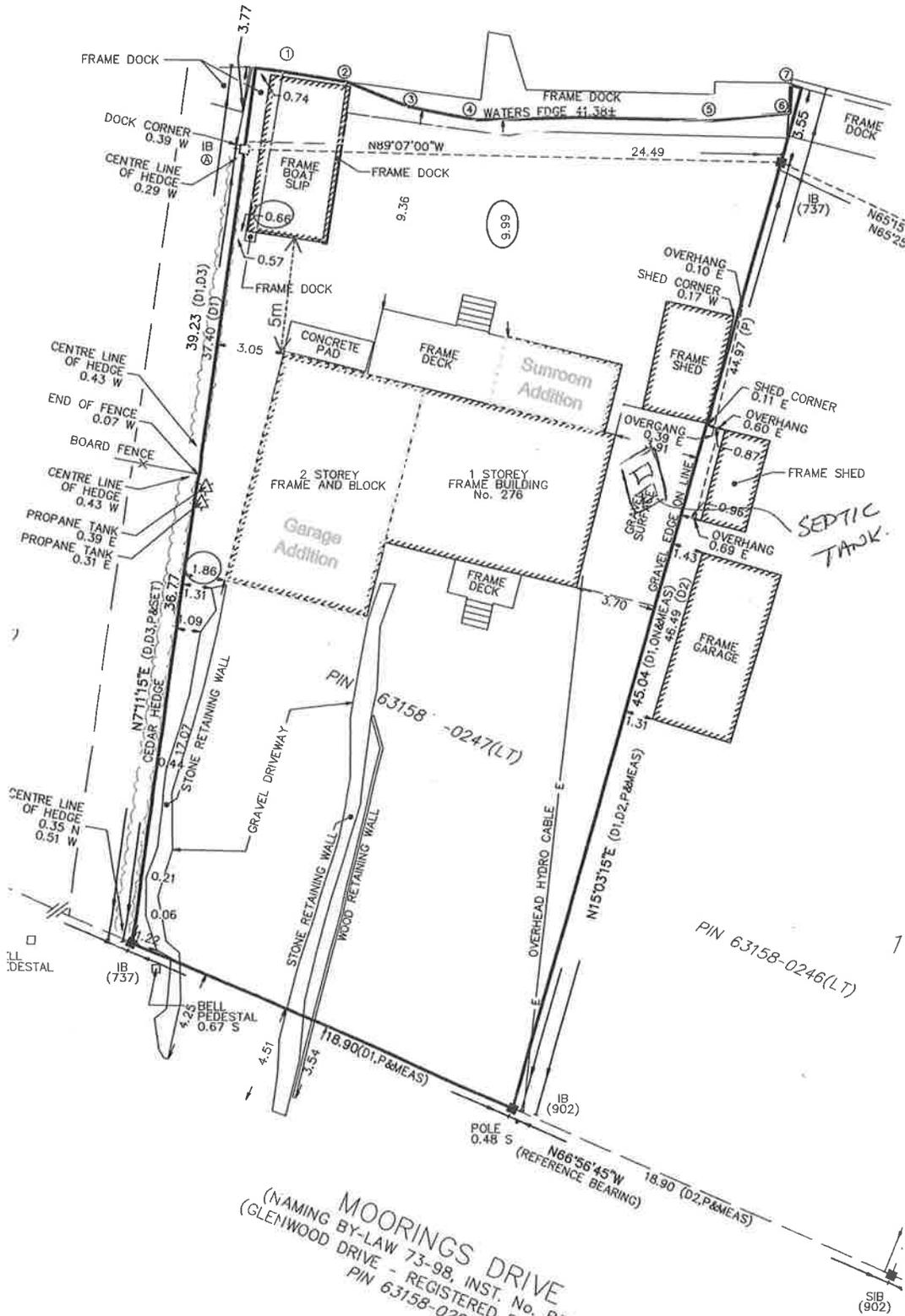
APPENDIX: C

BURNT RIVER

to

REPORT COA2019-062

FILE NO: D20-2019-045



MOORINGS DRIVE  
 (NAMING BY-LAW 73-98, INST. No. R378051)  
 GLENWOOD DRIVE - REGISTERED PLAN No. 457  
 PIN 63158-029(LT)

**Quadri Adebayo**

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APPENDIX " D1 "

**From:** Derryk Wolven  
**Sent:** Monday, October 07, 2019 11:40 AM  
**To:** Charlotte Crockford-Toomey  
**Subject:** D20-2019-045

REPORT COA2019-062

FILE NO. D20-2019-045

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)



**Quadri Adebayo**

APPENDIX " D2 "  
to

**From:** Mark LaHay  
**Sent:** Tuesday, October 08, 2019 4:02 PM  
**To:** Quadri Adebayo  
**Cc:** Charlotte Crockford-Toomey  
**Subject:** FW: 20191008 D20-2019-045 - Engineering review

