



Board of Directors Meeting

AGENDA

October 16, 2025

2:00 p.m.

LTVCA Administration Building

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1. First Nations Acknowledgement

We will begin by acknowledging that the land on which we gather is the traditional territory of First Nations people who have longstanding relationships to the land, water and region of southwestern Ontario. We also acknowledge the local lower Thames River watershed communities of this area which include Chippewas of the Thames First Nation, Oneida Nation of the Thames, Munsee Delaware Nation, Delaware Nation, Caldwell Nation and Walpole Island First Nation. We acknowledge the first nations people within the villages, towns and cities of our communities. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original peoples of Turtle Island (North America). We are thankful for the opportunity to live, learn and share with mutual respect and appreciation.

2. Call to Order

3. Adoption of Agenda

4. Disclosure of Conflicts of Interest

5. Approval of Previous Meeting Minutes

5.1) Board of Directors Meeting Minutes – August 21, 2025



Board of Directors Meeting

DRAFT MINUTES

A meeting of the Lower Thames Valley Conservation Authority's Board of Directors was held in person and remotely via the Indigenous Learning Centre at 8348 Longwoods Road, Mount Brydges, ON at 2:00 P.M. on Thursday, August 21, 2025. This meeting is a special event as it is the first meeting to be held at the new Longwoods Road CA Indigenous Learning Centre.

The following directors were in attendance: P. Tiessen, H. Aerts, K. Loveland, M. Vink, P. Van Meerbergen, L. Vogler and S. Emons. R. Leatham, S. Hipple, T. Thompson, A. Finn, and M. Bondy sent their regrets.

1. Opening Prayer

Opening Prayer by Mariah Alexander and Zhaawshko Nimkii Bneshiih.

2. First Nations Acknowledgment

Mark Peacock read the First Nations acknowledgement.

3. Call to Order

4. Adoption of Agenda

BD-2025-53 S. Emons – M. Vink

Moved that the agenda be adopted as presented

CARRIED

5. Disclosures of Conflicts of Interest

None Declared.

6. Approval of Previous Meeting Minutes

BD-2025-54 P. Van Meerbergen – L. Vogler

Moved that the Board of Directors meeting minutes of June 19, 2025 be approved.

CARRIED

7. Business Arising from the Minutes

DRAFT

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None declared.

8. Presentation

8.1) LTVCA 2025-2026 Floodplain Mapping Projects

Mark Peacock and Jason Wintermute provided a presentation on the LTVCA 2025-2026 Floodplain Mapping Projects.

BD-2025-55 K. Loveland – S. Emons

Moved that presentation 8.1) be received for information.

CARRIED

9. New Business

None noted.

10. Business for Approval

10.1) Approval Request on Diversion Channel R-Plan Realignment

BD-2025-56 M. Vink – H. Aerts

Be it Resolved That:

The land transfer shown on Figure 1 of this report be approved, and

That staff proceed with the process describe in Section 21 of the Conservation Authorities Act to transfer lands between the LTVCA and the Land Owner.

CARRIED

10.2) Conservation Area Land Strategy Update

BD-2025-57 K. Loveland – S. Emons

That the Board of Directors approves the Conservation Area Land Strategy dated August 2025, and

That the document will remain a living document to guide the Lower Thames Valley Conservation Authority staffing and programs, and

That the Conservation Area Land Strategy be updated on the Governance section of the LTVCA's website.

CARRIED

10.3) Income and Expenditure vs Budget to June 30, 2025

BD-2025-58 H. Aerts – L. Vogler

Moved that the Board of Directors receive the Budget vs Revenue and Expenditures report for the period ending June 30, 2025.

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CARRIED

Martin Vink asked if the Budget will be presented at the next Board of Directors meeting. Mark Peacock confirmed that yes, the 2026 Budget will be presented at the next meeting after the Executive Committee meets in September when the staff compensation review will be discussed. The outcome of that discussion will need to be addressed in the Budget.

11. Business for Information

11.1) C.A.O. / Secretary Treasurer Report

BD-2025-59 S. Emons - K. Loveland

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

CARRIED

- 11.2) Water Management
- 11.3) Planning and Regulations
- 11.4) Conservation Lands
- 11.5) Conservation Services
- 11.6) Communications, Education and Outreach
- 11.7) Wheatley Two Creeks Association June 5, Minutes
- 11.8) Wheatley Two Creeks Association July 3, Minutes

BD-2025-60 P. Van Meerbergen – L. Vogler

Moved that Business for Information items 11.2) to 11.8) be received for information.

CARRIED

Martin Vink asked about the Algal blooms this year on the lakes. Jason Wintermute explained that the Algal blooms started later this year than in other years, but that it has ramped up quite quickly. Currently the bloom is mostly contained in the western portion of the Lake Erie basin.

12. Correspondence

- 12.1) Transition of Conservation Authority Program from the Ministry of Natural Resources to the Ministry of the Environment, Conservation and Parks
- 12.2) Ontario Taking Action to Make Conservation Authorities More Effective
- 12.3) Orders in Council: 863/2025: MECP Presiding over Conservation Authorities and 862/2025: Appointment of Hassaan Basit as Deputy Minister and Chief Conservation Executive (Cabinet Office) effective August 4, 2025
- 12.4) Ontario professional planners launch guide for climate adaptation
- 12.5) Researchers detect blue green algae toxin in Lake Erie earlier than ever before

BD-2025-61 H. Aerts – M. Vink

Moved that Correspondence items 12.1) to 12.5) be received for information.

CARRIED

Mark Peacock informed the Board that the Conservation Authorities are back under the auspices of the Ministry of Environment, Conservation and Parks again, and that a new position, Chief Conservation Executive, has been created by the Province with an appointment to this position already made. It is not apparent what that position entails as of yet, but that the individual appointed to this position, Hassaan Basit, is a former CEO of Conservation Halton.

13. Other Business

None noted.

14. Adjournment

BD-2025-62 P. Van Meerbergen – L. Vogler

Moved that the meeting be adjourned.

CARRIED

P. Tiessen
Chair



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

5.2) Executive Committee Meeting Minutes – September 3, 2025

LOWER THAMES VALLEY CONSERVATION AUTHORITY



EXECUTIVE COMMITTEE

MINUTES

WEDNESDAY, SEPTEMBER 3, 2025

A meeting of the Conservation Authority's Executive Committee was held on Wednesday, September 3, 2025 at the Authority's Administration Building at 100 Thames Street, Chatham, Ontario at the hour of 2:00 PM. A role call was held with the following committee members present: P. Tiessen, S. Emons, H. Aerts and R. Leatham. T. Thompson sent their regrets.

Also present were the following staff members: M. Peacock, T. Casier and K. Casier.

1. Call to Order

Chair, Paul Tiessen called the meeting of the Executive Committee to order at 2:00 PM.

2. First Nations Acknowledgement

Mark Peacock provided the reading of the First Nations Acknowledgement.

3. Adoption of the Agenda

E-2025-01 R. Leatham – H. Aerts

Moved that the Agenda be adopted as presented.

CARRIED

4. Disclosure of Conflicts of Interest

None declared.

5. Approval of Previous Meeting Minutes – September 30, 2022

E-2025-02 S. Emons – R. Leatham

Moved that the Executive Committee meeting minutes of September 30, 2022 be approved.

CARRIED

6. Business Arising from the Minutes

None noted.

7. New Business

Nicole Roberts from Pesce Consulting provided the Executive Committee with information on the staff salary review that was undertaken on behalf of the LTVCA, using data from 10 other CA's, based on similar staff size and vicinity.

Motion to move 'in camera'.

E-2025-03 H. Aerts – R. Leatham

Moved that the Executive Committee move into an 'in camera' session.

CARRIED

E-2025-04 S. Emons – R. Leatham

Moved that the Executive Committee move out of the 'in camera' session.

CARRIED

E-2025-05 R. Leatham – S. Emons

Moved that the Executive Committee recommend to the full Board of Directors that the Salary Review Plan be fully implemented; and

That this will result in a 12.6% levy increase in the 2026 fiscal year.

CARRIED

8. Other Business

None Noted.

9. Adjournment

E-2025-04 H. Aerts – S. Emons

Moved that the meeting be adjourned.

CARRIED

Paul Tiessen
Chair



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

6. Business Arising from the Minutes

7. Presentations

7.1) Review – First Batch of Personnel Policies

Mark Peacock and Kally Casier will be presenting the first batch of LTVCA Personnel Policies to the Board of Directors.

8. New Business

9. In-Camera Session

Being a meeting closed to the public if the subject matter being considered relates to:

- a) The security of the property of the Authority;
- b) Personal matters about an identifiable individual, including employees of the Authority;
- c) A proposed or pending acquisition or disposition of land by the Authority;
- d) Labour relations or employee negotiations;
- e) Litigation or potential litigation, including matters before administrative tribunals (e.g. Ontario Land Tribunal), affecting the Authority;
- f) Advice that is subject to solicitor-client privilege;
- g) A matter in respect of which the General Membership, Executive Committee, Advisory Board or committee or other body may hold a closed meeting under another act;
- h) Information explicitly supplied in confidence to the Authority by Canada, a province or territory or a Crown agency of any of them;
- i) A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the Authority, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
- j) A trade secret or scientific, technical, commercial or financial information that belongs to the Authority and has monetary value or potential monetary value; or
- k) A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Authority.

10. Business for Approval

10.1) 2025 LTVCA Salary Review

Date: October 16, 2025
Memo to: LTVCA Board of Directors
Subject: **2025 LTVCA Salary Review Report**
From: Mark Peacock, P. Eng., C.A.O. / Secretary Treasurer

2025 LTVCA Salary Review

Staff have worked with the consulting firm Pesce and Associates in the completion of the compensation review approved by the board in its April 2025 Board meeting. The consultant has completed an independent review of the LTVCA salary grid. This included the scoring of all positions, a market salary review of comparable organizations and the development of a new salary grid for the LTVCA, complete with recommendations on each salary position. The specific recommendations have been reviewed by the Board of Directors in camera as specific positions and staff can be identified by the information found in this review.

Recommended Resolution:

That the Board of Directors approve the 2025 LTVCA Salary Review completed by Pesce and Associates.

This report aligns with these Strategic Objectives in the LTVCA's Watershed Based Resource Management Strategy:

16. Strengthening Staff Stability (financial stability, attraction & retention)

Respectfully Submitted:

Mark Peacock, P. Eng.
CAO Secretary-Treasurer

10.2) 2026 Preliminary LTVCA Budget Assumptions

Date: October 02, 2025
Memo to: LTVCA Board of Directors
Subject: **2026 Preliminary Budget Preparation Report**
From: Todd Casier, CPA, CA, Manager, Corporate Services

Background:

The Lower Thames Valley Conservation Authority operates under objectives developed through strategic planning initiatives. The financial objectives followed are:

1. Improve Transparency and Understanding of Financial Statements
2. Improve Capital Asset Review
3. Strengthen Staff Stability (financial stability, attraction & retention)

In order to achieve these objectives, a number of initiatives were defined. All of the initiatives have been achieved including: preparation of financial statements for each board meeting that improves the boards understanding of the financial position of the LTVCA; involving managers in their budget process; and allowing Managers to manage their budgets with collaboration with the Manager, Corporate Services. Our last strategic plan provided the following details:

Objective	Ownership	Measurement	Candidate Initiatives	Budget Implications
Improve Transparency and Understanding of Financial Statements	Financial Services Specialist & Management Team	Quarterly statements for each program reviewed with program managers	Year 1- Quarterly statements reflecting reality	Budget neutral
			Year 3- Managers have adequate information and capacity for financial decisions	Budget neutral
			Year 5- Managers manage budgets in collaboration with Todd	Budget neutral

To address this requirement, in 2018 the budgeting process was revised, allowing managers more say in budget development and more responsibility in financial management of their departments. In order to provide additional time for staff consultation to occur, and to address municipal timing requirements, this preliminary budget report is being presented at the October 2025 Special Board meeting. The purpose of this report is to set the budget assumptions so that staff can bring a preliminary budget to the Board at the regular October Board meeting.

2026 Budget Preparation Process:

- 1) August/September – spreadsheets prepared showing each account with current to date results, the past two years of actuals and initial proposed budget assuming:
 - a) Salaries carried forward with increase based on merit and 2025 Salary Review increases
 - b) Payroll allocated based on past experience and current expectations
 - c) Projects being carried forward will be based on known expectations
 - d) General Expenses based on past trends modified by current expectations
- 2) August/September – Managers review staff work plans with staff to determine changes and new projects/priorities/requirements for 2026 budget
- 3) August/September – Todd provide spreadsheets to managers for their areas of budget
- 4) August – Budget Preparation Report to Board providing general assumptions and process to develop 2026 preliminary budget – this did not happen due to timing of the Salary Review that could significantly alter the 2026 budget
- 5) October – December continue meeting with municipalities regarding 2026 budget assumptions at their convenience - should significant increases be approved to address the Salary Review, a more comprehensive consultation with municipalities will be required
- 6) September/October – Mark and Todd meet with individual Managers to review and prepare preliminary budget (more than one meeting per manager may be required)
- 7) September/October – Mark and Todd meet to review overall budget and challenges and compile complete preliminary budget
- 8) September/October – meeting with managers to review preliminary budget prior to finalization
- 9) October Board Meeting – Preliminary Budget and levy presented to the Board of Directors for review and approval
- 10) November – budget and levy circulation and notification (min 30 days as per Act)
- 11) January – final review of budget with management team
- 12) February – final review and approval by Board at annual meeting

Budget Preparation Assumptions:

The budget will be prepared based on:

1. 3% total general levy increase, 2% operations and 1% asset management (part of 10 year approved asset funding plan),
2. **Added to this would be a percentage to address the 2025 Salary Review – options are being provided to address increases resulting from the Salary Review,**
3. Merit increases for staff to be considered in draft budget,
4. Cost of living increases will be provided to staff in 2026 through the Salary Review.

Details for driving factors to be presented at October Special Board Meeting.

Implementation Options and Impact on Levy – Salary Review

Option A: Place Staff on Grid with One Merit Increase – implement gradually with 5 years of budget implications with staff being placed on grid in lower merit positions that they currently hold.

Levy implications: 2% levy increase + 1% asset management plan increase

Total 2025 Levy Increase: 3%

Meets current budget assumptions

Uses Phosphorus Program admin funding to address shortfall

Option B: Place Staff on Grid with Three Merit Increases – implement to mid point of increase with staff being placed on grid in lower merit positions (but higher than option A), that they currently hold.
Levy Implications: \$117,000 = 6.7% salary review funding + 2% cost of living increase + 1% asset management plan increase
Total 2025 Levy Increase: 9.7%
Does not meet current budget assumptions
Uses Phosphorus Program admin funding to address some of the shortfall
Moves half way to current job rates for staff impacted most by new grid

Option C: Place Staff on Grid with Maximum 5 Merit Increases – fully implement salary review
Levy implications: \$169,000 = 9.6% salary review funding + 2% cost of living increase + 1% asset management plan increase
Total 2025 Levy Increase: 12.6%
Does not meet current budget assumptions
Uses Phosphorus Program admin funding to address some of the shortfall
This option places all staff at their current merit position

On September 3, 2025 the Executive Committee met to review the Salary Review and will be providing a recommendation regarding implementation of the Salary Review.

Recommendations:

That the Board approve the budget assumption of a 3% general levy increase, and a xx% levy increase to address the 2025 Salary Review.

This report aligns with these Strategic Objectives in the LTVCA’s Watershed Based Resource Management Strategy:

- 14. Improving Transparency and Understanding of LTVCA Operations
- 16. Strengthening Staff Stability (financial stability, attraction & retention)

Recommended by:
Todd Casier, CPA, CA,
Manager, Financial and Administrative Services

Reviewed by:
Mark Peacock, P. Eng.
CAO / Secretary-Treasurer

10.3) 2026 LTVCA Budget

Date: October 16, 2025
Memo to: LTVCA Board of Directors
Subject: **Preliminary Budget Report**
From: Todd Casier, Manager, Corporate Services
Mark Peacock, P. Eng., C.A.O. / Secretary Treasurer

Background:

Due to the Compensation Review, we were not able to complete our 2026 Preliminary Budget Assumptions for the August 2025 Board of Directors meeting. Our budget was created based on 2.0% cost of living, 1% asset management and 9.6% to address the 2025 Salary Review. These assumptions are consistent with the Executive Committee recommendations.

As part of the Strategic Plan, staff developed an Asset Management Plan. The amount for this plan is now included in this budget, from 2019 to 2024 large capital purchases were included in the operating budget as a first step into the plan.

Budget Changes:

Every year costs increase as suppliers address increases such as inflation and wage expense increases. The more significant negative and positive impacts to the budget are as follows: (numbers rounded to the nearest \$100)

	Negative impacts on Budget	Difference to Prior Year Budget
1	2025 Compensation Review (To maintain current programs)	-\$373,000.00
2	Merit Increase (To maintain current programs)	-\$68,800.00
3	Benefits Increase (To maintain current programs)	-\$15,800.00
4	Mandatory Employer Related Cost Increases (To maintain current programs)	-\$4,900.00
5	Increased Services Received in Technical Studies	-\$290,000.00
6	Asset Management Funding (Annual increase as part of 10 year plan)	-\$17,400.00
	Total Negative Impact on Budget	-\$769,900.00
	Positive Impacts on Budget	
1	Increased Revenue in Technical Studies	\$285,000.00
2	Increased Admin & Wage Support from External Funding	\$221,800.00
3	Salary Review Completed	\$20,000.00
4	Decreased Insurance Costs	\$17,000.00
	Total Positive Impacts on Budget	\$543,800.00
	Net Change	-\$226,100.00

	Apportionment Increase	\$226,100.00
	Total Change	\$0.00

2025 Budget

The LTVCA Board approved a 2025 budget of \$8,175,032, resulting in a general apportionment of \$1,760,716 plus a special apportionment of \$213,200 for Chatham-Kent for Flood Control Structures and the Greening Partnership/Natural Heritage Programs.

