



Board of Directors - Notice of Meeting

October 24, 2024 Time: 10:00 am

SCRCA Administration Office (remote available)
205 Millpond Cres., ON N7G 3P9

Tentative Agenda

1. Land Acknowledgement
2. Chair's Remarks
3. Adoption of the Agenda
4. Declaration of Pecuniary Interests
5. Minutes
 - 5.1 Board of Directors September 19, 2024 Meeting Minutes Pg. 7-12
 - 5.2 Executive Committee October 4, 2024 Meeting Minutes Pg. 13-15
6. Presentations and Related Reports
 - 6.1 Presentation – Biology Department
7. Reports
 - 7.1 GM's Report Pg. 16-17
 - 7.2 Watershed-Based Resource Management Strategy Pg. 18-29
 - 7.3 2025 Nominating Committee
 - 7.4 2025 Tentative Schedule of Meetings Pg. 30
 - 7.5 2025 Draft Budget Pg. 31-43
 - 7.6 Seasonal Trailer Age Restriction Pg. 44-47
 - 7.7 Agricultural Lands Strategy Pg. 48-103
 - 7.8 Community Sport and Recreational Infrastructure Grant Pg. 104-107
 - 7.9 Pavilion Rentals Pg. 108-109
 - 7.10 Regulation Policy Updates Pg. 110-136
 - 7.11 Equipment Disposals Pg. 137
8. Consent Items
 - 8.1 (a) Business Arising Pg. 138
 - 8.1 (b) Current Watershed Conditions Pg. 139-141
 - 8.1 (c) Sydenham Phosphorus Reduction Initiative Pg. 142-143
 - 8.1 (d) Enbridge Fuelling Futures Grant Pg. 144
 - 8.1 (e) Regulations Activity Summary Pg. 145-163
 - 8.1 (f) Planning Activity Summary Pg. 154-156
 - 8.1 (g) Revenue and Expense Summary Pg. 157
 - 8.1 (h) Disbursements Pg. 158
 - 8.1 (i) 2024 General Levy Receipts Pg. 159
 - 8.1 (j) Communications Update Pg. 160-164
 - 8.1 (k) St. Clair River AOC Pg. 165-167
 - 8.1 (l) Education Update Pg. 168-170
 - 8.1 (m) Upcoming Events Pg. 171
9. Board Correspondence
 - 9.1 Letter from Kent Agricultural Hall of Fame Pg. 172-173
 - 9.2 Letter from the Town of Bradford West Gwillimbury to MECP Pg. 174
 - 9.3 Letter from the Town of Plympton-Wyoming Pg. 175
10. New Business
11. Adjournment

For the purpose of lunch arrangements and quorum, please RSVP *in advance* if you are unable to attend in person or via Zoom*.

**Please be advised that electronic participation is dependent upon the use of compatible equipment and consistent internet connection, which is outside of the control of SCRCA staff members. Meeting locations and available technology may hinder full participation of those joining remotely; therefore, it is strongly recommended that you attend meetings in person, where possible. Every effort will be made to accommodate those who cannot.*

October 24, 2024

Disclaimer: Board members, staff, guests and members of the public are advised that the SCRCA Special Meeting and Authority Board meetings are being video/audio recorded, and will be posted to the Authority's Facebook/ web site along with the official written minutes. As such, comments and opinions expressed may be published and any comments expressed by individual Board members, guests and the general public are their own, and do not represent the opinions or comments of the Full Authority and/or the SCRCA Board of Directors. The recorded video of the Full Authority meeting is not considered the official record of that meeting. The official record of the Authority meeting shall consist solely of the Minutes approved by the Board of Directors.

Board of Directors Proposed Resolutions

(Roll call)

1. Land Acknowledgement
2. Chair's Remarks
3. **Moved by:** **Seconded by:**
That the Board of Directors accepts the agenda for the meeting as presented.
4. It is requested that each Director declare a conflict of interest at the appropriate time, on any item within this agenda in that a Director may have pecuniary interest.
- 5.1 **Moved by:** **Seconded by:**
That the minutes of the Board of Directors meeting, held September 19, 2024, be approved as distributed.
- 5.2 **Moved by:** **Seconded by:**
That the minutes of the Executive Committee meeting, held October 4, 2024, be approved as distributed.
- 6.1 **Moved by:** **Seconded by:**
That the Board of Directors acknowledge the presentation from the Biology Department regarding the Sydenham Phosphorus Reduction Initiative.
- 7.1 **Moved by:** **Seconded by:**
That the Board of Directors acknowledges the General Manager's report, dated October 16, 2024.



Board of Directors Meeting Minutes

Date: September 19, 2024 Time: 10:00 a.m.
 SCRCA Administration Office
 205 Millpond Cres., Strathroy, ON N7G 3P9

Directors Present: Al Broad, John Brennan, Pat Brown, Chair; Terry Burrell, Greg Grimes, Frank Kennes, Don McCabe, Mary Lynne McCallum, Steve Miller, Kristen Rodrigues, Jerry Westgate

Directors Remote: Anne Marie Gillis, Aaron Hall, Rhonda Jubenville,

Directors Regrets: Sue Cates, Emery Huszka, Adam Kilner, Betty Ann MacKinnon, Don McCallum, Ross O'Hara, Lorie Scott, Vice-Chair

Staff Present: Donna Blue, Manager of Communications; Melissa Deisley, Director of Planning and Regulations; Chris Durand, Manager of IT and GIS; Emily Febrey, Communication and Education Technician; Ashley Fletcher, Administrative Assistant and Board Coordinator; Chunning Li, Director of Corporate Services; Tim Payne, Manager of Forestry; Ken Phillips, General Manager; Girish Sankar, Director of Water Resources; Kelli Smith, Lands Technician; Greg Wilcox, Manager of Lands

1. Land Acknowledgement

A land acknowledgment was read by Chair, Pat Brown which recognized the St. Clair Region Conservation Authority watershed as part of the traditional territories of the Anishinaabeg, Haudenosaunee, Lūnaapéewak and Chonnonton Nations, who have a sacred responsibility to preserve the land and water of southwestern Ontario. Also acknowledged are the Treaties that allow the SCRCA to work alongside the First Nation Communities of Kettle and Stony Point, Aamjiwnaang and Bkejwanong to ensure we share the responsibility of preserving the land and water.

2. Call to Order and Chair's Remarks

The meeting was called to order by the Chair, Pat Brown, who welcomed everyone to the meeting.

3. Adoption of Agenda

BD-24-56

Kennes – Burrell

“That the Board of Directors adopts the agenda for the meeting, as presented.”

CARRIED

4. Declaration of Pecuniary Interests

The Chair requested that each Director declare a conflict of interest at the appropriate time, on any item within this agenda in that a Director may have pecuniary interest.

5. Presentation

5.1 Drone Footage of the McKeough Agricultural Lands

BD-24-57

McCallum, Mary Lynne – Grimes

“That the Board of Directors acknowledges the presentation of drone footage, showing the McKeough agricultural lands.”

CARRIED

6. Minutes

6.1 Board of Directors June 27, 2024 Minutes

BD-24-58

Rodrigues – Miller

“That the minutes of the Board of Directors meeting, held June 27, 2024, be approved as distributed.”

CARRIED

6.2 Conservation Ontario Council June 24, 2024 Minutes

BD-24-59

Brennan – Westgate

“That the minutes of the Conservation Ontario Council meeting, held June 24, 2024 be received for information.”

CARRIED

7. Reports

7.1 General Manager’s Report

Comments:

General Manager (GM), Ken Phillips provided a verbal update. On September 20, 2024, the GM and SCRCA staff will attend an Environment and Climate Change Canada funding announcement in Windsor, Ontario. SCRCA has been selected to receive \$7.8 million over a 4-year period in order to implement and support stewardship projects and agricultural best management practices. Staff will provide a report to the October 24, 2024 board meeting with further information.

BD-24-60**Miller – Burrell**

“That the Board of Directors acknowledges the General Manager’s report, dated September 10, 2024.”

CARRIED**7.2 Revisions to the Conservation Authorities Act****Comments:**

Directors elected to defer the motion to consider the best approach in choosing committee members. Suggestions include having the Executive Committee act as a hearing board and/or appointing 1-2 substitutes as a safeguard.

BD-24-61**Grimes – Broad**

“That the Board of Directors acknowledge the report dated September 6, 2024 regarding the revisions to the Conservation Authorities Act and further, that the Board of Directors establish a Hearing Board of five individuals to deal with appeals under Section 28 of the Conservation Authorities Act; and further, that the General Manager be appointed the designated official to conduct the administrative review in accordance with s.8 Ontario Regulation 41/24.”

DEFERRED**7.3 2025 Draft Fee Schedule****Comments:**

Directors request that a report be provided exploring the options and costs associated with providing an electric vehicle (EV) charging station within campground parking lots. It is also suggested that campground rules and regulations be proactively updated to prohibit EV charging on camp sites.

BD-24-62**Kennes – Gillis**

“That the Board of Directors acknowledge the report, dated September 9, 2024 regarding the 2025 draft fee schedule further accept the recommended changes, approving the draft fee schedule as presented.”

CARRIED**7.4 Preliminary General Levy Estimate for 2025****Comments:**

GM, Ken Phillips provided a verbal summary of the budget pressures within the preliminary levy estimate

- Compensation and benefits
 - Review has not been completed in over 10 years

- Consultant to be retained
- Technology upgrades
 - Windows 10 software is no longer supported for updates and security
 - Need for additional IT and security services to be contracted.
- Loss of Revenue
 - Changes to Conservation Authorities Act
 - Freezing of planning and regulations fees over several years
 - Loss of revenue from drainage fees

Directors suggest that SCRCA seek to partner with other Conservation Authorities in retaining a compensation and benefits compensation consultant, with the aim of reducing the cost of such services.

BD-24-63

Kennes – Miller

“That the Board of Directors receive for information and discussion the report, dated September 6, 2024 on the preliminary levy estimate for the 2025 Budget.”

CARRIED

8. Consent Items

- 8.1 (a) Business Arising**
- (b) Current Watershed Conditions**
- (c) 2024-2026 WECI Projects**
- (d) Conservation Area Updates**
- (e) Regulations Report**
- (f) Planning Report**
- (g) Revenue and Expenditure Report**
- (h) Disbursements**
- (i) 2024 General Levy Update**
- (j) Investments**
- (k) Communications Update**
- (l) AOC Report**

BD-24-64

Miller – Westgate

“That the Board of Directors approves the consent agenda and receives the accompanying items 8.1 (a) through 8.1 (l) as information.”

CARRIED

9. Correspondence

9.1 Correspondence from Municipality of Chatham-Kent

BD-24-65**Burrell – McCabe**

“That the Board of Directors acknowledges the correspondence dated August 8, 2024 from the Municipality of Chatham-Kent regarding the 2025 draft budget.”

CARRIED**9.2 Correspondence from the Ministry of Environment and Climate Change****BD-24-66****McCabe – Westgate**

“That the Board of Directors acknowledges the correspondence dated September 9, 2024 from the Minister of Environment and Climate Change, responding to SCRCA’s recommendation for further investment into weather networks/stations.”

CARRIED**10. New Business****Comments:**

Chair, Pat Brown thanked GM, Ken Phillips for presenting the Conservation Scholarships to recipients during his absence.

Directors are encouraged to attend the Second Annual Honouring of the St. Clair River event on Thursday, September 26th, 2024.

Director Al Broad brought forth concerns regarding the St. Clair Region Conservation Foundation Greenhill Gardens property. Directors are advised to direct any comments or concerns to the attention of Tim Payne, Manager of Forestry or GM, Ken Phillips.

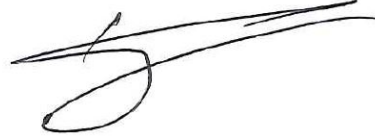
Director John Brennan thanked SCRCA staff for the presentation to Strathroy-Caradoc Council regarding the Head Street Dam proposals and potential options.

Director Don McCabe thanked SCRCA for their participation as an exhibitor at the Lambton Farm Safety Association’s Agriculture Safety Day.

11. Adjournment**BD-24-67****Grimes - Burrell**

“That the Board of Directors Meeting be adjourned.”

CARRIED



Pat Brown
Chair

Ken Phillips
General Manager



Executive Committee Meeting Minutes

Date: October 4, 2024

Time: 1:00 p.m.

Remote via Zoom

Members Present: Al Broad, Pat Brown, Chair; Terry Burrell, Frank Kennes, Betty Ann MacKinnon, Steve Miller, Kristen Rodrigues, Lorie Scott, Vice Chair

Regrets: Rhonda Jubenville

Staff Present: Chris Durand, Manager of IT/ GIS; Ashley Fletcher, Administrative Assistant/Board Coordinator; Chunng Li, Director of Corporate Services; Ken Phillips, General Manager; Tim Payne, Manager of Forestry;

The Chair welcomed everyone to the meeting and requested that each Director declare a conflict of interest at the appropriate time, on any item within this agenda in that a Director may have pecuniary interest.

1. Land Acknowledgement

A land acknowledgment was read by Chair, Pat Brown which recognized the St. Clair Region Conservation Authority watershed as part of the traditional territories of the Anishinaabeg, Haudenosaunee, Lūnaapéewak and Chonnonton Nations, who have a sacred responsibility to preserve the land and water of southwestern Ontario. Also acknowledged are the Treaties that allow the SCRCA to work alongside the First Nation Communities of Kettle and Stony Point, Aamjiwnaang and Bkejwanong to ensure we share the responsibility of preserving the land and water.

2. Call to Order and Chair's Remarks

The meeting was called to order by the Chair, Pat Brown, who welcomed everyone to the meeting.

3. Adoption of the Agenda

EC-24-12

Burrell – Scott

“That the Executive Committee adopts the agenda for the meeting as presented.”

CARRIED

4. Declaration of Pecuniary Interests

5. McKeough Upstream Agricultural Land Lease Vacancies

Comments:

Directors discussed the loss of revenue and potential budget implications for 2025.

Concerns were expressed regarding the process of the proposed action; however, it was noted that seasonal time constraints would not allow for the full execution of the tendering process and further, failure to act immediately would negatively impact soil quality and eliminate the opportunity for partial recovery of revenue.

Staff are directed to request the operator of the land to adjust the proposed use of fertilizer from 250lbs/acre to 150lbs/acre to support the growth of winter wheat and limit the runoff of phosphate.

Staff are directed to remove the termination clause from future land lease agreements. Staff informed the committee that a review of the agricultural land strategy, agreement templates and budget are forthcoming to the full Board of Directors meeting.

EC-24-13

Burrell – Kennes

“That the Executive Committee, on behalf of the Board of Directors receives this report for information and approves staff to lease vacated farmland through the share crop method any lands which can support the planting of wheat in the fall of 2024, and approves the tendering of the remaining lands in early 2025 for a one-year lease term and further, approves the use of the appropriate reserve to fund any short falls to the McKeough Upstream Lands in the 2025 budget period.”

CARRIED

6. New Business

Under new business, General Manager (GM) Ken Phillips informed the Committee of the resignation of Director of Water Resources, Girish Sankar effective October 25, 2024. Girish had accepted a position with Credit Valley Conservation (CVC) Authority and we wish him the best. CVC has agreed to allow SCRCA to access Girish for information and advice on existing projects, as needed until such time a replacement has been found.

Emery Huszka has reported to have received notification from the Ministry of Northern Development, Mines, Natural Resources and Forestry (The Ministry) that his appointment as Agricultural Representative with SCRCA is concluded effective August, 2024. To date, SCRCA has not received confirmation from the Ministry regarding this change to our membership. Mr. Huszka has prepared a statement that he would like read at the next Board of Directors meeting.

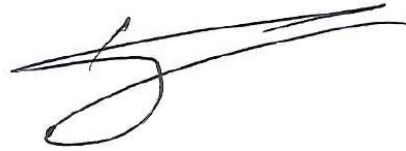
7. Adjournment

EC-24-14

Scott – MacKinnon

“That the meeting be adjourned.”

CARRIED



Pat Brown
Chair

Ken Phillips
General Manager

DRAFT

Meeting Date: October 24, 2024
Report Date: October 16, 2024
Submitted by: Ken Phillips

Item 7.1

Subject: General Manager's Report

Recommendation:

That the Board of Directors receive for information the General Manager's Report dated October 16, 2024.

Operations

- The General Manager (GM) attended a Conservation Ontario (CO) General Manager meeting on September 16th via Zoom. The meeting centered on issues with land and potential challenges if a CA wishes to dispose of a property. Due to changes in provincial policy, preapproved land dispositions are being viewed as forced, rather than a long-standing policy to dispose of surplus lands.
- On September 18th, SCRCA staff met with the Bluewater Association for Safety, Environment, and Sustainability (BASES) staff and finalized SCRCA participation in the Sarnia-Lambton Alerts warning system. The SCRCA will provide updates on flood conditions for those who subscribe to the service. Subsequent training for SCRCA staff was provided by BASES on September 25th.
- The GM attended the September 23rd CO Council meeting along with Chair, Pat Brown. The meeting saw presentations from the Lake Simcoe Conservation Foundation Director, the Maple Leaves Forever program (tree planting) and recent flood events in Toronto. Also of note was the need for CAs to build in "pause" clauses in regulations guidance documents to ensure that provincially mandated timelines are adhered to. It was announced that the province will be providing funding for the Flood Hazard Identification and Mapping Program. SCRCA still investigating whether or not the organization is eligible.
- On September 26th, the GM attended the 2nd Annual St. Clair River Area of Concern (AOC) update in Point Edward. The event focused the continued work to get the St. Clair River delisted as an AOC.
- On September 30th, the GM attended a Southwest GM's meeting, hosted by the Upper Thames CA. UTRCA staff provided updates on programs being conducted by the authority.
- On October 7th, the GM attended a meeting of the Healthy Lake Huron Steering Committee held in Clinton. The meeting focused on re-establishing the Healthy Lake Huron framework and partnership between various stakeholders on Lake Huron.

Community/Partnership Outreach

- The GM attended the Green Breakfast put on by the Sarnia-Lambton Chamber of Commerce on September 24th. The event was held at Aamjiwnaang First Nation and information was provided on their efforts to cultivate native plants and their monitoring of Species at Risk in their community.
- On October 9th, the GM and Chair, Pat Brown attended the NOVA Emergency Preparedness simulation hosted by St. Clair Township. Attendees were able to watch drone footage of the simulated tanker car fire on the NOVA Chemical site. Of note was the reference to how water is monitored, contained and decontaminated after a fire.

Federal/Provincial/Municipal Meetings

- On September 20th, the GM attended the announcement of the Environment and Climate Change Canada's Great Lake Freshwater Ecosystem Initiative that will see the SCRCA receive \$7.8 million in funding over the next four years. The GM was invited to give prepared remarks at the event and he was able to speak with Terry Duguid, Parliamentary Secretary to the Prime Minister and Special Advisor for Water about the benefits the funding will have for the St. Clair watershed.

Meeting Date: October 24, 2024
Report Date: October 16, 2024
Submitted by: Ken Phillips

Item 7.2

Subject: Watershed-Based Resource Management Strategy

Recommendation:

That the Board of Directors acknowledges the draft Watershed-Based Resource Management Strategy developed as part of the recent changes to the Mandatory Programs and Services regulation under the Conservation Authorities Act. And further that the Board of Directors direct staff to proceed with a 30-day public and Indigenous consultation period.

Background:

The St. Clair Region Conservation Authority (SCRCA) is required to prepare a Watershed-based Resource Management Strategy (WBRMS) to meet the provisions set out under Section 21.1 of the Conservation Authorities Act (CA Act) and Ontario Regulation 686/21 (Mandatory Programs and Services). The Strategy sets out the guiding principles, objectives and resources of the SCRCA, its Categories of Programs and Services and the knowledge base for the work the SCRCA conducts on a day-to-day basis.

The attached document contains the following in accordance with Ministry of Natural Resources guidance:

- Overview and objectives (as determined by the CA) which will inform CA decision-making related to the SCRCA watershed-based activities (non lands)
- Identification of the programs and services (Category 1 “mandatory”, Category 2 “municipal” and Category 3 “other”) and the technical guidance documents and policies that establish how programs are to be implemented
- A process for periodic review and updates to the Strategy by the authority, including procedures to consult with stakeholders and the public during these periodic reviews.

As part of the legislative requirements the Watershed-based Resource Management Strategy must be prepared on or before December 31, 2024. The SCRCA will ensure that the final Strategy is made available to the public on the Authority’s website and will further notify any organizations or individuals engaged in the consultation process of the availability and location of the final Strategy.

Introduction

In accordance with direction from the Province of Ontario, the St. Clair Region Conservation Authority (SCRCA) has prepared this Watershed-based Resource Management Strategy (WBRMS) to meet the provisions set out under Section 21.1 of the Conservation Authorities Act (CA Act) and Ontario Regulation 686/21 (Mandatory Programs and Services). The Strategy sets out the guiding principles objectives and resources of the SCRCA, its Categories of Programs and Services and the knowledge base for the work the SCRCA conducts on a day-to-day basis.

The WBRMS will assist SCRCA with enhancing the delivery of its Mandatory Programs and Services and with assessing any issues and identifying risks that impact the effective delivery of its non-mandatory programs and services. It also identifies desirable future programs, services and actions that will help the SCRCA meet its objectives and long-term goals.

Vision

The vision of the St. Clair Region Conservation Authority reflects the future desired state of our region, that being, a healthy and sustainable natural environment in the St. Clair region.

Mission

The St. Clair Region Conservation Authority has, as its mission, to provide leadership through coordination of watershed planning, implementation of resource management programs and promotion of conservation awareness, in cooperation with others.

Guiding Principles

The SCRCA's approach to watershed-based resource management and the development of the organization's programs and services are guided by 4 principles:

- **Develop and maintain programs that will protect life and property from natural hazards such as flooding and erosion.**
The SCRCA works in partnership with its municipal partners to protect life and property through the development of programs that minimize or prevent the impact of disasters such as flooding and erosion.
- **Protect, manage and restore our woodlands, wetlands and natural habitat.**
Activities done on land are reflected in the local water and ecosystems, and as such, the SCRCA develops programs that protect our land resources and promotes watershed stewardship practices that lead to healthy, sustainable communities and industries.
- **Ensure that our rivers, lakes and streams are properly safeguarded, managed and restored.**
Based on our system of watersheds, the SCRCA develops and delivers watershed-based programs that work with nature to protect, restore and effectively manage our water resources.
- **Provide opportunities for the public to enjoy, learn from, and respect our natural environment.**
Through the lands we manage and own, as well as the educational programs we deliver, the SCRCA provides opportunities for our citizens to understand and appreciate the value of their natural environment as well as the social and economic benefits of protecting that environment.

Purpose of the Resource Management Strategy

Under the Conservation Authorities Act, each Conservation Authority in Ontario is required to prepare a Watershed-based Resource Management Strategy (Strategy). The goal of the Strategy is to ensure that the SCRCA's programs and services respond to watershed issues and reflect the organization's mandate under the Conservation Authorities Act. In developing the Strategy, watershed health and trends, program effectiveness, and other plans and strategies that guide the organization's activities, were considered, including the following:

- The SCRCA's Strategic Plan 2023-2028
- The SCRCA Conservation Lands Strategy (2024 Draft)
- The St. Clair Region Conservation Authority Watershed Plan 1983
- The Sydenham Valley Conservation Report 1965

Consultation

The SCRCA will post a draft of the Strategy on-line for public input, circulate to member municipalities, First Nations and the public on the draft Strategy. An online survey will be developed to gather feedback on the draft Strategy. The SCRCA will undertake a review of this document every 5-years and will send any revisions out for public and Indigenous input.

St. Clair Region Watershed Characteristics

The St. Clair Region Conservation Authority watershed is part of the traditional territories of the Anishinaabeg, Haudenosaunee, Lūnaapéewak and Chonnonton Nations who have held a long, sacred responsibility to preserve the land and water of southwestern Ontario. The SCRCA also acknowledges the Treaties that allow us to work alongside the First Nation Communities of Kettle and Stony Point, Aamjiwnaang, and Bkejwanong (Walpole Island) to ensure the shared responsibility of preserving the land and water.

The St. Clair Region watershed is located in southwestern Ontario and is 4,130 square kilometers in size. The SCRCA watershed is comprised of the Sydenham River (East and North Branches), the St. Clair River, and the southeastern section of Lake Huron and the northeastern portion of Lake St. Clair. In total there is approximately 4,500km of watercourses (rivers, creeks, streams and drainage systems).

The St. Clair Region Conservation Authority was formed in 1961 under the CA Act. Its area of jurisdiction has increased twice, in 1974 and again in 2005. The SCRCA watershed area of jurisdiction includes all, or portions of, seventeen municipalities:

- | | |
|------------------------------------|---------------------------------------|
| • Township of Adelaide Metcalfe | • Village of Point Edward |
| • Municipality of Brooke-Alvinston | • City of Sarnia |
| • Municipality of Chatham-Kent | • Municipality of Southwest Middlesex |
| • Township of Dawn-Euphemia | • Village of Newbury |
| • Township of Enniskillen | • Village of Oil Springs |
| • Municipality of Lambton Shores | • Township of St. Clair |
| • Municipality of Middlesex Centre | • Municipality of Strathroy-Caradoc |
| • Town of Petrolia | • Township of Warwick |
| • Town of Plympton-Wyoming | |

In 2023, the watershed population was estimated to be 146,665 people with the largest concentration of being within the City of Sarnia. While the watershed does contain some mid-sized communities (Corunna, Petrolia, Strathroy and Wallaceburg), the majority of the land is dedicated to agricultural use and remains sparsely populated. Approximately 81% of land use is utilized for agriculture, largely composed of cash crops such as soy, wheat and corn. In perfect conditions, the SCRCA watershed would have forest cover over approximately 30% of the land. However, because of the predominance of agriculture, the region remains with only 11% forest cover. Of that 11%, most is composed of small, fragmented woodlots that do not provide large, undisturbed areas for wildlife. The SCRCA actively seeks out interested landowners willing to commit to reforestation but available land for large scale planting remains a challenge for the organization. The SCRCA plants approximately 60,000 trees (seedlings and large stock) annually.

In addition to a lack of forest cover, wetlands cover only at 2.7% of the watershed, well below the 10% recommended by Environment Canada to provide ecological and hydrologic benefits. Historically, the watershed was dominated by wetlands, with areas such as the Enniskillen Swamp covering some 60% of the current municipality in the early 1800s. Through the use of extensive drainage techniques, the area was turned into prime agricultural lands and municipal drains are prevalent on the current local landscape. It is estimated that 60% of watercourses in the watershed are municipal drains. The SCRCA works with interested landowners to convert less productive lands or retired acreage into wetlands in an effort to restore the natural heritage of the area.

At present, the SCRCA maintains a network of stream gauges, weather stations and snow sampling sites to monitor local watershed conditions and to ensure the public have adequate information of meteorological conditions. The SCRCA is also tasked with operating and maintain the McKeough Floodway as a measure to reduce the threat of flood damage to the town of Wallaceburg located in Chatham-Kent.

The SCRCA actively monitors surface and groundwater through the Provincial Groundwater Monitoring Network (PGMN) and the Provincial (Stream) Water Quality Monitoring Network (PWQMN), as well as tracks risks to municipal water supplies as part of Drinking Water Source Protection Program. SCRCA staff also utilize Benthos monitoring to track surface water quality. Phosphorus loading represents the greatest challenge for improved surface water quality in the SCRCA watershed. Groundwater quality in the watershed can be classified as being good based on monitoring data from 9 wellheads.

The Sydenham River, with a drainage area of 2,751square kilometres, is one of the most biologically diverse rivers in Canada. The river is home to 34 of the 41 species of freshwater muscles and 82 of 150 species of freshwater fishes. SCRCA staff annually monitor and collect data on the Sydenham and its various species of life that in turn, provide a broader picture of the river's water quality and overall watershed health.

The SCRCA owns 605 hectares of land that is utilized for a variety of purposes. There are over 40kms of trails located on 13 SCRCA properties located throughout the watershed. The SCRCA operates campgrounds, manages natural areas and leases land for agricultural purposes. More detail can be found in the Conservation Lands Strategy document.

A comprehensive detail of existing technical studies, monitoring programs and other information SCRCA staff rely on to undertake the various tasks of the organization, as well as the Categories of Services is attached in Appendix A.

WATERSHED STRESSORS AND ISSUES

The St. Clair watershed is impacted by a variety of stressors that directly or indirectly effect overall watershed health. Stressors are best categorized as external influences that cause changes in water quality, quantity, habitat, and overall ecosystem health. Stressors can be natural or anthropogenic (human-induced). As a result of these stressors, there are a number of watershed issues that are currently impacting ecosystem health. These issues and stressors influence the SCRCA's program priorities and services.

Watershed Stressors

Water Quality

Pollution in local water courses is a key issue in the SCRCA watershed. Pollution comes from various urban, residential and agricultural sources including fertilizers, pesticides, eroded soils and improperly maintained septic systems. Rain or snowmelt wash these diffuse sources of pollution off streets, backyards and fields by carrying them to streams, lakes and groundwater where they ultimately have a cumulative impact. The loss of natural cover contributes not only to the warming of waterways, but also allow for easier infiltration of pollutants into water bodies. The SCRCA has undertaken a series of activities, including monitoring, education and stewardship initiatives and raise awareness for these local issues, engage residents, and improve the health of the watershed.

The St. Clair watershed has been identified as a significant contributor of nutrients to Lake Erie.

From 2012-2021, 90% of water quality samples in the Sydenham Watershed exceeded the Provincial Water Quality Objective (PWQO) of 0.03 mg/L for Total Phosphorus (TP).

Nutrient loadings in watersheds, primarily phosphorus, can have significant ecological and economic impacts. These nutrients often originate from both point and non-point sources. Commencing in 2025, the SCRCA will be undertaking a program, in conjunction with Environment and Climate Change Canada, to work with local stakeholders to increase awareness and application of best management practices to help reduce phosphorous loads into local waterways.

Climate Change

In 2023 and 2024, the St. Clair watershed bore witness to the challenges being posed by Climate Change. Extreme storm events in both years caused extensive damage to infrastructure, homes and crops. The storm events of August 2023 and July 2024 created a challenge for the SCRCA flood forecasting and warning program as they manifested in intense, localized storms that were outside of the range of monitoring equipment. Moving forward, the SCRCA will be dramatically increasing its monitoring network in order to acquire real-time storm data to better assist its local communities. It will also be imperative to maintain up-to-date flood plain mapping resources.

The St. Clair watershed has also been prone to periods of drought during the last three decades that have resulted in depleted aquifers and strains on both agriculture and natural features such as wood lots and wetlands. The SCRCA is committed to working with the local community to assist in creating more resilient conditions through stewardship practices.

Also of concern is the need for increased monitoring to observe the gradual rise in winter temperatures that will result in decreased snowfall amounts and thawed ground/soil conditions during the winter months. Lack of snow cover and frozen ground will have long term impacts on the landscape.

Invasive Species

Ontario is among the regions that have the highest risk for introduction of invasive species and ranks as the leader in Canada for invasive species with at least 441 invasive plants and 191 non-native and invasive aquatic species in the Great Lakes.

Invasive species have impacted the St. Clair watershed with from both an economic and ecological standpoint. These impacts stem from both aquatic and terrestrial invasive species that significantly alter ecosystem dynamics, threaten native biodiversity, and are costly and labour intensive to contain and eliminate. The most common invasive species found in the SCRCA are Invasive Phragmites, Round Goby and Common Carp. These three species are challenging to eradicate as they have no natural predators, can quickly dominate an ecosystem and the monitoring and elimination of their threat has a considerable financial cost.

Habitat Degradation

The watershed has changed dramatically since industrialization and settlement. The woodlots that remain are often small, isolated and fragmented making them susceptible to development pressures, invasive species and a loss of biodiversity. In addition, many of the woodlots are too small to support species reliant upon forest interior habitat. Loss of wetlands for agricultural development reduces biodiversity, natural water filtration, and flood mitigation capacity. The removal of vegetation along watercourses can destabilize stream banks and increase erosion.

Biodiversity Loss

Habitat loss and fragmentation are the biggest threats to Ontario's biodiversity, isolating populations and reducing genetic diversity. However, invasive species, pollution and climate change have impacts on watershed biodiversity. There are 243 species at risk (SAR) in Ontario according to the Ontario Biodiversity Council. The St. Clair watershed is home to at 33 SAR including 15 species of mussels, 10 species of fish, 3 types of snakes and 5 species of turtles. The SCRCA is actively monitoring these SARs and engages in intervention to ensure survival of the 5 turtle species.

Watershed Resource Management Strategy

Future growth, sustainability, and ultimately, prosperity of the St. Clair watershed depends on a robust and healthy river system. Addressing existing and emerging issues is critical in order to guarantee that the watershed remains a viable entity for generations to come. Water and ecosystems are shared resources and consequently, responsibility for these resources are shared by all of live, work and recreate in the area. The SCRCA's watershed resource management strategy is driven by the legislative mandate under the Conservation Authorities Act, watershed issues, and municipal needs.

Objectives

The objectives of the SCRCA's Watershed Resource Management Strategy are to:

1. Protect life and minimize property damage from natural hazards, including drought, flooding, erosion, dynamic beaches, and hazardous lands and sites.

2. Improve water quality to enhance water course health and reduce the harmful impacts on the Great Lakes
3. Protect, enhance, and restore natural areas
4. Manage the SCRCA's landholdings in a responsible and sustainable way.
5. Connect people to the environment through outdoor experiences.
6. Protect drinking water sources from contamination and overuse.

Programs and Services

The SCRCA's programs and services contribute to achieving the watershed-based resource management strategy's objectives are listed below in Appendix A.

