



BOARD OF DIRECTORS MEETING
Wednesday, October 7, 2026 @ 6:30pm
Zoom Meeting

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 – September 2, 2026 1-7
 - b) Board of Directors Budget Meeting – September 29, 2026 8-10
6. Business Arising from the previous minutes: None
7. Review of Committee Minutes: None
8. Correspondence:
 - a) Woodstock Sentinel – “Oxford County will have minimal seats on new CA” 11-12
 - b) OPCA – “CA Board Governance” 13
 - c) Granthaven – “Outdoor Collectible show” 14
9. Planning Department:
 - a) Section 28 Regulations Approved Permits (L. Mauthe) 15-24
10. New Business:
 - a) General Manager’s Report (J. Maxwell) 25-26
11. Closed Session: None

Next Meeting: Board of Directors, November 4, 2026, 6:30pm

Adjournment



LONG POINT REGION CONSERVATION AUTHORITY
Board of Directors Meeting Minutes of September 2, 2026

Members in attendance:

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

Norfolk County
Norfolk County
Haldimand County
Town of Tillsonburg
County of Brant
Norfolk County
Municipality of Bayham/Township of Malahide
Norfolk County
Haldimand County
Township of Norwich
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 6:30 p.m., Wednesday, September 2, 2026.

2. Additional Agenda Items

None

3. Approval of the Agenda

A-96/26

Moved by D. Beres
Seconded by E. Ketchabaw

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

Carried

4. Declaration of Conflicts of Interest

Shelley Ann Bentley declared a conflict of interest with application LPRCA-121/26 in agenda item 9(a).

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

5. Minutes of the Previous Meeting

a) Board of Directors Meeting of July 8, 2026

A-97/26

Moved by D. McKeen

Seconded by S. Bentley

THAT the minutes of the LPRCA Board of Directors Meeting held July 8, 2026 be adopted as circulated.

Carried

6. Business Arising

There was no business arising from the previous minutes.

7. Review of Committee Minutes

a) Audit & Finance Committee Meeting – August 7, 2026

A-98/26

Moved by T. Masschaele

Seconded by J. Palmer

THAT the minutes of the LPRCA Audit and Finance Committee meeting held August 7, 2026 be adopted as circulated

Carried

b) Lee Brown Marsh Management Committee Meeting – June 4, 2026

Peter Ypma asked staff about the future of the Lee Brown Marsh Management Committee after amalgamation. Judy Maxwell informed the Board that there is nothing definitive on the structure and governance of the Regional CAs as of yet.

A-99/26

Moved by M. Columbus

Seconded by P. Ypma

THAT the minutes of the Lee Brown Marsh Management Committee meeting held June 4, 2026 be adopted as circulated.

Carried

c) Backus Museum Committee Meeting – March 30, 2026

Tom Masschaele asked staff if Backus Museum Committee was in the same situation as the Lee Brown Marsh Committee and that other CAs must have committees that need to be decided on as well. Judy Maxwell informed the Board that yes, other CAs have committees and foundations that staff are awaiting on direction for.

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

Dave Beres noted that Backus is more of an advisory committee, as it recommends action to the Board of Directors from a local knowledge perspective.

Mike Columbus asked staff if the Backus Grist Mill could qualify for the Trillium Grant. Judy Maxwell informed the Board that Conservation Authorities were ineligible for the Trillium Grant.

Mike Columbus asked staff if the engineering report for the Backus Grist Mill has been completed. Judy Maxwell informed the Board that the final report has not been delivered yet.

A-100/26

Moved by T. Masschaele

Seconded by J. Palmer

THAT the minutes of the Backus Museum Committee meeting held March 30, 2026 be adopted as circulated.

Carried

8. Correspondence

There was discussion amongst the Board in regards to the municipal representation letter from Kettle Creek CA and a move to have staff draft a letter of support.

A-101/26

Moved by P. Ypma

Seconded by M. Columbus

THAT the LPRCA Board of Directors supports the formal request letter from Kettle Creek CA in regard to the consideration to extend their current 2026 Municipal Representation during Transition;

AND,

THAT the LPRCA Board of Directors directs staff to send a letter of support to the OPCA, AMO, ROMA, Conservation Ontario, and other relevant ministries.

Carried

A-102/26

Moved by E. Ketchabaw

Seconded by D. McKeen

THAT the correspondences outlined in the Board of Directors agenda of September 2, 2026 be received as information.

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

9. Development Applications

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

Leigh-Anne Mauthe presented the report.

Tom Masschaele asked Staff about two applications on Beach Ave in Long Point and the accessory buildings which LPRCA staff have noted have no opportunity for habitable space, does this mean there is no opportunity for the structure to be converted into habitable space from a legal perspective or from the physical aspects of the build. Leigh-Anne Mauthe informed the Board that staff review the application for any potential for habitable space, for example a washroom, and inform the applicants that LPRCA will not support the conversion of the accessory building to habitable space.

Tom Masschaele further asked if staff confirmed that the space was not habitable. Leigh-Anne Mauthe informed the Board that LPRCA legislation does not allow staff to enter the buildings for review, but municipal by-law officers follow up with complaints.

Tom Masschaele asked why these accessory buildings were around the 1080 square feet size. Leigh-Anne Mauthe informed the Board that LPRCA policy only allows for around 1080 square feet for an accessory building in the regulated area.

Tom Masschaele confirmed with staff that permit LPRCA-133/26 was Norfolk County's dredging permit.

Tom Masschaele confirmed with staff that the 14,000 litre septic holding tank for permit LPRCA-111/26 was the correct number.

Doug Brunton asked about how long a permit is good for. Leigh-Anne Mauthe informed that Board that all LPRCA permits expire in two years, but an applicant can apply for an extension.

A-103/26

Moved by P. Ypma

Seconded by D. McKeen

THAT the LPRCA Board of Directors receives the staff approved Section 28 Regulation Approved Permits report dated September 2, 2026 as information.

