



Board of Directors - Notice of Meeting

June 26, 2025 Time: ~1:00 p.m.

The Gemini Sportsplex – (Upper-Level Multi-Purpose Room)
Remote Attendance Available*
667 Adair Boulevard, Strathroy N7G 0A9

Tentative Agenda

1. **Land Acknowledgement**
2. **Chair's Remarks**
3. **Declaration of Pecuniary Interests Minutes**
4. **Adoption of Agenda**
5. **Minutes**
 - 5.1 Board of Directors April 17, 2025 Minutes Pg. 4 - 11
6. **Reports**
 - 6.1 GM's Report Pg. 12 - 13
 - 6.2 Compensation Review Pg. 14
 - 6.3 Updated Committee Report Pg. 15
 - 6.4 McKeough Dam Asset Management Plan Pg. 16 - 22
 - 6.5 Environmental Registry of Ontario – York1 Waste Disposal Pg. 23 - 25
 - 6.6 McColl O'Donnell Drain Enclosure & Tile Upgrade Update Pg. 26 - 27
 - 6.7 Community Pasture Pg. 28 - 41
 - 6.8 A.W. Campell Conservation Area Master Plan Pg. 42
 - 6.8.1 Accompanying Master Plan (Not printed – See online) Pg. 43 - 121
7. **Information Items**
 - 7.1 a Business Arising Pg. 122
 - 7.1 b Watershed Conditions Pg. 123 - 126
 - 7.1 c Regulations Report Pg. 127 - 137
 - 7.1 d Planning Report Pg. 138 - 142
 - 7.1 e Revenue & Expenditure Report Pg. 143
 - 7.1 f Disbursements Pg. 144
 - 7.1 g General Levy Update Pg. 145
 - 7.1 h Investments Pg. 146 - 155
 - 7.1 i Communications Update Pg. 156 - 158
 - 7.1 j Education Report Pg. 159 - 161
 - 7.1 k Scholarship Report Pg. 162
 - 7.1 l AOC Report Pg. 163 - 165
8. **Board Correspondence**
 - 8.1 Town of Parry Sound Resolution in Council Re the Proposed Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025 (Bill 5) Pg. 166 - 167
 - 8.2 Letter from Rebecca Archibald regarding Parking at Warwick CA Pg. 168
 - 8.3 Township of Puslinch Resolution in Council Re Bill 5 Additional item
9. **In-Camera (Separate Package)**
 - 9.1 Property Matter
 - 9.2 Property Matter
 - 9.3 Legal Update

10. New Business

11. Adjournment

**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.*

Due to the technical limitations of the off-site meeting location, live streaming via YouTube will NOT be available for this meeting. A recording of the meeting will be uploaded shortly after the meeting.

June 26, 2025

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 live streamed and posted to the Authority's Youtube channel 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

1. Land Acknowledgment

The St. Clair Region Conservation Authority acknowledges that its watershed is 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. The SCRCA 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 we share the responsibility of preserving the land and water.

2. Chair's Remarks

3. Pecuniary Interests

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.

4. Adoption of Agenda

4.1 Moved by: _____ Seconded by: _____
That the Board of Directors adopts the agenda for the meeting as presented.

5. Minutes

5.1 Moved by: _____ Seconded by: _____
That the minutes of the Board of Directors Meeting, held April 17, 2025, be approved as distributed.

6. Reports

- 6.1 Moved by: Seconded by:
That the Board of Directors acknowledges the General Manager's report, dated June 13, 2025.
- 6.2 Moved by: Seconded by:
That the Board of Directors acknowledge the report, dated June 5, 2025, providing an update on the Compensation Review.
- 6.3 Moved by: Seconded by:
That the Board of Directors nominate Lorie Scott as the 11th member of the SCRCA Hearing Board for 2025 and further accept the resulting change to the 2025 committees report, as presented.
- 6.4 Moved by: Seconded by:
That the Board of Directors acknowledge the report dated June 11, 2025, regarding the McKeough Dam Asset Management Plan and further endorse the agreement between Chatham-Kent and The St. Clair Region Conservation Authority (SCRCA) to create a capital reserve for the McKeough Dam based on the SCRCA Asset Management Plan commencing with the 2026 Budget.
- 6.5 Moved by: Seconded by:
That the Board of Directors receive for information the report dated June 11, 2025, regarding comments submitted by the St. Clair Region Conservation Authority (SCRCA) in response to the posting on the Environmental Registry of Ontario to Removing Environmental Assessment Requirements for the York1 Waste Disposal Site Project.
- 6.6 Moved by: Seconded by:
That the Board of Directors receive for information the report dated June 11, 2025, providing updates regarding the McColl O'Donnell Drain Enclosure and Tile Upgrade.
- 6.7 Moved by: Seconded by:
That the Board of Directors acknowledges the report dated June 3, 2025, regarding the proposal of a Community Pasture and further approves the agreement with the Lambton Cattlemen Association to initiate the project, as presented on 184 acres of the McKeough Upstream Lands owned by the St. Clair Region Conservation Authority and known as property 103, 105 and 111.
- 6.4 Moved by: Seconded by:
That the Board of Directors acknowledges the report, dated May 15, 2025, regarding the updated Master Development Plan for A.W. Campbell Conservation Area; and further directs staff to proceed with stakeholder and public consultation.

7. Information Items

- 7.1 Moved by: _____ Seconded by: _____
That the Board of Directors approves the consent agenda and receives the accompanying items 7.1 (a) through 7.1 (l) as information.

8. Correspondence

- 8.1 Moved by: _____ Seconded by: _____
That the Board of Directors acknowledges the correspondence, dated June 3, 2025, from the Town of Perry Sound regarding a resolution in Council re the proposed Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025.
- 8.2 Moved by: _____ Seconded by: _____
That the Board of Directors acknowledges the correspondence, received on June 6, 2025, from seasonal camper, Rebecca Archibald, regarding parking concerns at the Warwick Conservation Area.
- 8.3 Moved by: _____ Seconded by: _____
That the Board of Directors acknowledges the correspondence, dated June 18, 2025, from the Township of Puslinch regarding a resolution in Council re Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025.

9. In Camera

- 9.1 Moved by: _____ Seconded by: _____
That the Board of Directors move in camera at ____ a.m./p.m. to discuss SCRCA property and legal matters with only the General Manager, Manager of Lands, Manager of Forestry and Board Coordinator present.
- 9.2 Moved by: _____ Seconded by: _____
That the Board of Directors rise and report, returning to regular business at ____ a.m./p.m.

10. New Business

11. Adjournment

- 11.1 Moved by: _____ Seconded by: _____
That the meeting be adjourned.



Board of Directors Meeting Minutes

Date: April 17, 2025 Time: 10:00 a.m.
SCRCA Administration Office
205 Millpond Cres., Strathroy

Directors Present: John Brennan, Pat Brown, Greg Grimes, Chair; Sue Cates, Frank Kennes, Don McCabe, Don McCallum, Steve Miller, Kristen Rodrigues, Vice-Chair; Ian Veen, Jerry Westgate, Brian White

Directors Remote: Al Broad, Terry Burrell, Aaron Hall, Rhonda Jubenville

Directors Regrets: Adam Kilner, Brad Loosley, Betty Ann MacKinnon, Lorie Scott

Staff Present: Donna Blue, Manager of Communications; Emily De Cloet, Interim Flood Forecasting and Warning Coordinator; Melissa Deisley, Director of Planning and Regulations; Chris Durand, Manager of IT and GIS; Emily Febrey, Communication and Outreach Specialist; Ashley Fletcher, Administrative Assistant and Board Coordinator; Kate Jamieson, Payroll/Accounting Clerk; Chunning Li, Director of Corporate Services; Tim Payne, Manager of Forestry; Ken Phillips, General Manager; Kelli Smith, Lands Technician; Greg Wilcox, Manager of Lands;

Guests: Chad Anderson, Ralph Eyre

1. Land Acknowledgement

A land acknowledgment was read by General Manager, Ken Phillips 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, Greg Grimes, who, welcomed everyone to the meeting. Brad Loosley of the Town of Petrolia was welcomed back to the SCRCA Board of Directors, replacing the appointment of Ross O'Hara. Ross O'Hara was thanked for his dedicated service to the Board.

3. 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.

4. Approval of the Agenda

BD-25-26

Veen – Kennes

“That the agenda for the Annual General Meeting be adopted.”

CARRIED

5. Minutes

5.1 Board of Directors March 19, 2025 Minutes

BD-25-27

Brown – White

“That the minutes of the Board of Directors meeting, held March 19, 2025, be approved as distributed.”

CARRIED

6. Presentations

6.1 Lambton Cattlemen’s Association

BD-25-28

Kennes – Cates

“That the Board of Directors acknowledge the presentation delivered by representatives of the Lambton Cattlemen’s Association regarding their initiative to create a community pasture.”

CARRIED

6.2 Related Report

Comments:

Staff are directed to negotiate with the Lambton Cattlemen’s Association with the intent of reducing the economic impact on member municipalities. Suggestions include:

- Counter offer of \$150.00 per acre
- Potential special levy to the hosting municipality
- Provision of wording within the lands strategy to indicate that offers of this nature be revenue-neutral

- Clarification on ownership and responsibility of fencing

BD-25-29

McCabe – Veen

“That the board of directors acknowledges the report dated March 31, 2025 regarding the proposed partnership with the Lambton Cattlemen’s Association in creating a community pasture and support the presented concept/model; and further, direct staff to continue discussions with the Lambton Cattlemen’s Association and bring back a proposed agreement to the Board.”

CARRIED

7. Staff Reports

7.1 Hearing Board

Comments:

Directors volunteered to take positions on the Hearing Board. One position remained open at the time of the meeting. Staff are directed to e-mail board members not in attendance to offer the opportunity to express their interest.

BD-25-30

White – Kennes

“That the Board of Directors acknowledge the report, dated April 7, 2025 regarding the establishment of a Hearing Board and nominate the following 9 Directors to the SCRCA Hearing Board for 2025, with the Chair and Vice Chair as ex-officio: Terry Burrell, Pat Brown, Sue Cates, Rhonda Jubenville, Frank Kennes, Don McCabe, Jerry Westgate, Brian White and one additional board member to be determined.”

CARRIED

7.2 Conservation Ontario Council

General Manager, Ken Phillips provided a verbal update on the April 14, 2025 Conservation Ontario Council.

- Dave Barton, Mayor of Uxbridge was elected Chair of the council with Ed McGugan of Maitland Valley and Pat Warren of Kawartha Lakes elected as Vice Chair.
- A report was provided demonstrating that permit timelines were reached at a rate of 96%.
- A reformation of the DART committee will convene in late April, 2025, which involves Provincial, Municipal and Conservation Authority representation.
- Conservation Ontario 2024 Annual Report has been published. A copy was shared with directors.

BD-25-31

Miller – Westgate

“That the Board of Directors receive for information the verbal report concerning the April 14, 2025 Conservation Ontario Annual General Meeting.”

CARRIED

7.3 Direct Award of Agricultural Leases

BD-25-32

Brown – White

“That the Board of Directors acknowledges this report dated March 24, 2025 and further approves of direct awarding the agricultural leases for L.C. Henderson and Warwick Conservation Areas to agricultural tenants operating on neighbouring lands with direct access to Authority agricultural fields, provided a satisfactory rental agreement can be obtained.”

CARRIED

8. Informational Items

8.1 (a) Business Arising

Comments:

It is requested that staff draft a letter to the Provincial government, lobbying for the expansion of weather stations and flood data availability.

8.1 (b) Current Watershed Conditions

8.1 (c) Regulations Activity Summary

8.1 (d) Planning Activity Summary

8.1 (e) Revenue and Expenditures

8.1 (f) Disbursements

8.1 (g) General Levy Update

Comments:

Directors congratulate RAP Coordinator, Mike Moroney on his recent retirement and thank him for his important contributions to the bi-national efforts of the St. Clair River Area of Concern.

8.1 (h) St. Clair River AOC

Comments:

Staff were congratulated on their successful social media campaigns and outreach.

8.1 (i) Communications Update

8.1 (j) Education Update

BD-25-33

Rodrigues – White

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

CARRIED

9. Correspondence

No correspondence was recorded.

10. In-Camera

BD-25-34

Veen – Brennan

“That the Board of Directors go in-camera at 11:30 a.m. to discuss matters relating to SCRCA-owned land with only the General Manager, Board Coordinator and Manager of Forestry remaining present.”

CARRIED

BD-25-35

Rodrigues – Cates

“That the Board of Directors rise and report at 12:10 p.m.”

CARRIED

11. New Business

12. Adjournment

BD-25-36

Veen – Westgate

“That the meeting be adjourned.”

CARRIED

Greg Grimes
Chair



Ken Phillips
General Manager

Meeting Date: June 26, 2025
Report Date: June 13, 2025
Submitted by: Ken Phillips

Item 6.1

Subject: General Manager's Report

Recommendation:

That the Board of Directors receive for information the General Manager's report dated June 13, 2025.

Operations

The General Manager attended virtual meetings on April 28 and May 28 hosted by Conservation Ontario. The prime focus of the meetings was the ongoing changes to various legislation that affects conservation authorities and their proscribed duties. Of note, changes to development charges and the timing of payments to municipalities may place more pressure on staff to process permits and reviews at an accelerated rate. It must be noted that, at present, there is a lack of available staff provincially to meet increased demands.

On May 14, the SCRCA and Lower Thames CA started meeting with Pesce and Associates Human Resources Consultants for the salary review initiative. Pesce and Associates were awarded the contract for the project and meet with SCRCA and LTVCA staff weekly to ensure the project deliverables can meet the required timelines. Results of the review will be presented to the SCRCA Executive Committee on July 24 and to the Full Board at the September meeting.

At the May 14 meeting of the Lake Huron Partnership Committee, members were advised to that extreme weather events in the early spring (54mm of rain and an ice storm) affecting the stormwater and wastewater management operations of some municipalities on lake. As a result, there is the potential for Green Blue Alge blooms forming in areas of Lake Huron over the summer.

The General Manager was invited to attend the monthly weather forecast meetings of the Aviation Forest Fire and Emergency Services of the MNR. The session provides an overview of long-range forecast modeling and projected weather patterns for the province. The General Manager began attending meetings in March.

Federal/Provincial/Municipal Meetings

On May 6, the General Manager attended Middlesex Municipal Day hosted by Strathroy-Caradoc in Mount Brydges. The General Manager provided a presentation outlining the role of

the SCRCA and various programs and projects the conservation authority undertakes in Strathroy-Caradoc and Middlesex County.

The General Manager and Greg Wilcox, Manager of Conservation Areas attended sessions of council at Middlesex Centre (April 9) and Strathroy-Caradoc (June 16) to provide information on the dam decommissioning studies for the Coldstream and Head Street dams. Both councils approved funding, contingent on receiving a grant from WECI, for the studies.

Meeting Date: June 26, 2025 **Item 6.2**
Report Date: June 5, 2025
Submitted by: Chunning Li

Subject: Update on Compensation Review

Recommendation:

That the Board of Directors acknowledge this report on Compensation Review Update, dated June 5, 2025.

Background:

In 2024, the Board directed staff to conduct a joint salary review with the Lower Thames Valley Conservation Authority (LTVCA) to minimize the financial impact on budget, and the cost of the review was included in 2025 budget. In April 2025, the St. Clair Region Conservation Authority (SCRCA) and the LTVCA issued a joint Request for Proposals to retain a qualified consultant to provide a job evaluation system and a competitive salary grid in compliance with pay equity legislation. Eight proposals were received by April 28, 2025, and staff from both Authorities have reviewed them.

There are three major sections to the evaluation criteria for the RFP: company profile and team experience, project methodology and project schedule, and costing. As a result, Pesce and Associates is the winner of the RFP. Summary of the review result is listed below, and a full evaluation of all proposals is available should Board members wish to review them.

Results of Review:

Consultant	Cost	Company/ Team	Project Methodology	Costing	Total
Ward and Uptigrove	\$37,000	25	35	30	90
Pesce and Assoc.	\$33,600	25	40	30	95
HR Advantage	\$25,125	10	35	35	80
Ernst and Young	\$50,000	10	35	15	60
White and Gale	\$53,205	10	30	15	55
Stratford Group	\$29,500	15	40	35	90
Telus Health	\$53,000	15	35	15	65
KPMG	\$141,000	15	35	10	60

Pesce and Associates is scheduled to present the final report to the Executive Committee on July 24, 2025.

2025 Committee Report

Low Water Response Committee

- | | |
|------------------------|-----------------------------------|
| 1. Adam Kilner | 2. Don McCabe |
| 3. Lorie Scott | 4. Ian Veen |
| 7. Chair – Greg Grimes | 8. Vice Chair – Kristen Rodrigues |

Executive Committee

- | | |
|------------------------|-----------------------------------|
| 1. Al Broad | 2. Terry Burrell |
| 3. Rhonda Jubenville | 4. Frank Kennes |
| 5. Don McCabe | 6. Steve Miller |
| 7. Chair – Greg Grimes | 8. Vice Chair – Kristen Rodrigues |

Hearing Committee

- | | |
|------------------------------------|-------------------------|
| 1. Terry Burrell | 2. Pat Brown |
| 3. Sue Cates | 4. Rhonda Jubenville |
| 5. Frank Kennes | 6. Don McCabe |
| 7. Lorie Scott | 8. Jerry Westgate |
| 9. Brian White | 10. Chair – Greg Grimes |
| 11. Vice Chair – Kristen Rodrigues | |

Other Authority Committees (membership as per Administration By-Laws)

Flood Action Committee

1. Chair – Greg Grimes
2. Vice Chair – Kristen Rodrigues
3. Rhonda Jubenville (Director from Chatham-Kent representing Dresden)
4. Aaron Hall (Director from Chatham-Kent representing Wallaceburg)
5. Steve Miller or Pat Brown (Director from St. Clair Township)

Western Fair Association

- | | |
|-----------------|------------------------|
| 1. Frank Kennes | 2. Betty Ann MacKinnon |
|-----------------|------------------------|

Watershed Management Plan Committee

- | | |
|---------------------------------------|------------------------------------|
| 1. Steve Miller
(Non-point Source) | 2. Terry Burrell
(Point Source) |
|---------------------------------------|------------------------------------|

Meeting Date: June 26, 2025 **Item 6.4**
Report Date: June 11, 2025
Submitted by: Ken Phillips

Subject: McKeough Dam Asset Management Plan

Recommendation:

That the Board of Directors endorse the agreement between Chatham-Kent and The St. Clair Region Conservation Authority (SCRCA) to create a capital reserve for the McKeough Dam based on the SCRCA Asset Management Plan commencing with the 2026 Budget.

Background:

At the December 12, 2024 Board of Director's meeting, the following motion was passed:

That the Board endorses in principle, the recommendation for a dedicated capital levy increase by \$16,691(1.04%) annually over 5-year phase-in period for Mandatory and General Capital Programs and Services except for Water Control Structures, to be apportioned to all member municipalities by the latest CVA, and that staff be directed to engage the Municipality of Chatham-Kent to consider an increase to a maximum of \$51,050 (24.29%) annually over 25- year period for Water Control Structures (McKeough Dam), to be apportioned beginning in 2026.

In early 2025, SCRCA staff entered into discussions Chatham-Kent staff to determine the feasibility of the proposed strategy to ensure that funds were set aside for the McKeough Dam. Chatham-Kent staff determined that it was possible to create an asset management reserve for the dam based on the Board approved Asset Management Plan (AMP).

At the May 26, 2025 meeting of Chatham-Kent Council, the following resolution was passed:

It is recommended that:

- 1. The Mayor and Clerk be authorized to enter into a funding agreement with the St. Clair Region Conservation Authority, subject to terms satisfactory to the General Manager of Infrastructure and Engineering Services and Chief Financial Officer.**
- 2. An interest-bearing reserve be created to account for future lifecycle costs related to the replacement of the McKeough Dam with funding from 2026 AMP Lifecycle Budget.**

As a result, an agreement between Chatham-Kent and the SCRCA has been created to ensure that funding will be available when the McKeough dam reached the end of its expected lifecycle in 2053.

Chatham-Kent will develop a reserve beginning in 2026 to apportion costs for the replacement until the funds are needed for the work. An annual increase of \$51,050 each year for the next 20 years is needed to reach the annual requirement in the AMP and the municipality will continue to contribute at this level (\$1,021,000) over 50 years or until replacement. Chatham-Kent will hold the funds to generate interest for the reserve, in order to address inflation costs. Chatham-Kent as requested that it be involved in discussions surrounding the replacement plans and must provide approval of the plans prior to any work being undertaken. The SCRCA agrees to actively pursue other funding sources for the work for the duration of the agreement (such as the Water and Erosion Control Infrastructure Grant (WECI)).

The agreement is attached below.

Strategic Objectives(s):

Goal 1.3 Asset Management

Financial Impact:

The agreement will ensure that there is a designated capital reserve in place for any repairs/replacement required for the McKeough Dam, with Chatham-Kent carrying out its commitment under Category 1 Programs under the Conservation Authorities Act.

THIS AGREEMENT (the “Agreement”) is made on the ___ day of _____, 2025 (hereafter, “Effective Date”).

BETWEEN:
THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT
(hereinafter, the “Municipality”)

AND:

ST. CLAIR REGION CONSERVATION AUTHORITY
(hereinafter, the “SCRCA”)

WHEREAS SCRCA is a conservation authority established under the *Conservation Authorities Act* (“Act”) and is governed by members appointed by its participating municipalities in accordance with the Act;

AND WHEREAS the Municipality, defined as a Participating Municipality by the Act, is located wholly or partly within the area under the jurisdiction of SCRCA;

AND WHEREAS the Act permits the SCRCA to provide mandatory programs and services under a Cost Apportioning Agreement or such other agreement pursuant to Ontario Regulation 686/21, when levy is required for the delivery of the non-mandatory programs or services that SCRCA advises to further the purpose of the Act;

AND WHEREAS pursuant to Ontario Regulation 686/21, Conservation Authorities are authorized to apportion costs to municipalities for delivery of programs and services;

AND WHEREAS the SCRCA has recently completed an asset management plan (the “AMP”) and the AMP has indicated that the McKeough Dam and floodway, located at 940 Holt Line in Port Lambton, Ontario, will likely require significant upgrades or a replacement within the next 50 years (the “Work”);

AND WHEREAS the SCRCA has requested the Municipality to contribute to the cost of said Work;

AND WHEREAS council of the Municipality (“Council”) has approved the creation of a reserve (the “Reserve”) to apportion costs for the upgrades or replacement until said funds are needed for the Work;

NOW THEREFORE, in consideration of the terms of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Term of Agreement

1. This Agreement shall be in effect upon full execution of same, until terminated by either party by giving 180 days' notice in writing, or otherwise upon such time as the Work has been fully completed and the SCRCA has advised the Municipality of same.

Terms of Reserve

2. The Municipality agrees to create the Reserve, to be funded beginning in 2026. The Municipality shall contribute to the Reserve, conditional upon approval of Council at the Municipality's annual budgetary process, to an annual increase to the limit of \$51,050 each year for the next 20 years and continue to contribute at this level (\$1,021,000) over 50 years or until replacement.
3. The Municipality shall invest the amount in the Reserve each year in such manner as it sees fit to generate interest for the Reserve, in order to address inflation costs for the Works over the 50 year period or until the Work commences, whichever shall occur first.
4. During the term of this Agreement, the SCRCA must keep the Municipality informed on the timelines for any part of the Work to be commenced. Once SCRCA begins to undertake preliminary design and planning for the Work, it shall contact the Municipality's Director of Engineering or chief engineer as the case may be, and provide detailed drawings, designs, plans, budgets, and workplans (the "Plans") for the Work in order to involve the Municipality in advance of any requests for Reserve funding to be released for the Work.
5. The Municipality must be involved in discussions surrounding the Plans, and must provide approval of the Plans prior to any Work being undertaken. The Municipality shall not unreasonably withhold or delay approval of the Plans, procurements by the SCRCA for the Work, or SCRCA requests to use Reserve funds.
6. Upon such a time that the SCRCA has procured any goods or services for the Work and the SCRCA is requesting use of the Reserve funds to pay for sure procured goods and/or services, the SCRCA shall provide:
 - a. A written request to the Municipality with the amount of Reserve funds to be transferred for the Work; and
 - b. Such invoices, accounts, records, receipts, or other documents for the purpose of substantiating actual costs for the Work and justifying the Reserve funds needed.
7. The Municipality or anyone designated in writing by the Municipality may audit and inspect financial records directly related to the Work and shall have the right to make copies and take extracts, provided such access is subject to applicable privacy laws and confidentiality obligations. The SCRCA shall make available all facilities, physical and otherwise, for such audits and inspections and shall furnish the Municipality and its authorized representatives with all such information as it, or they, may from time-to-time require with reference to such financial

records. The SCRCA shall cause all such financial records to be preserved and kept available for audit and inspection at any reasonable time, and from time to time, until two years from the date of termination of this Agreement or expiry of this Agreement.

8. The Municipality shall annually report to the SCRCA on the amount in the Reserve and interest gained.
9. The SCRCA shall annually report to the Municipality on estimated amounts to be drawn from the Reserve in the following twelve month period, in order for the Municipality to recommend to Council the amount(s) to contribute to the Reserve according to Work estimated to be undertaken imminently and the costs for same. The Municipality may also request progress reports on the Work and reports on use of the Reserve funding by SCRCA as it may reasonably require.
10. The SCRCA agrees to actively pursue other funding sources for the Work for the duration of this Agreement. Should the SCRCA be successful in obtaining other funding for the Work, it shall advise the Municipality in writing within ninety (90) days of receipt of said other funding, and the Municipality's costs to contribute to the Work shall be reduced at a pro-rata amount based on the amount of other funding received by SCRCA.
11. Notwithstanding any early termination of this Agreement, the Municipality agrees it shall continue to keep the Reserve in place until the completion of the Work and at its sole discretion thereafter. For the duration of this Agreement, the Reserve shall be available for other SCRCA projects where the SCRCA is mandated to apportion costs to the Municipality for delivery of programs and services.

Execution

8. The Agreement may be executed in counterparts in writing electronic signature and delivered by mail, facsimile, or other electronic means, including in Portable Document Format (PDF); no one copy needs to be executed by all parties. When each party has executed a counterpart, each of such counterparts shall be deemed to be an original and all such counterparts, when taken together, shall constitute one and the same agreement.

Notices

9. Any notification or written communication required by or contemplated under the terms of this Agreement shall be in writing and sent by either registered mail, regular mail, or email, which shall be deemed to have been delivered five business days after the date of mailing or one business day in the case of email. Addresses for such notices shall be as follows, unless otherwise amended by either party in writing to the other from time to time:

If to the SCRCA: Attention: General Manager
 St. Clair Region Conservation Authority
 205 Mill Pond Cres.
 Strathroy, ON N7G 3P9
 Tel: 519-245-3710

Email: stclair@scrca.on.ca

If to the Municipality: Attention: Clerk
The Corporation of the Municipality of Chatham-Kent
315 King Street West, PO Box 640
Chatham, ON N7M 5K8
Tel: 519-360-1998
Email: ckclerk@chatham-kent.ca

Letters of Agreement

10. The Agreement does not preclude the parties from identifying opportunities for further collaboration to the benefit of both parties, and ensure efficiency, transparency, and accountability in the use of resources, including in-kind services and assistance, coordination of complementary policy and program initiatives, and projects involving third parties.

Miscellaneous

11. The parties herein agree to be bound by the terms of this Agreement and all terms and conditions herein.
12. This Agreement shall not be assignable by the SCRCA without the prior written consent of the Municipality, in its sole discretion.
13. This Agreement shall enure to the benefit of, and be binding upon, the heirs, executors, administrators, successors and permitted assigns of the parties hereto.
14. This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein.
15. This Agreement embodies the entire agreement between the parties with regard to the provision of deliverables and additional deliverables and supersedes any prior understanding or agreement, collateral, oral or otherwise with respect to the provision of the deliverables and additional deliverables, existing between the parties at the date of execution of the Agreement.
16. This Agreement shall be constructed with all changes in number and gender as may be required by the context. Any titles used within this document are for reference purposes only and not an aid to interpretation.
17. The waiver of any provision hereof or the failure of any party hereto to enforce any right hereunder shall apply to that provision or right only and shall not be deemed to affect the validity of the remainder hereof.
18. No departure from or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver and the Municipality shall not be obligated to continue any departure or waiver or to permit any subsequent departure or waiver.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the Effective Date.

The Corporation of the Municipality of Chatham-Kent

by:

Name: Darrin Canniff
Title: Mayor

Name: Judy Smith
Title: Clerk

We have authority to bind the Corporation.

St. Clair Region Conservation Authority

by:

Name:
Title:

Name:
Title:

I/We have authority to bind the Corporation.

Meeting Date: June 26, 2025 **Item 6.5**
Report Date: June 11, 2025
Submitted by: Ken Phillips

Subject: Comments regarding the York1 Waste Disposal Site posted on the Environmental Registry of Ontario

Recommendation:

That the Board of Directors receive for information the comments submitted by the St. Clair Region Conservation Authority (SCRCA) with regard to the posting on the Environmental Registry of Ontario to Removing Environmental Assessment Requirements for the York1 Waste Disposal Site Project.

Background:

As part of Bill 5, Protect Ontario by Unleashing our Economy Act, 2025, the Province of Ontario removed the required for the proposed York1 Waste Disposal Site to undertake a comprehensive environmental assessment of the property. Comments regarding the then proposed legislation were open from April 17 2025 to May 17, 2025. The SCRCA submitted comments (see attached) with regard to concerns around the site's potential impacts on local drinking water sources and impacts of a flooding event on the property.

As a result of Provincial legislation, the SCRCA did not provide comments directly pertaining to the lack of an environmental assessment. Such comments would be outside of the responsibilities designated to the SCRCA under the revised Conservation Authorities Act.

Strategic Objectives(s):

Goal 1.1 Provide Leadership for Municipal Partners
Goal 2.2 Effectively and Efficiently Administer Regulations of the Conservation Authorities Act to Protect Watershed Communities



St. Clair Region Conservation Authority
 205 Mill Pond Cres., Strathroy, ON, N7G 3P9
 (519) 245-3710 (519) 245-3348 FAX
 E-Mail: stclair@scrca.on.ca
 Website: www.scrca.on.ca

Member Municipalities

Township of
Adelaide-Metcalf

Municipality of
Brooke-Alvinston

Municipality of
Chatham-Kent

Township of
Dawn-Euphemia

Township of
Enniskillen

Municipality of
Lambton Shores

Municipality of
Middlesex Centre

Village of
Newbury

Village of
Oil Springs

Town of
Petrolia

Town of
Plympton-Wyoming

Village of
Point Edward

City of
Sarnia

Municipality of
Southwest Middlesex

Township of
St. Clair

Municipality of
Strathroy-Caradoc

Township of
Warwick

May 16, 2025

Our File No: R#2023-0476

Dresden Landfill Comments
 Environmental Assessment Branch
 135 St. Clair Ave W
 4th Floor
 Toronto, ON M4V 1P5

Via Email: DresdenLandfill@ontario.ca

Re: **St. Clair Region Conservation Authority's comments on the "Protect Ontario by Unleashing our Economy Act, 2025" (ERO#025-0389)**

The Ontario government is proposing legislation—the *Protect Ontario by Unleashing our Economy Act, 2025*—to exempt the York1 waste project in Chatham-Kent from environmental assessment (EA) requirements. This move, intended to address potential waste capacity issues due to U.S. tariffs, would revoke Ontario Regulation 284/24 and amend the Environmental Assessment Act. While the project would no longer require a comprehensive EA, it would still be subject to strict provincial oversight and approvals under the Environmental Protection Act and Ontario Water Resources Act.

The St. Clair Region Conservation Authority (SCRCA) supports the government's efforts to streamline approvals and enhance Ontario's waste capacity in response to emerging challenges, such as potential U.S. tariffs. The SCRCA remains committed to facilitating responsible development, including waste management infrastructure, while upholding our mandate to protect municipal drinking water sources and the natural environment.

The SCRCA believes that strong environmental safeguards are essential to protecting natural hazard areas and sources of municipal drinking water, both now and in the future. These protections are critical to ensuring safe, resilient, and thriving communities. The SCRCA recommends that the requirements for natural hazard permitting under the Conservation Authorities Act and source protection policies under the *Clean Water Act*, continue to apply.

The subject property is located adjacent to the Fourth Concession Drain Outlet (a Municipal Drain), and Molly Creek (a natural watercourse), which both outlet directly into the East Sydenham River. Portions of the subject property are within the regional storm floodplain. Provincial Policies (Provincial Planning Statement) direct development away from areas of natural or human made hazards where there is an unacceptable risk to public health or safety or of property damage and not create new or aggravate existing hazards.

Portions of the property are regulated under Ontario Regulation 41/24 “*Prohibited Activities, Exemptions and Permits*” made under Section 28 of the *Conservation Authorities Act*. The policies of the Authority regulate development including construction/reconstruction of a structure; placement or removal of fill; regrading; altering a watercourse; altering/developing a shoreline; or interfering with the function of a wetland. Written approval from this Authority will be required in order to undertake any of these activities within the regulated area.

