



**BOARD OF DIRECTORS MEETING**  
**Wednesday, December 3, 2025 @ 6:30pm**  
**Tillsonburg Administration Office**

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**AGENDA**

**Agenda Page**

1. Welcome and Call to Order
2. Additional Agenda Items
3. Approval of Agenda
4. Declaration of Conflicts of Interest
5. Minutes of the Previous Meeting:
  - a) Board of Directors Meeting – November 5, 2025 2-9
  - b) Board of Directors Budget Meeting – November 13, 2025 10-13
6. Business Arising from the previous minutes: None
7. Correspondence:
  - a) Catfish Creek Conservation Authority Board Resolution 14-19
  - b) Lakehead Region Conservation Authority Letter 20-23
  - c) Township of O'Connor Letter 24-26
  - d) Municipality of Shuniah Letter 27-28
  - e) Ausable Bayfield Conservation Authority Letter 29-34
  - f) Simcoe Reformer Article - Norfolk County 35-36
8. Planning Department:
  - a) Section 28 Regulations Approved Permits (L. Mauthe) 37-44
9. New Business:
  - a) Teeterville Dam Environmental Assessment — Montrose (Scott Robertson) 45-66
  - b) Teeterville Dam Environmental Assessment (S. Rahman) 66-69
  - c) General Manager's Report (J. Maxwell) 70-71
  - d) Provincial Announcements: Bill 68 Schedule 3 Proposed Changes to the CA Act and ERO Notice #025-1257 (J. Maxwell) 72-145
  - e) Staff Appreciation (J. Maxwell) 146
  - f) 2025 Forestry update (J. Maxwell) 147-185
  - g) Vittoria Dam EA Implementation Design - Consulting Service (S. Rahman) 186-188
  - h) Ontario Regulation 41/24 Regulation Mapping Update (L. Mauthe) 189-191
  - i) Backus Architectural and Structural Building Assessment Report (J. Maxwell) 192-194
10. Closed Session:
  - a) Advice that is subject to solicitor-client privilege
  - b) Board of Directors Closed Session Minutes of November 13, 2025
  - c) Adjournment of Closed Session

Next Meeting: Board of Directors/Election of Officers & 2026 Budget Vote, January 7, 2026, 6:30pm

Adjournment



## LONG POINT REGION CONSERVATION AUTHORITY Board of Directors Meeting Minutes of November 5, 2025

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### Members in attendance:

Dave Beres, Chair	Town of Tillsonburg
Doug Brunton, Vice-Chair	Norfolk County
Shelley Ann Bentley	Haldimand County
Robert Chambers	County of Brant
Michael Columbus	Norfolk County
Ed Ketchabaw	Municipality of Bayham/Township of Malahide
Tom Masschaele	Norfolk County
Debera McKeen	Haldimand County
Jim Palmer	Township of Norwich
Chris Van Paassen	Norfolk County
Peter Ypma	Township of South-West Oxford

### Regrets:

None

### Staff in attendance:

Judy Maxwell, General Manager  
Aaron LeDuc, Manager of Corporate Services  
Leigh-Anne Mauthe, Manager of Watershed Services  
Saifur Rahman, Manager of Engineering and Infrastructure  
Jessica King, Social Media and Marketing Associate  
Nicole Sullivan, HR Coordinator/Executive Assistant

### **1. Welcome and Call to Order**

The Chair called the meeting to order at 6:30p.m., Wednesday, November 5, 2025.

### **2. Additional Agenda Items**

Chris Van Paassen proposed an addition to the agenda in regards to the Ontario government announcement.

#### **A-112/25**

Moved by C. Van Paassen

Seconded by D. McKeen

THAT the LPRCA Board of Directors add the Ontario Government Announcement on Conservation Authorities under New Business as item 10 G to the November 5, 2025 agenda.

**Carried**

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#### **FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus, Ed Ketchabaw, Tom Masschaele, Debera McKeen, Jim Palmer, Chris Van Paassen, Peter Ypma

### **3. Approval of the Agenda**

**A-113/25**

Moved by J. Palmer

Seconded by P. Ypma

THAT the LPRCA Board of Directors approves the agenda as amended.

**Carried**

### **4. Declaration of Conflicts of Interest**

None.

### **5. Minutes of the Previous Meeting**

#### **a) Board of Directors Meeting October 1, 2025**

Robert Chambers made an amendment to the minutes to include the acknowledgement of Rainey Weisler's last board meeting and the welcoming of Ed Ketchabaw.

Dave Beres officially welcomes Ed Ketchabaw to the LPRCA Board of Directors.

**A-114/25**

Moved by T. Masschaele

Seconded by M. Columbus

THAT the minutes of the LPRCA Board of Directors meeting held October 1, 2025 be adopted as amended.

**Carried**

### **6. Business Arising**

There was no business arising from the previous minutes.

### **7. Review of Committee Minutes**

**A-115/25**

Moved by C. Van Paassen

Seconded by E. Ketchabaw

THAT the minutes of the Audit & Finance Committee meeting held October 24, 2025 be adopted as circulated

**Carried**

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#### **FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus, Ed Ketchabaw, Tom Masschaele, Debera McKeen, Jim Palmer, Chris Van Paassen, Peter Ypma

## **8. Correspondence**

None

## **9. Development Applications**

### **a) Section 28 Regulations Approved Permits (L. Mauthe)**

Leigh-Anne Mauthe presented the approved permits report.

#### **A - 116/25**

Moved by S. Bentley

Seconded by P. Ypma

THAT the LPRCA Board of Directors receives the staff approved Section 28 Regulation Approved Permits report dated November 5, 2025 as information.

**Carried**

## **10. New Business**

### **a) General Manager's Report (J. Maxwell)**

Judy Maxwell provided a report summarizing operations in October and provided a few recent updates on forestry and watershed tours with community partners, Environmental Registry of Ontario postings that Conservation Ontario staff are coordinating comments for, and an update on Forestry operations.

Peter Ypma asked staff about the tops of trees after a timber harvest. Judy Maxwell informed the Board that LPRCA standards the tops are cleaned up. LPRCA has fuelwood contracts for cleanup of the tops and operations are monitored by forestry staff. These contractors are all insured, sign a contract with LPRCA, pay a fee, and are monitored by forestry staff.

Mike Columbus asked if the federal government budget announcement and the cut to the tree planting program will affect LPRCA's tree planting. Judy Maxwell informed the Board that as of now there is no change to LPRCA's tree planting, the funding agreement with Forest Canada is in place until 2029.

Dave Beres asked staff to provide an update on the Boardroom renovations. Judy Maxwell informed the Board that the ceiling tiles and lights were all replaced and completed this week, and the rest of the updates will be completed by mid-January.

Doug Brunton asked staff about LPRCA's lease on the building. Aaron LeDuc informed the Board that LPRCA has four terms of five years with an option for a 5<sup>th</sup> term, and that this lease started in 2018.

#### **A-117/25**

Moved by S. Bentley

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#### **FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus, Ed Ketchabaw, Tom Masschaele, Debera McKeen, Jim Palmer, Chris Van Paassen, Peter Ypma



Seconded by J. Palmer

THAT the LPRCA Board of Directors receives the General Manager's Report for October 2025 as information.

**Carried**

**b) 3<sup>rd</sup> Qtr. Financial Report (A. LeDuc)**

Aaron LeDuc presented the report.

Jim Palmer asked staff to clarify the large surplus that is shown in the report. Aaron LeDuc informed the Board that due to the seasonality of a large portion of LPRCA's revenue, there is generally an uptick on surplus in the 2<sup>nd</sup> and 3<sup>rd</sup> Quarters, but the surplus will slim down by the end of the year when other expenses are finalized and amortization is included.

**A-118/25**

Moved by M. Columbus

Seconded by D. McKeen

THAT the LPRCA Board of Directors receives the Q3 Financial Report – September 30, 2025 for the fiscal year up to and including September 30, 2025 as information.

**Carried**

**c) Tangible Capital Asset Draft Policy (A. LeDuc)**

Aaron LeDuc presented the report.

Chris Van Paassen asked staff for an explanation on the tangible capital asset policy and how LPRCA accounts for sources of financing and accounting entries. Aaron LeDuc explained that the tangible Capital Asset Policy is how LPRCA accounts for financial assets and how LPRCA will account for the assets in the financial statements versus how the Authority acquires tangible capital assets.

**A-119/25**

Moved by T. Masschaele

Seconded by C. Van Paassen

THAT the LPRCA Board of Directors approves the Draft Tangible Capital Asset Policy as presented.

**Carried**

**d) Draft Investment Policy (A. LeDuc)**

Aaron LeDuc presented the report.

Ed Ketchabaw asked staff to clarify if the review period is annually as the staff report or every five years as stated in the policy. Aaron LeDuc informed the Board that the review cycle is every five years, and the staff report was an error.

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**FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus, Ed Ketchabaw, Tom Masschaele, Debera McKeen, Jim Palmer, Chris Van Paassen, Peter Ypma

**A-120/25**

Moved by J. Palmer

Seconded by M. Columbus

THAT the LPRCA Board of Directors approves the Draft Investment Policy as presented.

**Carried**

**e) Administration Review Policy for Permits (L. Mauthe)**

Leigh-Anne Mauthe presented the report and draft policy after the deferral from the last Board meeting.

Chris Van Paassen thanks the staff for deferring the report and speaking to others on the subject. Chris Van Paassen disagreed with the staff report recommendation and provided comments.

Robert Chambers and Mike Columbus supported the staff recommendation and both provided comments, and agrees with staff that members of the Board being the reporting officer would constitute a conflict of interest.

**A-121/25**

Moved by R. Chambers

Seconded by M. Columbus

THAT the LPRCA Board of Directors approve the Administration Review Policy for Permits required under Section 12 of Ontario Regulation 41/24 as presented.

**Carried**

**f) Prescription/Operating Plans – Casselton & Earl Danylevich (J. Maxwell)**

Judy Maxwell delivered the report.

Jim Palmer asked staff if the forestry prescription reports are always this complicated. Judy Maxwell informed the Board that the plans are based on a developed template, but that each tract is individually surveyed and analyzed by forestry staff as the tracts can vary drastically.

**A-122/25**

Moved by C. Van Paassen

Seconded by T. Masschaele

THAT the LPRCA Board of Directors approves the prescription/operating plans for the Earl Danylevich Tract at 1290 Charlotteville West Quarter Line of Charlotteville Township, and

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**FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus, Ed Ketchabaw, Tom Masschaele, Debera McKeen, Jim Palmer, Chris Van Paassen, Peter Ypma

the Casselton Tract at 811 Charlotteville Road 2 of Charlotteville Township.

**Carried**

**g) Ontario Government Announcement regarding Conservation Authorities  
(Addition)**

Dave Beres read his remarks on the Ontario Government announcement about the creation of a new agency — the Ontario Provincial Conservation Agency (OPCA) — which will oversee all Conservation Authorities across the province. This new agency is intended to provide centralized leadership, streamline governance, and modernize the permitting process through a single digital platform and provincewide performance standards. As part of this initiative, the current 36 Conservation Authorities will be reorganized into seven watershed-based regions. As of now, it is speculated that Essex Region CA, Lower Thames Valley CA, St. Clair Region CA, Kettle Creek CA, Catfish Creek CA, Upper Thames River CA, Grand River CA and Long Point Region CA will combine to make Lake Erie Regional Conservation Authority. Public consultation is expected to begin in spring 2026, involving municipalities, Indigenous communities, stakeholders, and residents. Implementation of changes outlined in the OPCA legislation will begin following the October 2026 municipal elections, with changes rolling out in 2027. Dave Beres reiterated that there is no change to LPRCA's current operations. It is business as usual. LPRCA Board and Staff remain fully committed to delivering the high-quality programs and services to the communities — from water quality monitoring and public safety to watershed health initiatives throughout the Long Point Region.

Shelley Ann Bentley asked broadly if there was any recourse at the moment for members to dispute the amalgamation and remain Long Point Region Conservation Authority, as the speculated region is a massive area and does not support the community as the CA's do now.

Dave Beres stated that Conservation Authorities will give their input on the amalgamation when the registry opens.

Ed Ketchabaw asserted that LPRCA Board should not just accept this announcement. There are many unanswered questions, like what is the purpose of this? What can be gained by amalgamating? What is the financial outcome? And what is the goal of the province? Not time to agree until more questions are answered.

Doug Brunton has great concern with where the amalgamation is going, as past amalgamations of other government agencies have been problematic. There is concern with the blending of LPRCA's finances with other organizations and the loss of the reserves that should be utilized in the community and not spread across such a large region. Doug Brunton reiterated his concern with the community places and spaces like Lee Brown Marsh and Backus Heritage Conservation Area.

Tom Masschaele agrees with previous Board members, and adds that the results of amalgamation and centralization do not usually work out for the smaller groups who are in a good financial position, as LPRCA is in. Efficiency in this case, seems it may mean the

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**FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus, Ed Ketchabaw, Tom Masschaele, Debera McKeen, Jim Palmer, Chris Van Paassen, Peter Ypma

spreading of LPRCA's assets.

Chris Van Paassen agrees that LPRCA is not ready to concede on this announcement completely and Board and staff should communicate and do homework to push back now with ministers and other partners. The MPP for Haldimand-Norfolk and Oxford may be receptive to LPRCA. Saving money by going bigger has not worked in the past.

Robert Chambers asked if Ontario was the only province with Conservation Authorities, and inquired how the other provinces handle the work of Conservation Authorities, was the work downloaded to the municipalities in those provinces.

Mike Columbus wondered about the government's statement on "no job losses" as it seems very hard to imagine there will be no job losses and how can the Board handle this.

Judy Maxwell informed the Board that legislation to create the agency should be coming in the next few weeks to hopefully give more direction. There is much that needs to be considered, but hard to do with no direction or concrete plan from the province.

Doug Brunton asked staff if the 2026 budget is set, and if community projects can be pushed forward for 2026. Judy Maxwell indicated that the Board can approve projects outside of the budget.

Jim Palmer asked staff about the province representative that was advertised for LPRCA. Judy Maxwell informed the Board that the position was advertised, and other CAs received an agricultural representative, but LPRCA has not and may not have one appointed now.

Dave Beres asked Board members to forward their concerns to Judy Maxwell to be reviewed.

#### **A-123/25**

Moved by E. Ketchabaw  
Seconded by M. Columbus

THAT the LPRCA Board of Directors receives the update on the Ontario government Announcement regarding Conservation Authorities as information.

AND

THAT the LPRCA Board of Directors direct staff to circulate the remarks from the Chair and the Media Release to the Board of Directors.

**Carried**

### **11. Closed Meeting**

None

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#### **FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus, Ed Ketchabaw, Tom Masschaele, Debera McKeen, Jim Palmer, Chris Van Paassen, Peter Ypma

Next meeting: November 13, 2025, Budget Meeting at 9:30 a.m.

**Adjournment**

The Chair adjourned the meeting at 7:42 p.m.

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Dave Beres  
Chair

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Judy Maxwell  
General Manager/Secretary-Treasurer

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**FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus, Ed Ketchabaw, Tom Masschaele, Debera McKeen, Jim Palmer, Chris Van Paassen, Peter Ypma



## LONG POINT REGION CONSERVATION AUTHORITY Board of Directors Budget Meeting of November 13, 2025

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### Members in Attendance

Robert Chambers, Chair  
Dave Beres, Vice-Chair  
Shelley Ann Bentley  
Doug Brunton  
Michael Columbus  
Debera McKeen  
Chris Van Paassen  
Ed Ketchabaw

County of Brant  
Town of Tillsonburg  
Haldimand County  
Norfolk County  
Norfolk County  
Haldimand County  
Norfolk County  
Municipality of Bayham/Township of Malahide

### Regrets:

Peter Ypma  
Jim Palmer  
Tom Masschaele

Township of South-West Oxford  
Township of Norwich  
Norfolk County

### Staff in attendance:

Judy Maxwell, General Manager  
Aaron LeDuc, Manager of Corporate Services  
Leigh-Anne Mauthe, Manager of Watershed Services  
Saifur Rahman, Manager of Engineering and Infrastructure  
Jessica King, Marketing & Social Media Associate

### **1. Welcome and Call to Order**

The chair called the meeting to order at 9:31 a.m., Thursday, November 13, 2025.

### **2. Additional Agenda Items**

Chris Van Paassen put forth a motion to add a closed session.

#### **A-124/25**

Moved by C. Van Paassen  
Seconded by D. McKeen

THAT the LPRCA Board of Directors adds a closed session meeting under Budget Overview Presentation as item 4 B to the November 13, 2025 Budget agenda.

### **3. Declaration of Conflicts of Interest**

None were declared.

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#### **FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,  
Tom Masschaele, Jim Palmer, Debera McKeen, Ed Ketchabaw, Chris Van Paassen, Peter Ypma

#### **4. Budget Overview Presentation**

##### **A) Budget Overview Presentation**

The Manager of Corporate Services provided a general overview of the 2026 draft budget.

At the last Audit and Finance Committee meeting on August 8, 2025, the Committee provided staff direction to prepare a budget with a maximum 4.0% target increase on the levy. The 2026 Draft Budget was presented with a 0% or \$0 municipal levy increase. The operating levy increased by 0.02% or \$500 and the capital levy decreased by 0.32% or \$500. A special levy to Norfolk County of \$260,000 is required for the Sutton Dam Structure Design and Removal and Vittoria Dam projects in 2026.

The following reports were reviewed and discussed:

1. Draft Consolidated Operating Budget
2. Draft Consolidated Budget Summary
3. Draft Municipal Levy Consolidated
4. 5-year Summary by Municipality of Levy Apportionment

The Current Value Assessment Apportionment for 2025 and 2026 were presented and discussed. The assessment data was provided by the Ministry of Natural Resources and Forestry based on O. Reg. 402/22 (Budget and Apportionment).

Closed session began at 10:02 a.m.

\* L. Muathe and S.Rahman left the meeting at 10:02 a.m

##### **B) Closed Session**

###### **A-125/25**

Moved by C. Van Paassen  
Seconded by M. Columbus

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

- Personal matters about an identifiable individual, including employees of the Authority.

The Board reconvened in open session at 10:24 a.m.

\* L. Mauthe and S. Rahman returned to the meeting at 10:24 a.m

#### **5. 2026 Budget Package**

##### **Operations:**

The Managers reviewed each of their department(s) draft budgets, action plans, projects, and staffing requirements.

##### **Capital:**

The 2026 total for capital spending is budgeted at \$1,199,455 requiring \$157,000 from the general levy, \$157,000 from the Current Year Surplus, \$246,575 from the User Fee Reserve, \$160,600 Prior Year Capital, \$135,000 Provincial Grants, \$83,280 from Unrestricted Reserve and \$260,000 Special Levy from Norfolk County.

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##### **FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,  
Tom Masschaele, Jim Palmer, Debera McKeen, Ed Ketchabaw, Chris Van Paassen, Peter Ypma

The following reports were reviewed and discussed:

1. One-Year 2026 Draft Capital Budget
2. Five-Year 2026 Draft Capital Budget

Maintenance work and necessary repairs for public safety are continuing on the major water control structures. Three projects are planned for 2026 totaling \$435,000, Sutton Dam Structure Design and Removal, Vittoria Dam Design and Implementation, and Deer Creek Dam Public Safety Boom.

Two Watershed Services projects are planned for 2026 totaling \$120,000; Flood hazard mapping of Nanticoke Creek and flood and erosion hazard mapping of Upper Big Creek.

Other works include gate replacement, updated signage, and repairs on Authority lands, parking lots and fencing upgrades, Backus Maintenance Barn demolition and replacement, Backus Heritage Site building demolitions, Backus Grist Mill full structural review, Backus CA cabin replacement, Haldimand CA and Norfolk CA water system upgrades, and the purchase of playground equipment for Backus Heritage CA and Haldimand CA. Annual computer upgrades, and vehicle and equipment replacements.

## **6. General Manager's Report and Budget Recommendations**

### **A-126/25**

Moved by E. Ketchabaw

Seconded by S. Bentley

THAT the LPRCA Board of Directors approves the following recommendations regarding LPRCA's 2026 Draft Operating and Capital budgets:

THAT the draft 2026 operating budget of \$6,370,228 requiring \$2,238,181 of general levy representing an increase in the general levy of 0.02% or \$500;

AND

THAT the draft 2026 capital budget of \$1,199,455 requiring \$157,500 of general levy representing a decrease in the general levy of -0.32% or \$500;

AND

THAT the draft 2026 capital budget includes a special levy of \$260,000 for Norfolk County;

AND

THAT the total general municipal levy of \$2,395,181 requiring an increase of 0.00% or \$0.00 overall compared to 2025 be circulated to member municipalities for review and comment;

AND

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### **FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,  
Tom Masschaele, Jim Palmer, Debera McKeen, Ed Ketchabaw, Chris Van Paassen, Peter Ypma



THAT staff be directed to present the Draft 2026 Budget to member municipalities when requested.

**Carried**

The Chair adjourned the meeting at 11:57 a.m.

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Dave Beres  
Chair

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Judy Maxwell  
General Manager/Secretary-Treasurer

/jk

DRAFT

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**FULL AUTHORITY COMMITTEE MEMBERS**

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,  
Tom Masschaele, Jim Palmer, Debera McKeen, Ed Ketchabaw, Chris Van Paassen, Peter Ypma

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## CATFISH CREEK CONSERVATION AUTHORITY

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### Re: Resolution (Bill 68 and ERO Posting 025-1257)

On October 31, 2025, the Ministry of Environment, Conservation and Parks (MECP) released a media statement titled “Ontario Creating New Conservation Authority Agency to Improve Service Delivery and Protect Communities,” announcing the Province’s intention to establish a new, board-governed Ontario Provincial Conservation Agency “[Ontario Creating New Conservation Authority Agency to Improve Service Delivery and Protect Communities | Ontario Newsroom](#)”. This new agency is expected to provide leadership, governance, and strategic oversight to all Conservation Authorities (CAs) across Ontario. The announcement was made without prior consultation with Conservation Authorities—including the Catfish Creek Conservation Authority (CCCA)—or with the watershed experts, municipal partners, and staff who possess decades of local, on-the-ground knowledge. For a watershed the size of Catfish Creek, which relies heavily on close local partnerships, this absence of engagement raises significant concerns about transparency and informed decision-making.

Shortly after this announcement, on November 6, 2025, the government introduced Bill 68, Plan to Protect Ontario Act (Budget Measures), 2025 (No. 2) “[Bill 68, Plan to Protect Ontario Act \(Budget Measures\), 2025 \(No. 2\) - Legislative Assembly of Ontario](#)”. The bill passed First Reading and is expected to move quickly through the Legislature, with enactment anticipated in early December 2025. Schedule 3 of Bill 68 proposes amendments to the Conservation Authorities Act to formally create the Ontario Provincial Conservation Agency, outlining its objects, governance structure, and funding model. For a smaller watershed authority like CCCA, these proposed changes represent substantial structural and operational shifts, the impacts of which have not yet been fully articulated by the Province.

On November 7, 2025, the MECP posted Environmental Registry of Ontario (ERO) posting #025-1257, Proposed boundaries for the regional consolidation of Ontario’s Conservation Authorities, with a public commenting period running to December 22, 2025 “[Proposed boundaries for the regional consolidation of Ontario’s conservation authorities | Environmental Registry of Ontario](#)”. This proposal reduces Ontario’s 36 Conservation Authorities to seven large regional entities. As a watershed-based agency, CCCA’s jurisdiction is defined by ecological and hydrological boundaries rather than municipal borders. The proposed regional map places Catfish Creek into an extremely large regional authority where watershed conditions, community needs, development pressures, and local priorities differ substantially from those of neighbouring watersheds. The geographic scale of this proposed region surpasses what is practical for meaningful representation of Catfish Creek’s specific watershed characteristics.

The consolidation proposal carries potentially significant implications for municipalities, residents, and partner organizations within the Catfish Creek watershed. No evidence-based analysis has been provided by the Province to justify the transition to such large regional entities, nor has a detailed rationale been offered for establishing a separate provincial oversight agency to replace functions historically carried out by a Ministry. The dissolution of 36 Conservation Authorities—including Catfish Creek—and the creation of shared provincial systems for finance, HR, IT, and administration would create substantial costs and added layers of complexity. Instead of streamlining service delivery, this approach may fragment existing networks and delay local decision-making.

The absence of meaningful consultation is especially concerning. If the Province intends to proceed transparently, then all existing Conservation Authorities, including Catfish Creek—should be fully engaged before legislation advances to Second and Third readings. At present, consultation is limited to the boundary-setting ERO posting. This leaves numerous critical questions unanswered. These include the funding model for the proposed Ontario Provincial Conservation Agency; the governance model for the new regional CAs and whether Catfish Creek's municipalities will have adequate local representation; the feasibility of merging diverse watershed policies into a “one-size-fits-all” framework; and the risks associated with centralizing programs that are currently tailored to local watershed conditions, needs, and funding capacities.

Significant human-resource and organizational concerns also remain unresolved, including how staff redeployment will occur across large geographic distances; how charitable foundations that support individual conservation authorities will be affected; how dissolution may impact foundations' status under the Income Tax Act; and how locally owned assets—such as conservation areas, infrastructure, and other capital holdings—will be transferred or managed under a regional model. For Catfish Creek, which manages a unique suite of natural areas and infrastructure on behalf of its partner municipalities, these uncertainties pose real operational risks.

Under the proposed regional structure, Catfish Creek would join an amalgamated entity encompassing numerous municipalities—far too many for any one watershed to maintain meaningful influence. This stands in contrast to CCCA's current governance model, which ensures strong local representation and accountability to its participating municipalities. The proposed system risks creating an unwieldy regional board disconnected from the day-to-day realities of the Catfish Creek watershed, and it may dilute the ability of local municipal councils and residents to shape watershed priorities.

As the Province advances its consolidation plan, Catfish Creek Conservation Authority encourages the government to commit to full and meaningful consultation with municipalities regarding both the funding of the new Agency and the establishment of new regional conservation authorities. CCCA emphasizes the need to preserve a strong local voice accountable to watershed residents; maintain local expertise capable of delivering programming rooted in local conditions; retain accessible local offices;

provide clarity regarding the future of charitable foundations; and transparently disclose the anticipated costs of amalgamation. These measures are essential to safeguarding the long-standing, community-based watershed management model that has served the Catfish Creek region effectively for decades.

Attached to this correspondence is a resolution passed by the CCCA Board of Directors at a meeting held November 27, 2025.

Sincerely,



Morgaine Griffin  
Chairperson  
Catfish Creek Conservation Authority



Dusty Underhill  
General Manager/ Secretary Treasurer  
Catfish Creek Conservation Authority

**Attached:** CCCA Recommendation Resolution

**CC:** The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks  
Rob Flack, MPP (Elgin, Middlesex, London); Ernie Hardeman MPP (Oxford);  
Local Municipal Councils  
Chief Todd Cornelius, Oneida Nation  
Association of Municipalities of Ontario  
Conservation Ontario  
Conservation Authorities in Ontario  
Local environmental groups and other stakeholders

**Moved By: Paul Buchner**

**Seconded By: Arthur Oslach**

**WHEREAS** the Ministry of the Environment, Conservation and Parks has posted Environmental Registry Notice No. 025-1257 (“Proposed Boundaries for the Regional Consolidation of Ontario’s Conservation Authorities”), proposing to reduce Ontario’s 36 conservation authorities to 7 regional entities as part of a broader restructuring that would create a new Ontario Provincial Conservation Agency to provide centralized oversight and direction under the *Conservation Authorities Act*; and

**WHEREAS** under this proposal, the Catfish Creek Conservation Authority (CCCA) would be merged into a new “Lake Erie Regional Conservation Authority” together with the:

- Lower Thames Valley CA
- St. Clair Region CA
- Upper Thames River CA
- Kettle Creek CA
- Essex Region CA
- Long Point Region CA
- Grand River CA

forming a single organization stretching from Windsor, Essex County and Pelee Island, through north of Waterloo region; and

**WHEREAS** the Board acknowledges and supports the Province’s goals of improved efficiency, consistency and fiscal prudence in conservation delivery, but finds that the proposed “Lake Erie Region” configuration would:

1. Create a geographically vast and administratively complex entity, joining northern, rural and fast-growing southern municipalities throughout the province with little shared watershed connection or economic alignment;
2. Dilute local accountability and municipal partnership, contrary to the principle that decisions are best made closest to the communities they affect;

3. Generate substantial transition costs, including human-resources integration, governance restructuring, IT migration and policy harmonization, that would divert resources from front-line service delivery and delay measurable outcomes, contrary to the Province's own business-planning principles of value for money, cost containment and service continuity; and,
4. Risk greater uncertainty and delay for builders, developers and farmers, as local permitting offices and staff familiar with site conditions are replaced by distant regional structures, making it harder for applicants to obtain timely local advice, resolve issues or expedite housing and infrastructure approvals that support the Province's "Get It Done" agenda; and

**WHEREAS** the CCCA has already undertaken significant modernization work aligned with provincial objectives, including:

- implementation of a digital permitting and inspection system that has reduced turnaround times;
- improvements in transparency and client communication;
- data and network systems, including security and redundancy
- numerous internal reviews to identify opportunities for cost savings and efficiencies
- conversion of redundant support and non-mandatory positions to front-line mandatory service positions
- demonstrating that meaningful modernization can occur within the current watershed-based governance framework; and

**WHEREAS** the Board further recognizes that the Catfish Creek Conservation Authority serves Southwestern Ontario communities facing vastly different climatic, hydrological and infrastructure realities, which would be ill-served by a larger overarching administrative structure extending over 300 kilometers to townships north of the Kitchener-Waterloo Guelph area;

**THEREFORE BE IT RESOLVED THAT:**

The Board of Directors does not support the proposed "Lake Erie Regional Conservation Authority" boundary configuration outlined in Environmental Registry Notice 025-1257; and

The Board instead endorses further provincial evaluation of a more focused specific model as a geographically coherent, cost-effective and locally accountable alternative

that advances the government's priorities of efficiency, red-tape reduction and timely housing delivery; and

The Board requests that the Ministry engage directly with affected municipalities and conservation authorities across Southwestern Ontario most specifically, the municipalities within the Catfish Creek administrative area before finalizing any consolidation boundaries or legislative amendments; and

That this resolution, with a letter from the Chair, be forwarded to the Environmental Registry of Ontario consultations and to:

the Minister of the Environment, Conservation and Parks and his Opposition critics;

- local Members of Provincial Parliament;
- local Municipal Councils
- the Association of Municipalities of Ontario and Conservation Ontario;
- local First Nations
- local environmental groups and other stakeholders, and
- all Conservation Authorities in Ontario

**CARRIED**

*Mission Statement: "To communicate and deliver resource management services and programs  
In order to achieve social and ecological harmony for the watershed"*



November 27, 2025

Re: Proposed Regional Consolidation of Conservation Authorities, ERO Notice #025-1257  
Lakehead Region Conservation Authority Resolution #130/25

---

With the passing of Bill 68 on November 25, 2025, the Province of Ontario has established a new oversight body called the "Ontario Provincial Conservation Agency" (OPCA) to oversee Conservation Authorities (CAs) and the transition to a regional watershed-based framework for CAs in Ontario.

At the November 26, 2025 Lakehead Region Conservation Authority (LRCA) Board Meeting, the LRCA Board of Directors passed a resolution opposing the Province's proposed "Huron-Superior Regional Conservation Authority" boundary configuration as outlined in Environmental Registry Notice 025-1257, which proposes to consolidate the LRCA into a region 1,500 kilometres from the Lakehead Watershed with 72 other southern Ontario municipalities. The resolution also recommends that the LRCA form a stand alone independent Regional Conservation Authority, as the "Northwestern Ontario Regional Conservation Authority" to ensure that the interests of Northwestern Ontario are equitably represented. Additionally, the Board is also requesting that the Ministry engage directly with affected municipalities of the LRCA before finalizing any consolidation boundaries.

The Board of Directors acknowledges the Province's goals in amalgamating conservation authorities; however, strongly believes that the LRCA is unique both in location and the region that it serves and therefore should not be amalgamated with conservation authorities with no watershed or municipal connection.

LRCA Resolution #130/25 has been attached. The LRCA encourages all partners to review the posting <https://ero.ontario.ca/notice/025-1257> and submit comments prior to the closing date of December 22, 2025.



For further information, please contact the undersigned at [info@lakeheadca.com](mailto:info@lakeheadca.com).

Yours truly,



Donna Blunt  
Chair

Encl.: LRCA Board Resolution #130/25

c.c.:

*Hon. Todd McCarthy, Minister of the Environment, Conservation and Parks*  
*Peter Tabuns, MPP, Critic, Environment, Conservation and Parks*  
*Kevin Holland, MPP, Thunder Bay – Atikokan*  
*Lise Vaugoeis, MPP, Thunder Bay- Superior North*  
*Marcus Powlowski, MP – Thunder Bay – Rainy River*  
*Hon. Patty Hajdu – MP Thunder Bay – Superior North*  
*Association of Municipalities of Ontario*  
*Conservation Ontario*  
*All local municipalities*  
*All Conservation Authorities in Ontario*

**LRCA Resolution #130/25**

Moved by: Sheelagh Hendrick  
Seconded by: Brian Kurikka

*With Respect to the posting by the Ministry of the Environment, Conservation and Parks Environmental Registry Notice No. 025-1257 ("Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities"), proposing to reduce Ontario's 36 conservation authorities to 7 regional entities as part of a broader restructuring that would create a new Ontario Provincial Conservation Agency to provide centralized oversight and direction under the Conservation Authorities Act;*

**AND THAT** *under this proposal, the Lakehead Region Conservation Authority (LRCA) would be merged into a new "Huron-Superior Regional Conservation Authority" together with:*

- *Grey Sauble Conservation*
- *the Saugeen Valley Conservation Authority*
- *the Maitland Valley Conservation Authority*
- *the Ausable Bayfield Conservation Authority*
- *the Nottawasaga Valley Conservation Authority*
- *the Lake Simcoe Region Conservation Authority*

*forming a single organization encompassing the eastern shores of Lake Huron, the southern shores of Georgian Bay, Lake Simcoe, and the western shores of Lake Superior in Northwestern Ontario;*

**AND THAT** *the LRCA Board acknowledges and supports the Province's goals of improved efficiency, consistency and fiscal prudence in conservation delivery,*

**AND THAT** *the Lakehead Region Conservation Authority is a self-sufficient entity that is; accountable to its member municipalities;*

- *financially resilient;*
- *consistently processes permits in less than 7 days;*
- *operates in the City of Thunder Bay that has exceeded their housing target by 143%;*
- *has modern financial and IT processes that prioritize security and redundancy; and*
- *is a locally recognized leader in the conservation and protection of the Lakehead Watershed; and*
- *all staff are front line workers,*

**AND THAT** *the Board further recognizes that the Lakehead Region Conservation Authority is unique as it does not abut any other Conservation Authority and solely serves Northwestern Ontario communities that face vastly different climatic, hydrological, geographic and infrastructure realities, and would be disconnected to the proposed larger overarching*

administrative structure that is physically based 1,500 kilometres from the north with 72 other municipalities;

**The Board finds that the proposed “Huron-Superior Region” configuration would :**

- Create a geographically vast and administratively complex entity, joining Northwestern Ontario with fast-growing Southern Ontario municipalities that are 1,300-1,500 kilometres apart with no shared watershed connection or economic alignment;
- dilute local accountability and municipal partnership, contrary to the principle that decisions are best made at the local level;
- generate substantial transition costs — including human-resources integration, governance restructuring, IT migration and policy harmonization, rebranding — that would divert resources from front-line service delivery and delay measurable outcomes, contrary to the Province’s business-planning principles of value for money, cost containment and service continuity; and
- risk greater uncertainty and delay for builders, developers and farmers, as local permitting offices and staff familiar with local conditions are replaced by distant regional structures, making it harder for applicants to obtain timely local advice, resolve issues or expedite housing and infrastructure approvals that support the Province’s “Get It Done” agenda;

**THEREFORE BE IT RESOLVED THAT:**

The Board of Directors is opposed to the proposed “Huron-Superior Regional Conservation Authority” boundary configuration outlined in Environmental Registry Notice 025-1257;

**AND THAT** the Board recommends that the Lakehead Region Conservation Authority form the 8<sup>th</sup> Regional Conservation Authority as the “Northwestern Ontario Regional Conservation Authority”;

**AND THAT** further provincial evaluation is conducted with a more focused specific model as a geographically coherent, cost-effective and locally accountable alternative that advances the government’s priorities of efficiency, red-tape reduction and timely housing delivery;

**AND THAT** the Ministry engage directly with affected municipalities of the Lakehead Region Conservation Authority, before finalizing any consolidation boundaries or legislative amendments;

**AND THAT** this resolution, with a letter from the Chair, be forwarded to the Environmental Registry of Ontario consultations and to:

- the Minister of the Environment, Conservation and Parks and his Opposition critics;
- local Members of Provincial Parliament;
- local Members of Parliament;
- the Association of Municipalities of Ontario;
- Conservation Ontario;
- All local municipalities; and
- All Conservation Authorities in Ontario.

**Carried**



## TOWNSHIP OF O'CONNOR

330 Highway 595, R.R. #1, Kakabeka Falls, Ontario P0T 1W0  
Tel. (807) 476-1451 Fax (807) 473-0891  
E-Mail - [twpoconn@tbaytel.net](mailto:twpoconn@tbaytel.net) [www.oconnortownship.ca](http://www.oconnortownship.ca)

Mayor  
Jim Vezina

Clerk-Treasurer  
Lorna Buob

Councillors  
Alex Crane  
Brendan Rea  
John Sobolta  
Carly Torkkeli

November 26, 2025

Honourable Todd McCarthy  
Minister of the Environment, Conservation and Parks  
Macdonald Block Mailing Facility  
77 Wellesley St W, 11th Fl  
Toronto, ON  
M7A 1N3

[minister.mepc@ontario.ca](mailto:minister.mepc@ontario.ca)

Dear Minister McCarthy:

Council, at their meeting held on November 24, 2025, passed a resolution calling on the Government of Ontario to maintain local, independent, municipally governed, water-shed conservation authorities. The Township of O'Connor is opposed to the proposed Huron-Superior Regional Conservation Authority boundary configuration outlined in the Environmental Registry Notice 025-1257.

I have enclosed a copy of the resolution for your consideration and trust you will give it your full consideration and support.

Yours truly

Lorna Buob  
Clerk-Treasurer

Encl.

Cc: Kevin Holland, MPP – Thunder Bay – Atikokan [kevin.holland@pc.ola.gc.ca](mailto:kevin.holland@pc.ola.gc.ca)  
Lise Vaugeois, MPP, Thunder Bay – Superior North [LVaugeois-QP@ndp.on.ca](mailto:LVaugeois-QP@ndp.on.ca)  
Marcus Powlowski, MP – Thunder Bay – Rainy River [marcus.powlowski@parl.gc.ca](mailto:marcus.powlowski@parl.gc.ca)  
Hon. Patty Hajdu – MP Thunder Bay – Superior North [patty.hajdu@parl.gc.ca](mailto:patty.hajdu@parl.gc.ca)  
Association of Municipalities of Ontario [amo@amo.on.ca](mailto:amo@amo.on.ca)  
Conservation Ontario [bfox@conservationontario.ca](mailto:bfox@conservationontario.ca)  
Lakehead Region Conservation Authority [tammy@lakeheadca.com](mailto:tammy@lakeheadca.com)  
All local municipalities  
All Conservation Authorities in Ontario

TOWNSHIP OF O'CONNOR  
R. R. #1 KAKABEKA FALLS, ONTARIO POT 1W0

NOVEMBER 24, 2025      NO. 10

Moved by J. Sobolta

Seconded by C. Torkkeli

WHEREAS the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses;

AND WHEREAS the municipalities within Lakehead Region established the Neebing Valley Conservation Authority in 1954 which enlarged to the Lakehead Region Conservation Authority (LRCA) in 1963;

AND WHEREAS local municipalities currently provide approximately 50% of total conservation authority funding, while the Province of Ontario provides approximately 5%;

AND WHEREAS municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS conservation authorities collectively own and manage thousands of hectares of land, much of which was donated by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities;

AND WHEREAS Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined;

AND WHEREAS the Province already possesses the authority to establish overarching legislation, regulations, and standards through the Conservation Authorities Act and the Ministry of the Environment, Conservation and Parks;

NOW THEREFORE BE IT RESOLVED THAT the Township of O'Connor calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

AND THAT while the supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure



without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

AND THAT the Township of O'Connor supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;

AND THAT the Township of O'Connor is opposed to the proposed "Huron-Superior Regional Conservation Authority" boundary configuration outlined in Environmental Registry Notice 025-1257;

AND THAT the Township of O'Connor recommends that the Lakehead Region Conservation Authority form the "Northwestern Ontario Regional Conservation Authority";

AND THAT the Ministry engage directly with affected municipalities of the Lakehead Region Conservation Authority, before finalizing any consolidation boundaries or legislative amendments;

AND THAT a copy of this resolution be forwarded to the Environmental Registry of Ontario consultations and to:

- the Minister of the Environment, Conservation and Parks and his Opposition critics;
- local Members of Provincial Parliament;
- local Members of Parliament;
- the Association of Municipalities of Ontario;
- Conservation Ontario;
- All local municipalities; and
- All Conservation Authorities in Ontario.

J. Vezina

MAYOR

CERTIFIED TRUE COPY  
TOWNSHIP OF O'CONNOR



CARRIED



DEFEATED

RECORDED VOTE

ALEX CRANE



BRENDAN REA



JOHN SOBOLTA



Lana Buob  
CLERK-TREASURER

CARLY TORKKELI



JIM VEZINA





MUNICIPALITY OF  
SHUNIAH

## COUNCIL RESOLUTION

Resolution No.: 300-25

Date: Nov 25, 2025

Moved By: [Signature]

Seconded By: [Signature]

WHEREAS the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses;

AND WHEREAS the municipalities within Lakehead Region established the Neebing Valley Conservation Authority in 1954 which enlarged to the Lakehead Region Conservation Authority (LRCA) in 1963;

AND WHEREAS local municipalities currently provide approximately 50% of total conservation authority funding, while the Province of Ontario provides approximately 5%;

AND WHEREAS municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS conservation authorities collectively own and manage thousands of hectares of land, much of which was donated by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities;

AND WHEREAS Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined;

AND WHEREAS the Province already possesses the authority to establish overarching legislation, regulations, and standards through the *Conservation Authorities Act* and the Ministry of the Environment, Conservation and Parks;

NOW THEREFORE BE IT RESOLVED THAT the Municipality of Shuniah calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

AND THAT while the Municipality of Shuniah supports provincial goals for consistent permit approval processes, shared services, and digital modernization, opposing a new top-down agency structure

without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

AND THAT the Municipality of Shuniah supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;

AND THAT the Municipality of Shuniah is opposed to the proposed "Huron-Superior Regional Conservation Authority" boundary configuration outlined in Environmental Registry Notice 025-1257;

AND THAT the Municipality of Shuniah recommends that the Lakehead Region Conservation Authority form the "Northwestern Ontario Regional Conservation Authority";

AND THAT the Ministry engage directly with affected municipalities of the Lakehead Region Conservation Authority, before finalizing any consolidation boundaries or legislative amendments;

AND THAT a copy of this resolution be forwarded to the Environmental Registry of Ontario consultations and to the Minister of the Environment, Conservation and Parks and his Opposition critics, local MPPs, local MPs, the Association of Municipalities of Ontario (AMO), Conservation Ontario, All local municipalities, and All Conservation Authorities in Ontario. + Premier Ford

☒ **Carried**      ☐ **Defeated**      ☐ **Amended**      ☐ **Deferred**

  
Signature

Municipality of Shuniah, 420 Leslie Avenue, Thunder Bay, Ontario, P7A 1X8





November 26, 2025

## Re: Bill 68 - Proposed New Ontario Provincial Conservation Agency and ERO #025-1257

---

*Adelaide Metcalfe*

*Bluelwater*

*Central Huron*

*Huron East*

*Lambton Shores*

*Lucan Biddulph*

*Middlesex Centre*

*North Middlesex*

*Perth South*

*South Huron*

*Warwick*

*West Perth*

On October 31, 2025, the Ministry of the Environment, Conservation and Parks (MECP) circulated a media release “Ontario Creating New Conservation Authority Agency to Improve Service Delivery and Protect Communities”.

On November 6, 2025, Bill 68, Plan to Protect Ontario Act (Budget Measures), 2025 (No. 2) introduced changes to the Conservation Authorities Act enabling the creation of the Ontario Provincial Conservation Agency (OPCA). As proposed, the OPCA will be tasked with the streamlining and standardization of more consistent service delivery by setting provincewide standards and supporting those standards through improved tools, platforms and resources. The OPCA would be further tasked with overseeing the consolidation of the 36 Conservation Authorities (CAs), into 7 Regional Conservation Authorities.

On Friday, November 7<sup>th</sup>, the MECP posted Environmental Registry Notice No. 025-1257 (“Proposed Boundaries for the Regional Consolidation of Ontario’s Conservation Authorities”), the ERO posting remains open for public comment for a total of 45 days until December 22, 2025 at 11:59 p.m.

Under this proposal, the Ausable Bayfield Conservation Authority (ABCA) would be merged into a new proposed “Huron-Superior Regional Conservation Authority” together with the Maitland Valley CA, Saugeen Valley CA, Grey Sauble CA, Nottawasaga Valley CA, Lake Simcoe Region CA and the Lakehead Region CA (Thunder Bay), which will include 80 municipalities across the proposed region.

The ABCA (formerly the Ausable River Conservation Authority) was the first CA created almost 80 years ago by local municipalities, to provide local management of water, soils and natural environments within its rural watershed.

Watershed-based management, which is the founding principal of CA boundaries, is recognized internationally as the most effective means of balancing environmental, economic, and societal needs across the landscape. The watershed model is most

effective when implemented at a scale that is reflective of the local landscape and economic drivers. Watershed management, supported by strong local governance, breaks down boundaries, and provides a framework to work collaboratively to meet the needs of the community, and the environment. This framework, and strong local governance and support has led to 80 years of effective, and efficient watershed management.

The ABCA recognizes and supports the province's desired outcome of improved consistency and modernized digital permitting processes, aligned with its goals and objectives for cutting red tape and getting more homes built faster, and safely. However, as an alternative to the proposed large-scale regional consolidation, the ABCA encourages the Province to achieve their goals and objectives by building on the proven strengths and relationships of local CAs and its umbrella organization, Conservation Ontario.

The current framework provides the opportunity to share resources, improve consistency and modernization across the province, without the potential costs associated with amalgamating the 36 CAs into 7 regions. The ABCA encourages a more geographically coherent, cost-effective and locally accountable alternative through engagement with directly affected municipalities and CAs across Southwestern Ontario before finalizing any consolidation boundaries.

Further, any modernization of CAs through tools and consolidation should be supported with Provincial funding. In recent years, the average annual funding from the Province to ABCA's annual operations amounts to 1% of our total budget. Member municipalities fund approximately 30% of ABCA's budget. The remainder of our budget is funded primarily through partnerships and self generated revenue.

The ABCA Board of Directors, consisting of 9 Members who represent 12 municipalities, have unanimously expressed concern regarding effective local representation if CAs are amalgamated into larger regions. Under the current framework, our member municipalities have direct input into our local programs and services. The programs are delivered efficiently and effectively by knowledgeable staff in partnership with the community to meet our local environmental, economical and societal needs.

There is a significant amount of uncertainty with this proposal. To date, very few details regarding planned governance structure, local input, representation, budgeting, and CA assets have been shared. The ABCA is one of many CAs that has a supporting, charitable foundation, and clarity is needed around the future relationships with their partner CAs.

The ABCA Board of Directors encourages the MECP undertake a fulsome consultation process with both CAs, as well as municipalities before any decisions and changes are made as a result of the Province's proposal.

Attached is a resolution passed by the ABCA Board of Directors at their meeting held on November 20, 2025. The ABCA also encourages all partners to review the posting [ERO #025-1257 Proposed boundaries for the regional consolidation of Ontario's Conservation Authorities](#), and submit comments well in advance of the closing date of December 22, 2025.

For further information, please contact me by email through our office at [info@abca.ca](mailto:info@abca.ca).

Sincerely,  
AUSABLE BAYFIELD CONSERVATION AUTHORITY



Ray Chartrand  
Chair

Encl.: ABCA Board Resolution #BD 80/25, November 20, 2025

Cc: The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks  
The Conservation Authorities Office, Ministry of the Environment, Conservation and Parks  
Hassan Bassit, Ontario's Chief Conservation Executive  
Local Members of Provincial Parliament: The Honourable Lisa Thompson, Huron-Bruce, Minister of Rural Affairs; Steve Pinsonneault, Lambton-Kent-Middlesex; Matthew Rae, Perth-Wellington  
Local Members of Parliament: Ben Lobb, Huron-Bruce; Lianne Rood, Middlesex-London; John Nater, Perth-Wellington  
Local Municipalities and Counties  
The Association of Municipalities of Ontario, and the Rural Ontario Municipal Association  
The Ausable Bayfield Conservation Foundation  
Conservation Ontario and All Conservation Authorities in Ontario

**AUSABLE BAYFIELD CONSERVATION AUTHORITY****RESOLUTION #BD 80/25, November 20, 2025****Moved by Wayne Shipley****Seconded by David Jewitt**

**WHEREAS** the Ausable Bayfield Conservation Authority (ABCA) Board of Directors acknowledges and supports the Province's goals of improved efficiency of watershed management, through the implementation of digital applications and permitting system, consistent policies, flood standards, fees, and technology; and

**WHEREAS** consistent policies, and resources across the existing Conservation Authorities boundaries could be achieved through direction and tools such as technical guidelines provided by the Ministry of the Environment, Conservation and Parks; or Conservation Ontario; and

**WHEREAS** Conservation Authorities are locally based, grassroots organizations formed by municipal governments in response to the challenges posed by a changing landscape; especially, the increased exposure to flooding and erosion hazards and the resulting risks to lives and property. In the case of ABCA, this vision has proved a successful model for 80 years; and

**WHEREAS** the ABCA, with the guidance and support of our 12 Member Municipalities, demonstrates fiscal prudence in conservation delivery, ensuring stable growth through stable funding. ABCA has successfully leveraged funding to support programs and services that are locally important and are driven by community engagement through ABCA's Conservation Strategy and the Watershed Based Resource Management Strategy; and

**WHEREAS** Conservation Authorities across the Province operate efficiently by working in close partnership with approximately eight Member Municipalities for every one conservation authority. This structure enables resources to be directed toward on-the-ground initiatives that advance our mandate while addressing local community needs, achieving an effective balance in scale, management and service delivery; and

**WHEREAS** plans to regionalize conservation authorities through consolidation would dilute local accountability and municipal partnership and is contrary to the basic principle that decisions are best made closest to the communities they affect. Effective representation by municipal partners remains core to the success of conservation authorities. The ABCA, while not unique among conservation authorities in this respect, is effective in working with our community to support sustainable development, and keeping communities safe; and

**WHEREAS** being front-line means being responsive and accountable to the community by delivering the services that are essential and valued to the best interest of the community. The

front line of provincial priorities on housing, the economy, infrastructure, and climate resilience are in the decisions between municipalities working together to address issues around floodplain (and hazard) protection and resilient upland and landscape management. Further, ABCA staff and Board Members are responsive and accountable to the needs of the watershed community, while meeting or exceeding provincial service standards, and are reachable through publicly available contact information. Local governance and direction combined with local service provision allows ABCA to continue to be responsive to our community; and

**WHEREAS** consolidation will result in substantial transition costs, not the least of which is time. In all facets, that would divert resources from front-line service delivery and delay desired outcomes. Further, the loss of local watershed knowledge and community relationships will add greater uncertainty, loss of trust, and delay for our watershed residents. This includes the agricultural community, businesses, builders, developers, and our municipal partners that seek timely and effective local advice, which is provided through local pre-consultation; and

**WHEREAS** a proposed regional watershed would create a geographically vast and administratively complex organization when joining northern municipalities with those that are rural, such as ABCA, where agriculture is the main economic driver. The differences are distinguishable between the Lake Superior and Georgian Bay watersheds to those in Southwestern Ontario on the shores of Lake Huron. The ABCA serves Southwestern Ontario agricultural communities facing vastly different geographies, climate, and infrastructure realities which would be ill-served by a broad regional administrative structure. This would be considerably worse if local offices do not remain available and accountable to its membership, partners and the communities they serve.

**THEREFORE, BE IT RESOLVED:**

**THAT** the Ausable Bayfield Conservation Authority Board of Directors does not support the proposed “Huron-Superior Regional Conservation Authority” boundary configuration as outlined in Environmental Registry Notice 025-1257; and

**FURTHER THAT** meaningful modernization can occur within the current watershed-based governance framework; and

**FURTHER THAT** the ABCA Board endorses further provincial evaluation of a more focused specific model as a geographically coherent, cost-effective and locally accountable alternative that advances the government’s priorities of efficiency, red-tape reduction and timely home construction; and

**FURTHER THAT** the Board asks that the Ministry of the Environment, Conservation and Parks engage directly with affected municipalities and conservation authorities across Southwestern Ontario through a working group before finalizing any consolidation boundaries or legislative amendments; and

**FURTHER THAT** a forthcoming ERO response at the approval of the ABCA Board be forwarded to the Environmental Registry of Ontario consultations; and

**FURTHER THAT** a letter from the Chair containing this resolution, and ERO response, be forwarded to:

- the Minister of the Environment, Conservation and Parks and his Opposition critics,
- the Ministry of the Environment, Conservation and Parks (CA Office),
- Ontario's Chief Conservation Executive,
- local Members of Provincial Parliament,
- local Members of Parliament,
- Local Municipalities and Counties,
- The Association of Municipalities of Ontario, and the Rural Ontario Municipal Association,
- Ausable Bayfield Conservation Foundation, and
- Conservation Ontario and all Conservation Authorities in Ontario.

**Carried.**

# Norfolk County asks province to slow down amalgamation plans for conservation authorities

*Norfolk County is joining other municipalities asking the province to slow down its plans for sweeping changes to Ontario's conservation authorities and the creation of a new provincial agency to oversee them.*

Author of the article:

[Michelle Ruby](#)

Published Nov 26, 2025 • Last updated 2 days ago • 2 minute read

[Join the conversation](#)



An ice fisherman tries his luck on the frozen ponds at Waterford North Conservation Area in Waterford, Ont., on Feb. 4, 2023. PHOTO BY BRIAN THOMPSON /The Expositor

## Article content

Norfolk County is joining other municipalities asking the province to slow down its plans for sweeping changes to Ontario's conservation authorities and the creation of a new provincial agency to oversee them.

Bill 68 would overhaul the current system by merging Ontario's 36 conservation authorities into seven large regional bodies and centralizing responsibilities such as permits, watershed planning and oversight of natural hazards.

"There are too many unanswered questions on how this proposal is expected to move forward," said Coun. Chris VanPaassen at a council meeting on Tuesday. "The timeline is that it will be all complete by Jan. 1, 2027. That gives us one year. I think there is a little bit more discussion to be had with the province."

VanPaassen said the proposal to merge the existing conservation areas into seven will make the coverage area in Southwestern Ontario "about the equivalent of a small European country."

The government says the changes will streamline services, create a consistent framework, and improve efficiency through a central digital permitting platform and standardized performance standards.

The province says the current system is fragmented, with outdated data systems and a patchwork of service standards, which can be inefficient and inconsistent.

VanPaassen received support from councillors for Norfolk Mayor Amy Martin to send a letter to Minister of the Environment, Conservation and Parks Todd McCarthy, who announced earlier this month the provincial government would introduce legislation for the consolidation plan.

