



Board of Directors Meeting Agenda

Thursday September 4, 2025

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Board of Directors Meeting

Thursday, September 4, 2025 at 6:00 p.m.

Hamilton Conservation Authority is now conducting meetings in a hybrid format via an in-person and WebEx platform.

All meetings can be viewed live on HCA's You Tube Channel:
<https://www.youtube.com/user/HamiltonConservation>

1. **Call to Order** – Brad Clark
2. **Declarations of Conflict of Interest**
3. **Approval of Agenda**
4. **Delegations**
5. **Consent Items for Applications, Minutes and Correspondence**
 - 5.1. Permit Applications Summary Report Page 1
 - 5.2. Approval of Board of Directors Minutes – July 3, 2025 Page 5
 - 5.3. Approval of Board of Directors Minutes, Special Meeting, July 24, 2025 Page 17
 - 5.4. Approved – June 23, 2025 Budget & Administration Committee Minutes – for receipt only Page 21
 - 5.5. Correspondence from Joanne Turnell with respect to proposed urban expansion at 159 & 163 Sulphur Springs Road Page 27
 - 5.6. Correspondence from Warren Waxman with respect to Tiffany Falls and proposed parking lot on Lower Lions Club Road Page 29
6. **Foundation Briefing** Foundation Chair – André Chabot

7. Member Briefing

8. Business Arising from the Minutes

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

9.1. Budget & Administration Committee – August 21, 2025 – Susan Fielding
(Recommendations)

9.1.1. BA 2528 2026 Budget Assumptions and Process Page 33

9.1.2. BA 2529 2026 HCA Fee Schedule Page 39

10. Other Staff Reports/Memorandums

Reports to be approved

10.1. Request for Proposal – Bidder Results – Borers, Logies & Sydenham Creek Floodplain
Mapping Study – Jonathan Bastien Page 85

10.2. Proposed addition within the Regulated Area of Lake Ontario, 19 Lakegate Dr, Stoney
Creek, City of Hamilton – HCA File No. SC/F,C,A/25/50
– Elizabeth Reimer Page 87

Memorandums to be received

10.3. Watershed Conditions Memorandum – Jonathan Bastien Page 113

10.4. Conservation Areas Experiences Update – Brandon Good Page 119

11. New Business

12. In-Camera Items

12.1. Confidential Report BA/Aug 02-2025
(Security Matter)

12.2. Confidential Update / Report: BD/Sept 01-2025
(Legal/personnel Matter)

12.3. Confidential Report – BD/Sept 02-2025
(Legal/negotiation Matter)

12.4 Confidential Report – BD/Sept 03-2025
(Land Matter)

13. Next Meeting – Thursday, October 2, 2025 at 6:00 p.m.

14. Adjournment

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Report to: Board of Directors

Approved for Circulation By: Lisa Burnside, CAO

Reviewed By: T. Scott Peck, MCIP, RPP, Deputy Chief Administrative Officer/Director, Watershed Planning and Engineering

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

Meeting Date: September 4, 2025

Subject: Permit Applications Summary Report

HCA permit applications approved by staff under the *Conservation Authorities Act* and Ontario Regulation 41/24 between the dates of June 21, 2025 and August 20, 2025 are summarized in the following Permit Applications Summary Report (PASR-6/25).

Recommendation:

THAT the Board of Directors receive this Permit Application Summary Report PASR-6/25 as information.

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HAMILTON REGION CONSERVATION AUTHORITY

PERMIT APPLICATION SUMMARY REPORT (PASR 6/25)

HCA permit applications approved under the Conservation Authorities Act and Ontario Regulation 41/24 between the dates of June 21, 2025 - August 20, 2025

File Number	Date Received	Date Permit Issued	Review Days	Applicant Name	Location	Application Description	Recommendation / Conditions
D/F,C,A/25/24	17-Jun-25	02-Jul-25	24		96 Creighton Rd Lot 13, Concession 1 Dundas	for the construction of an addition, conversion of an exiting single-family dwelling into a triplex, and the construction of a retaining wall	Approved subject to standard conditions.
SC/F,C,A/25/49	02-Jul-25	09-Jul-25	19		94 Seabreeze Cres Lot 10, Concession BF Stoney Creek	for the construction of shore protection	Approved subject to standard conditions.
SC/F,C,A/25/34	24-Apr-25	17-Jul-25	29		267 and 455 Tapleystown Rd Lot , Concession Stoney Creek	for the replacement of culvert STO-1385 and STO-1361 in the road allowance of Green Mountain Road E	Approved subject to standard conditions.
SC/F,C/25/52	24-Jul-25	06-Aug-25	20		363 Highland Rd W Lot 30, Concession 8 Stoney Creek	for the construction of a new dwelling and associated grading	Approved subject to standard conditions.
SC/C/25/55	06-Aug-25	11-Aug-25	7		113 Edgewater Dr Lot 14, Concession BF Stoney Creek	for the construction of an attached roof covering over an existing attached deck	Approved subject to standard conditions.

HAMILTON REGION CONSERVATION AUTHORITY

PERMIT APPLICATION SUMMARY REPORT (PASR 6/25)

HCA permit applications approved under the Conservation Authorities Act and Ontario Regulation 41/24 between the dates of June 21, 2025 - August 20, 2025

F/F,C,A/25/57	25-Jun-25	11-Aug-25	27		20 Parkside Dr Lot 13, Concession 3 Flamborough	for the construction of storm and sanitary sewers	Approved subject to standard conditions.
H/F,C,A/25/53	25-Jul-25	13-Aug-25	20		Miles Rd ROW Lot 10, 11, Concession 1 Hamilton	for the replacement of culvert HAM-1581	Approved subject to standard conditions.
SC/F,C/25/51	21-Jul-25	15-Aug-25	25		329 Highland Rd W Lot 30, Concession 8 Stoney Creek	for the construction of an 8-unit condominium building, associated driveway, parking, landscaped areas and site alteration	Approved subject to standard conditions.
SC/F,C/25/40	08-May-25	18-Aug-25	26		Barton St and McNeilly Rd ROW Lot 8, 9, Concession 1 Stoney Creek	construction of utility conduit, cabinet, and vault	Approved subject to standard conditions.

The Chair requested any additions or deletions to the agenda; there was none.

BD12, 3499

**MOVED BY: Craig Cassar
SECONDED BY: Maureen Wilson**

THAT the agenda be approved.

CARRIED

4. Delegations

There were none.

5. Consent Items for Applications, Minutes and Correspondence

The following consent items were adopted:

- 5.1. Permit Applications Summary Report
- 5.2. Approval of Board of Directors Minutes – April 3, 2025
- 5.3. Approved – April 10, 2025, Conservation Advisory Board Minutes – for receipt only
- 5.4. Approved – May 15, 2025, Budget & Administration Committee Meeting Minutes – for receipt only
- 5.5. Correspondence for Township of Puslinch with respect to Bill 5: Protecting Ontario by Unleashing Our Economy Act 2025

6. Foundation Briefing

André Chabot, Chair of the Conservation Foundation, reported that the Foundation held its election of officers at the June Board Meeting; he was elected as the new Chair of Hamilton Conservation Foundation Board of Directors. It was noted that he joined the Foundation Board two years ago and is excited to take on this new role.

Other officers include Graham Reid who will be continuing in his role as Vice-Chair, as well as Paul Keast who will continue as Secretary-Treasurer. The Board will be on hiatus from meetings until September, but the Foundation's committees will remain active throughout the summer.

The Foundation received a total of **\$9,588** in new donations from June 1st to June 30th, 2025. This includes a \$5,000 gift from the Rotary Club of Ancaster AM in support of the Dundas Valley trails. This brings our fiscal year-to-date fundraising

total to **\$805,894** which is 95% of the annual goal. Our Annual Donor Impact Report was recently published and shared with our community of supporters.

BD12, 3500

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

THAT the Foundation Briefing be received.

CARRIED

7. Member Briefing

7.1. Canadian Protected and Conserved Areas Database – HCA Lands

Scott Peck provided a slide presentation regarding the Canadian Protected and Conserved Areas Database, (CPCAD), noting that is a collaborative effort between federal, provincial and territorial jurisdictions to protect at least 30% of lands and waters by 2030 as outlined in Target 3 of the Kunming-Montreal Global Diversity Framework. It was noted that HCA has worked with Ontario Nature to add 3,914.6 hectares of HCA's conservation lands (83% of it's holdings), including Dundas Valley, Beverly Swamp, Fletcher Creek, Valens and Christie Conservation areas. The natural areas are selected for their ecological significance and biodiversity value.

Members expressed interest in this initiative and requested the link to the CPCAD website be forwarded to them.

BD12, 3501

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

THAT the Member Briefing be received.

CARRIED

7.2 Basadinaa Experience Video

Lindsay Davidson provided an overview of the Basadinaa interpretive trail sign project that was recently installed in the Dundas Valley. It was noted that this was a collaborative process, between First Nations' partners and HCA staff. The final aspect of the project was the creation of a video, allowing participating partners the opportunity to provide personal insight. The video is on the HCA's YouTube Channel.

Members expressed appreciation for the efforts by staff and First Nations' partners put toward this project.

BD12, 3502

**MOVED BY: Brian McHattie
SECONDED BY: Wayne Terryberry**

THAT the Member Briefing be received.

CARRIED

8. Business Arising from the Minutes

There was none.

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

9.1. Budget & Administration Committee – June 23, 2025
(Recommendations)

9.1.1 BA 2518 Legislative Minimum Wage Increase to HCA Casual Wage Rates

Susan Fielding brought forward the staff report highlighting that the increase to the minimum wage in October necessitates an adjustment to the HCA's Casual Wage Grid in order to remain compliant. Staff also recommended that Level 1, Step 2 of the Wage Grid be increased to help with staff retention.

BD12, 3503

**MOVED BY: Susan Fielding
SECONDED BY: Maureen Wilson**

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

THAT the revised Casual/Seasonal wage grids for Hamilton Conservation Authority and Confederation Beach Park, Lakeland Pool and Wild Waterworks be approved, which provides for the following:

- a) **The provincially mandated minimum wage rate of \$17.60, effective October 1, 2025, be applied to Level 1, Step 1 positions; and**

- b) **An additional increase be applied to Level 1, Step 2 positions as outlined in this report for the 2026 hiring year to maintain step progression for returning students.**

CARRIED

9.1.2 BA 2519 Fleet Management Policy and Decarbonization Guideline

Susan Fielding brought forward the staff report, indicating that the Fleet Policy formalizes HCA's fleet management practices. The policy also introduces a renewal strategy to support the planned replacement of aging vehicles. The Decarbonization Guideline sets a path for transitioning to more fuel-efficient vehicles: 27% of HCA's passenger vehicles are expected to be replaced with alternatively fuelled models by 2029; this number rises to 47% by 2034.

BD12, 3504

**MOVED BY: Susan Fielding
SECONDED BY: Jeff Beattie**

THAT the Budget & Administration Committee recommends to the Board of Directors,

THAT the Fleet Management Policy and Fleet Decarbonization Guideline, dated May 2025, as appended to this report, be approved.

CARRIED

9.1.3 BA 2520 Year 2 Strategic Plan Initiatives

Susan Fielding brought forward the staff report indicating that 14 Initiatives were developed by the senior leadership team, aligning with the four priority areas of the 2025 – 2029 Strategic Plan. The Year 2 priorities include a blend of operational and capital items. External funding opportunities—through grants and the Hamilton Conservation Foundation—will be pursued, and some use of reserves is anticipated.

BD12, 3505

**MOVED BY: Susan Fielding
SECONDED BY: Craig Cassar**

THAT the Budget & Administration Committee recommends to the Board of Directors;

THAT this report be received for information; and further,

THAT the Year 2 initiatives identified in the report that support all four priority areas in the 2025–2029 Strategic Plan be approved and incorporated into 2026 and future year budgeting.

CARRIED

9.1.4 BA 2521 Amendment to the Purchasing Policy – Authorized Purchasing Limits

Susan Fielding brought forward the staff report in indicating that updates to the Purchasing Policy were recommended to reflect the introduction of the role of Senior Managers; the policy does not account for this new staff level.

BD12, 3506

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

THAT the Budget & Administration Committee recommends to the Board of Directors;

That the Purchasing Policy be amended to update the authorized purchasing limits, as outlined in Appendix A, to reflect the inclusion of the newly introduced Senior Manager role. Specifically, it is recommended that:

- **Senior Managers be granted authorized signing authority up to \$35,000**
- **Directors have their signing authority increased to \$70,000.**

CARRIED

9.1.5 BA 2522 HCA Fee Development Framework

Susan Fielding brought forward the staff report, noting the document was created in response to the Board's request for an overview of the principles, objectives and methodology behind the development of the HCA's annual fee guide. The report outlines how this Framework will guide fee development across all programs and services moving forward and builds on the existing fee policy.

BD12, 3507

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

THAT the Budget & Administration Committee recommends to the Board of Directors;

THAT the document entitled HCA Fee Development Framework be approved; and further

THAT HCA's 2026 Fee Guide be developed following the principles, objectives and methodologies as outlined in the framework.

9.2 Reports from the Conservation Advisory Board

9.2.1 CA2515 Tiffany Falls Visitor Use Management Plan

Wayne Terryberry brought forward the staff report, which responds to the Board's March 2024 direction to develop a Visitor Use Management Plan for the Tiffany Falls Conservation Area; the area is facing increasing challenges related to access, visitor experience, day-to-day management, and ecological health.

Five strategies were evaluated with the preferred option being to expand visitor use to the area north of Wilson Street by adding a new parking lot on Lower Lions' Club Road and restricting the Wilson Street lot to accessible parking, emergency access and staff operational purposes only.

Discussion regarding aspects of the plan occurred. It was noted that the approach of adding a new parking lot enables the implementation of measures that cannot currently be achieved at the Wilson Street location, such as a reservation system, a longer trail system to space visitors and education opportunities. These elements are critical tools to better regulate both visitor numbers and behaviour, not just accommodate them.

BD12, 3508

MOVED BY: Wayne Terryberry

SECONDED BY: Susan Fielding

THAT the Conservation Advisory Board recommends to the Board of Directors;

THAT the Tiffany Falls Visitor Use Management Plan be approved; and further

THAT staff be directed to implement Visitor Use Management Strategy #5 as recommended in Section 9.1 of the Plan as well as its associated Action Items outlined in Section 9.2.

CARRIED

9.2.2 CA 2516 HCA's Planning and Regulations Policies Update

Wayne Terryberry reviewed the staff report indicating the update is needed to reflect recent legislative changes to the Conservation Authorities Act that took effect April 1, 2024, and to support implementation of HCA's new Shoreline Management Plan. These policies are essential to the effective delivery of HCA's planning and regulatory programs.

BD12, 3509

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

THAT the Conservation Advisory Board recommends to the Board of Directors;

THAT the *Policies for Land Use Planning & Regulation in the Watersheds of the Hamilton Conservation Authority (Draft, June 2025)* be received as information;

THAT staff be directed to make the Draft policy document available for public and stakeholder review and comment; and further

THAT the final version of the policy document based on the public input received then be returned to the Board for adoption.

CARRIED

9.2.3 CA 2517 HCA Conservation Areas Program – Proposed Visitor Engagement Opportunities

Wayne Terryberry brought forward the staff report indicating the report outlines a five-year, phased program to expand visitor experiences at Conservation Areas, with the goal to connect more people to nature through engaging, educational, and healthy outdoor activities.

BD12, 3510

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

THAT the Conservation Advisory Board recommends to the Board of Directors;

THAT the HCA Conservation Area Program – Visitor Engagement Opportunities report be received for information; and further

THAT HCA implement the Year 1 (2025) and Year 2 (2026) proposed new offerings as detailed in the report.

CARRIED

9.2.4 CA 2518 HCA Conservation Areas Program – Access and Amenities Review and Proposed Initiatives

Wayne Terryberry brought forward the staff report highlighting the review focused on identifying and addressing barriers: physical, cultural, and informational, to help make HCA's Conservation Areas more inclusive and welcoming for all visitors. Staff recommended two actions for 2026. Additional access and amenity improvements identified through the review in the report appendix are operational in nature and will be addressed through departmental workplans over the next five years.

BD12, 3511

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

THAT the Conservation Advisory Board recommends to the Board of Directors;

THAT the Conservation Areas Access and Amenities Review report be received for information; and further

THAT HCA adopt the following two initiatives:

1. Expand participation in the Easter Seals Canada Access 2 Program to include all HCA Conservation Areas, promoting free entry for support persons of individuals with disabilities; and

2. Partner with the Parks Prescription (PaRx) program for a one-year pilot, providing patients with a 30-day membership pass to HCA Conservation Areas, with a \$10 administrative fee for processing through the HCA membership system.

CARRIED

10. Other Staff Reports/Memoranda
Reports to be Approved

10.1. Fifty Point West Road Rehabilitation – Tender Results

Rob Gray provided an overview of the report and answered members' questions.

BD12, 3512

**MOVED BY: Craig Cassar
SECONDED BY: Lisa DiCesare**

HCA Staff recommends to the Board of Directors:

THAT the construction tender for Fifty Point Conservation Area's West Road Rehabilitation project, be awarded to Palm Enterprises Inc. for a total cost of \$207,271.61 which includes a contingency sum and HST.

CARRIED

Memorandums to be Received

10.2. Hemlock Woolly Adelgid Detection

Lesley McDonell provided members with an overview of the invasive insect which has now been detected in the Dundas Valley. It was noted that the HCA is working with the Canadian Food Inspection Agency to gather more information as well as to continue monitoring. A management plan will be created, outlining more detailed background, presence and treatment information.

BD12, 3513

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

THAT the memorandum entitled Hemlock Woolly Adelgid Detection be received.

CARRIED

10.3. Watershed Conditions Memorandum

Scott Peck presented a summary of the memorandum, highlighting that since the memorandum was written, that water levels at both Valens and Christie reservoirs are higher than normal due to a recent rain event.

BD12, 3514

**MOVED BY: Susan Fielding
SECONDED BY: Craig Cassar**

THAT the memorandum entitled Watershed Conditions be received.

CARRIED10.4. Conservation Areas Services Update

Liam Fletcher provided a summary of the memorandum, highlighting the summer activities available in HCA's conservation areas.

BD12, 3515**MOVED BY: Craig Cassar
SECONDED BY: Wayne Terryberry****THAT the memorandum entitled Conservation Areas Services Update be received.****CARRIED****11. New Business**

There was none.

12. In-Camera Items**BD12, 3516****MOVED BY: Craig Cassar
SECONDED BY: Susan Fielding****THAT the Board of Directors moves *in camera* for matters of law, personnel and property.****CARRIED**

During the *in-camera* session, one land matter was discussed.

12.1. Confidential Report – BD/July 01-2025
(Land Matter)

Scott Peck provided a summary of the report regarding a land matter and answered the members' questions.

BD12, 3517**MOVED BY: Jeff Beattie
SECONDED BY: Susan Fielding**

THAT the confidential memorandum entitled BD/July 01-2025 be approved/received and remain in camera.

CARRIED

BD12, 3518

**MOVED BY: Maureen Wilson
SECONDED BY: Craig Cassar**

THAT the Board of Directors moves out of closed session.

CARRIED

13. Next Meeting

A special virtual meeting will be held in a few weeks to receive the presentation by the auditors and approve the 2024 Financial Statements.

The next regularly scheduled meeting of the Board of Directors will be held on Thursday, September 4, 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.

Scott Fleming
Secretary-Treasurer

Hamilton Region Conservation Authority

Minutes

Special Board of Directors Meeting

Thursday, July 24, 2025

Minutes of the Special Board of Directors meeting held on Thursday, July 24, 2025 at 6:00 p.m., fully virtual via Webex, and livestreamed on YouTube.

PRESENT:

Brad Clark – in the Chair	
Craig Cassar	Lisa DiCesare
Susan Fielding	Mike Spadafora
Wayne Terryberry	Alex Wilson

REGRETS: Jeff Beattie, Matt Francis, Brian McHattie, and Maureen Wilson

STAFF PRESENT: Lisa Burnside, Nauman Chaudhry, Marlene Ferreira, Scott Fleming, Liam Fletcher, Matt Hall, Amanda Martin, Mike Stone, Jaime Tellier

OTHERS: Melanie Dugard, Kashif Khan – Grant Thornton

1. Call to Order

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

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; there was none.

BD12, 3519

MOVED BY: Alex Wilson
SECONDED BY: Wayne Terryberry

THAT the agenda be approved.

CARRIED

4. Other Staff Reports/Memoranda

Reports to be Approved

4.1. 2024 Report by the Auditors

Melanie Dugard and Kashif Khan of Grant Thornton presented a summary of the 2024 report by the auditors.

BD12, 3520

**MOVED BY: Craig Cassar
SECONDED BY: Susan Fielding**

THAT the 2024 Report by the Auditors be received

CARRIED

4.2. 2024 12-Month Financial Results – Audited Financial Statements

Scott Fleming presented a summary of the 2024 12-month financial results. Scott commented on the new Asset Retirement Obligation (ARO) accounting standard PS3280 which requires the Authority to record retirement obligations for tangible capital assets. These are potential obligations, that are hypothetical in nature, as the Authority currently has no plans to retire any tangible capital assets that would trigger such obligations to take place. Until HCA retires such assets applicable to these obligations, no cash will be disbursed. The obligation is an exercise to record the potential liability in our financial statements. This accounting standard has required the Authority to create a liability, a reserve, with which it would fund asset retirement obligations. This liability stands at \$1.2M.

BD12, 3521

**MOVED BY: Craig Cassar
SECONDED BY: Alex Wilson**

**THAT the 2024 Audited Financial Statements for
Hamilton Conservation Authority and Confederation
Beach Park be approved.**

CARRIED

5. New Business

There was none.

6. In-Camera Items

There were none.

