



# Board of Directors Meeting

## MINUTES

The meeting of the Lower Thames Valley Conservation Authority's Board of Directors was held in person and remotely via the LTVCA's Administration Office at 100 Thames Street, Chatham, at 2:00 P.M. on Thursday, August 22, 2024. The following directors were in attendance: S. Emons, K. Loveland, P. Tiessen, R. Leatham, P. Van Meerbergen, H. Aerts, and T. Thompson. S. Hipple, L. Vogler, M. Vink, A. Finn and M. Bondy sent their regrets.

### 1. First Nations Acknowledgment

Mark Peacock read the First Nations acknowledgement.

### 2. Call to Order

### 3. Adoption of Agenda

#### **BD-2024-37 R. Leatham – P. Tiessen**

**Moved that** the agenda be adopted as presented.

CARRIED

### 4. Disclosures of Conflicts of Interest

None Declared.

### 5. Approval of Previous Meeting Minutes

#### **BD-2024-38 P. Tiessen – K. Loveland**

**Moved that** the Board of Directors meeting minutes of June 20, 2024 and July 27, 2024 be approved.

CARRIED

### 6. Business Arising from the Minutes

None declared.

### 7. Presentations

7.1) 2025 Preliminary Budget Presentation

Todd Casier, Manager of Corporate Services provided a Power Point Presentation to the Board of Directors on the LTVCA's 2025 Preliminary Budget.

8. New Business

None declared.

9. Business for Approval

9.1) Preliminary 2025 Budget Expectations

**BD-2024-39 K. Loveland – P. Tiessen**

**Moved that** the Board of Directors approve the Budget assumption of a 6% general levy increase; and **That** staff bring the Preliminary 2025 Budget to the October meeting for review and approval.

CARRIED

9.2) Income and Expenditure vs Budget to June 30, 2024

**BD-2024-40 R. Leatham – H. Aerts**

**Moved that** the Board of Directors receives the Budget vs Revenue and Expenditures report for the period ended June 30, 2024.

CARRIED

9.3) Regulation Policy Updates

**BD-2024-41 R. Leatham – P. Tiessen**

**Moved that** effective August 23, 2024, staff continue to use both the Chatham and Thamesville Special Policies as specified in the Chatham-Kent Official Plan for development activity within the defined areas of each community; and,

**Further That** effective August 23, 2024, the following garden suite policies be approved for use by staff and included within the Erosion Hazard sections related to shorelines of Lake Erie, Lake St. Clair, Rondeau Bay, and apparent (confined) river or stream valleys:

**Development within the Shoreline Erosion Hazard:**

*Development activity associated with the placement of a garden suite on a property may be permitted provided the following are met:*

- a) There is no feasible alternative site outside of the erosion hazard and that the proposed development is located in an area of least (and acceptable) risk. As a minimum, the garden suite must be a minimum of 15 m beyond the stable slope allowance;*
- b) There is an agreement in place with the municipality which includes a time limit of no more than 20 years for the structure to be on the property;*
- c) The development activity will not prevent access into and through the shoreline erosion hazard in order to undertake preventative actions/maintenance or during an emergency;*
- d) There is no impact on existing and future slope stability and bank stabilization;*
- e) The potential for surficial erosion has been addressed through the submission of proper drainage, erosion and sediment control and site stabilization/restoration plans (if applicable); and,*
- f) Flooding and dynamic beach hazards (if applicable) have been adequately addressed.*

and,

**Development within the Erosion Hazard of an Apparent (Confined) River or Stream Valley:**

*Development activity associated with the placement of a garden suite on a property may be permitted provided the following are met:*

- a) There is no feasible alternative site outside of the erosion hazard and that the proposed development is located in an area of least (and acceptable) risk. As a minimum, the garden suite must be a minimum of 6 m beyond the stable slope allowance;*
- b) There is an agreement in place with the municipality which includes a time limit of no more than 20 years for the structure to be on the property;*
- c) The development activity will not prevent access into and through the erosion hazard in order to undertake preventative actions/maintenance or during an emergency;*
- d) There is no impact on existing and future slope stability and bank stabilization;*
- e) The potential for surficial erosion has been addressed through the submission of proper drainage, erosion and sediment control and site stabilization/restoration plans (if applicable); and,*
- f) The flood hazard (if applicable) has been adequately addressed.*

**Further That** effective August 23, 2024, the following policy be approved for use by staff and included within the Flood Hazard policy section of two-zone watercourses:

**Development Within Flood Fringe of a Watercourse (Two-Zone):**

*Structural modifications to an existing structure may be allowed where:*

- a) The works are for flood protection; or,*
- b) The works are necessary to address safety or structural faults.*

*Raising of existing structures will be permitted provided that the structure is raised such that the minimum openings into the structure are at or above the regulatory flood datum. It may be necessary to have a structural engineer provide written documentation that the structure is structurally sound and able to be lifted.*

**Further That** effective August 23, 2024, the following permanent dock policies be approved for use by staff and included within the Flooding and Erosion Hazard sections related to shorelines of Lake Erie, Lake St. Clair, and Rondeau Bay:

**Development within the Shoreline Flood Hazard:**

*Development activity associated with the construction of docks may be permitted provided the following are met:*