The Thames-Sydenham and Region Source Protection Plan has been approved and is designed to identify and help address drinking water source protection concerns. The Approved Plan, supporting documents and relevant maps are available at: <http://www.sourcewaterprotection.on.ca>. Portions of the subject property have been identified as being within a vulnerable area or an area where drinking water threat policies apply. These policies have been developed with the intent to reduce risks posed by identified water quality and quantity threats. These approved policies are also available on the website.

As the SCRCA has the responsibility of reviewing specific aspects of development activity, it is hoped that environmental concerns as delegated in the aforementioned Acts requires the proponent to consider a range of alternatives to minimize potential encroachment to regulated hazard areas and ground-based water supplies.

Thank you for the opportunity to review and provide comments on the “*Protect Ontario by Unleashing our Economy Act, 2025*” (ERO#025-0389). We would be pleased to further discuss these comments at your convenience.

If you have further questions, please do not hesitate to contact the undersigned.

Sincerely,



Ken Phillips
General Manager / Secretary – Treasurer

cc:
Nicholas Fischer – Conservation Ontario Policy and Planning Liaison

Meeting Date: June 26, 2025 **Item 6.6**
Report Date: June 11, 2025
Submitted by: Melissa Deisley, Director of Planning and Regulations,
Merrick Van Der Vaart, Regulations Officer
Subject: Update on McColl O'Donnell Drain Enclosure & Tile Upgrade

Recommendation:

That the Board of Directors receive this report as information.

Background:

The McColl O'Donnell Drain was heard by the Board of Directors on December 17, 2024. The application was for the enclosure of a watercourse, and replacement and upgrade of tile upstream.

The decision of the Board was the following:

BD – 24 – 12

McCabe – Cates

“That the Hearing Board in accordance with the requirements of Section 28.1, subsection 5 of the Conservation Authorities Act, held a hearing regarding The Town of Plympton-Wyoming, Application No. R#2023-0719 on December 17, 2024 and hereby approves the application under the conditions that the discharge be designed to minimize erosion, as proposed and that staff receive additional data regarding the upstream conditions and further directs staff to issue a Notice of Decision”

CARRIED

SCRCA worked with R. Dobbin Engineering to reach a satisfactory design and issued the permit for the works March 21, 2025.

On April 14, SCRCA staff were informed by R. Dobbin Engineering staff that the scope of the project was pending change. On May 7, 2025, SCRCA staff received an invite to the reconsideration meeting at the Town of Plympton-Wyoming. On May 28, 2025, staff attended the reconsideration meeting at the Town of Plympton-Wyoming.

The original proposal had a new 825 mm tile between Douglas Line and Uttoxeter Road, with the existing 1995 625 mm tile remaining in place but abandoning its Municipal status and becoming a private tile.

The new proposal consists of the same new 825 mm pipe with the exact same length, but the landowners wanted to keep the existing 1995 625 mm pipe as part of the municipal drain.

The drain runs as one pipe to Douglas Line and catch basin #3, then splits into the 825 mm pipe and 625 mm pipe which join again at catch basin #2, where it is all a single pipe again to Highland Creek.



SCRCA staff do not have any concerns with the proposed amendment to keep the existing 1995 - 625 mm tile as a municipal drain. An amendment to the permit will not be required, as the size of the pipe has not changed. This report is provided to the Board as updated information only.

Meeting Date: June 26, 2025 **Item 6.7**
Report Date: June 3, 2025
Submitted by: Kelli Smith, Tim Payne

Subject: Community Pasture Opportunity

Recommendation:

That the Board of Directors acknowledges the report and further approves the agreement with the Lambton Cattlemen Association to initiate a Community Pasture on 184 acres of the McKeough Upstream Lands owned by the St. Clair Region Conservation Authority and known as property 103, 105 and 111.

Background:

As directed by the Board of Directors at the April 17th meeting, staff met with the Lambton Cattlemen's Association (LCA) to further negotiate a rental rate, discuss the request from the board that offers of this nature be revenue-neutral, and prepare a draft agreement for the Community Pasture, with the intent to reduce the economic impact on member municipalities. The draft agreement attached to this report was reviewed by the lawyer for the SCRCA and the LCA.

The LCA have requested a 10-year lease agreement to account for the amortization of the fencing costs. Since the SCRCA is only able to lease land on 5-year terms as prescribed in the *Conservation Authorities Act* the agreement has been drafted as a 5-year term with an automatic renewal for a second 5-year term. Prior to the end of the second term if the LCA wishes to renew/establish a new agreement, both parties will negotiate a new agreement. If the SCRCA and LCA can come to an agreement a new term of 5 years will be presented to the board. If an agreement cannot be reached the properties will be moved into the public tender process.

With the change from an original 15-year amortization in the LCA business plan to a 10-year amortization the LCA have identified that the proposed \$125/ac rental rate is the maximum they can offer.

The fencing required for this project includes approximately 11km of 5-strand high tensile wire perimeter fencing for a total cost of \$170,000. The interior fencing would be 4-strand. At the end of the 10-year agreement or if the program were to no longer continue the SCRCA would retain ownership of the perimeter fencing.

As previously noted in the SCRCA Agricultural Strategy, much of this agricultural land is identified as fragile land, meaning it is prone to erosion due to the physical features such as steeply sloped or poorly drained land and floodplains. Rather than pursuing permanent

retirement of these lands, conversion to pasture provides an opportunity to better achieve a balance between revenue and environmental sustainability.

Strategic Objectives(s):

From 2023 Strategic Plan - Goal 3.9 Management of Authority Owned Lands
Through the completion and implementation of Property Management Plans, the Authority continues to manage its lands to balance revenue production with effective management of woodlands, wetlands, and biodiversity.

From SCRCA Agricultural Strategy – Recommendation 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.

Financial Impact:

Costs of pasture establishment such as seeding, fencing, and watering system will be the responsibility of the tenant (LCA Community Pasture). SCRCA staff will assist in grant acquisition for seeding/fencing where applicable.

A total of \$170,000 in fencing will be under the ownership of the SCRCA and be considered a capital asset at the end of the 10-year term.

ST. CLAIR REGION CONSERVATION AUTHORITY
PASTURE 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 HEREINAFTER CALLED THE
CONSERVATION AUTHORITY **“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 some or all the Leased Property is or may be located within a flood plain, and the Tenant voluntarily assumes all risks associated therewith. The Landlord is not responsible for any damages to the tenant or to the tenant’s property including livestock 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 an initial term of (5) years beginning on the 1st day of January 2026.
- 2.2 Unless a written notice of termination is given by either party to the other by June 30th, 2030, this Agreement shall automatically renew for a further period of five (5) years after December 31, 2030 on the same terms and conditions (except there shall be no further right of renewal).
- 2.3 Unless terminated earlier in accordance with this Agreement, and provided the Lease is in good standing, if the Tenant notifies the Landlord during the last year of the Lease that it wishes to renew the Lease, and provided the Landlord does not require vacant possession of the Property for conservation purposes as determined by the Board of Directors, the Landlord agrees to negotiate in good faith with the Tenant towards an extension or new lease agreement. If the Landlord and Tenant are unable to agree on terms prior to the last day of the Lease, the Lease shall terminate and the Tenant shall deliver vacant possession.

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 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, if any, shall remain binding on the Tenant.
- 5.3 The Tenant agrees that all of its members who use the Leased Property in accordance with this Lease must acknowledge and agree to be bound by all of the Tenant’s covenants herein. It is the Tenant’s sole responsibility to ensure this requirement is satisfied.

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.
- 6.2 At the end of the Term, or upon any early termination of this Lease, all improvements to the property and fixtures installed by the Tenant shall belong to the Landlord.

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 a forage crop 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.

8.3 The foregoing indemnification by the Tenant shall apply in respect of damages to any member of the Tenant who the Tenant permits to allow their livestock to graze upon the Leased Property, and in respect of any damages to third parties arising from such use of the Leased Property.

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 its 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.
- (b) Subject to the foregoing restrictions, the Tenant shall be permitted to allow its members' livestock to graze upon the Leased Property in accordance with this lease, provided the Tenant ensures that all such members are properly insured and that they acknowledge in writing and agree to be bound by all of the Tenant's covenants herein.

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 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.

9.9 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.

9.10 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.

9.11 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

DRAFT

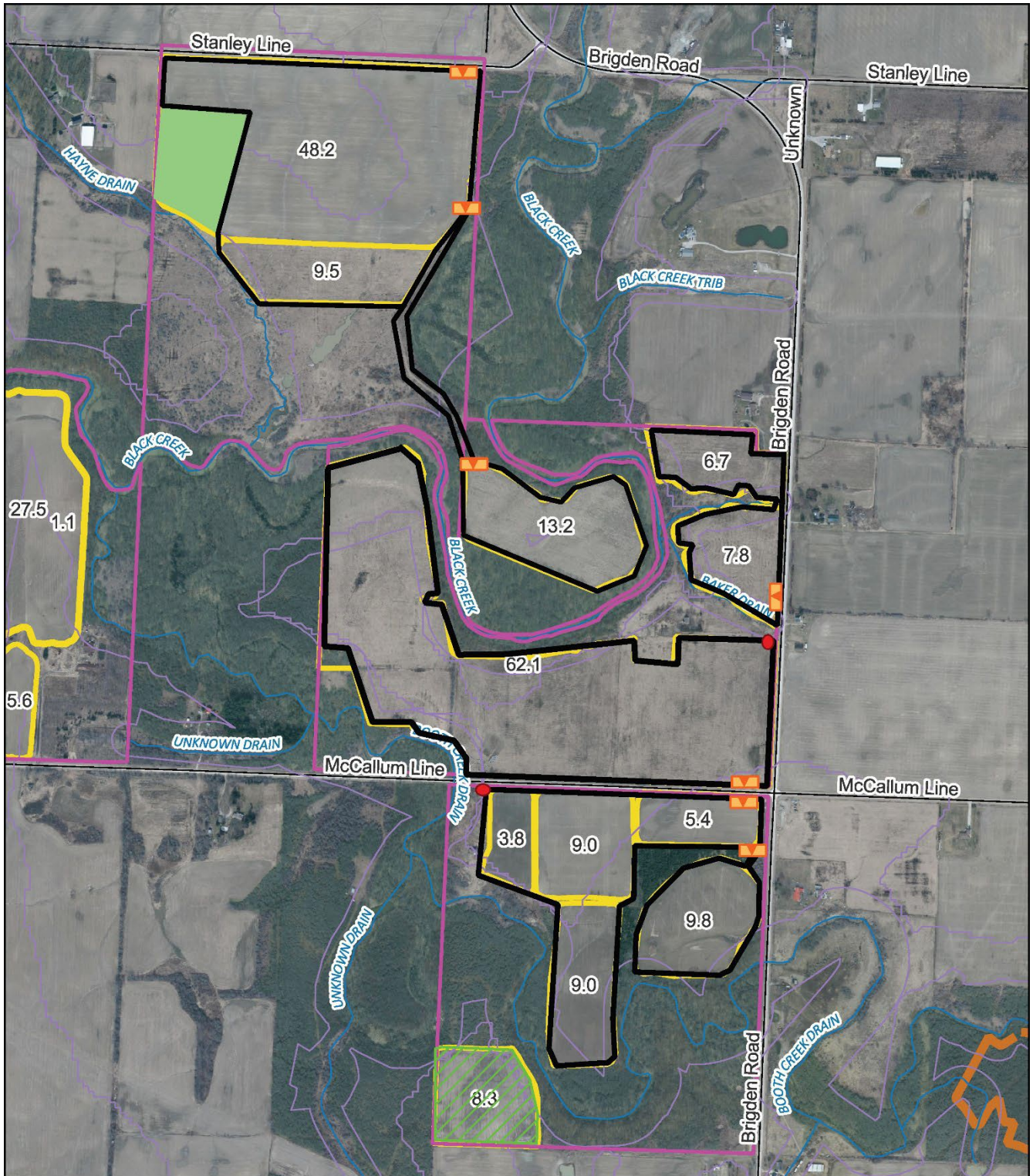
SCHEDULE "A"

LEASED PROPERTY DESCRIPTION

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

DRAFT

Map Location



Legend

- Agriculture_Layer
- Hay Lands
- Fencing
- Water hookups
- ▲ Gate
- Tree Planting

Proposed Pasture

0 75 150 m

Total Estimated Length of fencing= 11,222m

Produced by the SCRCA under license with the Ontario Ministry of Natural Resources and Forestry, Copyright Queen's Printer Mar 18, 2025
 May not be reproduced without permission.
 THIS IS NOT A PLAN OF SURVEY. Aerial Photography Date: Spring 2020
 Map Created by: Kelli Smith

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 forage crops and grazing livestock 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 or managing livestock on the Leased Property in accordance with good farming practices and in accordance with the provisions of this Lease.
- (ii) Livestock will be permitted to graze on the Leased Property no earlier than May 10th and be removed from the Lease Property no later than the third Sunday in October of any given year within the Term.

(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 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 Tenant,
- (ii) to leave an undisturbed width of 3-meter buffer strip of grasses and clover alongside any municipal drain and other water courses. 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.

- (iii) 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.
- (iv) Perimeter fencing installed on the Leased Property for the purpose of grazing livestock will be the ownership of the Landlord at the end of the agreement term.

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

DRAFT

a

Meeting Date: June 26, 2025 **Item 6.8**
Report Date: May 15, 2025
Submitted by: Kelli Smith, Greg Wilcox

Subject: Master Development Plan for A.W. Campbell Conservation Area

Recommendation:

That the Board of Directors acknowledges the report regarding the updated Master Development Plan for A.W. Campbell Conservation Area; and further directs staff to proceed with stakeholder and public consultation.

Background:

Staff have recently updated the Master Development Plan for the A.W. Campbell Conservation Area as part of the objectives outlined in the 2024 Conservation Areas Strategy and as indicated by the strategic goals in the 2023-2028 Strategic Plan. Many of the property management and master development plans for the lands owned by the SCRCA are outdated and require significant updates. Highlights of the plan are provided below, for additional information see the draft Master Plan attached to this report.

A.W. Campbell Conservation Area Key Highlights

- Review the current camping model and seek input on alternative concepts for the future direction of camping on the property.
- Upgrades to recreational facilities.
- Restoration of an abandoned trail loop to increase the trail system.

Strategic Objectives(s):**Goal 3.9 Management of Authority Owned Lands**

Through the completion and implementation of Property Management Plans, the Authority continues to manage its lands to balance revenue production with effective management of woodlands, wetlands, and biodiversity.



A.W. Campbell Conservation Area Master Plan



Last Management Plan: March 1981

Date Updated: May 2025

Acknowledgements

The A.W. Campbell Conservation Area is the product of Mr. Archibald (Archie) W. Campbell's passion for conservation which led to the forethought to provide the first right of purchase of the land to the St. Clair Region Conservation Authority. The wishes of Mr. Campbell were that the land be used in perpetuity for a park, a recreation area or for reforestation. The St. Clair Region Conservation Authority continues to honor those wishes and preserve the natural features and park for its visitors and future generations to come.

DRAFT

Executive Summary

This plan provides direction for the management of A.W. Campbell Conservation Area for the next 10 to 20 years. Updates may be completed during this time on an as needed basis. [To be completed following public consultation]

DRAFT

Table of Contents

Goals and Objectives.....	7
Vision.....	7
Mission.....	7
Purpose of the Plan	8
Existing Conditions.....	8
General Description	8
Location Details	9
Site Acquisition	10
Site History	10
Pre-Acquisition.....	10
Post Acquisition	10
Conservation Authority Programs/Services	12
Environmental Features	14
Ecological/Zoning Designations.....	14
Natural Hazards and Hydrology.....	17
ELC Inventory	18
Vegetation Community sizes.....	19
Species – Flora and Fauna.....	20
Flora	21
Fauna	22
Forest Management.....	24
Site Use	24
Current Land Uses	24
Land and Resource Management Activities	26
Adjacent Land Use.....	27
Development and Infrastructure.....	28
Buildings and Structures	28
Roads and Trails	31
Power Lines, Pipelines and Easements	34
Recreational Infrastructure	35
Dam and Reservoir	36
Educational Opportunities.....	37

Site Concepts for Camping..... 38

 Concept 1 38

 Financial Analysis..... 38

 Concept 2 39

 Concept 2a 40

 Financial Analysis..... 41

 Concept 2b 42

 Financial Analysis..... 42

 Concept 3 43

 Financial Analysis..... 43

 Concept Evaluation 44

 Evaluation..... 44

 Preferred Concept (to be completed after Consultation Period)..... 44

General Management Recommendations..... 44

Appendices..... 52

 Appendix A: 53

 Appendix B: 62

 Appendix C: Species List 75

DRAFT

List of Figures

Figure 1 Regional Context Map.....	9
Figure 2 Zoning Designations Map	14
Figure 3 Natural Heritage Designations Map	16
Figure 4 Natural Hazards and Hydrology Map	17
Figure 5 ELC Vegetation Communities Map	19
Figure 6 Adjacent land use surrounding A. W. Campbell CA.....	27
Figure 7 Buildings and Structures	28
Figure 8 Trails, Roadways and Recreational Infrastructure.....	31
Figure 9 Hydro Line and Hydro Corridor locations on the property	34
Figure 10 Proposed location of re-established campsites or camping facilities.....	40

List of Tables

Table 1: Location Details
Table 2: Vegetation Community Description and Size
Table 3: Flora Species Observed on the Property
Table 4: Fauna Species Observed on Property
Table 5: Permitted Site Uses
Table 6: Description of Buildings and Structures
Table 7: Description of Roads and Trails
Table 8: Description of Hydro Lines and Corridor
Table 9: Description of Recreational Infrastructure
Table 10: Scenario 1 Pros and Cons
Table 11: Scenario 2 Pros and Cons
Table 12: Scenario 3 Pros and Cons
Table 13: Scenario 4 Pros and Cons
Table 14: Evaluation of concepts based on criteria
Table 15: Final Management Recommendations

Goals and Objectives

This master plan will serve to direct staff in forecasting the necessary upgrades and maintenance for the property. It will prioritize the protection, management and enhancement of habitats on the property and benefit wildlife within the watershed as a whole. This plan will also encourage public safety, environmental education, passive and active recreation and a healthy environment within our watershed for the next 10-20 years. The plan will align with the St. Clair Region Conservation Authority's core values.

Vision

- *A healthy and sustainable natural environment in the St. Clair Region.*

Mission

- *to provide leadership through coordination of watershed planning, implementation of resource management programs and promotion of conservation awareness, in cooperation with others.*

This plan supports the following goals and objectives as outlined in SCRCA's strategic plan.

Goal 1. Provide recreation and education 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.

Objective

- *Ensure the conservation lands remain valuable assets to the community and can withstand the pressures of growth and climate change*

Goal 2. Protect, manage and restore our woodlands, wetlands and natural habitat.

Because what we do on land is reflected in our water and ecosystems, the SCRCA develops programs that protect our land resources and promotes watershed stewardship practices that lead to healthy, sustainable communities and industries.

Objective

- *Manage Authority owned lands through a balance of revenue production and effective management of woodlands, wetlands and biodiversity*

Purpose of the Plan

The A.W. Campbell Conservation Area Master Plan has been prepared as a reference document to guide the use, management, operation and development of this property while meeting the goals and objectives of the St. Clair Region Conservation Authority (SCRCA). This master plan provides broad context direction for day-to day operation and includes existing management practices and recommendations for the property while integrating input from stakeholders and the public.

Existing Conditions

General Description

The A.W. Campbell Conservation Area consists of 331 acres (134 ha) and is made up of forest, two engineered reservoirs, meadowland, and recreational area including 130 seasonal and overnight campsites, and three small group campsite areas. Facilities include a workshop, two washroom buildings with showers and flush toilets, laundry facility, pool, 3 picnic pavilions, two playgrounds, and a recreation center for the use of the campers. The property boasts over 4.5 km of nature trails highlighting the biodiversity on the property. Morrough Creek and its floodplain winds through the property adding to its aesthetic.

DRAFT

Location Details

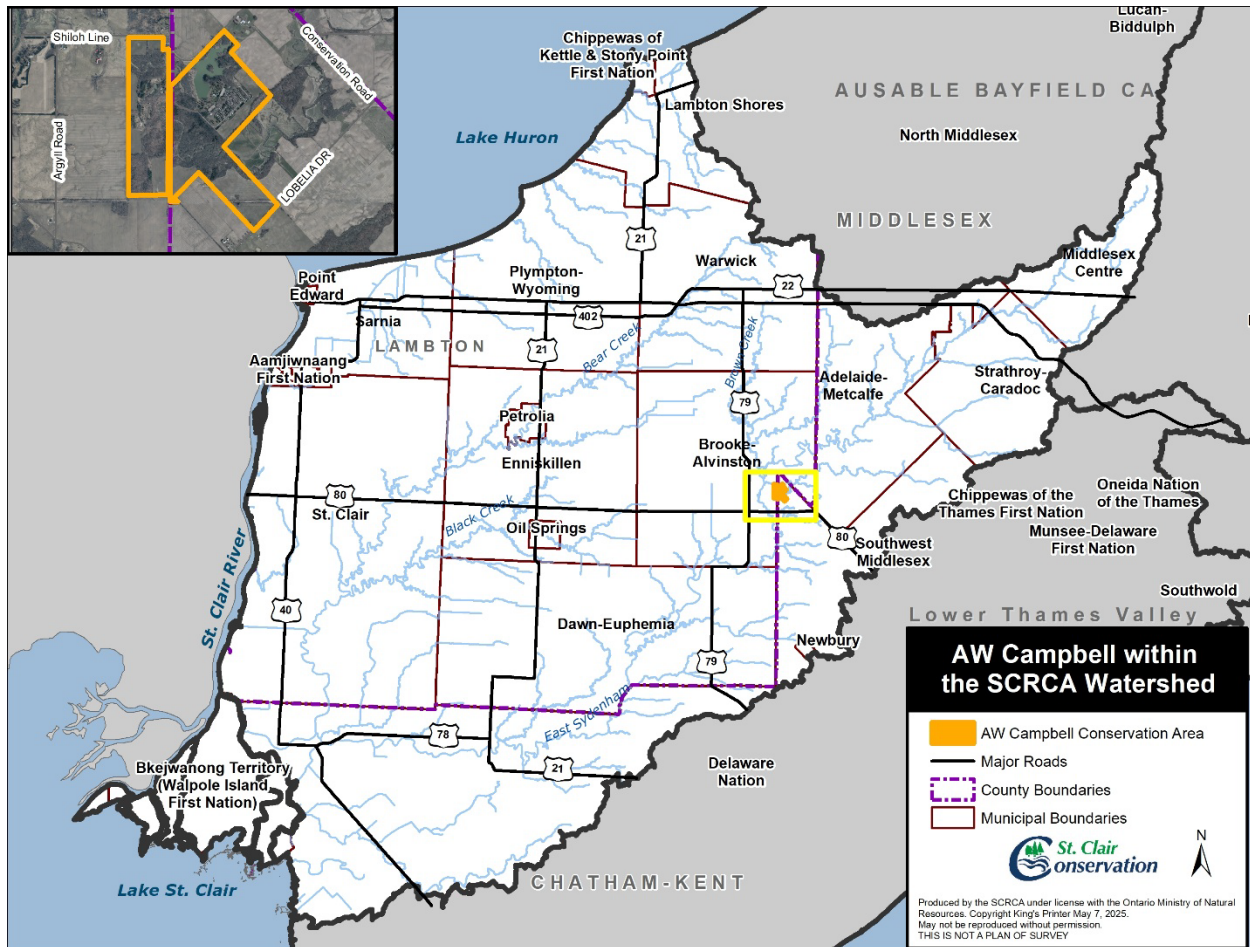


Figure 1 Regional Context Map

The A.W. Campbell Conservation Area is located on Shiloh Line approximately 4km east of the village of Alvinston Ontario and situated on the border of the Municipality of Brooke-Alvinston, County of Lambton, and the Municipality of Southwest Middlesex, County of Middlesex, at the peak of Mosa. The next closest communities are Inwood (14km west), Glencoe (15km south), Watford (17km north), and Strathroy (28km northeast).

Area	331 acres (133.98 ha)
Address	8477 Shiloh Line, Alvinston ON
Lot and Concession	Pt Lot 23, Con 6, and Pt Lot 1, Lot 2-4 Con 11
Municipality/Town/City	Municipality of Brooke Alvinston (Brooke Twp), and Municipality of Southwest Middlesex (Mosa Twp)
County/Region	Lambton County, County of Middlesex
Watershed	Upper Sydenham River Sub-Watershed
Ecodistrict	7e-2
Latitude	42.8237920000000 -81.8304790000000
Longitude	42.8246770000000 -81.8376700000000
Zoning of the Property	Locally Significant Natural Area, Open Space

Table 1: Location Details

Site Acquisition

The St. Clair Region Conservation Authority purchased the property in 1967 from the estate of Archibald (Archie) W. Campbell. The St. Clair Region Conservation Authority was willed the first right of purchase to the property at a predetermined rate. Specific conditions were attached to the purchase including that the land be used in perpetuity for a park, a recreation area or for reforestation. Archie's determination to practice conservation and promote public awareness assisted the preservation of numerous large trees on the property. The SCRCA's reinforcement of these ideals has enabled the public to appreciate viable conservation procedures over the years.

Site History

Pre-Acquisition

The A.W. Campbell Conservation lands were originally acquired by Neil Campbell as part of his Crown Land grant in 1868. Originally from Argyllshire on the west coast of Scotland, he immigrated to New Glasgow along the shore of Lake Erie before settling in Alvinston. The 50-acre hilly property was covered in hardwood forest containing trees up to 8 feet in diameter. Land was cleared to construct a log cabin and for crop planting, roughly 2 to 5 acres were cleared for production each year. Due to the risk of spring flooding, the Campbell's sought higher and safer land for the final location of the homestead which is why it was constructed on the top of the hill.

The family was largely self-sufficient growing crops, raising livestock and planting an orchard around the house to feed the family.

Post Acquisition

After the purchase of the property in 1967, the property was formally named the A.W. Campbell Conservation Area. The initial goals for the A.W. Campbell Conservation Area were to provide a location to demonstrate proper resource conservation and management procedures, develop an intensive recreational area and initiate an educational program compatible with the area's natural ecosystem. The SCRCA has completed 47 acres (19 hectares) of reforestation since the time of acquisition, the majority of which occurred in the late 1970's and 80's.

Immediate development activities that took place in the late 60's through to the 70's consisted of the creation of three water impoundments to store spring runoff, the development of nature trails, tree planting, development of an education center, roads, a parking lot, picnic and camping facilities.

Impoundments

The largest earth berm dam forms an 18-acre lake having a maximum depth of 5.5m, constructed in 1968 and composed of compacted impervious clay fill and grassed to prevent erosion. The dam is controlled by a bottom draw valve. This structure is inspected by a third party every 5-10 years. The second smaller earth berm dam was constructed to maintain a

2-acre impoundment northwest of the old Campbell House, this is also controlled by a bottom draw valve. The third and smallest dam was constructed out of wood, lined with plastic and is located along the abandoned trail.

Camping

Camping facilities were first established on the west side of the property which consisted of 12 15-amp sites, 3 30-amp sites, an un-serviced group area that accommodated small scouting groups, the CN train station served as the safety area for the scouts during poor weather conditions. A dump station and septic system were installed but has since been decommissioned. Water came from the well at the Campbell House and a small water tower was constructed on site but has since been removed. The 18-acre lake served as the main swimming location for the property and surrounding area for many years.

By the mid 1970's, with the great demand for camping on the property, the eastern side of the park was developed for seasonal and overnight camping. This was also largely due to the limitation of drinking water on the property's west side. The well on the west side was removed from service in 2000-2001 following the Walkerton tragedy. To improve visitor experience and expand camping on the east side of the property, facilities including a visitor center (originally a concession booth), pool (2001, after reservoir was determined to be unsafe for swimming), washroom and shower facilities, septic system, water treatment system (2000) and well were developed. Over the years, other recreational features and improvements have been constructed on the property to provide activities for campers and visitors alike, including playgrounds and sport facilities.

Education

Education was a prominent activity planned as part of the acquisition of the property. The initial concept for the property was to develop an outdoor education school consisting of studies in natural sciences with topics such as agriculture and land use, hydrology and meteorology, forestry and ecology, wildlife identification and recreation. In 1969, the Authority acquired the Newbury CN Rail Station which served as the outdoor education school from 1969 until the mid-90's when a new outdoor classroom was constructed at the Lorne C. Henderson Conservation Area. With the Lorne C. Henderson classroom located closer to schools in Sarnia and Petrolia, programming ceased at A.W. Campbell CA, the building fell into disrepair and was removed from the property in 2015. A plaque stands in the location of the old railway station commemorating the building. Another program that ran early after acquisition was the Maple Syrup program where students learned about the methods of maple syrup production. For many years the Authority used a Sugar Shack on-site to host demonstrations. However, in 2015, it was removed due to the poor condition of the building.

Education programming ran on site until the early 2000s before transitioning fully to Lorne C. Henderson Conservation Area. The Maple Syrup program is still active on the property seeing students attend one week in March each year and open to the public

during the Maple Syrup Festival, an annual event for visitors to learn about the methods of maple syrup production.

Campbell House Museum

The original homestead of Archie Campbell was left on-site at the time of acquisition. Constructed between 1875 and 1880 the structure consists of a board and batten siding on a wood frame. The house was raised on footings with a small cold cellar dug under the kitchen. From the 1970's to the early 80's the farmhouse was operated as a museum. The idea behind the museum was to showcase the typical farmhouse of the era and provide a step back in time for visitors. The museum was laid out as though the residents had stepped out for the day with many artifacts of the period donated by local residents. By the late 1980's through to early 2000's the museum operation was reduced to one weekend a year during the Maple Syrup Festival. In 2001, the museum was broken into, and many artifacts were stolen. Since 2001 the Campbell House Museum has remained closed to the public. As of 2024, due to safety concerns and structural integrity of the building, the Authority made the difficult decision to remove it. In 2024, SCRCA received approval from the Municipality to remove the building.

Conservation Authority Programs/Services

Due to changes under section 21.1(1) and (2) to the *Conservation Authorities Act* R.S.O. 1990, c.27 as amended 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 dams located on the property fall within Category 2. Category 2 programs and services are those that a conservation authority provides at the request of a Municipality. The funding is provided by the benefiting Municipality.

The A.W. Campbell Conservation Area's camping program is a Category 3 program under Ontario Regulation 686/21 of the *Conservation Authorities Act* for Mandatory Programs and Services. Category 3 programs and services are those that the conservation authority determines are advisable to provide, to further the purposes of the Act. Revenue for this Category 3 program is self-generated through fees for use including:

- Camping fees (seasonal and overnight)
- Day-use fees
- Seasonal passes
- Pavillion Rentals
- Firewood sales

Fees are adjusted annually, for current fee information go to the SCRCA website at www.scrca.on.ca/conservation-lands/

If camping were to be no longer offered at this property, the property would be considered Category 2 Conservation Area Passive Recreation and would be funded at the request of the municipality under a Memorandum of Understanding (MOU) or agreement.