7. Next Meeting

The next meeting of the Board of Directors will be held on Thursday, September 4, 2025, at 6:00 p.m. at the HCA Main Administration Office – Woodend Auditorium, 838 Mineral Springs Road, Ancaster, Ontario.

8. Adjournment

On motion, the meeting adjourned.

Scott Fleming
Secretary-Treasurer

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Hamilton Conservation Authority

Minutes

Budget & Administration Committee

June 23, 2025

Minutes of the Budget & Administration Committee meeting held on Monday, June 23, 2025 at 4:00 p.m., fully virtual via WebEx and livestreamed on YouTube.

Present: Susan Fielding, in the Chair
Alex Wilson
Maureen Wilson

Regrets: Brad Clark, Lisa DiCesare

Staff Present: Lisa Burnside, Gord Costie, Marlene Ferreira, Scott Fleming, Rob Gray, Matt Hall, Amanda Martin, Scott Peck, Jim Reeve, Jaime Tellier, and Sandra Winninger

Others Present: None

1. Welcome

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

2. Declarations 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; there were none.

BA 2817

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

THAT the agenda be approved.

CARRIED

4. Delegations

There were none.

5. Consent Items

The following consent items were adopted:

5.1. Approval of Budget & Administration Committee Minutes – May 15, 2025

6. Business Arising from the Minutes

There was none.

7. Staff Reports/Memoranda

Reports for Recommendation

7.1. Legislative Minimum Wage Increase to HCA Casual Wage Rates

Marlene Ferreira provided an overview of the report, highlighting the Ontario government is raising the minimum wage and to remain compliant, the HCA will be increasing its Level 1, Step 1 Casual/Seasonal Wage Grids to match the new wage of \$17.60/hour. Additionally, within the wage grid, Level 1, Step 2 will be increased to ensure meaningful pay progression of returning staff.

BA 2518

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

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

THAT the revised Casual/Seasonal wage grids for Hamilton Conservation Authority and Confederation Beach Park, Lakeland Pool and Wild Waterworks be approved, which provides for the following:

- a) **The provincially mandated minimum wage rate of \$17.60, effective October 1, 2025, be applied to Level 1, Step 1 positions; and**
- b) **An additional increase be applied to Level 1, Step 2 positions as outlined in this report for the 2026 hiring year to maintain step progression for returning students.**

CARRIED

7.2. Fleet Management Policy and Decarbonization Guideline

Jaime Tellier provided an overview of the report and answered members' questions. It was noted that the Policy formalizes HCA's fleet management practices as well as introducing a renewal strategy for HCA vehicles.

The Decarbonization Guideline will contribute to the HCA's goal of achieving net zero emissions through the renewal strategy, which will transition passenger vehicles from gas/diesel to alternatively fueled vehicles following the lifecycle management plan outlined in the Feet Policy.

BA 2519

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

THAT the Budget & Administration Committee recommends to the Board of Directors;

THAT the document entitled HCA Fee Development Framework be approved; and further

THAT HCA's 2026 Fee Guide be developed following the principles, objectives and methodologies as outlined in the framework.

CARRIED

7.3. Year 2 Strategic Plan Initiatives

Lisa Burnside brought forward the staff report and answered members' questions, indicating that the Year 2 initiatives will continue progress on strategic outcomes as outlined in the HCA 2025 – 2029 Strategic Plan. The 14 initiatives were reviewed, and it was noted that several of these are multi-year to support stable planning, implementation and budgeting.

BA 2520**MOVED BY: Maureen Wilson
SECONDED BY: Alex Wilson****THAT the Budget & Administration Committee recommends to the Board of Directors;****THAT this report be received for information; and further,****THAT the Year 2 initiatives identified in the report that support all four priority areas in the 2025–2029 Strategic Plan be approved and incorporated into 2026 and future year budgeting.****CARRIED****7.4. Amendment to the Purchasing Policy – Authorized Purchasing Limits**

Scott Fleming reviewed the staff report indicating that an administrative update to the Purchasing Policy, specifically, the Authorized Purchasing Limits, is required to reflect the introduction of the senior manager role within each division. These changes are intended to better align authorization levels with operational roles.

BA 2521**MOVED BY: Alex Wilson
SECONDED BY: Maureen Wilson****THAT the Budget & Administration Committee recommends to the Board of Directors;****That the Purchasing Policy be amended to update the authorized purchasing limits, as outlined in Appendix A, to reflect the inclusion of the newly introduced Senior Manager role. Specifically, it is recommended that:****Senior Managers be granted authorized signing authority up to \$35,000 Directors have their signing authority increased to \$70,000.****CARRIED****7.5. HCA Fee Development Framework**

Scott Fleming provided an overview of the report and answered members' questions, indicating the framework was a Board directive to staff to provide and overview of the principles, objectives and methodology behind the development of the HCA's annual fee guide. The resulting Framework builds on HCA's existing fee

policy and will guide fee development across all programs and services moving forward. B&A thanked staff for their work in documenting the framework.

BA 2522

**MOVED BY: Susan Fielding
SECONDED BY:**

THAT the Budget & Administration Committee recommends to the Board of Directors;

THAT the document entitled HCA Fee Development Framework be approved; and further

THAT HCA's 2026 Fee Guide be developed following the principles, objectives and methodologies as outlined in the framework.

CARRIED

Memorandums to be Received

7.6. Asset Disposition

Scott Fleming reviewed the staff report noting the assets that were disposed of during the 2024 calendar year.

BA 2523

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

THAT the memorandum entitled Asset Disposition be received.

CARRIED

8. New Business

There was none.

9. In-Camera Items for Matters of Law, Personnel and Property

There was none.

10. Next Meeting

The next meeting of the Budget and Administration Committee will be held on Thursday, August 21, 2025 at 2:00 p.m.

11. Adjournment

On motion, the meeting adjourned.

From: [Joanne Turnell](#)
To: [Sandra Winninger](#); [Brad](#); jeff.beattie@hamilton.ca; [Cassar, Craig](#); ward13@hamilton.ca; mike.spadafora@hamilton.ca; matt.francis@hamilton.ca; [Maureen](#); [REDACTED]; ted.mcmeekin@hamilton.ca
Subject: Possible Spam Concerns Regarding Adjacent Hamilton Conservation Authority Lands in UBE-3 Application
Date: July 21, 2025 8:22:11 AM

Subject: Concerns Regarding Adjacent Hamilton Conservation Authority Lands in UBE-3 Application

To the UBE-3 Review Committee / Hamilton Planning Staff:

I am writing to express serious concerns about the proposed urban boundary expansion at 159 & 163 Sulphur Springs Road—particularly concerning lands adjacent to the site that are stewarded by the Hamilton Conservation Authority (HCA).

1. HCA Authority & Due Diligence

The HCA plays a critical regulatory role for any development affecting floodplains, wetlands, and natural heritage features. As demonstrated recently, the HCA Board itself denied a six-storey, 129-unit condo project at 55 Cootes Drive due to flood hazard risks, overruling developer intent and staff recommendations [thepublicrecord.caHamilton Conservation Authority+10thepublicrecord.ca+10thepublicrecord.ca+10Save Our Streams](#). This precedent underscores the importance of conservation authority oversight for health, safety, and environmental integrity.

2. Documented Historical Corruption Risks

Concerns have been raised in Ontario — most notably in the 2018–2023 “Greenbelt scandal” — in which political and development interests influenced protected lands access. That scandal became the subject of an RCMP anti-racketeering investigation and Premier-level resignations [Wikipedia](#). Moreover, criticisms have focused on how Minister’s Zoning Orders have bypassed normal review processes, sometimes benefitting developers with political connections [Wikipedia+1Wikipedia+1](#).

Though not specific to HCA, these provincial-level examples highlight a system-wide vulnerability—and remind us that even conservation authorities, when interacting with developers, must ensure transparency, independence and rigorous conflict-of-interest oversight.

3. Adjacent Natural Heritage at Risk

The lands adjacent to UBE-3 are integral to Lake Ontario watershed function, flood resilience, wildlife habitat, and recreation. They are subject to Section 28 regulations and require explicit HCA permit approval for any change in land use. It’s crucial that this board remains vigilant, particularly because similar past proposals (e.g. for wetland relocation) were advanced through staff delegation and confidentiality—only board review later saved sensitive

4. Recommendations to the HCA Board

Given historical and recent risks, I ask the HCA Board to:

1. **Publicly affirm** that UBE-3 lands are subject to HCA Section 28 review.
 2. **Commit to independent, public, documented assessments**, not just internal staff recommendations.
 3. **Maintain a strict conflict-of-interest policy**, with transparent disclosure whenever a developer has engaged HCA staff previously.
 4. **Insist on full board review of all permit decisions** for these lands, not delegation to staff committees.
-

5. Final Thoughts

The adjacent conservation lands are not isolated from the UBE-3 development. Their ecological functions—buffering floodwaters, supporting biodiversity, and ensuring public enjoyment—are directly impacted by urban expansion next door. Considering the documented history of corruption risks at provincial levels, it is essential that the HCA Board actively monitor and oversee staff and permit decisions to prevent undue influence from private development interests.

Sincerely,

Friends of the Ancaster Springs

From: [Lisa Burnside](#)
To: [Sandra Winninger](#)
Subject: FW: Tiffany Falls Problem and Lower Lions Club Road fallout
Date: August 5, 2025 11:19:09 AM

From: Lisa Burnside <Lisa.Burnside@conservationhamilton.ca>
Sent: July 17, 2025 11:40 AM
To: [REDACTED]
Subject: RE: Tiffany Falls Problem and Lower Lions Club Road fallout

Dear Warren Waxman,

Thank you for taking the time to share your concerns regarding the proposed parking lot on Lower Lion's Club Road related to Tiffany Falls.

As part of efforts to address growing pressures at this popular conservation area, staff recently completed a Visitor Use Management Plan. This plan, which was reviewed by both the Conservation Advisory Board and our Board of Directors, examined current trends and challenges related to visitor access and proposed strategies to better manage these pressures over the long term.

The framework used for this plan is a well-established approach also adopted by agencies such as Parks Canada. The approved strategy includes restricting access at the existing Wilson Street lot and developing a new parking area on Lower Lion's Club Road. This approach is not focused on increasing visitor numbers; rather, it enables the introduction of tools that help better manage visitor flow and behaviour that cannot currently be achieved at the Wilson Street location, such as a reservation system, a longer trail to help disperse use, and opportunities for enhanced education and stewardship messaging.

A reservation system has been successfully implemented at the Spencer Gorge Conservation Area, resulting in significant improvements to traffic congestion and visitor impacts in the Greensville area. Municipal parking enforcement played a supportive role in addressing related street parking concerns.

At this time, we are in the early stages of this process. Additionally, a development permit from the Niagara Escarpment Commission which includes a public consultation process will be required.

I would be pleased to speak over the phone to better understand your concerns if you could provide me with the number to reach you.

Sincerely,
Lisa Burnside
CAO
Hamilton Conservation Authority

Hamilton Conservation Authority plan which was voted on, is short sighted and if it ever comes to fruition will cause havoc for the street.

Today I have met with the majority of neighbors and we are prepared to oppose the HCA short-sighted plan.

Niagara Escarpment Commission and Ontario Hydro (Hydro One) still must approve the plan.

We don't intend to wait for that. We intend to be proactive.

HCA needs to go back to the drawing board and come up with a real plan that makes sense to all stakeholders.

Their plan is not a strategy....it is a tragedy

Respectfully

Warren Waxman

[REDACTED]
[REDACTED]
[REDACTED]

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Report to: Budget & Administration Committee

Approved for Circulation By: Lisa Burnside, CAO

Prepared By: Scott Fleming, Director of Finance and Central Support Services

Meeting Date: August 21, 2025

Subject: 2026 Budget Assumptions and Processes

Recommendation:

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

THAT this report be received for information and further;

THAT the budget assumptions for the 2026 Operating and Capital Budgets as identified be approved for use in the development of the 2026 budgets and further;

THAT the 2026 draft budget be reviewed by the Budget and Administration Committee at their September 2025 meeting and brought to the Board of Directors at the October 2025 meeting for approval; and further.

THAT the City of Hamilton and Township of Puslinch be advised 30 days in advance of the of the final budget vote in accordance with the *Conservation Authorities Act* and Ontario Regulation 402/22.

Executive Summary

This report outlines key assumptions and drivers that will shape the 2026 budget, balancing operational needs with strategic priorities outlined in the 2025–2029 Strategic Plan.

Key financial revenue and expense are provided. The process will follow regulatory timelines, with a draft presented to the Budget & Administration

Committee in September 2025 and finalized by the Board in December 2025 after municipal consultation.

The proposed budget assumptions are designed to support HCA's long-term sustainability, maintain program and service delivery, and advance environmental and organizational excellence.

STAFF COMMENT

2026 Budget Process

The budget process is underway, with the various department leads working through their figures for the upcoming year. In accordance with the Budget & Apportionment regulation and our internal process, a draft budget will be prepared for review by the Budget & Administration Committee at the September 2025 meeting which will then be brought to the Board of Directors at the October 2025 meeting approving it for consultation purposes.

Once approved for consultation, it will be provided to the City of Hamilton and Township of Puslinch for review and consultation. CAs are required to provide a minimum 30 days notice to municipalities prior to approving the final CA budget. With the 30 day notice period in mind, it is anticipated that the final budget will return to the board for the December 2025 meeting.

2026 Budget Assumptions

Some key items of note are highlighted below as part of the recommendation during this budgeting cycle which relate to staffing levels and compensation for the coming year and assumptions behind estimate of revenues.

Year 2 priorities from the new 2025 – 2029 strategic plan that were approved by the board earlier this year have been factored in to help achieve these initiatives. The Year 2 initiatives continue building momentum toward achieving the Strategic Plan outcomes, with targeted actions that reflect each area's focus. Several continue the work of Year 1 initiatives where program, service and system reviews are underway with resulting priority recommendations forthcoming through the Budget & Administration Committee and Conservation Advisory Board.

The Year 2 initiatives include a mix of operational and capital requirements. In most cases, staff time will be incorporated into departmental workplans, and external funding from grants and the Hamilton Conservation Foundation will be pursued where appropriate.

It is anticipated that additional items may come forward as we continue to build the budget and review partial third quarter results from 2025 and operating trends and needs for 2026, which will be highlighted in the draft budget brought to the Budget & Administration committee in September.

Expenses:

- COLA increase for full time staff wages anticipated at around 1.75%, (benchmarked against area conservation authorities and taking into consideration CPI) and 3% grid step increases for eligible staff implemented as part of the board approved job evaluation results
- Legislated increase to minimum wage and updated 2026 casual wage grids
- Ongoing inflationary costs for purchases
- Incorporation of higher costs related to extended health and dental benefits with expenses trending higher year over year
- Incorporation of higher costs related to life insurance and long-term disability premiums due to rate adjustments reflecting changes to demographics and experience
- Network and computer infrastructure upgrades identified through the Board approved IT Modernization Strategy and forthcoming Digital Transformation Plan to provide operational efficiencies and advance information management practices. Costs related to the implementation of the Digital Transformation Plan, will be partially supported by IT/Records reserves and upgrades to the monitoring network supported by sources TBD once the review is finalized.
- Hiring of a contract staff person to support data system integration for monitoring, invasive species and stewardship data systems to support identification and visualization of priority restoration areas
- Continued funding stream from annual pass sales for work priorities that are identified through the board approved Corporate Climate Change Strategy
- New funding stream for land acquisition from annual pass sales for the board approved priority areas

Revenues:

- Municipal levy – At this time, City of Hamilton council has not provided a specific guideline or direction regarding 2025 budget increases for agencies. Staff are currently working with a figure in

the 3% - 4% range. The levy percentage from last year was finalized at 3%

- Full management fee for Confederation Beach Park with assumption that Wild Waterworks will be operating
- New for 2026, request for special funding from the City of Hamilton to support land acquisition priorities
- Additional revenue from the new expanded campground at Valens Lake that is anticipated to be completed and opened for Summer 2026
- Additional revenue from fee increases to conservation areas, largely focused on modest increases to camping and marina as well as an increase to annual vehicle pass
- Projecting revenues from our Conservation Areas reflecting current visitation levels
- Additional revenues from 2% inflationary planning and permit fee increase and assuming there is no continued fee freeze
- Continued \$2.0M capital and major maintenance funding through City of Hamilton block funding program
- Continued funding support from the Hamilton Conservation Foundation to cover costs of the outdoor environmental education program and funding towards various capital and operational projects that are identified
- New for 2026, Foundation annual contribution to support land acquisition

STRATEGIC PLAN LINKAGE

The 2025 budget assumptions and process refers directly to all the key strategic priority areas in the HCA five-year strategic plan 2025 - 2029:

- Water Resources Management
- Organizational Excellence
- Natural Heritage
- Connecting People to Nature

Agency Comments:

Not applicable.

Legal / Financial Implications:

For 2025, total spending of \$21.8 million was forecasted. This included \$17.7 million for operations and \$4.1 million for capital projects. It is anticipated this will be similar for operating in 2026, but with a decrease for capital as the third wetland construction for Saltfleet is still in the design stage and not anticipated to be undertaken until 2027.

Our largest expense is staffing as a people driven organization providing programs and services. COLA increase is lower than in previous years, but costs continue to increase, and one additional contract position will be incorporated. The operating budget will continue to be balanced through use of self-generated revenues from our conservation areas.

Continued \$2.0M capital and major maintenance funding through City block funding program will fund our special projects and major maintenance across the watershed.

Related Reports:

Year 2 Strategic Initiatives – B&A report dated June 23, 2025

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Report to: Budget & Administration Committee

Approved for Circulation By: Lisa Burnside, CAO

Reviewed By: Scott Fleming, Director, Finance and Central Support Services
Gord Costie, Director, Conservation Area Services

Prepared By: Brandon Good, Senior Manager, Conservation Areas West
Liam Fletcher, Senior Manager, Conservation Areas East
Jaime Tellier, Senior Manager, Central Support Services
Lindsay Davidson, Assistant Manager, Marketing & Communications

Meeting Date: August 21, 2025

Subject: 2026 Fee Schedule

Recommendation:

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

THAT effective January 1, 2026, HCA staff be directed to implement the revised fee schedule contained in this report.

Executive Summary:

Revenues generated from Conservation Areas for our services are important to the sustainability of the HCA. Staff support the 2026 fee recommendations, that are designed to maintain competitiveness, are financially viable and appealing in the marketplace, while generally modest in nature. Key changes include a \$5 increase to the Membership Pass with percentage-based discounts for renewals and seniors, targeted increases for select facility and equipment rentals, camping and programs and services while keeping daily admission fees unchanged. Watershed Management Services propose a 2% inflationary increase pending any further potential provincial fee freeze.

Staff Comment / Discussion:

The Hamilton Conservation Authority (HCA) administers a fee schedule for a wide variety of services offered through its many program areas and Conservation Area locations.

Policy Framework

As required by the *Conservation Authorities Act*, HCA maintains a written fee policy to accompany the fee schedule with respect to the fees that it charges for the programs and services it provides. In addition, at the Board of Directors meeting on July 3, 2025, the board approved the HCA Fee Development Framework, which establishes the principles, objectives and methodologies used to inform HCA's fee structure.

HCA's approach to fee collection is attributed to five core principles – Accessible, Responsible, Transparent, Strategic, and Sustainable. The intent is to achieve sustainable self-generated revenue, attract and retain customers, ensure customer satisfaction, and align with HCA's values and priorities.

In accordance with the legislation, the fee policy and schedule are reviewed annually by the HCA Senior Leadership Team, in conjunction with the annual budgeting process. The review includes consideration for current market comparators and inflation rates. This ensures pricing remains fair, competitive, and aligns with industry standards.

As noted in the fee policy, when updating existing fee schedules or establishing new fees the policy direction will be:

- a. fees need to be set with regard to legislative requirements, and be based on a user-pay philosophy
- b. fee increases should include an inflationary component
- c. fees for service should not exceed the fully burdened costs of delivering the services
- d. refunds of fees may carry an administrative cost/penalty
- e. fee schedules are to be reviewed annually
- f. fee schedules will be approved on an annual basis for use in developing the budget for the following year

The Senior Leadership Team prepares proposed a revised fee schedule and report to the Budget & Administration Committee for their review and recommendation to the Board of Directors for their final receipt and approval.

Fee Schedule

The recommended 2026 fee increases are intended to contribute self-generated revenue to HCA's 2026 budget and our organizational goals of long-term sustainability, maintaining program and service delivery, and advancing environmental and organizational excellence, as outlined in the 2026 Budget Assumptions and Process report. The self-generated revenues will contribute to staffing needs, technology advancements and land acquisition.

As a result, staff are recommending modest changes to 2026 membership and conservation area fees. As always, these adjustments are made with a view to what neighbouring conservation authorities, Ontario Parks and area marinas offer for similar value, while keeping prices as affordable as is fiscally prudent.

Additionally, in the WMS division, HCA is recommending that we budget to include a 2% inflationary increase for 2026. This is under the assumption that the Minister's direction to freeze rates will not be extended past December 31, 2025.

Key Points from 2026 Fee Schedule

Membership Pass Program:

Staff recently completed a comprehensive review of the Membership Pass Program to ensure the program remains current, financially sustainable, and aligned with the community's needs. Supporting analyses include internal and external survey data, program benchmarking, a detailed SWOT review, price elasticity, and fee comparisons across similar organizations. These insights inform a forward-thinking, adaptable framework that positions the Membership Pass Program for long-term success.

Based on the results of the program review, staff recommend:

- Increasing the HCA membership pass price from \$125 to \$130. The pass remains priced competitively compared to many other Conservation Authorities.
- Transitioning to a percentage-based discount model to offer fair and scalable savings as fees change over time.
 - 10% for renewals
 - 15% for seniors
- Reinstating program perks and discounts, including shareable complimentary day passes and discounts on rentals and events.

