

**CROWE VALLEY WATERSHED ADVISORY BOARD HEARING
Virtual Meeting via Google Meet
19 September 2024**

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 |
| Jeremy Solmes | Stirling-Rawdon Township |
| Paul Ordanis | Wollaston Township |
| Jerry Chadwick | Tudor & Cashel Township |
| Shawn Pack | Limerick Township |
| John O'Donnell | Municipality of Faraday |

MEMBERS ABSENT:

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|-------------|--------------------------------|
| Dave Burton | Municipality of Highlands East |
|-------------|--------------------------------|

ALSO PRESENT:

Tim Pidduck, General Manager/Secretary Treasurer, CVCA
Amanda Donald, Recording Secretary, CVCA
Beth Lowe, Regulations Officer, CVCA
Rob West, Sr. Ecologist, Oak Ridge Environmental
Justin Caple & Karin Cardella, Applicants

CALL TO ORDER

The Chair, Jim Martin, called the meeting to order at 10:00am.

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

Motion H 20/24

Moved by: Paul Ordanis

Seconded by: Shawn Pack

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. Just Caple & Ms Karin Cardella's application for permission to construct a new dwelling with attached garage and septic system within a wetland.

Chair Jim Martin gave the opening remarks as outlined in the hearing guidelines with respect to Ontario Regulation 041/24 and reviewed the procedure of the Hearing.

Jeremy Solmes arrived to the meeting at 10:06am.

CONFLICT OF INTEREST

None Declared.

STAFF REPORT – BETH LOWE

Beth Lowe gave a presentation to the Board outlining the background and timeline of the property, the proposed development of a dwelling and septic within a wetland adjacent to Wollaston Lake, the policies the proposed development does not comply with and the recommendation to deny the application.

Beth explained to the Board, the applicants submitted a Property Inquiry Form (PIF) in November 2019 and received a response stating there is a considerable building envelop inside and outside the regulated area on the property. However, the property inquiry was assessed by desktop analysis only. The landowner contacted CVCA staff in January 2022 and a site visit was conducted in June 2022 where CVCA staff requested a scoped Environmental Impact Study (EIS) be completed to determine if wetlands are present. A new permit application was submitted in 2024 with an updated EIS. The EIS states that the property appeared to be similar to a lawn due to it being mowed for many years but the majority of the property is wetland.

Beth reviewed the CVCA policies the proposed development does not conform with as it is located within a wetland and CVCA policy does not allow for development within a wetland on vacant land. Beth reminded the Board it is important to protect wetlands as they have important hydrologic functions in the watershed and for controlling flood waters.

Beth reviewed the impacts on the wetland should the proposed development be permitted as outlined in the EIS. The staff recommendation is to deny this permit application as CVCA policies do not allow for development on vacant land within a wetland or within the setback of a wetland.

APPLICANT REPORT – Justin Capel

Mr. Justin Capel informed the Board he spent his life savings purchasing this property. They thought they were doing their due diligence by completing the PIF form. He informed the Board the proposed dwelling has been reduced from 5,000 ft² to 1,600 ft² and has been moved to an area of the property where it would have the least amount of impact on the wetland.

Once they found out the property was 71% wetland, they changed the plans and reduced the size of the dwelling by 67% and plan to follow the recommendations outlined in the Environmental Impact Study provided.

Mr. Rob West of Oak Ridge Environmental introduced himself to the Board. He explained the property had been mowed for a long period of time which suppressed the wetland plant species which made it appear to be mowed lawn. Mr. West explained his methodology for determining if the property was wetland. He informed the Board there is no room on the property to get out of the wetland or the 15m setback of the wetland and discussed potential impacts to the wetland. He informed the Board wetland loss cannot be avoided if the proposed development is permitted. He explained the least impact approach the landowners plan to take including reducing the size and changing the location of the dwelling on the property to reduce the negative impact on the wetland. Mr. West reviewed the recommendations outlined in the EIS.

The Board asked about drainage on the property, old septic systems from the campground on the property, and the neighboring dock.

IN CAMERA SESSION

In Camera Session was not required.

BOARD DELIBERATIONS

The Board discussed the original PIF response and implementation of the recommendations from the EIS could improve the wetland health.

Motion H 21/24

Moved by: Michael Metcalf

Seconded by: John O'Donnell

To approve permit 096/24 with the recommendations from the Oak Ridge Environmental Impact Study as conditions of the approval.

Carried.

ADJOURNMENT

Motion H 22/24

Moved by: Shawn Pack

Seconded Paul Ordanis

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

Carried.

Amanda Donald
Recording Secretary

Jim Martin
Chair