"I think it's time the province re-set its schedule," said VanPaassen. "They need to take more time to figure out how it's going to work before they implement it."

VanPaassen represents Norfolk as a board member for the Long Point Region Conservation Authority, along with councillors Doug Brunton and Mike Columbus

"What do we do with our current LPRCA?" said VanPaassen. "It has money in reserves. We have 11,000 acres of woodlots that produce income that helps to subsidize use of Backus (Heritage Conservation Area in Port Rowan) to get children out to see Mother Nature and enjoy history. We run five parks that actually turn a profit that we use to fund other operations.

"If all that gets merged what happens to it and what programs will we lose?"

Columbus agreed, saying "the devil's in the details."

Norfolk County's letter to McCarthy will ask for additional time to consider the amalgamation and urge the province to have more discussion with individual conservation authorities.





## LONG POINT REGION CONSERVATION AUTHORITY STAFF REPORT

**Date:** December 3, 2025

**File:** 3.3.1

**To:** Chair and Members,  
LPRCA Board of Directors

**From:** General Manager, LPRCA

**Re:** **Section 28 Regulation Approved Permits**  
Prohibited Activities, Exemptions and Permits (O. Reg. 41/24)

---

### **Recommendation:**

**THAT the LPRCA Board of Directors receives the staff approved Section 28 Regulation Approved Permits report as information.**

### **Links to Strategic Plan:**

Strategic Direction # 1 – Protect People and Property from Flooding and Natural Hazards  
Strategic Direction # 2 – Deliver Exceptional Services and Experiences  
Strategic Direction # 4 – Organizational Excellence

### **Background:**

#### **Application# LPRCA-165/25**

Concession 1, Lot 25, 344 Main Street of Courtland, Norfolk County - Middleton

- The proposed work – to construct a new stormwater outlet into Branch A of the Mills-South Norwich Drain from a proposed subdivision located at 17 Highway Crescent,
- A satisfactory site plan and construction drawings were submitted in support of this application,
- A satisfactory sediment and erosion control plan were submitted in support of this application,
- There are no adverse hydraulic or fluvial impacts on the watercourse, and
- The application is within the riverine erosion and flood hazard and this proposal should not negatively affect the control of flooding and erosion.

#### **Application# LPRCA-176/25**

Concession 9, Lot 24, 9<sup>th</sup> Concession Road, Brant County

- The proposed work – to rehabilitate the existing Castler Bridge including curb and guardrail reconstruction, removal and patch repair to wingwall, abutment, and soffit concrete, and installation of rip rap on the watercourse banks,
- Satisfactory engineered drawings were submitted in support of this application,
- A satisfactory erosion and sediment control plan was submitted in support of this

application,

- The bridge is situated across the Simmons-Hopkins drain and the watercourse will not be negatively impacted by the work, and
- The application is within the riverine flooding and erosion hazards and the proposed work will not negatively impact the control of flooding and erosion.

**Application# LPRCA-180/25**

Concessions 6-8, Lots 13, 19-20, 26 & 28, Zenda Line, Milldale Road, & Maple Dell Road R.O.W, Oxford County – Township of Norwich

- The proposed work – to install fiberoptic conduit and cable within the roadside R.O.W requiring crossing under five watercourses via horizontal directional drill,
- Satisfactory site plans and construction details were submitted in support of the application,
- There are no feasible alternative sites located outside of the regulated areas,
- A satisfactory erosion and sediment control plan was submitted as part of the application, and
- The application is within the riverine flooding and erosion hazards and the control of flooding and erosion will not negatively impact the watercourses.

**Application# LPRCA-182/25**

Concession 1, Lot 9, 385653 Highway 59, Oxford County – Norwich

- The proposed work – to improve the existing Chant Drain by installing a new tile drainage, to deepen 15 meters of open channel, construct a stilling basin with rip-rap erosion protection, and to install a rock check dam.
- A satisfactory engineer's report and drawings were submitted in support of this application,
- All feasible alternative alignments and options were considered,
- There is no increased risk of flooding or erosion upstream and downstream,
- The susceptibility to natural hazards is not increased or new hazards created, and
- The application is an alteration to a watercourse and this proposal will not negatively affect the watercourse.

**Application# LPRCA-183/25**

Concession 1, Lot 14, 51 Woodhouse Avenue, Norfolk County – Woodhouse

- The proposed work – to recognize the construction of a walkway down to reinforced shoreline protection and the installation of catch basins to manage surface water.
- Satisfactory engineered construction drawings were submitted in support of this application,
- The susceptibility to natural hazards is not increased or new hazards created,
- There are no adverse impacts on the natural shoreline processes of Lake Erie,
- The proposed shoreline work is in accordance with the recommendations of the Shoreline Management Plan, and
- The application is within the Lake Erie shoreline flooding and erosion hazard and this proposal will not negatively affect the control of flooding and erosion.

**Application# LPRCA-187/25**

Plan 228, Lot 129-130, 129-130 Faye Street, Elgin County – Port Burwell

- The proposed work – to relocate an existing dwelling on a new foundation away from the existing slope,
- A satisfactory site plan and construction details were submitted in support of the application,
- There is no feasible alternative site outside of the regulated area,
- There is no impact on existing or future slope stability,
- The dwelling is setback from the stable top of bank,
- Access into and through the valley for maintenance will not be prevented, and
- The application is within the riverine valley system and this proposal will not negatively affect the slope stability or the control of erosion.

**Application# LPRCA-188/25**

Plans 207, 286, 292 & 425, Lots 1-15, 40-42, 45, & 50-53, 62 River Drive – Norfolk County – Port Dover

- The proposed work – to dredge ten boat slips on Black Creek to remove silt build-up and to ensure accessibility for boats,
- A satisfactory site plan and details were submitted in support of the application,
- All dredged material will be taken off-site and out of the riverine flooding and erosion hazards, and
- The application is within the riverine flooding and erosion hazards and the proposal will not negatively impact the control of flooding and/or erosion.

**Application# LPRCA-189/25**

Plan 436, Lot 131, 92 Woodstock Avenue, Norfolk County – South Walsingham

- The proposed work – to construct a 26.8m<sup>2</sup> (288ft<sup>2</sup>) covered deck on the rear of an existing vacation home,
- A satisfactory site plan and construction drawings was submitted in support of the application,
- There is no opportunity for conversion into habitable space in the future,
- Susceptibility to natural hazards is not increased or new hazards created, and
- The application is within the Lake Erie shoreline flooding and erosion hazards and the proposed development will not have a negative impact on the control of flooding and erosion.

**Application# LPRCA-190/25**

Various locations along Glen Erie Line, Elgin County – Bayham

- The proposed work – to conduct slope rehabilitation at eight locations to address erosion and improve slope stability along Glen Erie Line to protect the existing road infrastructure.
- Satisfactory construction drawings and a slope stability analysis was submitted in support of this application,
- There is no impact on existing or future slope stability,
- The risk of creating new riverine erosion hazards or aggravating existing riverine erosion hazards is minimized through site and infrastructure design and appropriate remedial measures,
- Access into and through the valley for maintenance will not be prevented, and

- The application is within the riverine valley system and this proposal will not negatively affect slope stability.

**Application# LPRCA-191/25**

Concession 1, Lot 13, Scott Drive Road Allowance, Norfolk County – Port Dover

- The proposed work – to place gabion stone and rip-rap at the toe of the bank of Black Creek to a maximum area of 13.9m<sup>2</sup> (150ft<sup>2</sup>) to stabilize the bank and mitigate erosion to protect municipal infrastructure,
- A satisfactory site plan and construction details was submitted in support of the application,
- A satisfactory erosion and sediment control plan was submitted in support of the application,
- There are no adverse hydraulic or fluvial impacts on the creek, and
- The application is within the riverine flood and erosion hazards and the proposed work should not negatively affect the control of flooding and erosion.

**Application# LPRCA-192/25**

Plan 182, Lot 6, 78 Patterson Street, Norfolk County – Simcoe

- The proposed work – to construct a nine unit, three-storey residential apartment building including the placement of fill and a retaining wall.
- A satisfactory site plan and engineered construction drawings were submitted in support of this application,
- There is no feasible alternative site outside the riverine flooding hazard,
- Ingress and egress are above the riverine flooding hazard,
- There are no adverse hydraulic impacts on the Lynn River,
- The structure meets the floodproofing standard and no basement is proposed,
- The application will not negatively affect the downstream or upstream conditions, and
- This application is in the riverine flood hazard, and this proposal will not negatively affect the control of flooding.

**Application# LPRCA-193/25**

Plan 128, Lot 82, 18 Ordinance Avenue, Norfolk County – Charlotteville

- The proposed work – to construct a 20m<sup>2</sup> (215ft<sup>2</sup>) non-habitable accessory building,
- A satisfactory site plan and construction details were submitted in support of the application,
- There is no feasible alternative outside of the Lake Erie Shoreline Flooding Hazard,
- The floor area of the building is less than 100m<sup>2</sup> (1,090ft<sup>2</sup>),
- There is no opportunity for conversion into habitable space, and
- The application is within the Lake Erie Shoreline Flooding Hazard and the application will not negatively affect the control of flooding.

**Application# LPRCA-194/25**

Concession 6, Lot 21, 592968 Oxford Road 13, Oxford County – Norwich

- The proposed work – to install approximately 90m (295 ft) of fibre optic cable using the directional drill method,
- Satisfactory construction drawings were submitted in support of this application,
- A satisfactory sediment and erosion control plan and an emergency response plan

were submitted in support of this application, and

- The application is within the riverine flood hazard allowance and this application will not negatively affect the control of flooding.

#### **Application# LPRCA-195/25**

##### **Concession A, Lot 41 & 42, 210 Cedar Drive, Norfolk County – Charlotteville**

- The proposed work – to construct a replacement vacation home with 340m<sup>2</sup> (3,668 ft<sup>2</sup>) of habitable floor area, two covered porches, a new septic system and the required grading.
- A satisfactory site plan and engineered construction drawings were submitted in support of this application,
- The residential structure meets the floodproofing standard,
- The top of foundation and first floor elevation is above 176.8m CGVD28,
- No habitable space is proposed below the floodproofing elevation of 176.8m CGVD28,
- All mechanical and the electrical panel are located above the floodproofing elevation of 176.8m CGVD28,
- The proposed septic is designed to be effective when the water table reflects the maximum monthly Lake Erie water level of 175.0m CGVD1928,
- The application is within the Lake Erie shoreline flooding and erosion hazard,
- As per the July 5, 2017 Board Resolution# A-178/17, the requirement for safe access is deemed to be satisfied.

#### **Application# LPRCA-196/25**

##### **Concession 3, Lot 4 & 5, 54067 Mcquiggan Line, Elgin County – Bayham**

- The proposed work – to install a catch basin and outlet pipe for erosion control. The unauthorized concrete will be repurposed as riprap protection at the outlet, and the unauthorized asphalt will be removed from the site.
- A satisfactory site plan and engineered construction drawings were submitted in support of this application,
- There is no impact on existing or future slope stability,
- The risk of creating new riverine erosion hazards or aggravating existing riverine erosion hazards as a result of the development is negligible,
- Access into and through the valley for maintenance will not be prevented, and
- The application is within the riverine erosion hazards and this proposal will not negatively affect erosion or slope stability.

#### **Application# LPRCA-198/25**

##### **Concession 8-9, Lot 11-12, Main Street West, Oxford County – Norwich**

- The proposed work – to replace the superstructure of a bridge situated over Big Otter Creek including replacement of the ballast walls, girders, and deck, as well as concrete patch repair to the abutments and wingwalls,
- Satisfactory, engineer-designed drawings were submitted in support of the application,
- The bridge is situated over Big Otter Creek and the work will not cause any adverse hydraulic or fluvial impacts on the watercourse, and
- The application is within the riverine flooding and erosion hazards associated with Big Otter Creek and the proposed development will not have a negative impact on

the control of flooding and/or erosion.

**Conditions:**

**The permit is conditional on the following being provided to the satisfaction of LPRCA staff:**

1. A detailed erosion and sediment control plan;
2. Confirmation that fuel sources, fueling activities, and material stockpile areas will be at least 30 metres away from the watercourse;
3. Containment/mitigation measures to prevent debris and/or materials from falling into the creek;
4. A restoration plan ensuring the site will be restored to its original condition or better;
5. Detailed indication of the mitigation measures outlined in 1-4 above must be conveyed through a set of site-specific, engineer-stamped drawings.

**Application# LPRCA-199/25**

Plan 19B, Waterford Dam, Norfolk County – Waterford

- The completed work – a temporary cofferdam was constructed to inspect the dam, and a bypass system was put in place to maintain downstream flow.
- A satisfactory site plan and project description was submitted in support of this application,
- The susceptibility to natural hazards was not increased or new hazards created,
- The application is within the riverine flood hazard and this proposal has not negatively affect the control of flooding and erosion, and
- The application is an interference to a watercourse, the watercourse has not been negatively impacted by the proposed work.

**Application# LPRCA-200/25**

Concession 1, Lot 7, 693 2<sup>nd</sup> Concession Road ENR, Norfolk County - Houghton

- The proposed work – to construct a 297.1m<sup>2</sup> (3,198.4ft<sup>2</sup>) detached accessory structure,
- A satisfactory site plan and construction drawings was submitted in support of the application,
- The risk of creating new riverine erosion and/or riverine flooding hazards or aggravating existing hazards as a result of the development is negligible, and
- The application is within the riverine flooding and erosion hazard allowances and the control of flooding and erosion will not be negatively impacted by the proposal.

**Application# LPRCA-201/25**

Plan 546, Lot 36, 371 Cedar Drive, Norfolk County – Charlotteville

- The proposed work – to construct a roof over an existing 14m<sup>2</sup> (150 ft<sup>2</sup>) concrete rear porch and to repair the foundation of the vacation home.
- A satisfactory site plan and construction drawings were submitted in support of this application,
- There is no opportunity for conversion into habitable space in the future,
- Susceptibility to natural hazards is not increased or new hazards created, and
- The application is within the Lake Erie shoreline flooding hazard and this proposal will not negatively affect the control of flooding.

**Financial Implication:**

N/A

**Prepared by:**

*Isabel Johnson*

Isabel Johnson  
Resource Planner

**Prepared by:**

*Braedan Ristine*

Braedan Ristine  
Resource Planner

**Reviewed by:**

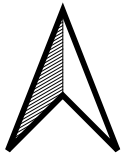
*Leigh-Anne Mauthe*

Leigh-Anne Mauthe, MCIP, RPP  
Manager of Watershed Services

**Approved and submitted by:**

*Judy Maxwell*

Judy Maxwell, CPA, CGA  
General Manager



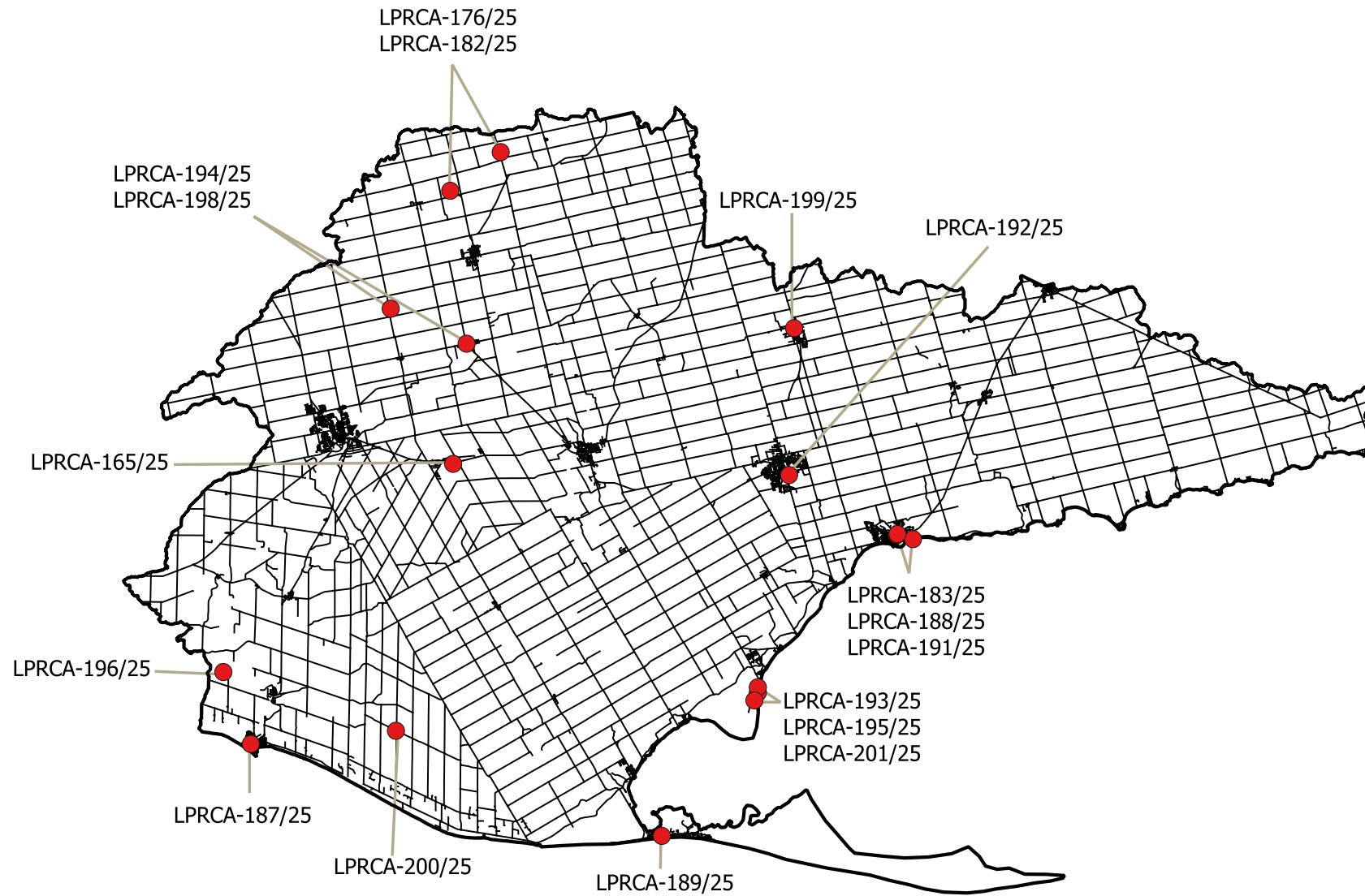
Multiple Locations Across Oxford County  
LPRCA-180/25

Multiple Locations on Glen Erie Line - Bayham  
LPRCA-190/25



LONG POINT REGION  
CONSERVATION  
AUTHORITY


Approved Applications  
O. Reg. 41/24



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An aerial photograph of the Teeterville Dam area. The image shows a large, dark, irregularly shaped pond or reservoir in the center. To the left of the pond is a green field, and to the right is a brown, plowed field. A road, labeled 'Teeterville Rd', runs diagonally from the top left towards the bottom center. Another road, labeled 'Windham Road 5', runs horizontally across the middle of the image. A small cluster of buildings is visible near the bottom center, labeled 'Teeterville'. The surrounding area is a mix of green fields, brown plowed land, and dense trees with some autumn-colored foliage. The text 'Teeterville Dam', 'Class Environmental Assessment', 'LPRCA Board Meeting', and 'December 3, 2025' is overlaid in white, bold, sans-serif font in the upper right quadrant of the image.

# Teeterville Dam

## Class Environmental Assessment

### LPRCA Board Meeting

### December 3, 2025



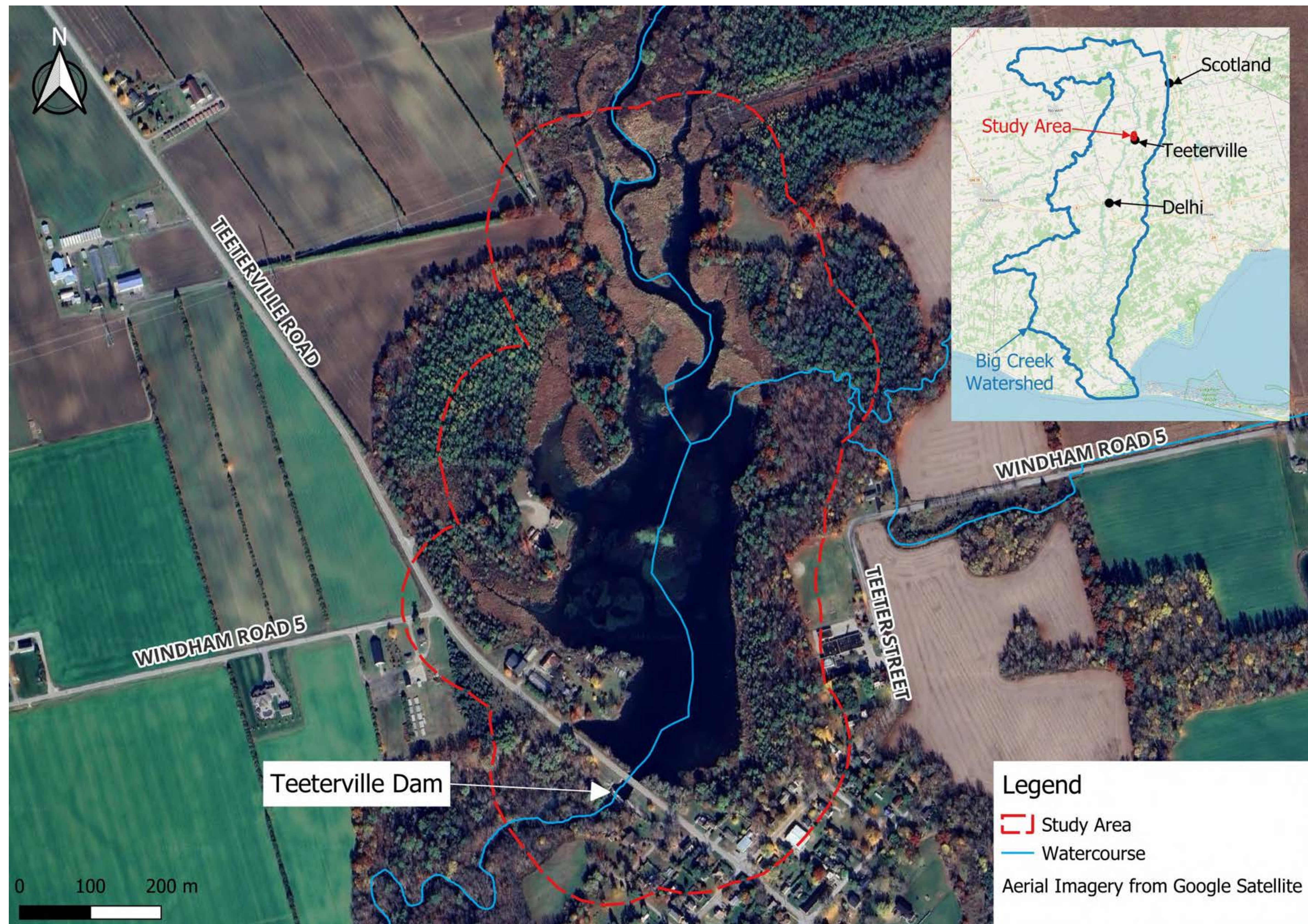
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# STUDY AREA



**Located in  
Teeterville, ON**

**10 km northeast  
of Delhi, ON**

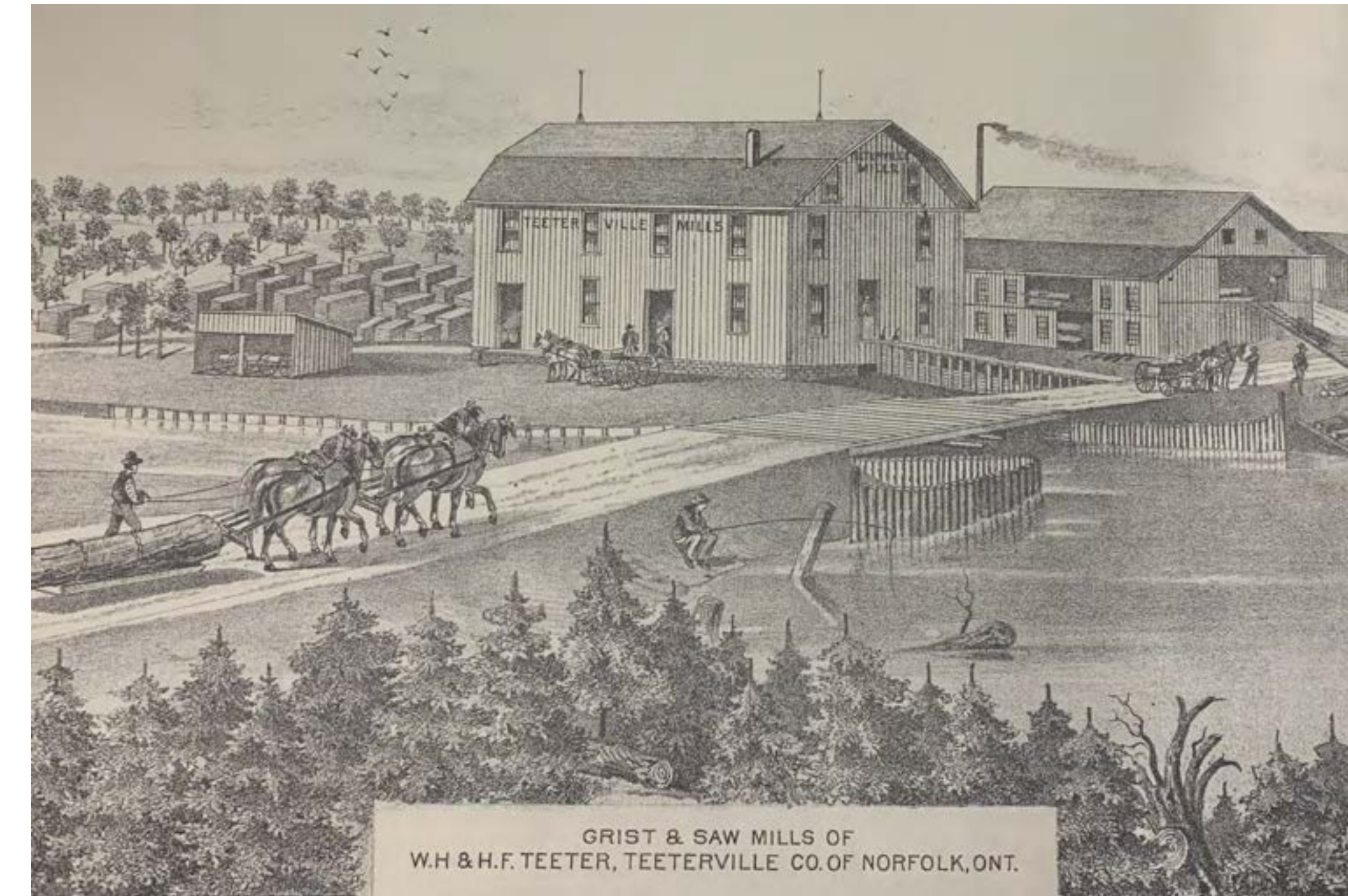
**Big Creek  
watershed**

**Provincially  
Significant  
Wetland (PSW)**



# BACKGROUND

- Dams have existed on / near the current site since the early 1830's
- Existing dam has been in place since 1915, originally for timber transport
- Currently owned / operated by LPRCA
- Teeterville Road (County Road 25) is immediately upstream



Teeterville Mills, 1879.  
Source: H.R. Page & Co.



Grist Mill, undated.  
Source: *Teeterville Pioneer Museum*



## PROBLEM / OPPORTUNITY STATEMENT

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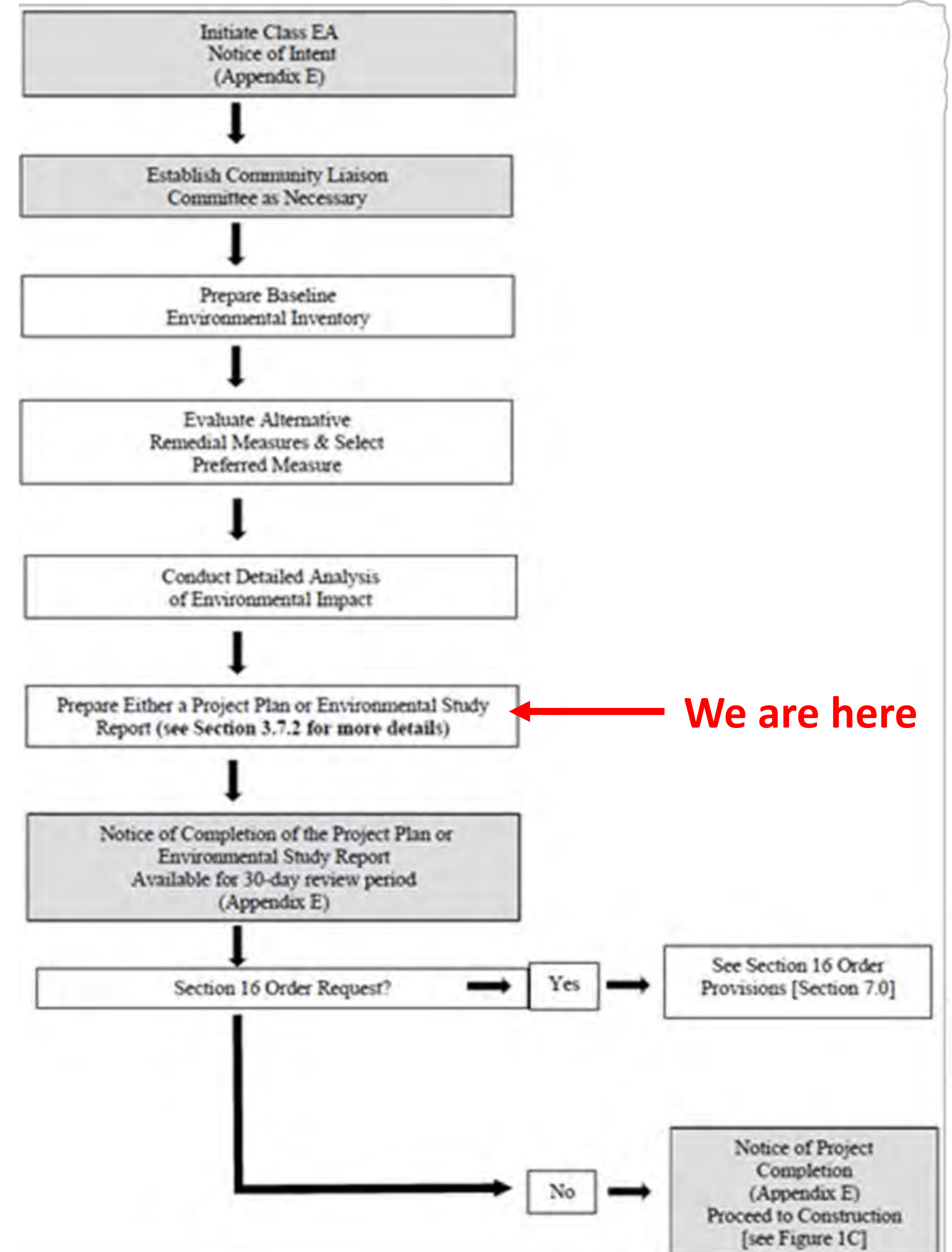
**A Dam Safety Review (DSR) of the Teeterville Dam, commissioned by LPRCA and completed in 2016, concluded that dam structure does not meet structural safety standards and represents a risk of failure.**

**LPRCA is undertaking this CO Class EA to assess various options to addressing the deficiencies noted in the DSR and to meet requirements with respect to water management, public safety, dam failure, natural heritage, fish and wildlife and recreational considerations.**

# CONSERVATION ONTARIO CLASS ENVIRONMENTAL ASSESSMENT PROCESS

Key Steps include:

1. Characterize / understand the “environment”
2. Define and evaluate various alternative solutions
3. Engage public and stakeholders in an open, transparent process
4. Define a preferred alternative
5. Further refine the design of the preferred, identifying negative impacts and mitigation strategies
6. Document the study in a public-facing report





# CHARACTERIZING AND UNDERSTANDING THE PROJECT ENVIRONMENT

- 1. Technical / Regulatory
- 2. Natural Heritage
- 3. Socio-Cultural
- 4. Economic



Source: Google Images, Grand Erie District School Board, Education Canada News, Royal Canadian Legion Branch 526



Dry Hydrant Adjacent Dam,  
Source: Montrose Environmental



Sediment Sample from Reservoir - Source: AECOM, 2018



**Teeterville Firefighters Association**  
**1<sup>st</sup> Annual Carp Derby**  
**June 17<sup>th</sup>, 2023**  
**7:00am to 2:00pm**  
**Teeterville Legion, 3890 Teeterville Road**

Adult tickets \$20 each, includes door prize entry for cooler of booze.  
Top 3 heaviest Carp cash payouts, based on participation.  
Must be 19+ to claim door prize.

Youth Tickets (12 & under) \$10 each, prizes!!

Winners announced after 2pm  
Participants do not have to be present to claim prizes.  
Food & Drinks Available 11:30am to 1:00pm



All participants to register prior to fishing.  
Registration starts at 7:00am, derby ends at 2:00pm.  
Please read & follow the rules.

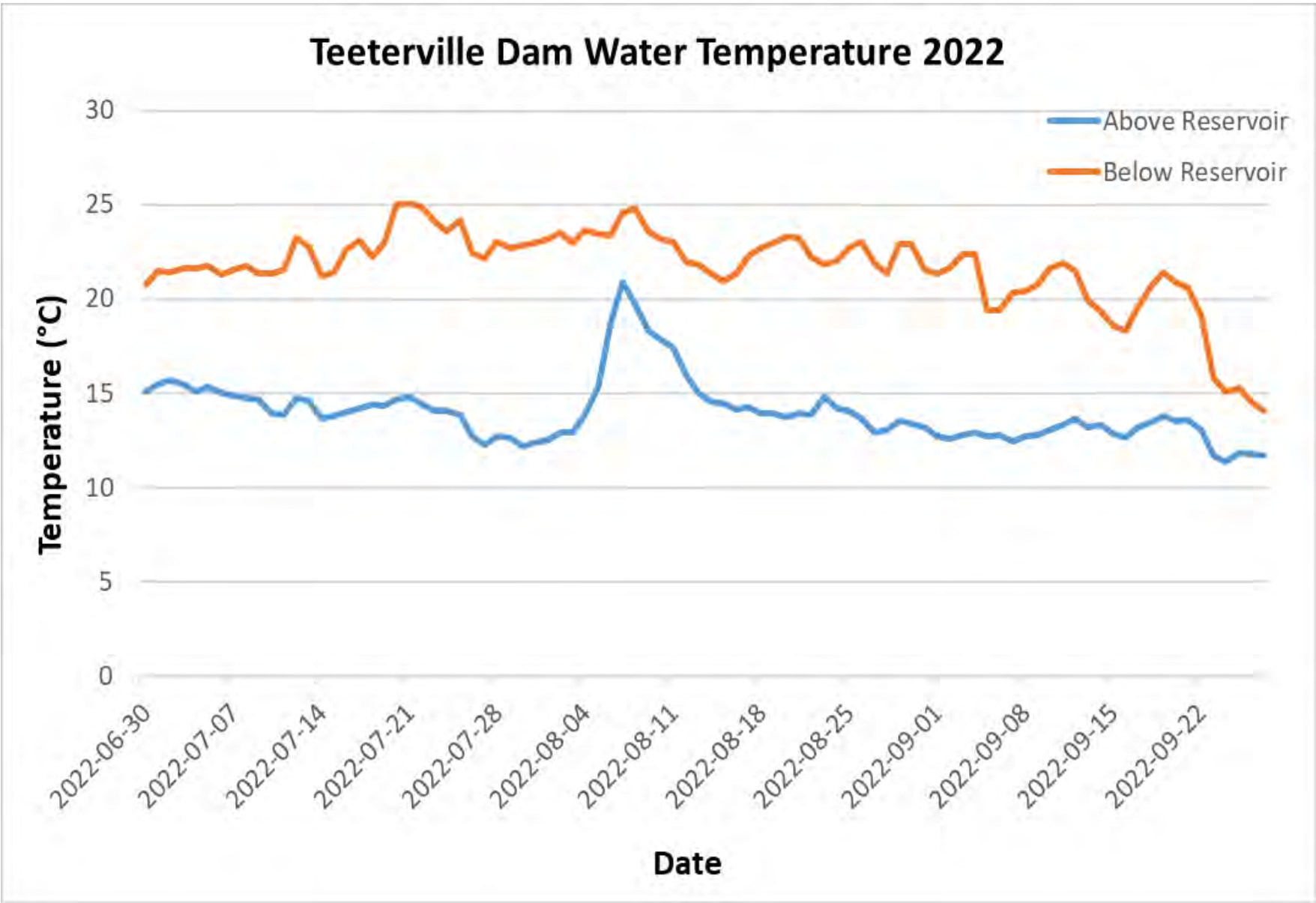
Advertisement for Annual Carp Derby,  
Source: <https://www.norfolktoday.ca/events/372810/>



Concrete Deterioration @ Pier - Source: AECOM, 2015



Mill Foundation Remnants - Source: TMHC, 2025



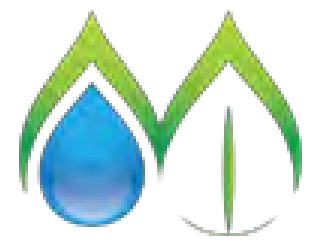
Temperature Monitoring - Source: LPRCA



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S&A

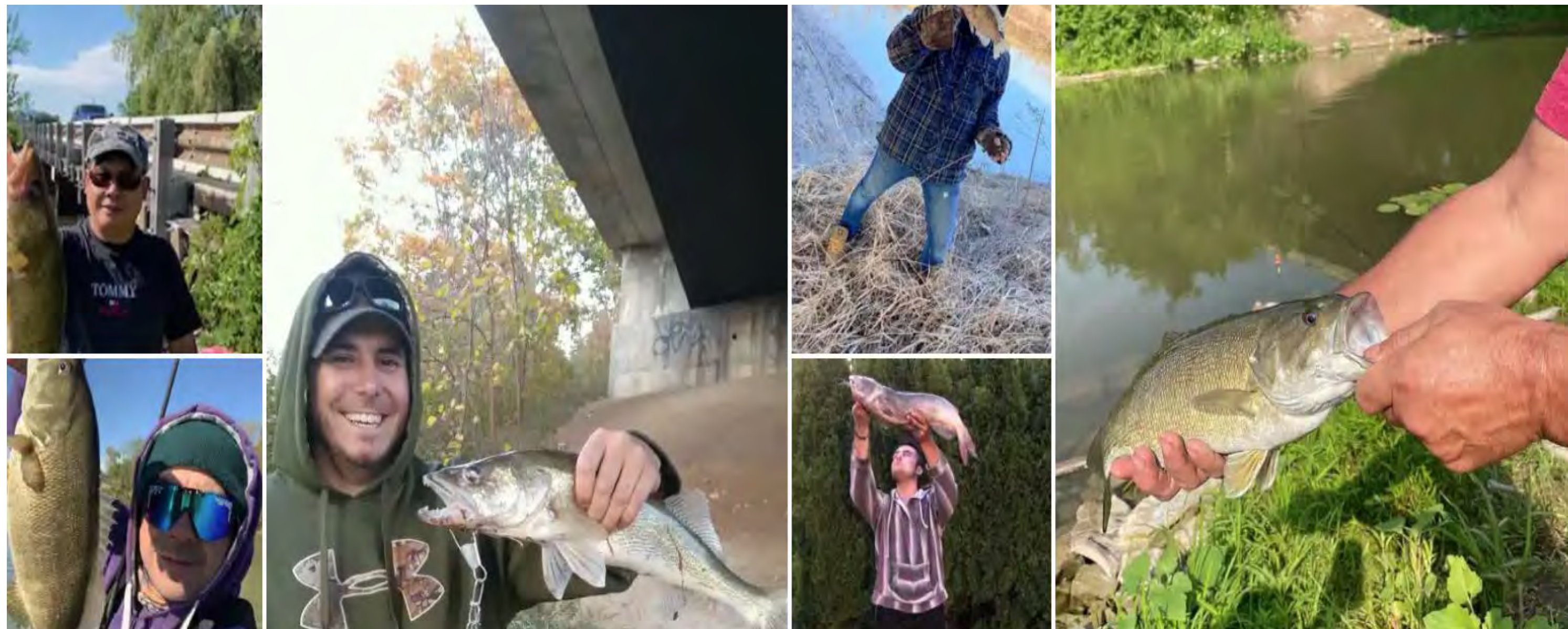


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# CHARACTERIZING AND UNDERSTANDING THE PROJECT ENVIRONMENT

- 1. Technical / Regulatory
- 2. Natural Heritage
- 3. Socio-Cultural
- 4. Economic



Recently logged catches, Big Creek, Source: <https://fishbrain.com/>



Aquatic Habitat Downstream of Dam, Source: Montrose Environmental



A Selection Species Photographed at Teeterville Reservoir – (Clockwise from Top) Sandhill Cranes, Blanding’s Turtle, Green Heron, Hooded Merganser, Bald Eagle Virginia Rail, Source: Tim Goodale



Black Ash and Butternut Trees  
Source: Montrose Environmental



# ALTERNATIVES

## Five concept alternatives:

1. Do Nothing - retain existing dam
2. Repair existing dam
3. Replace with new dam
4. Remove dam and reinstate watercourse
5. Remove dam, reinstate watercourse, create pond(s)/wetland(s)





# ALTERNATIVE ASSESSMENT: CATEGORIES & CRITERIA

## Technical/Engineering

- Dam Safety / Failure Risk
- Climate Change (Adaptation)
- Constructability
- Approvability

## Natural Environment

- Fish Habitat Impacts / Enhancement
- Wildlife Habitat Impacts / Enhancement
- Sensitive Species Impacts / Enhancement (incl. SAR / SCC)
- Climate Change (Mitigation)
- Geomorphology/Sediment Transport

## Social/Cultural

- Private Property Impacts
- Fire Protection / Safety Impacts
- Public Infrastructure / Safety Impacts
- Cultural / Heritage Impacts
- Public Recreational Impacts

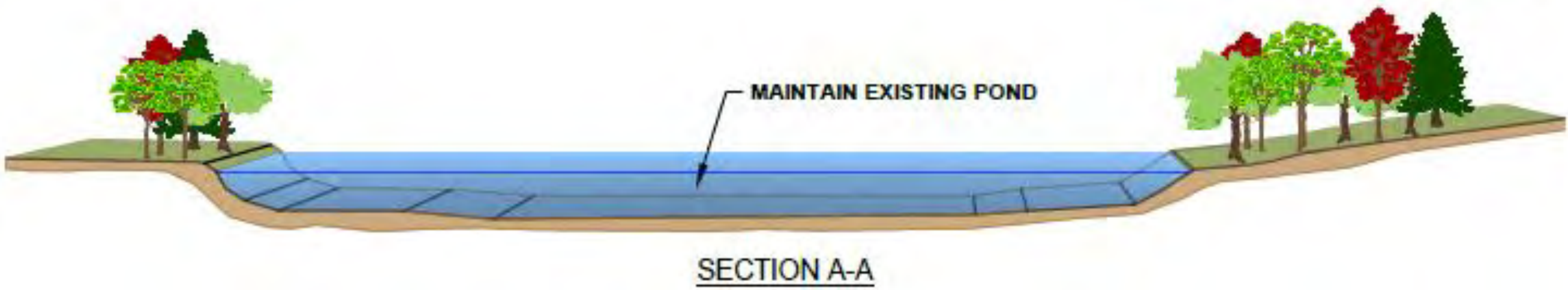
## Economic

- Construction Costs
- Operations & Maintenance (O&M) Costs



# ALTERNATIVE #1 – DO NOTHING

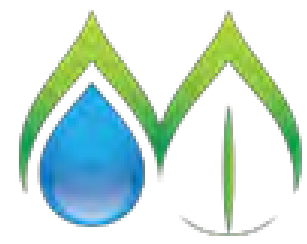
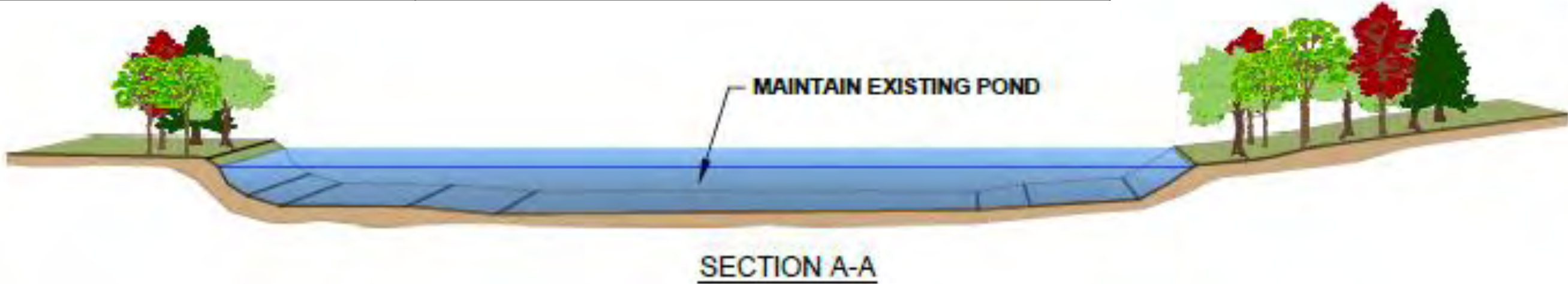
Category	Pros	Cons
Technical / Engineering	Potential source of water in drought (climate change)	Retains dam safety concerns / failure risk
	Easiest to construct	Climate change - Increased risk of failure under extreme flows; greenhouse gas emitter
Natural Environment	Retains existing habitat form and functions	Retains barrier to fish passage
		Retains thermal warming impacts
Social / Cultural	Maintains current area uses and aesthetics	Retains shallow ponding depth restriction year-round; affects recreation and emergency fire water supply (vs Alt #2 / #3)
	Maintains existing emergency fire water supply source, but likely more maintenance than Alternatives # 2/3	Retains public safety interaction risks re: dam and pond (e.g., drowning)
	Retains perceived property value impacts	
Economic	No immediate cost	Highest future O&M cost





# ALTERNATIVE #2 – REPAIR DAM

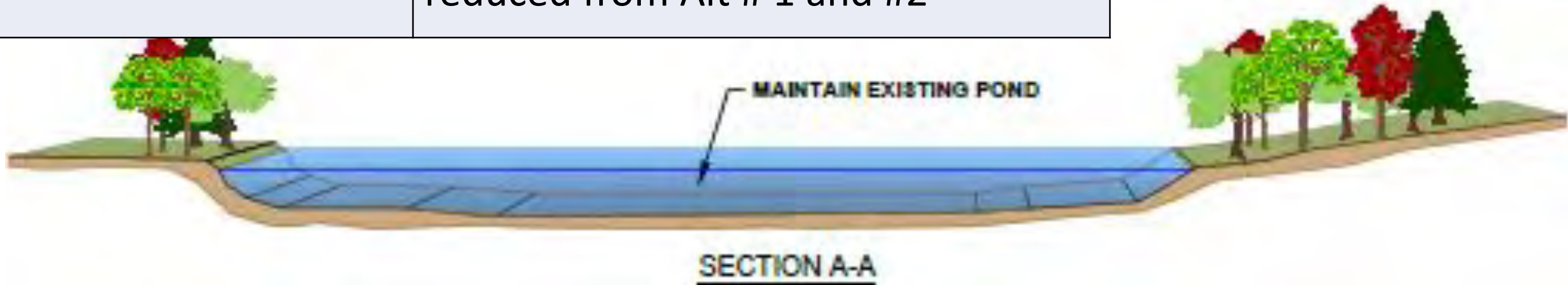
Category	Pros	Cons
Technical / Engineering	Complies with Dam Safety Guidelines	Retains some dam safety concerns / failure risk though less than Alt # 1
	Potential source of water in drought (climate change)	Climate change - risk of failure under extreme flows; greenhouse gas emitter
	Preliminary design completed; agency review / approval process initiated	
Natural Environment	Improvement over existing pond habitat form and functions with deeper ponding	Retains barrier to fish passage
	No disturbance to pond habitat required during construction	Retains thermal warming impacts
Social / Cultural	Maintains current area uses and aesthetics	Retains public safety interaction risks re: dam and pond (e.g., drowning)
	Potential improvement as emergency fire water supply source w/ increased depth	
	Retains perceived property value impacts	
Economic		High cost, though less than Alt #3
		Continued O&M costs though at a reduced rate from Alt # 1





# ALTERNATIVE #3 – RECONSTRUCT DAM

Category	Pros	Cons
Technical / Engineering	Complies with Dam Safety Guidelines	Longest path to agency support / approvals
	Potential source of water in drought (climate change)	Climate change - risk of failure under extreme flows; greenhouse gas emitter
Natural Environment	Improvement over existing pond habitat form and functions with deeper seasonal levels (vs. Alt #1)	Retains barrier to fish passage
		Retains thermal warming impacts
		Possible disturbance to pond habitat during construction (vs. Alt #1 / #2) owing to need for lower water levels
Social / Cultural	Maintains current area recreational uses and aesthetics	Retains public safety interaction risks re: dam and pond (e.g., drowning)
	Potential improvement as emergency fire water supply source w/ increased depth	
	Retains perceived property value impacts	
Economic		Highest capital cost
		Continued O&M costs though reduced from Alt # 1 and #2



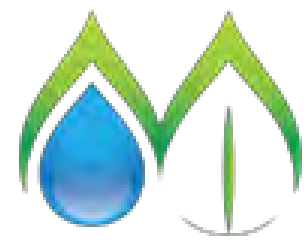


# ALTERNATIVE #4 – REMOVE DAM AND REINSTATE WATERCOURSE

Category	Pros	Cons
Technical / Engineering	Removes risk of dam failure	
	Improves natural sediment transport capacity	
Natural Environment	Removes barrier to fish passage	Removes open water pond habitat, impacting wildlife
	Reduces thermal warming impacts	Fish with preference for open water habitat may move from area
	Returns creek habitat to pre-dam conditions	Potential reduction in wetland area and change in vegetation composition
		May increase potential for invasive species (e.g., phragmites)
Social / Cultural	Significantly reduces public safety interaction risk re: dam and pond (e.g., drowning)	Requires monitoring of nearby shallow wells; possible mitigation
		Requires creation of alternative emergency fire water supply
		Does not reflect existing aesthetic of open water pond
		Perceived negative impacts on property values
Economic	Lowest capital cost other than Alternative 1	
	Minimizes long-term operational costs	



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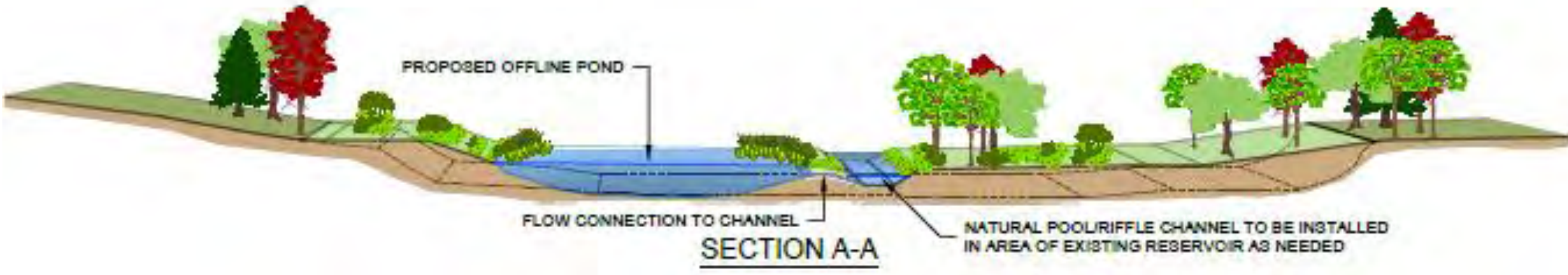


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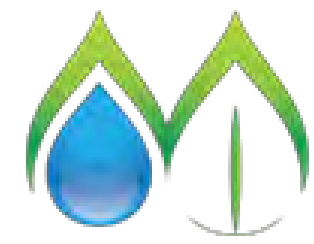


# ALTERNATIVE #5 – REMOVE DAM, REINSTATE WATERCOURSE, CREATE OFFLINE PONDS / WETLANDS

Category	Pros	Cons
Technical / Engineering	Removes risk of dam failure	Increased design / construction / approval complexity compared to Alt. #4
	Improves natural sediment transport capacity	
Natural Environment	Reduces thermal warming impacts of pond	Reduces open water pond habitat by approximately 2/3; possibly reducing densities of wildlife using habitat type
	Removes barrier to fish passage	Potential reduction in wetland area and change in vegetation composition
	Maximizes diversity of available fish and wildlife habitat	May increase potential for invasive species (e.g., phragmites)
Social / Cultural	Improved pedestrian access to natural areas	Requires monitoring of nearby shallow wells; possible mitigation
	Provides both riverine and standing water angling opportunities	Likely requires creation of alternative emergency fire water supply or significant revision to existing intake to access new ponding area
	Significantly reduces public safety interaction risk re: dam and pond (e.g., drowning), but less than Alt #4	Reduces existing recreational opportunities – canoeing / kayaking
		Perceived negative impacts on property values
Economic	Lower long-term life-cycle operational costs than dam retention alternatives	Additional restoration and potential maintenance costs with pond creation and upkeep, as compared to Alt #4



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# CONCEPTUAL COST ESTIMATE COMPARISON

- Alternatives compared across Capital and Operation & Maintenance costs
- “Lifetime” O&M period considered to be 100-years, or that reasonably assumed before a new dam would again require replacement
- Any dam, repaired or replaced, will have a larger O&M cost than a non-dam alternative
- Dam removal alternatives require replacement of County’s emergency fire water supply source

Cost Element	Alternative 2 Repair Dam	Alternative 3 Replace Dam	Alternative 4 Remove Dam / Watercourse	Alternative 5 Remove Dam / Watercourse / Pond/Wetlands
Capital	\$1,860,000	\$3,180,000	\$1,710,000	\$3,610,000
O&M	\$1,930,000	\$750,000	\$200,000	\$400,000
Total	\$3,790,000	\$3,930,000	\$1,910,000	\$4,010,000

# EVALUATION OF ALTERNATIVES

CATEGORY	WEIGHTING	ALTERNATIVES				
		1	2	3	4	5
		Do Nothing	Repair Dam	Replace Dam	Remove Dam and Reinstall Watercourse	Remove Dam, Reinstall Watercourse, Create Offline Pond(s) / Wetland(s)
TECHNICAL/REGULATORY	15%	4.5%	8.3%	7.5%	12.4%	10.9%
NATURAL ENVIRONMENT	25%	9.7%	14.4%	14.4%	13.8%	20.3%
SOCIAL / CULTURAL	40%	22.0%	34.0%	34.0%	10.0%	16.0%
ECONOMIC	20%	7.0%	5.0%	3.0%	6.5%	3.0%
OVERALL SCORE	100%	43%	62%	59%	43%	50%
OVERALL RANKING		4	1	2	5	3



# PREFERRED OPTION IS ALTERNATIVE #2 – REPAIR DAM

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## Advantages:

- Resolves structural stability impacts
- Second lowest capital cost alternative
- Improves still water habitat quantity and quality and recreational opportunities within reservoir
- Retains / improves County's emergency fire water supply source
- Largely retains historic dam infrastructure and cultural aesthetic

## Disadvantages:

- Retains dam and majority of related ongoing costs (e.g., routine studies, operations)
- Retains negative ecologic impacts such as barrier to fish passage, negative thermal impacts, impacted sediment transport regime
- Amongst the highest estimated lifetime costs