Proposed 2026 Budget

For 2026, the preliminary balanced budget of \$8,673,058 requires a general apportionment of \$1,982,567, an increase of \$226,114 over the 2025 general apportionment, or 12.60% (Chatham-Kent's special benefiting apportionment increasing \$4,264 to \$217,464). The total municipal apportionment for 2025 is \$2,200,030. As in previous years, the annual adjustment to each municipality's assessment within the watershed varies, the resulting change in the apportionment ranging from 10.63% to 14.35%. The current value property assessment values are provided annually by the Ministry of Natural Resources and Forestry and are beyond the ability of the Conservation Authority to modify.

Non-municipal revenues include grants and general revenues (user fees) and account for \$6,473,027 or 74.6% of total program revenues. Non-municipal funds are required for a number of programs, the most variable of which is the Conservation Services/Stewardship programs, which is heavily dependent on the success of numerous funding applications. Staff are constantly engaged in developing new sources and extending current contracts to meet the demand for services and to take advantage of emerging priorities such as phosphorus reduction.

Recommendation:

That the 2026 preliminary budget totalling \$8,673,058 be approved and that the member municipalities be advised of the budget and their share of the proposed apportionment as calculated; it being noted that the Authority is required to provide 30 days' notice of its intention to adopt a final budget and apportionment. And that the final 2026 Budget be brought to the Annual General Meeting of the Authority in 2026 for approval.

The reports align with the following objectives of the LTVCA's Watershed-Based Resource Management Strategy:

- 14. Improving Transparency and Understanding of LTVCA Operations
- 15. Improving Capital Asset Management

Respectfully Submitted

Recommended by:
Todd Casier, CPA, CA,
Manager, Corporate Services

Reviewed by:
Mark Peacock, P. Eng.
CAO / Secretary-Treasurer

Lower Thames Valley Conservation Authority

2026 PRELIMINARY BUDGET

Object	COMBINED		CATEGORY 1		CATEGORY 2		CATEGORY 3	
	2025 Budget	2026 Budget	2025 Budget	2026 Budget	2025 Budget	2026 Budget	2025 Budget	2026 Budget
Expenditures								
FLOOD CONTROL STRUCTURES	203,740	217,773	203,740	217,773	-	-	-	-
EROSION CONTROL STRUCTURES	9	9	9	9	-	-	-	-
FLOOD FORECASTING AND WARNING	101,191	112,512	101,191	112,512	-	-	-	-
TECHNICAL STUDIES	179,247	474,719	179,247	474,719	-	-	-	-
PLANNING & REGULATIONS	422,185	457,350	422,185	457,350	-	-	-	-
WATERSHED MONITORING	154,426	176,558	150,026	168,985	-	-	4,400	7,573
SOURCE PROTECTION	25,733	40,603	25,733	40,603	-	-	-	-
THAMES MOUTH DEBRIS REMOVAL	-	-	-	-	-	-	-	-
CONSERVATION AREAS	792,276	873,011	612,877	671,295	-	-	179,399	201,716
COMMUNITY RELATIONS	135,861	143,501	135,861	143,501	-	-	-	-
CONSERVATION EDUCATION	122,403	145,152	-	-	-	-	122,403	145,152
SKA-NAH-DOHT VILLAGE	115,422	120,791	-	-	-	-	115,422	120,791
CONSERVATION SERVICES (FORESTRY)	223,657	212,209	-	-	-	-	223,657	212,209
CHATHAM-KENT GREENING PROJECT	531,352	594,419	-	-	83,200	84,864	448,152	509,555
PHOSPHORUS REDUCTION	4,310,506	4,267,575	-	-	-	-	4,310,506	4,267,575
SPECIES AT RISK	112,356	33,921	-	-	-	-	112,356	33,921
ADMINISTRATION	728,058	768,903	728,058	768,903	-	-	-	-
ASSET MANAGEMENT	16,610	34,052	16,610	34,052	-	-	-	-
Other Expenses	-	-	-	-	-	-	-	-
Recovered Expenses	-	-	-	-	-	-	-	-
Total Expenditures	8,175,032	8,673,058	2,575,537	3,089,702	83,200	84,864	5,516,295	5,498,492
Revenues								
Other Taxation	-	-	-	-	-	-	-	-
Government Grants & Subsidies	(5,368,352)	(5,593,237)	(268,288)	(570,444)	-	-	(5,100,064)	(5,022,793)
User Fees	(832,764)	(879,790)	(297,200)	(295,098)	-	-	(535,564)	(584,692)
Other Municipal Revenues	(213,200)	(217,464)	(130,000)	(132,600)	(83,200)	(84,864)	-	-
Total Revenues	(6,414,316)	(6,690,491)	(695,488)	(998,142)	(83,200)	(84,864)	(5,635,628)	(5,607,485)
Total Net Budget	1,760,716	1,982,567	1,880,049	2,091,560	-	-	(119,333)	(108,993)
Net Inc. / (Dec.) \$	0	221,851						
Net Inc. / (Dec.) %		12.6%						

LOWER THAMES VALLEY CONSERVATION AUTHORITY
Apportionment (Levy) for 2026 using Modified CVA

	Current Value Assessment (Modified CVA)	% of Levy	Special Apportionment 2026	Total General Apportionment 2026	Total Municipal Apportionment 2026	Total Municipal Apportionment 2025	\$ Change from 2025	% Change from 2025
Dutton-Dunwich M	576,459,862	3.6834%	0	73,390	73,390	64,854	8,536	13.16%
Southwold Tp	295,805,737	1.8901%	0	38,017	38,017	33,279	4,738	14.24%
West Elgin M	653,273,036	4.1742%	0	81,948	81,948	73,496	8,452	11.50%
Lakeshore M	1,501,140,854	9.5918%	0	190,104	190,104	168,884	21,220	12.56%
Leamington M	375,548,669	2.3996%	0	48,313	48,313	42,251	6,062	14.35%
Chatham-Kent M	8,741,988,584	55.8582%	217,464	1,106,506	1,323,970	1,196,704	127,266	10.63%
London C	1,809,144,305	11.5598%	0	229,514	229,514	203,535	25,979	12.76%
Middlesex Centre M	272,671,822	1.7423%	0	34,760	34,760	30,676	4,084	13.31%
Southwest Middlesex M	452,470,347	2.8911%	0	57,226	57,226	50,904	6,322	12.42%
Strathroy - Caradoc M	971,816,576	6.2096%	0	122,789	122,789	109,333	13,456	12.31%
TOTAL	15,650,319,792	100%	\$217,464	\$1,982,567	\$2,200,031	\$1,973,916	\$226,115	11.46%

LOWER THAMES VALLEY CONSERVATION AUTHORITY
2026 PRELIMINARY DRAFT BUDGET

	2025 BUDGET	2026 BUDGET	CATEGORY 1	CATEGORY 2	CATEGORY 3
<u>WATER MANAGEMENT</u>					
<u>FLOOD CONTROL STRUCTURES</u>					
WAGES AND BENEFITS	160,049	176,444	176,444		
OPERATIONS	30,309	26,827	26,827		
ROUTINE MAINTENANCE	13,282	14,402	14,402		
PREVENTATIVE MAINTENANCE	100	100	100		
TOTAL FLOOD CONTROL STRUCTURES	203,740	217,773	217,773	0	0
<u>EROSION CONTROL STRUCTURES</u>					
WAGES AND BENEFITS	9	9	9		
OPERATIONS					
TOTAL EROSION CONTROL STRUCTURES	9	9	9	0	0
<u>FLOOD FORECASTING AND WARNING</u>					
WAGES AND BENEFITS	83,221	95,807	95,807		
DATA COLLECTIONS	12,140	11,081	11,081		
FLOOD FORECASTING	2,270	2,270	2,270		
COMMUNICATIONS	1,400	1,400	1,400		
OPERATIONS CENTRE (RENT)	550	650	650		
FLOOD RESPONSE AND MONITORING	1,610	1,304	1,304		
TOTAL FLOOD FORECASTING & WARNING	101,191	112,512	112,512	0	0

LOWER THAMES VALLEY CONSERVATION AUTHORITY 2026 PRELIMINARY DRAFT BUDGET

	2025 BUDGET	2026 BUDGET	CATEGORY 1	CATEGORY 2	CATEGORY 3
<u>TECHNICAL STUDIES</u>					
WAGES AND BENEFITS	173,527	174,399	174,399		
AERIAL PHOTOGRAPHY & MAPPING	0	0	0		
OPERATING-MATERIALS, SUPPLIES, AND EXPENSES	5,720	300,320	300,320		
TOTAL TECHNICAL STUDIES	179,247	474,719	474,719	0	0
<u>REGULATIONS AND PLAN REVIEW</u>					
WAGES AND BENEFITS	370,596	413,382	413,382		
OPERATING-MATERIALS, SUPPLIES, AND EXPENSES	51,589	43,968	43,968		
TOTAL REGS. & PLAN REVIEW	422,185	457,350	457,350	0	0
<u>WATERSHED MONITORING</u>					
WAGES AND BENEFITS	104,800	125,933	122,760		3,173
OPERATING-MATERIALS, SUPPLIES, AND EXPENSES	49,626	50,625	46,225		4,400
TOTAL REGS. & PLAN REVIEW	154,426	176,558	168,985	0	7,573
<u>SOURCE PROTECTION</u>					
THAMES MOUTH DEBRIS REMOVAL	25,733	40,603	40,603		
	0	0	0		

**LOWER THAMES VALLEY CONSERVATION AUTHORITY
2026 PRELIMINARY DRAFT BUDGET**

	2025 BUDGET	2026 BUDGET	CATEGORY 1	CATEGORY 2	CATEGORY 3
<u>CONSERVATION & RECREATION PROPERTIES</u>					
WAGES AND BENEFITS	442,744	538,611	424,165		114,446
OPERATING- MATERIALS & SUPPLIES, STORAGE, RENTALS, INSURANCE, ETC.	349,532	334,400	247,130		87,270
TOTAL CONS. & RECREATION PROPERTIES	792,276	873,011	671,295	0	201,716
<u>COMMUNITY RELATIONS AND EDUCATION</u>					
<u>COMMUNITY RELATIONS</u>					
WAGES AND BENEFITS	126,261	135,751	135,751		
OPERATING- MATERIALS & SUPPLIES, SERVICES, RENTALS, INSURANCE, ETC.	9,600	7,750	7,750		
TOTAL COMMUNITY RELATIONS	135,861	143,501	143,501	0	0
<u>CONSERVATION EDUCATION</u>					
WAGES AND BENEFITS	114,143	137,152			137,152
OPERATING- MATERIALS & SUPPLIES, SERVICES, RENTALS, INSURANCE, ETC.	8,260	8,000			8,000
TOTAL CONSERVATION EDUCATION	122,403	145,152	0	0	145,152
<u>SKA-NAH-DOHT VILLAGE</u>					
WAGES AND BENEFITS	107,402	111,721			111,721
OPERATING- MATERIALS & SUPPLIES, SERVICES, RENTALS, INSURANCE, ETC.	8,020	9,070			9,070
TOTAL SKA-NAH-DOHT VILLAGE	115,422	120,791	0	0	120,791

LOWER THAMES VALLEY CONSERVATION AUTHORITY
2026 PRELIMINARY DRAFT BUDGET

	2025 BUDGET	2026 BUDGET	CATEGORY 1	CATEGORY 2	CATEGORY 3
<u>CONSERVATION SERVICES/STEWARDSHIP</u>					
<u>CONSERVATION SERVICES (FORESTRY)</u>					
WAGES AND BENEFITS	174,669	139,621			139,621
OPERATING- MATERIALS & SUPPLIES, STORAGE, RENTALS, INSURANCE, ETC.	48,988	72,588			72,588
TOTAL FORESTRY	223,657	212,209	0	0	212,209
<u>CHATHAM-KENT GREENING PROJECT</u>					
WAGES AND BENEFITS	233,134	287,702		84,864	202,838
OPERATING- MATERIALS & SUPPLIES, STORAGE, RENTALS, INSURANCE, ETC.	298,218	306,717			306,717
TOTAL CHATHAM-KENT GREENING	531,352	594,419	0	84,864	509,555
<u>PHOSPHORUS</u>					
WAGES AND BENEFITS	901,037	999,497			999,497
OPERATING- MATERIALS & SUPPLIES, STORAGE, RENTALS, INSURANCE, ETC.	3,409,469	3,268,078			3,268,078
TOTAL PHOSPHORUS	4,310,506	4,267,575	0	0	4,267,575

LOWER THAMES VALLEY CONSERVATION AUTHORITY
2026 PRELIMINARY DRAFT BUDGET

	2025 BUDGET	2026 BUDGET	CATEGORY 1	CATEGORY 2	CATEGORY 3
<u>SPECIES AT RISK</u>					
WAGES AND BENEFITS	100,851	26,430			26,430
OPERATING- MATERIALS & SUPPLIES, STORAGE, RENTALS, INSURANCE, ETC.	11,505	7,491			7,491
TOTAL CONS. SERVICES	112,356	33,921	0	0	33,921
<u>ADMINISTRATION</u>					
WAGES AND BENEFITS	470,353	532,841	532,841		
OPERATING- MATERIALS & SUPPLIES, STORAGE, RENTALS, INSURANCE, ETC.	257,705	236,062	236,062		
TOTAL CONS. & RECREATION PROPERTIES	728,058	768,903	768,903	0	0
ASSET MANAGEMENT	16,610	34,052	34,052		

10.4) Income and Expenditure vs Budget to August 31, 2025

Date: October 16, 2025
Memo to: LTVCA Board of Directors
Subject: **Income and Expenditure vs Budget to August 31, 2025**
From: Todd Casier, CPA, CA, Manager, Corporate Services

Background:

Review the 2025 Budget to the Revenue and Expenditures for the 8 months ended August 31, 2025.

REVENUE	2025 BUDGET	2025 BUDGET AUG PROJECTED		2025 ACTUAL TO AUG 31	\$ VARIANCE TO PROJECTED
GRANTS	5,368,352	3,578,901	*	1,651,029	(1,927,872)
GENERAL APPORTIONMENT	1,760,716	1,760,716	^	1,709,833	(50,883)
DIRECT SPECIAL BENEFIT	213,200	213,200	^	213,200	0
GENERAL REVENUES	832,764	555,176	*	789,655	234,479
FOUNDATION GRANTS & REVENUES	0	0	*	5,387	5,387
RESERVES	0	0	*	0	0
CASH FUNDING	8,175,032	6,107,993		4,369,104	(1,738,889)
OTHER	0	0		0	0
TOTAL FUNDING	8,175,032	6,107,993		4,369,104	(1,738,889)

*-based on a 8 of 12 month proration of the budget

^-based on cash received to date

Grant income is less than budgeted due to timing of grants invoiced. A large portion of the difference is due to the Clean Water Program-Precision Phosphorous Reduction Program not making payments to participants until later in the year and the revenue for those payments not being invoiced.

Note: Grant income is based on funds received/invoiced and not matched to expenses, meaning there may be expenses outstanding and not recognized in the attached expense statement. At year-end, each grant is reviewed individually, spent funds for grant programs not invoiced are set-up as receivables and added to grant income, unspent funds are reduced from grant income and deferred for future expenditures.

Apportionment revenue is shown on a cash basis. The following municipalities are paid in full as of October 9th, 2025: Chatham-Kent, Dutton/Dunwich, Lakeshore, Leamington, Middlesex Centre, Southwold, Strathroy-Caradoc, Southwest Middlesex and West Elgin.

General Revenue is above budget due to the following factors:

- Permit Fees are above budget due to an increase in expected permits over budget, Conservation Areas is above budget due to receiving seasonal camping revenue, Conservation Services and Chatham Kent Greening are above budget as tree planting is complete and billed and due to an increase in Prairie planting and tree sales, and interest income is above budget due to increased interest rates.

Foundation Grants and Revenues are above budget due to the payment of memorial trees for 2025 versus the uncertainty of funds available when budgeting.

Reserves are zero as this account is used to balance the accounts at year-end if expenses are greater than revenues.

