

# **The Corporation of the City of Kawartha Lakes**

## **Committee of Adjustment Report – Josie Harlow**

Report Number COA2021-043

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### **Public Meeting**

**Meeting Date:** June 17, 2021

**Time:** 1:00 pm

**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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### **Ward: 2 – Geographic Township of Bexley**

**Subject:** The purpose and effect is to request relief from the following provisions to permit the construction of a single detached dwelling:

1. Section 9.2.1.3(a) to reduce the minimum front yard setback from 7.5 metres to 3.0 metres;
2. Section 9.2.1.3(e) to reduce the minimum water setback from 15 metres to 9.0 metres; and,
3. Section 3.18.1.1(a) to reduce the minimum setback of buildings and structures from an Environmental Protection (EP) Zone boundary from 15 metres to 9.0 metres.

The property is located at 17 North Water Street, geographic Township of Bexley (File D20-2021-034).

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**Author:** David Harding, Planner II, RPP, MCIP

**Signature:** 

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### **Recommendation:**

**Resolved That** Report COA2021-043 Harlow, be received;

**That** minor variance application D20-2021-034 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

### **Conditions:**

- 1) **That** the construction of the dwelling related to this approval shall proceed substantially in accordance with the sketch in Appendix C and generally in accordance with the elevation and plan in Appendix D submitted as part of Report COA2021-043, which shall be attached to and form part of the Committee's Decision;
- 2) **That** prior to the issuance of a Building Permit, the owner shall obtain site plan approval to establish additional vegetation between the dwelling and Gull River through approval of a planting plan. The planting plan shall be

created in accordance with options (i) or (ii) and (iii) identified in Kawartha Region Conservation Authority's comments dated May 10, 2018 in Appendix E to Report COA2021-043, which shall be attached to and form a part of the Committee's Decision. The planting plan must be to the satisfaction of the Kawartha Region Conservation Authority and the City; and

- 3) **That** the building construction related to the minor variances shall be completed within a period of thirty-six (36) 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 completion of the first Building Inspection.

**This approval pertains to the application as described in report COA2021-043. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.**

**Background:** The application proposes to demolish the existing single storey detached dwelling and construct a new one and one-half storey dwelling with attached garage. The existing dwelling does not comply with the minimum water/EP Zone setback and minimum front yard setback requirements.

The Committee previously approved the proposal, File D20-2018-003, at its July 19, 2018 meeting. However, the owner did not proceed to construct the dwelling in time and the application lapsed. The owners now wish to proceed with the re-development of the property, and have re-submitted the application for consideration.

This application was deemed complete May 3, 2021.

**Proposal:** To construct a single detached dwelling.

**Owner:** Josie Harlow

**Legal Description:** Lot 5, Plan 46, Ward 1, geographic Township of Bexley, City of Kawartha Lakes

**Official Plan:** Hamlet Settlement Area within the City of Kawartha Lakes Official Plan

**Zone:** Hamlet Residential (HR) Zone – Township of Bexley Zoning By-law 93-09

**Site Size:** 779.79 square metres - Coe Fisher Cameron OLS (8,393.5 square feet)

**Site Servicing:** Municipal sanitary sewer and lake-based water supply

Existing Uses: Residential

Adjacent Uses: Northeast: Park/Public Dock, Residential, Commercial  
Southeast: Gull River  
Northwest: Residential, Vacant Residential  
Southwest: Residential

**Rationale:**

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

The subject property is located within the Coboconk hamlet settlement area. The majority of lots on the southeastern side of North Water Street are characterized by shallow front and rear yards. This is due to the fact that there is little space between the North Water Street road allowance and Gull River. The subject property has a depth of approximately 22.71 metres. Without variances, the dwelling would have a depth of approximately 7 metres (22.9 feet), possibly less as the shoreline has a slight inward curve. Further, relief from the lot coverage requirement is not needed, which supports the view that the proposed built form is in proportion to the area of the lot.

