

Proposed Cottage Build
328 Trotter-Oitment Road
Lot 10, Concession 10
Shoreline Part 1-45R15944
Township of North Kawartha

Presentation to the Crowe Valley Conservation Authority

By Kevin M. Duguay MCIP, RPP



Kevin M. Duguay
Community
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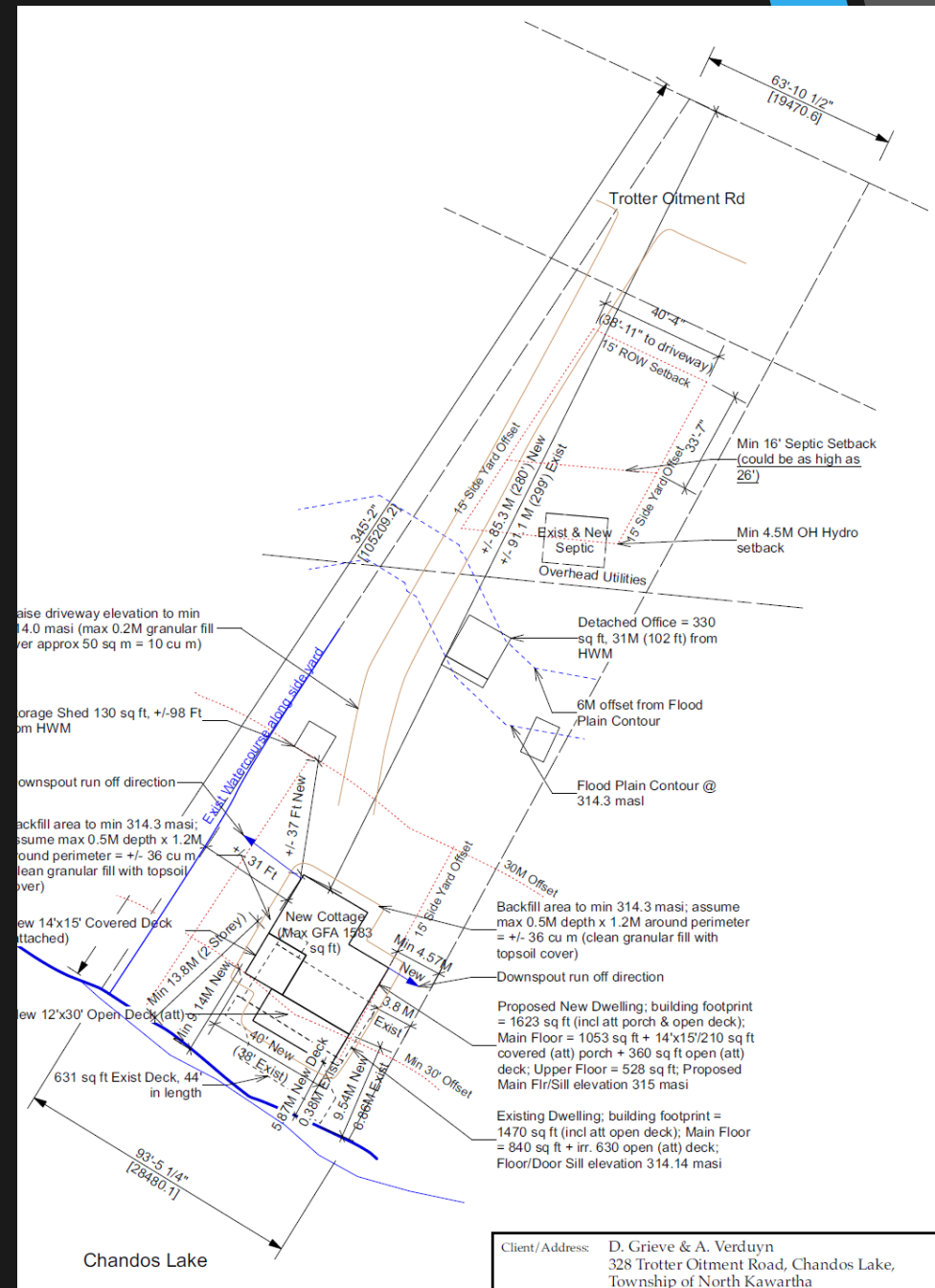
The Property

The Property



(Source: County of Peterborough Website, March 2023)

