

Delegation to CVCA Board

May 18, 2023

Issue 1 - Update

First off, I would like to thank the Board for getting my 10 issues addressed that I presented to the board back in February.

Has the CVCA or any Board Member taken the initiative to inquire as to why it took 3 months, 3 ignored reminders and a delegation to the Board of Directors to get these 10 issues addressed? At the last meeting, it was acknowledged by the Board that things need to improve as far as issuing permits in a timely fashion and reviewing their regulations. In the past 3 months, what steps have the Board and Management of the CVCA taken to improve on this?

Issue 2 – Permanent Docks and Boathouses

In Tim Pidduck's response to the Client 6 issue where the question of why permanent dock structures are not allowed...his response was *"The CVCA's mandate is to manage development that could impact the control of flooding. The CVCA's primary concern is the control of flooding. Temporary removable structures in the floodplain are seen as superior to permanent structures"*

Can CVCA please explain how a shore dock that is removed every year, that sits at the shoreline has less of an impact on the control of flooding than that of a permanent one? If anything, it's quite the opposite, as all of the removed wood panels and dock sections that were on the shoreline have now floated away. Also keep in mind, the floating dock section remains in the lake for the winter season and has likely floated away too. Equally, can the CVCA tell me how a permanent boathouse impacts the control of flooding?

I would ask that the Board reconsider this regulation to allow permanent docks and boathouses where appropriate. The "norm" for most floating dock installations are to attach the floating dock and ramp to a small permanent dock structure on aluminum poles driven into the lake bottom. This also reduces the burden and expense of property owners having to remove and install their dock every year.

Issue 3 – Coupland Boathouse

This issue was finally addressed by Tim Pidduck after my last delegation. This issue being that my client wants to replace their existing boathouse with one of the same size and footprint but would like it to be taller to allow for a storage loft within the roof design. According to the CVCA regulations, this is not permitted. This permit was submitted on July 26th of last year. The

application was denied due to the height of the proposed structure. The proposed boathouse design has been approved by the MNR, Oceans and Fisheries and the Municipality, yet it's denied by the CVCA. It was asked of the Regulations Officer on September 5/23 as to what impact does a taller boathouse have, to have it be denied? The Regulation Officer never replied. This same question was asked of Tim Pidduck on November 25/23. The question remained unanswered after three reminders and a delegation to the Board and was finally addressed on March 3/23 some 3 months later. According to Tim, the rationale behind why the taller boathouse is denied is *"The concern here is related to use of the structure. The proposed design could allow for additional habitable space to be created, thereby increasing risks to people/property during times of natural hazards (i.e. flooding or erosion)."* If we look at the common sense approach to this.... If we were in a time of a natural hazard that you speak of, do you really think someone is going to be hanging out in a storage attic of a boathouse? And as for the "risk to property" ...well, I guess everyone takes that chance building anything on or near a lake. **Should we equally deny any and all development in these areas due to this risk?**

The Muskoka's are littered with boathouses. Many with actually living quarters in them. Individual values in the millions of dollars. **How many "public safety" incidents have occurred in the past 50 years that would cause an authority to disallow all boathouses?**

Regardless of the rationale as to why this proposed boathouse has been denied, Tim Pidduck did offer an option in his reply on March 3rd.....*"You can appeal the decision to the Watershed Advisory Board"*. Well, this option would have been nice to know back in September. Ok.....sounds good...How do I do so?was asked on April 4th. No reply..... It was asked again on April 17th....finally a reply from a Regulations Officer indicating *"The next available Board Meeting dates to hold the Hearing are September 21, 2023 or November 16, 2023. Which one would you like?"* This is absurd! **You expect the paying public to wait an additional 5 to 7 months to be heard?**, and in turn, lose another year for the construction of this boathouse. The CVCA has a duty to serve the paying public and having to wait 5 to 7 months to be heard is totally unacceptable. **How do we move forward on this so that we can start construction this September?**

Issue 4 – Regulation Report

The Regulation Reports that are submitted to these meetings contain some very erroneous and misleading information resulting in turnaround times looking far better than they actually are. If we look at last December's Regulation report, 17 of the 44 permits listed were issued in less than 5 days. If this were the case, I don't think I would be at this meeting. Permit 184/22 is a permit I submitted. It was submitted on July 26/22 and issued on September 23/22....a 59 day turnaround for a permit that should not even be necessary. The Regulation Report says it was issued on the same day it was received.