REPORT COA2019-062  
FILE NO. D20-2019-045

FYI - file

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**From:** Kim Rhodes  
**Sent:** Tuesday, October 08, 2019 2:11 PM  
**To:** Mark LaHay  
**Cc:** Christina Sisson; Kirk Timms  
**Subject:** 20191008 D20-2019-045 - Engineering review

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

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

Minor Variance – D20-2019-045  
276 Moorings Drive  
Part Lot 32, Concession 10  
Geographic Township of Fenelon

It is the understanding by Engineering that the purpose and effect is to request relief from the following in order to permit existing installations on a waterfront property thus; a detached boat port, and additions to a single storey dwelling that comprises of an attached garage with supplementary living space above and a sunroom at the rear:

**Boat Port**

1. to reduce the minimum interior side yard setback for an accessory structure from 1.2 metres to 0.66 metre.

**Sunroom Addition to Rear of Dwelling**

2. to reduce the minimum water setback from 15 metres to 9.99 metres;
3. to reduce the minimum setback from an Environmental Protection Zone from 15 metres to 9.99 metres;

**Attached Garage with Living Space Above**

4. to reduce the minimum water setback from 15 metres to 5 metres;
5. to reduce the minimum setback from an Environmental Protection Zone from 15 metres to 5 metres; and
6. to reduce the minimum interior side yard setback from 2.3 metres to 1.86 metre.

*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.

**Quadri Adebayo**

APPENDIX " D3 " to

**From:** Erin McGregor <emcgregor@kawarthaconservation.com>  
**Sent:** Thursday, October 31, 2019 1:23 PM  
**To:** Quadri Adebayo  
**Subject:** 276 Moorings Dr - KRCA update

REPORT COA2019-062  
FILE NO. D20-2019-045

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good Morning Quadri,

Got your voicemail regarding 276 Moorings Dr.  
In an effort to keep this application moving forward, I will revise our comments to reflect the following:

For the original comments I wasn't aware that all of the structures requiring a minor variance were already constructed. Because all the structures are existing, we can indicate that we have no objections to their minor variances.

We also won't pursue any violations against the applicant. The addition which included a garage and living space above received a permit from this office in July 24. Additionally, the boat slip and sunroom were both built around 2010-2011 I believe. Because it has been almost 10 years since their construction, Jim said he won't pursue any violations.

Regarding the flooding, I'm not sure that there is anything that Kawartha Conservation can do to mitigate the flooding impacts. The Burnt River is a known flooding hazard. The neighbours (Gail and Harold Kukasch) have expressed their concerns to us many times (as I'm sure you're well aware) and they claim that the boat slip is causing the flooding issues on their property. I spoke with some other staff members, and can confirm that it is highly unlikely that the boat slip is causing the flooding or greatly exacerbating it.

I will confirm all of this with Ron.  
Sincerely,

Erin McGregor  
Resources Planner Technician  
KAWARTHA CONSERVATION  
277 Kenrei Road  
Lindsay, ON K9V 4R1

Tel: 705.328.2271 ex 232  
Fax: 705.328.2286

[KawarthaConservation.com](http://KawarthaConservation.com)



**KAWARTHA CONSERVATION**  
Discover · Protect · Restore

to



KAWARTHA CONSERVATION  
277 Kenrei Road, Lindsay, ON K9V 4R1  
Tel: 705.328.2271 Fax: 705.328.2288  
www.kawarthaconservation.com

REPORT  
FILE NO.

COA2019-062

PERMIT No.  
D20-2019-045  
2018-238

**DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES – ONTARIO REGULATION 182/06**

Valid: July 24, 2018 to July 24, 2020

This permit expires on the date noted above, at which time it becomes null and void. Should you need to extend the period of validity to allow for you to complete the permitted works, an extension for a maximum of one additional year may be granted. You will need to contact Kawartha Conservation to request an extension a minimum of 60 days prior to the permit expiration date, in order for us to accommodate the extension request, as required per Ontario Regulation 182/06.

Permission has been granted to:

|           |   |            |  |
|-----------|---|------------|--|
| Owner(s): | Bart Barber   | Applicant: | Jonathan Pitcher                             |
| Company:  |   | Company:   | Kawartha Lakes Draft & Design                |
| Address:  | 7 Victoria Street East<br>Cooksville, ON L0L 1L0<br>(H) 416-677-2124  | Address:   | 6-70 Bond Street West<br>Lindsay ON, K9V 3R4 |
| Phone:    | (B) 905-660-6831  | Phone:     | 705-328-4518<br>Kawartha_design@yahoo.ca     |
| Location: | 276 Moorings Drive, Lot 32, Concession 10; Geographic Township of Fanelon,<br>City of Kawartha Lakes  |            |  |
| For the:  | Construction of a ~ 147.25 square meter garage addition with second-storey master suite above the garage and the associated excavation/grading/fill placement (-11.5 cubic meters) for foundation works |            |  |

Note: This permit does not exempt the owner/applicant from obtaining and adhering to Municipal, Provincial, and/or Federal permits that may also be required.

