

# Board of Directors

Upper Thames River Conservation Authority



## Upper Thames River Conservation Authority Board of Directors' Meeting Agenda – June 2025

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Date: June 24, 2025

Time: 9:30am

Place: Watershed Conservation Centre Board Room, Fanshawe Conservation Area –  
1424 Clarke Road, London, ON

### **1. Territorial Acknowledgement**

### **2. Modifications to the Agenda**

### **3. Declarations of Pecuniary Interest**

### **4. Presentations/Delegations**

### **5. Administrative Business**

5.1. Approval of Minutes of Previous Meeting: May 27, 2025

5.2. Business Arising from Minutes

5.3. Correspondence

5.3.1. Thames Centre – Responsible Growth and Opposition to Elements of Bill  
5

### **6. Reports – For Consideration**

6.1. City of London Budget Update – BoD-06-25-47

### **7. Reports – In Camera**

7.1. Pending Disposition of Land – UTRCA Land Disposition Options  
BoD-06-25-48

7.2. Litigation Affecting the Authority – Land Lease Program Update  
BoD-06-25-49

7.3. Municipal Freedom of Information and Protection of Privacy Act  
Request – Verbal

## **8. Reports – For Information**

- 8.1. Administration and Enforcement – Section 28 Status Report – BoD-06-25-50
- 8.2. Project Status Update – BoD-06-25-51
- 8.3. Phosphorus Reduction Program – BoD-06-25-52
- 8.4. Planning and Regulations Policies Update– BoD-06-25-53
- 8.5. [Thames River Current June Edition](#)

## **9. Reports – Committee Updates**

- 9.1. Finance and Audit Committee
- 9.2. Hearing Committee

## **10. Notices of Motion**

## **11. Chair’s Comments**

## **12. Member’s Comments**

## **13. General Manager’s Comments**

## **14. Adjournment**

Tracy Annett, General Manager

June 5, 2025

Premier Doug Ford  
Legislative Building  
Queen's Park  
Toronto, ON M7A 1A1

By email: [doug.fordco@pc.ola.org](mailto:doug.fordco@pc.ola.org)

**RE: Responsible Growth and Opposition to Elements of Bill 5**

Dear Premier,

Thames Centre Council, at its meeting on May 26, 2025, adopted a resolution in support of the Town of Shelburne, regarding its opposition to elements of the proposed Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025.

**11.7 Town of Shelburne - Responsible Growth and Opposition to Elements of Bill 5**

**Resolution: 155-2025**

**Moved by:** D. Lockie

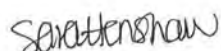
**Seconded by:** M. Smibert

**THAT** the Council of the Municipality of Thames Centre **SUPPORTS** Consent Agenda Item 11.7, being a letter from the Town of Shelburne regarding its opposition to elements of the proposed Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025.

**Carried.**

Should you need anything further, please advise.

Respectfully,



Sara Henshaw  
Deputy Clerk

Encl. Town of Shelburne Correspondence (dated May 14, 2025)

Copy: Hon. Rob Flack, Minister of Municipal Affairs and Housing  
Hon. Todd McCarthy, Minister of the Environment, Conservation and Parks  
Rob Flack, MPP for Elgin-Middlesex-London  
Association of Municipalities of Ontario (AMO)  
Upper Thames River Conservation Authority (UTRCA)  
Kettle Creek Conservation Authority (KCCA)  
Conservation Ontario

**From:** [Jennifer E. Willoughby](mailto:jennifer.willoughby@pc.ola.org)  
**To:** [rob.flack@pc.ola.org](mailto:rob.flack@pc.ola.org); [Sylvia Jones](mailto:Sylvia.Jones@pc.ola.org); [premier@ontario.ca](mailto:premier@ontario.ca); [todd.mccarthy@pc.ola.org](mailto:todd.mccarthy@pc.ola.org)  
**Cc:** [policy@amo.on.ca](mailto:policy@amo.on.ca); [Minister \(MMAH\)](mailto:Minister(MMAH)@amo.on.ca); [romachair@roma.on.ca](mailto:romachair@roma.on.ca); [Alice Byl](mailto:Alice.Byl@amo.on.ca)  
**Subject:** Town of Shelburne - Responsible Growth and Opposition to Elements of Bill 5  
**Date:** Wednesday, May 14, 2025 10:08:40 AM

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**CAUTION:** This email originated from outside of the Thames Centre email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good Morning

