

CROWE VALLEY CONSERVATION AUTHORITY

FULL AUTHORITY

15 June 2017

MINUTES

MEMBERS PRESENT:

Jim O'Shea	North Kawartha
Catherine Redden	Municipality of Trent Hills
Ron Gerow	Havelock-Belmont-Methuen Townships
John Taylor	Limerick Township
Irene Martin	Tudor & Cashel Township
Bob Ireland	Wollaston Township
Emma Kearns	Faraday Township
Sandy Fraser	Municipality of Marmora and Lake

MEMBERS ABSENT:

Suzanne Partridge	Municipality of Highlands East
Edgar Storms	Stirling-Rawdon Township

ALSO PRESENT:

Tim Pidduck, General Manager/Secretary Treasurer, CVCA
Amanda Donald, Recording Secretary, CVCA
Sharlene Richardson, Regulations Officer, CVCA
Ellwood Hamilton, Delegation

CALL TO ORDER:

The Vice Chair, Catherine Redden, called the meeting to order at 10:03am in the absence of Chair Partridge.

WELCOME:

The Vice Chair, Catherine Redden, welcomed the Board and the guests to the meeting.

APPROVAL OF AGENDA

FA Motion G 43/17

Moved by: Ron Gerow

Seconded by: John Taylor

That the agenda be approved as circulated.

Carried.

DECLARATION OF PECUNIARY INTEREST:

There were no conflicts declared.

REVIEW OF THE MINUTES OF THE PREVIOUS MEETING:

FA Motion G 44/17

Moved by: Bob Ireland

Seconded by: John Taylor

That the minutes and motions of the Full Authority meeting minutes, 20 April 2017, be approved as circulated.

Carried.

FA Motion G 45/17

Moved by: Ron Gerow

Seconded by: John Taylor

That the minutes and motions of the Watershed & Advisory Board Hearing meeting minutes, 20 April 2017, be approved as circulated.

Carried.

BUSINESS ARISING FROM MINUTES:

None.

CORRESPONDENCE

None.

DELEGATION – ELLWOOD HAMILTON

Catherine Redden introduced Mr. Ellwood Hamilton to the Board, reminding them there were photos, maps and a brief description of his property circulated with the agenda package. Mr. Hamilton informed the Board he has lived in the area for 70 years. In the 1990s he bought a piece of property located on County Road 48 in the Township of Havelock-Belmont-Methuen with the intention of building a home on it. He would now like to sell the vacant property, however CVCA's mapping has indicated there are wetlands on and near the property and therefore the property is entirely situated in the regulated zone and cannot be developed. While he agrees that some of the low lying areas on the property do have wet spots, one fifth of the property is on higher land that is gravel based. Mr. Hamilton feels that this portion of the property is a suitable spot to build a home and will have no impact on the nearby wetlands, but according to CVCA's policy it is within the 30m setback from the wetland and development is prohibited. Mr. Hamilton understands that the CVCA staff has to uphold their policies and that the Board has the authority to change the policy.

Catherine Redden asked if Mr. Hamilton has submitted an application for this property and what it is he is asking of the Board today. Mr. Hamilton informed the Board he has not submitted an application and he is asking the Board to lift the policy that prohibits development within the 30m setback of a wetland for this property.

Sharlene Richardson informed the Board that this property originally came to the office as a planning file. During the planning process it was noted there is a Provincially Significant Wetland (PSW) across the road from the property and an unidentified wetland on the property. Sharlene informed the Board that there is a large flat area at the front of the property that is not wet but it is within the 30m setback of the wetland. CVCA policy states there shall be no development within the 30m setback of a wetland on vacant land.