The transition from a fixed dollar discount to a percentage discount model for membership pass renewals and senior membership passes will increase equity across

all pass types ensuring fairer savings as fixed dollar discounts do not proportionally adjust to overall pricing changes. Moving forward, a percentage-based pricing model is recommended, offering a 10% discount for renewing members and a 15% discount for seniors.

Those renewing memberships in 2026 will see a fee increase of \$2.00, compared with 2025. Senior memberships will increase by \$5.50, compared with 2025. However, the senior rate has remained low for quite some time, particularly in relation to our market comparators. All pass types will receive the reinstated perks and discounts, adding considerable value to every pass.

Conservation Area Services:

For the CAS division, the proposed fee schedule for 2026 averages a 2.4% increase across all Conservation Areas. Key aspects of the 2026 fee schedule include:

Daily Admission Fees to Conservation Areas

- **Entrance fees:** will not increase in 2026 to remain within range of neighbouring comparator prices.

Christie Lake Conservation Area

- **Rentals:** Fee increases for pavilion and boat rentals.

Dundas Valley Conservation Area

- **Entrance Fee Harmonization:** Monarch and Summit parking lots will increase to come in-line with all other parking lots within Dundas Valley.

Fifty Point Marina and Conservation Area

- **Camping, Rentals and Storage:**
 - Minor increases for camping of one dollar (\$1.00) per night.
 - Minor increase for area rentals, RV/boat launch, boat and trailer storage.
- **Marina Operations:** Inflationary fee increases for boat storage, mooring, and other miscellaneous marina operation fees.

Valens Lake Conservation Area

- **Camping and Cabin Fees:**
 - Minor increases for camping of one dollar (\$1.00) per night,
 - Increase of cabin fees of five dollars (\$5.00) per night,
 - Minor increase to group site rentals, and RV/Trailer storage.

Westfield Heritage Village Conservation Area

- **Wedding Room and Building Reservations:** Minor fee increases implemented.
- **Education Programming:** Minor increase per student to harmonize with Environmental Education per student fee.

Watershed Management Services:

- Plan review service fees have been increased by 2%

As noted, staff are recommending an inflationary increase for 2026. An inflationary increase of 2.25% was approved for 2025, however, the fee increase was ultimately not implemented as the Minister froze increases for planning and permit fees. While an inflationary increase is again planned, there is potential of a continued fee freeze should the Minister extend their direction. In 2025, staff had indicated the potential for an updated comprehensive review of HCA's municipal plan review and permitting program fees for the 2026 budget. However, given the potential for a third consecutive year of fee freeze direction, staff have opted to postpone this exercise until further direction regarding fees is provided by the province.

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:

This Fee schedule has been prepared to satisfy the requirement regarding the charging of fees for a program or service under Section 21.2 of the Conservation Authorities Act. The attached Fee Schedule adheres to the HCA Fee Policy and is based on the principles, objectives and methodologies as approved in the HCA Fee Development Framework. The fees and revenues generated are designed to assist with recovering the costs associated with administering and delivering the services on a program basis.

For the CAS division, proposed fee increases for 2025 are designed to help cover off

inflation and increases to minimum wage, job evaluation grid step increases, and other costs, recognizing that revenues will be reliant on continued levels of attendance and favourable weather. The operating budget will continue to be balanced through self-generated revenues from our conservation areas, with the Membership Pass Program as a key driver—funding a wide range of programs and services, including climate change initiatives and newly added land acquisition efforts.

For the WMS division, the 2% fee increases are inflationary in nature and help further cost recovery targets within the division. Again, these fee increases are made under the assumption that the Minister’s direction to freeze rates will not be extended.

Related Reports and Appendices:

Appendix A – 2026 HCA Fee Schedule - Draft

Hamilton Conservation Authority

2026 Fee Schedule
DRAFT



A Healthy Watershed for Everyone

Hamilton Conservation Authority

Fee Policy

Approved September 5, 2024

Basis

This Fee Policy has been prepared as required under Section 21.2 of the Conservation Authorities Act.

The amount of a fee charged by an authority for a program or service it provides shall be:

- a) the amount prescribed by the regulations; or
- b) if no amount is prescribed, the amount determined by the authority.

The attached Fee Schedules are based on the user-pay principle.

Process

When developing and establishing fees, the Authority considers several factors including cost recovery for certain services, the fees of neighbouring Conservation Authorities, the nature and level of fees charged by local municipalities for related services and in some cases, the value of similar services provided by local agencies or the private sector.

Fees account for estimated staff time, travel, equipment, and material costs plus a reasonable charge to cover the administration of the program, including an allocation for shared corporate support. HCA staff may consider other issues and data where and when relevant to revise the fee schedule including analysis of trends, workload changes, shifts in the development market and types of applications, consultation with developers/municipalities regarding plan review and permit programs, new planning/legislative requirements and service targets, comments and feedback from conservation area users, etc.

The Fee Policy has been approved by the Board of Directors and is administered and applied by HCA staff. The Chief Administrative Officer (CAO) may, only under extreme extenuating circumstances, waive or reduce fees.

When updating existing fee schedules or establishing new fees the policy direction will be:

- a. fees need to be set with regard to legislative requirements, and be based on a user-pay philosophy
- b. fee increases should include an inflationary component
- c. fees for service should not exceed the fully burdened costs of delivering the services
- d. refunds of fees may carry an administrative cost/penalty
- e. fee schedules are to be reviewed annually
- f. fee schedules will be approved on an annual basis for use in developing the budget for the following year

Hamilton Conservation Authority

Exemptions

The Authority may waive fees for non-profit conservation groups contributing to the protection and restoration of the natural environment as approved by the CAO on a case-by-case basis. Examples include but are not limited to: Ducks Unlimited, Nature Conservancy of Canada, Bruce Trail Conservancy, Royal Botanical Gardens and various “Friends of” groups. Projects carried out by HCA or under the supervision of HCA are also exempt.

To be consistent with Accessibility Standards for Customer Service Regulation (O.Reg.429/07) and the Human Rights Code, the Conservation Areas permit people with disabilities who use a support person to bring that person with them while accessing goods or services in premises open to the public or third parties, free of charge.

Reconsideration of Fees

In accordance with the Act, any person may request application for an administrative review of a fee for the following reasons:

- a) If a fee is contrary to the fees set out in the fee schedule, or
- b) the fee set out in the fee schedule is excessive in relation to the service or program for which it is charged.

Procedure for Requesting a Reconsideration

Request for an administrative review must be in writing to the CAO or designate and specify the reason(s) for the request for review. As per Section 21.2(12) of the Conservation Authorities Act, upon reconsideration of a fee that was charged by the Authority, the Authority may,

- a) order the person pay the fee in the amount originally charged;
- b) vary the amount of the fee originally charged, as the Authority considers appropriate; or
- c) order that no fee be charged for the program or service

The Authority will make its decision within 30 days after receiving the request. If not satisfied with the outcome of the review by the CAO, then an appeal will be referred to the HCA Board of Directors. Appeals will be dismissed or upheld through a resolution by the Board of Directors. The appellant will then be notified in writing of the Board’s decision.

Procedure for Reconsideration of Fees for Permit Applications

Request for administrative review must be in writing to the CAO or designate for reconsideration of a fee charged for an application for a permit made under subsection 28.1(2) of the Act. If after reconsideration of a fee charged for an application for a permit the CAO or designate orders an applicant to pay the original or a varied fee, the applicant may:

- a) When paying the fee, indicate to the Authority in writing that fee is being paid under protest; and
- b) Within 30 days after payment of the fee, appeal the amount charged by the Authority upon reconsideration to the Ontario Land Tribunal.

If the CAO or designate fails to reconsider a permit application within 30 days of receiving the request for reconsideration, the person who made the request may appeal the amount of the fee directly to the Ontario Land Tribunal.

Hamilton Conservation Authority

Policy Review and Public Notification

This fee policy and schedules will be reviewed annually by the HCA Senior Leadership Team, in conjunction with the annual budgeting process. The Senior Leadership Team will seek information regarding fees, from various sources as identified in this policy; prepare proposed revised fee schedules with a report to the Budget & Administration Committee for their review and recommendation to the Board of Directors for their final receipt and approval.

The public is notified of any proposed increases or revision to the Fee Policy or Schedule by way of public agenda posting of the Budget & Administration committee on the HCA website noting an agenda item that the fee policy and schedule will be reviewed on an identified date that will then also flow through to the Board of Directors at their next meeting. Both meetings are open to the public where correspondence or delegations may be received. Once approved, the revised HCA Fee Policy and Fee Schedules will be posted on HCA's website.

Hamilton Conservation Authority

Definitions and Clarifications

Senior

Individuals 65 years and up. Proof can be shown by drivers license, health card or seniors card.

Person with Disabilities

Individuals with a disability as defined by the Ontario Human Rights Code.

Second Vehicles

Second vehicle membership passes are available to households who require 2 vehicle passes for the same household - second pass does not come with reward.

Additional Vehicles - Camping

Additional vehicles camping at Fifty Point or Valens Lake Conservation Areas require a camp permit to be displayed in the vehicle window for night security. Additional vehicle fees are posted under camping fees for Fifty Point or Valens Lake Conservation Areas for regular and passholder rates.

Mobile home towed vehicle is normally "No Charge".

Seasonal Campers at Fifty Point Only require a second membership pass for additional vehicles without additional charge as outlined above.

Bruce Trail Conservancy Members

All parking fees apply. If member(s) get dropped off or walk in, the admission fee does not apply. Reservation fees and restrictions may apply.

Catering Fees

Private caterers must pay 10% of gross sales in advance of date to gain entry. Insurance of \$2 - \$5 million is required 2 weeks before event date from catering company listing Hamilton Conservation Authority (plus City of Hamilton, if at Confederation Beach Park or Wild Waterworks) as "additional insured".

Fees

Fees subject to change.

Hamilton Conservation Authority

HCA Annual Membership Passes

- Year round access for 12 months from the date of purchase.
- Passes can be purchased at all major HCA Conservation Areas, online or over the phone.
- Membership passes allow for up to 6 people per vehicle. Each passenger after 6 will pay the per passenger fee.
- Vehicle access at all autogates.
- Membership passes do not cover reservation fees when reservations are required.

	2025	2025	2026	2026
Passes that come with a reward	Before HST	After HST	Before HST	After HST
Regular Annual Membership Pass	\$125.00	\$141.25	\$130.00	\$146.90
Senior/Disabled Pass - New or Renewal (15% discount)	\$105.00	\$118.65	\$110.50	\$124.87
Renewal Pass (10% discount)	\$115.00	\$129.95	\$117.00	\$132.21
Family Pass Plus	\$190.00	\$214.70	\$195.00	\$220.35
2 Year Pass - New or Renewal (comes with 2 rewards)	\$230.00	\$259.90	\$234.00	\$264.42
2 Year Senior/Disabled Pass (comes with 2 rewards)	\$210.00	\$237.30	\$221.00	\$249.73

Passes that do NOT come with reward **Must be same date as original**

Second Vehicle Pass	\$60.00	\$67.80	\$65.00	\$73.45
Lost/Stolen Replacement Pass	\$25.00	\$28.25	\$25.00	\$28.25

Park Prescription Program (PaRX)

Administration fee to provide PaRX HCA Access Card			\$8.85	\$10.00
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Persons with Disabilities, Support Person(s), Access 2 Program

Support persons for persons with disabilities are provided with free entry to all Conservation Areas and services

	2025	2025	2026	2026
Special Programs - with Director approval	Before HST	After HST	Before HST	After HST
Ticketed Event, Program, Workshop, Guided Activity Per Ticket	\$10-\$75	\$11.30-\$84.75	\$10-\$75	\$11.30-\$84.75

Membership discounts 10%-25%

	2025	2025	2026	2026
Ancaster Well Access Card	Before HST	After HST	Before HST	After HST
Ancaster Well Access Cards can ONLY be purchased at our Main Office and a new waiver MUST be signed annually.				
One time initial fee	\$8.85	\$10.00	\$8.85	\$10.00
Replacement pass if original is lost	\$4.42	\$5.00	\$4.42	\$5.00

Christie Lake Conservation Area
1000 Hwy #5 West Dundas, Ontario L9H 5E2 Phone: 905-628-3060 Email: christie@conservationhamilton.ca

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
Entrance (Attended Gate)				
Per Vehicle and Driver	\$14.60	\$16.50	\$14.60	\$16.50
Per Vehicle and Senior/Disabled Driver Discount	\$12.83	\$14.50	\$12.83	\$14.50
Per Passenger over 5 yrs of age	\$4.87	\$5.50	\$4.87	\$5.50
Walk In's/Drop Off's	\$4.87	\$5.50	\$4.87	\$5.50
Equestrians - Includes one horse, truck and trailer	\$19.03	\$21.50	\$19.03	\$21.50
Each additional horse with same trailer	\$2.21	\$2.50	\$2.21	\$2.50
Auto Gate (No Attendant)	\$14.60	\$16.50	\$14.60	\$16.50
Middletown Road Parking Lot				
Pay and Display (per day)	\$14.60	\$16.50	\$14.60	\$16.50
Crooks Hollow Conservation Area - 756 Crooks Hollow Road				
Pay and Display (per day)	\$14.60	\$16.50	\$14.60	\$16.50
Special/School Rates				
School Events, Cross Country, Field Days, Track Meets, etc.				
Students - All ages	\$4.42	\$5.00	\$4.65	\$5.25
Bus Entry (15+ passengers) School Groups	\$180.00	\$203.40	\$185.00	\$209.05
Non School Groups	\$270.00	\$305.10	\$275.00	\$310.75
Area Rentals (Regular gate entrance fees apply)				
Group Picnic Areas	\$78.50	\$88.70	\$95.00	\$107.35
Beach Pavilion I	\$310.00	\$350.30	\$320.00	\$361.60
Beach Pavilion II	\$245.00	\$276.85	\$255.00	\$288.15
Lakeside Pavilion	\$310.00	\$350.30	\$320.00	\$361.60
McCoy Pavilion	\$245.00	\$276.85	\$255.00	\$288.15
Marina Pavilion	\$310.00	\$350.30	\$320.00	\$361.60
Additional Picnic Fees				
BBQ's/Volleyball Nets (with no pavilion rental)	\$35.00	\$39.55	\$35.00	\$39.55
Cancellation Fee for Rental Areas				
Pavilions	\$115.00	\$129.95	\$115.00	\$129.95
Group Picnic Areas	\$40.00	\$45.20	\$40.00	\$45.20

Christie Lake Conservation Area		2025	2025	2026	2026
		Before HST	After HST	Before HST	After HST
Boat Rentals					
2 Hour Rental		\$26.55	\$30.00	\$35.40	\$40.00
4 Hour Rental		\$44.24	\$50.00	\$61.95	\$70.00
Full Day Rentals (4hrs - 8hrs)		\$61.95	\$70.00	\$88.50	\$100.00
Camper/Overnight Fees					
Organized Youth/Specialty Groups					
Per person per night		\$7.50	\$8.48	\$7.50	\$8.48
Minimum fee per group		\$93.00	\$105.09	\$93.00	\$105.09
Organized Adults (min. 20 people)					
Per person per night		\$12.50	\$14.13	\$12.50	\$14.13
Minimum fee per group		\$240.00	\$271.20	\$240.00	\$271.20
Miscellaneous					
Wedding Pictures (admission included, reservation required)		\$310.00	\$350.30	\$310.00	\$350.30
Family/Engagement Photo Permit		\$105.00	\$118.65	\$105.00	\$118.65

Confederation Beach Park
680 Van Wagners Beach Road Hamilton, Ontario L8E 3L8 Phone : 905-547-6141 Email: confed@conservationhamilton.ca

No entrance or parking fees, but fees may apply to prearranged or booked events.

	2025	2025	2026	2026
Rentals	Before HST	After HST	Before HST	After HST
Pavilions				
Willow Cove Pavilion	\$520.00	\$587.60	\$550.00	\$621.50
Edgewater Pavilion	\$975.00	\$1,101.75	\$975.00	\$1,101.75
300+ *Groups over 300 guests are by special arrangements with Park Superintendent* at \$3.00/Per Person + HST				
NOTE:				
- Corporate Rates May Apply - Contact Park Staff For Pricing.				
- Large organized family groups or Corporate picnics in excess of 20 people must preregister for a pavilion or group area in accordance with City of Hamilton Bylaw 01-219.				
- Charcoal (only) BBQ use is permitted at designated spaces only in accordance with City of Hamilton Bylaw 01-219.				
- Smoking is not permitted at any City of Hamilton Park in accordance with Bylaw 11-080.				
Group Areas				
The Orchard	\$200.00	\$226.00	\$210.00	\$237.30
Cancellations				
Cancellation fee Willow Cove	\$160.00	\$180.80	\$165.00	\$186.45
Cancellation fee Edgewater	\$315.00	\$355.95	\$320.00	\$361.60
Cancellation fee for The Orchard	\$55.00	\$62.15	\$60.00	\$67.80

The Lakeview Hall

All inquires should be directed to Carmen's 905-383-4100 Ext: 223

Confederation Beach Park

Weddings

Wedding Photos (reservation required)	\$310.00	\$350.30	\$310.00	\$350.30
Beach Wedding (without Pavilion rental)	\$155.00	\$175.15	\$155.00	\$175.15
Family/Engagement Photo Permit	\$105.00	\$118.65	\$105.00	\$118.65

Charity Walks/Events

Walkathons and similar events regularly take place at Confederation Beach Park. All walkathons are required to be registered to co-ordinate the usage of the Hamilton Beach Trail. Organizers must have a user agreement and insurance for all events. Please contact the Confederation Beach Park Superintendent.

100 or less	\$100.00	\$113.00	\$105.00	\$118.65
101-250	\$250.00	\$282.50	\$255.00	\$288.15
251-500	\$500.00	\$565.00	\$505.00	\$570.65
500+ * Groups over 500 guests by special arrangements through				

Dundas Valley Conservation Area
650 Governors Road Dundas, Ontario L9H 5E3 Phone: 905-627-1233 Email: dvalley@conservationhamilton.ca

Entrance (Attended Gate)	2025	2025	2026	2026
Dundas Valley Conservation Area	Before HST	After HST	Before HST	After HST
Main Entrance - 650 Governors Road				
Per Vehicle	\$10.18	\$11.50	\$10.18	\$11.50
Per Vehicle and Senior/Disabled Driver Discount	\$8.41	\$9.50	\$8.41	\$9.50
Walk In's/Drop Off's				
Equestrians - Includes one horse, truck and trailer	\$19.03	\$21.50	\$19.03	\$21.50
Each additional horse with same trailer	\$2.21	\$2.50	\$2.21	\$2.50
Bus Entry (15+ passengers) School Groups	\$180.00	\$203.40	\$185.00	\$209.05
Non School Groups	\$270.00	\$305.10	\$275.00	\$310.75
Auto Gate (No Attendant)	\$10.18	\$11.50	\$10.18	\$11.50
Hermitage Parking Lot - 621 Sulphur Springs Road				
Auto Gate (per entry)	\$10.18	\$11.50	\$10.18	\$11.50
Merrick Orchard Parking Lot - 380 Lions Club Road				
Auto Gate (per entry)	\$10.18	\$11.50	\$10.18	\$11.50
Artaban Road Parking Lot - 720 Artaban Road				
Pay and Display (per day)	\$10.18	\$11.50	\$10.18	\$11.50
Tiffany Falls Parking Lot - 900 Wilson Street East				
Pay and Display (per day)	\$10.18	\$11.50	\$10.18	\$11.50
Monarch Trail Parking Lot - 855 Old Dundas Road				
Pay and Display (per day)	\$7.52	\$8.50	\$10.18	\$11.50
Summit Bog Parking Lot - 525 Highway #52, Jerseyville				
Pay and Display (per day)	\$7.52	\$8.50	\$10.18	\$11.50
Special/School Rates				
School Events, Cross Country, Field Days, Track Meets, etc. Students (all ages)	\$4.42	\$5.00	\$4.65	\$5.25

Dundas Valley Conservation Area

	2025	2025	2026	2026
Area Rentals (Regular gate entrance fees apply)	Before HST	After HST	Before HST	After HST
Group Picnic Area (non school groups)	\$95.00	\$107.35	\$95.00	\$107.35
Group Picnic Area (school group)	\$85.00	\$96.05	\$85.00	\$96.05
 Stacey Meadow Pavilion	 \$295.00	 \$333.35	 \$295.00	 \$333.35
 Bruce Trail Overnight Rest Stop - Superintendent Approval & Permit Required				
- Available to Bruce Trail Members Only - Restrictions Apply	\$45.00	\$50.85	\$45.00	\$50.85
- Regular entrance fees apply				
 Wedding Picture and Photography Permit				
- Fee per session (Admission not included, reservation required)				
Dundas Valley Conservation Area (natural settings)	\$310.00	\$350.30	\$310.00	\$350.30
Hermitage Ruins Location	\$385.00	\$435.05	\$385.00	\$435.05
Family/Engagement Photo Permit	\$105.00	\$118.65	\$105.00	\$118.65
 Wedding Ceremonies - Restrictions Apply 2 hour maximum				
Dundas Valley Conservation Areas (Trails, Wooded Areas)				
Outdoor Natural Setting Wedding Ceremony	\$465.00	\$525.45	\$480.00	\$542.40
 Stacey Meadow Pavilion				
<i>Outdoor Ceremony (2 Hour time allotment)</i>	<i>\$470.00</i>	<i>\$531.10</i>		
Outdoor Ceremony with Pavilion	\$785.00	\$887.05	\$800.00	\$904.00
<i>Outdoor Ceremony and Pavilion Reception</i>	<i>\$1,250.00</i>	<i>\$1,412.50</i>		
 Hermitage Ruins				
Outdoor Ceremony	\$1,385.00	\$1,565.05	\$800.00	\$904.00
<i>On Site Reception</i>	<i>\$1,390.00</i>	<i>\$1,570.70</i>		
<i>Outdoor Ceremony and On Site Reception</i>	<i>\$2,550.00</i>	<i>\$2,881.50</i>		
 Trail Centre				
<i>Trail Centre Rental by special arrangement</i>				
<i>Per day</i>	<i>\$605.00</i>	<i>\$683.65</i>		

