



September 14, 2022

City of Kawartha Lakes
Planning Division
180 Kent St.
Lindsay, ON

Attn: Mr. Ian Walker

Re: Applications for Official Plan and Zoning By-law Amendments – Addendum Letter

103 Driftwood Village Road, Cobocok, City of Kawartha Lakes

CKL Reference: PLAN2022-051

EcoVue Reference: 20-2069

Dear Mr. Walker,

Please accept the following letter as an Addendum to the previously-submitted Planning Justification Report (PJR) in support of applications for Official Plan (OPA) and Zoning By-law (ZBA) Amendments at the above-noted address. This letter is intended to address comments that have been provided by City of Kawartha Lakes staff related to the proposed amendments.

Each comment is discussed below:

1. Additional Lot Area for the Severed Lot

As noted in the PJR, the proposed severed lot will have an area of ~0.2 hectares (2,005.91 sq. m). City Staff have suggested that the severed lot should be larger to reflect typical rural residential lot sizes. As such, the proposed severed area has been increased to 0.43 hectares (4,304.5 sq. m). The retained lot will have a new proposed area of 0.56 hectares (5,615.4 sq. m). An amended Consent Sketch has been included with this submission.

2. Proposed Official Plan Designation

The OPA application and PJR request that the lands be redesignated to a Rural Special Policy Area, which will permit the proposed severance. However, City staff have recommended that a Shoreline Special Policy Area would better capture the future use of the lands, and would be more fitting with the newly-proposed zone, discussed in the next Section of this letter.



Please note that EcoVue has no concerns with the property being redesignated to a Shoreline Special Policy Area, as we agree that this better reflects the permitted uses and the proposed lots in the context of the surrounding area.

3. Proposed Zone

Similar to the Official Plan designation, City Staff have recommended a Limited Service Residential (LSR) Zone for the proposed lots, as opposed to the previously-requested Rural Residential (RR) Zone. EcoVue concurs with the opinion of City staff, and agree that a LSR Zone would better reflect the private road and understanding of potential limited accessibility of municipal services to both properties.

