MINUTES

BOARD OF DIRECTORS MEETING

Thursday, October 22, 2026
Ausable Bayfield Conservation Authority Boardroom
Morrison Dam Conservation Area

DIRECTORS PRESENT
Ray Chartrand, Adrian Cornelissen, Joey Groot, Steve Herold (via Zoom), Dave Jewitt, David Marsh, Marissa Vaughan, Wayne Shipley

DIRECTORS ABSENT
Jaden Hodgins

STAFF PRESENT
Andrew Bicknell, Tina Crown, Millie Ghorbankhani, Abbie Gutteridge, Davin Heinbuck, Brian Horner, Jaden Schoelier, Nathan Schoelier

OTHERS PRESENT
Mr. and Mrs. Fred Clemmer

CALL TO ORDER
Chair Ray Chartrand called the meeting to order at 10:00 a.m., welcomed everyone in attendance, and read the Land Acknowledgement Statement.

ADOPTION OF AGENDA

MOTION #BD 91/26 **Moved David Marsh**
Seconded by Marissa Vaughan

"RESOLVED, THAT the agenda for the October 22, 2026, Board of Directors Meeting be approved as amended."

Carried.

DISCLOSURE OF PECUNIARY INTEREST
There were no disclosures of pecuniary interest at this meeting or from the previous meeting.

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DISCLOSURE OF INTENTION TO RECORD
None.

ADOPTION OF MINUTES

MOTION #BD 92/26 **Moved by Joey Groot**
Seconded by Dave Jewitt

"RESOLVED, THAT the minutes of the Board of Directors meeting held on September 17, 2026, and the motions therein be approved as circulated."

Carried.

DELEGATION
Mr. Fred Clemmer asked to speak to the Board of Directors representing the Armstrong Properties Association. He noted that this group split from the other Armstrong Property Owners Association due to a disagreement. He took a few minutes to explain the area known as Armstrong East and Armstrong West. Mr. Clemmer expressed his concerns regarding access to his property, as he has no legal access from the river. He commented that there are a number of Provincial Acts that would entitle him to access, such as the Ontario Road Access Act (Mr. Clemmer provided excerpts from these.

He referenced that the Ausable Bayfield Conservation Authority (ABCA) does not permit motorized vehicles on its property. Mr. Clemmer noted that under the Provincial Parks and Conservation Reserves Act, 2006, O. Reg. 319/07, ATVs may be driven on existing roads or trails. He reported that he consulted with the OPP, and he is also permitted to drive along the beach, but that access is difficult, especially during seasons of high water levels. Mr. Clemmer also referenced some dredging work completed permitted by the ABCA in 2013, which, in his opinion, caused environmental damage. He expressed concern that the ABCA would permit that work, but not permit a vehicle to drive on its property for access. He noted that because of access challenges, he may need to sell in the future, but fears that the access issues will prevent the cottage from selling.

Chair Ray Chartrand thanked Mr. Clemmer for his presentation. He asked Mr. Clemmer what authorization he had to speak on behalf of the Armstrong Properties Association. Mr. Clemmer noted that his wife was the president of the Association and had authorized him to speak. Chair Chartrand reminded Mr. Clemmer and ABCA Board members of O. Reg. 688/21, noting that "No person shall operate an all-terrain vehicle, an off-road vehicle or a motorized snow vehicle in a conservation area." Chair Chartrand also noted that thirteen years had passed since the referenced dredging work, and that the area has returned to a natural state. Chair Chartrand also asked how many private properties Mr. Clemmer would have to cross if taking the beach access. He replied that there would be none, but that they were not able to do that during high water conditions.

Chair Chartrand confirmed with staff that it was ABCA's policy to not permit motorized vehicles on ABCA lands. He also asked that staff bring back a report regarding this issue in November.

Mr. and Mrs. Clemmer left the meeting at 10:25 a.m.

BUSINESS OUT OF THE MINUTES

Vote on 2027 Proposed Operating Levies (Category 1 and 3), Capital Levy and Budget

Nathan Schoelier, Acting General Manager, reviewed the process to date for the ABCA Proposed 2027 Budget, and advised that the approval for the operating levies for both Category 1 and 3, as well as the Capital Levy is by weighted vote. He noted that the total proposed budget increase over 2026 is 3.06%.

