

GREY SAUBLE CONSERVATION AUTHORITY
MINUTES
Full Authority Board of Directors
Wednesday, November 26, 2025, at 1:45 p.m.

The Grey Sauble Conservation Authority (GSCA) Board of Directors' meeting was held in a hybrid format of in-person at the Grey County Council Chambers and virtually via the meeting application, WebEx.

1. Call to Order

Chair Robert Uhrig called the meeting to order at 1:45 p.m., welcomed all those present in person and virtually, and asked Member Tobin Day to make a land acknowledgement declaration.

Directors Present In-Person: Chair Robert Uhrig, Jennifer Shaw, Tobin Day, Alex Maxwell, Rick Winters

Directors Present Virtually: Kathy Durst, Jon Farmer, Vice Chair Nadia Dubyk

Regrets: Scott Greig, Scott Mackey, Tony Bell

Staff Present: CAO, Tim Lanthier; Administrative Assistant, Valerie Coleman; Manager of Information Services, Gloria Dangerfield, Manager of Conservation Lands, Rebecca Anthony, Senior Forestry Technician, Cam Bennett; Manager of Engineering Services, Ian Eriksen

2. Disclosure of Pecuniary Interest

The Directors were reminded to disclose any pecuniary interest that may arise during the course of the meeting.

Member Alex Maxwell declared a conflict with item 8.

3. Call for Additional Agenda Items

4. Adoption of Agenda

Motion No.: FA-25-081	Moved By: Seconded By:	Jannifer Shaw Jon Farmer
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THAT the Grey Sauble Conservation Authority Board of Directors approve the agenda of November 26, 2025.

Carried

5. Approval of Minutes

Motion No.:
FA-25-082

Moved By: Rick Winters
Seconded By: Jennifer Shaw

THAT the Grey Sauble Conservation Authority Board of Directors approve the Full Authority minutes of October 22, 2025.

Carried

6. Business Out of Minutes

Nothing at this time.

7. Consent Agenda

Motion No.:
FA-25-083

Moved By: Jennifer Shaw
Seconded By: Tobin Day

THAT in consideration of the Consent Agenda Items listed on the November 26, 2025, agenda, the Grey Sauble Conservation Authority Board of Directors receives the following items: (i) Environmental Planning – Section 28 Permits – October 2025; (ii) Administration – Receipts & Expenses – October 2025; (iii) Minutes – BRWI July 31, 2025 & October 14, 2025; (iv) Correspondence – a. United Countries of Stormont, Dundas & Glengarry – Resolution NO 2025-159; b. Essex Region Conservation – Resolution 90/25; (v) Recent Media Articles.

Carried

Member Alex Maxwell left the meeting at 1:49 pm due to a conflict of interest.

8. Delegation – Peasemarsch Easement Proposal

Representatives from Tatham and Associates made a delegation to the Board on behalf of Homefield Communities to present their request for an easement through the Peasemarsch Nature Preserve.

Delegates gave an overview and scope of the project. It was explained that the easement would facilitate the installation of connecting water and sewer lines to the existing Highway 26 mains. The proposed work would be conducted using directional drilling. It was noted that The Town of the Blue Mountains would also require the ability to utilize a temporary surface line in the event that emergency by-pass pumping would be required.

Delegates noted that the alternative would require running lines further and the addition of pumping station infrastructure.

Delegates added that, while compensation has not been discussed directly, this would be something that the owner is open to and could be negotiated.

Chair Uhrig thanked the delegates and opened the floor to questions. There were no questions at the time.

9. Business Items

i. Lands

a. Peasemarsch Easement Proposal

Manager of Conservation Lands, Rebecca Anthony, spoke with regards to the request made by Homefield Communities for an easement through the Peasemarsch Nature Preserve.

Ms. Anthony gave a brief history of the Peasemarsch property, its environmental significance, and its intended use in being donated by the Marsh family. In particular, it was noted that the Deed specifies that, "AND THE GRANTEE COVENANTS and agrees to hold and use the lands hereby conveyed as a sanctuary for the conservation and protection of desirable wildlife, flowers and trees in accordance with the provisions of the Conservation Authorities Act."

