

Hybrid meeting (via Zoom)

1:00 pm

March 11, 2024

MVCA Boardroom

AGENDA

ROLL CALL

Declarations of Interest (written)

Adoption of Agenda

MAIN BUSINESS

1. Approval of Minutes: Board of Directors Meeting, February 12, 2024, Page 2
2. Employee Presentation: 2023 Planning Overview, (Diane Reid & Mercedes Liedkte)
3. Watershed Outlook, Report 3395/24, (Jennifer North), Page 11
4. GM Update, Report 3402/24, (Sally McIntyre), Page 13
5. Draft Land Inventory Report, Report 3396/24, (Sally McIntyre & Alex Broadbent), Page 17
6. CA Act and Regulatory Changes, Report 3397/24 (Sally McIntyre), Page 75
7. Revisions of MVCA Regulation Policies - Update, Report 3398/24 (Matt Craig), Page 81
8. Designation of a Provincial Offences Officer under Part VII (Enforcement and Offences) of the Conservation Authorities Act, Report 3399/24, (Matt Craig), Page 84
9. Wetland Offsetting Policy Update, Report 3400/24, (Matt Craig), Page 86
10. Changes to the Class EA Act, Report 3403/24 (Sally McIntyre), Page 92
11. 2023 Audit Update, Report 3404/24, (Stacy Millard), Page 98
12. Budget Control Report for 2023, Report 3401/24, (Stacy Millard), Page 100
13. K&P Trail Sale, IN CAMERA, Report 3405/24 (Sally McIntyre & Scott Lawryk), Page 108

ADJOURNMENT



MINUTES

Hybrid Meeting Via Zoom
and at MVCA Office

Board of Directors Meeting

February 12, 2023

MEMBERS PRESENT

Paul Kehoe, Chair
Jeff Atkinson, Vice Chair
Allan Hubley (Virtual)
Allison Vereyken (Virtual)
Andrew Kendrick
Bev Holmes
Cathy Curry (Virtual)
Cindy Kelsey
Clarke Kelly (Virtual)
Dena Comley
Glen Gower (Virtual)
Helen Yanch
Janet Mason
Mary Lou Souter
Roy Huetl
Taylor Popkie

MEMBERS ABSENT

Richard Kidd
Steven Lewis

STAFF PRESENT

Sally McIntyre, General Manager
Stacy Millard, Treasurer
Alex Broadbent, IC&T Manager
Scott Lawryk, Facilities Manager
Matt Craig, Manager of Planning and Regulations
Juraj Cunderlik, Director of Engineering
Jennifer North, Water Resources Technologist
Kelly Hollington, Recording Secretary

P. Kehoe called the meeting to order at 1:00 p.m.

Declarations of Interest (Written)

Members were asked to declare any conflicts of interest and informed that they may declare a conflict at any time during the session. No declarations were received.

Agenda Review

P. Kehoe noted that there were no additions to the agenda.

BOD24/02/12-1

MOVED BY: M.L. Souter

SECONDED BY: A. Kendrick

Resolved, That the agenda for the February 12, 2024 Board of Directors Meeting be adopted as presented.

“CARRIED”

MAIN BUSINESS

1. Approval of Minutes: Board of Directors Meeting Minutes, December 11, 2023.

BOD24/02/12-2

MOVED BY: D. Comley

SECONDED BY: T. Popkie

Resolved, That the minutes of the Board of Directors Meeting held on December 11, 2023 be received and approved as printed.

“CARRIED”

2. Employee Presentation: Kintail Country Christmas Follow Up, (S. Lawryk)

S. Lawryk outlined the event and noted that it brought ~1150 visitors to the Mill of Kintail with 135 visitors pre-buying their tickets online and 240 paying on site. The event netted ~\$3,000 in revenue. He highlighted the important role that volunteers and staff involvement played in making the event a success. Challenges included staff time availability (day jobs don't go away), site/parking capacity limits and weather uncertainty/risks. He described three options for future events: running them independently, using an events company or not running such large events. He noted the need to optimize staff time to better manage workload while continuing to put on well received, community events.

J. Mason commented that a net revenue of \$3,000 is low and asked if the purpose of the event was to raise funds or to connect with the community. S. Lawryk responded that the focus of the event has always been to have a touch point with the community. He noted the introduction of many new visitors to the Mill of Kintail site and the potential for return visits. He noted the opportunity to leverage the success of Kintail Christmas and the 50th Anniversary

to grow future events and improve revenues. He gave examples of more food trucks, community group run activities and possible sponsorship opportunities. He highlighted the importance of connecting with the community and bringing visitors to the site who otherwise would not visit. J. Mason asked the amount generated in gross revenue. S. Millard responded that direct sales were roughly \$7,000-\$8,000 and noted roughly \$1,000 in donations to help cover costs.

B. Holmes commented that the event increases the visibility of the Mill of Kintail as a destination for families. She asked if fireworks were carried out as planned. S. Lawryk confirmed that they were and noted that other conservation authorities host fireworks and that the quietest-rated (level 1/5), residential fireworks were used.

A. Kendrick asked if data was gathered on visitor demographics. S. Lawryk noted that some data was captured through online sales prior to the event; many guests were from Kanata, Perth and various areas outside of Mississippi Mills.

3. Watershed Outlook, Report 3385/24. (J. North)

J. North presented the Watershed Outlook report. She explained that rain events and snow have brought flows to near-normal conditions, and predicted normal levels within the next week. Crotch lake was successfully filled and is currently being drawn down to access full storage capacity for the spring run-off. She added that the draw down will provide lower portion of the Mississippi River with normal flows for the next two months. She highlighted higher than average snow pack density, which could possibly lead to early freshet in March. She noted the possibility of low run-off due to snow sublimation. She highlighted that air temperatures and precipitation in March and April will be major factors influencing the 2024 freshet. She explained that conditions will be monitored closely to deliver accurate messages in regards to ice safety and high water. She noted that the updated *Flood Preparedness Manual* will be circulated to municipalities in the next few weeks.

4. GM Update, Report 3386/24. (S. McIntyre)

S. McIntyre highlighted the following matters: an item that was not in the GM Update—the Danby Foundation has committed to a donation of \$50,000 per year for 3 years the help implement MVCA’s wetland restoration and enhancement program; M. Craig presented the draft offsetting policies to member municipality planning groups; the first meeting of the Mill of Kintail Museum Advisory Committee was held on January 31; and MVC Foundation’s 2024 budget provides for the following transfers to MVCA: \$15,000 for Wetland Legal Defense Fees, \$5,000 for boardwalk restoration at Purdon CA, and \$10,000 for review of MVCA’s education program.

P. Kehoe asked if offsetting policies would be used in response to the Minister issuing an order. S. McIntyre responded that if the Minister issues a Zoning Order or a Housing Acceleration

Order that the offsetting policies would take effect. She noted that these policies would also take effect if a municipality approved development in an area where offsetting would be required. She highlighted the importance of offsetting parameters being fully transparent to all parties.

5. 2023 Workplan Update, Report 3387/24 (S. McIntyre)

S. McIntyre stated that significant progress was made on the 27 projects listed in MVCA's *Corporate Strategic Plan – Implementation Plan*, approved in 2021. Deferred and at-risk items were explained. She highlighted that MVCA is working on engaging first Nations communities on the Kashwakamak Environmental Assessment project, and that MVCA plans to implement a quarterly update to Indigenous communities. She noted that there have been challenges in implementing a governance review of the MVC Foundation, and that the Foundation is pivoting from running campaigns to focusing on soliciting larger donations from foundations with similar interests. She also noted progress in job evaluation and review processes and these would require ongoing effort.

J. Mason asked about the timeframe for public consultation on the Carp River Floodplain Mapping. J. Cunderlik responded that the open house is planned for late March, early April 2024.

6. 2024 Workplan, Report 3388/24, (S. McIntyre)

S. McIntyre presented the 2024 Workplan. She highlighted mandatory deliverable documents that are required by year-end:

- Land Inventory,
- Ice Management Strategy,
- WECl Asset Management Plan,
- WECl Operational Plan,
- Land Strategy and;
- Watershed Based Resource Management (WBRM) Strategy.

She noted that regulatory requirements for the *Land Inventory* and *Land Strategy* appear to be focused on conservation areas, and noted that most ownership challenges at MVCA relate to dam structures, e.g. parcels with no easement agreements, and a combination of crown, municipal and private ownership under and around dams. She explained that the *Land Strategy* defines what MVCA plans to do with their land and why and the *WBRM Strategy* defines the programs and services that MVCA will deliver, why and how. The work plan recommends that the *Corporate Strategic Plan* be updated late 2024 as it will be based upon the conclusions of the other documents.

A. Kendrick commented that direction and framework is needed from the Federal, Provincial and Municipal levels that all conservation authorities can work under. He recognized challenges in the *Land Inventory* and *Land Strategy*. He asked if MVCA is engaging with the government to develop these documents. S. McIntyre responded that the other levels of government were providing limited direction but that MVCA is engaging with other CAs that own and operate dams such as Quinte and Crowe to discuss a common approach. S. McIntyre added that as these documents are being developed, items will be identified that require more direction from legal counsel or other levels of government.

A. Kendrick commented that the mandatory documents are a drain on MVCA senior management resources and encouraged deferring aspects that are unclear. S. McIntyre agreed that items would be addressed as able and that outstanding items would need to be tackled based upon corporate priorities and as resources allowed.

J. Mason suggested focusing the strategy on the Conservation Areas, and defer the other items/properties. She expressed concern over lawyer and land title fees.

P. Kehoe noted the complexities of dam land ownership. S. McIntyre confirmed the challenges and noted that in regards to conservation areas, the strategy asks to define the role and focus Conservation Authorities have in the greater matrix of parks, open space, and conservations lands within MVCA jurisdiction.

J. Mason asked for more information in regards to the *Carp Erosion Control Project*. J. Cunderlik responded that the *Carp Erosion Control Project* is the previous Class Environmental Assessment that MVCA completed in partnership with the City of Ottawa. The project was still active because MVCA entered into two years of post-construction monitoring, but is approaching closing. J. Mason asked if this is the project completed in Glen Cairn. J. Cunderlik confirmed.

BOD24/02/12-3

MOVED BY: B. Holmes

SECONDED BY: J. Atkinson

Resolved, That the Board of Directors approve the 2024 Workplan as presented.

“CARRIED”

7. Appointment of Public Advisory Committee Board Co-Chair, Report 3389/24, (S. McIntyre)

S. McIntyre explained that J. Karau was the Co-Chair of the Mississippi River Watershed Plan Public Advisory committee until his retirement in 2023, and the position is still vacant. She noted an upcoming meeting and asked the Board if any member would have interest in

volunteering as Co-Chair. D. Comley asked what the expected time commitment is. S. McIntyre responded that there are typically 3 meetings per year that last 1-2 hours and chaired by either the Board or Citizen appointee. D. Comley confirmed her interest in joining the committee. S. McIntyre expressed her thanks for the commitment.

BOD24/02/12-4

MOVED BY: J. Atkinson

SECONDED BY: M.L. Souter

Resolved, That Dena Comley be appointed to serve as Co-Chair of the Mississippi River Watershed Plan Public Advisory Committee.

“CARRIED”

8. 2024 Budget, Report 3390/24, (S. Millard)

S. Millard explained that the 2024 Draft Budget has been circulated to member municipalities and received no comments. She reviewed the 2022, 2023 and 2024 operating, capital and total budgets, noting a 6.5% increase in total budget for 2024. She reviewed the overall breakdown of expenditures and revenues as presented in December 2023. P. Kehoe added that the municipalities have had approximately 2 months to review the draft budget and provide comments.

G. Gower asked if there are any areas of significant risk that the Board should be aware of in regards to the 2024 budget. S. McIntyre responded that the Water and Sewer Connection from the building to the municipal power and water line is still awaiting feedback from the Town of Carleton Place. The Chief Administrative Officer (CAO) from the Town has communicated that they are currently in ongoing discussions with Cavanagh Construction in regards to cost sharing of the pump station and other shared infrastructure and until those negotiations are complete they are not in the position to discuss further. She noted that as a part of the new audit, MVCA was required to answer a risk-based survey and no other items were identified.

BOD24/02/12-5

MOVED BY: R. Huetl

SECONDED BY: J. Mason

Resolved, That the Board of Directors approve the 2024 Budget as submitted.

“CARRIED”

9. K&P Trail Update/ Quit Claim, Report 3391/24. (S. Lawryk)

S. Lawryk stated that MVCA had received a draft lease to own agreement and a document from the County of Lanark that identifies several title issues along the K&P that would require corrective action to register the property in land titles. He also discussed that MVCA recently received notice that a Quit Claim Deed/Transfer had been executed in favour of MVCA. He commented that acceptance of this property would be a step in the right direction to resolving title issues.

P. Kehoe asked if more Quit Claim Deed/Transfers are anticipated. S. Lawryk responded that it is a possibility. P. Kehoe asked if a more generic motion is needed to allow MVCA to proceed without bringing these items to the Board. S. McIntyre responded that many of the properties identified do not have a proper survey associated with them and that, future properties may have costs associated with properly registering them. She noted that the analysis of title issues was only completed for Lanark and Frontenac counties and not Renfrew county, identifying roughly 20 parcels.

A. Kendrick asked if the Quit Deed/Land Transfers can be negotiated between the current owners and the County without involving MVCA. S. McIntyre commented that this particular Quit Claim has been executed, is associated with settling an estate and that it was in MVCA's interest to move forward to implement. She noted that the lease to own agreement drafted by the county of Lanark could be a lengthy, multi-year process.

J. Mason asked if it would be possible when more is known about the parcels to have a discussion in regards to the proper direction forward. P. Kehoe asked if the topic would be tabled with the Finance and Administrative Advisory Committee. S. McIntyre confirmed that the K&P trail agreement would be tabled with the Finance and Administrative Committee and/or the Board before execution.

BOD24/02/12-6

MOVED BY: M.L. Souter

SECONDED BY: H. Yanch

Resolved, That the Board of Directors approve the signing of the Land Transfer Tax Affidavit in regards to the property identified by PIN: 05001-0121-R in the County of Lanark.

"CARRIED"

10. 2024 Fee Schedule Update: Education Program & Group Rates, Report 3392/24, (S. Millard)

S. Millard presented updates to the 2024 fee schedule. She explained that update of summer camp fees were required to implement the program; and that consideration was given to other local summer camp rates.

M. L. Souter felt that the suggested fees do not cover the cost of running the program. S. Millard responded that the budget includes anticipated summer student grants and combined are designed to cover the costs of the program.

BOD24/02/12-7

MOVED BY: A. Kendrick

SECONDED BY: D. Comley

Resolved, That the Board of Directors approve:

- a) Update to Schedule D of MVCA's 2024 Fee Schedule as set out in this report; and**
- b) Implementation of the cancellation policies set out in this report.**

"CARRIED"

11. Mississippi Lake Safe Road Project, Report 3393/24, (M. Craig)

M. Craig provided background on safe roads and this initiative, and highlighted a history of issues in areas such as West Carleton, Mississippi Lake, Lanark Village, Cedardale and Joe's Lake. He noted that floodplain mapping is an ongoing effort, and that maps are updated with information obtained from flooding events. He highlighted MVCA's involvement in the development of the *Safe Access Feasibility Report* for the former Township of West Carleton. He noted that Mississippi Lake Association (MLA) requested assistance in determining which roads around Mississippi Lake are at risk of flooding during a 1:100 regulatory event.

P. Kehoe asked if municipal staff can be circulated information prior to the Lake Association and suggests MVCA request a delegation with the relevant Municipalities to present findings. M. Craig responded that municipalities and the Mississippi Lake Association (MLA) were sent the same information shared in the Board report and that no mapping has been released. He noted that in circulating the items to the relevant municipalities, and offer was made to address any questions and concerns.

P. Kehoe commented that the report identifies specific roads, which may cause resident concerns. M. Craig commented that the MLA requested the study and it is also a part of the 2021 *Watershed Plan*. He noted that no decision has been made regarding potential distribution of maps.

12. Section 28 Permit – Status Update, Report 3394/24, (M. Craig)

M. Craig presented results for 2023.

A. Kendrick asked if the attachment, *Table 1 – All Permits Issued: January 1, 2023 to December 31, 2023* can be provided in excel format to be able to adjust parameters for review. M. Craig responded that an excel version can be provided to Board members upon request.

ADJOURNMENT

BOD24/02/12-8

MOVED BY: H. Yanch

SECONDED BY: T. Popkie

Resolved, That the Board of Directors meeting be adjourned.

“CARRIED”

The meeting adjourned at time 2:38 p.m.

K. Hollington, Recording Secretary

REPORT

3395/24

TO:	MVCA Board of Directors
FROM:	Jennifer North, Water Resource Technologist
RE:	Watershed Conditions
DATE:	March 1, 2024

For Information.

Spring has sprung early! The rainfall/warm temperatures received over the past couple of weeks has triggered the start of the spring freshet. Levels and flows throughout the watershed have started to slowly increase. MVCA issued a Water Conditions Statement -Water Safety on February 26th due to unsafe ice conditions and increased water levels in creeks and streams, and along roadside ditches.

The following chart provides the snow course data up to March 1st, which measures the depth of snow (cm) and water equivalent (mm). The watershed is currently 50% below normal for snowpack water content for this time of year.

Snow Courses	Date	Depth (cm)	WE (mm)	Density	Historical Depth / WE
Ardoch	Mar 1,2024	5	13	26.00%	27.1 / 75.9
Bon Echo Park	Mar 1,2024	26	107	41.15%	51.1 / 127.8
Mackavoy Lake	Mar 1,2024	17	80	47.06%	43.9 / 110.5
Buckshot Lake	Mar 1,2024	21	111	52.86%	44.9 / 115.7
Canonto Lake	Mar 1,2024	3	12	40.00%	30.7 / 83.3
Lavant	Mar 1,2024	6	29	48.33%	29.5 / 79.1
Gordon Rapids	Mar 1,2024	6	24	40.00%	32.3 / 93.9
Brightside	Mar 1,2024	10	47	47.00%	37.4 / 108.0
Fallbrook	Mar 1,2024	8	38	47.50%	29.8 / 79.1
Snow Road	Mar 1,2024	1	8	80.00%	27.8 / 75.6
Maberley	Mar 1,2024	17	96	56.47%	35.6 / 101.6
Innisville	Mar 1,2024	0	0	0%	25.8 / 68.6
Kinburn	Mar 1,2024	3	27	90.00%	33.5 / 92.3
Blakeney	Mar 1,2024	7	52	74.29%	34.3 / 92.5
Stittsville	Mar 1,2024	0	0	0%	29.2 / 88.0
High Falls	Mar 1,2024	9	42	46.67%	30.9 / 97.7

Based on the current snow pack conditions, a **below average spring peak** is expected. Therefore, staff will begin to operate the dams this week but will not aggressively fill the lakes at this time. The objective will be to allow the ice to come off the lakes or at least soften as much as possible over the couple of weeks.

Actual dam operations will depend on how much rain actually occurs. There will be some movement of the ice cover regardless of operations as a result of the rainfall and snow melt and there is potential for some shoreline damage to man-made objects along the waterfront.

Due to the slow melt our current snowpack can also be susceptible to sublimate, evaporate or infiltrate before reaching the river depending on the weather conditions. For this reason, rain and air temperature will be the deciding factor in this year's freshet. MVCA's Flood Forecasting and Warning Team will be actively monitoring conditions and issuing messages when needed.

