



LONG POINT REGION CONSERVATION AUTHORITY
Board of Directors Meeting Minutes of November 1, 2023
Approved December 6, 2023

Members in attendance:

John Scholten, Chair	Township of Norwich
Michael Columbus, Vice-Chair	Norfolk County
Shelley Ann Bentley	Haldimand County
Dave Beres	Town of Tillsonburg
Doug Brunton	Norfolk County
Robert Chambers	County of Brant
Tom Masschaele	Norfolk County
Chris Van Paassen	Norfolk County
Rainey Weisler	Municipality of Bayham/Township of Malahide
Peter Ypma	Township of South-West Oxford

Regrets:

Stewart Patterson	Haldimand County
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Staff in attendance:

Judy Maxwell, General Manager
Aaron LeDuc, Manager of Corporate Services
Leigh-Anne Mauthe, Interim Manager of Watershed Services
Jessica King, Social Media and Marketing Associate
Zachary Cox, Interim Marketing Coordinator
Dana McLachlan, Executive Assistant

1. Welcome and Call to Order

The Chair called the meeting to order at 6:30 p.m., Wednesday, November 1, 2023.

2. Additional Agenda Items

There were no additional agenda items.

3. Declaration of Conflicts of Interest

None were declared.

4. Hearing

A-98/23

Moved by R. Weisler
Seconded by P. Ypma

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Stewart Patterson, John Scholten, Rainey Weisler, Chris Van Paassen, Peter Ypma

THAT the LPRCA Board of Director's does now sit as a Hearing Board.

Carried

The roll was called to conduct the following Hearing under Section 28 of the Conservation Authorities Act. Stewart Patterson was absent from the call. Peter Ypma was missed in the call but was present.

The Chair gave his opening remarks and reviewed the guidelines and process to be followed for the hearing.

Hearing: LPRCA-175/23 (Kolomaya)

Leigh-Anne Mauthe introduced the applicant Jake Kolomaya and his agent Nathan Kolomaya, and Julian Stewart, project architect, then proceeded to present the staff hearing report.

An application was received to construct a non-habitable accessory structure. The land contains a two-story house, permitted by LPRCA through a hearing process in 2018, is subject to slope stability and erosion related hazards from Lake Erie and is fully regulated under O. Reg. 178/06.

Staff recommended refusal to grant a permit for this application for the following reasons:

1. The construction of a structure in the Lake Erie shoreline unstable slope and erosion hazard along Brown Street is contrary to the LPRCA policies for development in the area of the subject lands. These policies have been implemented to reduce or eliminate preventable property damage due to unstable slopes and shoreline erosion.
2. This construction of a structure affects the control of erosion in that it increases the potential for damage from slope instability and erosion.
3. The proposal is not unique; therefore, the granting of an exemption to policy could be seen as setting precedent. Similar applications may have to be permitted as a consequence.

Agent, Nathan Kolomaya addressed the board and presented on the permit application.

Staff, the agent and the proponent responded to questions from the Board.

A-99/23

Moved by T. Masschaele

Seconded by R. Weisler

THAT the LPRCA Hearing Board does now enter into a closed session to discuss:

- Litigation or potential litigation, including matters before administrative tribunals

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(e.g. Local Planning Appeal Tribunal), affecting the Authority.

Carried

The LPRCA Hearing Board reconvened in open session at 7:14 p.m.

The Chair advised Jake Kolomaya that the permit has been approved.

A-100/23

Moved by M. Columbus

Seconded by D. Brunton

That the LPRCA Board of Directors does now adjourn from sitting as a Hearing Board.

Carried

5. Minutes of the Previous Meeting

a) Board of Directors Meeting of October 4, 2023

A-101/23

Moved by T. Masschaele

Seconded by P. Ypma

THAT the minutes of the LPRCA Board of Directors Meeting held October 4, 2023 be adopted as circulated.

Carried

6. Business Arising

There was no business arising from the previous minutes.

7. Review of Committee Minutes

No committee minutes were presented.

8. Correspondence

No correspondence was presented.

