

**CROWE VALLEY WATERSHED ADVISORY BOARD HEARING
Virtual Meeting via Google Meet
20 June 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

MEMBERS ABSENT:

Dave Burton	Municipality of Highlands East
Shawn Pack	Limerick Township
John O'Donnell	Municipality of Faraday

ALSO PRESENT:

Tim Pidduck, General Manager/Secretary Treasurer, CVCA
Amanda Donald, Recording Secretary, CVCA
Beth Lowe, Regulations Officer, CVCA
Arpit Jain, Applicant for Permit 188/22
Trevor Day - Engineering and Architectural Design
Laurie Deshane – property owner
Anthony Quinn

CALL TO ORDER

The Chair, Jim Martin, called the meeting to order at 10:03am.

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 13/24

Moved by: Paul Ordanis

Seconded by: Colin McLellan

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.

ADMINISTRATIVE PROCESS REVIEW

Tim Pidduck informed the Board today's hearings are slightly different. One is a request for an amendment to a permit previously approved by the Board and the second is a reconvening of a hearing previously deferred by the Board. Tim stated only the Board Members who participated in the original hearings can participate today. Tim confirmed the five participants for today's hearings and answered some questions around quorum for the hearing.

Hearing #1 – JAIN Permit 188/22

Participating Members that were present at the 15 June 2023 Hearing

Jim Martin	Present	Jan O'Neill	N/A
John O'Donnell	Absent	Michael Metcalf	Present
Colin McLellan	Present	Paul Ordanis	Present
Jerry Chadwick	Present		

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. Arpit Jain's application for permission to construct a new duplex and septic system within the setback of a wetland less than 2 hectares and within the setback of the Inlet Bay – eastern Paudash Lake Provincially Significant 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.

CONFLICT OF INTEREST

None Declared.

STAFF UPDATED PRESENTATION REPORT – BETH LOWE

Beth Lowe informed the Board the applicant has requested an amendment to the permit previously approved by the Watershed Advisory Board in June 2023. The amendment is to meet size restrictions for the septic imposed by the Municipality. Beth reviewed the proposed duplex and septic system with the Board. The duplex has been changed from a single story with two units' side by side to a two storey duplex which has a smaller footprint. Beth informed the Board the proposal still does not meet policy and portions of the development are within the wetland and floodplain setbacks. Beth reviewed the timeline, the original site plans and the amended site plans with the Board. Beth reviewed the staff recommendation with the Board to approve the amendment.

APPLICANT REPORT – Arpit Jain

Mr. Arpit Jain informed the Board the only reason the amendment is required is to meet municipal size restrictions for the septic. He informed the Board the footprint has also been minimized which will have less impact on the environment.

IN CAMERA SESSION

The In Camera session was not required.

BOARD DELIBERATIONS – JAIN

Motion H 14/24

Moved by: Michael Metcalf

Seconded by: Colin McLellan

That the amendment to permit 188/22 be approved as per staff recommendation.

Carried.

Hearing #2 – DESHANE Permit 166/23

Board Members that were present for the 16 November 2023 Hearing

Jim Martin	Present	Michael Metcalf	Present
Jan O'Neill	N/A	Kim Carson	N/A
Colin McLellan	Present	John O'Donnell	Absent
Paul Ordanis	Present	Jerry Chadwick	Present
Jeremy Solmes	Present		

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. John and Laurie Deshane's application for permission to construct a dwelling, detached garage and septic system within the setback of a wetland and a driveway located within the Belmont Lake flood hazard and the setback of 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.

CONFLICT OF INTEREST

None Declared.

STAFF UPDATED PRESENTATION REPORT – BETH LOWE

Beth Lowe reviewed the previous Board motion to defer the decision on permit application 166/23 and to request the applicant provide additional information to alleviate policy concerns regarding the zoning, safe access and the impact of the proposed project. Beth reviewed all of the updated documents the applicant provided for circulation to the CVCA Board members for this hearing, including a letter from Jewell Engineering, an updated site plan, technical review by Oak Ridge Environmental and an email summarizing the reports.

In addition, Beth reviewed safe access requirements with the Board and the elevations provided on the survey of the property. Beth restated the policies that the proposed project does not comply with including no development on vacant land in floodplain, placement of fill for the purpose of changing grade on the property within the flood hazard to permit development, no safe access and development is not permitted within the setback of a wetland on vacant land.

Staff reaffirmed the recommendation is to deny the permit as it does not conform with CVCA policy.

There was some discussion on water access only lots, safe access of the property and another acceptable building envelop on the property that needs to be rezoned.

APPLICANT REPORT – Anthony Quinn

Anthony Quinn addressed three areas of concerns with the proposal, 1) which included removal of the garage from the plans, 2) the culvert and, 3) the zoning of the property. Anthony believes the updated information provided to the Board addressed all of these concerns. Trevor Day stated the safe access issue was not addressed as the Board did not request that information at the time of the original hearing.

There was discussion on zoning, water access only and safe access on private roads.

IN CAMERA SESSION

Motion H 15/24

Moved by: Jerry Chadwick
Seconded by: Michael Metcalf

That the Watershed Advisory Hearing Board move In Camera for deliberations for Permit Application 166/23.

Carried.

Motion H 16/24

Moved by: Jerry Chadwick
Seconded by: Paul Ordanis

That the Watershed Advisory Hearing Board move to open session.

Carried.

BOARD DELIBERATIONS – DESHANE

Motion H 17/24

Moved by: Colin McLellan
Seconded by: Paul Ordanis

That the Watershed Advisory Hearing meeting resume.

Carried.

Motion H 18/24

Moved by: Michael Metcalf
Seconded by: Colin McLellan

Due to the extent of the proposed development remaining with the setback of the floodplain and wetland features, Permit Application 166/23 does not adhere to CVCA policies. Therefore, Permit Application 166/23 is denied.

Carried.

Jim Martin recommended the applicant reach out to CVCA staff to see what next steps are.

ADJOURNMENT

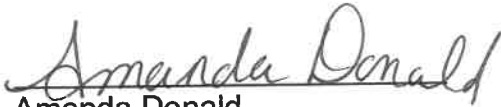
Motion H 19/24

Moved by: Colin McLellan

Seconded by: Paul Ordanis

That the Watershed & Advisory Board Hearing Meeting be adjourned at 11:21am.

Carried.



Amanda Donald
Recording Secretary



Jim Martin
Chair