REPORT

3402/24

TO:	MVCA Board of Directors
FROM:	Sally McIntyre, General Manager
RE:	GM Update
DATE:	March 6, 2024

For Information.**INTERNAL**

- 1. Server Transition** – MVCA’s offices will be closed Friday March 15 (and staff unable to access e-mail) to allow for transitioning to the new server, which is expected to take three days to complete. We plan to reopen and be fully functional on Monday March 18th, but may encounter some challenges the first week as any outstanding matters are identified and resolved. All information has been backed up and most is already running in parallel on the new server. The main tasks to be completed are to properly connect and configure all user equipment to the new server, and to conduct thorough testing. MVCA staff will be conducting field work, attending a watershed tour, or booking off the Friday.
- 2. Kashwakamak Class Environmental Assessment (EA)** – The first Community Liaison Committee (CLC) Workshop Meeting was held on February 26, 2024. The CLC was formed with representatives from the Township of North Frontenac, First Nation Communities, Kashwakamak Lake Association and local residents. MVCA and Egis (formerly MacIntosh & Perry) provided the CLC members with a summary of project findings and outlined the recommended preferred alternative (replacement of existing dam at the same location). Preparations for the Public Information Centre (PIC) are currently under way and the PIC is tentatively scheduled for late April. EA results are scheduled to go to the Board in July.
- 3. Carp Flood Plain Mapping** – MVCA is currently finalizing hazard mapping for the Carp River. The mapping will include updated floodplain maps and new erosion hazard mapping (unstable slope and meander belt hazards). Draft results have been shared and discussed with the City of Ottawa. The Public Open House (POH) is tentatively scheduled for April. The floodplain mapping study results are scheduled to go to the Board in May.
- 4. Water Budget Update** – Water budget studies for the Mississippi-Rideau Source Protection Region (MRSPR) were completed over 15 years ago and are considered to be out of date due

to ongoing population growth and increasing demands on drinking water supplies. The impacts of climate change are another major driver for updating water budget studies due increased variability in precipitation, evapotranspiration, and surface water and groundwater resources as seen this winter. RVCA, acting on behalf of both watersheds, has retained a consultant to prepare a conceptual water budget update with an interim report expected the end of March.

5. **Mississippi Water Management Plan (MWMP)** – MVCA recently received notice from MNRF that an Implementation Report regarding the MWMP is due December 31. The Plan sets out how major reservoirs and dams are to be operated and informs how MVCA, OPG, and hydro producers operate their control structures. MVCA will be meeting with MNRF and other dam owners later this month to plan completion of the implementation report.
6. **Indigenous Outreach** – The above MWMP prescribes that all parties including MNRF are to engage with Indigenous communities to ensure that concerns regarding dam operations etc. are known and appropriately addressed. Enhancing Indigenous engagement is identified an objective in MVCA's *Corporate Strategic Plan* and in the *Mississippi River Watershed Plan*. To that end, MVCA carried out targeted consultation during preparation of the Watershed Plan, and continued to do so since it was approved by the Board in 2021. More recently, First Nations interested in the Kashwakamak Lake Dam EA have been receiving project updates bi-monthly; and staff recently updated the [Indigenous Engagement](#) page on our website, and launched a newsletter that highlights current activities of MVCA (see Attachment 1.)
7. **Water & Sewer Connection** – No further update at this time.
8. **Septic System Training** – On February 15th staff from the Mississippi Rideau Septic System Office presented a workshop to MVCA staff on the General Overview of Sewage System Design & Construction in Relation to the Building Code & Section 28. The invitation was also extended to staff from member municipalities in Lanark County and several municipal building staff also attended.
9. **Flood Forecasting and Warning Info Day** – On March 5th MVCA participated in a joint flood forecasting and warning information session for the City of Ottawa in partnership with RVCA and SNC. This meeting was an opportunity for participants to understand the Conservation Authority's role in preparing for and responding to flood related emergencies. It included presentations by CA staff as well as our partners at the Ottawa River Regulation Secretariat, City of Ottawa, and Environment Canada. Content highlighted flood forecasting and warning programs, watershed and weather outlooks, flood response, and other related topics of interest as we prepare for this year's spring freshet.

10. Geotechnical Orientation – On March 7, MVCA staff and others attended a session hosted by RVCA for Planning, Engineering and Regulations staff. The presentation covered the review of geotechnical reports and analysis of slope stability setbacks.

11. Staffing

- **Tim Yoon** and his partner welcomed baby Sol on February 21, 2024. Best wishes to Tim and his family.
- **Amy Phillips** will be joining us as our new Civil Engineering Technologist March 11, 2024.
- **Chris Stoddard** will be joining us as our new Civil-Geotechnical Engineer April 2, 2024.

EXTERNAL

12. Bill 168, Stormwater Flood Prevention Act, 2024 – This private member’s bill would require the Minister of MECP to publish within 12 months a “guidance document that provides technical and procedural guidance for planning, design and operation of stormwater management practices that can be consulted for the purposes of environmental compliance approvals under section 53 of the Ontario Water Resources Act” and provide for its review and reporting on outcomes thereafter. For more information visit:

<https://www.ola.org/en/legislative-business/bills/parliament-43/session-1/bill-168/status>

13. OPG Site Tour – Scott Lawyrk and Sally McIntyre attended a site tour of Chat Falls Generating Station at Morris Island on February 21 along with representatives from the City of Ottawa, Renfrew County, and the office of MPP Karen McCrimmon. OPG is to provide MVCA Engineering staff with a dedicated tour following the spring freshet.

14. Let’s Talk Great Lakes Spring Webinar Series – Four spring webinars will cover topics relevant to Lakes Superior, Huron, Erie, and Ontario, including nutrients and algae, biodiversity protection, chemical contaminants, and invasive plants. These webinars are organized by their respective Lake Partnerships and co-chaired by the U.S. Environmental Protection Agency and Environment and Climate Change Canada. Register [here](#).

15. Recovery strategies for three species at risk – The MECP is seeking input and additional scientific information, Indigenous knowledge, and community knowledge from the public and Indigenous communities on draft recovery strategies for three species at risk in Ontario. Draft strategies have been prepared for Davis’s Shieldback, Lesser Yellowlegs, and Chimney Swift and information on these species can be shared at recovery.planning@ontario.ca by March 16, 2024.

Attachment 1: MVCA Indigenous E-Newsletter



Connecting, Sharing, Collaborating

February 2024

Aaniin,

In the spirit of reconciliation and the TRC *Calls to Action*, Mississippi Valley Conservation Authority (MVCA) is reaching out to inform you of initiatives that may be of interest to your members and community. More information can be obtained by clicking on the links below. Please feel free to contact me to engage on these or other matters.

- [Kashwakamak Lake Dam Environmental Assessment](#) - This project is subject to federal EA requirements. Project initiation notices were sent to First Nation communities in 2022 and we are in ongoing communication with Alderville First Nation and Scugog First Nation regarding the project. Tom Cowie of Hiawatha First Nation is participating on the project's Community Liaison Committee (CLC).
- [Clyde River Flood Plain Mapping](#) – 1:100 year regulatory flood plain mapping of the lower Clyde River is now available. This major tributary of the Mississippi River discharges just upstream of Mississippi Lake.
- [Mississippi River Watershed Plan](#) - Completed in 2022, this document identifies a range of water-environment issues and the actions MVCA and our partners can take to protect people, property and the natural environment. Comments are still welcome if your community was unable to participate in our IEP in 2020-2023.
- [2024 Work plan](#) (see item 6) - We will be completing several projects of potential interest including:
 - Land Conservation Strategy
 - Watershed-based Resource Management Strategy
 - Carp River flood plain mapping
 - Update of our Corporate Strategic Plan
- [Mississippi Lake Safe Road Project](#) – Mississippi Lake Association (MLA) reached out to MVCA to identify private and public roads that would flood under a 1:100 regulation flood event.

Miigwech,

Sally

Sally McIntyre | General Manager | Mississippi Valley Conservation Authority
 10970 Highway 7, Carleton Place, ON K7C 3P1
www.mvc.on.ca | t. 613 253 0006 ext. 223 | f. 613 253 0122 | smcintyre@mvc.on.ca



Kashwakamak Lake Dam



Bon Echo Creek



Road Flooding in 2019

REPORT**3396/24**

TO:	MVCA Board of Directors
FROM:	Sally McIntyre, General Manager
RE:	Draft Land Inventory
DATE:	March 6, 2024

For Information.

O.Reg. 686/21 requires all conservation authorities to prepare a land inventory by December 31, 2024. The attached document is 95% complete with outstanding items to be populated over the coming months as archived documentation is retrieved and examined.

The objective of tabling the report at this time is to capture base-line conditions and identify potential issues to inform preparation of the Land Conservation Plan and the Watershed-based Resource Management Strategy that are to follow in the coming months.

Key issues identified to date are:

- Conflicting land ownership information at some dams.
- Lack of easements at most dams and some monitoring gauges.
- Lack of clear management objectives for shoreline parcels acquired in the late 1980s, early 1990s.
- Uncertainty regarding MVCA's stewardship obligations at some sites.
- Need for digitization and proper file management of ownership, easement, and related agreements.
- Need to develop a strategy to prioritize and address the above.

CORPORATE STRATEGIC PLAN

Implementation of new legislative and regulatory requirements supports achievement of:

Goal 1: Asset Management – revitalize watershed management activities and invest in our legislated mandate, and

Goal 3: People and Performance – support the operational transformations required to achieve MVCA's priorities and to address legislative changes.

MVCA Land Inventory Report

Per O.Reg. 686/21

DRAFT March, 2024



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1. Background

This document was prepared to meet sections 9 and 11 of [O.Reg. 686/21](#) under the [Conservation Authorities Act](#) that require conservation authorities (CAs) to prepare a land inventory by the end of 2024. While the regulation only requires the inventory to address land “owned or controlled by” MVCA, there are many properties that MVCA uses on a regular basis to deliver mandatory programs and services that it neither owns nor controls. As well, MVCA has a visible presence on several properties that lead the public to believe we have operational responsibilities at those sites.

This report identifies all properties that MVCA owns, controls, has an operational interest in, or visible presence on so that all of MVCA’s land interests are captured. For the purposes of this inventory, land assets have been categorized as follows:

- MVCA HQ
- Conservation Areas and Trails
- Vacant Properties
- Water and Erosion Control Infrastructure (WECI)
- System Monitoring Sites

Figure 1 identifies the location of all conservation lands and trails, and Figure 2 identifies all WECI and flood forecasting monitoring sites. Appendices 1 and 2 provide summary tables of mandatory inventory details and a selection of site maps.

1.1. Site Maps

Appended maps show property parcel boundaries and land ownership as accessed from *Teranet*—the exclusive provider of Ontario's online property search and registration. While their data sets include a variety of legal documents, it is not considered a source for delineating legal boundaries and ownership under the [Land Titles Act](#).¹ Maps are to be used for reference purposes only.

Most dams are located on some form of Crown land²:

- Patented – a Crown Patent is a legal document that is used to transfer Crown land (land held by the federal or provincial government) to a private owner.
- Unpatented³ - land never sold by the Crown; or land for which all rights were given back to the Crown through forfeiture, including land with a tenant, temporary or short-term rights.

¹ The parcels are managed by the Municipal Property Assessment Corporation (assessment), Teranet Enterprises Inc. (ownership), and the Ontario Government (Crown lands). Mapping land ownership and property parcels is complex and information shown on site maps represents the approximate relative location of property boundaries and does not reflect legal surveys, which in many cases are unavailable.

² To learn more, refer to: <https://www.ontario.ca/page/crown-land-management-policies>

³ MVCA has adverse possession at these sites and may request a quit claim letters patent where at least 60 years of possession occurred before December 2, 2021. It is unclear if use/occupation by MRIC would qualify.

- Non-freehold Disposition – areas with tenanted dispositions by the Crown and include Leases, Licenses of Occupation, Land Use Permits, Beach Management Agreements etc.

Site maps also show municipal rights-of-way (ROW) and shoreline allowances. Not all ROW shown are “open” and may be shown where other land uses exist. Municipal shorelines allowances are a 66’ strip of land along banks of a lake or river set aside for road allowances to allow for commercial activities like transportation of goods and logging. Most are unopened, however, as land abutting waterfront has been developed, many cottage owners have requested ownership of the land strip from the local municipality. Lastly, where a municipality acquired land from the Crown, it often shows as “Private” though technically it is in public ownership.

1.2. Mississippi River Improvement Company (MRIC)

MVCA assumed operation of five dams from MRIC January 1, 1991. MRIC was a private company founded by Jim Brown of Carleton Place in 1909 to manage flows on the Mississippi River. The company was chartered by provincial legislation in 1910 to levy tolls on water users of the system to cover operating and maintaining costs at Cross Long (now Crotch Lake) and Gull Lakes. The company subsequently assumed responsibility for dam at Mazinaw, Shabomeka and Mississagagon lakes. At the peak of its operations, the company collected tolls from as many as seventeen users comprised of flour, feed, textile and saw mills and small hydro-electric generating stations.

Over time, shareholders of MRIC evolved with the Hydro-Electric Power Commission of Ontario (HEPC) and the Town of Almonte holding significant financial interest, and active involvement in water system management upkeep of the system. By the 1960s, shareholder concerns regarding financial and operational viability led to negotiations with Mississippi Valley Conservation Authority, the Ministry of Natural Resources, and Ontario Hydro with the result that MRIC was dissolved and the five upper dams were turned over to the MVCA, and Crotch (Cross) Lake was taken over by Ontario Hydro January 1, 1991.⁴

1.3. The Agriculture Rehabilitation & Development Act (ARDA) Directorate

MVCA purchased the K&P Trail from the ARDA Directorate in 1990. The Directorate was a provincial organization set up to administer funds obtained under the the federal *Agricultural Rehabilitation and Development Act* of 1961 (ARDA), which provided for federal-provincial partnerships of differing natures in different regions of the country.⁵⁶ The Ontario Directorate functioned as a branch of the Ministry of Agriculture and Food, and appears to have purchased segments of the K&P Trail as a rural economic development initiative as sections of the railway

⁴ Source: <https://www.hmdb.org/m.asp?m=104108> and various historical records on file at MVCA.

⁵ <https://www.concordia.ca/content/dam/artsci/sociology-anthropology/nre/docs/reports/rhistory.pdf>

⁶ From *ARDA, RSO 1990*: projects and research for the “efficient use and economic development of lands, development of income and employment opportunities in rural areas and improving standards of living in those areas, or the development and conservation for agricultural purposes of water supplies and for soil improvement and conservation that will improve agricultural efficiency”.

were decommissioned in the 1960s-70s. All MVCA correspondence regarding leases and disposition of the K&P are with OMAF. The provincial Act was repealed in 2006.

1.4. Flood Damage Reduction Program (FDRP)

MVCA acquired several properties in flood-prone areas under the federal FDRP, which ran from the mid 1970s to 1996 and is the predecessor to the current National Disaster Mitigation Program (NDMP). Under the program, provinces were given funds to implement non-structural solutions to mitigate flood hazards (e.g. flood plain mapping and land expropriation.) Costs were shared between the federal (50%), provincial (40%), and municipal (10%) governments.⁷

1.5. Annual Review & Update

This inventory report is to be reviewed and updated annually, and tabled for information to the Board during future updates of MVCA's Watershed-based Resource Management Strategy (WBRMS). Preparation of the WBRMS is a mandatory requirement of O.Reg. 686/21, is currently under development, and is scheduled to be approved by the Board before December 31, 2024. Thereafter, the WBRMS is to reviewed at least once every five years.

⁷ See: Frank W. Millerd, Christian M. Dufournaud & Karl A. Schaefer (1994) CANADA-ONTARIO FLOOD DAMAGE REDUCTION PROGRAM-CASE STUDIES, Canadian Water Resources Journal, 19:1, 17-26
<https://www.tandfonline.com/doi/pdf/10.4296/cwrj1901017>; and <https://publications.gc.ca/Collection/D82-70-2002E.pdf> and <https://www.ola.org/sites/default/files/node-files/llrs/document/pdf/2023/2023-01/Flood%20Management%20in%20Ontario%20RP%20English.pdf>