DRAFT

Environmental Features Ecological/Zoning Designations

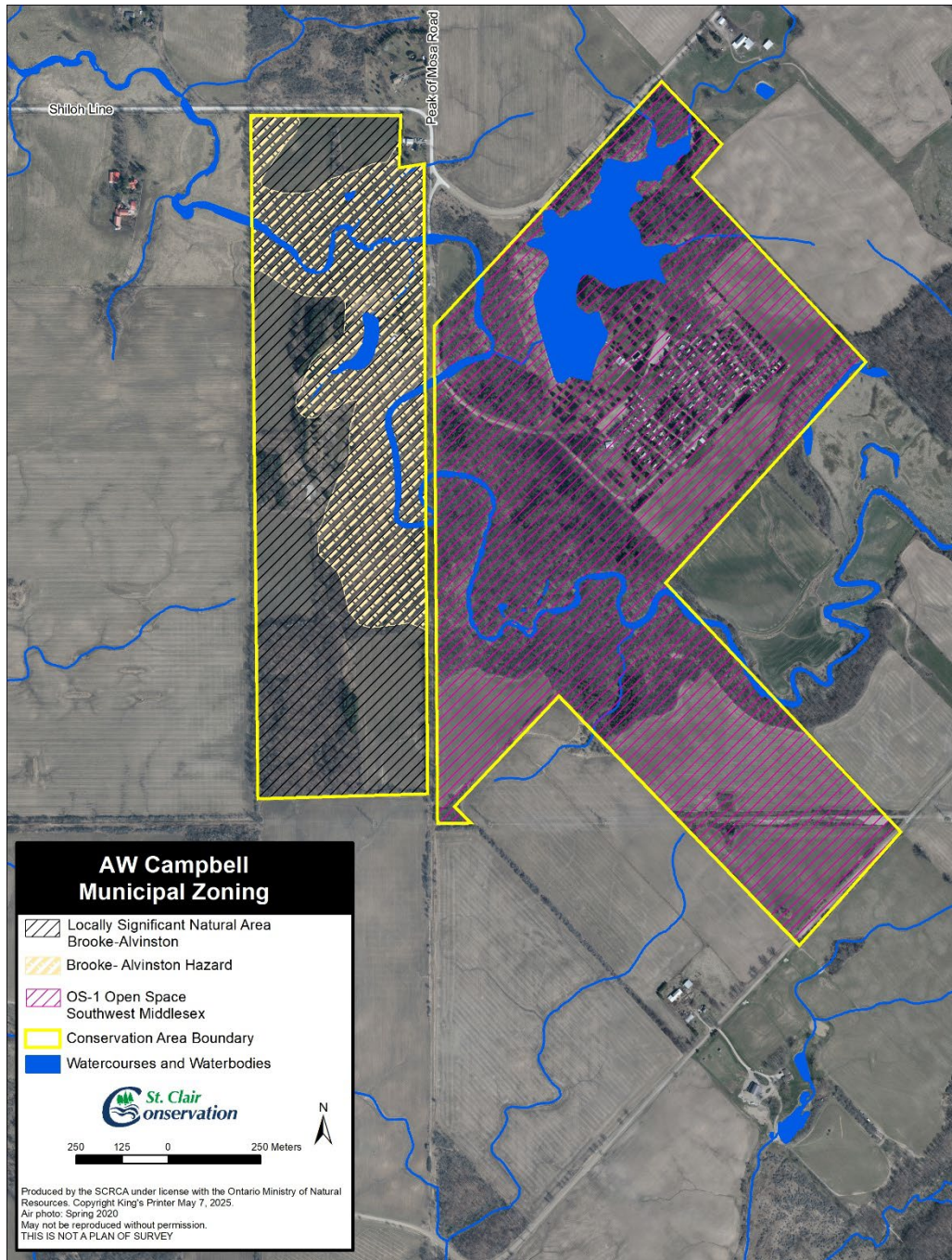


Figure 2 Zoning Designations Map

The A.W. Campbell Conservation Area is part of the following environmental designations:

The Lambton County Official Plan and Municipality of Brooke-Alvinston zoning designate the property as

- Locally significant natural area
- Open Space

The Middlesex County Official Plan and Natural Heritage Study designate the property as

- Open Space
- Significant meadow
- Thicket
- Mixed woodland
- Wetland swamp
- Valley land

Figure 2. Zoning Designations Map shows the zoning information for Middlesex and Lambton Counties where Figure 3. Natural Heritage Designations map highlights the natural heritage features identified.

DRAFT

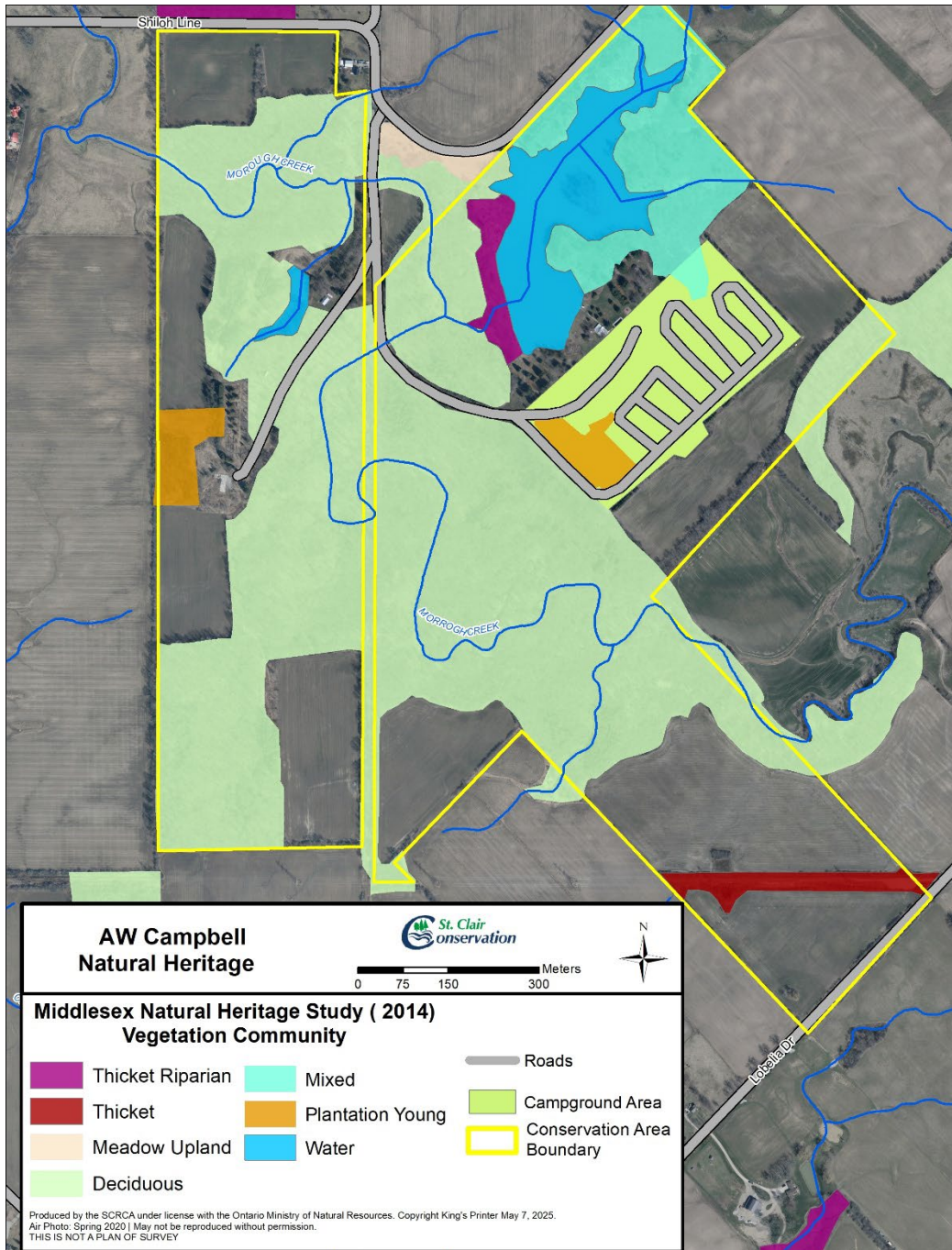


Figure 3 Natural Heritage Designations Map

Portions of the property are designated Community Conservation Lands (CCL), a category under the Conservation Land Tax Incentive Program. This is a voluntary program to recognize, encourage and support the long-term stewardship of specific categories of conservation land by offering a tax exemption to those landowners who agree to protect the natural heritage values of their property. To continue participating in this program, it is required that SCRCA does not commercially harvest the woodlands included in the program. (<https://www.ontario.ca/page/community-conservation-lands-guide>)

Natural Hazards and Hydrology

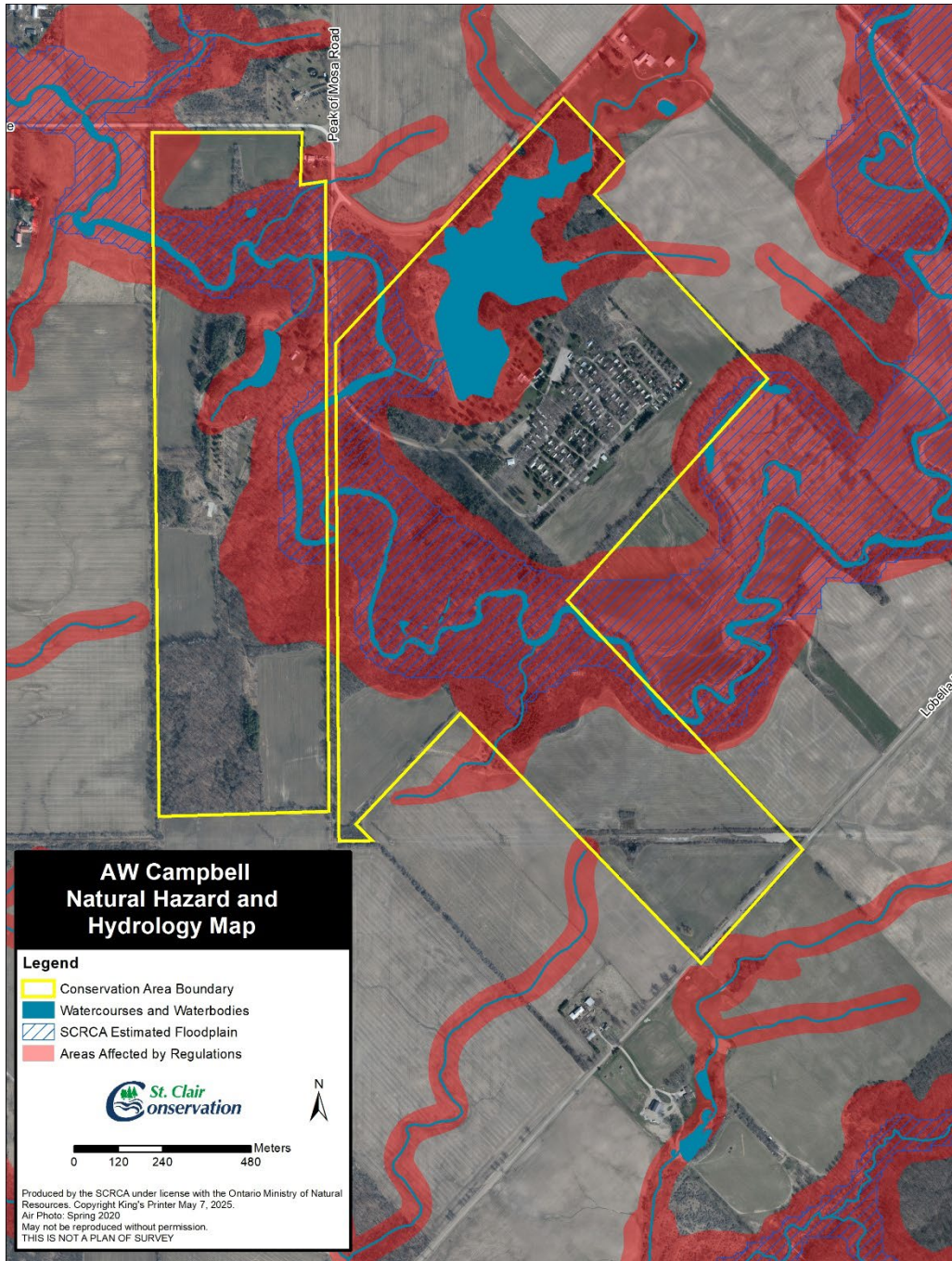


Figure 4 Natural Hazards and Hydrology Map

The A.W. Campbell Conservation Area properties are traversed by Morrogh Creek, a meandering watercourse with an average width of 15m. During the summer months, the river is low and slow moving, but its velocity and volume increases greatly during spring flooding and large flashy storms. Morrogh Creek receives water from many grassed channels and intermittent streams adjacent to the cultivated fields, tablelands and valley

slopes. Approximately 48% of the property is within the area regulated by the Conservation Authority.

Several localized depressions of standing water filled with marsh and grass vegetation demonstrate the floodplain's low soil permeability and poor drainage. As is characteristic of meandering streams, the outside valley slopes of Morrogh Creek's meanders are naturally most susceptible to erosion. The meandering actions of the creek, reinforced by annual spring and minor flash flooding could potentially erode steep banks along the outside of meander curves. Removal of vegetation that presently stabilized these slopes should be carefully avoided.

ELC Inventory

The Ecological Land Classification system (ELC) is a hierarchical system that identifies and describes areas of land with similar physical features. The purpose of the ELC is to help classify land, through mapping, into ecological units for planning and resource management.

Ecological Land Classification surveys were completed by staff in May of 2024. The property is located in:

Ecozone	Mixedwood Plains
Ecoregion	Lake Erie-Lake Ontario
Eco District	7E-2, St. Thomas

A total of 11 vegetation communities were identified on the 134-hectare property, including four forested communities, one woodland community, one mixed meadow community, open water, plantations and communities with cultural influence consisting of row crop agriculture, parkland and trailer park/campground. Locations are displayed on the map below and further described in the following table (Figure 5).

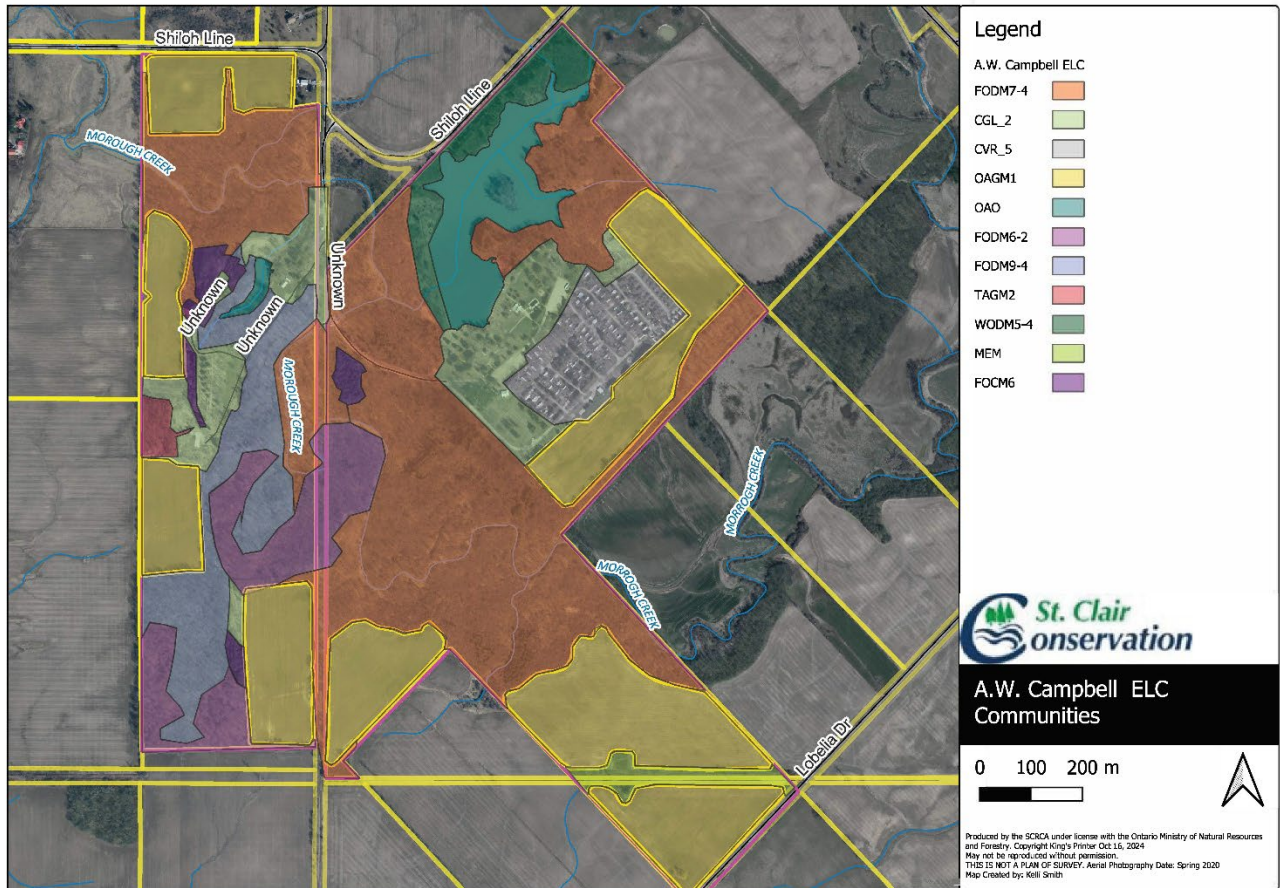


Figure 5 ELC Vegetation Communities Map

Vegetation Community sizes

Vegetation Community	ELC Code	Vegetation	Environment	S-Rank	Size (ha)
Fresh-Moist Black Walnut Lowland Deciduous Forest	FODM7-4	Not given	- Typically associated with riparian zones and terraces; stream and riverbanks and floodplains	S2, S3	39.26
Fresh-Moist Shagbark Hickory Deciduous Forest Type	FODM9-4	- Shagbark hickory with red maple, white ash and green ash - Blue beech and running strawberry bush - Wild geranium, with avens, jack-in-	- Moist clays>> fine loams - Lower topographic positions and bottomlands - Absence of wet species suggests a drying of soil during the season	Not listed	9.42

		the-pulpit and violets			
Naturalized Coniferous Plantation	FOCM6	Not given	Not given	Not listed	1.87
Fresh-Moist Sugar maple-Black maple Deciduous Forest Type	FODM6-2	Not given	- Moist yet well drained sites, often along floodplains	S3?	8.44
Fresh-Moist Hawthorn/Apple Deciduous Woodland Type inclusion Dry-Fresh White Pine Naturalized Coniferous Plantation Type	WODM5-4 incl FOCM6-1	Not given	Not given	Not listed	4.40
Medium Mineral Mixed Plantation Type	TAGM2	Not given	- Loamy substrates	Not Listed	0.72
Mixed Meadow	MEM	- Mix of grass-like and broadleaf species	Not given	Not listed	1.74
Open Aquatic	OAO	Not given	Not given	S5	6.51
Annual Row Crop - Agriculture	OAGM1	Not given	Not given	Not listed	35.24
Parkland	CGL_2	Not given	Not given	Not listed	4.97
Trailer Park	CVR_5	Not given	Not given	Not listed	10.85

Table 2 Vegetation Community Description and Size

Two of the vegetation communities are made up of provincially significant ecosites. The Fresh-Moist Black Walnut Lowland Deciduous Forest Type (FODM7-4) has an S-rank of S2, S3 which is Rare to Uncommon in Ontario with an estimated less than 100 occurrences and an estimated areal extent of less than 1000 ha and is considered to have a very small range in the province (less than 3%). The Fresh-moist Sugar maple-Black maple deciduous forest type (FODM6-2) has an S-rank of S3? Meaning this type of community is ranked as Rare to Uncommon but not enough numeric data is known. It is estimated there are less than 100 occurrences in the province of this community and an estimated areal extent of less than 25000ha and it is considered to have a very small range (less than 3%).

Reference: *Natural heritage resources of Ontario: S-ranks for communities in site regions 6 and 7* <https://www.ontario.ca/document/significant-wildlife-habitat-technical-guide/appendix-j-natural-heritage-resources-ontario-s-ranks-communities-site-regions-6-and-7#section-7>

Species – Flora and Fauna

The following table provides a list of species that were witnessed incidentally during the 2024 site visits. Supplemental surveys and research have been conducted on the property by other organizations and academic institutions resulting in additional species records (see Appendix ?). SCRCA staff have identified two provincially rare flora species on the property, one of which is a species at risk. The habitat for these species

should be protected and supported and is further described in the final management recommendations section.

Flora

Floral Inventory							
Scientific Name	Common Name	CW	GRank	COSEWIC	Nrank	SARO	SRank
<i>Rubus x neglectus</i> (<i>Rubus idaeus</i> ssp. <i>strigosus</i> X <i>Rubus occidentalis</i>)	Black, Red, and Hybrid Raspberry		GNA		NU		SNA
<i>Tilia americana</i>	American Basswood	3	G5		N5		S5
<i>Fagus grandifolia</i>	American Beech	3	G5		N5		S4
<i>Calystegia sepium</i> ssp. <i>americana</i>	American False Bindweed	0	G5T5		N5		S5
<i>Phragmites australis</i> ssp. <i>americanus</i>	American Reed	-3	G5T5		N5		S4?
<i>Elaeagnus umbellata</i>	Autumn Olive	3	GNR		NNA		SE3
<i>Carya cordiformis</i>	Bitternut Hickory	0	G5		N5		S5
<i>Prunus serotina</i>	Black Cherry	3	G5		N5		S5
<i>Acer nigrum</i>	Black Maple	3	G5		NNR		S4?
<i>Juglans nigra</i>	Black Walnut	3	G5		N4		S4?
<i>Sanguinaria canadensis</i>	Bloodroot	3	G5		N5		S5
<i>Fraxinus quadrangulata</i>	Blue Ash	3	G5	THR	N3	THR	S2?
<i>Carpinus caroliniana</i>	Blue-beech	0	G5		N5		S5
<i>Ranunculus hispidus</i>	Bristly Buttercup	0	G5		NNR		S3
<i>Quercus macrocarpa</i>	Bur Oak	3	G5		N5		S5
<i>Circaea canadensis</i> ssp. <i>canadensis</i>	Canada Enchanter's Nightshade	3	GNR		NNR		S5
<i>Prunus virginiana</i>	Choke Cherry	3	G5		NNR		S5
<i>Galium aparine</i>	Cleavers	3	G5		N5		S5
<i>Sanicula odorata</i>	Clustered Sanicle	0	G5		N5		S5
<i>Rhamnus cathartica</i>	Common Buckthorn	0	GNR		NNA		SE5
<i>Arctium minus</i>	Common Burdock	3	GNR		NNA		SE5
<i>Taraxacum officinale</i>	Common Dandelion	3	G5		N5		SE5
<i>Cerastium fontanum</i>	Common Mouse-ear Chickweed	3	GNR		NNA		SE5
<i>Lysimachia nummularia</i>	Creeping Jennie	-3	GNR		NNA		SE5
<i>Rumex crispus</i>	Curly Dock	0	GNR		NNA		SE5
<i>Cardamine concatenata</i>	Cut-leaved Toothwort	3	G5		N5		S5
<i>Crataegus mollis</i>	Downy Hawthorn	0	G5		NNR		S4S5
<i>Ostrya virginiana</i>	Eastern Hop-hornbeam	3	G5		N5		S5
<i>Juniperus virginiana</i>	Eastern Red Cedar	3	G5		N5		S5
<i>Pinus strobus</i>	Eastern White Pine	3	G5		N5		S5
<i>Lonicera periclymenum</i>	European Honeysuckle		GNR		NNA		SEH
<i>Alliaria petiolata</i>	Garlic Mustard	0	GNR		NNA		SE5
<i>Fraxinus pennsylvanica</i>	Green Ash	-3	G5		N5		S4
<i>Apocynum cannabinum</i>	Hemp Dogbane	0	G5		N5		S5

<i>Geranium robertianum</i>	Herb-Robert	3	G5		N4		S5
<i>Ranunculus recurvatus</i>	Hooked Buttercup	-3	G5		NNR		S5
<i>Arisaema triphyllum</i>	Jack-in-the-pulpit	-3	G5		N5		S5
<i>Lemna minor</i>	Lesser Duckweed	-5	G5		N5		S5?
<i>Podophyllum peltatum</i>	May-apple	3	G5		N5		S5
<i>Typha angustifolia</i>	Narrow-leaved Cattail	-5	G5		N5		SE5
<i>Ribes rubrum</i>	Northern Red Currant	5	G4G5		NNA		SE5
<i>Alisma triviale</i>	Northern Water-plantain	-5	G5		N5		S5
<i>Matteuccia struthiopteris</i>	Ostrich Fern	0	G5		N5		S5
<i>Toxicodendron radicans</i>	Poison Ivy	0	G5		N5		S5
<i>Ribes cynosbati</i>	Prickly Gooseberry	3	G5		N5		S5
<i>Cornus sericea</i>	Red-osier Dogwood	-3	G5		N5		S5
<i>Vitis riparia</i>	Riverbank Grape	0	G5		N5		S5
<i>Onoclea sensibilis</i>	Sensitive Fern	-3	G5		N5		S5
<i>Carya ovata</i>	Shagbark Hickory	3	G5		N5		S5
<i>Acer saccharinum</i>	Silver Maple	-3	G5		N5		S5
<i>Dryopteris carthusiana</i>	Spinulose Wood Fern	-3	G5		N5		S5
<i>Geranium maculatum</i>	Spotted Geranium	3	G5		N5		S5
<i>Geum vernum</i>	Spring Avens	3	G5		N4		S4
<i>Acer saccharum</i>	Sugar Maple	3	G5		N5		S5
<i>Malus coronaria</i>	Sweet Crabapple	5	G5		NNR		S4
<i>Galium triflorum</i>	Three-flowered Bedstraw	3	G5		NNR		S5
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	3	G5		N4N5		S4?
<i>Hydrophyllum virginianum</i>	Virginia Waterleaf	0	G5		N5		S5
<i>Fraxinus americana</i>	White Ash	3	G5		N5		S4
<i>Populus alba</i>	White Poplar	5	G5		NNA		SE5
<i>Picea glauca</i>	White Spruce	3	G5		N5		S5
<i>Erythronium albidum</i>	White Trout-lily	3	G5		N4		S4
<i>Verbena urticifolia</i>	White Vervain	0	G5		N5		S5
<i>Fragaria virginiana</i>	Wild Strawberry	3	G5		N5		S5
<i>Agrimonia striata</i>	Woodland Agrimony	3	G5		N5		S4
<i>Betula alleghaniensis</i>	Yellow Birch	0	G5		N5		S5

Table 3 Flora species observed on the property

Fauna

The following table lists the fauna species observed during the 2024 field surveys. SCRCAs staff identified four species at risk fauna on the property, three of which are designated as Special Concern provincially and federally and one has been designated as Threatened. The habitat for these species should be protected and supported and is further described in the final management recommendations section.

Fauna Species Inventory				
Common Species Name	Scientific_Species_Name	Srank	COSEWIC	SARA_STATUS
Eastern Gray Squirrel	Sciurus carolinensis	S5	0	0
white-tailed deer	Odocoileus virginianus	S5	0	0
Red-winged blackbird	Agelaius phoeniceus	S5	0	0
midland painted turtle	Chrysemys picta marginata	S4	SC	Special Concern
wood frog	Lithobates sylvaticus	S5	0	0
red admiral	Vanessa atalanta	S5B	0	0
american bullfrog	Lithobates catesbeianus	S4	0	0
canada goose	Branta canadensis	S5	0	0
yellow warbler	Setophaga petechia	S5B	0	0
song sparrow	Melospiza melodia	S5	0	0
mourning dove	Zenaida macroura	S5	0	0
warbling vireo	Vireo gilvus	S5B	0	0
rose-breasted grosbeak	Pheucticus ludovicianus	S5B	0	0
snapping turtle	Chelydra serpentina	S4	SC	Special Concern
field sparrow	Spizella pusilla	S4B, S3N	0	0
gray catbird	Dumetella carolinensis	S5B, S3N	0	0
american crow	Corvus brachyrhynchos	S5	0	0
blue jay	Cyanocitta cristata	S5	0	0
american robin	Turdus migratorius	S5	0	0
red-eyed vireo	Vireo olivaceus	S5B	0	0
wood thrush	Hylocichla mustelina	S4B	THR	Threatened
american toad	Anaxyrus americanus	S5	0	0
eastern chipmunk	Tamias striatus	S5	0	0
red-bellied woodpecker	Melanerpes carolinus	S5	0	0
Eastern Towhee	Pipilo erythrophthalmus	S4B, S3N	0	0
Baltimore Oriole	Icterus galbula	S4B	0	0
Brown-headed cowbird	Molothrus ater	S5	0	0
Yellow-rumped warbler	Setophaga coronata	S5B, S4N	0	0
house wren	Troglodytes aedon	S5B	0	0
Great Crested Flycatcher	Myiarchus crinitus	S5B	0	0
eastern wood-pewee	Contopus virens	S4B	SC	Special Concern
indigo bunting	Passerina cyanea	S5B	0	0
European Starling	Sturnus vulgaris	SNA	0	0
Common yellowthroat	Geothlypis trichas	S5B, S3N	0	0

Table 4 Fauna species observed on the property

Forest Management

Plantations have been established at various locations within the property as noted in the ELC designation. SCRCA staff completed a forest inventory in 2006, and mapping was updated in 2012. This inventory looked at the forested areas, woodlands, and plantations throughout the property and identified management actions and noted damage caused by insects, disease and pests (see Appendix B). Although there is currently no active harvesting planned, woodland management in the form of tree removal may occur. Updated forest inventories, forest health monitoring and climate change may suggest a more active management role of the woodlands.

There are currently no proposed planting projects on the property, however, infill plantings of existing plantations may occur as required. The SCRCA may also investigate other planting opportunities if/when appropriate which could include future reforestation of areas that are not currently in natural cover. This would align with the overall goals and objectives of the property since the time of acquisition.

It is also noted that as the effects of a changing climate become more prevalent the growth and health of the forests will be affected. One anticipated change is the lack of available moisture as temperatures increase. This will put certain native woody species outside of their current and historic growth zones. To mitigate these impacts, the SCRCA will ensure species diversity is maintained or increased in the forest communities and encourage or introduce drought tolerant species or those with the greatest climatic range for planting or reforestation projects to ensure the sustainability of these forests.

Site Use

Current Land Uses

The A.W. Campbell Conservation Area provides active recreation in the form of seasonal and overnight campsites, supervised swimming and outdoor education opportunities. Passive recreation is also available in the form of nature trails. Additional facilities and programs are on site to serve the needs of visitors to this property. There are 80 acres of agricultural land on the property leased to a tenant farmer through a 5-year lease agreement. The following table identifies the permitted uses on the property.

Activity	Permitted Site Uses		Notes: (e.g. Conditions, Parties Involved, Start/End Date)
	Permitted (Yes/No)	Occurring (Yes/No)	
Passive Recreation			
Dog Walking	Yes	Yes	Dogs must be on a leash and under control of the owner at all times

Fishing	Yes	Yes	Must follow Provincial regulations and guidelines
Foraging (Food Gathering)	No	No	Where requested, collaboration with indigenous communities is encouraged
Motorboat Use	No	No	Not permitted on the reservoirs
Paddling	Yes	Yes	Paddling is permitted on the reservoir and is encouraged through the rental of canoes and kayaks, or visitors are welcome to use their own.
All-Terrain Vehicle Use	No	Yes	Damage is occurring to property including on trails and in the riverbed
Horseback Riding	No	No	
Hunting	No	No	
Mountain Biking	Yes	Yes	Bikes are permitted on marked trails but should remain aware of other users and travel at a modest speed
Hiking	Yes	Yes	Permitted only on marked trails
Snowmobiling	No	No	
Observing/Photographing Nature	Yes	Yes	
Swimming	Yes	Yes	Only in pool, reservoir is unsafe for swimming and posted as such
Recreational Drone Use	No	No	Permission may be available by permit.
Active Recreation			
Soccer	No	No	
Frisbee Golf	Yes	Yes	Older style course, no basket on poles and poles in close proximity
Mini Golf	No	No	Historic course removed in 2016 due to flooding issues, investigate re-development
Snow Shoeing	Yes	No	
Playgrounds	Yes	Yes	
Camping			
Overnight Camping	Yes	Yes	34 overnight camping sites including three group (16) campsites
Seasonal Camping	Yes	Yes	112 seasonal campsites

Campfires	Yes	Yes	In designated fire pits on campsites and in Group C pavilion fireplace
-----------	-----	-----	--

Table 5 Permitted site uses

*****Some unpermitted activities may be assessed on a case by case basis and special permission can be granted in certain circumstances.***

Land and Resource Management Activities

The SCRCA may conduct a variety of activities to improve the land and natural resources of the property. These activities are described below.

Fish Stocking – fish stocking has occurred on the property in the past when funding for such activities was available. Although there is no current fish stocking occurring it is an activity that may be done where the SCRCA feels the activity will improve the natural ecosystem function and/or improve recreational opportunities.

Forestry (reforestation, harvesting) - these activities are not active on a yearly basis but could be completed when recommended through the Forest Management Plan.

Planting (native species, other) - this activity occurs minimally throughout the property and generally consists of infill planting in low numbers through the SCRCA memorial tree program.

Invasive Species Management – ongoing activity, use of manual and/or chemical control when needed. The scope of the project varies depending on funding.

Herbicide Application – in general herbicide is not used on the property (with the exception of agricultural areas), limited spot spraying for poison ivy or for invasive species control may be completed where necessary.

Prescribed Fire – although prescribed fire is used as a management activity on some properties particularly in prairie or pollinator habitat the use of prescribed fire is not a control method used or recommended at this property.