Carried

10. New Business

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

Judy Maxwell presented the report, highlighting the success of the Deer Creek Fishing Derby, the Leighton & Betty Brown Conservation Scholarship winner Trevor Barnucz, and the upcoming War of 1812 reenactment at Backus Heritage CA.

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-104/26

Moved by J. Palmer
Seconded by S. Bentley

THAT the LPRCA Board of Directors receives the General Manager's Report for July and August 2026 as information.

Carried

b) Eastern Lake Erie Regional CA Updates (J. Maxwell)

Judy Maxwell presented the report, and added that the first transition committee meeting will be held September 15, 2026.

A-105/26

Moved by M. Columbus
Seconded by D. Beres

THAT the LPRCA Board of Directors receives the Eastern Lake Erie Regional Conservation Authority Amalgamation update as information.

Carried

c) Environmental Registry of Ontario Posting Number 026-0740 (J. Maxwell)

Judy Maxwell presented the report.

Doug Brunton voiced disagreement with the proposed Board representation of ELERCA.

The Board further discussed what should be considered in the municipal representation numbers and there was no agreement with the proposed distribution of municipal representation on the new Regional CA Board.

A-106/26

Moved by M. Columbus
Seconded by S. Bentley

THAT the LPRCA Board of Directors receives the ERO #026-0740 Consultation on Proposed Governance Regulations for Regional Conservation Authorities and the Ontario Provincial Conservation Agency update as information;

AND

THAT the LPRCA Board of Directors directs staff to send the staff drafted comments from the report with amendments to include the reassessment of the representation in the LPRCA watershed, to include a better balance of population, population within the new RCA, the unique geography of the region, and the expansion of local watershed council areas on behalf of the LPRCA Board of Directors.

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

d) Q2 Financial Report (A. LeDuc)

Aaron LeDuc presented the report.

There were no questions.

*P.Ypma left at 7:36p.m.

A-107/26

Moved by D. Beres

Seconded by D. McKeen

THAT the LPRCA Board of Directors receives the Q2 Financial Report – June 30, 2026 for the period up to and including June 30, 2026 as information.

Carried

e) 2027 Meeting Schedule (A. LeDuc)

Aaron LeDuc presented the report.

There were no questions.

A-108/26

Moved by T. Masschaele

Seconded by J. Palmer

THAT the LPRCA Board of Directors approves the Proposed 2027 Meeting Schedule as presented.

Carried

f) Forest Timber Tender – Earl Danylevich (J. Maxwell)

Judy Maxwell presented the report.

There were no questions.

*P. Ypma returned at 7:41p.m.

A-109/26

Moved by D. McKeen

Seconded by J. Palmer

THAT the LPRCA Board of Directors accepts the tender submitted by Leonard Pilkey for marked standing timber at the Earl Danylevich Tract – LP-372-26 for a total tendered price of \$115,595.00.

Carried

FULL AUTHORITY COMMITTEE MEMBERS

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

g) Forest Management Prescriptions/Operating Plans (J. Maxwell)

Judy Maxwell presented the report.

Mike Columbus asked staff if LPRCA logs forest tracts every fifteen years and is a prescription done every time. Judy Maxwell informed the Board that the rotation is around 15 years for forest tracts. A prescription/operating plan for each tract is a requirement before harvesting.

A-110/26

Moved by T. Masschaele

Seconded by P. Ypma

THAT the LPRCA Board of Directors approves the prescription/operating plans for the Wilson Tract (Block #2) on 400 Norfolk County Road 60 of South Walsingham Township, and the Swick-King Tract (Block #2) on 568 St. John's Road West of Charlottesville Township.

Carried

11. Closed Meeting

No closed meeting.

Next meeting: September 29, 2026, 9:30a.m. Budget Meeting

Adjournment

The Chair adjourned the meeting at 7:48 p.m.

Doug Brunton
Chair

Judy Maxwell
General Manager/Secretary-Treasurer

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 September 29, 2026

Members in Attendance

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

Norfolk County
Norfolk County
Haldimand County
Town of Tillsonburg
County of Brant
Norfolk County
Municipality of Bayham/Township of Malahide
Haldimand County
Township of Norwich
Township of South-West Oxford

Regrets:

Tom Masschaele

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
Nicole Sullivan, HR Associate/Executive Assistant

1. Welcome and Call to Order

The chair called the meeting to order at 9:34 a.m., Tuesday, September 29, 2026.

2. Additional Agenda Items

None.

3. Declaration of Conflicts of Interest

None were declared.

4. Approval of the Agenda

A-111/26

Moved by D. Beres

Seconded by J. Palmer

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

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

5. Budget Overview Presentation

A) Budget Overview Presentation

The Manager of Corporate Services provided a general overview of the 2027 draft budget.

At the last Audit and Finance Committee meeting on August 7, 2026, the Committee provided staff direction to prepare a budget with a maximum 4.0% target increase on the levy. The 2027 Draft Budget was presented with a -2.32% or -\$55,615 municipal levy decrease. The operating levy increased by 3.48% or \$77,885 and the capital levy decreased by -85.03% or -\$133,500. A special levy to Norfolk County of \$640,000.

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

6. 2027 Budget Package

*R.Chambers arrived at 10:19 a.m.

Operations:

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

Capital:

The 2027 total for capital spending is budgeted at \$1,520,172 requiring \$23,500 from the general levy, \$162,000 from the Current Year Surplus, \$16,000 from the User Fee Reserve, \$39,500 Prior Year Capital, \$425,000 Provincial/Federal Grants, \$150,000 from Reserves, \$34,000 from Motorpool Reserve; \$30,172 from Deferred Revenue, and \$640,000 Special Levy from Norfolk County.

