

**OLT-23-000534**  
**OLT-23-000939**  
**OLT-23-000940**

**ONTARIO LAND TRIBUNAL**

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Applicant and Appellant: Caivan (Perth GC) Limited  
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment  
Description: To permit 940 single detached dwellings and townhomes, a nine-hole golf course, park and open space areas  
Reference Number: OPA-01-2023  
Property Address: 141 Peter Street, Part of Lots 26 & 27, Concession 1, Part Lots 25, 26 & 27, Concession 2, Geographic Township of Bathurst, and Part Lot 1 in Southeast Half Lot 1, Concession 1, Part Lot 1 in Southwest Half Lot 1, Concession 2, Geographic Township of Drummond, now in the Town of Perth, County of Lanark  
Municipality/UT: Town of Perth / County of Lanark  
OLT Case No.: OLT-23-000939  
OLT Lead Case No.: OLT-23-000534

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Applicant and Appellant: Caivan (Perth GC) Limited  
Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision  
Description: To permit 940 single detached dwellings and townhomes, a nine-hole golf course, park and open space areas  
Reference Number: ZBL-03-2023  
Property Address: 141 Peter Street, Part of Lots 26 & 27, Concession 1, Part Lots 25, 26 & 27, Concession 2, Geographic Township of Bathurst, and Part Lot 1 in Southeast Half Lot 1, Concession 1, Part Lot 1 in Southwest Half Lot 1, Concession 2, Geographic Township of Drummond, now in the Town of Perth, County of Lanark  
Municipality/UT: Town of Perth / County of Lanark  
OLT Case No.: OLT-23-000940

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Applicant and Appellant: Caivan (Perth GC) Limited  
Subject: Proposed Plan of Subdivision – Failure of Approval Authority to make a decision  
Description: To permit 940 single detached dwellings and townhomes, a nine-hole golf course, park and open space areas  
Reference Number: 09-T-22001

**OLT-23-000534**  
**OLT-23-000939**  
**OLT-23-000940**

Property Address: 141 Peter Street, Part of Lots 26 & 27, Concession 1, Part  
Lots 25, 26 & 27, Concession 2, Geographic Township of  
Bathurst, and Part Lot 1 in Southeast Half Lot 1, Concession  
1, Part Lot 1 in Southwest Half Lot 1, Concession 2,  
Geographic Township of Drummond, now in the Town of  
Perth, County of Lanark  
Municipality/UT: Town of Perth / County of Lanark  
OLT Case No.: OLT-23-000534  
OLT Lead Case No.: OLT-23-000534  
OLT Case Name: Caivan (Perth GC) v Lanark County

**Witness Statement of Jocelyn Chandler**

**Director of Land and Water Resource Planning**

**JFSA Canada Inc.**

## Qualifications

1. I am the Director of Land and Water Resource Planning at JFSA Canada, an established water resource engineering, land planning and environmental consulting firm in Ottawa, Ontario, providing services to private and public clients mainly in Eastern Ontario and the GTA.
2. I hold a Masters degree in Urban and Regional Planning from Queen's University and a related Interdisciplinary B.A. (Hons) in Rural Land Planning and Resource Management from Carleton University, which included course work in civil engineering, earth sciences, environmental law and geography.
3. I have been a Registered Professional Planner in the Province of Ontario and Full Member of the Canadian Institute of Planners since 2008.
4. For more than 20 years, I have been involved in the review, development and coordination of land planning and water resource related projects and policy. I have provided professional land planning services and policy development support for private landowners and public agencies including the preparation of Planning Reports, planning and regulatory applications, the management of interdisciplinary project development and implementation. This has included experience with municipal and provincial planning policies, guidelines and review processes, particularly in relation to natural hazards (flood plains, erosion, unstable slopes), natural heritage, wetlands, private servicing, surface and ground water quality and quantity and stormwater management.
5. I was employed by the Rideau Valley Conservation Authority (RVCA) for over 15 years, undertaking regulatory, planning, development and infrastructure review as a Conservation Authority planner on site specific development projects, master plans (CDP, EMP, MDP) and policy development within the City of Ottawa and other Eastern Ontario municipalities/townships.
6. I have been previously qualified by the Ontario Land Tribunal and the Mining and Lands Commissioner to provide expert opinion evidence on matters related to Natural Hazards Policy, Environmental Policy (related to watercourses) and Land Use Planning. I have

participated in several appeals that resulted in settlements prior to commencing a full hearing.

7. My curriculum vitae is attached to this witness statement as Appendix “A”. I understand my duties as an expert to the Ontario Land Tribunal (“OLT”). I have read and signed the OLT Acknowledgement of Expert’s Duty Form attached as Appendix “B”.

