

# Hearing Committee Meeting

## Tuesday March 26, 2024 12:30pm – 1424 Clarke Rd. London

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Brian Petrie, Chair of the Hearing Committee, called the meeting to order at 12:30 pm on Tuesday March 26, 2024.

### Members:

Sandy Levin  
Paul Mitchell  
Brian Petrie – Chair  
March Schadenberg  
Dean Trentowsky

Regrets: None

### UTRCA Staff:

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

### Applicants:

Aaron Lindsay – Landowner 49 Blackburn Cr.  
Kristi Willmore – OKE Woodsmith Building Systems Inc.  
Jeremy Oke – OKE Woodsmith Building Systems Inc.  
Marion Dusio – Structural Engineer, MTE Consultants Inc.

## **1. Approval of Agenda**

Mover: Paul Mitchell

Secunder: Sandy Levin

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: Sandy Levin

Seconder: Paul Mitchell

THAT the Hearing Committee approves the minutes dated January 25th and January 30, 2024.

Carried.

## **4. Business Arising from the Minutes**

There was no business arising from the minutes to discuss.

## **5. Application #33-24**

(Report attached)

The Hearing for the consideration of application # 33-24 was called to order at 12:30pm.

The Chair presented his opening remarks stating the Committee was to consider an application by OKE Woodsmith on behalf of Landowners Aaron and Lyndsay Lindsay – Application #33-24 to permit development within a riverine flood hazard associated with a river or stream valley and within an area regulated by the UTRCA at 49 Blackburn Cr. in the Municipality of Middlesex Centre, Komoka.

Mover: Paul Mitchell

Seconder: Mark Schadenberg

RESOLVED To sit as a Hearing Committee to consider application #33-24 by Aaron and Lyndsay Lindsay 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 49 Blackburn Cr. in the Municipality of Middlesex Centre, Ontario.

Carried.

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

Cari Ramsey presented her report to the Hearing Committee.

Kristi Willmore, representing the applicant and OKE Woodsmith, presented their materials to the Hearing Committee.

The applicant asked clarifying questions to UTRCA staff on their report.

UTRCA staff asked clarifying questions to the applicants on their presentation.

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

Moved: Dean Trentowsky

Seconded: Sandy Levin

That the Hearing Committee move into to deliberation.

Carried.

The Hearing Committee rose from deliberations with the following decision and reasoning:

### **Decision**

RESOLVED THAT Application #33-24 for the proposed development within a riverine flood hazard associated with a river or stream valley and area regulated by the Upper Thames River Conservation Authority (UTRCA) at 49 Blackburn Crescent, Municipality of Middlesex Centre (Komoka), Ontario be denied as it is contrary to UTRCA riverine flood hazard policies.

### **Reason**

According to current elevation information and flood modeling, the flood depths on the property during a Regulatory (1:250 Year) Flood Event would be estimated to range from a depth of 3.5 metres at the rear of the property to approximately 1.5 metres at the front of the property. According to current flood modeling, the road would overtop in a Regulatory Flood event (potentially to a depth of more than a metre), cutting off flood free access to the lot.

Mover: Sandy Levin

Secunder: Dean Trentowsky

THAT the Hearing Committee adjourn the Hearing.

Carried.

## **6. Adjournment**

There being no further business to discuss, the meeting was adjourned at 1:57 pm on a motion by Sandy Levin.

<original signed by>

Tracy Annett, General Manager