EXPENSES	2025 BUDGET	2025 BUDGET AUG PROJECTED	2025 ACTUAL TO AUG 31	\$ VARIANCE TO PROJECTED
WATER MANAGEMENT				
FLOOD CONTROL STRUCTURES	224,158	149,439	117,896	(31,543)
EROSION CONTROL STRUCTURES	9	6	10	4
FLOOD FORECASTING AND WARNING	111,333	74,222	70,097	(4,125)
TECHNICAL STUDIES	197,211	131,474	89,345	(42,129)
PLANNING & REGULATIONS	464,496	309,664	281,331	(28,333)
WATERSHED MONITORING (PGMN)	169,902	113,268	139,033	25,765
SOURCE PROTECTION	28,312	18,874	19,285	411
THAMES MOUTH DEBRIS REMOVAL	0	0	0	0
Water Management Subtotal	1,195,421	796,947	716,997	(79,950)
CONSERVATION & RECREATION PROPERTIES				
CONSERVATION AREAS	871,678	581,119	688,885	107,766
COMMUNITY RELATIONS AND EDUCATION				
COMMUNITY RELATIONS	149,477	99,651	97,310	(2,341)
CONSERVATION EDUCATION	134,671	89,780	74,876	(14,904)
SKA-NAH-DOHT VILLAGE	126,990	84,660	59,638	(25,022)
Community Relations & Education Subtotal	411,138	274,091	231,824	(42,267)
CONSERVATION SERVICES/STEWARDSHIP				
CONSERVATION SERVICES (FORESTRY)	246,071	164,048	172,177	8,129
CHATHAM-KENT GREENING PROJECT	584,604	389,736	480,432	90,696
PHOSPHORUS REDUCTION	4,742,504	3,161,669	1,043,993	(2,117,676)
SPECIES AT RISK	123,616	82,410	137,733	55,323
Conservation Services/Stewardship Subtotal	5,696,795	3,797,863	1,834,335	(1,963,528)
CAPITAL/MISCELLANEOUS				
ADMINISTRATION BUILDING	0	0	0	0
REPAIRS/UPGRADES	0	0	0	0
UNION GAS CENTENNIAL PROJECT	0	0	0	0
EMPLOYMENT PROGRAMS (FED/PROV)	0	0	0	0
Capital/Miscellaneous Subtotal	0	0	0	0
TOTAL EXPENDITURES	8,175,032	5,450,020	3,472,041	(1,977,979)

Water Management

Flood Control Structures expenses are below budget due to some larger annual expenses that are incurred later in the year and staff time spent on other programs.

Flood Forecasting and Warning expenses are comparable to budget.

Technical Studies and Planning and Regulations expenses are below budget due to staff time being spent in other areas and some positions not being filled for the full year.

Watershed Monitoring expenses are above budget due to spring sampling and extra staff time spent on the project.

Source Protection expenses are comparable to budget.

Conservation Areas

Conservation area expenses are above budget due mostly to the costs of opening of the Conservation Area campgrounds, work on the House at the Lighthouse Conservation Area and some scheduled Asset Management Capital Expenditures at Wilson and Longwoods CAs.

Community Relations and Education

Community Relations, Conservation Education and SKA-NAH-DOHT Museum and Village are below budget due to staff spending time in other programs.

Conservation Services/Stewardship

Conservation Services (Forestry) and Chatham-Kent Greening expenses are above budget as most large activities, like tree and prairie planting, and the related expenses have been completed and some increased prairie and tree sales over budget.

Phosphorous Reduction is significantly below budget mostly due to the Clean Water Program-Precision Phosphorous Reduction Program not making payments (≈\$2.9M) to participants until later in the year/year-end.

Species at Risk is above budget due to March 31 year-end budget expenditures and extra grant funding at the end of the 2024-2025 year.

Capital/Miscellaneous

No Capital/Miscellaneous expenses to date.

Summary:

	2025 BUDGET	2025 BUDGET AUG PROJECTED	2025 ACTUAL TO AUG 31	\$ VARIANCE TO PROJECTED
TOTAL CASH FUNDING	8,175,032	6,107,993	4,369,104	(1,738,889)
TOTAL EXPENDITURES	8,175,032	5,450,020	3,472,041	(1,977,979)
OPERATING SURPLUS (DEFICIT)	0	657,973	897,063	239,090

At August 31, 2025, LTVCA's operating surplus is favourable mostly due to less expenditures compared to budget because of the seasonal nature of a large amount of the Conservation Authorities expenses as noted above.

Note: Part of the difference between the projected budget funding and projected budget expenditures is due to the recognition of the annual General Apportionment and Special Apportionment versus all other income and expenses being prorated for the period.

Recommendation:

That the Board of Directors receives the Budget vs Revenue and Expenditures report for the period ended August 31, 2025.

The report aligns with the following objectives of the LTVCA's Watershed-Based Resource Management Strategy:

- 14. Improving Transparency and Understanding of LTVCA Operations
- 15. Improving Capital Asset Management

Respectfully Submitted
Todd Casier, CPA, CA
Manager, Corporate Services

Reviewed by:
Mark Peacock, P. Eng.
C.A.O. / Secretary Treasurer

10.5) LTVCA Personnel Policies

Date: October 8, 2025
Memo to: LTVCA Board of Directors
Subject: **Personnel Policies Update**
From: Kally Casier, HR Coordinator and Corporate Services Assistant

The Human Resources Committee, advised by the CAO/Secretary-Treasurer, has been gradually updating the Authority's Personnel Policies at its quarterly meetings and are in the final stages of a fully updated policy manual. These policies are being updated to reflect changes in legislation, as well as provide a more comprehensive guide for employee conduct, employment and compensation, operations, recruitment and technology. The current policy was last updated and Board approved in 2014.

The policy manual will be a living document to allow for regular review and revisions, ensuring the Authority can meet current needs, legal requirements, accommodate any emerging societal, legislative or judiciary changes, and ensure best practice and compliance. Each individual policy will be contained in chapters or subjects, those combined to create a manual, and policies will be reviewed and revised as necessary and presented to the Board for approval.

The first three sections of the policy manual comprised of 35 individual policies are presented at this meeting. The final three sections, containing 15 policies, will be provided to the Board one month prior to and presented at the December Board meeting, where the full policy manual will be submitted for Board approval. The Personnel Policies are expected to be finalized by the end of the calendar year.

Note: Due to the size of the policy deck, it will be sent separately from this agenda in a zipped format.

Recommendation:

That the Board receive the report and presentation of policies for review on October 16th, 2025, and that these policies be brought back to the December Board of Directors meeting for approval.

This report aligns with these Strategic Objectives in the LTVCA's Watershed Based Resource Management Strategy:

- 16. Strengthening Staff Stability (financial stability, attraction & retention)
- 17. Improving Staff Communications and Team Building

Recommended by:

Kally Casier
HR Coordinator and Corporate Services Assistant

Reviewed by:

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

10.6) LTVCA Conservation Areas 2026 Fee Schedule

Date: October 3, 2025
Memo to: LTVCA Board of Directors
Subject: **LTVCA Conservation Areas 2026 Fee Schedule**
From: Genevieve Champagne, Manager Conservation Lands and Services

The LTVCA Fee Schedule is reviewed and updated annually to align with our Strategic Plan but also our incurred costs to run the facilities overall. The 2026 Fee Schedule has been reviewed by staff and has required significant updates to help ensure that increased costs are being accounted for in regard to increase in property taxes, utility costs, infrastructure repairs and maintenance, and staffing required to operate the properties.

Budget Implications

The following changes to the pricing have been updated for the 2026 year.

- A photography permit has been added at \$150 per day for photographers to use the Conservation Areas for paid family photo sessions. This will be required, as photographers are bringing families out to conservation areas and utilizing the properties for their business purposes.
- The Camping rates have increased overall by small amounts to help account for additional costs in terms of increased taxes, utility and staffing costs.
- The Hunt camp has become increasingly larger over the years, and several hunt organizers are adding more trailers to an individual site than can be reasonably handled. We have added a 2-trailer limit per site to ensure that the sites are not overloaded. The cost for those sites has also increased, due to the colder season the electricity costs to host/heat a hunt camp every year has increased significantly.
- We have also removed "\$250 non-refundable without 30 days' notice deposit" to note that the deposit made on the bookings is "non-refundable without 30 days' notice."
- The term Wedding Consultation Fee has also been changed to Event Admin Fee as some larger events requiring staff time are not always weddings. This helps cover the increased time required to assist large events.
- The wedding package pricing has remained generally the same, however the small changes we have made here are the larger indoor facilities such as the Learning Centre Hall and Longwoods Road Hall. The number of parking permits is increased from 25 permits to 50 parking permits as the capacity for the new larger venues are larger than the barn (which the original number was based on). The C.M. Wilson Learning Centre kitchen has been removed from the package as the Montessori school (paying tenant) has been negatively impacted by events. As the kitchen is on the other side of the Montessori classroom, we are now encouraging event organizers to look into food trucks that can park behind the venue with access to the hall through the village road.
- In regard to C.M Wilson, we are also going to offer a Bundle Offer; this would apply to any organizer booking a wedding package. Should they wish to add onto their wedding package, they can add additional rental spaces at a discount of 25%. This is to encourage them to utilize more of the Conservation Area and have an immersive experience. For example, should an organizer book the Learning Centre for the wedding reception, they could add on the outdoor classroom for the ceremony, group camping for families to stay overnight and the Stenton Barn for photos or event space for activities.

A Summary of the proposed changes are:

<u>Seasonal Camping</u>	<u>2025 Camping Fees</u>	<u>2026 Camping Fees</u>
Premium Sites Daily	\$40	\$45
Premium Sites Monthly	\$725	\$900
Premium Sites Seasonal	\$2,300	\$2,599 (\$2,300 +HST)
Un-Serviced Seasonal	\$1,900	\$2,000
Hydro Only	\$38	\$43
Un-Serviced	\$32	\$35
Group Camping	\$100	\$125
<u>Hunt Camping</u>		
Serviced (Hydro Only)	\$300	\$500 (limit 2 trailers per site)
Un-Serviced	\$250	\$300 (limit 2 trailers per site)
<u>EM Warwick</u>		
Year Round- Fri & Sat Bundle	\$700	\$800
Year Round- Weekly	\$1,100	\$1,200
<u>Rentals</u>		
Pavilion / Area Rentals	\$100	\$150
Barn (CM Wilson)	\$250	\$300

Recommended Resolution

Be it Resolved:

That the LTVCA 2026 Fee Schedule be approved for the 2026 season.

This report aligns with these Strategic Objectives in the LTVCA's Watershed Based Resource Management Strategy:

10. Improving Management and Operations of Conservation Areas

Respectfully Submitted:
Genevieve Champagne,
Manager Conservation Lands and Services

Approved By:
Mark Peacock, P. Eng.
C.A.O. / Secretary Treasurer

Lower Thames Valley Conservation Authority
2026 Conservation Areas Fee Schedule

PRICES INCLUDE HST

	Longwoods Road	Big Bend	CM Wilson	EM Warwick	Sharon Creek
Camping (Single Sites)		✓	✓		
Group Camping	✓	✓	✓	✓	
Seasonal Camping		✓	✓		
Pavilion/Area Rental	✓	✓	✓		✓
Day Use Fee	✓ <i>coin or credit card</i>		✓ <i>Passport Canada</i>		✓ <i>Passport Canada</i>
2026 CA Parking Pass	✓		✓		✓

Day Use Parking Passes

Vehicle Permit	\$5 per day
Bus	\$110 per day
2025 CA Parking Pass	\$65 each, or two for \$100
Photography Permit	\$150 per day (For Photo Sessions taking place in Conservation Areas, Photographer to obtain prior to events)

<u>Camping</u>	<i>Nightly</i>	<i>Monthly</i>	<i>Season</i> (Victoria Day - Thanksgiving)
Premium Sites	\$45	\$900	\$2,600 (other fees may apply)
<i>(Hydra & Water/Waterfront Sites Big Bend)</i>			
Hydro Only	\$43		
Un-serviced	\$35		\$2,000 (other fees may apply)
Extra Overnight Vehicle	\$5 per night		
Group Camping	\$125 per night		
Winter Trailer Storage	\$250 (Thanksgiving – Victoria Day, CM Wilson Only)		
Firewood	\$10/bag		

<u>Big Bend Hunt Camp</u>	<i>Weekly Rates Only</i> (Designated season, limit 2 trailers per site)
Serviced (Hydra only)	\$500
Un-serviced	\$300
Firewood	\$10/bag or \$75 per ½ face cord

<u>EM Warwick</u>	<i>Weekends/night</i>	<i>Fri & Sat bundle</i>	<i>Sun-Thurs/night</i>	<i>Weekly</i>
<i>(Includes all buildings)</i>				
Year-Round	\$450	\$800	\$250	\$1,200
Cadets/Scouts/Guides	\$250	\$450	\$150	\$750
Reservation Deposit*	50% of total bill due at time of booking (non-refundable without 30 days' notice)			
Firewood	\$75 per ½ face cord			
Excess Garbage	\$50 per additional bag if over 4-bag limit			

Other

Non-Camper Sewage	\$50 (CM Wilson Only, May-Oct)
Cleaning Fee	\$150 first hour, \$50/hour thereafter

<u>Rentals</u>	<i>Per day, excludes parking</i> (Guests use Pay & Display/Passport OR Purchase permits in advance)
Pavilion/Area Rental	\$150 (for outdoor and pavilion weddings a \$200 event admin fee also applies)
Barn (CM Wilson)	\$300
Per 25 Vehicle Permits	\$50
Reservation Deposit*	50% of total bill due at time of booking (non-refundable without 30 days' notice)
Event Admin Fee	\$200 (includes one CA Parking Pass for applicant, staff consultation to discuss event set up, layout, policies, procedures, health and safety etc.)

CM Wilson Learning Centre+

Hall Rental	\$500 per day (for weddings a \$200 event admin fee also applies)
Education Rental	\$250 per day (available for Member Municipalities, Indigenous Groups, Educators, Supporting Community Groups)
Boardroom	\$150 per day

Longwoods Road Indigenous Education Centre+

Hall Rental	\$1,000 per day (for weddings a \$200 event admin fee also applies)
Education Rental	\$500 per day (available for Member Municipalities, Indigenous Groups, Educators, Supporting Community Groups)

Rental includes use of the event hall, kitchen, washrooms, accessible washroom, accessible elevator if needed. Museum Entry is excluded.

Wedding Packages

C.M. Wilson Barn Wedding Package+ - \$1,000 Includes:

- Use of outdoor area for photos (additional fees may apply for tents in outdoor area, bundling rentals is available for 25% off)
- Occupancy for the Hall is between 40-60 depending on seating arrangements
- Parking for 25 vehicles, one CA Parking Pass for couple (additional Parking Passes available for purchase)
- Access to setup day before at 2:00 pm, including access to host rehearsal dinner
- Teardown before 1:00 pm day after, including access to host brunch
- 50% of total bill due at time of booking (non-refundable without 30 days' notice)

C.M. Wilson Learning Centre Wedding Package+ - \$2,000 Includes:

- Use of outdoor area for photos (additional fees may apply for tents in outdoor area, bundling rentals is available for 25% off)
- Exclusive use of the facility (Hall, Board Room, Washrooms)
- Occupancy for the Hall is between 70-90 depending on seating arrangements
- Parking for 50 vehicles, one CA Parking Pass for couple (additional Parking Passes available for purchase)
- Access to setup day before at 2:00 pm, including access to host rehearsal dinner
- Teardown before 1:00 pm day after
- 50% of total bill due at time of booking (non-refundable without 30 days' notice)

Longwoods Road Indigenous Education Centre Hall Wedding Package+ - \$3,000 Includes:

- Use of outdoor area for photos (additional fees may apply for tents in outdoor area, bundling rentals is available for 25% off)
- Exclusive use of the facility (Hall, Washrooms, Catering Kitchen)
- Occupancy for the Hall is between 100-190 depending on seating arrangements
- Parking for 50 vehicles, one CA Parking Pass for couple (additional Parking Passes available for purchase)
- Access to setup day before at 2:00 pm, including access to host rehearsal dinner
- Teardown before 1:00 pm day after
- 50% of total bill due at time of booking (non-refundable without 30 days' notice)

C.M. Wilson Bundling Rentals

Bundling available only at C.M Wilson Conservation Area; 25% discount when purchasing rental products in addition to a wedding package, subject to availability.

Rental items available to be bundled include:

• Rental of the day use area	• C.M. Wilson Learning Centre Hall
• Rental of the outdoor classroom	• Stenton Event Barn
• Rental of the outdoor Pavilions	• Group Camping Sites

Documentation required for events with Alcohol:

• Signed Rental Agreement	• Certificate of Insurance (Events with Alcohol)
• AGCO Special Occasion Permit (SOP)	• Must name LTVCA as additionally insured
• Proof of Security	• \$2 Million Liability

11. Business for Information

11.1) CAO / Secretary Treasurer Report

Date: October 16, 2025
Memo to: LTVCA Board of Directors
Subject: **CAO/Secretary-Treasurer Report**
From: Mark Peacock, P. Eng., C.A.O. / Secretary Treasurer

Lambton Chatham- Kent Children's Water Festival

The 2025 Children's Water Festival was a great success and I want to thank the water festival steering committee for its work planning and undertaking the event. The committee is made up of volunteers who spend their personal time to make this event happen. I believe this event was the largest to date with around 2,400 children attending over the three days. It is estimated that there were nearly 400 teachers, 400 parents and an additional 150 volunteers also involved. Thank-you to staff who support the event, especially Mariah Alexander who acted as the link between the organizing committee and the LTVCA, School Boards and volunteer organizations.

C.M. Wilson Water System Upgrades – start-up issues

To address the fact that we had a fuel oil storage tank too close to our water supply well, the LTVCA has moved forward with extending the existing natural gas line to the shop to be able to decommission the fuel tank. Installation of the gas line was being completed during the week of October 05, 2025. The new furnace has been ordered and will be installed before cold weather sets in.