Ms. Anthony noted that in accordance with GSCA's Land Disposition Policy (2006), lands are classed into one of three classifications. Peasemarsch falls into the Nature Preserve classification, which are "properties that have been left unmanaged to protect them in a natural state. These properties were acquired to protect them against further development or to preserve sensitive feature, flora or fauna."

In addition, the Conservation Areas Strategy (2024) and the Conservation Authorities Act Section 21(2) further restrict how GSCA makes decisions around the disposition of CA lands. Public consultation would be required for a minimum of 45 days as the property includes at minimum areas of natural and scientific interest, lands within the Niagara Escarpment Planning Area, and/or wetlands as defined in Section 1 of the Conservation Land Act.

Staff advised the Board to decline the request for easement through the Peasemarsch Nature Preserve.

A Member asked to clarify if an easement is considered a disposition and would then require public consultation. Ms. Anthony responded that it does and is specifically defined as "selling, exchanging, granting of easement or otherwise disposing of the property."

A Member asked how this request compares to other requires that GSCA has had. Ms. Anthony replied that there have been easements for hydro one and agreements with neighbouring properties for drainage.

Mr. Lanthier added that some GSCA properties do have easements. However, those conditions were integrated into the land transfer.

Motion No.:
FA-25-084

Moved By: Jon Farmer
Seconded By: Tobin Day

WHEREAS, the Grey Sauble Conservation Authority (GSCA) under Section 21(c) has the power to acquire by purchase, lease or otherwise any land that it may require, and, subject to subsection (2), to sell, lease or otherwise dispose of land so acquired;

WHEREAS, GSCA acquired the Peasemarsch Nature Preserve over the years 1959-1973;

WHEREAS GSCA defines Nature Preserves as properties that have been left unmanaged to protect them in a natural state. These properties were acquired to protect them against further development or to preserve sensitive features, flora or fauna;

AND FURTHER WHEREAS the original Peasemarsch property acquisition Deed states: THE

GRANTEE COVENANTS and agrees to hold and use the lands hereby conveyed as a sanctuary for the conservation and protection of desirable wildlife, flowers and trees in accordance with the provisions of the Conservation Authorities Act;

THAT the GSCA Board of Directors decline Homefield Communities proposed servicing easement request through Peasemarsch Nature Preserve.

Carried

Member Alex Maxwell returned to the meeting at 2:13 pm.

ii. Administration

a. Proposed Changes to the Conservation Authorities Act

CAO, Tim Lanthier spoke to the recently proposed changes to the Conservation Authorities Act (CAA), the ERO posting, and gave an overview of the particulars of the specific changes.

It was noted that there are two separate items of consideration, Bill 68 and the ERO posting 025-1257. Members were provided a copy of the CAA with the proposed changes indicated in red.

Mr. Lanthier explained the purpose of the proposed Ontario Provincial Conservation Agency (OPCA) and how it is suggested that it will fit into the system. It was noted that under this agency, the Ministry of Environment Conservation and Parks (MECP) will have the power and prevue to give direction to the OPCA directly without changes to provincial regulations. In turn, the OPCA may issue directions to conservation authorities. Among these directions are key performance indicators, service standards, information technology, procurement, training, strategic and asset management planning and budgeting. The OPCA will have the power to apportion its costs to the CAs, which could then be passed along to member municipalities. It was noted that directives do not require changes to regulations.

Mr. Lanthier explained that the ERO posting is only requesting comment on the proposed amalgamation of 36 CAs into 7 Regional Conservation Authorities (RCAs). It was noted that this consultation period is open until December 22, 2025, and is focused on how the amalgamation should be completed. Members were encouraged to provide feedback through their individual municipalities. Mr. Lanthier has booked time to speak with member municipal councils.

