

CROWE VALLEY CONSERVATION

SECTION 28 HEARING
15 PAUDASH LAKE ROAD

Presentation for
Board Meeting
June 15, 2023



HEARING PROCESS

- When an application for development does not conform to the CVCA policies, CVCA staff must recommend the application for denial. The applicant then has the ability to request a Hearing with the CVCA's Watershed Advisory Board. The Watershed Advisory Board is tasked with reviewing the application for development, considering the applicable CVCA policies that have not been satisfied, and ultimately making a decision as to whether the application is consistent with the tests of the Regulation.
- **Tests of the Regulation**
 - The development will not affect the control of:
 - Flooding,
 - Erosion,
 - Dynamic beaches (not applicable in CVCA watershed),
 - Pollution or
 - The conservation of land



SUMMARY

Background

- A permit application has been submitted to the CVCA for the construction of a new duplex and a new septic system within the setback of the floodplain, within the setback of a wetland less than 2ha and within the setback of a Provincially Significant Wetland.

Issues/Concerns

- The CVCA Policy manual does not permit new development within the 6 metre setback of the floodplain on vacant lot.
- The CVCA Policy manual does not permit new development within the 15 metre setback of wetlands less than 2ha on a vacant lot.
- The CVCA Policy manual does not permit new development within the 30 metre setback of a Provincially Significant Wetland on a vacant lot.



TIMELINE

- November 21st, 2019 - CVCA Watershed Advisory Board granted an exception to policy to the previous land owners for the same works as currently proposed. The exception also included a 5 year extension.
- July 27th, 2022 – The new landowners (Mr. Jain and Mr. Manav) submit a permit applicant to the CVCA for the previously permitted works.
- December 19th, 2022 - CVCA informed the new landowners that a hearing would be required as the proposed development does not meet policy and that CVCA permits are not transferable. It is the CVCA's understating that the current application does not require the extended approval timeline.



PROPOSED DEVELOPMENT

As per the information provided in the application on July 27th, 2022, the proposal is to construct a new one storey duplex with a ground level patio and install a new septic system (see Appendix C) on a vacant lot.

- Duplex: 67-feet by 65'7"
- Ground Level Patio: 14-feet by 30-feet
- Septic Bed: 14-feet by 20-feet



PROPOSED DEVELOPMENT

- CVCA policies do not permit new development within 6 metres from the 1:100-year floodplain.
 - Proposed duplex is setback 4 metres from the 1:100-year flood elevation of Paudash Lake.
 - Proposed septic system is setback 2.72 metres from the 1:100-year flood elevation of Paudash Lake.
 - Proposed ground level patio is setback 1 metre from the 1:100-year flood elevation of Paudash Lake.



PROPOSED DEVELOPMENT

- CVCA policies do not permit new development within 15 metres of wetlands less than 2 hectares.
 - Proposed duplex is setback 6 metres of a wetland less than 2 hectares.
 - Proposed septic system is setback 9 metres from a wetland less than 2 hectares.
 - Proposed ground level patio is setback 3 metres of a wetland less than 2 hectares.



PROPOSED DEVELOPMENT

- CVCA policies do not permit new development within 30 metres of Provincially Significant Wetlands.
 - Proposed duplex is setback 16.5 metres from the Provincially Significant Wetland.
 - Proposed septic system is setback 26 metres from the Provincially Significant Wetland
 - Proposed ground level patio is setback 13.5 metres from the Provincially Significant Wetland.
- CVCA policies do not permit development within the setback of a wetland on vacant land.



PROPOSED SITE PLAN

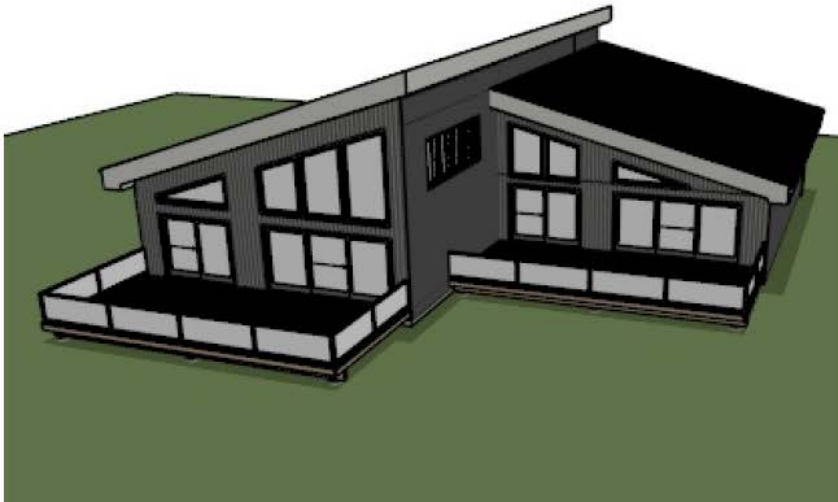


Filter bed Dimensions
14' x 20'

Septic Tank
Dimensions: 8.5' x 4.5'



PROPOSED SITE PLAN



RECOMMENDATION

- CVCA staff recommend that the application for the construction a new duplex and new septic system be denied as it does not meet the CVCA's Watershed Planning and Regulations Policy Manual for development on vacant lands. The proposed development is within the setback of the floodplain, within the setback of a wetland less than 2ha and within the setback of a Provincially Significant Wetland.

Recommendation: Application be Denied