The variances will facilitate the construction of a new dwelling with a total depth of 11 metres (36 feet). The new dwelling is 3 metres closer to the water and half a storey taller than the existing dwelling. However, the dwelling is only slightly closer to the water than the rear deck of the existing dwelling. As this property is within the Coboconk urban settlement area and is also in close proximity to the central business district to the northeast, the property is within a neighbourhood which is more urbanized in nature. This nature is characterised by built form that is closer to lot lines. Adverse massing impacts are anticipated to be minimal as the existing single storey building and its deck maintains similar setbacks to those proposed, and all nearby buildings on the southeastern side of North Water Street maintain similar setbacks to the road and shoreline.

Therefore, the variances are minor in nature

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

The proposal will facilitate the replacement of the existing single storey dwelling with a one and a half storey dwelling. Expansion is proposed to the northeast and southeast, but the dwelling footprint will maintain a shoreline setback very similar to that established by the existing deck. The front yard setback at its closest point would remain unchanged.

An attached garage is proposed, which is set back from the rest of the dwelling's front wall. The property has no existing parking; vehicles are parked on the road in-front of the property. The increased setback of the garage allows for the construction of a driveway between the garage and front lot line to accommodate two vehicles side by side. The garage will provide enclosed storage for two more vehicles and other household items. The redevelopment will result in a net improvement to the parking situation by providing opportunity for parking to be contained upon the lot.

The footprint expansion in the northeastern direction will include side yard patio access for the main floor. A walkout basement design with no deck above is proposed along the southeast wall to maintain the existing landscaped open space within the rear yard. Sufficient side and rear yard amenity space will remain with the enlarged dwelling footprint for maintenance, front/rear yard access, and amenity purposes. The proposal will also provide for additional habitable space, increasing the functionality of the dwelling and lot.

Due to the above analysis, the variances are considered desirable and appropriate for the use of the land.

**3) Do the variances maintain the intent and purpose of the Zoning By-law?**  
**Yes**

The subject property is zoned Hamlet Residential (HR) Zone within the Township of Bexley Zoning By-law 93-09.

The front yard setback is intended to provide sufficient space for vehicles to be parked on private property between the road allowance and building, and maintain sight lines. The proposal provides for the two required 6 metre x 2.8 metre parking spaces within the garage and an additional two between the garage door and North Water Street road allowance. The proposal will bring the property into compliance with the zoning by-law as there is currently no on-site parking. As the front of the dwelling is proposed to be in keeping with the building line established on the southeastern side of North Water Street, no adverse impacts to sight lines are anticipated.

The setback from the Environmental Protection (EP) Zone is intended to ensure sufficient vegetated space between a building and shoreline for the infiltration of storm water. In this instance, no deck is proposed off the rear wall of the dwelling, and a walkout basement is proposed. Instead, side/rear yard access from the main floor will be via the northeastern wall. The Kawartha Region Conservation Authority (KRCA) has recommended a planting plan be executed in order to improve shoreline habitat within the rear yard. Provided one of the planting plan options identified in Appendix E are followed, the intent of the EP Zone is maintained as the impacts to the Gull River would be mitigated and the vegetation within the rear yard improved. A condition is recommended to implement the KRCA's comments. A planting plan would be enforced through an appropriate form of site plan approval and the owner will need to provide securities to ensure that the works are completed.

The proposed construction exceeds the minimum gross floor area requirement of 93 square metres and is under the maximum lot coverage requirement of 30%.

No changes are proposed to the legal non-complying shed, and the proposed dwelling will maintain the required building spatial separation from said shed.

Provided a condition is included to address habitat improvement along the shoreline, the variances meet the general intent and purpose of the zoning by-law.

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

The subject property is designated Hamlet Settlement Area in the City of Kawartha Lakes Official Plan. An assortment of uses including residential uses are anticipated within this designation.

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 this instance, the lot, at about 23 metres deep, is too shallow to permit redevelopment that maintains a setback of 15 metres. It was not the intent of the Official Plan to preclude the redevelopment of shoreline property, particularly shoreline property within Hamlet Settlement Areas provided appropriate mitigation measures are followed. The KRCA has proposed a series of mitigation measures via a planting plan that would address adverse impacts. The planting plan will improve upon the existing shoreline vegetation. The entirety of the rear yard is currently lawn. The owner's surveyor has also provided a plan which demonstrates that the basement floor will be above the flood hazard.