Appendix A

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SCRCA Categories & Programs	Guiding Document(s)
Category 1 - Mandatory programs and services as identified in Ontario Regulation 686/21. These programs are eligible to be funded through general municipal levy (no agreement required).	
Conservation Management of CA Lands	
SCRCA Forests and Management Areas (McKeough Upstream Lands)	GIS Mapping, SCRCA Strategic Plan, Managed Forest Tax Incentive Program plans, SCRCA Forest Inventories, NHIC Data, Consultant Reports, Provincial and Federal SAR Recovery Strategies, Significant Wildlife Habitat technical guide, Conservation Land Tax Incentive Program plans, Ontario Ministry of Natural Resources Guidebooks
Strategy for CA owned or controlled lands	GIS Mapping, SCRCA Strategic Plan
Land Acquisition and Disposition Strategy	Ontario Wetland Evaluation System, Floodplain and Natural Hazard Mapping, SCRCA fish and mussel data, NHIC data, GIS mapping
Land Inventory	GIS mapping
Land Management Plans	GIS mapping, SCRCA fish, mussel, and reptile monitoring data, Ontario Wetland Evaluation System, Floodplain and Natural Hazard Mapping, Managed Forest Tax Incentive Program plans, SCRCA Forest Inventories, NHIC Data, Consultant Reports, Municipal Age Friendly Community Action Plans, Provincial and Federal SAR Recovery Strategies, Significant Wildlife Habitat technical guide
Watershed-Based Management Strategy	
Water Quality Monitoring Program	PWQMN Stream Monitoring Protocol
General Operating Expenses	
Corporate Services	
Administration Buildings	Asset Management Plan
Communications and Outreach	
Natural Hazards Communications, Outreach and Education	
Financial Services	GAAP, CA Act, O.Reg. 686/21, O.Reg. 402/22, O.Reg.401/22
Governance	
Information Technology	
GIS	
Watershed Geographical Information Management	Dresden Floodplain Mapping, James MacLaren Limited, 1979; Strathroy Two Zone Floodline Study, Fenco MacLaren, 1994; Cow Creek Two Zone Floodline Mapping Study, Totten Sims Hubicki Associates, 1998; The extent of flooding in the McKeough Floodway Upstream Lands during operation of the dam, 1984; Assessment of Flooding Impact w. Darcy McKeough Dam and Diversion Project. MacLaren Lavalin. September. 1982:

	Hydraulic Studies of W. Darcy Mckeough Control Dam, MM Dillon Limited, February, 1983; Wallaceburg Floodplain Delineation Study, B.M. Ross & Associates and Jack Macpherson, 2001; Two Zone Analysis of Perch Creek, Totten Sims Hubicki Associates, 1995; Great Lakes System Flood Levels and Water Related Hazards (OMNR, 1989); Lake Huron Shoreline Management Plan 2011, W.F Baird and Associates Coastal Engineers Ltd.; SCRCA Floodplain Estimation Study for Ontario Regulation 171/06, RIGGS Engineering Ltd. 2009
Watershed Geographical Information Management	
Strategy Development	
Vehicles and Equipment	Asset Management Plan
Natural Hazards, Flooding and Erosion	
Flood and Erosion Control Infrastructure (WECI)	WECI Program Guidelines
WECI Major Maintenance/Capital Projects	Engineering inspection of control structures/Internal inspection reports/ Shoreline assessments
WECI Operation and Management	Dam inspection report/Risk Management reports
Drinking Water Source Protection Program	Assessment reports/Source protection plans
Low Water Response	Ontario Low Water Response document
Municipal Plan Input and Review	MNR Technical Guide: River & Streams: Erosion Hazard Limit - 2002; MNR Technical Guide: River & Streams Systems: Flooding Hazard Limit – 2002; MNR Great Lakes – St. Lawrence River System and Large Inland Lakes – Technical Guides for Flooding, Erosion and Dynamic Beaches in support of Natural Hazards Policies 3.1 of the Provincial Policy Statement (1997) of the Planning Act – 1996; Municipal Official Plans and Zoning By-laws. Planning Act
Section 28.1 Permit Administration	The Conservation Authorities Act, Ontario Regulation 41/24, Provincial Policy Statement (2020); SCRCA Section 28 Wetland Policy (2016), SCRCA Board Approved Shoreline Policy (2011); Policies and Procedures for Conservation Authority Plan Review and Permitting Activities (May 2010); CO Document, Policy for the staff approval of Minor Works - Board Approved 2007; SCRCA Guidelines on Reviewing Docks, Spiles, Boathouses and Retaining Walls Construction (internal guidance only); SCRCA Planning & Regulations Policy on "Additions and Renovations" - 1997

Technical Studies and Policy Review	<p>SCRCA Lake Huron Shoreline Management Plan Update by W.F. Baird & Associates Coastal Engineering Ltd – 2011; SCRCA West Ipperwash Dynamic Beach Assessment by W.F. Baird & Associates Coastal Engineering Ltd. - 2017; Design Considerations for Shore Protection Structures by Baird & Associates Coastal Engineering – 1992; Slope Stability Study for St. Clair River – Corunna to Mooretown, by Terraprobe – 1994; City of Sarnia Two- Zone Analysis of Perch Creek North of Highway 402 by Totten Sims Hubicki Associates – 1995; Cow Creek Two-Zone Floodline Mapping Study, SCRCA/City of Sarnia by Totten Sims Hubicki Associates – 1998; Cow Creek Encroachment Analysis by BM Ross and Associated Limited – 1998; Strathroy Two-Zone Flood Line Mapping Study by Fenco MacLaren – 1994; Wallaceburg Flood Mapping by Jack MacPherson – 2002; Town of Dresden Floodplain Study by James MacLaren Ltd. – 1979; SCRCA Floodplain Estimation Study for Ontario Regulation 171/06 by Riggs Engineering – 2009; MNR Great Lakes – St. Lawrence River System and Large Inland Lakes – Technical Guides for Flooding, Erosion and Dynamic Beaches in support of Natural Hazards Policies 3.1 of the Provincial Policy Statement (1997) of the Planning Act – 1996; MNR Technical Guide: River & Stream Systems: Erosion Hazard Limit – 2002; MNR Technical Guide: River & Streams Systems: Flooding Hazard Limit – 2002; Great Lakes System Flood Levels and Water Related Hazards, MNR – 1989; Bluepoint Recession Study 2004 SCRCA – 2004; Bluepoint Shore Protection Cost Benefit Analysis by Shoreplan and SCRCA- 2003; Huron Oaks Subdivision Development, Cow Creek Two-Zone Floodline Mapping, by Totten Sims Hubicki -2006; Lake Huron Shoreline Erosion Hazard Delineation Study by F.J. Reinders and Associates Canada Limited Geomatics International – 1991.</p>
<p>Category 2 - Municipal programs and services that are provided at the request of the municipality. These programs can be funded through self-generated revenue, government and other agency grants and/or municipal funding under a memorandum of understanding (MOU) or agreement with the municipality.</p>	
<p>Conservation Management of CA Lands</p>	
Local Conservation Areas	<p>GIS mapping, SCRCA fish, mussel, and reptile monitoring data, Ontario Wetland Evaluation System, Floodplain and Natural Hazard Mapping, Managed Forest Tax Incentive Program plans, SCRCA Forest Inventories, NHIC Data, Consultant Reports, Municipal Age Friendly Community Action Plans, Provincial and Federal SAR Recovery Strategies, SCRCA Conservation Area Management Plans</p>

Owned and Operation by SCRCA	GIS mapping, SCRCA fish, mussel, and reptile monitoring data, Ontario Wetland Evaluation System, Floodplain and Natural Hazard Mapping, Managed Forest Tax Incentive Program plans, SCRCA Forest Inventories, NHIC Data, Consultant Reports, Municipal Age Friendly Community Action Plans, Provincial and Federal SAR Recovery Strategies, SCRCA Conservation Area Management Plans, Illustrated Technical Guide to the Accessibility Standard for the Design of Public Spaces
Long-term Lease to Municipality	GIS mapping, SCRCA fish, mussel, and reptile monitoring data, Ontario Wetland Evaluation System, Floodplain and Natural Hazard Mapping, Managed Forest Tax Incentive Program plans, SCRCA Forest Inventories, NHIC Data, Consultant Reports, Municipal Age Friendly Community Action Plans, Provincial and Federal SAR Recovery Strategies, Significant Wildlife Habitat technical guide
Natural Hazards, Flooding and Erosion	
DRWSP Risk Management Official	
Plan Review Not Related to Natural Hazards	
Category 3 - Other programs and services that an Authority (Board) determines are advisable. These programs can be funded through self-generated revenue, user fees, government and other agency grants, donations, etc. Any use of municipal funding will require an agreement and would be subject to cost apportioning	
Conservation Management of CA Lands	
Managed Lands (Lambton County)	GIS mapping, SCRCA fish, mussel, and reptile monitoring data, Ontario Wetland Evaluation System, Floodplain and Natural Hazard Mapping, SCRCA Forest Inventories, NHIC Data, Consultant Reports, Municipal Age Friendly Community Action Plans, Provincial and Federal SAR Recovery Strategies, Lambton County Property Management Plans
Land management for SCRCF	GIS mapping, SCRCA fish, mussel, and reptile monitoring data, Ontario Wetland Evaluation System, Floodplain and Natural Hazard Mapping, Managed Forest Tax Incentive Program plans, SCRCA Forest Inventories, NHIC Data, Consultant Reports, Provincial and Federal SAR Recovery Strategies, SCRCF Property Management Plans, Conservation Land Tax Incentive Program plan, Ontario Land Trust Alliance guides
Regional Conservation Areas, including campgrounds	GIS mapping, SCRCA fish, mussel, and reptile monitoring data, Ontario Wetland Evaluation System, Floodplain and Natural Hazard Mapping, Managed Forest Tax Incentive Program plans, SCRCA Forest Inventories, NHIC Data, Consultant Reports, Municipal Age Friendly Community Action Plans, Provincial and Federal SAR Recovery Strategies, SCRCA Property Management Plans, Illustrated Technical Guide to the Accessibility Standard for the Design of Public Spaces

Conservation Services	
Invasive Species Management	
Woodlands Conservation By-Law	County Woodlands Conservation By-Law, County of Lambton Woodlands Conservation By-Law policies Ontario Ministry of Natural Resources Guidebooks
Great Lakes Regional Initiative	
Sydenham River Regional Initiative	
Watershed report cards	Conservation Ontario Watershed Report Card Guiding Document
General Operating Expenses	
School and Community Programs	Elementary (K-8) and Secondary (9-12) Ontario Curriculum
Private Land Stewardship	
Conservation Services	
Natural Hazards, Flooding and Erosion	
Drinking Water Source Protection Program (DWSP)	Assessment reports / Source protection plans /Risk Management reports
Ecological Monitoring, plans/strategies	ALL federal and provincial recovery strategies for Species at Risk, 2018 Action Plan for the Sydenham River in Canada: An Ecosystem Approach; 2003 Recovery Action Plans for Species at Risk in the Sydenham River Watershed; 2003 National Recovery Strategy for Species at Risk in the Sydenham River: An Ecosystem Approach.
Municipal Drain and Fisheries Review	Classifying Ontario Municipal Drains Protocol; Drainage Act, Drainage Act and Conservation Authorities Act Protocol (MNRF 2012),

Meeting Date: October 24, 2024 **Item 6.3**
Report Date: August 6, 2024
Submitted by: Ashley Fletcher

Subject: 2025 Tentative Schedule of Meetings

Board of Director and Executive Committee meetings are held at the Administration Office at 10:00 a.m., with the exception of the February annual general meeting (rotating locations within the watershed), unless stated otherwise.

This is a tentative schedule and circumstances may necessitate changes. Accordingly, these dates should be confirmed with the Administration Office prior to the meeting date.

Board of Directors Meetings:

- February 27 (4th Thursday) - Annual General Meeting (Watford, ON)
- April 17 (3rd Thursday)
- June 26 (4th Thursday)
- September 18 (3rd Thursday)
- October 23 (4th Thursday)
- December 11 (2nd Thursday)

Committee Meetings:

Executive Committee

- At the call of the chair.
- February 13 (2nd Thursday) – Audit Review & Recommendation

Flood Action Committee – Wallaceburg Municipal Centre or Remote

- January 9 (2nd Thursday) and at the call of the Chair

Low Water Response

- May 15 (3rd Thursday) and at the call of the Chair

Nominating Committee

- At the call of the chair.
- Potentially prior to the February 13 Executive Committee Meeting

Sunset Committees (dates TBD):

- Planning Procedural and Technical Guidelines Committee
- Watershed Management Plan Committee

Meeting Date: October 24, 2024
Report Date: October 10, 2024
Submitted by: Chunning Li

Item 7.5

Subject: 2025 Draft Budget

Recommendation:

That the Board of Directors acknowledges the 2025 Draft Budget of \$11,179,180 with a proposed municipal general levy of \$1,675,950, and further that the Board of Directors direct staff to circulate the draft budget booklet to member municipalities for information and input, and to post on the Governance section of the SCRCA's website in accordance with Ontario Regulation.

Background:

The SCRCA management team has completed a draft of the 2025 Budget and plans to circulate 2025 Draft Budget Booklet to member municipalities for review. The booklet includes the following supporting reports and charts:

- **2025 Budget (Draft) Highlights** –General Levy in 2025 Draft Budget is \$1,675,950 shared by the 17-member municipalities, resulting in an increase of \$64,605 or 4% from 2024 General Levy.

The primary financial pressures and cost drivers in the General Levy include:

- \$73,550 – Compensation and benefits increase, including Cost-of-Living Adjustment (COLA), step increase within wage scales, and benefit increase.
- \$20,000 – Compensation review.
- \$37,000 – Server and computer replacement (Microsoft will stop supporting Windows10 in 2025).
- \$36,000 – IT contract-out server and cybersecurity managed services.
- \$20,000 – Drainage fee reduction due to changes in exemptions in O. Reg. 41/24.
- \$32,227 – 2% increase to fund General Operating Expenses and Category 1 mandatory programs and services that have previously been funded through self-generated revenue or internal charges to comply with Ontario Regulation 686/21 (Approved on June 22, 2023).
- Fee freeze on planning, development and permitting fees based on Minister's Direction.

Mitigation measures to reduce the General Levy increase include:

- \$90,000 – Staffing savings.

- \$53,172 – Grant funding and self-generating revenue to fund some cost increases.

The total budget deficit of (\$100,000) is from land management due to an unexpected early termination of agricultural lease. It will be covered by the land management reserve.

- **Overall Revenues and Expenditures** – Total expenditure from all programs is estimated to be \$11,179,180. It will be funded by Federal & Provincial Funding and Grants (\$2,954,618), Municipal Agreements (\$1,728,995), User Fees (2,118,161), Other Income (\$2,601,456), and General Levy (\$1,675,950).
- **Revenue By Source** – 27% of total revenue is from Federal & Provincial Funding and Grants, 16% from Municipal Agreements, 19% from User Fees, 23% from Other Income, and 15% from General Levy.
- **General and Category 1 Programs Revenues and Expenditures** – Total expenditure from general and category 1 programs is estimated to be \$5,689,387. It will be funded by Federal & Provincial Funding and Grants (\$445,038), Municipal Agreements (\$1,447,450), User Fees (313,000), Other Income (\$1,677,949), and General Levy (\$1,675,950).
- **Category 2 Programs Revenues and Expenditures** – Total expenditure from category 2 programs is estimated to be \$131,820. It will be funded by Municipal Agreements (\$131,820).
- **Category 3 Programs Revenues and Expenditures** – Total expenditure from category 3 programs is estimated to be \$5,357,973. It will be funded by Federal & Provincial Grants (\$2,509,580), Municipal Agreements (119,725), User Fees (\$1,805,161), and Other Income (\$923,507).
- **2025 Total Municipal Funding (Draft)** – This summarizes total municipal funding from each member municipality, including special infrastructure projects and category 2 & 3 programs.
- **2025 General Levy Assessment (Draft)** – This summarizes General Levy apportionment to each member municipality and changes from prior year General Levy.



2025 Draft Budget

1. About Us (pg. 2)
2. Budget Highlights (pg. 3)
3. Overall Revenues and Expenditures (pg. 4)
4. Budget Funding Breakdown (pg. 5)
5. General and Category 1 Programs Revenues and Expenditures (pg. 6)
6. Category 2 Programs Revenues and Expenditures (pg. 7)
7. Category 3 Programs Revenues and Expenditures (pg. 8)
8. Total Municipal Funding (pg.9)
9. General Levy Assessment (pg.10)

St. Clair Region Conservation Authority

About Us

The St. Clair Region Conservation Authority (SCRCA) is one of Ontario's 36 Conservation Authorities (CA) responsible for the conservation, restoration, and management of natural resources within its watershed. The St. Clair Region includes the Sydenham River watershed and smaller watersheds that drain directly into southern Lake Huron, the St. Clair River, and northeastern Lake St. Clair.

Our programs aim to 1) reduce the risk of life and property from flooding and erosion; 2) improve water quality; 3) promote habitat creation and stewardship; 4) provide outdoor recreation opportunities; 5) increase environmental awareness and literacy; and 6) monitor and protect our most vulnerable species. We achieve this in cooperation and partnership with our member municipalities, government agencies, Indigenous communities, community groups, local landowners, and businesses.

Vision Statement

The vision of the St. Clair Region Conservation Authority reflects the future desired state of our region. "A healthy and sustainable natural environment in the St. Clair region."

Mission Statement

The St. Clair Region Conservation Authority has as its mission, to provide leadership through coordination of watershed planning, implementation of resource management programs and promotion of conservation awareness, in cooperation with others.

2025 Budget Highlights

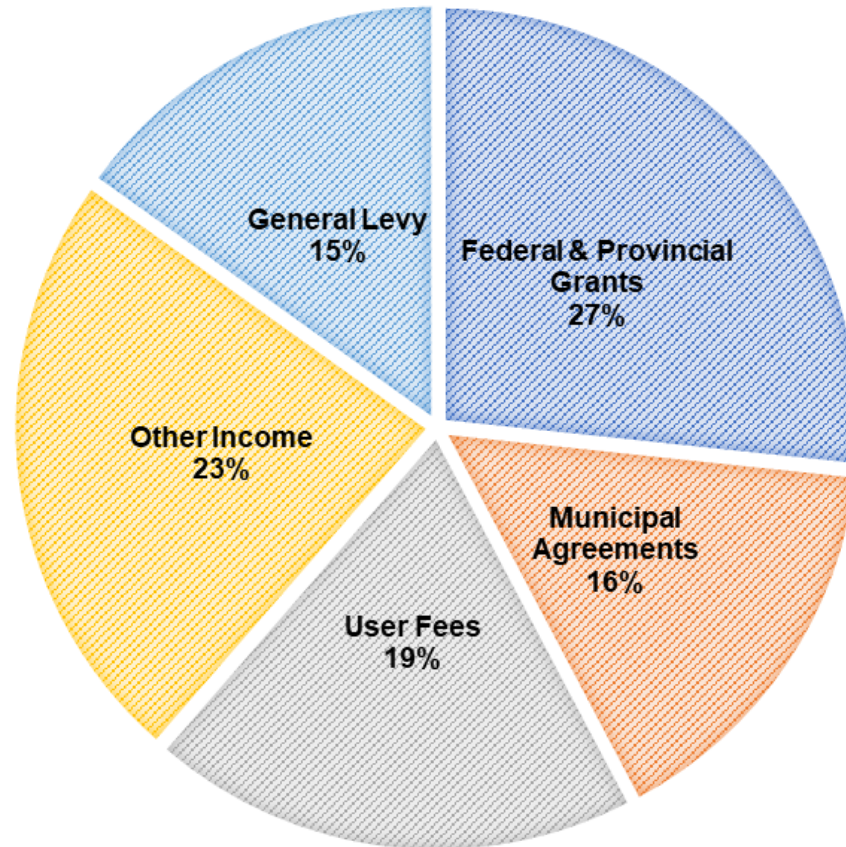
We offer the following highlights for your information:

- General Levy for 2025 is \$1,675,950 shared by the 17-member municipalities, resulting in an increase of \$64,605 or 4% from 2024 (see General Levy Assessment).
- The primary financial pressures and cost drivers in the General Levy include:
 - \$73,550 – Compensation and benefits increase, including Cost-of-Living Adjustment (COLA), step increase within wage scales, and benefit increase.
 - \$20,000 – Compensation review.
 - \$37,000 – Server and computer replacement (Microsoft will stop supporting Windows10 in 2025).
 - \$36,000 – IT contract-out server and cybersecurity managed services.
 - \$20,000 – Drainage fee reduction due to changes in exemptions in O. Reg. 41/24.
 - \$32,227 – 2% increase to fund General Operating Expenses and Category 1 mandatory programs and services that have previously been funded through self-generated revenue or internal charges to comply with Ontario Regulation 686/21 (Approved on June 22, 2023).
 - Fee freeze on planning, development and permitting fees based on Minister’s Direction.
- Mitigation measures to reduce the General Levy increase include:
 - \$90,000 – Staffing savings.
 - \$53,172 – Grant funding and self-generating revenue to fund some cost increases.
- The total budget deficit of (\$100,000) is from land management due to an unexpected early termination of agricultural lease. It will be covered by the land management reserve.
- Total Municipal Funding summarizes total funding from each municipality, including special infrastructure projects and category 2 & 3 programs.

Overall Revenues and Expenditures		
	2024 Budget	2025 Budget
Expenditures		
Flood Control Operations and Maintenance	\$ 445,715	\$ 430,380
Water Erosion Control Infrastructure	\$ 4,332,000	\$ 2,813,000
Natural Hazard Technical Study	\$ 272,039	\$ 66,000
Planning & Regulations	\$ 943,545	\$ 915,377
Land Management	\$ 316,281	\$ 324,546
Conservation Area	\$ 1,985,990	\$ 1,928,680
Conservation Services	\$ 404,400	\$ 437,110
Source Water Protection & Risk Mgmt	\$ 210,216	\$ 217,685
Watershed monitoring and Stewardship Program	\$ 733,647	\$ 2,522,550
Area of Concern Mgmt	\$ 37,799	\$ 120,050
Education	\$ 216,360	\$ 146,727
Foundation	\$ 31,250	\$ 37,605
Corporate Services	\$ 1,015,847	\$ 1,112,497
IT, Equipment, and Vehicle Capital Spending	\$ 286,000	\$ 106,973
Total Expenditures	\$ 11,231,089	\$ 11,179,180
Revenues		
General Levy	\$ 1,611,345	\$ 1,675,950
Federal & Provincial Grants	\$ 3,120,487	\$ 2,954,618
Municipal Agreements (formerly Special Levy)	\$ 2,361,653	\$ 1,728,995
User Fees	\$ 2,070,854	\$ 2,118,161
Other Income	\$ 2,066,751	\$ 2,601,456
Total Revenues	\$ 11,231,089	\$ 11,079,180
Total Surplus/(Deficit)	-\$ 0	-\$ 100,000

REVENUE BY SOURCE

■ Federal & Provincial Grants ■ Municipal Agreements ■ User Fees ■ Other Income ■ General Levy



General and Category 1 Programs Revenues and Expenditures		
	2024 Budget	2025 Budget
Expenditures		
Flood Control Operations and Maintenance	\$ 445,715	\$ 430,380
Water Erosion Control Infrastructure	\$ 4,332,000	\$ 2,813,000
Natural Hazard Technical Study	\$ 272,039	\$ 66,000
Planning & Regulations	\$ 943,545	\$ 915,377
Land Management	\$ 208,845	\$ 211,160
Conservation Area		
Conservation Services		
Source Water Protection & Risk Mgmt		
Watershed monitoring and Stewardship Program	\$ 34,000	\$ 34,000
Area of Concern Mgmt		
Education		
Foundation		
Corporate Services	\$ 1,015,847	\$ 1,112,497
IT, Equipment, and Vehicle Capital Spending	\$ 286,000	\$ 106,973
Total Expenditures	\$ 7,537,991	\$ 5,689,387
Revenues		
General Levy	\$ 1,606,300	\$ 1,675,950
Federal & Provincial Grants	\$ 2,245,038	\$ 445,038
Municipal Agreements (formerly Special Levy)	\$ 2,227,450	\$ 1,477,450
User Fees	\$ 342,168	\$ 313,000
Other Income	\$ 1,117,035	\$ 1,677,949
Total Revenues	\$ 7,537,991	\$ 5,589,387
Total Surplus/(Deficit)	\$ -	-\$ 100,000

Category 2 Programs Revenues and Expenditures		
	2024 Budget	2025 Budget
Expenditures		
Flood Control Operations and Maintenance		
Water Erosion Control Infrastructure		
Natural Hazard Technical Study		
Planning & Regulations		
Land Management		
Conservation Area	\$ 128,550	\$ 131,820
Conservation Services		
Source Water Protection & Risk Mgmt		
Watershed monitoring and Stewardship Program		
Area of Concern Mgmt		
Education		
Foundation		
Corporate Services		
IT, Equipment, and Vehicle Capital Spending		
Total Expenditures	\$ 128,550	\$ 131,820
Revenues		
General Levy	\$ 5,045	\$ -
Federal & Provincial Grants	\$ -	\$ -
Municipal Agreements (formerly Special Levy)	\$ 118,905	\$ 131,820
User Fees	\$ -	\$ -
Other Income	\$ 4,600	\$ -
Total Revenues	\$ 128,550	\$ 131,820
Total Surplus/(Deficit)	\$ -	\$ -

Category 3 Programs Revenues and Expenditures		
	2024 Budget	2025 Budget
Expenditures		
Flood Control Operations and Maintenance		
Water Erosion Control Infrastructure		
Natural Hazard Technical Study		
Planning & Regulations		
Land Management	\$ 107,436	\$ 113,386
Conservation Area	\$ 1,857,440	\$ 1,796,860
Conservation Services	\$ 404,400	\$ 437,110
Source Water Protection & Risk Mgmt	\$ 210,216	\$ 217,685
Watershed monitoring and Stewardship Program	\$ 699,647	\$ 2,488,550
Area of Concern Mgmt	\$ 37,799	\$ 120,050
Education	\$ 216,360	\$ 146,727
Foundation	\$ 31,250	\$ 37,605
Corporate Services		
IT, Equipment, and Vehicle Capital Spending		
Total Expenditures	\$ 3,564,548	\$ 5,357,973
Revenues		
General Levy	\$ -	\$ -
Federal & Provincial Grants	\$ 875,449	\$ 2,509,580
Municipal Agreements (formerly Special Levy)	\$ 15,298	\$ 119,725
User Fees	\$ 1,728,686	\$ 1,805,161
Other Income	\$ 945,115	\$ 923,507
Total Revenues	\$ 3,564,548	\$ 5,357,973
Total Surplus/(Deficit)	-\$ 0	\$ -

2025 Total Municipal Funding								
Total Municipal Funding Including Special Infrastructure Projects and Category 2&3 Programs								
	2025	2025 Municipal Agreement (Formerly Special Levy)					2025	2024
	Proposed General Levy	St. Clair Township Erosion Control (WECI & DMAF)	Sarnia Erosion Control Work (WECI & DMAF)	Water Control Structure (McKeough & ARDA)	Conservation Areas	Tree Planting, Stewardship & Education Programs	Total Municipal Funding	Total Municipal Funding
Adelaide Metcalfe Tp	\$ 32,761						\$32,761	\$31,457
Brooke-Alvinston Tp	\$ 29,048					\$2,000	\$31,048	\$30,216
Chatham-Kent M	\$ 219,147			\$73,630	\$31,050	\$37,154	\$360,981	\$341,575
Dawn-Euphemia Tp	\$ 43,792				\$950	\$500	\$45,242	\$43,675
Enniskillen Tp	\$ 31,468						\$31,468	\$30,929
Lambton Shores M	\$ 86,252				\$1,300	\$9,288	\$96,840	\$92,457
Middlesex Centre M	\$ 40,176				\$30,000	\$2,000	\$72,176	\$65,792
Newbury V	\$ 2,639					\$285	\$2,924	\$2,831
Oil Springs V	\$ 3,497					\$360	\$3,857	\$3,602
Petrolia T	\$ 43,765				\$1,850	\$2,500	\$48,115	\$46,028
Plympton-Wyoming T	\$ 96,664						\$96,664	\$101,592
Point Edward V	\$ 35,062					\$3,819	\$38,881	\$38,003
Sarnia C	\$ 616,273		\$1,000,000		\$22,950		\$1,639,223	\$2,513,213
Southwest Middlesex M	\$ 19,445					\$1,334	\$20,779	\$20,192
St. Clair Tp	\$ 184,751	\$400,000		\$3,820		\$31,694	\$620,265	\$464,778
Strathroy - Caradoc Tp	\$ 153,371				\$43,720	\$26,291	\$223,382	\$212,013
Warwick Tp	\$ 37,840					\$2,500	\$40,340	\$39,073
	\$ 1,675,950	\$400,000	\$1,000,000	\$77,450	\$131,820	\$119,725	\$3,404,945	\$4,077,425

Note :

WECI (Water & Erosion Control Infrastructure) Projects are considered if there is matching funds from both the Province and the benefitting Municipality and vary from year to year based on granting approval process, and Municipal matching funds.

DMAF - Diaster Mitigation and Adaption Fund - Government of Canada investment in large-scale infrastructure projects.

NDMP - National Disaster Mitigation Program - Government of Canada funding to mitigate, prepare for, respond to and recover from flood-related events.

2025 General Levy Assessment (Draft)							
	2023	2023	2024	2024	2024	2025	2024/2025
Municipality	Current Value Assessment (modified) in Watershed	Weighted CVA Apportionment %	Current Value Assessment (modified) in Watershed	Weighted CVA Apportionment %	General Levy	General Levy	General Levy Increase
Township of Adelaide Metcalfe	\$ 503,813,181	1.9522%	\$ 508,223,583	1.9548%	\$ 31,457	\$ 32,761	\$ 1,304
Township Brooke-Alvinston	\$ 451,905,538	1.7511%	\$ 450,630,703	1.7332%	\$ 28,216	\$ 29,048	\$ 833
Municipality Chatham-Kent	\$ 3,365,638,631	13.0414%	\$ 3,399,662,227	13.0760%	\$ 210,141	\$ 219,147	\$ 9,005
Township Dawn-Euphemia	\$ 676,277,130	2.6205%	\$ 679,350,130	2.6130%	\$ 42,225	\$ 43,792	\$ 1,567
Township Enniskillen	\$ 495,352,749	1.9194%	\$ 488,174,144	1.8776%	\$ 30,929	\$ 31,468	\$ 540
Municipality Lambton Shores	\$ 1,312,821,953	5.0870%	\$ 1,338,045,346	5.1465%	\$ 81,969	\$ 86,252	\$ 4,283
Municipality Middlesex Centre	\$ 605,117,120	2.3447%	\$ 623,249,878	2.3972%	\$ 37,782	\$ 40,176	\$ 2,394
Village Newbury	\$ 40,773,695	0.1580%	\$ 40,937,045	0.1575%	\$ 2,546	\$ 2,639	\$ 93
Village Oil Springs	\$ 51,925,100	0.2012%	\$ 54,242,610	0.2086%	\$ 3,242	\$ 3,497	\$ 254
Town Petrolia	\$ 671,525,119	2.6021%	\$ 678,935,294	2.6114%	\$ 41,928	\$ 43,765	\$ 1,837
Town Plympton-Wyoming	\$ 1,474,943,070	5.7152%	\$ 1,499,561,639	5.7677%	\$ 92,092	\$ 96,664	\$ 4,572
Village Point Edward	\$ 547,493,600	2.1215%	\$ 543,921,600	2.0921%	\$ 34,184	\$ 35,062	\$ 878
City Sarnia	\$ 9,510,623,934	36.8523%	\$ 9,560,337,797	36.7715%	\$ 593,818	\$ 616,273	\$ 22,455
Municipality Southwest Middlesex	\$ 302,030,512	1.1703%	\$ 301,646,898	1.1602%	\$ 18,858	\$ 19,445	\$ 587
Township St. Clair	\$ 2,871,109,307	11.1251%	\$ 2,866,071,594	11.0237%	\$ 179,264	\$ 184,751	\$ 5,487
Township Strathroy - Caradoc	\$ 2,340,291,503	9.0683%	\$ 2,379,275,065	9.1513%	\$ 146,122	\$ 153,371	\$ 7,250
Township Warwick	\$ 585,755,456	2.2697%	\$ 587,015,516	2.2578%	\$ 36,573	\$ 37,840	\$ 1,267
	\$ 25,807,397,598	100%	\$ 25,999,281,068	100%	\$ 1,611,345	\$ 1,675,950	\$ 64,605
\$16,113 equals approx. 1% change in levy							
CVA Apportionment is based on information provided from the Ministry of Natural Resources and Forestry (2024 CVA)							



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Meeting Date: October 24, 2024
Report Date: October 2, 2024
Submitted by: Greg Wilcox
Item 7.6
Subject: Seasonal Trailer Age Restrictions

Recommendation:

That the Board of Directors acknowledges this report, dated October 2, 2024, and further approves the proposed changes to the rules regulating the age of seasonal campsite trailers.

Background:

For many years SCRCA has had a restriction on trailer age of seasonal campsites. Currently, our rule reads:

Trailers must be 20 years of age or newer and meet the approval of the CA superintendent.

In practice, the following has been implemented:

Seasonal trailers must be 20 years old or less. The Conservation Area Superintendent has discretion to allow trailers already in the campground to remain beyond 20 years old, if in good condition. Often trailers have been permitted to remain until that camper no longer occupies the campsite. Trailers in their 20th year have not been permitted to enter the seasonal campground or be sold on site and remain in the campground.

Age restrictions for trailers in seasonal campgrounds is common practice, both within other Conservation Authorities and private campgrounds. Twenty years is the most common age restriction in our area; however, some campgrounds are more restrictive.

Concerns with Older Trailers

Age restrictions for seasonal trailers are mainly due to safety concerns with aging propane, appliances, plumbing, and electrical systems. Additionally, it may be preferable to restrict trailer age to maintain park aesthetics.

Approximately, 15-20 years ago at Lorne C. Henderson Conservation Area, a death occurred due to a trailer fire. The trailer was older and was being renovated at the time. The cause of the fire was deemed to be electrical within the trailer.