Figure 1

Conservation Lands and Trails

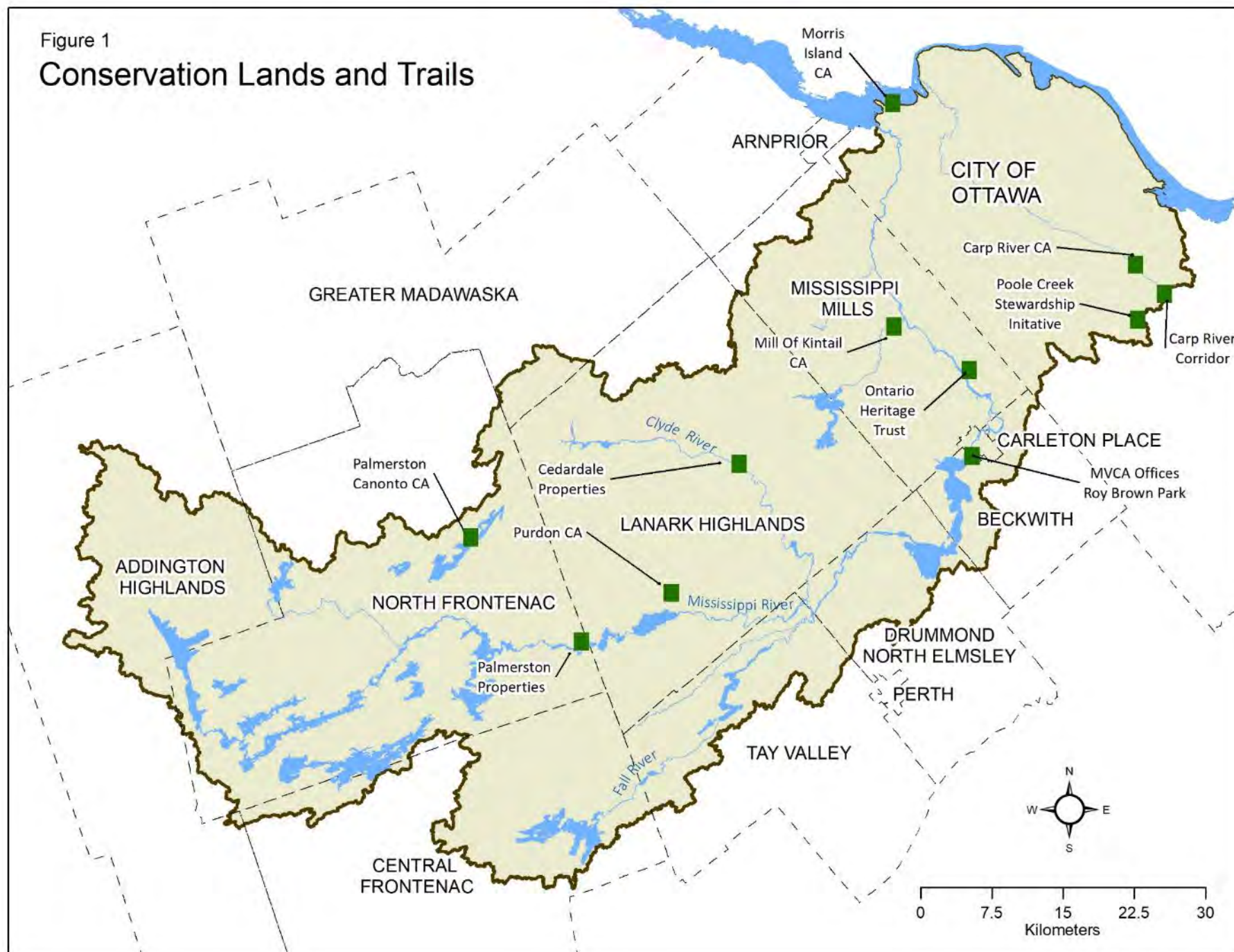


Figure 2

WECI and Monitoring Sites

Legend

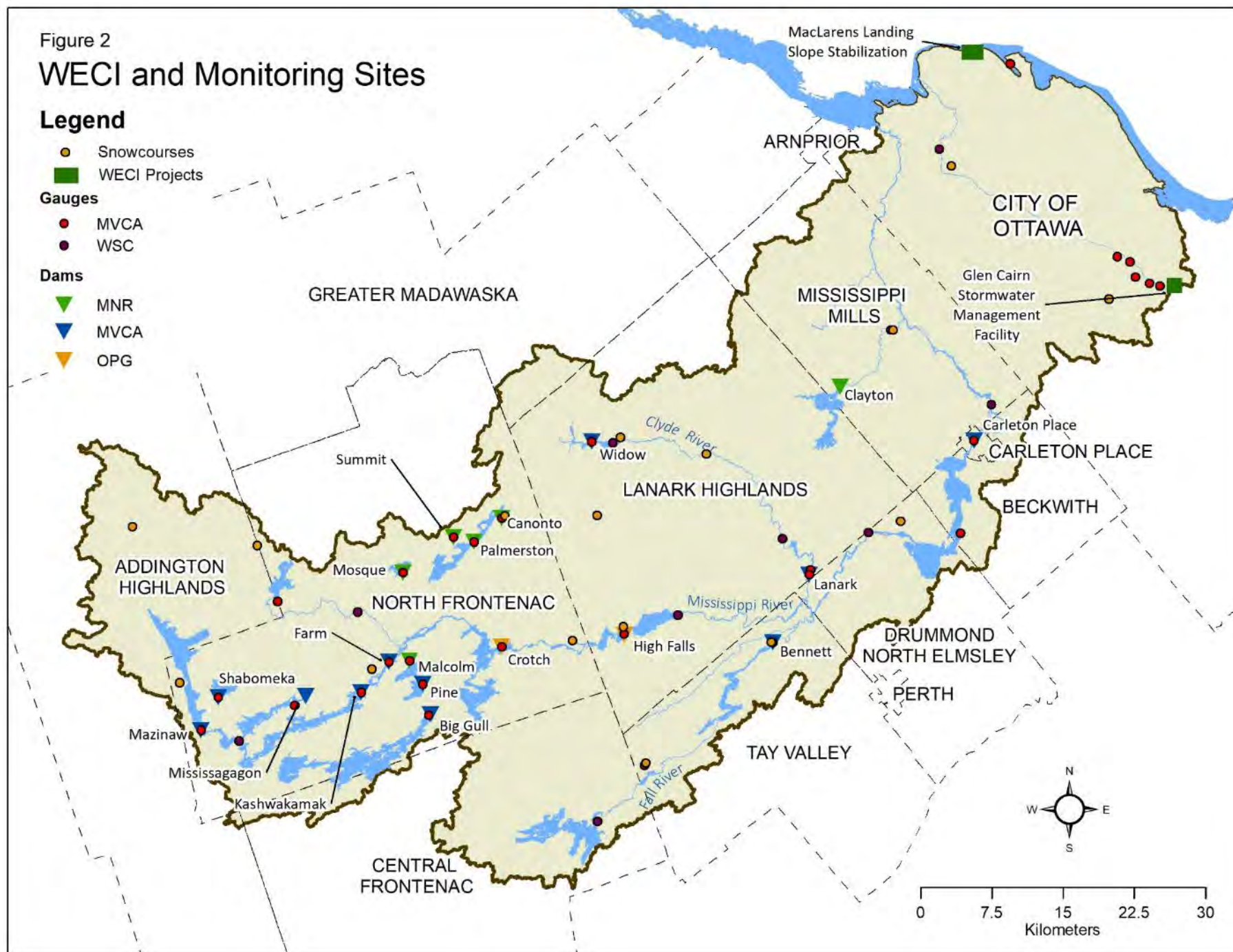
- Snowcourses
- WECI Projects

Gauges

- MVCA
- WSC

Dams

- ▼ MNR
- ▼ MVCA
- ▼ OPG



2. MVCA Headquarters

MVCA purchased 5.03 acres (2.035 ha) at 10970 Highway 7 from the Town of Carleton Place in 2012 for \$124,750 to develop the site for corporate offices and works yard. No grant from the Province was used for the purchase. Carleton Place holds the mortgage for the property and the building, which have a residual amount owing of \$3,476,125⁸ to be paid by June 1, 2040. MVCA has a Development Permit Agreement with the Town dated July 2012.

The 1,577 m² building comprises a boardroom and associated reception area, washrooms and kitchen; 42 work stations, three meeting rooms, and staff kitchen and washrooms; two system monitoring labs (biology and water); several store rooms/closets; and a two-bay enclosed garage/workshop.

Outside, the building has a fenced and gated vehicle/works yard with EV charging station, a weather monitoring station, parking lot, small picnic area, well and septic systems, underground water storage tanks for fire supply, and a wetland for surface drainage.

Refer to Appendix 1 for mandatory inventory details and a site drawing.

3. Conservation Areas and Trails

3.1. CAs/Trails Owned by MVCA

MVCA owns four conservation areas:

- Mill of Kintail – operated and maintained by MVCA
- Purdon – operated and maintained by MVCA
- Palmerston-Canonto – operated and maintained by the Township of North Frontenac
- K&P Trail – maintained by MVCA in partnership with local recreational groups

Refer to Appendix 1 for site maps and mandatory inventory details for these properties.

3.1.1. [Mill of Kintail \(MoK\) Conservation Area](#)

The Mill of Kintail Conservation Area occupies a 68 ha. property located ~6 km north-west of Almonte at 2854 Concession 8 Ramsay; Pt Lots 23, 24 and 25 Con 8, Ramsay (now part of the Town of Mississippi Mills.)

Dr. R. Tait McKenzie acquired the Mill of Kintail (formerly Baird's Mill) in 1931 to use as a summer home and studio. He restored the gristmill building (built circa 1830s) and grounds. Following his death in 1938 the property remained in the family until 1952 when it was purchased by Maj. James Leys. Leys turned the Mill into a memorial to McKenzie and acquired

⁸ As of December 31, 2023.

artifacts from his life including many sculptures. In 1967, Leys constructed the Cloister-on-the-Hill as a centennial project and a commemoration of Dr. McKenzie's birth date. MVCA acquired the 33-acre site in 1972, and an adjacent 134-acre farm was purchased from Philip and Hildegard Corbet for \$63,000 in 1973.

Today, the site includes the R. Tait McKenzie and Dr. James Naismith Museum (aka MoK Museum), an Education Centre, nature trail network, multiple all-season and seasonal facilities, and supports guided and self-guided outdoor appreciation opportunities. The Mill of Kintail is the only fully operational and staffed conservation area within the watershed. It's large size, proximity to Almonte and the City of Ottawa, and key amenities make it MVCA's most prominent conservation area.

In 2010, MVCA partnered with the Dr. James Naismith Basketball Foundation to temporarily host the Naismith exhibit in the Museum, eventually receiving the collection and taking responsibility for it in 2019.

MVCA adopted the MOK Master Plan in 2011 to provide guidance for the overall management of the conservation area. The 2011 Plan reflects MVCA's intention to conserve and maintain natural and cultural heritage features associated with the property while continuing to provide opportunities for visitors to participate in passive outdoor recreation and nature appreciation activities. The Master Plan was amended in 2015 to permit a designated multi-purpose trail that travels through the site for cyclists. A *MOK Museum Master Plan* was adopted in 2019.

3.1.2. [Purdon Conservation Area](#)

The Purdon Conservation Area is approximately ~25.7 ha. located north-west of McDonalds Corners in the Township of Lavant, Dalhousie and North Sherbrooke. MVCA purchased the property from Joe Purdon in 1985 with funding from the Nature Conservancy of Canada and the Ontario Heritage Foundation.

During his ownership of the property, Joe Purdon nurtured a huge colony of showy lady slipper from a few dozen to thousands of plants and converted a common wetland into a regionally significant orchid colony. In 1986, MVCA retained biologist Ted Mosquin to prepare a Management Plan for the Showy Lady Slipper orchids from which MVCA developed the *Purdon Conservation Area Master Plan* establishing guidelines for the development and management of the site. The conservation area officially opened to the public in July 1986.

MVCA has installed boardwalks and educational signage and a pit latrine to facilitate site visits without disturbing the orchids. The orchid colony exists in a White Cedar stand that is thinned progressively to provide optimum light conditions for the orchids. The thinned cedar stems are used to construct the pathways through the edge of the bog to the upland trail. These activities

are carried out in accordance with an MNRF approved *Managed Forest Plan*⁹ that expires July 2030 with an interim report to be submitted in 2025.

3.1.3. Palmerston-Canonto Conservation Area

Palmerston-Canonto Conservation Area was acquired by MVCA in 1973 from H. Cartwright for \$13,500 with funding support from the province. The land holdings consist of 103 ha. of mature forest, beach and picnic area, boat launch and a sand pit described as 1153 and 1195 Arcol Road, South Canonto.

During the 1970-80s MVCA constructed trails, a pit privy at the beach and made parking lot upgrades. In 1997, MVC ceased routine maintenance of the Conservation Area as it was considered a low priority in light of the provincial funding reductions. In 2002, the conservation area (both forested and beach sites) were leased to the Township of North Frontenac to maintain the hiking trails and other amenities such as lookouts and signage. MVCA is working with an adjacent landowner to clarify boundary issues in order to sell the beach portion to the Township.

3.1.4. K&P Trail Conservation Area

The K&P Trail system extends approximately 180 km from the City of Kingston through Frontenac, Lanark and Renfrew counties to the Town of Renfrew. MVCA owns a 35 km section of the trail that extends roughly from Snow Road to Barryvale.¹⁰

The K&P Railway Company was incorporated in April 1871 by Kingston businessmen for the purpose of constructing a rail line north to Pembroke. The section from Sharbot Lake to Mississippi River was constructed between 1876 to 1878, with the section up to Barryvale completed by 1883. By 1931, business began to decline, with freight service ceasing in 1932, and the last passenger trains between Kingston and Renfrew running in June 1957. All passenger service ceased in 1966 after which decommissioning of the line began.¹¹

The Agricultural Rehabilitation and Development Directorate of Ontario (ARDA) acquired the rail ROW from Snow Lake to Calabogie via Quit Claim Deed in 1973 and its lessee Canadian Pacific Limited.¹² MVCA leased the K&P right-of-way for several years¹³ before acquiring it from ARDA in 1990 for \$7,500. A 3.3 km section of the trail and a 1.09 ha segment were subsequently sold by MVCA to local municipalities.¹⁴

⁹ Prepared by Brian Anderson, OPFA #2003, and approved by Jim McCready, RPF.

¹⁰ Approximately 20.7 km in Lanark Highlands, 7.9 km in North Frontenac, and 6.8 km in Greater Madawaska.

¹¹ <https://kickandpushca.wordpress.com/the-kingston-and-pembroke-railway/>

¹² A 999-year lease was approved by Privy Council Order No. 3344 December 3, 1912 for CPR.

¹³ First lease by MVCA for five years took effect April 1, 1973.

¹⁴ In 1998, Park 2 of Plan 49R-13019 was sold to the Township of Bagot and Glythfield for road widening. In 2002, a 7.9 ha parcel, part of Lots 11, 12, 13, 14, Con 1 was sold to the Twp. of Blythfield (shown as Parts 14 and 20 on

Today, the K&P is a multi-use trail providing recreational opportunities such as snowmobiling, ATVing, hiking and biking. MVCA works in partnership with recreational organizations to maintain the condition of the trail. While historically MVCA carried out extensive improvements and maintained picnic sites etc. along the trail, budget cuts in the 1990s prevented continuation of these activities. MVCA is working with the counties of Lanark, Frontenac, and Renfrew to assume ownership of MVCA's interest in the trail. This would allow for a looped system of consistent quality in Eastern Ontario.

3.2. CAs Under Lease Agreement

MVCA has two conservation areas that are owned by others and leased to MVCA:

- Morris Island CA – owned by the City of Ottawa and Ontario Power Generation (OPG)
- Carp River CA – owned by the City of Ottawa

Refer to Appendix 2 for site maps and mandatory inventory details for these properties.

3.2.1. [Morris Island Conservation Area \(MICA\)](#)

Morris Island Conservation Area is a 47 ha. property located on the shores of the Ottawa River near the community of Galetta, and is Part of Lots 25, 26, and 27 Con. 7 and 8 known as 149 Morris Island, City of Ottawa (former Twp. Of West Carleton.)

The conservation area is owned by Ontario Power Generation (OPG) and the City of Ottawa (14 ha and 33 ha, respectively); and maintained and managed by MVCA under separate lease agreements with the two owners.¹⁵ OPG's land serves as floodplain for the head pond waters of Chats Falls power generation station located downstream.

The former Regional Municipality of Ottawa-Carleton (RMOC) conducted studies of the Ottawa and Rideau rivers in 1978 and adopted river corridor policies under the *Regional Official Plan*, which provided for the acquisition and preservation of shorelines. On that basis, in 1985 RMOC acquired its land from a local developer and approached MVCA to operate the site. The conservation area was officially opened in 1988.

Since then, MVCA has made numerous improvements to the site including reconstruction of the former rail causeway and installation of flushable toilets in accordance with the 1987 Master Plan a 2007-2009 *Infrastructure and Capital Improvement Plan*, and revolving 10-year Capital Plan. The site provides 6 km of trails through woodlands and wetlands, and opportunities to hike, canoe, kayak, dog walk, jog, fish, snowshoe, and cross-country ski.

survey dated June 12, 1972) to provide municipal access to existing properties. Other potential sales are being examined.

¹⁵ MVCA has held a license/lease with Ontario Hydro (now OPG) since September 1988. The current lease expires August 31, 2038.

3.2.2. [Carp River Conservation Area \(CRCA\)](#)

The CRCA is 31.4 ha located in the suburban community of Kanata. It is bounded by Richardson Side Road to the north, Terry Fox Drive to east, Campeau Drive to the south, and the Arcadia subdivision to the west. The Carp River meanders through the centre of the Conservation Area.

The CRCA is the result of a collaboration between the City of Ottawa, MVCA, and local developers that saw a large-scale restoration project transform the property from a heavily degraded site to a newly naturalized wetland and river system. The restoration area is designed to function both as flood plain and as an engineered stormwater run-off corridor for surrounding communities. Construction of the restoration project was carried out between 2015-2018 including a circular paved river-walk (4 km) on either side of the river.

MVCA's "Licence of Use"¹⁶ provides limited rights, specifically: MVCA can promote the property as a conservation area, install interpretive signs along recreational pathways, host educational events at the site, and make habitat and other educational enhancements in consultation with the City. MVCA has no operational responsibilities for the property but is responsible for the maintenance and repair of anything it installs.

The property is not officially recognized by the City as a park, and apart from the trail and several benches it has no amenities such as parking and washrooms.

3.3. Other Recreational Trails

MVCA has worked with its municipal partners and others to develop and enhance trail networks and maintain portage routes. MVCA has invested resources and placed signs at the following sites:

- Roy Brown Park – owned by the Town of Carleton Place
- Poole Creek Pathway – owned by the City of Ottawa
- Several portage sites along the Mississippi River

MVCA has no ownership or easements on these properties, but has had varying levels of involvement in their operations and maintenance through to present day.

3.3.1. [Roy Brown Park](#)

Roy Brown Park is a ~10 ha municipal park located north and west of MVCA's office. The municipal trail system was developed in partnership with MVCA following construction of our building. The first phase of the trail was opened by Carleton Place in 2015, with several enhancements made in the forested area from 2019-2021. Portions of the trail system were

¹⁶ The License of Occupancy Agreement is for five years from 1 October 2020 to 30 September 2025.

modified during installation of the Roy Brown stormwater management facility and reopened to the public in 2023.

Today, MVCA maintains the trail bisecting the woods west of the Roy Brown Park Trail, (excluding the recently constructed bridge over the stormwater outlet.) MVCA owns and rotates conservation signage at the park. A draft plan for the park includes construction of a lookout to facilitate nature-based educational activities by the local schools.

3.3.2. [Poole Creek Pathway](#)

The pathway runs parallel and south of Poole Creek from Jonathan Pack Street for approximately ~800 m to a bridge located east of Holy Spirit Catholic School. It is not clear when trail construction began or the timing of subsequent enhancements, however, an MVCA sign on at Stittsville Main Street appears to pre-date the 2000s.

In 2013, MVCA entered into an agreement with the City of Ottawa to implement stewardship initiatives along Upper Poole Creek. The City received compensation from a development project and funds were directed to the MVCA to complete enhanced monitoring and stewardship projects based on objectives of the Upper Poole Creek Subwatershed Study.¹⁷ MVCA submitted annual reports to the City to document activities and how monies were spent. Over the last 10 years, initiatives have included shoreline stabilization, fish habitat enhancements, in-water blockage removals, and invasive species removals. The last project was completed in 2023, and funding for this work has now been expended in full.

3.3.3. [Mississippi River Portage Sites](#)

MVCA does not own or have any legal obligations for portage sites¹⁸ along the Mississippi River. They are included in this inventory to make the Board aware of their existence and of MVCA's historical investment in signage and maintenance of these sites. MVCA still receives occasional calls regarding portage sites—primarily requests for information or support with site maintenance.

4. Vacant Properties

MVCA owns several vacant parcels, most of which were acquired through expropriation due to their history of flooding. MVCA also owns a segment of land beneath and east of the Carp River, and has a Custodian Agreement for a portion of the Appleton Wetland.

¹⁷ https://app06.ottawa.ca/calendar/ottawa/archives/rmoc/Regional_Council/14Jun00/report_2.pdf

¹⁸ mvc.on.ca/wp-content/uploads/2021/08/Mississippi-River-Canoe-Route.pdf

4.1. Carp River

MVCA owns a section of the Carp River extending roughly 2 km from Hazeldean Road downstream to Highway 417 in the City of Ottawa (Kanata-Stittsville communities.) Details regarding this acquisition are still under investigation.

4.2. Appleton Wetland - Ontario Heritage Foundation Property

MVCA has “custodian” responsibilities for two parcels owned by the Ontario Heritage Foundation (OHF) located at Pt L 7, C 10, Ramsay, in the Town of Mississippi Mills. MVCA entered into the agreement with OHF circa 2002 as part of the arrangement made for an “ecological gift” donation by the former property owners (Gardiner and Grace families.) As custodians, MVCA has the right of possession and control of the land, and is responsible for preparing a stewardship plan for the property and maintaining it in a natural state, including taking measures to prevent damage to the property or disturbance to surrounding landowners. The first agreement appears to have been executed in 2007 and renewed in 2016.

4.3. Shoreline Properties

MVCA acquired 3 properties in Palmerston Heights, North Frontenac from Ontario Hydro in 1978, and a further 12 properties in Cedardale, Lanark Highlands in the 1980s under the Flood Damage Reduction Program (FDRP). These properties cannot be built upon, but may be suitable for camp sites. Refer to Appendix 1 for mandatory details and site maps.