# STAKEHOLDER CONSULTATION

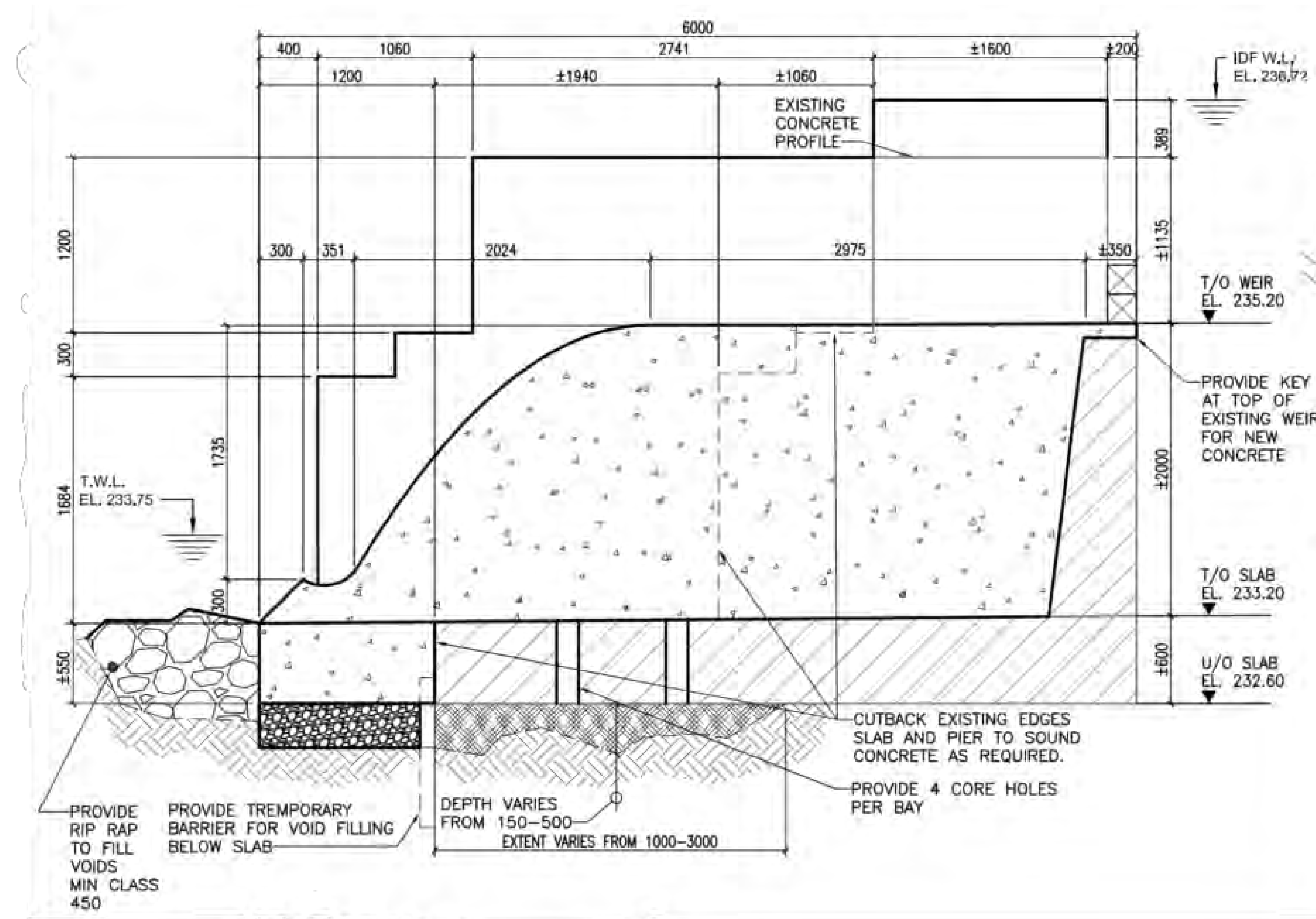
- Dedicated Project Website  
(<https://www.lprca.on.ca/teeterville-dam-class-environmental-assessment/>)
- Community Liaison Committee – private residents / landowners, NGOs, study team members from LPRCA, County, consultants
- Public Information Centres – very well attended, 92 and 69 attendees signed in for PIC #1 and PIC #2, respectively
- Substantive public input received via comments sheets and emails, overwhelmingly in favour of retaining / repairing the dam
- Importance of the dam / reservoir to community cultural heritage, recreation, and as a cherished environmental feature made clear
- Input directly impacted alternative assessments / scoring





# PROPOSED IMPLEMENTATION

- Isolate work area using sandbags (upstream) and coffer dams (downstream)
- Concrete repair on wingwalls, piers and abutments
- Grout voids under spillway slab followed by spillway stabilization (concrete addition)
- Install new operator catwalk / operational infrastructure / pedestrian bridge





# NEXT STEPS

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- **Presentation to Norfolk County Council**
- **Complete study documentation in the form of EA Report**
- **File for 30-Day Review**

# CONTACTS

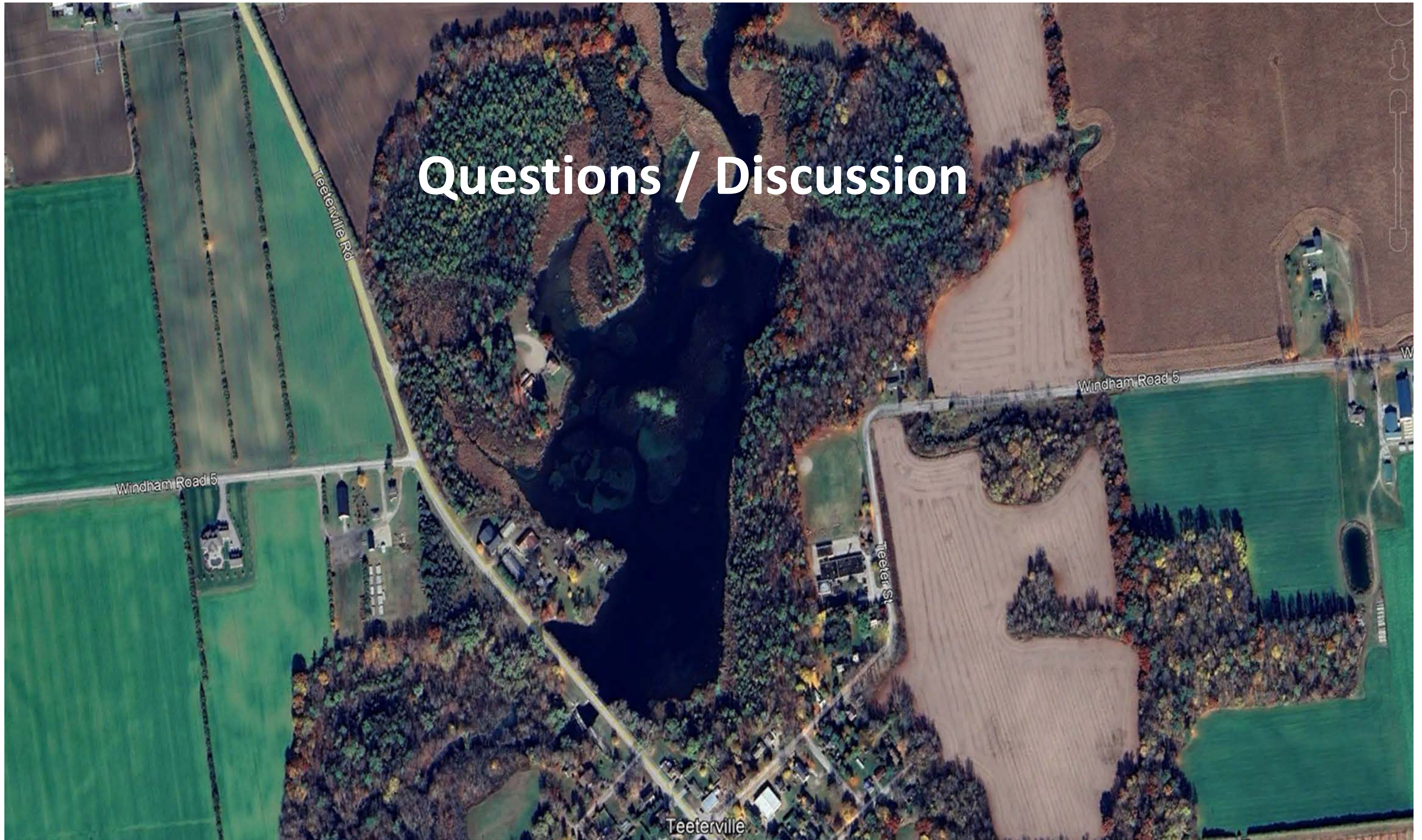
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**Long Point Region Conservation Authority**  
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# Questions / Discussion







## **LONG POINT REGION CONSERVATION AUTHORITY STAFF REPORT**

**Date:** December 3, 2025

**File:** 2.1.C.7.3

**To:** Chair and Members  
LPRCA Board of Directors

**From:** General Manager, LPRCA

**Re:** Teeterville Dam Class Environmental Assessment Update

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### **Recommendation:**

**THAT the LPRCA Board of Directors receives the Teeterville Dam Class Environmental Assessment Update as information,**

**AND**

**THAT the LPRCA Board of Directors endorses Alternative #2 to be the preferred option as presented by Montrose Environmental,**

**AND**

**THAT the LPRCA Board of Directors supports Montrose Environmental to present a deputation to Norfolk County Council.**

### **Links to Strategic Plan:**

Strategic Direction # 1 – Protect People and Property from Flooding and Natural Hazards  
Strategic Direction # 2 – Deliver Exceptional Services and Experiences  
Strategic Direction # 4 – Organizational Excellence

### **Purpose:**

The purpose of this report is to update the Board of Directors on the progress of the Teeterville Dam Class Environmental Assessment (EA) and to seek direction from the Board to complete and publish the Final EA Report in accordance with the Conservation Authority Class EA process.

This report accompanies the presentation by Montrose Environmental providing an overview of the study findings and recommended preferred alternative.

### **Background:**

Teeterville Dam has existed in various forms since the early 1830s, with the current structure built in 1915. A Dam Safety Review completed in 2016 identified significant structural deficiencies and concluded that the dam does not meet current dam safety standards.

To address these safety, environmental, and operational concerns, LPRCA initiated a Conservation Ontario Class EA to evaluate long-term management options for the structure and reservoir.

The study area includes the Teeterville reservoir, the surrounding Provincially Significant Wetland, and the Big Creek watershed system.

### **Discussion:**

Montrose Environmental has completed all major environmental, technical, and consultation tasks required under the Conservation Authority Class EA process. A summary of completed work is provided below.

## **Completed Work to Date**

### **1. Technical Investigations**

Montrose Environmental has carried out all required technical studies to characterize baseline conditions, including:

- Background data and information review
- Hydrologic and hydraulic assessment (including dam breach, flood routing, climate change)
- Geomorphology and sediment transport assessment
- Ecological field investigations (aquatic habitat, wildlife, vegetation, species at risk)
- Archaeology and cultural heritage assessment
- Baseline environmental inventory supporting the evaluation of alternatives

### **2. Consultation and Engagement**

The following engagement activities have taken place as part of the EA process:

- First Nation engagement
- Community and stakeholder consultation
- Public Information Centre (PIC)
- Agency notifications
- Communication with landowners and community members

### **3. Development and Evaluation of Alternatives**

Five (5) alternatives were developed and assessed

1. Do Nothing
2. Repair Existing Dam
3. Replace Dam with a New Structure
4. Remove Dam and Reinststate Watercourse
5. Remove Dam, Reinststate Watercourse, and Create Offline Ponds/Wetlands

**Each alternative was evaluated through four major criteria categories:**

- Technical / Engineering

- Natural Environment
- Social / Cultural
- Economic

#### **4. Detailed Analysis of the Preferred Alternative**

Montrose Environmental has completed a detailed assessment of the preferred alternative, including technical feasibility, environmental impacts, mitigation measures, anticipated benefits, and long-term operational considerations. These findings support the preparation of the Final EA Report.

#### **Preferred Alternative – Alternative #2: Repair Dam**

Based on the weighted evaluation matrix, **Alternative #2 – Repair Dam** achieved the highest overall score and is recommended as the preferred alternative.

#### **Key Advantages:**

- Resolves dam stability issues and complies with safety guidelines
- Second lowest capital cost among dam-retention options
- Improves still-water habitat and recreational opportunities
- Retains and improves emergency fire water supply
- Maintains the historic visual character of the site

#### **Key Disadvantages:**

- Does not eliminate all long-term O&M costs
- Retains barrier to fish passage
- Thermal impacts and sediment transport limitations remain

#### **Proposed Implementation Approach**

The conceptual construction methods include:

- Isolate work area with upstream sandbags and downstream cofferdams
- Concrete repair on piers, abutments, and wing walls
- Grouting of voids under spillway
- Spillway stabilization through concrete addition
- Installation of new operator catwalk, operational infrastructure, and pedestrian bridge

#### **Cost Estimates**

Conceptual cost estimates indicate:

- **Capital Cost:** ~\$1.86 million
- **100-year O&M Costs:** ~\$1.93 million
- **Total Lifetime Cost:** ~\$3.79 million

#### **Next Steps:**

- Present the EA findings to Norfolk County Council



- Finalize the Environmental Assessment Report
- Post the Final EA Report for the required 30-day public review
- Respond to comments and finalize the Notice of Project Completion

**Financial Implication:**

The project has been funded 50% through the Water and Erosion Control Infrastructure (WECI) program and the balance through the Municipal General Levy. The Board of Directors previously approved the hiring of Montrose Environmental to complete the Class EA. The project is currently on schedule and on budget.

**Prepared by:**

*Saifur Rahman*

**Saifur Rahman, M.Eng., P.Eng.**  
Manager of Engineering and Infrastructure

**Approved and submitted by:**

*Judy Maxwell*

**Judy Maxwell, CPA, CGA**  
General Manager



## LONG POINT REGION CONSERVATION AUTHORITY STAFF REPORT

**Date:** November 26, 2025 **File:** 1.1.2  
**To:** Chair and Members, LPRCA Board of Directors  
**From:** General Manager, LPRCA  
**Re:** **General Manager's Report – November 2025**

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### **Recommendation:**

**THAT the LPRCA Board of Directors receives the General Manager's Report for November 2025 as information.**

### **Links to Strategic Plan:**

Strategic Direction #1 – Protect People and Property from Flooding and Natural Hazards  
Strategic Direction #2 – Deliver Exceptional Services and Experiences  
Strategic Direction #3 – Support and Empower Our People  
Strategic Direction #4 – Organizational Excellence

### **Background:**

Following the budget meeting held on November 13<sup>th</sup>, 2025 the 30-day notice letter was sent out to our municipal partners for them to consider and provide comment regarding the 2026 Draft Budget in accordance to *Ontario Regulation 402/22*. LPRCA is requesting any comments regarding the Draft 2026 Budget to be forwarded to this office no later than 4 p.m., Friday, December 19<sup>th</sup>, 2025. The weighted vote for the Final 2026 LPRCA Budget will take place the evening of Wednesday, January 7<sup>th</sup>, 2026 as part of the regular meeting of the LPRCA Board of Directors.

Staff has reviewed 204 permit applications as of November 25<sup>th</sup> compared to 188 permit applications for the same time period in 2024. Staff has also reviewed and provided comments to municipal staff on 106 *Planning Act* applications and 18 pre-consultations.

Workshop staff are finalizing the campsite upgrades at Haldimand Conservation Area which improved 21 sites and created 8 new sites. New electrical, water and septic lines were installed along with drainage.

An application was submitted to Environment and Climate Change Canada's Habitat Stewardship Program (HSP) for Species at Risk for \$170,000 over 4 years to control Hemlock Woolley Adelgid on CA lands and phragmites at Lee Brown Marsh. This funding proposal focuses on controlling invasives to enhance Species at Risk.

The external auditors from MNP have commenced field work on the week of November 25<sup>th</sup> in preparation for the year end audit.

The Annual General meeting for the Authority is scheduled for March 6<sup>th</sup>, 2026.

All staff are working hard to deliver our programs and services to the residents of the watershed.

Prepared and submitted by:

*Judy Maxwell*

Judy Maxwell, CPA, CGA  
General Manager



## LONG POINT REGION CONSERVATION AUTHORITY STAFF REPORT

**Date:** November 19, 2025

**File:** 1.4.3

**To:** Chair and Members,  
LPRCA Board of Directors

**From:** General Manager, LPRCA

**Re:** Provincial Announcements: Bill 68 Schedule 3 Proposed Changes to the  
CA Act and ERO Notice #025-1257

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### **Recommendation:**

**THAT the LPRCA Board of Directors receives the report as information  
And approves the motion (attachment #1) in response to the ERO Notice #025-1257.**

### **Link to Strategic Plan:**

Strategic Direction #3 – Support and Empower Our People

### **Purpose:**

To brief members and generate discussion on recent Provincial Announcements introducing a new provincial board-governed agency, the Ontario Provincial Conservation Agency (OPCA), and the proposed ERO posting #025-1257 for the consolidation of 36 CAs into 7 regional CAs.

### **Background:**

- On October 31, 2025, the Ministry of Environment, Conservation and Parks (MECP) announced “Ontario Creating New Conservation Authority Agency to Improve Service Delivery and Protect Communities”.
- On November 6, 2025, Schedule 3 of Bill 68 “Plan to Protect Ontario Act” (Budget Measures) was released and included changes to the Conservation Authorities Act to create the new Ontario Provincial Conservation Agency. The Bill passed 3rd reading on November 25, 2025. The Bill received Royal Assent on November 27, 2025.
- On November 7, 2025, the “Proposed Boundaries for Regional Consolidation of Ontario’s Conservation Authorities” (ERO #025-1257) was posted to the Environmental Registry for a 45-day consultation period. MECP notified Conservation Authorities that comment on the policy proposal was available through the ERO posting. The public is invited to comment on the proposed configuration of 7 regional CAs including the proposed Lake Erie Regional Conservation Authority which will consist of Long Point Region Conservation Authority (LPRCA) and 7 other CAs and 81 municipalities. The consultation period closes on December 22, 2025.
- On November 18, 2025, MECP held a virtual information session for Conservation Authorities to learn more about the proposal.

- Implementation of the new framework, including one board for each of the 7 regional CAs is expected to occur following the municipal elections on October 26, 2026.
- CAs and their current boards continue to operate without disruption until 2026 municipal elections.

### **Summary of Schedule 3 of Bill 68 “Plan to Protect Ontario Act”**

Schedule 3 outlines the proposed changes to the Conservation Authorities Act that will provide for the creation of a new board-governed agency, the OPCA. The OPCA will provide centralized leadership to 7 regional CAs. The Bill passed 3rd reading November 25, 2025 and received Royal Assent on November 27, 2025.

The OPCA would have the authority to:

- Oversee the governance of authorities and other aspects of authorities such as their operations, including the programs and services they provide, to further the purposes of the Act.
- Oversee the transition to a regional watershed-based framework for authorities in Ontario.
- Promote consistent policies, standards and fees for programs and services provided by authorities.
- Assess and report on the effectiveness of authorities in furthering the conservation, restoration, development and management of natural resources in watersheds in Ontario, including outcomes related to the implementation of their programs and services.
- Oversee and evaluate the financial performance of authorities to ensure their long-term operational and capital financial sustainability, including the financial sustainability of their programs and services required under section 21.1.
- Guide and evaluate the strategic planning by authorities to ensure it aligns with provincial objectives.
- Support the development and implementation of a standardized and centralized system for processing applications for permits issued by authorities.
- Lead the development and implementation of digital strategies and shared services to support the operations of authorities, including their programs and services.
- Support strategic investment in programs and services provided by authorities, including leveraging funding available to Ontario and authorities.
- Advise the Government of Ontario in respect of the programs and services authorities provide under the Act and any matters related to the objects of the Agency.
- Any other objects prescribed by regulation.
- The OPCA would be governed by a Board of Directors:
  - Consist of 5-12 members appointed by the Lieutenant Governor in Council. Experience in public administration, corporate governance, finance and knowledge of CA programs and services will be considered when appointing Board members. There is no mention of regional representation.
  - Members cannot be a member of Parliament.
  - Members will serve a term of up to 3 years, and may serve for 9 years total.
  - Members would meet a minimum of four times per year.

- Though the Agency can issue direction to CAs to address: KPIs, service standards, information technology, procurement, training of members and employees, budgeting, asset management plans and strategic planning, all directions must first be proposed to the Minister prior to issuing.
- OPCA Staffing:
  - The Secretary of the Cabinet will appoint the first Chief Executive Officer and thereafter the Board will appoint and employ the CEO.
  - The CEO is under the supervision and direction of the Board of Directors.

## **ERO Notice #025-1257 “Proposed Boundaries for Regional Consolidation of Ontario’s Conservation Authorities”**

**Commenting Period:** November 7 – December 22, 2025

The province is seeking feedback on a proposal to consolidate 36 CAs into 7 regional CAs. The boundaries of the new consolidated regions were based on: watershed-based jurisdiction, reducing overlap and administrative duties, balancing expertise across CAs and service continuity. The proposal states that the regional CAs will continue with current programs and services including managing their lands and recreational trails.

The proposed regions are as follows:

### **Lake Erie Regional CA**

Existing Conservation Authorities: 8 | Municipalities: 81

### **Huron Superior Regional CA**

Existing Conservation Authorities: 7 | Municipalities: 78

### **Western Lake Ontario Regional CA**

Existing Conservation Authorities: 4 | Municipalities: 28

### **Central Lake Ontario Regional CA**

Existing Conservation Authorities: 1 | Municipalities: 17

### **Eastern Lake Ontario Regional CA**

Existing Conservation Authorities: 7 | Municipalities: 48

### **St. Lawrence Regional CA**

Existing Conservation Authorities: 5 | Municipalities: 46

### **Northeastern Ontario Regional CA**

Existing Conservation Authorities: 4 | Municipalities: 19

### **Discussion:**

The watershed-based model is most effective when implemented at a scale that is reflective of the local landscape and economic drivers. Watershed management, supported by strong local governance, breaks down boundaries, and provides a framework to work collaboratively to meet the needs of the community, and the environment. This framework, strong local governance and support has led to 77 years of effective and efficient watershed management for LPRCA balancing environmental, economic, and societal needs across the landscape.

The province's desired outcome of improved consistency and modernized digital permitting processes, aligned with its goals and objectives for cutting red tape and getting more homes built faster, and safely can be achieved in the current structure. As an alternative to the proposed large-scale regional consolidation, the Province could achieve their goals and objectives by building on the proven strengths and relationships of local CA's.

The current framework provides the opportunity to share resources, improve consistency and modernization across the Province, without the potential costs associated with consolidating the 36 CAs into 7 regional CAs. Engagement with directly affected municipalities and CAs across Ontario should occur before finalizing any consolidation boundaries.

Any modernization of CAs through tools and consolidation should be supported with Provincial funding. In recent years, the average annual funding from the Province to LPRCA's annual operations amounts to less than 1% of our total budget. Member municipalities fund approximately 32% of LPRCA's budget. The remainder of our budget is funded primarily through partnerships and self-generated revenue.

There is genuine concern regarding effective local representation if CAs are amalgamated into larger regions. Under the current framework, our member municipalities have direct input into our local programs and services. The programs are delivered efficiently and effectively by knowledgeable staff in partnership with the community to meet our local environmental, economic and societal needs

There is significant uncertainty with the proposed consolidation of CA's. To date, very few details regarding planned governance structure, local input, representation, budgeting, and CA assets have been shared.

The ERO requests feedback on 5 specific questions and they are listed below.

1. What do you see as key factors to support a successful transition and outcome of regional conservation authority consolidation?
2. What opportunities or benefits may come from a regional conservation authority framework?
3. Do you have suggestions for how governance could be structured at the regional conservation authority level, including suggestions around board size, make-up and the municipal representative appointment process?
4. Do you have suggestions on how to maintain a transparent and consultative budgeting process across member municipalities within a regional conservation authority?
5. How can regional conservation authorities maintain and strengthen relationships with local communities and stakeholders?

Attachment #1 is a motion for the Board to consider for the response to the ERO Notice No. 025-1257 and circulation with a letter from the Chair.

The following support documents are attached for your reference:

1. LPRCA Motion
2. MECP Email Correspondence – ERO Announcement

3. Bill 68, Schedule 3
4. ERO Notice No. 025-1257
5. Proposed boundaries for the regional consolidation of Ontario's conservation authorities – ERO supplemental document
6. MECP – Improving CAs Info Session Deck

**Financial implication:**

None.

Prepared and submitted by:

*Judy Maxwell*

Judy Maxwell CPA, CGA  
General Manager



**WHEREAS** the Ministry of the Environment, Conservation and Parks has posted Environmental Registry Notice No. 025-1257 ("Proposed Boundaries for the Regional Consolidation of Conservation Authorities"), proposing to reduce Ontario's 36 Conservation Authorities to seven regional Conservation Authorities under the oversight and direction of the new Ontario Provincial Conservation Agency and the updated *Conservation Authorities Act*; and

**WHEREAS** under this proposal, the Long Point Region Conservation Authority (LPRCA) would be merged into a new "Lake Erie Regional Conservation Authority" together with the: Essex Region CA, Lower Thames Valley CA, St. Clair Region CA, Upper Thames River CA, Kettle Creek CA, Catfish Creek CA, and Grand River CA, forming a single organization stretching from Windsor, through London, Brantford and north of Waterloo region; and

**WHEREAS** the Board acknowledges and supports the Province's goals of improved efficiency, consistency and fiscal responsibility in conservation delivery, but find that the proposed "Lake Erie Region CA" configuration would create a geographically vast and administratively complex entity, joining municipalities throughout the province with little watershed connection; dilute local accountability and municipal partnership; generate substantial transition costs, including human resources integration, governance restructuring, IT migration and policy harmonization that would divert resources from the front-line service delivery making it hard for applicants to obtain local advice, resolve issues or expedite housing and infrastructure approvals that support the Province's agenda; and

**WHEREAS** LPRCA works with its member municipalities, the Province and partners to be fiscally responsible while ensuring the conservation, restoration, development and management of natural resources within the Long Point Region watershed including limiting levy increase to municipalities while modernizing its programs and services and aligning them with provincial guidance and neighboring CAs and will continue to do so. Meaningful modernization can occur with the current watershed-based governance framework; and

**THEREFORE BE IT RESOLVED THAT** LPRCA Board of Directors does not support the proposed "Lake Erie Regional Conservation Authority" boundary configuration outlined in the Environment Registry Notice No. 025-1257; and the Board instead requests that the Ministry further evaluate the proposed boundaries and to engage directly with affected municipalities and Conservation Authorities to establish a reduced geographic scope for consolidation that better reflects established relationships and enhances cost-efficient delivery of integrated watershed management, grassroots connections and local understanding; and

**THAT** this resolution be forwarded to the Minister of the Environment, Conservation and Parks, the Ministry of the Environment, Conservation and Parks (CA Office), local members of Provincial Parliament, Association of Municipalities of Ontario, Rural Ontario Municipalities Association, all municipalities and CAs within the proposed Lake Erie Regional Conservation Authority, Ontario's Chief Conservation Executive and Conservation Ontario.

**From:** ca.office (MECP) <[ca.office@ontario.ca](mailto:ca.office@ontario.ca)>

**Sent:** November 7, 2025 3:55 PM

**To;** Judy Maxwell <[jmaxwell@lprca.on.ca](mailto:jmaxwell@lprca.on.ca)>; **Cc:** ca.office (MECP) <[ca.office@ontario.ca](mailto:ca.office@ontario.ca)>

**Subject:** Consultation on the proposed boundaries for the regional consolidation of Ontario's conservation authorities

*\* This message is being sent on behalf of Chloe Stuart, Assistant Deputy Minister, Land and Water Division, MECP and Hassaan Basit, Chief Conservation Executive, MECP \**

Greetings

We are writing to notify you of a policy proposal available for comment on the [Environmental Registry of Ontario](#) at posting #025-1257 which is part of the government's actions to improve conservation authorities.

We are seeking feedback on proposed boundaries for the consolidation Ontario's 36 conservation authorities into regional conservation authorities, and the criteria applied to inform the proposed boundaries. The policy proposal notice includes maps depicting the proposed boundaries for the regional conservation authorities and discussion questions relevant to the planning for the future state.

The province's decision on the number and configuration of regional conservation authorities will be finalized following further technical analysis and consideration of the feedback received during this consultation phase. The province is also planning to consult further, at a future date, on potential amendments to the *Conservation Authorities Act* and potential changes to regulations under the Act, to enable the consolidation of conservation authorities.

No changes are proposed to the overall extent of conservation authority jurisdiction within the province, and under consolidation, the new regional conservation authorities would remain independent organizations operating with municipal governance and oversight, in accordance with requirements under the *Conservation Authorities Act*, as administered by the Ministry of the Environment, Conservation and Parks.

In addition, the important work that conservation authorities do to protect people and property from the risks of flooding and other natural hazards will not change. Regional conservation authorities would continue to deliver provincially mandated programs. These include drinking water source protection under the *Clean Water Act*, managing development and other activities in areas at risk of natural hazards—such as floodplains, shorelines, watercourses, and wetlands—and providing flood forecasting and warning services. Conservation authorities would continue to manage their lands and recreational trails, providing Ontarians access to local natural areas and outdoor activities. Regional conservation authorities would also continue to be able to provide additional municipal and other watershed programs and services set out under the *Conservation Authorities Act*. Existing conservation authority board members would continue to serve until the expiration of their terms next year, with changes to governance and structure to be initiated following municipal elections in October 2026.

This proposal is part of broader action that Ontario is proposing to take to improve the conservation authority system to reduce duplicative costs, free-up resources, and better align the work of conservation authorities with provincial priorities on housing, infrastructure, the economy and climate resilience. These actions include the creation of the Ontario Provincial Conservation Agency to provide centralized leadership and oversight of conservation authorities, proposed by the Government on November 6, 2025, in [Bill 68, Plan to Protect Ontario Act \(Budget Measures\), 2025](#).

To learn more about this proposal, a virtual information session for conservation authorities will be held on **Tuesday, November 18, 2025, at 10am**. To register for this session, please email [ca.office@ontario.ca](mailto:ca.office@ontario.ca).

The Environmental Registry comment period for posting #025-1257 will close at 11:59pm on December 22, 2025. Comments may be submitted through the Registry or by email to the conservation authorities section team at the Ministry of the Environment, Conservation and Parks, via [ca.office@ontario.ca](mailto:ca.office@ontario.ca).

Thank you,

Chloe Stuart  
ADM, Land and Water Division  
Ministry of the Environment, Conservation and Parks

Hassaan Basit  
Chief Conservation Executive  
Office of the Chief Conservation Executive



*Taking pride in strengthening Ontario, its places and its people*

**Please Note:** As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

**SCHEDULE 3  
CONSERVATION AUTHORITIES ACT**

**1 Section 1 of the *Conservation Authorities Act* is amended by adding the following definition:**

“Agency” means the corporation established under section 35.1; (“Agence”)

**2 Subsections 23.1 (9) and (10) of the Act are repealed.**

**3 Subsections 23.3 (5) and (6) of the Act are repealed.**

**4 The Act is amended by adding the following Part:**

**PART VIII.1  
THE AGENCY**

**Corporation established**

**35.1** A corporation to be known in English as Ontario Provincial Conservation Agency and in French as Agence ontarienne de protection de la nature is established as a corporation without share capital.

**Crown agent**

**35.2** The Agency is an agent of the Crown and may exercise its powers only as an agent of the Crown.

**Application of other Acts**

***Not-for-Profit Corporations Act, 2010***

**35.3** (1) Except for section 41, subsection 43 (1) and section 46 of the *Not-for-Profit Corporations Act, 2010*, which apply to the Agency with necessary modifications, that Act does not apply to the Agency except as prescribed by regulation and subject to such modifications as may be prescribed by regulation.

**Same, indemnity**

(2) The Agency shall not give an indemnity under section 46 of the *Not-for-Profit Corporations Act, 2010* to any person unless the indemnity has been approved in accordance with section 28 of the *Financial Administration Act*.

***Corporations Information Act***

(3) The *Corporations Information Act* does not apply to the Agency, except as prescribed by regulation and subject to such modifications as may be prescribed by regulation.

**Objects of Agency**

**35.4** The objects of the Agency are the following:

1. Oversee the governance of authorities and other aspects of authorities such as their operations, including the programs and services they provide, to further the purposes of the Act.
2. Oversee the transition to a regional watershed-based framework for authorities in Ontario.
3. Promote consistent policies, standards and fees for programs and services provided by authorities.
4. Assess and report on the effectiveness of authorities in furthering the conservation, restoration, development and management of natural resources in watersheds in Ontario, including outcomes related to the implementation of their programs and services.
5. Oversee and evaluate the financial performance of authorities to ensure their long-term operational and capital financial sustainability, including the financial sustainability of their programs and services required under section 21.1.
6. Guide and evaluate the strategic planning by authorities to ensure it aligns with provincial objectives.
7. Support the development and implementation of a standardized and centralized system for processing applications for permits issued by authorities.
8. Lead the development and implementation of digital strategies and shared services to support the operations of authorities, including their programs and services.
9. Support strategic investment in programs and services provided by authorities, including leveraging funding available to Ontario and authorities.
10. Advise the Government of Ontario in respect of the programs and services authorities provide under the Act and any matters related to the objects of the Agency.
11. Any other objects prescribed by regulation.

### **General powers**

**35.5** (1) Except as limited by this Act and the regulations, the Agency has the capacity, rights and powers of a natural person for carrying out its objects.

### **Financial activities**

(2) The Agency shall not borrow money, invest funds or manage financial risks except in accordance with a by-law of the Agency that has been approved by the Minister of Finance.

### **Co-ordination of certain financial activities**

(3) Subject to subsection (4), the Ontario Financing Authority shall co-ordinate and arrange all borrowing, investing of funds and managing of financial risk of the Agency.

### **Direction of Minister of Finance**

(4) The Minister of Finance may, in writing, direct a person other than the Ontario Financing Authority to perform the functions referred to in subsection (3).

### **Same**

(5) A direction of the Minister of Finance under subsection (4) may be general or specific and may include terms and conditions that the Minister of Finance considers advisable.

### **Use of revenue**

(6) The Agency shall carry out its operations without the purpose of gain and shall not use its revenue, including all money or assets it receives by grant, contribution or otherwise, for any purpose other than to further its objects.

### **Revenues and investments**

(7) Despite Part I of the *Financial Administration Act*, the revenues and investments of the Agency do not form part of the Consolidated Revenue Fund.

### **No political donations**

(8) The Agency shall not make any political donations.

### **No registration as charity**

(9) The Agency shall not apply for or obtain registration as a registered charity under the *Income Tax Act* (Canada).

### **Board of directors**

**35.6** (1) Subject to the regulations, the Agency shall consist of at least five and not more than 12 members appointed by the Lieutenant Governor in Council who shall form the board of directors of the Agency.

### **Ineligibility**

(2) A person is not eligible to be appointed if the person is a member of Parliament or a member of the Assembly or satisfies such criteria as may be prescribed by regulation.

### **Considerations**

(3) The Lieutenant Governor in Council shall, in appointing a person as a member of the board of directors, take into consideration,

- (a) the person's knowledge and experience in public administration, corporate governance and finance;
- (b) the person's knowledge of programs and services provided by authorities; and
- (c) such other matters as may be prescribed by regulation.

### **Term**

(4) A member of the board of directors shall be appointed for a term of up to three years, as may be determined by the Lieutenant Governor in Council and, subject to subsection (5), may be reappointed.

### **Limit**

(5) A person may serve as a member of the board of directors for no more than nine years in total, whether the years are served consecutively or otherwise.

### **Termination**

(6) A member ceases to be a member of the board of directors if, before the term of the member expires,

- (a) the Lieutenant Governor in Council revokes the member's appointment; or
- (b) the member dies, resigns as a member of the board of directors or becomes bankrupt.

### **Expenses**

(7) The members of the board of directors shall be paid such remuneration and expenses as may be determined by the Lieutenant Governor in Council.

### **Chair and vice-chairs**

(8) Subject to subsection (12), the Lieutenant Governor in Council shall designate a chair and up to two vice-chairs from among the members of the board of directors.

### **Chair's role**

(9) The chair shall preside over the meetings of the board of directors.

### **Absence of chair**

(10) If the chair is absent or otherwise unable to act or if the office is vacant, a vice-chair has the powers and shall perform the duties of the chair.

### **Absence of chair and vice-chairs**

(11) In the absence of the chair and the vice-chairs, a director that the board of directors designates has the powers and shall perform the duties of the chair.

### **Where no designation**

(12) If the Lieutenant Governor in Council has not designated a chair or a vice-chair, the members of the board of directors may select a chair or vice-chair from among their members to hold office as provided for by by-law, until such time as the Lieutenant Governor in Council makes a designation.

### **Board meetings**

**35.7** (1) The board of directors shall meet regularly throughout the year and in any event shall hold at least four meetings in each year.

### **Quorum**

(2) A majority of the board of directors constitutes a quorum for the conduct of the business of the board.

### **Chief executive officer**

**35.8** (1) The Secretary of the Cabinet shall appoint the first chief executive officer to be employed by the Agency.

### **Same**

(2) The Agency shall appoint and employ a chief executive officer following the completion of the term of the first chief executive officer and shall appoint subsequent chief executive officers.

### **Role**

(3) The chief executive officer is responsible for the management and administration of the affairs of the Agency, subject to the supervision and direction of the board of directors.

### **Restriction**

(4) The chief executive officer shall not be a member of the board of directors.

### **Remuneration**

(5) The Agency shall pay such remuneration and benefits to the Chief Executive Officer as is determined by the board of directors.

### **Employees, facilities, services**

**35.9** The chief executive officer may, as the chief executive officer considers necessary for the proper conduct of the affairs of the Agency, appoint employees, arrange for facilities and equipment and obtain expert or technical services.

### **Affairs of Agency**

**35.10** (1) Subject to this Act, the board of directors shall manage or supervise the management of the activities and affairs of the Agency.

### **By-laws and resolutions**

(2) The board of directors may make by-laws and pass resolutions regulating its proceedings and generally for the conduct and management of the affairs of the Agency.

### **Officers**

(3) Without limiting the generality of subsection (2), the board of directors may make by-laws or pass resolutions to appoint officers and assign to them such powers and duties as the board considers appropriate.

### **Councils, committees, etc.**

**35.11** The board of directors may, by by-law, establish such councils, committees and other bodies as it considers appropriate.

### **Delegation**

**35.12** (1) Subject to subsection (2), the board of directors may, as it considers appropriate, by by-law delegate any of its powers or assign any of its duties under this Act or any other Act to employees of the Agency or to any councils, committees or other bodies established under section 35.11 and may impose conditions and restrictions with respect to the delegation.

### **Restrictions**

(2) The board shall not delegate the powers prescribed by regulation, nor shall it assign any duties prescribed by regulation.

### **Fiscal year**

**35.13** The fiscal year of the Agency begins on April 1 in each year and ends on March 31 in the following year.

### **Financial statements**

**35.14** (1) The Agency shall prepare annual financial statements in accordance with generally accepted accounting principles.

### **Auditors**

(2) The Agency shall appoint one or more auditors licensed under the *Public Accounting Act, 2004* to audit the financial statements of the Agency for each fiscal year.

### **Auditor General**

(3) The Auditor General may also audit the financial statements of the Agency.

### **Other audits**

(4) In addition to the requirement for an annual audit,

- (a) the Minister may, at any time, audit any aspect of the operations of the Agency; and
- (b) the Auditor General may, at any time, audit any aspect of the operations of the Agency.

### **Report**

**35.15** The Agency shall provide a report to the Minister no later than March 31, 2029 and every subsequent three years on March 31 respecting the following:

1. The activities and effectiveness of the Agency during the previous three years in achieving its objects.
2. The Agency's planned activities to achieve its objects during the year of the report and the subsequent two years and the Agency's strategic priorities for the longer term.
3. Such other matters as may be prescribed by the regulations.

### **Direction by Minister**

**35.16** (1) Where the Minister considers it to be in the public interest to do so, the Minister may issue directions to the Agency.

### **Timing**

(2) Except in the case of a Minister's direction mentioned in subsection 35.21 (5) that must be issued during a notice period respecting a proposed direction of the Agency, the Minister may issue a direction to the Agency at any time.

### **Same**

(3) For greater certainty, in addition to a direction mentioned in subsection 35.21 (5) respecting a proposed direction of the Agency, the Minister may at any time issue a direction requiring the Agency to issue a direction.

### **Binding**

(4) The Agency shall comply with every direction of the Minister.

### **General or particular**

(5) A direction of the Minister may be general or particular in its application and may relate to the Agency's exercise of its powers and duties under this or any other Act.

### **Non-application of *Legislation Act, 2006***

(6) Part III (Regulations) of the *Legislation Act, 2006* does not apply to directions of the Minister.

### **Public availability**

(7) The Agency shall publish every direction under this section on a website.

### **Conflict**

(8) For greater certainty, in the event of a conflict between a direction issued under this section and a provision of any applicable Act or regulation, the Act or regulation prevails.

### **Minister may require information**

**35.17** (1) The Minister may require that the Agency provide information to the Minister at the time and in the manner specified by the Minister.

### **Same**

(2) Without limiting the generality of subsection (1), the information that the Agency may be required to provide includes information relating to its operations, employees, assets, liabilities, rights and obligations, which may include plans, reports and financial statements, including audited financial statements, and may include personal information.

### **Personal information**

(3) The Minister may collect personal information from the Agency or from individuals for the purposes of exercising powers or performing duties under this Act.

### **Duty to comply**

(4) The Agency shall comply with subsection (1) within the time and in the form that the Minister specifies.

### **No notice to individual**

(5) Any collection by the Minister of personal information under this section is exempt from the application of subsection 39 (2) of the *Freedom of Information and Protection of Privacy Act*.

### **Consistent purpose**

(6) For the purposes of the *Freedom of Information and Protection of Privacy Act*, personal information collected under this section may be used by the Ministry for the purposes of exercising powers or performing duties under this Act, and that use shall be deemed to be for a purpose that is consistent with the purpose for which the personal information was obtained or compiled.

### **Provision of information despite privilege**

(7) The Agency shall comply with the requirement to provide information under subsection (1) even if the information required to be provided is privileged or confidential.

### **No waiver of privilege**

(8) A disclosure under subsection (7) does not constitute a waiver of privilege.

### **Publication**

(9) Subject to subsections (10) and (11), if directed by the Minister to publish all or a portion of the information provided to the Minister under subsection (1), the Agency shall do so at the time and in the manner specified by the Minister.

### **Limitation**

(10) Subsection (9) does not apply in respect of any privileged or confidential information.

### **Same**

(11) Subsection (9) shall not be read as limiting the application of the *Freedom of Information and Protection of Privacy Act* in respect of the information.

### **Memorandum of understanding, accountability etc.**

- 35.18** (1) The Minister and the Agency shall enter into a memorandum of understanding, which must set out, at a minimum,
- (a) the requirements relating to the governance of the Agency and the expectations between the Ministry and Agency regarding the Agency's operations;
  - (b) the accountability relationships between the Minister and the Agency and the roles and responsibilities for Ministry and Agency personnel, the chair, vice-chairs and board of directors; and
  - (c) the requirements with which the Agency shall comply in connection with carrying out its objects.

### **Conflict**

(2) For greater certainty, in the event of a conflict between the memorandum of understanding and a provision of any applicable Act or regulation, the Act or regulation prevails.

### **Review**

**35.19** (1) The Minister may,



- (a) require that policy, legislative or regulatory reviews related to the powers and duties of the Agency under this Act, the regulations or the memorandum of understanding be carried out by,
  - (i) the Agency or by a person or entity acting on behalf of the Agency, or
  - (ii) a person or entity specified by the Minister; or
- (b) require that reviews of the Agency, of its operations or of both, including, without limitation, performance, governance, accountability and financial reviews, be carried out by,
  - (i) the Agency or by a person or entity acting on behalf of the Agency, or
  - (ii) a person or entity specified by the Minister.

#### **Access to records**

(2) If a review is carried out by a person or entity specified by the Minister, the Agency shall give the person or entity and the employees and agents of the person or entity access to all records and other information required to conduct the review.

#### **Report to Minister**

(3) The results of reviews under this section shall be reported to the Minister, within the time specified by the Minister.

#### **Terms and conditions**

(4) The Minister may impose terms and conditions with respect to a review carried out under this section.

#### **Winding up**

**35.20** (1) If the Minister considers it to be in the public interest to wind up the affairs of the Agency, the Minister may do all things necessary to accomplish that, including dealing with the assets and liabilities of the Agency by,

- (a) liquidating or selling the assets and paying the proceeds into the Consolidated Revenue Fund;
- (b) transferring the assets and liabilities to the Crown, including another agency of the Crown; or
- (c) transferring the Agency's employees to the Crown or to another agency of the Crown.

#### **Dissolution**

(2) When the winding up of the Agency is complete, the Lieutenant Governor in Council may, by order, dissolve the Agency as of the date specified in the order.

#### **Agency directions to authorities**

##### **Definition**

**35.21** (1) In this section,

“notice period” means the 45-day period following the day on which a copy of a proposed direction is provided under subsection (4) or such other period as may be prescribed by the regulations.

##### **Issuing of directions**

(2) The Agency may issue directions to one or more authorities, in accordance with this section and the regulations, governing the operations of authorities, including the programs and services that authorities provide.

##### **Same**

(3) Without limiting the generality of subsection (2), and subject to the regulations, a direction may address the following:

1. Key performance indicators, key results or service delivery targets.
2. Service standards.
3. Information technology.
4. Procurement.
5. Training of members and employees.
6. Budgeting.
7. Asset management plans.
8. Strategic planning.

##### **Notice**

(4) Except as otherwise provided by the regulations, the Agency shall, before issuing a direction, initiate the notice period in respect of the direction by providing the Minister with a copy of the proposed direction.

### **Minister's options during notice period**

(5) The Minister may, during the notice period, issue a direction under section 35.16 directing the Agency to take any action in relation to the proposed direction as specified in the Minister's direction and requiring the Agency to report to the Minister on what actions the Agency took to comply with the Minister's direction.

### **Timing**

- (6) The Agency shall not issue a direction until,
- (a) if the Minister provides the Agency with a written statement that the Agency may proceed with the proposed direction, the day the Minister's statement is issued;
  - (b) if the Minister issues a direction mentioned in subsection (5), the day the Minister provides the Agency with a written statement that the Minister is satisfied that the Agency has complied with the Minister's direction; or
  - (c) if the Minister does not issue any direction or provide any written statement mentioned in clause (a) during the notice period, the day after the final day of the notice period.

### **Compliance by authority**

(7) An authority shall comply with every direction of the Agency.

### **General or particular**

(8) A direction of the Agency may be general or particular in its application.

### **Non-application of Part III of the *Legislation Act, 2006***

(9) Part III (Regulations) of the *Legislation Act, 2006* does not apply to directions of the Agency.

### **Publication**

(10) The Agency shall publish every direction under this section on a website.

### **Conflict**

(11) For greater certainty, in the event of a conflict between a direction issued under this section and a provision of any applicable Act or regulation or a Minister's direction under section 35.16, the Act, regulation or Minister's direction prevails.

### **Agency guidelines for authorities**

**35.22** (1) The Agency may issue guidelines to authorities in respect of the same matters for which directions may be issued under section 35.21 or for the purpose of supporting the implementation of any directions issued under section 35.21.

### **Publication**

(2) The Agency shall publish every guideline under this section on a website.

### **Agency may require information**

**35.23** (1) The Agency may, for the purposes of achieving its objects, require that an authority provide information to the Agency at the time and in the manner specified by the Agency.

### **Same**

(2) Without limiting the generality of subsection (1), the information that the Agency may require from an authority includes information relating to its operations, employees, assets, liabilities, rights and obligations, which may include plans, reports and financial statements, including audited financial statements, and may include personal information.

### **Personal information**

(3) The Agency may collect personal information from an authority or from individuals for the purposes of exercising powers or performing duties under this Act.

### **Duty to comply**

(4) An authority shall comply with a requirement under subsection (1) within the time and in the form that the Agency specifies.

### **No notice to individual**

(5) Any collection by the Agency of personal information under this section is exempt from the application of subsection 39 (2) of the *Freedom of Information and Protection of Privacy Act*.

### **Consistent purpose**

(6) For the purposes of the *Freedom of Information and Protection of Privacy Act* and the *Municipal Freedom of Information and Protection of Privacy Act*, personal information collected under this section may be used by the Agency for the purposes of exercising powers or performing duties under this Act, and that use shall be deemed to be for a purpose that is consistent with the purpose for which the personal information was obtained or compiled.

**Provision of information despite privilege**

(7) An authority required under subsection (1) to provide information shall comply with the requirement even if the information required to be provided is privileged or confidential.

**No waiver of privilege**

(8) The disclosure of information required under subsection (7) does not constitute a waiver of privilege.

**Publication**

(9) Subject to subsections (10) and (11), if directed by the Agency to publish all or a portion of the information provided to the Agency under subsection (1), the authority shall do so at the time and in the manner specified by the Agency.

**Limitation**

(10) Subsection (9) does not apply in respect of any privileged or confidential information.

**Same**

(11) Subsection (9) shall not be read as limiting the application of the *Municipal Freedom of Information and Protection of Privacy Act* in respect of the information.

**Funding of Agency**

**35.24** The Minister may provide funding to the Agency on the terms and conditions that the Minister considers appropriate.

**Fees to be paid to Agency**

**35.25** (1) The Agency may, by notice,

- (a) establish and require the payment of fees in respect of any matter related to the performance of its duties and the exercise of its powers under this Act, including respecting a direction issued under section 35.21;
- (b) provide for the refund or partial refund of a fee referred to in clause (a);
- (c) require the payment of interest or penalty, including payment of collection costs, when fees referred to in clause (a) are unpaid or are paid after the due date; and
- (d) specify the rate of interest or penalty, or the basis for determining that rate.

**Fees to be paid to another person**

(2) In such circumstances as may be prescribed by the regulations, the Agency may, by notice,

- (a) establish and require the payment of fees described in clause (1) (a) to a person other than the Agency;
- (b) provide for that person to retain all or part of the fees; and
- (c) provide for the refund or partial refund of the fees by that person.

**Fees, etc. not public money**

(3) Any amount of a fee required to be paid under a notice and any interest or penalty that the Agency or a person is authorized to retain pursuant to the notice is not public money within the meaning of the *Financial Administration Act*.

**Publication**

(4) The Agency shall publish every notice under this section on a website.

**General or particular**

(5) A notice of the Agency may be general or particular in its application.

**Legislation Act, 2006, Part III**

(6) Part III of the *Legislation Act, 2006* does not apply to notices of the Agency.

**5 The Act is amended by adding the following section:****Cost recovery**

**35.26** (1) For the purpose of recovering the costs and expenses the Agency incurs, the Agency may, in accordance with any regulations,

- (a) determine the amounts of the costs and expenses that the authorities collectively owe to the Agency; and
- (b) apportion those amounts to the authorities.

**Notice to authority**

(2) After apportioning amounts to an authority under clause (1) (b), the Agency may issue a notice to the authority, in accordance with any regulations, setting out the amount the authority shall pay to the Agency.

### **Payment**

(3) Upon receipt of the notice, the authority shall pay the amount specified in the notice in accordance with any directions set out in the notice.

### **Debt due**

(4) The amount set out in the notice issued to the authority is a debt due by the authority to the Agency and may be enforced by the Agency as such.

### **6 The Act is amended by adding the following sections:**

#### **Crown liability**

##### **No personal liability**

**39.1** (1) No cause of action arises against any current or former member of the Executive Council, employee, officer or agent of the Crown or an investigator appointed under subsection 23.1 (4) or an administrator appointed under subsection 23.3 (1) for any act done in good faith in the exercise or performance, or intended exercise or performance, of the person's powers, duties or functions under this Act or for any alleged neglect, default or other omission in the exercise or performance in good faith of those powers, duties or functions.

##### **Crown remains vicariously liable**

(2) Despite subsection 8 (3) of the *Crown Liability and Proceedings Act, 2019*, subsection (1) of this section does not relieve the Crown of liability to which it would otherwise be subject as a result of the acts or omissions of a person specified in that subsection.

##### **No liability for acts or omissions of others**

(3) No cause of action arises against the Crown or any person specified in subsection (1) for an act or omission of a person other than the Crown or a person specified in that subsection, if the act or omission is related, directly or indirectly, to the exercise or performance, or intended exercise or performance, of a power, duty or function under this Act.

##### **Employment, etc. with Agency**

(4) If a person who is an employee or agent of the Crown is employed in or assigned to or otherwise performs duties directly for the Agency, the person is deemed to be an employee of the Agency and not an employee or agent of the Crown specified in subsection (1) in relation to the person's acts or omissions arising from the employment, assignment or performance for the purposes of this section and sections 39.2 and 39.4 as well as any claim for vicarious liability.

##### **Proceedings by Crown not prevented**

(5) This section does not apply with respect to proceedings brought by the Crown.

#### **Agency liability**

##### **No personal liability**

**39.2** (1) No cause of action arises against any current or former member, director, officer, volunteer, employee or agent of the Agency or any person appointed to a council, committee or other body established by the Agency under section 35.11 for any act done in good faith in the exercise or performance, or intended exercise or performance, of the person's powers, duties or functions under this Act or for any alleged neglect, default or other omission in the exercise or performance in good faith of those powers, duties or functions.

##### **Agency remains vicariously liable**

(2) Subsection (1) does not relieve the Agency of liability to which it would otherwise be subject as a result of the acts or omissions of a person specified in that subsection.

##### **No liability for acts or omissions of others**

(3) No cause of action arises against the Agency or any person specified in subsection (1) for an act or omission of a person other than the Agency or a person specified in that subsection, if the act or omission is related, directly or indirectly, to the exercise or performance, or intended exercise or performance, of a power, duty or function under this Act.

##### **Proceedings by Crown not prevented**

(4) This section does not apply with respect to proceedings brought by the Crown.

#### **Authority liability**

##### **No personal liability**

**39.3** (1) No cause of action arises against any current or former member, director, officer, volunteer, employee or agent of an authority or any person appointed to an advisory board established under subsection 18 (2) for any act done in good faith in the exercise or performance, or intended exercise or performance, of the person's powers, duties or functions under this Act or for any alleged neglect, default or other omission in the exercise or performance in good faith of those powers, duties or functions.

**Authority vicariously liable**

(2) Subsection (1) does not relieve an authority of liability to which it would otherwise be subject as a result of the acts or omissions of a person specified in that subsection.

**Proceedings by Crown not prevented**

(3) This section does not apply with respect to proceedings brought by the Crown.

**Proceedings barred**

**39.4** (1) No proceeding shall be commenced against,

- (a) any person specified in subsection 39.1 (1) in respect of a matter referred to in that subsection;
- (b) the Crown or any person specified in subsection 39.1 (1) in respect of a matter referred to in subsection 39.1 (3);
- (c) any person specified in subsection 39.2 (1) in respect of a matter referred to in that subsection;
- (d) the Agency or any person specified in subsection 39.2 (1) in respect of a matter referred to in subsection 39.2 (3); or
- (e) any person specified in subsection 39.3 (1) in respect of a matter referred to in that subsection.

**Application**

(2) Subsection (1) does not apply with respect to an application for judicial review or a claim for a constitutional remedy or any proceeding that is specifically provided for under this Act, but does apply with respect to any other court, administrative or arbitral proceeding claiming any remedy or relief, including specific performance, an injunction, declaratory relief, a remedy in contract, restitution, unjust enrichment or tort, a remedy for breach of trust or fiduciary obligation or any equitable remedy, enforcement of a judgment, order or award made outside Ontario or any form of compensation or damages including loss of revenue or profit.

