



# **Board of Directors Meeting Agenda**

Thursday February 6, 2025

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# **Board of Directors Meeting and Annual General Meeting**

**Thursday, February 6, 2025 at 6:00 p.m.**

**This meeting will be held fully in person.**

**The meeting will be live streamed on HCA's You Tube Channel:  
<https://www.youtube.com/user/HamiltonConservation>**

## **1. Welcome**

– Lisa Burnside

1.1. Land Acknowledgement

1.2. Appointment of Acting Chair

## **2. Election of Officers**

– Jo-Anne Rzaccki

2.1. Election Procedures

2.2. Appoint Scrutineers

2.3. Election of 2025 Chair

2.4. Election of 2025 Vice-Chair

2.5. Board Representatives to Budget & Administration Committee

2.6. Board Representatives to Conservation Advisory Board

2.7. Election of Chair to Conservation Advisory Board

2.8. Election Wrap Up

## **3. Call to Order**

– Newly Appointed Chair

## **4. Declarations of Conflict of Interest**

## **5. Approval of Agenda**

## **6. Delegations**

## **7. Consent Items for Applications, Minutes and Correspondence**

- |   |         |
|---|---------|
| 7.1. Permit Summary Report  | Page 1  |
| 7.2. Approval of Board of Directors Minutes – December 5, 2024                                | Page 5  |
| 7.3. Approved – October 10, 2024 - Conservation Advisory Board Minutes<br>– for receipt only  | Page 15 |
| 7.4. Email Correspondence Regarding Permit Application for 140 Garner Road,<br>labeled a to v | Page 21 |

## **8. Foundation Briefing**

Foundation Vice Chair – Graham Reid

## **9. Member Briefing**

## **10. Business Arising from the Minutes**

## **11. Reports from Budget & Administration Committee and Conservation Advisory Board**

- |   |                    |         |
|---|--------------------|---------|
| 11.1. Conservation Advisory Board – December, 12, 2024<br>(Recommendations) | – Wayne Terryberry |         |
| 11.1.1. CA2431 Hamilton Conservation Authority Shoreline Management Plan    |                    | Page 65 |
| 11.1.2. CA2432 Hamilton Conservation Authority Floodplain Mapping Projects  |                    | Page 71 |

## **12. Other Staff Reports/Memorandums**

### Reports to be approved

- |  |                 |         |
|--|-----------------|---------|
| 12.1. 2025 Schedule of Meetings                      | – Lisa Burnside | Page 79 |
| 12.2. Voting Representatives to Conservation Ontario | – Lisa Burnside | Page 81 |

### Memorandums to be received

- |   |              |         |
|---|--------------|---------|
| 12.3. Ontario Regulation 474/24 – Minister's Reviews and Orders under Sections 28.1,<br>28.1.2 and 28.1.1 of the Conservation Authorities Act | – Scott Peck | Page 83 |
|---|--------------|---------|

12.4. Annual Reporting on CA Permit Review Timelines – January 1, 2024 to December 31, 2024	– Mike Stone	Page 91
12.5. Watershed Conditions Report	– Jonathan Bastien	Page 95
12.6. Conservation Areas Experiences	– Liam Fletcher	Page 101

### **13. New Business**

### **14. In-Camera Items**

- 14.1. Confidential Verbal Report BD/Feb-01-2025  
(Legal Matter)

### **15. Next Meeting – Thursday, March 6, 2025 at 6:00 p.m.**

### **16. Adjournment**

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# Report

**TO:** Board of Directors

**FROM:** Lisa Burnside, Chief Administrative Officer (CAO)

**RECOMMENDED BY:** T. Scott Peck, MCIP, RPP, Deputy Chief Administrative Officer/Director, Watershed Planning and Engineering

**PREPARED BY:** Mike Stone, MCIP, RPP, Manager, Watershed Planning, Stewardship & Ecological Services

**MEETING DATE:** February 6, 2025

**RE:** Permit Applications Summary Report

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HCA permit applications approved by staff under the *Conservation Authorities Act* and Ontario Regulation 41/24 between the dates of November 23, 2024 and January 24, 2025 are summarized in the following Permit Applications Summary Report (PASR-1/25).

## RECOMMENDATION

THAT the Board of Directors receive this Permit Application Summary Report PASR-1/25 as information.

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HAMILTON REGION CONSERVATION AUTHORITY

PERMIT APPLICATION SUMMARY REPORT (PASR 1/25)

HCA permit applications approved under the Conservation Authorities Act and Ontario Regulation 41/24 between the dates of November 23, 2024 and January 24, 2025

File Number	Date Received	Date Permit Issued	Review Days	Applicant Name	Location	Application Description	Recommendation / Conditions
H/F,C,A/24/78	11-Oct-24	25-Nov-24	45		1496 Burlington St E Lot 3, Concession BF Hamilton	for the maintenance and dredging of the Kenilworth Avenue Channel	Approved subject to standard conditions.
SC/F,C/24/62	23-Sep-24	27-Nov-24	59		21 Church St Lot 21, Concession BF Stoney Creek	for the demolition of an existing dwelling and construction of a new dwelling	Approved subject to standard conditions.
D/F,C/24/70	25-Oct-24	11-Dec-24	50		56 Baldwin St Lot 17, Concession 1 Dundas	for the construction of an additional dwelling unit addition to an existing dwelling	Approved subject to standard conditions.
SC/F,C/24/80	28-Oct-24	11-Dec-24	34		287 Mud St E Lot 19, Concession 6 Stoney Creek	for the construction of a detached residential dwelling, underground cistern, septic system, and associated site alteration	Approved subject to standard conditions.
SC/F,C,A/24/81	25-Nov-24	18-Dec-24	25		325 Green Mountain Rd E Lot 19, Concession 5 Stoney Creek	for the installation of a culvert, construction of a driveway and a one storey residential dwelling, and associated site alteration	Approved subject to standard conditions.

File Number	Date Received	Date Permit Issued	Review Days	Applicant Name	Location	Application Description	Recommendation / Conditions
F/F,C,A/24/84V	13-Dec-24	08-Jan-25	8		106 Middletown Rd Lot 1, Concession 1 Flamborough	for the construction of a swimming pool, patio, pergola and associated site grading and landscaping	Approved subject to standard conditions.
H/F,C/24/79	03-Dec-24	08-Jan-25	30		300 Albright Rd Lot 32, Concession 4 Hamilton	for the construction of a 5-storey residential building with 125 dwelling units and associated parking area, retaining wall, landscaping, and site alteration	Approved subject to standard conditions.
SC/F,C/25/01	07-Jan-25	15-Jan-25	52		24 Copes Lane Lot 12, Concession BF Stoney Creek	for the construction of a new dwelling and attached garage	Approved subject to standard conditions.
SC/F,C,A/24/64	07-Oct-24	15-Jan-25	45		Adjacent to 22 Jones St Lot 24, Concession 3 Stoney Creek	for the Jones Street bridge replacement and creek bed restoration	Approved subject to standard conditions.
H/F,C,A/24/59	06-Sep-24	22-Jan-25	39	D	100 Quigley Rd Lot 30, Concession 4 Hamilton	for the replacement of the existing retaining wall	Approved subject to standard conditions.

# Hamilton Region Conservation Authority

## Minutes

### Board of Directors Meeting

**December 5, 2024**

Minutes of the Board of Directors meeting held on Thursday, December 5, 2024 at 6:00 p.m., at the HCA main office, 838 Mineral Springs Road, in Ancaster, and livestreamed on YouTube.

**PRESENT:**            **Brad Clark – in the Chair**  
                          **Jeff Beattie – Virtual**                    **Lisa DiCesare**  
                          **Susan Fielding**                            **Matt Francis – Virtual**  
                          **Wayne Terryberry – Virtual**            **Alex Wilson – Virtual**  
                          **Maureen Wilson – Virtual**

**Kathy Lacasse – Foundation Chair**

**REGRETS:**            **Craig Cassar, Brian McHattie, Mike Spadafora**

**STAFF PRESENT:** **Jonathan Bastien, Lisa Burnside, Gord Costie, Scott Fleming, Brandon Good, Matt Hall, Amanda Martin, Scott Peck, Elizabeth Reimer, Mike Stone, Jaime Tellier, Jeff Tweedle, Sandra Winninger**

**OTHERS:**            **Richard Leitner**

*For clarity purposes, the minutes will follow the order of the agenda*

#### **1. Call to Order**

The Chair called the meeting to order and welcomed everyone present. HCA's Indigenous Land Acknowledgement was read.

#### **2. Declarations of Conflict of Interest**

The Chair asked members to declare any conflicts under the Board's Governance Policy. There were none.

### 3. Approval of Agenda

The Chair requested any additions or deletions to the agenda.

Lisa Burnside advised that an Addendum as per the email sent to members, will be added to the Consent items, number 5.5, Correspondence with respect to an in-progress permit application.

Lisa Burnside also requested that the in-camera items, 12.1, Confidential Report, BA/Nov 01-2024 IT Policies (Security Matter) and 12.2, Confidential Memorandum BD/Dec 01-2024 (Legal/Property Matter) be moved up the agenda and follow the Foundation Briefing as the managed service provider is in attendance.

**BD12, 3416**

**MOVED BY: Susan Fielding**

**SECONDED BY: Lisa DiCesare**

**THAT the agenda be approved, as amended.**

**CARRIED**

### 4. Delegations

There were none.

### 5. Consent Items for Applications, Minutes and Correspondence

The following consent items were adopted:

- 5.1. Permit Summary Report
- 5.2. Approval of Board of Directors Minutes – November 7, 2024
- 5.3. Approved September 26, 2024 Budget & Administration Committee Minutes – for receipt only
- 5.4. Correspondence with respect to Ontario Land Tribunal Oral Decision, November 8, 2024, regarding Case No. OLT-21-001567 & OLT-21-001788
- 5.5. Correspondence with respect to an in-process Permit Application for 820 Sulphur Springs Road.

In respect to item 5.5, it was noted that it be referred to staff to complete the permit application process and that a hearing date before March can be considered, if needed, once the permit application process is complete.

## 6. Foundation Briefing

Kathy Lacasse, Chair of the Foundation, presented, indicating that the Foundation has raised a total of **\$31,008** in donations from **November 1st to November 30<sup>th</sup>, 2024**. These contributions are allocated as follows:

- **\$21,445** to the **Area of Greatest Need Fund**: This includes two grants from the Hamilton Community Foundation and initial responses to our Fall Appeal. Delays have occurred due to the Canada Post strike.
- **\$2,850** to the **Saltfleet Wetland and Restoration project**.
- **\$2,607** to the **Westfield Locomotive 103 Restoration Fund**.
- **\$4,106** directed to various projects including the **Tribute Bench Fund**, **Environmental Education Program**, and **Dundas Valley Trails Fund**.

This brings the **unofficial total for the fiscal year** to **\$901,703**, exceeding the Foundation's fundraising goal of \$802,000 by **12%**.

### 2024 Foundation Highlights:

Thanks to the fundraising success and the generosity of donors, the Foundation has granted approximately **\$833,418** back to HCA to support various projects, including:

- The **Saltfleet Wetland and Restoration Project**
- The new **50 Point Wetland Project**
- The **Outdoor Environmental Education Program**
- **Electric Vehicle charging stations** at the Woodend parking lot
- **Trail improvement projects**, including work in the Dundas Valley and wayfinding signage at Eramosa Karst
- **Repairs to the Valens Lake Fishing Bridge** following the October fire

The Foundation has also developed a new Strategic Fundraising Plan, which will support the goals outlined in HCA's updated plan. This new plan will be presented to the Foundation Board next week, with implementation scheduled for January 2025.

**BD12, 3417**

**MOVED BY: Wayne Terryberry**  
**SECONDED BY: Lisa DiCesare**

**THAT the Foundation Briefing be received.**

**CARRIED**

## 7. Member Briefing

There was none.

## 8. Business Arising from the Minutes

There was none.

## 9. Reports from Budget & Administration Committee and Conservation Advisory Board

### 9.1. Budget and Administration Committee – November 26, 2024 (Recommendations)

#### 9.1.1 BA 2438 Project Technical Advisor Committee Insurance

Susan Fielding summarized the staff memorandum, indicating that the committee acts as a review and approval body for funding applications under the Hamilton-Halton Stewardship Program's Water Quality and Habitat Improvement Projects grant program.

**BD12, 3423**

**MOVED BY: Susan Fielding  
SECONDED BY: Lisa DiCesare**

**THAT the Budget & Administration Committee  
recommends to the Board of Directors:**

**THAT the Project Technical Advisory Committee  
members be submitted for annual insurance coverage  
purposes.**

**CARRIED**

#### 9.1.2 BA 2439 2025 Mileage Reimbursement Rate

Susan Fielding reviewed the staff report indicating that a comparison of mileage rates from neighbouring conservation authorities as well as to the CPI for private transportation was made. Based on this assessment, it was determined to maintain the mileage rate at .61 cents per kilometer for 2025.

**BD12, 3424**

**MOVED BY: Susan Fielding  
SECONDED BY: Wayne Terryberry**

**THAT the Budget & Administration Committee  
recommends to the Board of Directors:**

**THAT this report be received for information; and further**

**THAT the HCA mileage reimbursement rate remain at 61  
cents per kilometre effective January 1, 2025.**

**CARRIED****9.1.3 BA2440 2025 Remuneration of Board of Directors and Advisory Board and Committee Members**

Susan Fielding reviewed the staff report, highlighting that based on comparison rates to neighbouring conservation authorities, that the honorariums for the Chair and Vice Chair of the Board of Directors' and per diem rate for Board, Budget and Administration and Conservation Advisory Board members remain constant for 2025 and that members be provided the ability to opt out of remuneration.