Adjacent Land Use

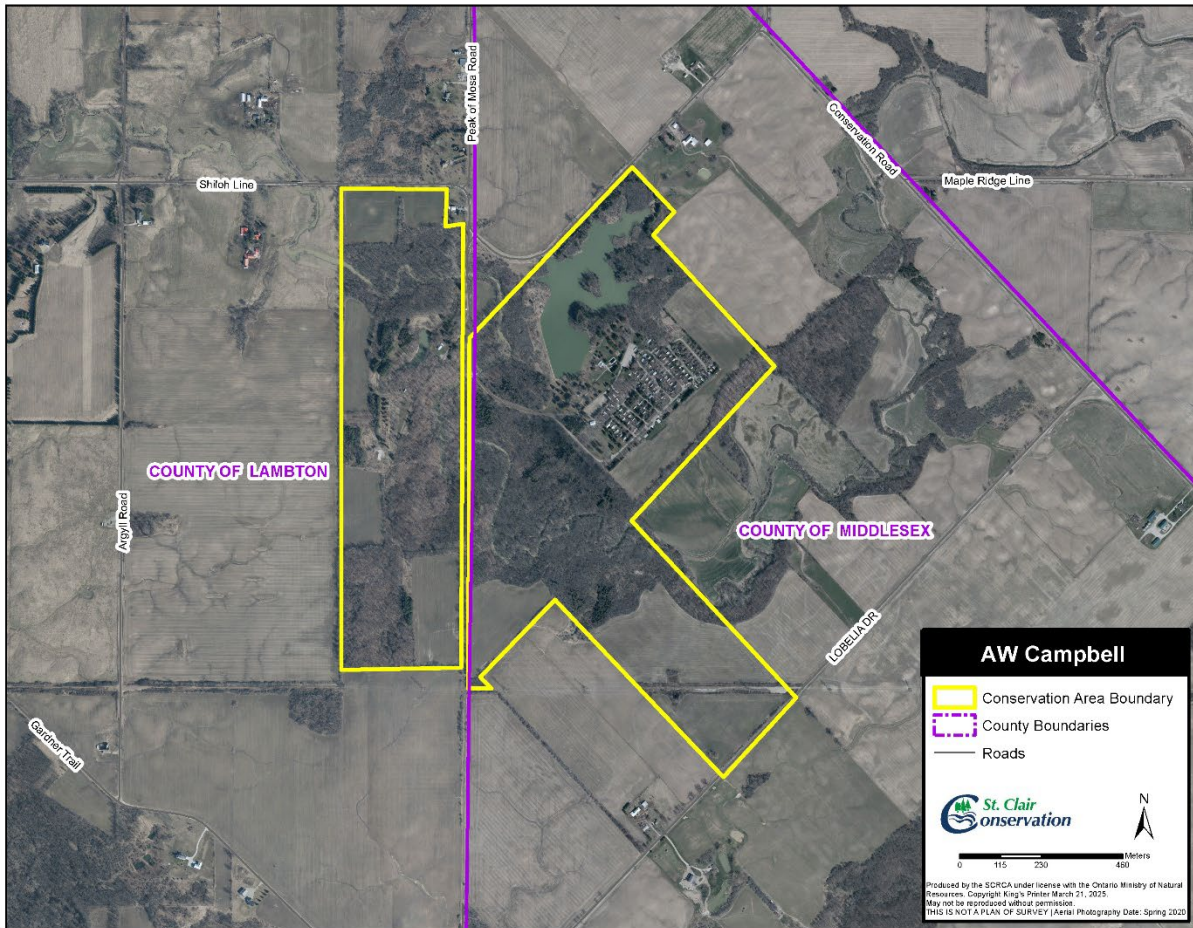


Figure 6 Adjacent land use surrounding A. W. Campbell CA

The A.W. Campbell Conservation Area is in a rural area, adjacent land uses consist predominantly of agricultural land and a few rural residential properties. Pastureland and row crop are the predominant forms of agriculture in the area. The closest urban area is Alvinston.

The boundaries indicated on this map are approximate and not to survey grade.

Development and Infrastructure Buildings and Structures

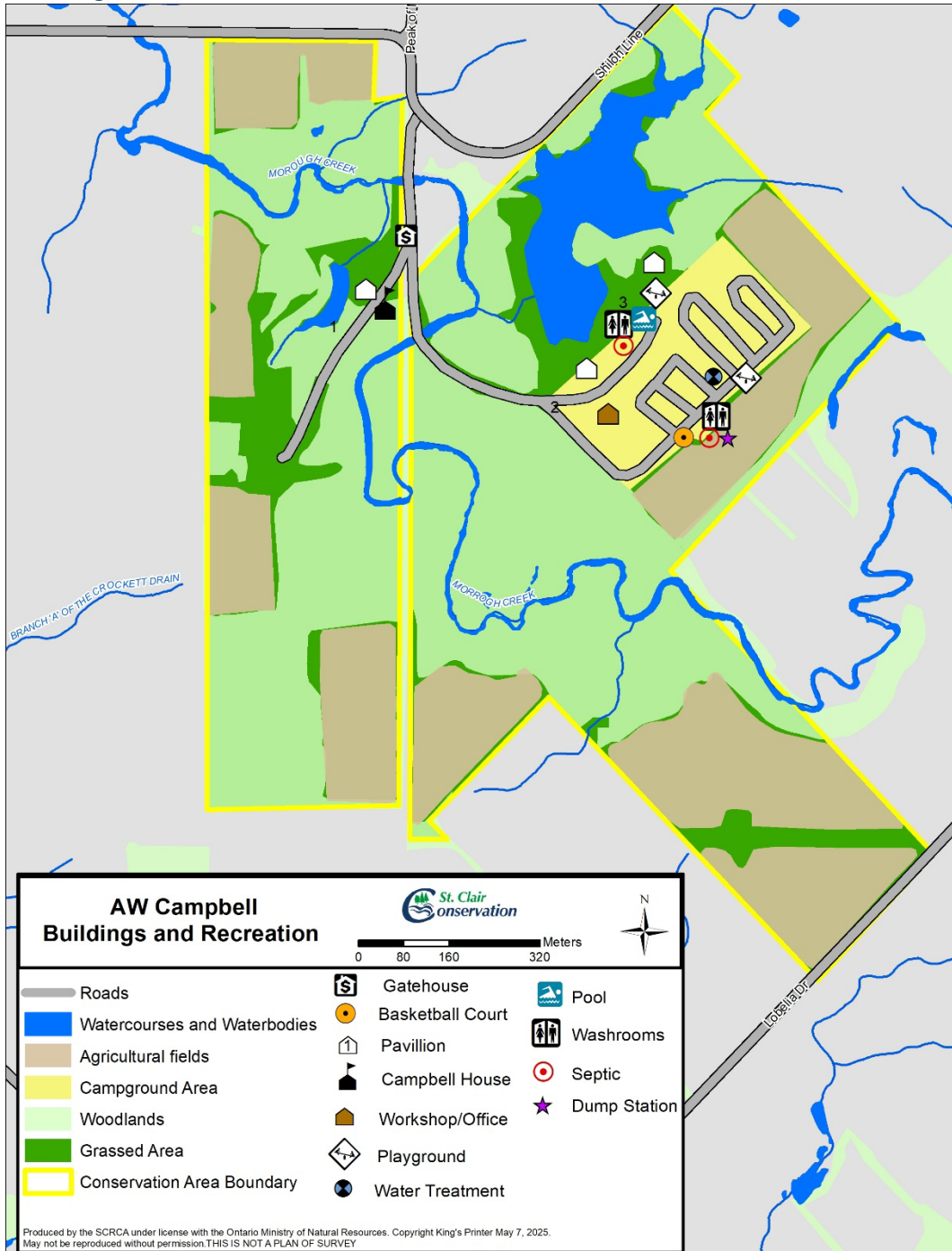


Figure 7 Buildings and Structures

Description	Comments
<p>Rectangular Pavilion #1 - 22' x 40' with steel roof, concrete floor, and 6"x6" wood posts. Includes stone fireplace and steel chimney; located in Group C camping on west side of property</p>	<p>Popular feature of Group C camping area. Not available for pavilion rentals as it is connected/included with Group C camping. Located next to small pond/reservoir. Chimney and fireplace were repaired in 2023, this repair has extended the life of the firepit in the short term. Some repairs/upgrades will be required in the near future.</p>
<p>Gatehouse - 12'x12' vinyl sided building with steel roof on cement pad; located at property entrance</p>	<p>Currently it does not function as a gatehouse but could again in the future. It would require computer/internet connection and staffing resources to operate as a gatehouse. Without controlled access, day-use revenue does not accurately reflect visitation, honor system is ineffective. Automated gate would be beneficial.</p>
<p>Workshop - 45'x32' pole structure with steel clad roof and walls. Two bay workshop with attached office, staff lunchroom and storage located centrally on east side of property</p>	<p>Workshop constructed in 2008 Office and lunchroom added in 2015. It is sufficient for staff needs.</p>
<p>Hexagonal pavilion (#2) - 30' diameter with steel roof and steel posts on cement pad in central day use area, across from workshop</p>	<p>In fair condition Used occasionally for bands and other campground events (generally low use) The relatively small pavilion can host a limited number of visitors.</p>
<p>Hexagonal pavilion (#3) - 30' diameter with steel roof and posts on cement pad located within Group Camp B</p>	<p>Desirable feature for Group Camping patrons. Concrete in rough shape, heaves and cracks. For continued use, it will require new concrete.</p>
<p>Visitor center and Pool Washroom - 24' x 24' block wall washroom and shower area, 22' x 40' board and batten pine sided visitor center including kitchenette, 40' x 18' covered porch with wood posts, entire building has steel clad roof and concrete floor</p>	<p>Visitor center is well used but limitations due to size. Used for Bingo, bands (exterior), cards, etc. Accessibility issues - Step up in building not accessible to everyone. Showers are necessary for pool operation. Showers also used by Group A and B campers. Showers re-done in 2001. Investigate unisex showers with exterior entry Some repairs/upgrades to the covered porch will be required in the near future for continued use.</p>

<p>Main washroom building - 22' x 30' block wall with steel clad roof and concrete floor located to the south of the main campground, east side of the property; includes laundry facilities (freestanding 8'x 8' pine sided garden shed)</p>	<p>Building last renovated in 2007/08 and was fully renovated at that time. Includes both men's and women's washrooms and showers. This is considered the main washroom building and is used by both transient and seasonal campers. The current location of water heaters (in maintenance corridor) is crowded and difficult to access for maintenance. Can not be replaced in current location. Investigate exterior showers (unisex) and consider reconfiguring the building when next renovated. More than one machine for laundry may be beneficial as demand increases. Investigate a larger building for laundry and potentially including space for water heaters.</p>
<p>Water Treatment Building - 8' x 12' steel clad walls and roof on cement pad; includes water treatment System (chlorination system) drinking water well located adjacent to the building.</p>	<p>Constructed in 2000, not much has changed since. Multiple staff trained as small drinking water systems operators. Not wired for a generator, it does not function during power outages.</p>
<p>Dumping Station and septic system - (septic tank, gravity feeds to leaching bed) located on southern boundary of seasonal camping area</p>	<p>Station and septic system currently being designed for replacement and environmental compliance approval. Occasionally has congestion as trailers line up to use dump station on common departure days.</p>
<p>Campbell House - Board and batten siding on wooden frame, cold cellar under Kitchen. Located on the western portion of the property across from Group C camping. This is the original homestead of Archie Campbell.</p>	<p>Approved by Municipality for demolition in near future, based on safety concerns/structural engineer's report.</p>

Table 6 Description of Building and Structures

Roads and Trails

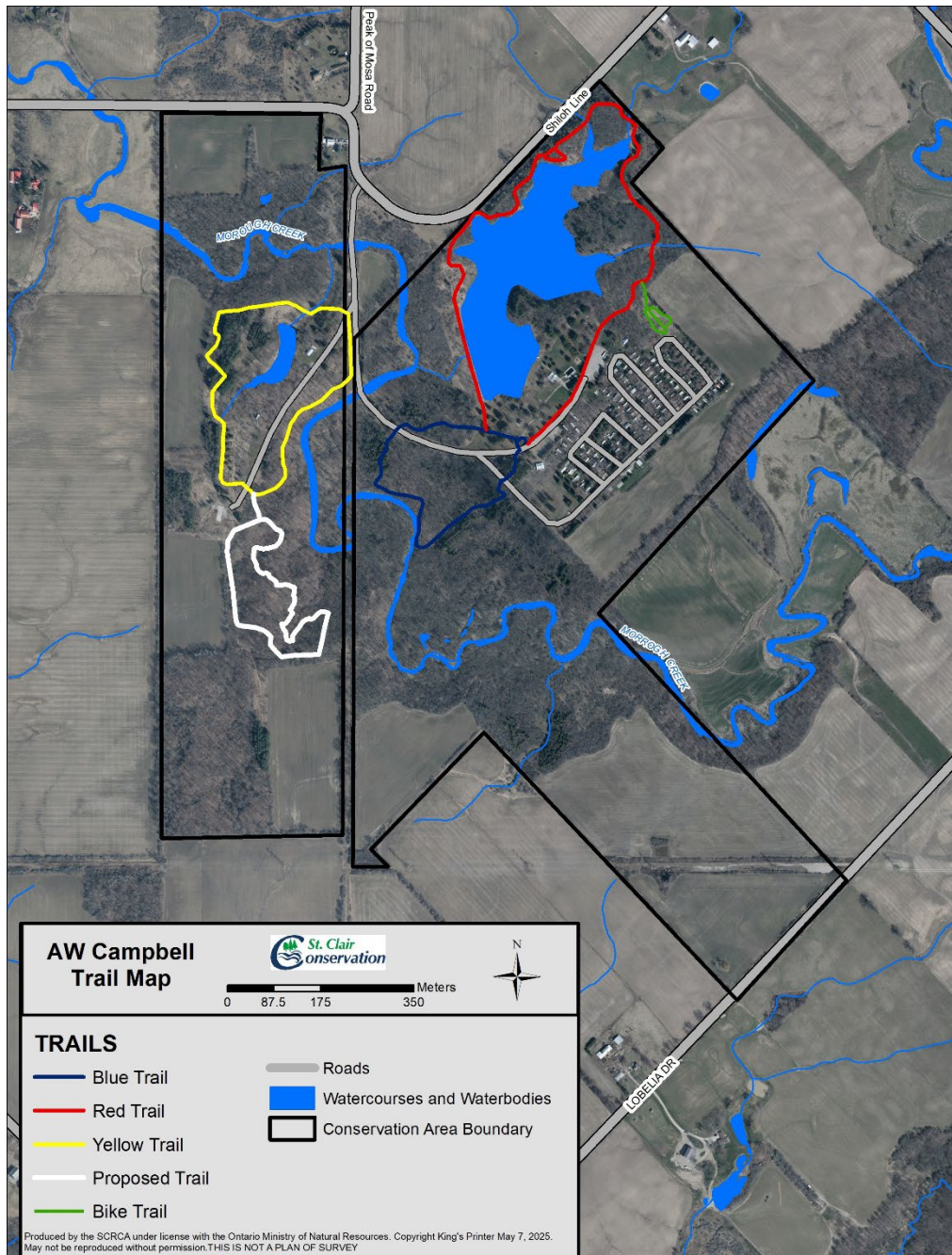


Figure 8 Trails, Roadways and Recreational Infrastructure

Description	Comments
Campbell trail (yellow) – 1.1km loop on west side of property from gatehouse, along Morrough Creek, across road, north through plantation and around 2-acre reservoir.	Trail provides viewing access to Morrogh Creek, Sugar Maple Bush, Plantation, and a small reservoir. Natural trail surface.

	<p>There are some wet sections along low lying areas next to the river.</p> <p>Portion adjacent to roadway (by gatehouse) is not well defined.</p> <p>Dock at 2-acre reservoir for fishing and nature viewing.</p> <p>Commonly used by day-use and dog walkers as trail runs past gatehouse parking area.</p>
<p>Lake Trail (red) – This 1.7km trail generally circles the large reservoir.</p>	<p>Provides aesthetic views of the reservoir.</p> <p>Used for fishing access to reservoir.</p> <p>Top of earthen berm (dam) makes up a portion of the trail.</p> <p>Trail surface material is natural with some areas of stone dust.</p> <p>A portion of this trail has permitted golf cart use.</p> <p>Multiple small boardwalks are located along the lake trail.</p> <p>No signage indicating trail head, some visitors have had difficulty locating trail access.</p>
<p>River Trail (blue) – This 0.9km trail is found just west of the main campground and day-use area. It takes visitors through a black walnut lowland area.</p>	<p>Trail within rare Black Walnut Lowland Deciduous Forest, lots of wildlife noted in the loop.</p> <p>Trail is well used, centrally located in the park.</p> <p>A large section of trail lies within the floodplain.</p> <p>ATV use noted along and through river, causing damage.</p>
<p>Proposed white trail (Wilderness trail) – Located south of the yellow trail through a Maple Forest. The proposed route is 1.0km.</p>	<p>Original loop had significant ATV damage (ruts) and aging bridges prompting the Authority to no longer maintain or map this trail.</p> <p>ATVs often enter from end of Junction Road, hard to control access along this property line.</p>

	<p>Two bridges in poor condition, one was removed in spring 2024, the other removed in spring of 2025</p> <p>Was a popular trail when open and in better condition.</p> <p>If restored, new route should avoid the need for large bridges.</p>
<p>Main Parking lots - located in the day-use area across from the workshop and adjacent to the pool, gravel surface</p>	<p>Generally sufficient space for current uses.</p> <p>Narrow often leaving cars parking on only one side.</p>
<p>Kid's Bike course - along eastern boundary of property</p>	<p>Small course, suitable for young riders.</p> <p>Chip and dust course prone to erosion on slope. Can lead to rills on trail.</p> <p>No obstacle features along trail.</p>

Table 7 Description of Roads and Trails

DRAFT

Power Lines, Pipelines and Easements



Figure 9 Hydro Line and Hydro Corridor locations on the property

Description	Comments
Hydro Corridor	Large corridor with steel structure runs along the southern end of the property through the agricultural field.
Hydro Poles	Four hydro poles run into the property from Shiloh Line.

Table 8 Description of Hydro Lines and Corridor

Recreational Infrastructure
(see Figure 7)

Description	Comments
25 x 50 inground pool – ~5’ max depth with 10’ x 12’ steel clad pool shed on cement pad	Pool is well used on weekends. Popular feature for both transient and seasonal campers. Typically, open July and August when lifeguard on duty 11am – 7pm. Some use by adults, largely used by kids. Significant repairs/upgrades required in the near future (tile replacement, plaster repair, concrete resurfacing, safety cover, pumps) Significant challenges in recent years to attract and retain lifeguards. Have had reduced operating hours over the past two seasons due to lifeguard shortages. Class A pool requires lifeguards to operate.
Playground – located in day-use area adjacent to the pool	Equipment in fair condition, installed in 2010. Designed for users ages 18 months to 12 years.
Playground – little tikes brand, located south of seasonal camping	Installed in 2002, equipment in fair condition but with some compliance issues. Designed for users ages 5 to 12 years old. Swing set replaced in 2024.
Kayak and Canoe rentals - located in day use area adjacent to the reservoir. Dock is 5’x15’ with a 5’x10’ ramp to shore.	New aluminum pole dock with cedar decking installed in spring of 2025. Canoes and kayaks provide visitors an opportunity to explore the reservoir. Low rental revenue, many visitors bring their own canoe/kayak.
Beach Volleyball court - located east of day use area adjacent to Group B campsite	Poorly used in the current location as it is behind group camping. Visitors are hesitant to use it due to proximity to group camping. Located in a heavily shaded area, sand is slow to dry out.
Horseshoe pits (2) - located at the south end of seasonal camping area	In fair condition, minimal use by campers.
Basketball court - cement 40’x20’ pad	Used both for basketball and road hockey. Facility is older and in poor condition. Usage varies year by year based on the current seasonal camper population.

	Small court is more suitable for kids.
Disc golf - course located in day use area across from workshop	Outdated course, minimal use, not a very big space/area. Posts only as targets, no modern baskets/chain.
Mini-golf	Course removed due to flooding in late 2014. A portable 9-hole course was constructed in 2017, however, it has not been a popular activity as the portable course has poor playability.
Overnight Camping (18 campsites) - Overnight campsites have gravel parking with a picnic table and firepit 40' x 50' site size.	Well used, during the summer and weekends throughout the season Sites are all side by side along a single road. All sites have water and 30-amp hydro connection. No sewers. Campers have access to dump station at no additional charge. Camping season runs from May 1 st to the Sunday following Thanksgiving.
Group Camping (16 service connections) Sites A, B and C	Group areas A and B have 30-amp hydro and water connections for individual trailers. Group C has 30-amp hydro connections for individual trailers. Camping season runs from May 1 st to the Sunday following Thanksgiving. Produce less revenue than other transient campsites per connection.
Seasonal Camping (112 sites)	All campsites have 30-amp hydro and water connections. Sites vary in size from 35' x 50' to 52' x 105'. Most sites have mature trees and are heavily shaded. Seasonal campers organize events throughout the camping season on a volunteer basis. Camping season runs from May 1 st to the Sunday following Thanksgiving. It is a very popular form of camping and the SCRCA often has a waitlist of interested campers.

Table 9 Description of Recreational Infrastructure

Dam and Reservoir

The 18-acre reservoir located on the property is a popular feature providing recreational opportunities to campers and visitors through canoe and kayak rentals, wildlife

observation, and fishing opportunities. Swimming was a popular activity at the time of construction until the 1990's when high bacteria levels found in the water made it unsafe for swimming. Cautionary signage has since been posted to warn visitors. Access to the reservoir is from the day use area where a removable dock is installed next to the canoe and kayak rental stand. A trail system exists along the perimeter of the lake, providing viewing opportunities and access to unofficial fishing locations.

The reservoir is fed by three intermittent watercourses (dry for part of the year) that drain upstream agricultural land. The reservoir is controlled by a bottom draw valved and outlets into Morrough Creek downstream. Online ponds have the potential to have negative impacts on the water quality of a system by disrupting the natural flow, increasing nutrient and sediment retention, increasing water temperatures, and hindering the movement of fishes and other aquatic organisms.

The shoreline of the reservoir is also contributing to some of the sedimentation due to the erosion and slumping of the banks that has occurred over time. This has led to shallower depths along the edges of the lake making some areas less functional for recreation.

Due to the increase in nutrients and bacteria in the water algal blooms have been observed in the reservoir annually and in one instance toxic blue-green algae was documented. It is unclear whether it is point source or non-point source factors contributing to the high nutrient levels in the reservoir.

Educational Opportunities

As previously discussed, prior to construction of the education building at L.C. Henderson Conservation Area in the mid 1990's the A.W Campbell Conservation Area was the primary outdoor education center for the SCRCA. At that time all the programming was moved to the new location. The education department continues to run the maple syrup program for one week of the year at A.W. Campbell.

The maple syrup program provides a history and demonstration of maple syrup production in Canada.

Through discussions with the education department there is no immediate need or active requests for additional programming at the A.W Campbell Conservation Area.

Sweet Maple Syrup (Grade FDK – 3)

Available MARCH 2025

How was Maple Syrup discovered? How has it been produced over the years? Are Maples the only trees that make syrup? Why is Maple Syrup an important part of Canadian and French Canadian culture? Find out the answers to these questions and more by visiting A.W. Campbell Conservation Area for a FIELD TRIP! This program offers a fun and interactive mix of learning – activities, games, and songs in the Sugar Bush!

Site Concepts for Camping

Alternative development proposals have been formulated and evaluated during the preparation of this plan. Using the background information and understanding the current use and demand for the existing conservation area the SCRCA proposes four camping concepts for consideration.

Concept 1

This development concept looks at transitioning the campground to exclusively seasonal camping. To do this the SCRCA would look at converting all overnight camping sites to seasonal sites along with breaking up Group campsites A and B and creating three or four seasonal sites. This will remove Group Camp C from the west side of the property. Recommendations include:

- Transition site 110-128 to seasonal
- Transition Group A and B to 4 seasonal sites
- Abandon Group C campsites
- Switch to a less expensive software system to manage seasonal reservations

Financial Analysis

Recommendation	One time cost	Annual Revenue
Convert 18 transient sites to seasonal	10000	
Convert Group A/B to four seasonal sites	5000	-8000 revenue
Reduced software expense		+3000 savings
Abandon Group C camping		-6000 revenue
Total	\$15,000	-\$11,000 annually

Overall, this concept will have a small revenue reduction from our current program but will streamline operations with some cost savings. By converting Group Camp areas A and B into seasonal sites, additional hydro will be available to power a future visitor's centre or Electric Vehicle charging station. Focusing solely on seasonal camping will allow for easier adoption of an automated gate system, improving security at the conservation area. An automated gate would also increase the day-use revenue collected. Expansion to the west side of the property would not be feasible in this concept as it would require construction of a sewer system and a new septic tank and weeping bed. This would not be cost effective for the creation of approximately 14 campsites.

Pros	Cons
Streamlined operations, reduced maintenance and software expenses	Reduced opportunity for the public to enjoy transient camping
Further meets current demand for seasonal camping	Loss in revenue from transitioned campsites
Reduced maintenance of transient campsites	Authority would not have any group camping areas
Easier to install and manage automated gate (no integration with transient camping software)	Current overnight sites are smaller than current seasonal, would require some alterations
Reduces conflict between seasonal/transient campers	Risk that if seasonal demand drops, some sites may become vacant
	Loss of exposure to transient campers. Transient campers often become seasonal campers.

Table 10 Scenario 1 Pros and Cons

Concept 2

Concept 2 is split into 2a and 2b. In both scenarios SCRCA would maintain a similar mix of seasonal and transient camping as the current camping program and add new transient campsites on the west side of the property. The difference between concepts will be the inclusion of roofed accommodations to some of the new campsites in option 2b. Figure 10 provides a potential location for the re-establishment of campsites on the west side of the property.

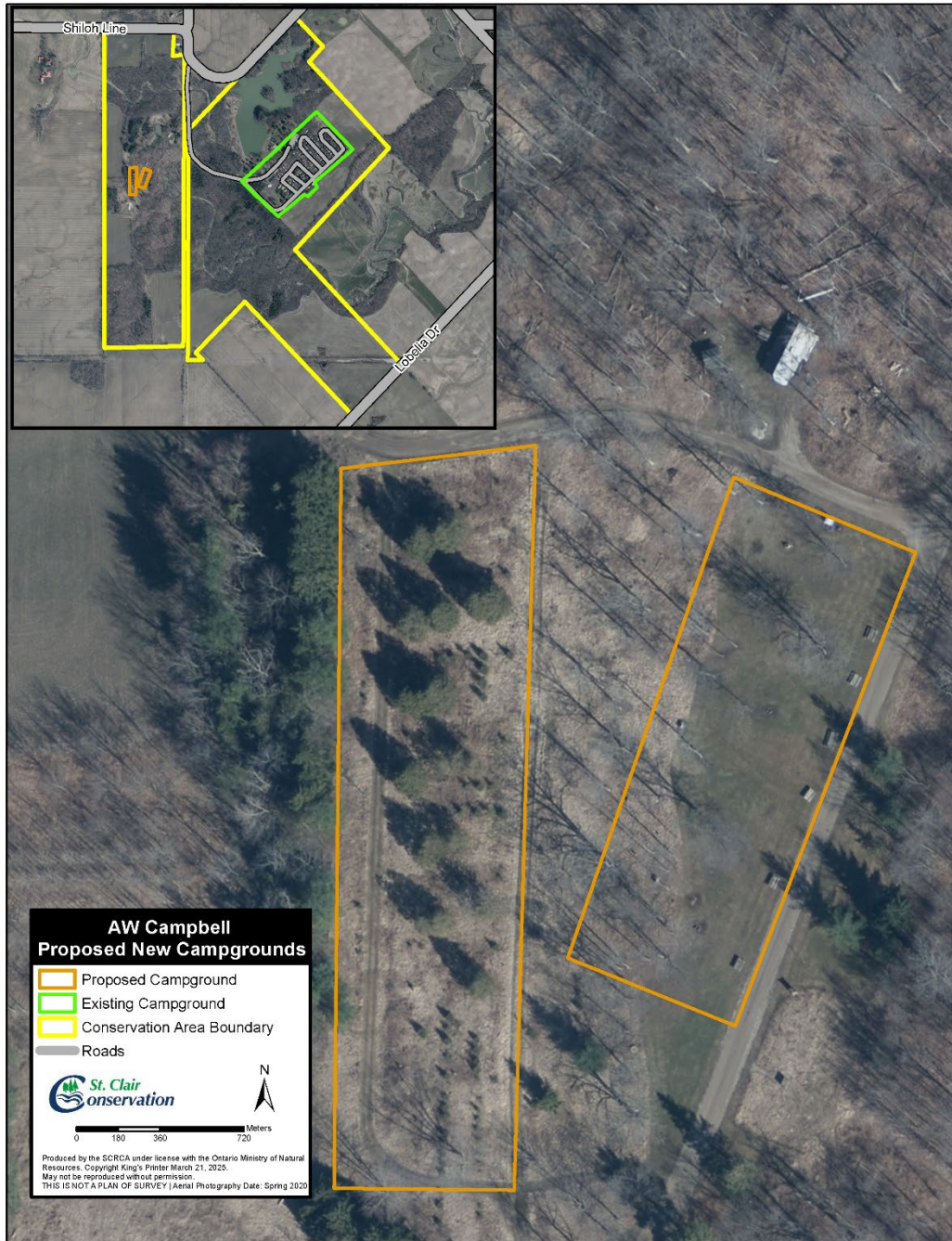


Figure 10 Proposed location of re-established campsites or camping facilities

Concept 2a

This concept aims to maintain both overnight and seasonal camping on the property while also re-introducing camping on the west side of the property along with other development/upgrades. Camping on the west side of the park could include an additional 14 transient campsites. Campsites would operate in a consistent manner with our current program. There is a limited amount of hydro available and the number of campsites created would not likely generate enough revenue to justify the construction

of a new washroom facility. Portable washrooms would be provided, and campers would have to travel to the main washroom facility for access to shower facilities.

Recommendations include:

- Add approx. 14 30-amp transient campsites with water supply, which would require re-establishment of a well, water treatment, hydro upgrades, road improvements, site creation, firepits, picnic tables, and portable washrooms
- Improve road on the west side of property
- To add 14 sites on the west side of the property, group c camping would need to be abandoned and the hydro re-directed to the new campsites.

Although group A and B camping areas are better utilized than group C, consideration should be given to converting these group camp areas into 4 or 5 transient or seasonal campsites. Currently group A and B have a combined 10 30-amp hydro connections. Reducing it to 4 or 5 would free up hydro for either a future new visitor center or for electric vehicle charging stations. This transition is anticipated to reduce revenue by \$8000 annually. This could be done later, when ready for the installation of either a new visitors center or electric vehicle charging stations.

Financial Analysis

	One time cost	Annual
Add 14 transient sites on west side	145,000	+38,000 revenue
Abandon Group C camping		-6,000 revenue
Convert Group A/B to four seasonal or transient sites	5,000	-8,000 revenue
Total	150,000	+24,000

Pros	Cons
Maintain opportunities for transient campers	Capital cost to expand camping
Transient campers often transition to seasonal over time	New campsites will be further from shower facilities
Add additional revenue through expansion of camping opportunities	Will have to improve the hill to the west side of property to withstand more traffic
Potential to meet demand for additional seasonal sites	SCRCA would no longer have a group camping area if group sites A and B are converted
Operating both seasonal and transient sites provides flexibility to adapt to future market demand changes	

Table 11 Scenario 2 pros and cons

Concept 2b

Like Concept 2a, this concept will aim to maintain both overnight and seasonal camping opportunities while re-introducing camping to the west side of the property along with other development/upgrades. As with the previous option, camping on the west side of the park could include upwards of 14 campsites, 6 to 8 of which could be roofed accommodations (small cabins or yurts) and the remaining transient campsites. Roofed accommodations would require more staff resources for cleaning after visitors leave and before new visitors arrive but would otherwise operate in a consistent manner as the current camping program. There is a limited amount of hydro available and the number of campsites created would not likely create enough revenue to justify construction of a new washroom facility. Portable washrooms would be provided, and campers would have to travel to the main washroom facility for access to shower facilities.

The following recommendations would allow for expansion of camping to the west side of the property that includes roofed accommodations.

- Add 6-8 serviced campsites with small 1 room cabins or yurts
- Add 6-8 30-amp transient campsites
- Development of new campsites would require re-establishment of well, water treatment, hydro upgrades, road improvements, site creation, firepits, picnic tables, and portable washrooms
- Abandon group site C camping to supply hydro to new campsites

Financial Analysis

- Small cabin costs will vary depending on size and features of the cabins and are estimated to be between \$35,000 and \$65,000 each in addition to the \$145,000 campsite development costs identified in option 2a
- Yurts will vary depending on size and features and are estimated between \$25,000 and \$50,000 each
- Yurts rent at a similar rate to cabins, they are less expensive to construct, but have a shorter lifespan

The demand for roofed accommodation is increasing and they are expected to generate between \$7,500 and \$11,000 annually per unit (before expenses)

- The initial investment for cabins/yurts is much higher and the estimated payback (8-10 years) will take longer, however this would fill a demand we currently do not accommodate

	One time cost	Annual
Develop 14 campsites	145,000	
Rent out 8 transient campsites		+24,000
Rent out 6 small cabins (least expensive cabins)	210,000	+45,000
Abandon Group C camping		-6,000
Total	355,000	+63,000

Pros	Cons
Provide roofed accommodations	Capital cost to build cabins
Maintain opportunities for transient campers	Capital cost to expand camping
Transient campers often transition to seasonal overtime	New campsites will be further from shower facilities
Add additional revenue through expansion of camping opportunities	Will have to improve the hill to the west side of property to withstand more traffic
Operating both seasonal and transient sites provides flexibility to adapt to future market demand changes	Increased staff time to clean cabins between visitors
Largest future revenue increase	Future maintenance costs to upkeep cabins (especially if wood siding used)
Could choose option 2a as a phase 1, add roofed accommodations at a future date as a phase 2	

Table 12 Scenario 3 pros and cons

Concept 3

The third concept is to maintain the existing camping program without expansion and only look to improve the existing infrastructure. Recommendations include:

- No concept specific recommendations
- See general recommendations

Financial Analysis

- There would be no significant capital investment required for the new infrastructure.
- The revenue would remain relatively the same with this concept as there are no major changes to the current operations of the property.

