

CROWE VALLEY WATERSHED ADVISORY BOARD HEARING
Virtual Meeting via Google Meet
18 May 2023

MINUTES

MEMBERS PRESENT:

Dave Burton	Municipality of Highlands East
Michael Metcalf	Municipality of Trent Hills
Jim Martin	Havelock-Belmont-Methuen Townships
Jan O'Neill	Municipality of Marmora and Lake
Colin McLellan	Township of North Kawartha
John O'Donnell	Municipality of Faraday
Dean Graff	Stirling-Rawdon Township
Paul Ordanis	Wollaston Township

MEMBERS ABSENT:

Jerry Chadwick	Tudor & Cashel Township
Kim Carson	Limerick Township

ALSO PRESENT:

Tim Pidduck, General Manager/Secretary Treasurer, CVCA
Amanda Donald, Recording Secretary, CVCA
Beth Lowe, Regulations Officer, CVCA
Kevin Duguay, Kevin M. Duguay Community Planning and Consulting Inc

CALL TO ORDER

The Chair, Jim Martin, called the meeting to order at 10:17am.

LAND ACKNOWLEDGEMENT

Jim Martin 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

FA Motion H 01/23

Moved by: Dean Graff

Seconded by: John O'Donnell

To approve the Watershed Advisory Hearing agenda as circulated.

Carried.

WELCOME

Jim Martin welcomed the Board, staff, applicants and members of the public to the Watershed Advisory Hearing.

CHAIR'S OPENING REMARKS

The Chair, Jim Martin, informed the Watershed Advisory Hearing Board that a Hearing under Section 28 of the *Conservation Authorities Act* will now be held with respect to Mr. Damian Grieve & Ms. Ashley Verduyn's application for permission to reconstruct a dwelling within the floodplain of Chandos Lake.

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

CONFLICT OF INTEREST

None Declared.

STAFF REPORT – BETH LOWE

Beth Lowe gave the Board a presentation outlining the location of the property, the proposed project and the policy the proposed development does not conform to in Ontario Regulation 159/06. She gave a background and timeline for the permit including the associated planning file.

The CVCA policy states the dwelling in the hazard will not be larger than 50% of the original up to a maximum of 500 ft² whichever is less. The proposed dwelling is larger than what Watershed Planning and Regulations Policies allow and could have an impact on the control of flooding. Therefore, the staff recommendation is to deny the application as it exceeds the policy by 531ft².

APPLICANT REPORT – KEVIN DUGUAY

Mr. Kevin Duguay introduced himself to the Board. Mr. Duguay expressed his concern over the lack of current mapping being unavailable to the public and difficulties he has experienced obtaining relevant current information. Mr. Duguay informed the Board the application presented is representative of good planning and it would not impact adjacent properties. He informed the Board the applicant considered moving the proposed dwelling further back on the property however, that would mean many mature trees would need to be removed from the property. Mr. Duguay reviewed the proposed dwelling explaining a loft is included in the design. Mr. Duguay feels the difference between the proposed dwelling and the current dwelling is 140ft². Mr. Duguay informed the Board if the application is not approved, then the applicants intend to appeal the decision to the Ontario Land Tribunal.

Mr. Duguay thanked the Board for their time.

BOARD DELIBERATIONS

There was some discussion on potentially moving the building outside the floodplain. Mr. Duguay stated in order to relocate a Zoning Bylaw Amendment would need to be obtained and there may be issues around a nearby wetland feature as well as with road set backs and many mature trees would need to be removed.

The Board asked what the total ground level footprint of the dwelling would be. Beth Lowe confirmed the ground floor would be 1,263ft² and the maximum allowed habitable space according the policy manual is 1,260ft². There was some discussion on if the second story of the dwelling should be included in the total habitable space square footage. Beth informed the Board the intent of the policy is to limit the number of people within the floodplain at one time as well as limiting the investment impact of a flood.

FA Motion H 02/23

Moved by: John O'Donnell

Seconded by: Dean Graff

To approve permit 273/22 for Mr. Damien Grieve & Ms. Ashley Verduyn as presented.

Carried.

ADJOURNMENT

Motion H 03/23

Moved by: Michael Metcalf

Seconded by: Colin McLellan

That the Watershed & Advisory Board Hearing Meeting be adjourned at 11:02am.

Carried.

Amanda Donald

Jim Martin

Recording Secretary

Chair

DRAFT