### **Retainer**

8. JFSA Canada Inc. (formerly JF Sabourin and Associates Inc.) was retained by Caivan (Perth GC) Limited in March 2021 to provide land planning and project management services on matters relating to natural heritage and natural hazards, relevant to the design and ultimate application for a residential plan of subdivision on the Perth GC site.
9. My work on the Perth GC development has included the coordination of the professional disciplines contributing to and developing an Integrated Hydrologic Impact Assessment to evaluate the potential for hydrologic impacts on the Provincially Significant Grants Creek Wetland. I have coordinated the preparation of, and revisions to, the updated flood plain boundary of the Tay River on the site, advising the Water Resource Engineering consultant and communicating with the staff of the RVCA. I have provided review and direction to the civil engineering consultants on the preparation of a cut and fill project to ensure no development is proposed within the regulatory floodplain of the Tay River. I have consulted with RVCA planning and engineering staff on matters relating to their mandate and review, including the development of the Integrated Hydrologic Impact Assessment, the refinement of the regulatory floodplain boundary and the permitting process under section 28 of the *Conservation Authorities Act*, O. Reg 174/06 (now O. Reg 41/24) to prepare an application for permission to undertake site works in the regulated area.

### **Documents Reviewed**

10. As part of this retainer and in preparation for my evidence, I reviewed the following documents:
  - i. *Planning Act*, sections 2, 51(24) and (25) [specifically regarding matters pertaining to the protection of public health and safety].

- ii. Provincial Policy Statement, 2020 [specifically Policies 1.1.1 and 3.1]
  - iii. Lanark SCOP [specifically policies related to natural hazards in Policy 7.0].
  - iv. Perth OP [specifically policies related to natural hazards in Policies 3.8 and 7.0].
  - v. Perth's Zoning By-laws.
  - vi. Perth's Site Alteration By-law.
  - vii. *Conservation Authorities Act*, section 28.
  - viii. O. Reg. 41/24.
  - ix. RVCA Interim Policy for the Administration and Implementation of O. Reg. 41/24, April 1, 2024
  - x. Tay River Subwatershed Report 2017 (Perth Catchment)
11. I have also reviewed the following reports specific to this hearing:
- a. Draft plan of subdivision dated 06/12/2024 prepared by J.D. Barnes Ltd., sign by Chris fox, OLS.
  - Report prepared by WSP dated February, 2023: *Western Annex Lands ~ 141 Peter Street Planning Rationale OPA, ZBA, resubmission Draft Plan of Subdivision*
  - Report prepared by Kilgour and Associates dated February 23, 2023: *Environmental Impact Study for the Proposed Development of the Western Annex Lands (141 Peter Street) in Perth, Ontario*
  - Report prepared by JFSA CANADA Inc. dated February, 2023: *Caivan Perth Development – Hydrologic and Hydraulic Conditions Report*
  - Memo prepared by JFSA CANADA Inc. dated March 21, 2022: *Perth Golf Course Floodplain Alterations*

- Report prepared by JFSA CANADA Inc., GEMTEC, DSEL, Kilgour and Associates dated March 2023: *Grants Creek Wetland Integrated Hydrologic Impact Assessment – Perth Western Annex Lands*
- Report prepared by GEOMorphix. dated February 19, 2023: *Fluvial Geomorphology and Erosion Hazard Assessment*
- Report prepared by David Schaeffer Engineering Inc. dated February 2023: *Functional Servicing Report Proposed Residential Subdivision, Town of Perth*
- Report prepared by GEMTEC. dated February 22, 2023: *Hydrogeological Investigation Proposed Residential Development, 141 Peter Street Perth, Ontario*
- Report prepared by GEMTEC. dated February 3, 2023: *Geotechnical Investigation Proposed Residential Development, 141 Peter Street Perth, Ontario*
- Memo prepared by GEMTEC. dated February 17, 2023: *G Slope Stability Assessment Proposed Residential Development, 141 Peter Street Perth, Ontario*

12. I was included in the following correspondence and meetings:

- Letter prepared by RVCA dated June 27, 2023: *Caivan (Perth GC) Limited; Concurrent Applications for Official Plan Amendment (OPA-01-2023) and Zoning By-law Amendment (ZBL-03-2023); Lot 25, Concession 2, Town of Perth; Roll Number: 0921 9110 3509 3000 0000*
- Letter prepared by Julie Stewart, County of Lanark dated August 9, 2022: *Status Report Application for a Draft Plan of Subdivision County of Lanark File No. 09-T-22001*
- Letter prepared by Joanna Bowes, Town of Perth dated August 8, 2022: *Comments related to the Caivan Subdivision Proposal*
- *Meeting 2024/04/04* with RVCA staff, JD Barnes Ltd. surveyors and JFSA engineering staff regarding topographic survey for floodplain mapping revisions.