5. Water & Erosion Control Infrastructure

MVCA owns and operates eleven dams (operational) and weirs (fixed elevation.) As well, MVCA has a functional interest in the two dams it operates on behalf of OPG, and six structures it operates and maintains on behalf of MNRF. Combined, the 19 structures significantly influence flows and water levels of the Mississippi River and its tributaries. MVCA also owns Glen Cairn Reservoir, a storm water management facility in the City of Ottawa (Kanata); and has easement agreements with various property owners along the rear of McLaren’s Landing Slope Stability Berm in the City of Ottawa (West Carleton). Mandatory inventory details and a selection of site maps can be found in Appendix 2.

5.1. MVCA Facilities

The following are summaries regarding each dam, starting from the headwaters in North Frontenac at Shabomeka Lake Dam and ending with Carleton Place dam ~130 km downstream. In most cases, MVCA assumed operations from the Mississippi River Improvement Company (MRIC). There are gaps in ownership and easement agreements for most of the dams due to their complex history, as outlined below.

5.1.1. [Shabomeka Lake Dam](#)

The Shabomeka Lake Dam (aka Buck Lake), formerly an abandoned lumbering dam, was rehabilitated by Ontario Hydro Eastern Region in 1959 on behalf of MRIC. The Dam is located in the Township of North Frontenac, on Semicircle Lake, which then flows into Mazinaw Lake, considered a headwater lake on the Mississippi River. The dam was originally known as Luck Lake Dam, and was initially constructed of timber cribbing.

Shabomeka Lake Dam is the first major water control structure in the headwaters of the Mississippi River watershed. MVCA assumed ownership and operation of the Dam from MRIC in January 1991. In 1998, extensive repairs were undertaken to the concrete surfaces of the dam, the piers were cleaned of deleterious concrete, and rebar was added, formed and re-poured. During 2022-23, MVCA carried out major reconstruction of the abutments, replacement of metal works, and installed various safety measures.

MVCA owns the concrete structure, however, all land beneath and abutting the dam are owned by others. MVCA is able to access the dam via a municipal road. MVCA has a “Land Use” agreement with MNR for use of its land in proximity to the dam.

5.1.2. [Mazinaw Lake Dam](#)

The Mazinaw Dam is located on Lot 31, Concession X, in the former Township of Barrie, North Frontenac. Constructed in the 1860s, its primary purpose was to maintain sufficient levels in the lake for logging. The original structure was owned by Isaac Allen who sold it to the Chandler-Jones Lumber Company in 1910. During the major floods of 1922, the dam was washed out and reconstructed the following year by the MRIC, which purchased it in 1936 for \$100.

The Mazinaw Lake Dam, along with several others constructed in that period, were built on the bed of a navigable waters without obtaining proper approvals and patent from the Crown. Consequently, the land under the dam and abutments remain Crown land. At some point municipal shoreline easements were awarded to North Frontenac, that MVCA cross to operate and maintain the dam.

In 1953, the dam was re-built by the Hydro Electric Power Commission (HEPC) on behalf of MRIC. MVCA took over ownership and operation of the dam from MRIC in 1991 and rebuilt it in 1992. Several improvements have been made to the structure since including installation of several safety measures including an overhead gantry, gates and fencing, new booms, and a by-pass. The by-pass was washed out during the 2019 flood and was replaced later that year.

5.1.3. [Kashwakamak Lake Dam](#)

Kashwakamak Lake Dam (aka Long Lake) is located on Lot 21, Concession IX in the Township of Clarendon, County of North Frontenac and was built as a lumber dam in the 1860s. MRIC

purchased the rights, title and interest in the dam from James and Alexander Brown in 1909 for \$100, and replaced it with a concrete structure in 1910. Plans for the structure were approved by Ontario Hydro on September 19, 1910.

As of 1973, the estimated remaining life of the dam was 25 years. Miscellaneous repairs were made to the concrete and log handling equipment in 1965, followed by a completely new deck in early 1983. In 1984, repairs were made including repair and removal of stoplogs, leakage control, and the repairing of the sluice liner.

MVCA assumed operations of the dam from MRIC in 1991. It is understood that there are properties easements on private property on both sides of the dam.

In fall 1995, MVCA repairs to reduce and eliminate seepage around the earthen embankment and grouting to plug cracks and fissures in the rock. A second grouting program in the fall of 2000 more successful. In 2002, the entirety of the deck of the Dam was replaced. MVCA is currently conducting an environmental assessment for replacement of the structure.

5.1.4. [Big Gull Lake Dam](#)

Big Gull Dam (aka Clarendon Lake) is located on Big Gull Creek in the Village of Coxvale (Lot 9 Con IV Clarendon Ward, North Frontenac Township.) The original lumberman dam is believed to have been constructed in the mid-1860s. MRIC assumed control of the dam in 1909 and replaced it with a concrete structure (plans approved by Ontario Hydro of September 19, 1910.) Three years later the dam was damaged by blasting and repairs were completed in 1913-14. Major rehabilitation to the structure was undertaken in 1971 and further works in 1983.¹⁹

In January 1991, ownership was transferred from MRIC to MVCA. MVCA undertook extensive repairs to the structure in 1995, and again in 2005-06. It is understood that MVCA has an easement on the municipal right-of-way to access the dam.

5.1.5. [Mississagagon Lake Dam](#)

Mississagagon²⁰ Lake Dam is located at the east end of Mississagagon Lake on Swamp Creek. It is situated approximately 15 km east of Cloyne on Lot 2, Concession IX, Township of Barrie, Frontenac County. The dam was originally built to support lumber operations in the 1860s. In 1923, it was reconstructed by the MRIC as a rock filled timber crib dam with wood sheeting on the upstream face. The sluiceway was rebuilt in 1960, and the concrete membrane was installed on the upstream face in 1973. Ownership was transferred from MRIC to MVCA

¹⁹ In 1987, MVCA undertook a structural survey of all buildings located on Big Gull Lake to establish baseline conditions, for flood forecasting purposes, and to provide a forum for all the cottagers to comment on water levels and other concerns on the lake.

²⁰ Mississagagon means wide mouth, or a headwater with no significant outlet or tributary. It first appeared on land patents in 1857.

January 1991. Until 1997, dam operations were carried out by locals on a contract basis. Access to the structure is via a 0.5 km (privately owned) dirt road.

5.1.6. [Farm Lake Dam](#)

Farm Lake Dam is located in Lot 25, Concession VI of Clarendon Township in the County of Frontenac. The dam was originally built in 1926 for lumbering. It is understood that the Ontario Department of Lands and Forests planned to rebuild the structure in the late 1960s, but this never occurred. Maintenance of the structure appears to have been on an informal basis by local residents or cottagers.

In 1967, MVCA carried out an engineering feasibility study done on this dam in 1967 to assess the feasibility of rebuilding the dam and an adjacent land owner reconstructed the dam in 1968. A Licence of Occupation was obtained in 1976 from MNRF to access crown land, and it appears that the Township owned a 66 ft shoreline allowance around the lake and severed a portion for the dam. The dam was reconstructed in 1976 by the Conservation Authority. Access to the dam is via a 2 km private road²¹ owned by Mr. Carl Weber and the Conservation Authority appears to have an easement across the road.

5.1.7. [Pine Lake Dam](#)

The Pine Lake Dam is located at the outlet of Pine Lake, just south of the hamlet of Ardoch in the on Lot 16, Conc 4, Clarendon Ward in the Township of North Frontenac. Demand for the dam arose following reconstruction of Ardoch Highway by the Township in the 1970s that enlarged a culvert that residents felt lowered lake levels. MVCA built a sand bag structure in the 1980s to help control outflow, and replaced it with a dam in 1990 based upon a favourable survey of lake residents.

5.1.8. [Bennett Lake Dam](#)

The Bennett Lake Dam is located at the outlet of Bennett Lake on the Fall River, Lot 18, Concession X, in the Township of Bathurst, Lanark County. It is accessed via a ~100m private access road.

The dam was built at the request of cottage associations members from Bennett Lake and Fagan Lake made in 1964 and again in 1970. In 1970, the Mississippi Valley Conservation received Queens Council approval to undertake a Preliminary Engineering study to assess the feasibility of constructing a dam at the outlet of the Bennett Lake. A Water Surveys of Canada (WSC) gauge was installed downstream of the dam in 1970 to support analysis.

²¹ Original easement is believed to have been with Carl Weber.

Following the study, and consultation with the cottagers²², approval was given to construct the dam. Ministry of Natural Resources staff constructed the dam with MVC staff on hand to supervise between November 1974 and April 1975 at a cost of \$66,500.

5.1.9. [Widow Lake Dam](#)

The Widow Lake Dam is located on the Clyde River at the outlet of Widow Lake, adjacent to the French Line and east of the hamlet of Clyde Forks (on Lot 16, Con 4, Lavant Ward) in the Township of Lanark Highlands.

The dam was originally built in the 1800s to support the timber trade. MVCA purchased the land from John and Grace Grew in 1974 and reconstructed the timber cribbing dam. Works have been carried out at the site to repair and replace items, and to enhance safety.

A landowner on the far (west) side of the dam uses the dam to access their property.

5.1.10. [Lanark Dam](#)

The lower Clyde River was developed for grist mills and sawmills primarily in the period 1840 and 1860.²³ The original dam in the village is believed to have been built and owned by the Caldwell family. Rights to the dam were sold in 1873, and again to Gerald Munroe in 1930. In the spring of 1935 the dam was washed out and rebuilt the following year. Ownership of the dam(s) changed in subsequent years and by the early 1970s the village dam required significant repair. Between 1975 and 1977 MVCA was brought in to study and oversee reconstruction of the dam. In September 1977, the dam and adjacent land were sold to the MVCA for \$ 12,000 from Mr. Goold Borrowman “land containing 0.76 acres more or less located in Lot 1, Concession 2, in the Township of Lanark.”

Flooding was an issue as early as 1870 as recorded in the Globe (Toronto): “Most of the bridges on the Mississippi and Clyde rivers have been carried away and the balance are expected to follow. Worst floods in 20 years.” In spring 1998 the Clyde River experienced massive flooding with flows exceeding the 500-year return period, and peaked on April 5, 1998 at 158 cms. Substantial damage occurred to the dam as water receded. The banks and a major scour hole at the end of the downstream apron were repaired in the summer of 1999. MVCA has made several safety and other improvements to the dams since.

5.1.11. [Carleton Place Dam](#)

The Carleton Place Dam, was constructed by Emund Morphy in 1820. Town of Carleton Place bought the land and rights to the dam from the Brown’s estate in the early-mid 1910s. The Town then sold the water rights and the structure to the MRIC. The dam fell into disrepair until

²² All but 5 of 168 cottagers agreed with the proposal.

²³ Ruins of the John Gillies dam are known as “Herron’s Mills”.

WWII, at which time MRIC rebuilt the generators and powerhouse. The dam again fell into disrepair and construction of the present dam was finished in 1973 with the understanding that the Mississippi Valley Conservation Authority (MVCA) would assume ownership and operation of the dam at that time. In 1975, the Authority bought the dam from MRIC for one dollar. Two easements are associated with the dam, north and south of the river.

5.1.12. [Glen Cairn Stormwater Management \(SWM\) Facility](#)

The Glen Cairn Reservoir is located west of Terry Fox Drive, south of Hazeldean Road in the community of Kanata (City of Ottawa.) MVCA owns a portion of the Glen Cairn Reservoir with the balanced owned by the City of Ottawa. It is believed that MVCA expropriated its share of the property in 1981 and 1983 at a cost of ~\$192,500 and contributed financially towards construction of the reservoir with the City of Kanata at the time. An unknown proportion of funds was provided by the province for the land acquisition.²⁴

Following the flood of 2009, and works carried out within the greater catchment area in 2014-15, MVCA and the City entered into a Maintenance Agreement whereby the City agrees to conduct regular inspections and routine maintenance at the site on behalf of MVCA. MVCA retains responsibility for capital renewal of its portion of the site.

5.1.13. [McLaren's Landing Slope Stability Berm](#)

Between 1987 and 1989, MVCA undertook a slope stability project at rear of ~50 properties located at McLaren's Landing on the Ottawa River (Pt Lots 23 & 24, Con 3, Township of West Carleton, now in the City of Ottawa.) It is understood that MVCA entered into "Permanent Easement Acquisition Agreements" with a number of property owners to enable access for future/ongoing maintenance of the slope stability berm, however, it is believed that none has been carried out in the intervening years.

5.2. OPG & MNRF Facilities

As noted above, MVCA has contracts to support operations and maintenance of structures owned by OPG and MNRF, listed below. These are long-standing agreements, and while MVCA has no ownership or easements at these properties, it has a significant interest in their operation, particularly as OPG facilities are the largest in the watershed. Refer to Appendix 2 for site maps.

²⁴ A portion of this site that was not being used for the SWM facilities was sold for \$340,663 in 2016 to an adjacent landowner.

OPG	MNRF
<ul style="list-style-type: none"> • Crotch Lake Dam • High Fall Dams 	<ul style="list-style-type: none"> • Palmerston Lake Dam • Canonto Lake Dam • Summit Lake Dam • Mosque Lake Weir • Malcolm Lake Dam • Clayton Lake Dam

6. System Monitoring Sites

This section discusses sites used to monitor the watershed and inform watershed and water resource planning and operations. MVCA’s monitoring sites comprise:

- 24 Hydrometric Monitoring Stations, various locations across the watershed, and
- 16 Snow Course Sites, various locations across the watershed.

Mandatory inventory details and a selection of site maps can be found in Appendix 2.

6.1. Hydrometric Monitoring Stations

MVCA owns, operates, and maintains 25 monitoring stations; and maintains 11 stream gauges on behalf of Water Surveys Canada (WSC). MVCA also receives data from one MNRF-owned and operated monitoring station and two OPG-owned and operated stations.

Data from these stations are regularly uploaded to MVCA’s monitoring and flood forecasting software and inform short, mid, and long-term planning and operations of the Mississippi River system and control structures. MVCA and its partners have a significant interest in protecting monitoring sites from alteration.

6.1.1. [MVCA Gauges](#)

Of MVCA’s 24 stations, 11 are located on dams (MVCA or MNRF), six are on land owned by the City of Ottawa, four are on municipal rights-of-way (ROW) in Lanark and Frontenac counties, and the remaining four on private property. MVCA renewed its “Maintenance and Liability Agreement” with the City of Ottawa in 2023 to operate gauges on City properties for a period of 10 years.

6.1.2. [Water Surveys of Canada \(WSC\) Gauges](#)

MVCA has an understanding with WSC that we will maintain the exterior of their 11 structures including precipitation tipping buckets, and that all internal infrastructure will be maintained by WSC. Documentation to be confirmed.

6.2. Snow Course Sites

MVCA has 19 snow course sites across its jurisdiction at which samples are taken twice monthly during the winter months. Samples are measured for water content equivalency, and used by MVCA and submitted to the province for flood forecasting and warning purposes. Most sites are located on private property and used with the permission of owners.

Appendix 1: Conservation Lands and Trails

Table 1-1: HQ and Conservation Areas (CAs) Owned by MVCA

Name/Location/Purchase Date	Surveys, deeds, and other legal documents and identifiers on file	Legal Interest	Provincial Grant used to Purchase?	Land Expropriated?	Housing Potential?	Zoning	Active Recreation?	Commercial Logging?	Augments natural heritage	Integration with other lands and trails
HQ: 10970 Highway No. 7: purchased in 2012										
PT LT 12 CON 11 Beckwith being PT 1 on 27R10105; and easement over PT 2 ON 27R10105 as in LC125275, Beckwith.	Deed Design drawings Agreement with Town of CP PIN	Own	No	No	No	TBC	No	No	Yes	Yes
K&P Trail: 35 km rail trail purchased in 1990										
Counties of Frontenac, Lanark & Renfrew; MVCA owns trail from Snow Road Station to Barryvale.	Deed (tbc) R-Plan 2017 Court decision	Own	No	No	No	TBC	No	No	Yes	Yes
Mill of Kintail: 68 ha parcel purchased in 1972										
Town of Mississippi Mills; 2854 Concession 8 Ramsay; Pt Lots 23 & 24, Con 8, Ramsay.	Deeds PIN	Own	TBD	No	No	TBC	Yes	No	Yes	Yes
Palmerston Canonto: 105 ha. parcel purchased in 1971										
<u>Trail site:</u> 1153 Arcol Road, Pt Lots 17 - 19, Con 1, and Pt Lots 17 & 18 Con 2, South Canonto; <u>Beach Site:</u> 1195 Arcol Road, Pt Lots 16 & 17, Con 1, South Canonto	Deeds (tbc) PIN	Own	TBD	No	No	TBC	No	No	Yes	Yes
Purdon: 25 ha parcel purchased in 1999										
Lanark Highlands Twp.	Deeds (tbc) PIN	Own	No	No	No	TBC	No	No	Yes	Yes

Table 1-2: Other Conservation Lands and Trails

Name/Location/Purchase Date	Surveys, deeds, and other legal documents and identifiers on file	Legal Interest	Provincial Grant used to Purchase?	Land Expropriated?	Housing Potential?	Zoning	Active Recreation?	Commercial Logging?	Augments natural heritage	Integration with other lands and trails
Morris Island Conservation Area: 47 ha leased since 1988										
149 Morris Island Rd., City of Ottawa; being Part of Lots 25, 26 and 27, Concessions 7 and 8 (tbc)	Lease agreements – Ottawa Lease agreement – OPG Licence agreement between 3 parties (tbc)	Lease	No	No	No	TBC	No	No	Yes	Yes
Carp River Conservation Area: 31.4 ha leased since 2018										
515 Didsbury Road, City of Ottawa (Kanata)	Lease agreement – Ottawa With drawings	Lease	No	No	No	TBC	No	No	Yes	Yes
Palmerston Properties (former Ontario Hydro): acquired in 1978										
Part lot 10, Conc 11, Twp of Palmerston; Role Nos. Roll# 090-010-171-04, 090-010-171-05, and 090-010-171-06	Deeds (tbc)	Own	Yes	No	No	TBC	Yes	No	Yes	Yes
Cedardale Properties (FDRP acquisitions): acquired 1988-1992										
Bourguignon Property Hodges Property Tyers Property Barton Property Timothy Property Welsman Property Clark Property	Deeds (tbc)	Own	Yes	No	No	TBC	Yes	No	Yes	Yes

Name/Location/Purchase Date	Surveys, deeds, and other legal documents and identifiers on file	Legal Interest	Provincial Grant used to Purchase?	Land Expropriated?	Housing Potential?	Zoning	Active Recreation?	Commercial Logging?	Augments natural heritage	Integration with other lands and trails
Clark Property Dallaire Property Harrop Property Keating Property Guenette Property Latreille Property Wernikowski Property Martel Property	Deeds (tbc)	Own	Yes	No	No	TBC	No	No	Yes	Yes
Carp River Corridor										
TBC	TBC	Own	TBC	TBC	No	TBC	No	No	Yes	Yes
Roy Brown Park										
TBC	TBC	Stew. Agrt.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ontario Heritage Trust (Appleton Wetland) Property										
TBC	Custodian Agreement	Cust.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