At the May 12, 2025, meeting of Shelburne Town Council, the following resolution was passed unanimously

Moved By: Councillor Len Guchardi  
Seconded By: Councillor Lindsay Wegener

Whereas the Government of Ontario has introduced Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025, which proposes substantial changes to environmental planning legislation, including the repeal of the Endangered Species Act and the creation of "Special Economic Zones" that may override local planning authority;

And Whereas the Town of Shelburne supports increasing housing supply and economic growth, but believes this must be achieved without undermining environmental protections or compromising the integrity of municipal planning processes;

And Whereas Bill 5, as proposed, risks weakening safeguards for Ontario's natural heritage and reducing the role of municipalities in managing growth in a responsible and locally informed manner;

Now Therefore Be It Resolved That Council for the Town of Shelburne:

- Opposes the provisions in Bill 5 that would reduce environmental protections or override municipal planning authority;
- Urges the Province of Ontario to advance housing and infrastructure growth through policies that respect sound environmental planning principles and uphold the planning tools available to local governments;
- Urges the Province to support municipalities through ensuring responsible growth through infrastructure projects designed to ensure protection of sensitive wildlife and natural resources;

And Directs that this resolution be forwarded to:

- The Honourable Doug Ford, Premier of Ontario,
- The Honourable Rob Flack, Minister of Municipal Affairs and Housing,
- The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks,
- Sylvia Jones, MPP for Dufferin–Caledon,
- The Association of Municipalities of Ontario (AMO),
- All Ontario municipalities for their awareness and consideration,
- All Conservation Authorities in Ontario,
- Conservation Ontario

CARRIED; Mayor Wade Mills

Thank You

Jennifer Willoughby, Director of Legislative Services/Clerk  
Phone: 519-925-2600 ext 223 | Fax: 519-925-6134 | [jwilloughby@shelburne.ca](mailto:jwilloughby@shelburne.ca)  
Town of Shelburne | 203 Main Street East, Shelburne ON L9V 3K7  
[www.shelburne.ca](http://www.shelburne.ca)

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**To: UTRCA Board of Directors**  
**From: Tracy Annett**  
**Date: June 24, 2025**  
**File Number: BoD-06-25-47**  
**Agenda #: 6.1**  
**Subject: City of London Budget Update**

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## **Motion from Councilor Peter Cuddy**

It being noted that the Board of Directors direct staff to identify budget reduction opportunities of a minimum of 1.5% of UTRCA's municipal levy funded budget, with priority given to amendments that result in permanent budget reductions, as part of the development of the 2026 Budget.

## **Recommendation**

It is recommended to direct staff to develop the 2026 budget and explore opportunities to alleviate pressures on the **UTRCA general operating levy**. It is not suggested to target a specific reduction for the City of London because their general tax base is a combination of both general levy and benefit-based apportionment. Staff discussions with the City's finance staff are being arranged to explore the City's methods of distributing capital and operating amounts between the general tax rate and the water and wastewater budgets. In addition, UTRCA staff will clarify the constraints imposed on the Authority through the budgeting regulations of the CA Act and the differences between general levy and benefit-based apportionment.

## **Background**

The City of London Mayor, Josh Morgan, and the Chair of the Budget Committee, Elizabeth Pelosa, attended the March Board of Directors Meeting as a delegation. The message conveyed was "As we continue working through 2026 budget discussions, our goal is to collaborate in identifying opportunities that help maintain high-quality services while alleviating pressures on the tax base."

Staff provided an overview of activities that are underway that **may** lead to cost changes while highlighting the potential implications. Continued efforts are ongoing to realize savings for our member municipalities. On June 12, 2025, staff received the Modified Current Value Assessment (MVCA) for 2026 from the province. The MCVA is a primary driver of how budgeted amounts are distributed among watershed municipalities. The City's MVCA is slightly lower than 2025.

## **Discussion**

Chair and Vice Chair of the UTRCA Board met with Mayor Morgan on June 9, 2025. During the meeting the UTRCA's budget was discussed. The Mayor recognized the

correspondence received from the Authority on April 29, 2025 and the chair highlighted the efforts of staff to:

- right size the budget;
- explore savings opportunities on operation & capital purchases etc.; and
- keeping sufficient money held in a reserve for both operations and capital works.