**Proceedings by Crown not prevented**

(3) This section does not apply with respect to proceedings brought by the Crown.

**7 (1) Subsection 40 (1) of the Act is amended by adding the following clauses:**

- (m.1) prescribing provisions of the *Not-for-Profit Corporations Act, 2010* and the *Corporations Information Act* and prescribing modifications affecting those provisions for the purposes of subsections 35.3 (1) and (3);
- (m.2) prescribing objects of the Agency for the purposes of paragraph 11 of section 35.4;
- (m.3) prescribing limits on the Agency's capacities, rights and powers described in subsection 35.5 (1);
- (m.4) for the purposes of subsection 35.6 (1) in respect of the number of members of the board of directors of the Agency appointed by the Lieutenant Governor in Council,
  - (i) prescribing a minimum number that is lower than five, and
  - (ii) prescribing a maximum number that is lower than 12;
- (m.5) prescribing criteria for ineligibility for appointment to the board of directors of the Agency for the purposes of subsection 35.6 (2);
- (m.6) prescribing for the purposes of clause 35.6 (3) (c), matters to be taken into consideration in appointing a person as a member of the board of directors of the Agency;
- (m.7) prescribing circumstances for the purposes of subsection 35.25 (2);
- (m.8) governing transitional matters that may arise due to the enactment of Schedule 3 to the *Plan to Protect Ontario Act (Budget Measures), 2025 (No. 2)*;

**(2) Subsection 40 (1) of the Act is amended by adding the following clause:**

- (m.9) governing the recovery of costs and expenses by the Agency under section 35.26, including,
  - (i) the types of costs and expenses that may recovered by the Agency,
  - (ii) the method of determining the amounts of the costs and expenses that the authorities collectively owe to the Agency,
  - (iii) the method of apportioning amounts, and
  - (iv) requirements respecting notices, including the contents of the notice and the process for issuing them;

**(3) Subsection 40 (3) of the Act is amended by adding the following clauses:**

- (l) prescribing powers and duties for the purposes of subsection 35.12 (2);
- (m) prescribing matters to be addressed in a report for the purposes of paragraph 3 of section 35.15;

- (n) governing directions issued by the Agency under subsection 35.21 (2), including,
  - (i) prescribing a period other than 45 days for the purposes of the definition of “notice period” in subsection 35.21 (1),
  - (ii) prescribing matters that may not be addressed by the directions or circumstances in which directions do not apply,
  - (iii) requiring the Agency to consult with prescribed persons or bodies before providing the Minister with a copy of a proposed direction, and
  - (iv) for the purposes of subsection 35.21 (4), specifying circumstances in which the Agency is not required to provide the Minister with a copy of a proposed direction;

#### **Commencement**

**8 (1) Except as otherwise provided in this section, this Schedule comes into force on the day the *Plan to Protect Ontario Act (Budget Measures), 2025 (No. 2)* receives Royal Assent.**

**(2) Section 5 and subsection 7 (2) come into force on a day to be named by order of the Lieutenant Governor in Council.**



# Proposed boundaries for the regional consolidation of Ontario's conservation authorities

ERO (Environmental Registry of Ontario) number	025-1257
Notice type	Policy
Act	Conservation Authorities Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Notice stage	Proposal
Proposal posted	November 7, 2025
Comment period	November 7, 2025 - December 22, 2025 (45 days) Open
Last updated	November 7, 2025

This consultation closes at 11:59 p.m. on:

**December 22, 2025**

## Proposal summary

Ontario is proposing changes to improve the conservation authority (CA) system to free up resources for front-line service delivery to help protect communities and better align the work of CAs (conservation authorities) with provincial priorities. This proposal seeks feedback on proposed boundaries and criteria for the regional consolidation of Ontario's 36 CAs (conservation authorities).

## Proposal details

### Background

Ontario's 36 conservation authorities play a vital role in watershed management and protecting communities from natural hazards like floods. Conservation authorities deliver programs and services that further the conservation, restoration, and management of natural resources. The *Conservation Authorities Act* also establishes areas where a permit must be obtained from a conservation authority before a person engages in a

development activity in certain circumstances or interference with a watercourse. Conservation authorities review permit applications and issue permits to builders, municipalities and property owners for development activities such as housing developments, installation of sewage systems in areas affected by risks of natural hazards such as floodplains, shorelines, river and stream valleys, and wetlands. Permitting administered by conservation authorities helps to ensure that development does not happen in unsafe areas and that it does not worsen the impacts of flooding or erosion in surrounding areas.

The current system of 36 separate conservation authorities is fragmented, with each conservation authority following different policies, standards, fees and levels of staffing and technical capabilities. This has led to unpredictable and inconsistent turnaround times for approvals across all conservation authorities, creating uncertainty and delays for builders, landowners and farmers seeking permits, and undermining conservation authorities' ability to protect communities from floods and natural hazards.

## **Improving Conservation Authorities**

On October 31, 2025, the Minister of the Environment, Conservation and Parks announced the Government's intention to introduce legislation which, if passed, would amend the *Conservation Authorities Act* to create the Ontario Provincial Conservation Agency – a provincial board-governed agency – to provide centralized leadership, efficient governance, strategic direction, and oversight of Ontario's conservation authorities.

Another key action announced by the Minister of the Environment, Conservation and Parks and the Chief Conservation Executive is the plan to consolidate the province's 36 conservation authorities into regional conservation authorities that continue to align with watershed boundaries.

These proposed improvements to the conservation authority system would reduce duplicative administrative costs, free-up resources for frontline conservation, and better align conservation authorities' services with provincial priorities on housing, the economy, infrastructure and climate resilience.

The regional conservation authorities would continue to focus on managing natural hazards and watershed health, drawing on decades of local knowledge and partnerships. With better tools and more resources for front-line staff, the



regional conservation authorities would operate with greater consistency and transparency, deliver faster services to municipalities and permit applicants, while ensuring decisions continue to be based on sound science.

## Proposal for Regional Consolidation

We are seeking feedback on the proposed boundaries and the criteria applied to inform the proposed boundaries for the regional consolidation of Ontario's conservation authorities. This feedback will help inform the development of further proposed changes to the *Conservation Authorities Act* that may be introduced at a later date.

Ontario's 36 conservation authorities would be consolidated into the following 7 regional conservation authorities. Please see the attached supporting document for maps of the proposed boundaries and additional information on the consolidated regional conservation authorities, and visit the [interactive map \(https://www.ontario.ca/libraries/arcgis-map/static/arcGIS-map-en.html?tableId=5f1e653b8de14dcab5cc90ef69f45cd0\)](https://www.ontario.ca/libraries/arcgis-map/static/arcGIS-map-en.html?tableId=5f1e653b8de14dcab5cc90ef69f45cd0) featuring maps of the seven proposed regional conservation authority boundaries. You can type an address into the search bar to see which regional conservation authority to which it belongs.

- **Lake Erie Regional Conservation Authority** – covers southwestern Ontario watersheds draining into Lake Erie, including the Thames, Grand, and Sydenham systems, supporting agriculture, industry, and shoreline communities. Primarily based on the Northern Lake Erie Secondary Watershed
- **Huron-Superior Regional Conservation Authority** – includes watersheds along Lake Huron's northern shore and the Lake Superior basin, supporting conservation and flood management across vast northern watersheds. Primarily based on the Eastern Lake Huron and southern portion of Eastern Georgian Bay Secondary Watershed and in the north the central portion of Northwestern Lake Superior Secondary Watershed.
- **Western Lake Ontario Regional Conservation Authority** – extends along the western Lake Ontario shoreline from Niagara through Halton and Peel, encompassing urban and rural watersheds that support the Greater Toronto–Hamilton corridor. Primarily based on the western portion of the Northern Lake Ontario and Niagara River Secondary Watershed.

- **Central Lake Ontario Regional Conservation Authority** – covers the watersheds from north of Toronto, including parts of York Region, west through Peel Region, east through Durham, and into parts of the Kawarthas, balancing urban growth and agricultural lands while protecting key tributaries to Lake Ontario. Primarily based on the central portion of the Northern Lake Ontario and Niagara River Secondary Watershed.
- **Eastern Lake Ontario Regional Conservation Authority** – Includes watersheds draining to eastern Lake Ontario and the Bay of Quinte, including the Trent and Cataraqui systems, supporting a mix of agricultural, urban, and coastal communities. Primarily based on the eastern portion of the Northern Lake Ontario and Niagara River Secondary Watershed.
- **St. Lawrence Regional Conservation Authority** – Encompasses watersheds flowing into the St. Lawrence River, including the Raisin and South Nation areas, coordinating flood and water management across eastern Ontario. Primarily based on the Upper St. Lawrence, Lower Ottawa River, and southern portion of the Central Ottawa River Secondary Watersheds.
- **Northeastern Ontario Regional Conservation Authority** – Brings together the conservation authorities in the northeast, maintaining coordination across large watershed areas and shared northern infrastructure and ecosystems. Its work focuses on maintaining healthy waterways, protecting natural habitats, and promoting sustainable land and water use across major watershed areas that span parts of Northern Lake Huron, the Abitibi, Missinaibi, Mattagami, Wanipitai, French, and Upper Ottawa River systems.

No changes would be proposed to the overall extent of conservation authority jurisdiction within the province, and under consolidation the new regional conservation authorities would remain independent organizations operating with municipal governance and oversight, in accordance with requirements under the *Conservation Authorities Act*, as administered by the Ministry of the Environment, Conservation and Parks.

In addition, the important work that conservation authorities do to protect people and property from the risks of flooding and other natural hazards will not change. The regional conservation authorities would continue to fulfill provincially mandated programs such as drinking water source protection

under the *Clean Water Act*, regulating, development and other activities in areas at risk of natural hazards like flooding and erosion (e.g. (example) floodplains, shorelines, watercourse and wetlands), flood forecasting and warning, and managing their lands and recreational trails so that Ontarians have access to local natural areas and outdoor activities.

Regional conservation authorities would continue to provide municipal and other watershed programs and services set out under the *Conservation Authorities Act*, such as tree planting, data collection, restoration and other integrated watershed management activities that enhance the resilience of local watersheds and educate and engage local communities.

The criteria applied for determining the proposed boundaries for regional conservation authorities are:

- maintaining watershed-based jurisdictions – aligning with natural hydrological boundaries to support effective flood and water management, consistent with drinking water Source Protection Areas and Regions
- relationships between conservation authorities and municipalities – reducing administrative duplication and overlap for municipalities and conservation authorities to simplify accountability and strengthen local partnerships
- balancing expertise and capacity across conservation authorities – enhancing technical skills and resources across conservation authorities to improve service and program delivery
- service continuity – ensuring uninterrupted delivery of local conservation authority programs – including flood forecasting and warning, permitting, and source water protection – through and after consolidation

## **Providing feedback and discussion questions**

We welcome your feedback in response to the proposed boundaries and criteria applied to inform the boundaries for the regional consolidation of Ontario's conservation authorities. Comments may be submitted through this posting or by email to [ca.office@ontario.ca](mailto:ca.office@ontario.ca).

We welcome your feedback to the following discussion questions which are especially relevant to the planning for the future state:

- What do you see as key factors to support a successful transition and outcome of regional conservation authority consolidation?
- What opportunities or benefits may come from a regional conservation authority framework?
- Do you have suggestions for how governance could be structured at the regional conservation authority level, including suggestions around board size, make-up and the municipal representative appointment process?
- Do you have suggestions on how to maintain a transparent and consultative budgeting process across member municipalities within a regional conservation authority?
- How can regional conservation authorities maintain and strengthen relationships with local communities and stakeholders?

Ontario's 36 conservation authorities would be consolidated into the following 7 regional conservation authorities. Please see the attached supporting document for maps of the proposed boundaries and additional information on the consolidated regional conservation authorities, and visit the [interactive map \(https://www.ontario.ca/libraries/arcgis-map/static/arcGIS-map-en.html?tableId=5f1e653b8de14dcab5cc90ef69f45cd0\)](https://www.ontario.ca/libraries/arcgis-map/static/arcGIS-map-en.html?tableId=5f1e653b8de14dcab5cc90ef69f45cd0) featuring maps of the seven proposed regional conservation authority boundaries. You can type an address into the search bar to see which regional conservation authority to which it belongs.

All feedback provided on this policy proposal notice will help to inform the government's decision-making for the boundaries of the regional conservation authorities, and any legislative and regulatory changes under the *Conservation Authorities Act* that may be developed for introduction at a later date to enable consolidation. The public, municipalities, other stakeholders, and Indigenous communities will be consulted further on the details of any future legislative or regulatory changes.

The implementation of the regional consolidation of conservation authorities would be overseen by the provincial board-governed agency that would be created by the first phase of proposed changes to the *Conservation Authorities Act*, if such changes are introduced and passed. This oversight role would include coordinating the transition process with conservation authority, municipal and stakeholder involvement to ensure minimal disruptions for conservation authority staff, stakeholders, member municipalities, and

partners including Indigenous communities. The Ministry will provide further details on timelines, engagement opportunities, and transition supports at a future date.

## Supporting materials

### Related files

[Supplemental Document\\_EN.pdf](https://ero.ontario.ca/public/2025-11/Supplemental%20Document_EN.pdf)  
([https://ero.ontario.ca/public/2025-11/Supplemental%20Document\\_EN.pdf](https://ero.ontario.ca/public/2025-11/Supplemental%20Document_EN.pdf))  
pdf.(Portable.Document.Format.file) 1.67 MB

### Related links

[Conservation Authorities Act](https://www.ontario.ca/laws/statute/90c27)  
(<https://www.ontario.ca/laws/statute/90c27>)

## View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

MECP Conservation and Source Protection Branch  
300 Water Street North tower, 5th floor  
Peterborough, ON  
K9J 3C7  
Canada

## Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

## Submit by mail

Public Input Coordinator  
MECP Conservation and Source  
Protection Branch  
300 Water Street North tower, 5th  
floor  
Peterborough, ON  
K9J 3C7  
Canada

Connect with  
US

### Contact

Public Input Coordinator



[ca.office@ontario.ca](mailto:ca.office@ontario.ca)

## **Proposed boundaries for the regional consolidation of Ontario's conservation authorities – supplemental document**

Posting closes December 22, 2025, at 11:59pm  
Please submit comments via the ERO posting or by email to  
[ca.office@ontario.ca](mailto:ca.office@ontario.ca)

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## Summary of Proposal

This proposal seeks feedback on proposed boundaries and criteria for the regional consolidation of Ontario's 36 conservation authorities.

It is proposed that Ontario's 36 conservation authorities would be consolidated into the following 7 regional conservation authorities:

- Lake Erie Regional Conservation Authority – covers southwestern Ontario watersheds draining into Lake Erie, including the Thames, Grand, and Sydenham systems, supporting agriculture, industry, and shoreline communities. Primarily based on the Northern Lake Erie Secondary Watershed
- Huron-Superior Regional Conservation Authority – includes watersheds along Lake Huron's northern shore and the Lake Superior basin, supporting conservation and flood management across vast northern watersheds. Primarily based on the Eastern Lake Huron and southern portion of Eastern Georgian Bay Secondary Watershed and in the north the central portion of Northwestern Lake Superior Secondary Watershed.
- Western Lake Ontario Regional Conservation Authority – extends along the western Lake Ontario shoreline from Niagara through Halton and Peel, encompassing urban and rural watersheds that support the Greater Toronto–Hamilton corridor. Primarily based on the western portion of the Northern Lake Ontario and Niagara River Secondary Watershed.
- Central Lake Ontario Regional Conservation Authority – covers the watersheds from north of Toronto, including parts of York Region, west through Peel Region, east through Durham, and into parts of the Kawarthas, balancing urban growth and agricultural lands while protecting key tributaries to Lake Ontario. Primarily based on the central portion of the Northern Lake Ontario and Niagara River Secondary Watershed.
- Eastern Lake Ontario Regional Conservation Authority – Includes watersheds draining to eastern Lake Ontario and the Bay of Quinte, including the Trent and Cataraqui systems, supporting a mix of agricultural, urban, and coastal communities. Primarily based on the eastern portion of the Northern Lake Ontario and Niagara River Secondary Watershed.
- St. Lawrence Regional Conservation Authority – Encompasses watersheds flowing into the St. Lawrence River, including the Raisin and South Nation areas, coordinating flood and water management across eastern Ontario. Primarily based on the Upper St. Lawrence, Lower Ottawa River, and southern portion of the Central Ottawa River Second Watersheds.
- Northeastern Ontario Regional Conservation Authority – brings together the conservation authorities in the northeast, maintaining coordination across large

watershed areas and shared northern infrastructure and ecosystems. Its work focuses on maintaining healthy waterways, protecting natural habitats, and promoting sustainable land and water use across major watershed areas that span parts of Northern Lake Huron, the Abitibi, Missinaibi, Mattagami, Wanipitai, French, and Upper Ottawa River systems.

No changes are proposed to the overall extent of conservation authority jurisdiction within the province, and under consolidation the new regional conservation authorities would remain independent organizations operating with municipal governance and oversight, in accordance with requirements under the *Conservation Authorities Act*, as administered by the Ministry of the Environment, Conservation and Parks.

In addition, the important work that conservation authorities do to protect people and property from the risks of flooding and other natural hazards will not change. The regional conservation authorities would continue to fulfill provincially mandated programs such as drinking water source protection under the *Clean Water Act*, managing development and other activities in areas at risk of natural hazards like flooding and erosion (e.g., floodplains, shorelines, watercourse and wetlands), flood forecasting and warning, and managing their lands and recreational trails so that Ontarians have access to local natural areas and outdoor activities. Regional conservation authorities would continue to provide additional municipal and other watershed programs and services set out under the *Conservation Authorities Act*.

We welcome your feedback in response to the proposed boundaries and criteria applied to inform the proposed boundaries for the regional consolidation of Ontario's conservation authorities. Comments may be submitted through the Environmental Registry posting or by email to [ca.office@ontario.ca](mailto:ca.office@ontario.ca).

## Boundary Criteria

Provided below are criteria applied for determining the proposed boundaries for regional conservation authorities:

- **Maintaining watershed-based jurisdictions** – Aligning with natural hydrological boundaries to support effective flood and water management, consistent with drinking water Source Protection Areas and Regions.
- **Relationships between conservation authorities and municipalities** – Reducing administrative duplication and overlap for municipalities and conservation authorities to simplify accountability and strengthen local partnerships.
- **Balancing expertise and capacity across conservation authorities** – Enhancing technical skills and resources across conservation authorities to improve service and program delivery.
- **Service Continuity** – Ensuring uninterrupted delivery of local conservation authority programs – including flood forecasting and warning, permitting, and source water protection – through and after consolidation.

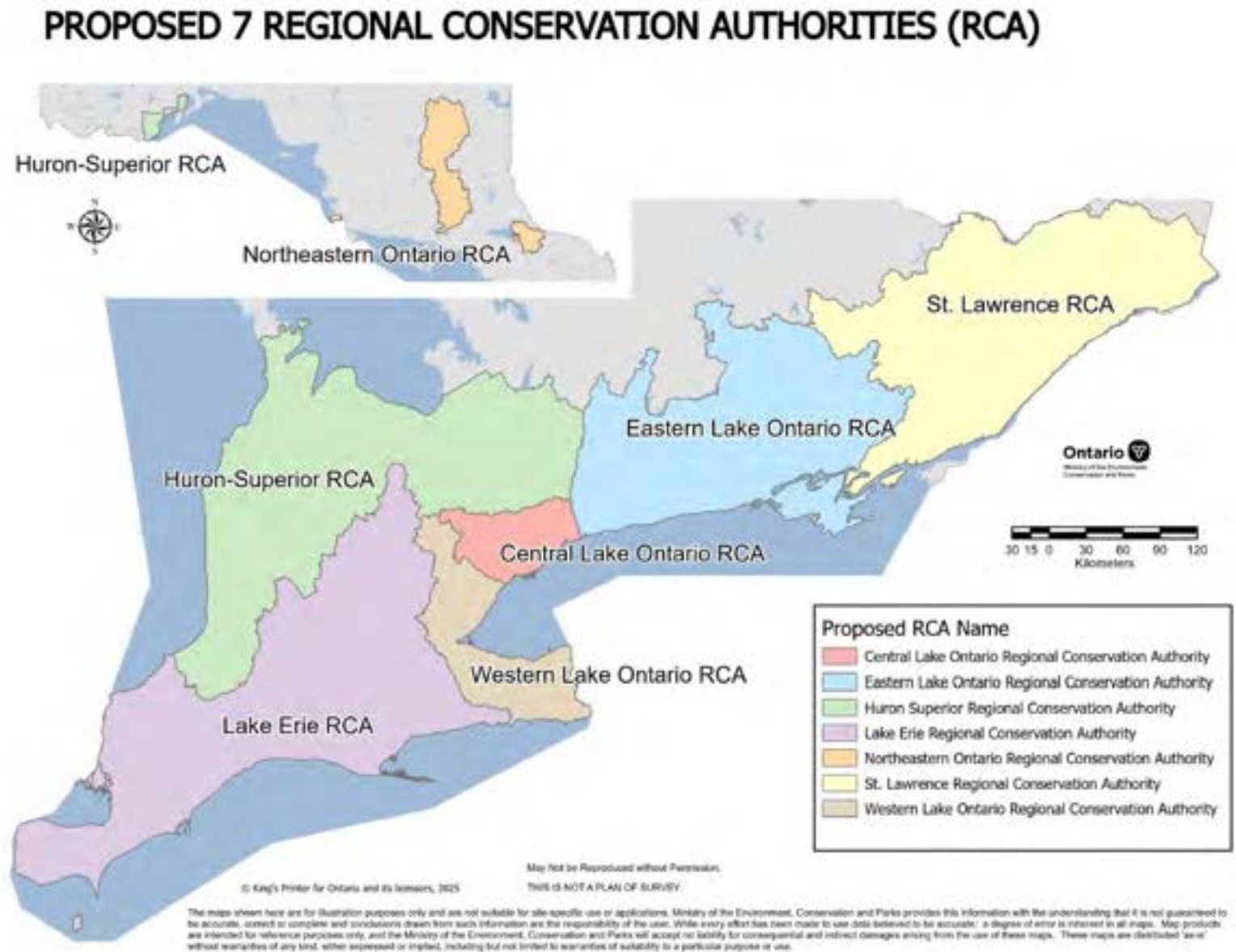
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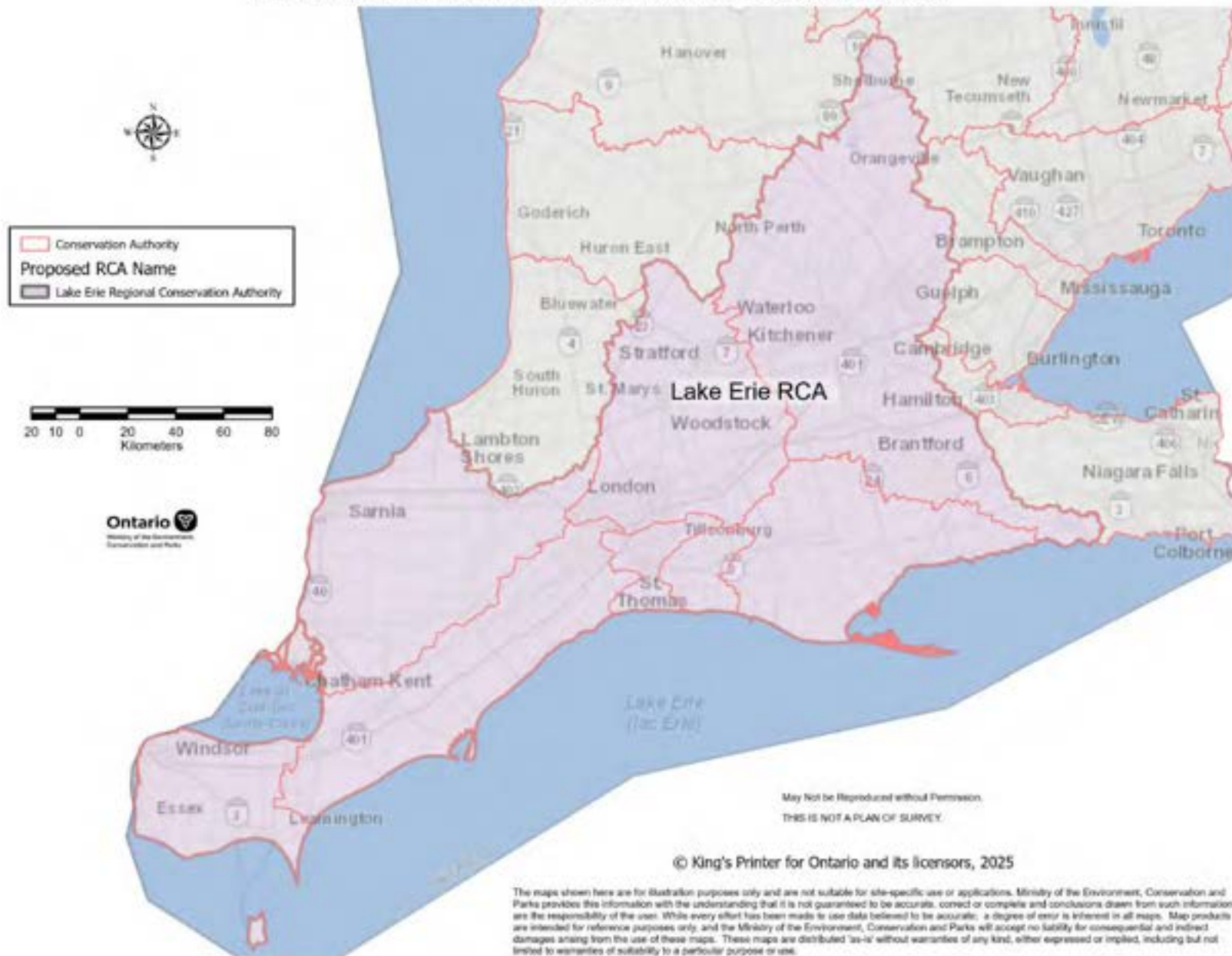
## Maps

### Map of Proposed Regional Conservation Authorities



## Map of Proposed Lake Erie Regional Conservation Authority

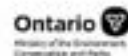
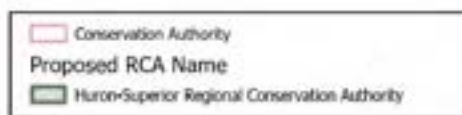
### LAKE ERIE REGIONAL CONSERVATION AUTHORITY





## Map of Proposed Huron-Superior Regional Conservation Authority

### HURON-SUPERIOR REGIONAL CONSERVATION AUTHORITY



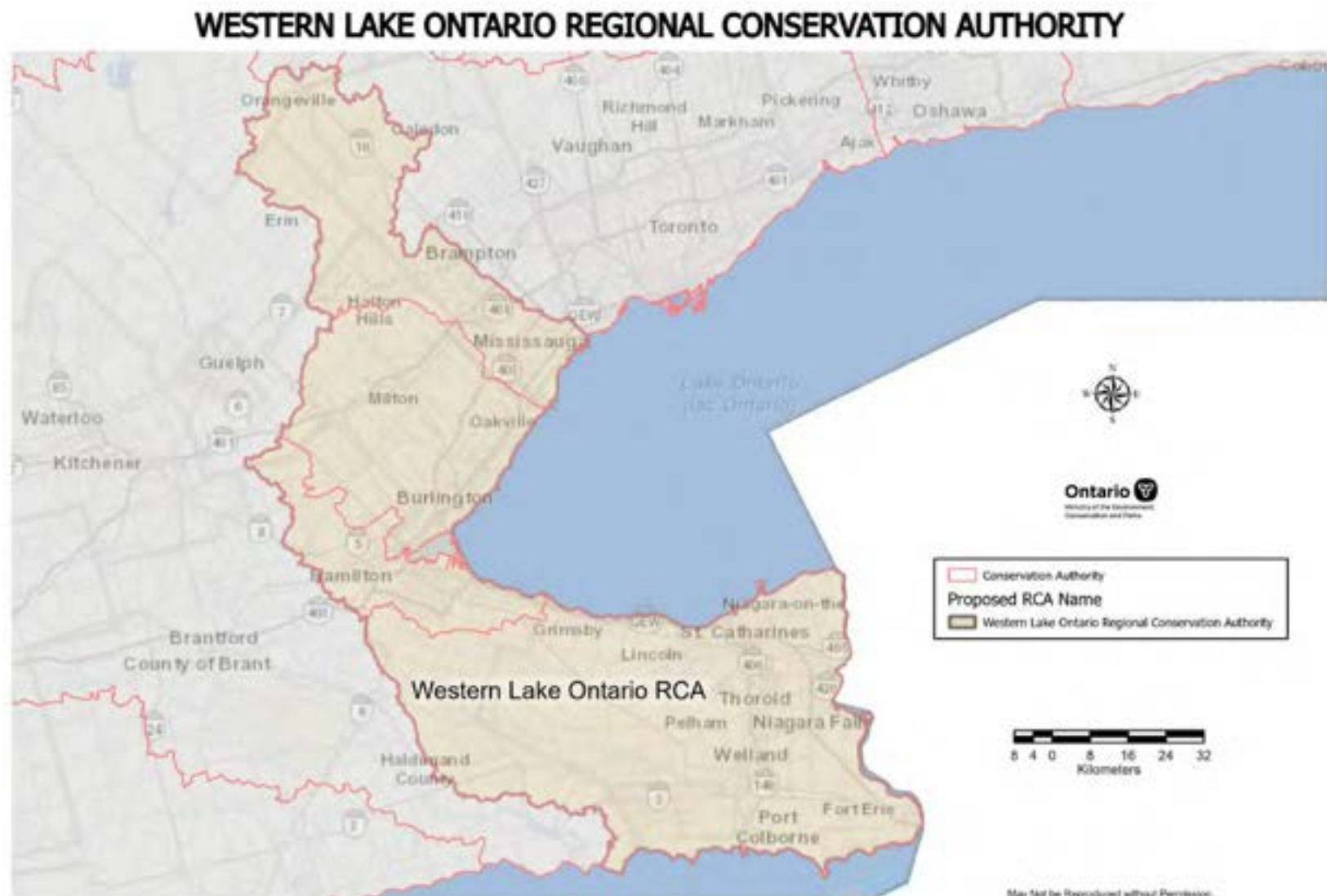
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## Map of Proposed Western Lake Ontario Regional Conservation Authority

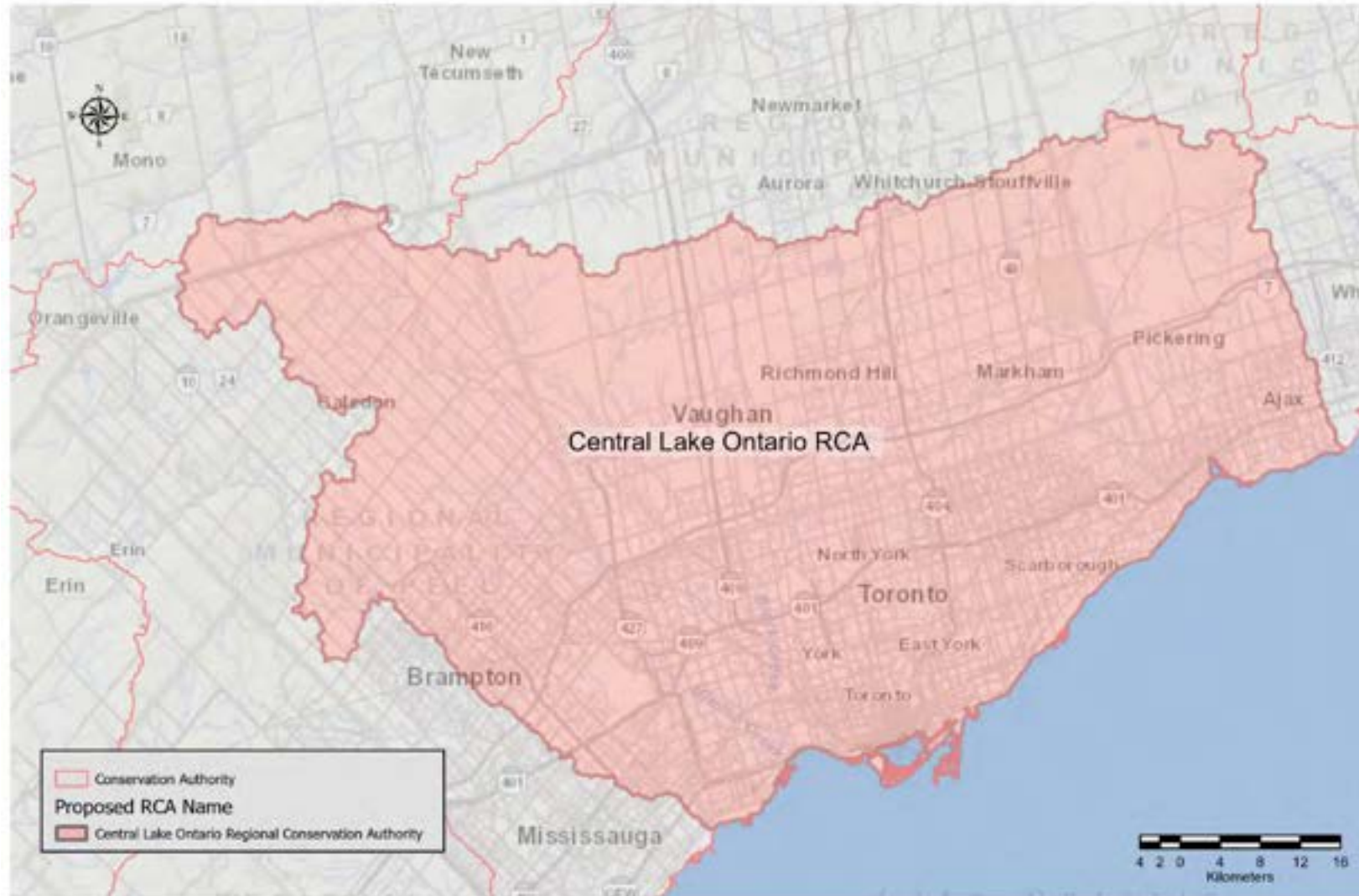


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## Map of Proposed Central Lake Ontario Regional Conservation Authority

### CENTRAL LAKE ONTARIO REGIONAL CONSERVATION AUTHORITY



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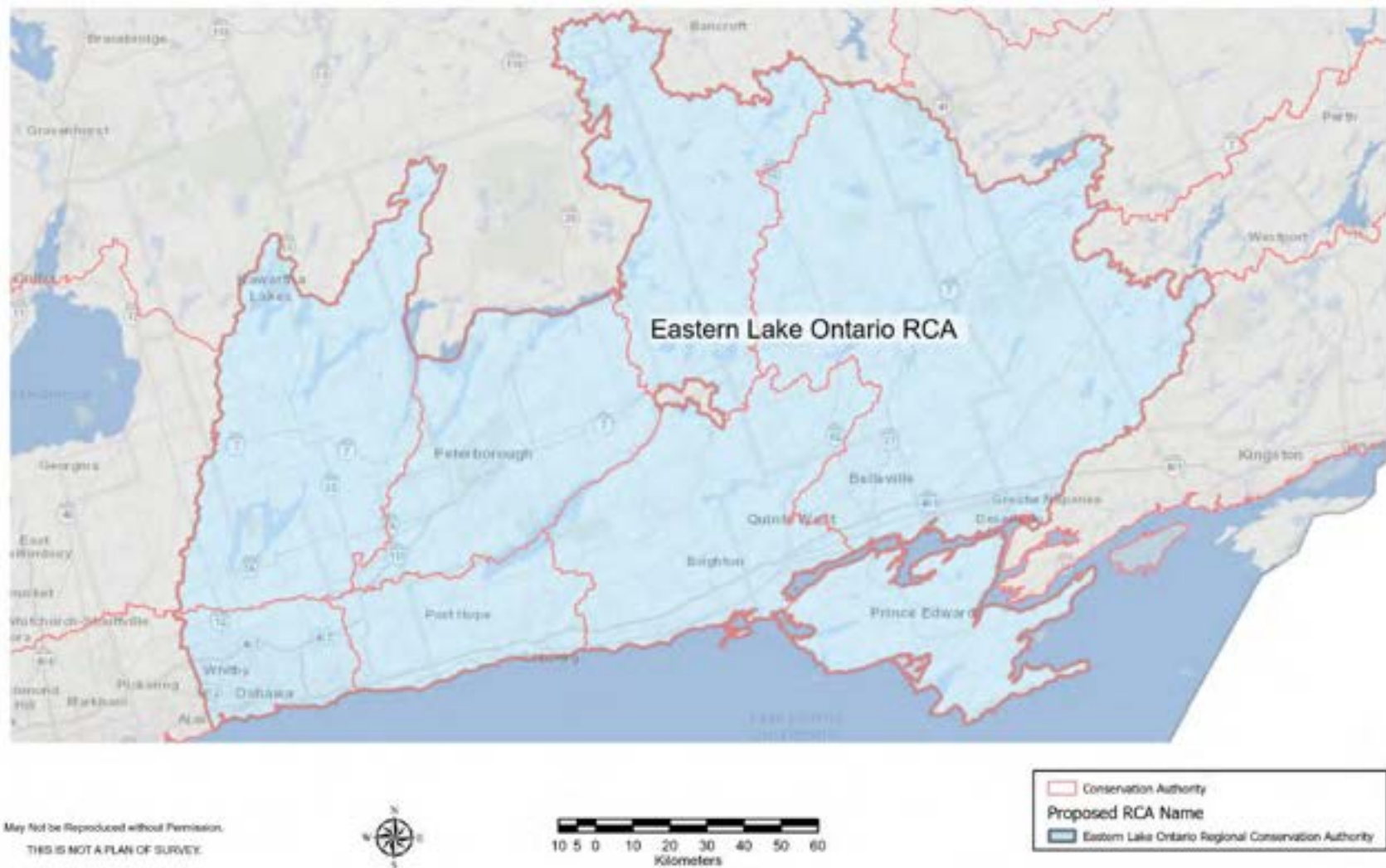
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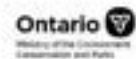
## Map of Proposed Eastern Lake Ontario Regional Conservation Authority

### EASTERN LAKE ONTARIO REGIONAL CONSERVATION AUTHORITY



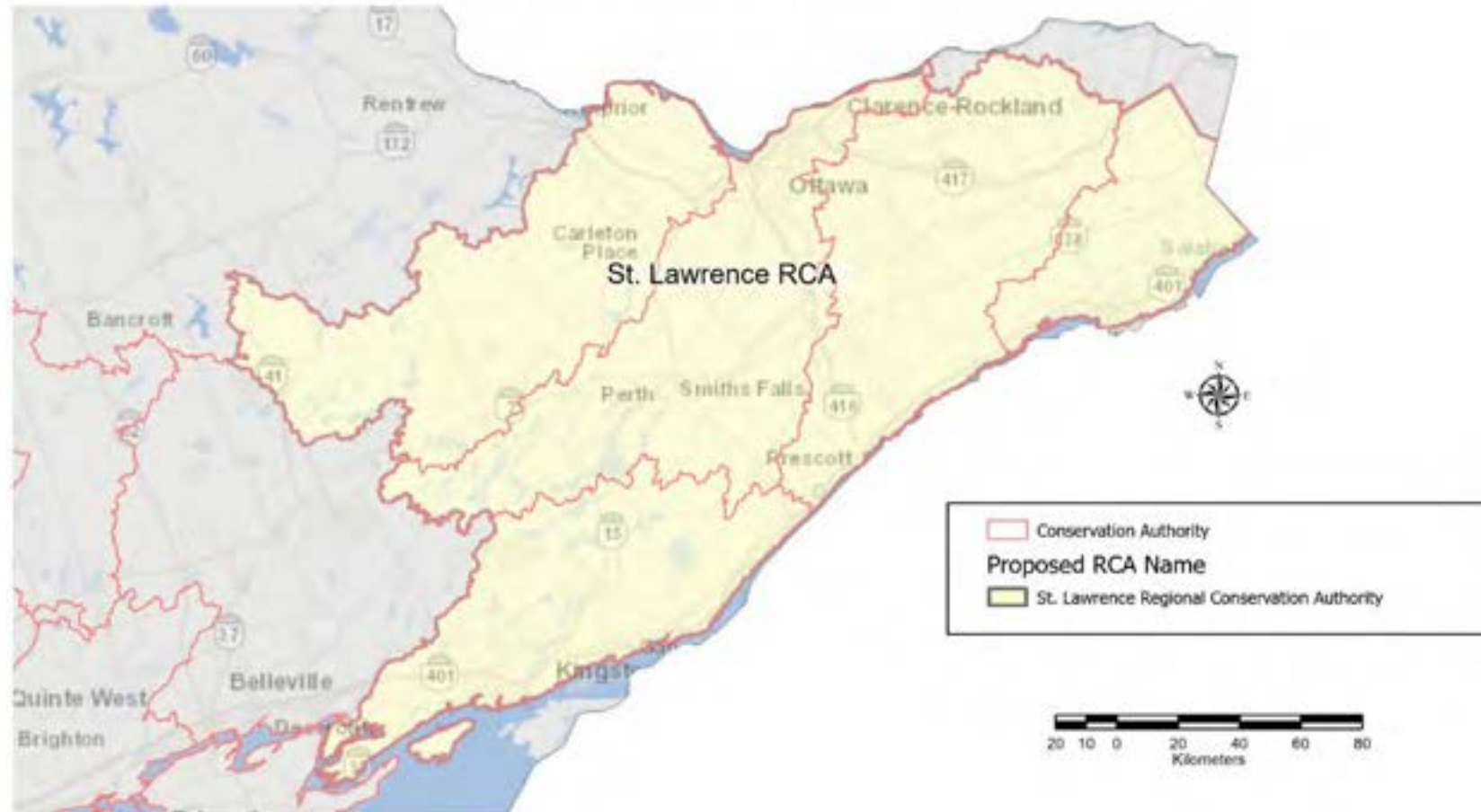
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## Map of Proposed St. Lawrence Regional Conservation Authority

### ST. LAWRENCE REGIONAL CONSERVATION AUTHORITY



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## Map of Proposed Northeastern Ontario Regional Conservation Authority

### NORTHEASTERN ONTARIO REGIONAL CONSERVATION AUTHORITY



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## Listing of Municipalities and Conservation Authorities

Below are listings of the current conservation authorities that are proposed to be included with each regional conservation authority, and of the municipalities that would fall within each proposed regional conservation authority.

### Lake Erie Regional Conservation Authority

Current conservation authorities that would make up the proposed Lake Erie Regional Conservation Authority include:

- Essex Region CA
- Lower Thames Valley CA
- St. Clair Region CA
- Upper Thames River CA
- Kettle Creek CA
- Catfish Creek CA
- Long Point Region CA
- Grand River CA

Municipalities that would fall within the proposed Lake Erie Regional Conservation Authority include:

- City of Brantford
- City of Cambridge
- City of Guelph
- City of Hamilton
- City of Kitchener
- City of London
- City of Sarnia
- City of St. Thomas
- City of Stratford
- City of Waterloo
- City of Windsor
- City of Woodstock
- County of Brant
- Haldimand County
- Municipality of Bayham
- Municipality of Brooke-Alvinston
- Municipality of Central Elgin
- Municipality of Chatham-Kent
- Municipality of Dutton/Dunwich
- Municipality of Huron East
- Municipality of Lambton Shores
- Municipality of Leamington
- Municipality of Middlesex Centre
- Municipality of North Perth
- Municipality of South Huron
- Municipality of Southwest Middlesex
- Municipality of Thames Centre
- Municipality of West Elgin
- Municipality of West Perth
- Norfolk County
- Town of Amherstburg
- Town of Aylmer
- Town of Erin
- Town of Essex
- Town of Grand Valley
- Town of Halton Hills
- Town of Ingersoll
- Town of Kingsville
- Town of Lakeshore
- Town of Lasalle
- Town of Milton
- Town of Minto
- Town of Mono
- Town of Petrolia
- Town of Plympton-Wyoming
- Town of St. Marys
- Town of Tecumseh
- Town of Tillsonburg
- Township of Adelaide-Metcalf
- Township of Amaranth
- Township of Blandford-Blenheim
- Township of Centre Wellington
- Township of Dawn-Euphemia
- Township of East Garafraxa

- Township of East Zorra-Tavistock
- Township of Enniskillen
- Township of Guelph/Eramosa
- Township of Lucan Biddulph
- Township of Malahide
- Township of Mapleton
- Township of Melancthon
- Township of North Dumfries
- Township of Norwich
- Township of Pelee
- Township of Perth East
- Township of Perth South
- Township of Puslinch
- Township of Southgate
- Township of South-West Oxford
- Township of Southwold
- Township of St. Clair
- Township of Strathroy-Caradoc
- Township of Warwick
- Township of Wellesley
- Township of Wellington North
- Township of Wilmot
- Township of Woolwich
- Township of Zorra
- Village of Newbury
- Village of Oil Springs
- Village of Point Edward

## Huron-Superior Regional Conservation Authority

Current conservation authorities that would make up the proposed Lake Huron Regional Conservation Authority include:

- Ausable Bayfield CA
- Maitland Valley CA
- Saugeen Valley CA
- Grey Sauble CA
- Nottawasaga Valley CA
- Lake Simcoe Region CA
- Lakehead Region CA

Municipalities that would fall within the proposed Huron-Superior Regional Conservation Authority include:

- City of Barrie
- City of Kawartha Lakes
- City of Orillia
- City of Owen Sound
- City of Thunder Bay
- Municipality of Arran-Elderslie
- Municipality of Bluewater
- Municipality of Brockton
- Municipality of Central Huron
- Municipality of Grey Highlands
- Municipality of Huron East
- Municipality of Kincardine
- Municipality of Lambton Shores
- Municipality of Meaford
- Municipality of Middlesex Centre
- Municipality of Morris-Turnberry
- Municipality of Neebing
- Municipality of North Middlesex
- Municipality of North Perth
- Municipality of Northern Bruce Peninsula
- Municipality of Oliver Paipoonge
- Municipality of Shuniah
- Municipality of South Bruce
- Municipality of South Huron
- Municipality of West Grey
- Municipality of West Perth
- Town of Aurora
- Town of Bradford West Gwillimbury
- Town of Caledon
- Town of Collingwood
- Town of East Gwillimbury
- Town of Georgina
- Town of Goderich
- Town of Hanover
- Town of Innisfil
- Town of Minto
- Town of Mono
- Town of New Tecumseth
- Town of Newmarket

- Town of Richmond Hill
- Town of Saugeen Shores
- Town of Shelburne
- Town of South Bruce Peninsula
- Town of The Blue Mountains
- Town of Wasaga Beach
- Town of Whitchurch-Stouffville
- Township of Adelaide Metcalfe
- Township of Adjala-Tosorontio
- Township of Amaranth
- Township of Ashfield-Colborne-Wawanosh
- Township of Brock
- Township of Chatsworth
- Township of Clearview
- Township of Conmee
- Township of Dorion
- Township of Essa
- Township of Georgian Bluffs
- Township of Gillies
- Township of Howick
- Township of Huron-Kinloss
- Township of King
- Township of Lucan Biddulph
- Township of Mapleton
- Township of Melancthon
- Township of Mulmur
- Township of North Huron
- Township of O'Connor
- Township of Oro-Medonte
- Township of Perth East
- Township of Perth South
- Township of Ramara
- Township of Scugog
- Township of Severn
- Township of Southgate
- Township of Springwater
- Township of Tay
- Township of Tiny
- Township of Uxbridge
- Township of Warwick
- Township of Wellington North

## Western Lake Ontario Regional Conservation Authority

Current conservation authorities that would make up the proposed Western Lake Ontario Regional Conservation Authority include:

- Niagara Peninsula CA
- Hamilton Region CA
- Halton Region CA
- Credit Valley CA

Municipalities that would fall within up the proposed Western Lake Ontario Regional Conservation Authority include:

- City of Brampton
- City of Burlington
- City of Hamilton
- City of Mississauga
- City of Niagara Falls
- City of Port Colborne
- City of St. Catharines
- City of Thorold
- City of Toronto
- City of Welland
- Haldimand County
- Town of Caledon
- Town of Erin
- Town of Fort Erie
- Town of Grimsby
- Town of Halton Hills
- Town of Lincoln
- Town of Milton
- Town of Mono
- Town of Niagara-on-the-Lake
- Town of Oakville
- Town of Orangeville
- Town of Pelham
- Township of Amaranth

- Township of East Garafraxa
- Township of Puslinch
- Township of Wainfleet
- Township of West Lincoln

## Central Lake Ontario Regional Conservation Authority

Current conservation authorities that would make up the proposed Central Lake Ontario Regional Conservation Authority include:

- Toronto and Region CA

Municipalities that would fall within the proposed Central Lake Ontario Regional Conservation Authority include:

- City of Brampton
- City of Markham
- City of Mississauga
- City of Pickering
- City of Toronto
- City of Vaughan
- Town of Ajax
- Town of Aurora
- Town of Caledon
- Town of Mono
- Town of New Tecumseth
- Town of Richmond Hill
- Town of Whitchurch-Stouffville
- Township of Adjala-Tosorontio
- Township of King
- Township of Scugog
- Township of Uxbridge

## Eastern Lake Ontario Regional Conservation Authority

Current conservation authorities that would make up the proposed Eastern Lake Ontario Regional Conservation Authority include:

- Central Lake Ontario CA
- Kawartha Region CA
- Otonabee Region CA
- Ganaraska Region CA
- Lower Trent Region CA
- Crowe Valley CA
- Quinte Region CA

Municipalities that would fall within the proposed Eastern Lake Ontario Regional Conservation Authority include:

- City of Belleville
- City of Kawartha Lakes
- City of Oshawa
- City of Peterborough
- City of Pickering
- City of Quinte West
- County of Prince Edward County
- Municipality of Brighton
- Municipality of Centre Hastings
- Municipality of Clarington
- Municipality of Hastings Highlands
- Municipality of highlands East
- Municipality of Marmora and Lake
- Municipality of Port Hope
- Municipality of Trent Hills



- Municipality of Trent Lakes
- Municipality of Tweed
- Town of Ajax
- Town of Cobourg
- Town of Deseronto
- Town of Greater Napanee
- Town of Whitby
- Township of Addington Highlands
- Township of Alnwick/Haldimand
- Township of Asphodel-Norwood
- Township of Brock
- Township of Cavan Monaghan
- Township of Central Frontenac
- Township of Cramahe
- Township of Douro-Dummer
- Township of Faraday
- Township of Hamilton
- Township of Havelock-Belmont-Methuen
- Township of Limerick
- Township of Loyalist
- Township of Madoc
- Township of North Frontenac
- Township of North Kawartha
- Township of Otonabee-South Monaghan
- Township of Scugog
- Township of Selwyn
- Township of South Frontenac
- Township of Stirling-Rawdon
- Township of Stone Mills
- Township of Tudor and Cashel
- Township of Tyendinaga
- Township of Uxbridge
- Township of Wollaston

## St. Lawrence Regional Conservation Authority

Current conservation authorities that would make up the proposed St. Lawrence Regional Conservation Authority include:

- Cataraqui Region CA
- Rideau Valley CA
- Mississippi Valley CA
- South Nation River CA
- Raisin Region CA

Municipalities that would fall within the proposed St. Lawrence Regional Conservation Authority include:

- City of Brockville
- City of Clarence-Rockland
- City of Cornwall
- City of Kingston
- City of Ottawa
- Municipality of Mississippi Mills
- Municipality of North Grenville
- Municipality of South Dundas
- Municipality of The Nation
- Town of Carleton Place
- Town of Gananoque
- Town of Greater Napanee
- Town of Perth
- Town of Prescott
- Town of Smiths Falls
- Township of Addington Highlands
- Township of Alfred and Plantagenet
- Township of Athens
- Township of Augusta
- Township of Beckwith
- Township of Central Frontenac
- Township of Champlain
- Township of Drummond/North Elmsley
- Township of East Hawkesbury
- Township of Edwardsburgh/Cardinal
- Township of Elizabethtown-Kitley
- Township of Front of Yonge
- Township of Greater Madawaska
- Township of Lanark Highlands
- Township of Leeds and the Thousand Islands
- Township of Loyalist
- Township of Montague
- Township of North Dundas
- Township of North Frontenac
- Township of North Glengarry



- Township of North Stormont
- Township of Rideau Lakes
- Township of Russell
- Township of South Frontenac
- Township of South Glengarry
- Township of South Stormont
- Township of Stone Mills
- Township of Tay Valley
- Village of Casselman
- Village of Merrickville-Wolford
- Village of Westport

## Northeastern Ontario Regional Conservation Authority

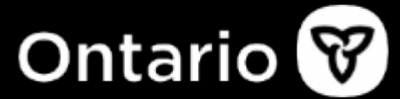
Current conservation authorities that would make up the proposed Northeastern Ontario Regional Conservation Authority include:

- Nickel District CA
- Sault Ste. Marie Region CA
- Mattagami Region CA
- North Bay-Mattawa CA

Municipalities that would fall within the proposed Northeastern Regional Conservation Authority include:

- City of Greater Sudbury
- City of North Bay
- City of Sault Ste. Marie
- City of Timmins
- Municipality of Callander
- Municipality of Powassan
- Municipality of East Ferris
- Town of Iroquois Falls
- Town of Mattawa
- Township of Black River-Matheson
- Township of Bonfield
- Township of Calvin
- Township of Chisholm
- Township of Matachewan
- Township of Mattawan
- Township of Nairn and Hyman
- Township of Nipissing
- Township of Papineau-Cameron
- Township of Prince

# Improving Ontario's Conservation Authority System | Virtual Information Sessions



Ministry of the Environment, Conservation and Parks | November 2025

# Purpose

---

- To provide an overview of the government's plans to improve the conservation authority system in Ontario, by:
  1. Creating the Ontario Provincial Conservation Agency to provide centralized leadership and oversight of conservation authorities
  2. Consolidating the existing 36 conservation authorities into regional conservation authorities

# Outline

---

1. Introduction
2. Overview: Ontario Provincial Conservation Agency
3. Proposal: Regional consolidation of CAs and proposed boundaries
  - Consultation and Next Steps
4. Questions
  - Submit via the Q&A function on teams to be addressed following the presentation



# Introduction

# Introduction

- Conservation authorities (CAs) are created and governed by the *Conservation Authorities Act* (CAA). MECP administers the Act and oversees Ontario's 36 CAs.
- CAs are organized based on watersheds, crossing municipal boundaries. Each CA operates independently as a local public sector directed organization, governed by a board of municipally-appointed representatives. They do their own hiring and set their own compensation levels.
- CAs play a vital role in watershed management and protecting communities from natural hazards like floods. They also deliver programs and services that further the conservation, restoration, and management of natural resources.
- CAs issue permits to builders, municipalities, and property owners for development activities such as housing developments and installation of sewage systems in areas affected by risks of natural hazards such as floodplains, shorelines, river and stream valleys, and wetlands. Permitting helps to ensure that development does not happen in unsafe areas and that it does not worsen the impacts of flooding or erosion in surrounding areas.
- In 2023 municipal funding accounted for 54%, self-generated funding for 37% and provincial funding for 5% of CA funding.

## CA's BY THE NUMBERS

**1946**

Year the CAA  
was enacted

**36**

CAs in Ontario

**14M+**

People live in  
CA  
jurisdictions

**150,000**

Hectares in  
landholdings

**3,600+**

CA employees  
(full time, part  
time, seasonal)

**900+**

Dams, dykes,  
channels, control  
structures

**11,000+**

Development  
permits issued  
in 2023

**\$511M**

Total revenue  
across CAs in  
2023

\*TRCA = \$177  
million; remaining  
35 CAs = \$334  
million.