- *Meeting 2024/05/01* with RVCA staff regarding LiDAR elevations for floodplain mapping revisions.

**Issues**

13. The issues that I will address in this witness statement include the following:

Issue No.4. Does the Application conform to the policies of the County of Lanark Sustainable Communities Official Plan (SCOP)? Section 7.0 Public Health and Safety

Issue No.5. Does the Application conform to the policies, purpose and intent of the Town of Perth Official Plan (the “Official Plan”)? 7.3.2 Flood Plains, Hazardous Lands and Hazardous Sites

Issue No.11. Has the floodplain been properly delineated to allow an assessment of possible natural hazard constraints on the proposed development?

Issue No.12. Have the potential impacts of the Tay River and Grant’s Creek floodplains been adequately addressed for the proposed subdivision?

Issue No.16. What conditions of draft plan approval should be applied in accordance with s. 51(25) of the Planning Act?

**Summary Intended Expert Evidence**

<b>Issue No.4</b>	<b>Does the Application conform to the policies of the County of Lanark Sustainable Communities Official Plan (SCOP)? Section 7.0 Public Health and Safety</b>
<b>Issue No.5</b>	<b>Does the Application conform to the policies, purpose and intent of the Town of Perth Official Plan (the “Official Plan”)?</b>
<b>Issue No.11</b>	<b>Has the floodplain been properly delineated to allow an assessment of possible natural hazard constraints on the proposed development?</b>
<b>Issue No. 16</b>	<b>What conditions of draft plan approval should be applied in accordance with s. 51(25) of the Planning Act?</b>



14. When development is contemplated in an area adjacent a watercourse, it is incumbent on the proponent to ensure the floodplain boundaries are accurate and that any slope stability or erosion hazard is identified.
15. On behalf of the applicant, appropriate professional consultants have investigated, identified and reported on all potential natural hazards on the site, including flooding, erosion and meander belt boundaries, unstable slopes and organic soils or bedrock. Where hazards have been identified, the consulting team has demonstrated that such hazards can be removed or avoided without creating new or additional hazards.
16. **Erosion:** An erosion hazard assessment was completed for the Tay River and Grants Creek by GEOMORPHIX, 2023. A meander belt width of 227 m was delineated for Grants Creek along the southern boundary of the property. A toe erosion allowance of 8 m was recommended for the Tay River through a slope stability assessment prepared by GEMTEC, 2023.
17. **Unstable Slopes:** The development does not encroach upon any unstable slope setbacks as identified by GEMTEC, 2023.
18. **Meander Belt:** The development does not encroach upon any meander belt limits as identified by GEOMORPHIX, 2023.
19. **Flooding:** The RVCA undertook a flood risk mapping exercise on the Tay River, capturing the adjacent Grant's Creek in 2013. The regulatory boundary established by this work is included in their regulations as administered under O. Reg 41/24. These boundaries are also included in the Town of Perth Official Plan, as per SCOP policy 7.3 (1).
20. As the floodplain mapping for this area is now 10 years old, work to ensure the accuracy was undertaken by JFSA. Through review and consultation with RVCA staff, more accurate and higher resolution topographic information from 2022 was identified for refinement of the boundaries on the site, using the RVCA existing model of record to map the 100-year flood event. The floodplain boundary refinement has been circulated back to the RVCA in accordance with their direction, is currently under review and will be finalized to the satisfaction of the RVCA.

21. Where the current draft plan identifies conflict with floodplains, it will be resolved either through an application under O. Reg 42/24 to adjust floodplain boundaries in accordance with RVCA local policies, or redline changes to the lot fabric will be undertaken to remove lot boundaries from the floodplain hazard.
22. An application under O.Reg 41/24 to undertake grading work in the floodplain occurs outside of the current *Planning Act* process and not subject to the policies of the Lanark SCOP or the Perth Official Plan.
23. I have reviewed the proposed planning instruments included with the Witness Statement of Ms. Howson. I am satisfied that lot creation through registration of the subdivision shall not occur on lands that are currently within the floodplain until such a time as the floodplain overlay (and associated hazard) is removed. This requirement (that lands be removed from the floodplain to the satisfaction of the RVCA prior to any new lot creation) is proposed to be secured by a Holding requirement in the applicable zoning, as well as through an appropriately-worded condition of draft plan approval.
24. The following should be included as a condition of draft plan approval:

