

**CROWE VALLEY WATERSHED ADVISORY BOARD HEARING
Virtual Meeting via Google Meet
September 16, 2021**

MINUTES

MEMBERS PRESENT:

Suzanne Partridge	Municipality of Highlands East
Jim O'Shea	Township of North Kawartha
Catherine Redden	Municipality of Trent Hills
Jim Martin	Havelock-Belmont-Methuen Townships
Dan Bujas	Municipality of Faraday
Ronald Carroll	Tudor & Cashel Township
Jan O'Neill	Municipality of Marmora and Lake
Edgar Storms	Stirling-Rawdon Township
Jan MacKillican	Limerick Township
Jeff Swartman	Wollaston Township

MEMBERS ABSENT:

None.

ALSO PRESENT:

Tim Pidduck, General Manager/Secretary Treasurer, CVCA
Amanda Donald, Recording Secretary, CVCA
Robert Cole, Regulations Officer, CVCA
Chris Seguin, Agent for Application
Rob West, Oak Ridge Environmental

CALL TO ORDER

The Chair, Catherine Redden, called the meeting to order at 10:01am.

CHAIR'S OPENING REMARKS

The Chair, Catherine Redden, informed the Watershed Advisory Hearing Board that a Hearing under Section 28 of the *Conservation Authorities Act* will now be held with respect to Christopher Seguin's application for permission to construct a 336sq. foot cabin on piers with attached deck, floating dock and composting or incendiary toilet, on a vacant lot, being 3m from Gunter Lake and 3m from a wetland.

Chair Catherine Redden gave the opening remarks as outlined in the hearing guidelines with respect to Ontario Regulation 159/06 and reviewed the procedure of the Hearing.

WELCOME

Catherine Redden introduced herself to the applicants present and asked that all participants ensure their microphones remain on mute for the duration of the meeting. She reminded everyone present, no members of the public except the applicants may participate in the meeting today. All Board participants in attendance must be present when a decision is made about the permit. Catherine informed the Board that if a connection is lost with one of the participants, the meeting will be paused until they are able to rejoin.

STAFF REPORT –ROBERT COLE

Robert Cole gave a presentation to the Board reviewing the details of the proposed application. The property is located on Gunter Island on Gunter Lake in Tudor and Cashel township. The proposed project is to construct a 336 square foot dwelling on piers 3 meters away from the lake and a wetland as well as installing an incinerating toilet and a floating dock. Robert informed the Board the property is comprised of 95% wetland and the lot is currently vacant land. The area where the proposed dwelling will go is a small upland area however, there are still many species of wetland plants located in the area. Robert informed the Board the property has a planning application with the township of Tudor and Cashel that has been deferred until the applicants can address the concerns identified by CVCA staff.

Robert reviewed photos from the EIS pointing out the wetland features. The policies the application fails to address were reviewed with the Board including, flood and erosion hazards, wetland policies and river and stream valleys. The report went over details of the application and noted how not all aspects of the flood hazard were addressed (ingress/egress, debris/ice on high water), did not provide justification of the reduced setbacks, did not provide details on how species found on site would continue to succeed with a dwelling built over top of it, and failed to account for the change in land-use in assessing potential impacts to the wetland and buffer.

The Board asked questions related to water for the dwelling and treatment of grey water and hydro hook up for the dwelling. Robert informed the Board, neither issue was addressed in the application

APPLICATION REPORT – MR. CHRIS SEGUIN

Mr. Chris Seguin thanked the Board and Robert Cole for their time. Mr. Seguin informed the Board hydro runs across the entire island and there is a pole located on the property that the proposed dwelling would hook into. He also informed the Board no well is being proposed for the building and potable water would need to be brought to the property. Mr. Seguin confirmed there is a ZBA application that has been deferred with the Township of Tudor and Cashel. Mr. Seguin informed the Board no machinery would be used to construct the building to minimize the impacts to the wetland. Mr. Seguin referred to photos of similar projects that were circulated to the Board with the agenda package.

Mr. Rob West of Oak Ridge Environmental, informed the Board he completed two site visits on the property. He told the Board the original proposed location was at the southern corner of the property had now been changed to a location closer to the lake to help minimize the negative environmental impacts by eliminating a need for a board walk through the wetland to provide access to the shoreline. Mr. West described the assessment of the lot as finding all areas outside of wetland and determining which would have the “least impact” if developed. He informed the Board the building would have minimal impact to the wetland as it would be on piers above the high water mark and no septic system is being installed as an incinerating toilet would be used.

There were some questions from the Board regarding grey water, whether or not the property was going to be sold after its built, and if the property would be used as a rental property on Air B & B. There was also some concern with how close the proposed dwelling is to the shoreline and the wetland.

BOARD DELIBERATIONS

Motion H 015/21

Moved by: Jim O'Shea

Seconded by: Edgar Storms

To adjourn the public hearing and to move in camera session for deliberations.

Carried.

Motion H 016/21

Moved by: Edgar Storms

Seconded by: Dan Bujas

That the Watershed Advisory Hearing Board move into open session.

Carried.

Motion H 017/21

Moved by: Jim Martin

Seconded by: Suzanne Partridge

THAT, CVCA permit application #068/21 by SEGUIN for permission to construct a 336 ft² dwelling on 4 foot piers with attached deck and floating dock with composting or incendiary toilet, on vacant land, being 3m from Gunter Lake and 3m from a wetland be denied.

Recorded Vote:

Suzanne Partridge	Yes	Jim Martin	Yes
Catherine Redden	Yes	Jim O'Shea	Yes
Edgar Storms	Yes	Jan MacKillican	Yes
Dan Bujas	Yes	Jeff Swartman	Yes
Jan O'Neill	Yes	Ronald Carroll	Yes

Carried.

ADJOURNMENT

Motion H 018/21

Moved by: Jan O'Neill

That the Watershed & Advisory Board Hearing Meeting be adjourned at 11:19am.

Carried.

Amanda Donald
Recording Secretary

Catherine Redden
Chair

DRAFT