- a) All mechanical and electrical works be located a minimum of 0.3 m above the regulatory flood elevation;*
- b) Where the bed of the shoreline is defined in ownership, that consent is provided by the landowner;*
- c) The proposed works do not interfere with, or pose a hazard to, navigation or create a public safety hazard;*
- d) The proposed works comply with Transport Canada's minor works criteria for a dock;*
- e) The proposed works do not interfere with water flow and currents (post only, no cribs);*
- f) The proposed works do not impede dynamic beach processes on the subject, adjacent, or nearby properties;*  
*and,*
- g) Erosion and dynamic beach hazards (if applicable) have been adequately addressed.*

*For new permanent docks, the works must be designed by a qualified engineer. For repairs or like-for-like replacements of existing docks, the works don't have to be engineered but engineering is encouraged.*

*Sign-off / approval from Transport Canada, Fisheries and Oceans Canada, the Ontario Ministry of Environment, Conservation and Parks, and the Ontario Ministry of Natural Resources and Forestry may be required as part of the application package as well as notification of adjacent and updrift and downdrift property owners.*

and,

**Development within the Shoreline Erosion Hazard:**

*Development activity associated with the construction of docks may be permitted provided the following are met:*

- a) The development activity will not prevent access to and through the shoreline erosion hazard in order to undertake preventative actions/maintenance or during an emergency;*
- b) There is no impact on existing and future slope stability and bank stabilization;*
- c) Where the bed of the shoreline is defined in ownership, that consent is provided by the landowner;*
- d) The proposed works do not interfere with, or pose a hazard to, navigation or create a public safety hazard;*
- e) The proposed works comply with Transport Canada's minor works criteria for a dock;*
- f) The proposed works do not interfere with water flow and currents (post only, no cribs);*
- g) The proposed works do not impede dynamic beach processes on the subject, adjacent, or nearby properties;*  
*and,*
- h) Flooding and dynamic beach hazards (if applicable) have been adequately addressed.*

*For new permanent docks, the works must be designed by a qualified engineer. For repairs or like-for-like replacements of existing docks, the works don't have to be engineered but engineering is encouraged.*

*Sign-off / approval from Transport Canada, Fisheries and Oceans Canada, the Ontario Ministry of Environment, Conservation and Parks, and the Ontario Ministry of Natural Resources and Forestry may be required as part of the application package as well as notification of adjacent and updrift and downdrift property owners.*

**Further That** effective August 23, 2024, the following policy be approved for use by staff and included within the Flood Hazard policy section of both one-zone and two-zone watercourses:

**Development Within One-Zone Regulatory Floodplain or Within Floodway of a Watercourse; and, Development Within Flood Fringe of a Watercourse (Two-Zone):**

*That encroachments, dyking and in-filling be prohibited and the hydraulic significance of the flood be maintained for the Thames River valley between the Thamesville area and Chatham.*

**Further That** the second draft of the document entitled Policies and Procedures to Support Administration of the Conservation Authorities Act Part VI and Ontario Regulation 41/24 be provided to member municipalities and the public (via publishing on the web) for feedback.

**Further That** the second draft of the document entitled Policies and Procedures to Support Administration of the Conservation Authorities Act Part VI and Ontario Regulation 41/24 be brought to the October 2024 Board of Directors meeting with any comments received from the public and member municipalities.

CARRIED

9.4) CM Wilson Event Barn Renaming

**BD-2024-42 K. Loveland – P. Van Meerbergen**

**Moved that** the CM Wilson event barn be recognized and renamed as the “Stenton Barn”, allowing staff to create new signage denoting this name change and the purchase of the donation plaque in honour of the Stenton Family donation to CM Wilson Conservation Area.

CARRIED

9.5) Lifting of the LTVCA’s COVID-19 Vaccination Policy

**BD-2024-43 P. Tiessen – R. Leatham**

**Moved that** the Lower Thames Valley Conservation Authority repeals the LTVCA Vaccination Policy.

CARRIED

10. Business for Information

10.1) C.A.O.’s Report

**BD-2024-44 P. Van Meerbergen – K. Loveland**

**Moved that** the C.A.O. / Secretary Treasurer report be received for information.

CARRIED

- 10.2) Water Management
- 10.3) Planning and Regulations
- 10.4) Conservation Area Lands
- 10.5) Conservation Services
- 10.6) Communications, Outreach and Education
- 10.7) Ska-Nah-Doht Advisory Committee Minutes – May 31, 2024
- 10.8) Wheatley Two Creeks Association Annual Minutes – June 6, 2024

**BD-2024-45 K. Loveland – H. Aerts**

**Moved that** New Business items 10.2) to 10.8) be received for information.

CARRIED

11. Correspondence

11.1) Will a \$1-billion flooding bill finally make the GTA take stormwater seriously?

11.2) Who should pay when development causes floods?

**BD-2024-46 P. Tiessen – H. Aerts**

Moved that Correspondence items 11.1) to 11.2) be received for information.

CARRIED

12. Other Business

None noted.

13. Adjournment

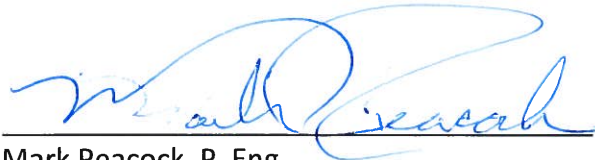
**BD-2024-47 P. Van Meerbergen – R. Leatham**

Moved that the meeting be adjourned.

CARRIED



Sarah Emons  
Chair



Mark Peacock, P. Eng.  
CAO/Secretary-Treasurer