*The owner agrees that prior to registration of any phase of the subdivision, the RVCA shall confirm that no residential lot, road fabric, park block or stormwater management facility is affected by the regulatory flood plain and that the conditions of any floodplain related permits under O.reg 41/24 have been fulfilled to their satisfaction.*
25. Through the imposition of the above-noted planning restrictions, I am satisfied that no proposed residential lot, road fabric, park block or stormwater management facility will be affected by the regulatory floodplain at the time of their creation. In other words, no residential lot, road fabric, park block or stormwater management facility will be developed within any hazardous land (as defined by the PPS) or on any portion of the subject site where such development would pose a danger to public safety or health or result in property or environmental damage. I am also satisfied that the proposed Hold and draft plan conditions will ensure that any floodplain related permits issued by the RVCA under O. Reg 41/24 will be fulfilled to their satisfaction before residential lot creation can proceed.

<b>Issue No. 12</b>	<b>Have the potential impacts of the Tay River and Grant's Creek floodplains been adequately addressed for the proposed subdivision?</b>
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26. The following relevant reports have been prepared in support of these applications:

- JFSA CANADA Inc. dated February, 2023: Caivan Perth Development – Hydrologic and Hydraulic Conditions Report
- Report prepared by David Schaeffer Engineering Inc. dated February 2023: Functional Servicing Report Proposed Residential Subdivision, Town of Perth

27. The aforementioned reports (which will be reviewed in evidence by the relevant project engineers) investigate the hydrological and hydraulic conditions related to the watercourses of Grants Creek and the Tay River. The stormwater servicing strategy has been designed to control the surface water flows such that they will have no impact on the floodplain of either watercourse.

28. Any work proposed relating to the floodplain of the Tay River or Grants Creek shall be subject to permission from the RVCA in accordance with Part VI, section 28.1(1) of the *Conservation Authorities Act* which requires any person proposing to undertake development activities in hazardous lands (defined in O. Reg 41/24 as land that could be unsafe for development because of naturally occurring processes associated with flooding...) to meet the following tests:

(a) the activity is not likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock;

(b) the activity 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; and

(c) any other requirements that may be prescribed by the regulations are met.

29. Based on the analysis included above, it is my opinion that no work shall occur in respect of the proposed residential development that would incur any impacts from the Tay River and Grant's Creek floodplains. The final delineation of the floodplain shall be to the satisfaction of the RVCA and lot creation within the draft plan shall be prevented from occurring unless and until any existing floodplain overlay present on the relevant lands has been appropriately removed. Where the floodplain overlay is not removed, the lot fabric will need to be revised in order to clear the applicable Hold and draft plan condition.

### **Conclusion and Recommendation to the Tribunal**

30. In my opinion, the suite of reports, analyses and plans prepared by the applicant's consulting team has established the principle of development sufficient to allow the subject lands to be redesignated in accordance with the OPA now before the Tribunal.
31. The policies of the PPS, the County OP and the Town OP respecting the avoidance of natural hazards located on the subject lands have been addressed sufficiently to support the OPA to designate the land as within the settlement boundary.
32. The proposed ZBA maintains the floodplain overlay and enforces it with a Hold which prevents development from occurring so long as the land is affected by the floodplain. The Hold appended to the proposed zones is tied to the resolution, if any, of any natural hazard constraints affecting the land and must be resolved prior to registration.
33. The revised draft plan of subdivision also conforms to the natural heritage and natural hazard policies, subject to the proposed approval conditions.
34. Based on the foregoing, the revised plan of subdivision conforms to the natural hazard policies, subject to the implementation of the proposed approval conditions related to the floodplain overlay. Draft approval will be subject to conditions which must be met prior to registration creating lots and boundaries. These conditions shall ensure that the boundaries of the subdivision, including but not limited to the residential lots, road fabric, park block(s) and stormwater management facility blocks shall not be created on any lands subject to natural hazards.