Dundas Valley - Environmental Education
650 Governors Road Dundas, Ontario L9H 5E3 Phone: 905-690-3371 Email: hcaenved@conservationhamilton.ca

	2025	2025	2026	2026
Public Educational Programs	Before HST	After HST	Before HST	After HST
Destination Conservation Programs				
Half day Program (2 hrs, 30 person max.)	\$410.00	\$463.30	\$415.00	\$468.95
Additional person over the 30 max.	\$7.00	\$7.91	\$7.50	\$8.48
Additional person over the 30 max. for full day program (2 x 2hr programs)	\$11.00	\$12.43	\$11.00	\$12.43
Cancellation Fees (Destination Conservation) (No HST)	\$175.00	\$197.75	\$175.00	
If cancelled less than 15 business days (3 weeks) in advance of date and not rescheduled within 4 weeks of cancellation. (Weather				
Children's Day Camps				
Per child (ages 7 - 11) per one week session	\$315.00	\$355.95	\$315.00	\$355.95

Fifty Point Conservation Area
1479 Baseline Road Winona, Ontario L8E 5G4 Phone: 905-525-2187 Email: fiftypt@conservationhamilton.ca

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
Entrance (Attended Gate)				
Per Vehicle and Driver	\$14.60	\$16.50	\$14.60	\$16.50
Per Vehicle and Senior/Disabled Driver Discount	\$12.83	\$14.50	\$12.83	\$14.50
Per Passenger over 5 yrs of age	\$4.87	\$5.50	\$4.87	\$5.50
Walk In's/Drop Off's	\$4.87	\$5.50	\$4.87	\$5.50
Auto Gate (No Attendant)	\$14.60	\$16.50	\$14.60	\$16.50
Boat Launch				
Weekday Boat Launch (Monday to Thursday)				
Vehicle with boat on trailer	\$14.60	\$16.50	\$14.60	\$16.50
Weekend Boat Launch (Friday to Sunday Including Holidays)				
Vehicle with boat on trailer, minimum	\$25.50	\$28.82	\$26.00	\$29.38
Month Boat Launch (30-Days from date of Purchase)			\$80.00	\$90.40
Commercial Boat/Trailer				
Vehicle with commercial trailer, minimum	\$55.00	\$62.15	\$55.50	\$62.72
Boat Launch Annual Pass				
Annual boat launch pass	\$165.00	\$186.45	\$168.00	\$189.84
Renewal boat launch pass	\$155.00	\$175.15	\$158.00	\$178.54
Senior/Disabled boat ramp pass	\$145.00	\$163.85	\$148.00	\$167.24
Triaxle/Hydraulic	\$205.00	\$231.65	\$208.00	\$235.04
Launch sticker with HCA Membership pass			\$50.00	\$56.50
Special/School Groups				
For school groups special event x-country, field days, track meets etc.				
Per student (all ages)	\$4.42	\$5.00	\$4.65	\$5.25
Bus Entry (15+ passengers)				
School Groups	\$180.00	\$203.40	\$185.00	\$209.05
Non School Groups	\$270.00	\$305.10	\$275.00	\$310.75

Fifty Point Conservation Area				
	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
RV/Trailer Storage (October 1 - May 1)				
Daily Rate	\$14.00	\$16.38	\$14.25	\$16.10
Monthly Storage				
- Must Hold a Valid Annual Membership Pass				
Minimum	\$60.00	\$67.80	\$60.00	\$67.80
20 ft or More - Per Foot	\$2.75	\$3.39	\$3.00	\$3.39
RV/Boat Launch Ramp				
Subject to availability and in addition to RV site fee, docking may be arranged separately at the marina office at an additional charge per night fee. Boat and trailer to be stored in the secure compound when not in the water. No on-site boat or trailer storage permitted.	\$14.00	\$16.50	\$14.50	\$16.39
Area Rentals (Regular gate entrance fees apply)				
Group Picnic Areas	\$76.50	\$88.70	\$95.00	\$107.35
Winona Pavilion	\$257.00	\$290.41	\$257.00	\$290.41
Lakeside Pavilion	\$360.00	\$406.80	\$360.00	\$406.80
- Additional fees may apply depending upon the level of service required				
Cancellation Fee for Rental Areas				
Pavilions	\$115.00	\$129.95	\$115.00	\$129.95
Group Picnic Areas	\$40.00	\$45.20	\$40.00	\$45.20
Miscellaneous				
Wedding Photos (admission included, reservation required)	\$310.00	\$350.30	\$310.00	\$350.30
Family/Engagement Photo Permit	\$105.00	\$118.65	\$105.00	\$118.65
Trailer Dump	\$22.00	\$24.86	\$22.50	\$25.43
Camping				
Recreational Vehicle Site Fee (Individual)				
Shortening Stay on Long Weekend				
Changes or Cancellation (more than 24hrs before arrival)	\$8.50	\$9.61	\$8.50	\$9.61
Changes or Cancellation (less than 24hrs before arrival)				
Reservation fee (Non-refundable)	\$13.50	\$15.26	\$13.50	\$15.26
Electric/Water/Sewer 30 amp	\$53.00	\$59.89	\$54.00	\$61.02
Electric/Water/Sewer 50 amp	\$56.00	\$63.28	\$57.00	\$64.41
Additional Vehicle	\$14.00	\$15.82	\$14.00	\$15.82

Fifty Point Conservation Area

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
R/V Sites - Seasonal Campers				
Seasonal camping May 1, 2026 to October 31, 2026 (6 months) includes water, sewer and hydro site and vehicle pass. Deposit of \$300.00 required by Dec. 1, 2025. Balance due by May 1, 2026 or before trailer is moved onto the site. Additional vehicle pass required for second vehicle. Additional fees apply to storage trailers, boats/personal water craft, day use visitors and overnight visitors. Note that under Marina Services, Items 2, 3, 4, & 5 will apply to all Seasonal Camping sites. Water and sewer may not be available at the site. Seasonal campers are not permitted to become permanent.				
Electric/Water/Sewer 30 amp	\$5,900.00	\$6,667.00	\$5,900.00	\$6,667.00
Electric/Water/Sewer 50 amp	\$6,200.00	\$7,006.00	\$6,200.00	\$7,006.00
Seasonal Camper Deposit	\$300.00	\$339.00	\$300.00	\$339.00
Group Camping				
Organized groups, must be pre-approved by Area Manager				
Youth per person	\$7.00	\$7.91	\$7.00	\$7.91
Adult per person	\$12.00	\$13.56	\$12.00	\$13.56
Youth minimum fee	\$93.00	\$105.09	\$93.00	\$105.09
Adult minimum fee	\$212.00	\$239.56	\$212.00	\$239.56

Fifty Point Marina

	2025	2025	2026	2026
Mooring	Before HST	After HST	Before HST	After HST
Seasonal				
Mooring from April 15 - Oct 15 includes 2 HCA membership passes, a seasonal pump out pass (some weekend restrictions apply), and 2 guest passes. Additional guest passes can be purchased. A 5% discount will be applied to all summer mooring fees if paid and received by April 1st by cash, debit, cheque or e-transfer. Fifty Point offers two plans which incorporate the approximate 20% discount offered on the seasonal mooring rate to those boaters who winter store at Fifty Point Marina. Contact Park For Pricing.				
Plan "A" For those who winter stored previous winter				
Hydro, per foot	\$100.00	\$113.00	\$102.00	\$115.26
Non-hydro, per foot	\$94.50	\$106.79	\$96.50	\$109.05
Requiring more than normal hydro and footage	\$106.00	\$119.78	\$108.00	\$122.04
Plan "B" For those who have not winter stored				
Hydro, per foot	\$126.00	\$142.38	\$128.00	\$144.64
Requiring more than normal hydro and footage	\$131.00	\$148.03	\$133.00	\$150.29
Overnight				
Over night mooring rate includes day use admission to the area by boat				
Per foot	\$2.00	\$2.26	\$2.25	\$2.54
Minimum Fee	\$47.00	\$53.11	\$47.50	\$53.68
Reciprocal FPYC	\$47.00	\$53.11	\$47.50	\$53.68
Day Time Mooring				
Regular watercraft entry charge applies to boat/driver/passengers (April1 - Nov1)				
No discount for restaurant use				
Weekdays	\$15.50	\$17.52	\$15.75	\$17.80
Weekends (Friday, Saturday, Sunday & Holidays)	\$26.00	\$29.38	\$26.25	\$29.66
Monthly Mooring				
Subject to availability, includes trailer parking if required. Per foot per month.				
June - August	\$32.50	\$36.73	\$34.50	\$38.99
April/May and September/October	\$21.50	\$24.30	\$23.50	\$26.56
Dock "A" non-hydro docks min 20ft				
Plan "A"	\$75.00	\$84.75	\$77.00	\$87.01
Plan "B"	\$96.00	\$108.48	\$98.00	\$110.74
Replacement of south parking lot access card	\$15.00	\$16.95	\$15.00	\$16.95
Additional Guest Pass (Entrance ONLY, Not Provided for ramp use)	\$64.50	\$72.89	\$70.00	\$79.10

Fifty Point Marina

Marine Service

1. Minimum mooring charges apply as follows: Dock "A"- 20ft, 25ft. With hydro, A48 30ft. Dock "B, C, D, H - 25ft. min with hydro. Dock "E"- 30ft min with hydro. Dock "F" - 37ft min with hydro. Dock "G"- 32ft min with hydro. Dock "J" - even #'s 40ft min, odd #'s 37ft min. Boat length is measured from the furthest projection at the bow to the transom.
2. A 5% discount will be applied to all summer moorings paid and received by April 1st with cash, debit, cheque or e-transfer.
3. \$300 deposit is required by December 31st to hold docks for the following year. This deposit is non-refundable after January 31st.
4. For refund application on a seasonal mooring, monthly rate is used to pro-rate charges based on when the dock is re-rented, until August 1st.
5. Pro-rating for dockage will begin if dockage is contracted after July 1st, based on a 100 day season.
6. Boats requiring special docks, price by docking arrangement. Docks requiring additional premium are: A48, B33, E25, F29, F30 G37, G38, end of C, D and H. Walls 1, 2, 3, 4 and 5.
7. A surcharge of double the price per foot for every foot over 40ft.
8. Pump out pass is only valid for boat to which it was issued.
9. Add Boat to Marina Wait list Deposit - non-refundable

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
Storage				
Dry Sailing Summer Storage				
Monohulls on trailer	\$575.00	\$649.75	\$575.50	\$650.32
Triaxle Trailers, Add	\$238.50	\$269.51	\$239.00	\$270.07
Catamarans (over 9ft width) on trailer, Add	\$346.50	\$391.55	\$347.00	\$392.11
Boat on Trailers under 10 Ft	\$270.00	\$305.10	\$270.50	\$305.67
Boat Trailer Storage				
Per Night	\$11.55	\$13.05	\$12.00	\$13.56
Seasonal Rate				
Returning Customer	\$183.75	\$207.64	\$184.00	\$207.92
New Customer	\$342.80	\$387.36	\$343.05	\$387.65
Triaxle Trailers				
Returning Customer	\$304.50	\$344.09	\$305.00	\$344.65
New Customer	\$459.90	\$519.69	\$460.40	\$520.25

Fifty Point Marina

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
Winter Storage (Seasonal Boaters)				
Includes haul out, wash and launch, per square foot Oct 1 - May. A 5% discount will be applied to all winter storage fees if paid and received by Oct 1 with cash, debit, e-transfer or cheque. A \$100.00 per week fee applies to any boat in winter storage launched after the normal spring lift-in schedule to a maximum of the normal launch fee for the boat. This applies to customers who are renting a dock seasonally. Additional fees may apply for Winter storage for sailboats for mast stepping in fall and spring or leaving the mast lying on the deck. Winter storage only customers will receive a HCA membership pass expiring May 1 of the following year. Contact For Pricing			Contact For Pricing	
Winter Storage (Non-Seasonal Boaters)				
Includes haul out, wash and launch, per square foot Oct 1 - May. A 5% discount will be applied to all winter storage fees if paid and received by Oct 1 with cash, debit, e-transfer or cheque. A late launch fee will be applied for the full normal amount for the boat lift-in immediately after the spring lift period is over. Additional fees may apply for sailboats for mast stepping in the fall and spring or leaving the mast lying on the deck. New winter storage sailboat customers will require a cradle that will properly support the boat with the mast standing as we will no longer be taking these masts down. Winter storage only customers will receive a HCA membership pass expiring May 1 of the following year. Contact For Pricing			Contact For Pricing	
	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
Dry Storage				
Sail Boats				
Per sq. ft.	\$6.50	\$7.35	\$6.75	\$7.63
Minimum fee 200 sq ft	\$1,300.00	\$1,469.00	\$1,350.00	\$1,525.50
(For boats that require the MML40 for moving to storage)	\$6.50	\$7.35	\$6.75	\$7.63
Power Boats				
Per sq ft	\$5.50	\$6.22	\$5.75	\$6.50
Minimum fee 200 sq ft	\$1,100.00	\$1,243.00	\$1,150.00	\$1,299.50
(For boats that require the MML40 for moving to storage)	\$5.50	\$6.22	\$5.75	\$6.50
Storage only (No haul out or wash, October 1 - May 1)				
Per sq. ft.	\$4.50	\$5.09	\$4.60	\$5.20
Minimum 200 sq ft	\$900.00	\$1,017.00	\$950.00	\$1,073.50
Boat on trailer under 10' length	\$302.00	\$341.26	\$302.25	\$341.54

Fifty Point Marina

	2025	2025	2026	2026
Boat Handling and Miscellaneous Services	Before HST	After HST	Before HST	After HST
Launch or Lift-out with mobile marine lift, per foot of boat				
Minimum fee	\$322.00	\$363.86	\$322.50	\$364.43
Up to 35ft.	\$11.50	\$13.00	\$12.00	\$13.56
36-40ft	\$13.50	\$15.26	\$14.00	\$15.82
41ft and over (restrictions may apply - up to 14' beam)	\$15.50	\$17.52	\$16.00	\$18.08
Late Launch (per week after scheduled date)	\$93.00	\$105.09	\$95.00	\$107.35
Sling Time				
Per Hour	\$157.50	\$177.98	\$158.00	\$178.54
Per Night	\$288.75	\$326.29	\$295.00	\$333.35
Boat Wash	\$64.50- \$129		\$65-\$135	
Cradle Storage	\$0 - \$262		\$0- \$262	
May - October depends on size and type. Applies to cradles that do not fold and for boats that do not winter store.				
November to April	\$262.50	\$296.63	\$265.00	\$299.45
Mast Stepping				
Per foot (min. 25ft)	\$7.25	\$8.19	\$7.50	\$8.48
Minimum extra fee	\$175.00	\$197.75	\$175.25	\$198.03
(For those masts with special handling and/or require additional crane time)				
Mast Storage				
Per foot	\$6.50	\$7.35	\$6.75	\$7.63
Minimum	\$105.00	\$118.65	\$110.00	\$124.30
Dockside Pump out (per tank)				
Weekday	\$18.50	\$20.91	\$18.75	\$21.19
Weekend	\$22.50	\$25.43	\$22.75	\$25.71
Emergency Spill Response Fee			\$350.00	\$395.50
Emergency Response			\$877.50	\$1,017.00
Fee is based on a 3hr minimum response time, extra charges will apply outside of 3 hour response time				
Marina Wait List	\$200.00	\$226.00	\$200.00	\$226.00

Fifty Point Marina

		2025	2025	2026	2026
		Before HST	After HST	Before HST	After HST
Cradle Rental	Minimum Fee	\$152.50	\$172.33	\$153.00	\$172.89
Power boats, included in winter storage fee. Sail boat per foot subject to availability. Boat stands do not count as a cradle (extra charges apply).					
Cradle Feet (minimum)		\$200.00	\$226.00	\$200.50	\$226.57
Cradle Pick up/Load					
Per hour man/vehicle		\$157.50	\$177.98	\$158.00	\$178.54
Load/Unload	Min.	\$26.25	\$29.66	\$26.75	\$30.23
Hydraulic Trailer Use					
Per hour		\$195.00	\$220.35	\$196.00	\$221.48
Minimum Charge		\$97.50	\$110.18	\$98.00	\$110.74
Labour - Hourly rate					
Standard charge for each staff		\$97.00	\$109.61	\$97.50	\$110.18
Minimum		\$48.50	\$54.81	\$49.00	\$55.37
Boat Towing - Fee Range					
In harbor		\$100.00	\$113.00	\$100.00	\$113.00
Land Storage					
Summer Months - Per sq ft		\$1.10	\$1.24	\$1.25	\$1.41
Summer Seasonal (equal to rate for Winter storage-Storage Only)		\$4.45	\$5.03	\$4.60	\$5.20
Contractor Pass		\$177.00	\$200.01	\$178.00	\$201.14
Contractors must register with the marina office for registration of insurance and approval of jobs. A season pass issued to commercial operators provides free admission only for when they are working on boats that are renting mooring or in dry land storage. Contractor pass is only valid for using the boat ramp when towing boats that rent seasonal mooring space. Contractors using the marina to perform work for non-marina mooring or storage clients are subject to normal daily fees.					

Hamilton Mountain Conservation Areas

185 Ridge Road
 Stoney Creek, ON L8J2W1
 Phone: 289-860-2363
 Email: mountain@conservationhamilton.ca

	2025	2025	2026	2026
Entrance (No Attendant)	Before HST	After HST	Before HST	After HST
Eramosa Karst Conservation Area - 86 Upper Mount Albion Road				
Pay and Display (per entry)	\$7.52	\$8.50	\$7.52	\$8.50
Devil's Punchbowl Conservation Area - 185 Ridge Road				
Auto Gate (per entry)	\$7.52	\$8.50	\$7.52	\$8.50
Saltfleet Conservation Area - 444 First Road East				
Pay and Display (per entry)	\$7.52	\$8.50	\$7.52	\$8.50
Chippawa Rail Trail Parking Lot - 55 Dartnall Road				
Pay and Display (per entry)	\$7.52	\$8.50	\$7.52	\$8.50
Wedding Picture and Photography Permit				
- Fee per session (Admission not included, reservation required)				
Natural settings	\$310.00	\$350.30	\$310.00	\$350.30
Family/Engagement Photo Permit	\$105.00	\$118.65	\$105.00	\$118.65
Wedding Ceremonies and Receptions - Restrictions Apply				
Hamilton Mountain Conservation Areas (Trails, Wooded Areas)				
Outdoor Natural Setting Wedding Ceremony (2 Hour time allotment)	\$465.00	\$525.45	\$465.00	\$525.45

Lakeland Pool
180 Van Wagners Beach Road Hamilton, Ontario L8E 3L3 Phone : 905-547-6141 Email: lakeland@conservationhamilton.ca

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
Lakeland Pool - Day Pass				
General (11 - 64 yrs)	\$7.74	\$8.75	\$7.96	\$9.00
Child (3 - 10 yrs)	\$5.53	\$6.25	\$5.75	\$6.50
Toddler <3	Free		Free	
Seniors/Disabled Seniors (65 yrs +)	\$5.53	\$6.25	\$5.75	\$6.50
Persons with Disabilities	\$5.53	\$6.25	\$5.75	\$6.50
Family Ticket (1 Adult (16 yrs+) and 2 Children)	\$16.37	\$18.50	\$16.60	\$18.75
Family Ticket (2 Adult (16 yrs+) and 4 Children)	\$34.07	\$38.50	\$34.30	\$38.75
Sunset Special - Adults	\$4.87	\$5.50	\$5.09	\$5.75
Sunset Special - Children/Seniors/Disabled	\$4.20	\$4.75	\$4.42	\$5.00
Organized Group rates (schools/day care)	\$4.42	\$5.00	\$4.64	\$5.25
Lakeland Pool - Season Pass *				
Seasons Pass (Adult) General (11 - 64 yrs)	\$79.65	\$90.00	\$81.42	\$92.00
Seasons Pass (Child) Child (3 - 10 yrs)	\$57.52	\$65.00	\$59.29	\$67.00
Seniors (65 yrs +)	\$57.52	\$65.00	\$59.29	\$67.00
Persons with Disabilities	\$57.52	\$65.00	\$59.29	\$67.00
Family Season Pass				
1 Adult (12+) and 2 Children or 2 Adults and 1 child	\$165.50	\$187.25	\$166.16	\$187.75
2 Adults and 4 Children	\$303.33	\$342.75	\$303.99	\$343.50
Group Rate				
General (11-63 yrs)	\$6.86	\$7.75	\$7.08	\$8.00
Child (3-10)	\$4.65	\$5.25	\$4.87	\$5.50
Senior (65yrs+)	\$4.65	\$5.25	\$4.87	\$5.50
Person with Disabilities	\$4.65	\$5.25	\$4.87	\$5.50
*Group Rate for Groups Large than 15 People				

Spencer Gorge Conservation Area
Tew Falls/Dundas Peak - 590 Harvest Road Webster Falls - 28 Fallsview Road Dundas, Ontario 905-628-3060 christie@conservationhamilton.ca

