

BOARD OF DIRECTORS MEETING

Thursday, September 28, 2023

Ausable Bayfield Conservation Authority Boardroom
Morrison Dam Conservation Area

DIRECTORS PRESENT

Ray Chartrand, Adrian Cornelissen, Steve Herold, Jaden Hodgins, Dave Jewitt, Greg Lamport, Dave Marsh, Wayne Shipley, Marissa Vaughan

STAFF PRESENT

Andrew Bicknell, Geoff Cade, Abbie Gutteridge, Brian Horner, Meghan Tydd-Hyrnyk

OTHERS PRESENT

Pam Collison, Rob Lough, Mark Wagner

CALL TO ORDER

Chair Marissa Vaughan called the Hearing pursuant to Ontario Regulation 147/06 to order at 9:58 a.m. for consideration of Permit Application #2023-19. The Chair welcomed the applicants and other attendees, and read the Land Acknowledgement Statement.

Chair Vaughan stated the procedures for conducting the Hearing and asked Geoff Cade, Manager of Water and Planning, to provide details on the application.

Mr. Cade advised that the application in question is for a redevelopment of the dwelling located at 75129A Lakewood Drive. The property is located on the Lake Huron shoreline and has a gully located directly to the north. The applicants have requested a permit to redevelop both the structure and septic system. The stable top of bank is located close to the structure and the annual recession rate at that location is 0.23 m per year. The property was purchased by the applicants in 2022, and they made a verbal inquiry regarding the proposed development in December 2022. The application was initially received in February 2023, the updated in June 2023. Staff contacted the Municipality of Bluewater to find out if there was a safety issue with the structure, and there is no order on the property to comply or remediate.

Staff consider this to be a redevelopment as the application notes that the structure would be moving 1 m to the east and the foundation would be new. The structure would still be located entirely within Lakeshore Area 1, does not comply with the policies in the Shoreline Management Plan approved by the Board of Directors in February 2019 for redevelopment in regulated areas, and does not meet the tests outlined in the *Conservation Authorities Act*. Staff believe that there are

options to move it further back from the top of bank as possible and have encouraged the applicants to explore all possible options. It is staff's recommendation that this application be denied.

Chair Vaughan asked Mr. Lough and Ms. Collison to present as the applicants. Mr. Lough confirmed that they closed on the property in 2022 and that the cottage was inspected at that time. He noted that they had no plans to renovate or rebuild at the time of purchase. However, he stated that they became aware of safety issues with walls beginning to bow, and were informed by their contractor that it will need repair. They feel that the design that was submitted showing that the structure be moved 1 m to the east is the most that can be done given the size of the property. They believe that the ravine bank is stable and that it is unlikely that there will be much erosion along the lake, as the bank is tiered. They do not feel like any new hazards will be created with their current plan.

When asked by the Board why the walls couldn't be repaired, Mr. Lough said that the contractor said it has no structural integrity. When asked about modifying the septic, Mr. Lough expressed that the engineer has provided the numbers and spacing required and remains adamant that the size and spacing of its components is what is needed.

COMMITTEE OF THE WHOLE

MOTION #BD 89/23

**Moved by Dave Jewitt
Seconded by Ray Chartrand**

"RESOLVED, THAT the Board of Directors go into Committee of the Whole at 11:42 a.m. to discuss the application with Brian Horner and Abbie Gutteridge remaining in attendance."

Carried.

MOTION #BD 90/23

**Moved by Wayne Shipley
Seconded by Dave Jewitt**

"RESOLVED, THAT the Committee of the Whole rise and report at 12:15 p.m."

Carried.

MOTION #BD 91/23

**Moved by Ray Chartrand
Seconded by Dave Marsh**

"RESOLVED, THAT the ABCA Board of Directors support staff's recommendation to deny Permit Application #2023-19 as presented."

Carried.

ADJOURNMENT

The Hearing was adjourned at 12:20 p.m.

Marissa Vaughan
Chair

Abigail Gutteridge
Corporate Services Coordinator

*Copies of program reports are available upon request.
Contact Abigail Gutteridge, Corporate Services Coordinator*