35. Under a separate process, outside of the current *Planning Act* appeals, adjustments to the edge of the floodplain to regularize the boundary between development land and constraint land, will be applied for under section 28 of the *Conservation Authorities Act* as administered by the RVCA.
36. With respect to the ability to proceed with cut/fill to address site conditions and address existing floodplain overlays, in my opinion and experience, it is common and usual practice for Conservation Authorities in Eastern Ontario to permit justifiable amounts of grading, often though the placement and commensurate removal of fill in the regulated area, subject to the satisfaction of technical tests and conditions. Each Conservation Authority prepares a set of internal regulation policies that reflect the local conditions of the watershed and provide guidance to staff on the approval of permits. This process allows Conservation Authorities to help regularize the boundary between proposed lot fabric and the identified constraint lands in order to support good land use planning, coherent subdivision layouts, clear boundaries for users/owners and support for the efficient use of land for development.
37. I recommend that the Tribunal impose the following draft plan approval condition:
- The owner agrees that prior to registration of any phase of the subdivision, the RVCA shall confirm that no residential lot, road fabric, park block or stormwater management facility is affected by the regulatory flood plain and that the conditions of any floodplain related permits under O.reg 41/24 have been fulfilled to their satisfaction.*
38. In conclusion, it is my opinion that the combination of a Holding zone and a condition relying on the issuance and implementation of a Conservation Authority permit ensures orderly process and accurate implementation in a manner that is consistent with the PPS, which refers to pursuing a “vision” based on a “policy-led system” for “wisely managing change and promoting efficient land use and development patterns”. It is in the very nature of “planning” to lay out the various steps in a critical path, some or even most of which will be conditional. In the context of the subject site, given the amount of analyses that has gone into supporting the proposed development, I find there is nothing inappropriate about allowing the subject appeals with a Holding zone and approval condition ensuring that the appropriate boundaries of the natural hazard areas are fixed before registration, with the

determination of such boundaries tied to and dependent upon the separate legislative process provided for under the Conservation Authorities Act and the policies separately administered by the RVCA..

39. I will be in attendance before the Tribunal by video conference to answer any relevant questions concerning the contents of this Witness Statement and the contents of any Witness Statement or other evidence filed by parties opposite.

Jocelyn Chandler, M.Pl., RPP, MCIP

June 12, 2024

# Appendix A

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## EDUCATION

- Master of Urban and Regional Planning (Environment and Land Use). Queen's University 2007
- B.A. (Hons) Interdisciplinary Studies: Rural Land Planning and Resource Management. Carleton University 2022

## MEMBERSHIPS

- Registered Professional Planner, Ontario Professional Planners Institute
- Full Member of the Canadian Institute of Planners

## LANGUAGES

- English
- French speak and read

## EMPLOYMENT

- 2019 to present Committee of Adjustment, City of Ottawa
- 2017 to present J.F. Sabourin and Associates Inc./JFSA Canada
- 2004-2017 Rideau Valley Conservation Authority
- 2002-2004 Rideau Valley Conservation Authority
- 2001-2002 Ottawa Septic System Office

## POSITION

- Adjudicating Member, Panel 3
- Land & Water Resource Planner
- Planner/Regulatory Reviewer
- Planning Tech./Resource Specialist
- Administrator/Inspector

## PROFILE

Jocelyn Chandler holds a Masters in Urban and Regional Planning from Queen's University and a related Interdisciplinary B.A. (Hons) in Rural Land Planning and Resource Management from Carleton University which included course work in civil engineering, earth sciences, environmental law and geography. Since 2001, Jocelyn has been involved in the review, development and management of land and water resource related projects and policy. She has provided professional land planning services and policy development support for private landowners and public agencies including the preparation of Planning Reports, planning and regulatory applications, the management of interdisciplinary project development and implementation. Her experience and knowledge includes:

- Over 20 years experience with municipal and provincial planning policies, guidelines and review processes, particularly in relation to natural hazards (flood plains, erosion, unstable slopes), natural heritage, wetlands, private servicing, surface and ground water quality and quantity and stormwater management;
- Over 15 years undertaking planning, development and infrastructure review as a Conservation Authority planner on site specific development projects, master plans (CDP, EMP, MDP) and policy development within the City of Ottawa and other Eastern Ontario municipalities/townships.
- Expert witness at Ontario Municipal Board Hearings relating to watercourse setbacks and protection, geotechnical slope stability policy and floodplain designation and policy interpretation, as well as applications under the Conservation Authorities Act regulations.
- Familiarity with water resource and natural environment relevant governmental agencies, their policies and guidelines (Conservation Authorities, Ontario Ministry of Natural Resources and Forestry, Ministry of the Environment and Climate Change, Ministry of Municipal Affairs and Housing, Fisheries and Oceans Canada, and Parks Canada); and
- Representation of stakeholder/agency interests through project reviews and on advisory committees.
- Relationships with public agency staff (municipal, provincial and local regulatory), professional



consultants, land owner/developers, and community level organizations.

- Experience as a liaison between municipal, consultant, development and external agency professionals on planning exercises and project proposals and review.
- Preparation of proposals, and management of projects from initiation through completion, including budget oversight and reporting, timeline adherence, communication, coordination and problem solving.
- Experience managing multidisciplinary teams on project development through implementation.
- Development and contribution to municipal, provincial and CA technical and policy guidelines relating to natural hazards, source water protection, stormwater infrastructure and natural heritage/wetlands.
- Strong general understanding of technical matters relating to storm water management, floodplain mapping, hydrogeological and terrain analysis and geotechnical slope stability issues.