	2025	2025	2026	2026
Entrance (Attended Gate) Reservations Required During Certain	Before HST	After HST	Before HST	After HST
Admission Fees (Tew Falls and Webster Falls Parking Lot)				
Per Vehicle and Driver	\$14.60	\$16.50	\$14.60	\$16.50
Per Vehicle and Senior/Disabled Driver Discount	\$12.83	\$14.50	\$12.83	\$14.50
Per Passenger over 5 yrs of age	\$4.87	\$5.50	\$4.87	\$5.50
Walk In's/Drop Off's	\$4.87	\$5.50	\$4.87	\$5.50
 Auto Gate (No Attendant)	 \$14.60	 \$16.50	 \$14.60	 \$16.50
Buses (any vehicle over 15 passengers, must pre-book)	\$270.00	\$305.10	\$270.00	\$305.10
 Reservation Fee				
Per Reservation* (reservation period)	\$8.85	\$10.00	\$8.85	\$10.00
* reservations must be made online one day in advance of visit				
 Miscellaneous				
Wedding Pictures (admission included, reservation required)	\$310.00	\$350.30	\$310.00	\$350.30
Family/Engagement Photo Permit	\$105.00	\$118.65	\$105.00	\$118.65

Valens Lake Conservation Area
1691 Regional Road 97 Cambridge, Ontario N1R 5S7 Phone: 905-525-2183 Email: valens.ca@conservationhamilton.ca

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
Entrance (Attended Gate)				
Per Vehicle and Driver	\$14.60	\$16.50	\$14.60	\$16.50
Per Vehicle and Senior/Disabled Driver Discount	\$12.83	\$14.50	\$12.83	\$14.50
Per Passenger over 5 yrs of age	\$4.87	\$5.50	\$4.87	\$5.50
Walk In's/Drop Off's	\$4.87	\$5.50	\$4.87	\$5.50
Auto Gate (No Attendant)	\$14.60	\$16.50	\$14.60	\$16.50
Fletcher Creek Ecological Preserve - 3921 Concession 7 Road				
Pay and Display (per day)	\$7.52	\$8.50	\$7.52	\$8.50
Additional Fees				
Trailer Dump Fee	\$22.00	\$24.86	\$22.00	\$24.86
Bus Entry (15+ passengers) School Groups	\$180.00	\$203.40	\$185.00	\$209.05
Non School Groups	\$270.00	\$305.10	\$275.00	\$310.75
Area Rentals (Regular gate entrance fees apply)				
Powell Pavilion (Glassed In)				
Whole	\$350.00	\$395.50	\$360.00	\$406.80
Cancellation Fee for Rental Areas				
Pavilions	\$115.00	\$129.95	\$115.00	\$129.95
Boat Rentals				
4 Hour Rental	\$44.24	\$50.00	\$61.95	\$70.00
Full Day Rentals (4hrs - 8hrs)	\$61.95	\$70.00	\$88.50	\$100.00

Valens Lake Conservation Area				
	2025	2025	2026	2026
Camping	Before HST	After HST	Before HST	After HST
- Minimum 3 night reservation on Long Weekends (Victoria Day, Canada Day, Civic Holiday, Labour Day)				
- HCA Annual Pass holders receive a 10% discount				
Reservation Fees (Non-Refundable)	\$13.50	\$15.26	\$13.50	\$15.26
Shortening Stay on Long Weekend				
Changes or Cancellation (more than 24hrs before arrival)	\$8.50	\$9.61	\$8.50	\$9.61
Changes or Cancellation (less than 24hrs before arrival)				
Non-hydro	\$46.00	\$51.98	\$47.00	\$53.11
Hydro and Water 15/30 amp	\$53.00	\$59.89	\$54.00	\$61.02
Premium Camp Site - coming soon	\$60.00	\$67.80	\$61.00	\$68.93
Additional Vehicle	\$14.00	\$15.82	\$14.00	\$15.82
Winter Program (December 1 - March 31)				
Pre Paid 20 Nights - Trailer Storage inclusive	\$1,060.00	\$1,197.80	\$985.00	\$1,113.05
(Must Have Valid HCA Membership, 10% per night discount applies)				
Reservation Fees (Non-Refundable)	\$13.50	\$15.26	\$13.50	\$15.26
Roofed Accommodations				
- Minimum 2 night reservation (3 nights on Long Weekends)				
- No pets allowed				
Reservation Fees (Non-Refundable)	\$13.50	\$15.26	\$13.50	\$15.26
Shortening Stay				
Cancellation/Change - minimum 1 week in advance				
Cancellation/Change - less than 1 week in advance				
Drumlin Cabins (per night)	\$160.00	\$180.80	\$165.00	\$186.45
Drumlin Cabins - Deluxe (per night)	\$190.00	\$214.70	\$195.00	\$220.35
Additional Vehicle	\$14.00	\$15.82	\$14.00	\$15.82

Valens Lake Conservation Area				
	2025	2025	2026	2026
Group Sites	Before HST	After HST	Before HST	After HST
Group Area Fees (Non-Refundable)				
- Per night, two night minimum plus reservation fee				
Fox Run (maximum 15 people)	\$30.00	\$33.90	\$33.00	\$37.29
Forest Edge	\$65.04	\$73.50	\$75.00	\$84.75
Maplenook	\$125.00	\$141.25	\$145.00	\$163.85
White Tail (hydro)	\$80.00	\$90.40	\$100.00	\$113.00
Aspen Cove (hydro)	\$80.00	\$90.40	\$100.00	\$113.00
Wilderness Pavilion (no hydro)	\$85.00	\$96.05	\$90.00	\$101.70
Pinegrove Pavilion (hydro)	\$85.00	\$96.05	\$90.00	\$101.70
Organized Groups & Family Groups				
Youth Per Night	\$7.00	\$7.91	\$7.00	\$7.91
Adult Per Night	\$12.00	\$13.56	\$12.00	\$13.56
RV/Trailer Storage				
Daily Storage Rate	\$13.27	\$15.00	\$13.27	\$15.00
Monthly Trailer Storage - Must Hold a Valid Membership Pass Inside Compound				
Minimum charge	\$60.00	\$67.80	\$60.00	\$67.80
Over 20 ft - Per Foot	\$3.00	\$3.39	\$3.00	\$3.39
Miscellaneous				
Wedding Pictures (admission included, reservation required)	\$310.00	\$350.30	\$310.00	\$350.30
Family/Engagement Photo Permit	\$105.00	\$118.65	\$105.00	\$118.65
School Events (Track and Field, Meets, etc.) All ages	\$4.42	\$5.00	\$4.64	\$5.00

Westfield Heritage Village Conservation Area
 1049 Kirkwall Road
 Rockton, Ontario L0R 1X0
 Phone: 519-621-8851
 Email: westfield@conservationhamilton.ca

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
Entrance (Attended Gate)				
No Event Day				
Per Vehicle and Driver	\$14.60	\$16.50	\$14.60	\$16.50
Per Vehicle and Senior/Disabled Driver Discount	\$12.83	\$14.50	\$12.83	\$14.50
Per Passenger over 5 yrs of age	\$4.87	\$5.50	\$4.87	\$5.50
Walk In's/Drop Off's	\$4.87	\$5.50	\$4.87	\$5.50
Auto Gate (No Attendant)	\$14.60	\$16.50	\$14.60	\$16.50
Equestrians - Includes one horse, truck and trailer	\$19.03	\$21.50	\$19.03	\$21.50
Each additional horse with same trailer	\$2.21	\$2.50	\$2.21	\$2.50
Education Programs				
<i>Per Student (under 14)</i>				
<i>With Afternoon tour Guide</i>	\$10.40	\$11.75		
<i>Full Day program with lunch facilities</i>	\$10.40	\$11.75		
<i>Per Student (14+)</i>				
<i>With Afternoon Guide</i>	\$10.40	\$11.75		
<i>Rental of Ironwood for School Lunch</i>	\$10.40	\$11.75		
Full Day Program Per Student	\$10.40	\$11.75	\$11.00	\$12.43
Ironwood Lunch Room Rental			\$40.00	\$45.20

Westfield Heritage Village Conservation Area

	2025	2025	2026	2026
Special Programs - with Director approval	Before HST	After HST	Before HST	After HST
Ticketed Event, Program, Workshop, Guided Activity Per Ticket	\$10-\$75	\$11.30-\$84.75	\$10-\$75	\$11.30-\$84.75
Room and Building Reservations - Fee Based on Event Date				
Ironwood Hall (Special occasion permits are required)				
2026	2025	2025	2026	2026
Full Day	\$2,033.00	\$2,297.29	\$2,085.00	\$2,356.05
Weekdays (Mon - Thurs)	\$603.00	\$681.39	\$615.00	\$694.95
Early Set up (3 - 7pm)	\$440.00	\$497.20	\$450.00	\$508.50
Mountsberg Church Rental				
Per 2 hour intervals	\$555.00	\$627.15	\$555.00	\$627.15
Additional Hour Rental Fee (after 7pm)	\$77.00	\$87.01	\$77.00	\$87.01
Guided Tours - 2 hours (Regular entry fee applies)				
Minimum	\$63.00	\$71.19	\$70.00	\$79.10
Per additional person beyond 6 people			\$10.00	\$11.30
Photo Permits				
Wedding Photos Per session (reservation needed if not packaged)	\$310.00	\$350.30	\$310.00	\$350.30
Family/Engagement Photo Permit	\$105.00	\$118.65	\$105.00	\$118.65

Cancellation Policy and Deposits

A non-refundable reservation deposit of \$250.00 is required. The balance due one month before rental. Special occasion permits and insurance required or personal insurance liability is required and to identify the serving of alcohol. Deposit of \$150.00 is required for a wedding ceremony rental and a deposit of \$400.00 is required for the rental of Ironwood.

Returned Cheques administration fee

Honorariums

For use of town crier, etc. (min. fee)

Wild Waterworks
680 Van Wagners Beach Road Hamilton, Ontario L8E 3L8 Phone: 905-547-6141 Email: wildww@conservationhamilton.ca

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
Day Admission				
General (11-64 yrs. of age)	\$33.63	\$38.00	\$34.96	\$39.50
Children (3-10yrs of age)	\$22.13	\$25.00	\$23.45	\$26.50
Senior (65+ yrs. of age)	\$29.21	\$33.00	\$30.53	\$34.50
Person with Disability	\$22.13	\$25.00	\$23.45	\$26.50
Attendant for Person with Disability Access 2 Program	FREE	FREE	FREE	FREE
Toddler (0-2 yrs of age)	FREE	FREE	FREE	FREE
Sunset Special (After 4pm)				
General (11-64 yrs. of age)	\$27.44	\$31.00	\$28.76	\$32.50
Children (3-10yrs of age)	\$17.70	\$20.00	\$19.03	\$21.50
Senior (65+ yrs. of age)	\$23.46	\$26.50	\$24.78	\$28.00
Person with Disability	\$17.70	\$20.00	\$19.03	\$21.50
Attendant for Person with Disability Access 2 Program	FREE	FREE	FREE	FREE
Toddler (0-2 yrs of age)	FREE	FREE	FREE	FREE
	2025	2025	2026	2026
Wristband Only Group, no pavilion rental				
Minimum of 25 paying guests, paid on one transaction to receive group discount. Must be pre-booked within 24 hours and a \$200 deposit prior to arrival. \$4.50 discount applied to wristband only group.				
General (11-64 yrs. of age)	\$29.21	\$33.01	\$30.46	\$34.42
Children (3-10yrs of age)	\$17.26	\$19.50	\$18.95	\$21.41
Senior (65+ yrs. of age)	\$24.56	\$27.75	\$26.03	\$29.41
Person with Disability	\$17.26	\$19.50	\$18.95	\$21.41
Attendant for Person with Disability Access 2 Program			FREE	FREE
Toddler (0-2 yrs of age)			FREE	FREE
Group Picnic				
Minimum of 25 paying guests to receive group discount. Must be pre-booked a minimum of 5 days in advance and \$500 deposit prior to arrival. Renting a pavilion + BBQ required.				
	Level 1 (25-250 ppl)	Level 2 (251-500)	Level 3 (501-1000)	Level 4 (1000+)
	Discount of \$4.75 from general admission	Discount of \$5.25 from general admission	Discount of \$5.75 from general admission	Discount of \$6.25 from general admission
*Shipping fees applied, if wristbands are shipped out				
General (11-64 yrs. Of age)	\$30.21	\$29.71	\$29.21	\$28.71
Children (3-10yrs of age)	\$18.70	\$18.20	\$17.70	\$17.20
Senior (65+ yrs. of age)	\$25.78	\$25.28	\$24.78	\$24.28
Person with Disability	\$18.70	\$18.20	\$17.70	\$17.20
Attendant for Person with Disability Access 2 Program	FREE	FREE	FREE	FREE
Toddler (0-2 yrs of age)	FREE	FREE	FREE	FREE

Contact for price

Wild Waterworks				
	2025	2025	2026	2026
Day Camp	Before HST	After HST	Before HST	After HST
One Supervisor free with every 10 paying campers. Minimum of 25 paying guests, paid on one transaction to receive the daycamp discount. Must be pre-booked within 24 hours and a \$200 deposit prior to arrival. \$4.50 discount applied to wristband only group				
*Shipping fees applied, if wristbands are shipped out				
General (11-64 yrs. Of age)				
Children (3-10yrs of age)	\$29.21	\$33.01	\$30.46	\$34.42
Senior (65+ yrs. of age)	\$17.26	\$19.50	\$18.95	\$21.41
Person with Disability	\$24.56	\$27.75	\$26.03	\$29.41
Attendant for Person with Disability Access 2 Program	\$17.26	\$19.50	\$18.95	\$21.41
Toddler (0-2 yrs of age)	FREE	FREE	FREE	FREE
			FREE	FREE
	2025	2025	2026	2026
Season Passes	Before HST	After HST	Before HST	After HST
Unlimited entry into Wild Waterworks				
Unless closed for special event or park has reached max capacity				
Valid for current summer season. Early Entry at 10:30am				
Single Season Pass				
Individual Season Pass (Ages 3+)	\$118.15	\$133.50	\$121.50	\$137.30
Replacement pass	\$9.29	\$10.50	\$10.00	\$11.30
Four Pack Season Pass				
Four Pack Season Pass (Four season passes)	\$365.27	\$412.75	\$368.50	\$416.41
Additional Pack Member Pass				
	\$95.14	\$107.50	\$98.50	\$111.31
* must be purchased with Pack Season Pass, maximum of 3 additional Pack				

Wild Waterworks				
	2025	2025	2026	2026
Rentals	Before HST	After HST	Before HST	After HST
Pay And Go Lockers (located in washrooms)	\$0.89	\$1.00	\$0.89	\$1.00
Day Use Lockers				
Small	\$11.95	\$13.50	\$12.25	\$13.84
Medium	\$16.95	\$19.15	\$17.25	\$19.49
Large	\$21.95	\$24.80	\$22.50	\$25.43
Day Use Lockers - Sunset Special				
Small	\$7.08	\$8.00	\$7.25	\$8.19
Medium	\$11.95	\$13.50	\$12.25	\$13.84
Large	\$16.82	\$19.01	\$17.50	\$19.78
BBQ's				
Medium - commercial (6 hrs)	\$180.09	\$203.50	\$180.00	\$203.40
Large - commercial (6 hrs)	\$265.05	\$299.51	\$265.00	\$299.45
Tubes				
All tubes require a \$5.00 deposit in addition to cost of rental. Deposit refundable				
Tube - Full Day Rental	\$4.43	\$5.01	\$4.42	\$5.00
Tube - Sunset Rental (after 4:00pm)	\$2.66	\$3.01	\$2.65	\$3.00
Pavilions				
Available to catered and non-catered groups. Must be pre-booked, pre-ordered				
Weekend Pavilion 1 or 2	\$275.00	\$310.75	\$275.00	\$310.75
Weekend Pavilion 3	\$225.00	\$254.25	\$225.00	\$254.25
Weekday Pavilion 1 or 2	\$75.00	\$84.75	\$75.00	\$84.75
Weekday Pavilion 3	\$50.00	\$56.50	\$50.00	\$56.50

For Catered Groups with Private Caterers:
Insurance of \$5 million is required 2 weeks before event date from catering

Wild Waterworks		2025		2026	
Cabanas (Online Booking Only, subject to service fee)		Before HST	After HST	Before HST	After HST
Regular Cabana Rental	Mon - Fri	\$114.83	\$129.75	\$118.50	\$133.91
	Sat/Sun/Holiday	\$134.96	\$152.50	\$138.50	\$156.51
Cabana Rental, 1 all day locker rental, 4 tube rentals and wait service.					
Deluxe Pool Side Cabana Rental	Mon - Fri	\$229.87	\$259.75	\$236.75	\$267.53
	Sat/Sun/Holiday	\$249.96	\$282.45	\$256.75	\$290.13
Cabana Rental, 1 all day locker rental, 4 tube rentals and wait service. 4 park admission.					
Sunset Package (after 4pm - Walk up Only)	Mon - Fri	\$38.94	\$44.00	\$40.25	\$45.48
	Sat/Sun/Holiday	\$77.92	\$88.05	\$79.25	\$89.55
Cabana Rental and 1 all day locker rental and 4 tube rentals.					
Regular Cabana All Day Family Rental	Mon - Fri	\$212.96	\$240.64	\$219.50	\$248.04
	Sat/Sun/Holiday	\$232.96	\$263.24	\$239.50	\$270.64
Cabana Rental, 2 all day locker rental, 8 tube rentals and wait service, 4 Wild Waterworks Tumblers					
Poolside Cabana All Day Family Rental	Mon - Fri	\$419.96	\$474.55	\$432.50	\$488.73
	Sat/Sun/Holiday	\$439.96	\$497.15	\$452.50	\$511.33
Cabana Rental, 2 all day locker rental, 4 tube rentals and wait service. 8 park admission. 8 Wild Waterworks Tumblers					
Administration fee for any returned cheque		\$50.00	\$56.50	\$50.00	\$56.50

Other Items

Staff Discounts
20% off in Waves

Discounts
10% off purchases in Waves for Season Passholders
100% discount for prize winners (season pass giveaways, cabana giveaways)
20% off end of season sale in Waves for patrons
40% off end of season sale in Waves for staff
\$10 off season pass renewal if reusing previous season pass wristbands
\$2 off full day admissions when purchased online

HCA Plan Review & Permit Fees

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
Plan Review Service Fees				
Subdivision and Condominiums				
Minor	\$1,658.00	\$1,873.54	\$1,691.16	\$1,911.01
Intermediate	\$6,629.00	\$7,490.77	\$6,761.58	\$7,640.59
Major	\$11,962.00	\$13,517.06	\$12,201.24	\$13,787.40
Applicant Driven Revision	\$4,204.00	\$4,750.52	\$4,288.08	\$4,845.53
Clearance Fees				
Per Phase Charge (on top of Major clearance fee above)	\$1,180.00	\$1,333.40	\$1,203.60	\$1,360.07
Consents				
Minor	\$1,092.00	\$1,233.96	\$1,113.84	\$1,258.64
Major	\$2,923.00	\$3,302.99	\$2,981.46	\$3,369.05
Minor Variances				
Minor	\$606.00	\$684.78	\$618.12	\$698.48
Major	\$1,318.00	\$1,489.34	\$1,344.36	\$1,519.13
Official Plan Amendments				
Minor	\$1,480.00	\$1,672.40	\$1,509.60	\$1,705.85
Major	\$5,056.00	\$5,713.28	\$5,157.12	\$5,827.55
Zoning By-law Amendments				
Minor (including H-Zone Removal)	\$1,480.00	\$1,672.40	\$1,509.60	\$1,705.85
Major	\$4,895.00	\$5,531.35	\$4,992.90	\$5,641.98
Site Plan Approval Application				
Minor	\$1,977.00	\$2,234.01	\$2,016.54	\$2,278.69
Intermediate	\$6,501.00	\$7,346.13	\$6,631.02	\$7,493.05
Major	\$7,964.00	\$8,999.32	\$8,123.28	\$9,179.31
Resubmission - 15% of full application fee				
Formal Consultation	\$661.00	\$746.93	\$674.22	\$761.87
Niagara Escarpment Plan Amendments - Applicant-Driven	\$3,823.00	\$4,319.99	\$3,899.46	\$4,406.39
Niagara Escarpment Plan Development Permits	\$1,592.00	\$1,798.96	\$1,623.84	\$1,834.94
Complex Applications	\$11,967.00	\$13,522.71	\$12,206.34	\$13,793.16
The application fee will be paid at the time of filing an application to the municipality. All subdivisions, vacant land condominiums, major and complex site plans (i.e. Community living projects, golf courses, cemeteries, etc.) continue to be circulated to the Hamilton Conservation Authority.				
Aggregate Extraction Applications	\$29,623.00	\$33,473.99	\$30,215.46	\$34,143.47
The application fee will be paid at the time of filing an application to the municipality. This fee relates to large aggregate extraction applications.				

HCA Plan Review & Permit Fees

Notes and Definitions:

1. Subdivisions/Condominiums/Site Plans:

Major – The area is equal to or greater than 4.5 hectares in size and technical studies (i.e. SWM, EIS or Geotechnical) are required.

Intermediate – The area is less than 4.5 hectares in size and technical studies (i.e. SWM, EIS or Geotechnical) are required.

Minor – In the area of interest to the HCA.

2. Other Applications:

Major – Technical studies (i.e.. SWM, EIS or Geotechnical) are required.

Minor – In the area of interest of the CA.

3. Area of Interest – Natural Heritage, Natural Hazard areas on a CA screening map, checklist, OP and/or ZB.

4. Complex Applications are Planning Act (e.g.. OPA/ZBA) and/or Site Plan applications for commercial/industrial/residential applications equal to or greater than 4.5 hectares in size, golf courses, trailer parks, campgrounds, and cemeteries, etc., that involve complex policy considerations and/or the review of extensive multi-disciplinary technical studies.

5. Combined Applications - Combined applications will be charged at 100% of the highest fee rate and 50% of the combined fee rate for other review categories.

6. Refunds may be provided directly to the applicant if it is found that an application charged at the "major" rate only required the level of review normally associated with the minor or intermediate rates. In such cases, the minor or intermediate rate will be retained and the difference refunded.