To address the changes required under Ont. Reg. 170/05, bids were received from contractors and were awarded during the week of August 10, 2025. The existing system has been upgraded to have primary UV disinfection and secondary Chlorination disinfection (new UV system and Chlorination pump). Additionally, the water storage has been expanded to ensure contact times consistent with requirements of Ont. Reg. 170/05. (3000 Imp Gal storage tankage)

Construction of the upgraded system was undertaken in the last week of September. The system is experiencing some start up issues as Coliform counts have required a boil water advisory. To address this issue the system is being super chlorinated and flushed. Should issues continue, the water holding tanks will be emptied, cleaned and flushed.

Meetings with Mayors and CAOs

As the LTVCA moves to finalization of a draft 2026 LTVCA budget, I will be travelling to municipalities to meet with mayors and CAOs to discuss our requested apportionment (levy). I will also be available to attend municipal council meetings as requested. It is hoped that this consultation can be undertaken prior to the end of December. This will be done in addition to the formal circulation of the budget that is required by legislation. Board members will be advised prior to meetings at their municipalities.

Provincial Conservation Ontario Committee to Consider Guidelines and Procedures For Development of Flood Lines.

I have been asked to assemble a committee of experts from across the province to review guidelines and procedures for the development of flood lines. With the development of new technologies, a number of options now exist that may have an impact on how flood lines are developed. As Conservation Authorities, we want to make sure that the highest engineering standards are being met with the implementation of these new technologies. This will ensure that residents are protected to the standard that is required by provincial legislation.

Recommended Resolution:

That the C.A.O./Secretary-Treasurer Report be received for information

This report aligns with these Strategic Objectives in the LTVCA's Watershed Based Resource Management Strategy:

- 7. Supporting Community Understanding of the Watershed
- 10. Improving Management and Operations of Conservation Areas
- 11. Strengthen and Increase Collaboration with Community Stakeholders
- 15. Improving Capital Asset Management

Respectfully Submitted

Mark Peacock, P. Eng.

C.A.O. / Secretary Treasurer

11.2) Water Management

11.2.1) Flood Forecasting and Operations

Flood Messaging and Flood Events

There have been no flood messages issued since the last written report to the Board of Directors.

On September 24th, thunderstorms passed through the region. Given the dry conditions the region had been experiencing, the forecasted rainfall amounts did not suggest that flooding from the Thames River, or any of the region's smaller watercourses, was likely to occur. Environment Canada had issued weather advisories noting the potential for flash flooding. Several communities in adjacent Conservation Authorities were hit hard that day by the rains and flash floods, including Harrow and Dresden. In the LTVCA, the community of Thamesville saw flash flooding that day as well. This flooding was not related to the overflowing of either Cruickshank Drain or Cornwall Creek. At least one local media outlet appeared critical of the LTVCA for not issuing a flood message that day. However, Conservation Authorities have neither the mandate, nor the resources, to perform weather forecasting to predict flash flooding from intense rainfall events. Forecasting intense rainfall events that could lead to flash floods is the responsibility of Environment Canada, and they had issued such a message. Given the very short time frame between the issuance of weather advisories by Environment Canada and actual weather events, if the community is waiting for the Conservation Authority to issue flood messages for flash flooding, they would rarely receive a message in time. The source for information regarding intense rainfall events remains Environment Canada.

Report on Lake Conditions

Average daily lake levels on Lake Erie at the beginning of October were around 174.20 m (I.G.L.D.). The all-time record high monthly average for October was 174.94 m, set in 1986. Water levels at the beginning of October were 10 cm above what would be considered normal for the month of October. Water levels are predicted to drop around 13 cm by the beginning of November.

Average daily water levels on Lake St. Clair at the beginning of October were around 175.12 m (I.G.L.D.). The all-time record high monthly average for October was 175.96, set in 1986. Water levels at the beginning of October were 9 cm above what would be considered normal for the month of October. Water levels are predicted to drop around 15 cm by the beginning of November.

The six-month forecasts suggest that water levels on the two lakes will remain around average for the rest of 2025, with Lake St. Clair likely dropping slightly below average.

With near normal lake levels, shoreline flooding is now unlikely in the LTVCA. Only extreme wind events, most likely gale force wind events lasting many hours in duration, are now required to cause minor flooding along the LTVCA's Lake St. Clair and Lake Erie shorelines.

The figures below are published by the U.S. Army Corp of Engineers and graph the monthly average water levels and water level forecast over the next 6 months. These versions were published at the beginning of October.

LEGEND

LAKE LEVELS

RECORDED

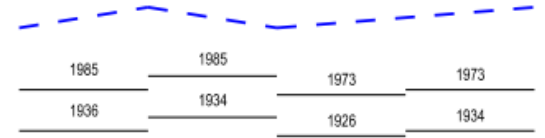
PROJECTED



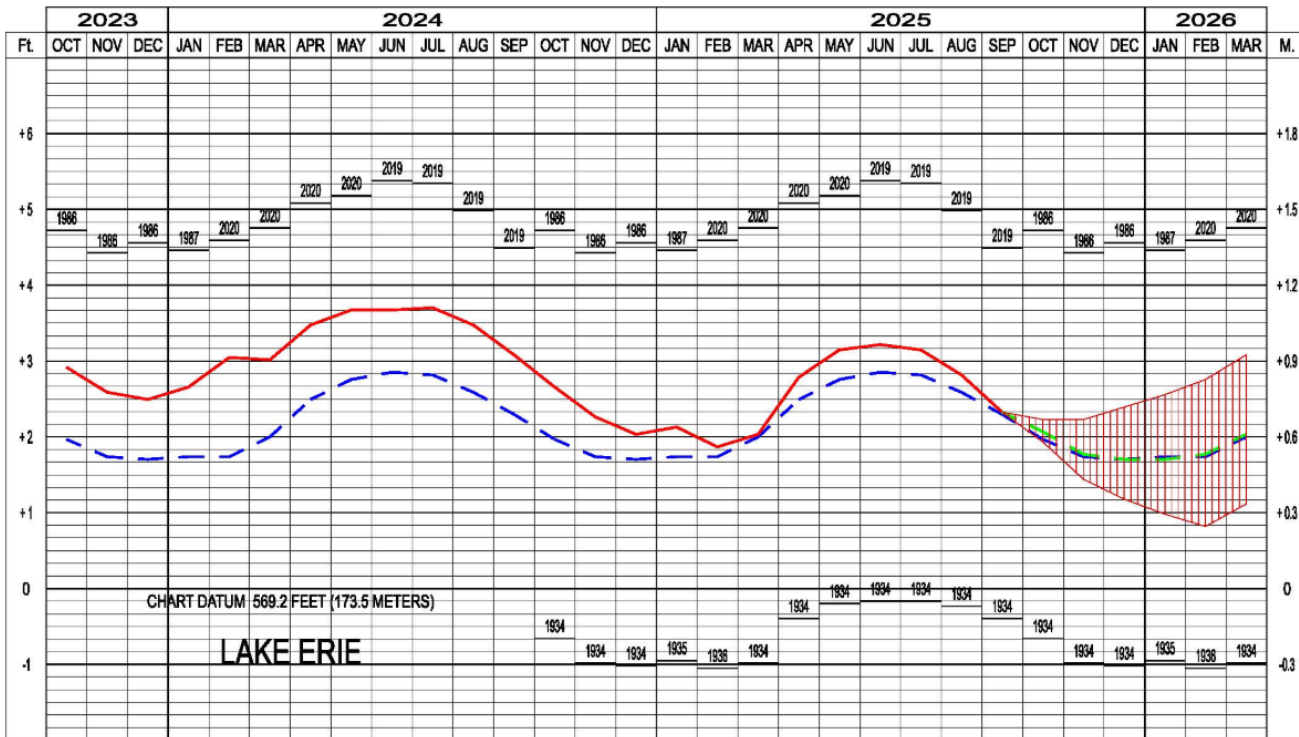
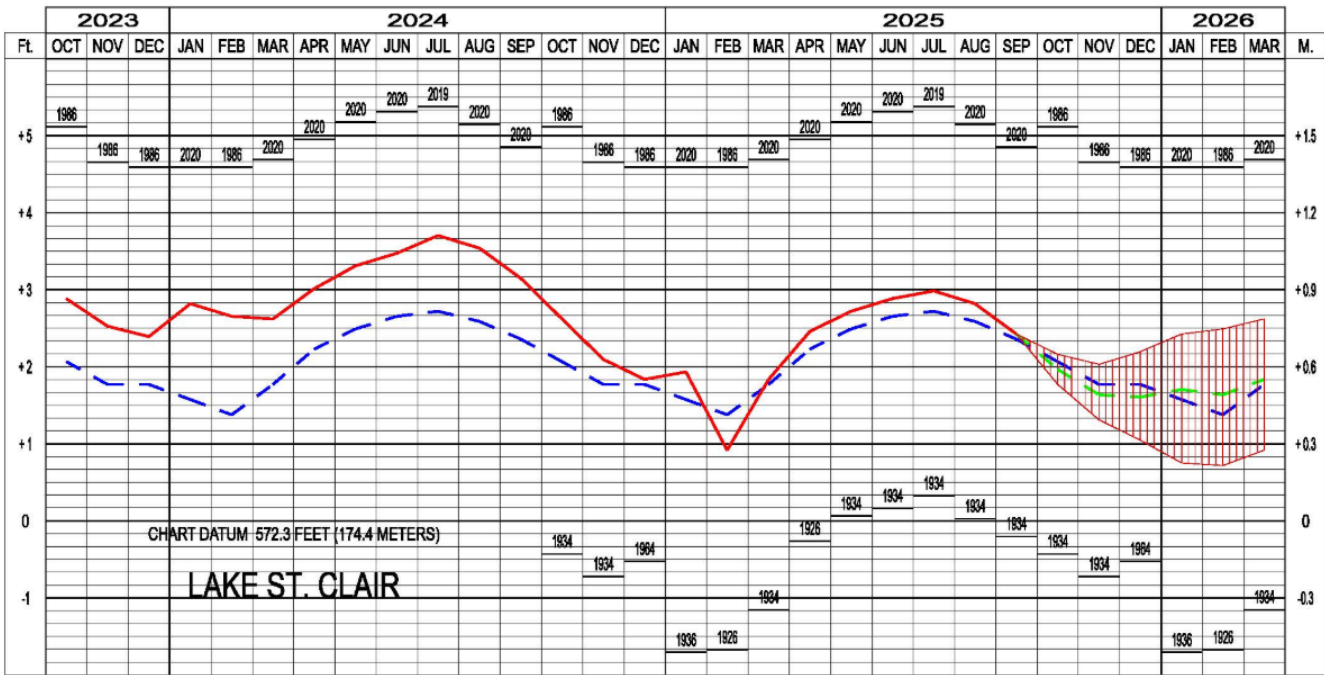
AVERAGE **

MAXIMUM **

MINIMUM **



** Average, Maximum and Minimum for period 1918-2021



11.2.2) Flood Control Structures

The Thames River has seen below average rainfall over the last couple of months. As a result, the LTVCA's flood control structures have not needed to be operated since the last report to the Board of Directors. With no significant rainfall events over the last two months, there has been little activity around the LTVCA flood control structures. Activity has mostly been routine maintenance, with most of that being vegetation control on the Diversion.

11.2.3) Low Water Response Program

The Low Water Response Program looks at both precipitation and flow in local watercourses in determining whether there is a low water condition. For precipitation, both 18-month and 3-month rainfall totals are examined, and the program thresholds are: Level 1, 80% of average; Level 2, 60% of average; and Level 3, 40% of average. For flows, the average flow over the last month is examined and the summer thresholds are: Level 1, 70% lowest average summer flow (LASF); Level 2, 50% LASF; and Level 3, 30% LASF. During the growing season, LTVCA staff create a brief report summarizing conditions around the watershed, which is available by request.

The 3-month rainfall totals indicated near normal to slightly below normal for most of the watershed. Overall, the three-month period was relatively dry, with large thunderstorms increasing the rainfall totals. As a result, rainfall totals across the watershed ranged from 77% to 130% of normal (for those gauges with a complete daily record). There didn't appear to be any consistent pattern across the region. The 18-month rainfall totals suggest the watershed is becoming slightly dryer over this longer time period, with rainfall totals across the watershed ranging from 78% to 102% of normal (for those gauges with a complete daily record).

Flows on the Thames River have fallen quite low over the last few months and a Low Water Level 1 Condition was declared last month due to the low flows. Rain at the end of July boosted flows on the river a bit, and some of this water was still in the river around Thamesville at the beginning of August. But once that water passed out of the river, flows on the river fell below the LASF and never came back up above that threshold. The average monthly flow at Dutton in August was only 43% of the LASF, which is into the Low Water Level 2 Condition range. At Thamesville, it was 59%, which is in the middle of the Low Water Level 1 range. At the beginning of September, flows were in the Level 2 Low Water Condition range. There were a couple of small rainfall events in September, but ground conditions were so dry that the rain was unable to boost flows enough to make a substantial difference. The average monthly flow at both Dutton and Thamesville in September was only 47% of the LASF, which is into the Low Water Level 2 Condition range by only 3%. Looking at median flows for McGregor Creek, the September monthly median value was around 75% of the lowest summer monthly median value, suggesting that water levels were low but not abnormally low.

At the time of writing this Board Report, the LTVCA was awaiting feedback from the Low Water Response Team regarding whether to remain at a Level 1 Low Water Condition or to move to a Level 2. Over the first week of October, flows on the Thames had improved to 61% of the LASF at Dutton, and 50% of the LASF at Thamesville.

Further information on the Provincial Low Water Response Program can be found at <https://www.lioapplications.lrc.gov.on.ca/webapps/swmc/low-water-response/>

11.2.4) Watershed Monitoring

Watershed-wide surface water quality monitoring continues at 22 sites throughout the watershed. The sampling is funded by the MECP through the PWQMN program as well as a grant through the Canada-Ontario Agreement on Great Lakes Water Quality and Ecosystem Health (COA). In addition to regularly scheduled sampling, staff have been attempting to capture event-based runoff when it occurs. However, the dry conditions have meant that even relatively large thunderstorms have not been producing significant runoff. The only event-based sampling event took place on Big Creek after a large thunderstorm. Three samples were collected on the 12th, 13th and 14th. Maintenance on the autosamplers is ongoing. A line heater will be installed in the fall at McGregor Creek to prevent the line from freezing over the winter. Construction to 7th Line bridge near Bloomfield Road has required the LTVCA to remove a data logger and level sensor from this location. Alternative locations are being considered for use of the sensor.

Sampling has also continued under the Health Canada contract to collect pesticides at 6 locations in the western portion of the watershed. Samples are being collected on Jeannette's Creek, Big Creek, and McGregor Creek as well as at the Rivard, Deary and Dauphin municipal pump stations. Sampling frequency varies by site. Overall, 188 pesticide samples have been shipped to Health Canada since April 1st with roughly a dozen currently in the freezer. Passive samplers have also been deployed under the program and have been changed out three times, with final retrieval scheduled for October 16th.

Several additional sampling runs have also been undertaken with an algae sensor to see whether there were any concerns yet regarding blue-green algae blooms. Additional information about algae blooms can be found in the next section.

The Provincial Groundwater Monitoring Network (PGMN) program also continues. Repairs to the Well W-237 on Campbell Road near Wheatley have been completed. Water quality sampling for the wells is scheduled for late October or early November.

11.2.5) Harmful Algal Blooms (HAB)

Great Lakes Blooms

During the bloom season, the operational NOAA Lake Erie HAB Forecast provides the current extent and 5-day outlooks of where the bloom will travel and what concentrations are likely to be seen, allowing managers to determine whether to take preventative actions. At the time this agenda was drafted, the most recent Forecast was from October 7th (see forecast below).

Currently, the cyanobacteria bloom in Lake Erie seems to be limited to Sandusky Bay and a narrow band along the far western shoreline of the lake. Imagery also suggests that much of Rondeau Bay may have cyanobacteria present. There may also be small patches at the mouth of the Thames and along the eastern shore of Lake St. Clair. The bloom in western Lake Erie has decreased since October 3rd. It is likely that the bloom season is wrapping up. However, due to the U.S. federal shutdown, only automated bloom forecasting tools will be available until a government funding agreement is reached.

Thames River Blooms

The LTVCA now has an active program for monitoring algae blooms on the Thames River. Monitoring for potential algae blooms is conducted by LTVCA staff with an algae sensor, when the potential for a bloom seems to exist. Algae testing is scheduled once per month during the 4th week of the month. If any algae is

noticed at other times while staff is conducting sampling for its other water quality monitoring programs, additional algae sampling days will be added. The next day is scheduled for October 23rd. No blooms large enough to be detected and followed up on have been reported for the Thames River yet this year.

Other Reported Blooms

Wheatley Provincial Park: An algae bloom in Wheatley Provincial Park was also reported around August 18th. It was determined that the bloom was not a Harmful Algal Bloom (HAB) through LTVCA sampling on the 19th.

McGregor Creek: Earlier in the summer, a brown algae bloom was detected in McGregor Creek around July 10th, which had become green by July 15th. The bloom cleared up shortly after that. However, another blue-green bloom reappeared around September 2nd and lasted until the 22nd. Sampling results confirmed a cyanobacteria bloom with microcystin concentrations of 0.22 µg/l. (The drinking water quality standard is 1.5 µg/l).

