

MINUTES  
BOARD OF DIRECTORS' MEETING  
TUESDAY, NOVEMBER 27, 2018

Members Present:	M.Blackie	S.McCall-Hanlon
	M.Blosh	A.Murray
	R.Chowen	B.Petrie
	A.Hopkins	M.Ryan
	T.Jackson	J.Salter
	N.Manning	G.Way
	S.Levin	

Regrets:	H.McDermid	T.Birtch
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Solicitor:	G.Inglis
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Staff:	D.Charles	C.Saracino
	S.Dunlop	A.Shivas
	B.Glasman	M.Snowsell
	C.Harrington	C.Tasker
	T.Hollingsworth	B.Verscheure
	J.Howley	K.Winfield
	E.Lounsbury	

1. Approval of Agenda

M.Blackie requested that item three (3) be corrected to read October 23, 2018, and item 8(c) be moved to follow the approval of the minutes (3).

T.Jackson moved – seconded by A.Murray:-

“RESOLVED that the UTRCA Board of Directors  
approve the agenda as amended.”

CARRIED.

2. Declaration of Conflicts of Interest

The Chair inquired whether the members had any conflicts of interest to declare relating to the agenda. There were none.

3. Minutes of the Previous Meeting

October 23, 2018

G.Way moved – seconded by A.Hopkins:-

“RESOLVED that the UTRCA Board of Directors approve the Board of Directors’ minutes dated October 23, 2018 as posted on the Members’ web-site.”

CARRIED.

\*8 (c) Dingman Creek Hazard Mapping Update

T.Annett introduced Scott Mathers, Director, Water and Waste Water, City of London and Paul Yeoman, Director, Development Services, City of London. T.Annett discussed and elaborated on her report. She clarified that the screening map was created to flag new developments, within the City of London, for further mapping work, conversation, and early involvement for UTRCA staff. An implementation committee is being formed and will have their first meeting soon.

Mr. Mathers and Mr. Yeoman spoke to the importance of public safety and advancing opportunities for development, and the potential impacts to existing infrastructure. The City will undertake a review of the model, along with a peer review process. It was clarified that the City initiated the Environmental Assessment and hired the UTRCA to do the modeling and mapping. City staff and UTRCA staff answered questions from the Board.

A concern was raised that the screening area may set a watershed wide precedent, expanding the scope of review beyond existing flood modeling. Staff clarified that the maps and models are constantly updated based on the most current information. The screening area was implemented in this case, due to the large difference between existing and new mapping, to flag projects in specific areas to make sure that staff are involved and informed.

There will be more reports and updates on this project in the future.

B.Petrie moved – seconded by T.Jackson:-

“RESOLVED that the Board of Directors receive the report as presented.”

CARRIED.

\*See item 9. Other Business for further Board direction regarding this matter.

4. Delegations

(a) Area Landowners

Mr. Herman Turkstra, a lawyer representing three area landowners, Bluestone Properties, Tradewinds Properties and Exeter Dingman Investments, presented to the Board. They feel the new line is an attempt to change the regulation, which allows the UTRCA to regulate to the

1:250 year flood, without going through the regulatory process at Queen's Park. He stated that the result of changing the line will have profound impacts on the landowners in the millions of dollars. He presented a map on screen to show the area covered by the current line, compared to the area covered by the new line. He added that the new modeling has not been tested or reviewed by the stakeholders and he believes the climate change assumptions should not be included in the model because they are based on assumptions. Mr. Turkstra concluded by asking that the Board not approve the screening area and instead, to initiate a process that involves the stakeholders in determining the new floodplain standards.

(b) London Development Institute & London Homebuilders Association

The London Homebuilders Association elected to give a joint presentation with the London Development Institute. Bill Veitch presented on behalf of the London Development Institute. Mr. Veitch felt there was a lack of detail and legislated basis for the screening area. He voiced concerns that the process of all applications within the screening area passing through UTRCA staff will delay and potentially freeze lands currently approved for development. He added that without a clear definition of a screening area, how it would be applied, supporting data, and the ability to review the model, the industry cannot accept these significant changes. He noted that they are unaware of any legislation that includes climate changes and believe it should not be included unless legislated. They asked the Board to withdraw the screening area map and that the City not require applications outside of the current lines to be reviewed by the UTRCA. The London Chamber of Commerce has sent a letter to the City of London with this request as well.

Lois Langdon, CEO London Homebuilders Association, presented on behalf of the London Homebuilders association. She spoke to the impact of the unanticipated screening area and its potentially negative effects on construction timelines, causing significant financial penalties for homebuilders. She also outlined discussions had, concerning the Dingman creek hazard mapping update, with London City Council and their solicitor at the November 20<sup>th</sup> City Council meeting.

Board members asked questions to the delegates and staff. Staff clarified that proponents can submit their own information, and the updated information will be circulated for peer review.

M.Blackie thanked the delegations, stating their comments would be considered as the UTRCA Board continues with this process.

5. Business Arising from the Minutes

(a) Hunting on UTRCA Lands  
(Report attached)

Staff clarified that trapping is permitted on UTRCA properties that are open for hunting when inquiries are brought forward and approved.

