



LONG POINT REGION CONSERVATION AUTHORITY
Board of Directors Meeting Minutes of December 3, 2025
Approved January 7, 2026

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, December 3, 2025.

2. Additional Agenda Items

The Chair, Dave Beres, noted an unavoidable prior meeting and asked to have the Closed session items brought forward.

A-127/25

Moved by D. McKeen
Seconded by M. Columbus

THAT the LPRCA Board of Directors move Item 10, Closed session, to Item 4 on the December 3, 2025 agenda.

Carried

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-128/25

Moved by J. Palmer
Seconded by S. Bentley

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

Carried

*P. Ypma arrived at the meeting at 6:33 p.m.

The Closed session began at 6:33 p.m.

4. Closed Session

A-129/25

Moved by S. Bentley
Seconded by J. Palmer

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

- Advice that is subject to solicitor-client privilege

Carried

The Board reconvened in open session at 6:49 p.m.

The Chair vacated his seat for the remainder of the meeting. The Vice-Chair, Doug Brunton, chaired the Board of Director's meeting.

A-130/25

Moved by M. Columbus
Seconded by P. Ypma

THAT the Vice Chair, Doug Brunton, is appointed Acting Chair for the remainder of the Board of Director's Meeting held December 3, 2025.

Carried

*D. Beres left the meeting at 6:51p.m.

5. Declaration of Conflicts of Interest

T. Masschaele, M. Columbus, D. Brunton, and C. Van Paassen declared a conflict with a closed agenda item.

T. Masschaele declared a conflict of interest with item 9i (amended to 10i) due to a family member being an employee of the company LPRCA used for the architectural and structural building assessment of Backus Historic site.

6. Minutes of the Previous Meeting

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) Board of Directors Meeting November 5, 2025

A-131/25

Moved by J. Palmer

Seconded by E. Ketchabaw

THAT the minutes of the LPRCA Board of Directors meeting held November 5, 2025 be adopted as circulated.

Carried

b) Board of Directors Budget Meeting November 13, 2025

A-132/25

Moved by C. Van Paassen

Seconded by M. Columbus

THAT the minutes of the LPRCA Board of Directors Budget meeting held November 13, 2025 be adopted as circulated.

Carried

7. Business Arising

There was no business arising from the previous minutes.

8. Correspondence

Judy Maxwell gave an overview of the correspondence received in regards to the ERO up till the end of November.

There were no questions or comments in regards to the correspondence.

A-133/25

Moved by D. McKeen

Seconded by S. Bentley

THAT the correspondences outlined in the Board of Directors agenda of December 3, 2025 be received as information.

Carried

9. Development Applications

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

Leigh-Anne Mauthe presented the approved permits report.

A - 134/25

Moved by T. Masschaele

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 P. Ypma

THAT the LPRCA Board of Directors receives the staff approved Section 28 Regulation Approved Permits report dated December 3, 2025 as information.

Carried

10. New Business

a) Teeterville Dam Environmental Assessment – Montrose Presentation

Saifur Rahman introduced Scott Robertson, the representative from Montrose Environmental.

Scott Robertson highlighted to the Board the five alternative solutions for the Teeterville Dam; the assessments of all alternatives including the advantages and disadvantages; and discussed the preferred alternative (repair the dam) based on the metrics.

Mike Columbus thanked Scott Robertson for his presentation and work on the Environmental Assessment (EA) as the dam is in Councillor Columbus' ward.

Mike Columbus asked how soon could the County see the dam repaired. Scott Robertson informed the Board that the repair timeline is beyond the scope of the EA. Judy Maxwell informed the Board that the design for the dam is in the budget for 2027 and the repair for 2028 and this would be coordinated with Norfolk County.

Debera McKeen asked whose responsibility is it to replace the emergency fire system water supply if the Teeterville Dam is removed. Scott Robertson informed the Board it would be the County's responsibility to replace the emergency water supply, but the negative impact to Norfolk County had to be reviewed and mitigated in the EA report.

Chris Van Paassen has heard from many members of the community and is glad to hear the preferred alternative, based on the research, is to repair the dam.

Robert Chambers asked Scott Robertson if repairing or removing the dam would that affect the upstream headwaters and communities, as farmers above the dam have issues with flooding and unusable land, which they blame on the dam. Scott Robertson informed the Board that the residents in those areas use shallow sand-point wells. As well, Montrose Environmental's hydro-geologist looked into the wells and found that if you were to drop the level of the water by 2 or 3 meters, because it is a sandplain, the cone of influence of the groundwater does not extend more than a hundred meters. As such the dam does not affect above to the next concession. The fluctuations of the ground water table is more influenced by seasons, which have more of an affect to the communities around the stream than the removal or repair of the dam will have.

Jim Palmer asked Scott Robertson how adding two stoplogs to the dam would affect the pond size. Scott Robertson informed the Board that the effect would be relatively marginal, it may extend it a little into the terrestrial wetland, but no effect to community or farms.