**BD12, 3425****MOVED BY: Susan Fielding  
SECONDED BY: Alex Wilson****THAT the Budget and Administration Committee recommends to the Board of Directors:****THAT the current HCA's honorarium rates for the Chair and Vice-Chair of the Board of Directors and per diem rate for Board of Directors and Advisory Board, remain in effect for 2025;****THAT members of the Board of Directors and Advisory Boards and Committees be provided an opportunity to opt out of receiving honorariums and per diems; and further****THAT staff be directed to bring a report to an upcoming Budget & Administration Committee to address any necessary revisions or clarifications in HCA's Administrative By-law resulting from the provision for members to opt out of per diem and honorarium payments; and further****THAT an annual report be formulated to share the remuneration of Board Members and this report be brought to the Budget and Administration Committee and shared with participating municipalities.****CARRIED****10. Other Staff Reports/Memoranda**Reports to be Approved

### 10.1. 10 Lakeside Drive, Winona

Elizabeth Reimer brought the staff report forward and answered members' questions. She provided background on the Permit application, noting it was subject to a Section 28 Hearing in September, when the applicant was denied a Permit because the application did not Policy according to the *Conservation Authority's Act*.

Staff are supportive of the issuance of a permit for the proposed second storey addition. Given the specifics of the proposal and existing site conditions, and in consideration of the guidance in the Technical Guide for Great Lakes – St Lawrence River Shorelines, staff are of the opinion the intent of the HCA policy direction is generally maintained in this site-specific instance. Staff have no objection to the issuance of a permit, subject to standard conditions and a condition requiring construction of the shore protection in accordance with a design approved by HCA

**BD12, 3426**

**MOVED BY: Jeff Beattie**

**SECONDED BY: Matt Francis**

**THAT the HCA Board of Directors approve the issuance of a permit, subject to the standard conditions, for the construction of an addition within the regulated area associated with Lake Ontario, at 10 Lakeside Dr, Stoney Creek, City of Hamilton; and**

**THAT the permit be issued that includes a further condition requiring completion of construction of the shore protection works in accordance with HCA permit no. 2024-61 prior to initiating construction of the addition.**

**CARRIED**

### 10.2 56 Baldwin Street, Dundas

Jeff Tweedle brought forward the staff report and answered members questions.

Staff are supportive of the issuance of a permit by the HCA for the proposed addition to a residential dwelling and construction of an additional dwelling unit. Given the specifics of the proposal, existing site conditions, and in consideration of the guidance in the Technical Guide for River and Stream Systems, staff are of the opinion the intent of the HCA policies and Dundas Area Specific Polices under the Urban Hamilton Official Plan regarding safe access are generally maintained in this site-specific instance.



**BD12, 3427****MOVED BY: Alex Wilson  
SECONDED BY: Susan Fielding**

**THAT the Board of Directors approve the issuance of a permit, subject to the standard conditions, for the construction of an addition to a residential dwelling and construction of an additional dwelling unit within the regulated area associated with Lower Spencer Creek at 56 Baldwin Street, Dundas, City of Hamilton.**

**CARRIED**

### 10.3 Final 2025 Budget Approval

Lisa Burnside brought forth the staff report, noting that no comments have been received in regard to the 2025 budgets and staff are recommending approval as a formality in the process. Scott Fleming added that there have not been any changes to the budget since it was presented at the October 3, 2024 meeting.

**BD12, 3428****MOVED BY: Wayne Terryberry  
SECONDED BY: Jeff Beattie**

**THAT the 2025 draft budget receive formal and final approval in accordance with the *Conservation Authorities Act* and Ontario Regulation 402/22.**

**CARRIED**

### Memorandums to be Received

### 10.4 Watershed Conditions Report

Jonathan Bastien presented a summary of the memorandum, highlighting that during the period of October 24<sup>th</sup> 2024 to November 25<sup>th</sup> 2024, there were no observations, reports, or expectations of significant water safety concerns, significant watercourse flooding events, or Lake Ontario shoreline flooding events. Additionally, for the most recent drought assessment, while the three-month precipitation totals indicate a Level 1 Low Water conditions, the 18-month precipitation totals indicate normal conditions within the watershed. Given this and the reduced irrigation demands at this time of year, a decision on declaring a Level 1 Low Water condition was deferred until the next scheduled assessment at the beginning of December.

**BD12, 3429****MOVED BY: Susan Fielding  
SECONDED BY: Lisa DiCesare**

**THAT the memorandum entitled Watershed Conditions Report be received.**

**CARRIED**

**10.2. Conservation Areas Experiences Update**

Brandon Good provided a summary of the memorandum highlighting a research project, to be conducted by Western University at the Devil's Punchbowl, to study the effects of season water infiltration and freezing cycles on the rock structure. Also highlighted was the sold-out Christmas program at Westfield, Christmas in the Woods in addition to winter operations at the conservation areas.

**BD12, 3430**

**MOVED BY: Maureen Wilson  
SECONDED BY: Alex Wilson**

**THAT the memorandum entitled Conservation Areas Experiences Update be received.**

**CARRIED**

**11. New Business**

There was none.

**12. In-Camera Items**

**BD12, 3418**

**MOVED BY: Alex Wilson  
SECONDED BY: Wayne Terryberry**

**THAT the Board of Directors moves *in camera* for matters of law, personnel and property.**

**CARRIED**

**During the *in-camera* session, one security matter and one legal/property matter was discussed.**

**12.1. Confidential Report – BA/Nov 01-2024  
(Security Matter)**

**BD12, 3419**

**MOVED BY: Alex Wilson  
SECONDED BY: Jeff Beattie**

**THAT the confidential report entitled BA/Nov 01-2024 be approved/received and remain in camera.**

**CARRIED**

**12.2 Confidential Memorandum – BD/Dec 01-2024  
(Legal/Property Matter)**

**BD12, 3420**

**MOVED BY: Jeff Beattie  
SECONDED BY: Wayne Terryberry**

**THAT the confidential memorandum entitled BD/Dec 01-2024 be received.**

**CARRIED**

**BD12, 3421**

**MOVED BY: Susan Fielding  
SECONDED BY: Lisa DiCesare**

**THAT Board of Directors moves out of closed session.**

**CARRIED**

**13. Next Meeting**

The next meeting of the Board of Directors will be the AGM held on Thursday, February 6, 2025 at 6:00 p.m. at the HCA Main Administration Office – Woodend Auditorium, 838 Mineral Springs Road, Ancaster, Ontario.

**14. Adjournment**

On motion, the meeting adjourned.

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Scott Fleming  
Secretary-Treasurer

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# **HAMILTON CONSERVATION AUTHORITY**

## **Conservation Advisory Board**

### **MINUTES**

**October 10, 2024**

Minutes of the Conservation Advisory Board meeting held on Thursday, Oct. 10, 2024 at 4:00 p.m., at the HCA main office, 838 Mineral Springs Road, in Ancaster, and livestreamed on YouTube.

**PRESENT:**

<b>Wayne Terryberry – in the Chair</b>	
<b>Elise Copps</b>	<b>Tyler Cunningham</b>
<b>Natalie Faught</b>	<b>Jamie Freeman</b>
<b>Cortney Oliver</b>	<b>Haley McRae</b>
<b>Noah Stegman</b>	

**Brad Clark – Ex-Officio**  
**Susan Fielding – Ex-Officio**

**REGRETS:** **Brian McHattie, Sherry O'Connor**

**STAFF PRESENT:** **Madolyn Armstrong, Gord Costie, Brandon Good, Lindsay Davidson, Matt Hall, Griffin Moore, Scott Peck, Jaime Tellier, and Sandra Winninger**

**OTHERS:** **Media – None**

#### **1. Welcome**

The Chair called the meeting to order and welcomed everyone present.

#### **2. Declaration of Conflict of Interest**

The Chair asked members to declare any conflicts under the HCA Administrative By-law. There were none.

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

The Chair requested any additions or deletions to the agenda.

**CA2419**

**MOVED BY: Jamie Freeman**

**SECONDED BY: Noah Stegman**

**THAT the agenda be approved.**

**CARRIED**

#### **4. Delegations**

There were none.

#### **5. Member Briefing**

##### **5.1. New Saltfleet Conservation Area Video**

Scott Peck presented the video, indicating that it is available on the HCA website along with a fact sheet and background sheet on the project. He also noted that the Mayor of Hamilton, City Manager and MPP Sandy Shaw have been given tours of the site.

##### **5.2 HCA 2025 – 2029 Strategic Plan**

Scott Peck presented the HCA Strategic Plan and answered member's questions.

**CA2420**

**MOVED BY: Noah Stegman**

**SECONDED BY: Tyler Cunningham**

**THAT the Member Briefing be received.**

**CARRIED**

#### **6. Chairman's Report on Board of Directors Actions**

The Chair noted that the items below were approved by the Board of Directors at through an email poll on July 5, 2024

CA 2415 Draft Watershed Based Resource Management Strategy and Conservation Area Strategy

CA 2416 Invasive Species Strategy Update 2024

#### **7. Approval of Minutes of Previous Meeting**

### 7.1. Minutes – Conservation Advisory Board (June 13, 2024)

**CA 2421**

**MOVED BY: Jamie Freeman  
SECONDED BY: Noah Stegman**

**THAT the minutes of the June 13, 2024 Conservation Advisory Board meeting be approved.**

**CARRIED**

## **8. Business Arising from the Minutes**

There was none.

## **9. Staff Reports/Memorandums**

### Reports for Recommendation

#### 9.1. HCA Conservation Areas Strategy

Scott Peck brought the staff report forward noting that the strategy was created to comply with the Ontario Regulation 686/21; the required components were reviewed. It was noted that this strategy helps to inform the Land Inventory, which is also required by the same regulation. The process identified that HCA owned/managed lands augment natural heritage, hazards and/or integrate with other publicly accessible lands and trails; there weren't any lands identified for disposition.

Public and stakeholder consultation on the draft strategy occurred over the summer; there were few comments from the general public and comments from stakeholders were mostly editorial in nature.

In response to a question raised by Councillor Clark, Scott Peck indicated that the leased portion of the Eramosa Karst Conservation Area is identified in the strategy as leased from the Province with notation that the HCA will work with the Province to extend the lease or bring the land under HCA ownership. It was noted that this has also been identified in the updated Master Plan for the conservation area.

**CA 2422**

**MOVED BY: Natalie Faught  
SECONDED BY: Tyler Cunningham**

**THAT the Conservation Advisory Board recommends to the Board of Directors:**

**THAT the Conservation Area Strategy (2024) be approved.**

**CARRIED**

**9.2. HCA Watershed-based Resource Management Strategy**

Scott Peck reviewed the staff report indicating that the strategy was created to comply with the Ontario Regulation 686/21. The strategy highlights the HCA's program and services from a watershed management perspective and how they align with the HCA's Strategic Plan as well as the Inventory of Program and Services that was completed in 2023.

Public and stakeholder consultation occurred during the summer; there weren't any public comments received and those received from stakeholders were editorial in nature.

Both the Conservation Areas Strategy and the Watershed-based Resource Management Strategy will be posted on the HCA website once approved by the Board of Directors.

**CA 2423**

**MOVED BY: Jamie Freeman**

**SECONDED BY: Noah Stegman**

**THAT the Conservation Advisory Board recommends to the Board of Directors:**

**THAT the Watershed-based Resource Management Strategy (2024) be approved**

**CARRIED**

**9.3 HCA Land Inventory**

Scott Peck reviewed the staff report, indicating that the Land Inventory is required in order to satisfy Ontario Regulation 686/21. The HCA has 430 land parcels which have been acquired during the last 50 years and information that is required for each parcel of land by the regulation was reviewed.

Members' questions were answered following the presentation.



**CA 2424****MOVED BY: Natalie Faught  
SECONDED BY: Noah Stegman****THAT the Conservation Advisory Board recommends to  
the Board of Directors:****THAT the Land Inventory (2024) be approved.****CARRIED**

Haley McRae joined the meeting

Memorandums to be Received**9.4 East Mountain Master/Management Plans Update**

Madolyn Armstrong brought forward the staff report and answered member's questions. The four study areas of the Master/Management Plan process: Eramosa Karst, Felker Falls, Mount Albion and the Chippawa Trail. Key recommendations were presented for each area.

It was indicated that public consultation occurred for each of the areas through visitor surveys from May 2023 until October 2023. Public and stakeholder consultation on the draft plans is scheduled to occur in the near future; CAB members will have the opportunity to review and provide comment.

**CA 2425****MOVED BY: Tyler Cunningham  
SECONDED BY: Noah Stegman****THAT the memorandum entitled East Mountain Areas  
Master and Management Plan Updates be received.****CARRIED****9.5 HCA Indigenous Interpretive Panels Project Update**

Lindsay Davidson and Griffin Moore brought forward the staff report indicating the progress made on the project. Questions were raised by members regarding accessibility for those who are visually impaired; a trail app will be launched that will have an audio interface, allowing the panels to be read aloud.

Staff indicated the final stages of the project include developing content in collaboration with consultants and working with the commissioned visual artist to enhance the signs. Installation of the signs is scheduled for June 2025, coinciding with National Indigenous History month.

**CA 2426**

**MOVED BY: Tyler Cunningham**

**SECONDED BY: Noah Stegman**

**THAT the memorandum entitled HCA Indigenous Interpretive Panels Project be received.**

**CARRIED**

## **10. New Business**

There was none.

## **11. Next Meeting**

The next meeting of the CAB is scheduled for Thursday, December 12 at 4:00 p.m., at the HCA Main Administration Office – Woodend Auditorium.

## **12. Adjournment**

On motion, the meeting was adjourned.

**From:** [Cheryl Colton](#)  
**To:** [Sandra Winner](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca); [REDACTED]  
**Subject:** Garner Marsh  
**Date:** December 24, 2024 10:28:52 AM

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PLEASE SAY NO!

ANY PERMIT REQUEST TO DESTROY THE GARNER MARSH OR SURROUND IT WITH  
WAREHOUSES MUST BE DENIED!

We are hoping that you do the right thing to save our environment.

Thank you  
Cheryl Colton

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**From:** [Cindy Jenkins](#)  
**To:** [Sandra Winninger](#)  
**Subject:** Garner Marsh  
**Date:** December 23, 2024 11:56:28 AM

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Good Day

I am writing to save the Garner Marsh.