Ron Gerow stated that as discussed during the Board workshop, he feels the PSW mapping is grossly incorrect and in his opinion there is no reason a home cannot be built on this property. Sharlene explained how wetlands are identified as PSWs under the Ontario Wetland Evaluation System (OWES) and as part of the process it includes field verification. Ron Gerow disagreed and feels there was no field work completed while the PSW wetlands were being evaluated. Sharlene informed the Board the PSW affecting the property is not located on the property; it is on the south side of the road. The wetland on the property was delineated by Sharlene and Vicki, who are both certified under OWES. Catherine Redden stated she would like to see staff give the Board an education session on wetlands and how they are evaluated.

Sandy Fraser asked if it was possible for Mr. Ellwood to build on his property. Sharlene informed the Board that it is not impossible, however it would go against CVCA Board approved policy to prohibit development within the 30m setback of a wetland on vacant land. Based on CVCA policies, Sharlene would currently recommend denial of the permit application, if submitted. This decision would allow Mr. Hamilton an opportunity to have a hearing. She also informed the Board Mr. Hamilton would need an Environmental Impact Study done.

A heated discussion ensued around building close to wetlands and the mapping of PSWs. Sharlene emphasized to the Board that Mr. Hamilton can submit an application and go through the process of having a hearing. Catherine Redden agreed that the process needs to be followed.

FA Motion G 46/17

Moved By: Ron Gerow

Seconded By: Sandy Fraser

To request the property owner to provide an engineer's report to provide proof that there is a building envelope on the property located at Lot 9, Concession 7, County Road 48 in in the Township of Havelock-Belmont-Methuen and to list any potential impacts development may have on the wetland.

Sharlene informed Ron Gerow that she would request the property owner complete an Environmental Impact Study (EIS) completed on the property not an engineer's report.

Motion was withdrawn by the mover.

There was some discussion on amending the motion to include both an engineer's report and an EIS. Ron Gerow repeatedly asked the Vice-Chair if he did not have the right to make a motion during the meeting. The Vice-Chair, Catherine Redden, asked Ron Gerow to calm down to reduce the tension surrounding the issue.

FA Motion G 47/17

Moved By: Ron Gerow

Seconded By: Sandy Fraser

To ask The Ministry of Natural Resources and Forestry and any other government agency to re-evaluate the wetland boundaries of both the PSW and the unidentified wetland on the property located at Lot 9, Concession 7, County Road 48 in Havelock-Belmont-Methuen Townships.

Carried.

There was further discussion and clarification on the setbacks around wetlands.

REGULATIONS & PLANNING REPORTS

Sharlene informed the Board that the regulations and planning departments have been very busy so far this year. There have also been more violations so far this year, compared to previous years.

FA Motion G 48/17

Moved by: Irene Martin

Seconded by: John Taylor

To receive the regulations and planning report as circulated.

Carried.

REGULATIONS POLICY MANUAL UPDATE

Sharlene informed the Board the updates are minor things that were omitted or paragraph identification numbers that needed to be changed. Ron Gerow asked Sharlene for clarification on item number four in the report. Sharlene informed him that it deals with lakes and rivers with no identified (calculated) flood hazard and no development is permitted within 15m of shoreline on vacant land. This update is currently located on the table at the back of the Watershed Planning and Regulations Policy Manual and needs to add the wording to match the chart to the manual. Tim Pidduck reminded the Board that the policy is already in the policy manual in chart form and is currently being implemented; it just needs to be put into words in the manual.

There was discussion on municipal planners getting a better understanding of CVCA's regulations. Ron Gerow told the Board that by agreeing to this it is confirming the policy. He doesn't think it is a fair to tell people they cannot develop on certain pieces of property.

FA Motion G 49/17

Moved By: Jim O'Shea

Seconded By: Bob Ireland

To approve the updates to the Watershed Planning and Regulations Policy Manual.

Motion is defeated.

FA Motion G 50/17

Moved By: Irene Martin

Seconded By: John Taylor

To approve the minor edits to the Watershed Planning and Regulations Policy Manual with the exception of Number 4 on the memo to the Board.

Carried.