Pros	Cons
Requires no significant capital investment into new infrastructure	Stagnant revenue
Reduced risk if future camping demand is lower	
Focus on maintaining or improving existing facilities	

Table 13 Scenario 4 Pros and Cons

Concept Evaluation

Staff reviewed each concept against the following criteria and then rated it on a scale of 1 to 4, with 1 being the lowest and 4 being the highest score.

1. Future economic self-sufficiency of camping program.
2. Implementable within a practical time span (considers cost and other challenges to implementation).
3. Simplicity of operations for staff and low staffing cost
4. Flexibility/Adaptability to variations in future user demand.
5. Enhance the quality of visitor experience.

Evaluation

	Concept 1	Concept 2a	Concept 2b	Concept 3
Economic Self-sufficiency	2	2	3	2
Practical Timing	3	2	1	4
Operations	4	3	2	3
Adaptability to future user demand	1	3	3	2
Enhance visitor experience	1	3	3	2
Total	11	13	12	13

Table 14 Evaluation of concepts based on criteria

Preferred Concept (to be completed after Consultation Period)

- Identify preferred concept

General Management Recommendations

Final Management Recommendations are listed below. To achieve these goals, funding will be secured through conservation areas revenue, grants, and donations.

Action	Recommendation	Cost**
Signage	<ul style="list-style-type: none"> • Develop a new trail map and access point signage including accessibility information (x3 install locations) 	\$3,000-\$4,000
	<ul style="list-style-type: none"> • Develop and install wayfinding signage 	\$800-\$1,500
Trails	<ul style="list-style-type: none"> • Re-establish 4th trail loop (proposed white trail) on west side of property 	\$8,000-\$10,000

	and re-route to avoid construction of large bridges and repair ATV damage*	
	<ul style="list-style-type: none"> • Close off access at dead end of Junction road 	\$5,000
	<ul style="list-style-type: none"> • Deter ATV use of trails (including signage, barricade and fencing) 	\$5,000-\$7,000
	<ul style="list-style-type: none"> • Replace aging boardwalks where needed on Lake Trail 	\$5,000-\$10,000
	<ul style="list-style-type: none"> • Better define the Yellow trail route along roadway by gatehouse (stone dust installation) 	\$2,000-\$3,000
	<ul style="list-style-type: none"> • Install stone dust upgrades to portions of the trails not impacted by flooding 	\$5,000-\$15,000
	<ul style="list-style-type: none"> • Improve surfacing on kid's bike trail 	\$3,500
	<ul style="list-style-type: none"> • Add obstacles/features to kid's bike trail 	\$1,500 - \$2,500
Forest Management/Natural Areas	<ul style="list-style-type: none"> • Promote natural regeneration of Blue Ash through canopy opening and/or vegetation removal, (https://www.ontario.ca/page/recovery-strategy-blue-ash) 	Staff Time
	<ul style="list-style-type: none"> • Investigate areas in plantations for infill planting 	Unknown
	<ul style="list-style-type: none"> • Only native species or those acceptable to the area will be planted for forestry or wildlife habitat on the property 	Unknown
	<ul style="list-style-type: none"> • Thin plantations where needed to improve health and growth of the plantation 	Staff Time
	<ul style="list-style-type: none"> • Protect natural and sensitive features by controlling/restricting usage 	Unknown
	<ul style="list-style-type: none"> • Removal of hazard trees as per the SCRCA Hazard Tree Policy 	Unknown
	<ul style="list-style-type: none"> • Any trees cut, or debris falling naturally, will be removed from trails, parking lots, or other managed areas as necessary, with an appropriate amount of material left onsite to decompose naturally 	Unknown

Access	<ul style="list-style-type: none"> Investigate opportunities for secondary access during high water or emergency events* 	Unknown
Recreation	<ul style="list-style-type: none"> Investigate removal of pool and installation of splashpad or complete pool upgrades* 	Splashpad \$300,000+ Pool Upgrades \$100,000- \$150,000
	<ul style="list-style-type: none"> Replace basketball court with a larger facility, install better quality hoops that extend further into court 	\$50,000-\$80,000
	<ul style="list-style-type: none"> Investigate the feasibility of pickle ball court 	\$50,000-\$70,000
	<ul style="list-style-type: none"> Consider a multi-sport facility (basketball & pickleball)* 	\$100,000-\$200,000
	<ul style="list-style-type: none"> Installation of permanent 9-hole mini-golf course with improved drainage if required (location to be determined) 	\$20,000 and up
	<ul style="list-style-type: none"> Installation of shuffleboard 	\$20,000-\$30,000
	<ul style="list-style-type: none"> Install a disc golf course on the west side of the park, 6-9 hole course with modern baskets etc. 	\$15,000-\$25,000
	<ul style="list-style-type: none"> Remove the beach volleyball court 	\$2,500
	<ul style="list-style-type: none"> Investigate feasibility of new recreational opportunities such as corn hole, holey board, etc. 	Unknown
	<ul style="list-style-type: none"> If playground replacement required, consider installation of a natural playground 	\$50,000 - \$250,000
Washroom Facilities	<ul style="list-style-type: none"> Upgrade septic system 	Unknown
	<ul style="list-style-type: none"> Replace and reconfigure water heaters in the main bathroom to allow maintenance access 	\$10,000 plus \$15,000 new building
	<ul style="list-style-type: none"> Investigate demand/feasibility of larger laundry building with second set of machines 	\$15,000 new building

	<ul style="list-style-type: none"> Upgrade to exterior entry showers for both washrooms 	Unknown
	<ul style="list-style-type: none"> Ensure washroom facilities are accessible 	Unknown
Camping	<ul style="list-style-type: none"> See preferred concept selection on page 38 above 	
	<ul style="list-style-type: none"> Install an automated gate to improve security and collection of day-use fees* 	\$35,000-\$40,000
Infrastructure	<ul style="list-style-type: none"> Replace concrete in Group B pavilion (or remove pavilion if Group B camping is abandoned in the future) 	\$10,000-\$12,000 for new concrete
	<ul style="list-style-type: none"> Upgrades to Group C pavilion (replace wood posts and fascia) 	\$8,000-\$12,000
	<ul style="list-style-type: none"> Upgrades to existing visitor centre including new concrete (40'x18') porch and replace wood porch posts 	\$20,000
	<ul style="list-style-type: none"> Upgrade aging hydro services 	\$25,000-\$100,000
	<ul style="list-style-type: none"> Investigate opportunities to set up annual inspections with the Electrical Safety Authority to ensure compliance with Electrical code in the park. 	Unknown
	<ul style="list-style-type: none"> Improve the road up the hill to the west side of the park to reduce and mitigate washouts 	\$5,000 - \$10,000
	<ul style="list-style-type: none"> Investigate feasibility of new visitor center for campground events, location to be determined 	\$55-\$65 per sq ft
	<ul style="list-style-type: none"> Wire the water treatment building for a generator 	\$2,500
	<ul style="list-style-type: none"> Improve seal of building envelope in water treatment building 	\$2,500
	<ul style="list-style-type: none"> Add second lane at sewage dump station to reduce congestion 	Consider as part of larger septic project

	<ul style="list-style-type: none"> Complete removal of Campbell House and commemorate appropriately 	\$20,000
	<ul style="list-style-type: none"> Investigate need for electric charging stations* 	\$25,000-\$30,000 for dual port *insufficient hydro available currently
	<ul style="list-style-type: none"> Where hydro limitations exist, new facilities should be powered by solar power when appropriate 	Unknown
	<ul style="list-style-type: none"> If a new visitor centre is constructed, repurpose the old center as a Wi-Fi café* 	\$10,000 for interior renovation
Invasive Species	<ul style="list-style-type: none"> Locate areas of buckthorn and remove 	Ongoing and grant dependent
	<ul style="list-style-type: none"> Identify Phragmites patches and control using manual and chemical options 	

Table 15 General Management Recommendations

** Budget costs are in 2025 dollars, projects and budgets to be reviewed annually.

*** Major capital items dependent on fundraising/grant.

*Additional Details for Select Recommendations**

Re-establish 4th Trail Loop (Proposed white loop – see figure 8)

The 4th trail loop on the west side of the property should be re-established to increase the length of nature trails. The previously established route was removed from the trail network due to ATV damage and the unsafe conditions of two old bridges. The previous bridge locations had steep ravines and hill slopes that require large span bridges (24-32') which are expensive to replace. The new trail route would seek a path that would utilize small boardwalks to cross drainage rather than large-span bridges. Damage caused by ATVs would require repair. Installation of signage, barricades, and gates should be explored to deter future ATV use of this area.

Access to Property

Currently the A.W Campbell Conservation Area has only one access to the property. This access is off Shiloh Line and provides access to both the west and east side of the property. The east side of the property is accessible by crossing twinned culverts over Morrogh Creek. In extreme rain events, the water in Morrogh Creek has overtopped this road and prevented those on the east side of the property from leaving. It is important that the campers, park staff and emergency services have access to both sides of the

park in all conditions. The SCRCA will investigate an emergency access route along the reservoir toward Shiloh Line.

Pool vs Splashpad

The pool at the A.W Campbell Conservation Area was installed in the early 2000's. The pool is a popular feature at the park. However, there have been issues in recent years due to a shortage of lifeguards. Additionally, the pool is aging and will soon require significant investment. Some of the issues with the pool include cracks/heaving in the cement deck which may lead to tripping hazards, repairs required to the plaster bottom, and the tile on the sides need replacement. Other upgrades that may be required include re-constructing the pump building and installing a safety cover for the off season. The cost to fully upgrade and restore the pool is estimated at \$100,000 to \$150,000.

Since before the Covid-19 pandemic SCRCA has encountered challenges with obtaining lifeguards. Since the pandemic, this has become a greater challenge. The pool is open for a short 10-week duration during the summer months and operates 8 hours each day. With difficulties in hiring and retaining lifeguards, we have experienced early pool closures or daily closures, shortened seasons and disappointed campers. The SCRCA budgets approximately \$20,000 annually on lifeguard wages at A.W. Campbell.

It is recommended that an alternative feature like a splash pad be investigated to replace the pool. A splashpad provides the opportunity for a longer season (14 to 16 weeks, weather dependent), longer hours of operation, no requirement to have lifeguards on duty, and reduces risk and liability to the Authority, all while still providing a safe place for campers to cool down during hot and humid days. A 2023 cost estimate to remove the pool and install a splashpad was provided to the Authority at approximately \$300,000.

New Recreation Area

The recreational facilities at the A.W Campbell CA are largely original to the park, and some features like the permanent mini golf course have been removed in recent years due to wet conditions in the location and aging infrastructure. Other features like the basketball court are undersized and in poor condition. To revitalize the recreational facilities at the park it is recommended that a new location be investigated to provide a central location for multiple recreational facilities to be located. The area across from the workshop in the day-use area may provide the necessary location for this development as it is relatively flat, close to the staff office/workshop for ease of dealing with any issues/concerns and centrally located for both campers and day-use visitors to the park. Figure 10 provides a proposed location for the new recreation area and visitor center.

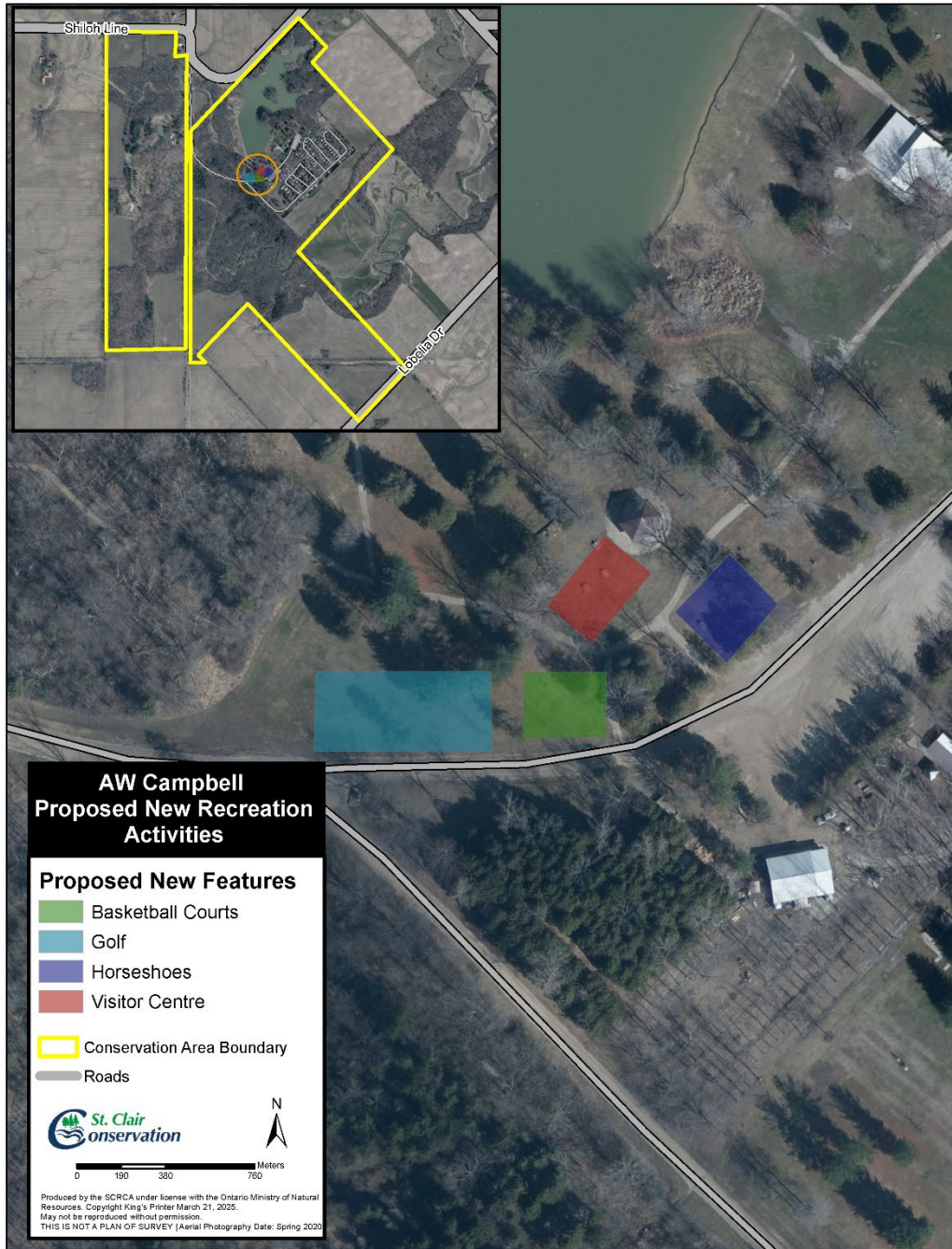


Figure 11 Proposed New recreation area and visitor center

Visitor Center and Wi-Fi Cafe

The current visitor center is too small and undersized for larger camping events. The layout of the building does not provide adequate space for large groups and the step located in the center of the room impedes accessibility. It is recommended that a new larger facility be constructed to provide access for large camping events. This new visitor center could be constructed adjacent to the pavilion across from the workshop.

The pavilion will remain in place and provide additional covered seating for large events. This location would be ideal as it would overlook the reservoir. To power this facility, hydro would need to be re-directed from other park uses. The most feasible option would be to convert Group A and B camping to 4 or 5 individual campsites and repurpose the remaining hydro for the visitor's center. Alternatively, a solar power option could be explored.

The existing visitor center could be re-purposed as a Wi-Fi café and used for small gatherings or groups to play cards or act as a games room.

Electric Vehicle Charging Stations

In looking towards the future as Canada has set goals for 100% zero-emission vehicle sales by 2035, the campground may require future charging stations be installed on the property to accommodate this transition. The SCRCA should be prepared for grant opportunities that come available. Due to the limited amount of hydro available alternative power sources will be required to free up hydro for this service. Level 2 charging stations can require up to 100amps per charging port. Past grant funding opportunities required a minimum of 4 charging ports per site to be eligible for funding. A.W. Campbell Conservation Area does not have the available hydro to install 4 charging ports without closing a significant number of campsites. Staff will continue to investigate opportunities to add EV charging without significantly reducing revenue at the CA.

Automated Gate

The SCRCA should consider the installation of an automated gate at the A.W Campbell Conservation Area. An automated gate would provide improved security for the park, increase revenue from day-use visitors by taking away the current honor system for gate fees, and eliminate the need for staff in the gatehouse. The automated gate would be most feasible with the transition of the park to Concept 1 (all seasonal campsite) but could also be used with transient camping when the reservation software and gate software are integrated successfully. The integration of software is currently under investigation through the current reservation software system used by the SCRCA. The installation costs of the automated gates is estimated at \$30,000 and revenue generated from the gate fee is estimated to be >\$2,000 annually.

Appendices

Appendix A: Photos of the Site

Buildings and Infrastructure

		<p>Rectangular pavilion #1 in Group C Camping area with stone fire pit (inset) and chimney</p>
		<p>Gatehouse</p>
		<p>2-bay workshop, includes office (inset), lunch room and storage area.</p>
		<p>Hexagonal pavillion #2 located across from Workshop in day-use area</p>





 A hexagonal pavilion with a brown metal roof and wooden posts, situated on a grassy area with a fire pit in the foreground.	<p>Hexagonal pavilion #3 behind Group B camping</p>
 A collage of three images showing a blue building (visitor center/washroom), a fenced swimming pool, and another view of the blue building.	<p>Pool, washroom, and visitor center located in day use area</p>



Main washroom building located south of seasonal camping, includes laundry facilities






Chlorinated water treatment system located in pump house

	<p>Dumping station located along south side of property</p>
	<p>Campbell House</p>
<p>Roads and Trails</p>	
	<p>Smallest dam structure located along the abandoned trail</p>
	<p>Boardwalk/dock located on small reservoir adjacent to group C camping</p>

		<p>Parking Lot A in front of workshop</p>
		<p>Parking Lot B east of Pool</p>
  		<p>Reservoir and dam on Morrogh Creek, overflow structure (inset)</p>
		<p>Bike Trail located on west side of property</p>

Recreation

	<p>Playground designed for ages 18 months to 12 years, installed in 2010, located in day use area adjacent to pool.</p>
	<p>Little tikes Playground designed for ages 5-12 years old, installed in 2002, located along south of seasonal camping east of the washroom building.</p>
	<p>Canoe and Kayak storage (dock not pictured, prior to installation of new dock)</p>

	<p>The beach volleyball court located adjacent to group camp B and pavilion #3.</p>
	<p>Horseshoe pits located along southern edge of campground between seasonal camping and the agricultural field.</p>
	<p>Basketball court located on southern edge of campground west of washroom building.</p>
	<p>Disc Golf course located in day use area across from Workshop and adjacent to pavilion #2</p>



Camping at the A.W. Campbell Conservation Area

First photo depicts the Group B campsites with access to pavilion #3

Second photo depicts the Group A campsites

Third photo shows the overnight campsites located on the west side of the property, these sites currently act as overflow sites.

Fourth photo depicts Group C camping with access to pavilion #1

The final photo highlights a seasonal campsite on the property



DRAFT

Appendix B: A.W Campbell Conservation Area Forest Inventory 2006

A.W. Campbell Conservation Area

AW Campbell CA is a 125 ha (310 ac) property with 145 campsites on 5.0 ha. There is an additional 11.1 ha of mowed day use facilities. A total of 16.1 ha are mowed and used for recreation. There are 69.0 ha of other forested area on the property. Mature woodlands make up 35.3 ha. Second growth woodlands developed either through natural regeneration or plantations or a combination make up 33.7 ha.

Ash content varies from 10% to 35% and is a very common species in the campground and day use areas. It would be prudent to plant sugar maple or other trees through the memorial tree program in sections with significant ash numbers to avoid devastation at some time. DED killed most of the white and red elms and all the rock elm on this property between 1960 and 1972. It was quiet until 1989 when young elms got large enough to supply habitat for elm bark beetles to over-winter. They have been spreading the disease which is killing both red and white elm since that time. However, some of the originals are still alive and should not be cut down until they die. Purging buckthorn was observed in several locations. It should be searched out and destroyed in late October and early November. Norway maple is another exotic which should be removed before it spreads and eliminates other native species.

ATV's are using the area in the winter tearing up slopes, sod and running over small trees and shrubs. They are going in and out by lifting the loose cable at the entrance.

Deer are starting to produce a browse line in some areas and are definitely over browsing some species of trees and shrubs. Rabbit browsing is also a problem in some locations.

If it is desirable to cut firewood on site, there are clumps of trees scattered throughout the property which are too dense and could be marked for thinning. Firewood can currently be cut from hundreds of small dead elm in areas 1, 3 and 9. Hazard trees could also be cut for firewood. Those trees in areas difficult to access with equipment can simply be left on the ground for wildlife.



As white tailed deer numbers increase beyond the carrying capacity of the land one of the first signs of habitat destruction is the appearance of a browse line.

Total Forested Area: 84.5 ha (208.8 ac)

1) Natural Reforestation around Morrough Lake

Area: 11.1 ha (27.4 ac)

Species Composition: Hawthorn 40%, white and green ash 15%, white elm 10%, eastern cottonwood 10%, black walnut 5%, black cherry 5%, other species 15% (American crab apple, red oak, white spruce, white cedar, bitternut hickory, hard maple, Norway spruce, white pine, ironwood, bur oak, red elm, Carolina poplar and silver maple).

Regeneration: There is scattered regeneration of white ash and black walnut amongst the hawthorn.

Shrubs and Vines: Grey dogwood, wild plum, red-osier dogwood, European highbush cranberry, wild rose, honeysuckle, lilac, sandbar willow, autumn olive, feral apple, choke cherry, silky dogwood, purging buckthorn and grape.

Basal Area:

Basal area varied from 2 to 16 with an average of 7.4 m²/ha.

BA Distribution

	Pole 10-24 cm		Small Sawlog 26-36 cm		Medium Sawlog 38-48 cm		Large Sawlog 50-60 cm		X Large Sawlog 62 cm +		Total	
	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS
B.A.	4.7	0	2.7	0	0	0	0	0	0	0	7.4	0
Total	4.7		2.7		0		0		0		7.4	

Diseases and Insects:

Spruce gall aphid
Nectria on black walnut
Dutch elm disease on white and red elm

Management and History: This area is old pasture land followed by a complete tree removal in the late 1960s. It was mowed with bush hogs until 1976. When the mowing ceased the hawthorns and other species sprang back. White pine spruce and cedar were hand planted among the hawthorn in the 1980s.

Observations:

- This area is mostly hawthorn with scattered white ash, black walnut and white elm.
- The hard maple and bitternut hickory are regeneration sized trees found on the hill area southeast of the creek out flow into the lake.
- This area is too thick with hawthorn to harvest any of the white and green ash and white elm when killed by EAB or DED.
- Numerous deer beds were noted on the southeast side of the lake.
- The white cedar are dying out from shading.
- There are ATV's using the trail around the perimeter of the lake.

Recommendations:

- The purging buckthorn should be located and destroyed and the populations of other invasive exotics such as autumn olive, European honeysuckle, lilac and cranberry should be reduced.
- Annual monitoring along the trails for hazard trees should be done and the trees identified and removed.

2) Forested area along the southeast side west of property

Area: 2.3 ha (5.6 ac)

Species Composition: White ash 30%, hard maple 20%, bur oak 20%, bitternut hickory 10%, white elm 10%, ironwood 5%, other species 5% (black cherry, basswood, shagbark hickory, blue-beech, hawthorn and blue ash).

Regeneration: Hard maple and sparse white ash.

Shrubs and Vines: Choke cherry, raspberry species, grape and poison ivy.

Basal Area:

Basal area readings varied from 16 to 30 with an average of 22.1 m²/ha.

BA Distribution

	Pole 10-24 cm	Small Sawlog 26-36 cm	Medium Sawlog 38-48 cm	Large Sawlog 50-60 cm	X Large Sawlog 62 cm +	Total

	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS
B.A.	12.7	0.7	5.3	0	2	0	0.7	0	0.7	0	21.4	0.7
Total	13.4		5.3		2		0.7		0.7		22.1	

Diseases and Insects:

Black knot on choke cherry
Dutch elm disease on white elm

Management History: There is no record of any management done in this area since it was removed from cattle pasturing at the time of purchase, in 1965. At that time it was a lightly wooded pasture.

Observations:

- This area does not have enough merchantable timber for harvesting.
- There are no trails or evidence of people using this area.

Recommendations:

- An improvement thinning could be done in this area to reduce the amount of ash and give other species more room to grow.
- It can be done as a fuel wood cut.

3) Day Use and Campground

Area: 10.7 ha (26.4 ac)

Species Composition: Eastern cottonwood, white cedar, red cedar, white spruce, white pine, Norway spruce, northern catalpa, sycamore, red maple, white ash, black walnut, tulip tree, European mountain ash, bur oak, European willow and peach leaf willow.

Regeneration: There is no regeneration.

Shrubs and Vines: Red-osier dogwood and highbush cranberry.

Diseases and Insects: There were no diseases or insects recorded.

Management and History: This area is mowed on a regular basis. There are a few large stock trees planted annually throughout this area in conjunction with the memorial tree program.

Observations:

- This area has a mix of species.
- The newest campsites have been recently planted with 4 to 10 cm diameter ash trees. There are also a couple of areas with blocks of ash trees planted.

- The trees of concern for EAB are small and can easily be removed and replaced with other species if the EAB infests Campbell C.A.

Recommendations:

- Annual monitoring throughout this section for hazard trees should be continued and the trees identified and removed.
- If the emerald ash borer infests this area the ash trees will need to be replaced on the camp sites and in the day use area.



Trees provide important amenities to campgrounds and day use areas while providing habitat for several species of wildlife.

4) New Forest

Area: 9.9 ha (24.3 ac)

Species Composition: Black walnut 40%, white elm 20%, white ash 10%, bur oak 10%, eastern cottonwood 5%, Norway spruce 5%, red elm 5%, other species 5% (hawthorn, ironwood, red oak, black cherry, white cedar, bitternut hickory, hard maple, white pine, Carolina poplar, red pine, Manitoba maple and black ash).

Regeneration: There is advance regeneration of white ash and white elm.

Shrubs and vines: Highbush-cranberry, red-osier dogwood, American plum, grey dogwood, honeysuckle and grape.

Basal Area:

Basal area readings varied from 4 to 32 with an average of 17.2 m²/ha.

BA Distribution

	Pole 10-24 cm		Small Sawlog 26-36 cm		Medium Sawlog 38-48 cm		Large Sawlog 50-60 cm		X Large Sawlog 62 cm +		Total	
	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS
B.A.	10	0	5.2	0	0.8	0	0	0	1.2	0	17.2	0
Total	10		5.2		0.8		0		1.2		17.2	

Diseases and Insects:

Dutch elm disease on white and red elm
Septoria canker on Carolina poplar
Nectria canker on black walnut and basswood

Management and History: There is a trail system throughout this area. Some of the trail has been abandoned and rerouted. Strips were cut through the hawthorn on 20 foot centres and planted with white pine, Norway spruce and black walnut in 1984. The project was successful.

Observations:

- This area consists of advanced regeneration, polewood and some small sawlog sized trees.
- There are also a few X large trees near the creek.
- There is a browse line developing because of the deer.
- Two dead medium size ash were noted along the trail beside the creek, one of the trees top has fallen onto the trail.

Recommendations:

- Annual monitoring along the trails for hazard trees should be continued and the trees identified and removed.
- Something needs to be done about the deer population before they not only eat all of their feed and starve but destroy other species habitat as well.

5) Natural Reforestation Floodplain both sides of Morrrough Creek

Area: 7.8 ha (19.2 ac)

Species Composition: Hawthorn 90% and other species 10% (white ash, black walnut, white elm, soft maple and peach leaf willow).

Regeneration: here is sparse regeneration of black walnut and white ash.

Shrubs and Vines: Purging buckthorn

Diseases and Insects:

Dutch elm disease on white elm

Management and History: There are walking trails in this area. No other management has occurred since the Authority quit mowing this area in 1976.

Observation:

- This area is mainly hawthorn with approximately 1200 stems of hawthorn per hectare.

Recommendations:

- With the number of hawthorn present there is no room for planting other species unless the hawthorn is strip cut.
- The purging buckthorn should be located and destroyed.
- The trails need to be monitored annually for hazard trees.

6) Second Growth Forest south of Morrough Creek

Area: 10 ha (24.7 ac)

Species Composition: Black walnut 20%, white ash 20%, ironwood 20%, hawthorn 10%, shagbark hickory 5%, red elm 5%, red oak 5%, bur oak 5%, basswood 5%, other species 5% (white elm, white pine, red pine, white spruce, soft maple, American beech, trembling aspen, bitternut hickory and American crab apple).

Regeneration: Regeneration consists of white ash and hard maple.

Shrubs and Vines: Grey dogwood, choke cherry, prickly ash, highbush cranberry, European honeysuckle, wild plum and grape.

Basal Area:

Basal area varied from 10 to 22 with an average of 16.5 m²/ha.

BA Distribution

	Pole 10-24 cm		Small Sawlog 26-36 cm		Medium Sawlog 38-48 cm		Large Sawlog 50-60 cm		X Large Sawlog 62 cm +		Total	
	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS

B.A.	10	0	4.5	0	0.5	0.5	0	1	0	0	15	1.5
Total	10		4.5		1		1		0		16.5	

Diseases and Insects:

Dutch elm disease on white elm

Management History: There are walking trails in this area. A few coniferous trees were planted during the 1970's to encourage reforestation. No other management has been done. There is an old flowing well with a casing in this section of the creek.

Observations:

- This area is a side hill and does not have enough merchantable timber for harvesting.
- This area does have a trail system.
- An X-large tree has fallen across Morrough Creek where the wooded area and the neighbour's field meet.

Recommendation:

- Annual monitoring along the trails for hazard trees should be done and the trees identified and removed.

7) Mature Tolerant Hardwood

Area: 6.6 ha (16.4 ac)

Species Composition: American beech 40%, hard maple 25%, shagbark hickory 10%, white and green ash 10%, bur oak 5%, ironwood 5%, other species 5% (bitternut hickory, red oak, basswood, soft maple, blue-beech, black walnut, white elm, eastern cottonwood and white pine).

Regeneration: Regeneration is mostly American beech, white ash and hard maple, with some shagbark and bitternut hickory.

Shrubs and Vines: Choke cherry, poison ivy and grape.

Basal Area:

Basal area varied from 12 to 20 with an average of 17.5 m²/ha.

BA Distribution

	Pole 10-24 cm		Small Sawlog 26-36 cm		Medium Sawlog 38-48 cm		Large Sawlog 50-60 cm		X Large Sawlog 62 cm +		Total	
	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS
B.A.	4.5	2	5	0.5	3	1	0.5	0	0	1	13	4.5

Total	6.5	5.5	4	0.5	1	17.5
-------	-----	-----	---	-----	---	------

Diseases and Insects:

Nectria canker on basswood
Dutch elm disease on white elm

Management History: A timber mark and commercial harvest was conducted in 1984 and firewood was harvested from the area in 1995. There are also permanent sample plots established in area 7 but they were not located during the inventory.

Observations:

- A stick nest and deer paths were observed.
- There is a white pine plantation 0.4 acres in size on the east side of the area.
- There is an old concrete block shed located north of the white pine plantation.
- West of the shed, there is a small planting of black walnut.

Recommendations:

- There is ample regeneration and with the low basal area and lack of large and X-large trees there is no need for any type of cutting at this time.

8) Well Drained Tolerant Hardwoods

Area: 9.3 ha (22.9 ac)

Species Composition: White and green ash 35%, hard maple 30%, American beech 15%, ironwood 10%, bitternut hickory 5%, other species 5% (white elm, black walnut, red elm, basswood, red oak, white pine, blue-beech, shagbark hickory, black cherry, hawthorn and blue ash).

Regeneration: Hard maple is the main regeneration component in both early and advanced regeneration layers. White ash, bitternut hickory, basswood and American beech are also regenerating. There are pockets of blue ash regeneration.

Shrubs and Vines: Choke cherry and grape.

Basal Area:

Basal area varied from 20 to 32 with an average of 24.8 m²/ha.

BA Distribution

Pole 10-24 cm		Small Sawlog 26-36 cm		Medium Sawlog 38-48 cm		Large Sawlog 50-60 cm		X Large Sawlog 62 cm +		Total	
AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS

B.A.	9.2	0	6.8	0.4	4.8	0	2.8	0	0.8	0	24.4	0.4
Total	9.2		7.2		4.8		2.8		0.8		24.8	

Diseases and Insects:

Sooty mould on American beech
Nectria canker on basswood and black walnut
Eutypella canker on hard maple
Dutch elm disease on white elm
Ash heart rot

Management History: In 1985 Kevan Baker established five permanent plots in this area.

Observations:

- Several trees were marked for removal and are still standing.
- There are dead standing American beech, bitternut hickory and hard maple of the medium and large size class.

Recommendations:

- An improvement harvest could be done to reduce the amount of ash and some poor quality trees.
- The permanent plots should be sampled.