November 17, 2022				Reporting Period Summary			
CVCA Board Meeting				Permits Issued	44	Mean Turnaround	50.50
Regulations Permit Reporting				Calendar Days	60	Permit / Cal. Day	0.73
Reporting Period: September 1, 2022				Working Days	40	Permit / Work day	1.10
to October 31, 2022				Property inquiries received:	23	Property inquiries complete:	15
Permit No.	Application Complete	Permit Issued / File	Municipality	Regulated Feature	Turnaround Time	Application Type	Project Details
129/20	26-Sep-22	28-Sep-22	Faraday	Bentley Lake Creek	2	Buildings (Within no-FP Lake 15m/WL Setback)	Build a 10'x10' boathouse/shed on cinder blocks being approx. 5 m from the shoreline
201/20	30-Aug-22	15-Sep-22	North Kawartha	Chandos Lake	16	Buildings (All Other-Natural hazard+Setback)	Demo and replace existing cottage and deck 54' feet from Shoreline / Install septic 112' from shoreline.
196/21	29-Sep-22	29-Sep-22	HBM	West Twin Lake	0	Fill&Grading (Within no-FP 15m/WL Setback)	Replace existing septic system 85' from the shoreline
201/21	12-Jul-22	31-Oct-22	HBM	Wetlands and Watercourse	111	Buildings (All Other-Natural hazard+Setback)	Build a 13'x25'2" post beam car port to the side of the existing dwelling being 88' from the road
279/21	12-Sep-22	15-Sep-22	North Kawartha	Chandos Lake	3	Buildings (All Other-WL/Hazard 6-15 Regulatory Allowance)	Reconstruction of an existing dwelling and attached deck located 23.3m (76.5') from the shoreline and install new septic system
311/21	24-Oct-22	25-Oct-22	HBM	Belmont Lake	1	Buildings (All Other-WL/Hazard 6-15 Regulatory Allowance)	Rebuild and an addition being 7.71m x 10.05m 2 storey being 6.6m from the shoreline
008/22	30-Jun-22	3-Oct-22	North Kawartha	Chandos Lake and Watercourse	95	Buildings (All Other-Natural hazard+Setback)	Build a new 16.5mx14.6m dwelling and installing a new septic system being 169m from the road and install a new driveway
010/22	4-Aug-22	4-Oct-22	Highlands East	Paudash Lake	61	Buildings (All Other-Natural hazard+Setback)	Build a 11.2mx9.1m addition on the existing dwelling and building a 11.2mx3.6m patio off of the addition being 32.2m from the shoreline and building a 4.2mx7.9m addition off of the existing garage
024/22	4-Aug-22	13-Sep-22	Tudor and Cashel	Cashel Lake	40	Buildings (All Other-Natural hazard+Setback)	demolish existing "L" shape deck and building a new "L" shaped deck with a 10'3" x 22' screened in porch and replace existing stairs with wheelchair access being 72' to the shoreline
061/22	29-Jun-22	27-Sep-22	HBM	Belmont Lake	90	Buildings (All Other-Natural hazard+Setback)	Remove existing deck and build a new 448.2sqft deck being 10'10" (5.1m) from the shoreline and build a new 220sqft addition being 29'4" (9m) from the shoreline
068/22	30-Mar-22	8-Sep-22	Marmora and Lake	Wetlands	162	Buildings (All Other-Natural hazard+Setback)	Build a 72'8"x41'8" single family dwelling being 35m from wetlands and 90m from the road and to install a class 4 sewage system being 70m to the road
084/22	19-Aug-22	12-Oct-22	Limerick	Steenburg Lake	54	Buildings (Within no-FP Lake 15m/WL Setback)	Demolition of existing shed and building a new 20'x15' shed on existing footprint being 16' from the shoreline
085/22	13-May-22	23-Sep-22	Marmora and Lake	Crowe River and PSW	133	Buildings (All Other-Natural hazard+Setback)	Build a new 50'x30' dwelling and install a new septic system being 250' from the shoreline
086/22	19-May-22	13-Oct-22	Wollaston	Wollaston Lake	147	Fill&Grading (All Other-Natural hazard+Setback)	install a new septic system including tank, pump chamber and leaching bed being 66' from the shoreline
106/22	16-Sep-22	16-Sep-22	Marmora and Lake	Crowe River & PSW	0	Buildings (All Other-WL/Hazard 6-15 Regulatory Allowance)	Build a new 40'x32' (1280sqft) dwelling and install a new 30'x15' (450sqft) septic system beside the proposed dwelling being set back 20' from the wetland no development zone and build a 32'x24' (768sqft) detached garage located behind the new dwelling
109/22	11-May-22	14-Oct-22	HBM	Wetlands	156	Buildings (All Other-WL/Hazard 6-15 Regulatory Allowance)	porch, install a new septic system to the side of the new dwelling, build a new 780sqft detached garage all being by the wetland boundary setback
110/22	19-May-22	25-Oct-22	Marmora and Lake	Dickey Lake	159	Buildings (All Other-Natural hazard+Setback)	Build a 16'x18' bedroom addition being less than 33m from the shoreline
118/22	2-Sep-22	2-Sep-22	Faraday	Bentley Lake	0	Buildings (All Other-Natural hazard+Setback)	Already built a 9'4"x12'4" Bunkie being 45' behind the existing dwelling and 35' from the edge of the road
119/22	30-Aug-22	28-Sep-22	HBM	Kashabog Lake	29	Buildings (All Other-Natural hazard+Setback)	Remove existing storage shed and build a new 34'x12'2" storage shed being more than 53' setback from the shoreline
130/22	9-Jun-22	7-Oct-22	Tudor and Cashel	Gunter Lake	120	Buildings (All Other-Natural hazard+Setback)	Build an attached garage to an existing dwelling being 90.9' from the shoreline