Further, the mayor supported the UTRCA approach to prioritize spending within budget rather than accelerate spending to fulfill the recommendations of service level reviews, (the exception with matters involving public safety). The mayor's message to the Chair was a request for the UTRCA to do what it can.

### **The City of London**

The City of London included a 6.9% increase in their approved budget for the Authority levy for 2026. That figure represents a blend of both general levy apportionment and benefit-based methods. **At this time, we believe the general levy increase will not exceed 6.9%**, but the benefit-based increase for capital projects and dam operations may exceed that, and it will be variable by municipality.

Projects proposed in 2026 at Wildwood and Pittock Dams to implement recommendations from the Dam Safety reviews may make reductions Impossible, largely due to how the city currently divides the UTRCA general and capital levy not possible. Postponing these projects related to public health and safety is not recommended. Staff have requested a meeting with City of London finance staff to discuss the issue with UTRCA capital costs being included in City operating amounts. Capital projects are regularly tied to WECl project funding, project planning has depended on anticipated WECl approvals and timing that make capital budgets challenging. We are expecting to see higher increases in capital spending in the coming years and are attempting to moderate general levy increases as much as possible.

### **Summary**

September 30<sup>th</sup>, 2025 is a key date for the Agencies, Boards & Commissions to have a definitive draft budget for the City of London. Staff will provide UTRCA's preliminary budget estimates to the Board and municipal staff in August. Conservation Authority budget cycles do not align well with the City of London process. As normal practice, staff submit the budget to the City and highlight that it remains subject to final approval by the Board at our Annual General Meeting in February. Early indications of the UTRCA's operating budget for 2026 will be less than 6.9%.

### **Recommended by:**

Christine Saracino, Supervisor of Finance and Accounting  
Tracy Annett, General Manager / Secretary-Treasurer

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**To: UTRCA Board of Directors**  
**From: Joe Gordon, Regulations Coordinator**  
**Date: June 24, 2025**  
**File Number: BoD-06-25-50**  
**Agenda #: 8.1**  
**Subject: Administration and Enforcement – Section 28 Status Report**

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## Recommendation

THAT the Board of Directors receive the Section 28 Status Report for information.

## Background

The attached tables are provided to the Board as a summary of staff activity related to Section 28 of the *Conservation Authorities Act* and Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. Table 2 covers staff activities and information for the month of May 2025.

### Summary of 2025 Permit Activity To-Date (Jan - May):

- **107 permit numbers** have been assigned with **68 of those permits issued**.
- **Nine (9)** permits have been issued in 2025 where the application was submitted in 2024.
- **Five (5)** Hydro One Standard Compliance Permits have been issued.
- **13** Permit Extensions or Amendments have been issued.
- **128** Site Clearances for regulated properties where proposed development was reviewed and determined not to require a Section 28 Permit.

### TOTAL Permits In-Progress:

There are currently **32 total permits in progress** where additional information is still required prior to processing the permit application. There are eleven (11) permits-in-progress from 2024 and one (1) from 2023 (ie. *Permit 209-23. The applicant has been provided verbal consent from UTRCA, but the permit will not be issued until associated planning approvals are in place*). 35% of those permits-in-progress are within the City of London. Twenty-four (24) permit numbers previously reported in annual reports have been canceled due to inactivity where the application was subsequently withdrawn or where no application form and/or applicable fee have been received.

The following table provides information on ALL permit in-progress in a tally format  
 Table 1: Permit In-Progress Tracker

YEAR	PERMIT #'S ASSIGNED	MORE INFORMATION REQUIRED	PERMIT ISSUED	HEARING DECISION	INACTIVE* (CLOSED)
2025	107	20	68	0	0
<b>Permits in Progress (Prior Year Submission):</b>					<b>Prior Years</b>
2024	219	11	185	4	19
2023	235	1*	229		5

The attached Table 2 provides further details of those permits issued in May 2025 and demonstrates compliance with processing timelines required by O. Reg. 41/24 unless otherwise stated.