The following reports were reviewed and discussed:

1. One-Year 2027 Draft Capital Budget
2. Five-Year 2027 Draft Capital Budget

Maintenance work and necessary repairs for public safety are continuing on the major water control structures. Seven projects are planned for 2027 totaling \$1,190,000, Backus Mill Dam design for spillway/wingwall improvements; Brook Dam pedestrian bridge superstructure and deck replacement; Hay Creek Dam concrete repairs; Lehman Dan fish ladder rehabilitation; Sutton Dam structure removal and channel realignment; Teeterville Dam repair design; and Vittoria Dam EA implementation.

One Watershed Planning Services project is planned for 2027 totaling \$50,000; Flood and erosion hazard mapping of Upper Big Creek.

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

Other works include gate replacement, updated signage, Backus Grist Mill structural repairs, Haldimand CA and Backus CA water system upgrades, annual computer upgrades, and vehicle and equipment replacements.

7. General Manager's Report and Budget Recommendations

A-112/26

Moved by D. Beres

Seconded by J. Palmer

THAT the LPRCA Board of Directors approves the following recommendations regarding LPRCA's 2027 Draft Operating and Capital budgets:

THAT the draft 2027 operating budget of \$6,423,224 requiring \$2,316,066 of general levy representing an increase in the general levy of 3.48% or \$77,885;

AND

THAT the draft 2027 capital budget of \$1,520,172 requiring \$23,500 of general levy representing a decrease in the general capital levy of -85.03% or -\$133,500;

AND

THAT the draft 2027 capital budget includes a special levy of \$640,000 for Norfolk County;

AND

THAT the total general municipal levy of \$2,339,566 requiring a decrease of -2.32% or -\$55,615 overall compared to 2026 be circulated to member municipalities for review and comment;

AND

THAT staff be directed to present the Draft 2027 Budget to member municipalities when requested.

Carried

The Chair adjourned the meeting at 11:24 a.m.

Doug Brunton
Chair

Judy Maxwell
General Manager/Secretary-Treasurer

/ns

FULL AUTHORITY COMMITTEE MEMBERS

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

Subscribe

[News](#) [Sports](#) [Entertainment](#) [Life](#) [Opinion](#) [All Newspapers](#) [Classifieds](#) [Obituaries](#) [Business Ads](#) [Jobs](#) [Driving](#) [Healthing](#) [Puzzmo](#) [Newsletters](#)

✕

This advertisement has not loaded yet, but your article continues below.

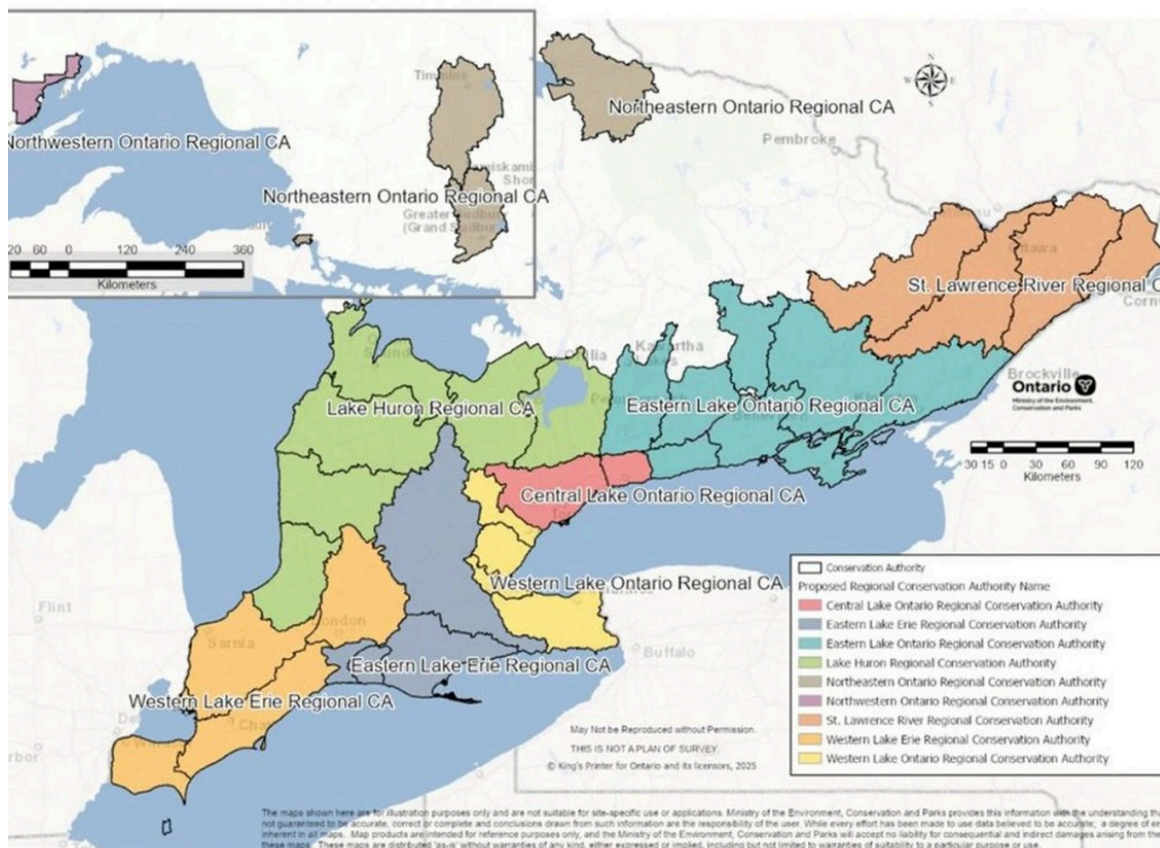
[News / Local News](#)

Oxford County would have minimal seats on new conservation boards: Staff

Oxford County will have minimal representation on boards under the proposed amalgamation of Ontario's Conservation Authorities (CAs).

Jacob Robinson

Published Sep 10, 2026 • 4 minute read

[Join the conversation](#)

A map of the Ontario government's planned new regional conservation authorities. (Government of Ontario)

Oxford County will have minimal representation on the new conservation authority boards after next year's planned amalgamation.