MOTION #BD 93/26 **Moved by Adrian Cornelissen**
Seconded by David Marsh

"RESOLVED, THAT the Ausable Bayfield Conservation Authority Board of Directors vote on the 2027 Budget, including the Operating (Category 1 and 3) and Capital Levies."

Carried.

2027 Proposed Operating Levies and Capital Levy Vote

MOTION #BD 94/25 **Moved by Wayne Shipley**
Seconded by Dave Jewitt

"RESOLVED, THAT the 2027 Operating Levy for Category 1 be approved at $1,345,987."

	Yea	Nay	Absent
Adelaide Metcalfe	✓		
Bluewater	✓		
Central Huron	✓		
Huron East	✓		
Lambton Shores	✓		
Lucan Biddulph			✓
Middlesex Centre	✓		
North Middlesex	✓		
Perth South	✓		
South Huron	✓		
Warwick	✓		
West Perth	✓		

"The result was Yea 100% based on the current value assessment apportionment schedule."

Carried.

MOTION #BD 95/25 **Moved by David Marsh**
Seconded by Steve Herold

"RESOLVED, THAT the 2026 Operating Levy for Category 3 be approved at $197,558."

	Yea	Nay	Absent
Adelaide Metcalfe	✓		
Bluewater	✓		
Central Huron	✓		
Huron East	✓		
Lambton Shores	✓		
Lucan Biddulph			✓
Middlesex Centre	✓		
North Middlesex	✓		
Perth South	✓		
South Huron	✓		
Warwick	✓		
West Perth	✓		

"The result was Yea 100% based on the current value assessment apportionment schedule."

Carried.

MOTION #BD 96/25 **Moved by Dave Jewitt**
Seconded by Wayne Shipley

"RESOLVED, THAT the 2026 Capital Levy be approved at $60,144."

	Yea	Nay	Absent
Adelaide Metcalfe	✓		
Bluewater	✓		
Central Huron	✓		

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Huron East	✓	
Lambton Shores	✓	
Lucan Biddulph		✓
Middlesex Centre	✓	
North Middlesex	✓	
Perth South	✓	
South Huron	✓	
Warwick	✓	
West Perth	✓	

"The result was Yea 100% based on the current value assessment apportionment schedule."

Carried.

2027 Proposed Budget

MOTION #BD 97/25 **Moved by Wayne Shipley**
Seconded by Dave Jewitt

"RESOLVED, THAT Ausable Bayfield Conservation Authority Board of Directors approved the proposed 2027 Budget, as well as the 2027 Pay Grid and 2027 Fee Schedule."

Carried.

PROGRAM REPORTS

1. (a) Development Review

Jaden Schoelier, Water & Planning Technician, presented the Development Review report pursuant to Ontario Regulation 41/24 *Prohibited Activities, Exemptions and Permits*. Through the application process, proposed developments within regulated areas are protected from flooding and erosion hazards. Staff granted permission for 6 *Applications for Permission* and 7 *Minor Works Applications.*

(b) Violation/Appeals Update

Andrew Bicknell, Water and Planning Manager, did not have any updates on specific violations, but noted that staff were working through several at present. He did, however, let the Board of Directors know that staff were prepared to extend a permit for an additional year. This was a permit for a development in the St. Joseph area that had come before the Board of Directors, and was approved.

MOTION #BD 98/26 **Moved by Marissa Vaughan**
Seconded by Wayne Shipley

"RESOLVED, THAT the Board of Directors affirm the approval of applications as presented in Program Report # 1 – a) Development Review, and receive the verbal Violations and Appeals update as presented."

Carried.

2. 3rd Quarter Profit and Loss Statement

Tina Crown, Financial Services Coordinator, provided the profit and loss statement to September 20, 2026, including a projection for the remaining quarter of 2026. She noted that the final billing for the 2026 levy has been issued to municipalities, and that the Special Benefitting levy will be issued in December. In general, she reported that the ABCA is consistent with previous years, and is on track with the 2026 budget. Board members asked if the rising cost of fuel has had any impact on the budget, but staff noted that, while there have been increases, it is not a cause for concern.