# Improving Ontario's Conservation Authorities



The provincial government is making improvements to Ontario's Conservation Authority system by:

1. Amending the CAA to create a provincial board-governed agency, the **Ontario Provincial Conservation Agency**, to provide province-wide coordination, shared digital and technical resources, and consistent practices that strengthen — not replace — the work of regional conservation authorities.
2. Consolidating the existing 36 CAs into regional watershed based CAs. The proposed boundaries would result in **7 regional CAs**.



**PROTECT  
ONTARIO**

Agenda Page 122



# Why are changes being made to Ontario's CA System?

- The *Conservation Authorities Act* was passed in 1946 and for nearly 80 years this legislation has enabled municipalities to form local watershed-based organizations to address challenges like drought, soil erosion, deforestation and flooding.
- Ontario is expected to grow by more than six million people in the next two decades and the challenges we face continue to increase in complexity from climate change, population growth and the pace of development.
- The government's plans to improve the CA system by creating an agency and regionally consolidating CAs, are not changing what conservation authorities do.
- These plans are intended to strengthen the capacity, influence, and impact of CAs in providing vital watershed management, in safeguarding people and property from flooding, and in being transparent and accountable in the delivery of permitting, programs, and services to Ontario's communities.
- With better tools and resources, and central enablement and support, CAs can operate with greater consistency and transparency, and deliver improved services to municipalities and permit applicants aligned with provincial priorities on housing, the economy, and resilient infrastructure.

# Why are changes being made to Ontario's CA System?

Key challenges the proposed changes seek to address include:

- **Patchwork of standards, service delivery:** Each CA has different policies, customer service standards, fees, processes and staffing and technical capacity leading to unpredictable and inconsistent turnaround times for approvals across all CAs. This can result in uncertainty and delays for builders, landowners, and farmers seeking permits.
- **Outdated and fragmented systems:** Discrepancies in the tools and technology that CAs use have led to varying types and quality of technology and data management. This can compromise effective provincewide flood risk management and evidence-based decision making.
- **Administrative duplication:** Under the current framework, municipalities are forced to fund duplicate corporate functions (e.g., procurement, communications), diverting costs away from front-line conservation and service delivery.
- **Need for more accountability and transparency:** Lack of transparent performance monitoring and reporting, inconsistent customer service standards.



# What's Changing/Not Changing

## What these changes mean:

- More resources for front-line services
- Improved flood management and erosion prevention
- Strong environmental protections maintained
- Faster permit approvals
- Modern service delivery
- Consistent standards and use of modern technology

## What's not changing:

- Governance model – regional CAs will continue to be independent, municipally-governed organizations. Member municipalities will continue to be represented on a board of directors for each Regional CA and will retain full governance responsibilities for Regional CAs.
- Where CAs operate – areas currently served by CAs will continue to be served by CAs
- The programs and services CAs provide, including the responsibility for source water protection, natural hazard and watershed management
- CA ownership and management of their lands and trails, providing access to green spaces, recreation and education programs
- Where and how CAs receive funding (e.g. municipal levy) including maintaining board approval of final Regional CA budgets.

# Overview: Ontario Provincial Conservation Agency



# Amendments to the Conservation Authorities Act

**To improve the province's conservation authority system, the government has proposed to create a new Ontario Provincial Conservation Agency to provide centralized leadership and oversight of conservation authorities.**

- Bill 68, Plan to Protect Ontario Act (Budget Measures), 2025 (No. 2) was introduced into the legislature on November 6, 2025.
- Schedule 3 of Bill 68 includes proposed amendments to the *Conservation Authorities Act* to establish the Ontario Provincial Conservation Agency (the agency), including:
  - Establishing the objects of the agency
  - Setting out the governance of the proposed agency
  - Establishing tools for agency oversight of conservation authorities
  - Establishing provincial oversight of the agency
  - Setting out sources of agency funding
- Bill 68 will proceed through the legislative process, and if passed, the provisions establishing the agency would come into effect upon Royal Assent.

# Ontario Provincial Conservation Agency – Objects

## The proposed objects of the agency are to:

1. Oversee the governance of authorities and other aspects of authorities such as their operations, including the programs and services they provide, to further the purposes of the Act.
2. Oversee the transition to a regional watershed-based framework for authorities in Ontario.
3. Promote consistent policies, standards and fees for programs and services provided by authorities.
4. Assess and report on the effectiveness of authorities in furthering the conservation, restoration, development and management of natural resources in watersheds in Ontario, including outcomes related to the implementation of their programs and services.
5. Oversee and evaluate the financial performance of authorities to ensure their long-term operational and capital financial sustainability, including the financial sustainability of their programs and services required under section 21.1.
6. Guide and evaluate the strategic planning by authorities to ensure it aligns with provincial objectives.
7. Support the development and implementation of a standardized and centralized system for processing applications for permits issued by authorities.
8. Lead the development and implementation of digital strategies and shared services to support the operations of authorities, including their programs and services.
9. Support strategic investment in programs and services provided by authorities, including leveraging funding available to Ontario and authorities.
10. Advise the Government of Ontario in respect of the programs and services authorities provide under the Act and any matters related to the objects of the agency.
11. Any other objects prescribed by regulation.



# Ontario Provincial Conservation Agency – Agency tools & funding sources

The agency would provide province-wide coordination, strategic direction, and oversight of Ontario's CAs. Delivery of local programs and services would continue to be led by CAs.

## Proposed agency tools

- 1) Information requests
- 2) Binding directions and non-binding guidelines may address topics such as:
  - Key performance indicators, key results or service delivery targets
  - Service standards
  - Information technology
  - Procurement
  - Training of members and employees
  - Budgeting
  - Asset management plans
  - Strategic planning

## Proposed agency funding sources

- Provincial funding
- Fees for services
- Cost recovery from conservation authorities

### Ministerial oversight of agency directions to CAs:

- Agency must provide Minister with a copy of the proposed direction to a CA 45 days prior to issuing
- Within that 45 days, the Minister may require the agency to take any action in relation to the proposed direction (e.g., update, undertake additional consultation)
- Minister can set regulations on:
  - the process for the agency to set directions and/or
  - the things the agency is not allowed to set binding directions on

# Ontario Provincial Conservation Agency – Oversight

**The proposed agency would be board-governed and arms-length of the province.**

## **Proposed board governance:**

- Board-governed with 5-12 board members, with one Chair and up to two Vice Chairs, appointed by the Lieutenant Governor in Council.
- The Lieutenant Governor in Council shall, in appointing members of the board of directors, take into consideration,
  - (a) their knowledge and experience in public administration, corporate governance and finance;
  - (b) their knowledge of programs and services provided by authorities; and
  - (c) such other matters as may be prescribed by regulation
- Appointments may be made for a term up to 3 years, and a person may not serve on the board for more than 9 years in total.
- The board of directors manages performance of the CEO, and may, by by-law, establish such councils, committees and other bodies as it considers appropriate.



# Ontario Provincial Conservation Agency – Agency Oversight

**MECP will provide oversight of the agency and will also retain policy responsibility for the *Conservation Authorities Act* and associated regulations.**

## **Provincial oversight of agency includes:**

- Agency must follow requirements under the provincial Agencies and Appointments Directives including an annual letter of direction.
- Every 3 years the agency must provide a report on its effectiveness, priorities and value for money.
- Minister can issue mandatory directives to agency, request information, and initiate/require a review or audit of the agency.
- Ministerial oversight of agency directions to CAs.

# Proposal: Regional Consolidation of CAs



# Regional consolidation of CAs - Consultation

- The government is consulting on the proposed boundaries for the regional consolidation of the CAs with impacted stakeholders, municipalities, CAs, and Indigenous communities.
- A policy proposal notice is posted on the Environmental Registry of Ontario (Posting # 025-1257) for 45 days, from November 7 until December 22, 2025, inviting review and comments on criteria applied to determine proposed regional boundaries, the proposed geographical jurisdiction of each regional CA, and discussion questions which are relevant to the planning for the future state.
- Comments on the proposal may be submitted on the ERO or by email to: [ca.office@ontario.ca](mailto:ca.office@ontario.ca).

# Regional consolidation of CAs – Criteria

The proposed boundaries are based primarily on natural watershed systems, keeping existing CAs whole wherever possible and aligning with source protection regions to maintain strong connections to local hydrology and drinking water protection.

Regional CAs boundaries criteria:

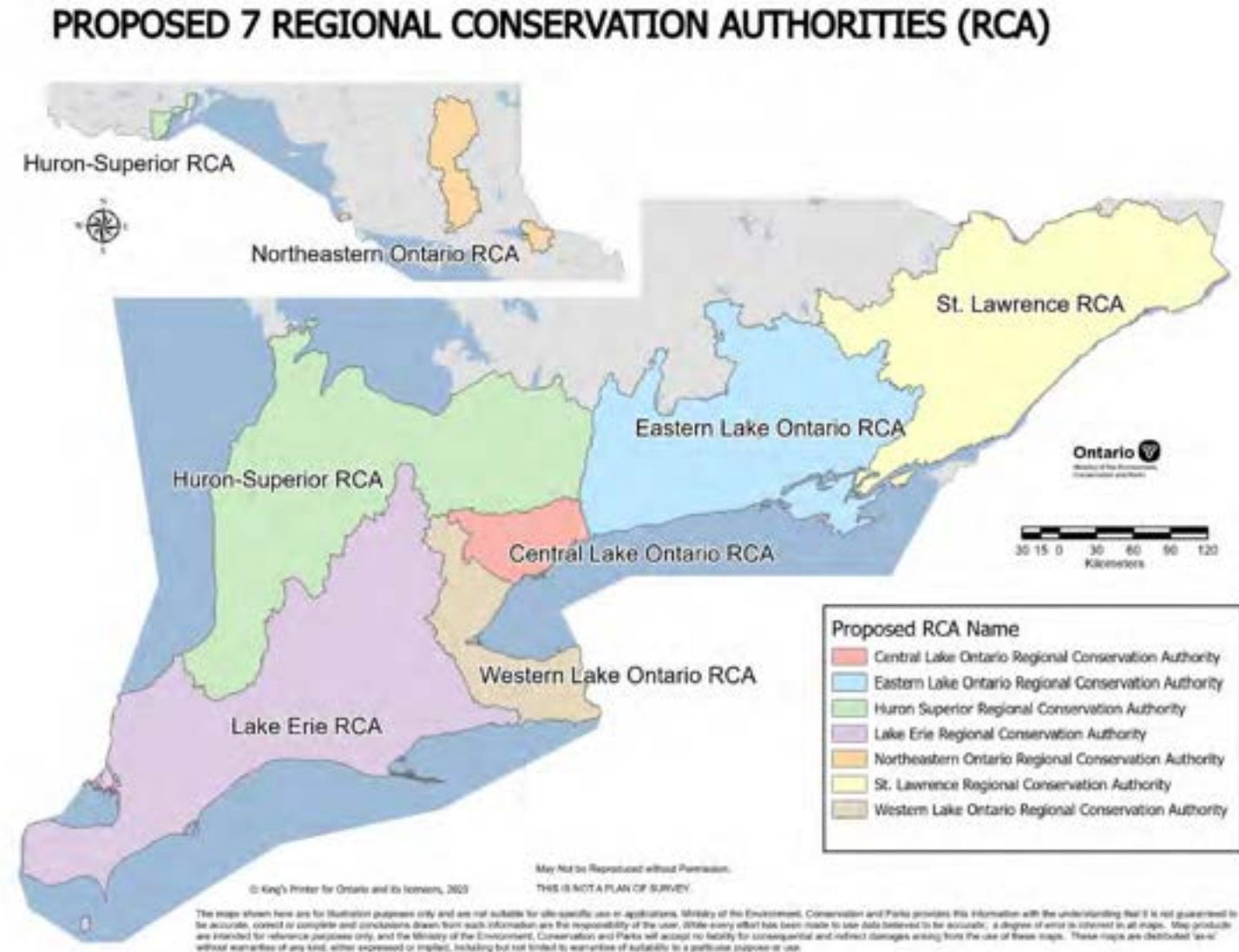
- **Maintaining watershed-based jurisdictions** - Aligning with natural hydrological boundaries to support effective flood and water management, consistent with drinking water source protection areas and regions.
- **Relationships between conservation authorities and municipalities** - Reducing administrative duplication and overlap for municipalities and conservation authorities to simplify accountability and strengthen local partnerships.
- **Balancing expertise and capacity across conservation authorities** - Enhancing technical skills and resources across conservation authorities to improve service and program delivery.
- **Service Continuity** - Ensuring uninterrupted delivery of local conservation authority programs - including flood forecasting and warning, permitting, and source water protection - through and after consolidation.



# Regional consolidation of CAs – Proposed RCAs

The government has proposed boundaries for the regional consolidation of Ontario's 36 CAs into 7 watershed-based regional CAs:

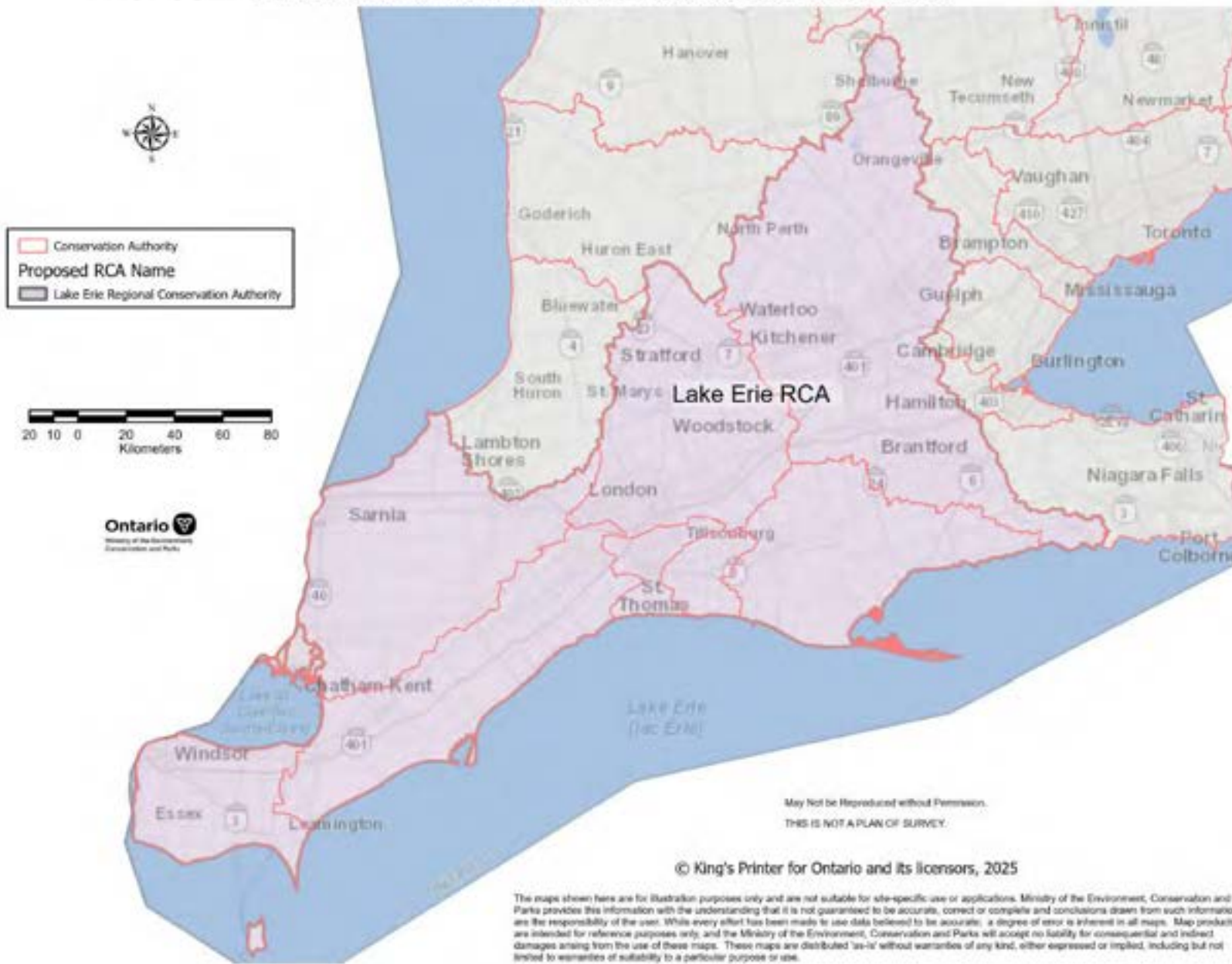
- Lake Erie Regional CA
  - Huron Superior Regional CA
  - Western Lake Ontario Regional CA
  - Central Lake Ontario Regional CA
  - Eastern Lake Ontario Regional CA
  - St. Lawrence Regional CA
  - Northeastern Ontario Regional CA
- 
- No changes would be proposed to the overall extent of CA jurisdiction



# PROPOSED LAKE ERIE REGIONAL CONSERVATION AUTHORITY

## Current CAs that would make up the proposed Lake Erie Regional Conservation Authority include:

- Essex Region CA
- Lower Thames Valley CA
- St. Clair Region CA
- Upper Thames River CA
- Kettle Creek CA
- Catfish Creek CA
- Long Point Region CA
- Grand River CA



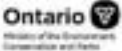


# PROPOSED HURON-SUPERIOR REGIONAL CONSERVATION AUTHORITY



**Current CAs that would make up the proposed Huron-Superior Regional Conservation Authority include:**

- Ausable Bayfield CA
- Maitland Valley CA
- Saugeen Valley CA
- Grey Sauble CA
- Nottawasaga Valley CA
- Lake Simcoe Region CA
- Lakehead Region CA

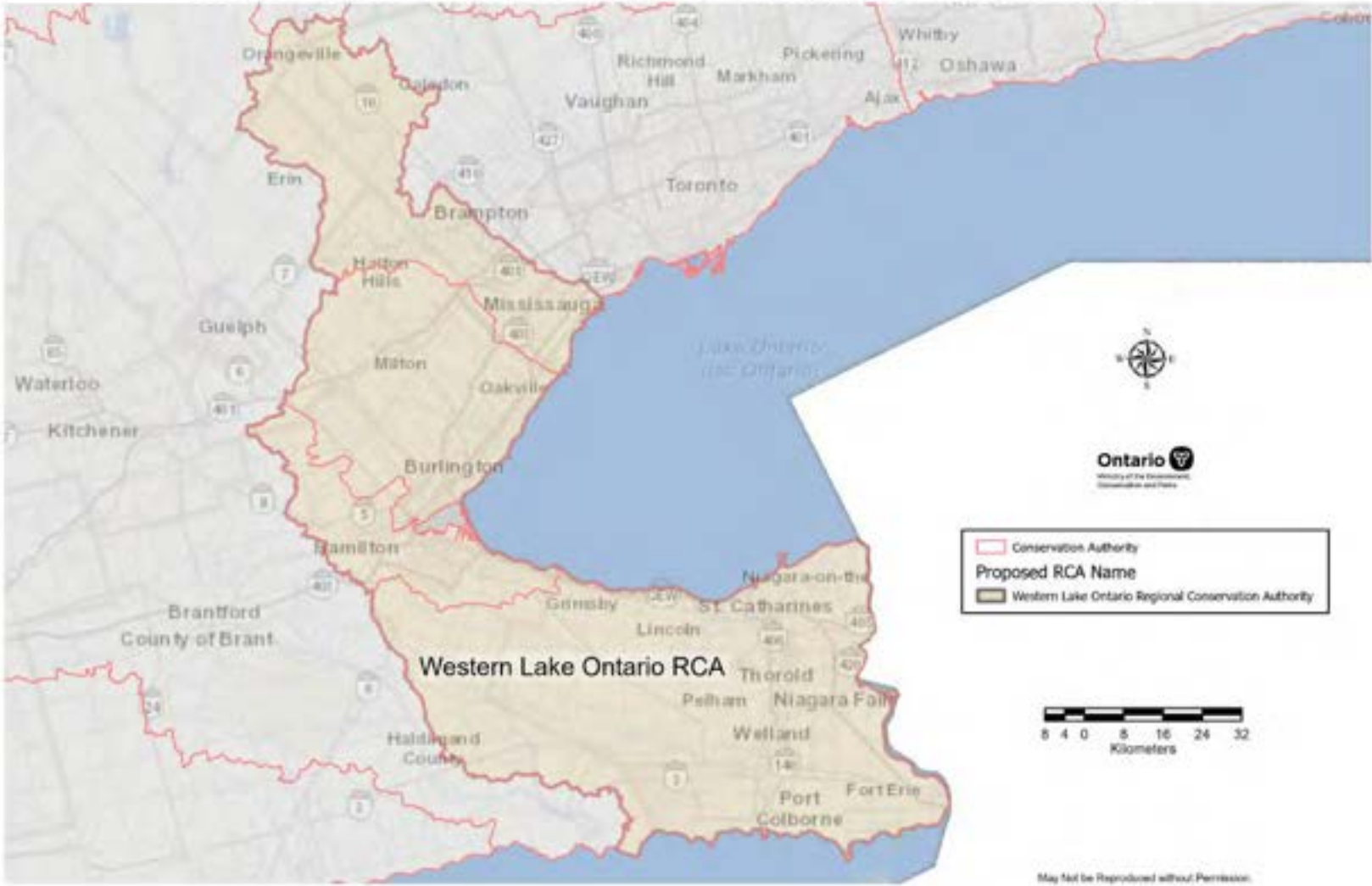


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PROPOSED WESTERN LAKE ONTARIO REGIONAL CONSERVATION AUTHORITY



Current CAs that would make up the proposed Western Lake Ontario Regional Conservation Authority include:

- Niagara Peninsula CA
- Hamilton Region CA
- Halton Region CA
- Credit Valley CA

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# PROPOSED CENTRAL LAKE ONTARIO REGIONAL CONSERVATION AUTHORITY



Current CAs that would make up the proposed Central Lake Ontario Regional Conservation Authority include:

- Toronto and Region CA



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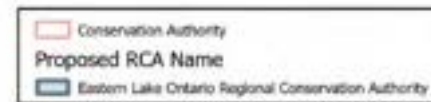
# PROPOSED EASTERN LAKE ONTARIO REGIONAL CONSERVATION AUTHORITY



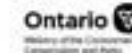
## Current CAs that would make up the proposed Eastern Lake Ontario Regional Conservation Authority include:

- Central Lake Ontario CA
- Kawartha Region CA
- Otonabee Region CA
- Ganaraska Region CA
- Lower Trent Region CA
- Crowe Valley CA
- Quinte Region CA

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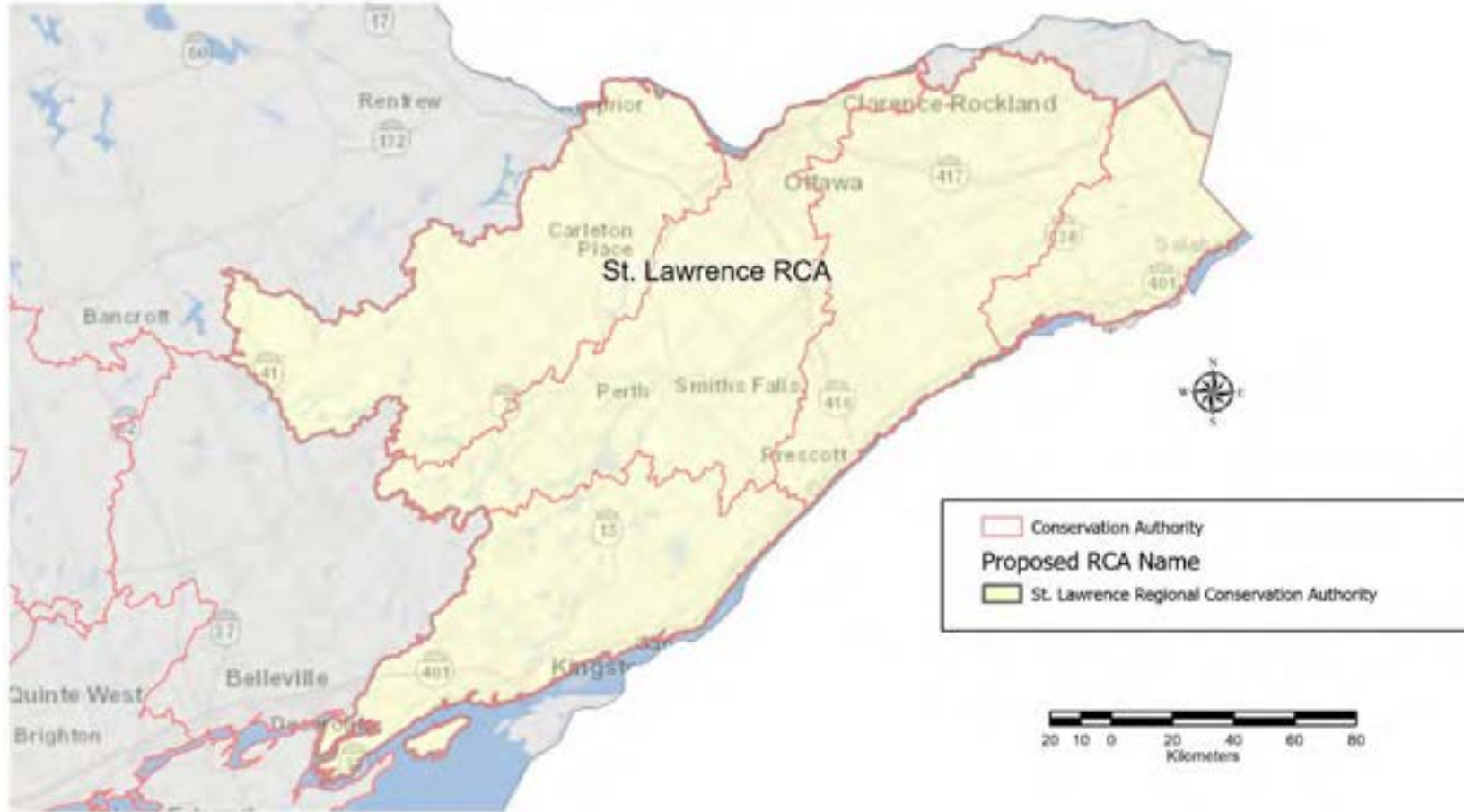
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## PROPOSED ST. LAWRENCE REGIONAL CONSERVATION AUTHORITY

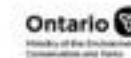


**Current CAs that would make up the proposed St. Lawrence Regional Conservation Authority include:**

- Cataraqui Region CA
- Rideau Valley CA
- Mississippi Valley CA
- South Nation River CA
- Raisin Region CA

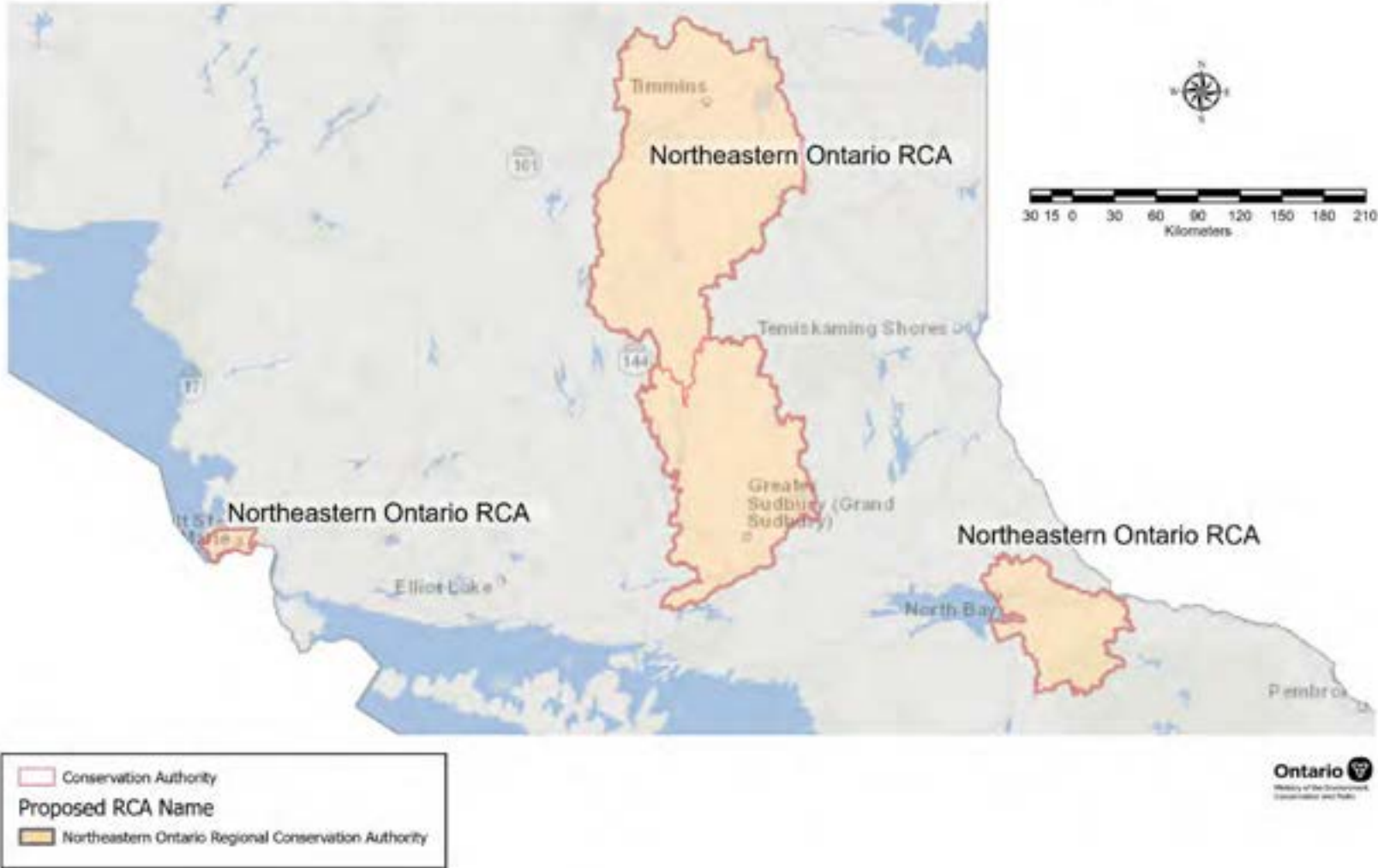
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PROPOSED NORTHEASTERN ONTARIO REGIONAL CONSERVATION AUTHORITY



- Current CAs that would make up the proposed Western Lake Ontario Regional Conservation Authority include:
- Nickel District CA
  - Sault Ste. Marie Region CA
  - Mattagami Region CA
  - North Bay-Mattawa CA

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# Regional Consolidation – Looking Ahead

- MECP and the Office of the Chief Conservation Executive will consider all feedback received during the consultation on the proposed boundaries for regional consolidation and to inform the proposed path forward.
- MECP would undertake further consultation at a future date on any additional proposed legislative and regulatory changes needed to enable regional consolidation.
- The new agency would lead the transition to regional CAs with conservation authority, municipal and stakeholder involvement, including providing guidance support throughout the consolidation process, such as:
  - Develop a structured process and roadmap outlining steps of the consolidation process, including the common standards and tools for use across CAs.
  - Provide support/expertise for CAs on the organizational aspects of consolidation (e.g., governance, HR).
  - Provide provincial-level coordination to address system-wide issues that may arise, to mitigate risks of delays.
- Changes not intended to be initiated until after municipal elections in October 2026; existing board members would continue to serve until the expiration of their terms next year.

# ERO Discussion Questions – Planning for the Future State

- What do you see as key factors to support a successful transition and outcome of regional conservation authority consolidation?
- What opportunities or benefits may come from a regional conservation authority framework?
- Do you have suggestions for how governance could be structured at the regional conservation authority level, including suggestions around board size, make-up and the municipal representative appointment process?
- Do you have suggestions on how to maintain a transparent and consultative budgeting process across member municipalities within a regional conservation authority?
- How can regional conservation authorities maintain and strengthen relationships with local communities and stakeholders?



# Questions?

**Environmental Registry of Ontario (Posting # 025-1257):** Proposed boundaries for the regional consolidation of Ontario's conservation authorities

**Consultation period:** 45 days – November 7, 2025 to December 22, 2025

Comments on the proposal may be submitted on the ERO or by email to:  
[ca.office@ontario.ca](mailto:ca.office@ontario.ca).



## LONG POINT REGION CONSERVATION AUTHORITY STAFF REPORT

**Date:** November 19, 2025

**File:** 1.4.3

**To:** Chair and Members,  
LPRCA Board of Directors

**From:** General Manager, LPRCA

**Re:** 2025 Staff Appreciation

---

**Recommendation:**

**THAT the LPRCA Board of Directors authorizes the General Manager to purchase gift cards for staff in appreciation for their efforts.**

**Strategic Direction:**

Strategic Direction #3 – Support and Empower Our People

**Background:**

LPRCA has traditionally provided a gift to Authority staff in appreciation for their efforts and to mark the Christmas season. Since 2021, the Board has approved the purchase of \$50 gift cards for staff.

The number of staff currently working for the Authority is 32 which includes permanent and contract staff.

**Financial implication:**

The cost associated with the staff appreciation has fluctuated over the years depending on the amount of the gift and the number of staff. The cost associated with the staff appreciation in 2025 will be \$1,600.

Prepared and submitted by:

*Judy Maxwell*

Judy Maxwell CPA, CGA  
General Manager





## LONG POINT REGION CONSERVATION AUTHORITY STAFF REPORT

**Date:** November 20<sup>th</sup>, 2025

**File:** 2.1. F.1.6

**To:** Chair and Members,  
LPRCA Board of Directors

**From:** General Manager, LPRCA

**Re:** 2025 Forestry Update

---

**Recommendation:**

**THAT the LPRCA Board of Directors receives the 2025 Forestry Update report as information.**

**Links to Strategic Direction:**

Strategic Direction #4 – Organizational Excellence

**Purpose:**

The report provides an update of Forestry activities on LPRCA properties within the watershed.

**Background and Discussion:**

Ecological Survey of Selected LPRCA Properties for upcoming harvesting operating plan.

Annually, LPRCA retains an ecologist to complete ecological surveys on forested properties proposed for timber harvest to ensure that sensitive species are not impacted during logging operations, to protect features on the site, and mitigate damage resulting from forest operations. Sensitive areas and/or species of concern are identified and cordoned off.

During the 2025 field sampling season, Rebecca Hay – Independent Consultant conducted data collection on the selected sites, documented Species at Risk (SAR), Species of Conservation Concern (SCC), and rare vegetation communities at each site and noted all Invasive Species that was encountered. These surveys are intended to ensure that these species are protected in accordance with the Endangered Species Act.

Results of the various surveys are listed in the attached report and recommendations contained within it will be implemented in the field during marking and timber harvesting operations.

Total acreage surveyed during the 2025 field season was 455.45 ac/184.31 ha over five properties. The areas surveyed include the Anderson Tract, 188.00 ac/76.00 ha; Brant Tract, 100.00 ac/40.47 ha; Butler Tract, 25.24 ac/10.21 ha; Jackson Tract, 40.47 ac/100.00 ha; and Jeffery Tract, 42.21 ac/17.08 ha.

The Authority manages its forests to ensure they meet our present needs without affecting the options they can provide for future generations and, at the same time, maintain and protect other forest values while achieving ecologically sustainable forest management. Ecological surveys maintain the ecological process with the forest and preserve their biological diversity while protecting species at risk.

### Certification Sustainable Forestry Initiative (SFI)

LPRCA became a member in 2024 of the Sustainable Forestry Initiative (SFI) which is a rigorous, world-recognized forest management standard and the most widely used system in both Canada and the US. The SFI certification is a very high standard that provides assurances to the public about a company's standards of forest management. Adhering to SFI standards provides access to a supportive organization that effectively promotes and supports a wider societal culture that values and protects forests. By being a member of SFI it has opened up other avenues of funding giving us an opportunity as member to apply for funding through the Project Learning Tree Canada for wages for new hires and supported our contract forestry position.

### Hemlock Woolly Adelgid Inventory/Treatment - 2025

Forestry staff held a field tour for local private landowners and partners on the identification and treatment options for HWA throughout the watershed. A total of 652.74 Ac/264.15 Ha has been surveyed with a total of 7,177 trees being inventoried. Insecticide treatment using a basal bark application has been applied to a total of 4,350 hemlock covering 149.54 Ac/60.52 ha, over six properties in 2025. Two of the properties have been classified as positive by CFIA in 2025 in Norfolk County. (Coppens/Ferris/Armstrong Tract/Harvey Tract).

LPRCA forestry staff will continue to inventory/monitor/treat forest tracts throughout the watershed for early detection of HWA and new positive reports of HWA.

### Invasive Species Management – 2025

The following work has been completed in 2025 by LPRCA forestry staff, the re-treatment using herbicides on 717.04 Ac/290.17 Ha over 11 properties concentrating on but not limited to the following species, Multi-flora Rose, Garlic Mustard, Buckthorn, Autumn Olive, Manitoba Maple, Japanese Knotweed, Norway Maple, Phragmites and Periwinkle.

Staff will continue to monitor for new upcoming threats such as Oak Wilt and Japanese Spotted Lantern and to manage invasive plants species on LPRCA lands.

### Financial Implications:

The 2025 budget sub-contractor budget was approved for \$35,000 for ecological surveys. The cost for the 2025 ecological surveys is \$30,019 and is below the budget.

Prepared by:

*Debbie Thain*

Debbie Thain  
Forestry Supervisor

Approved & Submitted by:

*Judy Maxwell*

Judy Maxwell, CPA, CGA  
General Manager



Final Report:

**LONG POINT REGION CONSERVATION AUTHORITY  
ECOLOGICAL SURVEYS 2025**

ANDERSON, BRANT, BUTLER, JACKSON, JEFFREY TRACTS

Submitted by:

**Rebecca Hay  
Independent Consultant**

**November 11, 2025**

Submitted to:

**Long Point Region Conservation Authority  
Debbie Thain, Forestry Supervisor**

4 Elm Street  
Tillsonburg, Ontario  
N4G 0C4

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- Figure 6 – Jeffrey Tract SAR and Invasive Species

# 1. Introduction

Long Point Region Conservation Authority (LPRCA) lands are located on the north shore of Lake Erie in southwestern Ontario and is within the area known as the Carolinian Zone. This is the most diverse ecoregion in Canada containing approximately 70% of Ontario's vascular plant species. In addition, Norfolk County, which largely overlaps LPRCA's lands, has the highest percentage of forested land in southwestern Ontario at 25%.

Independent Consultant, Rebecca Hay, was retained by LPRCA to complete ecological surveys of five properties in 2025, including Anderson, Brant, Butler, Jackson and Jeffrey Tracts (See Figures 1-6). The scope of work for this project included a spring and summer survey, to identify and map locations of Species at Risk (SAR) plants so they can be protected under the Endangered Species Act. Other plant Provincially Significant Species (PSS) were also identified and mapped.

For the purposes of this report, the term Species at Risk (SAR) includes Endangered, Threatened or Special Concern species listed under the federal Species at Risk Act (SARA), listed under Ontario's Endangered Species Act (ESA) or designated by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC). In addition, the term Provincially Significant Species (PSS) includes species having a rank of S1, S2, or S3 as determined by the Ontario Natural Heritage Information Centre (NHIC).

The Ontario Endangered Species Act (ESA), 2007 was amended in 2025 with some significant changes. Of note to this project is the change of definition of habitat for vascular plant species to be the critical root zone surrounding a member of the species, unless otherwise specified in regulations under the ESA. Additional changes are forthcoming with the repeal of the ESA and replacing it with the Species Conservation Act, 2025. The Species Conservation Act (SCA) is not yet in force and is waiting for several regulations to be developed first.



## 2. Methods

The following methods were used to complete this project. All work was completed by Rebecca Hay (Independent Consultant).

- Background data collection: Background data was collected to identify previously documented SAR and PSS on the properties, as well as within the vicinity of the site. Sources of data included:
  - SAR and PSS data points provided by LPRCA from their database
  - NHIC Element Occurrence data was reviewed for all properties (data set was provided by NHIC to LPRCA in October 2025)
  - iNaturalist website
  - Botanical Inventory and Site Assessment of Sixteen Candidate Natural Heritage Woodlands, First Draft, October 15 2002, Prepared for LPRCA, Prepared by William Draper Consulting.
- Field investigations:
  - Two rounds of surveys were conducted on each property. The first was completed in the spring and the second in the summer to increase the total number of SAR and PSS that could be identified. See Table 1 for the survey dates and level of field effort.
  - Investigations were conducted through linear transects to cover the entire property with additional effort in areas with habitat suitable for known SAR and PSS with potential to occur in the area. Transects were tracked using Avenza Maps to ensure coverage of the site.
  - All locations of SAR were recorded by GPS and marked with blue flagging tape. All locations of PSS were recorded with GPS, but were not flagged on site. In some cases, tree branches adjacent to or above the plants were flagged.
  - Locations of aggressive invasive species were also recorded. Due to the abundance of invasive species observed, GPS points were not taken for each plant or patch, but were taken to provide an indication of the distribution of the species across the site.

### 2.1. Survey Effort

A total of 172.75 hours were spent surveying the five tracts, not including travel to the properties or plant identification of samples. See Table 1 for a summary of the field effort for each tract. Level of effort ranged from 0.8 to 1.2 hours per hectare across the sites.

**Table 1. Survey Effort by Woodlot**

Woodlot	Spring Dates	Summer Dates	Total Survey Hours	Woodlot Size (ac)	Woodlot size (ha)	Effort per Hectare (hr/ha)
Anderson	May 9, 2025 May 12, 2025 May 14, 2025 May 15, 2025	August 18, 2025 August 19, 2025 September 3, 2025 September 8, 2025 September 9, 2025 September 10, 2025 September 12, 2025 September 15, 2025 September 17, 2025 September 18, 2025 September 19, 2025	81.00	188	76	1.1
Brant	April 24, 2025 May 7, 2025	July 21, 2025 July 23, 2025 July 28, 2025 July 29, 2025 July 30, 2025	35.25	100	40.47	0.9
Butler	April 24, 2025	July 15, 2025 July 16, 2025	12.00	25.24	10.21	1.2
Jackson	April 30, 2025 May 20, 2025 May 26, 2025	August 21, 2025 September 15, 2025 September 16, 2025 September 18, 2025	30.25	100	40.47	0.7
Jeffrey	April 24, 2025	July 16, 2025 July 18, 2025 July 21, 2025	14.25	42.21	17.08	0.8

### 3. Results

#### 3.1. Overview

Across all five tracts a total of four Species at Risk (SAR) and five Provincially Significant Species (PSS) were observed and recorded. Table 2 below summarises the results of these observations and identifies the protection and rarity status of each species.



**Table 2. Summary of Significant Plant Species Observed at all Tracts**

Common Name	Scientific Name	S Rank*	SARO*	COSEWIC*	SARA*	SARA Schedule*
American Chestnut	<i>Castanea dentata</i>	S1S2	END	END	END	1
Black Ash	<i>Fraxinus nigra</i>	S4	END	THR		Under consideration for addition to 1
Butternut	<i>Juglans cinerea</i>	S2?	END	END	END	1
Eastern Flowering Dogwood	<i>Cornus florida</i>	S2?	END	END	END	1
Moss Phlox	<i>Phlox subulata</i>	S1?				
Pignut Hickory	<i>Carya glabra</i>	S3				
Perfoliate Bellwort	<i>Uvularia perfoliata</i>	S1S2				
Rue-anemone	<i>Thalictrum thalictroides</i>	S3				
Schreber's Aster	<i>Eurybia schreberi</i>	S2				

\* SRank: S1-Critically imperilled, S2-Imperilled, S3-Vulnerable, S4-Apparently Secure  
 SARO/SARA/COSEWIC: END-Endangered, THR-Threatened, SC-Special Concern  
 SARA Schedule: 1-Protected under SARA

## 3.2. Anderson Tract

### 3.2.1. Anderson Tract Site Context

Anderson Tract at 175 Spooky Hollow Road, Vittoria, ON is 76 ha (188 acres) and is located approximately 1.5 km northwest of Normandale. The entire tract is part of the Spooky Hollow Provincial Area of Natural and Scientific Interest (ANSI) which continues off the tract to the north, east and south. There is also an approximately 1.3 ha area of the DY2 Provincially Significant Wetland (PSW) at the eastern side of the site, which continues easterly off the tract. The tract is primarily rolling upland, with the elevation across the tract ranging from approximately 200 masl to 220 masl. There are many mountain bike trails established on the property that are well used. The trails are part of the Turkey Point Mountain Bike Club system of trails.

Vegetation communities on the tract include deciduous forest, coniferous plantation, with a meadow marsh associated with the PSW. This tract has a high diversity of plant species with a many regionally and provincially rare plants present.

### 3.2.2. Anderson Tract Significant Species Observations

Three SAR and five PSS were recorded on the Anderson Tract. Locations of these observations are illustrated on Figure 1 and are listed in Table 2. Each of these species is discussed below.

#### American Chestnut

There were 77 American Chestnuts recorded on the Anderson Tract. They ranged from seedlings under 50 cm tall to approximately 30 cm dbh. Approximately 75% were less than 10 cm dbh. One individual that was 22 cm dbh had empty nut casing below the tree in late summer indicating potential source of regeneration. They were located exclusively in the deciduous forest communities and are associated with the higher quality vegetation communities.

### **Black Ash**

A single Black Ash was recorded on the Anderson Tract. It was not located in its typically preferred habitat of moist or seasonally moist soil and was 7 cm dbh and poor condition. Due to its size less than 8 cm dbh it is not protected under the Endangered Species Act.

### **Eastern Flowering Dogwood**

A total of 196 locations of Eastern Flowering Dogwood were recorded on the Anderson Tract. Some of these locations were previous observations and were marked with blue flagging tape. As this tape was observed to be constricting the growth of some trees it was removed and replaced when found on Flowering Dogwood. In the previously flagged Flowering Dogwood locations, there were additional trees surrounding the Flowering Dogwoods that were also flagged. It is assumed that they were flagged to indicate the habitat area of these trees. For the purposes of the field work completed in 2025, only the individual Flowering Dogwoods were flagged and not surrounding trees. Flowering Dogwoods were primarily associated with high quality deciduous forest habitat, but were also found occasionally in lower quality habitats including coniferous plantations.

### **Moss Phlox**

One location of Moss Phlox was found just outside of the Anderson Tract along the north-east edge of a trail for approximately 8 m (17 554447, 4729876). There were several other records for Moss Phlox from 2002 on the Anderson Tract, but none of these were found despite several survey attempts in flowering season and late summer. It is possible that the conditions at these locations have become unsuitable due to shading of the plants.

### **Pignut Hickory**

A total of 101 Pignut Hickory were recorded on the Anderson Tract. These locations were primarily associated with high quality deciduous forest communities with some individuals regenerating in coniferous plantations.

### **Perfoliate Bellwort**

A total of 14 Perfoliate Bellwort locations were recorded on the Anderson Tract. These were concentrated in two areas. One area only had a single plant and was the site of previous records from 2002 where over 40 plants were observed and 2011 where 18 stems were observed. The other area recorded in 2025 represents new records of Perfoliate Bellwort on the Anderson Tract with more than 190 stems.

### **Rue-anemone**

A total of 62 locations of Rue-anemone were recorded on the Anderson Tract. These were generally concentrated in three areas with scattered clumps of the species. The mapped points typically represent areas with scattered individuals as noted in the additional comments for each record and not individual plants. In some cases, these points represent 100s of plants in a 10m by 10m area.

### **Schreber's Aster**

A total of 18 locations of Schreber's Aster were recorded on the Anderson Tract. This species flowers in fall and when in leaf looks the same as a very common woodland Aster: Large-leaved Aster (*Eurybia macrophyllum*). It is very possible that it is located in other parts of the property that were surveyed in late summer before this species was in flower. It was found in locations associated with higher quality habitat.