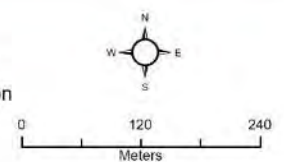
MVCA Offices Carleton Place Figure 1-1

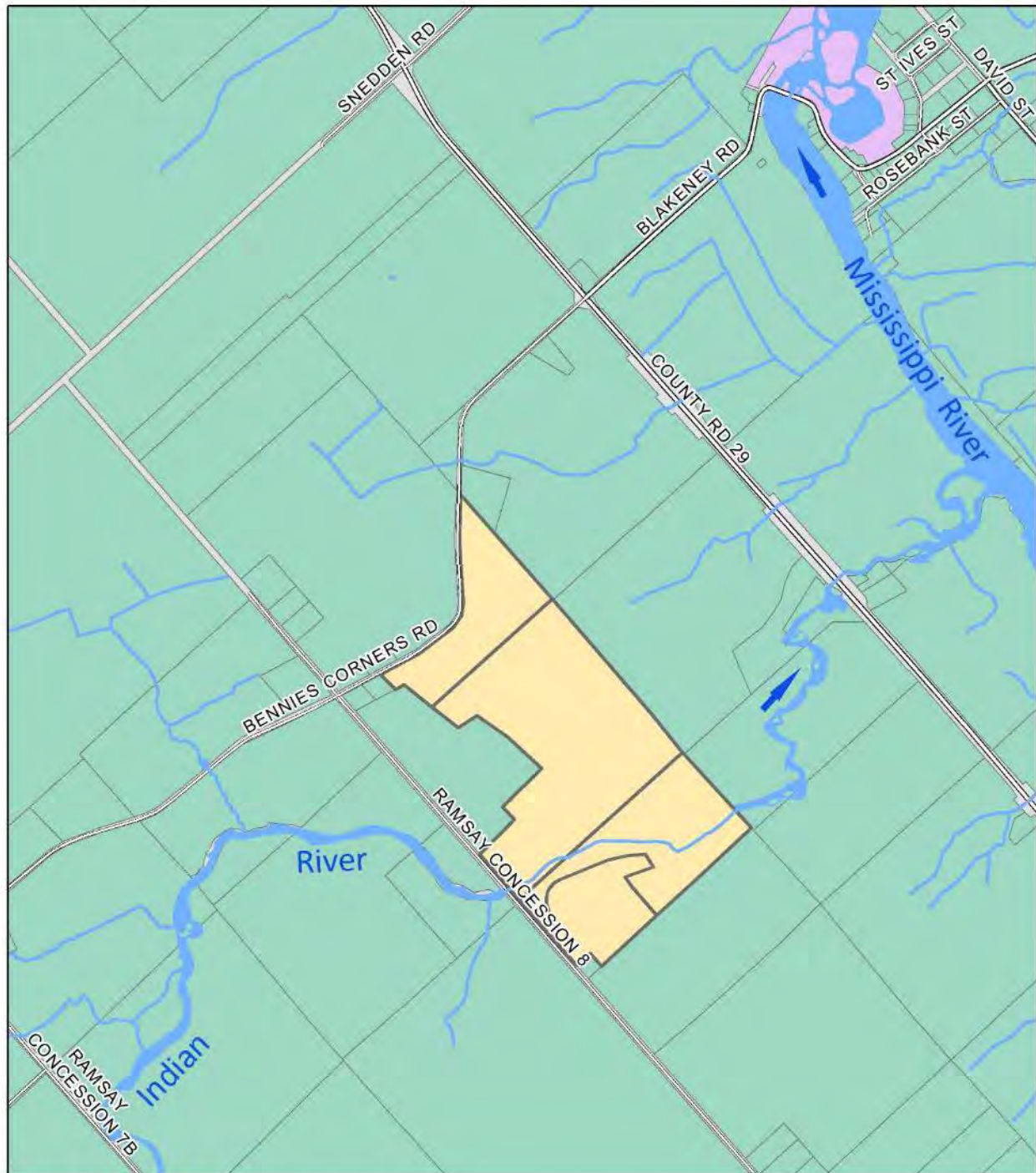
Assessment parcels by Teranet Inc.
Crown land by Ontario's Land
Information Warehouse

- MVCA Land Holding
- Private Land

Legend

- Munic. Road, shoreline allowance
- Crown land - non freehold disposition
- Crown land - Unpatented

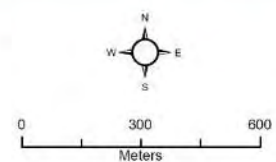


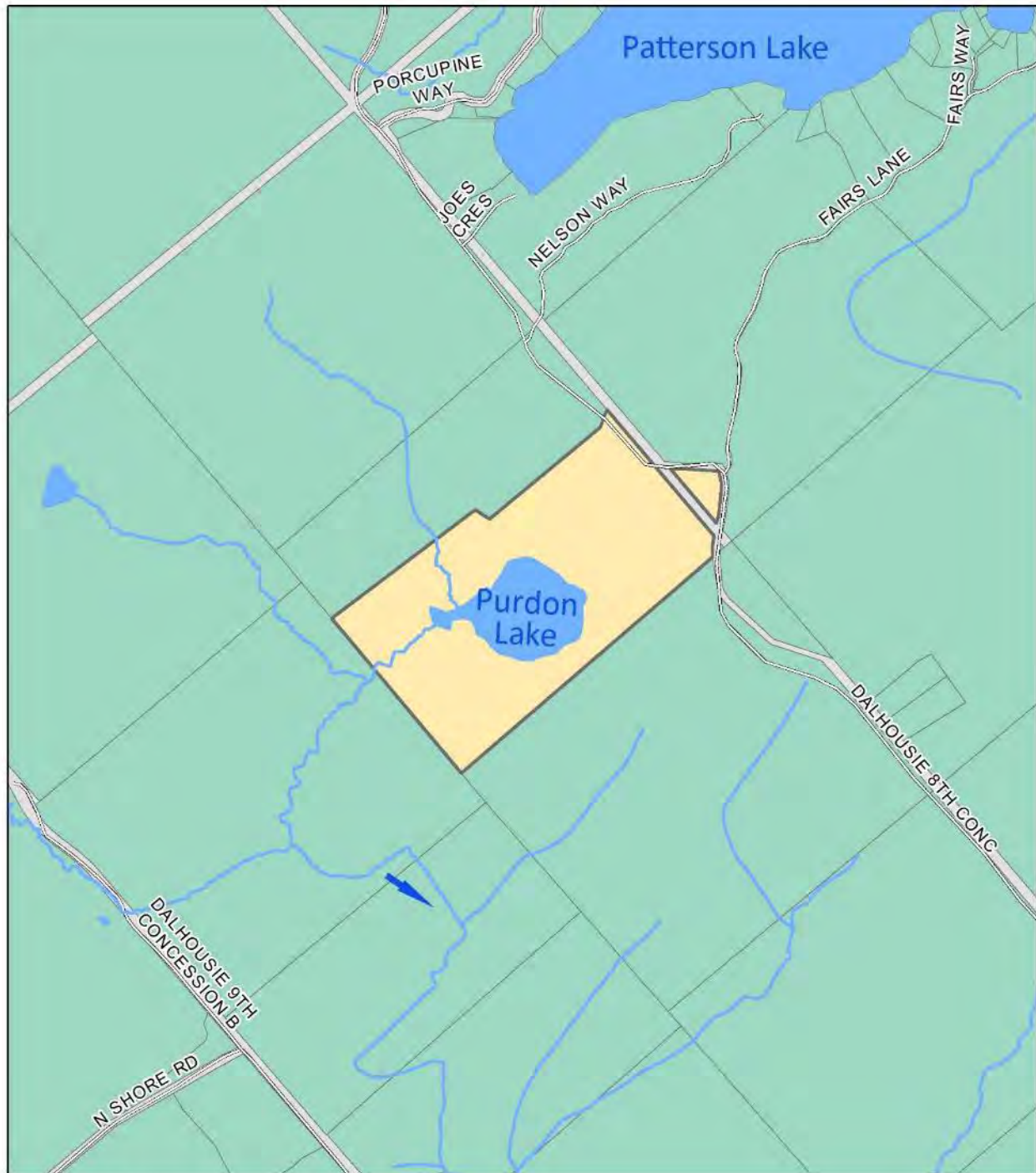


Mill of Kintail Conservation Area Mississippi Mills Figure 1-2

Assessment parcels by Teranet Inc.
Crown land by Ontario's Land
Information Warehouse

Legend	
 MVCA Land Holding	 Munic. Road, shoreline allowance
 Private Land	 Crown land - Patent
	 Crown land - Unpatented





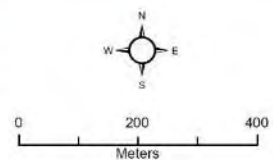
Purdon Conservation Area Lanark Highlands

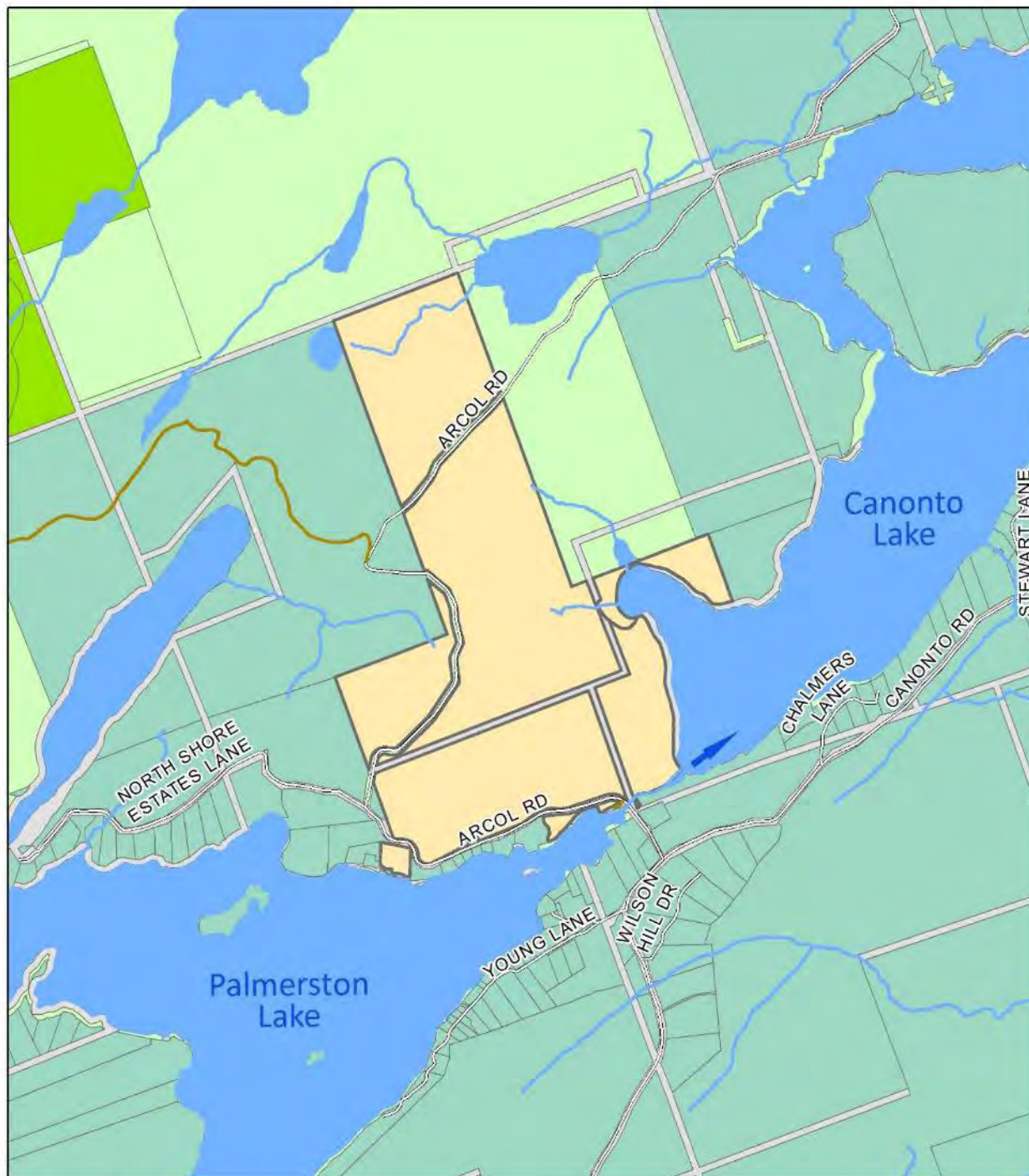
Figure 1-3

Assessment parcels by Teranet Inc.
Crown land by Ontario's Land
Information Warehouse

Legend

 MVCA Land Holding	 Munic. Road, shoreline allowance
 Private Land	 Crown land - Unpatented





Palmerston Canonto Conservation Area
North Frontenac
Figure 1-4

Assessment parcels by Teranet Inc.
 Crown land by Ontario's Land
 Information Warehouse

Legend	
 MVCA Land Holding	 Crown land - non freehold disposition
 Private Land	 Crown land - Unpatented
 Munic. Road, shoreline allowance	

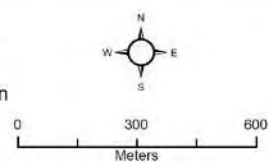
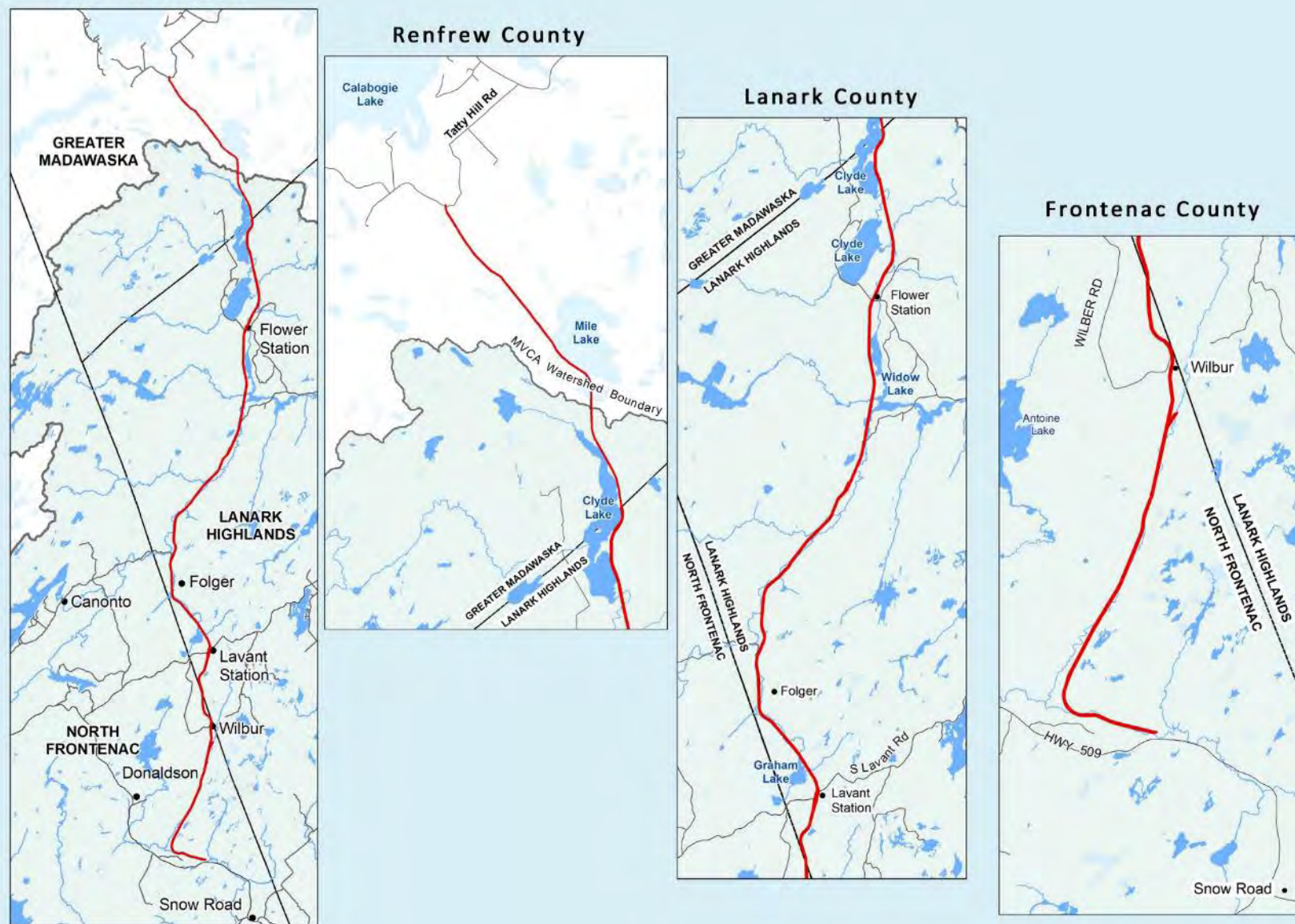


Figure 1-5
MVCA K & P Trail

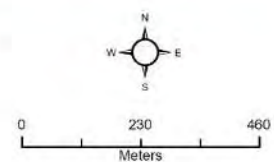


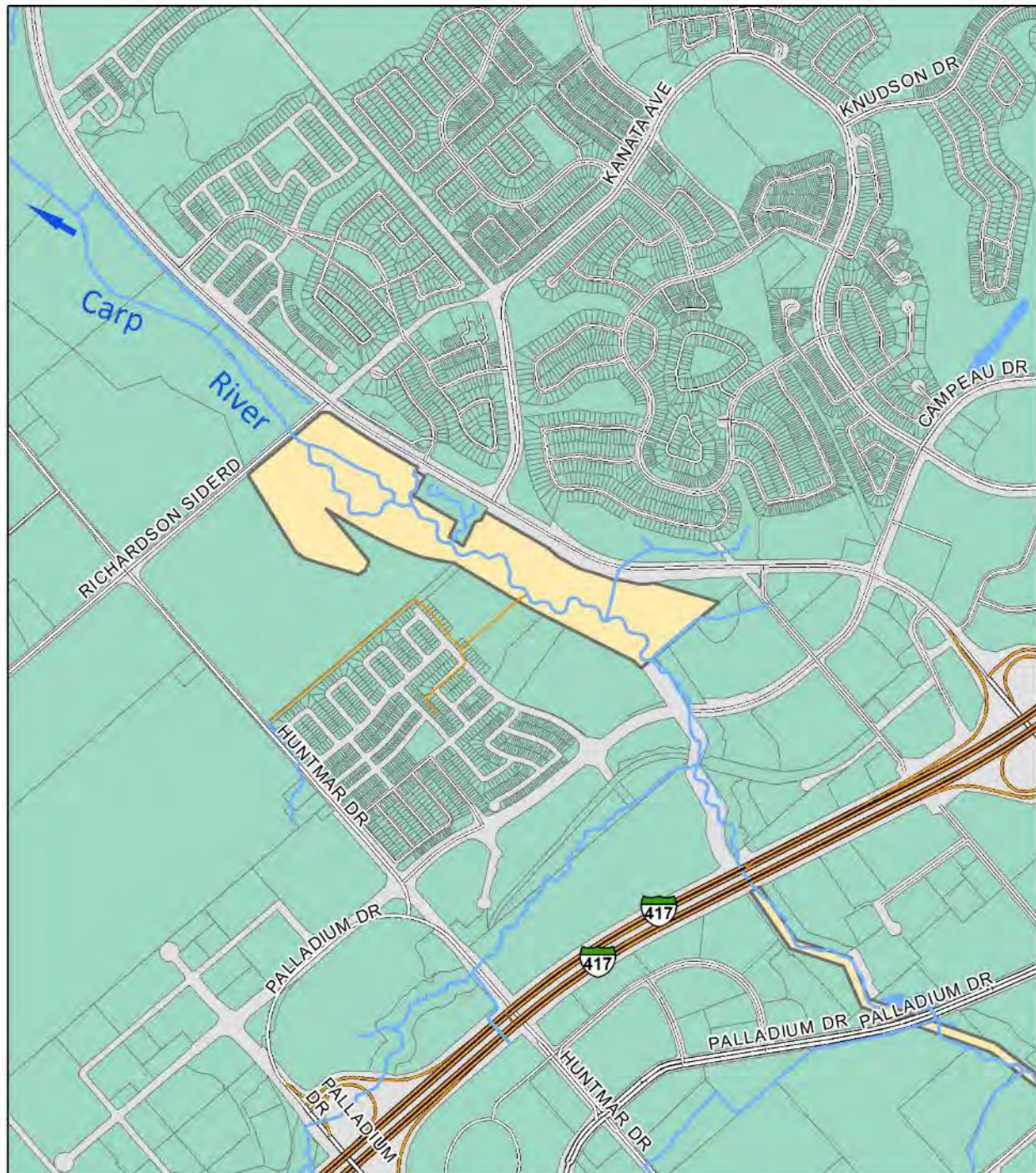


Morris Island Conservation Area
City of Ottawa
Figure 1-6

Assessment parcels by Teranet Inc.
 Crown land by Ontario's Land
 Information Warehouse