## **WORK EXPERIENCE**

- Provision of research, review and advice to various approval authorities and proponents regarding water resource related issues on applications made under the Planning Act. (RVCA & JFSA 2002 - present)
- Contributor to municipal and Conservation Authority policy development relating to water resources, environmental protection and natural hazards. (RVCA & JFSA 2004-present)
- Established expert witness before the Ontario Municipal Board in the field of Land Planning related to environmental services, watercourse protection and natural hazards. (RVCA 2010-2015)
- Third party/Peer review of proposals/applications for municipalities and other consultants relating to water resource policy/strategy components. (JFSA 2016 to present)
- Presentation of information and recommendations before the Conservation Authority Executive Committees, various municipal committees, councils and Ontario Mining and Lands Commission. (RVCA 2004-2017)
- Preparation, review and compilation of summary reports based on supporting technical documentation and review comments/responses. (RVCA & JFSA 2004 present)
- Review and decision making on rural & village Consent and Variance applications in the City of Ottawa (CofA 2019-present)
- Research and policy development on Normal Highwater Mark, flood fringe/two-zone floodplain designations, source-water protection, floodplain zoning, stormwater management.
- Project management of water resource related projects for private and public clients from proposal through implementation. This includes budget preparation and reporting, coordination and communication between multidisciplinary consultant groups, private landowner/developers and agency/government review bodies. (JFSA 2017 to present)
- Reviewer and technical review coordination for development of and update to Environmental Management Plans, Community Design Plans, Subwatershed Plans and Master Drainage Plans.
- Planning, consultant coordination and public consultation in support of applications made under the Aggregate Resources Act.
- Co-ordination of multidisciplinary teams to prepare planning and regulatory. (JFSA 2017 to present)
- Preparation of Planning Rationale Reports supporting Subdivision, Official Plan and zoning By-law Amendment Applications. (JFSA 2017 to present)
- Co-ordination of multidisciplinary teams to prepare and undertake environmental monitoring projects for research and compliance purposes. (JFSA 2017 to present)
- Liaison/consultation with municipal planning and infrastructure staff on development proposals relating to water resources, natural hazards and related provincial policies. (RVCA & JFSA 2004-present)
- RVCA representative at Public Meetings/Consultations regarding development applications, Environmental Assessments and new/updated floodplain mapping exercises.
- Identification of project scope and proposal preparation for projects including monitoring and evaluation activities, flood plain studies, water resource management strategies and hydrologic and hydraulic component of Subwatershed studies. (JFSA 2017 to present)

- Review of proposed new and rehabilitative municipal water resource infrastructure projects for federal, provincial and local environmental compliance, and integration of multi-disciplinary technical input. (Monahan Wetland Retrofit 2011-2014, EY Centre 2009-2011, Mud Creek EUC Pond Cells (north and south, SWMF's Barrhaven South)
- Coordination, design development and implementation for various Municipal Drain works in the City of Ottawa.
- Project management of environmental compliance components for aggregate quarry construction under municipal and provincial conditions/requirements. Coordinate stormwater management facility design and oversee environmental service sub-consultants. Provide status and compliance reporting to MNRF and client. (Fernbank Quarry, 2017 to present, Leduc Quarry 2019 to present)
- Provided representation on Technical Advisory Committees, Environmental Assessment projects, Official Plan Policy reviews and Comprehensive Zoning reviews. (RVCA & 2004-2017)
- Training, supervision and oversight of administrative staff, junior professional staff and internal departmental data management and resources. (RVCA & JFSA 2005 – present)
- Documentation of protocols for data management, administrative and review processes. (RVCA & JFSA 2003 – present)
- Representation of planning interests Conservation Ontario Source Water Protection Working Group, including co-authoring “Integrating Source Water Technical Findings into Municipal Development Review -Guidance for 2010 to 2012.”
- Provision of planning policy support to the Mississippi-Rideau Source Protection Committee (RVCA 2006 to 2010)