**Table 3. Anderson Tract SAR and PSS**

<b>Anderson Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
1	American Chestnut	1 m tall	555204	4730596
2	American Chestnut	1.5m tall	554369	4730277
3	American Chestnut	1.5M tall	555188	4730604
4	American Chestnut	1.5M tall	555195	4730598
5	American Chestnut	2 stem about 3- 5cm Dbh	554316	4730163
6	American Chestnut	2 stems about 5cm Dbh	554972	4730586
7	American Chestnut	about 2cm Dbh	555134	4730679
8	American Chestnut	about 2cm Dbh	554936	4730596
9	American Chestnut	2stem 5-10cm Dbh	554360	4730125
10	American Chestnut	2stem about 5 and 10cm Dbh	554363	4730145
11	American Chestnut	2stem about 7 cm Dbh each	554368	4730140
12	American Chestnut	3 stem 1-2cm Dbh	555090	4730118
13	American Chestnut	about 3cm Dbh	555120	4730699
14	American Chestnut	about 3cm Dbh	555076	4730519
15	American Chestnut	3stem about 8-13cm Dbh	554371	4730148
16	American Chestnut	19 cm dbh	554931	4730596
17	American Chestnut	about 10cm Dbh	554877	4730530
18	American Chestnut	about 10cm Dbh	554458	4730278
19	American Chestnut	about 10cm Dbh	555205	4730374
20	American Chestnut	about 10cm Dbh	554310	4730177
21	American Chestnut	about 10cm Dbh	554313	4730177
22	American Chestnut	about 12 cm Dbh	555112	4729953
23	American Chestnut	about 15cm Dbh	555037	4730118
24	American Chestnut	about 15cm Dbh	554396	4730286
25	American Chestnut	about 15cm Dbh	555060	4730054
26	American Chestnut	about 15cm Dbh	555283	4730612
27	American Chestnut	about 1cm Dbh leaning	555291	4730614
28	American Chestnut	about 22cm Dbh, several nut casings found below	555244	4730396
29	American Chestnut	about 25 cm dbh	555408	4730565
30	American Chestnut	about 2cm Dbh	554345	4730130
31	American Chestnut	about 2cm Dbh	554384	4730122
32	American Chestnut	about 2cm Dbh	554444	4730307
33	American Chestnut	about 2cm Dbh	555397	4730562
34	American Chestnut	about 2cm Dbh	555214	4730575
35	American Chestnut	about 30cm Dbh	554328	4730137
36	American Chestnut	about 3cm Dbh	554362	4730161
37	American Chestnut	about 3cm Dbh	554371	4730109
38	American Chestnut	about 3cm Dbh	554293	4730210
39	American Chestnut	about 4cm Dbh	554290	4730165
40	American Chestnut	about 5cm Dbh	555087	4730287
41	American Chestnut	about 5cm Dbh	555037	4730191
42	American Chestnut	about 5cm Dbh	555027	4730178

<b>Anderson Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
43	American Chestnut	about 5cm Dbh	555393	4730605
44	American Chestnut	about 6cm Dbh	555091	4730253
45	American Chestnut	about 6cm Dbh	554981	4730605
46	American Chestnut	about 7cm Dbh	555056	4730139
47	American Chestnut	about 7cm Dbh	554334	4730084
48	American Chestnut	about 7cm Dbh	555148	4730673
49	American Chestnut	about 8cm Dbh	555184	4730530
50	American Chestnut	multi stem 1-4cm Dbh	555034	4730231
51	American Chestnut	multi stem less than 1cm Dbh	555052	4730497
52	American Chestnut	multi stem up to 4cm Dbh	555045	4730511
53	American Chestnut	multi stem up to 5cm Dbh	554990	4730596
54	American Chestnut	less than 50 cm tall	555123	4730706
55	American Chestnut	less than 50 cm tall	555164	4730343
56	American Chestnut	less than 50 cm tall	555241	4730648
57	American Chestnut	several stems up to 2cm Dbh	555093	4730435
58	American Chestnut	suckers	555235	4730446
59	American Chestnut	suckers	554910	4730563
60	American Chestnut	about 2 m tall	555221	4730595
61	American Chestnut	2cm Dbh sucker	555180	4729978
62	American Chestnut	2stems 3-10cm Dbh	555083	4730108
63	American Chestnut	3cm Dbh approx multi stem	555026	4730654
64	American Chestnut	about 10cm Dbh	555039	4730098
65	American Chestnut	about 10cm Dbh with suckers	555303	4730607
66	American Chestnut	about 10cm Dbh with suckers	555368	4730624
67	American Chestnut	about 10cm Dbh with suckers	554986	4730209
68	American Chestnut	about 2 m tall	555158	4730729
69	American Chestnut	about 3cm Dbh	555159	4730645
70	American Chestnut	about 3cm Dbh with suckers	555045	4730093
71	American Chestnut	about 6cm Dbh	555428	4730068
72	American Chestnut	about 7cm Dbh	554945	4730564
73	American Chestnut	about 5cm Dbh	554346	4730063
74	American Chestnut	about 5 cm Dbh	555209	4730669
75	American Chestnut	less than 50 cm tall	555215	4730350
76	American Chestnut	small sucker from dead stem	555146	4730003
77	American Chestnut	suckers up to about 6cm Dbh	554870	4730518
78	Black Ash	in poor condition 6-7cm Dbh	554360	4730145
79	Flowering Dogwood	patch 3mx3m	555058	4730475
80	Flowering Dogwood	~1 cm Dbh	555367	4730469
81	Flowering Dogwood	~1 cm Dbh	555111	4730708
82	Flowering Dogwood	~1 cm Dbh	555373	4730473
83	Flowering Dogwood	+ seedlings	555215	4730077
84	Flowering Dogwood	~1m tall	555108	4730710
85	Flowering Dogwood	~1m tall + seedlings	554517	4729876
86	Flowering Dogwood	~1.5m tall	554501	4730005
87	Flowering Dogwood	~1.5m tall	554707	4729894



<b>Anderson Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
88	Flowering Dogwood	several stems~1.5m tall	554292	4730169
89	Flowering Dogwood	~1.5m tall	554562	4730000
90	Flowering Dogwood	~1.5m tall	554309	4730153
91	Flowering Dogwood	~1.5m tall	554853	4729944
92	Flowering Dogwood	~1.5m tall	554812	4730376
93	Flowering Dogwood	~1.5m tall	555307	4730633
94	Flowering Dogwood	~1.5m tall	555217	4730617
95	Flowering Dogwood	~1.5m tall	555225	4730378
96	Flowering Dogwood	~1.5m tall	555210	4730381
97	Flowering Dogwood	~1.5m tall	555135	4730121
98	Flowering Dogwood	~1.5m tall + seedlings	555005	4730043
99	Flowering Dogwood	~1.5m tall + seedlings	555098	4729902
100	Flowering Dogwood	~1.5m tall + seedlings	555213	4730315
101	Flowering Dogwood	~1.5m tall + seedlings	555128	4730449
102	Flowering Dogwood	~1cm dbh	555251	4730595
103	Flowering Dogwood	~1cm dbh	555221	4730618
104	Flowering Dogwood	~1cm dbh	555216	4730619
105	Flowering Dogwood	~1cm dbh	555469	4730338
106	Flowering Dogwood	~1cm dbh	554404	4730032
107	Flowering Dogwood	~1cm dbh	554360	4730068
108	Flowering Dogwood	~1cm dbh	554370	4730071
109	Flowering Dogwood	~1cm dbh	554368	4730068
110	Flowering Dogwood	~1cm dbh	554940	4729916
111	Flowering Dogwood	~1cm dbh	555054	4730043
112	Flowering Dogwood	~1cm dbh	555446	4730475
113	Flowering Dogwood	~1cm dbh + seedlings	554550	4729878
114	Flowering Dogwood	~1cm dbh + seedlings	555115	4729919
115	Flowering Dogwood	~1 m tall	555380	4730447
116	Flowering Dogwood	~1 m tall	555204	4730391
117	Flowering Dogwood	~1 m tall	555207	4730392
118	Flowering Dogwood	~1 m tall	554769	4729872
119	Flowering Dogwood	~1 m tall + seedlings	555050	4729968
120	Flowering Dogwood	~1 m tall + seedlings	555368	4730469
121	Flowering Dogwood	1stem 1cm Dbh, 1stem 2cm Dbh, 1 seedling	555402	4730465
122	Flowering Dogwood	1x2m patch of less than 1m tall stems	555129	4730420
123	Flowering Dogwood	2 about 2cm Dbh	554976	4730108
124	Flowering Dogwood	~2 cm Dbh	555128	4730676
125	Flowering Dogwood	~ 2m tall	554290	4730210
126	Flowering Dogwood	~2 cm Dbh	554736	4729975
127	Flowering Dogwood	~2 cm Dbh	554931	4730300
128	Flowering Dogwood	~2 cm Dbh	555378	4730466
129	Flowering Dogwood	~2 cm Dbh + few smaller stems	554989	4730135
130	Flowering Dogwood	~2 cm Dbh + seedlings	555165	4730322

<b>Anderson Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
131	Flowering Dogwood	~2m tall	554881	4730560
132	Flowering Dogwood	~2m tall	555141	4730015
133	Flowering Dogwood	~2m tall	554407	4730028
134	Flowering Dogwood	~2m tall	554366	4730058
135	Flowering Dogwood	~2m tall	554851	4729948
136	Flowering Dogwood	~2m tall	555217	4730619
137	Flowering Dogwood	~2m tall	555120	4729973
138	Flowering Dogwood	~2m tall	555076	4730445
139	Flowering Dogwood	~2m tall	555230	4730614
140	Flowering Dogwood	~2m tall	555327	4730625
141	Flowering Dogwood	~2m tall	554908	4730186
142	Flowering Dogwood	~2m tall + seedlings	555101	4729956
143	Flowering Dogwood	~2m tall plus more within 3m	554367	4730048
144	Flowering Dogwood	~2m tall + seedlings	555385	4730470
145	Flowering Dogwood	~2m tall + seedlings	555372	4730468
146	Flowering Dogwood	2mx 2m patch with about 10 stems up to 1.5m tall	555387	4730465
147	Flowering Dogwood	2stems ~2m tall	555053	4730129
148	Flowering Dogwood	2x2m patch less than 1m tall	555137	4730410
149	Flowering Dogwood	3 stems, 1 m, 50cm and seedling	555225	4730590
150	Flowering Dogwood	~3cm Dbh	555364	4730471
151	Flowering Dogwood	3stems 1-2cm Dbh	555463	4730440
152	Flowering Dogwood	4 stems 1-2cm Dbh plus seedlings	554343	4730248
153	Flowering Dogwood	16 cm dbh	555345	4730432
154	Flowering Dogwood	5 stems 1.5 to 2 m tall plus seedlings	555076	4729928
155	Flowering Dogwood	~1 cm Dbh	555174	4730325
156	Flowering Dogwood	~10 cm dbh	555173	4730326
157	Flowering Dogwood	~10 cm dbh	555251	4730384
158	Flowering Dogwood	~10 cm dbh	554975	4730124
159	Flowering Dogwood	about 10 stems up to 1 m tall	554700	4730389
160	Flowering Dogwood	~10 cm dbh	555445	4730097
161	Flowering Dogwood	~10 cm dbh	554736	4729976
162	Flowering Dogwood	~10 cm dbh	555231	4730401
163	Flowering Dogwood	~10 cm dbh	554970	4730226
164	Flowering Dogwood	~10 cm dbh	554876	4730166
165	Flowering Dogwood	about 12 cm Dbh plus seedlings	555242	4730400
166	Flowering Dogwood	about 15 cm Dbh	555259	4730382
167	Flowering Dogwood	about 15 less than 1 m tall in 5x4m area	554349	4730066
168	Flowering Dogwood	~1 cm dbh	554481	4729981
169	Flowering Dogwood	~1 cm dbh	554328	4730165
170	Flowering Dogwood	~1 cm dbh	554713	4729911
171	Flowering Dogwood	~1 cm dbh	554754	4730047
172	Flowering Dogwood	~1 cm dbh	555211	4730619
173	Flowering Dogwood	~1 cm dbh	554904	4730230



<b>Anderson Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
174	Flowering Dogwood	~2cm dbh	555181	4730646
175	Flowering Dogwood	~2m tall	554295	4730201
176	Flowering Dogwood	~2cm dbh	555308	4730681
177	Flowering Dogwood	~2cm dbh	555322	4730582
178	Flowering Dogwood	~2cm dbh	555266	4730419
179	Flowering Dogwood	~2cm dbh	554924	4730326
180	Flowering Dogwood	~2cm dbh	555263	4730658
181	Flowering Dogwood	~2cm dbh	554475	4730040
182	Flowering Dogwood	~2cm dbh	554405	4730001
183	Flowering Dogwood	~2cm dbh	554910	4730023
184	Flowering Dogwood	~2cm dbh	555009	4729916
185	Flowering Dogwood	~2cm dbh	555089	4729949
186	Flowering Dogwood	~2cm dbh and 3cm Dbh	554799	4729951
187	Flowering Dogwood	~2cm Dbh, 2 seedlings	555397	4730461
188	Flowering Dogwood	~3 cm Dbh	555399	4730459
189	Flowering Dogwood	~3cm Dbh	555325	4730551
190	Flowering Dogwood	~3cm Dbh	555156	4730083
191	Flowering Dogwood	~3cm Dbh	554417	4730069
192	Flowering Dogwood	~3cm Dbh	555366	4730497
193	Flowering Dogwood	~3cm Dbh	555290	4730444
194	Flowering Dogwood	~3cm Dbh	555233	4730452
195	Flowering Dogwood	~3cm Dbh	555224	4730430
196	Flowering Dogwood	~3cm Dbh	555182	4730656
197	Flowering Dogwood	~3cm Dbh plus seedlings	555051	4729993
198	Flowering Dogwood	~3cm Dbh	554990	4730100
199	Flowering Dogwood	~3cm Dbh, plus seedling 2 m south-west	555403	4730438
200	Flowering Dogwood	~4cm Dbh + seedlings	554657	4729864
201	Flowering Dogwood	~4cm Dbh	555000	4729896
202	Flowering Dogwood	~4cm Dbh	555356	4730422
203	Flowering Dogwood	~4cm Dbh	555343	4730426
204	Flowering Dogwood	~4cm Dbh	555343	4730432
205	Flowering Dogwood	~4cm Dbh	555244	4730602
206	Flowering Dogwood	~4cm Dbh	555090	4729985
207	Flowering Dogwood	~4cm Dbh + seedlings	555110	4730056
208	Flowering Dogwood	~5cm Dbh	555143	4730105
209	Flowering Dogwood	~5cm Dbh	554943	4730270
210	Flowering Dogwood	~5cm Dbh	555150	4730088
211	Flowering Dogwood	~5cm Dbh	555033	4730033
212	Flowering Dogwood	~5cm Dbh	555244	4730387
213	Flowering Dogwood	~5cm Dbh	555249	4730379
214	Flowering Dogwood	~5cm Dbh	555244	4730385
215	Flowering Dogwood	~5cm Dbh	555030	4730640
216	Flowering Dogwood	~5cm Dbh	554721	4729876
217	Flowering Dogwood	~5cm Dbh	554348	4730052

<b>Anderson Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
218	Flowering Dogwood	~5cm dbh	555263	4730393
219	Flowering Dogwood	~6cm Dbh	554976	4730098
220	Flowering Dogwood	~6stems in 1x1m patch about 2m tall	554464	4729915
221	Flowering Dogwood	~7cm dbh, 1 stem 1cm Dbh	555385	4730460
222	Flowering Dogwood	~3cm Dbh	554821	4730506
223	Flowering Dogwood	~4cm Dbh	554728	4729961
224	Flowering Dogwood	~20 stemsseedling to 2 m 5x4m	554367	4730034
225	Flowering Dogwood	less than 1 m tall	555147	4730398
226	Flowering Dogwood	less than 1 m tall	555196	4730399
227	Flowering Dogwood	less than 1 m tall in 1x2m area	555143	4730432
228	Flowering Dogwood	less than 1 m tall	555224	4730370
229	Flowering Dogwood	less than 1 m tall	555219	4730398
230	Flowering Dogwood	less than 1 m tall	555121	4730592
231	Flowering Dogwood	less than 1 m tall	555141	4730385
232	Flowering Dogwood	less than 1 m tall	555184	4730607
233	Flowering Dogwood	many stems in 3x2 m patch up to 1.5M tall	554377	4730026
234	Flowering Dogwood	multi stem 1cm Dbh	554405	4730039
235	Flowering Dogwood	multi stem up to 3cm Dbh	554410	4730033
236	Flowering Dogwood	~5cm Dbh	554271	4730167
237	Flowering Dogwood	patch less than 1 m tall 2x2m area	555149	4730303
238	Flowering Dogwood	multiple stems below 50cm Dbh	554839	4730089
239	Flowering Dogwood	less than 50 cm tall	555224	4730609
240	Flowering Dogwood	less than 50 cm tall	555239	4730583
241	Flowering Dogwood	less than 50 cm tall	555031	4730036
242	Flowering Dogwood	less than 50 cm tall	555254	4730387
243	Flowering Dogwood	less than 50 cm tall	555167	4730328
244	Flowering Dogwood	less than 50 cm tall	555352	4730421
245	Flowering Dogwood	less than 50 cm tall	555277	4730600
246	Flowering Dogwood	less than 50 cm tall	555356	4730399
247	Flowering Dogwood	less than 50 cm tall	555234	4730606
248	Flowering Dogwood	less than 50 cm tall	554941	4729964
249	Flowering Dogwood	less than 50 cm tall	554968	4730053
250	Flowering Dogwood	less than 50 cm tall	554888	4730371
251	Flowering Dogwood	less than 50 cm tall	555060	4730050
252	Flowering Dogwood	less than 50 cm tall	555067	4730027
253	Flowering Dogwood	less than 50 cm tall	555437	4730439
254	Flowering Dogwood	less than 50 cm tall	555242	4730591
255	Flowering Dogwood	less than 50 cm tall	555244	4730600
256	Flowering Dogwood	less than 50 cm tall	554982	4730464
257	Flowering Dogwood	less than 50 cm tall	554594	4730404
258	Flowering Dogwood	~6 stems less than 50cm tall	555046	4729998
259	Flowering Dogwood	several 1m tall or less	555217	4730392
260	Flowering Dogwood	several seedlings up to 1 m tall in 1x1m area	555019	4730043



Anderson Tract				
No.	Species	Comments	Easting	Northing
261	Flowering Dogwood	several stems	554350	4730060
262	Flowering Dogwood	several stems	554355	4730056
263	Flowering Dogwood	several stems less than 1.5 m tall	554538	4729875
264	Flowering Dogwood	several stems less than 1.5 m tall	554373	4730053
265	Flowering Dogwood	several stems less than 1m tall	554352	4730042
266	Flowering Dogwood	several stems less than 1m tall	554356	4730049
267	Flowering Dogwood	several stems less than 1.5 m tall	554372	4730051
268	Flowering Dogwood	several stems less than 1.5 m tall	554367	4730067
269	Flowering Dogwood	several stems less than 1.5 m tall	554363	4730049
270	Flowering Dogwood	suckering from damaged trunk	555211	4730386
271	Flowering Dogwood	about 8cm Dbh	555474	4730495
272	Flowering Dogwood	about 3cm Dbh	555160	4730319
273	Flowering Dogwood	approx 7cm Dbh	555326	4730571
274	Flowering Dogwood	about 6cm Dbh	555346	4730426
275	Perfoliate Bellwort	2 stems	554422	4730080
276	Perfoliate Bellwort	~25 stems	554409	4730091
277	Perfoliate Bellwort	1 stem	555026	4730044
278	Perfoliate Bellwort	~20 stems	554393	4730078
279	Perfoliate Bellwort	scattered between points	554415	4730086
280	Perfoliate Bellwort	~10 stems	554410	4730076
281	Perfoliate Bellwort	~15 stems	554414	4730074
282	Perfoliate Bellwort	~20 stems	554396	4730067
283	Perfoliate Bellwort	~20 stems	554391	4730077
284	Perfoliate Bellwort	~30 stems	554407	4730065
285	Perfoliate Bellwort	~40 stems	554402	4730062
286	Perfoliate Bellwort	~5 stems	554402	4730068
287	Perfoliate Bellwort	~5 stems	554414	4730071
288	Perfoliate Bellwort		554414	4730081
289	Pignut Hickory	about 1cm Dbh	554286	4730194
290	Pignut Hickory	~1.5M tall	555024	4730042
291	Pignut Hickory	~10cm Dbh	555109	4729986
292	Pignut Hickory	2 at approx 30cm Dbh	555149	4730035
293	Pignut Hickory	~2cm Dbh	554480	4729944
294	Pignut Hickory	2cm Dbh	554291	4730162
295	Pignut Hickory	~2m tall	554350	4730143
296	Pignut Hickory	~2m tall	554513	4729943
297	Pignut Hickory	~2m tall	554510	4729941
298	Pignut Hickory	2stem about 30cm each	555132	4729968
299	Pignut Hickory	2stems about 25 and 30 cm Dbh	555158	4729984
300	Pignut Hickory	3stems about 20cm Dbh	555152	4729956
301	Pignut Hickory	about 10cm Dbh	554326	4730155
302	Pignut Hickory	about 10cm Dbh	555158	4729946
303	Pignut Hickory	about 10cm Dbh	555145	4729974
304	Pignut Hickory	about 10cm Dbh	555106	4730000

<b>Anderson Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
305	Pignut Hickory	about 10cm Dbh	555133	4730025
306	Pignut Hickory	about 10cm Dbh	555021	4729922
307	Pignut Hickory	about 10cm Dbh	555009	4729886
308	Pignut Hickory	about 10cm Dbh	555023	4729903
309	Pignut Hickory	about 10cm Dbh	555025	4729906
310	Pignut Hickory	about 10cm Dbh	555048	4729989
311	Pignut Hickory	about 10cm Dbh	555087	4729999
312	Pignut Hickory	about 10cm Dbh	555036	4730086
313	Pignut Hickory	about 12 cm Dbh	555080	4730002
314	Pignut Hickory	about 12 cm Dbh	555053	4729981
315	Pignut Hickory	about 15cm Dbh	555160	4729940
316	Pignut Hickory	about 15cm Dbh	555158	4730097
317	Pignut Hickory	about 15cm Dbh	555147	4729929
318	Pignut Hickory	about 15cm Dbh	555142	4730021
319	Pignut Hickory	about 15cm Dbh	555014	4729914
320	Pignut Hickory	about 15cm Dbh	555083	4729996
321	Pignut Hickory	about 15cm Dbh	555267	4730722
322	Pignut Hickory	about 15cm Dbh	555268	4730728
323	Pignut Hickory	about 20cm Dbh	555133	4729952
324	Pignut Hickory	about 20cm Dbh	555074	4730012
325	Pignut Hickory	about 20cm Dbh	555147	4730068
326	Pignut Hickory	about 20cm Dbh	554372	4730153
327	Pignut Hickory	about 20cm Dbh	554439	4730018
328	Pignut Hickory	about 20cm Dbh	555003	4729918
329	Pignut Hickory	about 20cm Dbh	555008	4729915
330	Pignut Hickory	about 20cm Dbh	555008	4729909
331	Pignut Hickory	about 20cm Dbh	555027	4730085
332	Pignut Hickory	about 20cm Dbh	555082	4730020
333	Pignut Hickory	about 25cm Dbh	555172	4729985
334	Pignut Hickory	about 25cm Dbh	555062	4730158
335	Pignut Hickory	about 25cm Dbh	555136	4730020
336	Pignut Hickory	about 25cm Dbh	555007	4729907
337	Pignut Hickory	about 25cm Dbh	555094	4729981
338	Pignut Hickory	about 25cm Dbh	555104	4730147
339	Pignut Hickory	about 2cm Dbh	554293	4730167
340	Pignut Hickory	about 30cm Dbh	555132	4729954
341	Pignut Hickory	about 30cm Dbh	555159	4730055
342	Pignut Hickory	about 30cm Dbh	554414	4730000
343	Pignut Hickory	about 30cm Dbh	555157	4729970
344	Pignut Hickory	about 30cm Dbh	555145	4730027
345	Pignut Hickory	about 30cm Dbh	555107	4730061
346	Pignut Hickory	about 30cm Dbh	555077	4730008
347	Pignut Hickory	about 30cm Dbh	555075	4730004
348	Pignut Hickory	about 30cm Dbh	555323	4730737



Anderson Tract				
No.	Species	Comments	Easting	Northing
349	Pignut Hickory	about 30cm Dbh	555134	4730133
350	Pignut Hickory	about 30cm Dbh	554436	4729991
351	Pignut Hickory	about 30cm Dbh	554406	4730012
352	Pignut Hickory	about 30cm Dbh	555114	4729987
353	Pignut Hickory	about 30cm Dbh 2 stems	555147	4730034
354	Pignut Hickory	about 3cm Dbh	554863	4730188
355	Pignut Hickory	about 3cm Dbh	554320	4730201
356	Pignut Hickory	about 40cm Dbh	555020	4729905
357	Pignut Hickory	about 40cm Dbh	555326	4730588
358	Pignut Hickory	about 40cm Dbh	554371	4730135
359	Pignut Hickory	about 40cm Dbh	554422	4729995
360	Pignut Hickory	about 40cm Dbh	554363	4730090
361	Pignut Hickory	about 4cm Dbh	554470	4729908
362	Pignut Hickory	about 50cm Dbh	554396	4730105
363	Pignut Hickory	about 50cm Dbh	554449	4730275
364	Pignut Hickory	about 50cm Dbh	554305	4730171
365	Pignut Hickory	about 50cm Dbh	555044	4729971
366	Pignut Hickory	about 5cm Dbh	555137	4729992
367	Pignut Hickory	about 5cm Dbh	555151	4729969
368	Pignut Hickory	about 5cm Dbh	555013	4729910
369	Pignut Hickory	about 5cm Dbh	555001	4729888
370	Pignut Hickory	about 8cm Dbh	554282	4730223
371	Pignut Hickory	about 10cm Dbh	555187	4729948
372	Pignut Hickory	about 18cm Dbh	555110	4730101
373	Pignut Hickory	about 20cm Dbh	555138	4730076
374	Pignut Hickory	about 30cm Dbh	555133	4730073
375	Pignut Hickory	about 30cm Dbh	555106	4730103
376	Pignut Hickory	about 5cm Dbh	555185	4729953
377	Pignut Hickory	about 8cm Dbh	555110	4730096
378	Pignut Hickory	less than 1 m tall	554943	4730132
379	Pignut Hickory	less than 1cm Dbh	554807	4730383
380	Pignut Hickory	less than 1 m tall	554888	4730447
381	Pignut Hickory	less than 1 m tall	555082	4730073
382	Pignut Hickory	less than 1 m tall	555005	4730058
383	Pignut Hickory	less than 1 m tall	554284	4730209
384	Pignut Hickory		554842	4730084
385	Pignut Hickory		554844	4730082
386	Pignut Hickory	about 20 cm dbh	555138	4729940
387	Pignut Hickory	about 2 cm dbh	555149	4729977
388	Pignut Hickory		555239	4730737
389	Pignut Hickory	36 cm dbh	554996	4729884
390	Rue-anemone	2x2m area	555121	4730353
391	Rue-anemone	about 35 in a 1x1m area with small clusters scattered over about a 10x10m area	555130	4730276

<b>Anderson Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
392	Rue-anemone	cluster	555142	4730348
393	Rue-anemone	cluster	555142	4730345
394	Rue-anemone		555152	4730294
395	Rue-anemone	100s in 10m x 10 m area	555152	4730294
396	Rue-anemone	3 clusters in 2m x 2m area	555153	4730234
397	Rue-anemone	100s in 10x 10 m area	555158	4730357
398	Rue-anemone	10x 10m scattered	555162	4730407
399	Rue-anemone	100s in 10x 10 m area	555163	4730334
400	Rue-anemone	100s in 10x 10m area	555166	4730303
401	Rue-anemone	1x1m area	555171	4730327
402	Rue-anemone	10x 10m area	555172	4730391
403	Rue-anemone	10m x10 m area	555178	4730361
404	Rue-anemone	10x 10m area	555178	4730371
405	Rue-anemone	several in 1 x 1 m area	555180	4730319
406	Rue-anemone	10x 10m area	555183	4730379
407	Rue-anemone	5x 5 m area scattered	555185	4730294
408	Rue-anemone	cluster	555189	4730331
409	Rue-anemone	10m x 10m area	555191	4730404
410	Rue-anemone	5x 5 m area	555192	4730374
411	Rue-anemone	10x 10m area scattered	555194	4730305
412	Rue-anemone	2m x 2 m area	555196	4730320
413	Rue-anemone	cluster	555200	4730286
414	Rue-anemone	cluster	555202	4730365
415	Rue-anemone	cluster	555202	4730283
416	Rue-anemone	cluster	555208	4730272
417	Rue-anemone	cluster	555218	4730356
418	Rue-anemone	cluster	555218	4730362
419	Rue-anemone	cluster	555254	4730384
420	Rue-anemone	3m x 3 m area	555262	4730381
421	Rue-anemone	5x 3m area	555333	4730564
422	Rue-anemone		555347	4730431
423	Rue-anemone	few stems	555352	4730524
424	Rue-anemone		555356	4730419
425	Rue-anemone	few stems	555358	4730524
426	Rue-anemone	5m x 5 m area scattered	555368	4730429
427	Rue-anemone	few stems	555378	4730467
428	Rue-anemone	5m x 5 m area	555388	4730421
429	Rue-anemone	3m x 3 m area	555393	4730418
430	Rue-anemone	3m x 3 m area	555396	4730421
431	Rue-anemone	scattered 10x10m area	555406	4730439
432	Rue-anemone	1m x 1m patch	555408	4730472
433	Rue-anemone	2m x 2m area	555414	4730422
434	Rue-anemone	few stems	555416	4730515
435	Rue-anemone	10 x 10 m patch	555421	4730412



<b>Anderson Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
436	Rue-anemone		555421	4730459
437	Rue-anemone	few clusters in 2m x 2m area	555427	4730401
438	Rue-anemone	few stems	555441	4730400
439	Rue-anemone	few stems	555444	4730394
440	Rue-anemone	2m x 2m area	555464	4730459
441	Rue-anemone	5m x 5m area	555474	4730454
442	Rue-anemone	few stems	555475	4730447
443	Rue-anemone	Edge of scattered individuals	555189	4730101
444	Rue-anemone	Edge of scattered individuals	555173	4730083
445	Rue-anemone	Edge of scattered individuals	555175	4730091
446	Rue-anemone	Edge of scattered individuals	555195	4730070
447	Rue-anemone	Edge of scattered individuals	555204	4730104
448	Rue-anemone	Edge of scattered individuals	555206	4730082
449	Rue-anemone	Edge of scattered individuals	555209	4730091
450	Rue-anemone	Edge of scattered individuals	555330	4730562
451	Rue-anemone	Edge of scattered individuals	555335	4730566
452	Schreber's Aster		554454	4730047
453	Schreber's Aster	1 flowering stem but additional basal leaves in area	554412	4730091
454	Schreber's Aster	1 flowering stem	554403	4730108
455	Schreber's Aster	Lots of basal leaves but only 2 flowering stems	555148	4730276
456	Schreber's Aster	5 flowering stems	554447	4730071
457	Schreber's Aster	8 flowering stems	554421	4730098
458	Schreber's Aster		554425	4730106
459	Schreber's Aster		555247	4729979
460	Schreber's Aster	4 flowering stems	554410	4730094
461	Schreber's Aster		554396	4730069
462	Schreber's Aster		554406	4730065
463	Schreber's Aster		554413	4730074
464	Schreber's Aster	2 flowering stems	554445	4730052
465	Schreber's Aster	1 flowering stem	554434	4730061
466	Schreber's Aster	1 flowering stem	554431	4730082
467	Schreber's Aster		555097	4730228
468	Schreber's Aster	2 flowering stems	554421	4730081
469	Schreber's Aster		554428	4730065

### 3.2.3. Anderson Tract Invasive Species Observations

Invasive species were frequently encountered across much of the Tract and locations are illustrated on Figure 2. This map is not representative of a complete inventory of invasive species, but identifies the species observed and the general distribution of the invasive species across the Tract.

A total of five invasive species were documented on the Anderson Tract, as summarized below:

- Garlic Mustard (*Alliaria petiolata*), Multiflora Rose (*Rosa multiflora*), Oriental Bittersweet (*Celastrus orbiculatus*) and Common Buckthorn (*Rhamnus cathartica*) were the most abundant across the tract.
- Dame's Rocket (*Hesperis matronalis*), Autumn Olive (*Elaeagnus umbellata*), Celandine (*Chelodanum majus*), and Black Locust (*Robinia pseudoacacia*) were moderately abundant.
- Barberry (*Berberis* sp.), Honeysuckle (*Lonicera* sp.), White Mulberry (*Morus alba*), Burning-bush (*Euonymus alata*), Daylily (*Heemerocallis* sp.), and Lily of the Valley (*Convallaria majalis*) were the least commonly encountered species.
- Overall the south-east corner of the Track had the most abundance of invasive species and in some cases they were the dominant species in the ground layer.
- There were also many Multiflora Rose that were leafless and appeared dead throughout the Tract. LPRCA confirmed Multiflora Rosa had been treated as part of the invasive species program.
- Along the northern property boundary, just west of the central portion of the Tract, there is a ~0.8 ha area where Black Locust is the dominant canopy species. The vegetation community extends north onto the adjacent private property.

### 3.3. Brant Tract

#### 3.3.1. Brant Tract Site Context

Brant Tract (Drozd, Chernishenko Tract) at 329 Ninth Concession Road, Harley, ON is 40.5 ha (100 acres) and is located approximately 2 km west of Harley, on the south side of Ninth Concession Road. The tract is on tableland and fairly flat across the site. A couple wide trails are present on the property, but appear to get minimal use. Nearly 75% of the property is mapped as Provincially Significant Wetland. Vegetation communities on the tract include deciduous forest and deciduous swamp. Vernal pools are also present.

#### 3.3.2. Brant Tract Significant Species Observations

Two SAR were recorded on the Brant Tract. Locations of these observations are illustrated on Figure 3 and are listed in Table 3. Each of these species is discussed below.

##### **Black Ash**

Black Ash was commonly encountered across much of the Brant Tract. A total of 71 Black Ash of 8cm dbh or greater were recorded. An additional 481 Black Ash less than 8 cm dbh were also recorded. Not all trees less than 8cm dbh on the Tract were recorded, however the mapping of these trees provides an indication of their distribution across the Tract.

Of the 71 trees that were 8cm dbh or greater, 83% were 10cm dbh or less and the largest was 18 cm dbh.

##### **Butternut**

A total of three Butternut trees were observed on the Tract. One was noted as a potential hybrid. The trees ranged from 5 cm to 14 cm dbh.



**Table 4. Brant Tract SAR and PSS**

<b>Brant Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
1	Black Ash (8+ cm dbh)	8 cm dbh	539577	4768108
2	Black Ash (8+ cm dbh)	10 cm dbh	539258	4767870
3	Black Ash (8+ cm dbh)	2 stems, 8 cm dbh each	539424	4768002
4	Black Ash (8+ cm dbh)	8 and 9 cm dbh	539592	4767965
5	Black Ash (8+ cm dbh)	8 and 9 cm dbh	539588	4767956
6	Black Ash (8+ cm dbh)	8 cm dbh	539181	4767585
7	Black Ash (8+ cm dbh)	8 cm dbh	539351	4767451
8	Black Ash (8+ cm dbh)	8 cm dbh	539557	4768107
9	Black Ash (8+ cm dbh)	8 cm dbh	539143	4767820
10	Black Ash (8+ cm dbh)	8 cm dbh	539166	4767905
11	Black Ash (8+ cm dbh)	8 cm dbh	539295	4767436
12	Black Ash (8+ cm dbh)	8 cm dbh	539295	4767685
13	Black Ash (8+ cm dbh)	8 cm dbh	539365	4767534
14	Black Ash (8+ cm dbh)	8 cm dbh	539356	4767496
15	Black Ash (8+ cm dbh)	8 cm dbh	539352	4767386
16	Black Ash (8+ cm dbh)	8 cm dbh	539270	4767912
17	Black Ash (8+ cm dbh)	8 cm dbh	539351	4767976
18	Black Ash (8+ cm dbh)	8 cm dbh	539527	4767848
19	Black Ash (8+ cm dbh)	8 cm dbh	539522	4767835
20	Black Ash (8+ cm dbh)	8 cm dbh	539611	4767689
21	Black Ash (8+ cm dbh)	8 cm dbh	539551	4767880
22	Black Ash (8+ cm dbh)	8 cm dbh	539675	4767925
23	Black Ash (8+ cm dbh)	8 cm dbh	539684	4767902
24	Black Ash (8+ cm dbh)	8 cm dbh	539667	4767917
25	Black Ash (8+ cm dbh)	8 cm dbh	539667	4767913
26	Black Ash (8+ cm dbh)	8 cm dbh	539540	4767753
27	Black Ash (8+ cm dbh)	8 cm dbh	539417	4768028
28	Black Ash (8+ cm dbh)	8 cm dbh	539522	4767842
29	Black Ash (8+ cm dbh)	8 cm dbh	539586	4767984
30	Black Ash (8+ cm dbh)	8 cm dbh	539632	4767932
31	Black Ash (8+ cm dbh)	8 cm dbh	539382	4767997
32	Black Ash (8+ cm dbh)	8 cm dbh	539418	4767994
33	Black Ash (8+ cm dbh)	8 cm dbh	539593	4768107
34	Black Ash (8+ cm dbh)	8 cm dbh	539567	4768114
35	Black Ash (8+ cm dbh)	8 cm dbh	539556	4768110
36	Black Ash (8+ cm dbh)	8 cm dbh	539123	4767958
37	Black Ash (8+ cm dbh)	8 cm dbh	539174	4767819
38	Black Ash (8+ cm dbh)	9 and 10 cm dbh	539620	4767935
39	Black Ash (8+ cm dbh)	9 cm dbh	539235	4767951
40	Black Ash (8+ cm dbh)	9 cm dbh	539590	4767927
41	Black Ash (8+ cm dbh)	9 cm dbh	539636	4767934
42	Black Ash (8+ cm dbh)	9 cm dbh	539640	4767928
43	Black Ash (8+ cm dbh)	9 cm dbh	539689	4767922

Brant Tract				
No.	Species	Comments	Easting	Northing
44	Black Ash (8+ cm dbh)	9 cm dbh	539369	4767862
45	Black Ash (8+ cm dbh)	9 cm dbh	539408	4768035
46	Black Ash (8+ cm dbh)	9 cm dbh	539420	4768000
47	Black Ash (8+ cm dbh)	9 cm dbh	539345	4767397
48	Black Ash (8+ cm dbh)	9 cm dbh	539525	4767841
49	Black Ash (8+ cm dbh)	10cm Dbh	539275	4767437
50	Black Ash (8+ cm dbh)	10 cm dbh	539211	4767813
51	Black Ash (8+ cm dbh)	10 cm dbh	539329	4768053
52	Black Ash (8+ cm dbh)	10 cm dbh	539429	4768040
53	Black Ash (8+ cm dbh)	10 cm dbh	539482	4768050
54	Black Ash (8+ cm dbh)	10 cm dbh	539584	4768105
55	Black Ash (8+ cm dbh)	10 cm dbh	539371	4768021
56	Black Ash (8+ cm dbh)	10 cm dbh	539590	4768099
57	Black Ash (8+ cm dbh)	10 cm dbh	539636	4767940
58	Black Ash (8+ cm dbh)	10 cm dbh	539243	4767855
59	Black Ash (8+ cm dbh)	10 cm dbh	539122	4767957
60	Black Ash (8+ cm dbh)	11 cm dbh	539527	4767916
61	Black Ash (8+ cm dbh)	11 cm dbh	539560	4767586
62	Black Ash (8+ cm dbh)	11 cm dbh	539411	4767991
63	Black Ash (8+ cm dbh)	11 cm dbh	539527	4767843
64	Black Ash (8+ cm dbh)	12 cm dbh	539165	4767589
65	Black Ash (8+ cm dbh)	12 cm dbh	539282	4767432
66	Black Ash (8+ cm dbh)	12 cm dbh	539290	4767553
67	Black Ash (8+ cm dbh)	12 cm dbh	539592	4767887
68	Black Ash (8+ cm dbh)	12 cm dbh	539604	4768066
69	Black Ash (8+ cm dbh)	15 cm dbh	539301	4767429
70	Black Ash (8+ cm dbh)	18 cm dbh	539299	4767435
71	Black Ash (8+ cm dbh)	16 cm and 9 cm dbh	539564	4767589
72	Butternut	5 and 7cm Dbh	539401	4768063
73	Butternut	11cm Dbh m cankers	539669	4767963
74	Butternut	14 cm Dbh potential hybrid cankered	539430	4768045

### 3.3.3. Brant Tract Invasive Species Observations

A total of nine invasive species were documented on the Brant Tract, as summarized below:

- Garlic Mustard was the most abundant invasive species and was scattered throughout the Tract, but most common in the north half of the Tract.
- Common Buckthorn was concentrated in the northeast quadrant of the Tract and Multiflora Rose was scattered across the Tract.
- Common Reed (*Phragmites australis*) was observed at a few locations in the west half of the property
- A few locations of Dame's Rocket and Honeysuckle sp. were also observed.

- Several garden escapes were noted in the north east corner of the Tract. These included Star of Bethlehem (*Ornithogalum umbellatum*) and Wintercreeper (*Euonymus fortunei*) at one site near the adjacent private property and Periwinkle at a site along the road.

### 3.4. Butler Tract

#### 3.4.1. Butler Tract Site Context

Butler Tract at 342790 Airport Road, Tillsonburg, ON is 10.21 ha (25.24 acres) and is located approximately 6 km northwest of Tillsonburg, on the south side of Airport Road. The tract is on tableland and fairly flat across the site. The entire Tract is mapped as part of the Dereham Provincially Significant Wetland Complex. Vegetation communities on the tract include deciduous swamp. The tract is fairly homogenous in vegetation structure and composition with limited diversity.

#### 3.4.2. Butler Tract Significant Species Observations

One SAR was recorded on the Butler Tract. Locations of these observations are illustrated on Figure 4 and are listed in Table 4.

##### Black Ash

A total of 11 Black Ash of 8cm dbh or greater were recorded. An additional 17 Black Ash less than 8 cm dbh were also recorded. Of the 11 trees that were 8cm dbh or greater, 80% were 10cm dbh or less and the largest was 15 cm dbh.

**Table 5. Butler Tract SAR and PSS**

<b>Butler Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
1	Black Ash (8+ cm dbh)	8 cm Dbh	514645	4750850
2	Black Ash (8+ cm dbh)	8 cm Dbh	514645	4750797
3	Black Ash (8+ cm dbh)	8 cm Dbh	514641	4750795
4	Black Ash (8+ cm dbh)	8 cm Dbh	514740	4750365
5	Black Ash (8+ cm dbh)	8 cm Dbh	514571	4750869
6	Black Ash (8+ cm dbh)	10cm Dbh	514740	4750368
7	Black Ash (8+ cm dbh)	10cm Dbh	514631	4750656
8	Black Ash (8+ cm dbh)	10cm Dbh	514554	4750852
9	Black Ash (8+ cm dbh)	10cm Dbh	514545	4750847
10	Black Ash (8+ cm dbh)	15 cm Dbh	514557	4750847
11	Black Ash (8+ cm dbh)	15 cm Dbh	514553	4750850

#### 3.4.3. Invasive Species Observations

A total of eight invasive species were documented on the Butler Tract, as summarized below:

- Common Buckthorn was the most abundant invasive species and was scattered throughout the Tract.
- Dame's Rocket was concentrated in the north quarter of the Tract
- Common Reed was present along a portion of the ditch along the eastern boundary.



- Garlic Mustard, Glossy Buckthorn (*Frangula alnus*) and Multiflora Rose had 5-10 observations scattered across the Tract
- Reed Canary Grass (*Phalaris arundinacea*) and Burdock (*Arctium* sp.) only had 1-2 observations on the site.

### 3.5. Jackson Tract

#### 3.5.1. Jackson Tract Site Context

Jackson Tract at 1240 Norfolk County Road 45, Langton, ON is 40.5 ha (100 acres) and is located approximately 6 km northwest of Walsingham, on the south side of Norfolk County Road 45. Venison Creek and several of its tributaries flow southeasterly across the site. The tract includes tableland, valley slope and bottomland, with the elevation across the tract ranging from approximately 190 masl to 200 masl. Several trails are present and appear to be used by all terrain vehicles with the greatest amount of use in the south-west quadrant of the property. Vegetation communities on the tract include deciduous forest, coniferous forest, deciduous swamp, thicket swamp, and some small areas of coniferous plantation, meadow marsh, cultural meadow and a shallow water feature. Groundwater seepage was observed on some of the slopes.

#### 3.5.2. Jackson Tract Significant Species Observations

Two SAR and one PSS was recorded on the Jackson Tract. Locations of these observations are illustrated on Figure 5 and are listed in Table 5. Each of these species is discussed below.

##### **Black Ash**

A total of 27 Black Ash of 8cm dbh or greater were recorded. An additional 32 Black Ash less than 8 cm dbh were also recorded. Of the 27 trees that were 8cm dbh or greater, 44% were 10cm dbh or less and the largest was ~20 cm dbh.

##### **Flowering Dogwood**

A total of two Eastern Flowering Dogwood were recorded. One was previously recorded in 2012. The site of a patch of seedlings less than 50 cm tall is a new record.

##### **Pignut Hickory**

One Pignut Hickory was recorded and is a new record for the Tract. It was a seedling less than 1 m tall.

##### **Other Previous Records**

There were records of two other species from this property that were searched for but not found:

- Crooked-stemmed Aster (*Symphyotrichum praealtum*) – There are seven records of this species from 2012. These records range from 1 to ~81 plants. The locations of the previous records were searched during flowering period but were not found. Other related species were observed at these locations, but are not rare or of conservation concern (Purple-stemmed Aster, Lance-leaf Aster).
- Ribbed Sedge (*Carex virescens*)– there are two records of this species from 2012. These records range from 3 to 5 clumps. The locations of the previous records were searched during flowering period but were not found.

**Table 6. Jackson Tract SAR and PSS**

<b>Jackson Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
1	Black Ash (8+ cm dbh)	8 cm dbh	531732	4725742
2	Black Ash (8+ cm dbh)	8 cm dbh	531671	4725629
3	Black Ash (8+ cm dbh)	8 cm dbh	531732	4725548
4	Black Ash (8+ cm dbh)	8 cm dbh	531737	4725561
5	Black Ash (8+ cm dbh)	8 cm dbh	531820	4725283
6	Black Ash (8+ cm dbh)	9 cm dbh	531730	4725690
7	Black Ash (8+ cm dbh)	9 cm dbh	531674	4725630
8	Black Ash (8+ cm dbh)	10 cm dbh	531678	4725629
9	Black Ash (8+ cm dbh)	10 cm dbh	531735	4725689
10	Black Ash (8+ cm dbh)	10cm Dbh	531724	4725543
11	Black Ash (8+ cm dbh)	12 cm dbh	531698	4725620
12	Black Ash (8+ cm dbh)	12 cm dbh	531751	4725698
13	Black Ash (8+ cm dbh)	12 cm dbh	531989	4725237
14	Black Ash (8+ cm dbh)	12 cm dbh	531681	4725619
15	Black Ash (8+ cm dbh)	12 cm dbh	531675	4725628
16	Black Ash (8+ cm dbh)	13 cm dbh	531729	4725697
17	Black Ash (8+ cm dbh)	13 cm dbh	531674	4725616
18	Black Ash (8+ cm dbh)	14 cm dbh	531739	4725694
19	Black Ash (8+ cm dbh)	14 cm dbh	531753	4725698
20	Black Ash (8+ cm dbh)	14 cm dbh	531728	4725572
21	Black Ash (8+ cm dbh)	14 cm dbh	531737	4725562
22	Black Ash (8+ cm dbh)	15 cm dbh	531680	4725621
23	Black Ash (8+ cm dbh)	15 cm dbh	531733	4725565
24	Black Ash (8+ cm dbh)	~20 cm dbh	531753	4725515
25	Black Ash (8+ cm dbh)	~20 cm dbh	531730	4725673
26	Black Ash (8+ cm dbh)	2 stems 13 and 10 cm dbh	531668	4725621
27	Black Ash (8+ cm dbh)	2 stems 9 cm dbh each	531677	4725601
28	Flowering Dogwood	11.6cm Dbh	531417	4725407
29	Flowering Dogwood	1x0.5m patch of seedlings less than 30cm tall	531843	4725816
30	Pignut Hickory	less than 1m tall	531862	4725832

### 3.5.3. Invasive Species Observations

A total of five invasive species were documented on the Jeffrey Tract, as summarized below:

- Garlic Mustard and Multiflora Rose were scattered across the Tract.
- Comon Reed occurred in a few locations in the northern portion of the Tract.
- Dame's Rocket was observed in several locations. Several large patches were observed in the coniferous plantation in the northwest corner of the property and scattered elsewhere in the Tract.
- Autumn Olive was noted at the roadside.

### 3.6. Jeffrey Tract

#### 3.6.1. Jeffrey Tract Site Context

Jeffrey Tract at 243734 Airport Road, Tillsonburg, ON is 17.08 ha (42.21 acres) and is located approximately 6 km northwest of Tillsonburg, on the south side of Airport Road. The tract is on tableland and fairly flat across the site. Almost the entire tract is mapped as part of the Dereham Provincially Significant Wetland Complex. Vegetation communities on the tract include deciduous swamp and a small area of deciduous forest. Very similar to the Butler Tract, it is fairly homogenous in vegetation structure and composition with limited diversity.

#### 3.6.2. Jeffrey Tract Significant Species Observations

One SAR was recorded on the Jeffrey Tract. Locations of these observations are illustrated on Figure 6 and are listed in Table 6. Each of these species is discussed below.

##### **Black Ash**

A total of 40 Black Ash of 8cm dbh or greater were recorded. An additional 257 Black Ash less than 8 cm dbh were also recorded. Of the 40 trees that were 8cm dbh or greater, 75% were 10cm dbh or less and the largest was 25 cm dbh.

**Table 7. Jeffrey Tract SAR and PSS**

<b>Jeffrey Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
1	Black Ash (8+ cm dbh)	8cm dbh	514353	4750553
2	Black Ash (8+ cm dbh)	8cm dbh	514338	4750561
3	Black Ash (8+ cm dbh)	8cm dbh	514353	4750542
4	Black Ash (8+ cm dbh)	8cm dbh	514547	4750087
5	Black Ash (8+ cm dbh)	8cm dbh	514486	4750456
6	Black Ash (8+ cm dbh)	8cm dbh	514476	4750456
7	Black Ash (8+ cm dbh)	8cm dbh	514330	4750555
8	Black Ash (8+ cm dbh)	8cm dbh	514340	4750559
9	Black Ash (8+ cm dbh)	8cm dbh	514333	4750547
10	Black Ash (8+ cm dbh)	8cm dbh	514315	4750531
11	Black Ash (8+ cm dbh)	8cm dbh	514352	4750520
12	Black Ash (8+ cm dbh)	8cm dbh	514379	4750558
13	Black Ash (8+ cm dbh)	8cm dbh	514387	4750563
14	Black Ash (8+ cm dbh)	8cm dbh	514517	4750157
15	Black Ash (8+ cm dbh)	10cm Dbh	514340	4750567
16	Black Ash (8+ cm dbh)	10cm Dbh	514298	4750576
17	Black Ash (8+ cm dbh)	10cm Dbh	514380	4750564
18	Black Ash	10cm Dbh	514465	4750067
19	Black Ash	10cm Dbh	514543	4750110
20	Black Ash	10cm Dbh	514551	4750110
21	Black Ash	10cm Dbh	514569	4750125
22	Black Ash	10cm Dbh	514562	4750140
23	Black Ash	10cm Dbh	514481	4750516
24	Black Ash	10cm Dbh	514312	4750542
25	Black Ash	10cm Dbh	514333	4750551



<b>Jeffrey Tract</b>				
<b>No.</b>	<b>Species</b>	<b>Comments</b>	<b>Easting</b>	<b>Northing</b>
26	Black Ash	10cm Dbh	514334	4750549
27	Black Ash	10cm Dbh	514507	4750093
28	Black Ash	10cm Dbh	514537	4750129
29	Black Ash	10cm Dbh	514558	4750100
30	Black Ash	12 cm Dbh	514574	4750088
31	Black Ash	12 cm Dbh	514276	4750585
32	Black Ash	12 cm Dbh	514510	4750075
33	Black Ash	12cm Dbh	514323	4750541
34	Black Ash	15cm Dbh	514569	4750096
35	Black Ash	15cm Dbh	514328	4750549
36	Black Ash	15cm Dbh	514460	4750519
37	Black Ash	20cm Dbh	514556	4750103
38	Black Ash	20cm Dbh	514569	4750094
39	Black Ash	20cm Dbh	514498	4750096
40	Black Ash	25cm Dbh	514449	4750557

### 3.6.3. Invasive Species Observations

A total of six invasive species were documented on the Jeffrey Tract, as summarized below:

- Common Buckthorn was one of the most abundant invasive species and was scattered throughout the Tract.
- Garlic Mustard and Dame's Rocket were scattered across much of the Tract, but were abundant in the north-eastern portion of the site as noted on Figure 6.
- Common Reed occurred in several locations along the western property boundary.
- Glossy Buckthorn was scattered in the north half of the Tract, typically as young seedlings.
- Multiflora Rose occurred in low abundance with only a few locations recorded.

## 4. Conclusions and Recommendations

Each of the tracts inventoried have significant species and provide habitat for a diversity of plant species, vegetation communities, and wildlife that require consideration and protection during management and/or logging activities. Logging of these woodlots impacts the ecology of the sites through direct removal of trees, clearing for access and landing areas, and indirect impacts of soil compaction, increasing light and reducing soil moisture, disturbing soils, and spreading invasive species. Depending on the location and degree of these impacts they can alter the suitability of habitat for plants and wildlife.

The following recommendations are provided to help protect significant species and their habitats as well as reduce negative impacts to other natural features and functions of the woodlots.

- Log selectively to reduce the amount of area impacted, and protect critical, sensitive and special habitat features (per Ontario Tree Marking Guide, OMNR 2004).
- Where possible, timber harvest should occur during frozen ground conditions to minimize rutting, soil compaction and damage to herbaceous species. At a minimum, timber harvest should occur when conditions are dry and outside of the breeding bird window (March 31<sup>st</sup> to August 25<sup>th</sup>).

- Use existing trails and old laydown areas to minimize new disturbances. Inform operators of locations or rare species along edges of these areas to avoid damage to these plants.
- LPRCA will ensure that SAR (American Chestnut, Butternut, Black Ash, Eastern Flowering Dogwood, Perfoliate Bellwort) are flagged and visible to the contractor and retained. The contractor will also be notified of the presence of PSS species including Pignut Hickory, Perfoliate Bellwort, Schreber's Aster, and Rue-anemone. LPRCA will avoid marking any harvest trees in close proximity to SAR/SCC and those trees that are marked will have an arrow indicating the direction the tree should be dropped. Where the contractor is unable to safely fell a tree in close proximity to these species, the harvestable tree will be left standing. Mature and mid-age trees not marked for harvest should be given a wide berth to avoid damaging the stems.
- Skidder operators and those felling trees should be aware of the location of SAR and PSS and their recommended buffers.
- Apply clean equipment protocols to avoid spread of invasive species to, within and from sites.
- All equipment refueling should occur away from wetlands, watercourses and roadside ditches. A spill kit should be kept on hand to clean up any fuel or lubricant spills.
- Retain mature trees (such as super-canopy trees, veteran trees, mother trees) for their important functions as special habitat features and large fungal network hubs.
- Wildlife trees encountered during timber cruising should be flagged or otherwise demarcated and these features protected from felling activities in order to preserve potential roost habitat for bats (including SAR bats), cavity-nesting birds or mammal hibernation sites.
- No logging or impacts to American Chestnut or their habitat should occur. American Chestnut is listed as Endangered under Ontario's Endangered Species Act (ESA). Both the tree and its habitat are protected under the ESA. Under the ESA, habitat is defined as the critical root zone for each tree. If activities are proposed on properties with American Chestnut, additional surveys are advised to identify and protect American Chestnut habitat per the ESA (i.e. the critical root zones). This is the minimum area required to meet the protection measures under the ESA, however, it is not sufficient to protect habitat that provides suitable regeneration habitat. Given the evidence of successful regeneration of American Chestnut on the Anderson Tract, it is also recommended that the Ecological Land Classification communities in which the American Chestnut are present also be protected.
- Black Ash is listed as Endangered under the ESA. Both the tree and its habitat are protected under the ESA with some exceptions (per O. Reg. 6/24). Black Ash habitat is defined as 30 m from the stem of the tree per O. Reg. 832/21. If works are proposed within 30 m of a Black Ash 8cm dbh or greater, a 'qualified professional' shall complete a health assessment, document the results of the assessment in a report and submit it to the Ministry of Environment, Conservation and Parks before the commencement of any works that may impact the tree. No logging or impacts should occur to Black Ash 8 cm dbh or greater that have been assessed as 'healthy' by a 'qualified professional' as further detailed in O. Reg. 6/24.
- Butternut is listed as Endangered under the ESA. Both the tree and its habitat are protected under the ESA with a few exceptions. If works are proposed within 25 m of a Butternut, it is required that a Butternut health expert complete a health assessment and report to confirm whether the individual tree is protected under the ESA (i.e., Category 2 and 3 trees). If the tree is a Category 1 tree, it is not subject to the protections of the ESA, pending appropriate documentation has been submitted to the Ministry of Environment, Conservation and Parks. Additional details are provided in O. Reg. 830/21: Exemptions – Species Subject to Conservation Charges.
- No logging or impacts to Eastern Flowering Dogwood or their habitat should occur. Eastern Flowering Dogwood is listed as Endangered under the ESA. Both the tree and its habitat are protected under the Endangered Species Act. Habitat for Eastern Flowering Dogwood is defined under the ESA (O. Reg. 832/21: Habitat) and includes the terrestrial area within 20 m from stem of this species and the ELC vegetation type that the Eastern Flowering Dogwood exists within

(provided it is a naturally occurring vegetation type in Ontario). If activities are proposed on properties with Eastern Flowering Dogwood, additional surveys are advised to identify Eastern Flowering Dogwood habitat per O. Reg. 832/21.

- Despite the constraints posed by American Chestnut and Eastern Flowering Dogwood, selective harvest of Red Maple and other species invasive to oak woodland communities would be beneficial to maintaining a semi-open canopy structure that supports regeneration and growth of these species and others that depend on this rare habitat type.
- While not protected by the ESA, impacts to Moss Phlox, Pignut Hickory, Perfoliate Bellwort, Rue-Anemone and Schreber's Aster and their habitat are also recommended to be avoided.
- There is potential for wildlife SAR and PSS to occur on these properties. Additional wildlife surveys are recommended to determine wildlife species and habitat protection recommendations.



