

Hearing Committee Meeting

Thursday April 25, 2024 12:30pm – Zoom

Brian Petrie, Chair of the Hearing Committee, called the meeting to order at 12:30 pm on Thursday April 25, 2024 over Zoom.

Members Present:

Paul Mitchell
Brian Petrie – Chair
Mark Schadenberg
Dean Trentowsky

Regrets: Sandy Levin

UTRCA Staff Present:

Jenna Allain – Manager of Environmental Planning and Regulations
Tracy Annett – General Manager
Richard Brewer – Land Use Regulations Assistant
Ben Dafoe – Land Use Regulations Officer
Michael Funk – Land Use Regulations Officer
Dave Griffin – Land Use Regulations Assistant
Cari Ramsey – Land Use Regulations Officer
Stephanie Schreiner – Water Resources Engineer (Planning and Regulations Support)
Karen Winfield – Planning and Regulations Resource Specialist
Michelle Viglianti – Administrative Assistant – Recorder

UTRCA Lawyer: Grant Inglis

1. Approval of Agenda

Mover: Paul Mitchell
Secunder: Dean Trentowsky
THAT the Hearing Committee approves the agenda.
Carried.

2. Declaration of Conflicts of Interest

There were no declarations of conflict of interest.

3. Minutes of Previous Meeting

Mover: Mark Schadenberg

Seconder: Paul Mitchell

THAT the Hearing Committee approves the minutes dated March 26, 2024.

Carried.

4. Business Arising from the Minutes

There was no business arising from the minutes to discuss.

5. Application #54-24

The Hearing for the consideration of application #54-24 was called to order at 12:31pm.

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

The Chair presented his opening remarks stating the Committee was to consider an application by LDS Consultants Inc. c/o Rebecca Walker on behalf of landowners Bluestone Properties Inc. c/o Mardi Turgeon application #54-24 to permit 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 412, 418 and 450 Oxford Street West in the City of London, Ontario.

Mover: Dean Trentowsky

Seconder: Paul Mitchell

RESOLVED To sit as a Hearing Committee to consider application #54-24.

Carried.

The following people were present to represent the applicant:

Mardi Turgeon – Applicant, Bluestone Properties Inc.

Rebecca Walker – Agent, LDS Consultants Inc.

Shawna Chambers – City of London

Ashley Rammeloo – City of London

Paul Titus – City of London

Bill Trenouth – AECOM

Jessica Schanithmann, Land Use Regulations Officer, presented her report to the Hearing Committee.

Mardi Turgeon, representing the applicant Bluestone Properties Inc., and Rebecca Walker, representing the Agent LDS Consultants, presented their materials to the Hearing Committee.

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

Moved: Dean Trentowsky
Seconded: Paul Mitchell
That the Hearing Committee move into to deliberation.
Carried.

The Hearing Committee rose from deliberations at 1:25pm with the following decision and reasoning:

Decision

The Hearing Committee approved the recommendation in the staff report.

Approved Recommendation: RESOLVED THAT the Hearing Committee of the Upper Thames River Conservation Authority (UTRCA) approve the issuance of a *Development Interference With Wetlands and Watercourses* permit (Application #54-24) made pursuant to Section 28 of the *Conservation Authorities Act* for proposed development (specifically the placement of fill material) within a riverine flood hazard associated with a river or stream valley and area regulated by the UTRCA at 412, 418 and 450 Oxford Street West, City of London Ontario.

AND

THAT revisions to the plans be made to mitigate impacts to adjacent properties if deemed necessary through UTRCA review and acceptance of the pending Technical Attachment to the Appendix 4 Memorandum dated April 5, 2024, attached to the recently UTRCA Board approved Two-Zone Flood Policy Area.

AND

THAT given this property is located within a recently UTRCA Board approved Two-Zone Flood Policy Area, future development applications for these lands will be reviewed by Authority staff to ensure compliance with the existing Board approved policies for development within the flood fringe and floodway.

Reason

Approval was based on the information contained in the report.

Mover: Paul Mitchell
Seconder: Dean Trentowsky
THAT the Hearing Committee adjourn the Hearing for application #54-24.
Carried.

6. Application #84-24
(Report attached)

The Hearing for the consideration of application #84-24 was called to order at 1:32pm.

The Chair presented his opening remarks stating the Committee was to consider an application by the Town of St. Marys c/o Andre Morin for application #84-23 to permit development within an area regulated by the Upper Thames River Conservation Authority under Ontario Regulation 41/24 (formerly Ontario Reg. 157/06), Development, Interference with Wetlands and Watercourses and made pursuant to Section 28 of the Conservation Authorities Act on 80 Water St. N in the Town of St. Marys, Ontario.

Mover: Paul Mitchell

Seconder: Mark Schadenberg

RESOLVED To sit as a Hearing Committee to consider application #84-23 by the Town of St. Marys c/o Andre Morin of the Town of St. Marys to permit development within an area regulated by the Upper Thames River Conservation Authority at 80 Water Street N in the Town of St. Marys, Ontario.

Carried.

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

The following people were present to represent the applicant:

Andre Morin, Director of Corporate Services, Town of St. Marys

Brent Kittmer, CAO, Town of St. Marys

Al Strathdee, Mayor, Town of St. Marys

Jim Craigmile, Councilor, Town of St. Marys

Jeff Wolfe, Infrastructure Services Manager, Town of St. Marys

Montana Wilson, Grit Engineering

Alex Letsos, Artas Engineering & Design Inc.

Ben Dafoe, Land Use Regulations Officer, presented his report to the Hearing Committee.

Al Strathdee, Mayor of the Town of St. Marys and Brent Kittmer, Chief Administrative Officer (CAO) of the Town of St. Marys, provided comments in support of the application. Andre Morin, Director of Corporate Services for the Town of St. Marys presented their materials to the Hearing Committee.

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

Moved: Dean Trentowsky

Seconded: Paul Mitchell

That the Hearing Committee move into to deliberations.

Carried.

The Hearing Committee rose from deliberations at 2:22pm with the following decision and reasoning:

Decision

The Hearing Committee approved the recommendation in the staff report.

Approved Recommendation

RESOLVED THAT the Hearing Committee of the Upper Thames River Conservation Authority (UTRCA) approve the issuance of a *Development Interference With Wetlands and Alterations to Shorelines and Watercourses* permit (Application #84-23) made pursuant to Section 28 of the *Conservation Authorities Act* for the proposed development within hazard lands associated with the construction of a removable floating dock and approach ramp located at 80 Water Street North in the Town of St. Marys.

Reason

Approval was based on the information contained in the report.

Mover: Paul Mitchell

Secunder: Dean Trentowsky

THAT the Hearing Committee adjourn the Hearing for application #84-24.

Carried.

7. Adjournment

There being no further business to discuss, the meeting was adjourned at 2:25 pm on a motion by Mark Schadenberg, seconded by Dean Trentowsky.

Tracy Annett, General Manager