9) Plantation

Area: 1.3 ha (3.2 ac)

Species Composition: Black walnut 75%, Carolina poplar 10%, soft maple 5%, other species 10% (Kentucky coffee tree, white cedar and Norway spruce).

Regeneration: There was no regeneration recorded.

Shrubs and Vines: Honeysuckle and raspberry species.

Diseases and Insects: Septoria canker

Management History: This is a planted area; it was maintained for day use for several years.

Observations:

- There is one Kentucky coffee tree producing seed pods.
- The Carolina poplar is in fair condition.

Recommendations:

- The dead and dying Carolina poplar could be removed.

10) Day Use / Plantations and Campground

Area: 5.4 ha (13.3 ac)

Species Composition: White ash, soft maple, bur oak, bitternut hickory, hard maple, hawthorn, red elm, eastern cottonwood, white spruce, white cedar, white pine, red pine, Scots pine, Kentucky coffee tree, weeping willow, Carolina poplar, black cherry, sycamore, feral apple, honey locust, black walnut, tulip tree and Japanese heart nut.

Regeneration: No regeneration was noted.

Shrubs and Vines: Autumn olive, American plum, purging buckthorn, nannyberry, European highbush-cranberry, caragana and European honeysuckle.

Diseases and Insects:

Nectria on black walnut and Japanese heart nut
Butternut blight on Japanese heart nut

Management History: This area was planted from 1890 to 1993, with the majority between 1980 and 1993. There are a few campsites in this area. The area is mowed on a regular basis.

Observations:

- The newer campsites have medium to large trees around them - some of which are ash.
- Ash trees in this area make up about 30% of the stand. The majority are in the 4 to 10 cm diameter class.
- There are several dead pole size white elms as well as one white elm over a metre in diameter.

Recommendations:

- The purging buckthorn should be located and destroyed
- An improvement thinning in the pine plantation should be done within the next five years to release the white pine and promote other species.
- The European willow on the dam should be removed and the stump treated so its roots do not cause the dam to be breached.
- Annual monitoring in this area for hazard trees should be done and the trees identified and removed.

11) Plantation/Old Nursery

Area: 3.1 ha (7.7 ac)

Species Composition: White pine 35%, white and green ash 25%, black walnut 15%, white cedar 5%, other species 20% (Norway spruce, Carolina poplar, red oak, northern catalpa, European mountain ash and bitternut hickory).

Regeneration: Bitternut hickory and black walnut.

Shrubs and Vines: Raspberry species

Disease and Insects:

Septoria canker

Management History: This was a crop field with serious erosion problems planted to trees as a nursery. The open areas resulted from the trees being moved out to other locations. It is no longer used as a nursery.

Observations:

- There are approximately 300 stems of ash in the plantation near the workshop.
- The spacing is 1 meter between trees and 3 meters between rows.
- There is a trail system through one part of the area.

Recommendations:

- The open areas could be replanted to fill in the plantation.
- Annual monitoring in this area for hazard trees should be done and the trees identified and removed.

12) Forest at Morrough Creek and West of Entrance Lane

Area: 7 ha (17.3 ac)

Species Composition: Black walnut 30%, white elm 25%, white and green ash 15%, red elm 15%, hawthorn 10%, other species 5% (white pine, eastern cottonwood, peach leaf willow, black cherry, bur oak, hackberry, sycamore, blue-beech, ironwood, Carolina poplar, black ash and hard maple).

Regeneration: Black walnut, green ash and advanced white elm.

Shrubs and Vines: Choke cherry, European highbush-cranberry, American plum, European honeysuckle, raspberry species and purging buckthorn.

Basal Area:

Basal area varied from 10 to 20 with an average of 15.87 m²/ha.

BA Distribution

	Pole 10-24 cm		Small Sawlog 26-36 cm		Medium Sawlog 38-48 cm		Large Sawlog 50-60 cm		X Large Sawlog 62 cm +		Total	
	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS
B.A.	7.3	1.3	4	0	1.3	0	1.3	0	0.67	0	14.57	1.3
Total	8.6		4		1.3		1.3		0.67		15.87	

Diseases and Insects:

Black knot on choke cherry
Dutch elm disease on white elm
Nectria canker on black walnut and red elm
Hickory bark beetle
Septoria canker on Carolina poplar

Management History: This area was previously used as pasture even after purchase by the Conservation Authority. Part of it was maintained with mowers until approximately 1980.

A variety of tree and shrub species were planted between 1970 and 1990, including black walnut, white & red pine, Carolina poplar and European cranberry.

Observations:

- There are a few open areas of herbaceous vegetation.
- Hawthorn is the most common species in the flood plain area.

Recommendations:

- The purging buckthorn should be located and destroyed.

DRAFT

Appendix C: Species List

Common Species Name	Scientific Species Name
(<i>Rubus idaeus</i> ssp. <i>strigosus</i> X <i>Rubus occidentalis</i>)	<i>Rubus</i> x <i>neglectus</i>
Agrimony	<i>Agrimonia eupatoria</i>
American Beech	<i>Fagus grandifolia</i>
american bullfrog	<i>Lithobates catesbeianus</i>
american crow	<i>Corvus brachyrhynchos</i>
American False Bindweed	<i>Calystegia sepium</i> ssp. <i>americana</i>
American Reed	<i>Phragmites australis</i> ssp. <i>americanus</i>
american robin	<i>Turdus migratorius</i>
american toad	<i>Anaxyrus americanus</i>
Autumn Olive	<i>Elaeagnus umbellata</i>
avens	<i>Geum canadense</i>
Baltimore Oriole	<i>Icterus galbula</i>
basswood	<i>Tilia americana</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Black Cherry	<i>Prunus serotina</i> var. <i>serotina</i>
Black Maple	<i>Acer nigrum</i>
black snakeroot	<i>Actaea racemosa</i>
Black Walnut	<i>Juglans nigra</i>
bladder sedge	<i>Carex intumescens</i>
Bloodroot	<i>Sanguinaria canadensis</i>
Blue Ash	<i>Fraxinus quadrangulata</i>
blue jay	<i>Cyanocitta cristata</i>
Blue-beech	<i>Carpinus caroliniana</i>
bottlebrush grass	<i>Elymus hystrix</i>
Bristly Buttercup	<i>Ranunculus hispidus</i>
Brown-headed cowbird	<i>Molothrus ater</i>
Bur Oak	<i>Quercus macrocarpa</i>
	<i>Symphotrichum lateriflorum</i> var. <i>lateriflorum</i>
Calico aster	
Canada Enchanter's Nightshade	<i>Circaea canadensis</i> ssp. <i>canadensis</i>
canada goose	<i>Branta canadensis</i>
canada wild-ginger	<i>Asarum canadense</i>
Chokecherry	<i>Prunus virginiana</i> var. <i>virginiana</i>
clearweed	<i>Pilea pumila</i>
Cleavers	<i>Galium spurium</i>
Clustered Sanicle	<i>Sanicula odorata</i>
Common Burdock	<i>Arctium minus</i>
Common Dandelion	<i>Taraxacum officinale</i>
Common Mouse-ear Chickweed	<i>Cerastium fontanum</i> ssp. <i>vulgare</i>
common white snakeroot	<i>Ageratina altissima</i> var. <i>altissima</i>

Common yellowthroat
Creeping Yellow Loosestrife
Curled Dock
Cut-leaved Toothwort
dame's rocket
Downy Hawthorn
Dwarf ginseng
early meadow-rue
eastern chipmunk
Eastern Gray Squirrel
Eastern Hop-hornbeam
Eastern Red Cedar
Eastern Towhee
Eastern White Pine
eastern wood-pewee
enchanter's nightshade
European Buckthorn
European Honeysuckle
European Red Currant
European Starling
false nettle
field sparrow
Garlic Mustard
gray catbird
great blue lobelia
Great Crested Flycatcher
Green dragon
Harbinger-of-spring
heart-leaved aster
Hemp Dogbane
Herb-Robert
Hooked agrimony
Hooked Buttercup
house wren
indigo bunting
Jack-in-the-pulpit
lance-leaved figwort
large-flowered bellwort
Long-headed anemone
lopseed
mayapple
May-apple
midland painted turtle
Geothlypis trichas
Lysimachia nummularia
Rumex crispus
Cardamine concatenata
Hesperis matronalis
Crataegus mollis
Panax trifolius
Thalictrum dioicum
Tamias striatus
Sciurus carolinensis
Ostrya virginiana
Juniperus virginiana
Pipilo erythrophthalmus
Pinus strobus
Contopus virens
Circaea canadensis
Rhamnus cathartica
Lonicera periclymenum
Ribes rubrum
Sturnus vulgaris
Boehmeria cylindrica
Spizella pusilla
Alliaria petiolata
Dumetella carolinensis
Lobelia siphilitica
Myiarchus crinitus
Arisaema dracontium
Erigenia bulbosa
Symphyotrichum cordifolium
Apocynum cannabinum var. hypericifolium
Geranium robertianum
Agrimonia gryposepala
Ranunculus recurvatus var. recurvatus
Troglodytes aedon
Passerina cyanea
Arisaema triphyllum
Scrophularia lanceolata
Uvularia grandiflora
Anemone cylindrica
Phryma leptostachya
Papaipema rutila
Podophyllum peltatum
Chrysemys picta marginata

moonseed
mourning dove
Narrow-leaved Cattail
Northern Water-plantain
Ostrich Fern
Pileated Woodpecker
Poison Ivy
Prickly Gooseberry
Raccoon
red admiral
Red Ash
red-bellied woodpecker
red-eyed vireo
Red-osier Dogwood
Red-winged blackbird
Riverbank Grape
rose-breasted grosbeak
sedge
Sensitive Fern
Shagbark Hickory
sharp-lobed hepatica
Silver Maple
small Duckweed
small white aster
snapping turtle
song sparrow
Spinulose Wood Fern
Spotted Geranium
spotted jewelweed
Spring Avens
Squirrel-corn
Sugar Maple
Sweet Crabapple
Three-flowered Bedstraw
Virginia Creeper
virginia smartweed
Virginia Waterleaf
warbling vireo
White Ash
White Poplar
White Spruce
White Trout-lily
White Vervain
Menispermum canadense
Zenaida macroura
Typha angustifolia
Alisma triviale
Matteuccia struthiopteris
Dryocopus pileatus
Toxicodendron radicans var. radicans
Ribes cynosbati
Procyon lotor
Vanessa atalanta
Fraxinus pennsylvanica
Melanerpes carolinus
Vireo olivaceus
Cornus sericea
Agelaius phoeniceus
Vitis riparia
Pheucticus ludovicianus
Carex lasiocarpa ssp. americana
Onoclea sensibilis
Carya ovata
Hepatica acutiloba
Acer saccharinum
Lemna minor
Symphyotrichum racemosum
Chelydra serpentina
Melospiza melodia
Dryopteris carthusiana
Geranium maculatum
Impatiens capensis
Geum vernum
Dicentra canadensis
Acer saccharum
Malus coronaria
Galium triflorum
Parthenocissus quinquefolia
Persicaria virginiana
Hydrophyllum virginianum var. virginianum
Vireo gilvus
Fraxinus americana
Populus alba
Picea glauca
Erythronium albidum
Verbena urticifolia

white-tailed deer
wild leek
Wild Strawberry
wood frog
wood nettle
wood thrush
Woodland Agrimony
wood-sorrel
Yellow Birch
yellow pimpernel
yellow warbler
Yellow-rumped warbler

Odocoileus virginianus
Allium tricoccum var. *burdickii*
Fragaria virginiana ssp. *glauca*
Lithobates sylvaticus
Laportea canadensis
Hylocichla mustelina
Agrimonia striata
Oxalis corniculata
Betula alleghaniensis
Taenidia integerrima
Setophaga petechia
Setophaga coronata

DRAFT

Appendix X: Community Consultation for the Vision of the _____ Conservation Area/property.

Community consultation for __ Conservation Area took place in the form of _____. The event was advertised by _____.

The following Stakeholders were contacted for feedback during the consultation process.

___ Number of community members participated.

< Poster/Handout highlighting the details of the Open House, this may also include an informational article if applicable >

Appendix X: Stakeholder Comments/Feedback

The following stakeholders were consulted during the process of updating the management plan and their concerns were noted and considered.

Appendix X: Public Comments/Feedback from Public Open House

“ ”
~~~~  
“ ..... ”  
~~~~  
“ ”

Meeting Date: June 26, 2025
Report Date: May 6, 2025
Submitted by: Ashley Fletcher

Item 7.1 (a)

Subject: Business Arising

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.

Regarding BD-25-30

Refer to Item 6.3

Directors request that the 1 remaining position on the hearing board committee be offered to members of the board of directors not present at the April 17, 2025 meeting.

Meeting Date: June 26, 2025
Report Date: May 21, 2025
Submitted by: Emily De Cloet

Item 7.1 (b)

Subject: Watershed Conditions

Report Highlights

- Precipitation trends over the last 3-, 6- and 12-months are all registering near or above climate normal.
- Water levels on the surrounding Great Lakes are down from this time last year, with a general trend of being near or below the long-term average.
- As of this report, the flood threat is low.

Precipitation

Table 1: Precipitation (in millimetres) for surrounding stations. Source: ECCC, 2025.

Precipitation (mm)	Sarnia		Strathroy		London	
	Actual	Normal	Actual	Normal	Actual	Normal
Last Quarter						
February 2025	29	47.7	43	61.1	47.9	60
March 2025	48.6	62.6	71.2	74.9	71.9	78.4
April 2025	109.3	75.4	106.4	84	96.5	82.2
	Averages					
last 3-month totals	186.9	185.7	220.6	220	216.3	220.6
3 month % of normal	100.6%		100.3%		98.1%	
regional average	99.7%					
last 6-month totals	332.9	380.2	456	482.2	460.4	474.5
6 month % of normal	87.6%		94.6%		97.0%	
regional average	93.1%					
last 12-month totals	814.5	846.8	1117.6	945.1	1003.5	987
12 month % of normal	96.2%		118.3%		101.7%	
regional average	105.4%					

** listed above are climate stations owned and operated by Environment and Climate Change Canada - Meteorological Service of Canada, NAV Canada, and Co-operative Climate Network.

These stations provide year-round precipitation (snow, rain, etc.) data for the Southwest Ontario region. Rain gauges that are used by SCRCA but which do not fully capture seasonal precipitation trends, and therefore are not included in this report, are located in: Alvinston, Florence, Dresden, Warwick, Petrolia, Brigden, Wallaceburg and Forest.

- Precipitation across the region is showing near-normal amounts (greater than 80% of seasonal targets) for all periods.
- Precipitation amounts in February were below normal, however above-normal precipitation in April brought the overall 3-month amount to 100% of the climate normal.

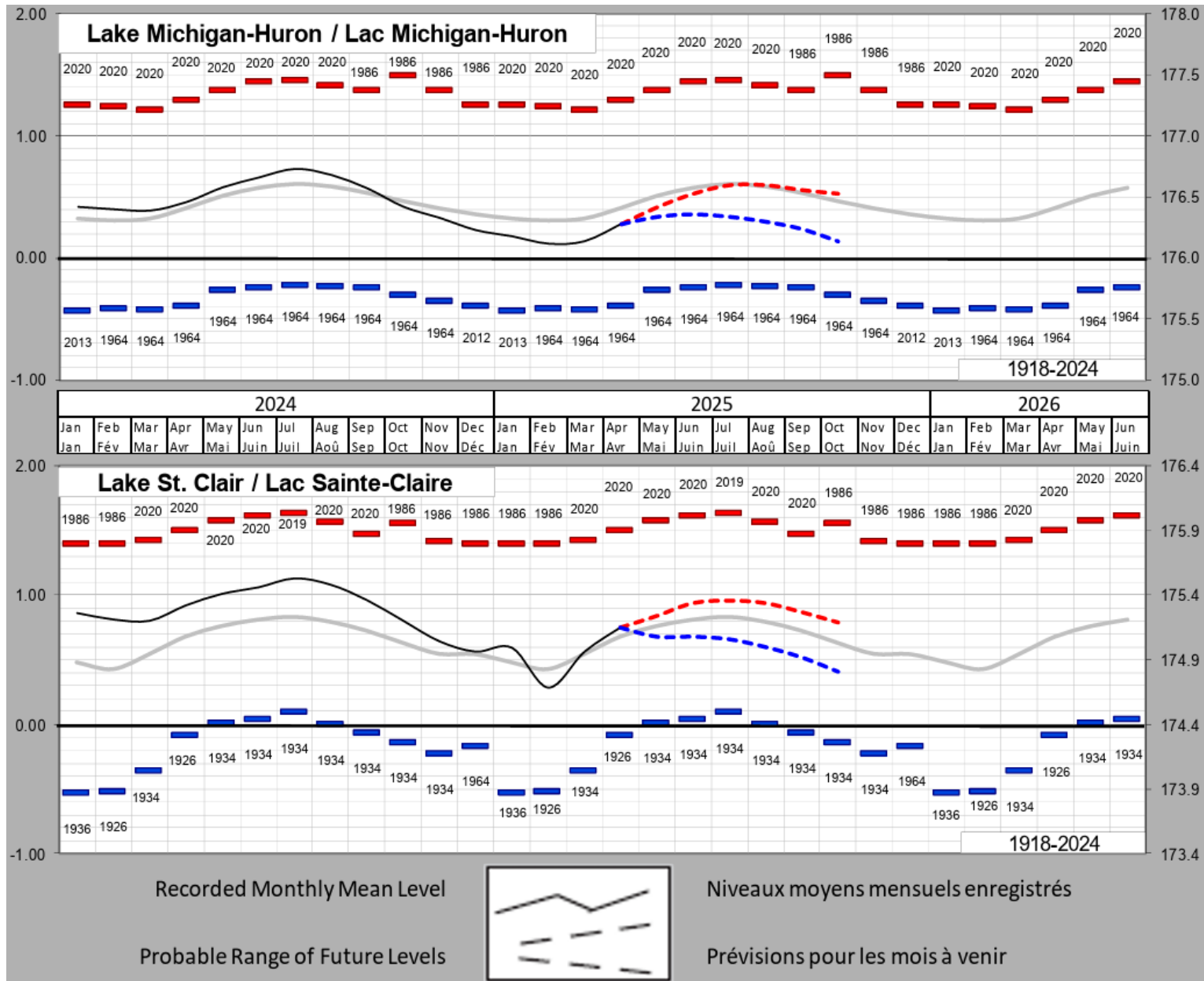
Lake Level Trends

Table 2: Surrounding lakes water level comparison. Source: ECCC, 2025.

April 2025	Lake Huron	Lake St. Clair	Lake Erie
Mean for Month (Preliminary Data)	176.28	175.15	174.35
Mean for Month Last Year	176.46	175.32	174.56
Change	-0.18	-0.17	-0.21
Mean for Month, Last 10 years	176.76	175.50	174.65
Change Compared to Current	-0.48	-0.35	-0.30
Mean for Month, All Time	176.41	175.08	174.26
Change Compared to Current	-0.13	0.07	0.09
Statistics for Period of Record			
Maximum Monthly Mean / Year	177.30	175.91	175.05
	2020	2020	2020
Change Compared to Current	-1.02	-0.76	-0.70
Minimum Monthly Mean / Year	175.61	174.32	173.38
	1964	1926	1934
Change Compared to Current	0.67	0.83	0.97

- Water levels on Lakes Huron, St. Clair and Erie are all below the average water level last year in April 2024, down 18 cm, 17 cm, and 21 cm, respectively.
- Water levels in April 2025 are also well below the 10-year mean for the month, by 48 cm, 35 cm, and 30 cm.
- Comparing both the minimum and maximum monthly means, as well as the all-time average for the month of April, it is apparent that current water levels are near their Lake’s middle range, with Lake Huron falling 13 cm below the mean, 7 cm above for St. Clair, and 9 cm above for Erie.
- In Figure 1, below, it is clear that water levels on Lakes Huron and St. Clair are near their averages. Over the next six months, water levels on Lake Huron are likely to remain near or below average, with Lake St. Clair projecting equally above and below it is average waterline.

Figure 1: Lakes Huron and St. Clair water level projections. Source: Fisheries and Oceans Canada, 2025.



Forecast and Flood Threat

Over the next five days, the St. Clair watershed is forecast to receive between 10 and 25 mm of rain. With water levels on the surrounding Great Lakes having fallen since last year, and with over 70 cm of freeboard on the Sydenham River at Wallaceburg, the flood threat for the coming week is low.

Meeting Date: June 26, 2025 **Item 7.1 (c)**
Report Date: June 05, 2025
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 Regulation* (Ontario Regulation 41/24) is presented below. This report covers the period from March 01, 2025 to May 31, 2025.

Regulations Permits Issued						
Application #	Location	Municipality	Proposal	Submitted	Issued	Days
R#2023-0754	27577 Pike Rd (closest address), Strathroy	Adelaide-Metcalfe	replacement of Pike Rd bridge	Dec-20	Mar-14	84
R#2025-0218	8424 Rokeby Ln (closest address)	Brooke-Alvinston	integrity digs	Apr-23	May-07	14
R#2024-0089	106 Turnbull Ave, Wallaceburg	Chatham-Kent	build a new dwelling	Mar-25	Apr-30	36
R#2024-0735	12608 Smoke Ln, Thamesville	Chatham-Kent	build a shop	Apr-11	May-14	33
R#2024-0799	beside 200 Westcourt	Chatham-Kent	72-unit apartment complex	Feb-10	Mar-03	21
R#2025-0007	11033 Croton Ln, Dresden	Chatham-Kent	rebuild dwelling after fire	Mar-21	Apr-07	17
R#2025-0010	583 Lafontaine St, Wallaceburg	Chatham-Kent	build semi-detached dwelling	Mar-03	Mar-17	14
R#2025-0061	597 Camden St, Dresden	Chatham-Kent	build a detached garage	Mar-21	Apr-03	13
R#2025-0063	Cedar Hedge Ln & Bear Line Rd	Chatham-Kent	like-for-like pole replacement	Mar-27	Apr-08	12
R#2025-0064	Winter Line Rd & Angler Ln	Chatham-Kent	like-for-like pole replacement	Mar-27	Apr-08	12
R#2025-0068	6459 Stewart Ln, Wallaceburg	Chatham-Kent	build a detached garage	Mar-04	Mar-27	23

R#2025-0074	11943 Mason Ln, Thamesville	Chatham- Kent	build an addition	Feb-02	Mar-18	44
R#2025-0077	29747 Tupperville Rd (closest address)	Chatham- Kent	replace culvert	Feb-19	Mar-18	27
R#2025-0078	29502 Tupperville Rd (closest address)	Chatham- Kent	replace and relocate culvert	Feb-19	Mar-18	27
R#2025-0079	29895 St. Clair Pkwy, Wallaceburg	Chatham- Kent	detached garage	Apr-07	May-05	28
R#2025-0094	30296 Jane Rd (closest address)	Chatham- Kent	new gas main and abandonment	Feb-24	Mar-21	25
R#2025-0104	29210 Bear Creek Rd (closest address)	Chatham- Kent	replace culvert	Mar-27	Mar-28	1
R#2025-0122	10 Allen Rd, Mitchell's Bay	Chatham- Kent	Mitchell's Bay Marine Park dredging	Apr-29	May-02	3
R#2025-0133	11422 Croton Ln (closest address)	Chatham- Kent	water crossing for fibre in RoW	Mar-18	Apr-15	28
R#2025-0138	503 Emily St, Wallaceburg	Chatham- Kent	internal renos and rebuild shed	Mar-20	Apr-14	25
R#2025-0150	11485 Croton Ln (closest address)	Chatham- Kent	HDD in regulated area	Mar-24	Apr-28	35
R#2025-0160	116 Murray St, Wallaceburg	Chatham- Kent	adding second level to sunroom	Mar-28	Apr-28	31
R#2025-0184	18 Main St, Mitchells Bay	Chatham- Kent	Change of use from commercial to residential	May-06	May-09	3
R#2025-0188	29402 Dawn Mills Rd (closest address)	Chatham- Kent	water crossing for fibre in RoW	May-02	May-08	6
R#2025-0208	180 Mount Pleasant Cres, Wallaceburg	Chatham- Kent	build a new in- ground pool	Apr-28	Apr-29	1
R#2025-0209	29140 Simpson Rd (closest address)	Chatham- Kent	Proposed abandonment of NPS 4 PE IP gas pipeline	Apr-17	May-14	27
R#2025-0229	7436 Mallard Ln, Dover	Chatham- Kent	build a pole barn	May-06	May-22	16

R#2025-0107	1544 Dawn Valley Rd, Dawn	Dawn-Euphemia	new berm	Mar-26	Mar-31	5
R#2025-0108	1362 Dawn Valley Rd, Dawn	Dawn-Euphemia	three temp culverts	Mar-26	Mar-31	5
R#2025-0130	481 Dawn Mills Rd, Dresden	Dawn-Euphemia	build new dwelling	May-05	May-14	9
R#2025-0131	across from 1390 Dawn Valley Rd	Dawn-Euphemia	integrity digs	Apr-04	Apr-04	1
R#2025-0147	3827 Plowing Match Rd (closest address)	Enniskillen	water crossing for fibre in RoW	Mar-20	Apr-24	35
R#2025-0232	9554 Gold Creek Dr, Komoka	Middlesex Centre	build a detached garage/shop	May-01	May-21	20
R#2024-0741	4136 Bluepoint Dr, Plympton	Plympton-Wyoming	build a new shorewall	Nov-29	Mar-06	97
R#2025-0070	5046 Lakeshore Rd (Highland Glen CA)	Plympton-Wyoming	dredge boat launch	Apr-08	Apr-10	2
R#2025-0080	4106 Bluepoint Dr, Plympton-Wyoming	Plympton-Wyoming	Shorewall	Mar-07	Apr-07	31
R#2025-0085	7160 Forest Rd (closest address)	Plympton-Wyoming	water crossings for fibre in RoW	Feb-21	Mar-05	12
R#2025-0087	3206 Dana St, Camlachie	Plympton-Wyoming	repair shorewall & groyne and install splash pads	Feb-28	Mar-03	3
R#2025-0126	4916 Ann St, Plympton	Plympton-Wyoming	internal renos and roof repair/modification	Mar-19	Apr-04	16
R#2024-0805	1241 Fort St, Sarnia	Point Edward	Construct shoreline protection	Feb-21	Mar-10	17
R#2022-0611	1441 Christina Street N, Sarnia	Sarnia	addition	Mar-10	Apr-08	29
R#2023-0044	2701 Old Lakeshore Road, Bright's Grove	Sarnia	replacement of the existing raw water intake	Apr-15	Apr-29	14
R#2023-0592	Parcel 13, Block B, Gladwish Dr, Sarnia	Sarnia	Potential fill violation	Mar-05	Mar-21	16
R#2023-0637	1660 Lakeshore Rd, Sarnia	Sarnia	build a shorewall and dwelling	Mar-13	Mar-14	1

R#2024-0106	5864 Telfer Road	Sarnia	tear down/rebuild dwelling	Mar-12	Mar-13	1
R#2024-0608	604 Beach Ln, Sarnia	Sarnia	covered lanai extension & new deck	Mar-10	Apr-01	22
R#2024-0786	40 Indian Rd S, Sarnia	Sarnia	integrity dig	Mar-27	May-07	41
R#2025-0016	2044 Lakeshore Rd, Sarnia	Sarnia	replace seawall	Feb-24	Mar-20	24
R#2025-0031	542 Woodrowe Ave, Sarnia	Sarnia	patio and roof repair/modification	Feb-11	Mar-03	20
R#2025-0049	612 McGregor Sideroad (closest address)	Sarnia	culvert (bridge 300) replacement	Feb-18	Mar-10	20
R#2025-0118	2874 Churchill Ln, Sarnia	Sarnia	build an attached garage	Apr-24	Apr-24	1
R#2025-0239	2473 Confederation Ln, Sarnia	Sarnia	integrity dig	May-06	May-26	20
R#2024-0670	4124 St. Clair Pkwy, Pt Lambton	St. Clair	build a new dwelling	Apr-10	Apr-28	18
R#2025-0051	Moore Line & Kimball Road	St. Clair	Enbridge Maintenance Works	Mar-06	Mar-11	5
R#2025-0076	2332 Kimball Rd, Courtright	St. Clair	build a shop	Mar-24	Apr-07	14
R#2025-0096	2968 Tecumseh Rd (closest address)	St. Clair	integrity dig	Feb-25	Mar-27	30
R#2025-0106	2567 Telfer Rd, Moore	St. Clair	retrofit wells to above ground	Mar-03	Mar-27	24
R#2025-0111	South of 3902 Kimball Rd	St. Clair	integrity dig	Mar-03	Mar-28	25
R#2025-0117	5 Whitebread Ln (closest address)	St. Clair	replace culvert	Mar-17	Apr-11	25
R#2025-0119	behind 4846 St. Clair Pkwy, Port Lambton	St. Clair	build a shop	Mar-27	Apr-14	18
R#2025-0128	362 Beresford St, Corunna	St. Clair	replace SWM outlet and install new armour stone revetment	May-14	May-28	14

R#2025-0158	2120 Petrolia Ln (closest address)	St. Clair	install new gas mains	Mar-27	Apr-23	27
R#2025-0172	345 West Ward Ln (closest address)	St. Clair	Bridge (B56) Replacement	May-14	May-26	12
R#2025-0093	8719 Brick Yard Rd (closest address)	Warwick	new gas main	Feb-24	Mar-18	22
R#2025-0095	6688 Confederation Ln (closest address)	Warwick	replace failed culvert	Feb-24	Mar-21	25
R#2025-0116	47 & 55 Sunset Ave (closest address)	Warwick	replace culvert	Mar-18	Apr-10	23
R#2025-0189	7013 London Ln (closest address)	Warwick	replace culvert	Apr-10	May-08	28
R#2025-0190	6904 London Ln (closest address)	Warwick	replace culvert	Apr-11	May-08	27
Total Permits Issued: 68		Average Number of Days to Issue for this Period: 20.66				

Regulations Inquiries

FileReference	Municipality	Location
R#2025-0099	Adelaide-Metcalf	2358 Katesville Dr, Kerwood
R#2025-0102	Adelaide-Metcalf	3241 Napperton Dr, Strathroy
R#2025-0173	Adelaide-Metcalf	24649 Dodge Dr, Strathroy
R#2025-0226	Adelaide-Metcalf	1417 Napperton Dr, Kerwood
R#2025-0250	Adelaide-Metcalf	Scotchmere Dr & Melbourne Rd
R#2025-0273	Adelaide-Metcalf	west of 510 Second St, Strathroy
R#2025-0055	Brooke-Alvinston	7291 Churchill Ln, Watford
R#2025-0174	Brooke-Alvinston	8869 Petrolia Line, Brooke
R#2025-0175	Brooke-Alvinston	4268 Nauvoo Road, Brooke
R#2025-0198	Brooke-Alvinston	Inwood
R#2025-0207	Brooke-Alvinston	3123 Inwood Rd, Inwood
R#2025-0212	Brooke-Alvinston	3123 Inwood Rd, Inwood
R#2025-0244	Brooke-Alvinston	6423 Petrolia Ln, Alvinston
R#2025-0254	Brooke-Alvinston	3752 Nauvoo Rd, Alvinston
R#2024-0113	Chatham-Kent	Throughout Chatham-Kent
R#2025-0067	Chatham-Kent	27957 Baldoon Rd, Wallaceburg
R#2025-0072	Chatham-Kent	107 Hiram St, Wallaceburg

R#2025-0101	Chatham-Kent	8110 Electric Ln (Closest address)
R#2025-0105	Chatham-Kent	25351 Kent Bridge Rd, Dresden
R#2025-0114	Chatham-Kent	30061 St Clair Pkwy, Wallaceburg
R#2025-0127	Chatham-Kent	317 Creek St, Wallaceburg
R#2025-0137	Chatham-Kent	824 Wallace St, Wallaceburg
R#2025-0153	Chatham-Kent	144 Queen St E, Dresden
R#2025-0156	Chatham-Kent	7059 Dufferin Ave, Wallaceburg
R#2025-0162	Chatham-Kent	10637 Darrell Ln (closest address)
R#2025-0163	Chatham-Kent	759 Wellington St, Dresden
R#2025-0169	Chatham-Kent	n/a
R#2025-0176	Chatham-Kent	307 Gillard Street, Wallaceburg
R#2025-0185	Chatham-Kent	8366 (8374) Heritage Ln, Dover
R#2025-0187	Chatham-Kent	25814 Centre Side Rd, Tupperville
R#2025-0199	Chatham-Kent	472 Isaac St, Dresden
R#2025-0213	Chatham-Kent	Lot 10-12, Con 3, Chatham
R#2025-0225	Chatham-Kent	LTVCA Watershed (Tilbury)
R#2025-0228	Chatham-Kent	843 Dufferin Ave, Wallaceburg
R#2025-0235	Chatham-Kent	470 Brown Street, Dresden
R#2025-0236	Chatham-Kent	160 Main St, Dresden
R#2025-0249	Chatham-Kent	9724 Sugar Beet Ln, Dresden
R#2025-0253	Chatham-Kent	SCRCA watershed (north of Dresden)
R#2025-0262	Chatham-Kent	1538 Gordon St, Wallaceburg
R#2025-0264	Chatham-Kent	470 Brown St, Dresden
R#2025-0271	Chatham-Kent	470 Brown St, Dresden
R#2025-0272	Chatham-Kent	12656 Cider Mills Ln, Thamesville
R#2025-0288	Chatham-Kent	7486 St. Philippes Ln, Grande Pointe
R#2025-0294	Chatham-Kent	14 Lillian St, Wallaceburg
R#2025-0302	Chatham-Kent	61 Phair Ave, Wallaceburg
R#2025-0310	Chatham-Kent	9504 Oldfield Ln, Tupperville
R#2025-0109	Dawn-Euphemia	1362 Dawn Valley Rd, Dawn
R#2025-0140	Dawn-Euphemia	1507 Cuthbert Ln, Dawn
R#2025-0144	Dawn-Euphemia	across from 1390 Dawn Valley Road
R#2025-0148	Dawn-Euphemia	4567 Edys Mills Ln, Oil Springs
R#2025-0268	Dawn-Euphemia	1357 Smith Falls Rd, Bothwell