## 5. References

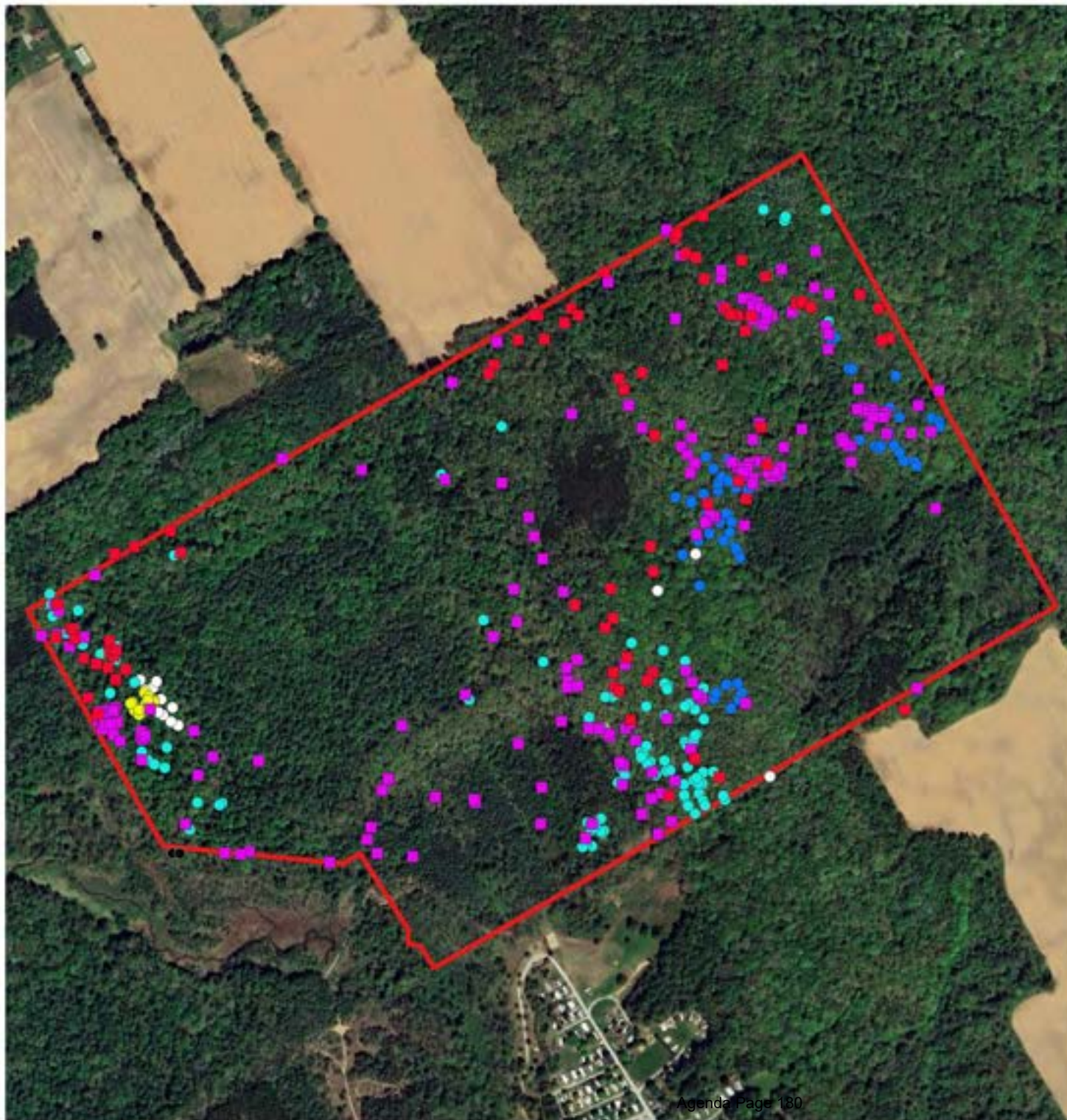
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## APPENDIX 1 – Maps



**Figure 1**  
**Anderson Tract**  
**SAR and PSS**

**Legend**

Anderson Property Boundary

**Anderson SAR**

■ American Chestnut

□ Black Ash (<8cm dbh)

■ Flowering Dogwood

**Anderson PSS**

● Moss Phlox

● Rue-anemone

● Pignut Hickory

● Perfoliate Bellwort

● Schreber's Aster

0 100 200 300 400 m



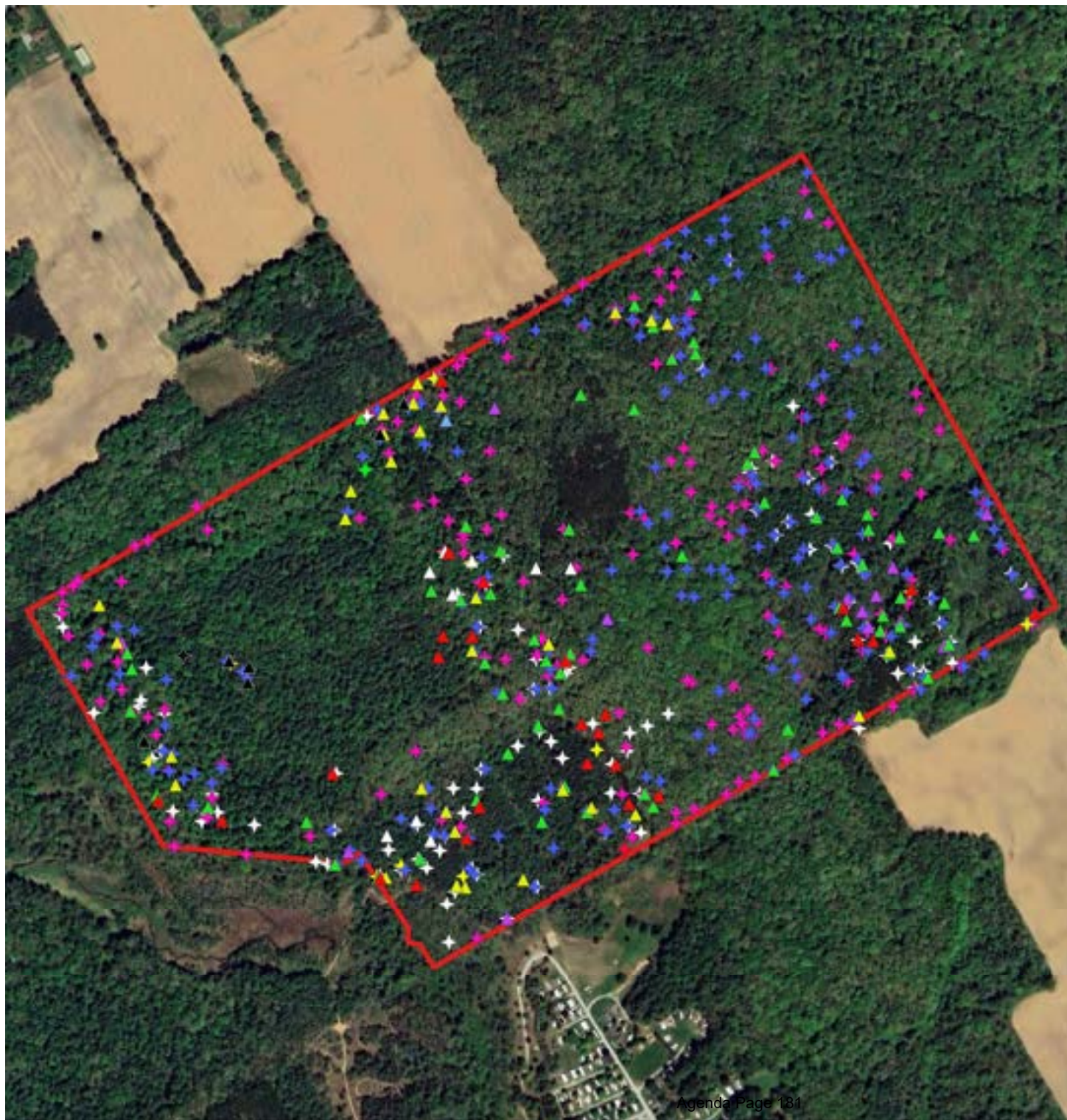
Project: 2025 LPRCA Ecological Surveys

Date:  
2025-11-11



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Map and data by Rebecca Hay (Independent Consultant).  
Imagery: Google Satellite






**Figure 2**  
**Anderson Tract**  
**Invasive Species**

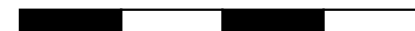
**Legend**

 Andersen Property Boundary

**Anderson Invasive Species**

-  Autumn Olive
-  Barberry
-  Black Locust
-  Burning Bush
-  Celandine
-  Common Buckthorn
-  Dame's Rocket
-  Daylily
-  Garlic Mustard
-  Honeysuckle sp. (invasive)
-  Lily of the Valley
-  Multiflora Rose
-  Oriental Bittersweet
-  White Mulberry

0 100 200 300 400 m



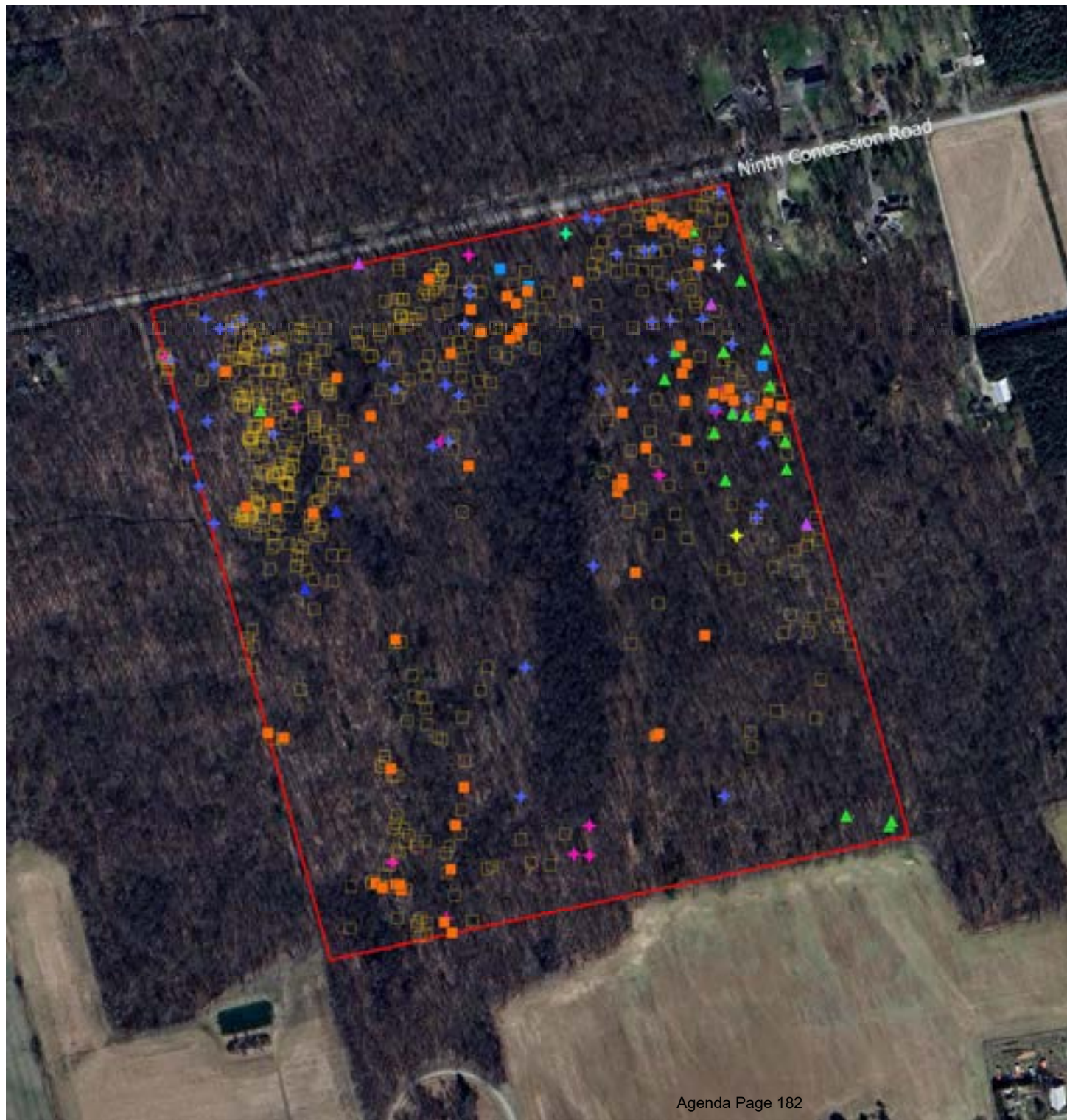
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**Figure 3**  
**Brant Tract**  
**SAR and Invasive Species**

**Legend**

— Brant Property Boundary

**Brant SAR**

- Black Ash 8+ cm dbh
- Black Ash <8 cm dbh
- Butternut

**Brant Invasives**

- ▲ Common Buckthorn
- ▲ Common Reed
- ▲ Dame's Rocket
- ◆ Garlic Mustard
- ◇ Garden invasives
- ◆ Honeysuckle sp. (invasive)
- ◆ Multiflora Rose
- ◆ Periwinkle

0 100 200 300 m

Project: 2025 LPRCA Ecological Surveys

Date:  
2025-11-07



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**Figure 4**  
**Butler Tract**  
**SAR and Invasive Species**

**Legend**

— LPRCA Property Boundary

**Butler SAR**

■ Black Ash 8cm+ dbh

□ Black Ash <8cm dbh

**Butler Invasive Species**

▲ Burdock

▲ Common Buckthorn

▲ Common Reed

▲ Dame's Rocket

◆ Garlic Mustard

★ Glossy Buckthorn

◆ Multiflora Rose

◆ Reed Canary Grass

0 100 200 300 m



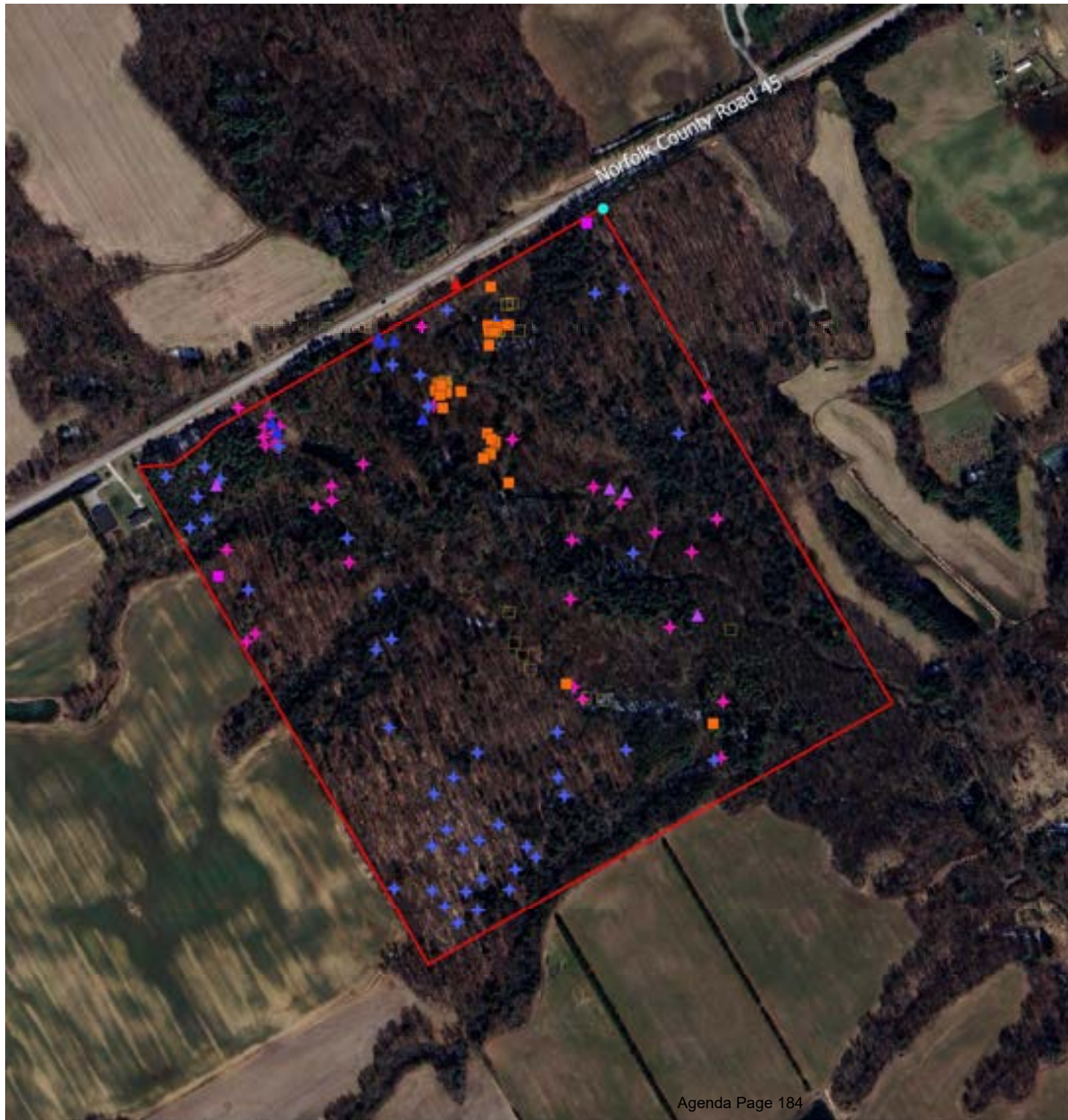
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**Figure 5**  
**Jackson Tract**  
**SAR, PSS and Invasive Species**

**Legend**

— Jackson Property Boundaries

**Jackson SAR**

■ Black Ash 8+ cm dbh

■ Black Ash <8 cm dbh

■ Flowering Dogwood

**Jackson PSS**

● Pignut Hickory

**Jackson Invasives**

▲ Autumn Olive

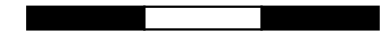
▲ Common Reed

▲ Dame's Rocket

★ Garlic Mustard

★ Multiflora Rose

0 100 200 300 m



Project: 2025 LPRCA Ecological Surveys

Date:  
2025-11-07



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**Figure 6**  
**Jeffrey Tract**  
**SAR and Invasive Species**

**Legend**

— LPRCA Property Boundary

**Jeffrey SAR**

■ Black Ash 8cm+ dbh

□ Black Ash <8 cm dbh

**Jeffrey Invasive Species**

▲ Common Buckthorn

▲ Common Reed

▲ Dame's Rocket

◆ Garlic Mustard

◆ Glossy Buckthorn

◆ Multiflora Rose

□ Dame's Rocket and Garlic Mustard

0 100 200 300 m

Project: 2025 LPRCA Ecological Surveys

Date:  
2025-11-07



This map is proprietary and confidential and must not be duplicated or distributed by any means without permission of Long Point Region Conservation Authority.  
Map and data by Rebecca Hay (Independent Consultant).  
Imagery: Google Satellite



## LONG POINT REGION CONSERVATION AUTHORITY STAFF REPORT

**Date:** December 3, 2025 **File:**

**To:** Chair and Members,  
LPRCA Board of Directors

**From:** General Manager, LPRCA

**Re:** Vittoria Dam EA Implementation Design – Consulting Services

---

### **Recommendations:**

**THAT the LPRCA Board of Directors approve retaining GeoProcess Research Associates Inc. to undertake the Vittoria Dam Environmental Assessment Implementation Design at a cost of \$114,021.00 (excluding HST), plus \$9,620.00 for contingency items with a total upside of \$123,641.00.**

### **Links to Strategic Plan:**

Strategic Direction #1 - Protect People and Property from Flooding and Natural Hazards  
Strategic Direction #2 - Deliver Exceptional Services and Experiences  
Strategic Direction #3 - Support and Empower our People  
Strategic Direction #4 - Organizational Excellence

### **Background:**

As previously reported to the Board, LPRCA received funding assistance from the Canada Water Agency (CWA) under the Great Lakes Freshwater Ecosystem Initiative to advance the implementation of the Vittoria Dam Environmental Assessment (EA) recommendations. The Implementation Design is the next step to prepare detailed design drawings, permits, and tender documents for the staged drawdown and dam decommissioning, in accordance with the preferred alternative identified through the EA.

The project is scheduled over four years (2025–2028), with the design phase completed by 2026 and construction implementation targeted for 2027–2028.

A Request for Proposals (RFP) was issued on October 3, 2025, and closed on November 5, 2025. Addenda #1 and #2 were issued in response to clarification requests. Three proposals were received and evaluated by an internal review panel.



## **Discussion:**

By the RFP closing deadline, three (3) proposals had been received. An evaluation team comprised of three (3) staff members reviewed and evaluated the submissions based on the following RFP selection criteria:

- i. Proposal completeness and quality
- ii. Qualifications and experience
- iii. Understanding, approach and methods
- iv. Cost, and
- v. Schedule.

All three proposals met the requirements outlined in the RFP and are listed below:

<b>Consultants</b>	<b>Price</b>	<b>Contingency</b>	<b>Total (Excluding HST)</b>
Delta Science and Engineering Inc.	\$102,785.00	Additional fees as required	\$102,785.00
GeoProcess Research Associates Inc.	\$114,021.00	\$9,620.00	\$123,641.00
Montrose Environmental Solutions Canada Inc.	\$152,600.95	Additional fees as required	\$152,600.95

GeoProcess Research Associates Inc. proposal provides the most comprehensive approach to the project. The GeoProcess submission includes the field studies and technical investigations that are likely required to complete the Implementation Design successfully. They also included a provisional allowance of \$9,620.00 for additional fieldwork, avoiding the risk of future change orders or delays.

The Delta and Montrose proposals included a baseline scope and pricing that relies primarily on existing data. The early background review step will identify the data gaps and the need for additional field studies and analysis for additional fees. Provisional costs for additional investigations are not included in the proposal price and no provisional costing has been provided for additional contingency items

In addition to a complete scope, the GeoProcess proposal includes several value-added components that benefit both LPRCA and Norfolk County, including a more detailed sediment management framework, additional fish barrier design support, a groundwater monitoring strategy aligned with regulatory expectations, and a schedule that meets project deadlines.

Based on the evaluation of the submitted proposals, staff is recommending that the proposal from GeoProcess Research Associates Inc. be accepted at a cost of

\$114,021.00 (excluding HST) plus \$9,620.00 for provisional contingency costs.

**Financial Implication:**

The recommended fee of \$114,021.00, plus \$9,620.00 for provisional contingency with a total upside of \$123,641.00 (exclusive of HST) is within the approved \$130,000 budget allocation identified in the draft 2026 budget. The Canada Water Agency (CWA) funding contribution will cover up to \$75,000 of the design cost, with the remaining balance funded through LPRCA's Capital Program.

**Prepared by:**

*Saifur Rahman*

Saifur Rahman, M.Eng., P.Eng.  
Manager of Engineering and Infrastructure

**Approved and submitted by:**

*Judy Maxwell*

Judy Maxwell, CPA, CGA  
General Manager



## **LONG POINT REGION CONSERVATION AUTHORITY STAFF REPORT**

**Date:** December 3, 2025

**File:** 3.3.1.7

**To:** Chair and Members,  
LPRCA Board of Directors

**From:** General Manager, LPRCA

**Re:** Ontario Regulation 41/24 Regulation Mapping

---

### **Recommendation:**

**THAT the LPRCA Board of Directors approve the final draft regulation mapping for administering Ontario Regulation 41/24,**

**AND**

**THAT staff be directed post the final mapping on the Authority's website and distribute to member municipalities for their information and use,**

**AND**

**THAT staff be directed to complete annual updates to the mapping in accordance with Ontario Regulation 41/24.**

### **Links to Strategic Plan:**

Strategic Direction # 1 – Protect People and Property from Flooding and Natural Hazards

Strategic Direction # 2 – Deliver Exceptional Services and Experiences

Strategic Direction # 4 – Organizational Excellence

### **Purpose:**

The purpose of this report is to seek the Board of Directors' approval of the final draft regulation mapping.

### **Background:**

LPRCA staff have been working on a comprehensive update of our regulation mapping since 2020 to intergrate various floodplain mapping studies, hazard mapping studies and also using updated topographic information that was not available when the last comprehensive update was completed in 2006.



In addition, on October 25, 2022, the Ministry of Natural Resources posted a notice to the Environmental Registry proposing changes to the regulation of development for the protection of people and property from natural hazards in Ontario.

On February 16, 2024, the provincial government posted a decision notice to the Environmental Registry indicating it was moving ahead with the proposed regulatory changes to the Conservation Authorities Act and that a new regulation governing Conservation Authority permitting of development had been passed. The changes included an amendment to the definition of a watercourse, and reduced the regulated area surrounding a Provincially Significant Wetlands from 120m to 30m. These changes required additional updates to LPRCA's regulation mapping to ensure alignment with the updated provincial legislation.

### Comprehensive Mapping Update

Below is the approach and information that LPRCA staff have used to complete the draft mapping:

- LiDAR Data (2018) – High-resolution elevation data provided by MNR for improved accuracy in identifying topographic features, which include valleys, and slopes .
- Wetland Mapping – Current wetland boundaries as delineated by MNR, 2024 . The regulation mapping has been updated to reflect the legislative change from the regulated area surrounding wetlands from 120m to 30m.
- Detailed Watercourse Mapping – Completed through collaboration with Kettle Creek Conservation Authority, providing improved watercourse mapping to identify watercourses within our watershed.
- Integration of Recent Studies:
  - Norfolk County Shoreline Hazard Mapping (2020)
  - Haldimand County Shoreline Hazard Mapping (2020)
  - Riverine Floodplain Mapping for various watercourses (2020)
  - Site-specific floodplain studies completed in support of development applications

### Discussion:

#### Public Consultation

LPRCA staff completed public consultation by completing the following steps:

- Notice of the Public Information Center (PIC) was published in Norfolk and Tillsonburg News from September 25<sup>th</sup> to October 1<sup>st</sup>, 2026. Notice of the PIC was posted on social media, the LPRCA website, and sent via email to member municipalities and various other organizations.
- A webpage on the LPRCA website was created dedicated to providing the current and draft mapping on an interactive map that the public could review, and information relating to the updates. An online feedback form was created and allowed stakeholders to submit comments to staff for review.

- The existing and draft mapping can be viewed on an interactive webmap on the LPRCA website [here](#).
- Staff hosted a Public Information Center on Monday, October 6, 2025, from 6:30pm-8:30pm at the LPRCA Administration Office.

LPRCA staff have responded to a number of inquiries from the public regarding the mapping and have explained the updates to stakeholders and some further adjustments to the mapping have been made to reflect information that has been provided to staff.

### Annual Updates

In alignment with the new regulation, LPRCA is required to review and update regulation mapping annually as new studies, data, or site-specific assessments become available. These updates will be completed throughout the year and published annually.

### Next Steps

Upon approval, the final mapping will be posted to the LPRCA website for use by the public and consultants, sent to member municipalities for their information, and staff will use it internally for screening purposes for development applications.

### **Financial Implication:**

N/A

#### **Prepared by:**

*Leigh-Anne Mauthe*

Leigh-Anne Mauthe, MCIP, RPP  
Manager of Watershed Services

#### **Approved and submitted by:**

*Judy Maxwell*

Judy Maxwell, CPA, CGA  
General Manager



## LONG POINT REGION CONSERVATION AUTHORITY STAFF REPORT

**Date:** November 21, 2025

**File: 1.2.14**

**To:** Chair and Members,  
LPRCA Board of Directors

**From:** General Manager/Secretary-Treasurer, LPRCA

**Re:** **Architectural and Structural Building Assessment Report**

---

### **Recommendation:**

**THAT the LPRCA Board of Directors receives the Architectural and Structural Building Assessment Report as information.**

### **Purpose:**

The purpose of this report is to present the Board the Architectural and Structural Building Assessment Report produced by PK Construction.

### **Strategic Direction:**

Strategic Direction #2 – Deliver Exceptional Services and Experiences  
Strategic Direction #4 – Organizational Excellence

### **Background:**

PK construction was engaged to provide a detailed architectural and structural assessment of the existing buildings at the Backus Heritage Village to identify immediate repair needs, outline future maintenance considerations and offer professional opinions regarding the cost-effectiveness of investing in deteriorating structures. To complete this exercise PK Construction worked with Balan Engineering to provide their findings and recommendations.

### **Discussion:**

The Architectural and Structural Building Assessment Report (attachment #1) took into consideration various standards and limitations including but not limited to: visual inspections, testing, environmental, energy/efficiency/sustainability, mechanical & electrical, water infiltration, public safety and code compliance.

The conclusion letter (page 29 of the report) indicates that several buildings remain in good to fair conditions others pose safety and structural concerns. Common issues include water infiltration, ageing materials, lack of proper



drainage, rodent activity, and outdated or non-functioning life safety components. The assessment also found a number of buildings were found to be beyond reasonable repair, and demolition is recommended in those cases to reduce liability and to ensure public safety.

On page six (6) of the report is the Building Assessment and Prioritization Matrix and on the following pages 7-27 is a summary of each of the structures assessed with a recommendation.

Photographs of the buildings inspected as part of the assessment can be found on pages 30-76 and the engineers report can be found starting on page 77.

Buildings requirement immediate attention:

- **Drive Shed** – is a wood framed structure with a dated metal roof and is currently used as storage. The building is not open to the public and is abutting a newly constructed washroom with no structural connection. Based on the visual inspection it is evident that the structure poses safety risk to both staff and visitors.  
**Recommendation:** Demolish the structure.
- **Treadmill and Drag Saw** – display is a wood frame structure with a dated metal roof currently used for displaying artifacts. The building is more of a shed and is currently open to the public. Based on inspection it is evident that the structure poses safety risks to both staff and visitors and the structure is beyond repair.  
**Recommendation:** Demolish the structure.
- **Vittoria Carriage Shop** – display is a wood-framed structure with an aging metal roof, currently used for artifact storage and display. The building is open to the public. There are clear signs of rodent infestation, and a strong of animal waste is present throughout the interior, contributing to poor air quality. Significant upgrades would be required to bring this building up to an acceptable standard for continued use. Based on inspection the structure present multiple deficiencies and poses potential risk to both staff and visitors.  
**Recommendation:** Demolish the structure.
- **Shingle Mill** – display is a wood framed structure with a dated metal roof currently used for display. The building is more of a display and is open to the public. Based on visual inspection it is evident the structure poses safety risks to both staff and visitors and in the opinion of the engineer the structure is beyond salvage.  
**Recommendation:** Demolish the structure.

- **Teeterville Baptist Church** – is a wood framed structure situated away from the rest of the Village. There are signs of rodent/pest infiltration potential posing a risk to staff and visitors. There is a number of steel rods connecting the exterior walls together and it assumed these are in place to hold the structure together. The exterior of the church is in poor condition and the batten siding is rotted all around the base of the building. The window sills have all succumb to rot and the exterior windows are in poor condition. Most notable the walls are bowing outward which indicate that the metal tie rods are either failing or the walls have bowed more since being installed.

**Recommendation:** Demolish the structure.

The five structures listed requiring immediate attention (Drive Shed, Treadmill Drag Saw, Vittoria Carriage Shop, Shingle Mill and Teeterville Baptist Church) were included in the 2026 Draft Budget as a capital project for demolition based on the consultant's recommendations due to the physical conditions, potential risks and safety of staff and visitors.

**Financial Implications:**

N/A.

**Prepared by:**

*Aaron LeDuc*

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Aaron LeDuc, CPA, CGA  
Manager of Corporate Services

**Approved and submitted by:**

*Judy Maxwell*

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Judy Maxwell, CPA, CGA  
General Manager

# Architectural and Structural Building Assessment

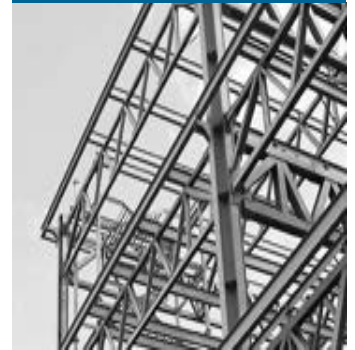
## Long Point Regional Conservation Authority

4 Elm St.  
Tillsonburg, ON N4G 0C4



## Backus Heritage Conservation Area

1267 2nd Concession Rd RR # 1,  
Port Rowan, ON N0E 1M0



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## INTRODUCTION LETTER

June 14th, 2025

**Long Point Region Conservation Authority**

4 Elm St.

Tillsonburg, ON

**Re: Backus Heritage Conservation Area – Building Assessment**

In late 2024, PK Construction was approached by the Long Point Region Conservation Authority (LPRCA) to provide a comprehensive review of several existing buildings within the 'Backus Village Area'. PK Construction engaged Balan Engineering LTD. to perform the structural review portion.

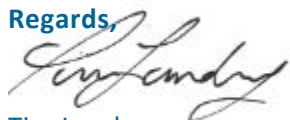
The scope of this review included a detailed architectural and structural assessment to identify immediate repair needs, outline future maintenance considerations, and offer professional opinions regarding the cost-effectiveness of investing in deteriorating structures.

PK Construction visited the site for the first time in mid-May, accompanied by Balan Engineering and representatives from the LPRCA. During the site visit, we reviewed the condition of most buildings. Each structure—distinct in purpose and historical significance—presented its own set of challenges in terms of returning it to a condition suitable for public use. However, a common concern observed across many of the buildings was water-related damage.

Few buildings were equipped with adequate eavestroughs and downspouts, and even fewer had proper drainage systems. Beyond the age of the structures—many of which were relocated to this site from various locations across Ontario—poor water management appears to be a leading contributor to their present state of decay. Addressing this issue will likely represent a significant portion of the required remediation costs.

The following assessment, prepared by PK Construction INC. and Balan Engineering, outlines our findings and recommendations. In some cases, we have determined that buildings are beyond feasible repair and recommend demolition to mitigate safety risks.

Regards,



Tim Landry

PK Construction INC.



## STANDARDS AND LIMITATIONS

### ***Visual Inspection***

All observations and recommendations in this report are based solely on a visual inspection of the existing structures in their as-is condition. No components were disassembled or dismantled, and our assessment was limited to what was accessible and visible at the time of the site visit. While we are confident in our findings, we cannot guarantee that additional work beyond our recommendations will not be necessary once further investigation or construction begins.

### ***On-going Inspections***

Although many of the buildings have been noted to be in fair to good condition, they are aging structures currently used for public educational purposes. Most, if not all, require some degree of remedial work to ensure public safety is upheld. It is strongly recommended that regular inspections be conducted on an annual basis to monitor ongoing maintenance needs. PK Construction INC. expressly disclaims any liability for damages, injuries, or safety concerns that may arise as a result of failure to implement the recommended remedial actions or conduct the advised follow-up inspections. Responsibility for the continued safe use of these buildings rests solely with the property owner or operator.

### ***Testing***

PK Construction INC. and Balan Engineering did not perform any deconstructive testing, including but not limited to soil or bearing capacity analysis, moisture testing, material sampling, or similar investigative procedures. Additionally, no subsurface testing or below-grade investigations were conducted as part of this assessment.

### ***Environmental***

This inspection and report do not include investigations related to mold, air quality, environmental impact, or the presence of designated substances. Furthermore, compliance with municipal bylaws, building codes, or other regulatory requirements was not assessed and falls outside the scope of this report.

### ***Energy Efficiency and Sustainability***

Given the historical nature of the buildings, their intended seasonal use, and low occupancy levels, no assessment was undertaken with respect to energy efficiency or sustainability measures. The majority of the structures are uninsulated and are intended – or subsequently adapted—for continuous or year-round occupancy.

### ***Mechanical and Electrical***

Although most of the buildings appear to lack mechanical and electrical components, no provisions were made for inspecting these systems—whether





exposed or concealed. If renovations or repairs are planned for buildings containing existing mechanical and electrical elements, we recommend consulting a qualified engineer prior to any demolition or reconstruction.

### ***Water Infiltration***

Most of the buildings reviewed exhibited some degree of visible water damage. However, the presence of visible deterioration does not provide a complete picture of the overall condition. It should not be assumed that rot is absent in areas that were inaccessible during the inspection. Rot can develop in concealed spaces—such as beneath siding, behind trim, or within wall cavities—particularly where moisture becomes trapped and the natural drying process is hindered by insulation or other barriers

### ***Public Safety***

It must be noted that some of the buildings were in a serious state of decay and public access was still being granted. It is our recommendation that the LPRCA seriously consider halting public access to some of the buildings until remedial work is complete. This would include building #'s: 2, 3, 7, 13, 16, 18, 19, 20.

### ***Code Compliance***

As part of the review process, it was identified that numerous elements within the buildings will require upgrades to comply with current Ontario Building Code standards, depending on the Owner's intended future use. Several life safety devices are either missing or non-functional, and many buildings lack accessible entrances or ramps. In addition, a number of exterior stairs and decks are severely deteriorated and in need of replacement. The museum areas currently lack required exit signage, and lighting is insufficient in several interior spaces, posing safety concerns.

To ensure the safety, accessibility, and long-term functionality of the site, any renovation efforts should be guided by a comprehensive Life Safety Report. This report should be developed in alignment with the Owner's vision and the anticipated use of each building.



# **BUILDING ASSESSMENT AND PRIORITIZATION MATRIX**

This matrix provides a recommended prioritization of remedial action for structures assessed at the Backus Heritage Conservation Area. It considers current condition, usage, public access, and associated safety or preservation risks.

BUILDING	NAME	YEAR	STATUS	STRUCTURE CONDITION	INTERIOR	EXTERIOR	WATER INFILTRATION	ROOFING	MECHANICAL/E LECTRICAL	PUBLIC SAFETY RISK	OVERALL RATING	PRIORITY
1	EDUCATION CENTRE	1991	OCCUPIED	NOT REVIEWED	NOT REVIEWED	NOT REVIEWED	N/A	N/A	N/A	N/A	N/A	N/A
2	BACKHOUSE MILL	1798	OCCUPIED	NOT REVIEWED	NOT REVIEWED	NOT REVIEWED	N/A	N/A	N/A	MODERATE/HIGH	N/A	HIGH
3	GARAGE	C.1900	OCCUPIED	FAIR	FAIR	POOR	YES	POOR	N/A	HIGH	FAIR	HIGH
4	BACKUS HOMESTEAD	1852	OCCUPIED	GOOD	FAIR	FAIR	YES	GOOD	POOR	LOW	FAIR	MODERATE
5	CHILDRENS PLAYHOUSE	1928	N/A	NOT REVIEWED	NOT REVIEWED	NOT REVIEWED	N/A	N/A	N/A	N/A	N/A	N/A
6	FORBES BARN	1870	OCCUPIED	FAIR	FAIR	POOR	YES	POOR	N/A	LOW	FAIR	MODERATE
7	DRIVE SHED	C.1900	OCCUPIED	POOR	POOR	POOR	YES	POOR	N/A	HIGH	POOR	HIGH
8	MUSEUM	1967	OCCUPIED	FAIR	FAIR	POOR	NO	GOOD	GOOD	LOW	GOOD	LOW
9	STUMP PULLER	C.1900	N/A	NOT REVIEWED	NOT REVIEWED	NOT REVIEWED	N/A	N/A	N/A	N/A	N/A	N/A
10	TREADMILL DRAG SAW	C.1900	DISPLAY	POOR	N/A	POOR	N/A	POOR	N/A	HIGH	POOR	HIGH
11	VITTORIA CARRIAGE SHOP	1843	OCCUPIED	POOR	POOR	POOR	YES	POOR	N/A	MODERATE	POOR	MODERATE
12	OTTEERVILLE CIDER PRESS	1953	DISPLAY	FAIR	N/A	POOR	N/A	POOR	N/A	MODERATE	POOR	MODERATE
13	SHINGLE MILL	C.1900	OCCUPIED	POOR	POOR	POOR	YES	POOR	N/A	HIGH	POOR	POOR
14	STOREFRONTS	1991	OCCUPIED	GOOD	GOOD	FAIR	NO	GOOD	GOOD	LOW	GOOD	LOW
15	BECKER FIELD	N/A	N/A	NOT REVIEWED	NOT REVIEWED	NOT REVIEWED	N/A	N/A	N/A	N/A	N/A	N/A
16	BLACKSMITH SHOP	C.1900	OCCUPIED	FAIR	POOR	POOR	YES	GOOD	N/A	MODERATE	POOR	MODERATE
17	SUDERMAN BARN	C. 1900	OCCUPIED	FAIR	POOR	POOR	YES	GOOD	N/A	MODERATE	POOR	MODERATE
18	TOWNSEND BARN	C. 1900	OCCUPIED	POOR	POOR	POOR	YES	POOR	N/A	MODERATE	POOR	MODERATE
19	JOHNSON LOG HOUSE	1895	OCCUPIED	FAIR	FAIR	POOR	YES	POOR	N/A	LOW	POOR	LOW
20	RONSON LOG HOUSE	1864	OCCUPIED	FAIR	FAIR	POOR	YES	POOR	N/A	LOW	POOR	LOW
21	BAKE OVEN	C.1900	N/A	NOT REVIEWED	NOT REVIEWED	NOT REVIEWED	N/A	N/A	N/A	N/A	N/A	N/A
22	HERB GARDEN	1993	N/A	NOT REVIEWED	NOT REVIEWED	NOT REVIEWED	N/A	N/A	N/A	N/A	N/A	N/A
23	CHERRY VALLEY SCHOOL HOUSE	1866	OCCUPIED	GOOD	FAIR	FAIR	NO	GOOD	FAIR	LOW	FAIR	LOW
24	TEETERVILLE BAPTIST CHURCH	1869	OCCUPIED	POOR	FAIR	POOR	NO	FAIR	FAIR	MODERATE/HIGH	FAIR	MODERATE
25	ICE HOUSE	C.1900	OCCUPIED	NOT REVIEWED	NOT REVIEWED	NOT REVIEWED	N/A	N/A	N/A	N/A	N/A	N/A



## BUILDING 2 – BACKHOUSE MILL

### USAGE

The Backhouse Mill stands as the focal point of the Backus Heritage Conservation Area. Constructed in 1798 using timber and conventional wood framing, the structure houses its original water-powered machinery, which remains a defining historical feature. Over the decades, the mill has undergone numerous upgrades and repairs to preserve its functionality and structural integrity. Notable improvements include:

- New siding installed on the south and west elevations (1958)
- Timber replacement between the millstone assembly and turbine (1964)
- Sheet piling added to the dam (1965)
- Foundation repairs (1970 and 1975)
- Siding replacement (1982)
- Installation of new posts and beams (1984)
- Interior lighting upgrades (1995)
- Machinery restoration (1999)
- Roof replacement (2005)
- Mill wheel repairs (2006)
- Structural enhancements (2015)

Until recently, the water-powered machinery remained in partial operation, offering visitors a working demonstration of the mill's historical function via the wooden mill wheel, driven by the nearby stream. However, due to the progressive failure of several mechanical and structural components, the mill is no longer operational.

LPRCA has expressed interest in restoring the mill—or select components—to working condition. Achieving this would require significant structural remediation and a detailed engineering evaluation to ensure safe and sustainable reactivation of the mechanical systems.

### INTERIOR

The interior of the Backhouse Mill comprises four levels, all accessible via wooden staircases. The basement level features a poured concrete floor, which has experienced significant settlement over time. Evidence of water infiltration was observed in several areas, with moisture penetrating through portions of the foundation wall. The foundation system appears to be a combination of poured concrete and original stonework.

Over the years, multiple structural reinforcements and shoring measures have been implemented throughout the interior. Of particular concern is the feed mill assembly, which is currently sagging through the floor. This machinery is supported by a 16" x 16" timber beam; however, the beam is no longer





sufficient to carry the substantial weight of the equipment and shows clear signs of failure. Due to the feed mill's proximity to the main entrance and its location along the primary circulation path for visitors, this issue represents an immediate safety hazard and should be addressed without delay.

At the time of inspection, it was strongly recommended that **public access to the building be suspended** until a full structural review is completed and necessary remedial work is undertaken.

The upper levels remain open to the public for guided tours and contain a variety of original machinery associated with the mill's historic operations. Safety barriers and barricades have been installed to restrict direct contact with certain equipment and minimize risk.

Despite its impressive preservation, the building clearly exhibits signs of age and long-term wear. Water damage is evident throughout, largely due to historical roof leaks. Rodent and pest activity was noted in several locations, and daylight is visible through many sections of the exterior walls, indicating gaps in the building envelope and potential vulnerabilities to weather and intrusion.

Architecturally, there is not much that be changed on the interior. All recommended upgrades will relate to the exterior building envelope and structural deficiencies.

## EXTERIOR

The exterior walls of the mill are covered with horizontal wooden lap siding, painted red. The bulk of the siding is in poor to fair condition and shows signs of wear. Replacement/repair should be considered. The exterior windows and doors are in poor to fair condition. The exterior steps and handrails warrant replacement.

Similar to other structures on the property, due to the lack of eavestroughs and downspouts, water runoff has caused erosion of the granular base and topsoil along the building. Additionally, the poor drainage has worsened the condition of the siding. Concrete pads have been poured in some critical areas to aid drainage, however these pads have also begun to fail. In most areas, there is a negative slope which draws water towards the building rather than away from it. Water dripping from the roof edges have created trenches in the soil, preventing drainage and causing water ponding along the foundation.

From a visual inspection at ground level, the roof appears to be in poor condition. Further investigation is required.

The foundation walls are exposed in some areas and show signs of settlement. Refer to Balan Engineering's report.



## STRUCTURAL

See Appendix 'B', Balan Engineering's structural report and assessment.

### RECOMMENDATIONS AND FUTURE MAINTENANCE

Overall, the structure is in good condition; however, several components require attention to preserve the building, extend its lifespan, and maintain its suitability for public use. The following items are recommended for remediation and ongoing maintenance:

- New roof
- Repair or replace damaged/rotted siding
- Structural repairs, as indicated by Balan Engineering
- New fascia
- New eavestrough and downspouts – leaf guard is recommended.
- Re-grade the gravel around the building's perimeter where erosion has occurred, to restore proper drainage and prevent water accumulation.
- Seal all areas where rodents/pests can enter the building.

On-going maintenance:

- Check eavestroughs and downspouts on a seasonal basis to ensure proper functionality
- Repair and maintain the exterior doors and windows
- Yearly structural review
- Review the structure and siding for pest infiltration

*Should the LPRCA proceed with plans to restore portions of the mill to operational condition, it is strongly recommended that a comprehensive structural assessment be conducted in advance to ensure the safety and feasibility of such efforts.*



## BUILDING 3 – GARAGE

### USAGE

The garage is a small structure, approximately 18' x 16', that houses a historic vehicle and related artifacts. Visitors are free to enter and exit during their visit, as the building is typically left unsecured.

### INTERIOR

There is a single man-door and double wide entry for the vehicle. Each wall has a wooden exterior window. The exterior walls are exposed wood framing members, clad with historical items. The roof structure is all exposed to view and there appears to be water leaks from the aging roof. Daylight is visible in certain areas. There is no insulation on the walls or ceilings. No observable electrical items. The floor is a mix of concrete, wood and gravel. There are signs of rodent infiltration throughout.

### EXTERIOR

The walls are clad in painted pine board and batten siding. The cedar shake roof shows significant moss growth, and the structure appears to sag or undulate, likely due to settlement or rot. The surrounding trees may be contributing to these issues. Additionally, there are no eavestroughs or downspouts installed on any side of the building. As a result, water runoff has caused erosion of the granular base and topsoil along both sides. The water dripping from the roof edges have created trenches, preventing water from flowing away from the building.

### STRUCTURAL

See Appendix 'B', Balan Engineering's structural report and assessment.

## RECOMMENDATIONS AND FUTURE MAINTENANCE

Although there appears to be some settling of the existing roof structure, we would agree with Balan's recommendation that the structure can remain as-is. If the desire is to maintain the garage, we would recommend the following items.

- New roofing – this may result in the replacement of some supporting members. Further investigation would be required.
- New fascia
- New eavestrough and downspouts – leaf guard is recommended.
- Install soffit ventilation.
- Re-grade the gravel around the building's perimeter where erosion has occurred, to restore proper drainage and prevent water accumulation.
- Seal all areas where rodents/pests can enter the building.





#### On-going maintenance:

- Replace rotted sill plate and siding from water exposure
- Maintain or replace the step up into the building.
- Painting, as needed
- Check eavestroughs and downspouts on a seasonal basis to ensure proper functionality
- Repair and maintain the exterior doors and windows

## BUILDING 4 – BACKUS HOMESTEAD

### USAGE

The Homestead is the original house built in 1798 by the Backus Family. The building has been converted into a 'museum' showcasing the typical home of the time period. There have been extensive renovations to the house over the years, including an addition added in the 1970's. Much of the original furniture and fixtures are present, with the addition of many items used for educational purposes. The front porch was reconstructed in 1996. Other notable upgrades include the playroom and kitchen 'exhibit' in 2000, restoration of windows, sills, shutters, and storm windows in 2018/2021 and a roof replacement in 2021.

### INTERIOR

#### FINISHES

The interior features a mix of finishes, as expected from multiple renovation projects completed over the years. Most walls are constructed of lath and plaster, with drywall patches evident throughout. The ceilings are entirely plastered and feature ornamental crown mouldings and ceiling medallions around the light fixtures. There are settlement cracks in some of the ceilings and at doorways, this does not warrant concern given the age of the house. Interior trim includes a combination of Craftsman-style door casings and built-up Victorian-style baseboards, some exceeding 12 inches in height. The main house has a mix of hardwood flooring and carpet, while the addition is finished with vinyl flooring. There are two staircases leading to the upper level, and one providing access to the basement and crawlspace area. There is no Designated Substance Report available. The foundation is a mix of poured concrete and stone.

#### WATER

The house exhibits elevated moisture levels, with several dehumidifiers observed throughout the interior. Signs of previous water intrusion are evident in areas of spalling plaster and carpet staining. These conditions appear to result from prior roof



leaks and ongoing water infiltration along the north elevation, where an overflowing eavestrough directs water down exterior wall surfaces and windows. This has likely caused deterioration in both the interior and exterior wall assemblies. The full extent of the damage is unknown and warrants further investigation.

The water treatment system for the surrounding “Village” is located in the basement of the home and is likely contributing to the elevated humidity. Moisture accumulation was noted on first-floor structural support members, and standing water was present on the basement floor at the time of inspection. Although a sump pit has been installed to collect drainage from floor drains and dehumidifiers, the basement lacks adequate ventilation. The foundation wall does not appear to be compromised and does not exhibit signs of water infiltration. Ongoing mold growth has also been reported on furniture and area rugs.

The current moisture conditions pose a risk to the premature failure of interior finishes and significantly impact indoor air quality. Addressing the source of moisture and improving ventilation are recommended to mitigate further deterioration and maintain a safe and healthy indoor environment.

## **MECHANICAL AND ELECTRICAL**

No mechanical or electrical inspections were conducted as part of this assessment; however, based on visual observations, remedial work is likely required. The house appears to be heated by electric baseboard units, some of which are no longer operational, resulting in noticeable cold spots during the winter months. Several rooms exhibit non-functioning electrical systems, which may be attributed to water intrusion or possible rodent damage. Life safety devices—such as smoke detectors and carbon monoxide alarms—are either missing or not operational. Although the assessment was conducted during daylight hours, it is assumed that overall lighting levels may be inadequate.

Plumbing fixtures on the upper level include two fiberglass shower units that were installed during a previous renovation. Original toilets and sinks remain throughout the home. None of the toilets contained standing water at the time of inspection, and the sinks and showers do not appear to have been used in several years. It is unclear whether the traps (P-traps or U-bends) currently retain water to block sewer gas. Further investigation by a qualified plumbing professional is recommended to assess functionality and safety.

## **CONCEALED AREAS**

We did not review the attic or crawlspace. There may be items requiring additional investigation/remediation. It was noted by LPRCA that bats and rodents have infiltrated the attic arrear. Extent of damage is unknown. Overall ventilation in these areas is unclear, but is considered to be poor or lacking.



## EXTERIOR

The exterior of the building is comprised of brick on the main house, and board and batten siding on the addition. There was a new metal roof installed on both areas. Soffits appear to be made of painted plywood. The eavestroughs do not appear to have been replaced during the roof replacement and are in a state of disrepair. The outlets are either missing or do not drain far enough from the building, and as a result, there is ponding water against some of the foundations. There is some obvious leaking at some eavestrough locations, resulting in water running onto the fascia and soffit.

As previously noted, most of the windows were either replaced or had new storm windows installed over the existing windows. These are generally in good condition, however a few require additional sealant/trim. Along the north side of the building, there is excessive wear from frequent water exposure due to a failed eavestrough. The soffit in this area needs to be replaced. Additionally, there appear to have been numerous repairs to the soffit in other areas. Soffit ventilation does not appear to be present anywhere.

Some of the brick faces have popped or spalled. The mortar is also failing in some areas – requiring repointing. Full extent of repointing to be confirmed by structural engineer. There is ladder cracking around the building, but this does not indicate structural failure. See Balan Engineering's report.

The wood decking and support needs replacement. The front steps leading to the main entrance have rotted and pose a safety risk. The railing and overhead structure appears to be in good condition and does not warrant replacement; however, this may change upon further investigation/dismantling.

## STRUCTURAL

See Appendix 'B', Balan Engineering's structural report and assessment.

## RECOMMENDATIONS AND FUTURE MAINTENANCE

Overall, the structure is in good condition; however, several components require attention to preserve the building, extend its lifespan, and maintain its suitability for public use. The following items are recommended for remediation and ongoing maintenance:

- Investigate moisture levels within the building and remediate mold/mildew build up
- New eavestroughs and downspouts – leaf guard is recommended
- New fascia/soffit where damaged, complete with ventilation





- Investigate and repair extent of damage at the north wall location
- Check and replace damaged sealant at window locations
- Consider a drainage tile around the perimeter of the building. Existing subgrade drainage is likely not present
- Re-grade the gravel around the building's perimeter where erosion has occurred, to restore proper drainage and prevent water accumulation.
- Seal all areas where rodents/pests can enter the building
- Brick repointing
- Deck replacement
- Replace water damaged finishes (plaster, trims, flooring, etc.)

#### On-going maintenance:

- Relocate the water treatment station and/or add ventilation and seal the basement from the rest of the house
- Review plumbing fixtures and remove or cap redundant items (i.e. Fibreglass showers, steel toilets)
- Crack injection at foundation wall cracks
- Check eavestroughs and downspouts on a seasonal basis to ensure proper functionality
- Test life safety devices on a yearly basis, or as recommended by local authorities.

## BUILDING 6 – FORBES BARN

### USAGE

Forbes Barn is a two-storey timber framed barn that is currently used to hold public demonstrations and staff events. The upper level is restricted to visitors and houses some antique farm equipment. A steel roof was installed in 1998.

### INTERIOR

The interior of Forbes Barn is an open concept grain storage barn with two staircases to the upper level on either side of the structure. The wood beams are in excellent condition considering the buildings age and warrant no structural concern from a visual inspection. The staircases are not open to the public but are in good condition. A new railing was installed at the top of each set of stairs. There is a double set of sliding barn doors on both the long sides of the barn, and 1 man door. There is evidence of rodent infiltration throughout.

### WATER

Water infiltration is occurring through openings in the pine board siding, with visible daylight present throughout the exterior walls via knot holes and gaps between boards. While there is currently no plan to seal the walls due to the building's intended use, ongoing exposure to moisture poses a long-term risk



to the structural integrity of the building. Several floorboards around the perimeter require replacement; however, no immediate safety concerns were identified at the time of inspection. If future plans include opening the upper levels to the public, a more detailed structural evaluation will be necessary.

If the structure is to remain in place for an extended period, it is recommended that measures be taken to mitigate water infiltration in order to preserve the building and prevent progressive deterioration. Ventilation is of no concern due to the openings in the siding, however if this is to be replaced additional ventilation will be required.

There is some visible daylight seen along the roof ridge.

## **ELECTRICAL**

There is some lighting and power throughout. A review of existing electrical was not conducted.

## **EXTERIOR**

As previously noted, the exterior siding consists of vertical pine boards, with some sections exhibiting rot near the base. At the second-storey gable, the siding transitions to an overlapping configuration. The roof appears to be in fair condition based on visual observation from ground level. Eave and fascia boards are clad in metal. However, there are no eavestroughs or downspouts installed on either side of the building. As a result, water runoff has caused erosion of the granular base and topsoil along both sides. The water dripping from the roof edges have created trenches, preventing water from flowing away from the building.

The foundation appears to be a poured concrete grade beam with corner piers and a slab-on-grade configuration. Several cracks were observed in the grade beam, with some openings measuring  $\frac{1}{4}$  inch or more. The concrete step leading to the man-door is significantly damaged and in need of replacement. Both the sliding doors and the man-door require repair or replacement due to visible deterioration and functional concerns.

## **STRUCTURAL**

See Appendix 'B', Balan Engineering's structural report and assessment.

## **RECOMMENDATIONS AND FUTURE MAINTENANCE**

Overall, the structure is in good condition; however, several components require attention to preserve the building, extend its lifespan, and maintain its suitability for public use. The following items are recommended for remediation and ongoing maintenance:

- Conduct a comprehensive assessment of the roof to determine its current condition and the need for replacement



- Install new eavestroughs and downspouts – leaf guard is recommended
- Re-grade the gravel around the building's perimeter where erosion has occurred, to restore proper drainage and prevent water accumulation.
- Concrete step replacement
- Replace siding to protect the structural components and improve durability.

On-going maintenance:

- Check eavestroughs and downspouts on a seasonal basis to ensure proper functionality

## BUILDING 7 – DRIVE SHED

### USAGE

The Drive shed is a wood framed structure with a dated metal roof currently used for storage. The building is not open to the public. It is abutting a newly constructed washroom, but there are no structural connections.

Based on a visual inspection from the exterior, it is evident that this structure poses safety risk to both staff and visitors, and we agree with Balan Engineering's opinion that the structure is beyond salvage and should be demolished.

### RECOMMENDATIONS

Demolish the structure.

## BUILDING 8 – MUSEUM

### USAGE

The Museum is a wood framed structure used to showcase various displays outlining the history of the Conservation area. It generally remains open during the summer months and visitors are free to come and go. There has been some work completed on the building over the years. Wooden eavestrough and downspout in 2005, new siding and windows in 2015, stain was applied to the siding in 2018.

### INTERIOR

The Museum is primarily open concept with the exception of 1 supporting wall. All of the walls and ceilings are covered in reclaimed barn board siding. The displays are set up in a circular pattern to utilize the most space. LPRCA





noted that there was attic access in the building, but the location was not found. No attic inspection was completed as part of the review.

As this building is used for public occupancy, life safety devices must be considered. There is a fire alarm system installed and visible to the public, but it is not operational. Exit signs throughout are dated and require replacement. Exterior lighting at the entrance/exit should be reviewed.

## **WATER**

There does not appear to be any water infiltration in the building, however given the condition of the eavestroughs and downspouts – it could be assumed that there is some water damage behind the barnboard siding. Further investigation would be required.

## **MECHANICAL AND ELECTRICAL**

No mechanical or electrical inspections were conducted as part of this assessment; however, based on visual observations, remedial work is likely required. The furnace does not function and requires service or replacement.

## **EXTERIOR**

The exterior siding consists of board and batten, most of which appears to be in fair condition, with localized areas of damage resulting from eavestrough failure. The age of the roof is unknown and warrants further investigation to determine if replacement is required. All of the eavestroughs and downspouts were made on site out of wood, all of which require immediate replacement. Some eavestroughs have fallen off the building. Similar to the other structures, due to the poor condition of the eavestroughs and downspouts, water runoff has caused erosion of the granular base and topsoil along both sides. The water dripping from the roof edges have created trenches, preventing water from flowing away from the building.

The ramp and guardrails at the front of the building need to be reviewed and likely replaced. The guardrails are in poor condition and the concrete has cracked and spalled. There is a grade level entrance on the other side, but a concrete walkway/entrance is not present. It is recommended that the exterior doors be replaced

The CMU foundation has shown significant settlement and cracking, possible exacerbated by the on-going drainage issues. Remedial work is required to extend the lifespan of the structure. Refer to Balan Engineering's report for recommendations.