April Nix, the municipality's manager of planning policy, provided council an update on the impending mergers on Sept. 9, outlining the decision-making body for each of the new regional conservation authorities.

The regional model, which is set to begin over the next six months, will see Ontario's 36 conservation authorities whittled down to nine regional groups on Feb. 1, 2027.

This means the four current authorities that have portions of their watersheds in Oxford will be reduced to two.

The Upper Thames River Conservation Authority is becoming part of the Western Lake Erie Regional Conservation Authority while the Grand River Conservation Authority, Long Point Regional Conservation Authority and Catfish Creek Conservation Authority are becoming part of the Eastern Lake Erie Regional Conservation Authority.

Currently, Oxford has 10 appointed representatives across the four existing conservation authority boards but is slated to have just three under the new framework.

“The province’s proposed formula for determining the number of seats utilizes a ‘tiered allocation’ approach, primarily based on population,” Nix wrote.

“Fundamentally, the allocation is based on a municipality’s share of the regional conservation authority’s total population. The province has not shared the source of the census data that the population shares were derived from. However, it appears clear that the allocations are based on the assumption that each municipality’s population is equally distributed across its land area (i.e. if 50 per cent of a municipality’s geographic area is within the regional conservation authority area, then that also means 50 per cent of its total population must reside in that same area).”

This will leave Oxford with just two reps on the Western Lake Erie Regional authority, which includes London, Windsor, Essex County, Lambton County, Chatham-Kent, Middlesex County, Stratford, Elgin County, Perth County, St. Marys, Huron County and Point Pelee.

The county would have just one official on the board of the Eastern Lake Erie Regional Conservation Authority, a group including the Waterloo Region, Hamilton, Guelph, Brantford, Wellington County, Norfolk County, London, St. Thomas, Brant County, Halton Region, Haldimand County, Dufferin County, Elgin County, Perth County, Middlesex County and Grey County.

Nix noted all participating municipalities of a conservation authority may enter into an agreement setting out an alternative method for determining the number of members each municipality appoints to the regional board, provided that all of the participating municipalities sign the agreement, but no municipality may appoint more than five board members.

Under the current proposal, the Waterloo Region would have the most seats on the Eastern Lake Erie Conservation Authority with four, while London, Windsor and Essex are each set to have a pair of reps for Western Lake Erie.

“The assumption that population distribution is equal across a municipality’s land area does not necessarily accurately represent reality, particularly in more mixed rural/urban municipalities like Oxford,” Nix noted.

The report noted that, under the province’s methodology, roughly 54.8 per cent of the county’s land area falls within the Western Lake Erie authority, and 45.1 per cent falls within the eastern side. Staff estimate that closer to 70 per cent (85,200 people) of Oxford residents live within the boundaries of the new western region, while roughly 30 per cent (36,500) reside in the east, largely due to the City of Woodstock, Town of Ingersoll, and several larger villages falling entirely or primarily within the western boundary.

“Assigning a minimum of one seat to any participating municipality, regardless of its share of the (conservation authority) population or land area, may lead to inequitable representation with respect to watershed-level considerations, as well as from an overall governance and land management perspective,” Nix wrote.

“The board composition should ensure an appropriate balance of urban and rural representation to recognize that service levels and considerations vary across (conservation authorities) and geographies due to the fact that each (authority’s) programs and services – as developed under the oversight of its local board of directors – are tailored to the unique needs of their communities, local watershed conditions, municipal priorities and budgets, and community input.”

As currently proposed, eight of the 22 western seats and eight of 23 in the east are predominantly urban centre with the remaining located in urban-rural regions such as Oxford County.

“This could potentially be a further criterion/consideration regarding the allocation of board seats,” Nix suggested.

“Furthermore, it remains unclear what protective measures (e.g. controls and mechanisms), if any, will be in place to ensure that resources are not redistributed among the multiple watersheds that will now be part of each regional conservation authority, or otherwise diluted through centralization under the province’s proposed representation approach.”

Nix added that it’s not clear how the proposed government model would support transparent capital planning and preservation of local advisory committees, or similar roles, to help ensure local input into decision-making.

“Given that the new boards won’t be established until Feb. 1, 2027, and most municipal appointments will end in late 2026 with the current terms of municipal councils, the province should propose a transition regulation that extends existing conservation authority board appointments through until Jan. 31, 2027, to minimize disruptions or delays to conservation authority business and decision-making,” Nix said.

“Ensuring appropriate and balanced representation across watershed areas and between urban and rural municipalities is essential to achieving this objective, particularly when it comes to recognizing/understanding and appropriately addressing/responding to specialized watershed needs, considerations and priorities (e.g. agriculture, drinking water, localized flooding, or unique recreational priorities),” the report continued.

Nix confirmed that staff would emphasize the need for the Ford government to “meaningfully engage” with municipal staff and conservation authorities to “ensure the establishment of an appropriate and effective provinciewide framework for conservation authorities that addresses the matters discussed in this report and previous submissions.”

jrobinson@postmedia.com

RECOMMENDED VIDEOS

**Ontario Provincial
Conservation Agency**

**l'Agence ontarienne de
protection de la nature**

September 9, 2026

Dear Conservation Authority CAOs and GMs:

We have received several inquiries regarding CA board governance in light of the upcoming municipal election and would like to provide clarification. Specifically, we have heard concerns related to a potential “lame duck” status of municipal council members during the election period and resulting impacts for CA board responsibilities including the approval of 2027 budgets.

These concerns appear to stem from [Section 275 of the Municipal Act, 2001](#), which establishes that if less than three quarters of the members of an outgoing council are returning, the outgoing council is restricted from specific actions, including making expenditures or incurring liabilities.

It is important to note that CAs are independent organizations and for that reason, this provision of the Act does not apply to CA's budgets or expenditures. In addition, [Section 14\(4.2\) of the Conservation Authorities Act](#) sets out that a municipal council member remains a member until they are replaced. This means that existing board members continue to hold their responsibilities as members of the conservation authority board, including participating in the budget process.