11.2.6) Geographic Information Systems

Annual updates to the LTVCA's regulated screening area (O. Reg. 41/24: Prohibited Activities, Exemptions and Permits) have been completed in draft. Internal review and revisions by staff are ongoing. Following these internal revisions, the updated regulated area screening layer will be shared publicly through our ArcGIS Online portal (available on our website) and to our member municipalities and local counties for their use.

Modeling for the Thames River natural heritage study continues. Current efforts are focused on modelling the connectivity of these features across the landscape in a consistent manner with the Upper Thames River Conservation Authority (UTRCA) and to finalize the joint watershed wide values. Next year we will be working on incorporate this data into a StoryMap, produced jointly between the UTRCA and the LTVCA, that highlights a watershed strategy that collaboratively improves watershed conditions. This work is funded through a grant provided by the MECP. This project and its initial results will be highlighted at the Latonnell Conservation Symposium in November.

A geospatial scoping study with the Canada Water Agency that aims to determine the spatial distribution and semi-quantify areas suitable for wetland restoration within the eastern Lake St. Clair floodplain and riverine deltas is underway and will continue as a major project until the end of 2025. The LTVCA is receiving a significant amount of modelling data undertaken by ECCC for inclusion into the study. The data includes both lake dynamics as well as wetland response forecasts.

Mapping was also produced for the Children's Water Festival. A unique map identifying the source water protection subwatershed that each school attending the Children's Water Festival was created to teach school groups about the name of the watersheds in which their school resides so they can consider where the water flows to once it leaves school property.

Regular activities that support LTVCA staff with their GIS needs also continue, such as fulfilling data requests, the creation of additional data layers, custom mapping products, and other GIS products.

These reports align with these Strategic Objectives in the LTVCA's Watershed Based Resource Management Strategy:

- | | |
|--|--|
| 2. Monitoring the Health of the Watershed | 5. Protecting the Community from Natural Hazards |
| 3. Supporting Sustainable Growth | 6. Educating the Community about Natural Hazards |
| 4. Improving Transparency and Customer Service in Planning and Regulations | 7. Supporting Community Understanding of the Watershed |

Lake Erie Harmful Algal Bloom Forecast

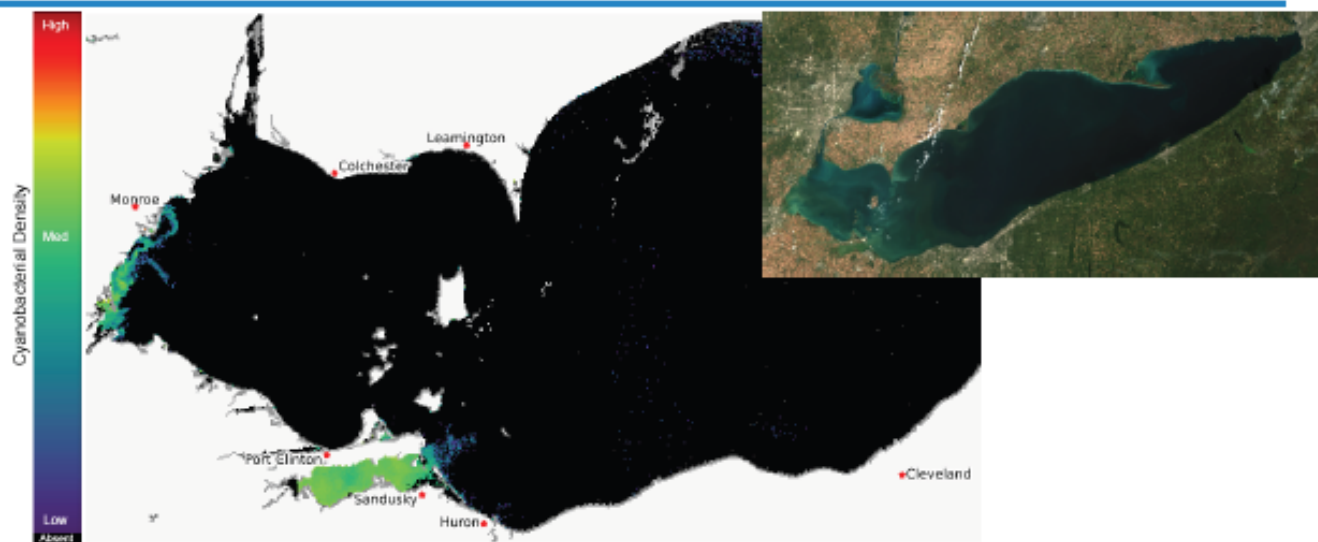
2025-10-07

Summary

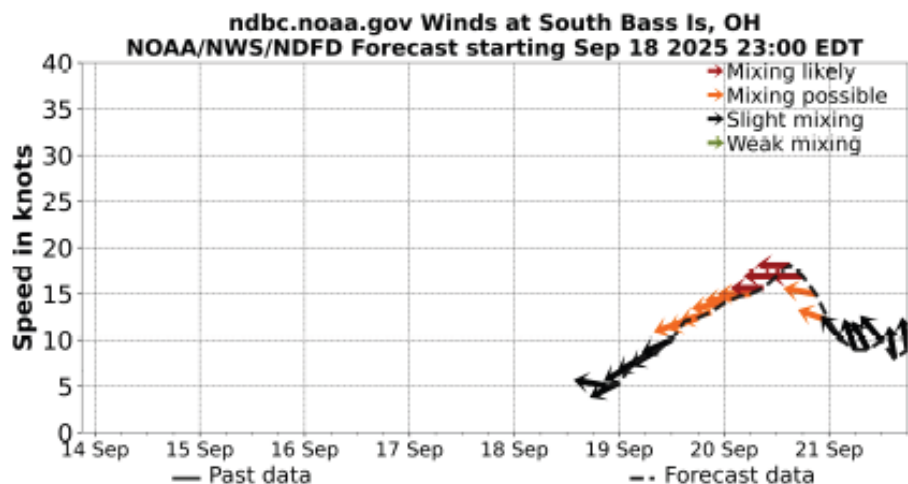
The cyanobacteria bloom in western Lake Erie has an approximate area of 40 square miles, which is a decrease in area since Oct 03. No recent toxin data currently available for western Lake Erie. **Due to a lapse in federal funding, we are suspending manual forecast updates for the Lake Erie HAB Forecast until new appropriations are enacted. We will continue to provide automated forecasts and satellite imagery on our website, as we are able, during the lapse in appropriations.**

-NCCOS HAB Forecasting Team, 01 Oct. 2025

The past few days of imagery can be seen at [the HAB monitoring site](#). The Lake Erie Forecast is operated by the National Centers for Coastal Ocean Science. Contact hab@noaa.gov for technical Questions. Last Updated: 2025-10-07 10 AM EST

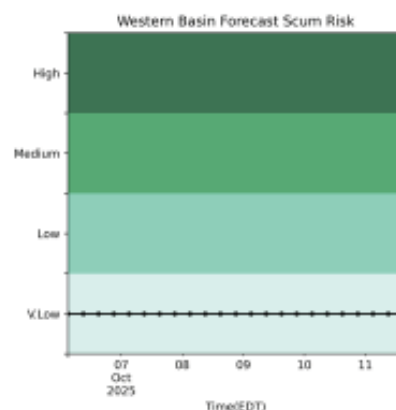


Current Lake Erie Sentinel-3 satellite imagery from the Ocean and Land Color Imager (OLCI) on Oct 04, 2025, showing bloom location and extent in the western basin. Grey indicates clouds or missing data. The estimated threshold of cyanobacteria detection is 20,000 cells/mL. Inset shows a truecolor image of the entire lake. Data derived from Copernicus Sentinel-3.



Wind speed and direction from SouthBassIs, OH. Blooms mix through water column at wind speeds > 15 knots.

For more information visit: coastalscience.noaa.gov/science-areas/habs/hab-forecasts/lake-erie/



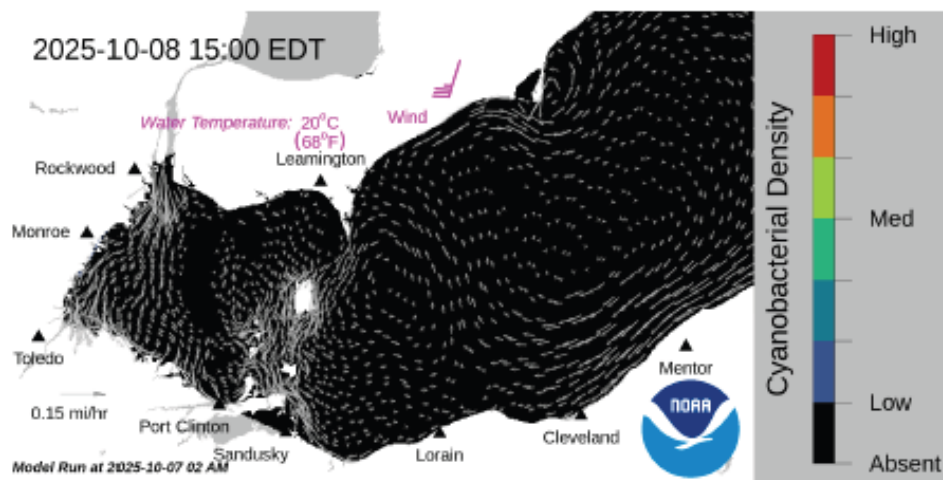
Where the bloom is present in western Lake Erie, the potential risk of scum.

1305 East West Hwy, Rm 8110
Silver Spring, Maryland 20910
coastalscience.noaa.gov

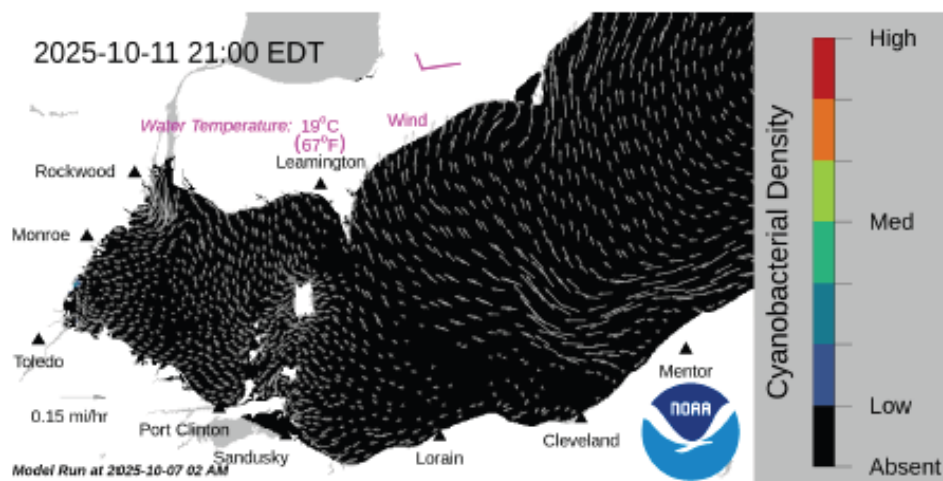
[f](#) [x](#) [in](#) [noaa.coastalsci](#) | [@noaa.coastalsci](#)

Lake Erie Harmful Algal Bloom Forecast

2025-10-07



Forecast surface bloom position for Oct 08, modeled from the last satellite image with water currents estimated from the Lake Erie Operational Forecast System (LEOFS). Potential for bloom movement is forecast in 3-dimensions with a hydrodynamic model using satellite imagery and currents. The modeled output does not contain clouds. Black indicates the absence of chlorophyll and gray indicates area with no data. The arrows show forecasted currents. Water temperature and winds (in magenta) are the averages for the western basin from the model.



Forecast surface bloom position for Oct 11. Black indicates the absence of chlorophyll and gray indicates area with no data. The arrows show forecasted currents. Water temperature and winds (in magenta) are the averages for the western basin from the model.

Additional resources:

- [Archived Lake Erie Forecasts](#)
- [More information](#)
- [FAQs](#)
- [Contributors and Data Providers](#)
- [Lake Erie HAB Forecast Guide](#)

For more information visit: coastalscience.noaa.gov/science-areas/habs/hab-forecasts/lake-erie/

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11.3) Planning and Regulations

11.3.1) Planning

From the end of July 2025 through to the end of September 2025, there were 44 planning submissions reviewed by staff for this reporting season with respect to the Provincial Planning Statement, Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24. On average it takes roughly 5 days to respond to submissions, ranging from same day response to 15 days for more involved planning submissions. There have also been 52 phone calls and over 195 email responses to inquiries that staff have responded to.

Planning Numbers	2024 Totals	Jan Totals	Feb Totals	Mar Totals	Apr Totals	May Totals	June Totals	July Totals	Aug Totals	Sept Totals	2025 Totals
Chatham-Kent	197	5	16	7	22	30	7	13	13	10	123
Elgin	33	5	0	1	5	4	4	3	6	4	34
Essex	31	0	0	0	4	2	1	3	2	3	15
Middlesex	28	7	2	1	3	3	2	4	3	3	28
Total Numbers	289	17	18	9	34	39	14	23	24	20	198

Planning Fees

No planning submission fees were received from member municipalities for the time period between August 1, 2025 through to September 30, 2025.

MUNICIPALITY	AUG TO SEPT 2025	2025 TOTAL	2024 TOTAL
Chatham-Kent		\$450.00	\$3,300.00
Elgin County			
Southwold		\$10,000.00	\$1,215.00
Dutton Dunwich			\$0
West Elgin			\$900.00
Essex County			
Lakeshore			\$1,400.00
Middlesex County			
Middlesex Centre			\$0
YTD Total		\$10,450.00	\$6,815.00

11.3.2) Section 28 Regulations / Permitting

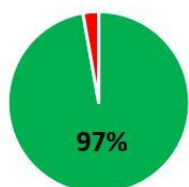
With respect to Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24, the LTVCA received a total of 86 new permit applications in the months of August and September.

Of the new applications and, combined with previously submitted “incomplete” applications, a total of 126 applications were deemed to be “complete” in August and September and could be reviewed for permitting. Those 126 applications were in addition to the previous queue of six “complete” applications leading into this reporting period. 131 of the 132 “complete” applications were processed and all were approved by staff with or without conditions. As of the end of September, one “complete” applications was in the queue for processing.

\$92,125 in permit application fees had been, or was to be, collected as of the end of September which is an increase of \$19,925 since the last board report at the August meeting.

11.3.3) Application Timelines:

Review for Completeness:



Ontario Regulation 41/24 requires that conservation authorities are to make a determination on whether an application is considered to be “complete” or “incomplete” and provide a response of such to the applicant within 21 calendar days. For the months of August and September, the average response time with respect to this was four days (ranging between 0 and 28 days). 97% of all applications met the required timeline for a “completeness” response.

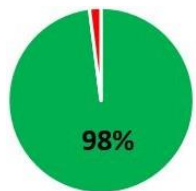
Permit Processing:

For applications issued in August and September, the table and charts below indicate that 100% of “routine” applications, 98% of “minor” private property applications and 99% of all other “minor” applications met their applicable LTVCA customer service standard for turnaround time.



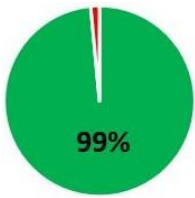
Routine Applications:

For the months of August and September, the average turnaround time for a routine permit application was two days (ranged between 0 and 6 days). The customer service standard for routine permits is a turnaround within 14 days. The processing time for routine permit applications is meeting the customer service target.



Minor Applications – Private Property Owners:

For the months of August and September, the average turnaround time was six days (ranged between 0 and 28 days) for minor private property related permit applications. The customer service standard for minor complexity permits is a turnaround within 21 days. The processing time for minor permit applications for private property owners is generally meeting the customer service target.



Minor Applications – Municipalities and Utility Companies:

For the months of August and September, the average turnaround time was six days (ranged between 0 and 22 days) for minor applications from municipalities and utility companies. The customer service standard for minor complexity permits is a turnaround within 21 days. The processing time for minor permit applications for municipalities and utility companies is generally meeting the customer service target.

11.3.4) Property Inquiries:

Up to the end of September, 1,401 property inquiries (including permit pre-consultation questions) were received and responded to by the Regulations Technician which is 316 more since the last board report. The August and September inquiries were responded to with ~570 e-mails and ~45 phone calls.

At the time of writing of this staff report, the current response time to property and pre-consultation inquiries is up to 5 business days for e-mails and 10 business days for phone calls. The length of time to respond to both e-mails and phone calls has improved since the last board report.

11.3.5) Policies & Procedures Update:

Given the current workload, there has been no work completed on the Policy & Procedures Manual and, therefore, no additional municipal or public consultations on the Manual have been undertaken. The Manual hasn't been updated since the original draft from the March 2024 board meeting. The Manual still requires multiple new sections and revisions to meet the requirements of Section 12 of Ontario Regulation 41/24.

Additionally, with respect to the Additional Residential Unit ("ARU") discussion from the June Board of Directors' meeting, staff have drafted and circulated proposed ARU policies to planning staff at our member municipalities and the local counties, as well as to building department staff at our member municipalities. Comments have been received and discussions are on-going with municipal staff at Chatham-Kent. Given the ongoing discussions with Chatham-Kent staff, public consultation on the proposed policies has not commenced.

11.3.6) Section 28 Enforcement:

In the first nine months of 2025, 23 complaints / tips were received from the public about possible enforcement issues. This is an increase of four from the last board report in August.