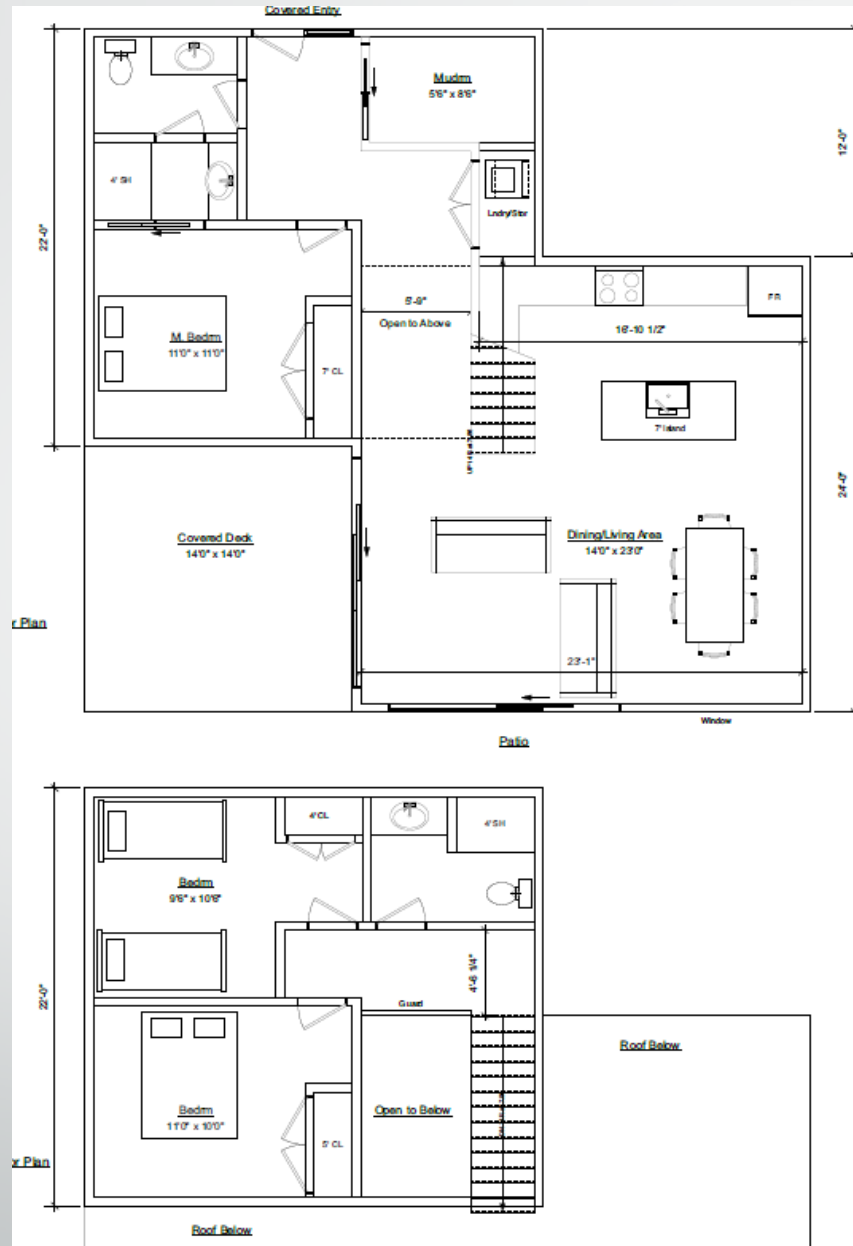
The Cottage Build - Plans



(Source: Property Owner, March 2023)

Client/Address: D. Grieve & A. Verduyn
328 Trotter Oitment Road, Chandos Lake,
Township of North Kawartha

The Build



Covered Entry



Lakeside



Cabinetry below Stairs

21-12-3
21-12-3 Grieve Layout 2.vrx

Gross Floor Area Totals:
Main Floor = 1005 sq ft
Loft Space = 530 sq ft
Total = 1535 sq ft