Legend	
 MVCA Land Lease	 Munic. Road, shoreline allowance
 Private Land	 Crown land - Patent
	 Crown land - Unpatented

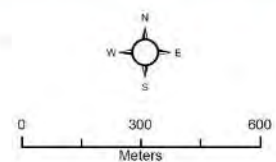




Carp River Conservation Area
City of Ottawa
Figure 1-7

Assessment parcels by Teranet Inc.
 Crown land by Ontario's Land
 Information Warehouse

Legend	
	MVCA Land Lease
	Private Land
	Munic. Road, shoreline allowance
	Crown land - Patent
	Crown land - Unpatented





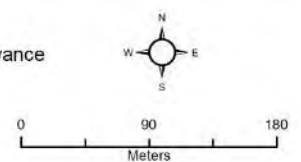
**Roy Brown Park
Carleton Place
Figure 1-8**

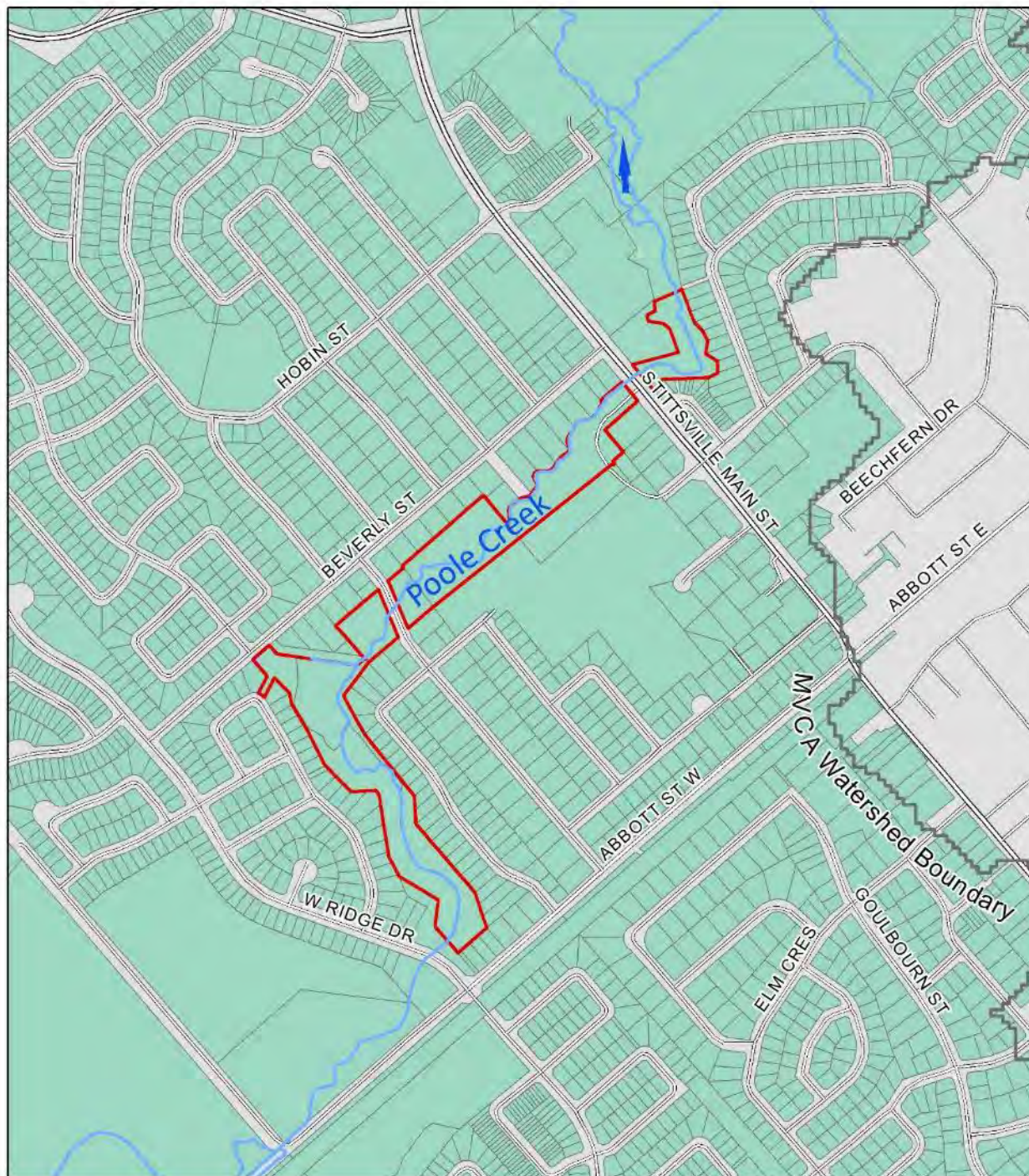
Assessment parcels by Teranet Inc.
Crown land by Ontario's Land
Information Warehouse

Legend

- Stewardship Agreement
- Private Land

- Munic. Road, shoreline allowance
- Crown land - Patent
- Crown land - Unpatented





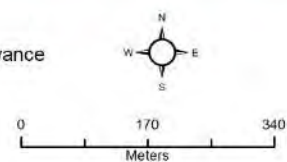
Upper Poole Creek Stewardship City of Ottawa Figure 1-9

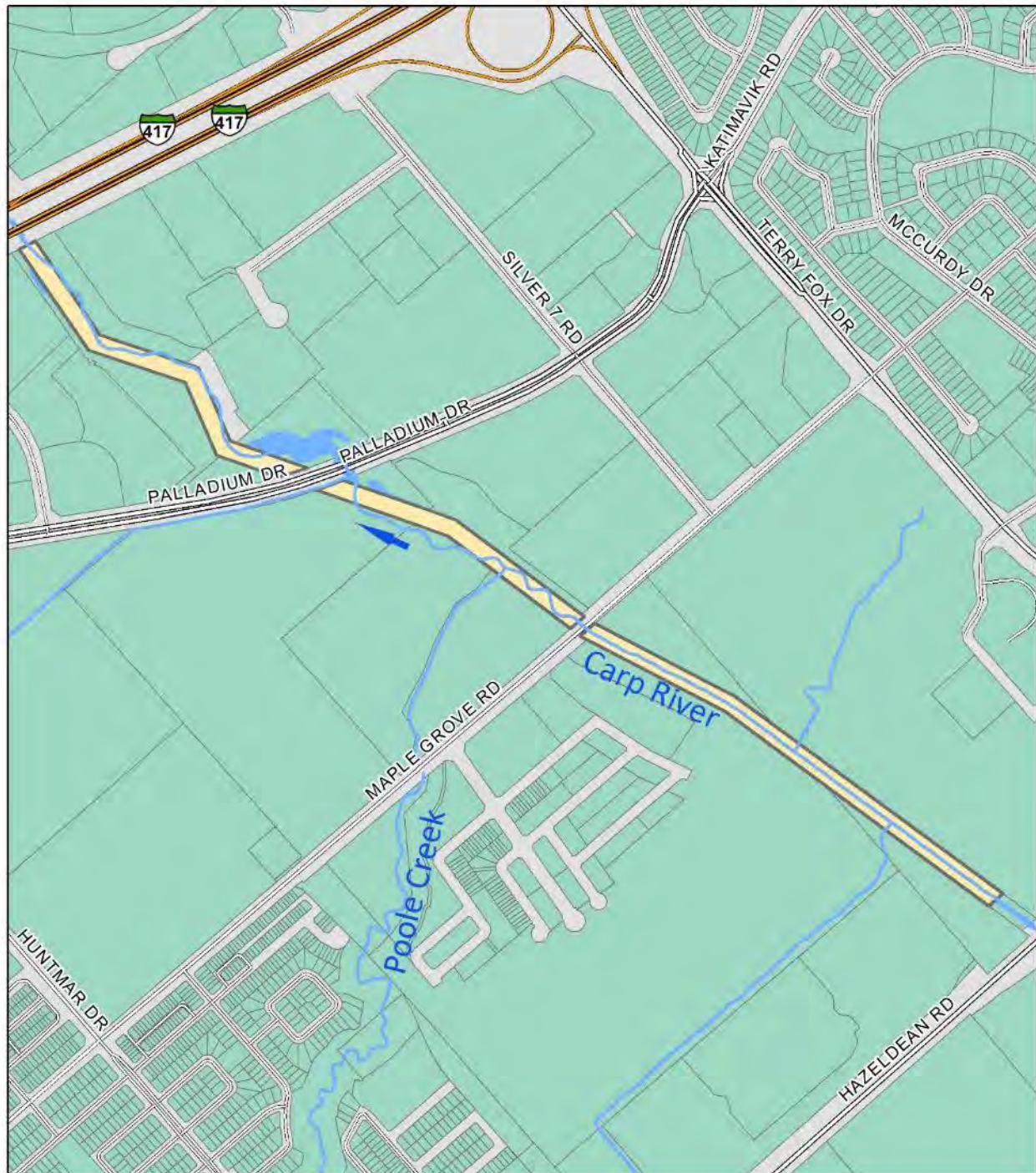
Assessment parcels by Teranet Inc.
Crown land by Ontario's Land
Information Warehouse

Legend

- Stewardship Agreement
- Private Land

- Munic. Road, shoreline allowance
- Crown land - Patent
- Crown land - Unpatented





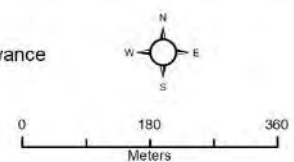
Carp River Corridor City of Ottawa Figure 1-10

Assessment parcels by Teranet Inc.
Crown land by Ontario's Land
Information Warehouse

Legend

- MVCA Land Holding
- Private Land

- Munic. Road, shoreline allowance
- Crown land - Patent
- Crown land - Unpatented





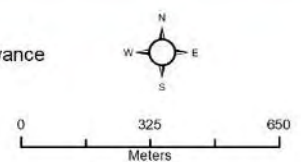
Ontario Heritage Trust **Mississippi Mills** **Figure 1-11**

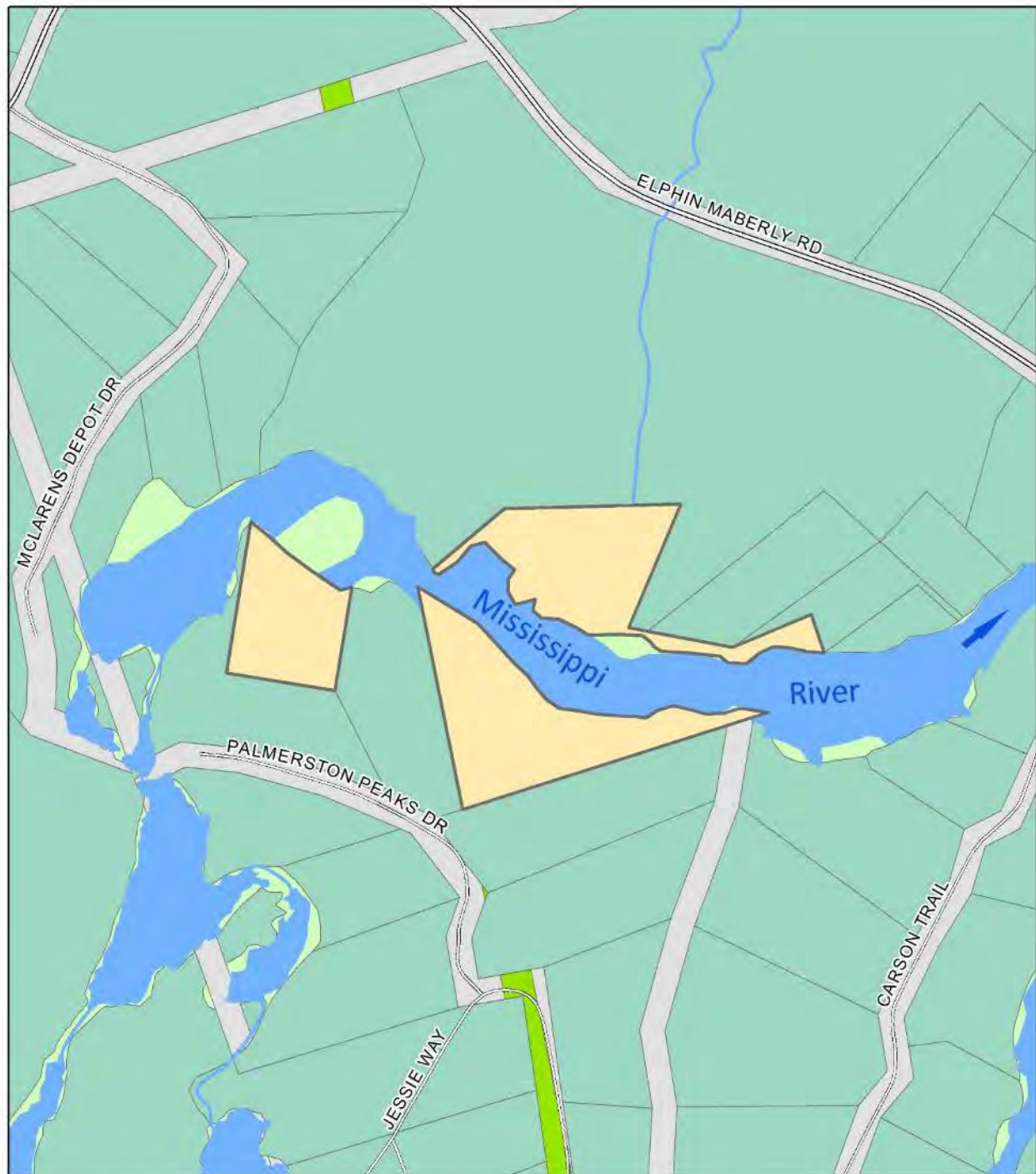
Assessment parcels by Teranet Inc.
 Crown land by Ontario's Land
 Information Warehouse

Legend

- Stewardship Agreement
- Private Land

- Munic. Road, shoreline allowance
- Crown land - Patent
- Crown land - Unpatented





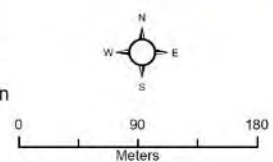
Palmerston Properties North Frontenac Figure 1-12

Assessment parcels by Teranet Inc.
Crown land by Ontario's Land
Information Warehouse

- MVCA Land Holding
- Private Land

Legend

- Munic. Road, shoreline allowance
- Crown land - non freehold disposition
- Crown land - Unpatented





Cedardale Properties Lanark Highlands

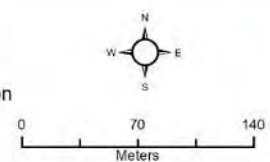
Figure 1-13

Assessment parcels by Teranet Inc.
Crown land by Ontario's Land
Information Warehouse

- MVCA Land Holding
- Private Land

Legend

- Munic. Road, shoreline allowance
- Crown land - non freehold disposition
- Crown land - Unpatented



Appendix 2: WECl and FFW Infrastructure and Sites

Table 2-1: MVCA-owned Dam Sites

None of these sites was expropriated by MVCA, have housing potential, are used for active recreation or commercial logging. They augment natural heritage to the extent that they are managed to maintain spawning habitat and other natural features. They are designed and operated to integrate with other lands and trails.