These reports align with these Strategic Objectives in the LTVCA's Watershed Based Resource Management Strategy:

3. Supporting Sustainable Growth
4. Improving Transparency and Customer Service in Planning and Regulations
5. Protecting the Community from Natural Hazards

11.3.7) O. Reg. 41/24 Permit Applications

O.Reg. 41/24 Permit Applications (Permits Issued in August and September 2025)

B.D. 10/16/2025

App No.	Location	Community / Township	Municipality	Decision	Processing Time (days)
269-2025	20957 Woodland Road	Wheatley	Chatham-Kent	Granted: Aug 27, 2025	8
281-2025	8075 Pioneer Line to Bear Line Road	Dover	Chatham-Kent	Granted: Aug 25, 2025	4
299-2025	Baldoon Road at Sherwood Drain	Dover	Chatham-Kent	Granted: Aug 25, 2025	4
300-2025	Baldoon Road between Claymore Line & Hendricks Tap Drain	Dover	Chatham-Kent	Granted: Aug 25, 2025	4
301-2025	Baldoon Road between Hendricks Tap Drain & 24730 Baldoon Road	Dover	Chatham-Kent	Granted: Aug 25, 2025	4
302-2025	25106 Baldoon Road	Dover	Chatham-Kent	Granted: Aug 25, 2025	4
303-2025	25105 Baldoon Road	Dover	Chatham-Kent	Granted: Aug 25, 2025	4
304-2025	25067 Baldoon Road	Dover	Chatham-Kent	Granted: Aug 25, 2025	4
305-2025	25020 Baldoon Road	Dover	Chatham-Kent	Granted: Aug 25, 2025	4
308-2025	25014 Baldoon Road	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
309-2025	Baldoon Road at Brook Line	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
310-2025	24745 Baldoon Road	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
311-2025	Baldoon Road at Boyle Drain	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
312-2025	Baldoon Road between Pioneer Line and Mount Creek Drain	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
313-2025	Baldoon Road at McFarlane Relief Drain	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
314-2025	23913 Baldoon Road	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
315-2025	23897 Baldoon Road	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
316-2025	23879 Baldoon Road	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
317-2025	23857 Baldoon Road	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
318-2025	Baldoon Road at Mount Creek Drain	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
319-2025	Belle Rose Line at Bear Line Road	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
320-2025	24233 St. Clair Road	Chatham	Chatham-Kent	Granted: Aug 26, 2025	5
321-2025	St. Andrew's Line at Boyle Drain	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
322-2025	St. Andrew's Line at Johnston Drain	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
323-2025	Brook Line at Boyle Drain	Dover	Chatham-Kent	Granted: Aug 26, 2025	5

**O.Reg. 41/24 Permit Applications
(Permits Issued in August and September 2025)**

B.D. 10/16/2025

App No.	Location	Community / Township	Municipality	Decision	Processing Time (days)
324-2025	Brook Line along Old Hendricks Drain	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
325-2025	Pine Line at McFarlane Drain	Dover	Chatham-Kent	Granted: Aug 26, 2025	5
326-2025	8818 to 9164 Pioneer Line	Chatham	Chatham-Kent	Granted: Aug 26, 2025	5
327-2025	8818 Pioneer Line	Chatham	Chatham-Kent	Granted: Aug 26, 2025	5
328-2025	8856 Pioneer Line	Chatham	Chatham-Kent	Granted: Aug 26, 2025	5
329-2025	8858 Pioneer Line	Chatham	Chatham-Kent	Granted: Aug 26, 2025	5
330-2025	8868 Pioneer Line	Chatham	Chatham-Kent	Granted: Aug 26, 2025	5
331-2025	8886 Pioneer Line	Chatham	Chatham-Kent	Granted: Aug 26, 2025	5
332-2025	8920 Pioneer Line	Chatham	Chatham-Kent	Granted: Aug 26, 2025	5
333-2025	8952 Pioneer Line	Chatham	Chatham-Kent	Granted: Aug 26, 2025	5
334-2025	9096 Pioneer Line	Chatham	Chatham-Kent	Granted: Aug 26, 2025	5
335-2025	9098 Pioneer Line	Chatham	Chatham-Kent	Granted: Aug 26, 2025	5
336-2025	9164 Pioneer Line	Chatham	Chatham-Kent	Granted: Aug 26, 2025	5
337-2025	Gregory Line at Caledonia Road	Chatham	Chatham-Kent	Granted: Aug 28, 2025	7
338-2025	Caledonia Road at Blackburn Drain	Chatham	Chatham-Kent	Granted: Aug 28, 2025	7
339-2025	Caledonia Road at Arnold Creek Drain	Chatham	Chatham-Kent	Granted: Aug 28, 2025	7
340-2025	Caledonia Road at Fisher Drain	Chatham	Chatham-Kent	Granted: Aug 28, 2025	7
341-2025	Caledonia Road at George McKinley Drain	Chatham	Chatham-Kent	Granted: Aug 28, 2025	7
342-2025	Pioneer Line at CSX Rail Line	Chatham	Chatham-Kent	Granted: Aug 28, 2025	7
343-2025	Pioneer Line at Pain Court Creek Drain	Chatham	Chatham-Kent	Granted: Aug 28, 2025	7
349-2025	Front Line at Union Drain	Harwich	Chatham-Kent	Granted: Aug 28, 2025	7
373-2025	9257 to 9271 Fairview Line	Harwich	Chatham-Kent	Granted: Aug 28, 2025	7
374-2025	22724 Communication Road	Harwich	Chatham-Kent	Granted: Aug 28, 2025	7
375-2025	9508 to 9570 Fairview Line	Harwich	Chatham-Kent	Granted: Aug 28, 2025	7
376-2025	23282 Kent Bridge Road to Northwood Line	Harwich	Chatham-Kent	Granted: Aug 28, 2025	7
377-2025	11925 to 11939 River Line	Howard	Chatham-Kent	Granted: Aug 28, 2025	7
378-2025	11716 to 11806 River Line	Howard	Chatham-Kent	Granted: Aug 28, 2025	7
379-2025	23569 Kent Bridge Road	Howard	Chatham-Kent	Granted: Aug 28, 2025	7
380-2025	10503 River Line	Harwich	Chatham-Kent	Granted: Aug 28, 2025	7

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App No.	Location	Community / Township	Municipality	Decision	Processing Time (days)
381-2025	9630 to 9656 River Line	Harwich	Chatham-Kent	Granted: Aug 28, 2025	7
382-2025	23140 Communication Road to Thames River	Chatham	Chatham-Kent	Granted: Aug 28, 2025	7
419-2025	20 Cornerstone Place	Chatham	Chatham-Kent	Granted: Aug 06, 2025	8
420-2025	24 Cornerstone Place	Chatham	Chatham-Kent	Granted: Aug 06, 2025	8
423-2025	6842 Rivard Line	Dover	Chatham-Kent	Granted: Aug 06, 2025	8
424-2025	South Dales Drain 9th Concession Branch	Mersea	Leamington	Granted: Aug 01, 2025	3
425-2025	15842 MacEwan Line	Zone	Chatham-Kent	Granted: Aug 05, 2025	6
426-2025	33283 Fingal Line	Southwold	Southwold	Granted: Aug 06, 2025	1
427-2025	27015 Celtic Line	Dunwich	Dutton Dunwich	Granted: Aug 18, 2025	18
428-2025	25785 McMurchy Line	Aldborough	West Elgin	Granted: Aug 18, 2025	13
429-2025	Gooden Drain	Orford	Chatham-Kent	Granted: Aug 27, 2025	22
430-2025	32832 Thomas Line	Dunwich	Dutton Dunwich	Granted: Sept 15, 2025	11
431-2025	McDonell Drain	Orford	Chatham-Kent	Granted: Aug 21, 2025	15
432-2025	East Branch of Bell or Crawford Drain	Howard	Chatham-Kent	Granted: Aug 21, 2025	15
433-2025	15768 MacEwan Line	Zone	Chatham-Kent	Granted: Aug 12, 2025	1
434-2025	9450 Highway 77	Tilbury West	Lakeshore	Granted: Aug 12, 2025	6
435-2025	19132 Lakeside Drive	Lighthouse Cove	Lakeshore	Granted: Aug 15, 2025	3
436-2025	10th Concession Road Drain East	Mersea	Leamington	Granted: Aug 21, 2025	9
437-2025	Cherrygrove Subdivision - Phase 1	Chatham	Chatham-Kent	Granted: Sept 03, 2025	8
438-2025	613 Talbot Trail	Wheatley	Chatham-Kent	Granted: Aug 19, 2025	6
439-2025	8528 14th Line	Raleigh	Chatham-Kent	Granted: Aug 13, 2025	5
440-2025	Union Drain	Harwich	Chatham-Kent	Granted: Aug 21, 2025	9
441-2025	23067 Mull Road	Harwich	Chatham-Kent	Granted: Aug 13, 2025	0
442-2025	25785 McMurchy Line	Aldborough	West Elgin	Granted: Aug 19, 2025	5
444-2025	Block 1 - 43, 45, 47, 49, 51, and 53 Augusta Avenue	Chatham	Chatham-Kent	Granted: Aug 15, 2025	0
445-2025	Block 2 - 29, 31, 33, 35, 37, and 39 Augusta Avenue	Chatham	Chatham-Kent	Granted: Aug 15, 2025	0
446-2025	Block 3 - 15, 17, 19, 21, 23, and 25 Augusta Avenue	Chatham	Chatham-Kent	Granted: Aug 15, 2025	0
447-2025	Block 4 - 1, 3, 5, 7, 9, and 11 Augusta Avenue	Chatham	Chatham-Kent	Granted: Aug 15, 2025	0
448-2025	Block 5 - 2, 4, 6, 8, 10, and 12 Augusta Avenue	Chatham	Chatham-Kent	Granted: Aug 15, 2025	0

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App No.	Location	Community / Township	Municipality	Decision	Processing Time (days)
449-2025	Block 6 - 16, 18, 20, 22, 24, and 26 Augusta Avenue	Chatham	Chatham-Kent	Granted: Aug 15, 2025	0
450-2025	Block 7 - 30, 32, 34, 36, 38, and 40 Augusta Avenue	Chatham	Chatham-Kent	Granted: Aug 15, 2025	0
451-2025	Block 8 - 44, 46, 48, 50, 52, and 54 Augusta Avenue	Chatham	Chatham-Kent	Granted: Aug 15, 2025	0
452-2025	Downstream of South Eastdales Drain	Romney	Chatham-Kent	Granted: Aug 15, 2025	3
453-2025	19090 Peninsula Street	Lighthouse Cove	Lakeshore	Granted: Aug 19, 2025	5
454-2025	710 Ross Lane	Erieau	Chatham-Kent	Granted: Aug 19, 2025	5
455-2025	20982 Pier Road	Wheatley	Chatham-Kent	Granted: Aug 19, 2025	5
456-2025	230 Detroit Line	Wheatley	Chatham-Kent	Granted: Aug 15, 2025	1
457-2025	13372 Fysh Line	Howard	Chatham-Kent	Granted: Aug 14, 2025	0
458-2025	17400 Melody Drive	Lighthouse Cove	Lakeshore	Granted: Aug 27, 2025	8
459-2025	Bridge Rehabilitation PW-BC-02502, over the Robb Dales Drain	Tilbury West	Lakeshore	Granted: Aug 21, 2025	7
461-2025	400 Park Avenue West	Chatham	Chatham-Kent	Granted: Sept 03, 2025	8
463-2025	11849 Magdala Road	Southwold	Southwold	Granted: Aug 28, 2025	8
464-2025	11910 Bluewater Avenue	Lighthouse Cove	Lakeshore	Granted: Sept 08, 2025	4
465-2025	22845 Wheatley Road	Romney	Chatham-Kent	Granted: Aug 27, 2025	7
466-2025	40 Lantern Lane	Chatham	Chatham-Kent	Granted: Sept 03, 2025	8
467-2025	32 Lantern Lane	Chatham	Chatham-Kent	Granted: Sept 02, 2025	7
468-2025	1060 Powell Lane	Erieau	Chatham-Kent	Granted: Sept 03, 2025	8
469-2025	1070 Powell Lane	Erieau	Chatham-Kent	Granted: Sept 03, 2025	8
470-2025	30684 Chalmers Line	Dunwich	Dutton Dunwich	Granted: Sept 22, 2025	28
471-2025	36357 Talbot Line	Southwold	Southwold	Granted: Aug 27, 2025	0
472-2025	Detroit Line	Wheatley	Chatham-Kent	Granted: Aug 28, 2025	0
473-2025	21683 Harwich Road	Harwich	Chatham-Kent	Granted: Aug 28, 2025	0
474-2025	11536 Rondeau Drive, Boat Canal to Rondeau Bay	Rondeau Bay Estates	Chatham-Kent	Granted: Sept 26, 2025	3
475-2025	324 Detroit Line	Wheatley	Chatham-Kent	Granted: Sept 08, 2025	6
476-2025	116 Fenceline Drive	Chatham	Chatham-Kent	Granted: Sept 12, 2025	10
477-2025	3916 Talbot Trail	Romney	Chatham-Kent	Granted: Sept 12, 2025	8
478-2025	27 Vanier Drive	Tilbury	Chatham-Kent	Granted: Sept 18, 2025	7
479-2025	300 Junction Avenue	Chatham	Chatham-Kent	Granted: Sept 10, 2025	6
480-2025	143 Rosewood Crescent	Chatham	Chatham-Kent	Granted: Sept 12, 2025	3
481-2025	18808 Hill Road	Howard	Chatham-Kent	Granted: Sept 15, 2025	11
483-2025	31 Rosewood Crescent	Chatham	Chatham-Kent	Granted: Sept 12, 2025	7
484-2025	3650 Wheeler Line	Tilbury	Chatham-Kent	Granted: Sept 12, 2025	7
485-2025	254 Island Crescent	Lighthouse Cove	Lakeshore	Granted: Sept 30, 2025	7

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App No.	Location	Community / Township	Municipality	Decision	Processing Time (days)
486-2025	19055 Lakeside Drive	Lighthouse Cove	Lakeshore	Granted: Sept 23, 2025	11
487-2025	Graham Road	Aldborough	West Elgin	Granted: Sept 15, 2025	2
500-2025	340 Bayview Avenue	Erieau	Chatham-Kent	Granted: Sept 17, 2025	2
501-2025	13561 Morris Road	Tilbury West	Lakeshore	Granted: Sept 17, 2025	0
503-2025	Fleuren Drain	Aldborough	West Elgin	Granted: Sept 23, 2025	7
504-2025	21214 Bloomfield Road	Raleigh	Chatham-Kent	Granted: Sept 19, 2025	0
505-2025	18474 Raglan Road	Shrewsbury	Chatham-Kent	Granted: Sept 25, 2025	1
506-2025	County Road 42 @ Big Creek Drain	Tilbury West	Lakeshore	Granted: Sept 23, 2025	0
507-2025	Morris Road @ Big Creek Drain	Tilbury West	Lakeshore	Granted: Sept 23, 2025	0
508-2025	County Road 46 @ Big Creek Drain	Tilbury West	Lakeshore	Granted: Sept 23, 2025	0
510-2025	14193 Cowal Road	Dunwich	Dutton Dunwich	Granted: Sept 24, 2025	0
511-2025	7140 to 7141 Maple Line @ Rivard Drain	Dover	Chatham-Kent	Granted: Sept 26, 2025	0
512-2025	Furnace Street at Outlet Cartmill Drain	Howard	Chatham-Kent	Granted: Sept 30, 2025	4
513-2025	572 Lacroix Street	Chatham	Chatham-Kent	Granted: Sept 30, 2025	1

11.4) Conservation Lands

11.4.1) Conservation Areas

Longwoods Road Conservation Area

The Longwoods Resource Centre has officially received Occupancy and has completed construction. Over the past two years the Resource Centre has seen various stages of reconstruction or new construction. The following is a list of the changes you may see when moving throughout the building. This list shows that the original building has been transformed in various ways. We are excited to share this new and improved space with the general public visitors, schools and through rentals.

<u>New Construction</u>	<u>Upgrades</u>
Hall	Boys and Girls Washrooms
Accessible Washroom	Circulation Area
Commercial Kitchen	Utility Room
LULA Lift Elevator System	Windows and Doors in Main Museum
Elevator Lobby	Mechanical and Storage Room
Theater to Gallery Conversion	Furnaces
Alarm System	Roof

CM Wilson Conservation Area

At C.M. Wilson Conservation Area we upgraded our water system. This upgrade in the water system is the result of the rental of one of the classrooms within the Learning Centre as it is a registered school which does require the water system to function under a different Ontario Regulation than that of our campground and other facilities. The upgrade includes a new gas line for a gas furnace as the oil system is not compliant for where our well is located. This work has been scheduled and rescheduled several times and is outside the hands of staff as it is done through Enbridge for the gas line installation. We are anticipating the installation within the month. The water system also includes the installation of three 1000 imp. Gallon cistern tanks, a Hallet UV Light System, 1 Micron Filters, Flow Meters and an additional Chlorinator.



Photos of the Water System Tanks being installed.

Team Building & Events

Several staff have completed ORKA Canoe Training this summer and fall. We anticipate a third group next spring.

The Annual Waterfest took place September 30 - October 2. This event was a huge success once again and a big thank you goes out to our Education Team and our Lead Mariah Alexander. Mariah has led the Water Festival for the past two years and has done a wonderful job organizing and executing such an amazing event. The Land and Services staff are involved throughout the events, and we are proud of the experiences this event provides to the community.

