

CROWE VALLEY CONSERVATION AUTHORITY

**WATERSHED ADVISORY BOARD HEARING
22 September 2016**

MINUTES

MEMBERS PRESENT:

Suzanne Partridge	Municipality of Highlands East
Jim O'Shea	North Kawartha
Edgar Storms	Stirling-Rawdon Township
Catherine Redden	Municipality of Trent Hills
Ron Gerow	Havelock-Belmont-Methuen Townships
Emma Kearns	Faraday Township

MEMBERS ABSENT:

John Taylor	Limerick Township
Irene Martin	Tudor & Cashel Township
Bob Ireland	Wollaston Township
Sandy Fraser	Municipality of Marmora and Lake

ALSO PRESENT:

Tim Pidduck, General Manager/Secretary Treasurer, CVCA
Amanda Donald, Recording Secretary, CVCA
Sharlene Richardson, Regulations Officer, CVCA
Greg Clements, Regulations Applicant

CALL TO ORDER:

The Chair, Suzanne Partridge, called the meeting to order at 12:56pm.

OPENING REMARKS

The Chair, Suzanne Partridge, informed the Watershed Advisory Board that a hearing under Section 28 of the *Conservation Authorities Act* will be held with respect to Mr. Greg Clements's application to rebuild a dwelling in the flood hazard, placement of fill in the flood hazard, replacement of septic system and replacing an unattached garage.

Chair Suzanne Partridge gave the opening remarks as outlined in the hearing guidelines with respect to Ontario Regulation 159/06.

REGULATIONS OFFICER – SHARLENE RICHARDSON

Sharlene Richardson, Regulations Officer, thanked Mr. Clements for coming. Sharlene reviewed the background and timeline of the application submitted by Mr. Clements. The application includes the demolition of the existing dwelling, construction of a new 2,856ft² dwelling with an attached garage, replacement of the septic system and a 576ft² detached garage.

Sharlene informed the Board she is concerned that the development is entirely within the flood hazard and it exceeds the acceptable size restrictions in CVCA's policy. The driveway would also be flooded in a 1:100 year flood event, which eliminates safe vehicular ingress and egress. Sharlene reviewed the policies outlining the concerns with the application. According to the policies the proposed dwelling is 556ft² over the size restrictions. She informed the Board that the attached garage is included in the calculations because they can be converted to habitable space in the future. The applicant plans to raise the land by placing fill on the driveway. However, according to the policies, the placement of fill in the flood hazard is not permitted except under specific conditions that must be supported by an engineered hydraulic study. Due to all of these concerns, Sharlene is recommending to the Board that the application be denied.

APPLICANT – MR. GREG CLEMENTS

Greg Clements informed the Board he has owned the property for 45 years and it has never flooded even when water levels were very high 3 years ago. He is concerned over the attached garage being considered habitable space and he is willing to have it written into the deed of the house that the garage will not be converted into habitable space in the future. Greg informed the Board that the road is accessible all year round. Mr. Clements informed the Board that if the garage was not included as habitable space, then the project would not be over the size limit by much.

Sharlene mentioned that if Mr. Clements modified the plans to make the dwelling smaller to conform to the policies, the application would be approved.

There was discussion on the attached garage being habitable space according to CVCA policy and the planning process.

There was discussion on options for Mr. Clements to consider changing to his plans to have his permit approved.

Motion 01/16

Moved By: Ron Gerow

Seconded By: Emma Kearns

To defer the decision to allow the applicant time to review the options and bring their decision back to the Watershed Advisory Board at a later date.

Carried.

ADJOURNMENT:

Motion 02/16

Moved By: Jim O'Shea

That the Watershed Advisory Board Hearing be adjourned at 1:57pm.

Carried.

Amanda Donald
Recording Secretary

Suzanne Partridge
Chair