For these reasons, the municipal election this October will not affect the current composition or operation of CA boards. Existing board members will remain in their positions throughout the fall and until consolidation in February 2027.

To be clear, whether a current board member chooses not to seek re-election or is unsuccessful in their re-election, does not affect the CA board prior to consolidation. Current board membership remains unchanged until that time.

We hope this clarification is helpful and addresses any questions that may have arisen. We would also like to take this opportunity to thank you for your ongoing support and collaboration as we continue our transition planning.

Sincerely,



Hassaan Basit
CEO
Ontario Provincial Conservation Agency

Outdoor collectibles show this weekend



Jeff Helsdon, Editor

The Canadian Decoy and Outdoor Collectibles Association's annual show will be held at Backus Heritage Conservation Area this Saturday.

Running from 10 a.m. to 3 p.m., the show will feature vendors selling all sorts of sporting collectibles. This includes older vintage fishing tackle, artwork, knives, anything related to hunting, fishing, and trapping, vintage duck calls and game calls, antique fishing nets, sporting books, and early camping equipment.

"Certainly the focus will be antique and vintage decoys," said organizer Bruce Malcolm.

The Long Point area has a long history of waterfowl hunting, with guides from many local clubs carving their own wooden decoys.

"There will be a significant amount of Long Point material, but there's certainly not a focus on it," Malcolm said. "You never know what people will bring. There will certainly be decoys from Norfolk County."

Amongst the 23 different exhibitors will be four auction houses showcasing high-value decoys they have been assigned to sell in upcoming auctions.

The \$5 admission includes admission to Backus. Visitors can also visit the newly opened Davidson Decoy Gallery that day.

[Tillsonburg Post](#)



LONG POINT REGION CONSERVATION AUTHORITY STAFF REPORT

Date: October 7, 2026

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-187/25 REVISED

Plan 228, Lot 129-130, 129-130 Faye Street, Elgin County – Municipality of Bayham

- The proposed work – to relocate an existing dwelling on a new foundation away from the existing slope,
- The revisions to the permit include a change in the proposed location of the dwelling, changes to the foundation plan to account for a new staircase and floor renovations, and inclusion of re-construction of the existing sunroom to an increased size of 24.9m² (267.6ft²) as part of the proposal,
- 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 control of erosion.

Application# LPRCA-191/25 REVISED**Concession 1, Lot 13, Scott Drive Road Allowance, Norfolk County – Port Dover**

- The proposed work – to place gabion and rip-rap at the toe of the bank of Black Creek to an approximate area of 51.1m² (550ft²) to stabilize the bank and mitigate erosion to protect municipal infrastructure, and the associated grading,
- The revisions to the permit include an increase in the erosion protection footprint and additional fill needed to facilitate equipment access,
- 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-95/26**Concession 6, Lot 12, 1309 Turkey Point Road, Norfolk County - Charlotteville**

- The proposed work – to construct an outlet for the new Smith Municipal Drain that will service 7 new residential lots,
- Satisfactory construction details and a stormwater management plan was submitted in support of the application,
- There will be no adverse hydraulic or fluvial impacts on the creek, and
- The application is within the riverine erosion and flood hazard of Young's Creek and the proposal should not negatively affect the control of flood and/or erosion.

Application# LPRCA-103/26**Plan 436, Lot 364, 22 Beach Avenue, Norfolk County – South Walsingham**

- The proposed work – to construct a 2-story detached garage with a total enclosed floor area of 100m² (1,080ft²),
- A satisfactory site plan and construction drawings was submitted in support of the application,
- There is no opportunity for the structure to be converted into habitable space in the future,
- There is no feasible alternative site outside the Lake Erie shoreline flooding and erosion hazards,
- The 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-132/26 REVISED**Plan 57B, Lot 10, 44 Fourteenth Street West, Norfolk County - Simcoe**

- The proposed work – to remove an existing septic system and install a new replacement system,
- The revisions to the permit include installation of an entirely new system rather than only drainage bed replacement as previously proposed/approved,
- A satisfactory site plan and construction details were submitted in support of the application,

- The risk of creating new riverine erosion hazards or aggravating existing hazards as a result of the development is negligible,
- The application is adjacent to a Provincially Significant Wetland and the hydrologic function of the wetland will not be negatively impacted by the development, and
- The application is within the riverine erosion hazard allowance and this proposal will not negatively impact the control of erosion.

Application# LPRCA-135/26

Plan 82B, Lots 45 & 46, 1454 Front Road, Norfolk County – Charlotteville

- The proposed work – to construct a 258m² (2,786 ft²) retail/event building that includes a new septic system, a cistern and grading to facilitate a new entrance and parking lot.
- A satisfactory site plan and construction drawings were submitted in support of this application,
- There is no impact on existing or future slope stability,
- The risk of creating new erosion hazards or aggravating existing erosion hazards as a result of the development is negligible,
- Access into and through the valley for maintenance will not be prevented,
- The application is within the riverine erosion hazard allowance and this proposal will not negatively affect the control of erosion or slope stability, and
- The application is within the area of interference adjacent to a Provincially Significant Wetland. The hydrologic function of the wetland will not be negatively impacted by this development.

Application# LPRCA-137/26

Plan 207, Lot 7,8, 235 Chapman Street East, Norfolk County – Port Dover

- The proposed work – to construct a 55m² (529 ft²) detached garage on a concrete slab.
- A satisfactory site plan and construction drawings were submitted in support of this application,
- The susceptibility to natural hazards is not increased or new hazards created,
- Access for maintenance will not be prevented,
- The application is within the riverine erosion and flood hazard allowance and this proposal will not negatively affect the control of flooding and erosion.

Application# LPRCA-138/26

Plan 135, Lot D, 35 Cedar Drive, Norfolk County – Charlotteville

- The proposed work – to install a new septic system,
- A satisfactory site plan and construction drawings were submitted in support of this application,
- The septic system is designed to be effective when the water table reflects the maximum monthly Lake Erie water level (175.0 m CGVD28), and
- The application is within the Lake Erie shoreline flooding hazard and this proposal will not negatively affect the control of flooding.