Low profile building design is also anticipated near the shoreline. A one and one half storey design has been proposed to minimize shoreline massing impacts.

The proposed variances maintain the general intent and purpose of the Official Plan.

**Other Alternatives Considered:**

A shallower dwelling design was discussed, though the viability and functionality of such a narrow space and lack of available plans made such a proposal challenging. Revisions to the proposal were made in response to staff comments when the file was first considered in 2018. The location of the garage was adjusted prior to the submission of the original application in order to contain two parking spaces between the garage door and front lot line.

**Servicing Comments:**

The property is serviced by the municipal sanitary sewer system and lake-based water supply.

**Consultations:**

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

**Agency Comments:**

Kawartha Region Conservation Authority (May 10, 2018): No concerns. Conditions recommended. See Appendix E.

Ministry of Transportation (MTO) (June 4, 2021): No concerns as the property is located a significant distance away from the highway. However, the site is within the MTO permitting area and an MTO building and land use permit will be required.

Building and Septic Division – Building Branch (June 4, 2021): No concerns.

Development Engineering Division (June 4, 2021): No objection.

**Public Comments:**

No comments received as of June 8, 2021.

**Attachments:**

Appendices A-E to  
COA2021-043

Appendix A – Location Map

Appendix B – Aerial Photo

Appendix C – Applicant's Sketch

Appendix D – Elevation

Appendix E – Department and Agency Comments

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**Phone:** 705-324-9411 extension 1206

**E-Mail:** [dharding@kawarthalakes.ca](mailto:dharding@kawarthalakes.ca)

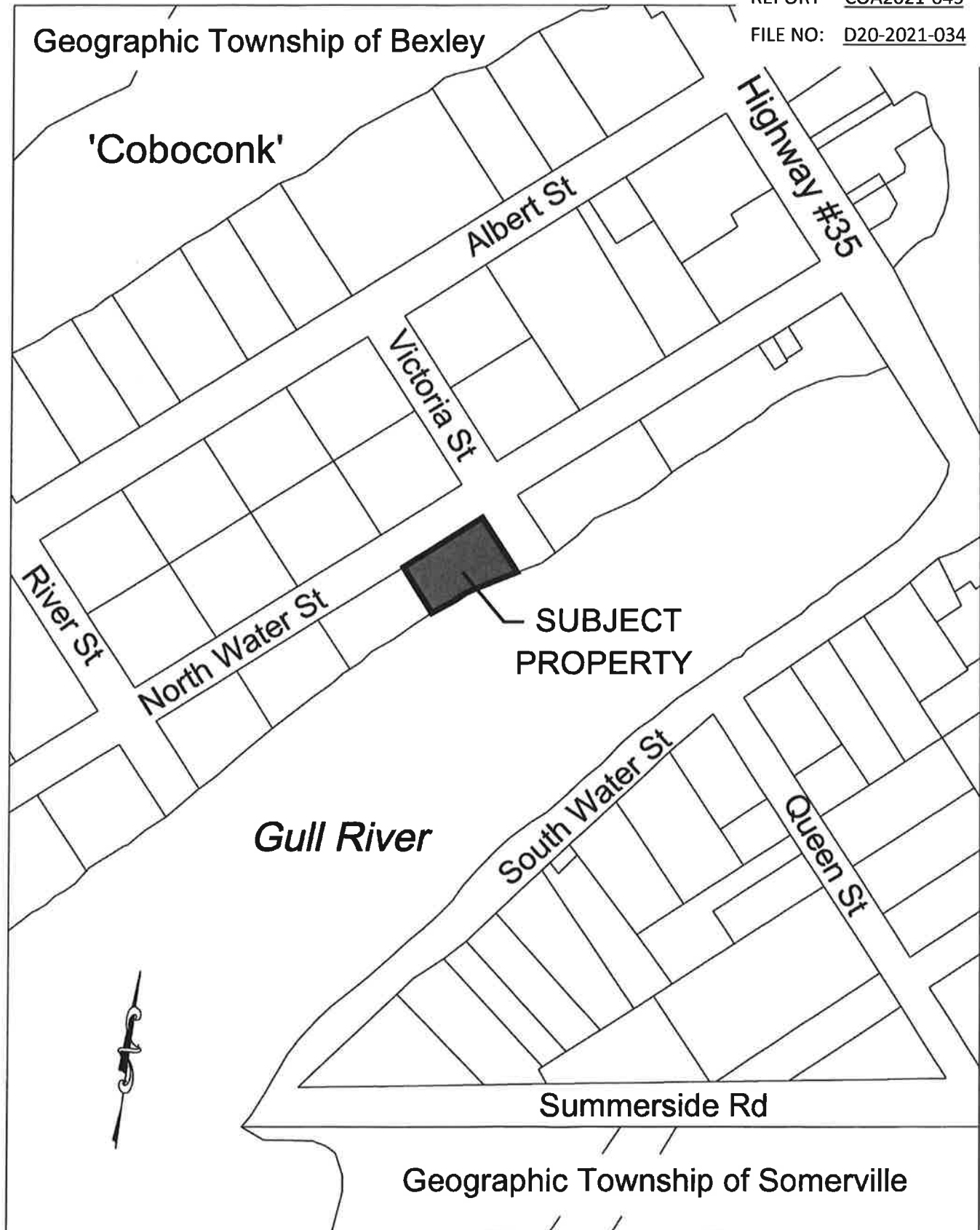
**Department Head:** Richard Holy, Acting Director of Development Services