When trailers age, the risk associated with the unit increases.

Proposed Change to Rules

The following proposed change would make our rules clearer, further reduce risk, and limit the superintendent's discretion:

- Trailers must be 15 years of age or newer and meet the approval of the Conservation Area Superintendent to enter the campground for seasonal camping. Trailers can be refused if they are not in good repair.
- Trailers must be 20 years of age or newer to remain in the campground, this can be extended to a maximum of 25 years old at the discretion of the Superintendent, based on the condition/appearance of the trailer.
- Existing campsite occupants are not permitted to sell their trailer "on site" if it is in its 20th year. All trailers being sold "on site" must meet the approval of the Superintendent and receive approval prior to sale.

SCRCA has a limited number of existing seasonal campers with trailers that would be 25 years or older. If this rule is changed to the proposed rule above, staff recommend providing two years to upgrade for existing campers with trailers more than 25 years old. All trailers would need to be compliant by the beginning of the 2027 camping season.

From: [Rebecca Archibald](#)
To: [SCRCA General Inbox](#)
Subject: RE; concerns with 20 year removal regulation
Date: Thursday, September 12, 2024 10:10:44 PM

Don & Rebecca Archibald

113 Vimy Crescent, Sarnia

N7S 1J8

September 2024

RE: Rule modification

General Manager and respected Board members

I am sending this on behalf of my husband and myself. We have a seasonal site at Warwick Campground (#42) and have been camping at Warwick for several years on 3 different sites! Every site we occupied was improved considerably at a substantial cost to us each time. I am aware that was our choice. However, seasonal campers who maintain and improve their properties also improves the campground as a whole!

We have been working on our 2005 fixer-upper park model trailer for three summers. We pretty much replaced 70% of the trailer (roof, deck, slide-outs, trim, panelling. Insulation, plywood, flooring, cupboards, vanity, sinks, toilet, bed, mattress, fridge, microwave, faucets... and the property! We are now being told that all that work was for nothing as we cannot sell our "like new" trailer next year as it will be twenty years old. We are being forced to sell now and pass this ridiculous regulation on to another buyer. Our retirement plan was to stay for another few years and enjoy all our hard work and then sell to travel.

There are trailers at Warwick that are less than fifteen years old and should be condemned due to mold and rot! Age should never be the issue; however, care and maintenance are essential! My husband and I spent last summer repairing a 'newer' trailer that was a mess!

In our opinion trailer (RV) should be based on the trailers condition and the regulation should state twenty-year limit (with exception). That way the superintendent can check the trailer over and decide whether the twenty-year regulation applies or not.

We welcome you (and Glenn) to visit our trailer to see the improvements. We would also like this suggestion to be reviewed at your next board meeting.

Yours Respectfully

Rebecca and Don Archibald

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Meeting Date: October 24, 2024 **Item** 7.7
Report Date: October 2, 2024
Submitted by: Kelli Smith, Tim Payne, Greg Wilcox

Subject: SCRCA Agricultural Strategy for the Operation and Management of Authority-Owned Agricultural Land

Recommendation:

That the Board of Directors approves the Agricultural Strategy including a shift in focus to a balance between revenue generation and environmental sustainability, and further approves the recommendations within.

Background:

The St. Clair Region Conservation Authority (SCRCA) owns approximately 1,195 acres of agricultural land, which is leased to tenants through 5-year lease agreements. Due to revenue constraints, the priority has been to maximize revenue on these lands, while less focus on sustainable farm management practices. To address this, SCRCA staff have drafted an Agricultural Strategy which provides information on the current issues and management activities on these agricultural properties and recommendations to ensure a balance of environmental sustainability and revenue generation moving forward.

With recent changes to the Conservation Authorities Act under section 21.1 (1) and (2) and prescribed through Ontario Regulation 686/21 Mandatory Programs and Services, the SCRCA is required to categorize all programs of the authority into three categories (Category 1, 2 and 3). The land management of the 25 agricultural properties fall under Category 1 (mandatory programs) eligible to be funded through general levy while the remaining three properties (with campgrounds) are categorized as Category 3, which the board agrees to support, and funds are self-generated.

Strategy Development:

Working closely with the Agricultural Committee consisting of three members of the Board (one being the Agricultural representative), staff reviewed and discussed various options and alternatives to the current management and operation of these properties. Key components derived from the strategy include:

- Identifying appropriate best management practices and developing minimum requirements to be met by tenant farmers
- Reviewing relevant farm business models
- Review and revisions of the Tender Process and Lease Agreement
- Identification of land for retirement or alternative uses to generate revenue

From this review and discussion, staff developed the following recommendations for the long-term management and strategic direction of the properties.

Recommendations:

Number	Recommendation
A-1	Recommended that SCRCA continue with the Tenant Lease business model.
B-1	Recommended that the SCRCA provide a list of minimum requirements that must be met by all future tenants as well as an incentive system to encourage the uptake of additional BMPs.
B-2	Recommended that potential tenants be required to maintain or improve pH and nutrients levels in the soil based on soil sample analysis provided by the SCRCA in the 4 th year of the lease term.
B-3	Recommended that staff promote open communication and be available to discuss any issues or concerns on the properties and determine where improvements can be made that benefit the land for current and future tenants.
C-1	Recommended the SCRCA research alternative land uses from traditional row cropping to determine the anticipated benefits and issues associated with each. One simple alternative for some of the properties is to convert much of the suitable area to pasture or hay lands. Staff to investigate and prioritize properties for systematic tiling.
D-1	Recommended the SCRCA pursue a phased approach of land retirement to minimize impact of revenue lost.
D-2	Recommended the SCRCA consider or acknowledge the potential shortfall in revenue between year 5 and 10 and further explore options to mitigate losses (which may include grants, levy, etc.)

Strategic Objectives(s):

Goal 3.9 Management of Authority Owned Lands

Financial Impact:

To understand the potential impacts of these recommendations and the overall change in management and operation of the properties, staff projected expenses and revenue over the next two rental terms (10 years). Rental rates were projected to have no significant change during the next two rounds of agreements and expenses were projected to increase 1.5-2% annually for inflation. At this projection, it is likely that the SCRCA will experience revenue short falls by year 5, with further losses possible by year 10.

Currently, a significant portion of revenue generated from the 25 agricultural properties is used to fund other Category 1 programs, thus reducing the levy impact for our municipal partners. Although it is the goal of staff to keep costs as low as possible by finding alternative ways to increase revenue where feasible, levy funds may be required in future years to address shortfalls in funding of Category 1 programs.



St. Clair Region Conservation Authority Agricultural Strategy

For the Management and Sustainability of Agricultural Lands owned by the St. Clair Region Conservation Authority

Executive Summary

General

This Agricultural Strategy has been developed to provide an overview of the lands owned by the St. Clair Region Conservation Authority (SCRCA) that support agriculture. This strategy provides information on the current issues and management activities on these properties and recommendations to maintain a balance of environmental sustainability and revenue generation. This strategy should be reviewed every ten years to make any necessary changes.

The SCRCA owns 28 properties (with agricultural activity) consisting of approximately 1197 acres of agricultural land. These properties consist of three conservation areas with campgrounds and 25 properties that were acquired as part of the construction and operation of the W. Darcy McKeough Dam and Floodway Diversion project. Many of the agricultural lands are made up of small fields and contain some fragile land that is less productive than prime agricultural land. All the 28 properties are leased to tenant farmers on 5-year lease agreements.

Objectives

The objectives of the SCRCA Agricultural Strategy are as follows:

1. Balance environmental sustainability and revenue
2. Generate revenue to support land management, property improvements, and staffing costs
3. Maintain and enhance the long-term health of the site's soil and vegetation
4. Showcase best practices and sustainable farming practices, be a leader in environmental stewardship.
5. Prevent the runoff of excess nutrients, including phosphorus, or sediment leaving the land and entering watercourses.
6. Identify alternative uses for areas on the properties which may include currently leased agricultural land sensitive to erosion/flooding

Long-term Management Direction

The SCRCA has been managing agricultural lands over the last 40 years through farm lease agreements with tenant farmers. Due to revenue constraints, the priority has been to maximize revenue on these lands, with minimal emphasis on sustainable farm management practices. Historically, staff have received push back from the farming community when promoting best management practices (BMPs) not practiced on our

own lands. As leaders in, and advocates of, agricultural stewardship and conservation in the region, it is key that the SCRCA alters the current focus of these agricultural lands away from achieving maximum revenue and aim to achieve a balance of revenue and sound environmental management of these properties. Although projects have been completed in the past to alleviate erosion and create habitat, more can be done to achieve sustainable farmland management and take a more proactive approach on these lands.

Through the development of the strategy, recommended BMPs will be identified and encouraged for uptake by farm tenants during their lease term. Staff will also review the current lease agreement and make recommendations which will require tenants to be more environmentally mindful by meeting minimum standards during their agreement. A short-term decrease in revenue may occur due to more restrictive conditions and minimum requirements that have financial implications on the tenant. However, it is expected, as tenants become accustomed to the minimum requirements and through implementation of these BMPs and sustainable practices, that in the long-term there will be improved fertility and soil health which may increase yields and revenue.

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Property 1, 2 and 3

Property 38

Property 39

Property 40

Property 56

Property 79 and 80 west

Property 79 and 80 East and 82 South

Property 82 North and 83 west

Property 83

Property 84

Property 91

Property 92 and 87

Property 95

Property 97

Property 97 east and 98

Property 101

Property 103

Property 103 and 105 (hayfields)

Property 111

Property 137 (hayfields)

Property 137 North

Property 138 and 140

A.W. Campbell Conservation Area

Lorne C. Henderson Conservation Area

Warwick Conservation Area

Introduction

Purpose

The purpose of the St. Clair Region Conservation Authority (SCRCA) Agricultural Strategy is to provide guidance on the management of the properties owned by the SCRCA that support agriculture. This strategy will address the current management practices and identify alternatives and improvements that will result in sound management of these properties and aim to balance revenue with environmental sustainability. This strategy should be reviewed every ten years by an internal committee, including staff and three members of the Authority Board of Directors (one being the Agricultural Representative), and be revised as necessary.

Background/History

The SCRCA owns 28 properties that have land used for agricultural production including three Conservation Areas (A.W. Campbell Conservation Area, L.C. Henderson Conservation Area, and Warwick Conservation Area) and 25 properties acquired in the 1980's as part of the construction and operation of the W. Darcy McKeough Floodway and Dam Diversion Project. Most of these lands are situated in St. Clair Township, a location known for relatively flat topography and silty clay soils. These properties lie along the north branch of the Sydenham River and its tributaries Black and Bear Creek. According to the Ministry of Agriculture, Food and Rural Affairs' business, agri-food and farm data profile for St. Clair Township, the predominant form of agriculture is row crop consisting of corn, soybean and wheat. Livestock farming is also occurring in the area but on a much smaller scale.

In recent years the focus for these agricultural properties has been to maximize revenue generation to offset the annual management and maintenance costs associated with the properties. Revenue from these lands also aids in the offsetting of costs for other departments and programs of the Authority.

Current Conditions

The current operation of the agricultural lands owned by the SCRCA has not changed much since the time of acquisition of these properties. The lands are rented to local farmers through a tender process with all inputs, planting and harvesting completed by the tenant. Routine and minor maintenance is implemented by the tenant with written permission by the authority. The Authority has generally completed larger projects like installing tile or repairing major erosion issues and installing buffers. In instances where it is necessary to take land out of production during the lease term the properties are reassessed, and the tenant lease rate adjusted for any loss in farmable acreage. Of the

28 agricultural properties, two are restricted to hay production or pasture. The remaining lands, at the discretion of the tenant, consist mainly of traditional cash crop rotations of corn, wheat and soybean, although a few are in hay and pastureland. In addition to the traditional row cropping, three properties house bee hives owned by Munro Honey and Meadery which are active on a similar 5-year agreement. Though this agreement does not generate revenue for the SCRCA, there are also no costs to the Authority for housing the bee hives. The properties provide a safe location for hives and are easily accessed by Munro for harvest. Bees also provide a valuable service to the farm community through the pollination of many crops.

The table below provides an overview of the 28 agricultural properties, including how much workable acreage, how they are rented (tendered or direct award), and a description of the fields and cropping practices. This table provides potential tenants and land managers with a snapshot in time of the properties. The table will be revised and updated as changes are made to these properties. It is noted that the SCRCA has no records of systematic tiling on any of these properties. There has been some sporadic tile installed on a few properties as part of erosion control infrastructure.

Property Access

The SCRCA allows public access to five of the twenty-eight agricultural properties. This includes three conservation areas, Nichols Memorial Forest (a portion of property 56), and Moore Wildlife Habitat Management Area. These properties have a variety of facilities including, at minimum, parking lots and trails. The SCRCA does not allow public access to the remaining 23 properties. Property access on these 23 properties is provided to farm tenants and hunters with valid permits from the SCRCA, both of which must hold valid liability insurance due to the nature of their activities. The concern with public access to these properties is public safety and risk associated with the public interacting with active farm machinery or hunters during designated seasons. Additionally, there is concern of damage or destruction of high value crops due to trampling, etc.

Table 1 Overview of the 28 agricultural properties owned by the SCRCA

Property	Area in Production	Tendered or Direct Award	Features, crop practice	Property Access
A.W. Campbell Conservation Area	87.5	Tendered	Clay Loam soils, small, disconnected fields, well drained, row crop, access through main roads into campground and western side of park	Public Access/No Hunting
Lorne C. Henderson Conservation Area	45.0	Tendered (recommend direct award)	Clay soils and bottomland, small fields mostly well drained, row crop, access to fields is across weir, through park's multi-use trail system or neighboring property	Public Access/No Hunting
Warwick Conservation Area	16.0	Tendered (recommend direct award)	Sandy loam soils, small field well drained, row crop, only accessible through the campground or through neighbouring property	Public Access/No Hunting
McKeough Outlet	18.5	Direct Award	floodplain lands, hay	No Public Access/No Hunting
McKeough Channel (bottom lands)	27.0	Tendered	floodplain lands, hay	No Public Access
McKeough Channel (top lands)	39.5	Tendered	hay	No Public Access
Property 1	26.0	Direct Award	small disconnected fields, well drained, row crop	No Public Access/No Hunting
Property 38	43.0	Tendered	lower half of the property lies within the floodplain, row crop	No Public Access
Property 39	44.5	Tendered	approximately half of the property is within floodplain, row crop	No Public Access/No Hunting
Property 40	28.5	Tendered	majority of the field is good quality farmland, with good drainage, row crop	No Public Access
Property 56	35.0	Tendered	Floodplain lands consisting of smaller acreages, row crop	Public Access

Property 79 west and 80 west	64.0	Tendered	Floodplain lands in Property 79, row crop	No Public Access
Property 79 east, 80 east and 82 south	68.0	Tendered	Floodplain lands in Property 79 east, 80 east and part of 82, row crop	No Public Access
Property 82 north and 83 west	92.0	Tendered	southern portion of Property 82 has significant fall and lies within the floodplain, erosion has been a concern, row crop	No Public Access
Property 83 East	38.0	Direct Award	majority of fields within the floodplain, slopes have experience erosion in the past, row crop	No Public Access
Property 84	23.0	Tendered	entirety of property within the floodplain, most southern field crosses over small tributary/oxbow, row crop	No Public Access
Property 91	28.5	Tendered	majority of field lies outside regulated area, some wet pockets on the field but field is tiled, row crop	No Public Access
Property 92 and 87	73.5	Tendered	all of property 87 is within the floodplain has been systematically tiled, Property 92 is largely outside the floodplain and regulated area, but the field has poor drainage in some locations, two small fields at the front of the property, row crop	No Public Access
Property 95	72.5	Tendered	majority of the property is well drained and lies outside of the floodplain, one small field is completely within the floodplain, row crop	No Public Access
Property 97	21.0	Tendered	floodplain lies on the northern half of the property, row crop	No Public Access
Property 97 east and 98	30.5	Tendered	majority of the fields are within the floodplain, row crop	No Public Access
Property 101	33.0	Tendered	over 3/4 of the fields are within floodplain and experience seasonal flooding, row crop	No public Access
Property 103	48.0	Tendered	field is tiled with good drainage, hay	No Public Access
Property 103 south and Property 105	99.5	Tendered	majority of the property is within the floodplain, property 105 has been successful pastureland and hay field	No Public Access
Property 111	46.0	Tendered	majority of the property is in floodplain, property contains small, disconnected fields, row crop	No Public Access

Property 138 and 140	33.5	Tendered	floodplain lands, hay	No Public Access
Property 137 hayfields	14.0	Direct Award	small fields land locked, hard to access, hay	No Public Access
Property 137	6.0	Direct Award	small field and land locked, row crop	No Public Access

Fragile Land

Many of the agricultural properties owned by the SCRCA are good examples of fragile land. Fragile land is described as land that is prone to water, tillage, or wind erosion and which may limit crop production and/or result in poor crop yields or loss due to the physical features such as steeply sloping land or poorly drained land and floodplains (Great Lakes Agricultural Stewardship Initiative, n.d.). Erosion results in the loss of topsoil and ultimately nutrients which make their way into the receiving watercourses. In addition to crop losses and poor crop yields erosion can also cause negative impacts to water quality and aquatic habitat. Another issue identified on these properties is the size and shape of some fields making access by modern farm machinery difficult. (reference)

Best Management Practices (BMPs)

As a leader in environmental stewardship and promoter of best management practices to improve soil health and reduce erosion on private lands, the SCRCA should ensure those same practices are being implemented on Authority owned lands as well.

Best management practices are cost-effective, practical actions that landowners and tenants can make to improve soil health and water quality while maintaining or enhancing agricultural production. Implementation of these practices will aid the SCRCA in meeting the objectives listed above. Each property owned by the SCRCA is different, as is each farm tenant, to account for these differences and to improve the soil health and water quality on these lands SCRCA staff, and members of the Agricultural Committee, have identified BMPs appropriate for these areas in the table below.

Table 2 BMPs to be considered for implementation on SCRCA property

BMP	Description
No-Till	Planting and growing crops with minimal disturbance to the soil, fields are left undisturbed from harvest to planting
Strip Till	The disturbance of soil remains in a narrow strip/row where crops are to be planted
Minimum Tillage	Some soil disturbance but significantly less than traditional plowing or tilling, maintains minimal soil inversion.
Cover Crops	Permanent cover on the land, crops planted pre-planting and post-harvest to prevent soil loss and bare soil. These are the most accepted BMP, are easily implemented and are best for managing phosphorus
Appropriate Crop Rotations	Planting a variety of crops in sequence to increase yields, improve soil structure and prevent disease and insects.
Delayed Haying	First cut is completed after July 15 th to protect ground nesting birds

Native Plantings	Buffers and retirement of slopes to prevent erosion and reduce nutrients entering watercourses
Erosion Control Structures	Structures to minimize and eliminate erosion from water or wind

Another best practice is the proper application of nutrient inputs to the soil. If nutrient inputs are not managed effectively, they can negatively impact both the farm tenant by loss of nutrients, and the environment, through algal blooms and reduced water quality in the adjacent watercourses and ultimately the Great Lakes. The SCRCA encourages the use of 4R practices and equipment modification to improve application of inputs. 4R practices focus on applying the right product (fertilizer) and the right rate, at the right time and the right place. 4R nutrient stewardship balances the goals of the farmer, industry and government to improve crop productivity and fertilizer efficiency while limiting negative impacts to the environment.

The next section provides information on how the SCRCA aims to implement changes to improve the long-term environmental sustainability on these lands.

Long-term Management and Strategic Direction

The SCRCA has been managing agricultural lands over the last 40 years through farm lease agreements with tenant farmers. During this time and due to revenue constraints, the priority for these properties has been to maximize revenue, and not prioritizing sustainable farm management practices, something the SCRCA has been criticized for by local landowners. To resolve this issue the SCRCA has developed the following objectives to improve the long-term management of these lands.

1. Balance environmental sustainability and revenue
2. Generate revenue to support land management, property improvements, and staffing costs
3. Maintain and enhance the long-term health of the site's soil and vegetation
4. Showcase best practices and sustainable farming practices, be a leader in environmental stewardship.
5. Prevent the runoff of excess nutrients, including phosphorus, or sediment leaving the land and entering watercourses.
6. Identify alternative uses for areas on the properties which may include currently leased agricultural land sensitive to erosion/flooding.

The following sections provide an overview of the current process and recommendations on the management and alternative activities that could be implemented by the SCRCA to meet these objectives.

A. Farm business models

Current

The SCRCA currently runs its farm business under the Lease agreement model with tenant farmers on the designated properties. In reviewing the current operation of these agricultural properties, it was recommended by the Agriculture Committee to review and consider alternative revenue sources and operations. Staff spoke with the Ontario Soil and Crop Improvement Association (OSCIA) and committee members to understand the pros and cons of alternative farm business models. Other business models reviewed include share cropping, and custom planting. The table below provides a breakdown of the benefits and impacts of the current and alternative business options for the SCRCA.

Alternatives

	Description	Pros	Cons
Lease Agreement with Tenant Farmer (current)	SCRCA enters 5-year lease agreement with tenant farmer. Tenant provides yearly rental/acre to SCRCA, all inputs and risk put on farm tenant	<ul style="list-style-type: none"> - Consistent revenue; same yearly rental for 5-year term - Hands off management and minimal time by staff - staff do not require farm expertise 	<ul style="list-style-type: none"> - Limited control over farm practices
Share Cropping	SCRCA enters share cropping agreement with farm tenant. Can either provide support for inputs or place it all on the tenant. Revenue is split between two partners at varying negotiated ratios.	<ul style="list-style-type: none"> - Provides opportunity for entry into farming when land is hard to access - Flexibility in involvement can either help with inputs or rely on tenant 	<ul style="list-style-type: none"> - Fluctuating revenue, no set rent - Unpredictable harvests - Increased risk - More involvement from staff

		- Responsibility for planting and harvesting falls to farm operator	
Custom Planting	SCRCA maintains control of what is planted, rotations, etc. Hires custom operator to plant, spray and harvest. SCRCA pays input costs and keeps all revenue from crops.	- Full control of what is planted and farm practices	- Take on all the risk - No control over time of planting or harvest - Would require full time staff to plan and coordinate with custom operators

Table 3 Types of Farm Business Practices

Recommendation

Although there are alternative business options to consider, at this time it is recommended that SCRCA continue with the Tenant Lease business model due to the increased staff time and risks associated with alternative models.

B. Tender Process and Lease

Current

Of the 28 agricultural properties owned by the SCRCA, 25 go up for tender on a 5-year cycle. The remaining 3 properties are directly awarded to the neighboring landowner under 5-year agreements due to the properties being landlocked and the neighbor having direct access. The SCRCA Agricultural tender process consists of advertising land for rent on the SCRCA website and through local media for a period of 21 to 42 days. Applicants submit a bid (\$/acre) for each property they are interested in renting. Applicants are urged to send tenders by mail to the SCRCA main office or by e-mail to the Administrative Assistant/Board Coordinator. Once the bidding period ends, the land managers review the bids and make recommendations to the Board of Directors on a successful tenant, the Board then makes a motion to either accept the recommendation or not. Once the successful bid is selected the tenant enters into an agreement with the SCRCA.

As previously discussed, the agricultural lands owned by the SCRCA are leased on 5-year agreements as prescribed in section 21 (d) of the *Conservation Authorities Act*

which gives the ability to lease for a term of five years or less land acquired by the authority. In 2015, the Board of Directors acknowledged a need to extend the lease length from three to five years. The longer lease period provides many benefits to the SCRCA and the tenant including financial security, appeases individuals looking to rent long-term, encourages better crop rotation, and instills a sense of pride and investment in the property. Another change occurred in 2020. SCRCA's practice prior to 2020 was to offer the first right of refusal to all tenants. The first right of refusal allowed the current tenant to match any bids received on the leased property. Following a Board motion in September 2020, the SCRCA no longer provides a first right of refusal to the existing tenant to maintain fairness for all tenderers. It is noted that although the highest bid is often accepted, the highest bid or any bid is not necessarily accepted.

As part of the current lease agreement the tenant is required to meet the following covenants to protect the land and resources within.

- To make all decisions with respect to growing crops in accordance with good farming practices.
- To comply with laws and regulations related to groundwater contamination, application of pesticides and commercial fertilizers and storage of hazardous materials/waste, and cultivation of crops.
- To be responsible for maintaining nutrient and pH levels on the land as mutually agreed upon with the SCRCA.
- To minimize damage to the land, soil erosion or compaction from farming practices.
- To not remove any naturally growing plants, trees or shrubs or negatively impact and fences, windbreaks, buffer, erosion control structures or earth berms.
- To keep all tile drains, and surface watercourses free of obstructions.

These requirements are broad in nature and do not provide any specific best management practices or conditions that may impact the general farm practices of the tenants. By providing only broad objectives, the tenant is left to interpret how best to meet these objectives which ultimately may or may not align directly with the goals of the SCRCA.

Alternatives

Since the SCRCA does not provide a very specific list of conditions or practices to ensure the sustainable environmental management of the properties, staff have developed the following alternatives.

Option 1

The first alternative would consist of the SCRCA providing a list of minimum requirements that must be met by all future tenants and a list of recommended Best

Practices. This minimum standard would be placed on each property and focus on the sustainable management of soil health, conservation, and improved water quality. An example of the minimum requirements and recommendations is provided in Appendix A. With a minimum standard in place, land managers would then look at the highest bid when choosing a successful tenant. This option would provide more specific conditions to be met but does not incentivize the adoption of BMPs above and beyond the minimum standard.

Option 2

The second alternative would consist of the SCRCA providing a list of minimum requirements that must be met by all future tenants as well as an incentive system to encourage the uptake of additional BMPs. As with the previous option, the focus will be on the sustainable management of soil health, conservation, and improved water quality. As part of the tender package a collection of additional BMPs would be listed that the tenant can choose to adopt. These additional BMPs would be given a score which would be combined with their bid value. An example of this is provided in Appendix B – Tender Package. This option rewards those who are willing to go above and beyond the minimum standard. It is noted however, that this option will require more review and follow-up from staff to ensure those additional BMPs are adopted during the agreement term.

Option 3

The third alternative would consist of either of the above alternatives with the added potential for the SCRCA to extend an agreement if they are satisfied with the current tenant and their practices to improve the environmental sustainability on the property. This would build a strong relationship between the SCRCA and the tenant. This option, however, also has concerns such as a perceived bias or showing favoritism, as the SCRCA is a public agency this is discouraged. Another concern with this option is that by negotiating an extension the SCRCA may fall behind the market rental rates and no longer see competitive bids.

Recommendation

The SCRCA aims to provide flexibility for our tenants and allow each farmer to use their own knowledge and expertise to select which BMP(s) they will implement to best meet their needs and the objectives of the SCRCA. It is recommended that the SCRCA proceed with Option 2 to achieve the best balance of revenue generation and uptake of environmental best practices.

It is noted that the SCRCA has been successful in obtaining grants for stewardship projects for many years and through various programs. When these grants are available, they should be discussed with tenants to assist in offsetting the costs of implementing BMPs.

To address nutrient inputs, it is recommended that potential tenants be required to maintain or improve pH and nutrients levels in the soil based on soil sample analysis provided by the SCRCA. It is therefore recommended that the SCRCA provide a soil sample analysis on a five-year basis (year 4 in the lease term) which would coincide with the end of the lease term and the next tendering process. This will provide future tenants with base information of the nutrients existing on the property and confirm with existing tenants whether they were able to maintain or improve the pH and nutrients within the soil during their term.

Communication with SCRCA staff and tenants will be critical to ensuring the best management practices are implemented and effective, it is therefore also recommended that staff promote open communication and be available to discuss any issues or concerns on the properties and determine where improvements can be made that benefit the land for current and future tenants. By improving the lines of communication, it is anticipated that stronger relationships will be formed aiding in the sustainable management of these properties.

C. Land Retirement, Improvement and Alternative Uses

As discussed, implementing BMPs is just one way the SCRCA can manage fragile agricultural land and ensure sustainability of the properties for the future. In some areas, BMPs may not be effective or may be too costly to implement. In these situations, land retirement should be considered as an alternative use of these areas.

The SCRCA has reviewed and analyzed each of the agricultural properties and highlighted areas that may benefit from land retirement or an alternative use. This review consisted of investigating each property through a physical inspection and review of aerial imagery. Staff then assessed each property and identified which areas would benefit from retirement. Retirement has been recommended to:

- “Square up” fields for the benefit of farm machinery/and or to improve habitat (10 acres).
- Repair erosion or install specific erosion control structures (10 acres).
- Remove land that remains wet for long periods affecting crop growth and yield (10 acres).
- Remove land that is difficult to access or has issues with access to the fields leading to damages, costly repairs or liability concerns for multi-use access lanes (45 acres).

Due to severe erosion and approval of grant funding 6 acres are anticipated to be retired immediately in the fall of 2024.

Table 4 Type of land retirement and the corresponding acreage

<i>Retirement Acreage Type</i>	
<i>Erosion Control</i>	4
<i>Field/Habitat Improvement “squaring up”</i>	10
<i>Access Issues</i>	45
<i>Flooding</i>	10
TOTAL	69

The retirement of land may also provide an opportunity to alter the current use of the acreage to something else that can either provide an alternate revenue source or improve the overall environmental and ecosystem benefits.

Alternative uses for consideration

- Cropping alternatives – taking land out of traditional row crop production and into a perennial grass, hay or forage crop may be more suitable to areas highly prone to flooding and erosion. Biomass crops such as switchgrass or specialty crops like hemp, orchards or nut trees could also be considered. More research into these alternatives is required.
- Guided Hunts – with much of the lands lying within the floodplain the creation of wetland ponds may be beneficial specifically to waterfowl. This could provide an opportunity for the SCRCA to rent out the lands to local guides for guided duck hunts. It is important to consider whether this would enhance or hinder the current hunting opportunities on the property.
- Naturalization – removing land from traditional row crop or hay and planting the area into trees or grassland habitat can be a major benefit to wildlife and the aquatic ecosystem but is an option that provides no revenue. This would not be an issue so long as the properties had minimal expenses. Natural areas may be eligible for programs such as the Managed Forest Tax incentive program or the Conservation Land Tax incentive program. These programs provide significant reductions to property taxes on these lands, though certain restrictions apply.
- Systematic Tiling –tile drainage of poor draining fields provides a variety of benefits including; more consistent crop yields, longer growing seasons, reduced plant stress, and reduced soil loss. This may also provide an opportunity for the SCRCA to investigate and trial controlled drainage where appropriate.

Recommendation

SCRCA staff have reviewed the aforementioned alternatives to cropping practices and land use to generate revenue, but it is noted that many more opportunities may be out

there, and new innovations are always coming forward that staff should continue to investigate the anticipated benefits and issues with appropriate options as they come up. One simple alternative for some of the properties is to convert much of the suitable area to pasture or hay lands. This is a reasonably cost effective alternative but relies heavily on producers who would require additional land for their own businesses. Rotational Grazing could be a viable option if the right tenant came along and was situated in the right location to benefit from these lands while also available to check the fences and pasture regularly. It is also recommended that staff investigate which properties would benefit from systematic tiling, this would alleviate drainage issues and potentially increase revenue for these properties in the future.

Financial Implications

With recent changes to the Conservation Authorities Act under section 21.1 (1) and (2) and prescribed through Ontario Regulation 686/21 Mandatory Programs and Services, the SCRCA is required to categorize all programs of the authority into three categories (Category 1, 2 and 3). The land management of the 25 agricultural properties fall under Category 1 (mandatory programs) eligible to be funded through general levy while the remaining three properties are categorized as Category 3, which the board agrees to support, and funds are self-generated.

The recommendations listed in previous sections propose a shift in current practice. This change will require time for implementation and may also have financial implications. Some of the financial implications include:

- Possible reduction in rental rate as tenants adjust to the management changes and implementation of minimum best management practice requirements on the properties
- Loss in revenue from proposed land retirement
- Increasing expenses (soil sampling program)
- Costs to implement erosion control works (often offset with grant funding)

The following section provides an overview of the revenue and associated expenses on these properties and how best the SCRCA can move forward to recover costs.

D. Cost Analysis

Staff have reviewed the revenue and expenses for the current rental term and provide the following analysis for the 25 properties listed as Category 1 Mandatory.

Revenue consists of two streams: land rent and hunting permit fees. Agricultural leases for the term 2021-2025 generate approximately \$200,000 in revenue annually. Five-year terms for lease agreements means revenue is generally fixed for that term. Hunting

permit fees generate between \$7k-\$10k annually, depending on the number of hunters. With the recommended shift in balance between revenue generation and environmental sustainability, there is a possibility that rental rates will remain stagnant or potentially see a small reduction in the next lease term.

To understand the potential impacts, staff projected revenue and expenses over the next two rental terms. Rental rates were projected to have no significant increase during the next two rounds of agreements. Expenses were projected to increase 1.5-2% annually for inflation. At this projection, it is likely that the SCRCA will experience revenue short falls by year 5. It is anticipated these shortfalls could be as high as \$25,000 by year 10. Additionally, if all proposed acreage is retired by year 10 the SCRCA could see an additional \$12,000 in revenue loss.

Currently, revenue generated from the 25 agricultural properties are used to fund Category 1 programs. This offsets what is required from the general levy to support SCRCA's Category 1 programs.

Recommendation

To minimize the impacts on the SCRCA the following phased approach and cost recovery options are recommended.

Phased Approach

Phase 1 – First five years (2026-2030)

- Revise lease agreement to include minimum requirements and incentivize the implementation of best management practices on properties
- Retire 6 acres due to immediate erosion concerns

Phase 2 – Second five years (2031-2035)

- Reassess lease agreement and adjust as necessary
- Review the recommended 52 acres of land for retirement and prioritize as necessity and budget permits.

As the phased approach will require a longer time to implement, the SCRCA should prioritize land retirement over a longer period to reduce the financial impact.