Having grown up next to and living beside a wetland most of my life, I have watched and learned about the wildlife thriving here. Kids I grew up with and those that lived in the area have gone onto careers involving conservation and horticulture. I have also witnessed the destruction and comeback of a wetland that has been dredged . It is a slow and arduous process. Valuable species disappeared and have yet to return.

A branch of my family farmed and worked the land in and around the rich Garner wetland for three generations. We knew one day the land would be paved over no longer providing local produce. "Progress" is what it was called. But that progress had over stepped it's mark.

What Jurisdiction should an Alberta company have in a local ecologically sensitive area with vital headwaters and downstream influence?

No company should have a voice in the movement or destruction of our important Headwaters, cherished wetland and nature areas simply for monetary gain.

Financial incentive should never be the reason we relinquish our values, build and construct, dislodge at risk or threatened species and pollute the environment.

The penalty for our ignorance is paid directly through the results of an ever increasing climate change. Let the recent flooding in Burlington be our first example. Wetlands contribute to the drainage needed in the wake of erratic storms that we now face.

In the last few years our protected areas have brought tourism into our area because of our past efforts in conservation. These efforts should continue for future generations. Who will remember a trip to a warehouse as opposed to a trek in the wilderness?!

Our area is so very fortunate to have an appreciation and the underpinnings for further Conservation efforts.

**PLEASE DO NOT PERMIT THE MOVEMENT OR DESTRUCTION OF THE GARNER MARSH!**

Thank you

Cindy Jenkins

Sent from my iPhone

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**From:** [Cathy mcPherson](#)  
**To:** [Sandra Winner](#); [brad.clark@hamilton.ca](#); [jeff.beattie@hamilton.ca](#); [craig.cassar@hamilton.ca](#); [ward13@hamilton.ca](#); [mike.spadafora@hamilton.ca](#); [matt.francis@hamilton.ca](#); [maureen.wilson@hamilton.ca](#); [REDACTED]  
**Subject:** Please do not approve the permit for development on Garner Marsh  
**Date:** December 23, 2024 9:47:36 AM

---

I understand an Alberta company is attempting to get approval to develop on Garner Marsh.

Waterways and marshes are crucial to the survival of wildlife in the Hamilton area and prevent flooding of housing in our municipality. I support your efforts to turn down this application and encourage you to continue to do so. The long term health of our community must be protected.

Regards & best wishes. Keep up the great work!!

Cathy McPherson  
Hamilton

Sent from my iPhone

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**From:** [donna deneault](#)  
**To:** [Sandra Winninger](#); [brad.clark@hamilton.ca](#); [jeff.beattie@hamilton.ca](#); [craig.cassar@hamilton.ca](#); [ward13@hamilton.ca](#); [mike.spadafora@hamilton.ca](#); [matt.francis@hamilton.ca](#); [maureen.wilson@hamilton.ca](#);  
 [REDACTED]  
**Cc:** [donna deneault](#)  
**Subject:** SAY "NO" TO PERMIT FOR GARNER MARSH!  
**Date:** December 23, 2024 12:08:32 PM

---

We are saying "NO" to any permit for Garner Marsh

The Garner Marsh is the headwater of Ancaster Creek subwatershed which is a rare "coldwater system" that supports biodiversity such as the Redside Dace, an endangered species under the federal Species at Risk Act which can only survive in a cold water environment. This summer, a new "recovery strategy and action plan" went into effect to strengthen the protection of the habitat considered essential for the fish's survival. These fish have historically been found downstream from Ancaster Creek.

-- The HCA turned down this scheme twice - once when the proponent applied for a permit; and again when the HCA decided not to have an offsetting policy that would allow such developments. The OLT should respect the HCA deliberations.

-- The Ancaster Creek subwatershed has already lost 97% of it's wetlands.

-- The decision to move the marsh should not be conflated with the developer's appeal to the City of Hamilton for non-decision on a prior abandoned application which lapsed years ago. That 2018 application pre-dated the attempt to pave the marsh and would have resulted in mandatory public notice to affected neighbours which won't happen through this attempt to get a permit to destroy (and allegedly compensate) the wetland through an appeal.

-- The appellant has disqualified itself from any claim to be sensitive to the wetland qualities and the wildlife that inhabits and uses it. They did this by ordering the [spraying with pesticides of the crops](#) in the fields adjacent to the wetland certainly resulting in air drift and runoff affecting the wetland.

**The appellant misrepresented the Marsh in its presentation to the HCA with these claims:**

*"There is no wetland on the property"*

**False.** The Marsh is listed on provincial mapping and has been identified by the HCA as a 'locally significant wetland'. The Urban Hamilton Official Plan states that Natural Heritage System wetlands will be protected as wetlands are defined as "Core Areas". The Garner Marsh is situated over a Highly Vulnerable Aquifer and groundwater in this area is highly sensitive.

*"There was only one single American toad calling during amphibian calling surveys"*

**False.** In fact, during the Environmental Impact Assessment, American toads were in such abundance at the Marsh that their calls were listed as "Code 3 - Full chorus; calls continuous and overlapping, when there are so many males of one species calling that all the calls sound like they are overlapping and continuous (like a blur of sound).

*The Phragmites in the Marsh is "destroying the ecosystem and habitat" of the Marsh.*

**False.** Although Phragmites is present in the Marsh, the dominant species is Cattail. Phragmites is invasive but its presence is controllable and is by no means a reason to destroy the Marsh.

*“The wetland is a good candidate for location adjustment and enhancement because there are no open water habitats.”*

**False.** The Marsh is located in a ‘significant groundwater recharge area’ meaning the water is subsurface. The marsh is fed by an underground spring and has no open water which is important because it’s proximity to the Hamilton Airport means open water is discouraged in this area as it attracts waterfowl which pose a risk to aircraft.

*The Marsh supports “Limited Biodiversity”*

**False.** In fact the Marsh and agricultural fields and hedgerows around it are the most biodiverse location in this area which is directly attributed to the Marsh itself being both a high quality food source and habitat. The bird count at this marsh rivals that of the protected Royal Botanical Gardens. Identified at the Marsh were multiple species and more than 67 species of birds including:

Wood Thrush (Br, U, L) COSEWIC status: **THREATENED**; SARO status: **SPECIAL CONCERN**

Eastern Wood Pewee (Br, L) COSEWIC status: **SPECIAL CONCERN**; SARO status: **SPECIAL CONCERN**

Tundra Swan (M) (230 count) Migrants who stop and stage on this property every March on their migration route.

Monarch Butterfly - designated as **ENDANGERED** on COSEWIC, and **SPECIAL CONCERN** on SARO

Also present are multiple species of amphibians, dragonflies and reptiles, as well as white-tailed deer and eastern cottontail. Additionally, the land surrounding the Marsh supports salamanders, foxes, coyotes, bats.. There were three nationally significant species, three provincially significant species and eight locally significant species identified at the Marsh.

It supports species both in the Marsh itself and downstream that rely on this characteristic and the coldwater creek (Ancaster Creek) whose source is here. Ancaster Creek is one of the few coldwater creeks in the area, supporting coldwater aquatic life downstream such as brown trout and historically, Redside dace.

*“The Marsh is isolated from adjacent natural areas”*

**False.** There is a hydro corridor connected to the property which is identified as a major linkage and “core feature” of the natural heritage system mapping on Hamilton’s Official Plan. Additionally, there are hedgerows and thickets all around the Marsh as well as a large woodlot at the back of the property in proximity to other core natural areas and linkages, providing a valuable connection to other natural heritage features in the headwaters.

*The Marsh “Does not support at-risk or locally important species”*

**False.** Species found at the Marsh include:

Wood Thrush (Br, U, L) COSEWIC status: **THREATENED**; SARO status: **SPECIAL CONCERN**

Eastern Wood Pewee (Br, L) COSEWIC status: **SPECIAL CONCERN**; SARO status: **SPECIAL CONCERN**

Monarch Butterfly - designated as **ENDANGERED** on COSEWIC, and **SPECIAL CONCERN** on SARO

American Chestnut located in woodlot adjacent to the Marsh - COSEWIC status: **ENDANGERED**; SARO status: **ENDANGERED**

Blandings Turtle located on Garner Road adjacent to the Marsh in 2018. COSEWIC status: **ENDANGERED**; SARO STATUS: **THREATENED**

Feeding ground for maternal bat colonies who inhabit the adjacent woodlot.

Tundra Swan (M) (230 count) Migrants who stop and stage on this property every March on their migration route.

Best regards,

Donna Deneault

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**From:** [HILDE REIS-SMART](#)  
**To:** [Sandra Winner](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca); [REDACTED]  
**Subject:** Garner Marsh  
**Date:** December 24, 2024 5:56:58 PM

---

Dear Stewards of our precious lands and life,

Please continue to take your stand against the demise through development of the Garner Marsh. Everyone of you knows the critical role marshes serve. The money gained by commercializing this sponge will never make up for the millions and millions we will have to pay out should Hamilton be hit by a 'one in a century storm', an event that is becoming more and more frequently.

Thank you for what you do.

Hilde Reis-Smart  
Toronto

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**From:** [Irene Schieb](#)  
**To:** [Sandra Winninger](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [Cassar, Craig](#); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca)  
**Subject:** Garner Marsh  
**Date:** December 23, 2024 3:17:49 PM

---

PLEASE SAY NO!

ANY PERMIT REQUEST TO DESTROY THE GARNER MARSH OR SURROUND IT WITH  
WAREHOUSES MUST BE DENIED!

Irene Schieberl

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**From:** [janwillem.jansen](#)  
**To:** [Sandra Winninger](#); [brad.clark@hamilton.ca](#); [jeff.beattie@hamilton.ca](#); [craig.cassar@hamilton.ca](#); [ward13@hamilton.ca](#); [mike.spadafora@hamilton.ca](#); [matt.francis@hamilton.ca](#); [maureen.wilson@hamilton.ca](#); [REDACTED]  
**Subject:** AGM feb 6, Garner Marsh AIMco permit  
**Date:** December 27, 2024 4:43:32 PM

---

Dear board members,

Just a short message from a concerned Hamiltonian about AIMco's request to HVA to get a new permit in place to go ahead again and pave over the Garner Marsh. Please join me in saying NO to this disastrous newstep towards destroying this biodiversity gem!!

Sincere thanks, Jan W Jansen

[REDACTED] Dundas Ontario L9H1X9

Sent from my iPhone

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**From:** [Elizabeth Seymour](#)  
**To:** [Sandra Winninger](#)  
**Subject:** Please Say No!  
**Date:** December 23, 2024 12:51:10 PM

---

Any permit request to destroy the Garner Marsh or surround it with warehouses must be denied.

Liz Seymour  
Ancaster

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**From:** [Martha Howatt](#)  
**To:** [Sandra Winninger](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [Cassar, Craig](#); [Alex Wilson](#); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca); [REDACTED] [Premier of Ontario | Premier ministre de l'Ontario](#); [paul.calandra@pc.ola.org](mailto:paul.calandra@pc.ola.org)  
**Subject:** Garner Marsh  
**Date:** December 23, 2024 9:59:42 AM

---

Garner Marsh must not be changed in any way. We are seeing the effects of climate change in the form of flooding. We are seeing the effects of loss of habitat in the decreased number of birds and wildlife.

Why are other countries protecting their precious areas and we are destroying ours? We do not have finite resources.

We need to protect our farmland and wetlands from development.

At some point we need to stand up to developers and tell them where we want them to build, not let them tell us where they want to build.

Give your heads a shake.

Martha Howatt

[REDACTED]

Hamilton, Ont

L8K 1P4

[REDACTED]

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**From:** [michel proulx](#)  
**To:** [Sandra Winner](#); [brad.clark@hamilton.ca](#); [jeff.beattie@hamilton.ca](#); [craig.cassar@hamilton.ca](#); [ward13@hamilton.ca](#); [mike.spadafora@hamilton.ca](#); [matt.francis@hamilton.ca](#); [maureen.wilson@hamilton.ca](#);  
**Subject:** my very BEST WISHES to you all for a constructive and rewarding 2025.  
**Date:** January 1, 2025 1:00:12 PM

---

**AND,**

**PLEASE SAY NO!  
ANY PERMIT REQUEST TO DESTROY THE GARNER MARSH OR SURROUND IT  
WITH WAREHOUSES MUST BE DENIED!**

michel.



cloud 7

© michel proulx

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**From:** [Matias Rozenberg](#)  
**To:** [Sandra Winner](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca); [REDACTED]  
**Subject:** Save Garner Marsh  
**Date:** December 23, 2024 3:35:08 PM

---

Hello:

Please save Garner Marsh.

Thank you,

Matias Rozenberg

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**From:** [Noel Fraser](#)  
**To:** [Sandra Winner](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [Spadafora, Mike](#); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca); [REDACTED]  
**Cc:** [SaveOurStreamsHamilton@gmail.com](mailto:SaveOurStreamsHamilton@gmail.com)  
**Subject:** New permit application re. Garner Marsh  
**Date:** December 23, 2024 10:05:32 PM

---

I've heard some disturbing news that the owners of Garner Marsh have again applied to presumably develop it. I request that the application be made public so that stakeholders in preserving and conserving Hamilton's biodiversity and natural environments can respond to it in an informed and respectful way. ***These headwaters of Ancaster Creek must be protected.***

I realize that HCA Staff and Board have consistently recommended and voted to preserve the Marsh. I strongly encourage you/them to continue to do so.

Thank you.

Respectfully

[Noel Fraser](#)

[REDACTED] [Ancaster, ON L9K 1B6](#)

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**From:** [Nikki May](#)  
**To:** [Sandra Winner](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca); [REDACTED]  
**Subject:** Garner Marsh  
**Date:** December 23, 2024 9:47:06 AM

---

Good morning

I am writing to you this morning to ask you to please say no to any harm to Garner Marsh. Southern Ontario needs to conserve all the remaining wetlands that we have. We need these crucial natural areas for the ecological services they provide to us and to our non-human kin on whom we depend for our healthy existence.