Application# LPRCA-140/26

Concession 13, Lot 6, 108 Norwich Road, Brant County – Burford

- The proposed work – to construct a 2-story, 144m² (1,550ft²) accessory structure with a 12.5m² (135ft²) balcony, and associated grading,

- A satisfactory site plan and construction drawings was submitted in support of the application,
- The susceptibility to natural hazards is not increased or new hazards created, and
- The application is within the riverine erosion and flooding hazard allowance and the proposed development will not negatively impact the control of flooding and erosion.

Application# LPRCA-141/26

Concession 6, Lot 13, 2348 Highway 59, Norfolk County – South Walsingham

- The proposed work – to remove an existing culvert and surrounding berm to restore the original open channel of the watercourse.
- A satisfactory site plan and construction drawings were submitted in support of this application,
- A satisfactory sediment and erosion control plan was submitted in support of this application,
- The susceptibility to natural hazards is reduced and new hazards will not be created, and
- The application is an alteration to a watercourse and this proposal will not negatively affect the watercourse.

Application# LPRCA-142/26

Concession 7, Lot 18, 1167 East Quarterline Road, Norfolk County – North Walsingham

- The proposed work – to add filter cloth and large rocks around the culvert intake to reduce erosion and stabilize the creek banks and berm.
- A satisfactory site plan and construction drawings were submitted in support of this application,
- The susceptibility to natural hazards is reduced and new hazards will not be created, 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-143/26

Plan 436, Lot 470, 5 Old Cut Boulevard, Norfolk County – South Walsingham

- The proposed work – to add an additional 7m² (76 ft²) to the existing deck and to complete interior renovations.
- A satisfactory site plan and construction drawings were submitted in support of this application,
- Susceptibility to natural hazards is not increased or new hazards created, and
- The application is within the Lake Erie shoreline flooding and erosion hazard and this proposal will not negatively affect the control of flooding or erosion.

Application# LPRCA-145/26

Plan 21074, Lot 54-55, 108 Lakeside Drive, Haldimand County - Walpole

- The proposed work – to recognize the construction of a new concrete block shoreline protection structure,
- Satisfactory construction details and drawings were submitted in support of the application,
- There are no adverse impacts on the natural shoreline processes of Lake Erie,

- The susceptibility to natural hazards is not increased or new hazards created,
- 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 hazards and the proposed development will not negatively impact the control of flooding and erosion.

Application# LPRCA-146/26

Plan 36B, Lot 17, 45 Beckett Street, Norfolk County – South Walsingham

- The proposed work – to enclose an existing 27.4m² (295.2ft²) second-story porch to convert it into habitable space, enclose and convert the space below it into unfinished basement space, and to partially re-construct the existing roof and floors,
- A satisfactory site plan and construction drawings was submitted in supported of the application,
- The risk of creating new riverine erosion hazards or aggravating existing 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 valley system and the proposed development will not negatively impact slope stability or the control of erosion.

Application# LPRCA-147/26

Plan 429, Block A, 29 Poplar Road, Norfolk County – South Walsingham

- The proposed work – to dredge a 1,000m² (10,763.9 ft²) area of the channel for boat access within a Provincially Significant Wetland.
- A satisfactory site plan was submitted in support of this application,
- The susceptibility to natural hazards is not increased or new hazards created,
- There will be no adverse impacts on the natural shoreline processes of Lake Erie,
- The material removed will be deposited on the existing spoil banks above the highwater mark,
- The hydrologic function of the wetland will not be negatively impacted by this development, and
- The application is within the Lake Erie flooding hazard and this proposal will not negatively impact the control of flooding.

Application# LPRCA-148/26

Plan 82B, Lot 2, 1102 Front Road, Norfolk County – Charlotteville

- The proposed work – to upgrade the existing shoreline protection through the installation of riprap stones and fill along 68 metres (223 ft) of the shoreline.
- A satisfactory site plan and construction drawings were submitted in support of this application,
- There are no adverse impacts on the natural shoreline processes of Lake Erie,
- The susceptibility to natural hazards is not increased or new hazards created,
- The proposed shoreline structure is in accordance with the recommendations of the Shoreline Management Plan,
- A maintenance access is retained to and along existing and proposed shoreline protection works,

- 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,
- The application is within the area of interference adjacent to a Provincially Significant Wetland. The hydrologic function of the wetland will not be negatively impacted by this development.

Application# LPRCA-149/26

Concession 8, Lot 2-4, 433 Thompson Road West, Norfolk County - Townsend

- The proposed work – to complete renovations to 7 existing structures which will include changes to their floor and wall layouts, and to construct a new asphalt trail network with a length totaling 1,655m (5,430ft),
- A satisfactory site plan and construction drawings was submitted in support of the application,
- The susceptibility to natural hazards is not increased or new hazards created,
- The application is adjacent to Provincially Significant Wetlands and the hydrologic function of the wetlands will not be negatively impacted, and
- The application is within the riverine flooding and erosion hazard allowances and the proposed development will not have a negative impact on the control of flooding and erosion.

Application# LPRCA-150/26

Plan 436, Lot 301, 51 Beach Avenue, Norfolk County – South Walsingham

- The proposed work – to install a new septic system to replace the existing septic system,
- A satisfactory site plan and construction details was submitted in support of the application,
- The septic system is designed to be effective when the water table reflects the maximum monthly Lake Erie water level (175m CGVD28), and
- The application is within the Lake Erie shoreline flooding hazard and the proposed development will not affect the control of flooding.