MOTION #BD 99/26 **Moved by David Marsh**
Seconded by Marissa Vaugahn

"RESOLVED, THAT the Ausable Bayfield Conservation Authority Board of Directors receives the financial statement to September 30, 2026 as presented."

Carried.

3. Morrison Dam Conservation Area Master Plan (2026 – 2036)

Nathan Schoelier presented the final draft of the updated Master Plan for Morrison Dam Conservation Area. Following the approval of the draft plan in July, staff engaged the public and various stakeholders for feedback. Any suggestions were very minor in nature, and were incorporated into the final draft. Once approved, it will be made available on the ABCA website.

MOTION #BD 85/26 **Moved by Marissa Vaughan**
Seconded by Dave Jewitt

"RESOLVED, THAT the Ausable Bayfield Conservation Authority Board of Directors approves the Morrison Dam Conservation Area Master Plan (2026 – 2036)."

Carried.

COMMITTEE REPORTS

MOTION #BD 100/26 **Moved by Joey Groot**
Seconded by Wayne Shipley

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"RESOLVED, THAT the minutes of the Arkona Lions Club Museum Management Committee meeting held on October 5, 2026, and the motions therein be approved as circulated."

Carried.

CORRESPONDENCE

Reference: Letter from Ontario Provincial Conservation Agency (OPCA) about CA Board Governance
File: A.39.1
Brief: A letter from Hassaan Basit, CEO of the OPCA, sent a letter to all Conservation Authority (CA) CAOs and General Managers regarding Board Governance through the Transition Period following Municipal Elections. This letter will be sent out to all ABCA Member Municipalities.

NEW BUSINESS

1. Nathan Schoelier provided a brief update on the Lake Huron Regional Conservation Authority (LHRCA) Transition Committee. He reported that the Committee had their second meeting on October 20, 2026 via Teams. While they do not yet have the minutes, they will be shared once available. Chair Chartrand also noted that he has kept asking about the Watershed Councils, but at present that topic is parked for discussion later. Chair Chartrand and Nathan noted that they had an excellent day touring the watershed with Lake Huron Regional Conservation Authority Project Executive Don Goodyear.

   It was discussed that the Board Members would like to send some positive correspondence to OPCA noting the importance of having Watershed Councils in place early in the process to help with a smooth transition.

MOTION #BD 101/26 **Moved by Adrian Cornelissen**
Seconded by Wayne Shipley

"RESOLVED, THAT the Ausable Bayfield Conservation Authority Board of Directors authorizes staff to draft a letter regarding the importance of Watershed Councils to send to OPCA."

Carried.

COMMITTEE OF THE WHOLE

MOTION #BD 102/26 **Moved by Steve Herold**
Seconded by Dave Jewitt

"RESOLVED, THAT the Ausable Bayfield Conservation Authority Board of Directors go into Committee of the Whole at 11:05 a.m. to discuss a property matter with Nathan Schoelier and Abbie Gutteridge remaining in attendance."

Carried.

MOTION #BD 103/26 **Moved by Joey Groot**
Seconded by Marissa Vaughan

"RESOLVED, THAT the Ausable Bayfield Conservation Authority Board of Directors rise and report at 11:15 a.m."

Carried.

MOTION #BD 104/26 **Moved by Adrian Cornelissen**
Seconded by Dave Jewitt

"RESOLVED, THAT the Ausable Bayfield Conservation Authority Board of Directors authorize staff to proceed with the acquisition of two properties in the Municipality of South Huron, subject to approval of the Ontario Provincial Conservation Agency."

Carried.

ADJOURNMENT

The meeting was adjourned by David Marsh at 11:16 a.m.

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Ray Chartrand
Chair

Abigail Gutteridge
Secretary

Copies of program reports are available upon request.
Contact Abigail Gutteridge, Corporate Services Coordinator

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