Mr. Lanthier displayed the maps of current 36 CAs and the proposed 7 RCAs. It was noted that GSCA would be merged with Lake Simcoe Region CA, Nottawasaga Valley CA, Saugeen Valley CA, Maitland Valley CA, Ausable Bayfield CA and Lakehead Region CA to create the Huron-Superior RCA (HSRCA). The new HSRCA would have 80 member municipalities, compared to the current eight. The HSRCA would have jurisdiction of approximately 23,400 square kilometres compared to the current 3,200 square kilometres. Mr. Lanthier asked Members to consider the scale of the proposed changes and to ask themselves several questions with regard to how staff will provide services locally and how their municipalities will continue to have a voice.

Mr. Lanthier expressed concern around costs to municipalities, the levels of service being provided locally, and the future of category 3 programs and services that GSCA has worked to align with all eight member municipalities.

Mr. Lanthier will be presenting to seven out of eight member municipalities and offered to be on hand if any municipal staff are presenting to their councils on the proposed changes. In addition, Mr.

Lanthier has a meeting with Bruce-Grey-Owen Sound MPP Paul Vickers and with CAOs from Grey County scheduled.

A Member asked when the deadline to make comments was and when the changes may come into effect. Mr. Lanthier responded that the ERO posting closes December 22nd. Adding that Bill 68 may receive its third reading and royal assent at any time. Formal consultation will be wrapped up by December 22nd, with further consultation with CAs and Indigenous communities and group happening in the spring. The governance changes will happen in conjunction with the fall 2026 municipal election.

A Member asked if there was any support that could be offered to Mr. Lanthier's meeting with MPP Paul Vickers. Mr. Lanthier noted that Chair Uhrig would also be joining the meeting as the representative of the Board.

Mr. Lanthier recommended that Members raise their concerns within their individual municipalities.

A member echoed the sentiment that these changes are not good for rural municipalities and that the concerns of small municipalities will lose significance in the larger RCA. It was asked if Member's could use the talking points in the presentation when speaking with their municipalities. Mr. Lanthier responded that they were fully available to all members.

It was noted that there may be significant financial and governance issues for municipalities.

A Member asked how they as Member's can continue to push messages to the various municipal partners and stakeholders and ensure that those groups have the information and facts to allow them to as well.

A Member noted that the geographic size of the RCAs are the same size or greater than some European countries. This was followed by discussions regarding local representation and access to staff locally. Members generally commented that the smaller rural communities will not benefit from the proposed changes.

A Member noted that, similar to the changes made to the police services board, local municipalities will likely get very little say and report backs.

It was noted that timing is a significant factor in challenging the province on these changes. Many other CAs and municipalities are circulating resolutions and letters in support of the CA's current structure and condemning the proposed changes. A Member asked if staff could draft a common resolution for member municipalities to use. Mr. Lanthier responded that they could. However, it would likely have greater impact coming from the municipalities. Mr. Lanthier added that staff could make available all new and updated information. Members collectively expressed trust in the staff to put out messaging and respond to the ERO on behalf of the Board to respect the tight time restrictions.

Motion No.:
FA-25-085

Moved By: Rick Winters
Seconded By: Jennifer Shaw

WHEREAS the Government of the Province of Ontario (the Province) has released Bill 68 which changes the Conservation Authorities Act to create a new Ontario Provincial Conservation Agency and alludes to regional conservation authorities,

AND WHEREAS the Province has issued ERO Posting 025-1257 to gather feedback on the structure of such regional conservation authorities,

THAT the Grey Sauble Conservation Authority Board of Directors receive this report as information and direct staff to prepare a comment submission for ERO Posting 025-1257.

Carried

The Board recessed for a 5-minute break at 3:11 pm.

The Board resumed session at 3:16 pm.

b. Q3 Budget Report Back

Manager of Finance and Human Resources Services, Alison Armstrong presented the 3rd quarter budget report.

Ms. Armstrong provided some highlights of the 3rd quarter update and noted that there is currently a small surplus and that a surplus is forecasted for the 2025-year end budget. Some of the drivers of this projected surplus are in wage savings, increased parking revenue, non-budgeted grants, and forestry revenue.

On the capital side, Ms. Armstrong noted that some work will be completed in the 4th quarter or deferred to 2026. Additionally, the Inglis Falls washroom project came in under budget. It was noted that there was an increase in successful grants.

