From:	Lori Lamanna
To:	Sharlene Richardson
Subject:	Re: Report for Hearing
Date:	April-12-17 1:59:43 PM
Attachments:	image002.png

Hi Charlene , thank you again for all your help in guiding us through this process.

Here is my report, that I will be submitting.

We understand there may be a risk of flooding in this area, as you have made clear to us.
This addition will be constructed on piers and will be 2 feet above the current grade, and will have a floor elevation of 184.25 meters above sea level and the addition will be 71 feet from the shoreline. There will be less risk of flooding to the addition as the elevation is higher to the east side of the existing dwelling. The additional 96.4 square ft will be on higher elevation 183.90 higher than the contour elevation of 183.88 above sea level contour given to us by conservation authorities, please see survey.
Also with the help of conservation authorities who are responsible for monitoring, predicting flood flows and water sheds, operating flood control structures such as dams and dykes.
There is also minimal risk of erosion by water or natural agents, as this area of soil is densely packed with rock sand and grasses. There are no karst formations where sink holes, trenches or ground water will be created, and will not create a slope stability, as there will be no basement, or altering of the grade and land. There is no standing water in this area.
Unstable soil include organic soils which are typically associated with wet lands. Organic and peat soils are formed by decomposition of vegetation and organic soils. These soils lack soil structures making them susceptible to erosion and unable to support buildings and structures. The addition will not be built on wet lands.
There will be no presence of poisonous or harmful effects to the environment, this will be carefully monitored and respected.
The dynamic beaches associated with this property will be minimal and do not pose a negative effect as to where the addition will be built, the set back from the shoreline will be 71 feet. Both stable beaches and erosional sandy beaches will experience cycles of erosion and accretion, a natural occurrence experienced on most sandy shorelines. This shoreline consists of small rocks and pebbles.
We do understand that because our dwelling is only 700 square feet, the most allowable addition is 350 square feet. We thank you for allowing us to add this extra 350 square footage to our home, this is appreciated. Conversely if to say if my neighbour, had an existing dwelling of 1000 square feet or larger and in the same situation as we are, they would be able to build up to 500 square feet. We feel in our circumstance, it would be just if all existing dwellings can add up to 500 square feet that would be the same for everyone. We asking that we can build to a total of 446.4 square feet.
We continue to support our town of Marmora and our local businesses, as we have for the last 23 years, and we will continue to do so in the future.
We believe there will be very minimal to no negative effect in adding 96.4 square ft to the approved 350 square feet. The control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be adversely effected by the additional 96.4 square feet.
In closing we would like to assure that we will make every effort possible to provide a positive environment and respecting our wet land and forests, that will help control flooding as well as adding a positive presence and respecting where we live.

Thank you,

Rocco and Lori lamanna

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On Apr 12, 2017, at 11:58 AM, Sharlene Richardson <sharlene.richardson@crowevalley.com> wrote:

Good Morning Mr. Lamanna,

Here is my report that will be submitted to the Watershed Advisory Board with regard to the Hearing you have requested. Please confirm that you have received it. As mentioned previously, any evidence that you would like to present at the Hearing must be submitted to our office by the end of today in order to be added to the agenda package. To reiterate previous conversations, this does not leave you with any significant preparation time however you have indicated you are aware of this and have requested the reduced timeframe despite recommendations to the contrary. If you have any questions let me know and I will confirm receipt of your report when I receive it.

Regards,
Sharlene

<!--[if !vml]--><!--[endif]-->**Sharlene Richardson** - Regulations Officer
Crowe Valley Conservation
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