**Department File:** D20-2021-034

to

REPORT COA2021-043

FILE NO: D20-2021-034







## 17 Water Street North, geographic Twp. of Bexley



0.05

Kilometers

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.

APPENDIX " B "

to

REPORT COA2021-043

FILE NO: D20-2021-034



CIVIC ADDRESS: 17 WATER STREET  
 OWNER: JOSEPHINE DIANA HARLOW  
 BUILDER:  
 BUILDING PERMIT No. \_\_\_\_\_  
 ROLL No. \_\_\_\_\_

FOR CONSTRUCTION PURPOSES ONLY

SITE GRADING PLAN OF  
**LOT 5**  
**EAST OF WATER STREET**  
**REGISTERED PLAN No. 46**  
 GEOGRAPHIC TOWNSHIP OF BEXLEY  
 CITY OF KAWARTHA LAKES  
 SCALE 1 : 200



COE, FISHER, CAMERON  
 © COPYRIGHT 2018

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**LEGEND:**

- - FOUND SURVEY MONUMENT
- SIB - STANDARD IRON BAR
- IB - IRON BAR
- CC - CUT CROSS
- (250.50) PROPOSED ELEVATION
- ORIGINAL GROUND
- SLOPE
- SWALE
- F.F.E. - FIRST FLOOR ELEVATION
- T.B.W. - TOP OF BASEMENT WALL
- T.B.S. - TOP OF BASEMENT SLAB
- T.G.S. - TOP OF GARAGE WALL
- T.G.W. - TOP OF GARAGE WALL
- U.F. - UNDERSIDE OF FOOTING
- HP - HIGH POINT
- HPED - HYDRO PEDESTAL

**GENERAL NOTES:**


1. DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES OR DRAIN TO A PROTECTED OUTLET. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREA. OTHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
3. INTERIOR GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBOURING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET.
4. ALL DOWNSPOUTS AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ONTO A SPLASH PAD OR APPROVED EQUIVALENT.
5. THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
6. ALL DISTURBED AREAS ARE TO BE SOGGED OR SEEDED OVER A MINIMUM OF 150MM OF TOPSOIL OR APPROVED EQUIVALENT.
7. THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
8. A COPY OF THE REVIEWED BY ENGINEERING LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
9. BUILDER TO ENSURE MINIMUM OVERBURDEN FOR FROST PROTECTION ON FOOTINGS.
10. SWALES WITH LESS THAN 2% SLOPE HAVE POTENTIAL FOR PONDING WATER.
11. FOUNDATION TO BE STEPPED FROM NEAR WALKOUT AROUND SIDES OF HOME. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN GROUND AND T.B.W.