Application# LPRCA-151/26

Concession 1, Lot 43-45, 1 Dalton Road, Norfolk County – Delhi

- The proposed work – to construct a new dwelling with a total enclosed floor area of 481m² (5,178ft²) and an attached garage, install a new septic system, as well as construct a new 463.7m² (4,991.5ft²) accessory structure with an attached carport and covered porch area,
- A satisfactory site plan and construction drawings was submitted in support of the application,
- The proposed development is setback from the stable top of slope,
- The risk of creating new riverine erosion hazards or aggravating existing 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 hazard allowance and the proposed development will not have a negative impact on the control of slope stability or erosion.

Application# LPRCA-153/26

Plan 128, Lot 104, 163 Cedar Drive, Norfolk County - Charlotteville

- The proposed work – to construct a 25.2m² (271.1ft²) addition to an existing wood deck and construct a roof to cover the new and pre-existing decking,
- A satisfactory site plan and construction drawings was submitted in support of the application,
- 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 negatively impact the control of flooding and erosion.

Application# LPRCA-155/26

Plan 133, Lot 45, 99 Ordance Avenue, Norfolk County - Charlotteville

- The proposed work – to replace a 23.1m (75.9ft) section of an existing steel seawall,
- A satisfactory site plan and construction details was submitted in support of the application,
- There are no adverse impacts on the natural shoreline processes of Lake Erie,
- The 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 negatively impact the control of flooding and erosion.

Application# LPRCA-156/26

Concession 4, Lot 21, 1633 4th Concession Road, Norfolk County – South Walsingham

- The proposed work – to construct a 200 m² (2,028 ft²) 1 storey garage/ workshop.
- A satisfactory site plan and construction drawings were submitted in support of this application,
- The risk of creating new riverine erosion hazards or aggravating existing riverine erosion hazards as a result of the development is negligible, and
- The application is within the riverine erosion hazard allowance and this proposal will not negatively affect the control of slope stability or erosion.

Application# LPRCA-157/26

Plan 135, Lot 14, 19 Cedar Drive, Norfolk County – Charlotteville

- The proposed work – to install a septic system.
- A satisfactory site plan and construction drawings were submitted in support of this application,
- The septic system is designed to be effective when the water table reflects the maximum monthly Lake Erie water level (175.0 m CGVD28), and
- The application is within the Lake Erie shoreline flooding hazard and this proposal will not negatively affect the control of flooding.

Application# LPRCA-158/26

Concession South of Talbot Rd. E, Lot 110, 8476 Richmond Road, Elgin County – Municipality of Bayham

- The proposed work – to construct a 187.2m² (2,015ft²) addition to an existing dwelling which includes a basement, partial second story, attached garage, and a

- porch area, and the associated grading,
- A satisfactory site plan and construction drawings was submitted in support of the application,
- The proposed development is setback from the stable top of slope,
- The risk of creating new riverine erosion hazards or aggravating existing 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 hazard allowance and this proposal will not negatively affect the control of slope stability or erosion.

Application# LPRCA-161/26

Plan 7267, Lots 46-57, 1 Heather Lane, Haldimand County – Rainham

- The proposed work – to install a new 9000-litre septic holding tank in replacement of an existing failed tank,
- A satisfactory site plan and construction details were submitted in support of the application,
- 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 negatively impact the control of flooding and erosion.

Application# LPRCA-162/26

Concession 7, Lot 19 & 20, 243635 Airport Road, Oxford County – Township of South-West Oxford

- The proposed work – to restore 6 shallow, open-water wetlands to a depth of 1m (3.3ft) across an area totaling 4,046.8m² (43,560ft²),
- A satisfactory site plan and construction details were submitted in support of the application,
- The hydrological and ecological benefits of the project are demonstrated to the satisfaction of LPRCA,
- Excavated spoils will be spread on adjacent agricultural fields outside of the regulated area, and
- The application is within areas adjacent to Provincially Significant Wetlands and the hydrological function of the wetlands will not be negatively impacted by the development activity.

Application# LPRCA-163/26

Concession 11, Lot 6, 415 Broadway Street, Oxford County – Town of Tillsonburg

- The proposed work – to construct a 106 m² (1,148 ft²) additional dwelling unit
- A satisfactory site plan and construction drawings were submitted in support of this application,
- The proposed development is setback from the top of stable slope,
- 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 hazard allowance and this proposal will not negatively affect the control of slope stability or erosion.

Application# LPRCA-164/26

Concession 5, Lot 6, 1368 Windham Road 5, Norfolk County - Windham

- The proposed work – to recognize the construction of 3 structures including a 37.3m² (401.5ft²) non-habitable accessory structure, 40.6m² (437.5ft²) pavilion, and a 29.7m² (320ft²) sea-can,
- A satisfactory site plan and construction details was submitted in support of the application,
- The application is within the area of interference adjacent to a Provincially Significant Wetland and the hydrological function of the wetland will not be negatively impacted by the development

Financial Implication:

N/A

Prepared by:

Isabel Johnson

Isabel Johnson
Resource Planner

Prepared by:

Braedan Ristine

Braedan Ristine
Resource Planner

Reviewed by:

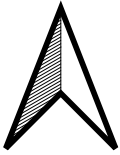
Leigh-Anne Mauthe

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

Approved and submitted by:

