

CROWE VALLEY WATERSHED ADVISORY BOARD HEARING
Virtual Meeting via Google Meet
14 August 2025

MINUTES

MEMBERS PRESENT:

Michael Metcalf	Municipality of Trent Hills
Jim Martin	Havelock-Belmont-Methuen Townships
Colin McLellan	Township of North Kawartha
Sheila Currie	Wollaston Township
Jerry Chadwick	Tudor & Cashel Township
John O'Donnell	Municipality of Faraday
Jeremy Solmes	Stirling-Rawdon Township
Shawn Pack	Limerick Township

MEMBERS ABSENT:

Dave Burton	Municipality of Highlands East
Ron Derry	Municipality of Marmora and Lake

ALSO PRESENT:

Tim Pidduck, General Manager/Secretary Treasurer, CVCA
Amanda Donald, Acting General Manager/Recording Secretary, CVCA
Kelsey Davidson, Regulations Officer, CVCA
Joan Phillips, Applicant's agent
Gary and Verna Dell, Applicants
Isaac Dell
Elicia McGoldrick
Andrew McGoldrick

CALL TO ORDER

The Chair, Colin McLellan, called the meeting to order at 9:05am.

LAND ACKNOWLEDGEMENT

Colin McLellan read a land acknowledgement thanking generations of Indigenous people who have taken care of the land for thousands of years before us.

APPROVAL OF AGENDA

Motion H 012/25

Moved by: Jim Martin

Seconded by: Jerry Chadwick

To approve the Watershed Advisory Hearing agenda as circulated.

Carried.

WELCOME

Colin McLellan welcomed the Board, staff, applicants and members of the public to the Watershed Advisory Hearing.

CHAIR'S OPENING REMARKS

The Chair, Colin McLellan, informed the Watershed Advisory Hearing Board that a Hearing under Section 28.1 of the *Conservation Authorities Act* will now be held with respect to Mr. Gary Dell and Mrs. Verna Dell's application for permission to tear down an existing single-family dwelling and deck and re-construct with an expansion a single-family dwelling with an attached deck and installation of a grey water and holding tank sewage system within the erosion hazard of Paudash Lake.

Chair Colin McLellan gave the opening remarks as outlined in the hearing guidelines with respect to Ontario Regulation 041/24 and reviewed the procedure of the Hearing.

CONFLICT OF INTEREST

There were no conflicts declared.

STAFF REPORT – KELSEY DAVIDSON

Kelsey Davidson, Regulations Officer, gave a presentation outlining the background, location, and timeline of application 036/24. Kelsey reviewed the current dwelling and informed the Board there is currently no septic on site and is considered to be a constrained lot. Kelsey reviewed the proposed dwelling and the site plans for the new cottage located within the erosion hazard of Paudash Lake. Kelsey informed the Board CVCA negotiated with the applicants to reduce the size to 1,200ft² – an increase that is 168ft² beyond the applicable policy. The applicant then confirmed their intent to proceed with a hearing with the proposed dwelling size of 1,875ft². CVCA received a slope stability study from the applicant that confirms the dwelling to be within the erosion hazard. Kelsey reviewed the legislation and regulations applicable to the application.

Kelsey reviewed the applicable CVCA policies informing the Board the proposed dwelling does not meet policy because it is new development within the erosion hazard and the habitable space increase exceeds the maximum allowable size within an erosion hazard. The proposal does not meet CVCA policy and therefore, staff are recommending the application be denied.

The Board asked questions regarding the proposed septic system, confirming the erosion hazard, the size of the footprint, the location and plans for the septic and the Cambium report and its recommendations.

Motion H 013/25

Moved by: Jim Martin

Seconded by: Shawn Pack

That the Watershed Advisory Board receive the report presented by CVCA Regulations Officer, Kelsey Davidson.

Carried.

APPLICANT REPORT – Joan Phillips, Gary & Verna Dell

Joan Phillips thanked the Board for their time today and welcomed the Dell family to the meeting. Isaac Dell provided the Board with a brief history of the property and use of the cottage. Joan reviewed the location of the small constrained lot and informed the Board they are trying not to exceed any setbacks. The cottage is currently one story and the proposed dwelling will be a walk out basement, with a main level and a loft. The applicant is seeking the size increase to accommodate their growing family. The family has shared the plans with neighbors and they are all supportive of the development. Meetings will be held with the contractor regarding options for the septic or holding tank with grey water system.

The Board asked questions regarding the foundation of the existing cottage, the municipal permits for the septic/holding tank and conditions around the septic.

Motion H 014/25

Moved by: Michael Metcalf

Seconded by: Shawn Pack

That the applicant report for Permit 036/24 be received as presented.

Carried.

IN CAMERA SESSION

The Board decided an In Camera session was not necessary.

BOARD DELIBERATIONS

The Board discussed conditions that could be placed on the permit if it is approved including, septic location and design, recommendations in the Cambium report, outhouse decommissioning, the current well and municipal building permit.

Motion H 015/25

Moved by: Jim Martin

Seconded by: Michael Metcalf

That the CVCA Watershed Advisory Board approve Permit 036/24 with the following conditions 1) the septic design and location be provided to CVCA staff for approval, 2) provide an acceptable sewage management plan 3) the recommendations in the Cambium report be implemented, 4) the current outhouse be decommissioned and 5) the standard CVCA permit conditions be followed.

Carried.

ADJOURNMENT

Motion H 016/25

Moved by: Jerry Chadwick

Seconded: Sheila Curry

That the Watershed & Advisory Board Hearing Meeting be adjourned at 10:22am.

Carried.

Amanda Donald
Recording Secretary

Colin McLellan
Chair