Thank you

Nikki May  
Priceville, Ontario  
N0C 1K0

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**From:** [Roger Abbiss](#)  
**To:** [Sandra Winner](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca);  
**Subject:** [REDACTED]  
**Date:** PLEASE SAY NO to Garner Marsh  
December 23, 2024 9:50:16 AM

---

ANY PERMIT REQUEST TO DESTROY THE GARNER MARSH OR SURROUND IT WITH  
WAREHOUSES MUST BE DENIED!

As I understand it, HCA Staff and Board have consistently recommended and voted to preserve the Marsh. I hear my respectfully request and encourage you to continue to do so!

Roger Abbiss

Voice to text translated... sometimes ms. translated :/

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**From:** [Richard Johnson](#)  
**To:** [Sandra Winninger](#)  
**Cc:** [Clark, Brad](#); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [Cassar, Craig](#); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca); [REDACTED]  
**Subject:** Garner Marsh  
**Date:** December 27, 2024 4:16:33 PM

---

Dear HCA Board Members:

My name is Rick Johnson and I live in Mount Hope, Ontario. I have very recently been made aware of the November 6, 2024 permit of application by current Garner Marsh owner, Alberta Pension Fund AIMCo to develop this area. It is my understanding that to date, the details of this request are unknown but subject to an FOI request. I am writing to you to register my opposition to any approval of this permit request that would destroy the Garner Marsh or surround it with any warehouses whatsoever; the HCA board must continue to actively oppose any such actions and requests and continue all efforts to preserve the Garner Marsh. The Ford government has proven itself to be one which is determined to achieve it's own ends by any means, be it using the majority to ram issues through at Queen's Park or simply changing the existing rules of the game to their favour; profit is the bottom line for this government in all that they do having no concern at all for the value and integrity of our environment! Thank you for remaining steadfast in your commitment to preserve the Garner Marsh and please continue to do so on behalf of all Hamiltonians and show the way for all of Ontario. I know many Hamiltonians who are highly supportive of your efforts but are not political enough to write letters of support but please know that we are all behind you! Thank you for your kind attention.

Sincerely,

Rick Johnson  
[REDACTED]

Mount Hope, Ontario  
L0R 1W0

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**From:** [Rachelle Sender](#)  
**To:** [Sandra Winner](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca); [REDACTED]  
**Subject:** Save Garner Marsh  
**Date:** December 23, 2024 10:53:14 AM

---

Please continue to deny any permit requests to destroy Garner Marsh or surround it with warehouses.

Thank you

Rachelle Sender MD, CCFP

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**From:** [datacom.schupbach.biz](mailto:datacom.schupbach.biz)  
**To:** [Sandra Winninger](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca); [REDACTED]  
**Subject:** Garner Marsh  
**Date:** December 24, 2024 4:30:30 PM

---

Dear Sir/Madam,

So much of the Green Belt and marsh land is being destroyed. I want to register a NO to any potential use/destruction of the Garner Marsh.

**ANY PERMIT REQUEST TO DESTROY THE GARNER MARSH OR SURROUND IT WITH WAREHOUSES MUST BE DENIED!**

Thank you,  
Sarah Bernhardt

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**From:** [Fuzzy and Sheila](#)  
**To:** [Sandra Winninger](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [Beattie, Jeff](#); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca)  
**Subject:** garner marsh  
**Date:** December 23, 2024 7:57:11 PM

---

ANY PERMIT REQUEST TO DESTROY THE GARNER MARSH OR SURROUND IT WITH  
WAREHOUSES MUST BE DENIED! No to any changes or development

Sheila Cherriere

 Winona, Ont 

Sent from [Mail](#) for Windows

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**From:** [Victoria Collins](#)  
**To:** [Sandra Winner](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca); [REDACTED]  
**Subject:** Garner Marsh  
**Date:** December 23, 2024 10:51:01 PM

---

Hello!

My name is Victoria and I am a lifelong Hamilton resident and lover of the HCA. I just wanted to let you know that I hope you all you can to st the expansion of development into the Garner Marsh.

Thanks

Victoria

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**From:** [Victoria Koch](#)  
**To:** [REDACTED]; [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [mike.spadatoro@hamilton.ca](mailto:mike.spadatoro@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [Sandra Winner](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca)  
**Subject:** Garner Marsh  
**Date:** December 23, 2024 10:52:59 AM

---

Alberta Pension Fund AIMCo, owner of the Garner Marsh, submitted a new permit request to the Hamilton Conservation Authority (HCA).

The Garner Marsh is important to wildlife. It is not up to an Alberta pension group. Or any other to decide to simply destroy the marsh and replace it with warehouses or anything else.

ANY PERMIT REQUEST TO DESTROY THE GARNER MARSH OR SURROUND IT WITH WAREHOUSES MUST BE DENIED!

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**From:** [Verena Walter](#)  
**To:** [Sandra Winner](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca);  
**Subject:** RECKLESS AND SHAMEFUL!!!!  
**Date:** January 3, 2025 11:48:51 AM

---

PLEASE SAY NO!

ANY PERMIT REQUEST TO DESTROY THE GARNER MARSH OR SURROUND IT WITH  
WAREHOUSES MUST BE DENIED!

In hope,

Verena Walter

Sent from my iPhone

**From:** [Heather Yoell](#)  
**To:** [Sandra Winner](#); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [jeff.beattie@hamilton.ca](mailto:jeff.beattie@hamilton.ca); [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca); [ward13@hamilton.ca](mailto:ward13@hamilton.ca); [mike.spadafora@hamilton.ca](mailto:mike.spadafora@hamilton.ca); [matt.francis@hamilton.ca](mailto:matt.francis@hamilton.ca); [REDACTED]; [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca)  
**Subject:** No to development on the Garner Marsh  
**Date:** January 28, 2025 9:44:29 PM

---

Dear Hamilton Conservation Authority and City Councillors,

I'm writing in support of your stance to protect the Garner Marsh from destructive development. I appreciate your steadfastness in the face of pressure, and I ask you to continue your opposition to any development. Don't be taken in by offers to build a fake wetland - money cannot replicate what has taken nature millennia to create. And when the provincial government pressures you, remember that they received only 40.8% of the popular vote. You have the majority of Hamiltonians and Ontarians behind you.

Best wishes,  
Heather Yoell  
Dundas

# Report

**TO:** Conservation Advisory Board

**FROM:** Lisa Burnside, Chief Administrative Officer (CAO)

**RECOMMENDED BY:** T. Scott Peck, MCIP, RPP, Deputy Chief Administrative Officer

**PREPARED BY:** Mike Stone, MCIP, RPP, Acting Director, Watershed Management Services

Jonathan Bastien, PEng, Manager, Water Resources Engineering

Alex Nizharadze, PEng, Water Management Specialist

**MEETING DATE:** December 12, 2024

**RE:** Hamilton Conservation Authority Shoreline Management Plan

---

## STAFF RECOMMENDATION

**THAT the Conservation Advisory Board recommends to the Board of Directors:**

**THAT the Board of Directors adopt the Hamilton Conservation Authority Shoreline Management Plan.**

## BACKGROUND & PURPOSE

The Hamilton Conservation Authority's (HCA) watershed includes approximately 42 km of shoreline along Lake Ontario and Hamilton Harbour. This area extends from Fifty Point Conservation Area at the east end of the watershed to the Woodland Cemetery at the west end of Hamilton Harbour (Figure 1).



**Figure 1 – HCA Shoreline**

Source: Zuzek Inc, October 2023

Shorelines are dynamic areas, and subject to influence from naturally occurring processes and forces of erosion, sediment transport and deposition, fluctuating water levels, wind and waves. As a result of these conditions, areas that lie along the Lake Ontario shoreline, including Hamilton Harbour, may be subject to hazardous conditions, including flooding hazards, erosion hazards and dynamic beach hazards.

To assist in identifying shoreline hazards and regulating development in these areas, HCA undertook to have a Shoreline Management Plan (SMP) prepared over the 2021-24 period. HCA staff have provided earlier reports to CAB regarding the SMP and committed to presenting the final report once completed. Zuzek Inc. has now completed the Shoreline Management Plan (SMP). The purpose of this report is to present the key findings and recommendations of the final report.

## **STAFF COMMENT**

### The Lake Ontario Shoreline

There are 42km of shoreline within the HCA watershed. The western end of the Lake Ontario shoreline consists of an approximately 8 km continuous stretch of dynamic beach, which is largely in public ownership (Hamilton Beach). The eastern half of the shoreline and Hamilton Harbour are predominantly in private ownership and developed; the shoreline in these areas has also largely been hardened, with a wide variety of flood and erosion protection structures in place. Interest in property re-development and infilling along this portion of the shoreline has created challenges and resulted in increased risks to public safety and property damage, aggravation of hazardous conditions, and impacts to coastal processes.



The provincial legislative and regulatory framework recognizes there are significant risks associated with development in shoreline areas. As a result, the overall objective of both provincial and HCA policy is to generally direct development to areas outside of shoreline hazard areas. In considering proposals for development on the shoreline, it is necessary to consider and account for the combined landward limits of the flooding, erosion and dynamic beach hazards in order to mitigate, to the greatest extent possible, the potential effects of these hazards on property and human safety, to ensure existing hazardous conditions are not aggravated, and to provide for the maintenance of coastal processes and conservation of sensitive ecosystems.

Since 2006, HCA has regulated development in areas adjacent to the Lake Ontario and Hamilton Harbour shoreline that may be affected by flooding, erosion or dynamic beaches. The hazard limits associated with Great Lakes shorelines are delineated based on the Ontario Ministry of Natural Resources and Forestry (MNRF) standards and criteria, and consist of the furthest landward extent of the aggregate of all applicable hazards.

HCA's Planning & Regulation Policies and Guidelines (October 6, 2011) describe how the flooding, erosion and dynamic beach hazard limits are determined based on the provincial standards and criteria, and in consideration of existing available technical information and data. While HCA does map estimated hazard limits for the shoreline and their associated regulated areas, some of the information on which hazard limits are based has become outdated, and current and comprehensive mapping is not available to staff.

Given the above, HCA undertook to have a Shoreline Management Plan (SMP) prepared to assist in defining hazard limits and regulating development along the shoreline. The major objectives in completing a SMP include:

- Update coastal hazard mapping using the best available data and technical analyses for the entire HCA shoreline of Lake Ontario and Hamilton Harbour.
- Develop reach specific coastal management recommendations.
- Minimize danger to life and property damage from flooding, erosion, and associated hazards along the shoreline.
- Ensure that the shoreline development adequately addresses hazards through a combination of public and private management and development alternatives.
- Increase the resilience of coastal communities.
- Incorporate nature-based options to reduce coastal hazards.

## HCA Shoreline Management Plan

Zuzek Inc. has completed a Shoreline Management Plan (SMP) for the Hamilton Conservation Authority. The SMP was completed over the 2021-23 period. Key components of the study included:

- Field data collection, including collection of oblique photographs of the entire shoreline and bathymetric data.
- Technical work and assessment to establish long-term recession (erosion) rates and update statistical analysis of lake levels. Numerical modelling tools were used to evaluate spatial variability in storm surge and nearshore wave conditions in the lake and harbour.
- Based on the outputs from the data collection and technical analysis, updated mapping was produced for the flooding, erosion, and dynamic beach hazards.
- Development of reach specific management recommendations for nine shoreline reaches, based on the study principles of sustainable coastal development, integrated coastal management, and resilient coastal communities.

While the SMP contains a significant amount of information on a shoreline reach basis, some of the key findings and recommendations include:

- The Lake Ontario shoreline within the HCA watershed is highly erosive, especially on the lake bottom at the toe of existing shoreline protection structures. Maintenance or upgrading of existing shoreline protection structures will be a forever commitment to protect existing dense residential development. Over time, the erosion and flooding hazards may become too severe to support ongoing residential development.
- A long-term average annual erosion rate of 0.5 m/yr has been recommended for the Lake Ontario shoreline in the delineation of the erosion hazard. The new 100-year flood level has been identified as 76.2 metres International Great Lakes Datum (IGLD'85).
- Hamilton Beach provides almost 8 km of public open space, a waterfront trail, and sandy beaches. The historical sediment sources for this beach have all but disappeared and littoral drift is negatively impacted by lakefill barriers and harbour jetties, which will lead to further management challenges during periods of high lake levels, such as beach, dune, and bank erosion. The implementation of nature-based solutions to increase the resilience of the beach are encouraged, such as dune restoration and beach nourishment, avoiding hard armouring of the shoreline where possible.

- The shoreline in the harbour port lands and recreational amenities in the harbour are all heavily armoured. These shoreline protection structures should be monitored regularly with maintenance completed in a timely manner. Where possible, habitat enhancement projects, such as rock shoals and islands, should be incorporated into future shoreline protection and maintenance projects.
- The SMP and hazard mapping should be incorporated in the City of Hamilton Official Plan through appropriate updates, policies, mapping, and zoning.
- HCA regulations and planning policies should be reviewed to identify any inconsistencies with this SMP and updated hazard mapping, then modified accordingly.

### Consultation

HCA staff reviewed and provided comment on a first draft of the SMP in May and June 2023. The SMP report was updated and revised based on this feedback, and a final draft report was submitted on October 20, 2023. The Board of Directors endorsed the draft report to be released for public and agency consultation in January 2024.

The draft SMP was posted to HCA's web commenting platform known as "Bang the Table" between February and May 2024. There were no public comments received.

HCA staff also sent the SMP directly to the following agencies:

- City of Hamilton (Planning and Public Works)
- Hamilton Oshawa Port Authority (HOPA)
- Royal Botanical Gardens
- Cootes to Escarpment Eco Park System
- Hamilton Harbour Remedial Action Plan
- Niagara Peninsula Conservation Authority
- Conservation Halton

Comments were received from HOPA and City of Hamilton Planning and Development Engineering. In general, the comments received requested additional information or clarification regarding information and recommendations from the SMP.