Preliminary Main Cottage Layout 2
Cindy Schumann Design

Site Photographs



Existing cottage



Rear of existing cottage

Site Photographs



Setback to the water from cottage



Shoreline of property – Chandos Lake

Site Photographs



Easterly side of cottage to property line



Existing accessory structures

Site Photographs



Rear of property



Rear of property

Site Photographs

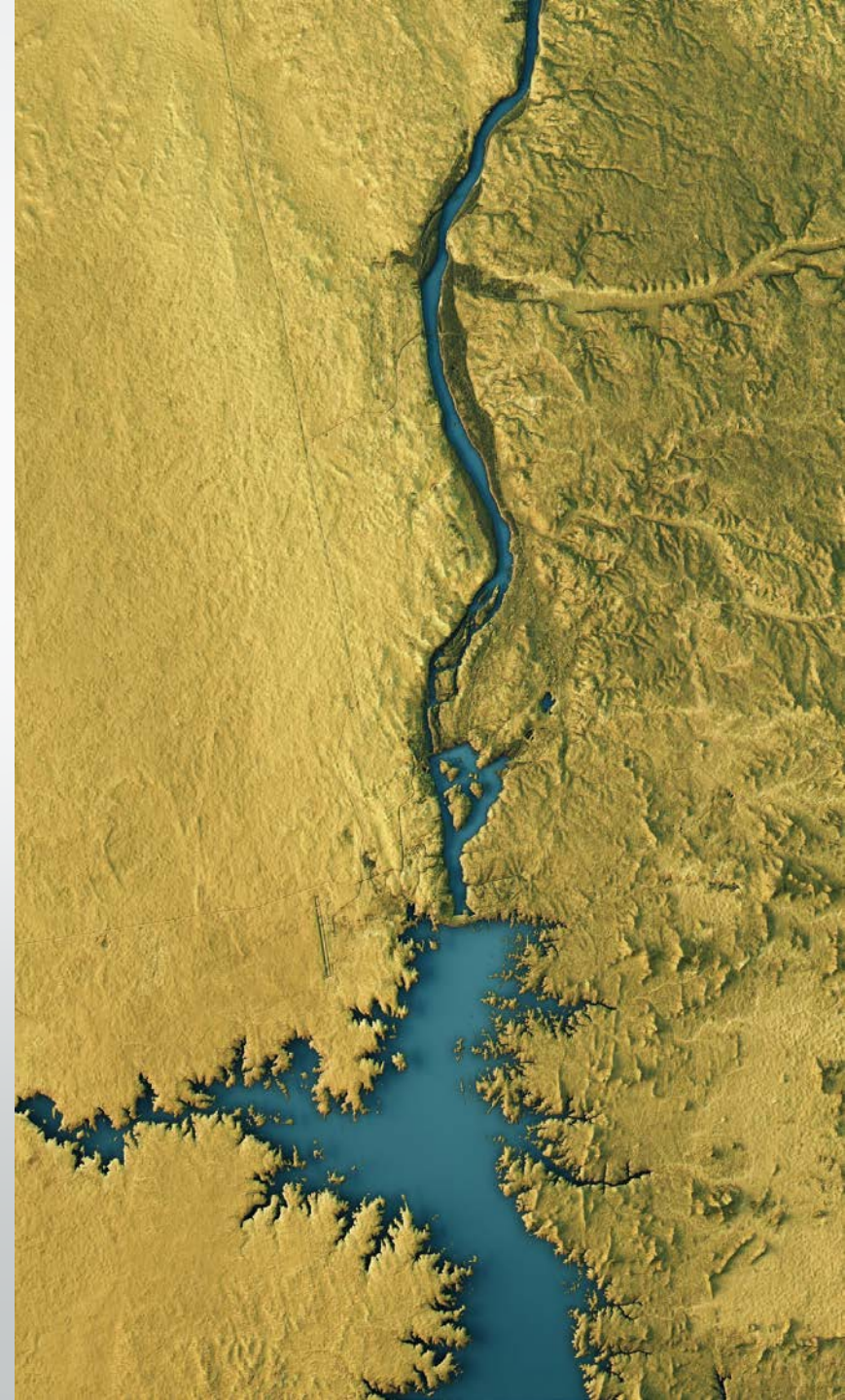


View of property from rear



Accessory structures at rear of property

Overview – Chandos Lake Flood Elevation Measurement



Summary

- The ZBLA Application as approved by the Township Council represents good planning.
- The Chandos Lake flood elevation/measure is not currently mapped, nor subject of proper engineering verification.
- The proposed redevelopment of the property improves the built form relationship of the property with Chandos Lake (natural setting).
- The flood risk, exists, albeit based upon a theoretical model only.
- The Authority failed to ensure a timely response to the Notice of Application- Public Meeting.
- The proposed development is reasonable and appropriate for the property and should be granted building permits

Questions?

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