

LOWER THAMES VALLEY CONSERVATION AUTHORITY



EXECUTIVE COMMITTEE

MINUTES

MONDAY, JULY 27, 2026

A meeting of the Conservation Authority's Executive Committee was held on Monday, July 27, 2026 at the Authority's Administration Building at 100 Thames Street, Chatham, Ontario at the hour of 1:30 PM. A roll call was held with the following committee members present: P. Tiessen, S. Bod, L. Vogler, H. Aerts and R. Leatham.

Also present were the following staff members: M. Peacock and J. Homewood.

1. Call to Order

Chair, Paul Tiessen called the meeting of the Executive Committee to order at 1:30 PM.

2. First Nations Acknowledgement

Mark Peacock provided the reading of the First Nations Acknowledgement.

3. Adoption of the Agenda

E-2026-01 L. Vogler – S. Bod

Moved that the Agenda be adopted as presented.

CARRIED

4. Disclosure of Conflicts of Interest

None declared.

5. Business Arising from the Minutes

None noted.

6. New Business

Motion to sit as a Hearing Board

E-2025-02

S. Bod – R. Leatham

Moved that the Executive Committee sit as the Authority's Hearing Board.

CARRIED

- a. **Hearing – LTVCA Permit Application #187-2026 – 20874 Cemetery Road – to re-construct the dwelling following a fire, within an erosion allowance**

The Chair introduced the Hearing Board members and the CAO to the applicant. The applicant was in attendance for the hearing. Jason Homewood, Water Resources Technician and Regulations Officer, provided the Hearing Board with the staff report which was previously provided to the applicant and to the Executive Committee. A Power Point presentation was also given regarding this application as it relates to the Lake Erie shoreline and the CA Regulations. The applicant was provided with an opportunity to be heard.

The Hearing Board had questions for staff and the applicant regarding the proposal.

The Chair requested that the applicant and J. Homewood leave the meeting in order that the Hearing Board could meet in camera.

E-2026-03

R. Leatham – L. Vogler

Moved that the Hearing Board move into an 'in camera' session.

CARRIED

E-2026-04

S. Bod – H. Aerts

Moved that the Hearing Board move out of the 'in camera' session.

CARRIED

The Chair read the decision to the applicant and staff.

Approved with conditions:

- 1) That the reconstructed dwelling be no larger than the existing footprint.
- 2) That the reconstructed dwelling be no closer to the lake than the existing foundations.
- 3) That this permit and its conditions of approval to reconstruct a dwelling be valid for both the current and future landowner for a period of 36 months from the date of approval by the Hearing Board.

Please note that this decision is based on the following reasons:

- 1) The application meets applicable provincial guidelines.
- 2) The application meets the intent of the LTVCA hardship reconstruction policy.
- 3) The building is the same size or smaller than the original building.
- 4) The erosion rate appears to be significantly lower than the rate used in the LTVCA hazard limit (less than the 139 m per 100 years).

E-2025-05 R. Leatham – L. Vogler

Moved that the Executive Committee move out of the Hearing Board.

CARRIED

E-2025-06 S. Bod – H. Aerts

Moved that the Executive Committee move into the Hearing Board.

CARRIED

- b. Hearing – LTVCA Permit Application #097-2026 – 21946 Port Road – to construct an addition to an existing structure within an erosion hazard**

The Chair introduced the Hearing Board members and the CAO to the applicant and the applicant's agent(s). The applicant was in attendance for the hearing. Jason Homewood, Water Resources Technician and Regulations Officer, provided the Hearing Board with the staff report which was previously provided to the applicant and to the Executive Committee. A Power Point presentation was also given regarding this application as it relates to the erosion hazard and the CA Regulations. The applicant was provided with an opportunity to be heard.

The Hearing Board had questions for staff and the applicant regarding the proposal.

The Chair requested that the applicant, the applicant's agent(s) and J. Homewood leave the meeting in order that the Hearing Board could meet in camera.

E-2026-07 S. Bod – H. Aerts

Moved that the Hearing Board move into an 'in camera' session.

CARRIED

E-2026-08 L. Vogler – S. Bod

Moved that the Hearing Board move out of the 'in camera' session.

CARRIED

The Chair read the decision to the applicant and staff.

Approved with conditions:

- 1) That the structures and the addition be located as per the site plan provided to the LTVCA on 12 March 2026.**
- 2) That the outlet of the stormwater management pond into the Eight Creek Drain be as per the drawings provided to the LTVCA on 12 March 2026 and that the rip-rap be embedded into the bed/banks of the drain.**
- 3) That roof drainage of the addition be directed onto energy dissipation devices materials to reduce energy and direct stormwater to the stormwater management pond.**

- 4) All work to include site restoration of disturbed areas back to, or better than, existing.
- 5) Construction of the structures and the addition must be well underway prior to the permit lapsing.
- 6) If no construction has begun prior to the lapsing date of this permit (24 months from date of approval) then a new permit will be required from this office.

Please note that this decision is based on the following reasons:

- 1) In the opinion of the Hearing Board, the proposed addition is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property.
- 2) The application meets the setbacks as required by the Municipality of Chatham-Kent Drainage Department.
- 3) The Drain is managed under the Ontario Drainage Act and petitions can be brought forward to ensure its maintenance.
- 4) The Drainage Engineers Report states that future maintenance of this section of drain is to be undertaken from the road side and therefore less concerns are present regarding the offset from drain to the new addition.
- 5) The side slopes of the drain are designed to be 1.5 to 1 (horizontal to vertical) and the offset as described by the LTVCA is assuming a 3:1 side slope. Therefore, the LTVCA staff offset is very conservative.

E-2025-09 H. Aerts – S. Bod

Moved that the Executive Committee move out of the Hearing Board.

CARRIED

E-2025-10 R. Leatham – L. Vogler

Moved that the Executive Committee move into the Hearing Board.

CARRIED

- c. Hearing – LTVCA Permit Application #170-2026 – 24 Tissiman Avenue – to construct a duplex within a flood hazard**

The Chair introduced the Hearing Board members and the CAO to the applicant. The applicant was in attendance for the hearing. Jason Homewood, Water Resources Technician and Regulations Officer, provided the Hearing Board with the staff report which was previously provided to the applicant and to the Executive Committee. A Power Point presentation was also given regarding this application as it relates to flood plain hazards and the CA Regulations. The applicant was provided with an opportunity to be heard.

The Hearing Board had questions for staff and the applicant regarding the proposal.

The Chair requested that the applicant and J. Homewood leave the meeting in order that the Hearing Board could meet in camera.

E-2026-11 S. Bod – L. Vogler

Moved that the Hearing Board move into an 'in camera' session.

CARRIED

E-2026-12 R. Leatham – S. Bod

Moved that the Hearing Board move out of the 'in camera' session.

CARRIED

The applicant(s) were informed that the meeting was adjourned to a later date as a result of the applicants request to allow further information to be submitted regarding the application.

E-2025-13 R. Leatham – H. Aerts

Moved that the Authority's Hearing Board re-convenes as the Executive Committee.

CARRIED

7. Other Business

None Noted.

8. Adjournment

E-2026-14 L. Vogler – S. Bod

Moved that the meeting be adjourned.

CARRIED



Paul Tiessen
Chair



Mark Peacock, P. Eng.
CAO/Secretary-Treasurer