It is also recommended that the areas identified for retirement be reviewed to determine if alternative revenue streams can be achieved. As mentioned in previous sections, converting retired land to hay or pasture would ensure a consistent revenue stream though maybe less than with row crop. Tax programs like the Community Conservation Lands and Conservation Land Tax Incentive Program should be applied to when qualifying land is retired and naturalized.

Systematic tiling should also be phased into this approach on prioritized lands. Understanding that the initial costs to complete work of this nature are quite high there are programs available like the Tile Loan program administered by the local municipality that could be used to offset the initial cost. It is noted that the value of optimally tiled land is greater than non-tiled land which may lead to increased rental rates in the future.

It is the goal of staff to keep costs as low as possible by finding ways to increase revenue in other ways where feasible (i.e. grants and hunting permits). Levy funds may be required in future years to address shortfalls in funding for Category 1 programs. The projected shortfalls would require a 1%-2% increase in levy between years 5 and 10.

Conclusion/Recommendation

Through the strategy, the SCRCA will aim to achieve a balance of environmental sustainability and revenue generation. It is anticipated in the short term that there will be stagnant or decreasing revenue due to implementing minimum requirements that have financial implications for the tenant. However, it is expected, as tenants become accustomed to the minimum requirements and through implementation of the recommended BMPs and sustainable practices, that long-term, there will be improved fertility and soil health which may increase yields and revenue.

Number	Recommendation
A-1	Recommended that SCRCA continue with the Tenant Lease business model.
B-1	Recommended that the SCRCA provide a list of minimum requirements that must be met by all future tenants as well as an incentive system to encourage the uptake of additional BMPs.
B-2	Recommended that potential tenants be required to maintain or improve pH and nutrients levels in the soil based on soil sample analysis provided by the SCRCA in the 4 th year of the lease term.
B-3	Recommended that staff promote open communication and be available to discuss any issues or concerns on the properties and determine where improvements can be made that benefit the land for current and future tenants.
C-1	Recommended the SCRCA research alternative land uses from traditional row cropping to determine the anticipated benefits and issues associated with each. One simple alternative for some of the properties is to convert much of the suitable area to pasture or hay lands. Staff to investigate and prioritize properties for systematic tiling.
D-1	Recommended the SCRCA pursue a phased approach of land retirement to minimize impact of revenue lost.

D-2

Recommended the SCRCA consider or acknowledge the potential shortfall in revenue between year 5 and 10 and further explore options to mitigate losses (which may include grants, levy, etc.)

References

Great Lakes Agricultural Stewardship Initiative. (n.d.). *Fragile Land Retirement* [Fact sheet]. Upper Thames River Conservation Authority. <https://thamesriver.on.ca/wp-content/uploads/Fragileland-factsheet.pdf>

Appendix A – Proposed Minimum Requirements and Recommendations

Using identified BMPs, the SCRCA has developed a set of Minimum requirements that all tenants must meet and a list of recommended cropping practices which provide the tenant with more flexibility. By following the recommended practices described, it is anticipated that less than 3 tons/acre of soil will be lost annually, which is considered an acceptable level for most soils in Ontario as described in the Universal Soil loss equation.

Table 5 Minimum Requirements for all SCRCA Properties

Requirement	
Erosion Control Infrastructure	Water and sediment control basins and erosion control infrastructure on the property must be maintained as required and not damaged by farming practices.
Crop Rotation	No more than two years of corn or soybean in succession. A cover crop is required after wheat.
Tillage	To reduce the loss and movement of nutrients and topsoil, there shall be no fall tillage in the floodplain.
Buffers	A 3 m buffer along watercourses and Municipal Drains has been established and marked on each property and is not to be destroyed.

Recommendation	
Crop rotations	Maintain a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops
Cover crops	It is hoped that these fields will be managed with cover crops as much as possible. Cover crops are beneficial to all soils and slopes due to the inherent fact they hold onto the soil during the non-crop growing season, when southern Ontario experiences the heaviest amounts of precipitation and snow melt. Covering bare soil protects against both wind and water erosion and aid in building soil health.
Tillage	No-till after corn & soybeans. Mulch-till after wheat maintaining a minimum 30% crop residue on the soil surface after planting. Light incorporation of cover crop seed is acceptable.
Erosion Potential	Given the sloping nature of some fields, a very conservation-oriented management plan needs to be implemented to ensure minimal soil loss due to water erosion.

Appendix B – Tender Package

DRAFT

Tender

Agricultural Properties

**June
2025**



AGRICULTURAL PROPERTY TENDER

Instructions to Bidders

1. Tenders will be received by the St. Clair Region Conservation Authority, addressed to:

St. Clair Region Conservation Authority
205 Mill Pond Crescent
Strathroy, ON N7G 3P9
or
Emailed to
Ashley Fletcher afletcher@scrca.on.ca

Tender Bids will be held in confidentiality until the tender deadline.

2. Tenders shall be submitted using the tender bid form (Schedule E) in a sealed envelope clearly marked as to the contents as follows:

“2026 Tender for Agricultural Property”

3. Tenders will be received at the above-noted address no later than 12 o'clock noon (local) time **Monday, July 12, 2025**
-

4. **Schedule A -** Reference map identifying agricultural properties for rent by tender
Schedule B - Chart identifying all agricultural properties for rent by tender with corresponding lot/concession information and acreage to be used when completing Schedule E.
Schedule C - Sample agreement between SCRCA and successful bidder (does not include Section IV – Cropping & Tillage Requirements.)
Schedule D - Recommended cropping and tillage practices for specific property.
Schedule E - Bid form to be completed and returned.
-

5. Soil Sampling of each property was completed in 2024. A map of the sample points and a summary table of results for each property can be found under the Tender Package page on our website

www.scrca.on.ca/

The highest bid or any bid will not necessarily be accepted.

6. For more information or assistance, please contact the St. Clair Region Conservation Authority at 519-245-3710, Tim Payne at Ext. #224 for McKeough Upland Properties or Greg Wilcox at ext. #216 for Conservation Area Properties.

SCHEDULE “B”**Index of SCRCA Agricultural Properties****McKeough Properties (20)**

Identification	Lots	Concession	Township	County	Acreage	Site Description
McKeough Channel Hayfield (Bottom Land)	1-3	10	St. Clair Township - Sombra	Lambton	27	Clay loam soils dominate the 67 acres in the McKeough Floodway. The fields are relatively flat and can remain flooded for extended periods when the Dam is in operation.
McKeough Channel Hayfield (Top Land)	1-5	10	St. Clair Township - Sombra	Lambton	39.5	Clay loam soils dominate the 67 acres in top of the McKeough Floodway. The fields are relatively flat.
McKeough Property 38	13	12	St. Clair Township – Sombra	Lambton	43	Clay Soils and Bottomland floodplain, gently sloping field to the river. Wetland creation south of woodlot with grassed waterway outlet, secondary wetland to east of large wetland. Workable berms. Buffer established along river front.
McKeough Property 39	14	12	St. Clair Township - Sombra	Lambton	44.5	Clay soil and floodplain land adjacent to river. Municipal Drain runs north/south on the property dissecting the field, workable berms in low runs throughout property. Buffer established along river front.

McKeough Property 40	13,14	12	St. Clair Township - Sombra	Lambton	28.5	Tableland, predominately clay soils, several large ravines at top of slope towards river. Buffer established and should not be damaged.
McKeough Property 56	15	12	St. Clair Township – Sombra	Lambton	35	Clay soils area predominately within the floodplain. Gently sloping fields.
McKeough Property 79 West and 80 West	16	13	St. Clair Township - Sombra	Lambton	64	Clay soils and floodplain lands. Established wetlands on properties.
McKeough Property 79 East, 80 East and 82 South	16,17	13	St. Clair Township - Sombra	Lambton	68	Clay soils, floodplain lands, steep slope with gully erosion potential, berm and wetland erosion control protection in place. Grassed waterway in low water run.
McKeough Property 82 North and 83 West	18	13	St. Clair Township - Sombra	Lambton	92	Clay soils, floodplain in southern portion of the property, large berm system on steep slope towards the creek which has been buffered. Small wetland established adjacent to Black Creek, erosion protection and workable berms established to mitigate erosion.
McKeough Property 84	19	14	St. Clair Township – Sombra	Lambton	23	Clay soils and floodplain land, fields bisected by shallow intermittent watercourse
McKeough Property 91	19	14	St. Clair Township - Sombra	Lambton	28.5	Clay soils, tableland with steep slope towards creek, buffer established on property around top of slope to prevent further erosion.

McKeough Property 92 and 87	20	13, 14	St. Clair Township - Sombra	Lambton	73.5	Clay soils, southern field within floodplain, two small fields at northwest corner bisected by a Municipal Drain. Buffer established adjacent to Black Creek.
McKeough Property 95	21	14	St. Clair Township - Sombra	Lambton	72.5	Clay soils, one field within the floodplain, property slopes from McCallum line towards Black Creek. Buffers have been established along top of slope where required to reduce erosion
McKeough Property 97	22	14	St. Clair Township - Sombra	Lambton	21	Clay Soils, portion of the property within the floodplain, wetland established complete with overflow swale and tree planting
McKeough Property 97 East and 98	22	14	St. Clair Township - Sombra	Lambton	30.5	Clay soils, habitat enhancement projects on site, access to eastern and northern fields through low flow crossing on Black Creek. Buffers established at top of slope and along Creek. Properties most suitable to a hay or forage crop.
McKeough Property 101	23	14	St. Clair Township - Sombra	Lambton	33	Clay soils, northern portion of property within floodplain, area most vulnerable to flooding planted to trees and shrubs. Buffer has been established. Old barns on site not suitable for use.
McKeough Property 103	24	14	St. Clair Township - Sombra	Lambton	48	Clay soils, relatively flat land, two large gullies on western side of property have been buffered to prevent further erosion, some field tile on property to move standing

						water.
McKeough Property 103 and 105 Hayfields	24, 25	14	St. Clair Township – Sombra	Lambton	99.5	Clay soils dominate the 99.5 acre fields with some bottom lands. The fields are gently sloping. Two small watercourses intersect the field north along Brigden Road.
McKeough Property 111	25	13	St. Clair Township - Sombra	Lambton	46	Clay soils most fields within floodplain, small fields. Most southern field accessed by the southern boundary access lane.
McKeough Property 138 and 140	13	1	St. Clair Township – Moore	Lambton	33.5	Clay soils and floodplain, gently sloping.

Conservation Areas (3)

Identification	Lots	Concession	Township	County	Acreage	Site Description
A. W. Campbell	23 Pt Lt 1 Lt 2-4	6 11	Brooke-Alvinston/South-west Middlesex	Lambton/ Middlesex	87.5	Clay loam soils, small fields, relatively flat, access through main roads into campground and western side of park.
L.C. Henderson	7-8	10	Enniskillen	Lambton	45	Clay soils and bottomland, small fields mostly well drained, access to fields is through park's multi-use trail system or neighboring property
Warwick CA	10-11	1 SER	Warwick	Lambton	16	Sandy loam soils, small land locked fields well drained and flat, access through neighboring property or through campground

Table 1 outlines the minimum tillage, cropping and other best management practices **required** to meet minimum soil erosion objectives for the property. Table 2 provides a list of recommended tillage and cropping practices to consider for the property. By following the practices described, less than 3 tons/acre of soil is anticipated to be lost annually, which is considered an acceptable level.

Tenants are encouraged to develop their own management plan including crop rotations, tillage, cropping directions and support practices such as strip cropping, to minimize soil erosion based on the information provided. The tenant is responsible for ensuring the entire tillable area is used for crop production during the term of the lease.

Table 1 Minimum Requirements

	Requirement
Erosion Control Infrastructure	Water and sediment control basins exist on some of these leased farms and must be maintained as required and not damaged by farming practices.
Crop Rotation	Two years of beans or corn in succession is not acceptable. A cover crop is required after wheat.
Tillage	To reduce the loss and movement of nutrients and topsoil, there should be no fall tillage in the floodplain.
Buffers	A 3 m buffer along watercourses and Municipal Drains has been established and marked on each property and is not to be destroyed.

Table 2 Recommended Cropping and Tillage

	Recommendation
Crop rotations	Maintain a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops
Cover crops	It is hoped that these fields will be managed with cover crops as much as possible. Cover crops are beneficial to all soils and slopes due to the inherent fact they hold onto the soil during the non-crop growing season, when southern Ontario experiences the heaviest amounts of precipitation and snow melt. Covering bare soil protects against both wind and water erosion and aid in building soil health.
Tillage	No-till after corn & soybeans. Mulch-till after wheat maintaining a minimum 30% crop residue on the soil surface after planting. Light incorporation of cover crop seed is acceptable.
Erosion Potential	Given the sloping nature of some fields, a very conservation-oriented management plan needs to be implemented to ensure minimal soil loss due to water erosion.

2026 BID FORM - AGRICULTURAL PROPERTY

(To be returned in a sealed envelope or Scanned and Emailed)

McKeough Properties	Acreage	\$/acre/ year
McKeough Channel Hayfield (Bottom Land)	27	
McKeough Channel Hayfield (Top Land)	39.5	
McKeough Property 38	43	
McKeough Property 39	44.5	
McKeough Property 40	28.5	
McKeough Property 56	35	
McKeough Property 79 West & 80 West	64	
McKeough Property 79 East, 80 East & 82 South	68	
McKeough Property 82 North & 83 West	92	
McKeough Property 84	23	
McKeough Property 91	28.5	
McKeough Property 92 & 87	73.5	
McKeough Property 95	72.5	
McKeough Property 97	21	
McKeough Property 97 East & 98	30.5	
McKeough Property 101	33	
McKeough Property 103	48	
McKeough Property 103 & 105 Hayfield	99.5	
McKeough Property 111	46	
McKeough Property 138 & 140	33.5	

Conservation Areas	Acreage	\$/acre/ year
A.W. Campbell Conservation Area	87.5	
Lorne C. Henderson Conservation Area	45	
Warwick Conservation Area	16	

Property Location (from Schedule "B")

SCHEDULE "E"2

2026-2030 Anticipated Farm Plan (to be returned in a sealed envelope)

Tender deadline: Friday, September 25, 2025 by 12:00 pm

Please Fill out and submit with your bid. One Anticipated Farm Plan must be submitted for each property bid. For additional copies please see our website: www.scrca.on.ca/

Cropping and Tillage Practices

Schedule "C" outlines the minimum cropping, tillage and other best management practices to minimize the soil loss on the property. You are encouraged to develop your own management plan for review and consideration during the tenant selection process. The following criteria are weighted below with a total of 20 points available to be added to your cash bid. The total cash bid and points will be used to select the successful tenant. In the event of a tie the bid with the highest point score will be awarded. If the point scores are a tie, priority will be given to the previous tenant. If neither bid is a previous tenant and the scores and cash bid are a tie priority will go to the bid with the earliest submission date.

Tillage (check most accurate) /6

- Plough (0) Minimum Tillage (2) Strip Till (4) No Till (6)

Cover Crops (check most accurate) /6

- None (0) once in 5 year term (2) Two to three times in 5 year term (4) More than three times in 5 year term (6)

Inputs (check most accurate) /5

Do you have a Nutrient Management Plan that follows the 4R's?

- Yes (3) No (0)

Will you seek and use advice from an accredited professional? (i.e. CCA, Agronomist, P.Ag)

- Yes (2) No (0)

If yes, please indicate: _____

Proposed Crop Rotation /3

2 Crops (0)

3+ Crops (3)

Details:

Additional Comments:

Highest tender not necessarily accepted

If you require any further information contact Tim Payne, Manager of Forestry 519-245-3710 ext. 224 or email tpayne@scrca.on.ca or Greg Wilcox, Manager of Conservation Areas ext. 216 or email gwilcox@scrca.on.ca

Name:

Address:

Telephone:

Property:

Signature:

Date:

Personal information on this form is collected under the authority of the Conservation Authorities Act 18 (1) and will be used only for the purposes of agricultural property tenant selection process. Questions about this collection of personal information should be directed to: General Manager, St. Clair Region Conservation Authority, 205 Millpond Crescent, Strathroy, Ontario, N7G 3P9. 519-245-3710.

Appendix C – SCRCA Lease Agreement

DRAFT

ST. CLAIR REGION CONSERVATION AUTHORITY
FARM LEASE AGREEMENT FOR CASH RENTAL (2026 – 2030)

THIS LEASE made this 1st day of January 2026.

BETWEEN:	HEREINAFTER CALLED THE "Tenant"
AND:	THE ST. CLAIR REGION CONSERVATION AUTHORITY HEREINAFTER CALLED THE "Landlord"

IN CONSIDERATION of the rents, covenants and agreements contained in this Lease, and in the spirit of mutual understanding and security, the parties to this agreement (this "Lease") agree as follows:

1. LEASED PROPERTY

- 1.1 The Landlord hereby leases to the Tenant the workable acreage of the property known municipally or legally described as _____ (the "**Property**"), such workable acreage of the Property to be referred to herein as the "**Leased Property**" as more fully described in Schedule "**A**" attached hereto.
- 1.2 Notwithstanding anything to the contrary in this Lease, the Landlord shall have the right to amend the size and dimensions of the Leased Property from time to time with reasonable notice to the Tenant in order to create buffer strips, grassed waterways, for reforestation purposes, or other reasons in the Landlord's sole discretion, and Schedules "**A**" and "**C**" shall be adjusted accordingly to the date of such alteration.
- 1.3 The Tenant acknowledges that that some or all the Leased Property is or may be located within a flood plain. The Landlord is not responsible for any damages or loss to crops because of flooding. Flooding may occur as a result of natural high water, precipitation, snow melt, or the activation of the Darcy McKeough Dam under the Provincial guidelines for operation;

2. TERM OF THE LEASE

- 2.1 This Lease will be in force for a term of (5) years beginning on the 1st day of January 2026.
- 2.2 This Lease will end on the 31st day of December 2030, or when the final crop has been harvested in 2030, or unless terminated in accordance with the provisions of this Lease.

3. RENT

- 3.1 The Tenant shall pay to the Landlord, during each year of the term, rent for the Leased Property in accordance with the Rental Formula, as set out in Schedule "C".
- 3.2 The Rent shall be exclusive of property taxes, which shall be the responsibility of and paid by the Landlord.

4. LANDLORD'S REPRESENTATIONS AND WARRANTIES

- 4.1 The Landlord makes no representations or warranties regarding the Leased Property, nor does the Landlord represent or make any warranties that any of the land which is the subject of this Lease is cultivated and/or suitable for farming. The Tenant acknowledges that it relies upon its own estimate and judgment and the Tenant agrees to accept the Leased Property "as is".

5. COVENANTS

- 5.1 The Landlord and the Tenant covenant and agree as set out in Schedule "B" as attached hereto.
- 5.2 The Tenant covenants and agrees that all covenants, representations, and warranties of the Tenant as represented to the Landlord in the tender process, if any, shall remain binding on the Tenant, and that the information provided in Schedule E of the St. Clair Region Conservation Authority tender package, being the "Management Plan" shall form part of this Lease and shall remain binding on the Tenant. The "Management Plan" is attached hereto this Lease as Schedule D.

6. ALTERATIONS BY TENANT

- 6.1 The Tenant may from time to time at its own expense make changes, additions, and improvements to the Leased Property to better adapt the same to its business, provided that any change, addition or improvement shall be made only after obtaining written consent of the Landlord, which consent may be withheld at the Landlord's discretion. If the Landlord's consent is provided the Tenant shall carry out such work in a good and workmanlike manner. The Tenant shall pay promptly when due all costs for work done or caused to be done by the Tenant to the Leased Property which could result in any lien or encumbrance on the Landlord's interest in the property and shall keep the title to the property and every part thereof free and clear of any lien or encumbrance.

7. TERMINATION

7.1 Termination by the Landlord

Upon the occurrence of any of the following events:

- (i) the Tenant fails to pay any Rent or other sums due hereunder when due, and such Rent or other sums are not paid within ten (10) business days after notice is given by the Landlord of such non-payment.
- (ii) the Tenant fails to observe, perform and keep each and every of the covenants, agreements and conditions herein contained to be observed, performed and kept by the Tenant and persists in the failure after ten (10) business days' notice by the Landlord requiring the Tenant to remedy, correct, desist or comply such default;

The Landlord may, at its option, and in addition to and without prejudice to all rights and remedies of the Landlord available to it either by any other provision of this Lease or by statute, equity, or the common law:

- (i) terminate this Lease by giving the Tenant thirty (30) days prior written notice of the termination, and the Landlord shall be entitled to the full amount of the current year's Rent which shall immediately become due and payable; and/or
- (ii) without notice or any form of legal process, forthwith re-enter upon and take possession of the Leased Property or any part thereof in the name of the whole and re-let the Leased Property or any part thereof on behalf of the Tenant or otherwise as the Landlord sees fit,

provided that, if the Tenant has planted crops on the Leased Property at the time of such Termination, the Tenant shall be entitled to, within a reasonable period after termination of this Lease and no later than the end of the current calendar year, re-enter upon the Leased Property to harvest such crops, provided that the Tenant shall provide proof of insurance to the satisfaction of the Landlord and shall indemnify and save harmless the Landlord in respect of any damages to person or property arising from the harvesting of such crops,

and the Tenant shall pay to the Landlord forthwith upon demand all expenses of the Landlord incurred in re-entering, terminating, re-letting, collecting sums due or payable by the Tenant or realizing upon assets seized including tenant inducements, leasing commissions, legal fees on a solicitor and client basis and all disbursements and the expense of keeping the Leased Property in good order, and preparing the same

for re-letting.

8. INDEMNITY

- 8.1 The Tenant hereby releases, indemnifies, and completely holds harmless the Landlord, its board members, employees, legal counsel, agents, foundation, and contractors from and against:
- (a) Any suits, judgments, claims, demands, expenses, actions, causes of action, duties, assessments, fees, penalties, liabilities, losses, and costs.
 - (b) Any breach, violation or non-performance of any covenant, condition or agreement in this Contract set forth and contained on the part of the Tenant to be fulfilled, kept, observed, and performed; and
 - (c) Any loss, damage or injury to any person or property, and for any and all liability, including direct, indirect, special or consequential damages that are not caused directly by breach of contract or negligence of the Landlord, including without limitation any damages caused by or arising from culverts, tile, toxic chemical applications, etc.
- 8.2 This indemnification by the Tenant shall survive the termination of this Lease.

9. GENERAL

- 9.1 Relationship of the parties
- (a) The parties hereto expressly disclaim any intention to create, and nothing in this Lease shall be deemed to create a partnership or joint venture between them and neither of the parties hereto shall have any authority to act for or to assume any obligation or responsibilities on behalf of the other except as otherwise expressly provided herein.
- 9.2 Incoming Tenant
- (a) An incoming tenant, purchaser, or the Landlord shall have the right to enter upon the Leased Property to examine, inspect, and show the Leased Property.
- 9.3 Landlord's Right of Inspection
- (a) The Landlord or the Landlord's agents or employees may enter the Leased Property to inspect the condition of the Leased Property at any time.
 - (b) If repairs or amendments are required to be made or performed to or on the Leased Property, the Tenant shall make the necessary repairs or amendments within one (1) month of receiving written notice from the

Landlord.

9.4 Access to the Leased Property

- (a) The Landlord may authorize agents, staff, or outside contractors to enter onto the Property, which includes the Leased Property and any non-leased portions of the Property, for the purpose of scientific research, observations, or land management planning, without notice to the Tenant. The Landlord shall assume responsibility for the conduct of such persons accessing the Property and shall take reasonable steps to ensure that such persons shall be respectful of the Tenant's rights and property and the Tenant's crops, if any. In the event such persons cause any damage to the Tenant's property/crops or the Leased Property, the Tenant shall provide notice thereof to the Landlord, who shall take reasonable steps to remedy such damage or compensate the Tenant for such loss.
- (b) The Tenant acknowledges that the Landlord authorizes hunting on all of its properties through a permit process. Only those with a permit may hunt on lands owned and operated by the Landlord. The Landlord shall notify all hunters not to enter onto the workable acres of the Property when crops are planted or to otherwise impact the Leased Property in a negative manner, but the Tenant acknowledges that all hunters are responsible for their own actions and that the Landlord is not responsible for damage to the Leased Property or to the Tenant's property or crops caused by the actions of permitted hunters.

9.5 Assignment and Subletting

- (a) The Tenant shall not assign or sublet it's interest in this Lease, or any part of his interest in this Lease, nor grant any license or part with possession of the Leased Property or transfer any other right or interest under this Lease without the Landlord's prior written consent. Consent to such assignment shall be at the Landlord's sole discretion, and if consent is provided, the Tenant shall nevertheless remain responsible to the Landlord for any default of the assignee during the Term of the Lease.

9.6 Liens

- (a) The Tenant shall, immediately upon demand by the Landlord, remove or cause to be removed, and thereafter institute and diligently prosecute any action pertinent thereto, any builders' or other lien or claim of lien noted or filed against or otherwise constituting an encumbrance on any title of the Landlord. Without limiting the foregoing obligations of the Tenant, the Landlord may cause the same to be removed, in which case the Tenant shall pay to the Landlord forthwith, the cost thereof, including the Landlord's complete legal costs on a solicitor-client full indemnity basis.

9.7 No Transfer on Bankruptcy

- (a) Neither this Lease nor any interest of the Tenant herein nor any estate hereby created will pass or ensure to the benefit of any trustee in bankruptcy or any receiver or any assignee for the benefit of creditors of the Tenant or otherwise by operation of law.

9.8 Renewal

- (a) The Term of this Lease may be extended by mutual agreement of the Landlord and the Tenant. Any agreement to extend the Lease must be made in writing and be subject to the same terms and conditions herein, except as may otherwise be agreed in writing between the parties executing such renewal agreement.

9.9 Landlord and Tenant Definitions

- (a) The terms "Landlord" and "Tenant" shall include their heirs, executors, administrators, successors, and approved assigns in the singular or plural number, and all the covenants shall be construed as being joint and several.

9.10 Ontario Law Applies

- (a) This Lease shall be governed by and construed in accordance with the laws of the Province of Ontario and the parties hereto hereby submit to the jurisdiction of the Courts in the Province of Ontario.
- (b) The Tenant agrees to comply with all federal, provincial, and municipal laws, all provisions of the Conservation Authorities Act (RSO 1990) and amendments thereto and any regulations, by-laws, and amendments in force from time to time and all rules, including all rules, regulations, by-laws, and policies of the Landlord or any government agency pertaining to conservation lands or St. Clair Region Conservation Authority owned lands.

9.11 Notice

- (a) Any demand, notice, direction, or other communication to be made or given hereunder (in each case, "**Communication**") shall be in writing and shall be made or given by personal delivery, by courier, by facsimile transmission, email, or sent by registered mail, charges prepaid, addressed as follows:

Landlord: St. Clair Region Conservation Authority
 205 mill Pond Crest., Strathroy, ON N7G 3P9
 P: 5419-245-3710 ext. 224 F: 519-245-3348

Email: tpayne@scrca.on.ca

Tenant: _____

FBR #: _____

Grower Pesticide Safety Certificate #: _____

or to such other address, email address, or facsimile number as any party may, from time to time, designate in accordance with this Section.

- (b) A Communication will be considered to have been given or made on the day that it is delivered in person or by courier, or the day it is sent if by email, or sent by facsimile or, if mailed, seventy-two (72) hours after the date of mailing. If the postal service is interrupted or substantially delayed, any Communication may only be delivered in person or by courier, email, or sent by facsimile.

9.12 Amendments to the Lease

- (a) No alteration or amendment of this Lease shall take effect unless the same is in writing, duly executed by each of the parties in the same manner as this Lease.

IN WITNESS WHEREOF the parties hereto have hereunto affixed the signatures of their duly authorized officers together with their Corporate Seals.

Signed and Agreed
By:

The St. Clair Region Conservation Authority

, Chair of the Board

Ken Phillips, General Manager

, Tenant

SCHEDULE "A"
**LEASED PROPERTY
DESCRIPTION**

Address		
Lot	Concession	
Municipality/ Township	Chatham Kent	Geographic Twp.
Municipal Roll No.		
Total Acreage	Acres	
Workable/Leased Acreage	Acres	
Soils Results fall 2024		
Access:		

Map Location

SCHEDULE "B"

COVENANTS**1. LANDLORD'S COVENANTS**

The Landlord covenants and agrees with the Tenant:

1.1 General

- (a) to pay all mortgages against the Leased Property, if any.
- (b) for quiet enjoyment of the Leased Property, subject to the Landlord's rights of inspection and access as set forth in the Lease; and,
- (c) to observe and perform all the covenants and obligations of the Landlord herein.
- (d) That where land is taken out of agricultural production for the establishment of buffer strips, grassed waterways, reforestation or other reasons, the Landlord will make the appropriate acreage/rental fee adjustments.

2. TENANT'S COVENANTS

The Tenant covenants and agrees with the Landlord:

2.1 Operation and Maintenance of the Leased Property

- (a) Use of the Leased Property
 - (i) to use the Leased Property only for the purpose of farming legal crops on the Land and any and all uses ancillary thereto;
 - (ii) not to allow any public use of the Leased Property without the written consent of the Landlord, which consent may be unreasonably withheld;
 - (iii) not to build any structure, barn, shed, fuel storage facility, or permanent feed storage facility on the Leased Property without the written consent of the Landlord;
 - (iv) to not discharge a firearm or archery equipment or to hunt or give permission to hunt on the Leased Property; and
 - (v) to keep all gates closed and locked if required to prevent unauthorized vehicle access to the Leased Property.

(b) Farming Practices

- (i) Unless otherwise stated in this Lease, to make all decisions with respect to growing crops on the Leased Property in accordance with good farming practices and in accordance with the provisions of this Lease.

(c) Farming Costs

- (i) to be responsible for the payment of all the costs and expenses associated with the Tenant's obligations hereunder directly to the appropriate party as they come due and, at the Landlord's request, to provide the Landlord with copies of receipts or other proof acceptable to the Landlord that such costs have been paid.

(d) Resource Protection

- (i) to comply with present and future laws, regulations and orders relating to the occupation or use of the Leased Property which shall include, but not be limited to, all activities related to groundwater contamination, the application of pesticides and commercial fertilizers, the cultivation of crops and the compliance thereof, and the storage and/or disposal of any hazardous waste.
- (ii) to be responsible for maintaining or improving the nutrient and pH levels on the Land based on the supplied soil sample results.
- (iii) to do what is reasonably necessary to control soil erosion and to abstain from any practice which will cause damage to the Land.
- (iv) to not remove sand, gravel, topsoil, or minerals from the Leased Property.
- (v) to not remove any naturally growing plants, trees, or shrubs from the leased lands.
- (vi) to not cut, trim or remove trees from the leased property or burn crop residue without written permission from the Landlord. Any injury or destruction of trees without written permission will be compensated for by the Tenant at a rate of \$200.00 per tree.
- (vii) to not permit or allow the accumulation of any waste material, debris, refuse or garbage on the Leased Property.
- (viii) to not allow any site contamination such as, but not limited to, chemicals, oil spills, hydrocarbons, or any other waste materials on the Leased Property or adjacent water bodies.

- (ix) to not apply or store Bio Solids to or on any lands rented,
 - (x) to apply manure only in compliance with the following: Manure may be applied to the fields if the rates are within soil/crop needs. For liquid manure application, 3,000 gal/ac is generally considered maximum allowable rate. Liquid manure must be applied using a land injection system. Solid manure must be incorporated within 24 hours. All manure applications must have approval from the SCRCA prior to application. All manure application must as a minimum meet provincial guidelines as set out in the nutrient management act including 3-meter buffers adjacent to open watercourses and surface inlets, and manure not being applied to frozen or snow-covered land, or due to other conditions where there may be overland flow prior to incorporation.
 - (xi) to maintain all existing fences, tile, and ditches to the standard of a prudent owner;
- (e) Pesticides and Herbicides
- (i) to perform all acts required in compliance with any Act, Regulations, or By-Laws with respect to weed and insect control.
 - (ii) to store, use, and dispose of agricultural chemicals, including pesticides, herbicides, and fertilizer, in accordance with label directions and federal, provincial, and municipal legislation and recommendations.
- (f) Fences, Buffers, Windbreak Improvements
- (i) to leave an undisturbed width of 3-meter buffer strip consisting of grasses and clover alongside any municipal drain and other watercourses.
 - (ii) to not negatively impact any fences, windbreaks, buffers, erosion control structures, and earth berms, without written consent from the Landlord. Any damage or negative impact by the tenant will be repaired by the Landlord and expensed to the Tenant over and above the Lease price of the lands and,
 - (iii) to leave an undisturbed width of 3-meter buffer strip of grasses and clover alongside any municipal drain and other watercourses. Any damage or negative impact by the tenant will be repaired by the Landlord and expensed to the Tenant over and above the Lease price of the lands.
 - (iv) to always keep the mouths of all underdrains on the Leased Property open and free from obstruction and in good running order

during the Term and will not suffer or permit such drains or the watercourses in any open ditches on the Leased Property, to become obstructed, but will keep them free and clear for the escape of the water flowing therein.

2.2 Insurance

(a) Property Loss and Liability Insurance

- (i) The Tenant shall maintain comprehensive general liability insurance applying to all operations of the Tenant and against claims for bodily injury, including death, and property damage or loss arising out of the use or occupation of the Leased Property and against any liability to third parties arising from or in relation to the Tenant's use or occupancy of the Leased Property, in at least the amount of Two Million (\$2,000,000.00) Dollars combined single limit. This policy of insurance shall contain the provision that it shall not be cancelled without the insurer providing the Landlord thirty (30) days' written notice stating when such cancellation shall be effective. The policy shall name the Landlord as additional insured Evidence satisfactory to the Landlord of such policy of insurance shall be provided to the Landlord upon request.