**Recommended by:**

Jenna Allain, Manager, Environmental Planning and Regulations

**Prepared by:**

- Joe Gordon, Regulations Coordinator
- Jessica Schnaithmann, Land Use Regulations Officer
- Mike Funk, Land Use Regulations Officer
- Cari Ramsey, Land Use Regulations Officer
- Dave Griffin, Land Use Regulations Assistant
- Richard Brewer, Land Use Regulations Assistant
- Carly Sing-Judge, Land Use Regulations Assistant

Section 28 Status Report – Summary of Permits Issued for 2025  
Ontario Regulation 41/24

Report Date: May 2025

Application #	Municipality	Location	Category	Application Type	Project Description	Application Received	Response Notice	Notification of Complete Application	Permit Issued On	Comply with Timelines	Staff
32-25	London	15600 Robin's Hill Road	Development	Major	Industrial Building expansion	25-Feb-25	26-Feb-25	Incomplete	26-May-25	YES	Funk
45-25	London	745 Windermere Road	Municipal Project	Routine	New Public Access at Thames River	24-Mar-25	31-Mar-25	Incomplete	29-May-25	YES	Funk
56-25	London	Bradley Avenue, between Wharncliffe Road and Jalna Boulevard (West Leg)	Municipal Project	Major	Bradley Avenue Extension from White Oaks Road to Wharncliffe Road South, including P2 SWM expansion and Bradley Avenue Widening from White Oaks Road to Jalna Boulevard, including Replacement of White Oak Culvert and Removal of Upstream and Downstream Structures	11-Feb-25	13-Feb-25	Incomplete	16-May-25	YES	Schnaithmann

Application #	Municipality	Location	Category	Application Type	Project Description	Application Received	Response Notice	Notification of Complete Application	Permit Issued On	Comply with Timelines	Staff
57-25	London	Lot 33 and 34, Concession 2 Westminster (between Wharnclyffe Road and the Eastern Limit of Lot 33 Concession 2 Westminster)	Municipal Project	Major	Establishment of the Phase 1 and 2 White Oaks Tributary Complete Corridor	07-Mar-25	10-Mar-25	Incomplete	21-May-25	YES	Schnaithmann
66-25	Stratford	North of West Gore St, Avondale Cemetery	Municipal Project	Routine	Footbridge Repairs	07-Mar-25	27-Mar-25	Incomplete	30-May-25	YES	Griffin
67-25	Stratford	Iddington Creek at Delamere Ave.	Municipal Project	Routine	Culvert Repairs	07-Mar-25	27-Mar-25	Incomplete	30-May-25	YES	Griffin
70-25	London	520 Huron Street	Development	Major	Proposing Addition to Existing Single Family Dwelling	16-Apr-25	24-Apr-25	Complete	08-May-25	YES	Schnaithmann
71-25	Perth South	Road 130 R/A & Avon River Bridge, Avonton	Municipal Project	Routine	SWM Improvements incl. New Outlet	12-Mar-25	01-Apr-25	Incomplete	30-May-25	YES	Griffin
75-25	London	3541 Morgan Crescent	Development	Routine	Deck Installation	22-Apr-25	01-May-25	Incomplete	13-May-25	YES	Sing-Judge
76-25	London	Wharnclyffe and Bradley Ave	Linear Utility Corridor	Minor	Replacing / Relocating Gas Main	03-Apr-25	04-Apr-25	Incomplete	08-May-25	YES	Sing-Judge
85-25	Middlesex Centre	GPS Coordinates approx. 43.06162 - 81.37264 (Site 4392), 43.070044, - 81.343288 (Site 4393), 43.09477, - 81.26910 (Site 4395), 43.12735, - 81.14816 (site	Linear Utility Corridor	Routine	Project ID 64-25-800-3401 - Integrity dig involving minor excavation and repair of NPS 26 gas pipeline system	23-Apr-25	08-May-25	Incomplete	23-May-25	YES	Brewer

