

**Full Authority**  
**17 June 2021**  
**Agenda Item: 10**

**Hearings**

**Background**

Based on a recent hearing decision and requests for hearings, there are two items staff would like to present to the Board for discussion:

1. Hearing Decision - Mark Daprato, Permit Application 178/20
2. Schedule for Hearings – Stadler and Ferrell

***1. Daprato Decision***

The Daprato decision with the condition to approve the proposed addition and not allow any future additions was a sound decision by the Board.

Staff propose decisions like this one may require the use of another “tool” to further reinforce the Board decision. For example, as one of the parameters of the condition to limit further development, perhaps the condition should be registered on title. This would ensure the condition is transferred with a change in property ownership and future owners would know “up front” what limitations are on the size of the building.

In circumstances like the Daprato decision, the registered condition would not apply to the any future reconstruction on the same footprint.

Staff are seeking Board members’ input from similar situations experienced at the municipal level and direction to move forward.

As of this point in time, staff are not aware of any local conservation authorities that have utilized this strategy.

***Board Discussion and Decision***

***2. Schedule for Hearings***

Recently, staff have received requests for hearings for the June Board meeting. However, these requests require that information be exchanged two weeks prior to the Board meeting. This timeline has been instituted to ensure both the Board and the hearing applicant have all of the information in time for distribution and review. As well, should

the CVCA require professional assistance (ie, an engineer, lawyer, hydrologist, biologist), it *may* allow enough time to acquire these services, although in all likelihood it would be extremely tight timelines to ensure their availability. In fact, it leaves virtually no time for preparation, etc. especially if it is complicated.

In short, there was not enough time for these requests as the processing time to prepare the documentation for distribution to the Board in order to meet the two week timeline and to receive the applicant's documentation.

As a result, staff are posing the question, does the Board wish to accommodate these requests with an additional meeting in the summer or wait until the next regularly scheduled Board meeting (16 September 2021)?

***Board Discussion and Decision***