Motion No.:
FA-25-086

Moved By: Jennifer Shaw
Seconded By: Rick Winters

WHEREAS the Board of Directors approved the GSCA 2025 Operating and Capital Budget on February 27, 2025, by motion FA-25-015,

THAT, the Board of Directors receive staff report 034-2025 – 2025 Q3 Budget Report Back as information.

Carried

c. GSCA Asset Status Report

CAO, Tim Lanthier gave a report on the status of GSCA assets, reserves, and 10-year asset forecast.

It was noted that GSCA maintains an asset database that tracks acquisition date and cost, useful life, expected replacement date and cost, and maintenance dates and costs. Mr. Lanthier reviewed the asset classifications and provided some examples within those classes.

Mr. Lanthier gave a brief summary of asset replacement and maintenance values. It was noted that the total replacement costs of all replaceable assets is roughly \$28 million. However, it was noted that this includes large items such as the GSCA Administrative Centre and Dams.

GSCA's current assets generally fall into a good to excellent condition classification based on total volume, or a fair to good condition classification based on costs.

Mr. Lanthier reviewed GSCA's reserves and 3- and 10-year replacement costs.

Mr. Lanthier reviewed staff's next steps, including reassessing asset replacement needs and dates, reassessing distribution of assets by reserves, identifying opportunities for cost sharing and grants/donation funding, and the preparation of a full Asset Management Plan.

Motion No.:
FA-25-087

Moved By: Nadia Dubyk
Seconded By: Tobin Day

WHEREAS Grey Sauble Conservation Authority has a strategic priority of achieving organizational excellence,

AND WHEREAS asset management planning is a vital component successful and sustainable corporate operations,

THAT the Grey Sauble Conservation Authority Board of Directors receive this report as information and direct Staff to prepare a full Asset Management Plan.

Carried

d. 2026-2028 GSCA Budget – Draft for Circulation

CAO, Tim Lanthier spoke to the draft 2026-2028 GSCA budget. As follow up from the draft presented at the GSCA Board meeting on October 22, 2025, the capital costs have been included. It was noted that due to uncertainty regarding amalgamation, it was decided to only consider the one-year budget, with 2027 and 2028 included but not being passed.

It was noted that the main cost increase can be attributed to standard salary and wage increases.

Motion No.:
FA-25-088

Moved By: Jennifer Shaw
Seconded By: Rick Winters

WHEREAS GSCA Staff have prepared the 2026 Draft Budget for the Board of Directors' consideration,

AND WHEREAS the Conservation Authorities Act requires that this Draft Budget be circulated to participating municipalities for a minimum 30-day commenting period,

THAT the Grey Sauble Conservation Authority Board of Directors receive the 2026 Draft Budget,

AND THAT Staff be directed to distribute the 2026 Draft Budget and Budget Companion to participating municipalities for the minimum 30-day review period.

AND THAT Staff bring a report before the Board of Directors at the January 2026 meeting of the Board for final review and approval of the 2026 Budget.

Carried

e. GSCA Board Committee Review

CAO, Tim Lanthier spoke with respect to the Board committee review survey recently conducted. Due to current circumstances with the province, it was recommended to put a hold on any further action on Board committee's until more is known. This includes pausing the revamping of existing terms of reference and ceasing any Board committee meetings for the 2026 year.

A Member asked with regard to the GSC Foundation and their expressed desire to disband, and if there may be a benefit to pausing the disbanding process until more is known. Mr. Lanthier and a Member that sits on the Foundation Board confirmed that the Foundation had decided to suspend functions until next year.

Motion No.: FA-25-089	Moved By: Seconded By:	Jennifer Shaw Tobin Day
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WHEREAS GSCA Staff committed to undertake a review of existing GSCA Committees,
AND WHEREAS Staff conducted a survey of Board Members on both existing and potential committees,
AND WHEREAS the Province of Ontario has proposed substantial sweeping changes to the Conservation Authorities Act that would cause GSCA to cease to exist in its current form,
THAT the Board of Directors directs Staff to terminate this project and cancel any sub-committees for the 2026 year.