## **STRUCTURAL**



See Appendix 'B', Balan Engineering's structural report and assessment.

## RECOMMENDATIONS AND FUTURE MAINTENANCE

Overall, the structure is in good condition; however, several components require attention to preserve the building, extend its lifespan, and maintain its suitability for public use. The following items are recommended for remediation and ongoing maintenance:

- New eavestroughs and downspouts – leaf guard is recommended
- Conduct a comprehensive assessment of the roof to determine its current condition and the need for replacement
- Repair foundation wall as required
- Replace exterior doors, as discussed on site
- Re-grade the gravel around the building's perimeter where erosion has occurred, to restore proper drainage and prevent water accumulation
- Concrete step/ramp replacement
- Install concrete walkway to main entrance
- Exterior guardrail replacement

On-going maintenance:

- Maintain and replace siding exhibiting water damage
- Check eavestroughs and downspouts on a seasonal basis to ensure proper functionality
- Test life safety devices on a yearly basis, or as recommended by local authorities.

## BUILDING 10 – TREADMILL AND DRAG SAW

### USAGE

The Treadmill and Dragsaw display is a wood framed structure with a dated metal roof currently used for displaying artifacts. The building is more of a shed and is open to the public.

Based on a visual inspection, it is evident that this structure poses safety risks to both staff and visitors, and we agree with Balan Engineering's opinion that the structure is beyond salvage and should be demolished.

## RECOMMENDATIONS

Demolish the structure.



## BUILDING 11 – VITTORIA CARRIAGE SHOP

### USAGE

The Vittoria Carriage Shop display is a wood-framed structure with an aging metal roof, currently used for artifact storage and display. The building is open to the public. There are clear signs of rodent infestation, and a strong odor of animal waste is present throughout the interior, contributing to poor indoor air quality.

Based on visual inspection, the structure presents multiple deficiencies and poses potential health and safety risks to both staff and visitors. Remedial work is needed on the concrete foundation walls, and significant upgrades would be required to bring the building up to an acceptable standard for continued use.

Given the current condition, the scope of work required, and the building's limited functional value, it is our professional opinion that the structure is beyond reasonable repair and should be considered for demolition.

### RECOMMENDATIONS

Demolish the structure.

## BUILDING 12 – OTTERVILLE CIDER PRESS

### USAGE

The Otterville Cider Mill is an open air display showcasing a historical cider press. It was constructed in 1953, and relocated to the site in 1977. Visitors are free to access the press at all times.

### STRUCTURAL

The structure above the cider press is a wood-framed structure with a metal roof. A thorough review of the structure was not conducted.

### RECOMMENDATIONS

- There is no desire to maintain the structure, as such it can remain as is.





## BUILDING 13 – SHINGLE MILL

### USAGE

The Shingle Mill display is a wood framed structure with a dated metal roof currently used for display. The building is more of a shed and is open to the public.

Based on a visual inspection, it is evident that this structure poses safety risks to both staff and visitors, and we agree with Balan Engineering's opinion that the structure is beyond salvage and should be demolished.

### RECOMMENDATIONS

Demolish the structure.

## BUILDING 14 – STOREFRONTS

### USAGE

The Storefront is a single-level, wood framed structure that it used to house daily activities for guests and visitors throughout the open season. There are various displays set up throughout the space. There are public washrooms here for community use. Notable upgrades include a new roof in 2022, new furnace and A/C in 2023, new front porch in 2023, new back deck in 2024.

### INTERIOR

The building was constructed in 1991 and has standard finishes such as drywalled ceilings and walls, hardwood flooring and paneled doors. There are no accessible entrances or washrooms. There is a small kitchen with standard residential appliances and range hood. There is no fire suppression system installed, and it is assumed that the kitchen exhaust is also not up to code for a kitchen used in a commercial space.

As this building is used for public occupancy, life safety devices must be considered. There is a fire alarm system installed and visible to the public, but it is not operational. Exit signs throughout are dated and could require replacement. Exterior lighting at the entrance/exit should be reviewed.



## MECHANICAL AND ELECTRICAL

No mechanical or electrical inspections were conducted as part of this assessment. The furnace and AC were both replaced recently and are in working order. As previously mentioned, the fire alarm system is inactive and should be addressed.

## EXTERIOR

The exterior wall is comprised of horizontal wood siding with wooden windows. The windows appear to be in fair condition. There is a metal roof with wooden fascia boards. The siding and fascia are weathered and rotted in some areas, but is generally in fair condition. The only areas with eavestroughs and downspouts are over the entrances. Some of the downspouts are disconnected. Similar to the other structures, due to the poor condition, or lack of eavestroughs and downspouts, water runoff has caused erosion of the granular base and topsoil along most sides of the building. The water dripping from the roof edges have created trenches, preventing water from flowing away from the building.

The roof is in good condition and there does not appear to be any moisture infiltration into the building.

There is an AC unit installed in the grass, just beyond the drip edge of the roof. There are weeds and tall grass growing around the unit. A schedule 40 gas line is installed along the exterior wall, roughly 40" above grade.

The porches/decks are in good condition. As previously mentioned, there are no designated accessible entrances.

## STRUCTURAL

See Appendix 'B', Balan Engineering's structural report and assessment.

## RECOMMENDATIONS AND FUTURE MAINTENANCE

Overall, the structure is in good condition; however, several components require attention to preserve the building, extend its lifespan, and maintain its suitability for public use. The following items are recommended for remediation and ongoing maintenance:

- New eavestroughs and downspouts – leaf guard is recommended
- Protect or raise the AC to shield from lawnmowers and visitors
- Review accessibility requirements
- Re-grade the gravel around the building's perimeter where erosion has occurred, to restore proper drainage and prevent water accumulation

On-going maintenance:

- Maintain and replace siding exhibiting water damage



- Check eavestroughs and downspouts on a seasonal basis to ensure proper functionality
- Test life safety devices on a yearly basis, or as recommended by local authorities.

## BUILDING 17 – SUDERMAN BARN

### USAGE

The Suderman Barn is a large, two-level, timber and wood-framed structure that includes a lean-to extension at the rear. Inside the barn, Building 16 — the Blacksmith Shop — has been set up as a public display. As a result, this review will address both the barn and the blacksmith area. The main section of the Suderman Barn is primarily used for storing antique farm equipment. The only portion open to the public is the Blacksmith Shop, which occupies a small 12-foot by 20-foot area within the building. There are on-going demonstrations in the blacksmith shop for visitors throughout the open season.

### INTERIOR

The interior of the Suderman Barn features an open layout, with various sections designated for equipment storage and others that were previously used as animal stalls. The floor throughout is granular. Although the barn has a second level, that area was not included in this assessment. Daylight is visible through multiple points along the exterior walls, indicating gaps in the building envelope. Evidence of rodent and pest activity is present throughout the structure. The timber and wood-framed construction shows signs of aging, along with potential moisture damage likely caused by a previously leaking roof. The Blacksmith area occupies a small section of the barn and is set up as a period-authentic workshop, complete with historical tools, a forge, and an anvil. The walls in this area are finished with traditional barn board.

### EXTERIOR

The exterior walls of the building are finished with board and batten siding, which shows signs of rot and deterioration in several areas. The building is not equipped with eavestroughs or downspouts, which—consistent with other structures on the site—appears to be a contributing factor to the accelerated wear of the siding. As with the other buildings, the absence or poor condition of proper drainage systems has led to water runoff eroding the granular base and topsoil along most sides of the structure. Continuous water dripping from the roof edges has created trenches at the perimeter, impeding proper drainage and causing water to pool near the foundation.

There is a fairly new metal roof, having been replaced within the past 10 years. The fascia is all clad in metal. There are several wooden windows around the building, which seem to be in fair condition. There is a large brick chimney,





which vents the forge from the blacksmith shop, this appears to be in good condition. There are several exterior entrances to the barn, including a loft door at the second level. The foundation appears to be poured concrete.

## **STRUCTURAL**

See Appendix 'B', Balan Engineering's structural report and assessment.

## **RECOMMENDATIONS AND FUTURE MAINTENANCE**

Overall, the structure is in fair condition; however, several components require attention to preserve the building, extend its lifespan, and maintain its suitability for public use. The following items are recommended for remediation and ongoing maintenance:

- New eavestroughs and downspouts – leaf guard is recommended
- Re-grade the gravel around the building's perimeter where erosion has occurred, to restore proper drainage and prevent water accumulation
- Ensure there are adequate fire extinguishers as needed when demonstrations are taking place

On-going maintenance:

- Maintain and replace siding exhibiting water damage
- Check eavestroughs and downspouts on a seasonal basis to ensure proper functionality
- Ensure the chimney for blockage and functionality on a yearly basis, or as recommended by local authorities

## **BUILDING 18 – TOWNSEND BARN**

### **USAGE**

Townsend Barn is a wood framed structure currently being used for storage. It is permanently closed to the public.

### **INTERIOR**

Inside access to Townsend barn was not available at the time of inspection.

### **EXTERIOR**

The exterior walls of the building are finished with board and batten siding, which shows signs of rot and deterioration in several areas. The building is not equipped with eavestroughs or downspouts, which—consistent with other structures on the site—appears to be a contributing factor to the accelerated wear of the siding. As with the other buildings, the absence or poor condition of proper drainage systems has led to water runoff eroding the granular base



and topsoil along most sides of the structure. Continuous water dripping from the roof edges has created trenches at the perimeter, impeding proper drainage and causing water to pool near the foundation.

## **STRUCTURAL**

No structural review could be performed.

## **RECOMMENDATIONS AND FUTURE MAINTENANCE**

Overall, the exterior of the structure is in fair condition; however, several components require attention to preserve the building, extend its lifespan, and maintain its suitability for public use. Further review of the interior should be performed if the intent is to allow public access. The following items are recommended for remediation and ongoing maintenance:

- New eavestroughs and downspouts – leaf guard is recommended
- Re-grade the gravel around the building's perimeter where erosion has occurred, to restore proper drainage and prevent water accumulation

On-going maintenance:

- Maintain and replace siding exhibiting water damage
- Check eavestroughs and downspouts on a seasonal basis to ensure proper functionality
- Maintain or replace door hardware as needed.

## **BUILDING 19/20 – JOHNSON LOG HOUSE, RONSON LOG HOUSE**

## **USAGE**

The Johnson Log house and Ronson Log house are two similar structures located opposite each other. These are used for public display, showing farm hand living quarters. These are generally open to the public during the open season.

## **INTERIOR**

Both buildings are timber and wood-framed structures featuring small loft areas located within the attic spaces. These lofts are not accessible to the public. The interior walls consist of exposed logs with traditional chinking used as a filler material between the logs. Each wall contains either a window or a door, and the floors are constructed of standard wooden floorboards. The structures appear to be set on poured concrete foundations.



The Johnson Log House includes a large stone chimney that serves a fireplace at the rear of the building. There is significant water infiltration occurring at the roof level where the stone chimney intersects with the structure. This has led to saturation of the adjacent interior wall. At this time, the issue does not present a structural concern, provided the leak is repaired promptly and the wall is given adequate time to dry out.

#### EXTERIOR

The exterior of the two buildings are very similar. Log framed houses with exposed chinking. Both structures have cedar shake roofing, which warrants replacement due to age and leaks. The buildings are equipped with wooden eavestroughs and downspouts. These warrant replacement.

#### STRUCTURAL

See Appendix 'B', Balan Engineering's structural report and assessment.

#### RECOMMENDATIONS AND FUTURE MAINTENANCE

Overall, the exterior of the structure is in fair condition; however, several components require attention to preserve the building, extend its lifespan, and maintain its suitability for public use. Further review of the interior should be performed if the intent is to allow public access. The following items are recommended for remediation and ongoing maintenance:

- New roofing/repair leaks
- New eavestroughs and downspouts – leaf guard is recommended
- Re-grade the gravel around the building's perimeter where erosion has occurred, to restore proper drainage and prevent water accumulation

On-going maintenance:

- Check eavestroughs and downspouts on a seasonal basis to ensure proper functionality

#### BUILDING 23 – CHERRY VALLEY SCHOOL HOUSE

#### USAGE

The Cherry Valley School House is an octagonal, brick structure currently used to display a typical classroom of the time period. A woodstove was installed in 1984, and roof replacements in 1993 and 2025 respectively. There are occasional classes taught in the schoolhouse, and is generally open to the public.





## INTERIOR

The interior of the School House features full height, painted plaster walls up to the octagonal cupola. These all appear to be in good condition with the exception of some cracking which is to be expected. There are wooden floors throughout with the exception of a tiled/slate floor area underneath the woodstove. The wood stove was decommissioned and is no longer used.

Overall, the building interior is in fair to good condition.

## MECHANICAL AND ELECTRICAL

No mechanical or electrical inspections were conducted as part of this assessment.

## EXTERIOR

The exterior walls are made up of triple-wythe brick, most of which is in good condition. There are some areas where the brick faces have popped or spalled, and some brick repointing may be required. See Balan Engineering's report.

There was a new roof installed in 2025, however there are no eavestroughs or downspouts installed. As with the other buildings, the absence or poor condition of proper drainage systems has led to water runoff eroding the granular base and topsoil along most sides of the structure. Continuous water dripping from the roof edges has created trenches at the perimeter, impeding proper drainage and causing water to pool near the foundation.

There is a set of concrete steps leading up to the front entrance with a 2x4 railing on either side. The first step, being constructed out of wood, is worn and warrants replacement. There is a second entrance with a set of concrete steps, however a wooden ramp was constructed over the steps. The ramp is in poor to fair condition. Replacement is recommended. The railing along the ramp is loose and unsecured in some areas.

## STRUCTURAL

See Appendix 'B', Balan Engineering's structural report and assessment.

## RECOMMENDATIONS AND FUTURE MAINTENANCE

Overall, the structure is in good condition; however, several components require attention to preserve the building, extend its lifespan, and maintain its suitability for public use. The following items are recommended for remediation and ongoing maintenance:

- New eavestroughs and downspouts – leaf guard is recommended



- Re-grade the gravel around the building's perimeter where erosion has occurred, to restore proper drainage and prevent water accumulation
- Repair ramp, handrails and steps as needed

On-going maintenance:

- Check eavestroughs and downspouts on a seasonal basis to ensure proper functionality
- Repoint the brick as needed

## BUILDING 24 – TEETERVILLE BAPTIST CHURCH

### USAGE

The Teeterville Baptist Church is a wood-framed structure situated away from the rest of the "Village". It is usually open to visitors. It set on a poured concrete foundation.

### INTERIOR

The interior walls and ceiling are all painted plaster. There are settlement cracks all over the building, and signs of water infiltration in some areas. There are stained wood casings around all of the sanctuary windows and doors. There are wooden floorboards throughout, some have been repaired or replaced over the years. The altar area is a raised wooden stage with a trap door leading to an old galvanized baptismal tank.

There are signs of rodent/pest infiltration throughout. LPRCA have reports that there are bats living in the building, potentially posing a risk to the staff and visitors.

At the gable line, there are number steel rods connecting the exterior walls together, these are located along the length of the building. It is assumed that these are in place to hold the structure together. There were floorboards removed and replaced running the width of the building, it would appear that these metal rods were also installed at grade level.

### EXTERIOR

The exterior of the church is in poor condition. The board and batten siding is rotted all around the base of the building. Where the siding meets the gabel ends, there are large gaps present in which bats have started to live. The window sills have all succumb to rot and the exterior windows are in poor condition. Most notably, the walls are bowing outward which indicate that the metal tie rods are either failing, or the walls have bowed more since being installed. The roof appears to be in fair condition from a visual inspection at ground level, but water stains inside the building indicate failure.



As with the other buildings, the absence or poor condition of proper drainage systems has led to water runoff eroding the granular base and topsoil along most sides of the structure. Continuous water dripping from the roof edges has created trenches at the perimeter, impeding proper drainage and causing water to pool near the foundation.

## **STRUCTURAL**

See Appendix 'B', Balan Engineering's structural report and assessment.

## **RECOMMENDATIONS AND FUTURE MAINTENANCE**

Overall, the Church is in poor to fair location. There would be significant funds needed to bring the building to structurally sound state, safe for visitors. Unless LPRCA deems the church a necessary structure, demolition is recommended.





## CONCLUSION LETTER

**June 19, 2025**

**Long Point Region Conservation Authority**

4 Elm St.

Tillsonburg, ON N4G 0C4

### **Re: Backus Heritage Conservation Area – Final Observations and Conclusion**

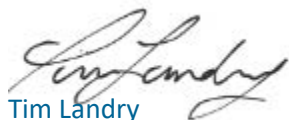
PK Construction Ltd., in collaboration with Balan Engineering Ltd., has completed an architectural and structural assessment of the heritage buildings located within the Backus Heritage Conservation Area. This report summarizes the existing conditions, identifies areas of immediate concern, and outlines both short- and long-term recommendations to ensure the continued preservation and safe public use of the site.

While several buildings remain in good to fair condition, others pose safety and structural concerns. Common issues include water infiltration, aging materials, lack of proper drainage, rodent activity, and outdated or non-functioning life safety components. A number of buildings were found to be beyond reasonable repair, and demolition is recommended in those cases to reduce liability and ensure public safety.

Many of these structures are constructed using historic methods and materials that naturally degrade over time. Exposure to the elements, combined with limited water management systems and the effects of age, makes them especially vulnerable to deterioration. Regular maintenance and annual structural assessments are essential to preserving the integrity and heritage value of these buildings.

We appreciate the opportunity to work alongside the LPRCA in evaluating these unique heritage structures. Should additional guidance, cost estimating, or remedial design services be required in future phases, our team would be pleased to assist.

**Sincerely,**



Tim Landry

PK Construction Ltd.





*BUILDING 2 - BACKHOUSE MILL - SIDING*



*BUILDING 2 - BACKHOUSE MILL - SIDING*





*BUILDING 2 - BACKHOUSE MILL*



*BUILDING 2 - BACKHOUSE MILL - DRAINAGE*





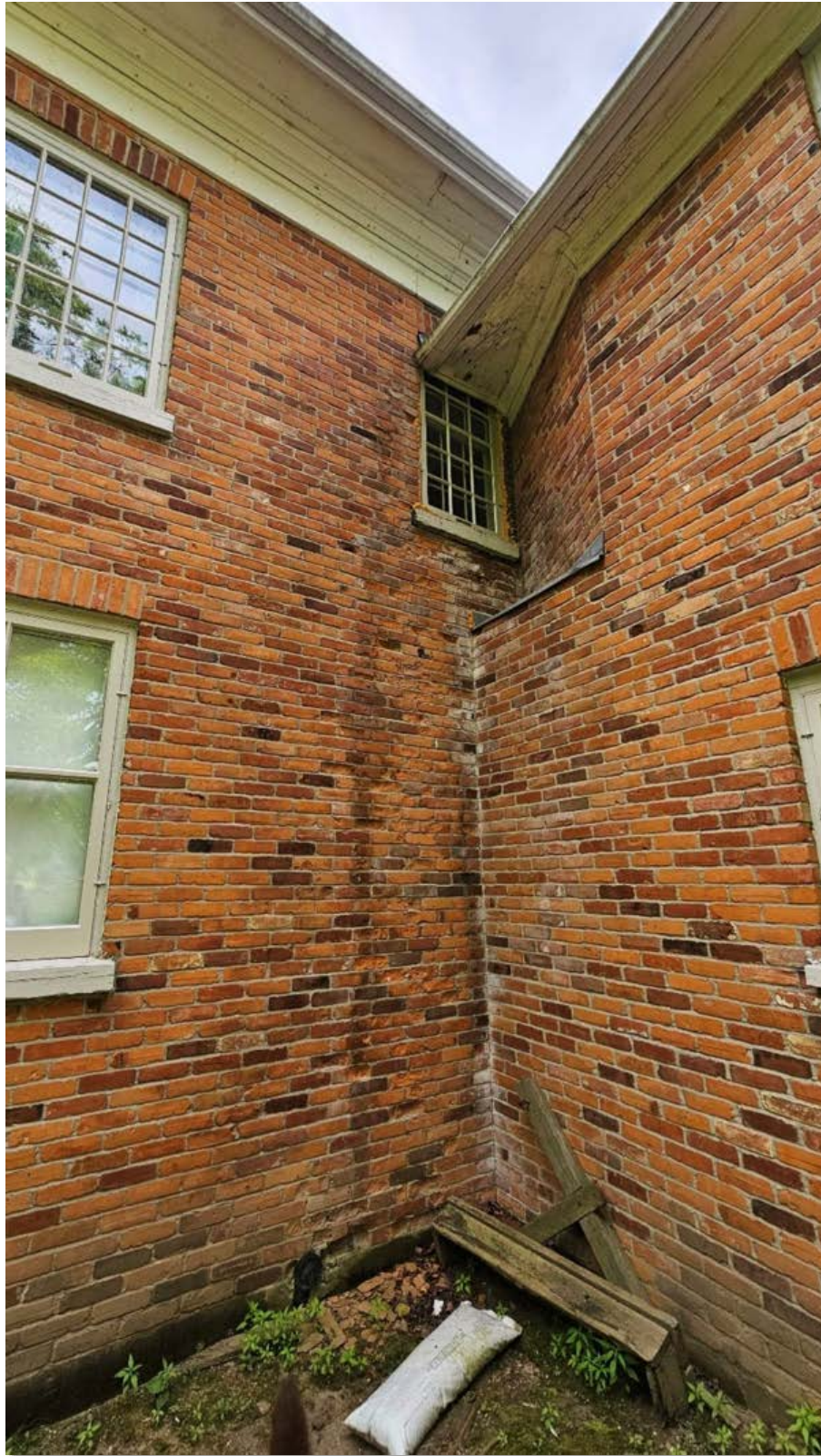
*BUILDING 4 – HOMESTEAD – DISCONNECTED DOWNSPOUTS*





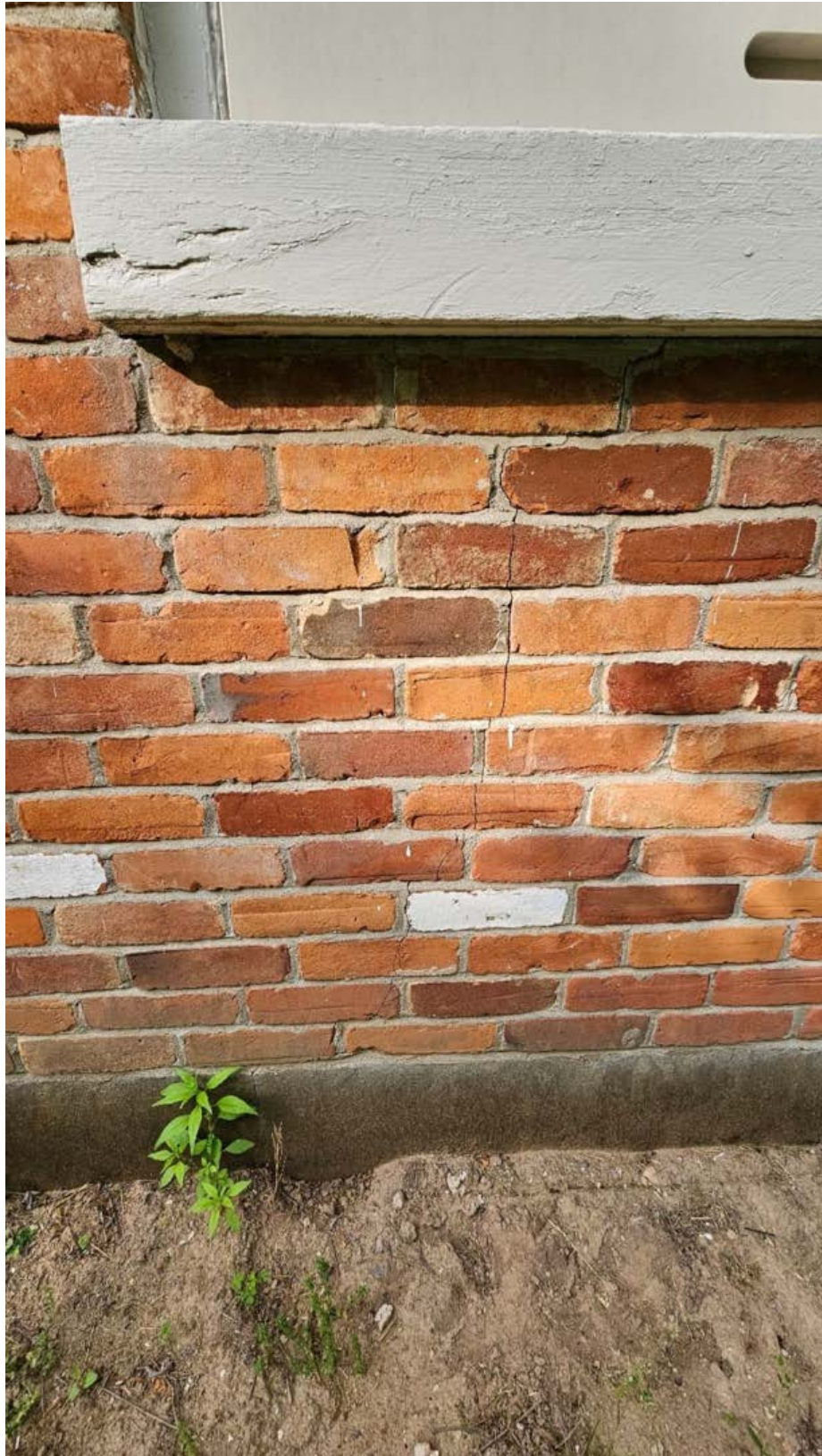
*BUILDING 4 – HOMESTEAD - DOWNSPOUTS*





*BUILDING 4 – HOMESTEAD – NORTH WALL EAVESTROUGH FAILURE*





*BUILDING 4 – HOMESTEAD – LADDER CRACKING*



*BUILDING 4 – HOMESTEAD – FRONT STEPS*





*BUILDING 4 – HOMESTEAD - PORCH*





*BUILDING 4 – HOMESTEAD – MISSING DOWNSPOUTS*



*BUILDING 6 - FORBES BARN – FAILING HARDWARE*



*BUILDING 6 - FORBES BARN – FAILING HARDWARE*





*BUILDING 6 - FORBES BARN – ROOF DRIP TRENCH*





*BUILDING 6 - FORBES BARN – FOUNDATION CRACK*



*BUILDING 6 - FORBES BARN – FOUNDATION CRACK*





*BUILDING 6 - FORBES BARN – ROOF DRIP TRENCH*





*BUILDING 6 - FORBES BARN – SIDING GAPS*





*BUILDING 6 - FORBES BARN – FOUNDATION CRACK*



*BUILDING 8 – MUSEUM – FAILED/ROTTED EAVESTROUGH AND EROSION*





*BUILDING 8 – MUSEUM - FAILED/ROTTED EAVESTROUGH*



*BUILDING 8 – MUSEUM – FRONT RAILING/RAMP*





*BUILDING 8 – MUSEUM – CRACKED CONCRETE*



*BUILDING 8 – MUSEUM – EXTERIOR DOORS*



*BUILDING 8 – MUSEUM – WOODEN DOWNSPOUT AND EROSION*





*BUILDING 8 – MUSEUM – MAIN ENTRANCE LACKING CONCRETE WALKWAY*



*BUILDING 10 - TREADMILL AND DRAG SAW – STRUCTURAL FAILURE*





*BUILDING 11 - VITTORIA CARRIAGE SHOP*



*BUILDING 11 - VITTORIA CARRIAGE SHOP – HOLE IN FOUNDATION*





*BUILDING 11 - VITTORIA CARRIAGE SHOP*



*BUILDING 12 - OTTERVILLE CIDER PRESS*



*BUILDING 12 - OTTERVILLE CIDER PRESS*





*BUILDING 13 - SHINGLE MILL – FAILING STRUCTURAL*



*BUILDING 13 - SHINGLE MILL – FAILING STRUCTURAL*





*BUILDING 14 – STOREFRONTS*



*BUILDING 14 – STOREFRONTS – DISCONNECTED DOWNSPOUTS*



*BUILDING 14 – STOREFRONTS - IMPROPER DRAINAGE*



*BUILDING 14 – STOREFRONTS - SIDING/AC UNIT*





*BUILDING 14 – STOREFRONTS - IMPROPER DRAINAGE*





*BUILDING 14 – STOREFRONTS – EROSION*



*BUILDING 16 - BLACKSMITH SHOP*



*BUILDING 16 - BLACKSMITH SHOP - CHIMNEY*





*BUILDING 16 - BLACKSMITH SHOP – EROSION*





*BUILDING 17 – SUDERMAN BARN*



*BUILDING 18 - TOWNSEND BARN – SIDING/EROSION*



*BUILDING 18 - TOWNSEND BARN – ROOF*



*BUILDING 18 – EROSION*





*BUILDING 19 - JOHNSON LOG HOUSE – ROOF*



*Figure 1 BUILDING 19 - JOHNSON LOG HOUSE – CHIMNEY*





*BUILDING 19 - JOHNSON LOG HOUSE - CHIMNEY*



*Figure 2* BUILDING 20 - RONSON LOG HOUSE





BUILDING 21 - CHERRY VALLEY SCHOOLHOUSE





*BUILDING 21 - CHERRY VALLEY SCHOOLHOUSE - DRIP EDGE EROSION*





*BUILDING 21 - CHERRY VALLEY SCHOOLHOUSE – RAMP*



*BUILDING 21 - CHERRY VALLEY SCHOOLHOUSE –*





*BUILDING 21 - CHERRY VALLEY SCHOOLHOUSE – EROSION*



*BUILDING 24 - TEETERVILLE CHURCH – BOWED EXTERIOR WALL*



*BUILDING 24 - TEETERVILLE CHURCH - ROTTED SILL*





*BUILDING 24 - TEETERVILLE CHURCH - EROSION*



*BUILDING 24 - TEETERVILLE CHURCH - ROTTED SIDING*





*BUILDING 24 - TEETERVILLE CHURCH - EROSION*



*BUILDING 24 - TEETERVILLE CHURCH - TIE RODS, NO SAG*



*BUILDING 24 - TEETERVILLE CHURCH - INTERIOR WATER DAMAGE*



July 8, 2025

To: **PK Construction**  
37 Tillson St., Unit A  
Tillsonburg, Ontario  
N4G 0B7

Attn: Tim Landry

Re: **General Condition Assessment - Backhouse Grist Mill**  
1267 2nd Concession Rd RR # 1, Port Rowan, Ontario

Dear Sir:

At your request, Balan Engineering has completed an initial general structural review of the Backhouse Grist Mill at the Bakus Historic site at 1267 2<sup>nd</sup> Concession Road, Port Rowan, Ontario. Representatives from our office visited the site on May 23, 2025 and June 20<sup>th</sup>, 2025.

The mill was originally built in the 1790s using heavy timber framing and wood cladding on both rubble and concrete foundations. The building sits on the back of a stream and used a water wheel for power generation. It is one of the oldest preserved examples remaining in Canada of the small-scale, water-powered buildings. The water wheel and equipment are not operational.

The intent of our investigation and review is to provide our client with a general overview of the existing structural conditions and provide recommendations.

#### Site Observations:

Please refer to the enclosed field photos referenced below. Based on our field observations, we have the following comments:

Field Photo #	Comment
1-30	<b>Backhouse Grist Mill</b> <ul style="list-style-type: none"><li>The building is constructed with heavy timber framing and wood cladding on both rubble and concrete foundations in various states of disrepair. The mill is not operational.</li><li>The building sits on the bank of a stream. The water wheel is locked out and not in use.</li><li>No eavestroughs are present. Rainwater does not drain adequately from the foundation.</li><li>Poor drainage along the North foundation wall has resulted in erosion of the foundation. Voids in the foundation are present, including one location where up to 6" void space was measured.</li><li>The exterior at the North-West corner of the building, between the basement and the second floor leans inward, and the main floor deflects downward. Evidence of water penetration into the building was also noted.</li></ul>

	<ul style="list-style-type: none"> <li>• Cracks and gaps in the rubble foundation were found on the North wall and on the South-West corner of the building. Portions of this foundation wall along the West are submerged. Mortar or parging is deteriorating.</li> <li>• The exterior foundation and cladding on the West side of the building were not reviewed due to access and proximity to the stream. The condition of the water wheel was not reviewed.</li> <li>• From inside the basement. Cracks in the exposed foundation on the East side of the building were noted.</li> <li>• Damage to the exterior trim and cladding has exposed a crawlspace below the North addition and portions of the wall framing. Animals are likely in the crawlspace could cause damage or be a health concern. A detailed investigation of the crawlspace was not performed.</li> <li>• Several columns in the basement and on the main floor are leaning.</li> <li>• The main and second floors are deflecting under the heavy equipment's weight throughout.</li> <li>• Evidence of moisture entering the building was found at each level.</li> <li>• Evidence of water into the building at the roof level was found.</li> <li>• The primary support structure appears intact; however, the measured lean of the columns, floor and damaged foundation indicates the building requires extensive repairs. The building should be closed to the public and only accessible by staff on a limited basis until temporary shoring can be installed and repairs are completed.</li> <li>• White spots which may be for insects/spray and potential mould growth, were noted at the roof level and should be considered in future reviews.</li> <li>• Other items, including lighting, egress, exit signs and other items per the building code were not reviewed.</li> </ul>
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### **Recommendation and Discussion**

As outlined in the observations, the building structure is in various states of disrepair. Noted deficiencies will degrade the overall integrity over time. Poor drainage along the North foundation wall has resulted in erosion of the foundation. The floor framing appeared to be overloaded from the weight of the equipment and deflection. Support columns and the North exterior wall are leaning, and the building is degrading. Further deterioration will occur, which will impact the overall integrity of the structure if no actions are taken. Please refer to the enclosed field photos and site observations for clarification.

Due to the structural conditions and concerns noted, including the damaged foundation, leaning columns and deflection of floor framing, it is recommended that the building be closed to the public and only accessible to staff on a limited basis and yearly visual inspections be performed to document building conditions until repairs can be completed. If conditions worsen, please contact our office for review.

Mass timber structures are generally cost-prohibitive to repair. Repairs to the building would first require temporary shoring to be installed at each floor level, including lateral supports to the North wall at each level and the removal of heavy equipment. Once the structure is adequately shored, foundation repairs should occur, which can include the replacement of existing rubble foundations with poured concrete foundations. The floor can then be jacked to reduce deflection, and members sistered or replaced to match the existing. The contractor is to take care and avoid over-jacking, which can result in structural damage and prying timber connections. A building permit is required to install temporary shoring and repair work.

Final repair designs should consider updates to grading and drainage around the building to ensure water slopes away from the building and foundation. Repairs should also include upgrading exterior wall roof assemblies to make water water-tight and improve ventilation in the building, help mitigate further deterioration and avoid potential mould growth.

**Limitation**

The material in this report reflects our findings based on field measurements and a limited visual review of the readily accessible features at the time of preparation. Any discrepancies are to be brought to the attention of Balan Engineering for review.

Any use that a third party makes of this report, or any reliance on decisions to be made based on it, is the responsibility of such Third Parties. Balan Engineering accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

Trusting this information is sufficient; if you have any questions, please contact our office at your convenience.

Yours truly,

**Balan Engineering**

*Neil Balan*

Neil Balan P.Eng.

Enclosures

Field Photos – May 23, 2025 and June 20<sup>th</sup>, 2025





Web: [www.balanengineering.com](http://www.balanengineering.com)  
Office: 519-688-2525  
e-mail: [info@balanengineering.com](mailto:info@balanengineering.com)  
Address: 49 North Street East, Tillsonburg, ON

July 3, 2025

To: **PK Construction**  
37 Tillson St., Unit A  
Tillsonburg, Ontario  
N4G 0B7

Attn: Tim Landry

Re: **General Condition Assessment, Various Buildings**  
1267 2nd Concession Rd RR # 1, Port Rowan, Ontario

Dear Sir:

At your request, Balan Engineering has completed an initial general structural review of a series of buildings and structures at the Bakus Historic site at 1267 2<sup>nd</sup> Concession Road, Port Rowan, Ontario. Representatives from our office visited the site on May 23, 2025.

Building numbers indicated in our report are based on the Bakus Mill visitors guide document as discussed with site representatives at the time of our visit. The following buildings/structures were reviewed.

- Building # 3 Garage C. 1900
- Building # 4 Backus Homestead
- Building # 6 Forbes Barn
- Building # 7 Drive Shed
- Building # 8 Museum
- Building # 10 Treadmill and Drag Saw
- Building # 11 Vittoria Carriage Shop
- Building # 12 Otterville Sider Press
- Building # 13 Shingle Mill
- Building # 14 Community Building
- Building # 16 Blacksmith Shop
- Building # 17 Sunderman Barn
- Building # 18 Townsend Barn
- Building # 19 Johnson Log House & Building
- Building # 20 Ronson Log House
- Building # 23 Cherry Valley School House
- Building # 24 Teeterville Baptist

The intent of our investigation and review is to provide our client with a general overview of the existing structural conditions, identify buildings that are feasible to be repaired and provide recommendations and proposed scale of repairs in order to establish costs and prioritize structures to be maintained and or decommissioned.

**Site Observations:**

Please refer to the enclosed field photos referenced below. Based on our field observations, we have the following comments:

Field Photo #	Comment
1-3	<b>Building # 3 Garage C. 1900</b> <ul style="list-style-type: none"><li>• The building is wood framed with wood cladding on a gravel base</li><li>• The building is not generally occupied and is used for storage and to showcase a historical period</li><li>• Generally, the structure is beginning to degrade, and shingles have growth. The primary support structure appears intact, and work can be performed to extend the building's performance life.</li><li>• No eavestroughs are present. Rainwater does not drain adequately from the foundation.</li><li>• New eavestroughs and grade adjustments around the building to ensure water drains away from the building and a new single/metal roof will create some longevity for the performance of the building.</li></ul>
4-16	<b>Building # 4 Backus Homestead</b> <ul style="list-style-type: none"><li>• The original house was built in 1798 with an addition in the 1970's</li><li>• Generally, the structure appears in normal condition, with maintenance and repairs proposed for long-term building use. The crawspace below the newer addition was not investigated. Damage the exterior trim, it is likely that animals are in the crawspace that could cause damage or be a health concern.</li><li>• The original house is primarily wood framed with brick veneer on rubble and masonry block foundations. Brick in some areas is damaged and repointing is proposed.</li><li>• Evidence of standing water, poor drainage around the foundation, and damaged eave troughs were found. Gaps between the eave trough and fascia board were also noted. In some areas, downspouts terminate near the top of the foundation, and rutting occurs due to the presence of water along the foundation. New eave troughs complete with downspout extensions should be installed to ensure water drains away from the foundation. Also, minor grade adjustments around the foundation may be necessary.</li><li>• Cracked brick at windows, primarily on the North side of the building, is present, including where a damaged eavestrough has resulted in repeated water exposure to the wall and upper-level window.</li><li>• Repointing brick on North exterior wall, installing new flashing/sealant/trim around windows and replacing soffits on the North and East sides of the building is recommended.</li><li>• Wood framed exterior deck stair at the main entry to be replaced. Stairs are to be rebuilt with guardrails/handrails in the Ontario Building Code requirements and visually to match existing.</li><li>• Interior walls and ceilings in the original house are plastered. Cracked plaster and repairs are present around door frames and ceilings, which is typical for old buildings. To date, this item does not appear to indicate a structural issue.</li><li>• The wood-framed addition to the West appeared generally in normal condition. Exterior wood cladding, door and window frames, soffit and gutters are damaged and to be repaired or replaced over time. These deficiencies do not appear to be a structural concern at the time of our visit.</li><li>• Evidence of roof leaks and water penetrating the building envelope on the North side of the building was present, requiring further investigation. Addressing this issue, replacing gutters and improving ventilation in the building will help mitigate further deterioration and improve indoor air quality and avoid potential mould growth.</li></ul>

17-22	<ul style="list-style-type: none"> <li>Refer to comments for building #6 for the requirements of fire alarms that are present to be serviceable and tested or decommissioned with approval from the Chief Fire Official.</li> </ul> <p><b>Building # 6 Forbes Barn</b></p> <ul style="list-style-type: none"> <li>The building is primarily wood framed with combined timber and conventional framing and with wood cladding, metal roof and timber framed upper level. The foundation is poured concrete.</li> <li>Cracked concrete steps at the entry to be replaced.</li> <li>Cracks in the foundation are present.</li> <li>Gaps and damage to wall boards, as well as penetration of water and moisture to the wood framing over time, will result in structural damage.</li> <li>Poor drainage and missing eave troughs will result in water against the foundation that will continue to degrade the structure and foundation.</li> <li>The structure overall appears to be in fair condition. Noted deficiencies will degrade the overall integrity over time.</li> <li>Mass timber structures are generally cost-prohibitive to repair. New Cladding and proper water drainage away from the building can extend the performance life of the building.</li> <li>A yearly visual review should be performed.</li> </ul>
23-25	<p><b>Building # 7 Drive Shed,</b></p> <ul style="list-style-type: none"> <li>The building is wood framed with wood cladding, metal roof on poured concrete foundations. The building is in poor condition with damaged roof trusses and damaged structural framing.</li> <li>Foundations have settled and are uneven.</li> <li>The structure is leaning, the walls are visually deflecting, and the roof is sagging.</li> <li>Exterior grades in some areas slope towards the building, and no eave troughs are present.</li> <li>The structure is beyond repair and is to be decommissioned/demolished. The structure should not be used.</li> </ul>
26-30	<p><b>Building # 8 Museum</b></p> <ul style="list-style-type: none"> <li>The building is primarily wood framed, with wood cladding, metal roofing on masonry block foundations. The structure appears to be in generally fair condition, with deficiencies that can impact structural integrity over time.</li> <li>Existing wood eavestroughs are damaged and in poor condition. Downspouts terminate near the foundation and do not adequately drain water away from the foundation.</li> <li>Evidence of standing water and poor drainage around the foundation, including rutting due to water along the foundation, is present.</li> <li>New eave troughs complete with downspout extensions should be installed to ensure water drains away from the foundation. Also, minor grade adjustments around the foundation should be performed.</li> <li>Cracked foundations requiring repair are present at the South-East and South-West corners of the building.</li> <li>Exterior wood guardrails at the rear of the building are to be replaced with new wood or metal guardrails to suit Ontario Building Code requirements.</li> <li>The cracked concrete ramp and sidewalk at the rear of the building should be replaced with new concrete. This item is not structural.</li> <li>Exit signs were found above each exit door.</li> <li>Generally, repairs outlined should occur in the next 1-3 years. Poor drainage and cracked foundations further damage the structure over time, which can shorten estimated timelines.</li> </ul>



31-33	<p><b>Building # 10 Treadmill and Drag Saw</b></p> <ul style="list-style-type: none"> <li>Structural framing is damaged and beyond repair. Decommissioning, demolition and/or rebuilding is proposed.</li> </ul>
34-37	<p><b>Building # 11 Vittoria Carriage Shop</b></p> <ul style="list-style-type: none"> <li>The building is primarily wood framed, with wood cladding on masonry block foundations. The structure appears to be in generally fair condition, with deficiencies that can impact structural integrity over time.</li> <li>Evidence of standing water, poor drainage around the foundation, No eavestroughs are present.</li> <li>New eavetroughs complete with downspout extensions should be installed to ensure water drains away from the foundation.</li> <li>Cracked foundation requiring repair is present at South-East and South-West corners of the building.</li> <li>Yearly visual inspections as part of general maintenance should be completed.</li> </ul>
38-41	<p><b>Building # 12 Shingle Mill</b></p> <ul style="list-style-type: none"> <li>Structural framing is damaged and beyond repair. Demolition and/or rebuild is proposed.</li> <li>The structure and foundation are leaving.</li> <li>Cracks in the foundation were present.</li> </ul>
52-43	<p><b>Building # 13 Shingle Mill</b></p> <ul style="list-style-type: none"> <li>Structural framing is damaged and beyond repair. Demolition and/or rebuild is proposed.</li> </ul>
44-50	<p><b>Building # 14 Community Building</b></p> <ul style="list-style-type: none"> <li>The building is primarily wood-framed and appears to be in generally normal condition. General maintenance is suggested.</li> <li>New roofing was installed in the past 5 years.</li> <li>Mechanical and plumbing systems were reported to be functioning as normal.</li> <li>Eavestroughs are present, and downspouts require extensions to drain water away from the building. Evidence of water accumulating against the foundation, including the main building and deck, was noted. A damaged downspout to eavestrough connection is present at the North East corner of the building, requiring replacement.</li> <li>Some fascia boards and soffit are damaged.</li> </ul> <p>Fire Alarm Requirements</p> <ul style="list-style-type: none"> <li>The existing fire alarm is to be maintained in operating condition or apply for permission to decommission to the Chief Fire Official.</li> <li>The proposed building is used as a common area with washrooms and lunchroom. The budling does not have an automatic sprinkler system. A fire alarm, as per 3.2.4.1 (4), would typically not be required. However, wherever a fire alarm is installed, it must be functional and inspected on a routine basis in accordance with Fire Code O. Reg. 213/07, as amended by Div. B Article 6.3.1.4.</li> <li>Where a fire alarm system is installed, per OFC 6.3.2.2 (1) a fire alarm system, with or without voice communication capability, shall be inspected and tested in conformance with CAN/ULC-S536 "inspection and Testing of Frie Alarm System."</li> <li>Where fire alarms are installed, the owner is to ensure that annual inspection, testing, and maintenance are complete on the fire alarm system and provide deficiency-free reports.</li> </ul>

53-57	<ul style="list-style-type: none"> <li>• A description of the fire alarm system as required in clause 3.6 of CAN/ULC-S536 "Inspection and Testing of Fire alarm System", shall be kept current and maintained in the building at an approved location. (Fire Code O.Reg. 213/07 as amended Div. B Sentence 6.3.2.2.(3))</li> </ul> <p><b>Building # 16 Blacksmith Shop, # 17 Sunderman Barn, &amp; #18 Townsend Barn</b></p> <ul style="list-style-type: none"> <li>• The buildings are primarily wood framed with timber post and beams and with sawn rafters , metal roofing and wood cladding. Newer roofing was noted on building 16.</li> <li>• Cracks in the foundation are present at all three buildings.</li> <li>• Gaps and damage to wall boards, penetration of water and moisture to the wood framing over time will result in structural damage.</li> <li>• Poor drainage and missing eave troughs will result in water against the foundation that will continue to degrade the structure and foundation.</li> <li>• The structures appeared to be generally in fair condition for all three buildings. Noted deficiencies will degrade the overall integrity over time.</li> <li>• Timber structures like this are generally cost-prohibitive to repair. New cladding and water drainage away from the building, which will include new eavestroughs, can extend the performance life of the building.</li> <li>• Yearly visual reviews should be completed as performance will degrade over time and the structures may be occupied.</li> </ul>
58-65	<p><b>Building # 19 Johnson Log House &amp; Building # 20 Ronson Log House</b></p> <ul style="list-style-type: none"> <li>• The buildings are primarily wood framed cabins. The structures appeared to be overall in normal-fair condition.</li> <li>• The foundations appeared to be in normal condition</li> <li>• Poor drainage around the foundation, including termination of downspouts next to the foundation, was noted and will degrade the structure and foundation. Replacement of existing eavestroughs with extensions can be installed to ensure water drains away from the building.</li> <li>• Water damage to the wood framing around the fireplace within the Johnson Log House, as well as damaged stone, was noted. The stone can be repointed, and a review of the roof and sealing of voids can prevent moisture from entering the building.</li> <li>• A review of the crawspace was not performed.</li> <li>• Yearly visual reviews should be completed.</li> </ul>
66-68	<p><b>Building # 23 Cherry Valley School House</b></p> <ul style="list-style-type: none"> <li>• We understand that new roofing and some brick repair work have occurred in the past 10 years.</li> <li>• The building appeared to be in normal to fair condition.</li> <li>• Pitting and damaged bricks were found around the building. Partial replacement and repointing can be performed.</li> <li>• A review of the crawlspace was not performed.</li> <li>• A new framed ramp and guardrails could be completed to replace the existing. All ramps and guards/hadrails to meet the requirements of the Ontario Building Code.</li> <li>• Yearly visual reviews should be completed.</li> </ul>
69-77	<p><b>Building # 24 Teeterville Baptist</b></p> <ul style="list-style-type: none"> <li>• The building is are primarily wood framed on masonry foundations.</li> <li>• Steel collar ties are present and without sag.</li> <li>• Investigation of the crawspace and wood framed floor was not completed</li> <li>• The South exterior wall is visually leaning with cracks in the plaster around windows.</li> </ul>

	<ul style="list-style-type: none"> <li>• The South foundation wall is cracked and has shifted by +2" from the foundation support below. The structures appeared to be in fair condition overall.</li> <li>• Eavestroughs throughout are damaged and clogged. The downspout at South West corner of the main buildings is not connected at the top of the eaves trough.</li> <li>• Grades to the North generally slope towards the building.</li> <li>• Evidence of leaks and water penetrating the building envelope was present, requiring further investigation. Addressing this issue, replacing gutters and improving ventilation in the building will help mitigate further deterioration, improve indoor air quality and avoid potential mould growth.</li> <li>• The slab on grade at the front entry has settled up to 2".</li> <li>• Generally, repairs outlined should occur in the next 1-2 years. Poor drainage and cracked foundations further damage the structure over time, which can shorten estimated timelines.</li> </ul>
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### **Recommendation and Discussion**

As outlined in the observations, Balan Engineering has reviewed Seventeen (17) separate buildings and structures at the noted property. Generally, the conditions of the buildings and structures were assessed as normal, fair and poor conditions. Building in poor condition should not be occupied and be demolished.

For buildings in normal to fair condition, performing repairs as outlined and routine maintenance can extend the service life of these buildings. Yearly reviews should be completed to ensure the structures are in normal working conditions and can continue to be occupied.

The most common deficiencies found throughout our investigation is insufficient drainage for water away from the building and foundation. It is recommended that for buildings the client intends to maintain, new eavestroughs be installed with downspout extensions and some minor grading adjustments to ensure water flows away from the building.

Where deficiencies noted are not addressed, further deterioration can occur that could impact the overall integrity of the structure. Please refer to the enclosed field photos and site observations for clarification. Routine maintenance and visual reviews should occur. If existing conditions worsen than what is described, please contact our office for additional review.

### **Limitation**

The material in this report reflects our findings based on field measurements and a limited visual review of the readily accessible features at the time of preparation. Any discrepancies are to be brought to the attention of Balan Engineering for review.

Any use that a third party makes of this report, or any reliance on decisions to be made based on it, is the responsibility of such Third Parties. Balan Engineering accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

Trusting this information is sufficient; if you have any questions, please contact our office at your convenience.

Yours truly,

**Balan Engineering**

*Neil Balan*

Neil Balan P.Eng.

Enclosures

Field Photos – June 18, 2022

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## Field Photos

May 23, 2025 and June 20, 2025

### Backhouse Grist Mill



Image 1: North elevation



Image 2: South-East elevation



Image 3: North Wall



Image 4: Damaged wood, foundation and cladding, North extension.



Image 1: Damaged foundation, North foundation wall.





Image 4: Drainage along North Wall



Image 5: Damaged foundation, void, North foundation



Image 6: Framing at water mill.





Image 7: East foundation wall.



Image 8: South foundation wall

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Image 9: Cracked foundation, South West Corner



Image 10: Leaning Column - Basement



Image 11: Leaning Column - Basement



Image 12: Leaning Column - Basement





Image 13: Leaning Column - Basement



Image 14: Bending floor boards below equipment



Image 15: General Framing - Main floor



Image 16: General Framing - main floor





Image 17: Deflecting main floor framing  
Main floor level near equipment



Image 18: Deflecting main floor framing  
Main floor level near equipment



Image 19: Leaning Column – Main Floor



image 20: General roof framing



Image 12: General roof framing



Image 22: General roof framing



Image 23: General roof framing



Image 24: General roof framing



Image 25: Sinking corner - North-East of building



Image 26: Leaning columns





Image 27: Cracked foundation - Basement



Image 28: Moisture at main floor framing, North Wall



Image 29: Moisture along North Wall



Image 30: Moisture at sunken North-East corner.





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## Field Photos

May 23, 2025 and June 20, 2025

### Building 3: Drive Shed



Image 1: Existing Drive Shed building



Image 2: Existing Drive Shed building



Image 3: Existing Drive Shed building

#### Building #4 Backus Homestead



Image 4: Overall West Elevation



Image 5: Damaged Brick, Soffit and poor drainage at North Side of building.



Image 6: Damaged Brick, Soffit and poor drainage at North side of building.



Image 7: Damaged Brick, Soffit and poor drainage at North side of building.





Image 8: Cracked brick at windows, typical.



Image 9: North Exterior wall.





Image 10: East Covered Deck and Entry



Image 11: East Covered Deck and Entry



Image 12: East Covered Deck and Entry.



Image 13: Gutter gaps to fascia.



Image 14: Cracking in ceiling plaster on main floor.

Image 15: Typical foundation

Image 16: Typical foundation.

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### Building # 6 Forbes Barn



Image 17: Overall Elevation



Image 18: Cracked concrete steps at entry



Image 19: General framing



Image 20: Typical gable end wall and roof framing.





Image 21: Cracked foundation



Image 22: Cracked foundation

### **Building #7 Drive Shed**



Image 23: South-East elevation



Image 24: Leaning Building



Image 25: Leaning Building



## Building # 8 Museum



Image 26: North West corner of building



Image 27: North West corner of building



Image 28: South-East corner of building



Image 29: South-West corner of building





Image 30: South-West corner of building

**Building # 10 Treadmill and Drag Saw**



Image 31: Treadmill and Drag Saw





Image 32: Damaged Roof and Framing



Image 33: Damaged Roof and Framing

**Building # 11 Vittoria Carriage Shop**



Image 34: North Elevation



Image 35: North East corner of building



Image 36: South West corner of building



Image 37: Interior framing – Roof.

**Building # 12 Otterville Sider Press**



Image 38: Damaged Roof and Framing



Image 39: Damaged Roof and Framing





Image 40: Damaged Roof and Framing



Image 41: Damaged Roof and Framing

### Building # 13 Shingle Mill



Image 42: Damaged Roof and Framing



Image 43: Damaged Roof and Framing

**Building # 14 Community Building**



Image 44: Front Elevation, South side



Image 46: Drainage at South East corner of covered front deck





Image 47: Partial West elevation



Image 48: Partial North elevation



Image 49: Framing between deck roof and main roof



Image 50: Damaged downspout



Image 51: General, Interior





Image 52: General, Interior

**Building # 16 Blacksmith Shop**



Image 53: North Elevation



Image 54: East Elevation

**Building # 17 Sunderman Barn**



Image 55: North Elevation



Image 56: Lean-to foundation



Image 57: Lean-to framing

**Building # 19 Johnson Log House**



Image 58: Front Entry Image



Image 59: Rear of cabin



Image 60: Water penetrating into building around fireplace.





Image 61: General Framing



Image 62: Water penetrating into building around fireplace.





Image 63: Cracked fireplace chimney and eave trough drainage.

**Building # 20 Ronson Log House**



Image 64: North Elevation



Image 65: East Elevation

**Building # 23 Cherry Valley School House**



Image 66: Rear Entry with Ramp



Image 67: Typical Elevation



Image 68: Building Interior

**Building # 24 Teeterville Baptist**



Image 69: Front of Church

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Image 70: Deflecting Exterior wall



Image 71: blocked gutters.



Image 72: Foundation wall offset and cracked



Image 73: Damaged Cladding moisture penetration





Image 74: Building Interior



Image 75: Plaster Cracking at tie rod locations



Image 76: Settled entry slab on grade



Image 77: Settled entry slab on grade