ZONING		HR	A	F.F.E.	259.49
LOT AREA		779.79 SQ. m.	A	T.B.W.	259.19
BUILDING AREA		195.7 SQ. m.	B	T.B.W.	256.85
				T.B.S.	256.85
				T.G.S.	258.45
			A	U.F.	256.60
			B	U.F.	255.48
No.	DATE	DESCRIPTION			
REVISIONS					
SHEET 1					

**ELEVATIONS:**

ELEVATIONS SHOWN HEREON ARE GEOX ARE REFERRED TO A NAIL IN A TREE 2m SOUTHEAST OF THE SOUTHERN CC HAVING AN ELEVATION OF 257.73m (C00V28-1978)

APPROVED  
 DATED

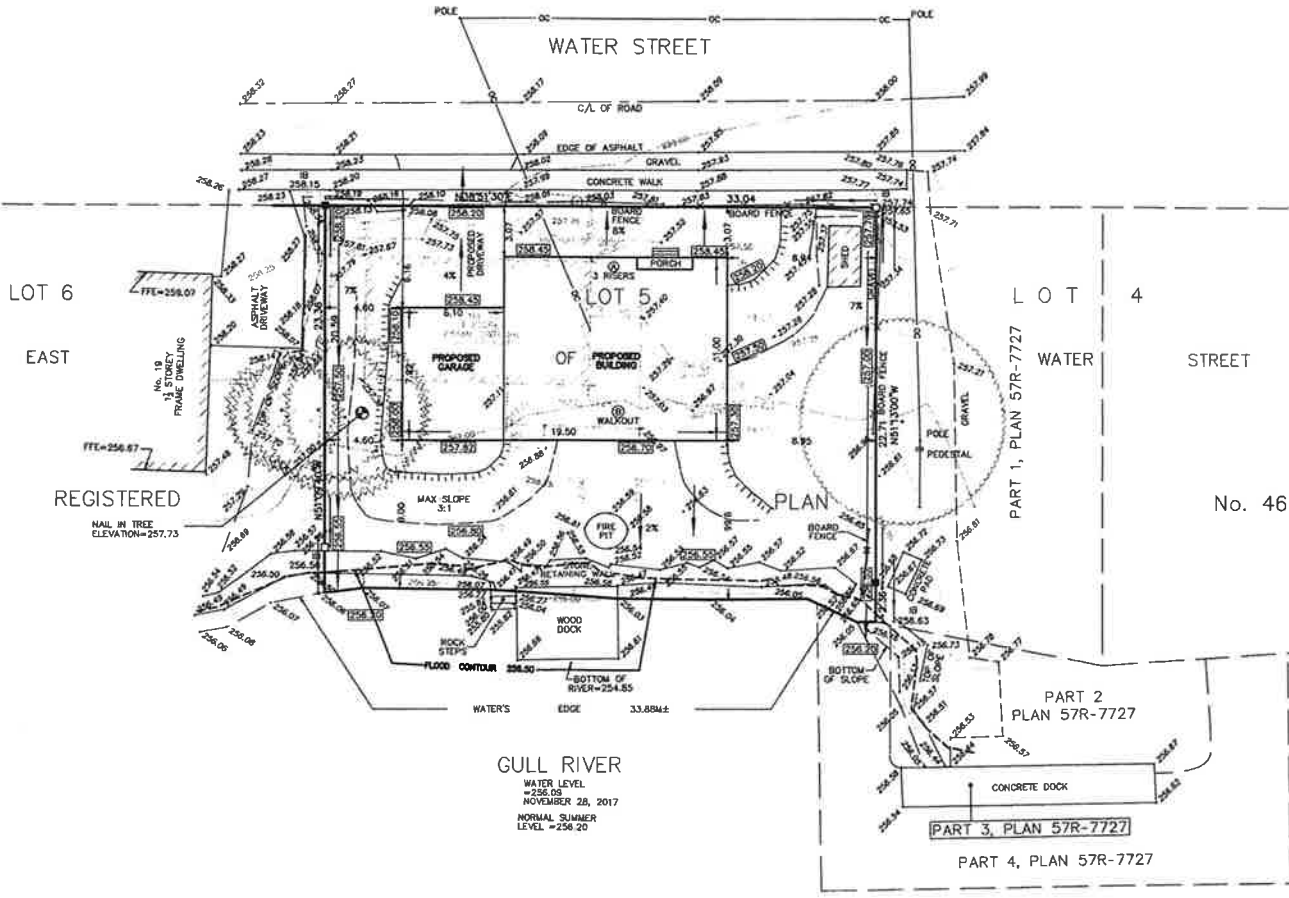


**COE FIS**

A wholly owned:  
 257 KENT STREET  
 T: (705) 324-4152 F

DRAWN BY: AP	CHECKED BY:
FILE: C:\17-17-356\01\Drawing\17-17-356-	

APPENDIX " C "  
 to  
 REPORT  
 COA2021-043  