HOPA's comments related to erosion and deposition of sediment at the Burlington Canal, and asked if additional information was available regarding sediment transport and deposition patterns.

City of Hamilton Planning noted no specific comments or concerns, but that potential policy changes to the City of Hamilton's Urban Hamilton Official Plan, Secondary Plans, and Zoning By-law initiated by staff in consultation with the Hamilton Conservation Authority could be considered as necessary going forward.

City Development Engineering staff had questions related to the potential impacts and implications of shoreline flooding hazards on stormwater management infrastructure.

There were no changes required to the SMP as a result of the comments received.

## **STRATEGIC PLAN LINKAGE**

The initiative refers directly to the HCA Strategic Plan 2019 - 2023:

- **Strategic Priority Area – Water Management**
  - Initiatives – Complete Lakeshore Management Plan.

## **AGENCY COMMENTS**

Not Applicable.

## **LEGAL/FINANCIAL IMPLICATIONS**

Project costs were included in annual operating budget accounts and were completed within approved budget allocations. The project was awarded to a consultant through a competitive bid process.

## **CONCLUSIONS**

The Lake Ontario and Hamilton Harbour shoreline within HCA's watershed is impacted by flooding, erosion and dynamic beach hazards. HCA regulates the shoreline to help minimize and mitigate the potential for damage to property as a result of hazards. To update hazard mapping and assist in the management and regulation of the shoreline, HCA retained Zuzek Inc. to complete a SMP. The SMP provides the HCA with updated coastal hazard mapping of its shoreline based on the latest technical information and data, and makes management recommendations on a reach specific basis to assist the HCA in administering its regulation of development on the shoreline. The findings and recommendations from the SMP will be further reviewed by HCA staff to determine regulatory mapping and policy updates that may be required flowing from the completed Plan. HCA will also undertake further consultation with Planning and Public Works staff at the City of Hamilton at the appropriate time to consider the SMP's findings and recommendations.

# Report

**TO:** Conservation Advisory Board

**FROM:** Lisa Burnside, Chief Administrative Officer (CAO)

**RECOMMENDED BY:** T. Scott Peck, MCIP, RPP, Deputy CAO/Director,  
Watershed Management Services

**PREPARED BY:** Jonathan Bastien, PEng, Manager, Water Resources  
Engineering

**MEETING DATE:** December 12, 2024

**RE:** Hamilton Conservation Authority Flood Plain Mapping  
Projects

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## STAFF RECOMMENDATION

**THAT the Conservation Advisory Board recommends to the Board of Directors:**

**THAT the Board of Directors adopt the final versions of the flood plain mapping for the following watercourses:**

- Stoney Creek & Battlefield Creek
- Stoney Creek Numbered Watercourses
- Redhill Creek

## BACKGROUND & PURPOSE

The objective of flood plain management is to prevent the loss of life, minimize property damage and social disruption and encourage a coordinated approach to water management. The components of flood plain management include directing development away from flood plains through land use planning and regulation of development, protection through structural measures, and emergency response through flood forecasting and warning.

HCA regulates watercourse flood plains to help minimize and mitigate the potential for loss of life and damage to property because of flood hazards. Flood plain mapping is a

critical tool for HCA in achieving this objective. These flood plain maps detail the extents of the expected regulatory flooding. The purpose of this report is to provide background information on these mapping projects and for the Board of Directors to adopt the floodplain mapping undertaken for Stoney & Battlefield Creeks, Stoney Creek Numbered Watercourses and Red Hill Creek.

## **STAFF COMMENT**

HCA has a long-term program to systematically improve and expand our flood plain mapping. Flood plain mapping is typically based on:

- Regulatory storm event (100-year design event or Hurricane Hazel historic storm)
- Historic storm information and does not account for climate change at this time
- Hydrology (Flows) account for rain, thunderstorm, and snow melt events (as required)
- Future land use projections (as per Official Plan)
- Does not account for flow-reduction due to flood control / SWM / storage in the storm sewer system
- Does not account for flooding effects of debris / ice jams during a storm

Additionally, flood plain mapping is typically developed or updated to account for:

- Updated topographic mapping, hydraulic analysis, and hydrologic analysis (including use of more recent land use and climate data) to represent current and future conditions
- Enhanced reproducibility and defensibility
- Extended coverage to additional reaches of watercourses
- Advances in modeling technology
- Production of digital flood plain maps, as opposed to hardcopy maps
- Adherence to a consistent standard

In the development of floodplain mapping, HCA has existing guidelines for the development of flood plain mapping that requires:

- Background Information Report
- Mapping Check / Survey Work
- Hydrology (approach, QA/QC, documentation, preferred parameter values, calibration / verification, etc.)
- Hydraulics (approach, QA/QC, documentation, preferred parameter values, calibration / verification, etc.)
- Flood plain maps

Utilizing consultants, the following flood plain mapping studies have been undertaken in the past 2 to 3 years:

- Stoney Creek & Battlefield Creek
- Stoney Creek Numbered Watercourses
- Redhill Creek

The study areas of the three flood plain mapping studies are shown in Figures 1 to 3. The draft flood plain mapping themselves have not been provided due to the volume of maps involved, 78 maps in total. However, the flood plan mapping can be made available as needed.

HCA staff have reviewed the flood plain maps, and corresponding hydrology and hydraulic reports. It is noted that minor edits to the flood plain mapping will be undertaken to address input received through the public and stakeholder consultation process. These edits are minor in nature and not material to the overall flood plain mapping and relate to recent permits issued for watercourse alterations that were not reflected in the draft flood plain mapping circulated for public and stakeholder comment.

The final flood plain mapping provides the HCA with updated watercourse flood hazard mapping based on the latest technical information and data and will assist the HCA in administering its regulation of development adjacent to watercourses under the Conservation Authorities Act and Ontario Regulation 41/24.

## **STRATEGIC PLAN LINKAGE**

The initiative refers directly to the HCA Strategic Plan 2019 - 2023:

- **Strategic Priority Area – Water Management**
  - Initiatives – Complete floodplain mapping update program

## **AGENCY COMMENTS**

Not Applicable.

## **LEGAL/FINANCIAL IMPLICATIONS**

Project costs were included in annual operating budget accounts and were completed within approved budget allocations. The projects were awarded to consultants through a competitive bid process. It is noted that the Redhill Creek project received \$16,852.36 through the Ontario Flood Hazard Identification and Mapping Funding program.

## **CONCLUSIONS**

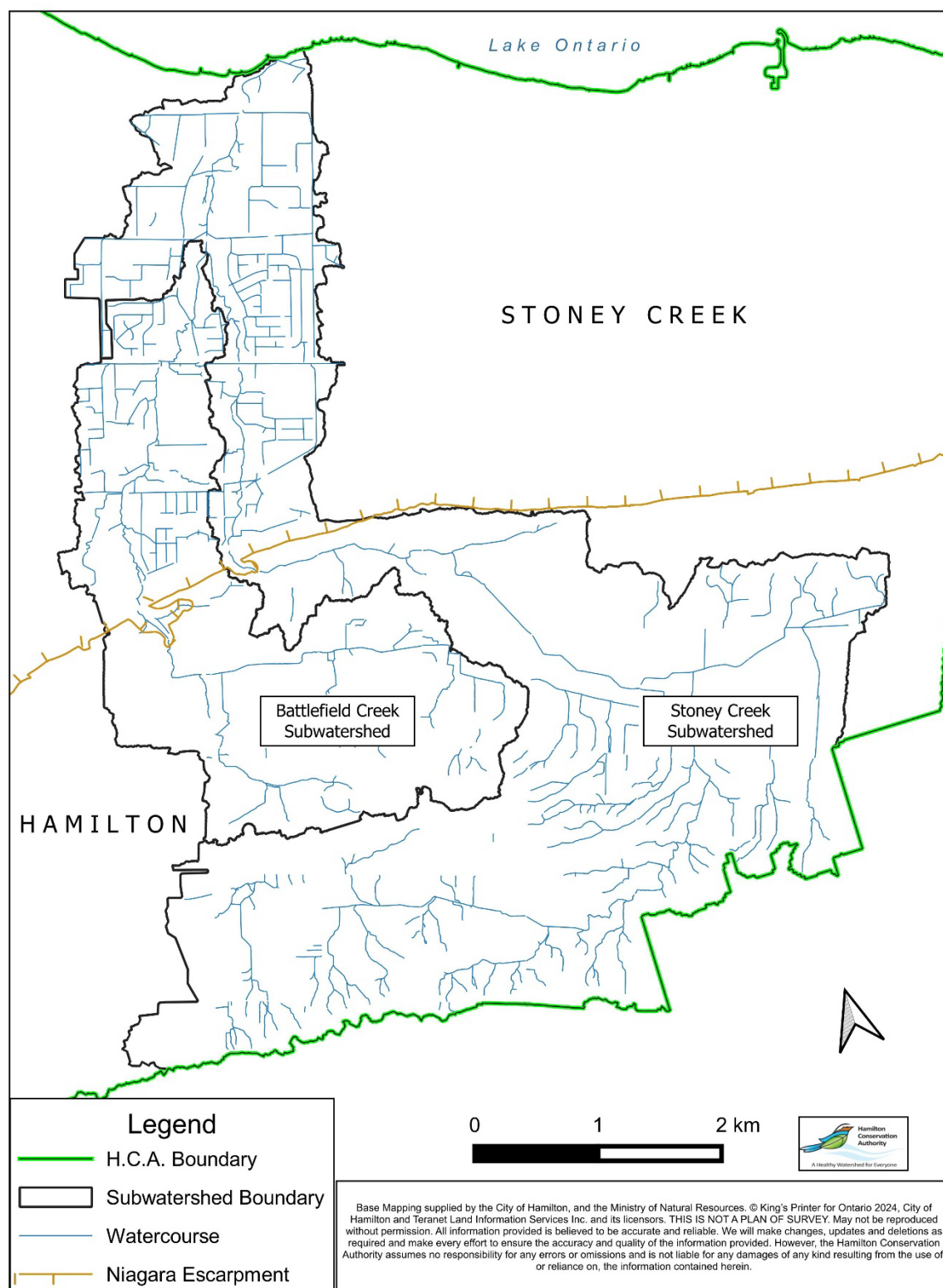
HCA regulates watercourse flood plains to help minimize and mitigate the potential for loss of life and damage to property because of flood hazards. To assist in the

management and regulation of watercourse flood plains, HCA retained consultants to complete flood plain mapping studies. The flood plain mapping provides the HCA with updated flood hazard mapping based on the latest technical information and data. This mapping assists the HCA in land use planning reviews related to floodplain natural hazards and in administering Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24.

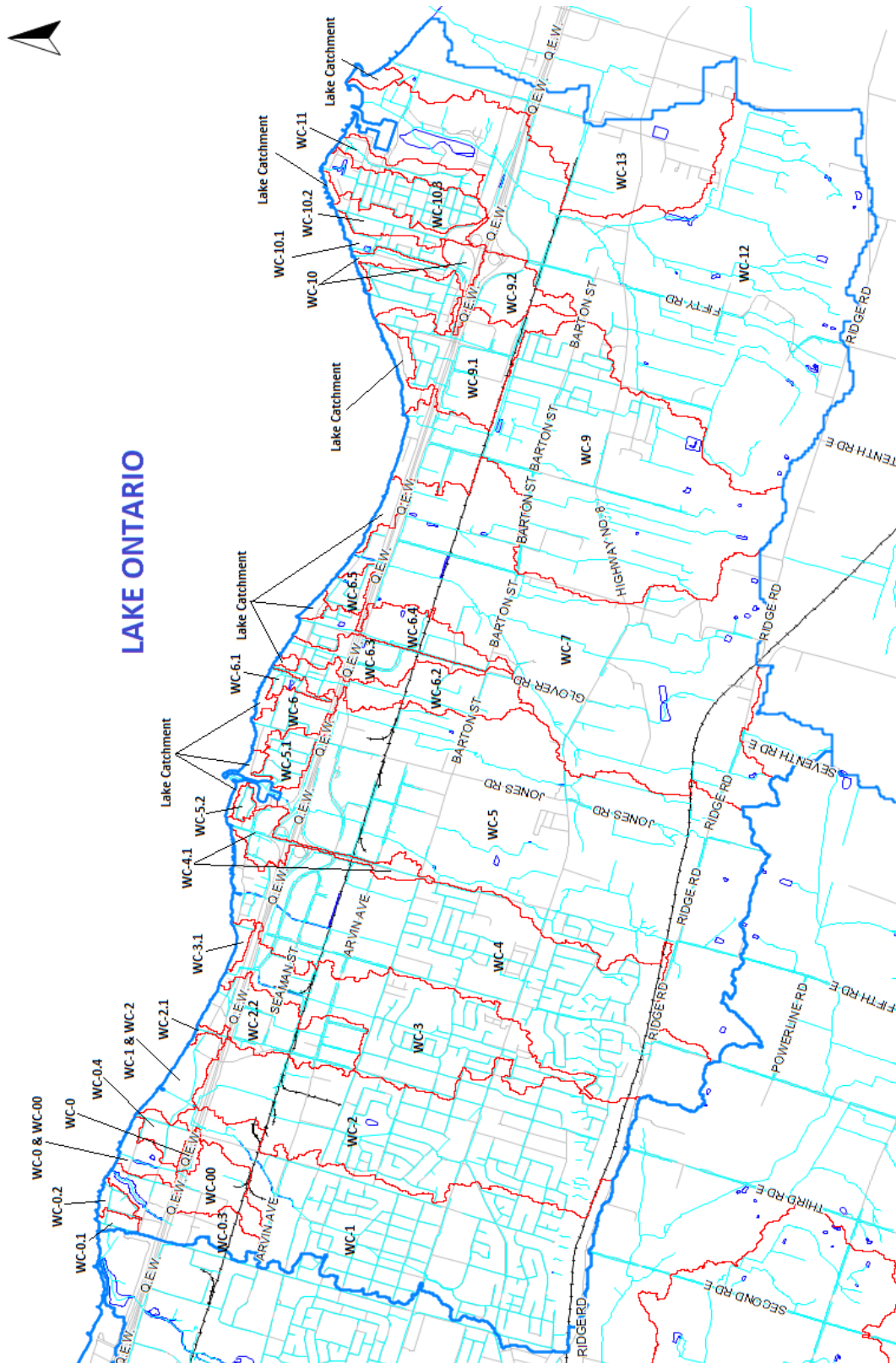
Three flood plain mapping studies have been completed and were made available for public and stakeholder comments. The final mapping reflects the comments received through this process. Minor edits, which are not material in nature, to the mapping relate to recent permits approved by the HCA for watercourse alterations which were not reflected in the draft mapping circulated for comments.