R#2024-0592	Enniskillen	5673 Oil Springs Ln, Oil Springs
R#2025-0157	Enniskillen	SCRCA Watershed
R#2025-0166	Enniskillen	5542 Oil Springs Line
R#2025-0200	Enniskillen	west of 5028 Shiloh Ln
R#2025-0201	Enniskillen	3795 Petrolia Ln, Petrolia
R#2025-0217	Enniskillen	4186 Fairweather Rd, Petrolia
R#2025-0219	Enniskillen	parcel north of 4321 Marthaville Rd
R#2025-0234	Enniskillen	Petrolia
R#2025-0275	Enniskillen	5635 Churchill Line
R#2023-0529	Lambton Shores	6644 East Parkway Drive, Lambton Shores
R#2024-0329	Lambton Shores	6312 William Street
R#2024-0733	Lambton Shores	5486 Beach St, Lambton Shores
R#2024-0749	Lambton Shores	9723 Ipperwash Rd, Ipperwash
R#2025-0021	Lambton Shores	6903 Clemens Ln, Ipperwash
R#2025-0092	Lambton Shores	6278 Spruce St, Lambton Shores
R#2025-0145	Lambton Shores	Ipperwash Beach
R#2025-0151	Lambton Shores	6202 Juniper Ln, Lambton Shores
R#2025-0155	Lambton Shores	west of 9703 Maylard Ave
R#2025-0170	Lambton Shores	7751 (7864) Kinnaird Rd, Lambton Shores
R#2025-0186	Lambton Shores	9338 West Ipperwash Road
R#2025-0300	Lambton Shores	5428 Oak Ave, Lambton Shores
R#2023-0236	Middlesex Centre	5217 Egremont Dr, Ilderton
R#2024-0723	Middlesex Centre	24275 Coldstream Rd, Ilderton
R#2025-0046	Middlesex Centre	9554 Gold Creek Rd, Komoka
R#2025-0165	Middlesex Centre	11511 Ivan Dr, Ilderton
R#2025-0052	Oil Springs	4859 Oil Springs Ln, Oil Springs
R#2025-0161	Oil Springs	2614 Frederick Street
R#2024-0312	Petrolia	4328 Petrolia Line
R#2025-0149	Petrolia	Town of Petrolia, Bear Creek
R#2025-0159	Petrolia	4244 Lancey St, Petrolia
R#2025-0167	Petrolia	4247 Emma St, Petrolia
R#2022-0527	Plympton-Wyoming	4195 Aberarder Line
R#2022-0670	Plympton-Wyoming	4420 Lakeshore Road
R#2023-0167	Plympton-Wyoming	lot southwest of 3965 George St, Camlachie

R#2024-0419	Plympton-Wyoming	3840 Ferne Ave, Camlachie
R#2024-0444	Plympton-Wyoming	3036 Sandpiper Trail, Camlachie
R#2024-0705	Plympton-Wyoming	4338 & 4344 Bluepoint Dr, Plympton
R#2025-0029	Plympton-Wyoming	3209 Egremont Rd, Plympton
R#2025-0112	Plympton-Wyoming	4291 London Ln, Wyoming
R#2025-0113	Plympton-Wyoming	3494 Queen St, Camlachie
R#2025-0123	Plympton-Wyoming	Lot 7, Plan 448 Bluepoint Dr (b/w 4278 & 4288)
R#2025-0129	Plympton-Wyoming	4895 Lakeshore Rd, Plympton
R#2025-0154	Plympton-Wyoming	3580 Queen St, Camlachie
R#2025-0171	Plympton-Wyoming	3554 Queen St, Plympton
R#2025-0178	Plympton-Wyoming	3579 Paul Crescent, Plympton-Wyoming
R#2025-0222	Plympton-Wyoming	5382 Leyton St, Wyoming
R#2025-0224	Plympton-Wyoming	3759 London Ln, Wyoming
R#2025-0242	Plympton-Wyoming	3105 Egremont Rd, Plympton
R#2025-0259	Plympton-Wyoming	4878 Forysth Trail, Camlachie
R#2025-0269	Plympton-Wyoming	Wanstead
R#2025-0304	Plympton-Wyoming	4270 Bluepoint Dr, Plympton-Wyoming
R#2025-0305	Plympton-Wyoming	3842 Ferne Avenue, Plympton
R#2025-0311	Plympton-Wyoming	3043 Egremont Rd, Plympton
R#2025-0319	Plympton-Wyoming	4137 Lakeshore Rd, Plympton
R#2020-0094	Sarnia	604 Beach Lane, Sarnia
R#2024-0143	Sarnia	733 Lakeshore Road
R#2024-0497	Sarnia	2547 Old Lakeshore Rd, Sarnia
R#2024-0557	Sarnia	land b/w 5600 + 5700 Blackwell Sideroad
R#2024-0740	Sarnia	2054 Lakeshore Rd, Sarnia
R#2024-0755	Sarnia	918 Dorchester Rd, Sarnia
R#2025-0004	Sarnia	2966 Sunset Blvd, Brights Grove
R#2025-0028	Sarnia	2994 Lakeview Ave, Sarnia
R#2025-0047	Sarnia	2873 Old Lakeshore Rd, Bright's Grove
R#2025-0073	Sarnia	1604 Churchill Ln, Sarnia
R#2025-0115	Sarnia	1538 Lakeshore Rd, Sarnia
R#2025-0121	Sarnia	1741 London Ln, Sarnia
R#2025-0141	Sarnia	1118 Braemer Ln, Sarnia
R#2025-0179	Sarnia	1303 Nottingham Dr, Sarnia

R#2025-0182	Sarnia	1010 Plank Rd, Sarnia
R#2025-0193	Sarnia	6195 Blackwell Sideroad, Sarnia
R#2025-0202	Sarnia	1441 Christina St N, Sarnia
R#2025-0203	Sarnia	594 Beach Ln, Sarnia
R#2025-0204	Sarnia	920 Lakeshore Rd, Sarnia
R#2025-0210	Sarnia	south of 6000 Blackwell Sideroad, Sarnia
R#2025-0214	Sarnia	East of Modeland Rd, Sarnia
R#2025-0215	Sarnia	2337 Passingham Dr, Sarnia
R#2025-0216	Sarnia	546 Lakeshore Rd, Sarnia
R#2025-0220	Sarnia	2873 Churchill Ln, Sarnia
R#2025-0233	Sarnia	2876 Old Lakeshore Rd, Sarnia
R#2025-0238	Sarnia	6195/6193 Blackwell Sideroad, Sarnia
R#2025-0255	Sarnia	2984 Lakeview Trl, Bright's Grove
R#2025-0263	Sarnia	2549 Old Lakeshore Rd, Sarnia
R#2025-0276	Sarnia	Sunset Lane, Bright's Grove
R#2025-0282	Sarnia	2263 Lambert Rd, Sarnia
R#2025-0290	Sarnia	Lambert Rd & Goldie Lane
R#2025-0296	Sarnia	Vidal St S, Sarnia
R#2025-0306	Sarnia	1510 Lakeshore Rd, Sarnia
R#2025-0307	Sarnia	2229 Lakeshore Rd (Closest address)
R#2025-0318	Sarnia	Cow Creek Upstream
R#2025-0125	Southwest Middlesex	5789 Century Dr, Appin
R#2025-0136	Southwest Middlesex	Site 10, AW Campbell CA
R#2025-0230	Southwest Middlesex	Conservation Rd, Mosa
R#2025-0284	Southwest Middlesex	5844 Falconbridge Dr, Appin
R#2021-0549	St. Clair	781 St. Clair Parkway
R#2023-0506	St. Clair	3997 Kimball Rd, Brigden
R#2024-0303	St. Clair	303 & 305 Lincoln Avenue
R#2024-0721	St. Clair	Hwy 40 & Stanley Line
R#2024-0736	St. Clair	777 St. Clair Pkwy, Corunna
R#2025-0020	St. Clair	east of 1715 Bickford Ln, Sombra
R#2025-0060	St. Clair	3595 Tecumseh Rd (Nearest address)
R#2025-0124	St. Clair	1799 St. Clair Pkwy, Courtright
R#2025-0132	St. Clair	520 Pointe Ln, Port Lambton

R#2025-0143	St. Clair	St. Clair River
R#2025-0164	St. Clair	1167 Oil Springs Line, Moore
R#2025-0227	St. Clair	Buchanan TS to Lambton GS
R#2025-0280	St. Clair	80 Kimball Rd, Wallaceburg
R#2025-0289	St. Clair	4761 Old River Rd, Port Lambton
R#2025-0298	St. Clair	3261 Kimball Rd, Courtright
R#2023-0276	Strathroy-Caradoc	62 McKeller Rd, Strathroy
R#2024-0710	Strathroy-Caradoc	Christina Rd & Falconbridge Rd
R#2025-0005	Strathroy-Caradoc	32 Pearson Ave, Strathroy
R#2025-0026	Strathroy-Caradoc	South of 7275 Falconbridge
R#2025-0084	Strathroy-Caradoc	295 + 297 Metcalfe St East, Strathroy
R#2025-0142	Strathroy-Caradoc	9078 Century Dr, Mt. Brydges
R#2025-0183	Strathroy-Caradoc	145 Beech Street, Strathroy
R#2025-0195	Strathroy-Caradoc	7915 Walkers Drive, Strathroy
R#2025-0196	Strathroy-Caradoc	22691 Glen Oak Rd, Strathroy
R#2025-0221	Strathroy-Caradoc	583 Drury Lane, Strathroy
R#2025-0237	Strathroy-Caradoc	293 1/2 Carrie St Strathroy
R#2025-0243	Strathroy-Caradoc	6861 Century Dr, Strathroy
R#2025-0260	Strathroy-Caradoc	370 Albert Street, Strathroy
R#2025-0285	Strathroy-Caradoc	9197 Glengyle Rd, Strathroy
R#2025-0291	Strathroy-Caradoc	285 Saulsbury St, Strathroy
R#2025-0297	Strathroy-Caradoc	483 Petersen Ave, Strathroy
R#2025-0309	Strathroy-Caradoc	35 Parkview Cres, Strathroy
R#2025-0043	Warwick	8673 Egremont Rd, Watford
R#2025-0110	Warwick	7873 Confederation Ln, Watford
Total Regulations Inquiries: 178		

Regulations Permits - Drains

File Reference	Municipality	Drain / Watercourse
R#2024-0574	Brooke-Alvinston	Logan Drain
R#2025-0177	Brooke-Alvinston	12-13 Concession Drains
R#2023-0719	Plympton-Wyoming	McColl O'Donnell Drain
R#2025-0152	Strathroy-Caradoc	Fourth Concession Drain

Total Regulations Inquiries Regarding Drains: 4

Meeting Date: June 26, 2025 **Item 7.1 (d)**
Report Date: June 05, 2025
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 March 01, 2025 to May 31, 2025.

Municipal Plan Input and Review			
File Reference	Location	Municipality	Municipal File
PL#2025-0022	543 Second Street	Adelaide-Metcalf	Z04-2025 B01-2025
PL#2025-0026	7579 Shiloh Line	Brooke-Alvinston	B-002/25
PL#2025-0047	3146 Nauvoo Road	Brooke-Alvinston	38T-25002
PL#2023-0030	968 Wallace St E, Wallaceburg	Chatham-Kent	
PL#2025-0029	6554 North Street	Chatham-Kent	B-15/25
PL#2025-0033	1 Babbitt Street	Chatham-Kent	A-07/25
PL#2025-0038	7869 Marsh Line	Chatham-Kent	B-26/25 A-21/25
PL#2025-0040	8968 Broad Line	Chatham-Kent	
PL#2025-0041	5045 Edys Mills Line	Dawn-Euphemia	ZA003-25 B003-25
PL#2025-0051	1740 Dobbyn Road	Dawn-Euphemia	
PL#2024-0051	5547 & 5583 Churchill Line	Enniskillen	B005/24 & B006/24 A002/25
PL#2025-0020	5041 & 5075 Shiloh Line	Enniskillen	B001/25
PL#2020-0022	9338 West Ipperwash Road	Lambton Shores	ZO-08/2020
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#2024-0056	Victoria St and Railroad Way	Lambton Shores	
PL#2024-0069	9537 Army Camp Road	Lambton Shores	
PL#2025-0049	9723 Ipperwash Road	Lambton Shores	Z07-2025

PL#2018-042	Part Lot 8, Concession 8	Middlesex Centre	OPA 52 ZBA-17-2020 39T-MC2003
PL#2019-008	Timberwalk Trail	Middlesex Centre	ZBA 03 2019 39T- MC1901 SPA9-2024 A21-2023, A-22-2023, A-02-2024
PL#2020-0077	Ilderton Road and Bowling Green	Middlesex Centre	39T-MC1701
PL#2025-0036	2614 Frederick Street	Oil Springs	
PL#2018-100	4051 Discovery Line	Petrolia	38T-21007
PL#2022-0009	4472 North Street	Petrolia	
PL#2022-0053	Country View Drive	Petrolia	38T-24003
PL#2024-0094	4491 Discovery Line	Petrolia	B-01-2025
PL#2025-0014	450 Blanche Street	Petrolia	
PL#2018-109	North of 6810 King Street	Plympton-Wyoming	ZBA 19 of 2025 38T- 20001
PL#2018-116	3790 Lakeshore Road	Plympton-Wyoming	38C-21005
PL#2019-077	Fleming Road	Plympton-Wyoming	38T-08004
PL#2020-0043	Lakeshore and Fleming Road	Plympton-Wyoming	38T-08005
PL#2020-0075	4386 Confederation Line	Plympton-Wyoming	OPA 53 ZBA 4 of 2024; ZBA 3 of 2025 SP-01- 2025 B-03/24 A-03/24
PL#2020-0086	3096 Lakeshore Road	Plympton-Wyoming	22 of 2024, 36 of 2025 38T-24001
PL#2023-0027	Fleming Road and Creekside Drive	Plympton-Wyoming	B-05/23, B-06/23 A- 26/23
PL#2024-0040	5706 Lakeshore Road	Plympton-Wyoming	ZBA 138 of 2024, ZBA 2 of 2025 B-14/24
PL#2024-0078	5249 Egremont Rd, 6242 Blue Heron Rd, 5202 Michigan Line	Plympton-Wyoming	ZBA 9 of 2025 B- 20/24, B-06/25 A-26/24
PL#2025-0015	4933 Edith Lane	Plympton-Wyoming	B-03/25
PL#2025-0028	4165 & 4167 Bluepoint Drive	Plympton-Wyoming	
PL#2025-0030	7131 Muskoka Trail	Plympton-Wyoming	
PL#2025-0048	3232 Devonshire Road	Plympton-Wyoming	A-08/25
PL#2019-115	1600 Venetian Blvd	Point Edward	38T-25003
PL#2018-014	834 Lakeshore Road	Sarnia	OPA 12 No. 03-2021- 85 of 2002 No. SD1- 2021

PL#2018-052	1273-1289 London Road	Sarnia	OPA 20 ZBA 1-2020 B11/2025, B12/2025 A15/2025
PL#2019-088	6491 Waterworks Road	Sarnia	
PL#2020-0029	Kenny Steet & Esso Chemical Drive	Sarnia	OPA 12
PL#2020-0083	4957 Kimball Road	Sarnia	1-2023-85 of 2002 SD3-2021; SD1-2022
PL#2022-0040	SW corner of Waterworks Road & Lakeshore Road	Sarnia	
PL#2022-0076	226 Gladwish Drive	Sarnia	
PL#2023-0010	1441 Christina St North	Sarnia	A16/2023; A24/2025
PL#2024-0020	980 Riding Club Lane	Sarnia	B15/2025
PL#2024-0067	211 Gladwish Drive (1228 Churchill Line/Hwy 40)	Sarnia	SD3-2024
PL#2024-0098	485 Harbour Road	Sarnia	
PL#2025-0010	2099 Churchill Line	Sarnia	A19/2025
PL#2025-0021	1742 Confederation Line	Sarnia	
PL#2025-0025	930 Lakeshore Road	Sarnia	A16/2025
PL#2025-0027	1519 & 1521 Confederation Line	Sarnia	
PL#2025-0032	6215 Telfer Road	Sarnia	
PL#2022-0051	168 Beckwith Street	St. Clair	ZBA No. 33 of 2022 38T-23002
PL#2023-0020	Indian Rd & St. Clair Parkway	St. Clair	Amendment No. 28 17 of 2024 38T-25001
PL#2023-0088	Old River Rd & Indian Rd	St. Clair	
PL#2024-0059	520 Pointe Line	St. Clair	By-law No. 48 of 2024 B-06-24 A-10-25
PL#2025-0012	4096 St. Clair Parkway	St. Clair	A-02-25
PL#2025-0024	303 & 305 Lincoln Avenue	St. Clair	
PL#2025-0031	3071 St. Clair Parkway	St. Clair	A-08-25
PL#2025-0034	2417 Waterworks Road	St. Clair	
PL#2025-0035	3069 St. Clair Parkway	St. Clair	
PL#2025-0037	1371 Petrolia Line	St. Clair	B-05-25
PL#2025-0039	Grove St (Lot E, Con 7, Sombra)	St. Clair	
PL#2025-0042	west of 1715 Bickford Line	St. Clair	B-04-25

PL#2025-0043	665 St. Clair Parkway	St. Clair	A-09-25
PL#2025-0044	3863 St. Clair Parkway	St. Clair	A-11-25
PL#2025-0045	867 St. Clair Parkway	St. Clair	A-12-25
PL#2025-0046	3869 St. Clair Parkway	St. Clair	A-13-25
PL#2020-0058	244 Second Street	Strathroy-Caradoc	
PL#2021-0016	Lot 7 Carrie Street	Strathroy-Caradoc	
PL#2021-0122	131 and 135 Caradoc St N	Strathroy-Caradoc	
PL#2025-0004	23722 Glen Oak Road	Strathroy-Caradoc	ZBA8-2025 B20-2024; B23-2024
PL#2025-0007	320 Metcalfe Street W	Strathroy-Caradoc	ZBA1-2025 SPA4-2025
PL#2025-0016	6766 Inadale Drive	Strathroy-Caradoc	B1-2025
PL#2025-0017	544 Regent Street	Strathroy-Caradoc	A2-2025
PL#2025-0050	295 & 297 Metcalfe St. E	Strathroy-Caradoc	
PL#2021-0041	7757 Confederation Line	Warwick	
PL#2021-0069	308 St. Clair Street	Warwick	Z-05-23 38T-23004
Total Plan Review Items: 83			

Environmental Assessments

File Reference	Location	Municipality
EA#2025-0002	Forest	Lambton Shores
EA#2024-0010	2567 Telfer Rd	St. Clair
EA#2023-0002	Line bw Longwoods & Lakeshore	Strathroy-Caradoc
EA#2025-0001	Hwy 402 - Kerwood Road to 2.5 km East of Airport Road.	Warwick
Total Environmental Assessments: 4		

Legal Inquiries

File Reference	Location	Municipality
LL#2025-0010	61 McNaughton Ave	Chatham-Kent
LL#2025-0012	117 Paddock Street	Chatham-Kent
LL#2025-0015	7191 Haven Line	Chatham-Kent
LL#2025-0019	7178 St. Philippe Street	Chatham-Kent
LL#2025-0007	714 McCready Road	Dawn-Euphemia
LL#2025-0014	461 Huff's Corner Road	Dawn-Euphemia
LL#2025-0017	4044 Sanway Court	Petrolia

LL#2025-0008	1845 London Line	Sarnia
LL#2025-0009	1645 Confederation Line	Sarnia
LL#2025-0016	1757 Murphy Road	Sarnia
LL#2025-0018	485 Harbour Road	Sarnia
LL#2025-0020	1249 Severin Drive S	Sarnia
LL#2025-0011	7859 Parkhouse Drive	Strathroy-Caradoc
LL#2025-0013	644 + 641 Wright Street	Strathroy-Caradoc
Total Legal Inquiries: 14		

Prepared By: Chunning Li
 May 16, 2025
 DRAFT

ST CLAIR REGION CONSERVATION AUTHORITY
Statement of Revenue and Expenditure
As at Apr 30, 2025

	Actual To Date			Annual Budget Prorated		Variance from Budget	
	Revenue	Expenditures	Surplus(Deficit)	Revenue	Expenditures	Revenue	Expenditures
Flood Control & Erosion Control	\$540,474	\$114,037	\$426,437	\$140,127	\$140,127	\$400,348	(\$26,090)
Capital Projects/WECI	\$1,771,717	\$587,119	\$1,184,599	\$941,000	\$941,000	\$830,717	(\$353,881)
Conservation Area's Capital Development	\$0	\$0	\$0	\$33,833	\$33,833	(\$33,833)	(\$33,833)
IT Capital	\$11,213	\$4,901	\$6,313	\$5,797	\$9,000	\$5,417	(\$4,099)
Equipment	\$15,974	\$0	\$15,974	\$29,861	\$26,658	(\$13,887)	(\$26,658)
Planning & Regulations	\$745,001	\$238,144	\$506,857	\$319,534	\$319,534	\$425,467	(\$81,390)
Technical Studies/Healthy Watersheds	\$1,643,245	\$1,023,110	\$620,135	\$840,850	\$840,850	\$802,395	\$182,260
Recreation	\$305,382	\$381,436	(\$76,054)	\$609,060	\$609,060	(\$303,678)	(\$227,624)
Property Management	\$99,808	\$95,788	\$4,020	\$74,849	\$108,182	\$24,959	(\$12,394)
Education	\$40,519	\$68,074	(\$27,555)	\$48,909	\$48,909	(\$8,390)	\$19,165
Communication	\$143,593	\$48,177	\$95,416	\$44,089	\$44,089	\$99,504	\$4,088
Source Water Protection	\$167,076	\$46,357	\$120,720	\$94,562	\$94,562	\$72,515	(\$48,205)
Conservation Services	\$287,322	\$155,289	\$132,033	\$145,703	\$145,703	\$141,619	\$9,586
Administration/AOC Management	\$1,305,185	\$296,628	\$1,008,557	\$364,887	\$364,887	\$940,298	(\$68,259)
	\$7,076,511	\$3,059,058	\$4,017,453	\$3,693,060	\$3,726,393	\$3,383,451	(\$667,335)

Notes:

1. General and special 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



ST. CLAIR REGION CONSERVATION AUTHORITY

Cheques issued April-May 2025

CHQ. #	DATE	VENDOR	DESCRIPTION	AMOUNT
124325	2025-04-01	Chris Armstrong	SPRI cover crop incentive payment	\$ 8,540.00
124328	2025-04-01	Mike Cornelissen	SPRI cover crop incentive payment	\$ 5,340.00
124332	2025-04-01	Steve Dodge	SPRI cover crop incentive payment	\$ 10,180.00
124333	2025-04-01	GEI Consultants	Consulting services - McLean Wetland grant application	\$ 8,202.39
124336	2025-04-01	Great Promotions	Custom trucker hats, tablecloth, canopy, rain jackets, polos	\$ 6,240.55
124342	2025-04-01	Adam Mackellar	SPRI cover crop incentive payment	\$ 10,500.00
124354	2025-04-01	Van Gorp Construction Inc	Building supplies & labour - water quality station	\$ 14,904.22
124358	2025-04-01	John Zekveld	GLFEI 24-25 grant - reduced tillage equipment	\$ 7,250.00
124359	2025-04-01	Hoskin Scientific Limited	DO & turbidity sensor, tools, storage	\$ 142,628.60
124362	2025-04-09	Paul Dobbelaar	GLFEI 24-25 grant - reduced tillage equipment	\$ 6,000.00
124364	2025-04-09	Paul Huizinga	GLFEI 24-25 grant - reduced tillage equipment	\$ 15,000.00
124367	2025-04-09	Marsh Canada Limited	Annual insurance payment	\$ 105,691.44
124368	2025-04-09	Max Underhill's Farm Supply	Simazine & Komodo herbicides	\$ 12,103.64
124371	2025-04-09	Joseph Riedl	GLFEI 24-25 grants - Phosphorus application + reduced till	\$ 40,000.00
124372	2025-04-09	Ron Riedl	GLFEI 24-25 grant - reduced tillage equipment	\$ 20,000.00
124382	2025-04-17	Michael's Stabling Developments Inc	Campground picnic tables	\$ 11,542.95
124391	2025-04-22	Sloan Nursery & Christmas Trees	Trees	\$ 11,837.43
124395	2025-04-30	Bluewater Trailer Sales Ltd.	Legend 2025 Steel Cyclone trailer	\$ 13,541.19
124397	2025-04-30	Hortico Inc.	Trees	\$ 7,260.82
124410	2025-04-30	Swish Maintenance Limited	Campground cleaning supplies	\$ 7,751.45
124413	2025-04-30	Van Bree Drainage And Bulldozing	Seagar Park shore protection revitalization	\$ 15,051.70
124415	2025-04-30	Bluewater Trailer Sales Ltd.	Canada Trailers 2025 Tandem Axle Utility trailer	\$ 6,635.78
124422	2025-05-06	Hortico Inc.	Trees	\$ 5,702.43
124441	2025-05-14	GEI Consultants	Geotechnical field investigations - McLean Wetland	\$ 6,289.11
124442	2025-05-14	Gerber Electric	Labour & materials - campground electrical work	\$ 19,253.27
124450	2025-05-14	Somerville Nurseries Inc	Trees	\$ 70,862.79
124462	2025-05-28	Conservation Ontario	Conservation Ontario Levy #2	\$ 15,850.00
TOTAL CHEQUE DISBURSEMENTS -				\$ 604,159.76

Internet banking payments for April-May 2025

TRANS #	DATE	VENDOR	DESCRIPTION	AMOUNT
10862	2025-04-30	Libro Credit Union - Visa	Employee expenses	\$ 24,007.00
10863	2025-04-30	OMERS	Employee pension plan	\$ 49,044.98
10864	2025-04-30	Ontario Minister of Finance	Employer Health Tax	\$ 5,204.69
10867	2025-04-30	Receiver General	Payroll source deductions	\$ 81,835.48
10869	2025-04-30	RWAM Insurance Administrators Inc	Employee group benefits	\$ 18,574.01
10882	2025-05-31	Hydro One Networks Inc	Electricity	\$ 5,228.16
10884	2025-05-31	Libro Credit Union - Visa	Employee expenses	\$ 8,693.23
10887	2025-05-31	OMERS	Employee pension plan	\$ 49,969.68
10888	2025-05-31	Ontario Minister of Finance	Employer Health Tax	\$ 5,657.46
10891	2025-05-31	Receiver General	Payroll source deductions	\$ 87,483.91
10893	2025-05-31	RWAM Insurance Administrators Inc	Employee group benefits	\$ 18,751.04
TOTAL INTERNET BANKING DISBURSEMENTS -				\$ 354,449.64

Visa purchases:

OPFA - conference	\$ 645.00
Walkerton Clean Water Centre training	\$ 519.80
Tenaquip - speed bumps for campgrounds	\$ 1,391.71
Badder Buslines - project tour	\$ 1,300.00
Henry's - GLFEI drone	\$ 1,730.00
Oregon RFID + exchange fee	\$ 1,066.51
Staples - office supplies for education	\$ 956.59
Canadian Tire - SPRI water quality sheds	\$ 1,977.44
Canadian Tire - SPRI solar panels	\$ 1,299.43
Canadian Tire - SPRI water quality supplies	\$ 790.98
Canadian Tire - SPRI water quality supplies	\$ 3,163.91
Superstore - GLFEI	\$ 512.04
Enterprise - GLFEI	\$ 970.14
Bluewater Trailers - trailer deposit	\$ 500.00
Canadian Institute of Forestry course	\$ 1,250.00
Lenovo - ThinkCentre M70s Gen 5s	\$ 5,441.80

PAYROLL RUNS

Payroll No. 8	\$ 89,512.01
Payroll No. 9	\$ 91,902.40
Payroll No. 10	\$ 96,084.32
Payroll No. 11	\$ 101,915.72
TOTAL PAYROLL RUNS -	\$ 379,414.45



2025 GENERAL LEVY SUMMARY

MUNICIPALITY	GROSS LEVY	PAID TO DATE	OUTSTANDING
Adelaide Metcalfe Tp	\$ 32,760.80	\$ 32,760.80	\$ -
Brooke-Alvinston Tp	\$ 29,048.29	\$ 29,048.29	\$ -
Chatham-Kent Mn	\$ 219,146.98	\$ 219,146.98	\$ -
Dawn-Euphemia Tp	\$ 43,791.86	\$ 43,791.86	\$ -
Enniskillen Tp	\$ 31,468.39	\$ 31,468.39	\$ -
Lambton Shores Mn	\$ 86,252.27	\$ 86,252.27	\$ -
Middlesex Centre Mn	\$ 40,175.56	\$ 40,175.56	\$ -
Newbury V	\$ 2,638.86	\$ 2,638.86	\$ -
Oil Springs V	\$ 3,496.55	\$ 3,496.55	\$ -
Petrolia Tp	\$ 43,765.12	\$ -	\$ 43,765.12
Plympton Wyoming Tp	\$ 96,663.84	\$ 48,331.92	\$ 48,331.92
Point Edward V	\$ 35,061.95	\$ -	\$ 35,061.95
Sarnia	\$ 616,272.74	\$ -	\$ 616,272.74
Southwest Middlesex Mn	\$ 19,444.58	\$ 19,444.58	\$ -
St Clair Tp	\$ 184,750.98	\$ 184,750.98	\$ -
Strathroy-Caradoc Tp	\$ 153,371.40	\$ 153,371.40	\$ -
Warwick Tp	\$ 37,839.84	\$ 37,839.84	\$ -
TOTAL	\$ 1,675,950.01	\$ 932,518.28	\$ 743,431.73

Non-registered account #440-17189-13

March 31, 2025

ST. CLAIR REGION
CONSERVATION AUTHORITY
205 MILL POND CRESCENT
STRATHROY ON N7G 3P9

Your Investment Report

Account Summary

This table provides an overview of your account; including the opening and closing balance for the reporting period.

Your Investments	Opening Value Mar 1, 2025	Closing Value Mar 31, 2025	Balance on Mar 31, 2025 (CAD\$)
Canadian Dollar Investments			
Cash Account	1,649,574.81	1,654,888.61	1,654,888.61
	1,649,574.81	1,654,888.61	1,654,888.61
Grand Total (CAD\$)			1,654,888.61
		Last Statement Feb 28, 2025	1,649,574.81

You can access up-to-date account information online through BMO Nesbitt Burns Gateway at: www.gateway.bmonesbittburns.com. To register for Gateway, please contact your Investment Advisor.

We're here to help

We're dedicated to helping you succeed in meeting all of your wealth management goals. Call any member of our team referenced below if you have questions about Your Investment Report.

FLICK/BATCH#4
Investment Advisor
519-646-1180

Batch Flick Wealth Management
www.batchflick.com
Assistant: Patricia Daer
Patricia.Daer@nbpcd.com

ADAM D'SILVA
BMO Private Wealth Market Leader
(519) 672-8560

Suite 1900
One London Place
255 Queens Avenue
London, ON N6A 5R8

Non-registered account #440-17189-13

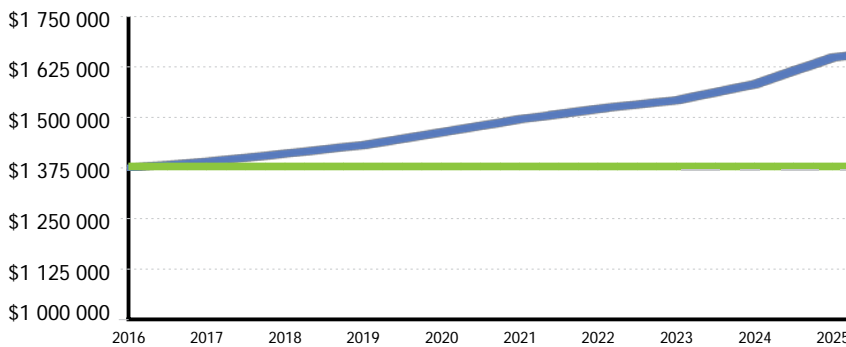
March 31, 2025

Changes to your account

This table provides a summary of the change in value of your account, including all deposits, withdrawals and the change in market value of your investments, for both the current year and as of the start of reporting. Where applicable, balances have been converted to Canadian dollars, see page 1 for exchange rates.