BUDGET TO ACTUALS REPORT

Tim Pidduck informed the Board this report is provided to them for their information. We are six months through the year and seem to be on track so far. There was some discussion on the Source Water Protection funding and the decrease in insurance.

FA Motion G 51/17

Moved By: Emma Kearns

Seconded By: John Taylor

To receive the budget to actuals report as circulated.

Carried.

GENERAL MANAGERS REPORT

Tim Pidduck referred to the memos circulated to the Board regarding the Gilmore case and the Conservation Authority Act review. Tim will be getting an update on both issues at the next Conservation Ontario meeting.

Tim updated the Board on an issue that arose at Callaghan's Rapids Conservation Area. Two OPP officers informed Tim that they had received notification about a large party that would be happening at the Conservation Area over the weekend. They told Tim there had been hundreds or even thousands of people invited to the party. Tim then decided to hire two duty officers to patrol the property. The OPP officers intercepted approximately 50 people and those people spread the word that OPP were there through social media and texting. Tim informed the Board he would like to be able to hire security officers for the long weekends throughout the summer, to discourage this behavior at the property. Tim informed the Board the cost would be approximately \$300-400 per weekend. There was some discussion on hiring OPP versus a security company.

FA Motion G 52/17

Moved By: Ron Gerow

Seconded By: John Taylor

To hire security staff for the 3 long weekends throughout the summer to patrol Callaghans' Rapids Conservation Area and to bring a report back to the Board.

Carried.

Tim informed the Board all the Water and Erosion Control Infrastructure (WECI) projects were approved for 2017. Tim has been in touch with Bill Grandy the engineer and is hopeful the projects will be completed late this fall.

The outhouse at the Gut Conservation Area has been moved off its foundation and is exposing the vault. Tim presented options for the Board to consider. After discussing the options, staff is directed to try to put the outhouse back in place and secure it to the foundation.

Tim informed the Board of some optional insurance coverage for cyber-attacks. Tim has contacted CVCA's IT person and has had discussion about possibly having backups being stored offsite instead of purchasing the additional cyber insurance. Tim is waiting to receive quotes from IT. If the quote is reasonable, Tim would like to proceed with the backup system. There was also some discussion on cyber training for employees that Tim will be looking into.

Tim informed the Board a local contractor fixed the front side walk for free.

Tim informed the Board that staff is going to be doing their best to maintain water levels on the high end of their summer level this year, due to last year's drought. If and when rain is received throughout the watershed, water levels will be affected more quickly and it could mean more dam operations will be necessary. Ron Gerow thanked staff for their hard work during the spring freshets. Ron asked Tim about the Ministry of Natural Resources and Forestry agreements for dam operations and if CVCA is being fairly compensated for work being done at these dams. Tim informed him that it is tracked and so far this year, it is being fairly compensated.

OTHER BUSINESS:

Ron Gerow informed the Board Peterborough County Council is reviewing bridge structures. The bridge on Burnt Dam Road which allows access to the Round Lake Dam is one of those bridges. Ron is expecting that bridge to require a large amount of work and is expecting Peterborough County Council will recommend shutting the bridge down rather than fix it. If the bridge is closed, it could pose a problem for operating the dam.

MEDIA SESSION

None.

MOTION TO MOVE IN CAMERA

FA Motion G 53/17

Moved by: John Taylor

Seconded by: Jim O'Shea

That the Full Authority Board move into an In Camera session to discuss a legal issue.

Carried.

FA Motion G 54/17

Moved By: Jim O'Shea

Seconded By: Ron Gerow

That the Full Authority Board move into open session.

Carried.

NEXT SCHEDULED MEETING:

The next scheduled meeting of the Full Authority Board will be 21 September 2017 at 10:00am.

ADJOURNMENT:

FA Motion G 55/17

Moved by: John Taylor

That the Full Authority Board Meeting be adjourned at 11:56am.

Carried.

Amanda Donald
Recording Secretary

Catherine Redden
Vice-Chair