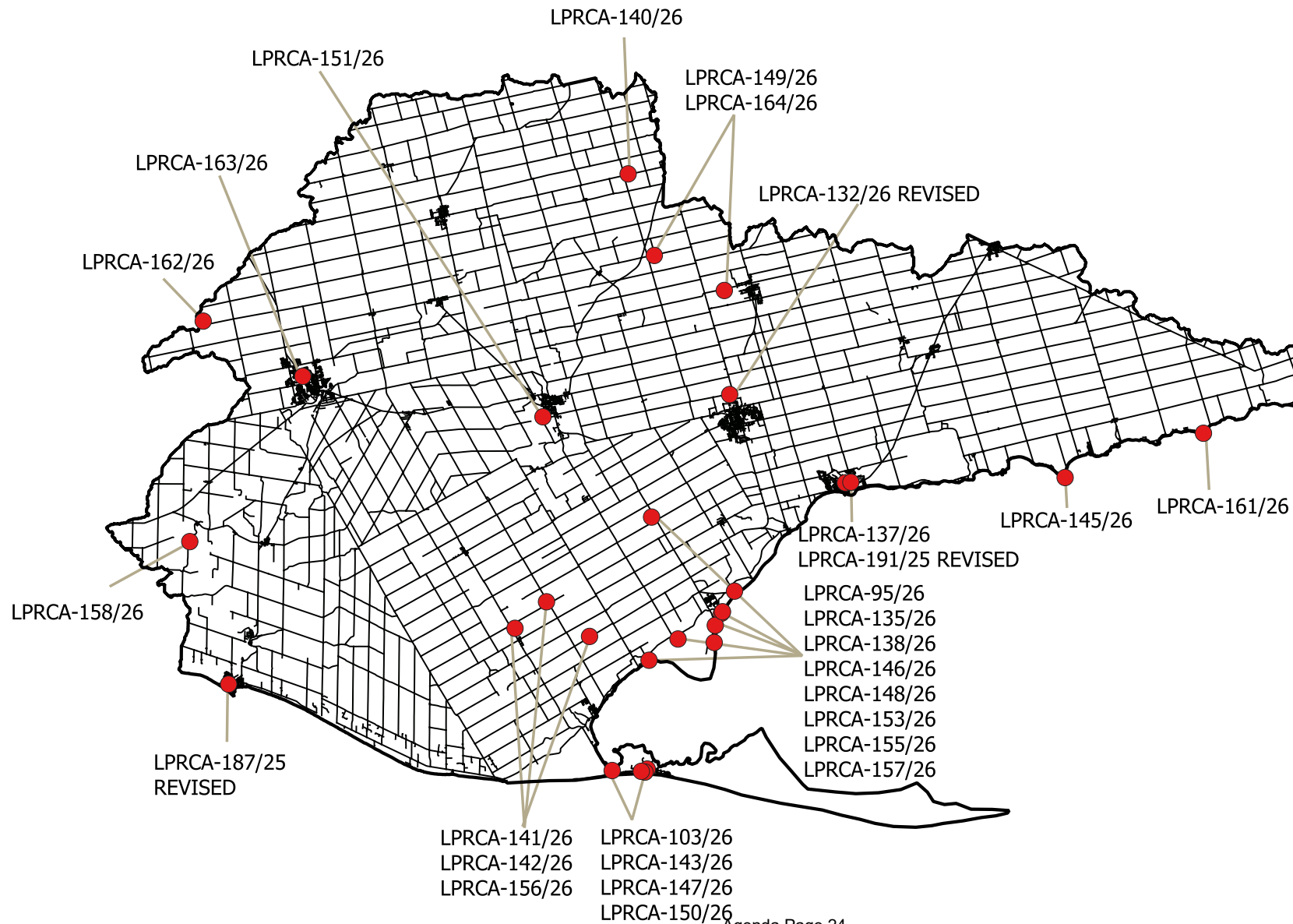
Judy Maxwell

Judy Maxwell, CPA, CGA
General Manager



LONG POINT REGION
CONSERVATION
AUTHORITY

Approved Applications
O. Reg. 41/24



Users of the LPRCA's maps and data are cautioned to consider the provisional nature of the information before using it for decisions that concern personal or public safety or the conduct of business. LPRCA assumes no responsibility for the correctness of the information contained in this map nor liability to any user of such information, regardless of the purpose.

Copyright 2026
Long Point Region
Conservation Authority



LONG POINT REGION CONSERVATION AUTHORITY STAFF REPORT

Date: September 30, 2026
To: Chair and Members, LPRCA Board of Directors
From: General Manager, LPRCA
Re: **GM's REPORT – September 2026**

File: 1.1.2

Recommendation:

THAT the LPRCA Board of Directors receives the General Manager's Report for September 2026 as information.

Strategic Direction:

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:

At the Conservation Ontario Council meeting on September 21st the 2027 budget for Conservation Ontario was reviewed, and the contribution required from LPRCA is increasing 2.1% to \$35,243 vs \$34,512 for 2026.

Staff has reviewed 168 permit applications as of September 29th compared to 167 permit applications in 2025. Staff has also reviewed and provided comments to municipal staff on 83 Planning Act applications and 16 pre-consultations.

Staff attended the Provincial Flood Forecasting and Warning Workshop that was organized and hosted by Conservation Ontario on September 15th and 16th in Toronto. The workshop provided an opportunity for conservation authorities, municipal emergency partners and government organizations to discuss the challenges and opportunities in Ontario for the all aspects related to flood forecasting and warning. This year's theme was "Collaboration in Action: Ontario's Flood Forecasting and Warning System." Highlights of the event included a special presentation by Mark Robinson, a meteorologist and storm chaser for The Weather Network.

The War of 1812 reenactment held on September 5th and 6th was a success with approximately 700 visitors over the 2 days which is 200 more visitors than last year. The event was funded by community and individual donations totaling \$2,040, which is greatly appreciated.

The public that visited the Canadian Decoy and Outdoor Collectible Show and Sale on September 19th at the Conservation Education Center also got to view the decoy gallery. At the event 8 decoys for the gallery were donated by attendees.

Currently, there is one harvesting operation in the Harris Floyd Block #4 tract. Staff are conducting cut inspections and monitoring the operation. Staff are continuing to inventory

hemlock trees and treat for Hemlock Woolly Adelgid (HWA) in forest tracts. Spraying of invasive vegetation was also completed in forest tracts.

A contractor with a drone mapped and sprayed phragmites at the Lee Brown Marsh.

The draft budget for 2027 was approved by the Board of Directors on September 29th to be circulated to LPRCA's municipal partners for a 30-day comment period.

Staff are all working hard in delivering our programs and services to the residents of the watershed.

Prepared and submitted by:

Judy Maxwell

Judy Maxwell, CPA, CGA
General Manager