	This Year (2025)	Since January 1, 2016
Opening Value	1,648,835.33	1,379,179.68
Deposited	+ 0.00	+ 0.00
Withdrawn	- 0.00	- 0.00
Net Invested	= 0.00	= 0.00
Change In Market Value	+ 6,053.28	+ 275,708.93
Closing Value on Mar 31, 2025	1,654,888.61	1,654,888.61

Net Invested is the value of total deposits less the value of total withdrawals.



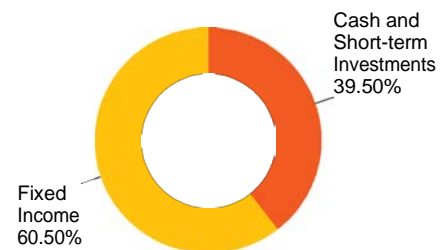
MARKET VALUE
NET INVESTED

The Change in Market Value of your account since January 1, 2016 is \$275,708.93. This includes gains, losses and income received with respect to the investments held in your account.

Summary of your investments in Canadian dollars

Your Investor Profile

Investment Objective	Income		
Time Horizon	10 yrs and more		
Investment Category	Amount	Target %	Holdings %
* Cash and Short-term Investments	654,888.61	10.00	39.50
* Fixed Income	1,000,000.00	90.00	60.50
* Equities	0.00	0.00	0.00
Total	1,654,888.61		100.00



Investments held in your account have been chosen based on objectives you selected on the Client Account Agreement. As your circumstances change, it is important to talk to your Investment Advisor about updating these objectives.

Non-registered account #440-17189-13

March 31, 2025

Your Canadian Dollar Investments

All amounts are reported in Canadian Dollars.

[Income you received](#)

Type of Income	Current Month	Year to Date
Interest	5,000.00	5,000.00
Total	5,000.00	5,000.00

Under Income you received:

- Distributions for ETFs, REITS, Funds are not officially classified by the issuer until after year-end. For this reason, we do not include that income in this section - even though these distributions are provisionally reported as 'dividends' under "Account activity for this month".
- Stock dividends reported in this statement's investment details will be included in subsequent statements under Year to date.

[Your investment details](#)

	Quantity	Cost		Market Value on March 31, 2025	
		Per Unit	Total	Per Unit	Total
Cash Account					
* Cash and Short-term Investments					
CASH			5,047.29		5,047.29
BANK OF MONTREAL CAD HISA SERIES A (101) - BMT101	149,841.320	1.000	149,841.32	1.000	149,841.32
HOMETRUST COMPANY GIC ANNUAL DUE 05/27/2025 4.020%	100,000	100.000	100,000.00	100.000	100,000.00
ICICI BANK GIC ANNUAL DUE 06/30/2025 4.430%	100,000	100.000	100,000.00	100.000	100,000.00
BANK OF MONTREAL GIC ANNUAL DUE 07/07/2025 5.250%	100,000	100.000	100,000.00	100.000	100,000.00
BANK OF MONTREAL GIC ANNUAL DUE 07/21/2025 4.980%	100,000	100.000	100,000.00	100.000	100,000.00
BMO TRUST COMPANY GIC ANNUAL DUE 03/02/2026 5.000%	100,000	100.000	100,000.00	100.000	100,000.00
Subtotal			654,888.61		654,888.61
* Fixed Income					
Fixed Income					
BMO TRUST COMPANY GIC ANNUAL DUE 06/01/2026 4.810%	100,000	100.000	100,000.00	100.000	100,000.00

Non-registered account #440-17189-13

March 31, 2025

Your Canadian Dollar Investments (continued)

All amounts are reported in Canadian Dollars.

Your investment details (continued)

	Quantity	Cost		Market Value on March 31, 2025	
		Per Unit	Total	Per Unit	Total
EQUITABLE BANK GIC ANNUAL DUE 06/01/2026 4.810%	100,000	100.000	100,000.00	100.000	100,000.00
HOMEQUITY BANK GIC ANNUAL DUE 06/01/2026 4.810%	100,000	100.000	100,000.00	100.000	100,000.00
MCAN MORTGAGE GIC ANNUAL DUE 07/06/2026 5.230%	100,000	100.000	100,000.00	100.000	100,000.00
BANK OF MONTREAL MORTGAGE CORP GIC ANNUAL DUE 11/08/2027 5.270%	200,000	100.000	200,000.00	100.000	200,000.00
GENERAL BANK OF CDA GIC ANNUAL DUE 07/19/2028 4.420%	100,000	100.000	100,000.00	100.000	100,000.00
COMMUNITY TRUST GIC ANNUAL DUE 09/19/2028 3.730%	100,000	100.000	100,000.00	100.000	100,000.00
FAIRSTONE BANK GIC ANNUAL DUE 07/19/2029 4.440%	100,000	100.000	100,000.00	100.000	100,000.00
HOMEQUITY BANK GIC ANNUAL DUE 07/19/2029 4.440%	100,000	100.000	100,000.00	100.000	100,000.00
Fixed Income Subtotal			1,000,000.00		1,000,000.00
Subtotal			1,000,000.00		1,000,000.00
Total for Cash Account			1,654,888.61		1,654,888.61
Total Canadian Dollar Investments			1,654,888.61		1,654,888.61

Average cost and market price indicator descriptions can be found in [Important information about your account](#).

Non-registered account #440-17189-13

March 31, 2025

 Account activity for this month

Date	Activity	Description	Quantity	Unit Price	Commission	Amount
Cash Account						
Mar 1, 2025		Opening Cash Balance				47.29
Mar 3, 2025	Interest	1000THS BANK OF MONTREAL CAD HISA SERIES A (101) AS OF 02/28/25 REINVESTED @ \$1.00	800		0.00	0.00
Mar 3, 2025	Interest	BANK OF MONTREAL CAD HISA SERIES A(101) AS OF 02/28/25 REINVESTED @ \$1.00	313		0.00	0.00
Mar 3, 2025	Interest	BMO TRUST COMPANY GIC ANNUAL DUE 03/02/2026 INT 5.000% CPN INT ON 100000 BND REC 02/28/25 PAY 03/01/25	100,000		0.00	5,000.00
Mar 31, 2025		Closing Cash Balance				5,047.29

This report includes activity recorded in your account since your last statement. For a more comprehensive listing of your account activity, sign into your BMO Nesbitt Burns Gateway account.

Non-registered account #440-17189-13

March 31, 2025

Your Year-to-Date Fees Summary

Fees you paid

This section summarizes all compensation received by BMO Nesbitt Burns with respect to your account. Our compensation comes from two sources: what we charge you directly (Operating and Transaction charges), and payments we receive from third parties.

	CAD (\$)
Operating charges	
Total operating charges	0.00
Transaction charges	
Total transaction charges	0.00
Total fees you paid in 2025	0.00

See examples of operating charges in "Important Information about your Account". Some fees and charges may be reported as before-tax amounts and applicable tax is reported separately within the 'Sales Tax' line item. Where this is not possible the sales tax is included within the line item.

Payments BMO received from third parties

	CAD (\$)
Trailing Commission	88.75
Total payments BMO Nesbitt Burns received from third parties in 2025	88.75

We received trailing commissions with respect to securities you owned during the reporting period.

Investment funds pay the investment fund managers a management fee for managing their funds. In turn, the investment managers pay us ongoing trailing commissions for the advice and services we provide to you. The amount of the trailing commission depends on the sales charge option under which you purchased your mutual fund. You are not directly charged a trailing commission or management fee; however, these fees will reduce the fund's overall investment return to you. Information about management fees and other charges to your investment funds is included in the applicable fund facts document.

Bulletin board

The USD/CAD conversion rate is: 1.4375, as of March 31, 2025

Now's the time to go paperless. Switch to paperless, plant a tree! We'll plant a tree on your behalf for each account you switch to paperless. Visit www.bmo.com/gateway to learn more.

The Average Cost and Total Cost of certain securities may have been adjusted due to corporate actions, reinvested distributions and return of capital by the issuer.

Please note that these adjustments are not reflected in the Account Activity section of your statement.

ACECE - 15960
 SWSTM16000_4825103_021 ES 00707

ST CLAIR REGION CONSERVATION
 AUTHORITY
 205 MILL POND CRES
 STRATHROY ON N7G 3P9



Account Number: 460-16010
 Account Type: Regular Account
 For the Period: March 1 to 31, 2025
 Last Statement: February 28, 2025

Address Information
 255 Queens Avenue
 Suite 900
 London ON
 N6A 5R8

Phone: (519) 679-9490
 Website: www.scotiawealthmanagement.com
 Branch Manager: Christie Nicolacopoulos

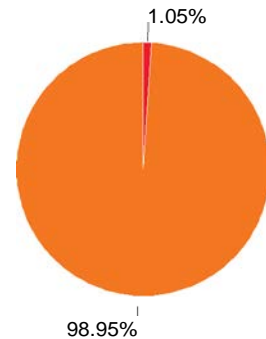
Your Wealth Advisor
 Craig Emptage (519) 660-3259
 craig.emptage@scotiawealth.com

Your Investment Team
 Michael Willemse (519) 660-3268
 Tammy Jackson (519) 660-3215
 Yousef Nassereddine (519) 660-3224

CANADIAN Account Overview

Currency: Canadian Dollar

Asset Class Summary	Mar. 31, 2025 Market Value	% of Total Assets
Cash	8,349	1.05
Fixed Income	785,983	98.95
Total Value of Account	\$794,332	100.00
Total Value on Last Statement, February 28, 2025	\$796,230	



Regulated by CIRO
 Canadian Investment
 Regulatory Organization

* Registered trademark of The Bank of Nova Scotia, used under licence. Scotia Wealth Management® consists of a range of financial services provided by The Bank of Nova Scotia (Scotiabank®); The Bank of Nova Scotia Trust Company (Scotiabank®); Private Investment Counsel, a service of 1832 Asset Management L.P.; 1832 Asset Management U.S. Inc.; Scotia Wealth Insurance Services Inc.; and ScotiaMcLeod®, a division of Scotia Capital Inc. Wealth advisory and brokerage services are provided by ScotiaMcLeod, a division of Scotia Capital Inc. Scotia Capital Inc. is a member of the Canadian Investor Protection Fund and is regulated by the Canadian Investment Regulatory Organization.

014700
 SWSTM16000_4825103_021 - 0005-0001-11 -

Details of Your Account Holdings

Type	Security Description	Quantity	Average Cost	Adjusted Book Value	Market Price	Market Value
Cash						
CASH						8,349
Total Cash						\$8,349
Fixed Income						
CASH	ISHARES CANADIAN UNIVERSE BOND INDEX ETF	13,600	27.331	371,706	28.710	390,456
CASH	SCOTIA CANADIAN INCOME FUND CLF (577)	31,856.211	11.991	382,006	12.416	395,527
Total Fixed Income						\$785,983
Total Account Holdings				\$762,061		\$794,332

The average cost and adjusted book value displayed on this statement incorporates re-invested dividends and/or mutual fund distributions and does not necessarily reflect your original purchase price. Please see Average Cost & Adjusted Book Value in the Statement Notes for more information.

Monthly Activity

Date	Type	Activity	Description	Quantity	Price	Credit/Debit(-)
						\$7,275.32
Mar. 03, 2025	CASH DIVIDEND		SCOTIA CANADIAN INCOME FUND CL F (577) REINVEST 02/27/25 @ \$12.4752 PLUS FRACTIONS OF 0.423 BOOK VALUE \$953.39	76		
Mar. 31, 2025	CASH		ISHARES CANADIAN UNIVERSE BOND INDEX ETF DIST ON 13600 SHS REC 03/26/25 PAY 03/31/25		0.0790	1,074.40
Closing Cash Balance						\$8,349.72

014701
SWSM16000_4825103_021 - 0015960 HR - 0005-0002-12 -

Summary

Income Summary

	This Period	Year-to-Date
Total Income	\$0	\$0



Go paperless with Scotia OnLine

ScotiaMcLeod® clients can choose paperless record keeping within Scotia OnLine. Receive monthly statements, trade confirmations, mutual fund prospectuses, annual trading summaries and tax slips, all within the secure environment of your Scotia OnLine account.

To learn more about the ScotiaMcLeod services and features available through Scotia OnLine, please contact your advisor or a member of their team.

A Note From ScotiaMcLeod

Tax Slips

Visit our tax website at www.scotiawealthmanagement.com/tax to obtain a schedule of expected mailing dates for your tax slips.

Shortly after receiving tax information from the issuer, and in accordance with Canada Revenue Agency (CRA) and Internal Revenue Service (IRS) regulations, your tax slip(s) will be mailed to you or will be available for download through Scotia OnLine. Please ensure you have all your tax slips prior to filing your tax returns.

If you have any questions regarding your tax slips, please contact your Wealth Advisor.

Your Personal Investment Profile

The following information reflects your stated investment objectives and risk tolerance for this account, as well as your overall investment knowledge. If you would like to make any changes, have questions about whether or not this is appropriate for you or would like to discuss how your current investments correspond to this profile, please contact your Wealth Advisor.

For more information, please review Guidelines for Investment Objectives and Related Account Risk Factors in the ScotiaMcLeod Relationship Disclosure Document and Terms and Conditions brochure.

Alternatively, please visit https://www.scotiawealthmanagement.com/content/dam/scotiabank/swm/TandC_eng.pdf

Investment Objectives

Income:	100%
Growth:	
Speculative Trading:	

014702
SWSM16000_4825103_021 - 0016960 - 0005-0003-13 -

Your Personal Investment Profile - continued

Risk Tolerance

Low:	75%
Medium:	25%
High:	

Overall Investment Knowledge

Investment Knowledge: Medium

Time Horizon

Long Term: 7+ Years

014703
-
-0005-0004-14-
HR - 0015960
SWSTM16000_4825103_021

Meeting Date: June 26, 2025 **Item 7.1 (i)**
Report Date: June 3, 2025
Submitted by: Donna Blue and Emily Febrey

Subject: Communications Update

Recommendation:

That this report be received as information.

2025 Tomorrow’s Greener Schools Today - Lambton

The St. Clair Region Conservation Authority (SCRCA) and Lambton Public Health were excited to partner on the Tomorrow’s Greener Schools Today – Lambton program this spring, which sees Authority and Health Unit staff and students from County elementary schools plant trees to increase greenspace and shade in their schoolyards.

Through funding provided by Lambton Public Health, 41 trees were planted at five schools located in Petrolia, Watford, and Sarnia throughout the month of May. Close to 200 students participated in the 2025 initiative which includes an educational component that introduces students to the benefits of trees from both a health (e.g., sun protection) and environmental (e.g., wildlife habitat) perspective.

In total, the program has resulted in 268 trees planted at 31 Lambton schools by 751 students. Staff are currently working with Lambton Public Health to seek grant funding to support the Tomorrow’s Greener Schools Today – Lambton program for the 2025-2026 school year.



Students at Gregory A. Hogan Catholic School pose beside one of their newly planted schoolyard trees.



Tim Payne, Manager of Forestry speaks to students about the environmental benefits of trees.

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 March 1st to May 31st, 2025:

Media Relations:

Activity	2025 (March – May)	2024 (March – May)
Media Releases	5	7
News Article Mentions	158	207

Social Media

Facebook:

Activity	Total	2025 (March – May)	2024 (March – May)
Post Reach*	--	125,549	88,990
Page Visits	--	2,934	4,246
New Likes/Followers	2,906	95	94
Posts	--	59	44

***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	2025 (March – May)	2024 (March – May)
Posts	--	41	34
RePosts	--	16	30
New Followers	927	Not Available	Not Available
Engagements*	--	231	207

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

Instagram

Activity	2025 (March – May)	2024 (March – May)
Total Followers	1,211	1,063
Views	20,137	11,198
Reach	5,622	2,172
Engagements*	876	555

* **Engagements** = The number of likes or reactions, saves, comments, shares and replies on your content

Strategic Objectives(s):

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

Meeting Date: June 26, 2025 **Item 7.1 (j)**
Report Date: June 5, 2025
Submitted by: Melissa Levi, Myra Spiller, Mark Northcott

Subject: Conservation Education Report – June Education Program
Summary

Recommendation:

That this report be received as information.

Background:

Spring Outdoor Education Program:

Spring 2025 Field Trips: The Education team is busy delivering Spring Field Trips. To date approximately 3,100 students (and 380 adult participants) will visit from 25 different watershed schools to participate in St. Clair Conservation's Education Programs. In addition, several Special Interest groups will visit for evening/weekend programming this spring, bringing an additional 200 visitors to the L.C. Henderson Conservation Area.

Spring 2025 Nature in your Neighbourhood: St. Clair Conservation continues to deliver Schoolyard programs to help remove financial barriers for schools unable to travel to the Conservation Area. During Spring 2025, approximately 445 students, and 30 teachers, will participate in schoolyard programming.

Great Lakes Freshwater Ecosystem Initiative Fund Update:

Future Farmers Program: Education Staff have completed delivery of the 5-day Future Farmers program for the 2025 winter semester (February–May). The program consisted of three days of in-class instruction, a field trip to two local farms, and a final day at Lorne C. Henderson Conservation Area, where students had the opportunity to engage in additional learning opportunities with a member of the SCRCA Biology Team. The program was delivered to nine classes from 5 different schools, reaching a total of 225 students. The Education Team is thrilled with the positive feedback the program has received from both participating students and teachers since the conclusion of sessions. Classes are currently being chosen to participate in the 5-day Future Farmers program for the 2025-2026 fall semester (September-January).

2025 Specialist High Skilled Major Student Conference: The 2025 conference was held at the Greenwood Recreation Centre in Petrolia, Ontario, on May 28th, 2025. Seventy-four Grade 11 and 12 Specialist High Skills Major students (focusing on agriculture and the environment), and University of Guelph agricultural students attended the one-day event. Students had the

opportunity to participate in four engaging sessions covering topics such as agricultural technology, water monitoring and testing, land stewardship, and nutrient management. The nine available sessions offered were led by local farmers, equipment dealers, lab technicians, and representatives from the Ontario Ministry of Agriculture, Food and Agribusiness and St. Clair Region Conservation Authority. The overall focus of the conference was to educate students on the challenges of phosphorus run-off and how agriculture can play a role in addressing this critical issue.

SHSM Conference Feedback:

“Oh my goodness.... I don’t have the words for all the learning that happened yesterday and how engaging the content was. I made it to every center and the students were asking great questions with many nods and connections. Mark, I came home to my family and shared so much. What an incredible project and thank you for being flexible.”

Tawny McCormick (SHSM Lead at LKDSB)

“Thank you again for putting the event together yesterday. Our students learned lots!”

Tina Groves (SHSM Lead at LCCVI in Petrolia)



A representative from TerraNova UAV provides an overview on how aerial technologies like drones, LiDAR, and multispectral imagery can help address issues like phosphorus runoff and water management.



Representatives from Podolinsky Equipment Ltd., demonstrate the use of equipment and technology to apply nutrients efficiently on agricultural lands.

First Nations Program Engagement:

Land-Based Education Project at Kettle and Stony Point First Nation: Education staff continue to partner in the development of the school’s Land-Based Education Program. Programming will run bi-weekly until June 2025. Education Staff are hopeful to acquire additional funding to ensure this valuable partnership can continue.

Land-Based Education Project at Aamjiwnaang First Nation: Monthly Land-Based Education opportunities for Aamjiwnaang FN's primary students will continue until June. Education Staff are hopeful to acquire additional funding to ensure this valuable partnership can continue.

Committee Involvement:

Rekindle the Sparks Planning Committee: Education Staff continue to provide support to this committee. Planning for the 2025 conference is well underway, with conference dates planned for November 19-21st, 2025.

Arbour Week Committee: The Education Team continues to be a part of the Arbor Week Committee.

Meeting Date: June 26, 2025 **Item** 7.1 (I)
Report Date: June 5, 2025
Submitted by: Donna Blue

Subject: St. Clair River Area of Concern Update

Recommendation:

That this report be received as information.

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. The need for additional engagement with the Walpole Island First Nation community is currently being assessed. The Binational Public Advisory Council confirmed their support with the recommendation to redesignate this BUI to Not Impaired during their meeting on February 13, 2025.

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 has been completed for this BUI and community engagement remains underway to seek feedback on the recommendation that it be redesignated to Not Impaired. A presentation was made to the Aamjiwnaang First Nation Environment Committee on December 3, 2024, and to the Walpole Island First Nation community on March 17, 2025. The Binational Public Advisory Council confirmed their support with the recommendation to redesignate this BUI to Not Impaired during their meeting on May 15, 2025.

Restrictions on Fish and Wildlife Consumption – BUI #1

Through funding provided by the Ministry of the Environment, Conservation, and Parks, the SCRCA has entered into an agreement with the Great Lakes Institute for Environmental Research (GLIER) at the University of Windsor to complete a tiered framework that will be applied to the fish consumption portion of this BUI. The draft report is expected in July 2025.

Recent and Scheduled Meetings

Canadian RAP Implementation Committee (CRIC)

- April 25, 2024
- June 18, 2024
- November 27, 2024.
- Next meeting is anticipated to be scheduled in Spring 2025.

Friends of the St. Clair River (FOSCR)

- July 25, 2024
- October 30, 2024
- Annual General Meeting held December 9, 2024
- February 24, 2025
- March 19, 2025
- April 10, 2025

Binational Public Advisory Council (BPAC)

- November 7, 2024
- February 13, 2025
- May 15, 2025.
- Next meeting is anticipated to be scheduled in late Summer or early Fall 2025

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: [May 2025 Newsletter](#)

Management of Contaminated Sediment - The remediation of three contaminated sediment areas in the St. Clair River, which began in November 2024, was successfully completed in March 2025. This project, carried out by a contractor hired by Dow Canada, involved the application of an erosion-resistant cover. The completion of this work marks significant progress towards addressing two remaining Beneficial Use Impairments: BUI #1 (Restrictions on Fish and Wildlife Consumption) and BUI #6 (Degradation of Benthos).

Strategic Objectives(s):

Goal 3 – Protect, manage, and restore our natural systems including woodlands, wetlands, waterways, and lakes.

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).


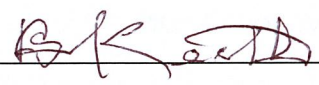
Funding was secured from MECP for the 2024-2025 and 2025-2026 fiscal years under their Great Lakes Program, and funding was secured from ECCC for the 2024-2025 and 2025-2026 fiscal years under the federal Great Lakes Freshwater Ecosystem Initiative Program.

The RAP Coordinator holds monthly meetings with ECCC and MECP to provide regular updates on the status of the RAP work and prepares project status reports and financial update reports in accordance with the timelines in the respective funding agreements.



THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2025 - 067

DIVISION LIST	YES	NO	DATE: June 3, 2025
Councillor G. ASHFORD	___	___	MOVED BY: 
Councillor J. BELESKEY	___	___	
Councillor P. BORNEMAN	___	___	SECONDED BY: 
Councillor B. KEITH	___	___	
Councillor D. McCANN	___	___	
Councillor C. McDONALD	___	___	
Mayor J. McGARVEY	___	___	
CARRIED: <input checked="" type="checkbox"/>	DEFEATED: <input type="checkbox"/>	Postponed to: _____	

Whereas the Government of Ontario has introduced Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025, which proposes substantial changes to environmental planning legislation, including the repeal of the Endangered Species Act and the creation of "Special Economic Zones" that may override local planning authority;

And Whereas the Town of Parry Sound supports increasing housing supply and economic growth, but believes this must be achieved without undermining environmental protections or compromising the integrity of municipal planning processes;

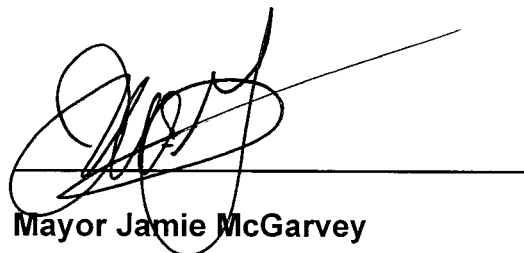
And Whereas Bill 5, as proposed, risks weakening safeguards for Ontario's natural heritage and reducing the role of municipalities in managing growth in a responsible and locally informed manner;

Now Therefore Be It Resolved That Council for the Town of Parry Sound supports the Town of Shelburne and the Town of Orangeville's resolutions which

- Oppose the provisions in Bill 5 that would reduce environmental protections or override municipal planning authority;
- Urge the Province of Ontario to advance housing and infrastructure growth through policies that respect sound environmental planning principles and uphold the planning tools available to local governments;
- Urge the Province to support municipalities through ensuring responsible growth through infrastructure projects designed to ensure protection of sensitive wildlife and natural resources;

And Directs that this resolution be forwarded to:

- The Honourable Doug Ford, Premier of Ontario,
- The Honourable Rob Flack, Minister of Municipal Affairs and Housing,
- The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks,
- Graydon Smith, MPP Parry Sound-Muskoka
- The Association of Municipalities of Ontario (AMO),
- All Conservation Authorities in Ontario,
- Conservation Ontario



Mayor Jamie McGarvey

RECEIVED

JUN 06 2025

RE: Warwick Campground parking

Attention: SCRCA Board of Directors, Glen Baxter

May 2025

I am concerned about the insufficient parking at Warwick campground. Upon arrival at our trailer this season I noticed several NO PARKING signs along the east side road of the Lakeside area.

We require more designated parking not less. I was surprised by this decision as I always thought that the SCRCA would eventually gravel along the east or south side roads. Extra parking is necessary for the largest section of the park. I also noticed that the NO PARKING signs are not posted on the south road of Lakeside. I simply don't understand the reasoning behind this decision and was a disappointment to many Lakeside seasonal campers.

Excluding the Woodlot area as it doesn't apply there remains 172 lots that require adequate parking for overflow.

Sites 1 to 89A	90 sites
Lakeside	4 sites
Lakefront	2 sites
Parkview	14 sites
Section A	15 sites
Section B	4 sites
Section C	6 sites
Section D	5 sites
Section E	32 sites

The total sites on the Lakeside area are 172. I am aware that we are allowed a maximum of two vehicles on our site but campers often have two vehicles without any guests.

SCRCA requires that all overflow parking use the Parkview area lot. As far as I can figure there are approximately 30 parking spaces available providing vehicles park appropriately. I have seen a truck with RV take up half of that parking area! Another serious concern is the safety of the children that run freely in that lot near the children's playground. This may pose a safety issue for the children with the increasing number of vehicles coming and going.

Also, this past week I was visiting friends in the Woodlot area and witnessed a child that came close to running directly into a sign that was intended to keep the children safe. This sign needs to be moved further from the actual area in which the small children run around. This is an accident waiting to happen!

Yours,



Rebecca Archibald



Hon. Doug Ford
Premier of Ontario
VIA EMAIL:
premier@ontario.ca

Hon. Rob Flack
Minister of Municipal Affairs
and Housing
VIA EMAIL:
rob.flack@pc.ola.org

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

June 18, 2025

Hon. Todd McCarthy
Minister of the
Environment, Conservation
and Parks
VIA EMAIL:
todd.mccarthy@pc.ola.org

MPP Joseph Racinsky
Wellington-Halton Hills
VIA EMAIL:
joseph.racinsky@pc.ola.org

RE: Bill 5: Protecting Ontario by Unleashing Our Economy Act 2025

Please be advised that Township of Puslinch Council, at its meeting held on May 28, 2025 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2025-167:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda item 6.9 and 6.10 be received for information; and

Whereas the Government of Ontario has introduced Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025, which proposes substantial changes to environmental planning legislation, including the repeal of the Endangered Species Act and the creation of “Special Economic Zones” that may override local planning authority; and

Whereas the Township of Puslinch supports increasing housing supply and economic growth, but believes this must be achieved without undermining environmental protections or compromising the integrity of municipal planning processes; and



Whereas Bill 5, as proposed, risks weakening safeguards for Ontario's natural heritage and reducing the role of municipalities in managing growth in a responsible and locally informed manner;

Now therefore be it resolved that the Council of the Township of Puslinch:

- **Opposes the provisions in Bill 5 that would reduce environmental protections or override municipal planning authority;**
- **Urges the Province of Ontario to advance housing and infrastructure growth through policies that respect sound environmental planning principles and uphold the planning tools available to local governments;**
- **Opposes the use of Bill 5 that may reduce a municipality's ability to enforce its local by-laws (planning and other affected by-laws);**
- **Opposes the potential use of Bill 5 to supersede Ministry jurisdiction to require proper approvals such as ARA licences or ECAs; and**
- **Opposes the potential use of Bill 5 to apply a SEZ to lands that are already licenced through provincial approvals such as an ARA licence or ECA to supersede requirements under those licenses or approvals.**
- **Directs that this resolution be forwarded to:**
 1. **The Honourable Doug Ford, Premier of Ontario**
 2. **The Honourable Rob Flack, Minister of Municipal Affairs and Housing**
 3. **The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks**
 4. **MPP Joseph Racinsky**
 5. **The Association of Municipalities of Ontario (AMO)**
 6. **All Ontario municipalities for their awareness and consideration.**
 7. **All Conservation Authorities in Ontario**
 8. **Conservation Ontario**

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

Monika Farncombe

From: Jennifer E. Willoughby <jwilloughby@shelburne.ca>
Sent: Wednesday, May 14, 2025 9:50 AM
To: rob.flack@pc.ola.org; sylvia.jones@pc.ola.org; premier@ontario.ca;
todd.mccarthy@pc.ola.org
Cc: policy@amo.on.ca; Minister (MMAH); romachair@roma.on.ca; Alice Byl
Subject: Town of Shelburne - Responsible Growth and Opposition to Elements of Bill 5

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Good Morning

At the May 12, 2025, meeting of Shelburne Town Council, the following resolution was passed unanimously

Moved By: Councillor Len Guchardi
Seconded By: Councillor Lindsay Wegener

Whereas the Government of Ontario has introduced Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025, which proposes substantial changes to environmental planning legislation, including the repeal of the Endangered Species Act and the creation of “Special Economic Zones” that may override local planning authority;

And Whereas the Town of Shelburne supports increasing housing supply and economic growth, but believes this must be achieved without undermining environmental protections or compromising the integrity of municipal planning processes;

And Whereas Bill 5, as proposed, risks weakening safeguards for Ontario’s natural heritage and reducing the role of municipalities in managing growth in a responsible and locally informed manner;

Now Therefore Be It Resolved That Council for the Town of Shelburne:

- Opposes the provisions in Bill 5 that would reduce environmental protections or override municipal planning authority;
- Urges the Province of Ontario to advance housing and infrastructure growth through policies that respect sound environmental planning principles and uphold the planning tools available to local governments;
- Urges the Province to support municipalities through ensuring responsible growth through infrastructure projects designed to ensure protection of sensitive wildlife and natural resources;

And Directs that this resolution be forwarded to:

- The Honourable Doug Ford, Premier of Ontario,

- The Honourable Rob Flack, Minister of Municipal Affairs and Housing,
- The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks,
- Sylvia Jones, MPP for Dufferin–Caledon,
- The Association of Municipalities of Ontario (AMO),
- All Ontario municipalities for their awareness and consideration,
- All Conservation Authorities in Ontario,
- Conservation Ontario

CARRIED; Mayor Wade Mills

Thank You

[Jennifer Willoughby, Director of Legislative Services/Clerk](#)

Phone: 519-925-2600 ext 223 | Fax: 519-925-6134 | jwilloughby@shelburne.ca

Town of Shelburne | 203 Main Street East, Shelburne ON L9V 3K7

www.shelburne.ca



Resolution

Meeting Date: May 12, 2025

Resolution No. 2025-093

Moved: Councillor Prendergast

Seconded: Councillor Andrews

Responsible Growth and Opposition to Elements of Bill 5

Whereas the Government of Ontario has introduced Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025, which proposes substantial changes to environmental planning legislation, including the repeal of the Endangered Species Act and the creation of “Special Economic Zones” that may override local planning authority; and

Whereas the Town of Orangeville supports increasing housing supply and economic growth, but believes this must be achieved without undermining environmental protections or compromising the integrity of municipal planning processes; and

Whereas Bill 5, as proposed, risks weakening safeguards for Ontario’s natural heritage and reducing the role of municipalities in managing growth in a responsible and locally informed manner;

Now therefore be it resolved that Council for the Town of Orangeville:

- Opposes the provisions in Bill 5 that would reduce environmental protections or override municipal planning authority;
- Urges the Province of Ontario to advance housing and infrastructure growth through policies that respect sound environmental planning principles and uphold the planning tools available to local governments;
- Directs that this resolution be forwarded to:
 - The Honourable Doug Ford, Premier of Ontario
 - The Honourable Rob Flack, Minister of Municipal Affairs and Housing
 - The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks
 - The Honourable Sylvia Jones, Deputy Premier, Minister of Health and MPP for Dufferin–Caledon
 - The Association of Municipalities of Ontario (AMO)
 - All Ontario municipalities for their awareness and consideration.

Result: Carried Unanimously