

Hearing Committee Meeting

Monday April 20, 2026 1:00pm – 1424 Clarke Road, London

Dean Trentowsky, Vice-Chair of the Upper Thames River Conservation Authority, called the meeting to order at 1:17pm on Monday April 20, 2026 at 1424 Clarke Road.

Members Present:

Jim Craigmile
Sandy Levin
Mark Schadenberg
Dean Trentowsky – Meeting Chair

Regrets: Brian Petrie

UTRCA Staff Present:

Jenna Allain – Manager of Environmental Planning and Regulations
Tracy Annett – General Manager
Joe Gordon – Regulations Coordinator
Michelle Viglianti – Administrative Assistant – Recorder
Emily Chandler – Communications and Marketing Specialist – Audio Visual Equipment Operator
Karen Winfield – Planning and Regulations Resource Specialist
Stephanie Schreiner – Water Resources Engineer (Planning and Regulations Support)

UTRCA Lawyer: Grant Inglis

1. Approval of Agenda

Mover: Mark Schadenberg
Seconder: Sandy Levin
THAT the Hearing Committee approves the agenda.
Carried.

2. Declaration of Conflicts of Interest

The Chair inquired whether the members had any conflicts of interest to declare relating to this hearing. There were none

3. Minutes of Previous Meeting

Mover: Sandy Levin

Seconder: Jim Craigmile

THAT the Hearing Committee approves the minutes dated January 27, 2026.

Carried.

4. Business Arising from the Minutes

There was no business arising from the minutes.

5. Application #195-24

The Hearing for the consideration of application #195-24 was called to order at 1:19pm.

The Chair presented his opening remarks stating the Committee was to consider an application by Kevin Conner Paton and their Agent, Paula Lombardi, Application #195-24, to permit development within an area regulated by the Upper Thames River Conservation Authority at 5626 Pigrum Line, Mount Elgin within the Township of South-West Oxford.

Mover: Mark Schadenberg

Seconder: Sandy Levin

RESOLVED to sit as a Hearing Committee to consider application #195-24 by Kevin Conner Paton and their Agent, Paula Lombardi to consider development within a riverine flood hazard associated with a river or stream valley and within an area regulated by the Upper Thames River Conservation Authority at 5626 Pigrum Line, Mount Elgin within the Township of South-West Oxford.

Carried.

The following people were present to represent the applicant:

Kevin Paton – Applicant

Paula Lombardi – Agent

John Spriet - Spriet Associates Engineers & Architects

Joe Gordon, Regulations Coordinator, presented the UTRCA report to the Hearing Committee.

Paula Lombardi, agent, presented materials on behalf of the applicant to the Hearing Committee and noted they felt that the safe access standard would be met if a condition were put on the approval that the entirety of the driveway met 266.9m prior to occupancy being granted.

It was noted that the road elevations provided in Tab 18 (page 250 of the package) were measured in July, 2025 and are different than the elevations submitted to staff for review during the permit application process.

The UTRCA staff asked clarifying questions to the applicants.

The applicants asked clarifying questions to UTRCA staff.

The Committee members asked questions of UTRCA staff and the applicants regarding their reports and presentations.

Paula Lombardi recommended that if a condition were put on the approval that the entirety of the driveway met 266.9m prior to occupancy being granted, that it be tied to the building code.

Moved: Sandy Levin

Seconded: Jim Craigmile

THAT the Hearing Committee move into deliberations.

Carried.

The Hearing Committee moved into deliberations at 2:35 pm.

The Hearing Committee rose from deliberations at 3:31 pm.

All those still present were invited to rejoin the meeting.

The Chair reported the following decision and reasoning:

THAT Application #195-24 be approved with the following conditions:

- THAT the applicant provide an updated grading plan that shows the proposed elevation of the driveway on the property to be at least 266.9m or higher and that such work be completed and confirmed upon completion of construction and prior to occupation of the additional residential unit
- THAT a copy of the engineer stamped detailed construction drawings and interior floor plans that confirm flood proofing be a condition of the issuance of the Section 28 permit be submitted to the UTRCA.

Mover: Sandy Levin

Secunder: Jim Craigmile

THAT the Hearing Committee adjourn the Hearing for application #195-24 at 3:40pm.

Carried.

6. Adjournment

There being no further business to discuss, the meeting was adjourned at 3:40pm on a motion by Mark Schadenberg, seconded by Jim Craigmile.

Tracy Annett, General Manager

/mv