 FILE NO:  
 D20-2021-034



**GULL RIVER**  
 WATER LEVEL  
 =256.90  
 NOVEMBER 28, 2017  
 NORMAL SUMMER  
 LEVEL =256.20

7

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to

REPORT COA2021-043

FILE NO: D20-2021-034

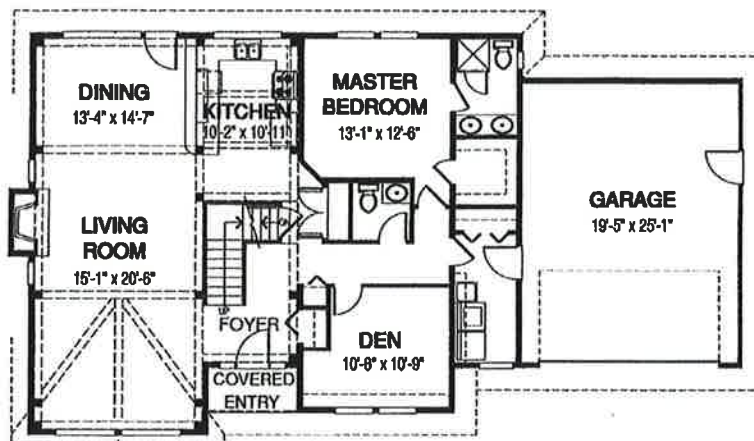
The *Clarkson***TIMBER FRAME & LOG****Square Footage**

MAIN FLOOR	1472
UPPER FLOOR	971
UNFINISHED/ BONUS AREA	—
TOTAL LIVING AREA	<b>2443</b>
GARAGE	511
COVERED ENTRY/PORCH	32
BALCONY/ DECK	—
TOTAL AREA	<b>2986</b>

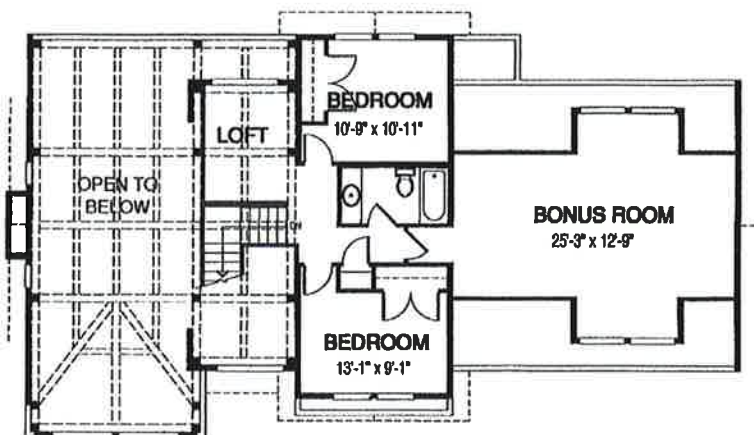
**Dimensions**

WIDTH	DEPTH
64	36

MAIN FLOOR



UPPER FLOOR





May 10, 2018  
KRCA File No. 16056

APPENDIX " E "