131/22	9-Jun-22	6-Sep-22	Marmora and Lake	Crowe River	89	Buildings (All Other-Natural hazard+Setback)	building a 8'x12' shed setback 65' from the shoreline
137/22	20-Jun-22	30-Sep-22	HBM	Methuen Lake	102	Buildings (All Other-Natural hazard+Setback)	Replace existing deck, exact same footprint (approx. 32' x 14').
144/22	12-Oct-22	20-Oct-22	Marmora and Lake	East Twin Sisters Lake	8	Buildings (All Other-Natural hazard+Setback)	Tear down the existing dwelling and shed and building a new 2408sqft dwelling with a w/o basement being 18m from the shoreline and install a new septic system in the exact same location
146/22	29-Jun-22	24-Oct-22	HBM	Crowe River	117	Buildings (All Other-Natural hazard+Setback)	Remove existing deck and build a new 25.1'x8.1' deck being setback 71.2' from the shoreline (similar size and same location)
148/22	7-Jul-22	24-Oct-22	Marmora and Lake	Wetlands	109	Fill&Grading (All Other-Natural hazard+Setback)	Install a new 14'x125' driveway
152/22	7-Jul-22	27-Sep-22	Marmora and Lake	Beaver Creek	82	Buildings (All Other-WL/Hazard 6-15 Regulatory Allowance)	Replacing existing piers supporting the 31'x35' cottage being setback 16' from the shoreline
160/22	28-Oct-22	28-Oct-22	Faraday	Paudash Lake and PSW	0	Buildings (Within no-FP Lake 15m/WL Setback)	420 sq. ft. open deck being 11 feet from the shoreline
164/22	30-Sep-22	4-Oct-22	Faraday	Coe Island Lake	4	Buildings (Within no-FP Lake 15m/WL Setback)	Build a 24'x30' garage with slab on grade foundation being setback 116' to the shoreline
170/22	7-Oct-22	7-Oct-22	HBM	Belmont Lake	0	Buildings (All Other-WL/Hazard 6-15 Regulatory Allowance)	30'wx101 on cottage 4 both on helical piles and sono tubes foundation being located behind the existing lodge which is 16.2m from the shoreline
178/22	12-Aug-22	23-Sep-22	HBM	Round Lake	42	Water Crossings(Culverts/Bridges)	Replace existing 2590x1880SPCSPA culvert with partially counter-sunk twin 1600 dia CSP's
179/22	8-Aug-22	4-Oct-22	HBM	Methuen Lake	57	Buildings (All Other-WL/Hazard 6-15 Regulatory Allowance)	Build a 895sqft cottage with a 320sqft deck and 179sqft screened in porch setback 6m from the slope
180/22	15-Sep-22	15-Sep-22	North Kawartha	Chandos Lake	0	Buildings (Within no-FP Lake 15m/WL Setback)	Construct a 26'x36' detached garage on an engineered slab on grade setback further than 30m from the high water mark and 124'/37.6m east of the existing dwelling
184/22	23-Sep-22	23-Sep-22	Highlands East	Paudash Lake	0	Buildings (All Other-Natural hazard+Setback)	Raise existing 36'10"x24'10" single storey cottage and construct a new foundation as existing foundation is failing being setback 112' from the shoreline
186/22	8-Aug-22	12-Sep-22	Marmora and Lake	Beaver Creek	35	Buildings (All Other-Natural hazard+Setback)	Build a 30'x50' detached garage on an engineered floating pad being setback 270' from the shoreline
195/22	11-Aug-22	15-Sep-22	Highlands East	Paudash Lake	35	Fill&Grading (All Other-Natural hazard+Setback)	replace failed septic with a new septic bed being setback 47.21m from the shoreline
199/22	4-Oct-22	4-Oct-22	HBM	Round Lake	0	Buildings (All Other-Natural hazard+Setback)	proposed 24'x23' addition & covered porch being setback 139' from the shoreline
202/22	25-Aug-22	26-Oct-22	Tudor and Cashel	Steenburg Lake	62	Buildings (All Other-Natural hazard+Setback)	Build a new/replace ment 50'x32' (9.75mx15.24m) dwelling being 17.71 m from the shoreline
205/22	23-Sep-22	21-Oct-22	Stirling-Rawdon	Rylstone Lake	28	Fill&Grading (All Other-WL/Hazard 6-15 Regulatory Allowance)	Replace an existing septic tank and bed with a 3600L tank and a 22sqm bed being 51.3m from the shoreline
209/22	6-Sep-22	26-Oct-22	North Kawartha	Chandos Lake	50	Buildings (All Other-Natural hazard+Setback)	Construct a new cottage setback 37.6m (90.58') from the shoreline, construct a new Bunkie setback 13.40m(43.95') from the shoreline and install a new septic system and build a 1 storey detached garage
211/22	18-Oct-22	18-Oct-22	Faraday	Siddon Lake	0	Buildings (All Other-Natural hazard+Setback)	Construct a 5'x26' deck with a 14'x14' jut-out on existing residence setback 79.4' to the shoreline
212/22	18-Oct-22	18-Oct-22	Faraday	Siddon Lake	0	Buildings (All Other-Natural hazard+Setback)	Construct a 42'x40' slab on grade commercial building being 50' from front property line
217/22	29-Sep-22	4-Oct-22	HBM	PSW	5	Buildings (All Other-WL/Hazard 6-15 Regulatory Allowance)	Building a 12'x24' garage being setback 12'6" from the north property line, 43' from the rear of the existing dwelling and 130' from the road
224/22	20-Oct-22	24-Oct-22	Wollaston	Wetlands	4	Buildings (All Other-WL/Hazard 6-15 Regulatory Allowance)	Building a 960sqft single level dwelling with a crawl space being 70' from the road and install a 800gal septic tank and a 10'x20' septic bed being setback 83'10" from the road
242/22	12-Oct-22	26-Oct-22	Marmora and Lake	Beaver Creek	14	Fill&Grading (All Other-Natural hazard+Setback)	Replace existing failed septic bed with a class 4 raised filter bed 3' above grade being over 111' from the shoreline