2.3 General

- (a) to pay all of the costs and expenses associated with the Tenant's obligations hereunder directly to the appropriate party as they come due and shall, at the Landlord's request, provide the Landlord with copies of receipts or other proof acceptable to the Landlord that such costs have been paid. If the Tenant fails to perform any obligation under this Lease or to pay any costs and expenses as set out herein, the Landlord may at its sole option and discretion, on seven (7) days written notice to the Tenant, perform such obligation or pay such amounts on behalf of the Tenant and the Tenant shall forthwith upon receipt of an invoice therefor reimburse the Landlord for the cost of such action or the amount of such payment;
- (b) not to do, omit to do or permit to be done anything which will cause or shall have the effect of causing the cost of the Landlord's insurance in respect of the Leased Property to be increased at any time during the Term or any policy of insurance on or relating to the Leased Property to be subject to cancellation.
- (c) to agree that the Landlord shall not be responsible for personal injury or property damage that the Tenant or the Tenant's invitees, agents, or guests may suffer or sustain by reason of the use of the Leased Property whether arising by reasons of negligence or otherwise.

- (d) to observe and perform all the covenants and obligations of the Tenant herein.

SCHEDULE "C"**RENTAL FORMULA AND
SCHEDULE**

Unit Price: \$000.00 per acre x 000 acres = \$00,000.00

Hst = \$0,00.00

Annual payment of \$00,000.00

Payment Schedule:

Payment 1. Invoice issued June 1st of every year of the agreement in the amount of \$00,000.00

Payment 2. Invoice issued November 2nd of every year of the agreement in the amount of \$00,000.00

SCHEDULE "D"**Agreed Upon Management Plan for Rental Term**

Meeting Date: October 24, 2024
Report Date: October 2, 2024
Submitted by: Greg Wilcox

Item 7.8

Subject: Community Sport and Recreation Infrastructure Fund Application

Recommendation:

That the Board of Directors acknowledges this report dated October 2, 2024 and further direct staff to submit an application to the Ontario Community Sport and Recreation Infrastructure Fund with a total estimated project cost of up to \$600,000 with estimated eligible expenses of up to \$560,000.

Background:

The Community Sport and Recreation Infrastructure Fund (CSRIF) provides funding to municipalities, Indigenous communities, non-profit organizations and (for new builds only) for-profit organizations through two program streams for projects that:

- repair or upgrade existing sport and recreation facilities (Stream 1)
- build new and transformative sport and recreation facilities (Stream 2)

This funding program from the Province of Ontario provides up to 50% of eligible project costs for successful applications.

SCRCA Aging Recreational Infrastructure:

SCRCA has aging basketball courts at each of A.W. Campbell, L.C. Henderson, and Warwick Conservation Areas. Each court consists of a small concrete pad, and two basketball nets.

The existing infrastructure:

- has concrete surface defectives including cracks, heaving, unlevel surfaces, ponding
- old basketball nets that don't extend far enough into court creating trip hazards
- is small and generally better suited for younger players
- courts are either 20'x40' or 24'x36'

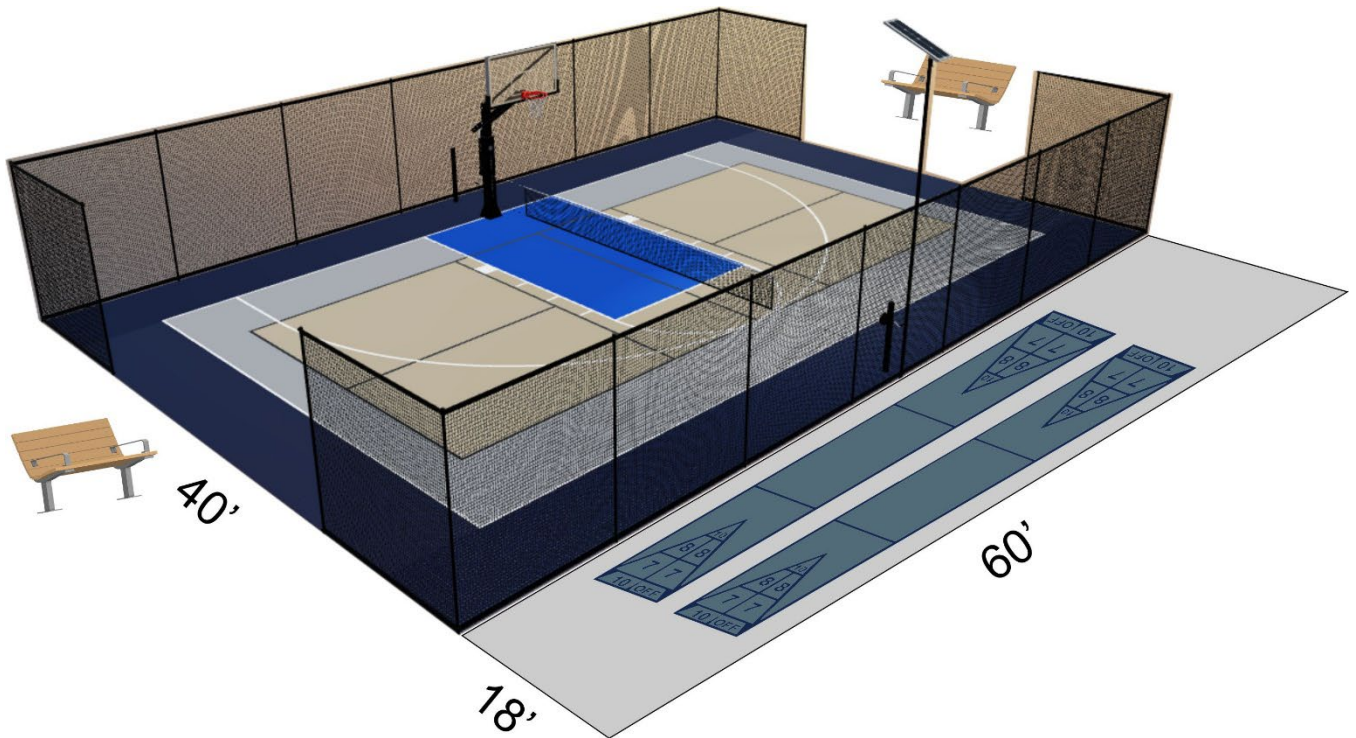
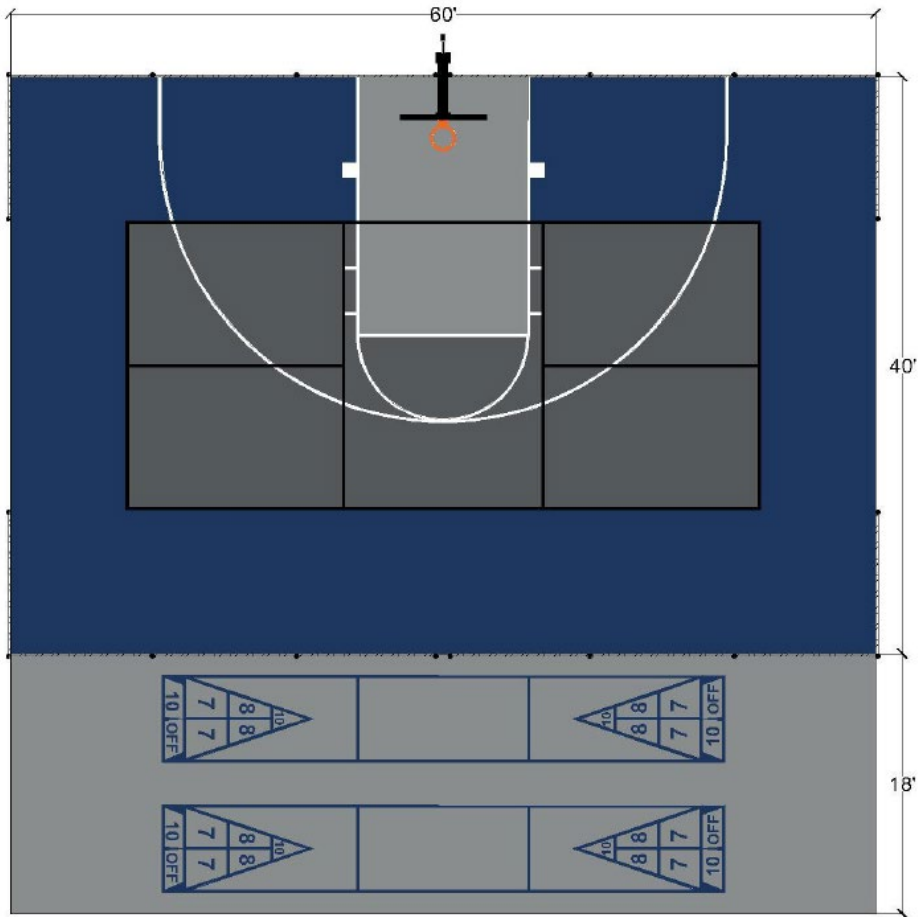


Above: Images of basketball court at L.C. Henderson Conservation Area

Proposed Application:

Staff are proposing an application to Stream 2 of this fund to replace all 3 courts with larger, multi-game courts. New courts would be 58' x 60' and include:

- combination basketball/pickleball, and shuffleboard courts
- include lighting for evening play
- include containment netting to keep the ball on the court
- improved court surfacing which provides better cushioning and drainage
- higher quality basketball goal
- viewing/seating area



Benefits of Proposal:

- addition of pickleball for campers and visitors which has become very popular
- addition of shuffleboard courts
- larger basketball court with improved surfacing and goal
- improved safety
- lighting to allow play later into the evening
- combining multiple sports to create a communal area for visitors to participate in activities and get exercise
- combination of sports that will benefit users of all ages

Financial Impact:

Total proposed project cost is estimated at \$600,000 with approximately \$560,000 of eligible expenses. SCRCA would request 50% support of eligible expenses. Total cost to SCRCA anticipated to be \$280,000 plus \$40,000 of ineligible staffing costs.

This project would span 2 seasons. The Authority cost would be transferred from the Conservation Area Reserve.

Meeting Date: October 24, 2024
Report Date: October 4, 2024
Submitted by: Greg Wilcox

Item 7.9

Subject: Pavilion Rentals at Day Use Conservation Areas

Recommendation:

That the pavilions located at Coldstream Conservation Area and Wawanosh Wetlands Conservation Area are used only on a first come first served basis and are no longer available for group rental or use by large groups.

Background:

SCRCA has pavilions located at each of our three campground Conservation Areas as well as two day-use C.A.s (Wawanosh CA and Coldstream CA). These pavilions can be rented by the public to host events at a cost of \$100 per day for open pavilions and \$150 for closed pavilions. Wawanosh and Coldstream Conservation Areas each have 1 open pavilion.

The pavilions at our campgrounds are rented on occasion but have limited availability as they are regularly used for campground events. The rentals are managed by the Conservation Area Superintendents and are only permitted during the camping season when staff are on site.

Wawanosh Conservation Area has had limited interest in renting the pavilion but is occasionally rented. The pavilion at Coldstream is rented out more frequently (2-5 times annually). These properties are only visited by staff on a weekly basis to empty garbage receptacles and complete minor maintenance.

Challenges in Recent Years:

When renting out the pavilions at unstaffed Conservation Areas, it is a challenge to respond to and deal with complaints that arise. On multiple occasions in 2023 and 2024, there have been issues with renters including:

- Large quantities of garbage left in the pavilion (in bags) and animals spreading the garbage before staff can remove it
- Large quantity of garbage thrown into the woodlot around the pavilion
- Noise complaints
- Far more attendees than communicated to staff
- Gate locks being cut and gates wide open for the day
- Vehicles driving through the Conservation Area and parking around the pavilion rather than the parking lot

The staffing expense to respond to complaints, and clean up after rentals is often much greater than the rental fee (2 staff x 2hr clean up, 1 staff x 1hr to take reservation and complete paperwork, 1 staff x 1 hr to respond to complaints = 6 staff hours)

Recommendation:

- We no longer offer pavilion rentals at unstaffed, day-use conservation areas (Coldstream and Wawanosh)
- Coldstream and Wawanosh pavilions remain available to the public on a first come first served basis, with no large gatherings/events permitted

Financial Impact:

2023 Day Use Rentals (\$200 taxes included):

- 2 rentals at Coldstream, none at Wawanosh

2024 Day Use Rentals (\$300 taxes included):

- 3 rentals at Coldstream, none at Wawanosh

Meeting Date: October 24, 2024 **Item 7.10**
Report Date: October 4, 2024
Submitted by: Melissa Deisley, Director of Planning & Regulations

Subject: Ontario Regulation 41/24 Policies Update

Recommendation:

That the report regarding policy updates to conform with the changes made to the Conservation Authorities Act and Ontario Regulation 41/24 be received and further that the accompanying updated policies be approved for implementation effective immediately.

Background:

Legislative changes to the Conservation Authorities Act and Regulations require the St. Clair Region Conservation Authority to have an approved policy and procedure document. **Staff are working on a comprehensive policy and procedure document which will be presented to the Board in 2025.**

To achieve conformity to the changes made in the *Conservation Authorities Act* and the updated to Ontario Regulation 41/24 (previously Ontario Regulation 171/06), the following updates to existing Board Approved Policies have been made:

Board Approved Shoreline Policy, approved by the SCRCA Board of Directors April 2011

- Updated references to the legislation for conformity with the new Regulation
- Updated reference to description of Flood Hazard for conformity with the new Regulation
- General clean-up of formatting/numbering
- Updated size requirement for accessory structures to conform with the new Regulation exemptions

SCRCA Section 28 Wetland Policy, approved by the SCRCA Board of Directors April 2016

- Updated references to the legislation for conformity with new sections of the Act and new Regulation
- Updated background and contextual information and ensure consistency with new tests (removed reference to pollution and Conservation of Land).
- Replaced old legislations with new, removed outdated guidelines
- Updated to reflect the 30-metre setback from all wetlands vs. the previous 120 metre setback from Provincially Significant Wetlands and 30 metres from all other wetlands
- Updated the definition of watercourse to reflect the changed definition in the legislation
-

A copy of the updated policies are attached for reference.

In accordance with current practices and guidelines, minor conformity updates do not require public consultation. Policies ensure consistency in the decision-making process for the implementation of the *Conservation Authorities Act* and Regulation.

At the April 18, 2024 meeting, the SCRCA Board of Director's endorsed the use of interim policies and guidelines for the administration and implementation of Ontario Regulation 41/24, with the understanding that a detailed policy document to guide planning and permitting decisions would be drafted and consulted on at a later date. Staff will bring a comprehensive policy and procedures document to the Board of Directors in 2025.

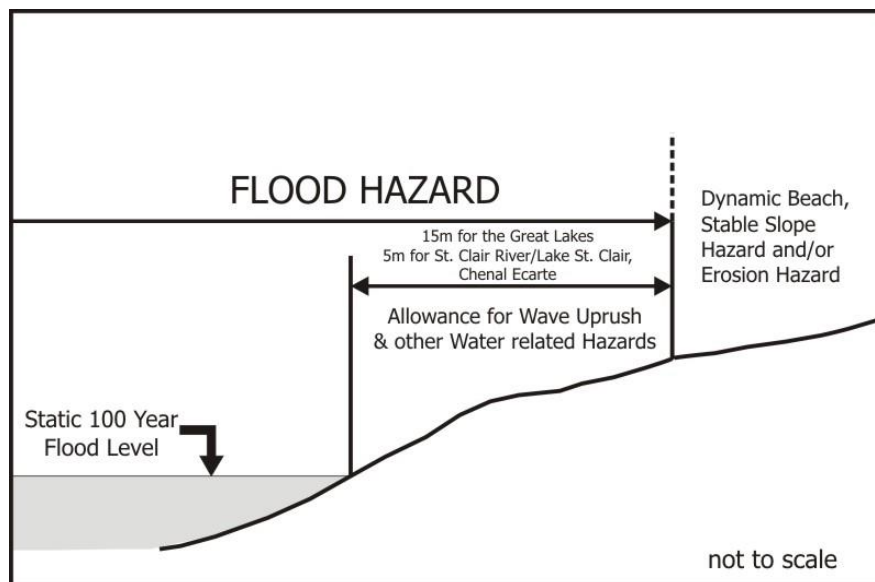
St. Clair Region Conservation Authority – Ontario Regulation 171/0641/24

Shoreline Policies – Includes Lake Huron Shoreline, St. Clair River/Chenal Ecarte Shoreline and Lake St. Clair Shoreline within the SCRCA Area of Jurisdiction

Regulation Limit Determination

The Regulation Limit within the SCRCA area of jurisdiction along the Lake Huron, St. Clair River/Chenal Ecarte and Lake St. Clair Shorelines is comprised of the following:

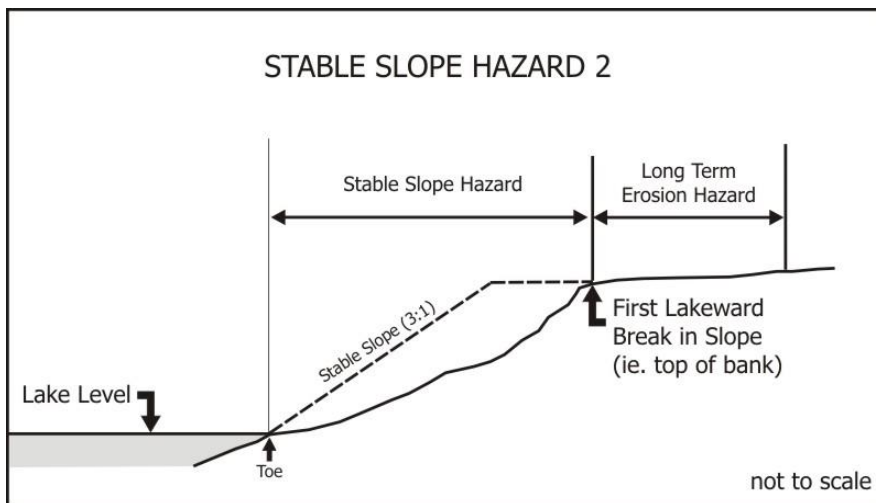
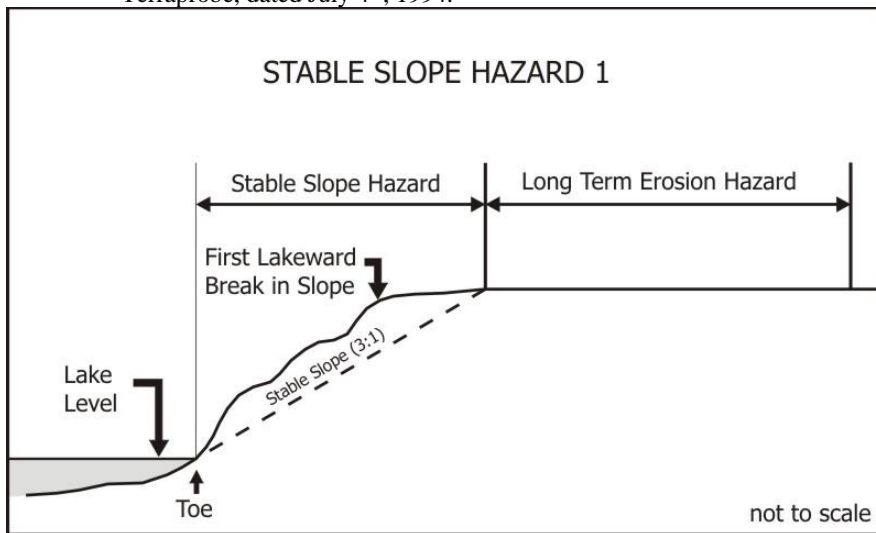
1. Flood hazard – The flood hazard is comprised of the 1:100 year static high water level for the associated waterbody, plus ~~an~~ the appropriate allowance for wave uprush and wave related processes and if necessary, for other water-related hazards, including ship generated waves, ice piling and ice jamming.
 - a. The allowance for wave uprush and wave related processes on Lake Huron is 15 metres.
 - b. The allowance for wave uprush and wave related processes along the St. Clair River/Chenal Ecarte and Lake St. Clair is 5 metres.



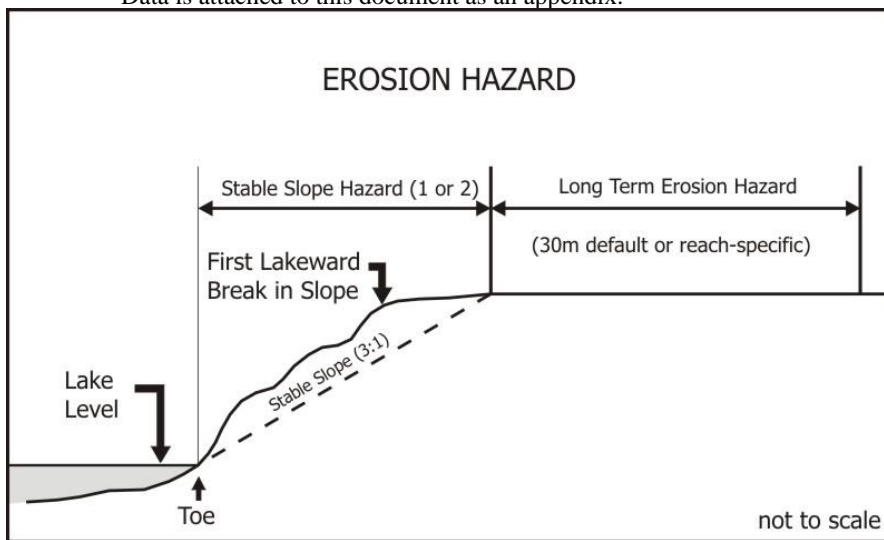
The 1:100 year static high water levels for the entire shoreline within the SCRCA area of jurisdiction are outlined in the attached appendix:

2. Stable Slope Hazard – The Stable Slope Hazard is that slope gradient where bluff shoreline is considered to have a stable angle of repose and includes all bluff shoreline with a bluff height greater than 3 metres.

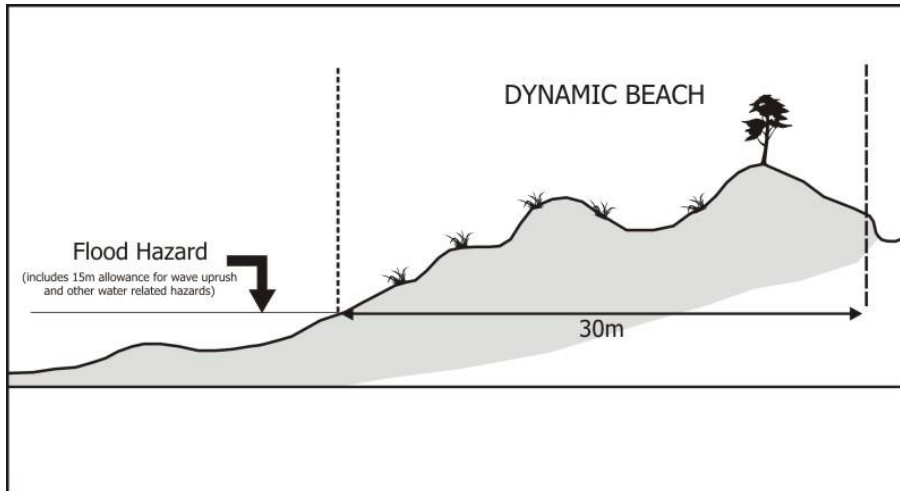
- For all bluffs with a gradient of 3:1 (run:rise) or steeper, the Stable Slope Hazard is the 3:1 (run:rise) top of bank.
- For those bluffs with a gradient of less than 3:1 (run:rise) (more gentle), the Stable Slope Hazard is the physical top of bank.
- For the reach of St. Clair River Shoreline between the Communities of Corunna and Mooretown, with the Township of St. Clair, the Stable Slope Hazard has been determined within the Geotechnical Report completed by Terraprobe, dated July 4th, 1994.



3. Erosion Hazard – the Erosion Hazard is an allowance to accommodate recession of the shoreline bank over a projected 100 year timeframe.
- For the shoreline within the SCRCA area of jurisdiction north of Townsend Line (the municipal boundary between the Town of Plympton Wyoming and the Municipality of Lambton Shores) the Erosion Hazard is equivalent to 30 metres from the Stable Slope Hazard.
 - For the remainder of the Lake Huron Shoreline, Recession Rates have been identified within the SCRCA Shoreline Management Plan and these Recession Rates form the Erosion Hazard. Reach specific Recession Rate Data is attached to this document as an appendix.



4. Dynamic Beach Hazard – The Dynamic Beach Hazard is comprised of the Flood Hazard plus an additional 30 metres to allow for Dynamic Beach processes of sand deposition during periods of low or calm water levels and sand removal during periods of high water levels of storm activities. The Dynamic Beach Hazard only applies to the reach of Lake Huron Shoreline within the SCRCA area of jurisdiction known as Ipperwash Beach.



5. 15 Metre Allowance – a 15 metre allowance is added onto the greatest of the aggregate of the above Shoreline Hazard components.

Shoreline Policies

In general, new development is prohibited within a Shoreline Hazard, except as noted in the following policies.

1. New development (including demolition and reconstruction of an existing dwelling) may be permitted within the 15 metre allowance, referred to in item 5 above, where it has been demonstrated to the satisfaction of the SCRCA that:
 - a. The adjacent hazard will not be aggravated by the proposed development;
 - b. The development will not be impacted by the adjacent hazard;
 - c. The development maintains a minimum 6 metre setback from the physical top of bank of a bluff;
 - d. Ingress/egress considerations are addressed;
 - e. An access route for maintenance or repairs to the shoreline is maintained. This access could include an access to the top of bank as well as to the toe of bank, dependent upon the hazard.
2. The SCRCA reserves the right to request additional technical studies or additional information in order for staff to make a recommendation to the SCRCA Board of Directors on the application.
3. On existing lots of record within areas where greater than 50% of the properties have been developed and an adequate development envelope outside the hazard does not exist, limited new development may be permitted where it has been demonstrated that the following criteria have been addressed to the satisfaction of the SCRCA that:

a. **Stable Slope Hazard:**

- i. No new structural development is permitted within the Stable Slope Hazard, except as noted below;
 1. Development may be permitted within the Stable Slope Hazard along the reach of St. Clair River Shoreline between Corruna and Mooretown, provided the following criteria have been addressed to the satisfaction of the SCRCA:
 - a. The proposed development is no more susceptible to hazard than existing development on the property or on adjacent properties;
 - b. The proposed development utilizes the most landward location possible;
 - c. The proposed development is supported by a site specific geotechnical investigation, completed in conjunction with the Terraprobe Report of 1994;
 - d. All recommendations contained within the site specific Geotechnical Investigation and Terraprobe Report (1994) are addressed.

b. **Flood Hazard:**

- i. No new structural development is permitted within the Flood Hazard, except as noted below;
 1. Development may occur within the Flood Hazard along the St. Clair River, Chenal Ecarte and Lake St. Clair where the 1:100 year flood would inundate vast areas of land and would not be subject to wave uprush or wave related hazards, provided the following criteria have been addressed to the satisfaction of the SCRCA:
 - a. Refer to *General Rural Area Flood Plain Policies, Tier 2 – Low Risk due to Flooding*, for development requirements.

c. **Erosion Hazard:**

- i. For new structural development within the Erosion Hazard;
 1. The development must be setback a minimum distance equivalent to the Stable Slope Hazard plus 60% of the Erosion Hazard while considering the protection works standard and access standard to the maximum extent and level possible ;
 - a. For those areas where reach specific recession rates have not been identified, the applicant may retain the services of a qualified Professional Engineer with coastal processes experience to determine a reach specific annual average recession rate and 60 times this annual average recession rate may be utilized as the setback for 60% of the Erosion Hazard;
 2. For those areas where the stable angle of repose for a shoreline bluff appears to be a gradient steeper than the 3:1 (run:rise) slope, the applicant may retain the services of a qualified Geotechnical Engineer to determine an engineered

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stable slope gradient. This assessment must be completed under the direction of a Professional Engineer with coastal processes experience to ensure that coastal erosion and slope failure processes are addressed within the Geotechnical Report;

3. Structures must be designed to be readily moveable as certified by a structural engineer and incorporate suitable design and size considerations;
4. Most of the existing properties in the Bluepoint Subdivision fall within the combined Stable Slope Hazard and Erosion Hazard. A Bluepoint Bluff Erosion Protection Benefit/Cost Analysis (2003) concluded that the economic viability of shore protection was not favourable. Considering that long term erosion protection is not feasible, the following policy applies for the severe erosion area (Lots 5-10, 15-37, 40-41, Plan 28, and Lots 1-18, 27-33, Plan 448). Where a suitable building envelope does not exist to meet the above policy requirements, new development may be permitted within the hazard areas along Bluepoint Drive, provided the following additional criteria have been addressed to the satisfaction of the SCRCA:
 - a. The development maintains a setback equivalent to the Stable Slope Hazard plus 50 year erosion hazard;

Note: The reduction of the 60 year erosion hazard setback requirement to a 50 year erosion hazard setback is deemed as reasonable, as the 50 year erosion hazard has historically been utilized in municipal planning documents
 - b. All remaining requirements of this policy section have been addressed;
 - c. The proponent provides certification to the SCRCA that a hazard lands acknowledgement agreement and survey of the property be Registered on Title for the property. The OLS survey will clearly delineate the Stable Slope Hazard and 50 year Erosion Hazard.
5. The construction of accessory structures and additions to residential dwellings may be permitted within the Erosion Hazard, provided the following criteria have been addressed to the satisfaction of SCRCA:
 - a) The proposed addition does not intensify the use of the existing structure;
 - b) The proposed addition does not increase the occupancy of the existing structure;
 - c) The proposed addition/accessory structure does not aggravate the existing hazard;

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- d) The proposed addition/accessory structure does not diminish maintenance access to any existing protection works;
 - 6. Minor Additions (includes screened enclosures of attached decks):
 - a. Total proposed area for the addition is less than 30% of the existing foundation area, or footprint area (whichever is the lesser amount);
 - b. Meets a minimum setback the greater of:
 - 7.5 metres from the Stable Slope Hazard
(Note: for bluff shoreline with low erosion rates, the minimum setback from the Stable Slope Hazard can be reduced to 6 metres at the discretion of SCRCA staff)
- OR
- c. Limit of 2 minor additions permitted. The time period considered reasonable between additions is to be determined by staff.

~~5.~~ 7. Major Additions;

- a. Total proposed area for the addition is greater than 30% and less than 50% of the existing foundation area or footprint area (whichever is the lesser amount);
 - b. Meets a minimum setback the greater of:
 - 15 metres from the Stable Slope Hazard
(Note: for bluff shoreline with low erosion rates, the minimum setback from the Stable Slope Hazard can be reduced to 6 metres at the discretion of SCRCA staff)
- OR
- c. The development is located at the most landward extent possible and utilizes the maximum lot width possible;

~~6.~~ 8. Additions greater than 50% of the footprint or foundation area (whichever is the lesser amount) of the existing structure must meet the requirements for new structural development;

~~7.~~ 9. Major Accessory Structures and septic systems;

- a. Non-habitable structures with a footprint or foundation area (whichever is the lesser amount) greater than ~~14~~15 square metres, or any non-habitable structure with utilities other than limited electrical;
- b. Meets a minimum setback the greater of:
 - 15 metres from the Stable Slope Hazard
(Note: for bluff shoreline with low erosion

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rates, the minimum setback from the Stable Slope Hazard can be reduced to 6 metres at the discretion of SCRCA staff)

OR

50 year Erosion Hazard from the Stable Slope Hazard;

- c. The development is located landward of the existing dwelling;
- d. The development is located at the most landward extent possible and utilizes the maximum lot width possible;

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d. Dynamic Beach Hazard:

± New structural development is generally prohibited within the Dynamic Beach Hazard, except as noted below;

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1. Reconstruction of an existing dwelling may be permitted with the Dynamic Beach Hazard provided the following criteria are addressed to the satisfaction of the SCRCA:
 - a. The development is designed by, or reviewed and approved by, a Professional Engineer with experience in Coastal Processes;
 - b. That Dynamic Beach processes are not negatively impacted or by the proposed development;
 - c. The development is located at the most landward extent possible and utilizes the maximum lot width possible;
2. Additions to existing structures, may be permitted within the Dynamic Beach Hazard provided the following criteria are addressed to the satisfaction of the SCRCA:
 - a. The addition is designed by, or reviewed and approved by, a Professional Engineer with experience in Coastal Processes;
 - b. That Dynamic Beach processes are not negatively impacted or by the proposed development;
 - c. The proposed addition is no more susceptible to hazard than existing development on the property;
 - d. The addition is located at the most landward extent possible and utilizes the maximum lot width possible;
3. Accessory structures may be permitted within the Dynamic Beach Hazard provided the following criteria are addressed to the satisfaction of the SCRCA:
 - a. The accessory structure is designed by, or reviewed and approved by, a Professional Engineer with experience in Coastal Processes;
 - b. That Dynamic Beach processes are not negatively impacted or by the proposed development;
 - c. The accessory structure is located landward of the dwelling;

- ~~d.~~ The accessory structure is located at the most landward extent possible and utilizes the maximum lot width possible;
 - d.
 - e. The adjacent hazard will not be aggravated by the proposed structural development;
 - f. The development will not be impacted by the adjacent hazard;
 - g. The development maintains a minimum 6 metre setback from the physical top of bank of a bluff;
 - h. Ingress/egress considerations are addressed;
 - i. An access route for maintenance or repair purposes is maintained. This access could include an access to the top of bank as well as to the toe of bank, dependent upon the hazard;
- 4. The Authority will not permit the installation of erosion protection, where the intent of the erosion protection is to increase the potential development envelope on the property;
- 5. The Authority encourages the relocation of structures that are subject to potential future natural hazards processes. In those circumstances where relocation is not possible or feasible, the Authority may permit the installation/construction of new shoreline protection as a method of offering protection to an existing structure where it has been demonstrated to the satisfaction of the SCRCA that;
 - a. The intent of the proposed shoreline protection is well defined;
 - b. The shoreline protection has been designed using accepted scientific and coastal engineering principles by a Professional Engineer with experience in coastal processes;
 - i. This includes assessment of and certification that the proposed shoreline protection will not negatively impact updrift or downdrift properties – **regardless of future maintenance practices**;
 - ii. Certification that the protection works will not aggravate existing hazards and/or create new hazards to updrift or downdrift properties – **regardless of future maintenance practices**;
 - iii. Certification that the shoreline protection will offer protection to the property and associated existing structures for a period of time equal to the residual life expectancy of the existing structures on the property.
 - iv. Certification that the design includes suitable maintenance access provisions regardless of hazard conditions;
 - v. In areas of existing development, protection works should be coordinated with adjacent properties;
 - vi. Certification that the protection is environmentally sound;
- 6. Repair of existing shoreline protection may be permitted provided the following criteria are addressed to the satisfaction of the SCRCA:
 - a. The size, location and footprint of the protection works remains the same;
 - b. The repair works are designed by, or reviewed and approved by a Professional Engineer with experience in coastal processes;

- i. Certification that repairs will not aggravate existing hazards and/or create new hazards to updrift or downdrift properties.
7. Fill Placement or removal, re-grading or site alteration may be permitted within the Stable Slope Hazard, Dynamic Beach Hazard or Flood Hazard areas provided the following criteria are addressed to the satisfaction of the SCRCA:
 - a. The proposed works are completed for environmentally sound reasons (ie. repair of existing erosion issues, supplementing beach sands to encourage dune formation, etc.);
 - b. The proposed works are supported by an opinion letter and/or report and/or drawings from a suitably qualified Professional Engineer indicating how the works should be completed such that;
 - i. The proposed fill placement will not negatively impact updrift or downdrift properties;
 - ii. The proposed fill placement will not aggravate the hazard.
8. Any development application received by the Authority which does not clearly meet and address all of the relevant required criteria as outlined above will be taken to the St. Clair Region Conservation Authority Regulations Committee for review.
9. At the discretion of SCRCA staff, any development proposal that may impact the control of flooding, erosion, dynamic beaches, pollution or the conservation of land may be taken to the St. Clair Region Conservation Authority Regulation Committee for review.

