

CROWE VALLEY WATERSHED ADVISORY BOARD HEARING
Virtual Meeting via Google Meet
20 February 2025

MINUTES

MEMBERS PRESENT:

Michael Metcalf	Municipality of Trent Hills
Jim Martin	Havelock-Belmont-Methuen Townships
Ron Derry	Municipality of Marmora and Lake
Colin McLellan	Township of North Kawartha
Paul Ordanis	Wollaston Township
Jerry Chadwick	Tudor & Cashel Township
Shawn Pack	Limerick Township
John O'Donnell	Municipality of Faraday
Dave Burton	Municipality of Highlands East

MEMBERS ABSENT:

Jeremy Solmes	Stirling-Rawdon Township
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ALSO PRESENT:

Tim Pidduck, General Manager/Secretary Treasurer, CVCA
Amanda Donald, Recording Secretary, CVCA
Andrew McIntyre, Regulations Officer, CVCA
Grant Gilmour, Applicant
Raed Al-Rawi, Applicant's Agent/Engineer

CALL TO ORDER

The Chair, Colin McLellan, called the meeting to order at 9:00am.

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 01/25

Moved by: Paul Ordanis

Seconded by: Shawn Pack

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. Grant Gilmour's application for permission to construct an addition onto an existing detached garage and modification/addition to the existing dwelling within the floodplain of Chandos 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.

Motion H 02/25

Moved by: Paul Ordanis

Seconded by Jerry Chadwick

To receive the Chair's Opening Remarks.

Carried.

CONFLICT OF INTEREST

None Declared.

STAFF REPORT – ANDREW MCINTYRE

Regulations Officer, Andrew McIntyre, reviewed the location of the property on Chandos Lake with the Board. He provided a map indicating the position of the flood hazard line on the property and provided some background information on the property and previous permits obtained from CVCA.

The applicant is proposing an addition to the existing garage and an addition/modifications to the existing dwelling all within the floodplain of Chandos Lake. Andrew informed the Board the proposed addition to the garage would add 36.05m² which results in a structure of 85.5m² in the floodplain which exceeds the CVCA Policy by 36m². The proposed design is wet flood proofed by an engineer with no additional placement of fill in the flood plain.

The addition and modification to the dwelling would result in a net increase of 3m², after a section of the dwelling is removed. Andrew informed the Board CVCA staff have already permitted an expansion to the dwelling that is beyond CVCA policy. However, since the proposed increase to the dwelling is minimal it is recommended for approval.

The addition to the garage does not conform with CVCA policy that states accessory structures in the flood hazard will not exceed 46.5m² and therefore is recommended this portion of the application be denied.

Motion H 03/25

Moved by: Jim Martin

Seconded by: Shawn Pack

To Receive the CVCA Staff Report presented by Regulations Officer Andrew McIntyre.

Carried.

APPLICANT REPORT – Raed AL-Rawi/Grant Gilmour

Mr. Grant Gilmour reviewed the process with the Board and the changes that have been made to the design. He informed the Board the garage is for storage only. Mr. Raed Al-Rawi confirmed the garage is for storage and will not be livable space. The structure will have a wet flood proof design which will allow flood water to flow freely in and out of the garage. This design will mitigate the displacement of water in the floodplain as no additional fill will be placed in the floodplain of Chandos Lake.

Motion H 04/25

Moved by: Paul Ordanis

Seconded by: Michael Metcalf

To receive the report from Mr. Grant Gilmour and Rael Al-Rawi for Permit 011/25.

Carried.

IN CAMERA SESSION

The Board decided an In Camera session was not necessary.

BOARD DELIBERATIONS

The Board discussed the permit and the wet flood proofing of the garage to reduce impacts of displaced water and the positive collaboration between the CVCA staff and applicant. The Board believes the wet flood proofing of the garage meets the three tests of the regulation.

Motion H 05/25

Moved by: Jim Martin

Seconded by: Jerry Chadwick

That the Watershed Advisory Board approve Regulation Permit 011/25.

Carried.

ADJOURNMENT

Motion H 06/25

Moved by: Dave Burton

Seconded: Jerry Chadwick

That the Watershed & Advisory Board Hearing Meeting be adjourned at 9:38am.

Carried.

Amanda Donald
Recording Secretary

Colin McLellan
Chair