The final event for the CA Land Staff would be the Cross Country event hosted at Longwoods Road Conservation Area. This event is a large event hosted by the school board which brings together approximately 22 different schools, hundreds of students and their families to the area. The event can be very chaotic, and the school board has agreed to make some changes to make this event more efficient and safer for staff and students.



Photos of the Volunteers eating Lunch (top left), The LTVCA & SCRCA Staff (top right), Reptilia (bottom left), and Adam Gibb dressed up as a bear on the last day of the Children's Waterfest to make the children laugh (bottom right).

These reports align with the following objectives of the LTVCA's Watershed Based Resource Management Strategy.

- 9. Providing Opportunities for Outdoor Experiences
- 10. Improving Management and Operations of Conservation Areas

11.5) Conservation Services

11.5.1) General Update

Urban Stewardship

This past season has been a busy and rewarding one for the Urban Stewardship Program, with lots of community involvement and environmental action happening across the watershed. We held a tree planting event at the Dutton Community Centre, where local volunteers helped get 100 native trees in the ground. The day brought people together to improve their local greenspace and support a healthier, more resilient community forest.



We also held a tree giveaway for residents across Chatham-Kent, made possible through the Together CK Grant. A total of 150 trees were given out to community members eager to make a difference right in their own backyards.

Another big highlight was hosting a TD Tree Days event at Sharon Creek Conservation Area. With the help of volunteers, we planted 125 native trees and shrubs to enhance local habitat and strengthen the area's natural resilience.



We also took part in the annual Cultivating Conservation Tour, proudly serving as a stop host. It was a great opportunity to showcase ongoing restoration projects and spread the word about the upcoming Sustainable Neighbourhood Retrofit Action Plan (SNAP) program to residents of Wheatley who are interested in making their community greener and more sustainable.

Education and youth engagement were also front and center this season. We teamed up with Nature CK to help host “NatureCK,” where our Urban Stewardship Tech helped kids get their hands dirty making native seed bombs while learning about local plants and ecosystems. We also joined in on the fun at the annual Harvest Days event, teaching children about agriculture, the environment, and how urban stewardship plays a role in keeping our communities healthy and thriving.



Our Urban Stewardship Technician also completed ORCKA training to prepare for future river and stream cleanups, ensuring we can safely lead water-based stewardship activities down the line.

ALUS Elgin - *Russel Vey*: October Update

August and September were focused on project monitoring, PAC engagement, and preparing for fall wetland establishment.

I completed the Project Monitoring Report in September and presented the findings to the PAC. Of the 11 sites I visited, only 2 had issues: one requiring a polygon update where the ground-truthed data did not match the database, and another where a participant had modified an existing wetland without ALUS’s knowledge or approval. Both situations will require follow-up, and we plan to investigate further this fall.

The monitoring results emphasized the importance of ongoing oversight to ensure database accuracy and strong participant relationships. In response, I have launched a Farmer Liaison initiative with the ALUS Elgin PAC. This fall, up to 50+ participants will have their projects assessed jointly with PAC members, providing a major update on participant’s projects while helping to strengthen accountability.



Photos of wetlands and associated grassland buffers taken during project monitoring.

At the beginning of September, I attended the Woodstock Farm Show (Canada's Outdoor Farm Show) alongside ALUS National and ALUS Middlesex. This annual event is held over three days in Woodstock, Ontario, displaying agricultural equipment, live demonstrations, and the latest innovations in crop and livestock management. It draws over 650 exhibitors and tens of thousands of visitors. At the show, I met with many local farmers from across Ontario, including many current ALUS participants and others who expressed interest in joining. These face-to-face conversations helped clarify and increase awareness of the ALUS program to newcomers. Further, the event was valuable for generating new potential relationships with local partners and project leads.

The Terms of Reference for the PAC is also in its final stages of editing, with the final draft anticipated for approval in October. Remaining wetlands are slated for establishment this fall, taking advantage of the dry season to ensure effective construction and planting.

Eastern District – Tyler Thornton

During the month of August, I was busy preparing & designing wetland projects that are ongoing throughout the fall months. A meeting was conducted at the Kettle Creek Conservation Authority regarding ECWP funding for the remaining 2025 wetlands to be completed, which were all approved by the committee members. During the month of September, I was on Paternity leave, and while away on my leave, stewardship staff assisted in seeing the construction of two wetlands, both 0.4 acres in size be completed within the eastern portion of our watershed, one of which had a heavy focus on erosion control. On the first weekend of October, the urban stewardship staff and I held a large stock tree planting event in liaison with the Municipality of Dutton Dunwich and the local community. This event saw heavy engagement from the community, ranging all generations. A total of 105 (3 gallon) native large stock trees were planted during the event and were a mixture of several native species. This event was the start of a promising three phase Scope of Work, and it is the hopes to hosts two more events in 2026 to reach a goal of planting 300 large stock trees within the

recreational park in the centre of the Community of Dutton. The planted trees will provide valuable shade relief for spectators watching youth play recreational sports, as well as provide habitat creation. I am currently amid seeing the completion of several more wetland and erosion control projects, which are slated to be completed within the month of October.

Site visits for future 2026 stewardship projects are steadily ongoing as I continue to prepare and plan to establish these future projects.

Please see below for pictures encapsulating some of the work conducted in the eastern district this fall.

Fall Wetland Sites 2025



Gustin Wetland Site near West Lorne- 0.4 acres (day after construction)



Buis Wetland & Erosion Control Site near Glencoe- 0.4acres (Few Days after construction)



Municipality of Dutton Dunwich Large Stock Tree Planting Event (Day of Oct 4th)

ALUS Middlesex – Erica Ion

During the summer, ALUS Middlesex successfully coordinated and established many of our wetland projects for 2025. This year, funding for wetland projects has been uncertain, and we have started taking on projects for next year. In addition to project implementation, attending and hosting outreach activities and events happening in both Middlesex and Oxford Counties has kept us engaged in generating interest and expanding the ALUS Middlesex program.

On August 23rd, the National Farmer's Union Local 312 hosted an Ecological Farm Tour and Farmer's Social event at New Moon Community Homestead in Ailsa Craig. The goal was for local farmers to visit the homestead to learn about ecological improvements that farmer's can make on their farm with the help of local Conservation Authorities and ALUS programs. We were invited by the team at New Moon to host the farm tour with help from Ausable Bayfield Conservation Authority. We toured the wetland and tallgrass prairie projects that were created on the farm to reduce the environmental impact of the farm's activities on the adjacent Ausable River. It was a great opportunity to network with farmers in the area, share about the ALUS program, and eat a delicious meal catered by New Moon.



A group of attendees at the National Farmer's Union's (NFU Local 312) Ecological Farm Tour and Farmer's Social event on August 23rd, 2025.



Learning about mussels in the Ausable River at the National Farmer's Union's (NFU Local 312) Ecological Farm Tour and Farmer's Social event on August 23rd, 2025.

At the end of August, our summer student Rowan, who joined us from Western University, completed his co-op work-term. During his time with us, he created a monitoring map and protocol to assist with annual monitoring which has been extremely valuable, and he was able to monitor more than 90% of existing ALUS Middlesex projects.

This year our funding has allowed us to hire a student, and our Fall co-op student, Rebecca Adema, from the Fanshawe College Environmental Technology program, began her position as the Environmental Program Assistant in early September. She has been assisting with seed collection, and assisting with administrative tasks such as grant applications and communications to help us meet our deliverables. She has also been working on creating a social media campaign for ALUS Middlesex platforms to increase public awareness and engagement with the ALUS program.

As attendees, ALUS Middlesex partook in the Cultivating Conservation Tour, led by the Lower Thames Valley Conservation Authority (LTVCA) on September 5th. On the bus tour we visited 4 LTVCA project sites across the Western region. The event provided a great opportunity to interact with other participants, spiking curiosity on what the ALUS program is and how it works. Overall, the Cultivating Conservation Tour was engaging and educational, providing the public with an accurate representation of how ALUS programs and Conservation Authorities can help support landowners in conservation.

From September 9th-11th, ALUS Middlesex staff contributed to a booth hosted by ALUS Canada at Canada's Outdoor Farm Show in Woodstock. Along with other local ALUS Communities, ALUS Middlesex tended to the ALUS booth to connect with farmers and rural landowners to share the impact of ALUS projects across Ontario and Canada. We spoke with many existing participants about their ALUS projects, as well as many farmers interested in becoming participants in the program. Following the event, ALUS Middlesex was featured in an article posted to Farmtario recognizing the support from ALUS National at the booth.



Graham Moddle, ALUS Middlesex Project Coordinator, with Rebecca Pearce-Cameron, ALUS Canada Associate Hub Manager for the East, and Bryan Gilvesy, Chief Strategy Officer, at the ALUS Canada booth at Canada's Outdoor Farm Show in Woodstock, Sept 9th, 2025.

In addition, in early September, ALUS Middlesex was invited by the Oxford Federation of Agriculture to present details of the ALUS program to board members. We explained how the program works including the complementary nature of the program to cost-share with existing conservation programs, as well as details regarding annual payments and Conservation Agreements, and answered questions posed by the members. It was a great way to gauge interest in the program in Oxford County.

Lastly, on September 16th, we hosted one of our last PAC meetings of the year. We hosted the meeting to propose the last of the projects for the year. The meeting was informative, with a lot of great discussions, specifically about the program expansion into Oxford County. ALUS Canada also shared the success of the past year at the national level with the results of their 2024-2025 Annual Report.

ALUS Chatham-Kent - *Rashel Tremblay*

The ALUS Chatham-Kent PAC held its fifth meeting of 2025 on September 15th. The PAC received a financial report and an update on our acreage targets for the year. Specific project renewals were discussed, and the PAC proposed several creative approaches for handling cases where projects are not recommended for renewal due to maintenance issues or severe degradation.

The PAC approved nine projects on September 15th: five tree planting projects scheduled for spring 2026 (19 acres; 11,300 trees), a 4-acre tallgrass prairie “bee refuge”, a tallgrass prairie drain buffer, a rejuvenation of an established 1-acre tallgrass prairie, and a demonstration sign for an ALUS project near Jeanette’s Creek.

Funding Update

Our new RALP (Resilient Agricultural Landscape Program) funding has now been allocated to participants who have completed the 4th edition EFP (Environmental Farm Plan) through OSCIA (Ontario Soil & Crop Improvement Association). The \$230,000 in funding will support nearly 50 acres of new projects in Chatham-Kent, including five tree projects totalling 11.5 acres and seven grassland projects totalling 37 acres.

Upcoming Events

The annual ALUS East Hub Conference is being hosted by ALUS Chatham-Kent. It will feature a field tour of three farms with ALUS CK projects, and a visit to Walpole Island First Nation on October 7, followed by peer-to-peer in-class sessions in the morning on October 8.

ALUS Chatham-Kent is hosting its first annual tallgrass prairie workshop, in the afternoon on October 8th.

11.5.2) Agricultural Initiatives

OMAF-A-COA

Ontario Ministry of Agriculture, Food and Agribusiness (OMAF-A) – Canada-Ontario Agreement (COA) on Great Lakes Water Quality & Ecosystem Health

The purpose of the Canada-Ontario Agreement on Great Lakes Water Quality and Ecosystem Health (COA) is to restore, protect and conserve Great Lakes water quality and ecosystem health. On August 20, 2025 a Transfer Payment Agreement was signed between the Ministry of Agriculture, Food and Agribusiness and the Lower Thames Valley Conservation Authority. The LTVCA has been approved for \$200,000.00 in funding to administer the program from 2025-2027. The OMAFA-LTVCA agreement is focused on activities that address the issue of excess nutrient loads with the objective to reduce harmful and nuisance algal blooms.

Funding will support a research cover crop and residue management trial at Walter Devereux Conservation Area. In collaboration with the land renter, the trial began in September of 2025. The trial will have four different treatments and a control including:

- Conventional rate, aerial seeded cover crop into standing corn (corn residue and stalks on the field following harvest)
- High-rate, aerial seeded cover crop into standing corn (corn residue and stalks on the field following harvest)
- Conventional rate cover crop broadcast seeded following harvest with corn residue and stalks on the field
- Corn residue and stalks on the field following harvest (no cover crop)
- Conventionally tilled soil (control)

This research's aim is to provide valuable insight into options for cover crops with corn crops, while documenting the environmental, soil health and water quality observation across different management practices.

On September 17, 2025, in cooperation with Drone Spray Canada, the first major trial step was completed involving the cover crop treatments being aerial seeded into the standing corn. This exciting new research initiative is led by the LTVCA's Soil and Water Quality Technician in partnership with the Agricultural Stewardship Specialist and the Agricultural Program Coordinator.



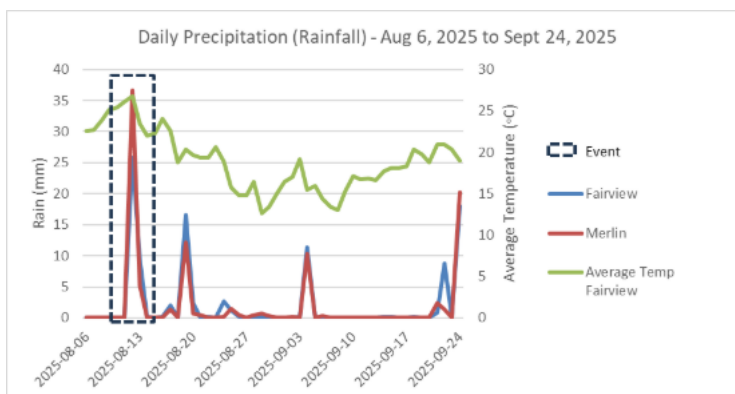
On-Farm Applied Research & Monitoring (ONFARM) Program

The ONFARM program is developed by the Ontario Ministry of Agriculture, Food and Agribusiness and delivered by the Ontario Soil and Crop Improvement Association and the LTVCA.

Soil and Water Quality Technician – Brittney Littlefield

The LTVCA's Soil and Water Quality Technician has been busy conducting edge-of-field sample collection, data work, and site maintenance for the On-Farm Applied Research & Monitoring (ONFARM) Program. 1 sampling event was conducted in mid-August with 9 samples collected across all sites. The mid-August severe weather included localized thunderstorms. The Merlin plots received 42mm of rain overnight, while 26 km away, the

Fairview site received 35 mm of rain. While there have been multiple rains following the mid-August event, the warm temperatures and dry soils have led to few tile runoff opportunities. In total from Aug 6 to Sept 24, 2025, the Merlin site received 95 mm of rain, and the Fairview plots received 102 mm.



Precision Phosphorus Reduction Program

Over the summer months and into the fall, the Precision Phosphorus Reduction program maintained steady progress across several key areas of work. Team members have contributed to outreach and education events including Harvest Days at the University of Guelph, Ridgetown Campus and providing Phosphorus education at the Chatham-Kent and Lambton's Children's Water Festival. Staff from the agricultural team have had the opportunity to accompany members of the stewardship team on site visits, this experience has provided valuable insight into on-the-ground outcomes of funded work.

Agricultural Stewardship Specialist – Andrew Mickle

As the project implementation season winds down, the Agricultural Stewardship Specialist has been conducting final site visits with prospective participants to assess the suitability of future projects. At the same time, many current projects are approaching the completion of construction. This year, several erosion control projects have been supported through the PPRP, with one notable example being the Smith Erosion Control Project. In late spring, severe gully erosion was identified on the Smith farm, caused by an aging and failing catch basin and berm. A collaborative effort between Agriculture and Stewardship staff, led by Michael Young, involved working closely with landowners and contractors to develop and implement a solution. Construction was completed in late September, including the replacement of the catch basin, reinforcement of the berm, installation of a rock chute overspill, and seeding of a buffer.



*2025 Smith Erosion Control Project –
Initial Site Visit*



*2025 Smith Erosion Control Project –
Completed Construction*

A presentation to the Ontario Soil and Crop Improvement Association Middlesex group was conducted by the Agricultural Stewardship Specialist in August. The presentation highlighted the Precision Phosphorus Reduction Program and provided growers with information on Best Management Practices such as reduced tillage. The Agricultural Stewardship Specialist also presented on the topic of cover crops at the 5th Annual Cultivating Conservation Tour.

Water Quality Technician – Amber Frak

Water quality monitoring efforts conducted by the PPRP Water Quality Technician continued monthly to ensure the collection of valuable seasonal data. Due to minimal rainfall, only three additional water samples have been collected in response to precipitation events during the month of September. Maintenance of equipment at monitoring sites has been ongoing to ensure that our equipment remains in good working condition. Downloads of data from our ISCO's samplers and HOBO level loggers have also been completed. This data will be processed and paired with water chemistry data for analysis.

Agricultural Outreach and Communications Technician - Amanda Doucette

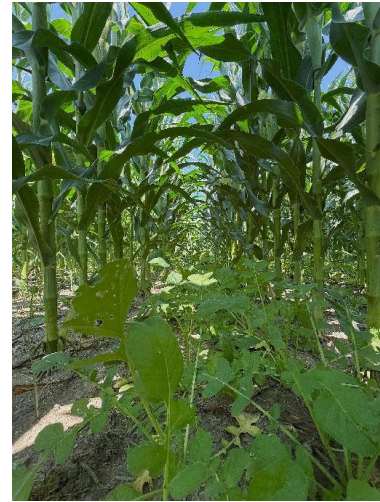
After an extensive design process the Agricultural Outreach and Communications Technician produced a new logo for the Precision Phosphorus Reduction Program to represent the PPRP brand. This logo was created with both agriculture and water quality in mind to show visual indicators of the main project priorities, while incorporating the colour combinations presented on the new, redesigned LTVCA website.