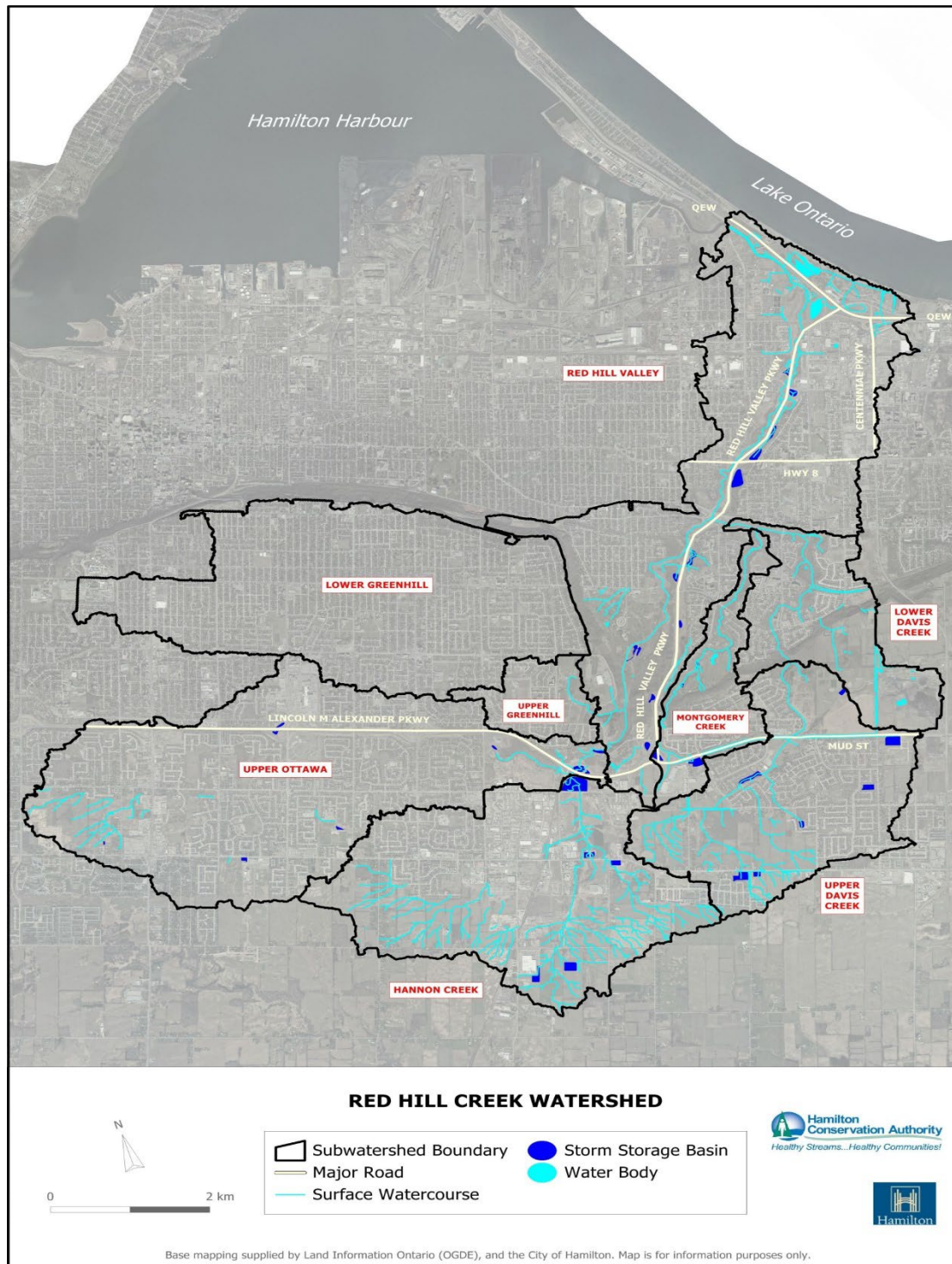
**Figure 1 – Stoney Creek & Battlefield Creek Flood Plain Mapping Study Area**



**Figure 2 – Stoney Creek Numbered Watercourses Flood Plain Mapping Study Area**



**Figure 3 – Redhill Creek Flood Plain Mapping Study Area**



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# Report

**TO:** Board of Directors

**FROM:** Lisa Burnside, Chief Administrative Officer (CAO)

**MEETING DATE:** February 6, 2025

**RE:** 2025 Schedule of Board of Directors Meetings

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## **STAFF RECOMMENDATION:**

**THAT the Board of Directors' 2025 Meeting Schedule contained within this report be approved.**

## **PURPOSE & BACKGROUND**

The purpose of this report is to establish the HCA Board of Directors' 2025 meeting schedule for as per Annual General Meeting (AGM) requirements, internal business planning purposes and public awareness.

The HCA Administrative By-law provides that the calendar of regular Board meetings for the year is approved at the Annual General Meeting (AGM). Under Section C (11) Meeting Procedures –Meeting Schedule and Annual General Meeting, it indicates the Board will meet 10 times per year beginning at 6:00 p.m. on the first Thursday of the months of February, March, April, May, June, July, September, October, November and December.

## **STAFF COMMENT**

The meeting schedule below for the 2025 Board of Directors maintains the meeting schedule in the Administrative By-laws.



**2025 Board of Directors Meeting Dates with 6pm start time:**

<b>February 6, 2025</b>	<b>July 3, 2025</b>
<b>March 6, 2025</b>	<b>September 4, 2025</b>
<b>April 3, 2025</b>	<b>October 2, 2025</b>
<b>May 1, 2025</b>	<b>November 6, 2025</b>
<b>June 5, 2025</b>	<b>December 4, 2025</b>

Note that Source Protection Authority Board meetings for 2025 will be added as required to the above meeting dates to coincide with a regular Board of Directors meeting.

At the May 4, 2023 Board of Directors meeting, a motion was approved to create an annual schedule of Section 28 hearing dates, to be held as needed, and that the hearings be scheduled for days separate from regular Board meetings. It was also decided to designate the hearing dates on alternate months from Conservation Advisory Board meetings.

The following are the 2025 dates designated for Section 28 hearings starting at 6pm (and canceled if there is no hearing):

- Thursday, January 9
- Thursday, March 13
- Thursday, May 8
- Thursday, July 10
- Thursday, September 11
- Thursday, November 13

**STRATEGIC PLAN LINKAGE**

The initiative refers directly to the HCA Strategic Plan 2025 - 2029:

- **Strategic Priority Area – Organizational Excellence**

**AGENCY COMMENTS – N/A****LEGAL/FINANCIAL IMPLICATIONS**

There are no new or additional financial implications posed by adoption of the Board of Directors' 2025 Meeting Schedule as presented.

**CONCLUSIONS**

The Board of Directors meeting dates for 2025 provide for 10 meetings. The Chair may call for additional meetings as necessary or cancel meetings due to lack of agenda items. Section 28 hearing dates will be cancelled if not required.



# Report

**TO:** Board of Directors

**FROM:** Lisa Burnside, Chief Administrative Officer (CAO)

**MEETING DATE:** February 6, 2025

**RE:** Appointment of Voting Representatives to Conservation Ontario

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## STAFF RECOMMENDATION

**THAT the following members be appointed to Conservation Ontario for 2025:**

**Designate:** Chair  
**Alternate:** Vice Chair  
**Second Alternate:** Chief Administrative Officer, and further

**THAT Conservation Ontario be advised of these appointments.**

## PURPOSE & BACKGROUND

The purpose of this report is to establish the voting representatives to Conservation Ontario as per Annual General Meeting (AGM) requirements, internal business planning purposes and awareness for Conservation Ontario.

As noted in the HCA Administrative By-Law in Section 11C, Meeting Procedures, the Authority at the Annual General Meeting shall include in its course of business the appointment of the voting delegates to Conservation Ontario.

Conservation Ontario is a non-profit association that represents Ontario's 36 Conservation Authorities. Conservation Ontario is directed by a Council comprised of appointed and elected municipal/citizen officials from the 36 Conservation Authorities Boards of Directors.

## **STAFF COMMENT**

The HCA has traditionally designated the Chair as the voting representative to Conservation Ontario with alternates. Conservation Ontario holds quarterly meetings in the Toronto area, at a central location for the 36 conservation authorities. Meetings are held both in-person and virtually. The meeting dates for 2025 have been set for:

- Monday, April 14, AGM (in-person)
- Monday, June 23 (virtual)
- Monday, September 22 (in-person)
- Monday, December 8 (virtual)

## **STRATEGIC PLAN LINKAGE**

The initiative refers directly to the HCA Strategic Plan 2025 - 2029:

- **Strategic Priority Area – Organizational Excellence**

## **AGENCY COMMENTS – N/A**

## **LEGAL/FINANCIAL IMPLICATIONS**

There are no new or additional financial implications posed by adoption of the Board of Directors' appointment of voting representatives as presented.

## **CONCLUSIONS**

All Conservation Authorities designate voting delegates to Conservation Ontario. It is recommended that HCA continue with its designation of the Chair with noted alternates.





# Memorandum

**TO:** Board of Directors

**FROM:** Lisa Burnside, Chief Administrative Officer (CAO)

**PREPARED BY:** T. Scott Peck, MCIP, RPP, Deputy CAO/Director, Watershed Management Services

**MEETING DATE:** February 6, 2024

**RE:** Ontario Regulation 474/24 – Minister’s Reviews and Orders under Sections 28.1, 28.1.2 and 28.1.1 of the Conservation Authorities Act.

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## BACKGROUND & PURPOSE

On January 1, 2025, Ontario Regulation 474/24 came into force. This regulation has been made specifying the circumstances under which the Minister of Natural Resources may issue an order to make a permitting decision in place of a conservation authority or undertake a review of a conservation authority permitting decision.

The purpose of this memorandum is to advise the Board of Directors of the enactment of Ontario Regulation 474/24 and to provide an overview of the details of the regulation.

## STAFF COMMENTS

There have been significant changes made to the Conservation Authorities Act by the provincial government and regulations have been and are being enacted to implement the new requirements of the Act. On January 1, 2025, Ontario Regulation 474/24 came into effect and is attached as Appendix “A”. The regulation provides direction and implements Sections 28.1(8), 28.1.2(9) and 28.1 (1) of the *Conservation Authorities Act*. Specifically, the regulation provides direction related to:

- Circumstances where the Minister can review a conservation authority’s decision related to Section 28.1(8) (review of CA decision), 28.1.2(9) (review of conditions) or a request for an order under Section 28.1.1(1).

- Submission requirements for a request for a review or order submitted to the Minister.
- Provision of what activities are matters of provincial interest related to the reviews permitted under the Act and Regulation.

Specifics of the regulation are as follows:

Circumstances where the Minister can undertake a review of a conservation authority permitting decision

- a) Section 28.1(8) which states that *“Subject to the regulations, where the authority refuses a permit or imposes any conditions on a permit to which the applicant objects, the applicant may, within 15 days of receiving reasons for the authority’s decision, submit a request to the Minister for the Minister to review the authority’s decision.”*
- b) Section 28.1.2(9) which states that *“A permit holder who objects to any conditions attached to the permit by an authority may, within 15 days of the reasons being given under subsection (8), submit a request to the Minister for the Minister to review the conditions, subject to the regulations.”*

Circumstances under which the Minister may issue an order to make a permitting decision in place of a conservation authority

- c) Section 28.1.1 which states that *“Despite subsection 28.1 (1) and subject to the regulations, the Minister may, by order,*
  - a) *direct an authority not to issue a permit to a person who wishes to engage in a specified activity that, without the permit, would be prohibited under section 28 in the area of jurisdiction of the authority; or*
  - b) *direct the authorities that are specified in the order not to issue permits to persons who may wish to engage in a type or class of activity described in the order that, without the permit, would be prohibited under section 28 and to continue to refrain from doing so for such period as may be specified in the order.”*

Matters of Provincial Interest

As it relates to Section 28.1(8) noted above, the regulation states *“The Minister may conduct a review under subsection 28.1 (8) of the Act only if, in the opinion of the Minister, the proposed development activity or other activity that is the subject of an application for a permit pertains to or supports a matter of provincial interest.”* With this, the Minister can only conduct a review if the development is considered in the provincial

interest. Provincial interest is defined in the regulation and includes a broad range of activities as follows:

- a) the provision of housing.
- b) the provision of community services such as education, long-term care, public health, recreation, security and safety or socio-cultural activities.
- c) the provision of infrastructure, including communication, transportation, waste management, electrical power, energy, sewage and water services and systems.
- d) the provision of employment opportunities through the establishment of manufacturing, industrial, agricultural, commercial or agricultural enterprises; or.
- e) any other matter that, in the opinion of the Minister, is in the provincial interest.