9. Development Applications

a) Section 28 Regulations Approved Permits

Through the General Manager's delegated authority, 21 applications were approved in

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the past month. LPRCA-156/23, LPRCA-177/23, LPRCA-197/23, LPRCA-201/23, LPRCA-202/23, LPRCA-206/23, LPRCA-207/23, LPRCA-208/23, LPRCA-210/23, LPRCA-211/23, LPRCA-212/23, LPRCA-213/23, LPRCA-214/23, LPRCA-215/23, LPRCA-216/23, LPRCA-217/23, LPRCA-218/23, LPRCA-220/23, LPRCA-221/23, LPRCA-226/23 and LPRCA-227/23.

Permits LPRCA-207/23 and LPRCA-208/23 should have read as Plan instead of Concession.

A-102/23

Moved by D. Beres

Seconded by S. Bentley

THAT the LPRCA Board of Directors receives the Section 28 Regulations Approved Permits report dated November 1, 2023 as amended for information.

Carried

10. New Business

a) General Manager's Report

The General Manager provided an overview of operations this past month.

The campgrounds had a successful year and closed for the season on October 15.

The latest project on the Backus Education Centre to upgrade the outside of the building is progressing well.

The Vittoria Dam Class Environmental Assessment, the Big Otter floodplain mapping and the Hydrology projects are ongoing and are scheduled to be completed early next year.

Staff are currently contacting adjacent landowners to the Haldimand Conservation Area to coordinate an effort to treat the area for Hemlock Wooley Adelgid (HWA).

In response to member Ypma's question regarding the level of concern for HWA, the General Manager explained that Hemlock isn't a dominant species within LPRCA properties but HWA has had a devastating effect in the U.S. The goal is to contain HWA to limit spread.

A-103/23

Moved by P. Ypma

Seconded by R. Weisler

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THAT the LPRCA Board of Directors receives the General Manager's Report for October 2023 as information.

Carried

b) 3rd Quarter Financial Report

The Manager of Corporate Services reviewed the financials up to and including September 30, 2023.

Revenues to September 30, 2023 represented 90.8% of the annual budget and expenditures 70.9%.

Planning user fee revenues were down 17.6% compared to 2022 but is still on target to attain budget.

A total of 451 seasonal campsites were registered exceeding the budget target of 430. Seasonal camping revenues exceeded the budget by 3.1%.

Overall, the Authority is in a positive financial position at the end of the 3rd quarter.

A-104/23

Moved by C. Van Paassen
Seconded by T. Masschaele

THAT the LPRCA Board of Directors receives the Q3 Financial Report – September 30, 2023 for the fiscal period up to and including September 30th, 2023 as information.

Carried

c) Ecological Survey Report

LPRCA contracts a qualified ecologist to survey properties for species at risk and species of concern on an annual basis. Staff retained the services of Natural Resource Solutions Inc. to complete the 2023 surveys at four LPRCA properties for a total 590.02 acres.

The Hughes, Greathead, Wilson, and Coppens-Ferris-Armstrong tracts were surveyed and are included in the 5-year operating plan for upcoming forest management activities.

Recommendations within the report will be implemented during the marking and timber harvesting process to ensure that sensitive species are not impacted, and to continue LPRCA's focus on ecologically sustainable forest management.

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A-105/23

Moved by R. Weisler
Seconded by D. Beres

THAT the LPRCA Board of Directors receives the Ecological Survey Report as information.

Carried

The closed session began at 7:40 p.m.

11. Closed

Session A-106/23

Moved by D. Brunton
Seconded by R. Weisler

THAT the LPRCA Board of Directors does now enter into a closed session to discuss:

- A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Authority.

Carried

The Board reconvened in open session at 8:05 p.m.

The closed meeting minutes of the Hearing Board and the Board of Directors meetings of October 4, 2023 were approved in the closed session.

Next meetings: November 8, 2023, Budget
December 6, 2023, Board of Directors

Adjournment

The Chair adjourned the meeting at 8:07 p.m.

John Scholten
Chair

Judy Maxwell
General Manager/Secretary-Treasurer

/dm

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