April 21, 2016

SCRCA SECTION 28 WETLAND POLICY

SCRCA Policies and Procedures of Administration of Section 28 Regulations Wetland Policies

Definitions section (Source: Section 28 CA Act)

Development means:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind,
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- c) site grading, or
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

Pollution means:

~~“...any deleterious physical substance or other contaminant that has the potential to be generated by development in an area to which a regulation made under clause (1) (e) applies.”~~

Commented [MD1]: Pollution was removed from the Conservation Authorities Act, no longer one of the 5 “tests”

Watercourse means:

~~“... an identifiable depression in the ground in which a flow of water regularly or continuously occurs”~~
“a defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs”

Commented [MD2]: Definition of watercourse changed, defined in O. R. 41/24

Wetland means land that (Note: Must meet all 4 tests below):

- a) is seasonally or permanently covered by shallow water or has a water table close to or at its surface,
- b) directly contributes to the hydrological function of a watershed through connection with a surface watercourse,
- c) has hydric soils, the formation of which has been caused by the presence of abundant water, and

- d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which has been favoured by the presence of abundant water,

but does not include periodically soaked or wet land that is used for agricultural purposes and no longer exhibits a wetland characteristic referred to in clause (c) or (d).

In addition, the *Conservation Authorities Act* and Ontario Regulation [97/0441/24](#) do not define “Interference” nor was any definition found in any other [technical guide or](#) planning document; hence, the **interpretation** below was developed by the Ministry of Natural Resources/ Conservation Ontario Section 28 Peer Review and Implementation Committee. Under the Regulation, “interference” only applies to projects within watercourses and wetlands.

Interference in any way is interpreted as:

“any anthropogenic act or instance which hinders, disrupts, degrades or impedes in any way the natural features or hydrologic and ecologic functions of a wetland or watercourse” (March 2008).

The common uses of words in this interpretation can be found in the Oxford Dictionary as follows:

Hinder means: to delay or impede

Disrupt means: to interrupt or disturb (an activity or process)

Degrade means: lower the character or quality of

Impede means: delay or block the progress or action of

For example, vegetation removal within a wetland boundary could be a regulation activity of “*interference in any way*” described under CAA Section 1(~~b1~~) prohibiting, regulating or requiring the permission of the authority for straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland: (As per MNR/CO Section 28 Peer Review and Implementation Committee interpretation March 2008)

Commented [MD3]: Change of Section in Conservation Authorities Act

1.0 WETLANDS AND OTHER AREAS

Commented [MD4]: Updated based on revisions to Conservation Authorities Act and new regulation O.R. 41/24

1.1 — St. Clair Region Conservation Authority Regulation 171/06

The current legislative structure embeds requirements for the administration of s. 28 in both the Conservation Authorities Act and Ontario Regulation 41/24.

1.1 Conservation Authorities Act

The CA Act contains the following sections dealing with watercourses:

Activities Prohibited (Prohibited activities re: watercourses, wetlands, etc.)

28(1) No person shall carry on the following activities, or permit another person to carry on the following activities, in the area of jurisdiction of an authority;

1. Activities to straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or to change or interfere in any way with a wetland.
2. Development activities in areas that are within the Authority's area of jurisdiction and area,...
 - a. Wetlands,...., or
 - v. Other areas in which development should be prohibited or regulated, as may be determined by the regulations. 2017, c. 23, Sched. 4, s. 25

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Permits for development activity or change or interfere in any way

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28.1 (1) An Authority may issue a permit to a person to engage in an activity specified in the permit that would otherwise be prohibited by section 28, if, in the opinion of the authority,

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

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;...

The tests in the clauses outlined above apply to change or interfere with a wetland and development activities in the wetland and 'other area' (s. 28 (1) 1 and 2)). The tests will be used by CA staff in the review of a permit for both of these regulated areas and types of activities. The permit shall be given in writing, with or without conditions.

1.2 Ontario Regulation 41/24

The Authority may grant a permit to change or interfere in any way with a wetland; or for a development activity, in or near the wetland i.e. in the ‘other area’ 30 metres from the wetland. O. Reg 41/24 defined wetlands for the purpose of administering the Regulations.

Prohibited activities, subparagraph 2 of ss. 28 (1) of the Act (development activity prohibited) O. Reg. 41/24 defines ‘other areas’ as:

3. (3) For the purposes of subparagraph 28 (1) 2.v. of the Act, no person shall carry out development activities in areas that are within an authority’s area of jurisdiction and are within 30 metres of a wetland.

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1.2.1 Provincial Policy Statement

Hydrologic Function in the Provincial Policy Statement means: the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water’s interaction with the environment including its relation to living things.

This is a comprehensive definition for the hydrologic cycle, which allows many factors to be considered when reviewing a change or interference to wetlands. The Southern Ontario Wetland Evaluation System (pg. 85 MNRF, 2022) states “it must be recognized that many of the non-hydrological functions of a wetland depend, in part, on the wetland’s hydrological setting and that changes in the basin beyond the boundaries of the wetland could have an effect on the ecological value of the wetland.:

The SCRCA Regulation 171/06 contains the following sections dealing with wetlands.

“Development prohibited

2.(1) — Subject to section 3, no person shall undertake development or permit

~~another person to undertake development in or on areas within the jurisdiction of the Authority that are:~~

- ~~d) wetlands or...~~
- ~~e) other areas where development could interfere with the hydrologic function of a wetland, including areas within 120 m of all provincially significant wetlands, and areas within 30 metres of all other wetlands;~~

~~“Permission to develop~~

~~3.(1) The Authority may grant permission for development in or on the areas described in subsection 2(1) if, in its opinion, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected by the development.”~~

~~“Alterations prohibited~~

~~5. Subject to section 6, no person shall ... change or interfere in any way with a wetland.”~~

~~“Permission to alter~~

~~6.(1) The Authority may grant a person permission ... to change or interfere with a wetland.~~

~~6.(2) The permission of the Authority shall be given in writing, with or without conditions.~~

1.2.2— Additional Definitions and Interpretations

The ‘Guidelines for Developing Schedules of Regulated Areas, October 2005’ approved by MNRF and CO includes the following “The requisite function of a wetland – ‘... directly contributes to ...hydrological function/through connection with a surface watercourse...’ is deemed to exist for all wetlands. Where a surface connection between a wetland and surface watercourse is not apparent, it is assumed that a groundwater connection exists between them, unless there is information to the contrary.” (pg. 27). CAs may continue to use this interpretation and require the applicable studies to assess the application e.g., hydrological, hydrogeological, geotechnical study.

A wetland means land that a) is seasonally or permanently covered by shallow water or has a water table close to or at its surface, b) directly contributes to the hydrological function of a watershed through connection with a surface watercourse, c) has hydric soils, the formation of which has been caused by the presence of abundant water, and d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which has been favoured by the presence of abundant water, but does not include periodically soaked or wet land that is used for agricultural purposes and no longer exhibits a wetland characteristic referred to in clause c) or d).

It should be noted that the *Conservation Authorities Act* and the ~~individual~~ CA Regulations all use the wording “in any way” when describing change or interference with a wetland. Activities proposed within the wetland boundary that could interfere in any way with the wetland, including both those activities that meet the definition of “development” and those that do not necessarily meet the definition of “development” ~~are regulated as described in Sections 5 and 6 of the Regulation.~~—An example of an activities that does not strictly meet the definition of “development” and could represent interference is vegetation removal.

The CO Draft Guidelines to Support Conservation Authority Administration of the “Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation”, 2008 developed in consultation with MNR, interpreted ‘Interference in any way’ as:

“any anthropogenic act or instance which hinders, disrupts, degrades or impedes in any way the natural features or hydrologic functions of a wetland or watercourse” (March 2008).

‘Natural features’ include vegetation as outlined in the definition of a wetland “...(d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which has been favoured by the presence of abundant water...”

There are a variety of sources for identifying wetlands. Many wetlands have been identified through the provincial wetland evaluation program. Conservation Authorities may also identify wetlands as part of other watershed programs such as environmentally significant area and ecological land classification (ELC) mapping or technical assessments and site visits. Soils mapping (i.e. OMAFRA) may also be useful in identifying organic soils which would indicate the potential of wetlands.

The province uses the Ontario Wetland Evaluation System (OWES), originally developed in 1983, to identify and evaluate wetlands primarily to support land use planning processes under the *Planning Act*. The OWES currently consists of two manuals: the Southern Ontario Wetland Evaluation System and the Northern Ontario Wetland Evaluation System (MNR, 1993a; and MNR, 1993b). While many components of the manuals are similar, differences between the evaluation manuals reflect differences in climate, geomorphology, hydrology, human uses and other factors between these two parts of the province. Wetlands identified and evaluated using the OWES can be a valuable resource for implementing Section 28 of the *Conservation Authorities Act*, however, it is important to note that a wetland must meet the definition of ‘wetland’ within ~~the Conservation Authorities Act-O. Reg. 41/24~~

1.3 Discussion of Wetlands and Other Areas

To provide guidance in the regulating of wetlands and the associated allowances, it is necessary to highlight the functions of wetlands.

1.3.1 Functions of Wetlands

Wetlands provide functions that have both ecosystem and human values. From an ecosystem

perspective these include primary production, sustaining biodiversity, wildlife habitat, habitat for species at risk, maintenance of natural cycles (carbon, water) and food chains. From a human perspective, wetlands provide social and economic values such as flood attenuation, recreation opportunities, production of valuable products, improvement of water quality and educational benefits.

Wetlands retain waters during periods of high water levels or peak flows (i.e. spring freshet and storm events) allowing the water to be slowly released into the watercourse, infiltrate into the ground, and evaporate. As well, wetlands within the floodplain of a watercourse provide an area for the storage of flood waters and reduce the energy associated with the flood waters.

Wetlands retain and modify nutrients, chemicals and silt in surface and groundwater thereby improving water quality. This occurs temporarily in the plants of the wetland but long term in the organic soils.

In addition, wetlands provide a variety of hydrologic functions. Over 60 potential hydrological functions have been identified for wetlands when developing the Southern Ontario Wetland Evaluation System. However, confirmation of many of these functions requires hydrological experts and field studies by qualified hydrologists. Therefore, the Ontario Wetland Evaluation System utilizes easily identifiable features and measures as surrogate values for these hydrological features.

1.3.2 Development Activity and Change and Or Interference

Applications to undertake development activity must be assessed with respect to the “tests” outlined in the Conservation Authorities Act.

There are three ways through which the Conservation Authorities Act and the CA Regulation addresses wetlands and other areas within which development and other activities may interfere with a wetland (includes all components of the definition of a wetland):

1. Development activities within the wetland boundary (Section 28(1) 2.ii. of the CA Act)
2. Development activity within the ‘other areas’ 30 metres from the wetland (Section 28 (1) 2. v. of the CA Act)

To be regulated, the activities must meet the definition of development activity. See below for definition of “other areas” (Section 2. (3) of O. Reg. 41/24.

3. Activities to change or interfere in any way with a wetland (Section 28 (1) 1. Of the CA Act)

The activity must constitute a change or interference in any way with the wetland and to be regulated, the ‘activity’ should occur within the wetland boundary. Applications that include change or interference may be assessed with respect to the natural features (e.g. hydrophytic plants) and hydrologic functions etc.

Given the proximity of the ‘other area’ to a wetland i.e., 30 m it is likely that most development

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activities in these areas will interfere with the adjacent wetland, subject to the scale of the proposed activities in this area. Applications for development activity or change or interference must be assessed using the three components of the definition of a wetland in the Regulation e.g. the effect a permit application may have on the hydrology, hydrologic functions maintaining the wetlands, effect on hydrophytic plants, etc.

CAs assessment of the application may consider, depending upon the scope of the proposal, the following direct or indirect effects for activities that may change or interfere with the wetland:

- Changes to the hydrologic function e.g., quantity or depth of water based on the existing hydrology and hydroperiod, retention of water; water regime maintaining the wetland (e.g. surface or groundwater, water balance, recharge and/or discharge);
- Water quality during or after the activity will not result in filling the wetland or “other areas” with sediment etc. or affect the hydrophytic vegetation;
- Impacts to the hydroperiod (seasonally);
- Impact to the hydric soils or vegetation (e.g. removal);
- The potential for damage to a wetland or a watercourse associated with the wetland on an adjacent property; and
- Other criteria identified by the CA;

To receive a permit for activities associated with wetlands, it must be demonstrated in an application that interference on all components of the definition of a wetland as noted above, are not likely to be affected by any activities of the application (site preparation, during construction and long term).

~~Development in wetlands has the potential to interfere with many of the natural features or ecological functions of wetlands. Development may remove or impact wildlife species and their habitat, degrade or remove natural vegetation communities and impair water quality and quantity in both surface and groundwater. As a result, development within wetlands can impact conservation of land.~~

Portions of wetlands may also be regulated due to presence of hazardous lands such as regulated floodplains or unstable soils. The applicable sections of SCRCA guideline documents should be referenced with respect to these hazards.

Removal, filling, dredging, or changing the hydrologic regime of wetlands (e.g. ponds or drains) can result in reducing the capacity of wetlands to retain water. This can result in higher flows in watercourses with resulting increases in flooding and erosion. As well, with no ability to retain water, the ability to recharge the aquifer is reduced, and the hydrologic cycle is modified.

Many wetlands develop on organic soils and, as a result, when reviewing development within a wetland, the soil composition should be reviewed. Where the soils are organic then Hazardous Lands should also be reviewed and the policies from this section should be incorporated in the decision making of the SCRCA.

~~Pollution from development in the form of improperly installed or maintained septic systems or~~

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~~urban runoff has the potential to interfere with the wetland. Proposals to drain stormwater management facilities into wetlands do not benefit the wetland through constant flows for dilution and moving particulate matter. Nutrients, chemicals, and sediments could enter the wetland impeding the function of the wetland.~~

Commented [MD5]: Pollution was removed as a “test” of the regulation

When reviewing an application with respect to change or interference or development, the evaluation done under the OWES may be used as an information resource because it identifies the features and functions of the wetland. It should be noted that when reviewing application with respect to development under the Regulation, the significance of the wetland as determined by the Ontario Wetland Evaluation System is not a reason to deny or approve the application. The application must be reviewed with respect to the following: the activity is not likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock; and the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health and safety of persons or result in the damage or destruction of property. ~~control of flooding, erosion, pollution, dynamic beaches or the conservation of land.~~

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Determining what represents a change or interference can be very challenging and is dependent on a variety of parameters such as the type and scale of activity. The legal and practical implications associated with regulating change or interference will require ongoing discussions and court decisions over the upcoming years.

Many individual and cumulative hydrologic impacts to a wetland commonly occur within the catchment area of the wetland. It is important to consider the linkages between small wetlands and headwater areas, impacts of stormwater, and upstream constrictions to flow. Impacts to the hydrologic function of a wetland due to development within the “other areas” may also result from changes in imperviousness/infiltration due to a removal or change in vegetation, soil compaction during construction, disruption or alteration of groundwater flow paths due to underground construction, etc.

~~Ontario Regulation 171/06 specifies that the regulated area extends 120 metres from the limit of Provincially Significant Wetlands and 30 metres from the limit of all other wetlands for all CAs.~~

1.3.3 Technical Analysis

1.3.3.1 “Change or Interfere in Any Way”

The definition of a wetland contains multiple components. Any activity that affects one or more components of the definition may be considered change or interference. In many circumstances the activity will also meet the definition of development activity and CA staff should consider reviewing the application using that definition.

As part of the review of a permit application, a SCRCA may request a study(ies) that addresses all components of the wetland definition as well as the CA Act and Regulation requirements related to a change or interference within a wetland. Studies are a mechanism for assessing impacts and to determine the suitability of a proposal. The submission of a technical study does not guarantee approval of the works. The study

must be carried out by a qualified professional, with recognized expertise in the appropriate area of concern and shall be prepared using established procedures and recognized methodologies to the satisfaction of the CA.

~~As part of the review of an application, a CA may request an Environmental Impact Study (EIS) to address Interference with a wetland. An EIS is a mechanism for assessing impacts to determine the suitability of a proposal. The submission of an EIS does not guarantee approval of the works. An EIS must be carried out by a qualified professional, with recognized expertise in the appropriate area of concern and shall be prepared using established procedures and recognized methodologies to the satisfaction of the CA. Appendix F provides additional details on what an EIS may contain.~~

1.4 Implementation Guidelines for Wetlands and Other Area

The following sections outline guidelines for implementing the SCRCA's Regulation with respect to wetlands (Section 1.4.1) and "other areas" (Section 1.4.2). The SCRCA, in its role through the planning process, should review planning applications to ensure that, in general, all development can occur outside and be set back an appropriate distance from the wetland boundaries.

Sections 1.4.1 4) to 8) – in each policy noted below, the activity may be permitted subject to the applicant providing complete studies and plans that demonstrate to the satisfaction of the Conservation Authority that the activity will not affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock; and 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.

1.4.1 Development ~~Activity and Change or~~ Interference Within Wetlands

- 1) In general, development ~~activity and change or~~ interference shall not be permitted within wetlands;
- 2) In general, new ponds and drains shall not be permitted within wetlands;
- 3) In general, stormwater management facilities shall not be permitted within wetlands;
- 4) Notwithstanding Section 1.4.1 1), public infrastructure (e.g. roads, sewers, flood and erosion control works) and various utilities (e.g. pipelines) may be permitted within a wetland if the development activity and change or interference on the hydrophytic vegetation and hydrologic functions etc. of the wetland has been deemed to be acceptable by the SCRCA, subject to the activity being approved through a satisfactory Environmental Assessment process and/ or if it has been demonstrated to the satisfaction of the SCRCA that the control of flooding, erosion, pollution or the conservation of land will not be affected and the

Commented [MD6]: Updated based on revisions to the Conservation Authorities Act and O.R. 41/24

~~interference on the natural features and hydrologic and ecological functions of the wetland has been deemed to be acceptable by the SCRCA;~~

- 5) ~~Notwithstanding Section 1.4.1 1), conservation or restoration projects may be permitted within a wetland if the development activity and change or interference on the hydrophytic vegetation and hydrologic functions etc. of the wetland has been deemed to be acceptable by the SCRCA; it has been demonstrated to the satisfaction of the SCRCA that the control of flooding, erosion, pollution or the conservation of land will not be affected and the interference on the natural features and hydrologic and ecological functions of the wetland has been deemed to be acceptable by the SCRCA;~~

- 6) ~~Notwithstanding Section 1.4.1 1), development associated with public parks (e.g. passive or low intensity outdoor recreation and education, trail system) may be permitted within a wetland if the development activity and change or interference on the hydrophytic vegetation and hydrologic functions etc. of the wetland has been deemed to be acceptable by the SCRCA; it has been demonstrated to the satisfaction of the SCRCA that the control of flooding, erosion, pollution or the conservation of land will not be affected and the interference on the natural features and hydrologic and ecological functions of the wetland has been deemed to be acceptable by the SCRCA.~~

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1.4.2 **Development Within ‘Areas’ Adjacent to a Wetland “Other Areas” (Areas of Interference/Adjacent Lands within which Development may interfere with the Hydrologic Function of the Wetland)**

Ontario Regulation 41/24 states:

2 (3) For the purposes of subparagraph 28 (1) 2.v. of the Act, no person shall carry out development activities in areas that are within an authority’s area of jurisdiction and are within 30 metres of a wetland.

Sections 1.4.2 1) to 5) – In each policy noted below, the activity will be assessed on its own merits and may be permitted subject to the applicant providing complete studies and plans that demonstrate to the satisfaction of the SCRCA that the activity will not affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock; and 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.

The regulated area as defined within Ontario Regulation 171/06 extends 120 metres from the limit of *provincially significant wetlands (PSW)* and 30 metres from the limit of all other *wetlands*. These areas are regulated as *development* may interfere with the *hydrologic function* of the wetland. It is important to note that the onus is on the applicant to demonstrate that the development will not

result in a hydrologic interference. If there is concern that development could interfere with the *hydrologic function* of a wetland, the control of flooding, erosion, pollution, dynamic beaches and conservation of land should also be considered prior to making a decision on the permit application.

All components of the wetland definition and the CA Act and Regulation requirements related to the development activity or a change or interference with a wetland will be considered in a permit application.

1.4.2.1 *Area Within 30 Metres of a PSW and all other Wetlands*

- 1) In general, development shall not be permitted within 30 metres of the boundary of the wetland;
- 2) Notwithstanding Section 1.4.2.1), development activity within 30 metres of a wetland may be permitted if the development activity and change or interference on the vegetation and hydrologic functions etc. of the wetland has been deemed to be acceptable by the SCRCA;
- 2)3) Notwithstanding Section 1.4.2.1), public infrastructure (e.g. roads, sewers, flood and erosion control works) and various utilities (e.g. pipelines) may be permitted within 30 metres of a wetland- if the development activity and change or interference of the wetland has been deemed to be acceptable by the SCRCA; if the interference on the hydrologic functions of the wetland has been deemed to be acceptable by the SCRCA;
- 3)4) Notwithstanding Section 1.4.2.1 1), conservation or restoration projects may be permitted within 30 metres of a wetland if the development activity and change or interference of the wetland has been deemed to be acceptable by the SCRCA; if the interference on the hydrologic functions of the wetland has been deemed to be acceptable by the SCRCA;
- 4)5) Notwithstanding Section 1.4.2.1 1), development associated with public parks (e.g. passive or low intensity outdoor recreation and education, trail system) may be permitted within 30 meters of a wetland- if the development activity and change or interference of the wetland has been deemed to be acceptable by the SCRCA; if the interference on the hydrologic functions of the wetland has been deemed to be acceptable by the SCRCA;
- 5)6) Notwithstanding Section 1.4.2.1 1), single family buildings or structures may be permitted within 30 metres of a wetland on vacant lots of record if the development activity and change or interference of the wetland has been deemed to be acceptable by the SCRCA. A study or studies to assess the application and each component of the wetland definition shall be

~~required if the submitted plans do not demonstrate the following: if the interference on the hydrologic function of the wetland has been deemed to be acceptable by the SCRCA. An EIS to assess the hydrologic impact shall be required if the submitted plans do not demonstrate the following:~~

- a) All development (including grading) is located outside the regulated wetland and maintains as much setback as feasible;
- b) Disturbances to natural vegetation communities including hydrophytic plants contributing to the hydrologic function of the wetland are avoided;
- c) The overall existing drainage patterns for the lot will be maintained;
- d) Disturbed area and soil compaction is minimized;
- e) Development is located above the high water table;
- f) All septic systems are located a minimum of 15 metres from the wetland and a minimum of 0.9 m above the water table;
- g) Impervious areas are minimized;
- h) Best Management Practices are used to:
 - i) maintain water balance
 - ii) control sediment and erosion
 - iii) buffer wetlands

~~7)~~ 6)7) Notwithstanding Section 1.4.2.1 1), structural repairs to an existing building or structure may be permitted within 30 meters of a wetland if the interference on the hydrologic functions of the wetland has been deemed to be acceptable by the SCRCA;

~~7)8)~~ 7)8) Notwithstanding Section 1.4.2.1 1), development associated with the construction or reconstruction of a building or structure may be permitted within 30 meters of a wetland if there are no reasonable alternatives for locating the building or structure outside of the 30 metre setback and if the interference on the hydrologic functions of the wetland has been deemed to be acceptable by the SCRCA;

~~8)9)~~ 8)9) Notwithstanding Section 1.4.2.1 1), development may be permitted within 30 meters of a wetland if the proposed development does not encroach further into the setback from the wetland boundary than existing

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development and if the interference on the hydrologic functions of the wetland has been deemed to be acceptable by the SCRCA;

1.4.2.2 ~~Area Between 30 Metres to 120 Metres of a Provincially Significant Wetland~~

- ~~1) In general, development may be permitted in the area between 30 metres to 120 metres of a wetland if the interference on the hydrologic functions of the wetland has been deemed to be acceptable by the SCRCA;~~
- ~~2) Further to Section 1.4.2.2 1), public infrastructure (e.g. roads, sewers, flood and erosion control works) and various utilities (e.g. pipelines) may be permitted in the area between 30 metres to 120 metres of a wetland subject to the activity being approved through a satisfactory Environmental Assessment process and/or if the interference on the hydrologic functions of the wetland has been deemed to be acceptable by the SCRCA;~~
- ~~3) Further to Section 1.4.2.2 1), conservation or restoration projects may be permitted in the area between 30 metres to 120 metres of a wetland if the interference on the hydrologic functions of the wetland has been deemed to be acceptable by the SCRCA;~~
- ~~4) Further to Section 1.4.2.2 1), development associated with public parks (e.g. passive or low intensity outdoor recreation and education, trail system) may be permitted in the area between 30 metres to 120 metres of a wetland if the interference on the hydrologic functions of the wetland has been deemed to be acceptable by the SCRCA;~~
- ~~5) Further to Section 1.4.2.2 1), single family buildings or structures may be permitted in the area between 30 metres to 120 metres of a wetland on vacant lots of record if the interference on the hydrologic functions of the wetland has been deemed to be acceptable by the SCRCA. An EIS to assess the hydrologic impact shall be required if the submitted plans do not demonstrate the following:

 - ~~a) All development (including grading) is located outside the 30-m setback from the regulated wetland and maintains as much setback as feasible;~~
 - ~~b) Disturbances to natural vegetation communities contributing to the hydrologic function of the wetland are avoided;~~
 - ~~e) The overall existing drainage patterns for the lot will be maintained;~~~~

Commented [MD7]: CA no longer regulates between 30 & 120 metres from a PSW due to legislation changes.

- d) — Disturbed area and soil compaction is minimized;
- e) — Development is located above the high water table;
- f) — All septic systems are located at a minimum 0.9 m above the water table;
- g) — Impervious areas are minimized;
- h) — Best Management Practices are used to:
 - i) — maintain water balance
 - ii) — control erosion and sediment
 - iii) — buffer wetlands

6) — Further to Section 1.4.2.2 1), larger scale development associated with large commercial uses, industrial uses, multiple residential uses (condominiums, apartments, townhouses, etc.) and/or development into the water table may be permitted in the area between 30 metres to 120 metres of a wetland if the interference on hydrologic functions of the wetland has been deemed to be acceptable by the SCRCA. An EIS to assess the hydrologic impact shall be required.

Meeting Date: October 24, 2024
Report Date: October 3, 2024
Submitted by: Ashley Fletcher

Item 8.1 (a)

Subject: Business Arising

Regarding BD-21-29

Report on reserves deferred until Asset Management Plan in place

Directors request a report on the benchmark data from the 2017 Conservation Authorities Statistical Survey and comparative analysis of Conservation Authority annual statements, of which have reserves, focusing on the SCRCA's position of fiscal health.

Regarding BD-24-61

Report to be provided at a future meeting

Grimes – Broad

“That the Board of Directors acknowledge the report dated September 6, 2024 regarding the revisions to the Conservation Authorities Act and further, that the Board of Directors establish a Hearing Board of five individuals to deal with appeals under Section 28 of the Conservation Authorities Act; and further, that the General Manager be appointed the designated official to conduct the administrative review in accordance with s.8 Ontario Regulation 41/24.”

DEFERRED

Regarding BD-24-62

Report to be provided at a future meeting

Directors request that a report be provided exploring the options and costs associated with providing an electric vehicle (EV) charging station within campground parking lots. It is also suggested that campground rules and regulations be proactively updated to prohibit EV charging on camp sites.

Meeting Date: October 24, 2024 **Item 8.1 (b)**
Report Date: October 9, 2024
Submitted by: Nicholas Hagerty, Girish Sankar

Subject: Watershed Conditions

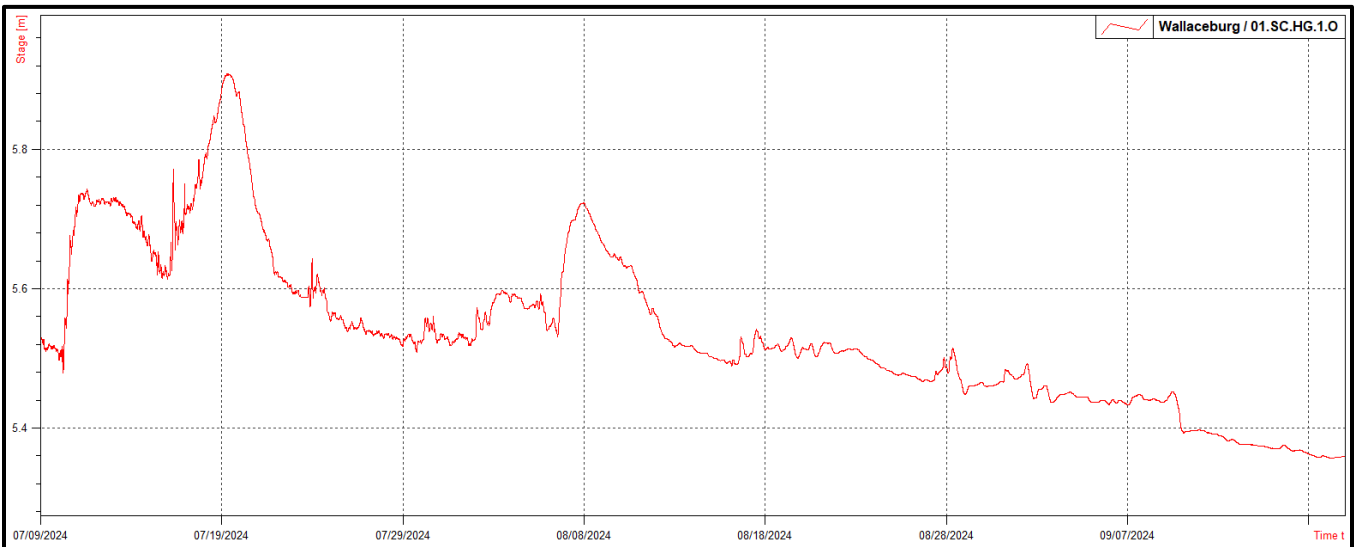
Report Highlights:

- The flood threat is currently low
- After a wetter than normal July and August, September was below normal
- Water levels in Lake Huron and St. Clair are above average for this time of year

Flood Threat

- From July to September the water level in Wallaceburg peaked at 5.91m on July 19 and has steadily dropped, with a minor peak on August 7
- The current flood threat for the watershed is low due to lower-than-normal precipitation amounts in September
- Stream flows and levels are seasonal for this time of year

Figure 1: Water levels in Wallaceburg from July to September



Precipitation

Table 1: Precipitation amounts (in millimetres) for last quarter at local stations (ECC, 2024)

Precipitation (mm)	Sarnia		Strathroy	
	Actual	Normal	Actual	Normal
Last Quarter				
July	160.4	74.1	230	71.7
August	81.6	77.1	64.2	82.1
September	18.7	94	69.4	89.8
Last 3 month totals	260.7	245.2	363.6	243.6
Last 3 month % of normal	106.3%		149.3%	
Regional average	127.8%			

The watershed experienced a wetter month than normal in July due to two significant storms. August was not as wet as July, but Sarnia experienced a wetter than normal month. Both Sarnia and Strathroy were below normal for the month of September.