7. Additional Fees may be charged directly to the applicant if it is determined that an application requires a greater level of review effort than normally associated with the application type and fee collected at the time of submission. HCA may also charge additional fees based on current fee schedule rates for applications that have been inactive for two years or more.

8. Subdivision Revision Fees will be paid directly to the HCA and must be paid prior to issuance of revised draft conditions. A draft plan revision fee will be applicable to developer driven amendments to a subdivision or condominium application.

9. Resubmission Fees will be charged directly to the applicant for the review of technical studies and plans, drawings, models, etc., beyond the first submission and two resubmissions. A fee will be charged for each resubmission and will be based on 15% of the original application fee.

10. Formal Consultation fees will be charged to provide preliminary preconsultation comments on all proposed planning applications circulated as part of the City's Formal Consultation process. This fee will be deducted from the application fee when a formal application is submitted.

HCA Plan Review & Permit Fees

Development, Interference With Wetlands, Alterations to Shorelines & Watercourses

Pursuant to Hamilton Conservation Authority Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation 161/06 under Ontario Regulation 97/04, within HCA regulated areas, a permit is required for:

- Development
- Interference with Wetlands
- Alteration to Shorelines and Watercourses

1. Minor Development:

Is considered to be minor landscaping works and minor filling and grading activities, (between 0.05 m and 0.3 m in depth) OR minor additions to an existing structure (including decks) that involves less than a 50% increase in size of the original ground floor area or accessory structure to a maximum area of 28m².

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
Basic applications (no technical studies required)	\$730.00	\$824.90	\$744.60	\$841.40
Applications involving review of technical studies	\$1,344.00	\$1,518.72	\$1,370.88	\$1,549.09

2. Major Development:

Is considered to be the construction, reconstruction, and erection of a new building or structure, OR the construction of an addition to an existing structure that involves a 50% or greater increase in size of the original ground floor area, OR any change to an existing building or structure that would have the effect of altering the use or potential use of the building or structure or increase the number of dwelling units, OR site alterations involving the temporary or permanent placing, dumping or removal of fill material resulting in significant grade changes.

Basic applications (no technical studies required)	\$2,164.00	\$2,445.32	\$2,207.28	\$2,494.23
Applications involving review of technical studies.	\$4,702.00	\$5,313.26	\$4,796.04	\$5,419.53

3. Fill Placement:

The temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere, and the placement of material/fill is the primary activity.

Minor - Less than 500 m3 and no technical studies required	\$464.00	\$524.32	\$473.28	\$534.81
Intermediate - Less than 500 m3 and technical studies required	\$2,963.00	\$3,348.19	\$3,022.26	\$3,415.15
	plus \$0.50/m3		plus \$0.50/m3	
Major - Greater than 500 m3	\$5,901.00	\$6,668.13	\$6,019.02	\$6,801.49
	plus \$0.50/m3		plus \$0.50/m3	

HCA Plan Review & Permit Fees

4. Interference with Wetlands, Alterations to Watercourses and Shorelines:

Alteration to Watercourse includes: straightening, changing, or diverting a watercourse channel, installation or replacement of culverts and bridges, bank re-grading or stabilization.

Alteration to Shoreline includes: installation or replacement/repair of retaining walls, other slope stabilization works and bank regrading.

Interference with Wetlands includes: buildings and structures to be located within 120 meters of a Provincially Significant Wetland or within 30 meters of all other wetlands; vegetation removal, grading, filling, and hydrological changes.

	2025 Before HST	2025 After HST	2026 Before HST	2026 After HST	
Minor - works not requiring supportive technical studies such as minor repairs or adjustments to existing shoreline protection/watercourse structures, simple culvert replacements, small full-span pedestrian bridges, buildings and structures, fill placement, jack and bore and directional drill activities.	\$1,353.00	\$1,528.89	\$1,380.06	\$1,559.47	
Intermediate - works limited in scope/extent which may require supportive technical studies such as moderate-scale repairs to shoreline protection works, localized watercourse alterations and stream bank stabilization, buildings and structures, fill placement.	\$3,800.00	\$4,294.00	\$3,876.00	\$4,379.88	
Major - works requiring supportive technical studies such as channel re-alignments and natural channel design, major shoreline protection works, new large-scale bridge crossings, buildings and structures, fill placement.	\$5,532.00	\$6,251.16	\$5,642.64	\$6,376.18	
5. Multi-lot/Unit Development (10 or more lots or units) and Major Infrastructure Works: Infrastructure works (storm water management ponds, services, roads, bridges, etc.), new golf courses and major alterations to existing golf courses.	\$6,253.00	\$7,065.89	\$6,378.06	\$7,207.21	
6. Violation Surcharge 75% surcharge will be applied when activities which require a permit under Regulations are undertaken without a permit.					
7. Minor Revisions to Permits	\$382.00	\$431.66	\$389.64	\$440.29	
8. Expired Permits	\$317.00	\$358.21	\$323.34	\$365.37	
9. Letter Of Permission	With Site Visit	\$329.00	\$371.77	\$335.58	\$379.21
	No Site Visit	\$227.00	\$256.51	\$231.54	\$261.64
10. Resubmissions (per hour of review time)	\$108.32	\$122.40	\$110.49	\$124.85	

HCA Plan Review & Permit Fees

NOTES:

- Permits are issued for a two (2) year period. Significant alteration or changed ownership subject to new permit application. All fees are to be made payable to the Hamilton Region Conservation Authority.

- Permit extensions and/or renewals will not be granted. Where a permit has expired and the same applicant re-applies for a new permit within 6 months of the expiry of the original permit, and there have been no changes to the proposed works, HCA may issue a new permit for an administrative fee of \$323.34 +HST.

- Resubmission fees will be charged directly to the applicant for the review of technical studies and plans, drawings, models, etc., beyond the first submission and two resubmissions. A fee will be charged for each resubmission and will be based on total staff review time at the hourly review rate charged by the HCA.

	2025	2025	2026	2026
Service/Reforestation/Planning Fees/Misc. Fees	Before HST	After HST	Before HST	After HST
Natural Areas Inventory Database Private Requests				
Per hour preparation time	\$110.00	\$124.30	\$112.20	\$126.79
Reforestation Tree Planting Service				
The Authority provides a Reforestation Tree Planting Service to private landowners who own a minimum of 2 ha (5 acres) free of buildings. To recover the cost of this service, a charge to the private landowner applies. Landowner pays cost of trees in addition to planting costs. Replanting at same terms and conditions. This charge is based on full cost recovery of crew, equipment materials, benefits + 22% administration. Estimates are prepared on request.				
Fees for Seed Collection and Cuttings				
All work to be performed by purchaser and must satisfy authority environmental criteria. Volumes for uncleaned seed as collected.				
Cuttings per cubic meter	\$19.30	\$21.81	\$19.69	\$22.25
Seed Collections by weight per lb.				
Grass seed	\$45.00	\$50.85	\$45.90	\$51.87
Wildflower seed	\$65.25	\$73.73	\$66.56	\$75.21
Conifer seed	\$33.35	\$37.69	\$34.02	\$38.44
Walnut, Hickory, Oak seed	\$7.80	\$8.81	\$7.96	\$8.99
Other deciduous tree and shrub seed	\$2.95	\$3.33	\$3.01	\$3.40
Seed Collections by volume per litre				
Conifer cones	\$0.60	\$0.68	\$0.61	\$0.69
Walnut, Hickory, Oak seed	\$1.45	\$1.64	\$1.48	\$1.67
Other deciduous tree and shrub seed	\$1.00	\$1.13	\$1.02	\$1.15

HCA Plan Review & Permit Fees

	2025	2025	2026	2026
	Before HST	After HST	Before HST	After HST
GIS Mapping				
Colour Printing (includes ortho photo or area fill) per sq.ft.	\$15.50	\$17.52	\$15.81	\$17.87
Colour printing (no ortho photo or area fill) per sq.ft. (any size up to 40" wide)	\$5.30	\$5.99	\$5.41	\$6.11
Digital files (email)				
Ortho photography 1km X 1km (ecw, jpg or geotiff) per file - Ortho photography available for 2002, 2010, 2015	\$37.75	\$42.66	\$38.51	\$43.51
Custom maps (including HCA scanned maps) based on size per sq.ft.	\$5.85	\$6.61	\$5.97	\$6.74
Vector Data (high detail e.g. Contours, dem) per sq.km.	\$57.85	\$65.37	\$59.01	\$66.68
Vector Data (low detail e.g. Watercourse etc.) per hour	\$110.50	\$124.87	\$112.71	\$127.36
Custom Map Preparation (plus printing or digital file cost)	\$111.00	\$125.43	\$113.22	\$127.94
Photocopies				
per sheet	\$0.27	\$0.31	\$0.28	\$0.31
Stream Flow/Weather/Fishery Data				
Per hour staff time	\$110.50	\$124.87	\$112.71	\$127.36
Stream flow Discharge measurement, per hour + mileage	\$110.50	\$124.87	\$112.71	\$127.36
Technical Data staff time relates to hourly engineering, Ecology, IT and GIS staff time to prepare data as requested.				
Tables/Charts/Plans/Maps				
Computer Disc	\$35.90	\$40.57	\$36.62	\$41.38
Electronic Files	\$26.70	\$30.17	\$27.23	\$30.77
Solicitor and Real Estate Agent Requests RE:Property				
A. Solicitor, Real Estate, Consultant Request, and Property Reports (requiring a site visit)	\$310.00	\$350.30	\$316.20	\$357.31
B. Solicitor, Real Estate, Consultant Request, and Property Reports (no site visit)	\$270.00	\$305.10	\$275.40	\$311.20
Property Reports include building permit inquiries and input to general inquires as to development constraints on a property. All requests are payable in advance. In all cases, this fee includes a written reply to the landowner/agent/consultant. The municipal building department will be copied, when building permits are being sought.				
Administration Fee For Returned Cheques				
Administration fee per cheque	\$52.35	\$59.16	\$53.40	\$60.34
Borrowed Reports				
Deposits are normally held for borrowed reports until returned in good condition. Amount is based on 2 x value of report.				



Report to: Board of Directors

Approved for Circulation By: Lisa Burnside, CAO

Reviewed By: Mike Stone, MA, MCIP, RPP, Senior Manager, Planning, Stewardship & Ecological Services

Prepared By: Jonathan Bastien, P. Eng., Manager, Water Resources Engineering

Meeting Date: September 4, 2025

Subject: Request for Proposal – Bidder Results – Borers, Logies & Sydenham Creek Floodplain Mapping Study

Recommendation:

THAT the Board of Directors accept the proposal for the Borers, Logies & Sydenham Creek Floodplain Mapping Study submitted by Aquafor Beech, at a cost not to exceed \$89,755 plus HST.

Executive Summary:

Consistent with the current HCA Strategic Plan and WMS Work Plan, the Borers, Logies & Sydenham Creek Floodplain Mapping Study is planned to be undertaken by an external consultant. Four proposals were submitted. It is recommended that this project be awarded to Aquafor Beech for the amount not exceeding \$89,755 plus HST.

Staff Comment / Discussion:

A Request for Proposal for the Borers, Logies & Sydenham Creek Floodplain Mapping Study was developed and a call for proposals issued. Four proposals were submitted as follows:

Consultant	Budget
Aquafor Beech	\$89,755 plus HST
KGS	\$79,149 plus HST
Walter Fedy	\$269,894.69 plus HST
Water's Edge	\$118,720 plus HST

Based on review by engineering staff of the proposals submitted, it is recommended that this project be awarded to Aquafor Beech for the amount not exceeding \$89,755 plus HST for the following reasons:

- The Aquafor Beech proposal provides a clear scope of work which meets the requirements of the request for proposal
- The Aquafor Beech project team has significant experience conducting floodplain mapping projects, specifically for conservation authorities. Also, Aquafor Beech successfully completed the Redhill Creek Flood Plain Mapping Study for HCA recently.
- The Aquafor Beech proposed Field Survey budget is \$20,060 plus HST, which is significantly more than the KGS proposed Field Survey budget (\$10,404.60 plus HST). As the amount of required field survey is uncertain at this time, once adjusting for this difference, the two proposals are similar in total costs, with the Aquafor Beech adjusted budget being \$951 larger than the KGS budget.

Strategic Plan Linkage:

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

- Water Resources Management – Advance the implementation of our floodplain mapping program within our watershed to better understand flood risks and direct development away from natural hazards.

Agency Comments:

Not applicable for Flood Plain Mapping projects.

Legal / Financial Implications:

This project will be funded from the \$100,000 allocated in the 2025 HCA capital budget for Flood Plain Mapping.



Report to: Board of Directors

Approved for Circulation By: Lisa Burnside, CAO

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

Prepared By: Elizabeth Reimer, Conservation Planner

Meeting Date: September 4, 2025

Subject: Proposed addition within the Regulated Area of Lake Ontario, 19 Lakegate Dr, Stoney Creek, City of Hamilton – HCA File No. SC/F,C,A/25/50

Recommendation:

THAT the HCA Board of Directors approve the issuance of a permit under Section 28.1 of the *Conservation Authorities Act* for construction of an addition of a covered porch and swimming pool within the regulated area associated with Lake Ontario, at 19 Lakegate Drive, Stoney Creek, City of Hamilton.

Executive Summary

Staff reviewed an application for a covered porch and swimming pool within the hazards associated with Lake Ontario at 19 Lakegate Dr, Stoney Creek. While the criteria for side yard access are not met, staff are supportive of the issuance of a permit for the proposed development. 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 Board policy direction is generally maintained in this site-specific instance. Staff have no objection to the issuance of a permit.

Staff Comment / Discussion

File Review History

In October, 2023, HCA staff received a proposal for a proposed covered deck attached to the rear of the existing dwelling at 19 Lakegate Dr (Attachment A). HCA staff replied that a like-for-like replacement of the existing (uncovered) deck could be supported, or offered that a new covered deck could be supported if the following conditions were met:

- Shoreline protection works are in place;
- The addition is outside of the mitigated erosion hazard; and
- A maintenance access allowance from the municipal road to the shoreline is available.

In the HCA response, it was outlined that the existing dwelling does not provide sufficient maintenance access. HCA staff advised that access is necessary to ensure that heavy equipment can access the shoreline in the event that maintenance or repairs are needed as the condition of the shorewall deteriorates over its lifespan.

Given the need for adequate shore protection, the applicant provided a shoreline hazard assessment prepared by ShorePlan Engineering on July 23, 2024. HCA staff reviewed the assessment, and learned that a cast-in-place concrete wall had been constructed without a permit from HCA. HCA staff requested additional information to demonstrate that the existing structure was designed with adequate scour protection and drainage.

On April 23, 2025, HCA staff received a revised report from ShorePlan that proposed a rock berm in front of the cast concrete wall to protect the property from scour. HCA staff advised that the proposal for the rock berm was generally acceptable, but further detail was needed to justify the stone sizing and depth of embedment. In order to move the file forward, HCA staff met with the owner and ShorePlan on site on June 4, 2025 to review the existing site conditions and discuss the technical requirements.

On June 16, 2025, the applicants submitted a revised proposal for the pool and covered deck. Upon review, HCA staff determined the proposed covered deck partially encroached into the area identified by ShorePlan in which a major non-habitable structure could be safely located. In conversation with the applicants, HCA staff advised that this proposal would need to be reviewed at a Board Hearing, or the proposal would need to be amended to remove the portion encroaching into the required setback.

On July 16, 2025, the applicant submitted the proposal presented here (Attachment B). The current proposal locates the proposed pool more than

6 m from the stable slope crest, and the proposed covered deck is outside of the setback identified by ShorePlan. The submission was revised by including an opinion from a qualified geotechnical engineer that a slope of 2.5:1 was stable, which reduced the required stable slope allowance. In addition, the size of the proposed covered deck was decreased to avoid encroaching into the setback recommended by the coastal engineer.

The report from ShorePlan provides the professional opinion of the coastal engineer that encroachment into the hazard may be permitted for specific types of development. In particular, and the report refers to Table A7.2.1 in the Great Lakes St. Lawrence River System and Large Inland Lakes Technical Guide (MNR, 2001), which indicates that major non-habitable structures can be supported if the structure is not subject to erosion for a minimum of 50 years. ShorePlan identified a suitable setback in their report, labelled as 'Setback for Major Structures (Non-Habitable)', as shown on Figure 3 (Attachment C).

Based on current HCA policy, the remaining outstanding issue is the lack of access for heavy equipment. The owner made reasonable efforts to contact the owners of the adjacent properties to pursue a shared easement despite the inherent limitations; however, the adjacent property owners rejected the proposed shared access. In addition, ShorePlan Engineering provided an opinion that alternative equipment access could be achieved by hoisting equipment over the roof of the existing house using a crane. It should be noted that HCA policy is not generally supportive of proposals to provide shoreline access via crane or barge due to the uncertainty, risk, and potential costs associated with these methods.

Given that no shoreline access is available (as defined by current HCA policies), the property owner was advised the proposed addition of a covered porch would not meet existing HCA policy and that staff could therefore not issue a permit for the work. Staff advised that a permit application could be submitted and there would be opportunity for the application to be heard by the HCA Board of Directors. The property owner confirmed with HCA staff that they would like to proceed on this basis on August 18, 2025.

Application Assessment

The proposal does not satisfy HCA policies requiring a maintenance access allowance from the municipal road to the shoreline where new development is proposed. However, staff note the constrained access is an existing condition, and that without altering the footprint of the existing house, there are very limited opportunities to improve on this condition through shared side-yard access with a neighbouring property. The existing dwelling at 19

Lakegate Dr. is approximately 2 m from the adjacent dwelling to the east and about 2.5 m to the dwelling on the west side. This is not sufficient to provide heavy equipment access.

HCA policy requires that maintenance allowance access requirements must be met; however, staff note that the Technical Guide for Great Lakes – St Lawrence River Shorelines, Appendix A7.2 prepared by the Ontario Ministry of Natural Resources provides guidance for existing development within hazardous lands. More specifically, Table A7.2.1 indicates that major structures (non-habitable buildings) on existing developed lots may be permitted, provided:

- 1) It meets requirements of the Protection Works Standard and the Access Standard to the maximum extent and level possible based on site-specific conditions; and,
- 2) It utilizes maximum lot depth and width; and,
- 3) As a minimum, uses the greater of a) erosion allowance based on planning horizon of not less than 50 years or, b) minimum setback from stable slope allowance of 15 m; and,
- 4) It does not diminish maintenance access to any existing protection works.

The applicant is proposing to improve the existing shore protection to meet the requirements of the protection works standard referenced in Table A7.2.1. Furthermore, the location of the proposed covered deck is beyond the setback identified in ShorePlan's report. Finally, it does not diminish access to existing protection works.

In addition to the erosion hazards, the subject property is also susceptible to flooding from Lake Ontario, as discussed in ShorePlan's report. In this case, the development proposed consists of a pool and covered porch, both of which are designed to be exposed to water. As such, flood proofing is less significant than addressing the erosion hazard. Despite this, HCA staff endorse the recommendation provided in ShorePlan's report for the pool to be designed for coastal conditions in recognition of the potential for the pool to be filled with lake water and debris.

With respect to access, the current proposal does not diminish existing access and therefore, in staff's opinion, meets the Technical Guide criteria. However, HCA policy takes a more conservative approach than the Technical Guide in relation to the access standard, requiring that access be provided in order to permit additions in the erosion allowance. Notwithstanding the access restrictions, staff do not have any significant concerns with the proposal from a natural hazard or risk to property

perspective and staff are supportive of issuing a permit.

Staff can not issue a permit which does not comply with Board-approved policy. Proposals that do not meet policy may be considered for approval by the Board of Directors, typically through a formal hearing process where staff are not supportive of the application. Given staff's support for the proposal, it is being recommended the Board approve the permit without a formal hearing.