Peter Ypma asked if the plan was to only replace the concrete on the discharge, as mentioned in the presentation, or are there other issues with the structure. Scott Robertson

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informed the Board that the concrete was the largest and most noticeable issue, but there were other repairs needed to the dam such as: cracking and exposed rebar; an erosion pool under the dam/spillway; the steel truss bridge to access and operate the dam; and the stop logs amongst other repairs.

Doug Brunton asked if there was a gate on the dam. Scott Robertson responded by saying the dam has a concrete sill and stoplogs, but a sluice gate addition could be explored in the repair design.

Doug Brunton asked if the deeds to the neighbouring properties go to the waters edge. Judy Maxwell informed the Board that Kim Husted is near to finishing the property boundary of Teeterville.

b) Teeterville Dam Environmental Assessment (S. Rahman)

Saifur Rahman presented the Teeterville Dam Environment Assessment report.

Peter Ypma asked staff if there was an estimation as to the apportionment of cost to the County and LPRCA for the dam repair. Judy Maxwell informed the Board that all of the cost for the repair would be a special levy to Norfolk County, but LPRCA would apply for any grants to mitigate the cost.

A - 135/25

Moved by C. Van Paassen
Seconded by M. Columbus

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.

Carried

c) General Manager's Report (J. Maxwell)

Judy Maxwell provided a report summarizing operations in November and provided a few recent updates on the ERO process and applications for funding for species and risk and invasive species.

A-136/25

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

Moved by D. McKeen
Seconded by T. Masschaele

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

Carried

d) Provincial Announcements: Bill 68 Schedule 3 Proposed Changes to the CA Act and ERO Notice #025-1257 (J. Maxwell)

Judy Maxwell presented the report and presentation to the Board giving an overview of Bill 68, the ERO notice, the Ontario Provincial Conservation Agency (OPCA), and the next steps for Conservation Authorities and LPRCA. Judy Maxwell asked the Board to review the attached motion and for further changes or directions the Board of Directors would like to add to the motion to respond to Bill 68 and the ERO #012-1257, which comments are due by December 22, 2025.

Municipalities have no guarantee of representation in all the information provided so far.

Judy Maxwell asked the Board if members would be attending the regional round table on December 12th, Shelley-Ann Bentley and Ed Ketchabaw had invitations, other Municipalities were sending Board members for their other Conservation Authorities.

Doug Brunton gave the Board details on the meeting had with MPP Bobbi-Ann Brady between himself, Chair Beres, and Judy Maxwell. Bobbi-Ann Brady supported Bill 68, but has signalled support from the Conservation Authorities.

Judy Maxwell asked Board members if any were attending ROMA, and if a Board member should attend exclusively to represent the interests of LPRCA to engage with some of the Ministers and voice LPRCA's concerns. Jim Palmer, Ed Ketchabaw, Shelley-Ann Bentley, Robert Chambers, and Debera McKeen would all be attending. There was a discussion had about sending Vice-Chair Doug Brunton to represent LPRCA.

Judy Maxwell provided an analysis of the proposal and the ERO to give the Board of Directors a summary of all the information provided so far about the changes. Judy Maxwell asked the Board to review the prepared motion on page 77 of the agenda package. Judy Maxwell pointed to the attached correspondences from other CAs and Municipalities to review responses, and mentioned that Windsor took a different stand in response and rejected the entire Bill 68. The prepared motion can be changed to reflect the Board's opinions.

Doug Brunton informed the Board of his concern with the blending of the Conservation Authorities and what that will mean for the reserves and lands here in Norfolk County and the Long Point Region.

Chris Van Paassen would like to see the process slowed down. More questions need to be answered, and more time is needed to fully review the process and allow for consultation. More decisions and choices need to remain with local communities. Member Van Paassen can see the sense in a permitting platform, but strongly supports boots on the ground for

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planning, local expertise is needed for planning and permitting review.

Mike Columbus considers the many questions that are still unanswered by all of the releases from the Provincial Government, questions like: where are the efficiencies; will there be cost benefits and how will this be determined; what are the finances and economics of the amalgamation; who will be responsible for funding.

Shelley Ann Bentley has severe concerns with the proposal. Costs are important and there has been little information given about costs. Who will be responsible to fund the consolidation and the OPCA. One brush for all watersheds and CAs does not seem possible.

Ed Ketchabaw thanked Judy Maxwell and staff for the report and the clear review. Ed Ketchabaw agreed with other Board members in regards to the lack of answers to numerous questions, and some answers received seem to be conflicting.

Peter Ypma highlighted that any permitting issues can be resolved and accomplished in the current format for Conservation Authorities without consolidation. Local representation is important to remain. Board Member Ypma would like to see more restrictive and rejecting language to the proposed regional boundaries in LPRCA's response. The proposed regional boundaries are too big to fully support local communities.

Tom Masschaele notes that the pattern of the Ontario Government is clear, and the government wants every decision to be made in Toronto, eliminating all local boards, local ideals, and local decisions.

Jim Palmer is concerned about the LPRCA reserves and questions if all LPRCA money will just be consolidated towards the bigger cities.

