



LONG POINT REGION CONSERVATION AUTHORITY
Hearing Board Meeting Minutes of September 4, 2024
Approved October 2, 2024

Members in attendance:

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| Robert Chambers, Chair | County of Brant |
| Dave Beres, Vice-Chair | Town of Tillsonburg |
| Doug Brunton | Norfolk County |
| Michael Columbus | Norfolk County |
| Tom Masschaele | Norfolk County |
| Jim Palmer | Township of Norwich |
| Stewart Patterson | Haldimand County |
| Chris Van Paassen | Norfolk County |
| Rainey Weisler | Municipality of Bayham/Township of Malahide |
| Peter Ypma | Township of South-West Oxford |

Regrets:

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| Shelley Ann Bentley | Haldimand County |
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Staff in attendance:

Judy Maxwell, General Manager
Aaron LeDuc, Manager of Corporate Services
Leigh-Anne Mauthe, Manager of Watershed Services
Saifur Rahman, Manager of Engineering and Infrastructure
Jessica King, Social Media and Marketing Associate
Dana McLachlan, Executive Assistant

1. Roll Call and Call to Order

The Chair called the Hearing to order at 6:30 p.m., Wednesday, September 4, 2024.

The roll was called to conduct the following Hearing under Section 28 of the *Conservation Authorities Act*.

2. Declaration of Conflicts of Interest

None were declared.

3. Hearing: LPRCA-104/24 – Ken and Susan Nieuwhof

4. Chair's Opening Remarks

The Chair's opening remarks were read and the guidelines and process to be followed for the hearing were reviewed.

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Stewart Patterson, Rainey Weisler, Chris Van Paassen, Peter Ypma

5. Presentation by Long Point Region Conservation Authority Staff

Leigh-Anne Mauthe introduced the applicant Susan Nieuwhof and builder, Sam Bunting, then proceeded to present the staff report.

Staff recommended refusal to grant a permit for this application for the following reasons:

1. The construction of the proposed structure is contrary to Long Point Region Conservation Authority shoreline policies for development in the Lake Erie flood hazard. These policies have been implemented to reduce or eliminate preventable risk to life and property damage from flooding,
2. The control of flooding is affected by the development as the overall risk to property damage is increase,
3. The control of flooding is affected by the development as the second storey area could be utilized as habitable space and would therefore put additional risk to life and property for both the occupants and emergency personnel and first responders.

Jim Palmer asked what engineering study is required to obtain approval. Leigh-Anne Mauthe replied there is usually modelling completed to address the hydro-dynamic forces.

Michael Columbus and Stewart Patterson inquired about the process if the uninhabitable space becomes habitable and were advised that it can be inspected by the County Building Department.

Doug Brunton asked for clarification of the flood elevation and Leigh-Anne Mauthe explained that the design flood elevation is 176.8m.

6. Presentation by the Applicant

Sam Bunting addressed the board on behalf of the client requesting approval of the application. A presentation was submitted by the applicant in advance of the hearing and included in the agenda package.

Staff and the proponent responded to questions from the Board.

Peter Ypma asked if the existing boathouse was to be demolished. Mr. Bunting explained the existing walls will be retained, a second storey will be added, and there will be an addition to the backside.

Chris Van Paassen noted that the engineered drawings did not include wet flood-proofing as required. Sam Bunting explained that those engineered blueprints will be submitted during the Norfolk County permitting stage.

The members entered the closed session of the Hearing Board at 7:01 p.m.

A-96/24

Moved by J. Palmer

Seconded by P. Ypma

THAT the LPRCA Hearing Board does now enter into a closed session to discuss:

- Litigation or potential litigation, including matters before administrative tribunals (e.g. Local Planning Appeal Tribunal), affecting the Authority.

Carried

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Stewart Patterson, Rainey Weisler, Chris Van Paassen, Peter Ypma

The LPRCA Hearing Board reconvened in open session at 7:18 p.m.

The Chair advised Susan Nieuwhof that the permit has been approved with conditions. The Notice of Decision will be forwarded by staff.

Adjournment

The Chair adjourned the Hearing at 7:19 p.m.

Robert Chambers
Chair

Judy Maxwell
General Manager/Secretary-Treasurer

/dm

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Stewart Patterson, Rainey Weisler, Chris Van Paassen, Peter Ypma