Agency Comments

Not Applicable

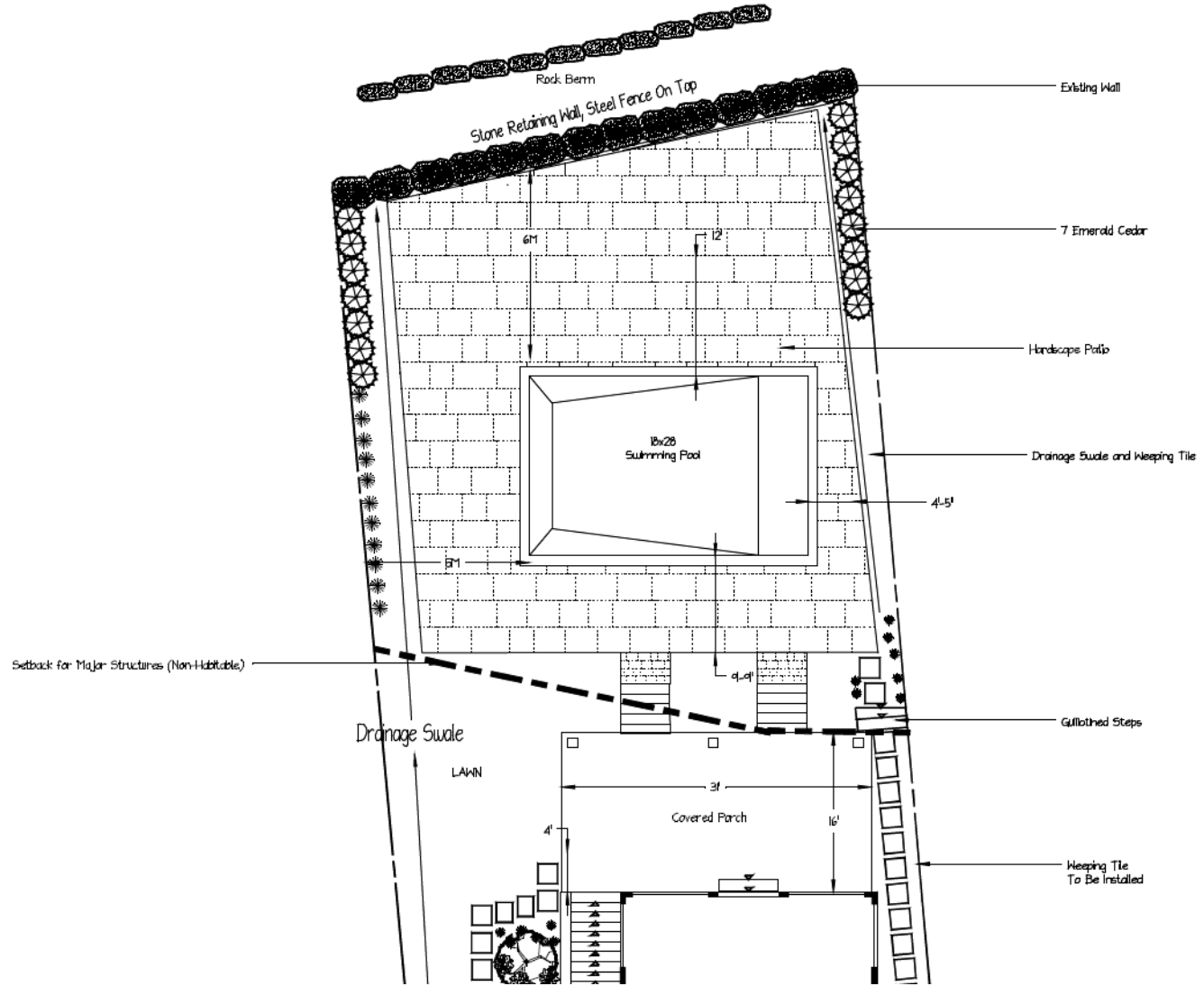
Legal / Financial Implications

Not Applicable

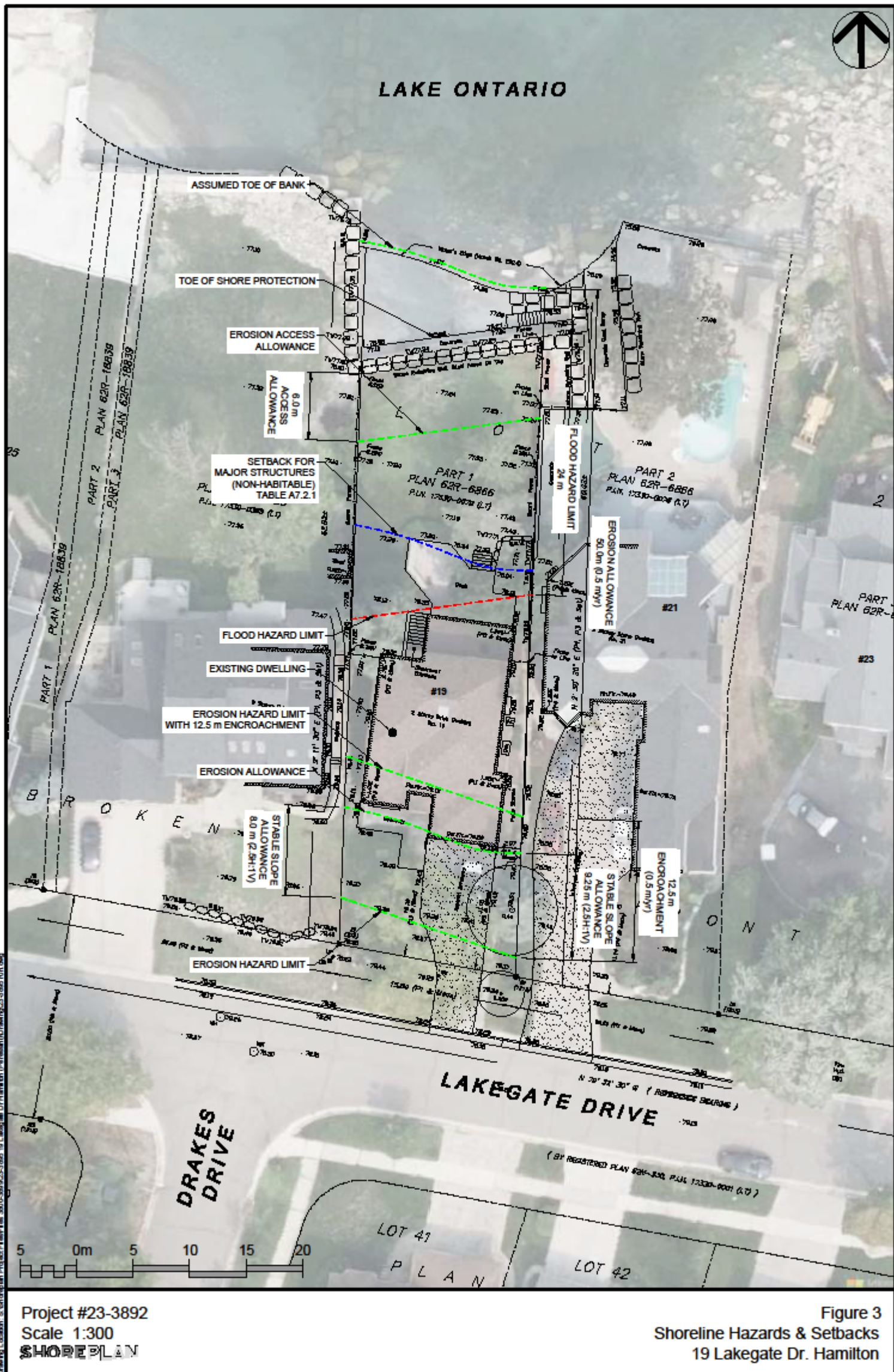
ATTACHMENT A – Property Location



ATTACHMENT B – Proposed Covered Porch and Pool



ATTACHMENT C – Site Plan and Shoreline Hazard Limits



July 15, 2025

Rudy Peressini
<rperessini@gmail.com>

Dear Mr. Peressini,

RE: 19 Lakegate Drive, Hamilton, Ontario
Shoreline Hazard Assessment
Our File: 23-3895

Shoreplan Engineering Limited (Shoreplan) was retained by you to review the existing conditions of the shoreline at the above noted property and identify the natural hazards as defined by the Provincial Policy Statement, Regulations, and Hamilton Conservation Shoreline Management Plan (SMP) (2023). It is our understanding that this letter will be submitted to the Hamilton Conservation Authority (HCA).

A site review was carried out by Shoreplan staff on April 29, 2024. Photographs presented in this report were taken during that site visit. The water level at the time of our visit on April 29, 2024, was approximately 74.9 m. We note a site survey was provided to Shoreplan by you conducted by B.A. Jacobs Surveying Ltd. dated May 9, 2024. All elevations referred to in this report are relative to the 1928 Canadian geodetic vertical datum (CGVD28) unless otherwise noted.

Existing Conditions

19 Lakegate Drive is located on the southern shore of Lake Ontario in the City of Hamilton, approximately 800 m east of Green Road. The nearshore profile in the area is typically characterized by sand, gravel, and cobble with some scattered concrete rubble. Cohesive soil material underlays the cohesionless sediment.

The subject property's shoreline is approximately 16.2 m long and is protected by a cast-in-place concrete wall. The homeowner provided Shoreplan with a record drawing illustrating the design details of the cast-in-place concrete wall prepared by Algisa Consulting Limited (Job No. 22033 dated October 28, 2024). A copy of the drawing is appended to this letter. The drawing shows a 0.6 m tall reinforced concrete footing, with a bottom elevation of 74.93 m and a top elevation of 75.53 m, which is pinned into an existing seawall. A 1.28 m tall and 0.3 m thick reinforced concrete wall extends upward from the top of the footing to a top elevation of approximately 76.81 m. A 0.25 m thick reinforced concrete deck sits atop the concrete wall which extends back to and is pinned into the cap of an existing seawall. The space between the front of the existing seawall and the new cast-in-place concrete wall was backfilled with granular material. The drawing shows a drain was installed behind the concrete wall, on top of the footing. A set of steps, cast in front of the wall, provides access from the top of the wall down to the nearshore.

The nearshore elevation fronting the wall varies between approximately 75.25 m and 76.0 m. The design drawing includes section notes that indicate that footing washout may occur and should be monitored. Instructions on how to repair the footing are provided. Based on our observations scour protection is required to reinforce the wall and maintain the wall.

The top of the concrete pad is approximately at elevation 77.1 m. The lawn behind the shore protection varies between 77.2 m and 77.4 m before sloping upward toward the house to approximately between elevation 78.0 m and 78.5 m. Photo 1 to photo 4 show views of the subject property and its shoreline.

The concrete wall on the subject property ties into an armour stone and concrete block wing wall on the adjacent property to the east. The adjacent property to the east is generally protected with armour stone and concrete walls, concrete blocks, and contains a concrete ramp and deck. The concrete wall ties into the adjacent western property's concrete block and stacked armour stone wall. Photo 5 and photo 6 show view of the adjacent eastern and western properties respectively.

Natural Hazards

The natural hazards considered for this assessment included the dynamic beach hazard, the flood hazard and the erosion hazard as defined in the Natural Hazards Policies (3.1) of the Provincial Policy Statement of the Planning Act (PPS). Each hazard is discussed separately below.

Dynamic Beach Hazard

The definition of a dynamic beach is described in the Technical Guidelines to the Provincial Policy Statement. The dynamic beach hazard does not apply to this site.

Flood Hazard

The Provincial Policy Statement defines the limit of the flood hazard as the 100-year instantaneous water level plus a wave uprush allowance. The 100-year instantaneous water at this location is 76.1 m CGVD28. The SMP uses a 100 year water level of 76.2 m IGLD85 which is equivalent to 76.1 m CGVD28.

The MNR (2001) Technical Guides specify that the wave uprush limit for a flood hazard assessment be determined from a 20-year return period wave occurring at the 100-year water level. A 50-year wave hindcast was completed using Toronto Island wind data to produce deep water wave conditions offshore of the site. Wind data recorded from January 1, 1973 to December 31, 2022 was used to produce hourly estimates of the deep-water significant wave height, peak wave period, and mean wave direction. Wind data prior to 1973 was not used due to the relatively high occurrence of missing data.

A peak-over-threshold extreme value analysis of major storm events completed to determine the 20-year return period wave condition. At the upper 90% confidence interval the 20-year wave condition has a significant wave height of 4.9 m and a peak wave period of 9.3 seconds. That wave comes from east of northeast.

The design offshore wave was transferred into the site using the Swan numerical wave model developed by Delft Hydraulics. Swan is a two-dimensional spectral wave model which simulates a steady-state spectral transformation of directional random waves. A flexible grid was used with grid spacing varying from 5 m at the site to 250 m along the offshore boundary. Figure 1 is a wave height contour and vector plot showing the results of the wave analysis over the full model grid. Figure 2 shows the model results in the nearshore area. The area covered by Figure 2 is outlined on Figure 1.

As the wave breaks on the nearshore slope, the concrete wall will be hit by a 1.5 m significant wave height. Wave overtopping was analysed using the design and assessment equations for plain vertical walls as presented in the EurOtop (2018) overtopping manual. The EurOtop manual is the industry leading guidance document for the evaluation of wave uprush and overtopping. It was determined that the mean overtopping rate under the design condition for a flood hazard assessment would be approximately 200 l/s/m.

Given the water depth at the toe of the wall, wave overtopping will be impulsive. With impulsive conditions aerated water is thrown high into the air with the vertical distance that the overtopping wave travels being relatively independent of the actual height of the structure. The width or the distance inland, to which the overtopping water might flow before returning to the lake cannot be accurately calculated in a manner consistent with the provincial technical guide procedures for calculating flood hazard limits. This is due to the differences between wave uprush on slopes and wave overtopping at vertical walls as considered in the EurOtop manual and the formulations listed in the Provincial Guide.

The overtopping manual does provide some guidance for determining the spatial extent of overtopping discharge. Under the presence of shore-perpendicular winds it can be expected that approximately 50% of the overtopping discharge will land within 7m of the wall, approximately 90% will land within 24m, and approximately 95% will land within 30 m. Under the east-northeast winds that produce the design wave condition the winds will be oblique to the wall, not perpendicular, so the discharge distances can be expected to be somewhat lower than noted above. We propose a flood hazard limit of 24 m, corresponding to the 90% discharge, is employed at this property as the volume of water travelling past this point unlikely to cause damage to backshore structures. The position of the flood hazard limit is depicted on Figure 3.

Erosion Hazard

The erosion hazard limit is the sum of two components: an erosion allowance plus a stable slope allowance. The erosion allowance is calculated as 100 times the average annual erosion rate for an unprotected shoreline. The annual erosion rates for the various reaches of HCA's shoreline are described in the SMP. The subject property is located within reach 3 which has a 0.5 m/yr annual erosion rate. Applied over a 100-year time frame, that gives an erosion allowance of 50 metres, measured horizontally from the toe of the slope.

According to the technical guide to the PPS, the default stable slope for analysis of shoreline hazards is 3h:1v. However, Soil-Mat Engineers & Consultants Ltd. (Soil-Mat) prepared a Geotechnical Considerations letter, dated July 11, 2025, in which they assigned a 2.5h:1v stable slope for the subject property. The Soil-Mat Geotechnical Considerations letter is appended to this report.

For the purposes of approximating the limit of theoretical erosion hazard, ground elevations of 78.5 m and 78.0 m are used for the backshore elevation at the eastern and western property lines respectively. The shoreline toe of slope is set at the average "assumed" waterline which is 74.8 m. This was established by determining the slope of the nearshore fronting the shore protection at the property and projecting that slope from the surveyed waterline (at elevation 74.86 m) lakeward to the "assumed" 74.8 m waterline. The 74.8 m water line is used as a proxy to define the "toe of bank". Toe of bank along unprotected cohesive banks along Lake Ontario is typically found between elevations 74.5 m and 75.0 m. These elevations and stable slopes produce a stable slope allowance of approximately 9.25 m ($(78.5 \text{ m} - 74.8 \text{ m}) \times 2.5 = 9.25 \text{ m}$) at the eastern property line, and 8.0 m ($(78.0 \text{ m} - 74.8 \text{ m}) \times 2.5 = 8.0 \text{ m}$) at the western property line. From the assumed toe of bank at elevation 74.8 m, the erosion hazard limit is located 59.25 m (50.0 m erosion allowance + 9.25 m stable slope allowance) at the eastern property line and 58.0 m (50 m erosion allowance + 8.0 m stable slope allowance) at the western property line.

The alignment of the shoreline is somewhat irregular due to the natural features of the shoreline. We suggest that a rationalized hazard limit is used, which is formed by a straight line connecting the erosion hazard limits at the eastern and western property lines, is appropriate. The position of the erosion hazard limit is shown on Figure 3.

Access Discussion

Access to the shoreline at the subject property is challenging. Access could potentially be gained between the dwelling on the subject property and the neighbouring western property, though this gap is narrow at approximately 3.5 m wide at its narrowest point. Access between the dwelling on the subject property and the neighbouring eastern property is even narrower. Both of these routes are significantly smaller than the 6.0 m access allowance required (if possible) by HCA policies and guidelines. Additionally, it is Shoreplan's understanding that the property owner has approached both neighbouring property owners to secure an access agreement on title, but neither property owner would agree to provide access on title. Due to the narrow gaps between the dwellings and not being able to secure access from neighbours on title, access to the shore protection would need to be provided by alternate means.

Appropriately sized construction equipment and materials could be transported over the dwelling on the subject property and into the rear yard via a truck mounted boom crane. Should large pieces of construction equipment, such as excavators, be required they can be disassembled into smaller pieces, craned into the rear yard, and reassembled. We note that trees on the subject property may need to be trimmed or removed to accommodate movement of equipment and materials from the street and into the rear yard.

Alternatively, construction equipment and materials could be brought in from the water via barge to construct and/or maintain the shore protection. This may require the construction of a temporary access berm in the nearshore to provide access from the barge to the subject shoreline. The access berm would be dismantled upon completion of maintenance to or construction of the shore protection.

Shoreplan staff have previously observed shoreline protection projects utilizing either cranes or barges to transport equipment and materials construct shoreline protection.

Development Discussion

Development can encroach into the hazard zone as long as the hazards are addressed. The shoreline hazards can be addressed with shoreline protection works which are built to accepted design and scientific principles.

Given a visual inspection of the seawall and a review of the drawing of the shore protection provided to us by the homeowner, the cast-in-place concrete wall does not have a functional design life of 25 years due to the risk of scour and undermining of the concrete footing as noted on the drawing. A functional design life of 25 years for the structure could be achieved with the installation of an armour stone toe berm, fronting the shore protection, to protect against scour. Figure 4 shows a typical cross section for a toe berm fronting the shore protection. Details of armour stone sizing and toe elevation will be determined during detailed design of the toe berm. Additionally, regular inspections and maintenance as necessary are critical to ensure the functional design life of shore protection structures. Inspections should also be conducted after high water levels, storms, or severe wave action to identify any damage.

A 25 year design life allows for "encroachment" into the hazard zone by reducing the erosion hazard by 12.5 m ($0.5 \text{ m/yr} \times 25 \text{ years}$). This limit of development is depicted on Figure 3.

The Ministry of Natural Resources published the Great Lakes St. Lawrence River System and Large Inland Lakes Technical Guides (2001) in which table A7.2.1 describes where development of various types of structures can be placed on properties in relation to the shoreline hazards. Table 1, appended to this report, describes information from table A7.2.1 where development of major structures, minor structures, and swimming pools are allowed to be developed in relation to the hazards. The table states "maintenance access to existing protection works is not decreased". For the purposes of this assessment the maintenance access is taken from the assumed back of the shore protection. This line is located 6.0 m back from the assumed back of shore protection, per the erosion access allowance as described in HCA policy and is shown on Figure 3. The dynamic beach hazard is not included in this table as there is no dynamic beach at this site.

Any pool placed lakeward of the flood hazard limit, as shown on Figure 3, will be exposed to overtopping during storms at above average water levels. A pool placed in this location may be filled with lake water and debris during such

events and that the pool should be designed for the coastal conditions. The engineer who designed the shore protection should also confirm that the wall will not be impacted by the construction of the pool.

The property owner wishes to construct a roof over their deck in the rear yard of the property. HCA policies and guidelines allow for the construction of Minor or Accessory structures within the shoreline hazards as long as the structures are adequately protected from the shoreline hazards. Table A7.2.1 additionally describes where both major and minor structures may be constructed in relation to the shoreline hazards. It is our understanding that the roof over the existing deck would be categorized as a Major Structure (Non-Habitable). Per the table, structures must be located behind the landward most of either the erosion allowance based on a 50-year planning horizon or a minimum setback from the stable slope of 15 m. The line is plotted on Figure 3 as the setback for Major Structures (Non-Habitable).

SHOREPLAN

Closing Comments

We trust that this information is in order. Please do not hesitate to contact the undersigned should you have any questions regarding this matter.

Yours truly,

Shoreplan Engineering Limited



G. Riehm, P.Eng.



J. Graham, P. Eng.



cc Winston Roque
Deandra Olivieri

<winston@yvoninsulation.ca>
<deandra.olivieri@gmail.com>

Enclosures

1. Figure 1: Full Model Wave Height Contour and Vector Plot
2. Figure 2: Nearshore Wave Height Contour and Vector Plot
3. Figure 3: Shoreline Hazards & Setbacks
4. Figure 4: Typical Toe Berm Cross Section
5. Retaining Wall: Notes, Plan and Sections, Algisa Consulting Limited, October 28, 2024.
6. Geotechnical Considerations Letter Proposed Pool and Covered Deck 19, Lakegate Drive Hamilton, Ontario., Soil Mat Engineers & Consultants Ltd., July 11, 2025
7. Table 1: Development Requirements of Major Structures, Minor Structures, and Swimming Pools within the Hazards from Table A7.2.1 of MNR (2001) Technical Guide.

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HCA, 2011. Planning & Regulation Policies and Guidelines. Hamilton Conservation Authority. <https://conservationhamilton.ca/images/PDFs/Planning/PlanRegPolicyGuidewAppendices.pdf>

MNR, 2001. Great Lakes - St. Lawrence River System and Large Inland Lakes. Technical Guides for flooding, erosion and dynamic beaches in support of natural hazards policies 3.1 of the provincial policy statement. Watershed Science Centre. ISBN: 0-9688196-1-3

Zuzek Inc, 2023. Hamilton Conservation Authority Shoreline Management Plan. Peter J. Zuzek and S.J. Logan. <https://conservationhamilton.ca/wp-content/uploads/2024/02/HamiltonSMP-2023.10.20.pdf>

Photo 1: View of subject property looking southwest.



SHOREPLAN

Photo 2: View of subject property looking south.



Photo 3: View of subject property looking southeast.



SHOREPLAN

Photo 4: View of subject property backshore looking south.



Photo 5: View of adjacent eastern property looking east.



SHOREPLAN

Photo 6: View of adjacent western property looking west.



