



LONG POINT REGION CONSERVATION AUTHORITY
Board of Directors Meeting Minutes of December 6, 2023
Approved January 3, 2024

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
Stewart Patterson	Haldimand County
Chris Van Paassen	Norfolk County
Rainey Weisler	Municipality of Bayham/Township of Malahide

Regrets:

Peter Ypma	Township of South-West Oxford
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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
Dana McLachlan, Executive Assistant

*S. Bentley joined the meeting at 4:04 p.m.

1. Welcome and Call to Order

The Chair called the meeting to order at 4:00 p.m., Wednesday, December 6, 2023.

2. Additional Agenda Items

There were no additional agenda items.

3. Declaration of Conflicts of Interest

Chris Van Paassen declared a conflict with Item 8 a) Section 28 Regulations Approved Permits

FULL AUTHORITY COMMITTEE MEMBERS

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Tom Masschaele, Stewart Patterson, John Scholten, Rainey Weisler, Chris Van Paassen, Peter Ypma

4. Hearing

A-108/23

Moved by D. Beres

Seconded by R. Weisler

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. Shelley Ann Bentley was absent from the call.

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

Shelley Ann Bentley arrived at 4:04 p.m. and did not participate in the hearing.

Hearing: LPRCA-283/23 (Marc Lannoo)

Leigh-Anne Mauthe introduced the applicants Marc and Rasa Lannoo and their agent Dave Roe, then proceeded to present the staff hearing report.

An application was received to construct an addition to a non-habitable accessory building at 100 Wolven Street, Port Rowan. The scope of work contains a request to add an additional 314 ft² to an existing garage. The land contains a one-story house built prior to 2002. The entire property is regulated under O. Reg. 178/06 and is subject to slope stability and erosion related hazards associated with Lake Erie, and is adjacent to a Provincially Significant Wetland.

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 Wolven 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 an addition to the 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.

Dave Roe addressed the board on behalf of the applicant. Mr. Roe referenced a

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Vegetation and Slope Assessment Report completed by a consultant engaged by the applicant. The report was not provided to LPRCA with the application or provided before the hearing to include in the agenda, therefore, it could not be used in the hearing.

Staff and the proponent responded to questions from the Board.

The members entered the closed session of the Hearing Board at 4:43 p.m.

A-109/23

Moved by R. Weisler

Seconded by S. Patterson

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

- Litigation or potential litigation, including matters before administrative tribunals (e.g. Local Planning Appeal Tribunal), affecting the Authority.

Carried

The LPRCA Hearing Board reconvened in open session at 4:56 p.m.

The Chair advised Marc Lannoo that the permit has been approved.

A-110/23

Moved by R. Weisler

Seconded by R. Chambers

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

Carried

The applicants and agent left the meeting at 4:59 p.m.

5. Minutes of the Previous Meeting

a) Board of Directors Meeting of November 1, 2023

A-111/23

Moved by T. Masschaele

Seconded by D. Brunton

THAT the minutes of the LPRCA Board of Directors Meeting held November 1, 2023 be adopted as circulated.

Carried

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Tom Masschaele, Stewart Patterson, John Scholten, Rainey Weisler, Chris Van Paassen, Peter Ypma

b) Board of Directors Budget Meeting of November 8, 2023

A-112/23

Moved by D. Beres

Seconded by S. Bentley

THAT the minutes of the LPRCA Board of Directors Budget Meeting held November 8, 2023 be adopted as circulated.

Carried

6. Business Arising

There was no business arising from the previous minutes.

7. Correspondence

a) Prince Edward County re: Resolution urging the Province to stop the proposal to expand the use of the permit-by-rule

No further information regarding the correspondence was available.

A-113/23

Moved by C. Van Paassen

Seconded by S. Patterson

THAT the correspondence outlined in the Board of Directors Agenda of December 6, 2023 be received as information.

Carried

8. Development Applications

a) Section 28 Regulations Approved Permits

Through the General Manager's delegating authority, 17 applications were approved in the past month. LPRCA-198/23, LPRCA-224/23, LPRCA-228/23, LPRCA-231/23, LPRCA-232/23, LPRCA-233/23, LPRCA-234/23, LPRCA-235/23, LPRCA-237/23, LPRCA-239/23, LPRCA-240/23, LPRCA-241/23, LPRCA-243/23, LPRCA-244/23, LPRCA-248/23, LPRCA-249/23, LPRCA-251/23,

In response to questions from Shelley Ann Bentley and Michael Columbus, Leigh-

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Anne Mauthe verified that applications for work started prior to a permit being issued are charged double the fee, provided the staff are able to recommend the application for approval.

Chris Van Paassen declared a conflict and did not participate in discussions or the vote.

A-114/23

Moved by S. Patterson
Seconded by D. Brunton

THAT the LPRCA Board of Directors receives the Section 28 Regulations Approved Permits report dated December 6 for information.

Carried

9. New Business

a) General Manager's Report

The General Manager provided a report summarizing operations this past month.

A-115/23

Moved by T. Masschaele
Seconded by S. Bentley

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

Carried

b) Forest Management Prescriptions/Operating Plans

Staff prepared and presented for approval a prescription/operating plan for the Proper, Serels, Greathead tract.

The marking of the timber will be completed in preparation for tendering next year.

A-116/23

Moved by M. Columbus
Seconded by D. Beres

THAT the LPRCA Board of Directors approves the prescription/operating plan for the Proper, Serels, Greathead Tract on 1283 Norfolk County Road 19 West in Windham Township.

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Carried

c) Christmas Season Staff Appreciation

As in the past, management requested approval to present LPRCA staff with a gift card in appreciation of their work throughout the year and to mark the Christmas season. The expense was incorporated into the 2023 budget.

A-117/23

Moved by R. Weisler
Seconded by S. Bentley

THAT the LPRCA Board of Directors authorizes the General Manager to purchase gift cards for staff working at this time of year in appreciation for their efforts.

Carried

d) Backus Education Centre Update

The General Manager provided an update on the progress to date of the renovations to the Education Centre and Gallery, and the funding and donations received. The next and final phase of the project is the completion and installation of the displays and display panels in the Gallery.

Also, a new Waterfowling Decoy Museum is currently in the planning stages with Tom Davidson Sr. who is funding the project.

A-118/23

Moved by D. Brunton
Seconded by S. Bentley

THAT the LPRCA Board of Directors receives the Backus Education Centre Update as information.

Carried

e) 2024 Draft Fee Schedules

The draft fee schedules were included as part of the 2024 Draft Budget, approved November 8th, and sent to the municipalities for a 30-day comment period due December 14, 2023.

However, due to the timing of the final budget approval vote, set for February 1, 2024, it was recommended by the Board to approve the fees at the December meeting.

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A-119/23

Moved by R. Chambers

Seconded by D. Brunton

THAT the LPRCA Board of Directors approves the proposed 2024 Fee Schedules as presented to be effective January 1, 2024.

Carried

The closed session began at 5:20 p.m.

10. Closed

Session A-120/23

Moved by D. Beres

Seconded by C. Van Paassen

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 5:25 p.m.

The closed meeting minutes of the Hearing Board and the Board of Directors meetings of November 1, 2023 were approved in the closed session.

Next meetings: January 3, 2024, Board of Directors & Elections

Adjournment

The Chair adjourned the meeting at 5:25 p.m.

John Scholten
Chair

Judy Maxwell
General Manager/Secretary-Treasurer

/dm

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