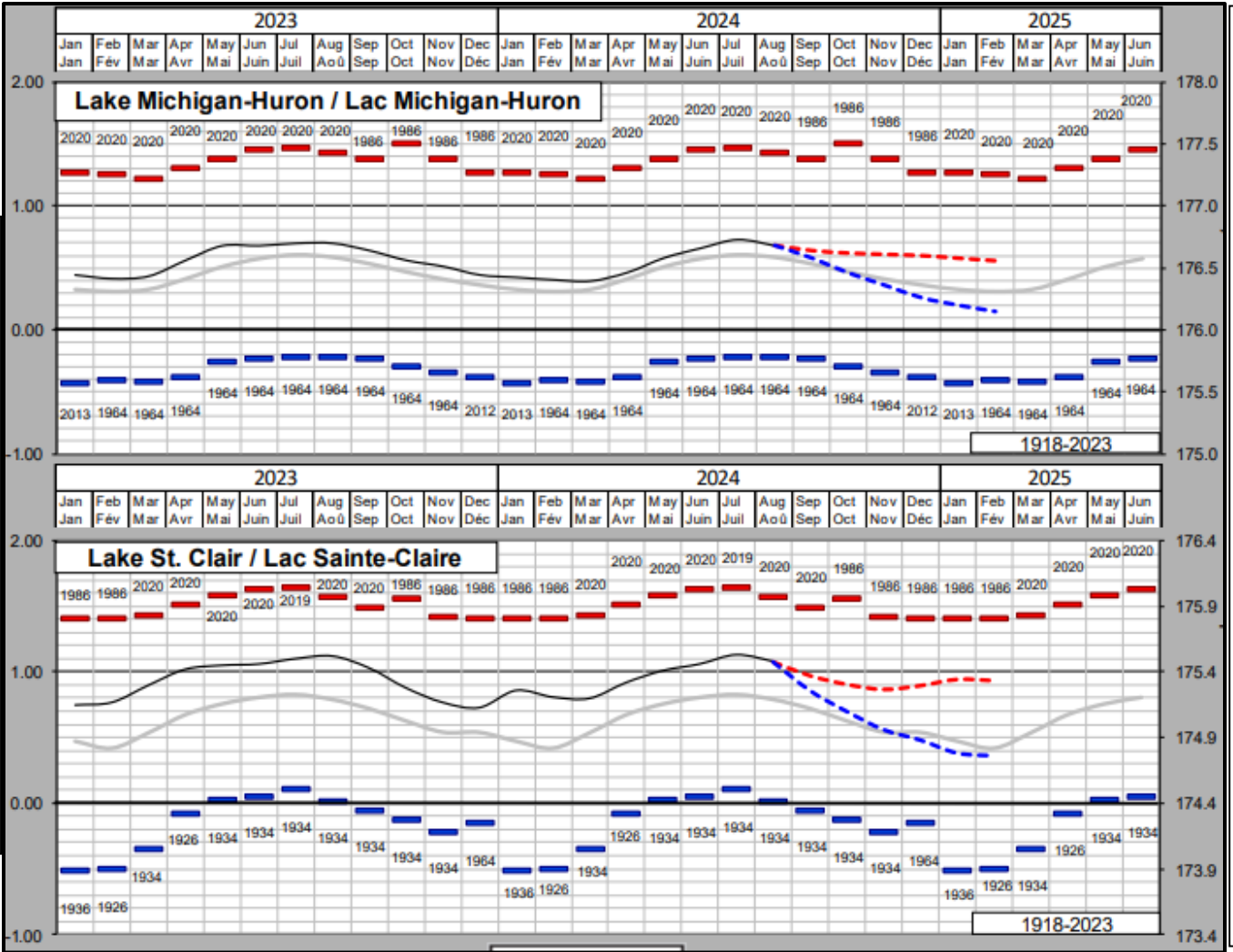
Lake Levels

- Water levels for Lake Huron and Lake St. Clair are above their all-time average for this time of year
- Lake Huron is expected to remain above average under typical water supply conditions, although wetter than average conditions could result in sustained higher than average levels and drier than average conditions could result in lake levels falling below average within the next few months

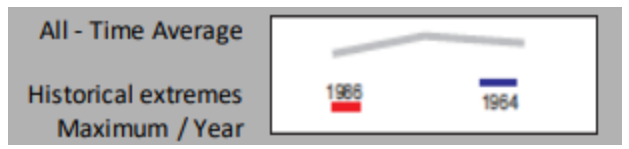
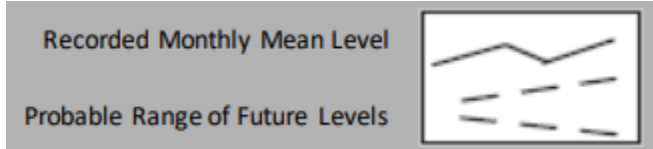
Figure 2: Lake Huron and Lake St. Clair water level forecasts (DFO, 2024)

The solid black line is the current levels, and the solid grey line is the all-time average. The dashed red and blue dashed lines are six-month projections, with the red being on the higher end and blue on the lower end. The red and blue marks are the historical high and lows, with red being the historical high and blue being the historical low.

Water Levels in meters relative to chart datum



Water Levels in meters relative to the International Great Lakes Datum of 1985 (IGLD 1985)



Meeting Date: October 24, 2024 **Item 8.1 (c)**
Report Date: September 30, 2024
Submitted by: Craig Paterson and Jessica Van Zwol

Subject: Funding announcement for the Sydenham Phosphorus Reduction Initiative.

Background:

Following a successful funding application the biology department secured \$7.85m to launch and operate the Sydenham Phosphorus Reduction Initiative (SPRI). The funding provided by Environment and Climate Change Canada (ECCC) is part of a \$76m investment through the Great Lakes Freshwater Ecosystem Initiative (FEI). The objective of this funding is to target the most significant environmental challenges affecting Great Lakes water quality and ecosystem health by delivering on Canada's commitments under the Canada-United States Great Lakes Water Quality Agreement (GLWQA).

The Great lakes FEI provides funding through several streams, the SPRI was submitted and approved through the Preventing Toxic and Nuisance Algae – Lake Erie Precision Conservation Sub-stream. This sub-stream aims to support on-the-ground actions following the Precision Conservation approach, target implementation of phosphorus load reduction measures in critical sources areas for nutrient loss, as well as increasing participation in the application of phosphorus load reduction measures by demonstrating innovative approaches and best management practices, and filling knowledge gaps through research and science.

The Sydenham River Watershed is the third largest Canadian contributor to phosphorus loads in the Lake Erie basin. Non-point source phosphorus loss is the largest contributor of phosphorus to the River and its tributaries with 89% of this phosphorus originating from diffuse sources, including runoff containing fertilizers and manure. Land use within the SCRCAs watershed reflects these contributions with agriculture constituting 82% of land usage. Furthermore, SWAT modelling completed by Dagnew et al. (2019) estimated that the highest yielding areas for Total Phosphorus in the Sydenham River Watershed are concentrated in the Sydenham Headwaters, Brown Creek, and Bear Creek sub-watersheds.

The excess phosphorus originating from the Sydenham River Watershed fosters broader implications beyond nutrient loads in Lake St. Clair and Lake Erie: it also degrades local water quality and causes concerns for human and ecosystem health. The Sydenham River Watershed includes federally protected Critical Habitat for aquatic Species at Risk (SAR), including those of global conservation concern. The loading of excess nutrients and sediments have been identified as key threats to these animals and the degradation of their habitat (DFO, 2018).

The Sydenham Phosphorus Reduction Initiative was created following the completion of the Sydenham River Watershed Phosphorus Management Plan with the objective of decreasing

the overall non-point source phosphorus loads in the Sydenham River Watershed and St. Clair River Tributaries, and to increase the adoption and sustainability of agricultural best management practices in high yielding areas. To achieve this the initiative will draw on the findings and expertise generated through the plan by adopting and implementing three broad strategies: **Strategy 1.** Agricultural and Rural best management Practice Implementation, **Strategy 2.** Strategic Monitoring and **Strategy 3.** Outreach, Engagement and Education.

This level of funding has been described as ‘organization changing’ and as a ‘once in a generation event’. It is a clear and resolute demonstration of our federal partner’s commitment to delivering on binational policies and supporting conservation authorities in their efforts to conserve and protect our Great Lake ecosystems.

Financial Impact:

Total Project Funding: \$12,800,000

ECCC – GLFEI Contribution: \$7,850,000

Cash and In-Kind Contribution: \$4,950,000

ECCC – GLFEI Contribution Breakdown

Year 1 2024-2025: \$1,200,000

Year 2 2025-2026: \$2,100,000

Year 3 2026-2027: \$2,150,000

Year 4 2027-2028: \$2,400,000

References

Dagnew, A., Scavia, D., Wang, Y., Muenich, R., Long, C., & Kalcic, M. (2019). Modeling Flow, Nutrient, and Sediment Delivery from a Large International Watershed Using a Field-Scale SWAT Model. *JAWRA Journal of the American Water Resources Association*, 55(5), 1288–1305. <https://doi.org/10.1111/1752-1688.12779>

DFO. (2018). *Action plan for the Sydenham River in Canada: An ecosystem approach.*

Meeting Date: October 24, 2024
Report Date: October 2, 2024
Submitted by: Greg Wilcox

Item 8.1 (d)

Subject: Enbridge Donation to Support Coldstream Conservation Area

Background:

The Enbridge Fueling Futures Fund is about energizing communities, through partnerships and sponsorships that strengthen the safety, vibrancy and sustainability of our communities as well as through volunteerism and the generosity of our employees.

SCRCA was successful in receiving \$3500 from the Fund to support the replacement of 7 picnic tables at the Coldstream Conservation Area. The new picnic tables will include an aluminum or galvanized frame and cedar benches and top. Replacement of the tables will occur in the fall of 2024.

This generous donation will improve conservation area facilities and benefit visitors to the property. Many of the picnic tables at this site are decades old and are deteriorating. This not only improves visitor experience, but also visitor safety.



Image of 6' picnic table with heavy duty galvanized frame and cedar bench/top

Financial Impact:

The donation is anticipated to cover all costs associated with replacement of the seven picnic tables.



Staff Report

Meeting Date: October 24, 2024 **Item 8.1 (e)**
Report Date: October 2, 2024
Submitted by: Melissa Deisley, Jeff Vlasman, Meagan Weber,
 Merrick Van Der Vaart, Kelsey Oatman
Subject: Regulations Activity Summary

A summary of staff activity related to the Conservation Authority's *Prohibited Activities, Exemptions and Permits* (Ontario Regulation 41/24 under Ontario Regulation 97/04) is presented below. This report covers the period from August 1, 2024 to September 30, 2024

Regulations Permits Issued						
Application #	Location	Municipality	Proposal	Submitted	Issued	Days
R#2024-0503	2943 Katesville Dr, Strathroy	Adelaide-Metcalfe	build a sunroom & patio	Aug-29	Sep-06	8
R#2024-0576	8549 Petrolia Line	Brooke-Alvinston	Wetland Creation Project/Stewards hip Project	Aug-19	Aug-20	1
R#2021-0038	7 Bayview, Mitchell's Bay	Chatham-Kent	tear down and rebuild dwelling	Aug-23	Aug-23	1
R#2022-0060	12280 Croton Line, Camden	Chatham-Kent	Drive shed constructed without permit	May-16	Sep-03	110
R#2023-0073	75 Elm Drive S, Wallaceburg	Chatham-Kent	re-service an existing storm sewer pump station	Sep-13	Sep-19	6
R#2024-0367	155 Queen St, Dresden	Chatham-Kent	change of use	Aug-22	Aug-23	1
R#2024-0422	102 Chanel Ecarte, Martin Islands	Chatham-Kent	seawall replacement	Aug-15	Sep-16	32
R#2024-0464	10766 Claymore Ln (closest address)	Chatham-Kent	multiple water crossings for fibre in RoW	Jul-02	Aug-07	36
R#2024-0465	9668 Base Ln (closest address)	Chatham-Kent	multiple water crossings for fibre in RoW	Jul-03	Aug-08	36

R#2024-0466	10545 Greenvalley Ln (closest address)	Chatham-Kent	multiple water crossings for fibre in RoW	Jul-02	Aug-09	38
R#2024-0467	11067 Union Ln (closest address)	Chatham-Kent	multiple water crossings for fibre in RoW	Jul-02	Aug-09	38
R#2024-0468	29140 Freedom Rd (closest address)	Chatham-Kent	water crossing for fibre in RoW	Jul-02	Aug-09	38
R#2024-0469	29184 Brick Rd (closest address)	Chatham-Kent	multiple water crossings for fibre in RoW	Jul-02	Aug-09	38
R#2024-0470	29409 Dawn Mills Rd (closest address)	Chatham-Kent	multiple water crossings for fibre in RoW	Jul-02	Aug-09	38
R#2024-0471	9887 Eberts Ln (closest address)	Chatham-Kent	multiple water crossings for fibre in RoW	Jul-02	Aug-09	38
R#2024-0472	24915 Lindsay Rd (closest address)	Chatham-Kent	multiple water crossings for fibre in Row	Jul-02	Aug-12	41
R#2024-0473	29408 Dawn Valley Rd (closest address)	Chatham-Kent	multiple water crossings for fibre in RoW	Jul-02	Aug-12	41
R#2024-0474	10607 Croton Ln (closest address)	Chatham-Kent	multiple water crossings for fibre in RoW	Jul-02	Aug-12	41
R#2024-0475	11485 Croton Ln (closest address)	Chatham-Kent	multiple water crossings for fibre in RoW	Jul-02	Aug-12	41
R#2024-0500	12077 Splinter Line	Chatham-Kent	Addition	Jul-12	Aug-13	32
R#2024-0502	6 Taylor St, Mitchell's Bay	Chatham-Kent	build an addition	Sep-09	Sep-12	3
R#2024-0522	8607 Claymore Ln, Dresden	Chatham-Kent	build an attached garage	Jul-25	Aug-23	29
R#2024-0527	8562 Countryview Ln, Dover	Chatham-Kent	build a detached garage/shop	Jul-25	Aug-15	21
R#2024-0534	24734 Centre Side Rd, Chatham	Chatham-Kent	build new stormwater management outlet	Aug-01	Aug-29	28
R#2024-0537	4004 Dufferin Ave, Wallaceburg	Chatham-Kent	build a barndominium	Aug-02	Aug-13	11

R#2024-0538	6600 Mallard Ln, Dover	Chatham- Kent	multiple water crossing for fibre in RoW	Aug-02	Aug-23	21
R#2024-0542	649 Albert St, Wallaceburg	Chatham- Kent	build a detached garage	Aug-07	Aug-23	16
R#2024-0585	Smoke Ln & Huffs Sideroad, Thamesville	Chatham- Kent	multiple water crossing for fibre in RoW	Aug-20	Sep-12	23
R#2024-0598	23903 Flat Rock Rd, Dresden	Chatham- Kent	multiple water crossing for fibre in RoW	Sep-05	Sep-20	15
R#2024-0609	29967 St Clair Pkwy, Wallaceburg	Chatham- Kent	build a new covered porch	Sep-04	Sep-20	16
R#2024-0614	125 Bruinsma Ave, Wallaceburg	Chatham- Kent	build a sunroom	Sep-06	Sep-20	14
R#2024-0265	7601 Fansher Road	Dawn- Euphemia	rebuild dwelling, build an addition & attached garage	Aug-14	Aug-20	6
R#2024-0463	6293 Bentpath Ln (closest address)	Dawn- Euphemia	replace culvert	Jul-19	Aug-15	27
R#2024-0389	4847 Marthaville Rd (closest address)	Enniskillen	water crossings for fibre in RoW	May-28	Aug-08	72
R#2024-0420	4531 Oil Heritage Rd (closest address)	Enniskillen	multiple water crossings for fibre in RoW	Jun-11	Aug-30	80
R#2024-0511	421 Oozloffsky St, Petrolia	Enniskillen	build a new stormwater management outlet	Jul-31	Aug-29	29
R#2024-0395	8243 Army Camp Rd (closest address)	Lambton Shores	water crossing for fibre in RoW	May-30	Aug-27	89
R#2024-0431	6702 Townsend Ln (closest address)	Lambton Shores	multiple water crossings for fibre in RoW	Jun-17	Aug-30	74
R#2024-0257	5852 Douglas Line	Plympton- Wyoming	greenhouse expansion	Sep-17	Sep-26	9
R#2024-0540	3107 Michigan Ln, Sarnia	Plympton- Wyoming	build a wetland	Aug-07	Aug-23	16
R#2021-0718	1567 Michigan Line, Sarnia	Sarnia	Tear Down/Rebuild of Farm Building	Aug-22	Aug-22	1

R#2023-0676	2876 Old Lakeshore Rd, Bright's Grove	Sarnia	build an addition & covered porch	Aug-28	Aug-30	2
R#2023-0817	1976 Lakeshore Rd, Sarnia	Sarnia	build a new groyne & retaining wall	Jul-15	Aug-26	42
R#2024-0104	930 Lakeshore Road	Sarnia	build a new shorewall & dwelling	Sep-23	Sep-27	4
R#2024-0266	2 Ferry Hill Road	Sarnia	build a new armour stone wall and rip rap berm	Jul-11	Aug-07	27
R#2024-0457	1686 Lakeshore Rd, Sarnia	Sarnia	cover an existing porch	Jul-09	Aug-08	30
R#2024-0512	612 McGregor Sideroad, Sarnia	Sarnia	two integrity digs	Jul-22	Aug-22	31
R#2024-0513	52 Indian Rd South (closest address)	Sarnia	integrity dig	Jul-22	Aug-23	32
R#2024-0564	1315 Plank Rd, Sarnia	Sarnia	build a telecommunications tower	Aug-14	Sep-05	22
R#2024-0566	1315 Michigan Ave, Sarnia	Sarnia	build a telecommunications tower	Aug-14	Sep-05	22
R#2024-0618	north of 20 Indian Road South	Sarnia	integrity digs	Sep-11	Sep-19	8
R#2024-0337	1693 CPR Dr (nearest address)	Southwest Middlesex	replace culvert C109A	Jul-29	Aug-20	22
R#2024-0368	4522 St. Clair Pkwy, Port Lambton	St. Clair	replace and enlarge detached garage and ADU	Aug-14	Aug-22	8
R#2024-0492	east of 1159 George Robertston Waterway	St. Clair	build a new dwelling	Aug-20	Sep-09	20
R#2024-0498	454 Stoddard St, Port Lambton	St. Clair	build an addition	Jul-15	Aug-08	24
R#2024-0580	502 William St, Port Lambton	St. Clair	build a detached garage	Aug-22	Sep-12	21
R#2024-0122	157 Front Street E, Strathroy	Strathroy-Caradoc	new stormwater outlet	Aug-08	Aug-14	6
R#2024-0518	8702 Century Dr, Mount Brydges	Strathroy-Caradoc	build an addition	Jul-24	Aug-15	22

Total Permits Issued: 58**Average Number of Days to Issue for this Period: 27.55**

Regulations Inquiries

FileReference	Municipality	Location
R#2024-0543	Brooke-Alvinston	3156 Nauvoo Rd, Alvinston
R#2024-0552	Brooke-Alvinston	7315 Shiloh Line
R#2024-0658	Brooke-Alvinston	3196 River St, Alvinston
R#2024-0672	Brooke-Alvinston	7435 Shiloh Ln, Alvinston
R#2024-0113	Chatham-Kent	Throughout Chatham-Kent
R#2024-0156	Chatham-Kent	6650 Angler Line
R#2024-0225	Chatham-Kent	12280 Croton Line
R#2024-0316	Chatham-Kent	744 Nelson St, Wallaceburg
R#2024-0548	Chatham-Kent	806 Elgin St, Wallaceburg
R#2024-0554	Chatham-Kent	12349 Cider Mill Ln, Thamesville
R#2024-0577	Chatham-Kent	5 Bank St, Tupperville
R#2024-0588	Chatham-Kent	29981 Oakdale Rd, Chatham-Kent
R#2024-0595	Chatham-Kent	5616 Bluewater Ln, Wallaceburg
R#2024-0599	Chatham-Kent	10603 Claymore Ln, Dresden
R#2024-0620	Chatham-Kent	8485 (8556) Countryview Ln, Dover
R#2024-0629	Chatham-Kent	22975 Jane Rd, Thamesville
R#2024-0631	Chatham-Kent	163 Jeanne St, Wallaceburg
R#2024-0633	Chatham-Kent	10268 Pioneer Ln, Chatham
R#2024-0676	Chatham-Kent	lot across from 30762 Clachan Rd
R#2024-0551	Dawn-Euphemia	6780 (6784) Bentpath Ln, Florence
R#2024-0569	Dawn-Euphemia	northeast of 7134 Aughrim Line
R#2024-0570	Dawn-Euphemia	across from 1239 Davis Rd
R#2024-0624	Dawn-Euphemia	7245 Mossie Line (closest address)
R#2024-0674	Dawn-Euphemia	Lot 33, Con 6, Euphemia
R#2023-0758	Enniskillen	5656 Shiloh Ln, Petrolia
R#2024-0536	Enniskillen	3987 LaSalle Ln, Enniskillen
R#2024-0567	Enniskillen	5472 Shiloh Ln, Enniskillen
R#2024-0582	Enniskillen	5637 Churchill Ln, Enniskillen
R#2024-0592	Enniskillen	5673 Oil Springs Ln, Oil Springs
R#2024-0617	Enniskillen	4760 Wanstead Rd, Petrolia

R#2024-0657	Enniskillen	4371 Churchill Ln, Petrolia
R#2022-0737	Lambton Shores	6602 Lakeshore Road, Lambton Shores
R#2024-0270	Lambton Shores	6800 East Parkway Drive
R#2024-0271	Lambton Shores	lot north of 5442 Oak Ave
R#2024-0329	Lambton Shores	6312 William Street
R#2024-0524	Lambton Shores	9024 Wood Dr, Lambton Shores
R#2024-0553	Lambton Shores	Ipperwash Beach
R#2024-0581	Lambton Shores	6542 West Parkway Dr, Lambton Shores
R#2024-0600	Lambton Shores	33 Main St South, Forest
R#2024-0606	Lambton Shores	5250 Cliff Rd, Lambton Shores
R#2023-0236	Middlesex Centre	5217 Egremont Dr, Ilderton
R#2024-0325	Middlesex Centre	4 Barclay Blvd
R#2024-0593	Middlesex Centre	10277 Ilderton Rd, Ilderton
R#2024-0628	Middlesex Centre	22541 Denfield Rd, Ilderton
R#2024-0640	Middlesex Centre	6378 Egremont Dr, Strathroy
R#2024-0641	Middlesex Centre	5343 Egremont Dr (closest address)
R#2024-0645	Middlesex Centre	Denfield Rd & Twelve Mile Rd
R#2024-0622	Petrolia	4073 Ernest St, Petrolia
R#2020-0674	Plympton-Wyoming	3261 London Line
R#2023-0272	Plympton-Wyoming	4852 Forsyth Trail, Camlachie
R#2023-0505	Plympton-Wyoming	south of 4730 Lakeside St, Plympton-Wyoming
R#2023-0780	Plympton-Wyoming	4420 Lakeshore Rd, Plympton-Wyoming
R#2024-0246	Plympton-Wyoming	5282 London Line
R#2024-0397	Plympton-Wyoming	3674 Windcliff Lane (closest address)
R#2024-0411	Plympton-Wyoming	4224 Bluepoint Drive
R#2024-0419	Plympton-Wyoming	3840 Ferne Ave, Camlachie
R#2024-0444	Plympton-Wyoming	3036 Sandpiper Trail, Camlachie
R#2024-0482	Plympton-Wyoming	4542 William St, Plympton Wyoming
R#2024-0510	Plympton-Wyoming	lots north of 4187 Bluepoint Dr
R#2024-0555	Plympton-Wyoming	3674 Windcliff Lane (Closest address)
R#2024-0578	Plympton-Wyoming	west of 3944 Delmage Ave
R#2024-0587	Plympton-Wyoming	3140 Douglas St, Camlachie
R#2024-0642	Plympton-Wyoming	8092 Hillsboro Rd, Plympton
R#2024-0673	Plympton-Wyoming	3086 Lakeview Ave, Camlachie

R#2024-0596	Point Edward	Bridgeview Marina
R#2020-0094	Sarnia	604 Beach Lane, Sarnia
R#2023-0592	Sarnia	Parcel 13, Block B, Gladwish Dr, Sarnia
R#2024-0228	Sarnia	2666 Rivergate Court
R#2024-0425	Sarnia	2036 Lakeshore Rd, Sarnia
R#2024-0497	Sarnia	4967 Old Lakeshore Rd, Sarnia
R#2024-0507	Sarnia	1933 Franklin Ave, Bright's Grove
R#2024-0539	Sarnia	1086 Modeland Rd, Sarnia
R#2024-0549	Sarnia	2061 Blackwell Sideroad, Sarnia
R#2024-0556	Sarnia	1602 Blackwell Rd, Sarnia
R#2024-0557	Sarnia	land b/w 5600 + 5700 Blackwell Sideroad
R#2024-0568	Sarnia	Shell Refinery
R#2024-0575	Sarnia	east of 2021 Huron Shores Crt
R#2024-0584	Sarnia	east of 2021 Huron Shores Court
R#2024-0590	Sarnia	1555 Blackwell Sideroad, Sarnia
R#2024-0602	Sarnia	1930.5 Franklin Ave, Bright's Grove
R#2024-0607	Sarnia	Berger North Subdivision, Sarnia
R#2024-0608	Sarnia	604 Beach Ln, Sarnia
R#2024-0650	Sarnia	1182 Plank Rd, Sarnia
R#2024-0678	Sarnia	1994 Michigan Ln, Sarnia
R#2022-0265	Southwest Middlesex	22933 Melbourne Road, Melbourne
R#2024-0604	Southwest Middlesex	6170 Glendon Dr, Melbourne
R#2024-0272	St. Clair	3011 St. Clair Parkway
R#2024-0303	St. Clair	303 & 305 Lincoln Avenue
R#2024-0313	St. Clair	3210 Brigden Road
R#2024-0544	St. Clair	Lot 32, Tyler Dr, Port Lambton
R#2024-0546	St. Clair	3120 Brigden Rd, Brigden
R#2024-0559	St. Clair	429 (477) Oil Springs Ln, Courtright
R#2024-0579	St. Clair	520 Pointe Ln, Sombra
R#2024-0591	St. Clair	3120 Brigden Rd, Brigden
R#2024-0603	St. Clair	Lambton County
R#2024-0626	St. Clair	3120 Brigden Rd, Brigden
R#2024-0630	St. Clair	3120 Brigden Rd, Brigden
R#2024-0634	St. Clair	3120 Brigden Rd, Brigden

R#2024-0637	St. Clair	3120 Brigden Rd, Brigden
R#2024-0655	St. Clair	2811 St. Clair Pkwy, Sombra
R#2024-0659	St. Clair	2023 Brigden Rd, Brigden
R#2023-0276	Strathroy-Caradoc	62 McKeller Rd, Strathroy
R#2024-0017	Strathroy-Caradoc	south of 7275 Falconbridge Rd
R#2024-0505	Strathroy-Caradoc	401 Victoria St, Strathroy
R#2024-0535	Strathroy-Caradoc	9708 Century Dr, Mt. Brydges
R#2024-0545	Strathroy-Caradoc	Dewan St, Strathroy
R#2024-0558	Strathroy-Caradoc	101 Egerton St, Strathroy
R#2024-0571	Strathroy-Caradoc	8028 Walker Dr, Strathroy
R#2024-0573	Strathroy-Caradoc	6997 Falconbridge Dr, Melbourne
R#2024-0586	Strathroy-Caradoc	6997 Falconbridge Dr, Melbourne
R#2024-0597	Strathroy-Caradoc	320 Metcalfe St W, Strathroy
R#2024-0601	Strathroy-Caradoc	20 Adelaide St, Strathroy
R#2024-0610	Strathroy-Caradoc	402 Victoria St, Strathroy
R#2024-0615	Strathroy-Caradoc	571 Metcalfe Street East, Strathroy
R#2024-0639	Strathroy-Caradoc	north of 337 Albert St, Strathroy
R#2024-0647	Strathroy-Caradoc	Humphrey Creek
R#2024-0651	Strathroy-Caradoc	106 English St, Strathroy
R#2024-0677	Strathroy-Caradoc	6997 Falconbridge Dr, Melbourne
R#2024-0490	Warwick	7657 Egremont Rd, Watford
R#2024-0547	Warwick	6767 Confederation Ln, Watford
R#2024-0632	Warwick	Kingscourt Rd
Total Regulations Inquiries: 121		

Regulations - DART Completed Files

File Reference	Municipality	Drain / Watercourse
R#2024-0562	Plympton-Wyoming	McFarlane Drain
R#2023-0641	Warwick	Brown-Jarriott Drain-North Branch 1953
Total DART Permits Issued: 2		

Regulations Permits - Drains

File Reference	Municipality	Drain / Watercourse
R#2022-0794	Sarnia	Rooney Drain and Pulse Creek
R#2023-0349	Southwest Middlesex	Reycraft Winship Drain

Total Regulations Inquiries Regarding Drains: 2



Staff Report

Meeting Date: October 24, 2024 **Item 7.1 (f)**
Report Date: October 2, 2024
Submitted by: Melissa Deisley, Shelby Campbell, Kelsey Oatman

Subject: Planning Activity Summary

A summary of staff activity related to Municipal Plan Input and Review is presented below. This report covers the period from August 1, 2024 to September 30, 2024

Municipal Plan Input and Review			
File Reference	Location	Municipality	Municipal File
PL#2024-0068	1095 Mullifarry Drive	Adelaide-Metcalf	
PL#2022-0016	140 Water Street	Chatham-Kent	
PL#2023-0070	lot east of 7325 North River Line	Chatham-Kent	
PL#2024-0031	5683 Bluewater Line	Chatham-Kent	B-52/24
PL#2024-0062	8642 & 8666 Oldfield Line	Chatham-Kent	B-26/24
PL#2024-0072	9808 Base Line	Chatham-Kent	D-14 CH/28/24/M B-63/24
PL#2024-0073	west of 200 Westcourt Blvd	Chatham-Kent	
PL#2018-087	W of Cliff Road and Ravine Road, Con W of Lake Road, Pt Lt 74&75	Lambton Shores	38C-03001 LS
PL#2021-0040	5958 Lakeshore Road	Lambton Shores	Z10-2024
PL#2022-0052	9395 Ipperwash Road	Lambton Shores	OPA03-2024 (OPA11) Z08-2024 (By-law 44 of 2024)
PL#2024-0069	9537 Army Camp Road	Lambton Shores	
PL#2019-008	Timberwalk Trail	Middlesex Centre	ZBA 03 2019 39T-MC1901 A21-2023, A-22-2023, A-02-2024
PL#2020-0077	Ilderton Road and Bowling Green	Middlesex Centre	39T-MC1701
PL#2018-100	4051 Discovery Line	Petrolia	38T-21007
PL#2021-0028	4055 Oil Heritage Road	Petrolia	OPA No. 9 No. 33 of 2024
PL#2022-0009	4472 North Street	Petrolia	

PL#2022-0018	Mutual Street and Third Street	Petrolia	
PL#2022-0053	Country View Drive	Petrolia	
PL#2020-0086	3096 Lakeshore Road	Plympton-Wyoming	22 of 2024 38T-24001
PL#2023-0047	5859 Fisher Line	Plympton-Wyoming	A-16/23; A-22/24
PL#2024-0061	3828 Egremont Road	Plympton-Wyoming	ZBA 115 of 2024
PL#2024-0070	3396 Egremont Road	Plympton-Wyoming	
PL#2018-025	1460 Venetian Boulevard	Point Edward	A01/2018
PL#2018-072	1873 London Line	Sarnia	OPA 18 ZBA10-2019 SD2-2019
PL#2019-025	The Rapids Parkway	Sarnia	2-2019-85 of 2002 SD1-2019
PL#2019-030	1099 Finch Drive	Sarnia	
PL#2020-0014	6068 Blackwell Sideroad	Sarnia	
PL#2020-0083	4957 Kimball Road	Sarnia	1-2023-85 of 2002 SD3-2021; SD1-2022
PL#2021-0051	1620/1626 Modeland Rd	Sarnia	
PL#2022-0008	1244 Exmouth St	Sarnia	OPA #41 No.1-22-85 of 2002 A48/2024
PL#2022-0076	226 Gladwish Drive	Sarnia	
PL#2022-0077	2587 Lakeshore Road	Sarnia	
PL#2024-0020	980 Riding Club Lane	Sarnia	
PL#2024-0053	north of 140 Business Park Dr	Sarnia	
PL#2024-0054	2199 Yeates Court	Sarnia	
PL#2024-0063	5941 Blackwell Sideroad	Sarnia	TT4-2024
PL#2024-0064	5641 Blackwell Sideroad	Sarnia	
PL#2024-0067	1228 Churchill Line	Sarnia	
PL#2024-0074	2056 Lakeshore Road	Sarnia	A49/2024
PL#2024-0065	5860 Glendon Drive	Southwest Middlesex	
PL#2020-0085	403 LaSalle Line	St. Clair	ZBA 9 of 2022
PL#2023-0020	Indian Rd & St. Clair Parkway	St. Clair	
PL#2024-0052	955 Stanley Line	St. Clair	A-20-24
PL#2024-0059	520 Pointe Line	St. Clair	B-06-24
PL#2019-084	101 Hull Road	Strathroy-Caradoc	OPA2-2024 (OPA20) ZBA4-2024

PL#2020-0009	Adelaide Rd & Falconbridge Dr	Strathroy-Caradoc	ZBA21-2022 39T-SC2202
PL#2020-0047	96 Kittridge Ave E, Strathroy	Strathroy-Caradoc	
PL#2021-0054	N of Napperton Drive, Pt Lot 19, Con 4	Strathroy-Caradoc	39T-SC2302
PL#2024-0060	16 Walnut Court	Strathroy-Caradoc	B8-2024
PL#2024-0075	7013 Walkers Drive	Strathroy-Caradoc	
PL#2021-0041	7757 Confederation Line	Warwick	
PL#2021-0069	308 St. Clair Street	Warwick	Z-05-23 38T-23004
PL#2024-0024	7047 London Line	Warwick	
PL#2024-0066	east of 7985 Confederation Line	Warwick	
PL#2024-0071	7910 Industrial Drive	Warwick	

Total Plan Review Items: 55

Environmental Assessments

File Reference	Location	Municipality
EA#2024-0003	Glasgow Line & Short Line	Chatham-Kent

