

CROWE VALLEY CONSERVATION AUTHORITY

**WATERSHED ADVISORY BOARD HEARING
20 April 2017**

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
John Taylor	Limerick Township
Irene Martin	Tudor & Cashel Township
Bob Ireland	Wollaston Township

MEMBERS ABSENT:

Sandy Fraser	Municipality of Marmora and Lake
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ALSO PRESENT:

Tim Pidduck, General Manager/Secretary Treasurer, CVCA
Amanda Donald, Recording Secretary, CVCA
Sharlene Richardson, Regulations Officer, CVCA
Rocco & Lori Lamanna, Regulations Applicant

CALL TO ORDER:

The Chair, Suzanne Partridge, called the Watershed Advisory Board Hearing to order at 10:00am.

APPROVAL OF AGENDA

Motion 01/17

Moved By: Ron Gerow

Seconded By: John Taylor

That the agenda of the Watershed & Advisory Board Hearing be approved as circulated.

Carried.

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. Lamanna's application to construct an addition to an existing dwelling located entirely within the flood hazard on Crowe Lake.

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

STAFF REPORT - REGULATIONS OFFICER, SHARLENE RICHARDSON

Sharlene Richardson, Regulations Officer, reviewed the background, issues, concerns and her recommendations. Sharlene reviewed the location of the property and pointed out the buildings and the adjacent wetland. Sharlene informed the Board that Mr. Lamanna came to the Authority prior to purchasing the property with a Property Inquiry Form (PIF). As a result of the PIF, Mr. Lamanna obtained a flood elevation survey on the property. The survey confirmed that the entire dwelling was within the flood hazard. Mr. Lamanna was made aware of the size restrictions for additions in the flood hazard during the PIF process prior to purchasing the property.

Sharlene reviewed the timeline and the size of the addition with the Board. She informed the Board there are only two issues with the application. The addition is entirely within the flood hazard and the size restrictions for additions in the flood hazard will be exceeded. Sharlene reviewed the policy for minor residential additions. The policy states an addition must be 50% or less of the original habitable floor space or to a maximum footprint of 500 square feet, whichever is the lesser. Sharlene reviewed the size of Mr. Lamanna's proposed addition which is 96.4square feet over the size restrictions.

Sharlene recommended the application be denied because it does not meet the Board approved policy 5.3.1 Residential Development for additions located within the flood hazard as identified in the *Watershed Planning and Regulations (O.Reg 159/06) Policy Manual*.

Emma Kearns arrived at 10:15am.

APPLICANT – MR. ROCCO LAMANNA

Mr. Lamanna thanked the Board for their time. He thanked Vicki and Sharlene for their hard work on the permit application. Mr. Lamanna informed the Board they purchased the property in November 2016. They wish to refurbish the property. He states he understands that he is in the flood hazard and has every intention to flood proof the house and the addition. The addition will be constructed on piers that would raise the addition out of the flood hazard.

Mr. Lamanna says the policy regarding the size restrictions of additions in the flood hazard seems unfair. He feels that the size of the current dwelling should not be considered when considering an addition. This current policy allows the bigger homes/cottages to get bigger and the smaller ones to remain small. Mr. Lamanna feels that in order to be fair the addition size should be the same for all dwellings within the flood hazard.

BOARD DISCUSSION

The Chair, Suzanne Partridge, thanked Mr. Lamanna for the information he provided. There was some discussion on the adjacent wetlands and the policy that effect additions in the flood hazard. Sharlene informed the Board that this is a fairly new policy. It was adopted by the Board in 2014 and prior to adopting it, there was no development permitted within the flood hazard. She also reminded the Board that she has to follow the Board approved policies. There was discussion on previous flooding on the Crowe Lake.

Motion 02/17

Moved By: Ron Gerow

Seconded By: Emma Kearns

That the application submitted by Mr. Lamanna for a 446.4 square foot addition in the flood hazard, be approved providing he complies with flood proofing measures and that he accepts the responsibility to any future damage caused by flooding.

Carried.

There was some discussion on how to prevent this becoming a precedent for future applications. Suzanne reminded the Board that each application is different and must be reviewed based on its own merits.

ADJOURNMENT:

Motion 03/17

Moved By: Catherine Redden

That the Watershed Advisory Board Hearing be adjourned at 10:45am.

Carried.

Amanda Donald
Recording Secretary

Suzanne Partridge
Chair