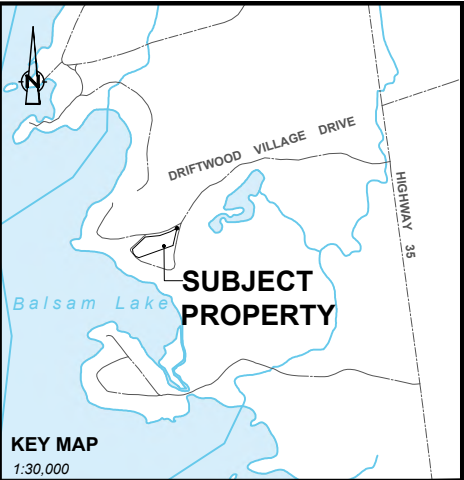
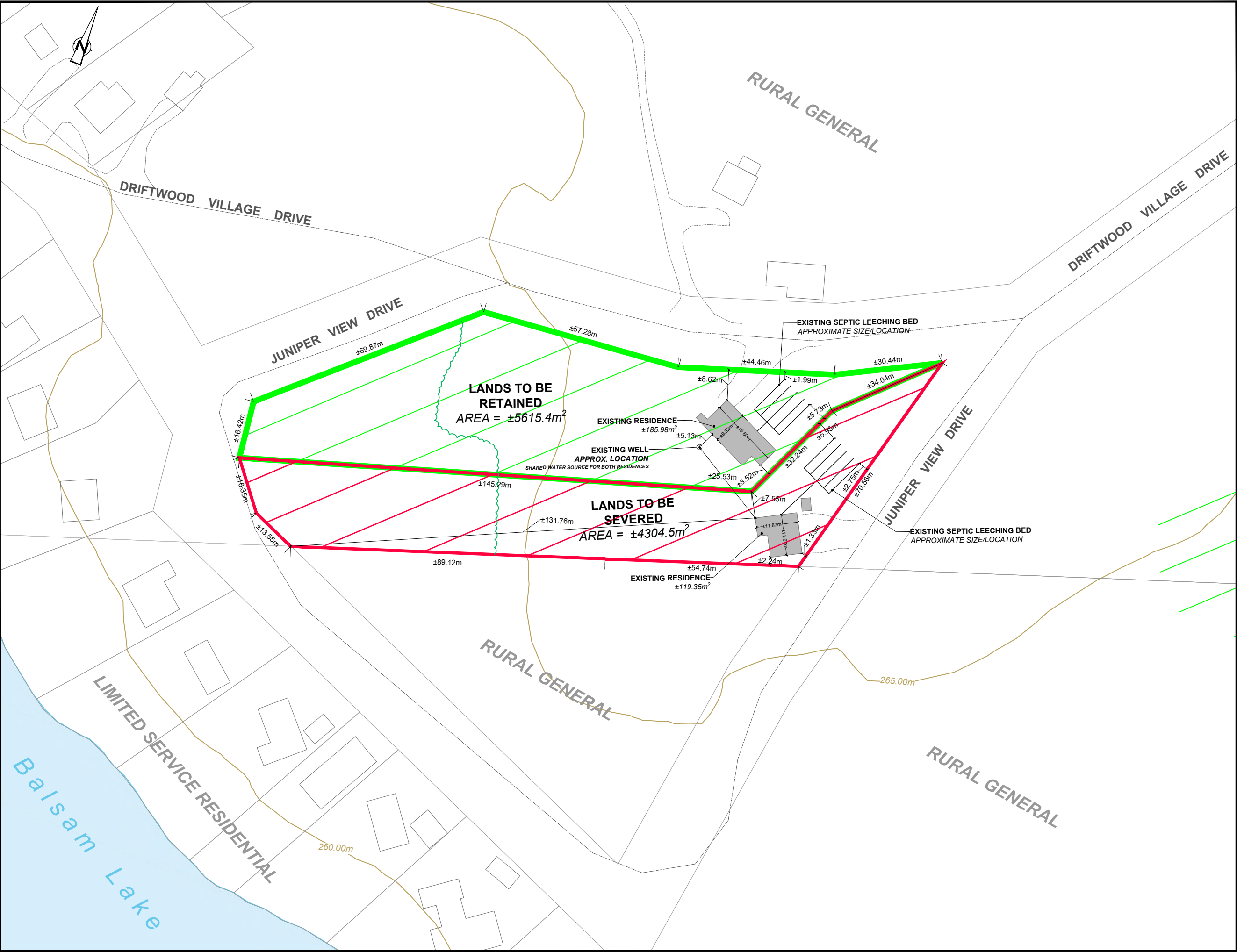
Should you have any questions, please do not hesitate to contact the undersigned.

EcoVue Consulting Services Inc.

A handwritten signature in black ink that reads "Jessica Rae Reid". The signature is written in a cursive, flowing style.

Jessica Rae Reid, B.A
Planner






- LEGEND**
- EXISTING PARCEL
 - EXISTING STRUCTURES
 - EXISTING DRIVEWAY
 - EXISTING TREE LINE
 - EX. CONTOUR (5m Interval, Retrieved from L.I.O.)
 - LANDS TO BE RETAINED
 - LANDS TO BE SEVERED

NOTES:

- Property Boundaries are approximate



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DRAWN BY:	PROJECT No.:
MC	20-2069
APPROVED BY:	HORIZ. SCALE:
	1:1000
REVISION DATE:	PLOT DATE:
SEPTEMBER 13, 2022	SEPTEMBER 13, 2022
DRIFTWOOD SEVERANCE Justin Phillips 103 DRIFTWOOD VILLAGE ROAD PT LOT 24, BROKEN FRONT CONCESSION GEOG. TWP. OF SOMERVILLE COBOCONK CITY OF KAWARTHA LAKES	
CONSENT SKETCH	CS1