The Agricultural Outreach and Communications Technician contributed to planning and executing the 5th annual Cultivating Conservation Tour on September 5. Successfully managing pre-event registration, coordinating event details by email to participants, while ensuring their day of experience was accessible by leading one bus tour group through the project sites. Additionally, signs were designed for each tour stop, event pamphlets, and surveys to receive attendee feedback to help shape future LTVCA events.

Participating in the Outdoor Farm Show in Woodstock, ON, the Middlesex Agri-Business Tour and the Great Lakes Coastal Clean Up in Erieau Beach presented opportunities for program outreach to new audiences.

Time was also dedicated to photographing implemented agricultural BMPs, coordinating a submission to the joint CA Crops and Conservation article in the St Clair Soil and Crop Newsletter and working with our videographer on final edits to the water quality video production.



Agricultural Program Administration Assistant – Leah Ripley

With over 230 applications processed, the Precision Phosphorus Reduction Program has closed intake for all BMP funding categories for the year, except for the cover crop category, which remains open. The Agricultural Administration Assistant continues the process of mapping each farm field that is receiving program funding using ArcGIS. For the 2025 program, over 1200 fields will be digitized to track the locations of BMP implementation across the watershed. The Agricultural Administration Assistant has also supported program budget reviews to help ensure funding remains on track and is processed accurately.

Water Resource Analyst – Elizabeth Arangor Ruda

Significant progress was made in water quality research and data analysis during the reporting period. The Water Resource Analyst completed phosphorus load calculations for all tributaries, including ungauged sites. Load calculations for gauged stations were performed using the LOADEST program from the US Geological Survey (USGS), along with interpolation and the Erie Loading Tool. For ungauged stations, yearly loads were estimated using equations based on the area of each catchment to calculate yearly discharge. After calculating yearly discharge, the OpenBUGS program was used to determine yearly loads by inputting the logarithm of the estimated discharge and the log-transformed total phosphorus (TP) concentrations into the code. Figure 1 illustrates load calculations for a gauged catchment, while Figure 2 shows load calculations for an ungauged sub-catchment.

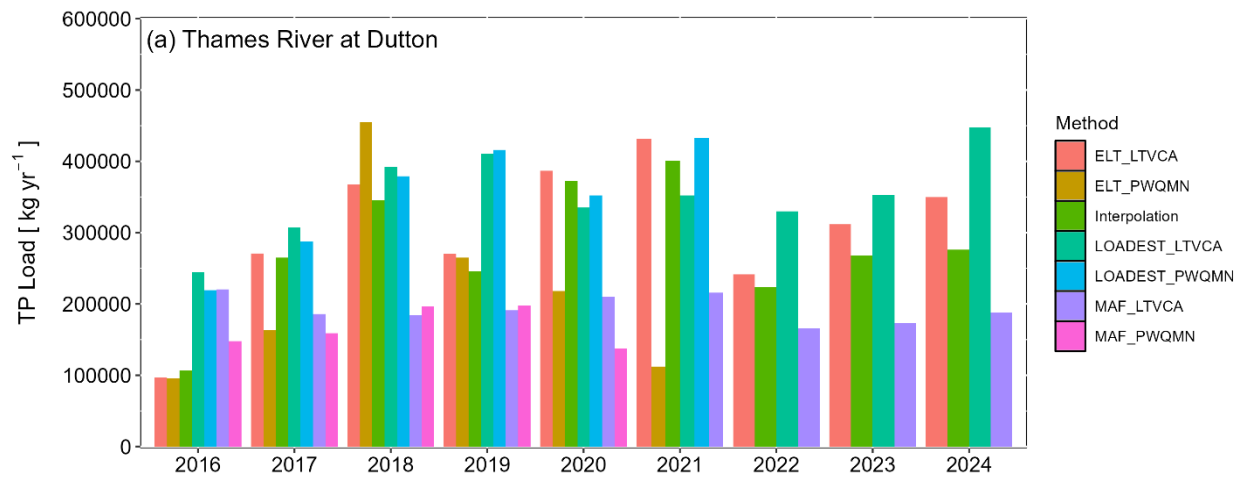


Figure 1. Comparison of load calculations using various methods for the Thames River at Dutton, utilizing data from the LTVCA and the PWQMN website.

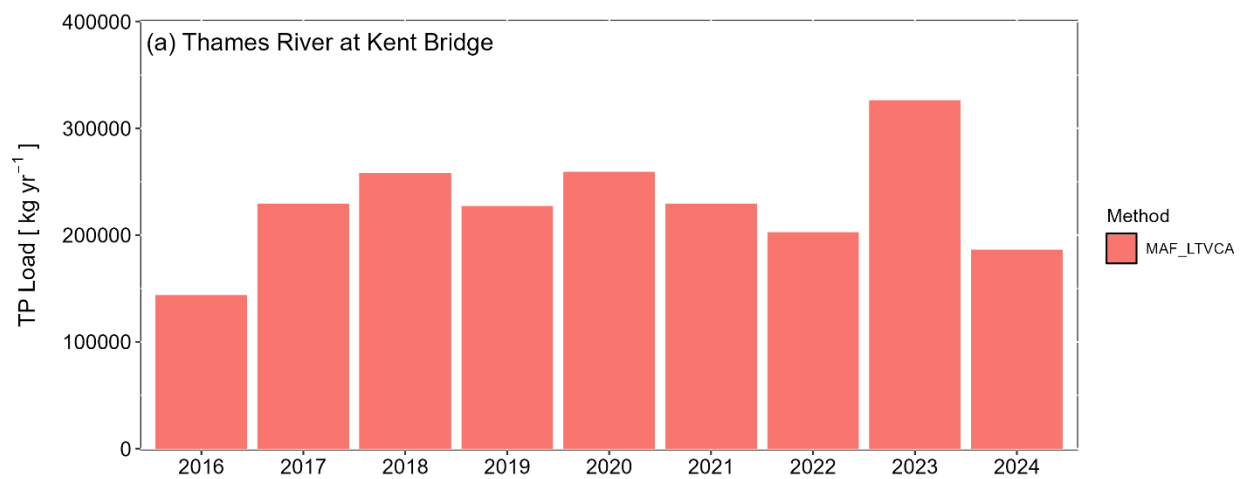


Figure 2. Estimated load calculations based on the relationship between estimated area and phosphorus concentrations.

Additionally, the interim GAP report is approximately 80% complete. This report includes information on the activities conducted to date, such as the installation of new equipment and data collection efforts. It also presents preliminary data analysis for various water quality parameters and load calculations.

Creation of a water quality monitoring story map is in progress. The story map will provide information about the monitoring work that takes place across the LTVCA watershed. Once complete this project will be made publicly accessible.

11.5.3) Aquatic Species at Risk (SAR)

Temperature and dissolved oxygen data loggers were reinstalled in deeper waters at Melbourne Road as was the temperature logger at Jeannettes Creek in the Thames River, as water levels dropped to the point of exposing these loggers. The associated Survey 123 form was updated. Volunteers Laurel Osborne and Harrison Howe will be helping the SAR Biologist with data logger retrieval and reporting. A request for Canada Nature Fund for Aquatic Species at Risk (CNFASAR) top-up funds was submitted to Fisheries and Oceans Canada.

The SAR Biologist gave a presentation on local SAR, aquatic and terrestrial, to a group of volunteers at the Great Lakes Clean Up event at the Erieau beach on September 28th, encouraging people to think about the garbage they collect, whether they use the same items they found on the beach, whether they need to use those items and how to ensure proper disposal so that garbage doesn't end up in the environment where it can threaten SAR. Participants were able to look at realistic turtle and snake models and pick up aquatic SAR factsheets and guidebooks and aquatic invasive species literature to learn more.



Figure 1: Part of the SAR booth at the Great Lakes Clean Up event at Erieau beach on September 28th.



The SAR Biologist, GIS Technician and the Manager of Conservation Lands and Services contributed to development of a Key Biodiversity Area report for Mosa Forest by Birds Canada and The Wildlife Conservation Society Canada. The federal government has defined critical habitat for the Carolina Mantleslug in Sinclair's Bush in a Canadian recovery strategy for this threatened species.

These reports align with the following objectives of the LTVCA's Watershed Based Resource Management Strategy.

1. Improving Watershed Health
11. Strengthening and Increasing Collaboration with Community Stakeholders
12. Increase Awareness of the Value of Good Watershed Stewardship

11.6) Communications, Education and Outreach

11.6.1) Communications

Newsletter

The Fall LTVCA Newsletter was sent out on September 7 to nearly 700 recipients, achieving an impressive 70% open rate well above the industry standard of 30%. This quarterly newsletter continues to be a strong promotional tool for LTVCA programs and events. Subscribers benefit from early access to initiatives like the Tree Giveaway, receiving updates before the general public. Additional emails are sent throughout the year to highlight timely opportunities.

Website

The LTVCA's new website is now launched, check out ltvca.ca to see all the changes. We are currently still working through some glitches and bugs but have fixed most problems. The new website was designed by Chatham Creative Co., go check it out!

Conservation Authorities Bonspiel

Last year at the 2024 Conservation Authority Bonspiel the LTVCA took home the trophy! This year, the LTVCA is looking at holding the title while hosting the annual event at the Chatham Granite Club. Traditionally, the CA Bonspiel has been open to CAs, partners and funders. If your municipality would like to enter a team, please reach out to amanda.blain@ltvca.ca, for more information.



CONSERVATION AUTHORITIES
CURLING
bonspiel

Hosted By
Lower Thames Conservation

November 15, 2025
8:30 a.m. - 8:30 p.m.

At Chatham Granite Club
41 William Street North
Chatham, ON

Scan QR code to register
Only 14 spots available!

\$350
per team

What's included: three games of curling, light continental breakfast, catered lunch and dinner, side-line games & prizes.

11.6.2) Education

The Education sections of the new website continue to be refined, and technical difficulties with the new webform are being addressed by the web developer.

Longwoods Road Conservation Area

Pre-booked education programs with schools and community groups are confirmed or on hold through November. The team is now booking for dates December onwards, including visits in the spring of 2026.

The team out of Longwoods Road will be connecting with community members at the London Children's Museum three times over the next 2 months. The team will be participating in Booseum on October 29th, the Curator will be hosting a Fur and Feather drop in session on the November 14th PD Day, and the Indigenous Community Educator will be leading two Corn Husk Doll Making Workshops on November 30th.

C.M. Wilson Learning Centre

The Indigenous Community Educator has had the privilege of naming the rooms at the C.M. Wilson Learning Centre. They are all named in Anishinaabemowin, and are animal themed. The room names, their translations, and meanings are:

- **Amik Aajkingan (Ah-mik-ah-j-kin-gan), Beaver Room** (the Montessori partner classroom): Amik, the beaver, is a symbol of hard work, building community, and living in harmony with the water. Amik teaches us the value of dedication and balance in nature.
- **Mshiikenh Aajkingan (Mih-she-ken-ah-j-kin-gan), Turtle Room** (LTVCA classroom): Mshiikenh, the turtle, is the animal chosen by the Anishinaabeg to represent wisdom in the Seven Grandfather Teachings. The turtle shows us that wisdom is not just knowing – it's combining truth, love, respect, humility, bravery, and honesty with our life experiences.
- **Jijaak Aajkingan (Ji-jaahk-ah-j-kin-gan), Crane Boardroom** (the boardroom): Ajijaak, the sandhill crane, is a symbol of leadership. Their role in the Anishinaabeg clan system is to be the chiefs and leaders that walk with grace and strength, considering the voices and needs for all beings in creation as well as future generations.
- **Migizi Gchi-Aajkingan (May-gay-zay-ah-j-kin-gan), Eagle Hall** (the rental hall): Migizi, the Eagle, is one of the most respected beings in Creation to the Anishinaabe. They represent strength, honour, and our connection to Creator and the Spirit World. This room is dedicated to the spirit of Myles Casey Benson Neuts, whose memory rises like an eagle, lifted above hardship, embraced by love, and never forgotten.

A plaque will be made featuring an artistic portrait created by Mariah Alexander, Indigenous Community Educator, to go along with the hall name signage. It says the following:

- **Myles Casey Benson Neuts:** In Memory of Myles Neuts, a compassionate 10-year-old whose life was tragically cut short in 1998 due to bullying at school. This space honours his legacy, and the tireless advocacy of dignity, empathy, and safety for children by his parents, Mike and Brenda Neuts.

The Neuts Family is in full support of the naming plans as well as the plans for the Safety Village. They have even invited us to their 20th Annual MCBN Foundation Gala to highlight the room naming and “Roots and Renewal” Safety Village Plan.

Outreach regarding the “Roots and Renewal” project continues. After conducting outreach at Rib Fest, we were able to attend Nature CK Youth Day at C.M. Wilson Conservation Area where we opened our classroom to the public for them to explore and got some feedback on the project. The Indigenous Community Educator has also been conversing with CA users on site about our plans and having them fill out the surveys.

Chatham-Kent Lambton Children’s Water Festival

Caption: Lather Up station at the Water Festival



Another successful year of the CKL Children’s Water Festival is complete! Thank you to the Water Festival Committee and our partners at St. Clair Region Conservation Authority for all their support with the event. Approximately 2,400 students joined us over the 3-day festival at C.M. Wilson. We could not have asked for better weather.

Thank you to all members of the LTVCA team who helped with the event. From inventory and prep, to set up, all aspects of festival delivery (admin, parking, running stations, you name it!), and packing everything away for its long winter nap, the festival couldn't run without you!

A special thank you to Mariah Alexander, Indigenous Community Educator, for being the staff point person for the festival. Thank you for all your effort, care, and positive energy throughout the entirety of the process.

Western Lake Erie Student Summit

Our education team continues to work with other local Conservation Authorities on the WLESS project. Our team will be delivering 4 in-class programs (one in collaboration with the Phosphorus Reduction team) to two high school classes this fall, and a further two in the spring. The programs will educate students about the Lake Erie basin and how they can better connect, share, and care for the water. Our Indigenous Community Educators will also be assisting some of the Conservation Authorities by providing a class focused on Indigenous knowledge around water. Four stewardship activities will be planned with classes for the spring in collaboration with the Urban Stewardship Technician. And finally, a joint student conference will also be held in the spring.

11.6.3) Ska-Nah-Doht Village and Museum

As of October 6, 2025, the Ska-Nah-Doht Village's Facebook page has 4,046 Followers. The Instagram page for the Village has 764 Followers.

Re-Opening Plans

The first half of September was dedicated to installing new exhibits at the Museum. Further exhibits will be installed or opened as they are completed and items previously stored in one of the theatres are relocated.

A basket exhibit is also being developed for the hall. A Strawberry Basket, to be a focal point of the exhibit, and future installations, has been commissioned from Spencer Lunham of the Chippewas of Kettle and Stony Point.

As school groups return to Longwoods Road Conservation Area, the Museum has gone through a soft re-opening and is ready to open its doors to visitors.



Caption: Pottery Exhibit



Caption: View of the main gallery- two exhibits await installation.



Caption: Closer view of the far end of the main gallery.



Caption: Longhouse model in the newly created exhibit space, previously a staff office space.



Caption: Reading nook / quiet space, and fishing display developed with the support of the Species at Risk team and Eastern District Supervisor.

These reports align with the following objectives of the LTVCA's Watershed Based Resource Management Strategy.

7. Supporting Community Understanding of the Watershed
8. Providing Educational and outreach opportunities
9. Providing Opportunities for Outdoor Experiences
11. Strengthening and Increasing Collaboration with Community Stakeholders

11.7) Wheatley Two Creeks Association August 7, 2025 Minutes

WHEATLEY TWO CREEKS ASSOCIATION

Minutes of regular meeting held on August 7 2025 at Two Creeks

Attendance: Mark & Linda Peacock, Mike Diesbourg, Gerry Soulliere, Joe Pinsoneault, Bruce & Marj Jackson, Rick Taves, Lee & Linda Pearce, Lorna Bell, Roger Dundas, Nathan Leach.

Agenda: Moved by Joe, sec. by Bruce agenda be accepted as outlined (Carried).

Minutes: Moved by Phil, sec. by Rick minutes be accepted as read (Carried).

Mem. Groves: We may receive more trees from L.T.V.C.A. to replace dead trees in the groves and in other areas.

Prop. & Equip. : The MacIntosh trail has been trimmed, other trails will be done soon. We have the permit to remove the old Willow creek culvert, Ciliska Excavating may do the work. The small pavilion has been rented on August 23. The large pavilion has been rented on August 24 as well as the 31 for the Dundas family reunion.

Concerts: Adam Butcher will be on the stage this Sunday August 10. We will buy 2 fans for the stage.

Financial Report: Submitted by Roger. Account balance as of July 1 2025 was \$45,552.87. Account balance as of July 31 2025 was \$44,523.83. Moved by Roger, sec. by Phil report be accepted as given.

Correspondence: None.

Old Business: None.

New Business: Tickets for the 5th annual Cultivating Conservation Tour can be acquired online. Nathan proposed treating the wood on the small pavilion like we did to the stage.

Adjournment: Roger moved for adjournment at 7:45pm.

Phil Humphries, secretary.

12. Correspondence

13. Other Business

14. Adjournment