Application #	Municipality	Location	Category	Application Type	Project Description	Application Received	Response Notice	Notification of Complete Application	Permit Issued On	Comply with Timelines	Staff
		4397) & 43.20036, - 80.91025 (Site 4387)									
86-25	London	3460 Roe Street	Development	Major	Proposed Construction of Commercial Building and Associated Parking	30-Apr-25	09-May-25	Incomplete	30-May-25	YES	Schnaithmann
87-25	Zorra	W.W.Sutherland Drain. Lot 8, Con 1	Municipal Drain	Routine	Drain Maintenance through a wetland - Bottom Only Cleanout & Spot Cleanout	29-Apr-25	09-May-25	Complete - Permit	09-May-25	YES	Brewer
89-25	London	171 Wharncliffe Road North	Development	Major	Addition and Interior Renovation - West London potential SPA	09-May-25	09-May-25	Incomplete	13-May-25	YES	Sing-Judge
91-25	London	1010 Clarke Road	Development	Major	Building Addition	15-Apr-25	16-Apr-25	Incomplete	14-May-25	YES	Funk
94-25	St Marys	Grand Trunk Trail at Ingersoll Street	Municipal Project	Routine	Replace existing 130.3m long 0.8m diameter CSP culvert with a 0.9m diameter HDPE Circular culvert, and Repair 2nd structure a 0.8m diameter span by 1m average height open-bottom stone culvert, 15.47m long.	30-Apr-25	16-May-25	Incomplete	23-May-25	YES	Brewer
95-25	Middlesex Centre	Thirteen Mile, Fourteen Mile & Hwy#4	Linear Utility Corridor	Minor	Install fiber optic cable, undercrossing several creeks via directional drill method	30-Apr-25	16-May-25	Incomplete	23-May-25	YES	Brewer
96-25	London	346 Riverside Drive	Development	Minor	Accessory Structure with Loft	15-May-25	16-May-25	Incomplete	26-May-25	YES	Funk

Application #	Municipality	Location	Category	Application Type	Project Description	Application Received	Response Notice	Notification of Complete Application	Permit Issued On	Comply with Timelines	Staff
99-25	Zorra	1828 Hunt Road	Development	Minor	Single Family Dwelling	20-May-25	20-May-25	Incomplete	30-May-25	YES	Ramsey
101-25	Thames Centre	9 Jane Street	Development	Routine	Small Addition	26-May-25	26-May-25	Complete - Permit	30-May-25	YES	Ramsey

**To: UTRCA Board of Directors**  
**From: Tracy Annett**  
**Date: June 24, 2025**  
**File Number: BoD-06-25-51**  
**Agenda #: 8.2**  
**Subject: Project Status Updates**

## Recommendation

THAT the Board of Directors receive the report for information.

## Background

To assist the Board with previously discussed items the following status updates are provided. This report is updated and included at each meeting to identify project timelines and expected future reports.

## Discussion

The table below provides progress and estimated timelines associated with significant UTRCA projects and items identified by the Board of Directors requesting reports. As the Strategic Plan is completed, workplans deliverables will also be incorporated into the tables below.

Report Back Items	Planned report or update	Project lead(s)	Status
City of London 2026 Budget Request	June 2025	Tracy & Christine	In Progress – Draft initial response in April with additional updates to be provided through 2026 budget development, regular updates to be provided.
Green Leaders Participating Schools	April 2025	Karlee and Brad	In Progress – Requested details on Schools participating in Green Leaders Program. Details are provided and included as part of Community Engagement and Events update. Green Leaders event will be held on June 3rd with several members participating.
Hazard Mapping Consultation	August 2025	Jenna & Erin	In Progress - Hazard Mapping Consultation Thames River in the City of London Report was provided at September Meeting and Presentation in October 2024.

Report Back Items	Planned report or update	Project lead(s)	Status
			Status update provided in April, next update expected in August
Land Options (March 2025)	June 2025	Brent & Tracy	In progress - As requested at the October meeting, report provided March 2025 with a report on options for parcels identified in closed session. Report with priorities expected in June.
Administrative Review / Interim Policies (March 2025)	Quarterly updates Jan-Mar Q1 Apr-June Q2 Jul-Sept Q3 Oct-Dec Q4 Next update at August Meeting	Jenna	Administrative Review Policy in November 2024 December - Environmental Policy Manual Updates and Interim Response Mechanisms: Discussion Papers 1) Overview and Discussion 2) Wetland Management Policies 3) Access Standards February – Floodplain Freeboard Interim Response (Administrative Review Report in no later than March 31, 2025) First report provided in March with next Quarterly report planned to include April to June at the August meeting
Section 28 Regulation Policies (March 2024, September 2024)	June 2025	Jenna	In Progress - Release of new Regulations on Friday February 16th, effective April 1, 2024. May 2024 Meeting included Technical Checklists and S28 Compliance Procedures Staff will continue to develop policies and procedures, and undertake consultation with municipalities, partners, and development groups, etc.
Children's Safety Village (June 2023, February 2024)	April	Teresa & Brent	Complete – Update provided at the April 2025 meeting. Future updates to be included with Day Use Plans.
Retention Policy	August	Tracy & Michelle	Overdue – updated retention policy to be prepared based on a collaborative CA draft. The CA draft has been legally reviewed. Aligning retention policies with integration of Microsoft 365 (file structure, naming conventions, etc.) Currently migrating from GroupWise to Outlook and Microsoft 365. FOI requests have delayed work on the policy.
Cyber Security	October	Tracy Christine	Overdue - Report to F&A – Staff to prepare a report on the current state of