#### **SELECT JFSA PROJECTS (2017 to present)**

- **TEWIN Environmental Technical Team Coordinator** (Algonquins of Ontario) Long term project to manage interdisciplinary consultant teams to survey and publish existing conditions, develop Environmental Management Plan and liaison with City and Tewin development team and clients.
- **Land Planner of record for applications made under the Planning Act** (various clients 2016 to present) for municipally and privately serviced residential subdivisions, industrial & commercial site plans, and zoning by law amendments.
- **Applications under Section 28 of the Conservation Authorities Act** (various clients 2016 to present) including floodplain alteration, boundary adjustments, development, water course alterations and wetland buffer proposals.
- **MNRF River Erosion Hazards Guidelines (2023 ongoing)** member of internal technical review team for update to provincial technical guidelines.
- **Floodplain Mapping Policy Review** project (City of Ottawa, Conservation Partners 2018-2019 ongoing): develop, review and advise regarding draft guidelines and policy for floodplain mapping exercises.
- **Environmental Compliance and Project Management** (Fernbank Quarry 2017-present): Responsible for ensuring of compliance activities (environmental monitoring, permits, activities) undertaken at aggregate quarry site under MNRF, MECP, RVCA approvals.
- **Coordination of environmental monitoring activities** (Fernbank Quarry, Ottawa, 2017-present, Goulburn Wetland's, Ottawa 2019 to present): Responsible for multi-consultant project within requirement of Endangered Species Act, Aggregate Licence, Environmental Compliance Approval (sewage works), PTTW.
- **Application for provincial permits and licences under the Aggregate Resources Act** (Leduc Quarry, Moose Creek, 2019 to present) in support of operations and ongoing development.
- **Multidisciplinary Team coordination of major watercourse alteration project** (Jock River Restoration Project, Ottawa 2018-2019) [project withdrawn]: Project manager: prepared Terms of Reference, budget reporting and application submissions for MNRF, RVCA and DFO.
- **Risk Return on Investment Tool** (Credit Valley Conservation Authority and Risk Sciences international, ongoing): Undertaking third party review of guidelines manual.

- **Flooding Preparation and Response Tool** (City of Ottawa, 2018-2019): Undertook research and validation, components review and supported communication with client for product development.
- **Hydrogeological and Terrain Analysis Guidelines** (City of Ottawa, 207-2018): Participant in consultant commenting group. Provided review and comments on implementation and process components.
- **Floodplain alteration application Jock River** (Barrhaven Conservancy Development Corporation (2016-present):
  - Jock River Restoration Project Coordination of interdisciplinary consultant team to remove historical impediment to watercourse flow and re-establish natural channel geometry.
- **Third Party Review of proposed development re; Natural Hazard Policies** (City of Kingston, 2017-2018) [proposal withdrawn before final review report submitted]: Provided policy interpretation and conformity review to municipal and CRCA staff regarding proposed high rise residential development with above ground parking in/adjacent flood and erosion risk area. (Subconsultant to Coldwater Engineering Consultants).
- **Man Made Water Feature- City of Ottawa** (private landowner, 2018-2019): Coordinated technical consultant and design team, pre-consulted with MNRF and Conservation Authority, prepared applications for MNRF exemption and CA permit, followed up through project construction to maintain compliance.
- **Marine Facility Design and Approval – Rideau Lake** (private landowner, 2017): Resolved outstanding violation, redesigned dock and boathouse facility and applied for approval under Lakes and Rivers Act.
- **Floodplain and private servicing consultant for subdivision development application-Mississippi Mills** (subconsultant for Fotenn Planning Consultants, 2018 -ongoing): Established flooding considerations, technical requirements and procedure for addressing floodplain issues, communicated with MVCA, researched local conditions and other development constraints, pre-consulted with township and county planning staff, provided advise to landowner.
- **Preparation of Terms of Reference for multidisciplinary watercourse alteration project** (sub-consultant to DSEL, 2018)

## OTHER

- Panel member on local Committee of Adjustment, Rural Panel 3.
- Guest Lecturer Queen's University, 3<sup>rd</sup> year Environmental Policy Course 2013 to 2022.
- Guest Lecturer Ottawa University, 3<sup>rd</sup> year Municipal and Planning Law Course, 2015.
- Sponsor, OPPI Candidate Member 2013-2015. Mentor, OPPI Candidate Member 2021-2023

## PROFESSIONAL COURSES

- Climate Change Adaptation Training for Ontario Planners - Module 2 & 3. Climate risk Institute
- Revisions to the Planning Act, the Development Charges Act, the Ontario Heritage Act, the Conservation Authorities Act and the Ontario Land Tribunal Act, 2021. OPPI & WeirFoulds LLP Annual Seminar. 2023
- Regional-scale Groundwater Geoscience in Southern Ontario. Ontario Geological Survey. 2023
- Next Steps for Conservation Authorities and Municipalities. Conservation Ontario & AMO. 2023
- Annual Seminar: Legislative and Case Law Update. OPPI & WeirFoulds LLP. 2023
- Indigenous City Building: Signature projects in Canadian cities. Urban Land Canada Institute. 2022
- Municipal, Planning & Land Development Law Update. WeirFoulds LLP. 2022
- FORUM: Small-Town Urbanism Re-Assembly. Azrieli School of Architecture - Carleton University. 2022
- Climate Change Impacts and Adaptation Training for Professional Planners Module 1. Climate Risk Institute. 2022
- Nature Based Solutions for a Changing Climate. Webinar Latornell Conservation Symposium. 2021
- Ecological Monitoring Tools. Webinar Latornell Conservation Symposium. 2021
- Indigenous Protected and Conserved Areas: What Does That Mean, and What Could That Look Like. Webinar. 2021