Total Environmental Assessments: 1

Legal Inquiries

File Reference	Location	Municipality
LL#2024-0041	26180 Napier Road	Adelaide-Metcalfe
LL#2024-0046	4326 Egremont Drive	Adelaide-Metcalfe
LL#2024-0037	694 Albert Street	Chatham-Kent
LL#2024-0040	824 Wallace Street	Chatham-Kent
LL#2024-0042	behind 726 Water St	Chatham-Kent
LL#2024-0044	48 Wall Street	Chatham-Kent
LL#2024-0038	604 Joseph Street	Dawn-Euphemia
LL#2024-0039	2036 Lakeshore Road	Sarnia
LL#2024-0043	1457 London Road	Sarnia
LL#2024-0031	1951 Brigden Road	St. Clair
LL#2024-0035	32 Caradoc St North	Strathroy-Caradoc

Total Legal Inquiries: 11

Prepared By: Chunning Li
 September 16, 2024
 DRAFT

ST CLAIR REGION CONSERVATION AUTHORITY
Statement of Revenue and Expenditure
As at Aug 30, 2024

Item 8.1 (g)

	Actual To Date			Annual Budget Prorated		Variance from Budget	
	Revenue	Expenditures	Surplus(Deficit)	Revenue	Expenditures	Revenue	Expenditures
Flood Control & Erosion Control	\$563,371	\$221,603	\$341,768	\$355,143	\$355,143	\$208,228	(\$133,540)
Capital Projects/WECI	\$4,220,518	\$3,324,804	\$895,714	\$2,830,000	\$2,830,000	\$1,390,518	\$494,804
Conservation Area's Capital Development	\$0	\$23,744	(\$23,744)	\$172,667	\$172,667	(\$172,667)	(\$148,923)
IT Capital	\$18,260	\$20,067	(\$1,807)	\$18,260	\$13,333	\$0	\$6,734
Equipment	\$32,863	\$233,806	(\$200,943)	\$172,407	\$177,333	(\$139,544)	\$56,473
Planning & Regulations	\$959,602	\$498,344	\$461,258	\$664,763	\$664,763	\$294,839	(\$166,419)
Technical Studies	\$781,798	\$249,168	\$532,630	\$423,513	\$423,513	\$358,286	(\$174,344)
Recreation	\$1,639,457	\$1,245,680	\$393,777	\$1,151,327	\$1,151,327	\$488,130	\$94,353
Property Management	\$169,459	\$204,271	(\$34,812)	\$208,187	\$208,187	(\$38,729)	(\$3,916)
Education	\$62,390	\$90,621	(\$28,231)	\$144,240	\$144,240	(\$81,850)	(\$53,619)
Communication	\$122,528	\$87,878	\$34,649	\$78,324	\$78,324	\$44,204	\$9,554
Source Water Protection	\$287,334	\$221,824	\$65,510	\$321,504	\$321,504	(\$34,170)	(\$99,679)
Conservation Services/Healthy Watersheds	\$1,450,018	\$669,660	\$780,357	\$337,852	\$337,852	\$1,112,166	\$331,808
Administration/AOC Management	\$1,739,105	\$617,186	\$1,121,919	\$609,207	\$609,207	\$1,129,898	\$7,979
	\$12,046,701	\$7,708,656	\$4,338,045	\$7,487,393	\$7,487,393	\$4,559,308	\$221,264

Notes:

1. Municipal matching, non-matching, and Recreation levies have been invoiced and are recorded in the actual revenue reported above. See General Levy Report for amounts outstanding.
2. The significant variances from budget to actual is reflective of the nature/timing and uniqueness of the particular projects. The variances will reduce and disappear as the year progresses.
3. Budget for the year is divided by 12 and multiplied by the number of months in the reporting period, this does not reflect the seasonality of the nature/ timing of projects



Item 8.1 (h)
Kate Jamieson
30-Sep-24

ST. CLAIR REGION CONSERVATION AUTHORITY

Cheques issued August-September 2024

CHQ. #	DATE	VENDOR	DESCRIPTION	AMOUNT
123913	2024-08-07	Podolinsky Farm Equipment	Tractor rental & repair	5,478.60
123915	2024-08-07	Southern Comfort Landscape Design	Grass cutting	7,203.75
123916	2024-08-07	ES OPCO Canada II DBA Vesperis	Herbicides - wetland conservation	12,388.94
123960	2024-08-31	CDW Canada Inc.	Computers for GLFEI staff	7,540.06
123962	2024-08-31	Crump Enterprises Ltd.	Wetland restoration	46,030.00
123965	2024-08-31	Fortify Protection Incorporation	Security	7,627.50
123967	2024-08-31	Gerber Electric	Replace panel at AWC campground	6,313.62
123974	2024-08-31	PSD Citywide Inc.	Compliant Asset Management Plan	5,650.00
123978	2024-08-31	Shoreplan Engineering Ltd.	Seagar Park shoreline & Old Lakeshore Rd	13,025.06
123981	2024-08-31	Van Bree Drainage & Bulldozing	Penhuron to Kenwick shoreline	546,754.71
123989	2024-09-11	Southern Comfort Landscape Design	Grass cutting	5,763.00
123998	2024-09-23	Alternative Land Use Services (ALUS) Middlesex Inc.	Wetland restoration	5,480.00
124004	2024-09-23	KT Excavating	Wawanosh Wetland trails	87,102.24
124015	2024-09-23	Van Bree Drainage & Bulldozing	Penhuron to Kenwick shoreline	237,303.07
TOTAL CHEQUE DISBURSEMENTS -				\$ 993,660.55

Internet banking payments for August-September 2024

TRANS #	DATE	VENDOR	DESCRIPTION	AMOUNT
10671	2024-08-31	Hydro One Networks Inc.	Electricity	25,312.39
10673	2024-08-31	Libro Credit Union - Visa	Employee expenses	8,962.28
10677	2024-08-31	OMERS	Employee pension plan	67,491.20
10678	2024-08-31	Ontario Minister of Finance	Employer Health Tax	8,725.39
10681	2024-08-31	Receiver General	Payroll source deductions	34,933.52
10683	2024-08-31	RWAM Insurance Administrators Inc.	Employee group benefits	17,008.72
10685	2024-08-31	Township of Warwick	Property taxes	6,572.25
10688	2024-08-31	Waste Management of Canada Corp.	Dumpster service at campgrounds	6,698.40
10689	2024-08-31	Receiver General	Payroll source deductions	49,554.50
10696	2024-09-30	Hydro One Networks Inc.	Electricity	24,177.14
10698	2024-09-30	Libro Credit Union - Visa	Employee expenses	14,574.07
10700	2024-09-30	OMERS	Employee pension plan	47,232.34
10701	2024-09-30	Ontario Minister of Finance	Employer Health Tax	5,440.85
10704	2024-09-30	Receiver General	Payroll source deductions	116,098.76
10706	2024-09-30	RWAM Insurance Administrators Inc.	Employee group benefits	16,902.20
10711	2024-09-30	Workplace Safety & Insurance Board	WSIB	21,285.69
TOTAL INTERNET BANKING DISBURSEMENTS -				\$ 470,969.70

Visa purchases:	Home Depot - lawnmower batteries	\$	1,389.90
	Safety Supplies Canada - waders w/ safety boots	\$	1,209.77
	AED Shop - AED for Warwick washroom	\$	1,863.37
	Pool Supplies Canada - safety cover	\$	2,587.70
	Bluewater Trailers - trailer	\$	9,012.49
	Flood Forecasting & Warning Workshop	\$	565.00

PAYROLL RUNS

Payroll No. 16	\$	104,233.28
Payroll No. 17	\$	104,078.23
Payroll No. 18	\$	107,216.64
Payroll No. 19	\$	100,743.16
Payroll No. 20	\$	94,192.23

TOTAL PAYROLL RUNS -

\$ 510,463.54

TOTAL DISBURSEMENTS -

\$1,464,630.25



2024 GENERAL LEVY SUMMARY

MUNICIPALITY	GROSS LEVY	PAID TO DATE	OUTSTANDING
Sarnia	\$ 593,817.96	\$ 296,908.98	\$ 296,908.98
Chatham-Kent	\$ 210,141.49	\$ 210,141.49	\$ -
Brooke-Alvinston Twp.	\$ 28,215.78	\$ 28,215.78	\$ -
Dawn Euphemia Twp.	\$ 42,224.94	\$ 42,224.94	\$ -
Enniskillen Twp.	\$ 30,928.50	\$ 30,928.50	\$ -
Lambton Shores M.	\$ 81,969.10	\$ 81,969.10	\$ -
Oil Springs V	\$ 3,242.06	\$ 3,242.06	\$ -
Petrolia T	\$ 41,928.24	\$ -	\$ 41,928.24
Plympton-Wyoming T	\$ 92,091.51	\$ 46,045.76	\$ 46,045.75
Point Edward V	\$ 34,184.04	\$ 34,184.04	\$ -
St. Clair Twp.	\$ 179,264.40	\$ 179,264.40	\$ -
Warwick Twp.	\$ 36,573.01	\$ 36,573.01	\$ -
Adelaide Metcalfe Twp.	\$ 31,456.75	\$ 31,456.75	\$ -
Middlesex Centre Twp.	\$ 37,781.90	\$ 37,781.90	\$ -
Newbury V	\$ 2,545.80	\$ 2,545.80	\$ -
Southwest Middlesex M.	\$ 18,857.98	\$ 18,857.98	\$ -
Strathroy-Caradoc M.	\$ 146,121.55	\$ 146,121.55	\$ -
TOTAL	\$ 1,611,345.01	\$ 1,226,462.04	\$ 384,882.97

Meeting Date: October 24, 2024 **Item 7.1 (j)**
Report Date: October 1, 2024
Submitted by: Donna Blue and Emily Febrey

Subject: Communications Update

Memorial Forest Dedications

Dennings Memorial Forest Program – 2024:

The Denning's Memorial Forest Program was established by the Foundation in partnership with Denning's Brothers Funeral Homes in 1997. Through this program, Denning's makes donations on behalf of families they serve, which are used to support conservation education and tree planting efforts throughout the region. In 2017, Denning's Funeral Home expanded into Lambton and Chatham-Kent which also expanded the Memorial Forest Program to include seven funeral homes. Memorial forest dedications were held at Victoria Park in Strathroy (May) and at the Keith McLean Conservation Lands in Morpeth (September) to celebrate the memory of those lost. The services typically attracted between 70-100 people, each.

In late 2019 and early 2020, Denning's Brothers Funeral Homes sold some of their Chatham-Kent establishments and decided to discontinue the dedication service held at the Keith McLean Conservation Lands. Instead, they planned to hold one large event in Strathroy. The 2020 and 2021 services were cancelled due to the COVID-19 pandemic and in 2022, they held their first "Walk to Remember", which drew approximately 50 people to walk in memory of their loved one.

At the request of the Funeral Home, another change to the program was proposed in July of 2023 that saw the replacement of the annual dedication ceremony with monthly mail-outs to the families Denning's has served by the SCRCA. The letters advise the families of the donation made in their loved ones name and what the donation will be used for. To date, in 2024, 254 letters have been mailed by the SCRCA.

In 2023, \$11,450 was donated to the Foundation by Denning's to support conservation education and tree planting efforts throughout the watershed. The 2024 donation will be made available in early 2025.

Foundation Memorial Forest Dedication – 2024:

The Foundation Memorial Forest Dedication was held on Sunday, September 29th at the Lorne C. Henderson Conservation Area in Petrolia. Duncan Skinner and Pat Brown provided remarks on behalf of the Foundation and Authority, respectively. Over 100 people attended the dedication where a Tulip Tree was planted as a symbol for all trees dedicated over the last year through donations from individuals not associated with a funeral home program. From September 2023 to August 2024, 91 trees were dedicated through individual donations to the

program and planted throughout 17 Authority and Foundation properties. To date, a total of 2,593 trees have been dedicated through the Foundation's Memorial Forest Program.



Pat Brown, Chair of the St. Clair Region Conservation Authority provided greetings during the Foundation Memorial Forest Dedication held on September 29th.



Linda Feke offered an opening poem at the Foundation Memorial Forest Dedication on September 29th.

Conservation Awards

A list of possible conservation award recipients will be brought forward at the Board meeting in December. Board members wishing to nominate any individual or organization should contact Donna Blue at the SCRCA Administration Office (dblue@scrca.on.ca; (519) 245-3710 Ext. 219).

St. Clair Region Conservation Foundation and Conservation Education Fundraising

The St. Clair Region Conservation Foundation raises funds to support the work of the Conservation Authority. One of the main Authority programs supported by the Foundation is Conservation Education. Efforts are made to secure funds from corporate sponsors, special events, and the BINGO program. Additionally, the Conservation Authority applies for government grants to support the education program. Current efforts include:

St. Clair Region Conservation Foundation:

Plains Midstream Canada: In 2023, Plains Midstream Canada renewed its sponsorship of the SCRCA's Spring Water Awareness Program (SWAP). The company has committed \$5,000 annually to support the initiative until 2025. Typically held throughout the months of March and April, the program teaches students about the hazards of spring floodwaters.

Friends of the St. Clair River (FOSCR): A request has been submitted to the Friends of the St. Clair River community group to seek their continued sponsorship of the "River RAP" and "Phosphorus 101" education programs that are offered to both elementary and secondary school students. In 2024, the organization provided \$7,500 to allow the SCRCA to deliver this program free-of-charge.

Canoe Race Donations: The 2024 edition of the Sydenham River Canoe and Kayak Race, which serves as a fundraiser for the SCRCA Conservation Education program brought in \$2,181 through registration fees, donations, and t-shirt sales.

Imperial Oil: In collaboration with the Biology Department, a donation of \$10,000 from Imperial Oil will be earmarked for turtle themed education programming throughout the watershed.

St. Clair Region Conservation Authority:

Environment and Climate Change Canada (ECCC) – EcoAction: Environment and Climate Change Canada, through the EcoAction funding program is providing the St. Clair Region Conservation Authority with \$12,500 for the 2024-2025 fiscal year (ending March 31, 2025). The funding will support the delivery of the "My Environment" education program that engages elementary school-aged students and aims to foster an understanding of and relationship with freshwater environments while building the desire to protect them.

Department of Fisheries and Oceans Canada (DFO) – Habitat Stewardship Program (Aquatic): The Department of Fisheries and Oceans Canada (DFO) Canada, through the Habitat Stewardship Program (Aquatic) stream, is providing \$18,500 for the 2024-2025 fiscal year (ending March 31, 2025). The funding will support the delivery of the Aquatic Species at Risk education program throughout the watershed.

Environment and Climate Change Canada (ECCC) – Great Lakes Freshwater Ecosystem Initiative: In collaboration with the Biology Department, the SCRCA was successful in securing funding through ECCC’s Great Lakes Freshwater Ecosystem Initiative. The development and delivery of the “Farmers of the Future” education program will be supported through this funding with \$37,500 provided for the 2024-2025 fiscal year (ending March 31, 2025). The “Farmers of the Future” program will engage junior and high school aged students in experiential learning opportunities focussed on phosphorus.

Environment and Climate Change Canada (ECCC) – Carolinian Priority Place: Funding in the amount of \$5,600 from ECCC through the Carolinian Priority Place fund will support the production of a video focussing on turtles in the St. Clair River watershed.

Media and Social Media Analytics

In order to continually improve upon our activities related to local media outlets and social media, communications staff will be reviewing analytics to help assess our communications efforts.

The following statistics cover the timeframe from August 1st to September 30th, 2024:

Media

Media Relations:

Activity	2024 (August – September)	2023 (August – September)
Media Releases	6	3
News Article Mentions	113	237

Social Media

Facebook:

Activity	Total	2024 (August – September)	2023 (August – September)
Post Reach*	--	38,304	11,273
Page Visits	--	3,558	1,705
New Likes/Followers	2,771	102	39
Posts	--	49	29

***Post Reach** – The number of people who saw any content from your Page or about your Page, including posts, stories, ads, social information from people who interact with your Page, etc.

X (Formerly Twitter)

Activity	Total	2024 (August – September)	2023 (August – September)
Posts	--	28	39
RePosts	--	24	24
New Followers	925	18	10
Engagements*	--	218	464

* **Engagements** = clicks, retweets, replies, follows, and likes

Instagram

Activity	2024 (August – September)	2023 (August – September)
Total Followers	1,100	983
Impressions*	10,514	4,495
Reach	2,946	911

* **Impressions** = number of times an Instagram post, story, or ad is displayed to users. Impressions measure the potential views Instagram content has received; not how many people have seen it.

Strategic Objectives(s):

Goal 4 - Provide recreation and education opportunities for the public to enjoy and learn from our natural environment.

Meeting Date: October 24, 2024 **Item** 7.1 (k)
Report Date: October 3, 2024
Submitted by: Mike Moroney and Donna Blue

Subject: St. Clair River Area of Concern Update

Background:

Degradation of Fish and Wildlife Populations – BUI #3

The community engagement process on the recommendation to redesignate this BUI to “not impaired” remains underway. Presentations have been made to the Aamjiwnaang First Nation Environment Committee, the Walpole Island First Nation Heritage Centre Open House, and the Walpole Island First Nation community on July 17, 2024.

Restrictions on Drinking Water Consumption or Taste and Odour Problems – BUI #9

Staff received confirmation from Environment and Climate Change Canada on June 13, 2024, that this BUI has been officially redesignated to not impaired as per the recommendation of the status assessment report prepared by the Canadian Remedial Action Plan Implementation Committee (CRIC). The Binational Public Advisory Council is considering opportunities for a celebration to recognize this achievement.

Loss of Fish and Wildlife Habitat – BUI #14

The status assessment report was completed and included a recommendation that this BUI be redesignated to Not Impaired. The CRIC endorsed this recommendation on June 18, 2024, and efforts are currently underway to conduct community engagement, starting with the First Nation communities.

Recent and Scheduled Meetings

Canadian RAP Implementation Committee (CRIC)

- April 25, 2024
- June 18, 2024
- Next meeting to be scheduled in Fall 2024

Friends of the St. Clair River (FOSCR)

- March 7, 2024
- May 13, 2024
- June 24, 2024
- July 25, 2024
- Next meeting to be scheduled in Fall 2024

Binational Public Advisory Council (BPAC)

- January 31, 2024
- May 2, 2024

- August 7, 2024
- Next meeting to be scheduled in Fall 2024

Outreach and Engagement

Newsletter

Friends of the St. Clair River and the RAP Office continue to partner on the production of St. Clair River News, a free monthly e-newsletter and enhancing it, where appropriate, through the use of AI technology: [September 2024 Newsletter](#)

Informative Signs

The Friends of the St. Clair River completed their project that involved the creation of informative signs for posting along the St. Clair River at various locations, covering 5 topics related to the restoration of the St. Clair River. The Village of Point Edward confirmed installation of the signs in June 2024. Installation of the signs in Sarnia and St. Clair Township is expected to be completed in Fall 2024.

Second Annual Honouring the St. Clair River Event

The Canadian Remedial Action Plan Implementation Committee held the second Annual Honouring the St. Clair River event on September 26, 2024, in Sarnia, to provide an update to the community on progress in restoring the St. Clair River. The evening also included a presentation by Eden Hataley, from the University of Toronto on microplastics in the Great Lakes, a presentation by the Friends of the St. Clair River on their recent public outreach activities, and a presentation by BASES on water quality monitoring in the St. Clair River. The event was attended by approximately 70 individuals. Feedback received to date about the event has been positive.

Photo Contest

On September 4, 2024, Friends of the St. Clair River (FOSCR) launched their photo contest by inviting all amateur digital photographers to submit photographs of the St. Clair River. “**Celebrating Recovery on the St. Clair**” is the theme for this fourth digital photography contest organized by FOSCR. The organizers hope the contest will raise public awareness and appreciation for the river and provide motivation for people to capture photographs that demonstrate the ongoing improvements to the natural conditions on the river. The RAP Coordinator is providing support to FOSCR throughout the contest, which is scheduled to close on November 1, 2024.

Management of Contaminated Sediment

The Ontario Ministry of the Environment, Conservation, and Parks (MECP), with assistance from Environment and Climate Change Canada (ECCC), are taking the lead on outreach activities associated with the implementation phase of this project. Dow has confirmed that it will be leading the implementation work and covering the associated costs. Work is anticipated to be able to occur in the Fall 2024. Timing is to be confirmed by Dow Canada.

Strategic Objectives(s):

To ensure that our rivers, lakes and streams are properly safeguarded, managed and restored.

Financial Impact:

Funding for the RAP Coordinator position is provided by the Ministry of the Environment, Conservation and Parks (MECP) and Environment and Climate Change Canada (ECCC).

Funding was secured from MECP for the 2024-2025 and 2025-2026 fiscal years under their Great Lakes Program, and funding was secured from ECCC for the 2024-2025 and 2025-2026 fiscal years under the federal Great Lakes Freshwater Ecosystem Initiative Program.

The RAP Coordinator continues to hold monthly meetings with ECCC and MECP, providing regular updates on the status of the project work.

Meeting Date: October 24, 2024 **Item 7.1 (I)**
Report Date: October 1, 2024
Submitted by: Melissa Levi, Myra Spiller, Mark Northcott

Subject: Conservation Education Progress Report

Fall Education Program Summary:

Field Trips

Outdoor Field Trips to LC Henderson Conservation Area continue to be in high demand. Fall field trip bookings are nearly full; St Clair Education Staff expect to host approximately 1,300 students during the month of October. More bookings are expected into November.

Nature in Your Neighbourhood

St. Clair Conservation continues to provide watershed schools with Schoolyard Programs. This option continues to be popular with schools, removing economic barriers to programming created by high bussing costs.

Partnerships:

Land-Based Education Partnership

The relationship between Conservation Education Staff and local First Nations schools continues to grow. Staff are now assisting with Land-Based Ed programming at both Hillside School (located within Kettle & Stony Point First Nation) and Aamjiwnaang Kinooomaage Gamig (located within Aamjiwnaang First Nation). These programs are currently funded by a number of Government and private grants/sponsorships.

Newcomer Youth Partnership

St. Clair Conservation has continued to partner with the Sarnia YMCA's Newcomer Youth Program to engage youth aged 12-24 in Conservation Education programming. Approximately 15 participants visited the LC Henderson Conservation Area in August 2024 to participate in the Geocaching program and learn more about local conservation areas.

Special Events:

Geocaching Event – September 8th, 2024

This year's "Open Trails Henderson" annual Geocaching Event attracted nearly 30 Geocachers from all over Southern Ontario. The caches that were hidden for this event are available for one year, encouraging additional Geocachers to visit the Conservation Area.

Fall Fairs - Agriculture in the Classroom

The 2024 Fall Fair Education program focused on how to keep land pollution, such as farm runoff, out of the water. Using a watershed model, students observed how pollution enters

waterways and brainstormed ideas to keep the water clean. They also learned about species at risk, the importance of conservation, and best management practises on farmland that help both farmers and wildlife.

Wyoming Fall Fair – September 10th, 2024: ~100 students

Forest Fall Fair – September 13th, 2024: ~120 students

Brigden Fall Fair – October 11th, 2024: ~100 students and families are expected

Chatham-Kent and Lambton Children’s Water Festival – October 1st-3rd, 2024

St. Clair Education Staff are looking forward to the upcoming Water Festival at the C.M. Wilson Conservation Area near Chatham. Staff continue to assist Lower Thames Valley Conservation Authority to organize and oversee the festival including setup, takedown and volunteer supervision. Approximately 350 Secondary School students will be volunteer instructors, running water-themed activities for approximately 1,800 Grade 3-5 students from all over Lambton and Kent Counties.

Grant-Funded Education Program Updates:

NEW: Future Farmers Project

New for the 2024-2025 school year, the St. Clair Education team is now developing and preparing to deliver Agriculture-specific programming through the ‘Future Farmers’ project. These new programs are fully funded by the Great Lakes Freshwater Ecosystem Initiative (GLFEI) grant, and will target Grade 7-12 students in the watershed. Development is currently underway, with program pilots to begin in November 2024. A full program launch will occur in February 2025.

Aquatic Species at Risk Program

The Aquatic Habitat Stewardship Program (HSP) grant will sponsor this in-school program for the 2024-2025 school year. This funding allows Education Staff to deliver locally relevant, Species at Risk programming to watershed students. This in-class program will take place January through March 2025.

EcoAction Canada Programming

EcoAction continues to sponsor the “My Environment” program for the 2024-2025 school year. This in-class program teaches students in Grades FDK-2 about local water pollution and will begin in December 2024.

Friends of the St Clair River Programming

FOSCR continues to sponsor the ‘River Rap’ in-class program for 2024-2025 school year. Programs will commence January 2025.

Privately Sponsored Education Program Updates:

NEW: Imperial Oil Social Investment Fund

Imperial Oil has generously donated \$10,000 to assist with Turtle Education in the Sydenham watershed. This fund will be utilized to assist with the cost of running several turtle-related

education programs; including 'Turtle Identification Workshop' programs (Gr 11-12) students, and Land-based Ed Programs in First Nation Schools (Kindergarten – Gr 8).

Plains Midstream Canada - Spring Water Awareness Program

Plains Midstream continues to sponsor the Spring Water Awareness Program, which will be offered in April 2025. Approximately 1,000 students will benefit from this program that teaches students to stay safe around waterways in the spring time.

Committee Involvement:

Rekindle the Sparks Planning Committee

SCRCA Staff are playing a key role in the planning and coordination of the 2024 Rekindle the Sparks Workshop, which will be held in-person at the Albion Hills Field Centre, November 6th-8th. This annual conference brings Conservation Authority Educators from across the province together, to strengthen networks and enhance Conservation Education.

Arbour Week Committee

The Education Team continues to be a part of the Arbor Week Committee and is once again running a contest in all Lambton County schools to raise awareness about the importance of trees. Three winning schools will receive maple seedlings for each student in the participating classes.

Strategic Objectives(s):

Goal 4 - Provide recreation and education opportunities for the public to enjoy and learn from our natural environment.

Meeting Date: October 24, 2024
Report Date: October 4, 2024
Submitted by: Lisa McNeill and Donna Blue
Item 8.1 (m)
Subject: Upcoming Events

Upcoming Events:

Greening Your Grounds Workshop

Date/time: Tuesday, October 22, 2024 10:00 a.m. – 12:00 p.m.

Location: SCRCA Administration Building, Strathroy

Other Details: Register at <https://www.scrca.on.ca/events/greening-your-grounds-workshop/>;

Lunch provided

McKeough Demonstration Day

Date/time: Tuesday, October 29, 2024 (Time TBD)

Location: Properties 38 and 39, Wilkesport

Other Details: Registration will be required; Lunch provided

Erosion Control Practices for Building Soil Resiliency Workshop

Date/time: Wednesday, December 4, 2024 1:00 p.m. – 3:00 p.m.

Location: Warwick Community Centre, Warwick

Other Details: Registration will be required; Light refreshments provided

Rural Landowner Workshop

Date/time: Tuesday, February 4, 2025 7:00 p.m. – 9:00 p.m.

Location: Strathroy Lion's Club, Strathroy

Other Details: Co-hosted with Thames Talbot Land Trust and Ontario Nature, Light refreshments provided

Pesticide Application and Healthy Watershed Management Workshop

Date/time: Tuesday, February 18, 2025 10:00 a.m. – 12:00 p.m.

Location: Warwick Community Centre, Warwick

Other Details: Registration will be required; Lunch provided

4R Nutrient Stewardship and Healthy Watershed Workshop

Date/time: Tuesday, March 4, 2025 10:00 a.m. – 12:00 p.m.

Location: Legacy Recreation Centre, Thedford

Other Details: Registration will be required; Lunch provided

Rick Youlton, Chair
96 Cecile Ave, Chatham N7M 5W3
Rick.Youlton@hotmail.com 519-437-9304

Kathryn Vanek, Secretary
11248 Eberts Line, Chatham N7M 5J2
jvanek@ciaccess.com 519-683-2929

KENT AGRICULTURAL HALL OF FAME

Doris Guy, Treasurer
7069 Thirteenth Line, Charing Cross N0P 1G0
ddguy61@outlook.com 519-676-1194

MEMO

Date: September 22nd, 2024
To: Former Inductees, and Members of the
Kent Agricultural Hall of Fame Association
From: Rick Youlton, Chair

Further to the recent media announcement made during the Chatham-Kent Council Meeting on June 10th, this is to inform you that the Annual Kent Agricultural Hall of Fame Induction Ceremony and Dinner will be held at the **Hidden Hills Golf and Country Club on Tuesday, November 19th, 2024**. This year's Induction Ceremony will mark the 34th anniversary since the first induction in 1989. The Committee is very pleased to announce that the following individuals will be inducted into the Kent Agricultural Hall of Fame on the 19th of November.

Stephen Denys of the former Township of Chatham who is a passionate agriculturalist who has been deeply involved with the farm community in crop production, protection, marketing, and seed development for over 35 years.

The late Harry Lawson of the former Township of Zone who worked to change by-laws and regulations to benefit the agricultural community including working towards fair settlements for gas and hydro corridors across agricultural land to avoid expropriation if possible.

The late Keith McLean, Morpeth, Ontario who was an active learner of sustainable farming techniques. He stressed the importance of balancing agricultural land and natural cover and emphasized using wind breaks and cover crops to reduce wind erosion.

The doors will open at 10:30 a.m. for this year's Induction which will begin with a "Meet and Greet" and Cash Bar at 11:00 a.m., and beginning at 11:30, one of the biographies outlining the accomplishments of the inductee will be presented, followed by a delicious buffet being served at approximately 12:30. Following our meal, the remaining two biographies will be presented.

The cost of the dinner tickets is \$45 each, and can be reserved by contacting our secretary, Kathryn Vanek at 519-683-2929. If this should be a long distance call, you can call the Chatham-Kent Municipal Office at 519-360-1998 and ask for Kathryn.

The biographical information and photographs of all who have been inducted into the Kent Agricultural Hall of Fame since 1989 are now included on the Kent Agricultural Hall of Fame Website, through the Municipality of Chatham-Kent's Website, and this year's inductees will be included on the website, following the November 19th induction.

In order to support our 2024 inductees, it is hoped that as many as possible of the former inductees and members of the Association can be in attendance.

The Board of Directors of the Kent Agricultural Hall of Fame Association would also like to encourage all inductees, to become members of the Association, at a cost of \$25 for a "lifetime" membership. If you have not yet become a member, and wish to do so, this can be done on the day of the induction or by contacting Kathryn at 519-683-2929.

It is also requested that if you know of someone that you feel should be inducted into the Kent Agricultural Hall of Fame, the Nomination Forms are available on the Hall of Fame website, or you can contact our secretary.

The annual meeting will be held at the Hidden Hills Golf and Country Club on Thursday, December 5th commencing at 9:00 a.m. and everyone is most welcome to attend this meeting!!

If you wish to receive notification by e-mail, and if you haven't already done so, you can contact our secretary, Kathryn Vanek, who in turn will ensure that future correspondence is directed to you through your email address. You can contact her at jvanek@ciaccess.com

September 20, 2024

BY E-MAIL

Hon. Andrea Khanjin, Minister of the Environment, Conservation and Parks
5th Floor
777 Bay St.
Toronto, ON M7A 2J3

Dear Minister Khanjin:

Ontario Deposit Return Program

I hope this letter finds you well. I am writing to formally address the recent discussions surrounding the Ontario Deposit Return Program, particularly regarding our community residents asking us about the recycling of nonalcoholic beverage plastics.

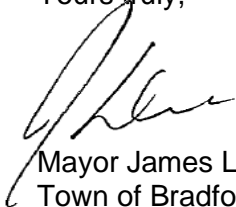
Whereas the Ontario Deposit Return Program has successfully incentivized the recycling of alcoholic beverage containers, resulting in the removal of over 204,000 tonnes of greenhouse gas emissions, we recognize the potential for similar success with nonalcoholic beverages.

The Ministry of the Environment, Conservation and Parks highlighted in their June 2023 letter that they are considering the adoption of a deposit-and-return system for nonalcoholic beverages. This initiative presents a unique opportunity to further promote recycling, reduce litter, and encourage sustainable practices among consumers.

Therefore, I am proud to announce that our Council endorses the expansion of the Ontario Deposit Return Program to include nonalcoholic beverage containers. We believe that this expansion will not only enhance environmental stewardship but also foster a culture of sustainability within our community.

We encourage all stakeholders to support this initiative and work collaboratively towards its implementation. Together, we can make a significant impact on our environment and set a positive example for future generations.

Yours truly,



Mayor James Leduc
Town of Bradford West Gwillimbury

CC:

Hon. Peter Bethlenfalvy, Minister of Finance
Hon. Caroline Mulroney, Member of Provincial Parliament for York-Simcoe
MPP Sandy Shaw, Opposition Environment, Conservation and Parks Critic
Ontario's Municipal Councils and Conservation Authorities



October 7, 2024

Via Email to Chair pbrown@stclairtownship.ca
Copy to Board Coordinator afletcher@scrca.on.ca

St. Clair Region Conservation Authority
205 Mill Pond Crescent
Strathroy, ON N7G 3P9
Attention: Pat Brown, Chair, Board of Directors

Chair Brown,

The Town of Plympton-Wyoming is in the process of developing its 2025 budget. Staff plan to complete the proposed budget by the middle of December. The budget is anticipated to be presented to Council at the budget deliberation meetings in January.

It is anticipated that 2025's rate of inflation will be closer to the Bank of Canada's long-term target. The Town requests that the St. Clair Region Conservation Authority's 2025 budget shows as much constraint as reasonably possible to keep any budget increase in line with inflation. The Town understands that holding an annual budget increase to inflation can be challenging and appreciates any efforts made to do so in these trying economic times.

Council is aware of the financial pressures the SCRCA is under to deliver services to the citizens of Plympton-Wyoming. Given the current economic outlook, Council wishes to ensure municipal resources are being allocated in a fiscally responsible manner that supports its strategic initiatives and maintains its approved levels of service.

In order to meet our budget timeline, the Town kindly request the SCRCA's 2025 budget proposal be provided by November 8, 2025. Please submit the proposed budget to my attention at asobanski@plympton-wyoming.ca and copy the Town's Treasurer, Ms. Norma Roddick-Preece at nroddick-preece@plympton-wyoming.ca.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely

Adam Sobanski, CET.
Chief Administrative Officer
Town of Plympton-Wyoming