Report Back Items	Planned report or update	Project lead(s)	Status
		Chris	cyber security for the organization and any recommendations to improve to be presented to the Finance and Audit Committee at the April meeting, in-camera. Directed staff for future updates. Report to the Board to follow. Information Management/Technology efforts have been focused on migration to Microsoft 365 and the tools for enhanced security
Security for BOD access to agendas	October	Chris	Options to ensure secure access to agenda packages for Board Members
UTRCA Asset Management Plan	November	Brent & Christine	In progress - Groups of Assets e.g., Natural Hazard Infrastructure, Fleet, Facilities etc. Regular progress reports expected. (Note* suggested to add graphics similar to those used by the City of London in their asset management plans to identify overall condition of asset)  Asset Management Policy – Approved January 2024, Updated in May 2025 regular updates to be provided as asset classes are undertaken.
Land Tenant Program Update (Last update provided November 2024)	June and as required	Brent	In Progress – Ongoing status of land tenant program, in-camera. Report provided. Update provided in October. Verbal in-camera update in November. Future update as required.
Phosphorus Reduction Program	June	Tatianna	In progress - Staff to provide a future update report on program uptake.

### Definitions

Progress	Timeline
Not started	indicate project initiation date
In progress	anticipate completion date
Complete	date completed
Overdue	expected completion date and reasons for the delay
On Hold	other circumstances

## **Summary**

The summary provided is intended to help track items requesting report updates to the Board and project updates. It is noted that items may be shifted to accommodate the number of agenda items, staff workload and board meeting schedules.

### **Recommended by:**

Tracy Annett, General Manager

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**To: UTRCA Board of Directors**  
**From: Tatianna Lozier**  
**Date: June 24, 2025**  
**File Number: BoD-06-25-52**  
**Agenda #: 8.3**  
**Subject: Phosphorus Reduction Program**

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## Recommendation

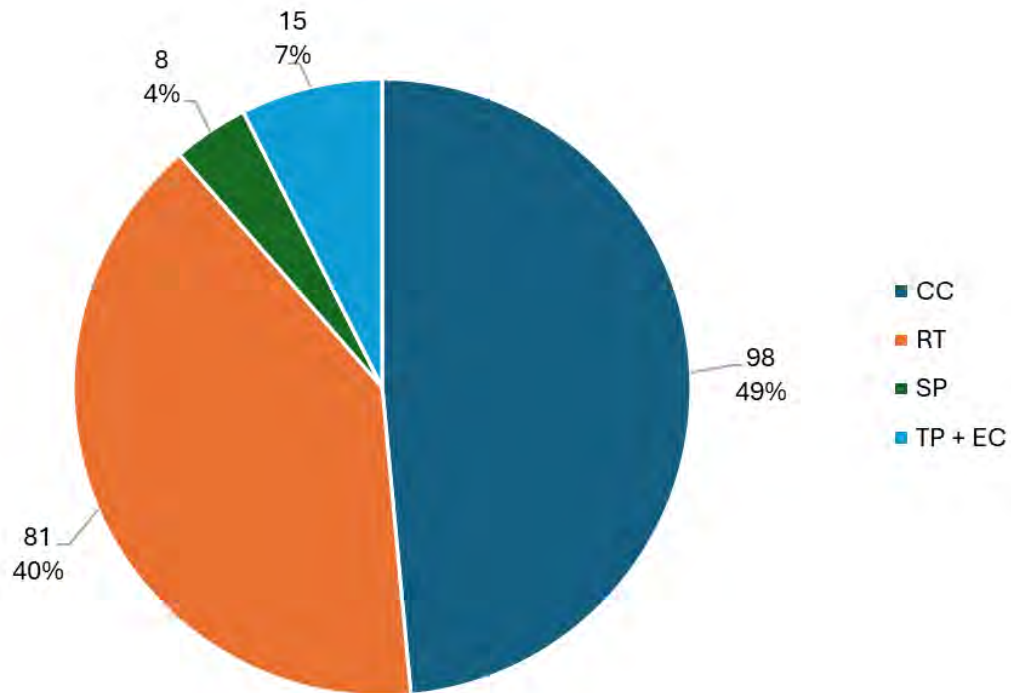
THAT the Board of Directors receive the Upper Thames Phosphorus Reduction Program Update Report for information.