Carried

iii. Forestry
a. Forestry Fees Update

CAO, Tim Lanthier spoke on behalf of the Forestry Coordinator, Mike Fry, with regard to the proposed forestry fee schedule updates.

Mr. Lanthier explained that the Forestry fees are evaluated annually. However, it was noted that there are more significant changes for 2026 to ensure cost recovery in providing forestry services.

Additionally, the fee schedule includes deposit and cancellation fees to ensure that GSCA's time is properly accounted for.

Motion No.: FA-25-090	Moved By: Seconded By:	Tobin Day Jennifer Shaw
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WHEREAS, the GSCA Forestry department provides forest management services to private landowners throughout GSCA's jurisdiction;
AND WHEREAS, the fee schedule is reviewed on an annual basis to ensure fees are consistent and appropriate;
THAT, the GSCA Board of Directors approve the 2026 Forestry Fee Schedule as presented.

Carried

b. Forestry Tender

Forestry Technician, Cam Bennett presented the results of the Kolapore Uplands forestry tender. Staff recommended awarding the tender to Bester Forest Products for the amount of \$35,000.

Motion No.: FA-25-091	Moved By: Seconded By:	Alex Maxwell Jon Farmer
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WHEREAS Grey Sauble Conservation Authority (GSCA) owns and manages over 11,300 hectares (28,000 acres) of land comprised of 207 individual properties organized into 79 groupings;

AND WHEREAS, GSCA manages nearly 5,260 hectares (13,000 acres) of forested area to offset the operating expenses of the Forestry department;

THAT the Grey Sauble Conservation Authority Board of Directors award the following forestry tender:

Sawlog and Fuelwood tender (GSC-25-01) for Kolapore Uplands Management Area – Compartment 94 – to Bester Forest Products for their total bid of \$35,000, subject to signing the agreement.

Carried

10. New Business

Nothing at this time.

11. CAO’s Report

CAO Tim Lanthier had nothing additional to report.

12. Chair’s Report

Chair Robert Uhrig had nothing to report.

13. Resolution to Move into Closed Session

Motion No.: FA-25-092	Moved By: Seconded By:	Rick Winters Tobin Day
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THAT the Grey Sauble Conservation Authority Board of Directors proceed into closed session at 4:14 pm to discuss matters related to the following:

- i. Minutes of the Closed Session of the Regular Board of Directors Meeting held on September 24, 2025; and,**
 - ii. An item related to a property in the City of Owen Sound - closed as it relates to items of commercial significance, such as but not limited to a proposed or pending acquisition**
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of real property for Authority purposes, internal reserve bid amounts, leases and property sales and a position, plan procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Authority. (GSCA Administrative By-Law, Section 4 (xvi)(g)(h)).

AND FURTHER THAT CAO, Tim Lanthier, Manager of Conservation Lands, Rebecca Anthony and Administrative Assistant, Valerie Coleman, will be present.

Carried

14. **Resolution Approving the Closed Session Minutes**

Motion No.:
FA-25-093

Moved By: Tobin Day
Seconded By: Jennifer Shaw

THAT the Grey Sauble Conservation Authority Board of Directors approve the September 24, 2025, Closed Session minutes as presented in the closed session agenda.

Carried

15. **Reporting out of Closed Session**

Chair Uhrig reported that the Members approved the closed session minutes of September 24, 2025, and discussed and gave direction to staff on items that were identified and nothing else.

16. **Other Business**

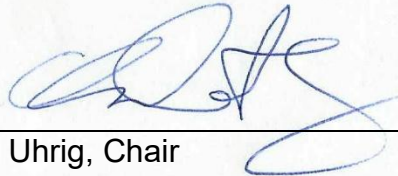
Nothing at this time.

17. **Next Full Authority Meeting**


Wednesday December 17, 2025

18. **Adjournment**

The meeting was adjourned at 4:33 p.m.



Robert Uhrig, Chair



Valerie Coleman
Administrative Assistant