Mike Columbus asks what other countries and provinces do with flooding and watersheds. Judy Maxwell informed the Board that staff were less familiar with other models, but other provinces look to Ontario for its model for flooding and flood response.

Robert Chambers notes that not too many years ago the Ontario Government pushed for watershed planning, and now are pushing the complete opposite. To amalgamate such large areas would be counter to watershed-based planning.

A - 137/25

Moved by C. Van Paassen

Seconded by S. Bentley

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.

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

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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.

Carried

There was discussion amongst the Board about the response to the ERO itself. Judy Maxwell informed them that staff will draft up a response.

A-138/25

Moved by E. Ketchabaw

Seconded by C. Van Paassen

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

THAT the LPRCA Board of Directors directs the General manger to write up a response and respond to ERO # 012-1257.

Carried

Judy Maxwell asked the Board if LPRCA would be sending delegates to the ROMA conference, and if so, a motion would be needed.

The Board agreed to sending along representatives.

A-139/25

Moved by S. Bentley

Seconded by T. Masschaele

THAT the LPRCA Board of Directors send (1) Board delegate and (1) staff delegate from LPRCA to the ROMA conference on January 18-20th to represent LPRCA.

Carried

e) Staff Appreciation (J. Maxwell)

Judy Maxwell presented the report.

A-140/25

Moved by D. McKeen

Seconded by P. Ypma

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

Carried

f) 2025 Forestry Update (J. Maxwell)

Judy Maxwell presented the report.

A-141/25

Moved by J. Palmer

Seconded by S. Bentley

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

Carried

g) Vittoria Dam EA Implementation Design - Consulting Service (S. Rahman)

Saifur Rahman presented the report.

Chris Van Paassen asked if staff would reach out to Norfolk County engineers who were looking at repairing the bridge over the dam in 2027, LPRCA and Norfolk County should work together on repairs.

FULL AUTHORITY COMMITTEE MEMBERS

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A-142/25

Moved by T. Masschaele
Seconded by M. Columbus

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

Carried

h) Ontario Regulation 41/24 Regulation Mapping Update (L. Mauthe)

Leigh-Anne Mauthe presented the report. Leigh-Anne Mauthe corrected an error in the report in which it was written “September 25th to October 1st, 2026” the “2026” should have been “2025”.

Peter Ypma asked staff where the maps go to when sent to the Municipalities. Leigh-Anne Mauthe informed the Board that the maps will be sent to the GIS departments of the municipalities and the planning department of each municipality is informed.

Chris Van Paassen asked staff why some of the hazard areas had expanded in these maps even though one of the rule changes from the government was to reduce the regulated area from 120m to 30m. Leigh-Anne Mauthe informed that Board that multiple flood line studies and mapping studies gave LPRCA better information on riverine areas. All maps have been double and triple checked by staff, with the better equipment like LiDAR some of the areas did increase the regulated area. Newly identified wetlands by MNR also contributed to the expanded areas.

Peter Ypma asked staff if changes were made to the 100-year flood line on the mapping. Leigh-Anne Mauthe responded in the affirmative. All of the completed work and studies that were done over the last few years in the region have provided new flood elevations.

A-143/25

Moved by C. Van Paassen
Seconded by T. Masschaele

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.

FULL AUTHORITY COMMITTEE MEMBERS

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i) Backus Architectural and Structural Building Assessment Report (J. Maxwell)

Tom Masschaele reminded the Board of his conflict of interest for the item.

Judy Maxwell presented the report.

Mike Columbus asked staff if the report and site assessment would be presented to the Backus Museum Committee. Judy Maxwell responded in the affirmative.

Mike Columbus asked staff what will happen to the artifacts in some of the poorly assessed buildings. Judy Maxwell informed the Board that the artifacts are part of the collection, and as such would be dealt with prior to any work on the buildings and structures that hold them.

Chris Van Paassen noted that some of the structures in bad condition are not historic structures, but just a roof over an artifact, would staff be building a new structure or removing. Judy Maxwell informed the Board that the structures will be eliminated.

Chris Van Paassen noted that the assessment said the maintenance of the buildings was behind. Should LPRCA hire another maintenance person to help keep up with the required fixes and maintenance of the historic site. Judy Maxwell informed the Board that staff will evaluate that and may need a sub-contractor.

Shelley Ann Bentley asked staff if the removal of the unsafe buildings would free up more space for camping. Judy Maxwell informed the Board that the spots the buildings are in are not suitable for camping.

A-144/25

Moved by R. Chambers

Seconded by J. Palmer

THAT the LPRCA Board of Directors receives the Architectural and Structural Building Assessment Report as information.

Carried

Next meeting: January 7, 2025, Board of Directors at 6:30 p.m.

Adjournment

The Acting Chair adjourned the meeting at 8:46 p.m.

Doug Brunton
Acting Chair

Judy Maxwell
General Manager/Secretary-Treasurer

/ns

FULL AUTHORITY COMMITTEE MEMBERS

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