For Section 28.1(8) (review of CA decision) and 28.1.2(9) (review of conditions), the regulation outlines that a request for a Minister's review must include the following:

- a) the requestor's name and contact information.
- b) a copy of the complete application, within the meaning of Ontario Regulation 41/24 that was submitted to the authority.
- c) a copy of the written reasons for the authority's decision that was provided to the applicant.
- d) if the request relates to conditions imposed by the authority to which the applicant objects and to address specific requirements.
- e) if the request relates to an authority's decision to refuse to issue a permit, the rationale supporting a request for the Minister to vary the decision and issue the permit, with or without conditions.
- f) a summary of the proposed development activity
- g) for requests under subsection 28.1 (8) of the Act, an explanation of how the proposed development activity or other activity pertains to or supports a matter of provincial interest described in section 7.
- h) reasons why a review by the Minister would be preferable to appealing to the Ontario Land Tribunal under subsection 28.1 (20) of the Act.
- i) confirmation of local endorsement, if any, of the proposed development activity or other activity or of the request for a Minister's review such as a letter from the affected municipality or a municipal resolution, if applicable; and
- j) a description of any licences, permits, approvals, permissions or other matters that would be required before the development activity or other activity could proceed and the status of obtaining those.

For Section 28.1.1(1), the regulation specifically notes that "*The Minister may only make an order under subsection 28.1.1 (1) of the Act in the following circumstances:*

1. *On the Minister's own initiative, provided that, in the opinion of the Minister, the specified activity or type or class of activity pertains to or supports a matter of provincial interest described in section 7.*
2. *A request is submitted to the Minister in accordance with section 5 with respect to an activity or a type or class of activity that, in the opinion of the Minister, pertains to or supports a matter of provincial interest described in section 7."*

This aspect of the regulation again highlights the role of provincial interest which is defined in the regulation and that an order provided under this section "*pertains to or supports a matter of provincial interest.*" For a request for a Minister's order, section 5 of the regulation provides similar submission requirements as detailed above for 28.1(8) (review of CA decision) and 28.1.2(9) (review of conditions). As it relates to an order issued under Section 28.1.1, section 6 of the regulation provides direction for an application for a permit issued by the Minister.

## **AGENCY COMMENTS**

N/A

## **LEGAL/FINANCIAL IMPLICATIONS**

There are no financial implications with this regulation. Staff will update planning and regulatory policy based on this regulation to reflect its provision.

## **CONCLUSIONS**

Ontario Regulation 474/24 has been enacted to further implement the *Conservation Authorities Act*. HCA staff will utilize the Act and the Regulation when considering applications or proposals that fall within the scope and extent of the Act and Regulation. However, it is noted that staff anticipate that the ability to have the Minister make a permitting decision in place of a conservation authority will not be utilized with any frequency and that the majority of applications processed by the HCA will continue to be issued through the HCA's usual processes. Following a hearing, it will be up to the applicant whether they wish to ask the Minister to undertake a review of a conservation authority permitting decision, or, to appeal decision to Ontario land Tribunal.

## Appendix “A”

Français

### ONTARIO REGULATION 474/24

made under the

### CONSERVATION AUTHORITIES ACT

Made: November 28, 2024

Filed: November 29, 2024

Published on e-Laws: December 2, 2024

Published in *The Ontario Gazette*: December 14, 2024

### MINISTER’S REVIEWS UNDER SECTIONS 28.1 AND 28.1.2 OF THE ACT AND MINISTER’S ORDERS UNDER SECTION 28.1.1 OF THE ACT

#### CONTENTS

<a href="#">1.</a>	Definitions
<a href="#">2.</a>	Circumstances where Minister may review, s. 28.1 (8) of the Act
<a href="#">3.</a>	Request for Minister’s review, ss. 28.1 (8) and 28.1.2 (9) of the Act
<a href="#">4.</a>	Minister’s order under s. 28.1.1 (1) of the Act
<a href="#">5.</a>	Request for Minister’s order
<a href="#">6.</a>	Application for a permit issued by Minister, s. 28.1.1 (7) of the Act
<a href="#">7.</a>	Matters of provincial interest
<a href="#">8.</a>	Commencement

#### Definitions

1. In this Regulation,

“development activity” has the same meaning as in subsection 1 (1) of Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits) made under the Act.

#### Circumstances where Minister may review, s. 28.1 (8) of the Act

2. The Minister may conduct a review under subsection 28.1 (8) of the Act only if, in the opinion of the Minister, the proposed development activity or other activity that is the subject of an application for a permit pertains to or supports a matter of provincial interest described in section 7.

#### Request for Minister’s review, ss. 28.1 (8) and 28.1.2 (9) of the Act

3. For the purposes of subsections 28.1 (8) and 28.1.2 (9) of the Act, a request for the Minister to review an authority’s decision, including any proposed conditions on a permit to which an applicant objects, shall include the following:

- (a) the requestor’s name and contact information, including if applicable, the name and contact information of the requestor’s agent or representative;
- (b) a copy of the complete application, within the meaning of Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits) made under the Act, that was submitted to the authority;
- (c) a copy of the written reasons for the authority’s decision that was provided to the applicant;
- (d) if the request relates to conditions imposed by the authority to which the applicant objects, identification of:
  - (i) the specific conditions that are the subject of the request for a review,
  - (ii) the changes requested to the conditions, including any requests for the removal of a condition, and
  - (iii) the rationale in support of the requested changes;

- (e) if the request relates to an authority's decision to refuse to issue a permit, the rationale supporting a request for the Minister to vary the decision and issue the permit, with or without conditions;
- (f) a summary of the proposed development activity or other activity, including,
  - (i) the name of the proposed project, if applicable,
  - (ii) the location of the proposed development activity or other activity, including every local and upper-tier municipality and geographic township in which the lands are located, the lot and concession numbers and any applicable civic addresses,
  - (iii) the current and proposed land use,
  - (iv) the type of development activity or other activity, and
  - (v) identification of the zoning applicable to the subject lands, including whether an order has been made under section 47 of the *Planning Act*;
- (g) for requests under subsection 28.1 (8) of the Act, an explanation of how the proposed development activity or other activity pertains to or supports a matter of provincial interest described in section 7;
- (h) reasons why a review by the Minister would be preferable to appealing to the Ontario Land Tribunal under subsection 28.1 (20) of the Act;
- (i) confirmation of local endorsement, if any, of the proposed development activity or other activity or of the request for a Minister's review such as a letter from the affected municipality or a municipal resolution, if applicable; and
- (j) a description of any licences, permits, approvals, permissions or other matters that would be required before the development activity or other activity could proceed and the status of obtaining those.

**Minister's order under s. 28.1.1 (1) of the Act**

4. The Minister may only make an order under subsection 28.1.1 (1) of the Act in the following circumstances:

1. On the Minister's own initiative, provided that, in the opinion of the Minister, the specified activity or type or class of activity pertains to or supports a matter of provincial interest described in section 7.
2. A request is submitted to the Minister in accordance with section 5 with respect to an activity or a type or class of activity that, in the opinion of the Minister, pertains to or supports a matter of provincial interest described in section 7.

**Request for Minister's order**

5. A request pursuant to paragraph 2 of section 4 of this Regulation for the Minister to make an order under subsection 28.1.1 (1) of the Act directing an authority not to issue a permit, shall be submitted to the Ministry and shall include the following:

- (a) the requestor's name and contact information, including if applicable, the name and contact information of the requestor's agent or representative;
- (b) a summary of the proposed development activity or other activity, including,
  - (i) the name of the proposed project, if applicable,
  - (ii) the location of the proposed development activity or other activity, including every local and upper-tier municipality and geographic township in which the lands are located, the lot and concession numbers and any applicable civic addresses,
  - (iii) the current and proposed land use,
  - (iv) the type of development activity or other activity, and
  - (v) identification of the zoning applicable to the subject lands;
- (c) an explanation of how the proposed development activity or other activity pertains to or supports a matter of provincial interest described in section 7;
- (d) a summary of the steps that have been taken, if any, to apply for a permit under subsection 28.1 (2) of the Act as of the date a request is submitted to the Ministry, including if an application for a permit has been submitted to the relevant authority, or a summary of any pre-submission consultation or site visits that have occurred;

- (e) reasons why the issuance of an order under subsection 28.1.1 (1) of the Act would be the preferred approach, as opposed to applying for a permit under subsection 28.1 (2) of the Act;
- (f) confirmation of local endorsement of the proposed development activity or other activity or of the submission of the request for an order, such as a letter from the affected municipality or a municipal resolution; and
- (g) a description of any licences, permits, approvals, permissions or other matters that would be required before the development activity or other activity could proceed and the status of obtaining those.

**Application for a permit issued by Minister, s. 28.1.1 (7) of the Act**

**6.** (1) An application for a permit submitted to the Minister under subsection 28.1.1 (7) of the Act shall, in addition to any information that the Minister requests under subclause 28.1.1 (7) (a) (iii) of the Act, include,

- (a) the applicant's name and contact information, including if applicable, the name and contact information of the applicant's agent or representative;
- (b) a plan of the area showing the type and location of the proposed development activity or a plan of the area showing plan view and cross-section details of an activity to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse, or change or interfere with a wetland;
- (c) the proposed use of any buildings and structures following completion of the development activity or a statement of the purpose of an activity to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse or to change or interfere with a wetland;
- (d) the start and completion dates of the development activity or other activity;
- (e) a description of the methods to be used in carrying out an activity to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse, or change or interfere with a wetland;
- (f) the elevations of existing buildings, if any, and grades and the proposed elevations of any buildings and grades after the development activity or other activity;
- (g) drainage details before and after the development activity or other activity;
- (h) a complete description of any type of fill proposed to be placed or dumped;
- (i) confirmation that the applicant is authorized to carry out the proposed development activity or other activity on the subject property, if the applicant is not the owner; and
- (j) any other technical information, studies or plans that the Minister requests.

(2) Upon receipt of the information required under subsection (1) and payment by the applicant of any fee that is required to be paid to the Minister under subclause 28.1.1 (7) (a) (ii) of the Act, the Minister shall notify the applicant in writing, within 21 days, whether or not the application complies with subsection 28.1 (3) or clause 28.1.1 (7) (a) of the Act, as the case may be, and is deemed to be a complete application.

**Matters of provincial interest**

**7.** For the purposes of sections 2 to 5, the following activities are matters of provincial interest:

- (a) the provision of housing.
- (b) the provision of community services such as education, long-term care, public health, recreation, security and safety or socio-cultural activities.
- (c) the provision of infrastructure, including communication, transportation, waste management, electrical power, energy, sewage and water services and systems.
- (d) the provision of employment opportunities through the establishment of manufacturing, industrial, agricultural, commercial or agricultural enterprises; or.
- (e) any other matter that, in the opinion of the Minister, is in the provincial interest.

**Commencement**

**8.** This Regulation comes into force on the later of January 1, 2025, and the day this Regulation is filed.

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# Memorandum

**TO:** Board of Directors

**FROM:** Lisa Burnside, Chief Administrative Officer

**PREPARED BY:** T. Scott Peck, MCIP, RPP, Deputy CAO/Director,  
Watershed Management Services

Mike Stone, MCIP, RPP, Senior Manager, Watershed  
Planning, Stewardship & Ecological Services

**MEETING DATE:** February 6, 2025

**RE:** Annual Reporting on CA Permit Review Timelines –  
January 1, 2024 to December 31, 2024

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## BACKGROUND & PURPOSE

HCA has a long history of working cooperatively with our watershed municipalities, residents and businesses to ensure efficient and timely planning and regulatory review processes. In support of maintaining high client service standards, HCA has tracked and reported on permit review timelines for many years based on recommended best practice standards and guidelines.

On April 1, 2024, the Conservation Authorities Act (CA Act) was amended, bringing into force new legislative and regulatory requirements associated with Conservation Authority (CA) permitting. These include timelines associated with the permitting process, and a new requirement for all CAs to prepare an annual report outlining statistics on permits and the level of compliance with the requirements of Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits).

The purpose of this memorandum is to provide a summary of the new legislative requirements for permitting and to report on HCA's permit review timelines for 2024.

## STAFF COMMENTS

HCA is committed to providing excellent client service under its planning and regulations programs. In support of this, HCA tracks and reports on permit review timelines. Standards for permit reviews were originally set by the province in 2010 (MNRF, *Policies and Procedures for Conservation Authority Plan Review and Permitting Activities*, May 2010). Under the 2010 guidelines, permit decisions were to be made within 90 days for major permit applications and within 30 days for minor applications.

In April 2019, Conservation Ontario (CO) working in cooperation with its partner CAs published the *Guideline for Client Service Standards for Conservation Authority Plan and Permit Review*. Included in this guideline are recommended service level targets for the review and issuance of CA permits under Section 28 of the *Conservation Authorities Act*. The 2019 CO guidelines were released to support the provincial government's interest in reducing red tape and accelerating approvals for development and housing projects. Under the 2019 guidelines, it was recommended CAs make a decision within 28 days for major permit applications and 21 days for minor permit applications.

Legislative and regulatory changes to the CA Act that came into effect April 1, 2024 established new legislative requirements related to permitting. The CA Act and O. Reg. 41/24 outline two distinct timelines associated with CA reviews of permit applications:

1. Upon receipt of an application and the applicable fee, the CA has 21 days to notify the applicant in writing whether or not the application is deemed a "complete application".
2. Once an application is deemed "complete", the CA is to complete their review and make a decision within 90 days. Per subsection 28.1 (22) of the CA Act, if the CA has not made a decision within 90 days the applicant may appeal the application directly to the Ontario Land Tribunal on the basis of a non-decision.

It should be noted the 21 day and 90 day timeframes now established under the CA Act and O. Reg. 41/24 represent calendar days. In tracking permit review timelines, CAs have traditionally made a distinction between calendar days and actual review days, where the later excludes days where an applicant is working to address CA comments and prepare resubmission materials (i.e. 'stopping the review clock').

To support CAs in implementing the new legislative requirements for permitting, Conservation Ontario released new guidelines in September 2024, *Annual Reporting Guidance and Template: Permit Timelines and Regulatory Compliance: For review of permits pursuant to Section 28.1 of the Conservation Authorities Act*. Under these guidelines, once a CA deems a permit application complete, it will have 90 days to make a decision regarding a major permit and 30 days for a minor permit. The guidelines note that where a CA has requested clarification or further details regarding any matter of the application, a CA may "stop the review clock" on their decision-making timeline when awaiting clarification or additional details. Despite the recommended 90 day (major permit) and 30 day (minor permit) review timelines, the ability to appeal a

non-decision to the OLT remains 90 calendar days following the confirmation of a complete application, regardless of a permit's classification as major or minor.