**This permit shall be subject to the attached Special and General Conditions and Silt Fence Fact Sheets.**

OFFICE USE ONLY

- Owner: Bart Barber
- Applicant: Jonathan Pitcher
- Building Dept
- KRCA File: 16400

Ron Warne  
Director, Planning, Development & Engineering

Applicant Signature

Date July 24, 2018

Date July 27 / 18

Permit No. 2018-238  
Page 1/5



**Charlotte Crockford-Toomey**

APPENDIX " FI  
to  
REPORT COA 2019-062  
FILE NO. D20-2019-045

**From:** Quadri Adebayo  
**Sent:** Tuesday, October 08, 2019 2:25 PM  
**To:** Charlotte Crockford-Toomey  
**Subject:** FW: Barber Variance D20-2019-045  
**Attachments:** IMG\_3208.jpeg; IMG\_3209.JPG; IMG\_3210.JPG

FYI – File. Thanks

**From:** G K [<mailto:gailkukasch@gmail.com>]  
**Sent:** Tuesday, October 08, 2019 12:09 PM  
**To:** Quadri Adebayo  
**Subject:** Barber Variance D20-2019-045

To the committee of adjustments:

We are writing to express our concerns regarding the above on the property directly to our east. We expected this process to happen prior to the construction of the addition so that the plans would be made to conform. Mr Barber was fully aware that a variance was required prior to building but chose to use false figures making it appear his drawings conformed. Numerous calls to the building department both prior to and since the permit was issued seem to have been disregarded. Now, the newest addition, there have been others done without permits, is not only too close to our property by 18 inches in the front corner of the new garage, crowding us again, but is ridiculously close to the river at a distance of 5 meters from the poorly built boat slip which Mr Barber added. This area, which is only 0.66 meters from the property line, is subject to flooding from the boat slip every spring. The new garage acts as a blockade sending the waters into our yard, being the only point where water is an issue the last few years. Our property value is impacted as well as our personal safety and the integrity of our home. We do not consider these to be MINOR variances in any way. Mr Barber's disregard for the laws and neighbours should not be rewarded by approval of this blatant abuse. If he were applying for a permit thru the proper process I am quite certain it would be denied. Allowing him to proceed will encourage more of this type of back door approval and does not in any way protect us.

We will attach photos of the boat slip which have been provided previously so the file is complete.

We appreciate your time and consideration of these concerns.

Gail and Harold Kukasch  
278 Moorings Dr

As a side note, we are unable to attend the meeting on Oct 17, but can be reached by phone at 239 400-1900 or email if further clarification is required. We are out of the country as of October 15.





**Quadri Adebayo**

APPENDIX " F2 "

**From:** Charlotte Crockford-Toomey  
**Sent:** Wednesday, October 09, 2019 3:39 PM  
**To:** Quadri Adebayo  
**Subject:** FW: FW: Memorandum D20-2019-045, 276 Moorings Drive

REPORT COA2019-062  
FILE NO. D20-2019-045

Fyi

**Charlotte Crockford-Toomey**  
Administrative Assistant  
Planning Department, City of Kawartha Lakes  
705-324-9411 ext. 1231 [www.kawarthalakes.ca](http://www.kawarthalakes.ca)



**From:** G K [<mailto:gailkukasch@gmail.com>]  
**Sent:** Wednesday, October 09, 2019 3:35 PM  
**To:** Charlotte Crockford-Toomey  
**Subject:** Re: FW: Memorandum D20-2019-045, 276 Moorings Drive

Thank you very much. We appreciate any and all updates. We did speak with Jim Shrubsall this morning over our concerns about the boat slip...the proximity to our property, flooding from it every spring etc. We are extremely concerned about this aspect being overlooked. I would like to suggest it be filled in and returned to the way the property was when Mr Barber purchased in May 2010.

Gail and Harold Kukasch

On Wed, Oct 9, 2019 at 3:21 PM Charlotte Crockford-Toomey <[ccrockford-toomey@kawarthalakes.ca](mailto:ccrockford-toomey@kawarthalakes.ca)> wrote:

Please find attached.

**Charlotte Crockford-Toomey**  
Administrative Assistant  
Planning Department, City of Kawartha Lakes  
705-324-9411 ext. 1231 [www.kawarthalakes.ca](http://www.kawarthalakes.ca)



**From:** Charlotte Crockford-Toomey  
**Sent:** Wednesday, October 09, 2019 3:20 PM  
**To:** 'gailkukasch@gmail.com'  
**Subject:** Memorandum D20-2019-045, 276 Moorings Drive  
**Importance:** High

Good afternoon Gail and Harold

Please find attached a copy of the memorandum, D20-2019-045.

Many thanks

**Charlotte Crockford-Toomey**  
Administrative Assistant  
Planning Department, City of Kawartha Lakes  
705-324-9411 ext. 1231 [www.kawarthalakes.ca](http://www.kawarthalakes.ca)



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