## Background

The Upper Thames River Phosphorus Reduction Program launched in fall 2024 to provide cost-share opportunities for agricultural producers to a variety of agricultural best management practices (BMPs). The goal of the program was to provide local support for the adoption of phosphorus reducing measures. Following the completion of Year 1 fiscal (March 31, 2025), a summary of the project results is provided.

## Project Uptake:

- Total Number of Projects: 595
- Total Project Area: 34,795 ac (14,080 ha)
- Estimated Phosphorus Reduction: 12,500 lbs (5,670 kg)
- Project Categories Funded:
  - Reduced tillage
  - Cover Crops
  - Subsurface Phosphorus Application
  - Tree Planting
  - Erosion Control Structures
- Projects in 25/28 subwatersheds



**Figure 1:** Number of applicants 2024-2025 per category. CC = cover crops, RT = reduced tillage, SP= subsurface phosphorus, TP +EC = tree planting and erosion control

**Table 1:** Number of funded applicants in 2024-2025 fiscal period per municipality.

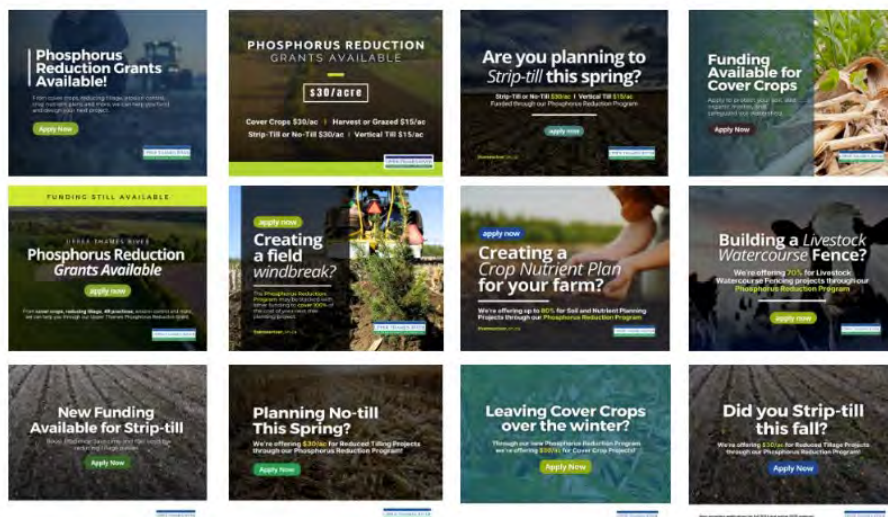
Municipality	Number of applicants
Blandford-Blenheim	3
East Zorra-Tavistock	6
London	3
Lucan Biddulph	7
Middlesex Centre	14
Norwich	6
Perth East	11
Perth South	27
South-West Oxford	12
Stratford	2
Thames Centre	31
West Perth	25
Zorra	32

**Table 2:** Number of funded acres/hectares in 2024-2025 fiscal period per municipality.

Municipality	Acres	Hectares
Blandford-Blenheim	470	190
East Zorra-Tavistock	2311	935
London	436	176
Lucan Biddulph	1649	667
Middlesex Centre	3773	1526
Norwich	1544	624
Perth East	1663	672
Perth South	4152	1680
South-West Oxford	3246	1313
Stratford	95	38
Thames Centre	4522	1830
West Perth	4791	1939
Zorra	6143	2486
<b>Overall</b>	<b>34795</b>	<b>14080</b>

## Communication and Outreach

Communication and outreach played a key role in the success of the program. To support the continued growth of the program, staff utilized social media, led tours at the Thorndale demonstration farm and presented at workshops, grower meetings, and conferences. In the coming year, staff will continue to prioritize a broad range of outreach activities to further promote the program and expand its impact, with increased efforts to promote adoption within priority areas.