Name	Location	Access to Dam	Deed	Acquisition Date
Bennet Lake Dam	Lot 18, Con 10, Bathurst, Tay Valley Twp	License of Occupation obtained in 1975; Easement (flooding rights) with Morris Ashby Pt 8 Ref Plan 27R408 s/w half lot 19 Con 10, Bathurst		Constructed 1974
Big Gull Lake Dam	Lot 9, South Westerly Range, Clarendon, Twp of North Frontenac		yes	
Carleton Place Dam		Easement Agreements with Town of Carleton Place and abutting restaurant property		1973
Farm Lake Dam	Lot 25, Conc 6, Clarendon, Township of North Frontenac			
Kashwakamak Lake Dam	Pt. lots 21 & 21, Con. 9 and Pt. lots 20 & 21, Con. 10, Clarendon, Township of North Frontenac	MVCA may approach the Twp of Addington Highlands regarding possible purchase of shore road allowance if required.	yes	
Lanark Dam	Lot 1, Conc 2, Lanark, Twp of Lanark Highlands, Lanark County			
Mazinaw Lake Dam	Lot 32, Concession 10; Barrie Twp, Township of North Frontenac	Older Easement Agreement with former Township of Barrie to access dam over municipal property. Renewed agreement with Township of North Frontenac in the works in 2021. Status???	yes	1990
Mississagagon Lake Dam	Approx 15 km east of Cloyne on Lot 2, Conc 9, Barrie Ward, North Frontenac Twp, Frontenac County		yes	1991

Name	Location	Access to Dam	Deed	Acquisition Date
Pine Lake Dam	Lot 16, Conc 4, Clarendon Ward, Township of North Frontenac			1990 – dam built by MVCA at request of lake residents
Shabomeka Lake Dam	Shabomeka Lake - and road access in Lot 23, Concession XII, Township of North Frontenac, and all of the dam access road lying south in Lot 23, Concession XII, Barrie Ward	Legal easement through Township of North Frontenac properties	yes	12-Jun-05
Widow Lake Dam				1974

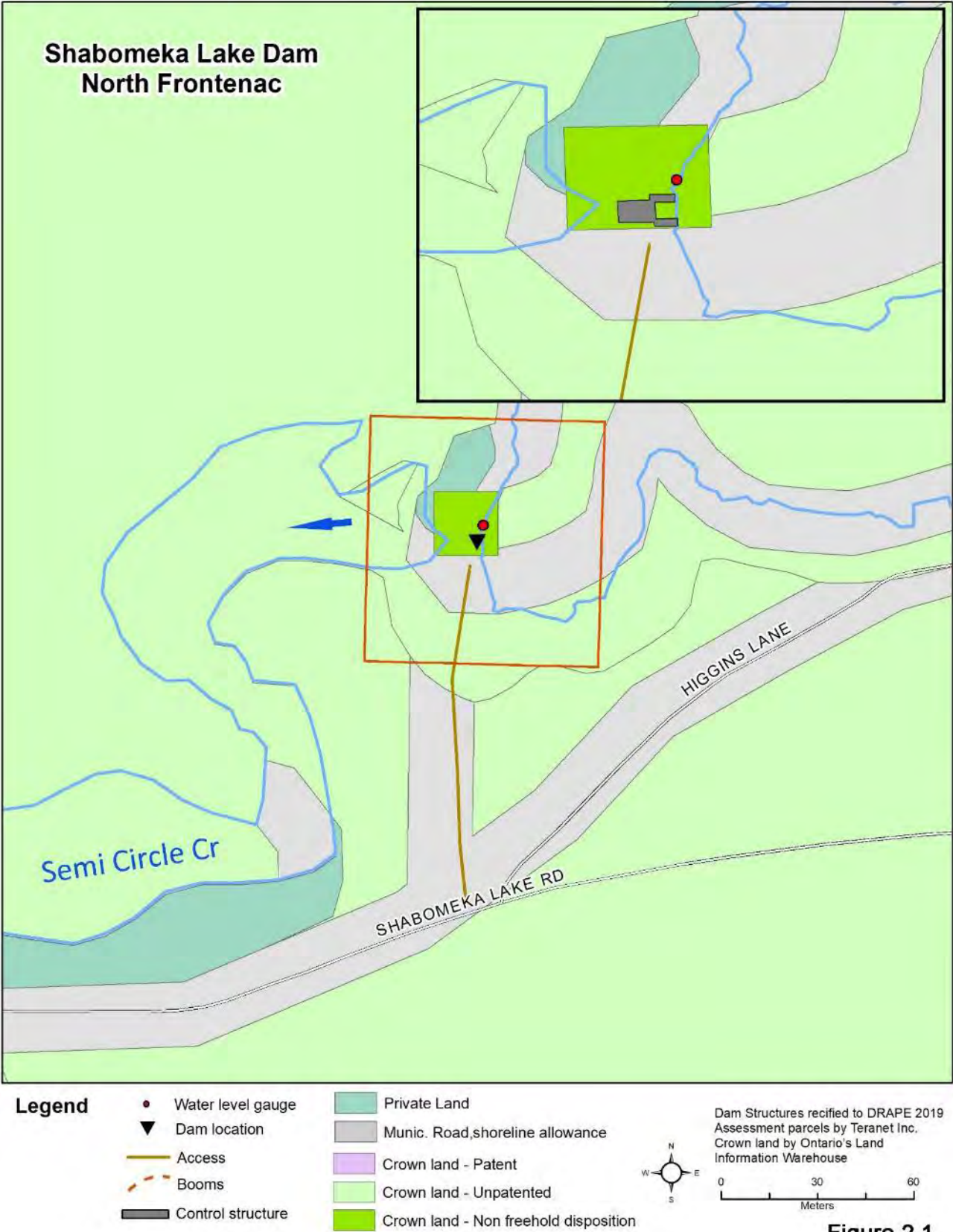
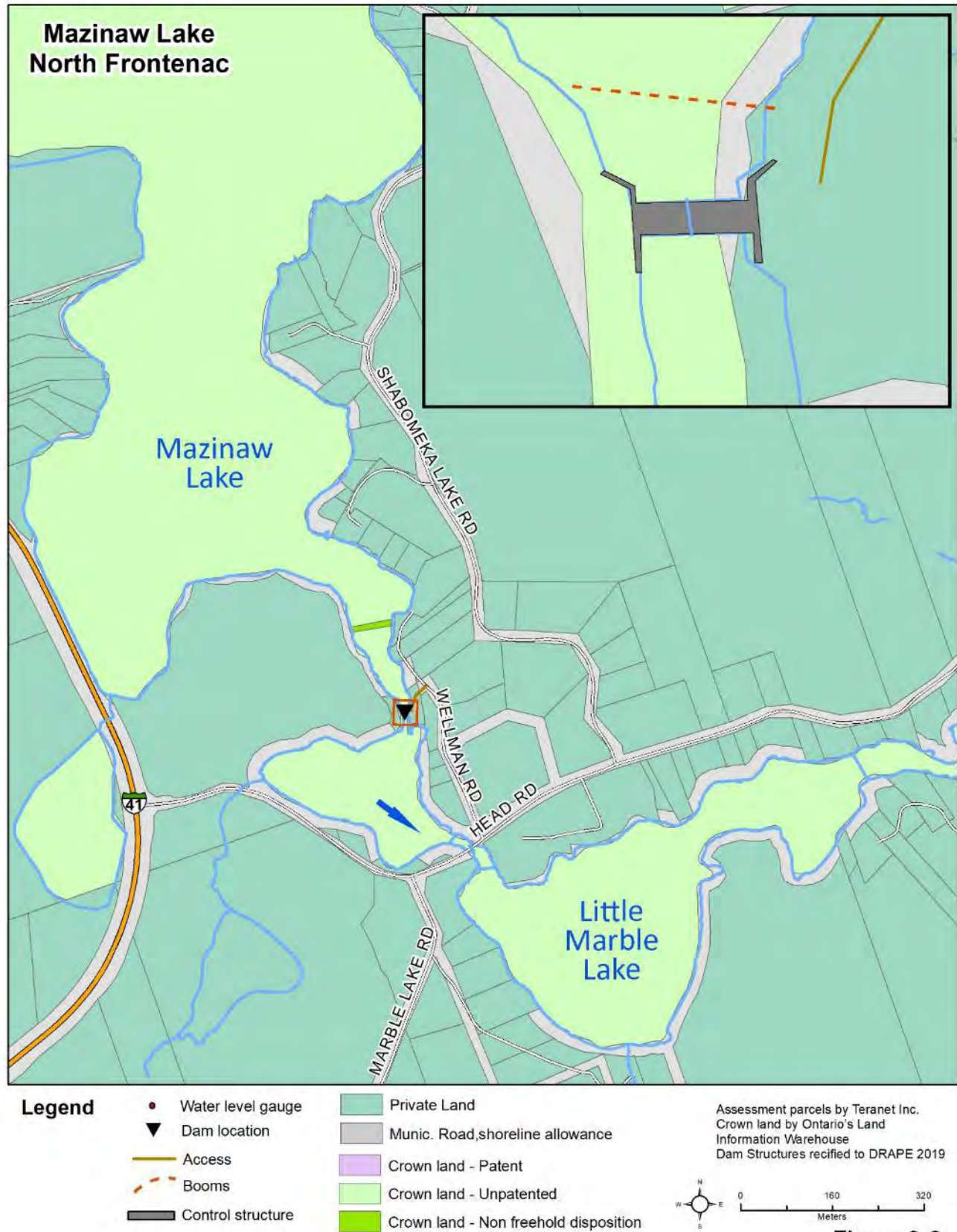