- course 'Indigenous Canada' First module and study group. Coursera – Online. 2021
- Canadian Meteorological and Oceanographic Society virtual presentation: The Impacts of Extreme Event. 2021
- Webinar ULI Provincial Policy: Exploring Changes to CA Act
- Headwater Drainage Feature Guideline Implementation, Eastern Ontario. November 2016
- Managing Skills for Professional Planners. June 2016
- Insurance Bureau of Canada's New Flood Maps: Leveraging Data to effectively assess and manage Flood Risk. January 2016
- Understanding Legislation for Planners. April 2015
- Lanark Leeds Planners Condominium Seminar. April 2015
- Understanding Low Impact Development. September 2014
- Ontario Building Code/Building Code Act (General Legal/Process) course and exam for inspectors. July 2011
- Ontario Wetland Restoration Course. June 2011 (Kemptville)
- Conservation Ontario Source Water Protection. Planning Act Working Group. 2009/2010 (Toronto)
- Disaster Management Workshop. June 2, 2006 - Faculty of Applied Science and Engineering Professional Development Centre (University of Toronto)
- Subdivision/Condominium Training. Presented by Ontario Ministry of Municipal Affairs and Housing. November 25, 2005 (Ottawa)
- Fish Habitat Referral Review Training. Presented by federal Department of Fisheries and Oceans. August 12 – 13, 2004 (Ottawa)
- P.P.S Provincial Consultation Workshop. Presented by Ontario Ministry of Municipal Affairs and Housing. 2004 (Ottawa)
- Water Well Inspectors Course. Fleming College. 2003 (Lindsay, ON)
- Provincial Offences Officer Training Course. November 2003 (Dorset, ON)
- Rural Municipal Drainage Course. Presented by Ontario Ministry of Agriculture, Food and Rural Affairs. February 20, 2003 (Ottawa)
- Fish Habitat Workshop. Presented by Ontario Ministry of Natural Resources and the federal Department of Fisheries and Oceans. June 25, 2002 (Ottawa)
- OBC Part 8, Ontario Rural Waste Water Centre Septic Inspectors Course. March 2002 (Ottawa)

## **CONFERENCES / PANELS**

- Ontario Association of Committee of Adjustment and Consent Authorities, June 2019
- Climate Extremes: National Collaboration on Floods and Droughts, Canadian Water Resource Assoc. Conference. January 2017.
- Panel member – Professional Planners Panel, Queen's University, March 2013, 2015
- TRIECA 2013 Conference (Stormwater, Sediment & Erosion Control), March 2013
- CVC Annual Making It Work Conference: Low Impact Development in Action, October 2012
- Ontario Onsite Wastewater Association Conference, April 2007, Huntsville, ON.
- The Natural City Conference, May 2006, University of Toronto.
- World Urban Forum 3, July 2006, Vancouver, BC
- World Planners Congress, July 2006, Vancouver, BC
- OPPI Annual Symposium, September 2005, Hamilton/Burlington, ON
- Third International Conference on Natural Channel Systems, September 27-30, 2004, Ottawa, ON
- Latournel Conference, November 2002, Alliston, ON.

# Appendix B

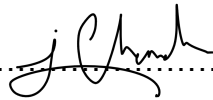


Ontario  
Ontario Land Tribunal  
Tribunal ontarien de l'aménagement du territoire

**Acknowledgment Of Expert's Duty**

<b>OLT Case Number</b>	<b>Municipality</b>
OLT-23-000534	<b>Ottawa</b>

1. My name is...Jocelyn Chandler...  
     I live at the ...City of Ottawa.....  
     in the...Region of Ottawa Carleton....  
     in the ...Province of Ontario...
  
2. I have been engaged by or on behalf of...Caivan (Perth GC) Ltd to provide evidence in relation to the above-noted Ontario Land Tribunal (`Tribunal`) proceeding.
  
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
  - a. to provide opinion evidence that is fair, objective and non-partisan;
  - b. to provide opinion evidence that is related only to matters that are within my area of expertise;
  - c. to provide such additional assistance as the Tribunal may reasonably require, to determine a matter in issue; and
  - d. not to seek or receive assistance or communication, except technical support, while under cross examination, through any means including any electronic means, from any third party, including but not limited to legal counsel or client.
  
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date 20240409...  .....

Signature