to  
REPORT COA2021-043

FILE NO. D20-2021-034

**Via Email**  
David Harding  
City of Kawartha Lakes  
180 Kent Street West  
Lindsay, ON K9V 2Y6

**Regarding:** Fish Habitat Enhancement Opportunities  
17 North Water Street  
Lot 15, Fronting on Kioshquabekonk River  
Geographic Twp. of Bexley  
City of Kawartha Lakes

Dear Mr. Harding:

Kawartha Conservation staff conducted a site visit to the subject property on April 11, 2018 to identify opportunities for fish habitat enhancement in order to assist Mr. and Mrs. Harlow in fulfilling the associated condition of their minor variance (D20-2018-003).

As previously discussed, other examples of fish habitat planting plans approved in Kawartha Conservation's watershed included the use of non-invasive, native species on approximately 25% of the rear yard abutting the watercourse. The following are potential opportunities to mitigate impacts to fish habitat at 17 North Water Street which we present as recommendations to the City:

- i) Plant live, native, water tolerant trees/shrubs within the rip-rap riparian area along the bank to facilitate overhanging vegetation that provides shade and nursery habitat for fish; and/or
- ii) Establish a buffer zone of natural vegetation, that is not mowed, between the rip-rap and the dwelling wherever possible; plantings of native shrubs and grasses would help to provide stormwater runoff quality buffering; and/or
- iii) Plant mature trees within the upland riparian area to facilitate overhanging vegetation that over time will provide shade; and/or
- iv) Install in-water structures in the nearshore including large boulders, and/or large anchored rootwads to provide habitat complexity.

For option i) species selection for this application is limited to species which dormant cuttings can be made. All species listed below will grow in full sun and wet soils:

- Willow (*Salix spp.*)
- balsam poplar
- Eastern cottonwood
- common elderberry
- silky dogwood\*
- red osier dogwood\*

\*dogwoods are typically considered to have fair to good stake rooting ability, compared to the other listed species which have slightly better (very good to excellent) rooting ability. However dogwood species are easily obtained, and would be a suitable option.

**KAWARTHA CONSERVATION**  
277 Kenrei Road, Lindsay, ON K9V 4R1  
705.328.2271 Fax 705.328.2286  
[KawarthaConservation.com](http://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



For option iii), staff recommend larger caliper trees to encourage survival and to provide shade more immediately (e.g. 50 mm) rather than saplings or whips. Some suggested species for this option are:

- Eastern hemlock
- red maple
- red oak
- bur oak
- white pine

Once the preferred fish habitat mitigation option is selected, Kawartha Conservation's Stewardship Department would be more than happy to help secure the species identified above for the planting plans. Your contact would be Holly Shipclark, at 705-328-2271 ext. 240 or via email at [hshipclark@kawarthaconservation.com](mailto:hshipclark@kawarthaconservation.com)

I trust this meets your information requirements at this time. Should you require any additional information, please do not hesitate to contact this office.

Yours truly,



Katie Jane Harris, Resources Planner

Cc: Josie Harlow, Owner, via email  
Erica Hallett, City of Kawartha Lakes, via email

## David Harding

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**From:** Derryk Wolven  
**Sent:** Friday, June 4, 2021 10:49 AM  
**To:** Charlotte Crockford  
**Subject:** RE: D20-2021-034, Notice of Public Hearing for Minor Variance, 17 North Water Street, Bexley

Building division has no concerns with the above noted application.

Derryk Wolven  
Plans Examiner  
City of Kawartha Lakes  
705-324-9411 ext 1273  
[www.kawarthlakes.ca](http://www.kawarthlakes.ca)



**From:** Charlotte Crockford  
**Sent:** Wednesday, June 2, 2021 4:55 PM  
**To:** Christina Sisson ; Kim Rhodes ; Amber Hayter ; 'alanna.boulton@canada.ca' ; Kathleen Seymour-Fagan ; Susanne Murchison ; Derryk Wolven  
**Subject:** D20-2021-034, Notice of Public Hearing for Minor Variance, 17 North Water Street, Bexley

Good afternoon

Please find attached D20-2021-034, Notice of Public Hearing for Minor Variance, 17 North Water Street, Bexley.