Figure 1

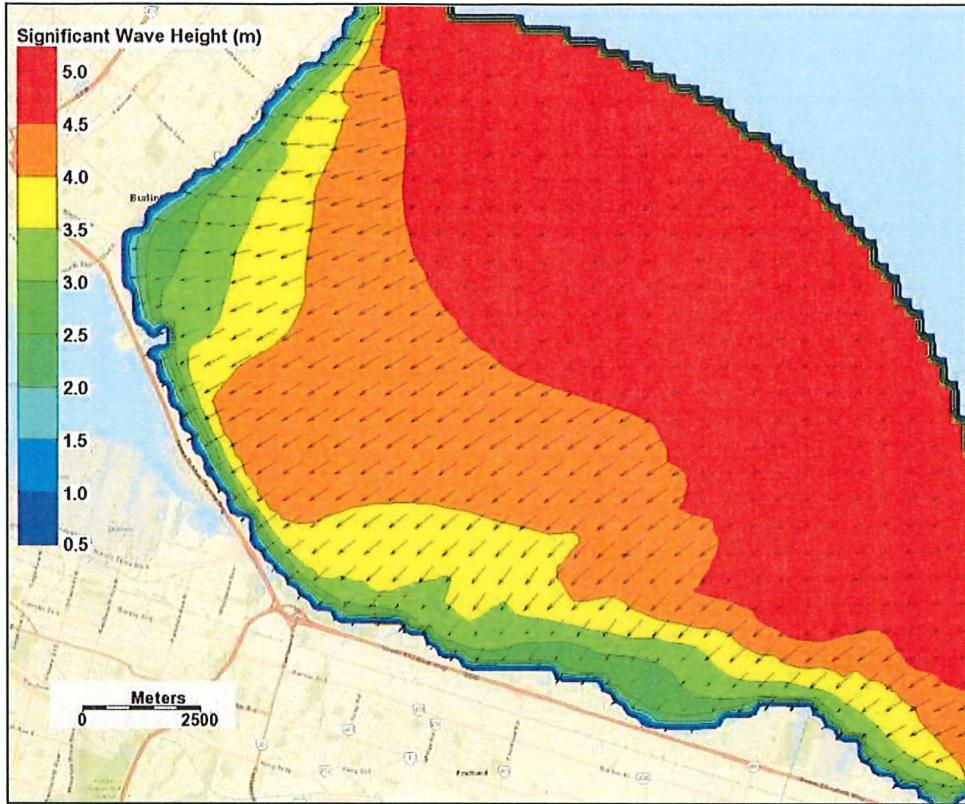
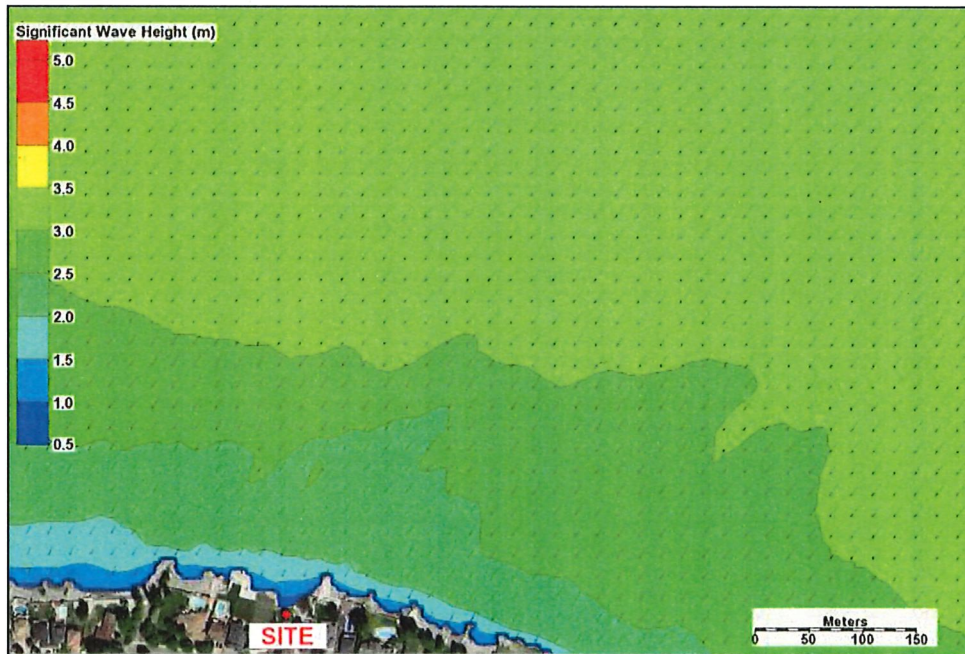
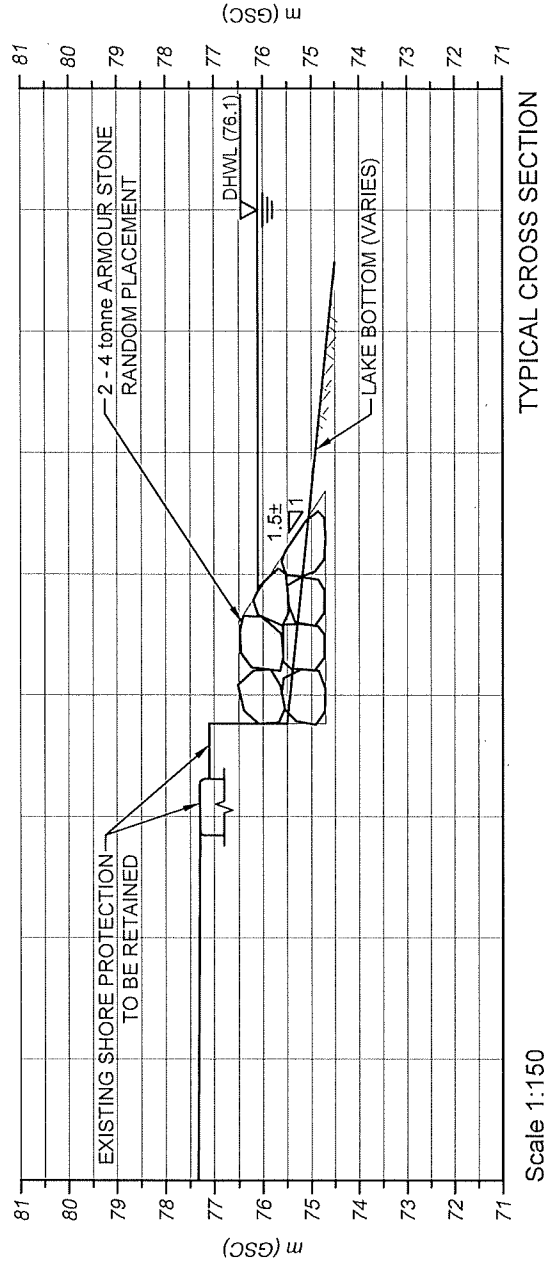


Figure 2



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TYPICAL CROSS SECTION

Scale 1:150

Figure 4
 Typical Toe Berm Cross Section
 19 Lakegate Drive, Hamilton

Project #23-3895
 Scale 1:150
SHOREPLAN



SOIL-MAT ENGINEERS & CONSULTANTS LTD.

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PROJECT No.: SM 250602-G

July 11, 2025

WINSTON ROQUE
19 Lakegate Drive
Hamilton, Ontario
L8E 3T7

**GEOTECHNICAL CONSIDERATIONS
PROPOSED POOL AND COVERED DECK
19 LAKEGATE DRIVE
HAMILTON, ONTARIO**

Dear Mr. Roque,

Further to your authorisation, SOIL-MAT ENGINEERS & CONSULTANTS LTD. has prepared this brief Geotechnical Considerations letter in connection with the above noted project. This letter report has been prepared based on a review of the project drawings and report by Shoreplan Engineering Limited provided to our office, and our experience in the area. The purpose of this Geotechnical Considerations letter is to provide our comments and recommendations with respect to the analysis by Shoreplan, based on our experience in the area regarding the conditions of the subsurface soils in the area.

It is understood that it is proposed to construct a new pool and covered deck structure at the rear of the dwelling located at 19 Lakegate Drive in Hamilton, Ontario. SOIL-MAT ENGINEERS was provided the Shoreline Hazard Assessment completed by Shoreplan, along with the drawings showing the proposed structures, with the covered deck to be located on the rear of the existing dwelling, up to approximately 15 to 20 metres south of the existing shoreline protection wall.

Based on our experience in the area, as well as a review of available published geology mapping, borehole logs, well records, etc., the native subsurface soils consist of fine-textured glaciolacustrine deposits of silt and clay, with minor sand and gravel. These conditions are consistent with our experience in the area, generally encountering clayey silt to silty clay. Table 4.3 of the Ministry of Natural Resources publication "Geotechnical Principles for Stable Slopes" indicates stable slope inclinations through glaciolacustrine clays and silts of 2 to 4 horizontal to 1 vertical. Based on our experience in the area and along the shoreline of Lake Ontario, the subsurface soils may conservatively be assumed to have a stable slope inclination of 2.5 horizontal to 1 vertical. It is noted that steeper stable slope inclinations are likely available, however would warrant additional studies and subsurface soil investigations to confirm.

PROJECT No.: SM 250602-G

GEOTECHNICAL CONSIDERATIONS
PROPOSED POOL AND COVERED DECK
19 LAKEGATE DRIVE
HAMILTON, ONTARIO



We trust that this Geotechnical Considerations report is sufficient for your present requirements. Should there be any questions regarding the content or comments within this report please do not hesitate to contact our office.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

A handwritten signature in blue ink, appearing to be "K.R.", written over a faint circular stamp.

Kyle Richardson, P. Eng.
Project Engineer



Table 1: Development Requirements of Major Structures, Minor Structures, and Swimming Pools within the Hazards from Table A7.2.1 of MNR (2001) Technical Guide.

Development Activity	Flooding Hazard (FH)	Erosion Allowance	
		Stable Slope Allowance	Erosion Allowance
Major Structures* (non-habitable)	Permitted provided it has dry passive floodproofing to full Flood Protection Standard except where it significantly impacts on or is significantly out of context with neighbouring properties in which case other approaches may be considered (dry active, where minimum 6 hours warning available, or wet floodproofing). The proponent shall demonstrate a "best effort" has been made to floodproof to the highest level that is functional and aesthetically tolerable. Do not reduce existing ingress/egress.	Not permitted	Permitted Provided: 1) it meets the requirements of the Protection Works Standard and Access (Ingress/Egress) Standard to the maximum extent and level possible based on site-specific conditions; and 2) it utilizes maximum lot depth and width; and 3) as a minimum it uses the greater of a) erosion allowance based on planning horizon of not less than 50 years or b) minimum setback from stable slope allowance of 15 m; and 4) it does not diminish maintenance access to existing protection works. or With no protection works, the building shall be readily moveable by design with no permanent foundations and temporary foundations to be removed when structure is moved, relocation plan submitted and greater of 1) minimum setback of 30 times AARR from stable slope allowance or 2) not less than 15 m from stable slope allowance. Advise of erosion risk.
Minor Structures** (non-habitable)	Advise of flood risk. Permitted provided safety concerns due to flood hazards are addressed considering site conditions and nature and use of structure. Do not reduce existing ingress/egress.	Not permitted	Permitted provided safety concerns due to erosion hazards are addressed considering site conditions and nature and use of structure and maintenance access to any protection works is not decreased. It is recommended if any structure is within 5 m of stable slope crest, that surcharge effects on slope stability be assessed by a geotechnical engineer. Permitted Provided: 1) not at risk to erosion hazard for 20 years for inground pools or 10 years for above ground pools; and 2) drainage is addressed; and 3) maintenance access to existing protection works is not decreased; and 4) existing ingress/egress is not reduced. It is recommended if any structure is within 5 m of stable slope crest, that surcharge effects on slope stability be assessed by a geotechnical engineer.
Swimming Pools	Not permitted unless meets full requirements of Flood Protection Standard	Not permitted	Permitted Provided: 1) not at risk to erosion hazard for 20 years for inground pools or 10 years for above ground pools; and 2) drainage is addressed; and 3) maintenance access to existing protection works is not decreased; and 4) existing ingress/egress is not reduced. It is recommended if any structure is within 5 m of stable slope crest, that surcharge effects on slope stability be assessed by a geotechnical engineer.

* Major Structures: involve non-habitable buildings or structures that do not qualify as minor structures.
 ** Minor Structures: involve non-habitable, moveable structures with no utilities and a maximum size of 14 m².



Memorandum to: Board of Directors

Approved for Circulation By: Lisa Burnside, CAO

Reviewed By: Mike Stone, MA, MCIP, RPP, Senior Manager, Planning, Stewardship & Ecological Services

Prepared By: Jonathan Bastien, P. Eng., Manager, Water Resources Engineering

Meeting Date: September 4th, 2025

Subject: Watershed Conditions Memorandum

Executive Summary:

During the period of June 20th to August 20th 2025, there were no significant watercourse flooding events nor Lake Ontario shoreline flooding events. However, there was one rain event that warranted issuing messages and additional monitoring of watercourse conditions. During this event, significant water safety concerns and localized watercourse flooding of low-lying areas that typically flood during higher water levels occurred in Spencer Creek watercourses.

There are no observations, reports, or expectations that significant watercourse flooding, localized watercourse flooding of low-lying areas that typically flood during higher water levels, or significant water safety concerns are occurring at this time. Current flows are near baseflow conditions to slightly elevated but well below thresholds for significant water safety concerns.

The average monthly flows for August so far have ranged between significantly below long-term averages to below long-term averages. July average recorded flows ranged between well below long-term averages to significantly above long-term averages. June average recorded flows ranged between well below long-term averages to significantly above long-term averages. May average recorded flows ranged between below long-term averages to above long-term averages.

There are no observations, reports, or expectations that significant Lake Ontario shoreline flooding is occurring at this time. The Lake Ontario mean daily water level averaged across the entire lake is 5 cm below average for this time of year, as of yesterday.

Christie Lake levels are currently slightly below preferred summer operating levels. Valens Lake levels are currently within preferred summer operating levels.

The most recent drought assessment indicated that normal conditions are an appropriate overall characterization of the watershed at this time. That said, 1-month precipitation totals indicated Level 2 Low Water Conditions, and 2 of 5 streamflow gauges (Ancaster Creek and Redhill Creek) had current 30-day average flows that indicated Level 1 Low Water Conditions.

There are currently no significant rainfall events 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.

Staff Comment / Discussion:

CURRENT WATERSHED CONDITIONS – August 20th, 2025

Current Flows in Major Area Watercourses

There are no observations, reports, or expectations that significant watercourse flooding, localized watercourse flooding of low-lying areas that typically flood during higher water levels, or significant water safety concerns are occurring at this time.

Current flows are near baseflow conditions to slightly elevated but well below thresholds for significant water safety concerns. 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 August so far have ranged between significantly below long-term averages to below long-term averages. Monthly flow in Upper Spencer Creek at Safari Road has been 39% of long-term averages (considered significantly below average). Monthly flow in Middle Spencer Creek at Highway 5 has been 15% (considered significantly below average). Monthly flow in Lower Spencer Creek at Market Street has been 30% (considered significantly below average). Monthly flow in Ancaster Creek at Wilson Street has been 56% (considered below average). Monthly flow in Red Hill Creek at Barton Street has been 58% (considered 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.

July average recorded flows ranged between well below long-term averages to significantly above long-term averages. Monthly flow in Upper Spencer Creek at Safari Road was 323% of long-term averages (considered significantly above average). Monthly flow in Middle Spencer Creek at Highway 5 was 140% (considered above average). Monthly flow in Lower Spencer Creek at Market Street was 194% (considered well above

average). Monthly flow in Ancaster Creek at Wilson Street was 57% (considered below average). Monthly flow in Red Hill Creek at Barton Street was 44% (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. Also, a late June rain storm in the Upper Spencer Creek area resulted in significantly increased flows at all three Spencer Creek gauges into early July.

June average recorded flows ranged between well below long-term averages to significantly above long-term averages. Monthly flow in Upper Spencer Creek at Safari Road was 233% of long-term averages (considered significantly above average). Monthly flow in Middle Spencer Creek at Highway 5 was 75% (considered slightly below average). Monthly flow in Lower Spencer Creek at Market Street was 95% (considered near average). Monthly flow in Ancaster Creek at Wilson Street was 87% (considered slightly below average). Monthly flow in Red Hill Creek at Barton Street was 47% (considered well below average). The precipitation amounts recorded at the streamflow gauges assist in explaining the considerable variations in average monthly recorded flows. The Upper Spencer Creek gauge received significantly more rain over the month than the other gauges, while the Redhill Creek gauge received significantly less rain over the month.

May average recorded flows ranged between below long-term averages to above long-term averages. Monthly flow in Upper Spencer Creek at Safari Road was 77% of long-term averages (considered slightly below average). Monthly flow in Middle Spencer Creek at Highway 5 was 65% (considered below average). Monthly flow in Lower Spencer Creek at Market Street was 71% (considered slightly below average). Monthly flow in Ancaster Creek at Wilson Street was 115% (considered slightly above average). Monthly flow in Red Hill Creek at Barton Street was 150% (considered above 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.

Current Lake Ontario Water Levels

There are no observations, reports, or expectations that significant Lake Ontario shoreline flooding is occurring at this time. The Lake Ontario mean daily water level in the Hamilton area was 74.93 to 74.94 m IGLD85 as of yesterday. The Lake Ontario mean daily water level averaged across the entire lake (74.86 m IGLD85 as of yesterday) is 5 cm below average for this time of year.

Current Storages in HCA Reservoirs

Christie Lake levels (770.84 ft) are currently slightly below preferred summer operating levels (771.00 to 771.50 ft).

Valens Lake levels (275.29 m) are currently within preferred summer operating levels (275.25 to 275.45 m).

Current Soil Conditions

Surface and root-zone soils are considered moist to saturated across the watershed.

RECENT STORM EVENTS

During the period of June 20th to August 20th 2025, there were no significant watercourse flooding events nor Lake Ontario shoreline flooding events.

However, there was one rain event that warranted issuing messages and additional monitoring of watercourse conditions. During this event, significant water safety concerns and localized watercourse flooding of low-lying areas that typically flood during higher water levels occurred in Spencer Creek watercourses.

Potential for Significant Watercourse Flooding During Rain Event

June 30th to July 7th

Water levels and flows in Spencer Creek watercourses at that time were already elevated, with significant water safety concerns and localized watercourse flooding of low-lying areas that typically flood during higher water levels already occurring in Upper Spencer Creek. This was due to considerable amounts of rainfall in the Upper and Middle Spencer Creek areas June 25th to 28th.

Forecasts on June 30th predicted 0 to 45 mm of total rain on that day, with an additional 0 to 11 mm of total rain on July 1, and an additional 0 to 17 mm of total rain on July 2.

There was potential for significant watercourse flooding, given the potential rainfall and the already elevated watercourse conditions. HCA staff continued to monitor watercourse and weather conditions closely, and reassessed the potential for flooding.

Significant water safety concerns and localized watercourse flooding of low-lying areas that typically flood during higher water levels occurred throughout the Spencer Creek watershed. However, there were no received observations or reports of significant watercourse flooding.

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

- June 30th: Flood Watch
- July 2nd: Watershed Conditions Statement (Water Safety)
- July 7th: Cancellation - Watershed Conditions Statement (Water Safety)

RECENT WATERSHED LOW WATER CONDITIONS

The most recent drought assessment (including data up to July 31) indicated that normal conditions are an appropriate overall characterization of the watershed at this time. That said, 1-month precipitation totals indicated Level 2 Low Water Conditions, and 2 of 5 streamflow gauges (Ancaster Creek and Redhill Creek) had current 30-day average flows that indicated Level 1 Low Water Conditions. HCA staff will reassess conditions at the beginning of September.

FORECASTED WATERSHED CONDITIONS

Watercourse Flooding

There are currently no significant rainfall 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 rain 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

Approved for Circulation By: Lisa Burnside, CAO

Reviewed By: Gord Costie, Director, Conservation Area Services

Prepared By: Brandon Good, Senior Manager, Conservation Area Services

Meeting Date: September 4, 2025

Subject: Conservation Areas Experience Update

Executive Summary:

Hamilton Conservation Authority's (HCA) Conservation Areas experienced a successful summer season, with day use, camping, and marina revenues performing well despite a cool spring this year. Community engagement remains strong, with various events upcoming in September and visitor management initiatives continue with the launch of the annual reservation service at Spencer Gorge to manage fall colour visitation. Meanwhile, Wild Waterworks and Lakeland Pool also concluded successful 2025 seasons.

Staff Comment / Discussion:

- **HCA Conservation Areas**

Overall, day use, camping and marina revenues have performed well this summer season despite a cool spring opening. Canoe, kayak and stand up paddle board (SUP) rentals have been very popular this year with revenues from rentals exceeding last year. All conservation areas were open over Labour Day weekend with strong visitation levels for the last long weekend of the summer.

- **Christie Lake Conservation Area, BRIGHT run**

BRIGHT Run, is a local fundraising event for local breast cancer research through the Juravinski Cancer Centre. As an annual fundraiser, this year marks the 18th BRIGHT run, and will be hosted at Christie Lake Conservation Area on Saturday September 6,

2025. In 2024, 1700 participants and 200 volunteers attended the event making it a great success. Since the first BRIGHT run in 2008 at Dundas Valley Conservation Area, more than \$6 million has been raised. HCA is proud to support her and the BRIGHT run initiative. www.brightrun.ca

- **Dundas Valley Conservation Area, Ancaster Autumn Stroll**

With partner host, the Rotary Club of Ancaster A.M, Hamilton Conservation Authority is holding the 27th annual Ancaster Autumn Stroll at Dundas Conservation Area on Sunday September 7, 2025. Participants can stroll through the beautiful trails of Dundas Valley CA, and sip award winning wines, craft beers, and cocktails and sample some of the finest cuisine of the Ancaster Area. www.autumnstroll.ca

- **Spencer Gorge Reservation Service**

The Board approved reservation service for Spencer Gorge Conservation Area will come into effect on Saturday, September 27, 2025. Reservations will be required 7 days a week, controlling high visitation levels of the fall colour period. Communication plans will include messaging on the HCA website, social media outlets, signage, and media releases.

- **Wild Waterworks and Lakeland Pool**

With the summer season coming to a close, Wild Waterworks and Lakeland Pool ended their operational season on Labour Day, Monday September 1. Both pools had successful operating seasons this year and while final attendance is still be confirmed, it is estimated at 90,000 attendees, surpassing last years numbers.