This Regulation Report is a great idea but needs to be revamped to track accurate and more relevant information. This tracking report should be available on the CVCA website so the public can track the status of their own application without having to contact the office. Here is a suggestion:

Permit No.	Date Received	Date Complete	# of Days	Permit Issued	Days Current 30-Apr-23	# of Days	Municipality	Regulated Feature	Application Type	Project Details	External Study Required Yes (type)	No	Site Visit Scheduled	Regulations Officer	Last Updated	Status
132/22	26-Jul-22	1-Aug-22	6		272		Faraday	Paudash	Buildings	To replace existing boathouse		No		KD	20-Apr-23	Waiting on Advisory Board Appeal
184/22	26-Jul-22	5-Aug-22	10	23-Sep-22		49	Highlands East	Paudash	Buildings	To raise cottage and put new basement under		No	23-Sep-23	XY	23-Sep-23	Permit Issued
Summary for - January 2023																
Number of Permits Submitted				10												
Number of Permits Complete				9												
Number of permits issued				2												
Number of permits outstanding				68												
Average permit completion time				8 days												
Average permit issue time				68 days												
Average outstanding permit time				110 days												
Inactive Permits*				4												
*For permits waiting on customer information for over 60 days																

If the CVCA would like some assistance with this, I would be happy to help. Will the CVCA address this issue?

Issue 5 – Harmony Resorts Sign

When I was reviewing the regulations report, I noted that Harmony Resorts on Paudash Lake applied for a CVCA permit to erect a new sign on their property. Here’s a photo of the sign:



Why does the CVCA waste their time and our money on permits such as this?? What impact does this sign present that warrants the requirement for a permit??

The CVCA needs to review and amend their regulations to start addressing what really matters and what doesn't. Their focus on "Public/Property Risk" is far too excessive towards reality and is backlogging the system. This permit took 47 days to issue.

Issue 6 - Permit 056/23 – Halliday

I submitted this permit on April 10/23 for a new build on a vacant lot on Paudash Lake. The cost for this permit came to \$1085.00. I asked for a breakdown of the costs, which were \$725 for the Building and \$360 for Fill/Grading-New Septic. I kind of get the cost for the building portion of the application considering that the CVCA must evaluate the site and produce a permit, however, I am baffled as to justification of the other \$360 for a couple of loads of stone or filter sand for the septic. Why is the CVCA profiting from the amount of fill that is brought onto a job site? ...when they are already profiting from the Building Fee. What efforts did the CVCA's incur to require a charge of an extra \$360?

Issue 7 – Regulations

Will the CVCA and Board of Directors be taking the initiative to review their restrictive and excessive regulations and if so, when and how?

The items highlighted are questions that I would like addressed by the Board today.

Thanks You

Todd Bertram