**Figure 2:** Social media posts for the Upper Thames Phosphorus Reduction Program

## **Year Two Project Update**

The Year 2 funding program was released on June 6, 2025, with several updates to project categories, stacking rules, and program guidelines. Notably, the stacking of residue cover projects, such as cover crops and reduced tillage, is no longer permitted. A key addition to the program is the requirement of a crop nutrient plan for any field applying for *Phosphorus Management* funding. This helps ensure phosphorus is applied at the appropriate rate, time, and location. Within the *Phosphorus Management* category, a new *Manure Management* subcategory has been introduced to help producers move manure from high-phosphorus fields to those with lower soil fertility (less than 20 ppm).

Additional details on the updated funding program are available on the [Upper Thames River Phosphorus Reduction Program website](#).

## **Summary**

The Upper Thames Phosphorus Reduction Program has been well received by farmers across the watershed, with projects implemented in 25 of the 28 subwatersheds. The program successfully engaged several farm operations that had not previously worked with the UTRCA, supporting a wide variety of farm types and sizes. All program deliverables were successfully achieved, setting a strong foundation for Year 2.

## **Recommended by:**

Tatianna Lozier, Acting Manager Intergrated Watershed Management

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**To: UTRCA Board of Directors**  
**From: Jenna Allain, Manager, Environmental Planning and Regulations**  
**Date: June 24, 2025**  
**File Number: BoD-06-25-53**  
**Agenda #: 8.4**  
**Subject: Planning and Regulations Policies Update**

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## Recommendation

THAT the Board of Directors receive the report for information.

## Background

On April 1, 2024, the Province enacted Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits (O. Reg. 41/24 or the “Regulation”), and associated sections of the [Conservation Authorities Act](#) (CAA). Section 12 of the Regulation requires all Conservation Authorities (CAs) to develop policy and procedure documents with respect to permit applications, and reviews and sets out minimum requirements to be incorporated into those policy and procedure documents.

The Upper Thames River Conservation Authority’s current policy document, the *Environmental Planning Policy Manual*, was originally published in 2006 with minor amendments approved in 2017. The legislative changes noted above necessitated updates to the existing Policy Manual, and in March of 2024, the UTRCA Board of Directors approved the use of an Interim Policy to address the legislative changes while staff developed a detailed policy document (“Policy Document”) that would replace the 2006 Policy Manual.

Work on the draft Policy Document is well underway with a significant amount of staff time dedicated to policy development and consultation over the last 6 months. The intention is to have a complete draft of the Policy Document prepared by the end of the year. Staff are currently developing and consulting on the Policy Document in sections. The proposed sections for the Policy Document are as follows:

- Introduction and Purpose Section (background, policy approach, roles and responsibilities, etc.)
- General Natural Hazard Policy Section
- Individual Sections that are based on each hazard category (i.e., River and Stream Valley – Flooding/Erosion, Watercourses, Wetlands, etc.)
- Separate section for lot creation considerations (i.e., development defined under the PPS)
- Terminology and Definitions Section
- Appendices (Wetland Compensation/Mitigation Requirements, Floodproofing Standards, etc.)

Efforts to date have focused on individual sections based on hazard categories, with wetlands and flood hazard management sections being the top priority. Working drafts for both sections have been completed and have undergone some level of consultation along with the appendices for floodproofing standards, two-zone policies and special policy areas (SPAs). The section related to policies for watercourses has also been drafted, and consultation on this section will begin before the end of the month.

### **LDI and City of London Policy Working Groups**

UTRCA staff have established two separate policy document working groups with the City of London and the London Development Institute (LDI), respectively. The objectives of these working groups are as follows:

- i. Foster open and constructive dialogue between the UTRCA and representatives from LDI and the City of London on key policy areas and policy issues relating to the UTRCA's Planning and Regulations program areas.
- ii. Ensure transparency in the policy development process.
- iii. Identify potential impacts of draft policies and/or policy changes and invite discussion on alternative approaches or mechanisms.
- iv. Provide a forum for resolving concerns and conflicts related to policy development and drafting policies.

A communications plan has also been prepared for the development of the Policy Document, and staff will be reaching out to engage with our other member municipalities very soon.

The role of the Working Groups is advisory and consultative in nature. The Working Groups are tasked solely with the objectives outlined above and recognize that all final decisions relating to the UTRCA's 2025 Planning and Regulations Policy Document rests exclusively with the UTRCA Board of Directors as the ultimate decision-making authority.

A Summary Report for each working group will be prepared by UTRCA staff and will be provided to the UTRCA Board of Directions for consideration as part of the decision-making process regarding UTRCA's 2025 Planning and Regulations Policy Document.

#### **Recommended by:**

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