Many thanks

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



Please note: The Development Services offices at 180 Kent St W, Lindsay remain closed to public access, however, all services continue to be provided and staff are available by telephone or email during regular business hours.

## David Harding

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**From:** Kim Rhodes  
**Sent:** Friday, June 4, 2021 10:00 AM  
**To:** Mark LaHay  
**Cc:** Charlotte Crockford; Christina Sisson; Kirk Timms; Daniel Woodhead  
**Subject:** 20210604 D20-2021-034 - Engineering review

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

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

Minor Variance – D20-2021-034  
17 North Water Street  
Part Lot 15, Gull River Range, Lot 5, Plan 46  
Geographic Township of Bexley

It is the understanding by Engineering that the purpose and effect is to request relief from the following provisions to permit the construction of a single detached dwelling:

1. Section 9.2.1.3(a) to reduce the minimum front yard setback from 7.5 metres to 3.0 metres;
2. Section 9.2.1.3(e) to reduce the minimum water setback from 15 metres to 9 metres; and
3. Section 3.1 8.1.1 (a) to reduce the minimum setback of buildings and structures from an Environmental Protection Zone boundary from 15 metres to 9 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  
Lean Six Sigma Black Belt  
Engineering & Corporate Assets, City of Kawartha Lakes  
705-324-9411 ext. 1152 (office) 705-878-3186 (mobile) [www.kawarthalakes.ca](http://www.kawarthalakes.ca)



**Our office is closed to the public. Please note all courier packages and mail must be directed to City Hall, 26 Francis Street, Box 9000, Lindsay, ON, K9V 5R8.**



**Ministry of Transportation**

Corridor Management Section  
1355 John Counter Boulevard  
Postal Bag 4000  
Kingston, Ontario K7L 5A3  
Tel.: 613 545-4744  
Fax: 613-540-5106

**Ministère des Transports**

Section de gestion des couloirs routiers  
1355, boulevard John Counter  
CP/Service de sacs 4000  
Kingston (Ontario) K7L 5A3  
Tél.: 613 545-4744  
Télééc. 613 540-5106



June 4, 2021

Charlotte Crockford  
Administrative Assistant, Planning Department  
City of Kawartha Lakes  
180 Kent Street West  
Lindsay, ON K9V 2Y6

Via email: [ccrockford@kawarthalakes.ca](mailto:ccrockford@kawarthalakes.ca)

Dear Charlotte Crockford:

**Re: Minor Variance and Zoning Application – Application: D20-2021-034  
17 North Water Street, Part Lot 15, Gull River Range, Lot 5, Plan 46  
Geographic Township of Bexley, Ward 2, City of Kawartha Lakes**

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Thank you for circulating the minor variance and zoning application to Ministry of Transportation (MTO). MTO understands that the proposal is to allow relief of the property for the purpose of constructing a single detached dwelling on the site.

MTO in principal has no concern with the proposed zoning amendments and proposed land use for the single detached dwelling. Since the property is setback significantly from the highway and nearest intersection therefore, MTO has no concerns with the development. However, the site is within MTO permit and an MTO building & land use permit will be required. Please apply for the permit at [www.hcms.mto.gov.on.ca](http://www.hcms.mto.gov.on.ca). During the permit application the proponent must include all site plans and supplemental documents so MTO can properly assess the development.

If you have further questions concerning this matter, please feel free to contact me at [aaron.teper@ontario.ca](mailto:aaron.teper@ontario.ca).

Sincerely,

A handwritten signature in cursive script that reads "Aaron Teper".

Aaron Teper  
Planning Intern

cc. Cheryl Tolles, Senior Project Manager  
Jazmine Etchells, Corridor Management Officer