For 2024, Conservation Ontario has requested CAs to report only on permits received and issued after April 1, 2024. This ensures the first annual report only reflects permit applications received and decisions made pursuant to the amended legislation and regulation.

### HCA Permit Review Timelines 2024

HCA issued 72 permits between January 1 and December 31, 2024. Of this total, 41 permits were received and issued between April 1 and December 31, 2024. Table 1 below provides a comparison of permit statistics for the full year, as well as the post-April 1 period that Conservation Ontario has requested CAs to specifically report on.

**Table 1**

	<b>Jan 1 – Dec 31</b>	<b>Apr 1 – Dec 31</b>
<b>No. permits issued (major + minor)</b>	72 (17 + 55)	41 (12 + 29)
<b>No. complete application reviews within 21 calendar days*</b>	67 (93%)	39 (95%)
<b>No. permits issued within 90 calendar days*</b>	54 (75%)	39 (95%)
<b>No. major permits issued within 90 review days</b>	16 (94%)	12 (100%)
<b>No. minor permits issued within 30 review days</b>	42 (76%)	26 (90%)

\* Timeline established in legislation under CA Act or O. Reg. 41/24

Table 1 illustrates that HCA achieved a high level of compliance with the permit review timeline requirements and guidelines that came into effect in 2024, generally meeting or exceeding these over 90% of the time. The exception to this is minor permits over the full calendar year, where the review timeline was met less frequently (76%). Of the 55 minor permits issued in 2024, 13 were issued outside of the 30 review day timeline; each of these 13 minor permits were for municipal infrastructure projects. These permits often have more complex engineering and hazard-related considerations that typically require a number of submissions and an iterative review process. Further, approximately half of these infrastructure permit applications (6 of 13) were received in one batch submission to HCA in March 2024, which resulted in some challenges and delays in the review and processing of these applications.

## **STRATEGIC PLAN LINKAGE**

The initiative refers directly to the HCA Strategic Plan 2025 - 2029:

- **Strategic Priority Area – Organizational Excellence**

- Initiative - Enhance communications efforts to promote our accomplishments, programs, and services, including results of our monitoring and restoration programs, to strengthen awareness and engagement with the watershed community.
- Initiative - Uphold our ties to federal, provincial, and municipal partners to work together to advance conservation efforts.

## **AGENCY COMMENTS**

N/A

## **LEGAL/FINANCIAL IMPLICATIONS**

The legislative and regulatory amendments to the CA Act that came into effect in April 1, 2024 included a variety of new provisions related to permitting. This includes a requirement for all CAs to prepare an annual report outlining statistics on permits and the level of compliance with the requirements of the new regulations.

The amended CA Act also provides permit applicants the ability to appeal an application directly to the OLT if an Authority fails to give the applicant notice of a decision with respect to the application within 90 days of the application being deemed complete.

HCA staff are continuing to work to update policies and procedures to implement and comply with the amended legislation and regulations. This will include the implementation of a new corporate content management system in 2025, which is expected to help streamline workflows and reporting, including functionality to assist staff in tracking and reporting on permit reviews and timelines.

## **CONCLUSIONS**

Legislative and regulatory changes to the CA Act that took effect April 1, 2024 established new permit review standards, including requirements for all CAs to prepare an annual report outlining statistics on permits and the level of compliance with the new regulations. HCA has reported on its permit review timelines for many years. Continued tracking and reporting of permit review times will allow HCA staff to identify trends in service delivery and adapt as necessary to ensure continued efficient client service. Permit review timelines and compliance with the CA Act and its regulations will be reported on annually to the Board of Directors and Conservation Ontario.



# Memorandum

**TO:** Board of Directors

**FROM:** Lisa Burnside, Chief Administrative Officer (CAO)

**RECOMMENDED BY:** T. Scott Peck, MCIP, RPP, Deputy Chief Administrative Officer / Director, Watershed Management Services

**PREPARED BY:** Jonathan Bastien, P.Eng. – Manager, Water Resources Engineering

**MEETING DATE:** February 6<sup>th</sup>, 2025

**RE:** Watershed Conditions Report

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## SYNOPSIS

During the period of November 25<sup>th</sup> 2024 to January 27<sup>th</sup> 2025, there were no observations, reports, or expectations of significant watercourse flooding events or Lake Ontario shoreline flooding events. However, a winter rain event warranted issuing messages and additional monitoring of watercourse conditions.

There are no observations, reports, or expectations that significant watercourse flooding or significant water safety concerns are occurring at this time.

It is believed that ice conditions within the creeks are artificially affecting readings, thus flow measurements are not considered accurate at this time. Also, Lower Spencer Creek at Market Street water levels are expected to be artificially elevated at this time due to ongoing planned in-water work related to the Creighton Road bridge work immediately downstream of the gauge. Current actual flows are estimated to be near baseflow conditions, given the lack of recent rain and snowmelt.

The average monthly flows for January so far are not considered accurate, due to the ice conditions.

Currently, there are no observations, reports, or expectations that significant Lake Ontario shoreline flooding is occurring. The Lake Ontario mean daily water level

averaged across the entire lake was 14 cm below average for this time of year, as of yesterday.

Current Christie Lake and Valens Lake reservoir levels are just below preferred winter operating levels.

For the most recent drought assessment, the 3-month precipitation totals indicated Level 1 Low Water conditions within the watershed. However, the 18-month precipitation totals indicated normal conditions within the watershed, as did the average flows over the month. Given this and the reduced irrigation demands at this time of year, a decision on declaring a Level 1 Low Water condition was deferred until the next scheduled assessment at the beginning of February.

There are currently no significant rainfall or snowmelt events (+20 mm in a day) forecasted for the watershed over the next 2 weeks. In the next 2 weeks, no significant Lake Ontario shoreline flooding is expected. HCA staff will continue to undertake monthly drought assessments, and coordinate with the Hamilton Low Water Response Team as required if drought conditions are identified.

## **CURRENT WATERSHED CONDITIONS – January 27<sup>th</sup>, 2025**

### Current Flows in Major Area Watercourses

There are no observations, reports, or expectations that significant watercourse flooding or significant water safety concerns are occurring at this time.

It is believed that ice conditions within the creeks are artificially affecting readings, thus flow measurements are not considered accurate at this time. Also, Lower Spencer Creek at Market Street water levels are expected to be artificially elevated at this time due to ongoing planned in-water work related to the Creighton Road bridge work immediately downstream of the gauge. Current actual flows are estimated to be near baseflow conditions, given the lack of recent rain and snowmelt. The five available streamflow gauges are Upper Spencer Creek at Safari Road, Middle Spencer Creek at Highway 5, Lower Spencer Creek at Market Street, Ancaster Creek at Wilson Street and Red Hill Creek at Barton Street.

The average monthly flows for January so far are not considered accurate, due to the ice conditions.

December 2024 average recorded flows ranged between significantly below long-term averages to near long-term averages. Monthly flow in Upper Spencer Creek at Safari Road was 51% of long-term averages (considered well below average). Monthly flow in Middle Spencer Creek at Highway 5 was 39% (considered significantly below average). Monthly flow in Lower Spencer Creek at Market Street was 64% (considered below average). Monthly flow in Ancaster Creek at Wilson Street was 96% (considered near

average). Monthly flow in Red Hill Creek at Barton Street was 83% (considered slightly below average). The precipitation amounts recorded at the streamflow gauges do not explain the variations in average monthly recorded flows. There was also no significant thunderstorm activity during the month. It is therefore expected that the variations in average monthly recorded flows are likely due to temporary storages of runoff in the Valens and Christie Lake reservoirs during rainfall events, as well as differences in local rainfall received in the ungauged areas upstream of each streamflow gauge.

November 2024 average recorded flows ranged between significantly below long-term averages to slightly below long-term averages. Monthly flow in Upper Spencer Creek at Safari Road was 50% of long-term averages (considered well below average). Monthly flow in Middle Spencer Creek at Highway 5 was 36% (considered significantly below average). Monthly flow in Ancaster Creek at Wilson Street was 88% (considered slightly below average). Monthly flow in Red Hill Creek at Barton Street was 43% (considered well below average). The precipitation amounts recorded at the streamflow gauges do not explain the considerable variations in average monthly recorded flows. It is therefore expected that the considerable variations in average monthly recorded flows are likely due to significant differences in local rainfall and thunderstorms received in the ungauged areas upstream of each streamflow gauge. Lower Spencer Creek at Market Street flows are not considered accurate, as flows were increased in November due to the winter drawdown of Christie Lake reservoir. Also, Lower Spencer Creek at Market Street water levels and flows were not considered accurate due to in-water work related to the Creighton Road bridge work immediately downstream of the gauge.

#### Current Lake Ontario Water Levels

At this time, there are no observations, reports, or expectations of significant Lake Ontario shoreline flooding. The Lake Ontario mean daily water level in the Hamilton area was 74.44 to 74.45 m IGLD85 as of yesterday. The Lake Ontario mean daily water level averaged across the entire lake (74.46 m IGLD85 as of yesterday) is 14 cm below average for this time of year.

#### Current Storages in HCA Reservoirs

Current Christie Lake levels (765.28 ft) are just below preferred winter operating levels (765.30 to 765.80 ft).

Current Valens Lake levels (274.13 m) are just below preferred winter operating levels (274.15 to 274.40m).

### Current Soil Conditions

Surface and root-zone soils are considered wet across the watershed. Data is not currently available as to whether soil conditions are frozen.

### **RECENT STORM EVENTS**

During the period of November 25<sup>th</sup> 2024 to January 27<sup>th</sup> 2025, there were no observations, reports, or expectations of significant watercourse flooding events or Lake Ontario shoreline flooding events.

However, a winter rain event warranted issuing messages and additional monitoring of watercourse conditions.

#### Potential for Watercourse Flooding During Winter Rain Event

##### *December 29<sup>th</sup> to January 3<sup>rd</sup>*

Prior to this event, 25 to 40 mm of rain was forecasted for the Hamilton area on December 29<sup>th</sup>, with an additional 5 to 10 mm of rain expected on December 31<sup>st</sup>. There was considerable uncertainty as to the amount of runoff that would occur. HCA staff continued to monitor watercourse and weather conditions closely, and reassessed the potential for flooding. There were water safety concerns during this event in some watercourses, due to elevated water levels and flows. Also, localized watercourse flooding of low-lying areas that typically flood during higher water levels may have occurred in some watercourses.

There were no received observations, reports, or expectations of significant watercourse flooding.

HCA engineering staff issued the following messages related to this winter rain event, to communicate the potential watercourse flooding and water safety concerns to the City and public:

- December 27<sup>th</sup>: Flood Watch – Inland Lake and River Flooding
- December 30<sup>th</sup>: Watershed Conditions Statement – Water Safety - Inland Lake and River Flooding
- January 3<sup>rd</sup>: Cancellation - Watershed Conditions Statement – Water Safety - Inland Lake and River Flooding

### **RECENT WATERSHED LOW WATER CONDITIONS**

For the most recent drought assessment (including data up to December 31), the 3-month precipitation totals indicated Level 1 Low Water conditions within the watershed, based on data at the 8 available stations. However, the 18-month precipitation totals



indicated normal conditions within the watershed, as did the average flows over the month at the 5 available streamflow gauges.

Given this and the reduced irrigation demands at this time of year, a decision on declaring a Level 1 Low Water condition was deferred until the next scheduled assessment at the beginning of February.

## **FORECASTED WATERSHED CONDITIONS**

### **Watercourse Flooding**

There are currently no significant rainfall or snowmelt events (+20 mm in a day) forecasted for the watershed over the next 2 weeks. HCA staff continue to monitor conditions and forecasts routinely. Resultant water levels and flows from currently anticipated runoff events are not expected to result in significant watercourse flooding.

### **Lake Ontario Shoreline Flooding**

In the next 2 weeks, no significant Lake Ontario shoreline flooding is expected.

### **Watershed Low Water Conditions**

HCA staff will continue to undertake monthly drought assessments, and coordinate with the Hamilton Low Water Response Team as required if drought conditions are identified.

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# Memorandum

**TO:** Board of Directors

**FROM:** Lisa Burnside, Chief Administrative Officer (CAO)

**PREPARED BY:** Liam Fletcher, Senior Manager of Conservation Area Services

**MEETING DATE:** February 6, 2025

**RE:** Conservation Areas Experiences Update

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## BACKGROUND & PURPOSE

HCA provides high quality, diverse conservation areas that promote outdoor recreation, health and well being and strengthen public awareness of the importance of being in or near our conservation areas.

## STAFF REPORTING COMMENTS

### Conservation Area Winter Activities

All HCA Conservation Areas remain open year-round from sunrise to sunset daily, offering a perfect escape into nature this winter with activities like hiking, bird watching, and disc golf. The recent arctic blast has resulted in Tiffany Falls completely freezing over, making for great photos and climbing opportunities through the Alpine Canada Club.

### Valens Lake Conservation Area

Winter camping and cabin rentals at Valens Lake Conservation Area continue to be a favorite, no matter the weather. The Drumlin Cabins and winter campsites offer a magical setting that winter enthusiasts love. Ice fishing and ice skating is now open and Valens Lake, adding even more reasons to visit this winter wonderland!

### **Hike for Hot Chocolate Event, Westfield Heritage Village**

This year, Westfield Heritage Village Conservation Area is the go-to destination for Family Day! Hike for Hot Chocolate is coming to Westfield on February 17 from 12:00 p.m. to 4:00 p.m. Visitors can take a scenic 3-kilometer hike through maple forests to enjoy complimentary hot chocolate by an outdoor fire, watch a maple tree tapping demonstration, enjoy a tractor and wagon ride around the historic Village and learn about the history of hot chocolate in the village.