Expanded hunting and potential community involvement in the management of the Cade property will be developed over time as staff become more familiar with the community and local interests, as supported by the Management Plan.

N.Manning moved – seconded by G.Way:-

“RESOLVED that the Board of Directors receive the report as presented.”

CARRIED.

- (b) Revised Draft Budget  
(Report attached)

I.Wilcox reported that Bill 148 has been repealed by the Provincial Government. Staff have been invited to present the 2019 draft Budget to the County of Oxford, Middlesex Centre, South West-Oxford and Perth-East. An updated Draft Budget will be circulated along with any Municipal feedback in February.

Conservation Ontario has expressed significant concerns around the future of Provincial funding to Conservation Authorities. No funding cuts have been announced, but UTRCA staff are starting to plan for potential cuts. Midyear budget adjustments may be needed.

There was discussion around ways to educate new Councils and prospective Board members about the UTRCA and the roles and responsibilities of Board members. As suggested by members, staff will create a one page document outlining the roles and responsibilities of Board members, and will see that the FYI is circulated to all Councillors.

A.Hopkins moved – seconded by B.Petrie:-

“RESOLVED that the Board of Directors receive the report as presented.”

CARRIED.

6. Business for Approval

- (a) 2019 Authority Fee Schedule  
(Report attached)

T.Jackson moved – seconded by A.Murray:-

“RESOLVED that the Board of Directors approve the recommendation as presented in the amended report.”

CARRIED.

There was a discussion around the technical planning review fees and cost recovery. Board members asked staff to move towards a complete cost recovery model for plan review fees in the draft Fees Policy. This will further inform the work asked in a past motion.

A.Hopkins left the meeting at 11:40 a.m.

7. Closed Session – In Camera

There being legal matters to discuss,

N.Manning moved – seconded by T.Jackson:-

“RESOLVED that the Board of Directors adjourn to Closed Session – In Camera.”

CARRIED.

Progress Reported

(a) Summary of Statement of Claim

B.Petrie moved – seconded by T.Jackson:

“RESOLVED that the Board of Directors receive the report as presented in Closed Session.”

CARRIED.

(b) Fanshawe Cottages Update

Staff gave a verbal update regarding the Fanshawe Cottages.

8. Business for Information

(a) Administration and Enforcement – Section 28  
(Report attached)

S.Levin moved – seconded by B.Petrie:-

“RESOLVED that the Board of Directors receive the report as presented.”

CARRIED.

(b) Fanshawe Pioneer Village Update

(Report attached)

T.Jackson moved – seconded by A.Murray:-

“RESOLVED that the Board of Directors receive the report as presented.”

CARRIED.

- (d) Disaster Mitigation and Adaptation Fund  
(Report attached)

T.Jackson moved – seconded by S.McCall-Hanlon:-

“RESOLVED that the Board of Directors receive the report as presented.”

CARRIED.

- (e) Staff Succession Planning  
(Report attached)

It was suggested that staff be aggressive in backfilling the identified positions, as loss of experience and loss of upper management through retirement will continue to be a problem across all Municipalities and Watersheds.

B.Petrie moved – seconded by M.Ryan:-

“RESOLVED that the Board of Directors receive the report as presented.”

CARRIED.

- (f) 2018 New Portable Pass Update  
(Report attached)

B.Petrie moved – seconded by J.Salter :-

“RESOLVED that the Board of Directors receive the report as presented.”

CARRIED.

- (g) Board Membership Transition and January Orientation  
(Report attached)

The next meeting will be an orientation meeting on January 22, 2019. I.Wilcox asked that, if available, outgoing members attend to share knowledge with incoming members. Members were reminded that, according to the Conservation Authorities Act, terms don't end until the Annual General Meeting (AGM) in 2019. The AGM has been proposed for Thursday, February 21<sup>st</sup>.

N.Manning moved – seconded by S.McCall-Hanlon:-

“RESOLVED that the Board of Directors receive the report as presented.”

CARRIED.

8. November FYI  
(Attached)

G.Way moved – seconded by J.Salter :-

“RESOLVED that the Board of Directors receive the November FYI.”

CARRIED.

9. Other Business

Members were reminded that elections will happen at the Annual General Meeting in February.

A.Murray left the meeting just after 12:00 p.m.

Members had concerns regarding the Dingman Creek Hazard Mapping Update that were not addressed during the discussion following the Delegations, the matter was re-visited. There was a lengthy discussion around the concern that the screening area concept could be applied watershed wide and become a policy through practice without there being a Board approved policy.

T.Jackson moved – seconded by R.Chowen:-

“RESOLVED that until a policy is in place, the concept of a screening area not be employed in the practice of regulation within the watershed.”

B.Petrie moved – seconded by S.Levin:-

“RESOLVED that the motion be referred to staff for a report at the next Board meeting.”

CARRIED.

10. Adjournment

There being no further business, the meeting was adjourned at 12:47p.m on a motion N.Manning.



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Ian Wilcox  
General Manager  
Att.