Figure 2-1



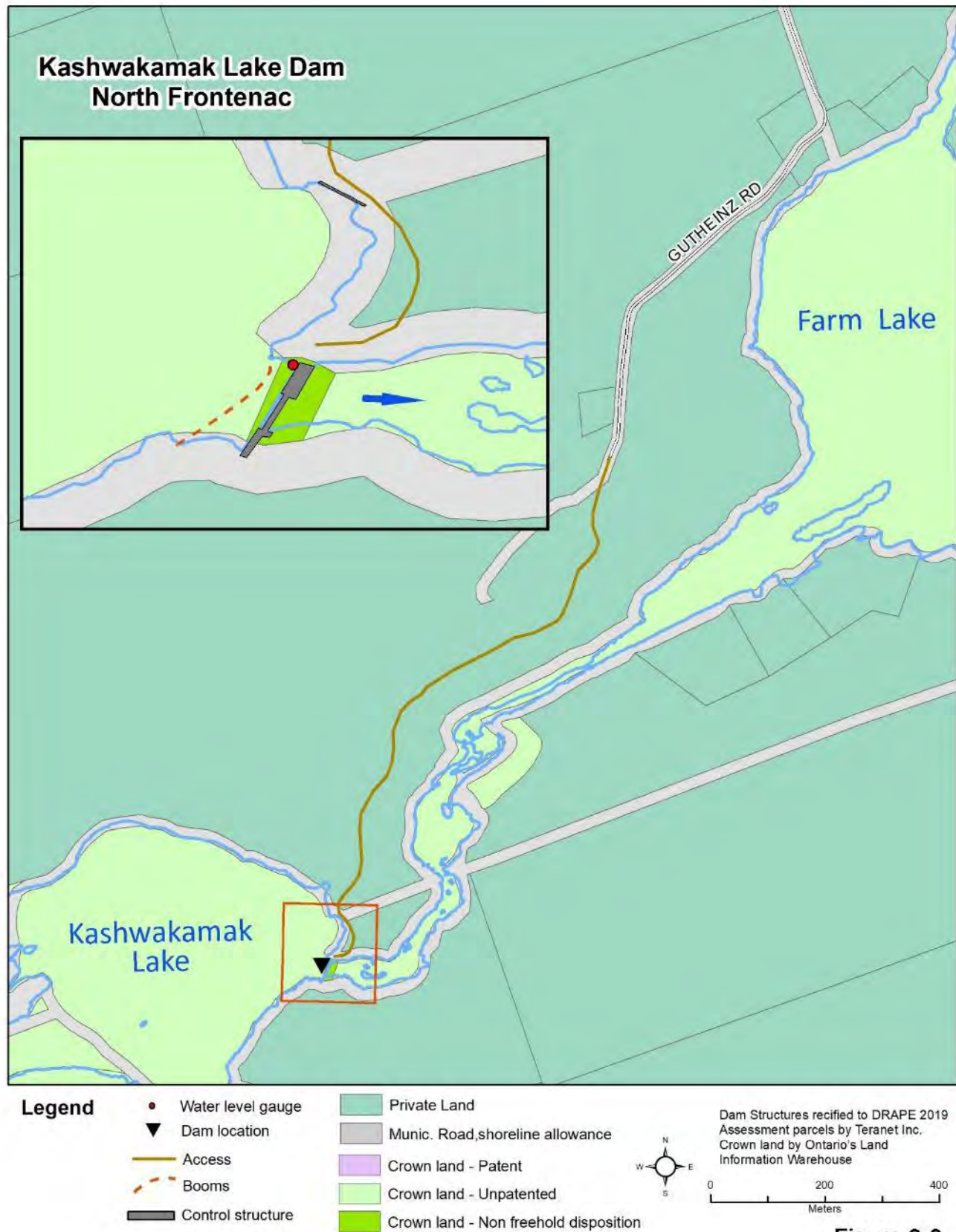


Figure 2-3



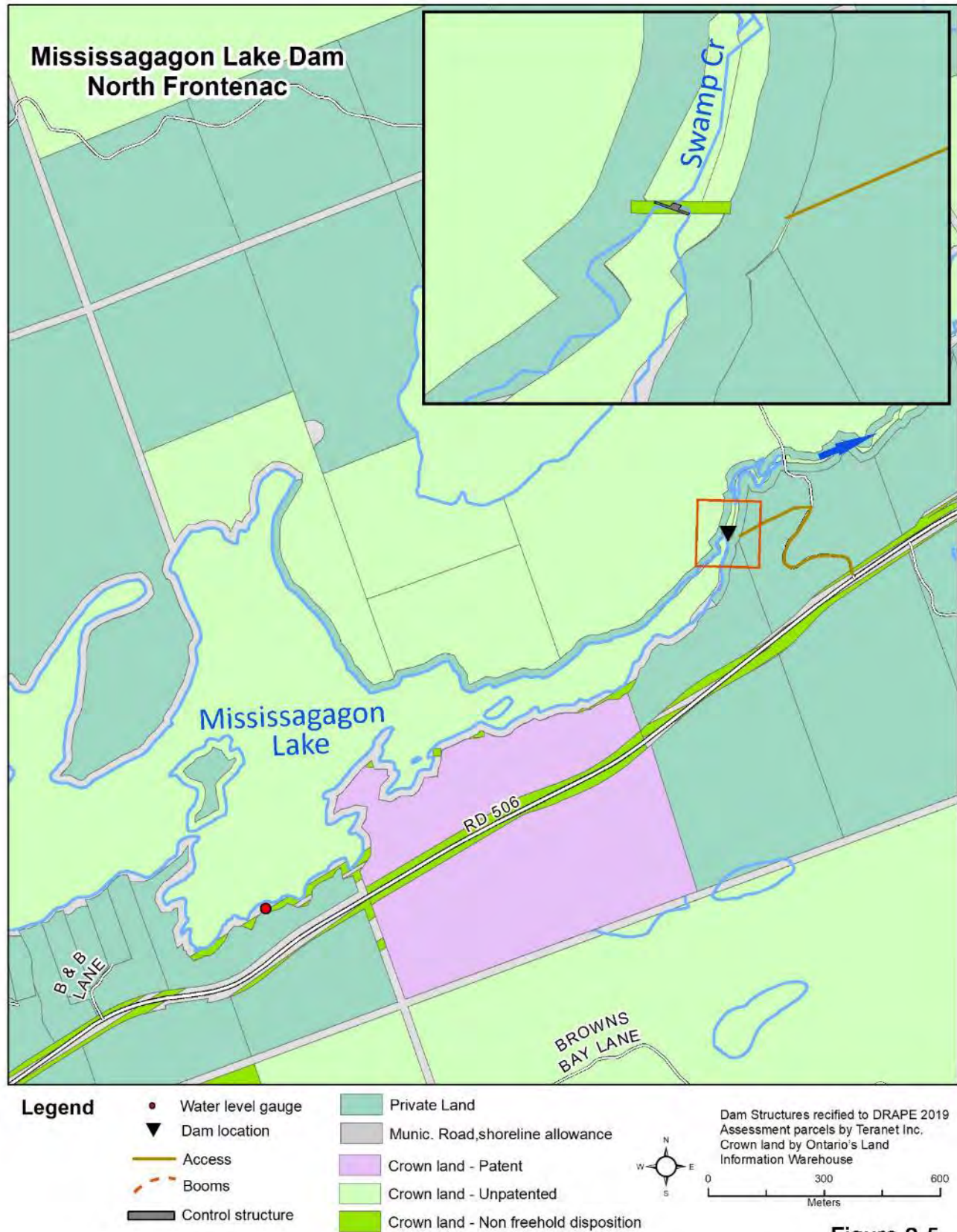


Figure 2-5

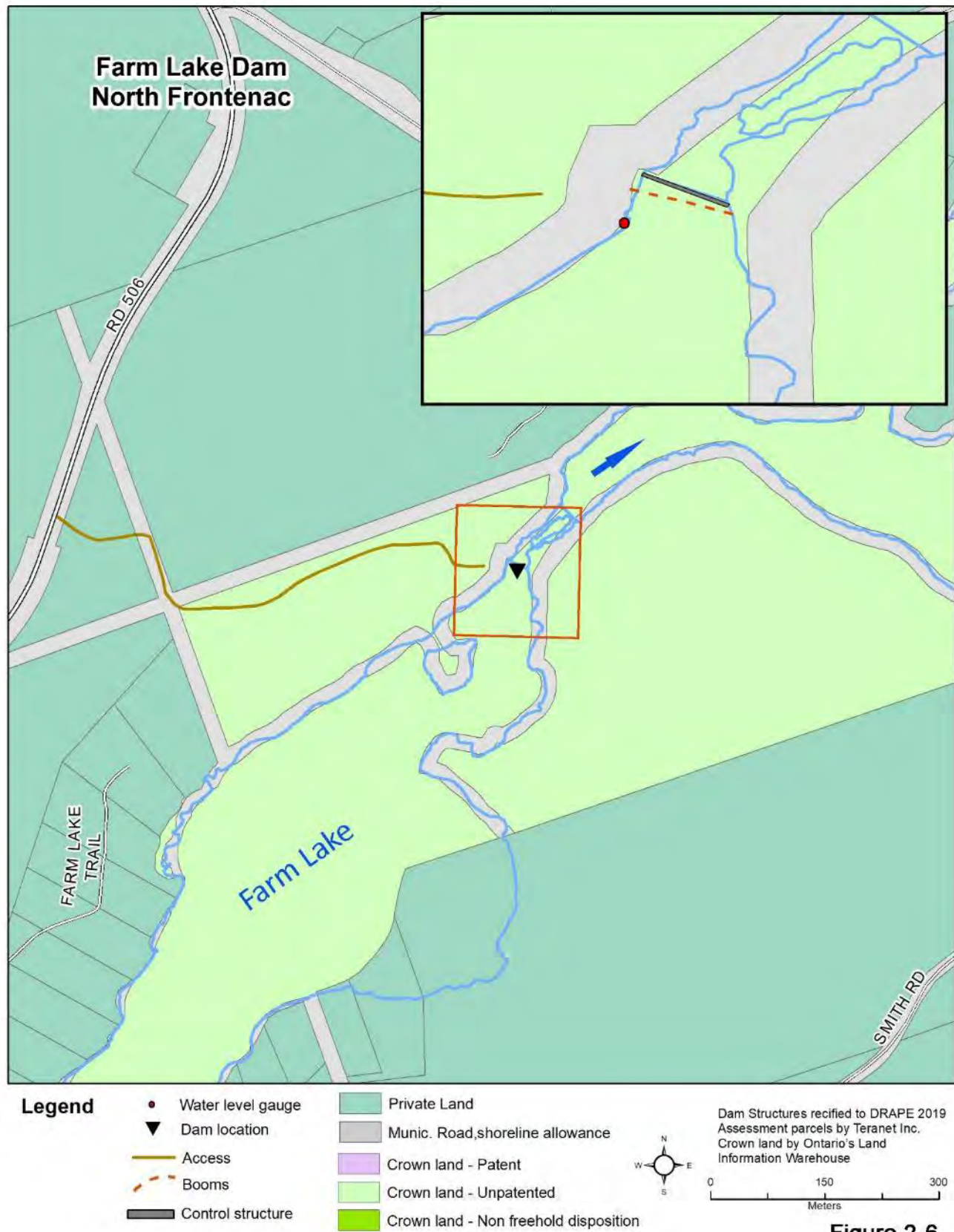




Figure 2-7



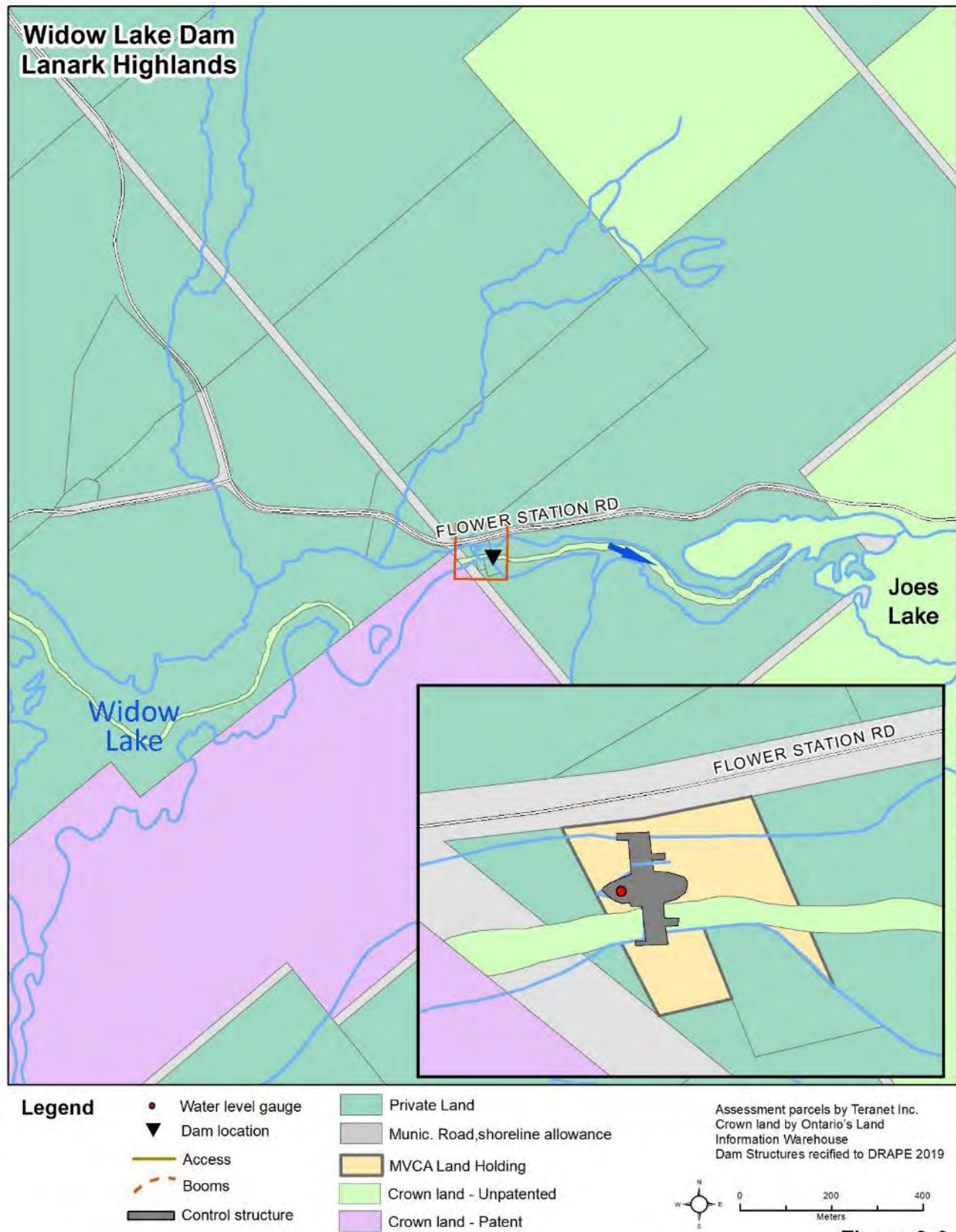


Figure 2-9

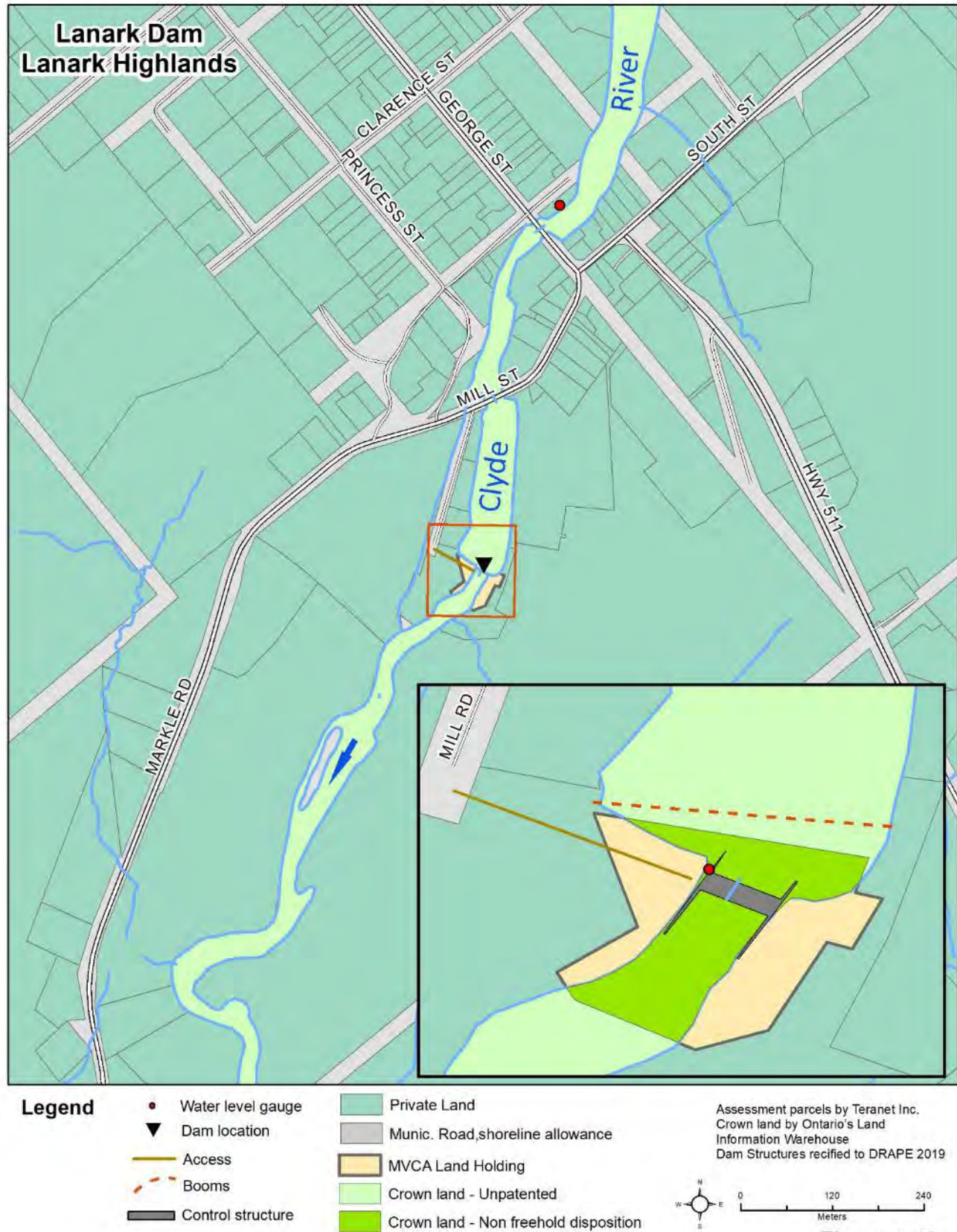


Figure 2-10

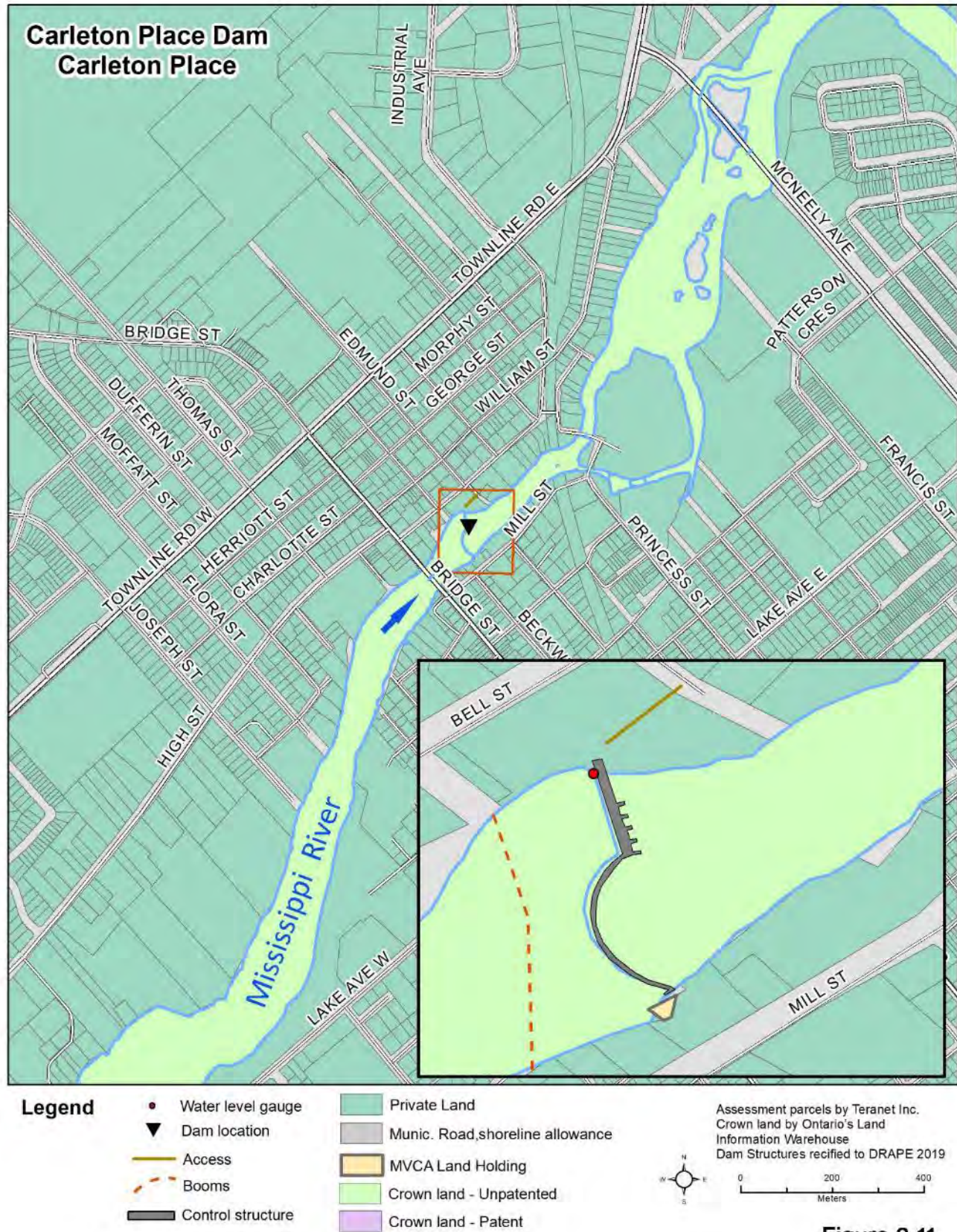
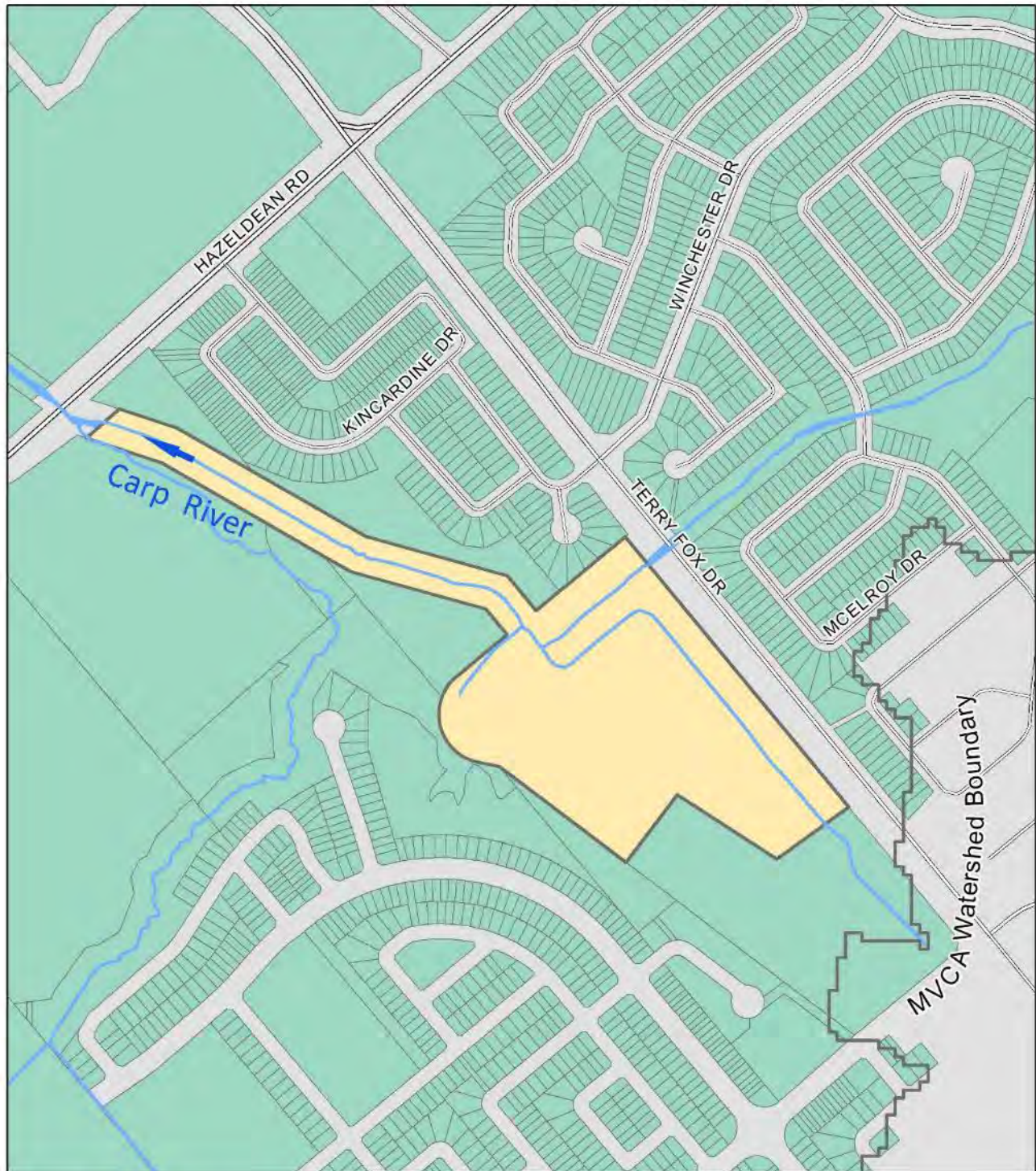


Figure 2-11



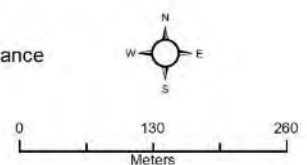
Glen Cairn Stormwater Facility
City of Ottawa
Figure 2-12

Assessment parcels by Teranet Inc.
 Crown land by Ontario's Land
 Information Warehouse

Legend

- MVCA Land Holding
- Private Land

- Munic. Road, shoreline allowance
- Crown land - Patent
- Crown land - Unpatented





Maclarens Landing
City of Ottawa
Figure 2-13

Assessment parcels by Teranet Inc.
Crown land by Ontario's Land
Information Warehouse

Legend

- Slope Stabilization
- Private Land

- Munic. Road, shoreline allowance
- Crown land - Patent
- Crown land - Unpatented

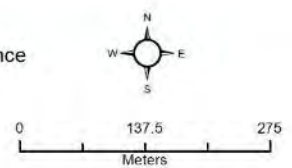


Table 2-2: MVCA Gauges

None of these sites was expropriated, have housing potential, are used for active recreation or commercial logging. They do not augment natural heritage, but tend to integrate with other lands and trails. For dams, refer to Table 2-1 for mandatory details. Use of provincial grants tbc.

WISKI ID	Watercourse	Access	Year Est.	Surveys, deeds, and other legal documents and identifiers on file
MVCA01	Shabomeka Lake	Dam	1991	MVCA owns
MVCA02	Mazinaw Lake	Dam	1991	MVCA owns
MVCA03	Kashwakamak Lake	Dam	1992	MVCA owns
MVCA04	Big Gull Lake	Private	1994	
MVCA06	Palmerston Lake	Dam	1991	MVCA has agreement with MNRF exp. Sept. 2024
MVCA07	Clyde River	Private	2004	
MVCA08	Mississippi Lake	ROW	1987	
MVCA09	Mississippi River	Dam	2008	MVCA owns
MVCA12	Carp River & Tributaries	City of Ottawa	2023	MVCA has agreement with City exp. Oct. 2033
MVCA13	Canonto Lake	Dam	2016	MVCA has agreement with MNRF exp. Sept. 2024
MVCA14	Mississagagon Lake	Private	2011	
MVCA17	Widow Lake	Dam	2017	MVCA owns
MVCA18	Clyde River	Dam	2019	MVCA owns
MVCA22	Farm Lake	Private	2015	
MVCA23	Malcolm Lake	Dam	2019	MVCA has agreement with MNRF exp. Sept. 2024
MVCA24	Pine Lake	Dam	2019	MVCA owns
MVCA25	Buckshot Lake	ROW	2019	
MVCA27	Summit Lake	Dam	2019	MVCA has agreement with MNRF exp. Sept. 2024
MVCA28	Silver Lake	ROW	2019	
MVCA30	Mosque Lake	ROW	2019	
MVCA50	Ottawa River	City of Ottawa	2019	MVCA has agreement with City exp. Oct. 2033
MVCA51	Carp River & Tributaries	City of Ottawa	2023	MVCA has agreement with City exp. Oct. 2033
MVCA54	Carp River & Tributaries	City of Ottawa	2023	MVCA has agreement with City exp. Oct. 2033
MVCA57	Carp River & Tributaries	City of Ottawa	2023	MVCA has agreement with City exp. Oct. 2033
MVCA59	Carp River & Tributaries	City of Ottawa	2023	MVCA has agreement with City exp. Oct. 2033

Table 2-3: MVCA Snow Course Locations

ID	Location	Access	Year Est.	Surveys, deeds, and other legal documents and identifiers on file
1.	Ardoch	Private	1981	
2.	Blakeney	MVCA	1976	
3.	Bon Echo	Crown	1981	
4.	Brightside	Private	1976	
5.	Buckshot	Private	1985	
6.	Canonto	Private	1986	
7.	Carp Dump	Private	2012	
8.	Fallbrook	Private	1986	
9.	Gordon Rapids	Private	1985	
10.	High Falls	OPG	2016	
11.	Innisville	Private	1976	
12.	Kinburn	Private	1981	
13.	Lavant	Private	1986	
14.	Lanark Village			
15.	Maberley	Crown	1976	
16.	MacAvoy	Private	1986	
17.	Mississagagon Lake			
18.	Mississippi Lake			
19.	Snow Road	Private	1981	

REPORT**3397/24**

TO:	MVCA Board of Directors
FROM:	Sally McIntyre, General Manager
RE:	CA Act and Regulatory Changes
DATE:	February 29, 2024

For Information.**1. BACKGROUND**

On February 20, 2024, the Ministry of Natural Resources and Forestry released two new regulations under the *Conservation Authorities Act* (CAA).

- O. Reg. 41/24¹ amends permitting powers and processes under Section 28 of the Act, and takes effect April 1, 2024.
- O. Reg. 42/24² amends the scope of CA mandatory programs and services, and came into effect the day it was filed February 16, 2024.

Also announced were enactment of O. Reg. 688/21³ and changes to Sections 28 and 30 of the CAA that were proclaimed to take effect April 1, 2024. This report summarizes the changes, discusses potential implications, and identifies matters that will take time and resources to address.

Report 3398/24 provides information on matters to be addressed in the short-term.

2. PROCLAMATION of 2021 REGULATION and CAA AMENDMENTS

Most of these changes were considered, approved, and were awaiting proclamation by the Lieutenant Governor under either:

- *Bill 229 - Protect, Support and Recover from COVID-19 Act, 2020 or*
- *Bill 23 - More Homes Built Faster Act, 2022*

¹ <https://www.ontario.ca/laws/regulation/r24041>

² <https://www.ontario.ca/laws/regulation/r24042>

³ <https://www.ontario.ca/laws/regulation/210688>

2.1. O. Reg. 688/21 – Rules of Conduct in Conservation Areas

This Regulation provides common rules across all CA jurisdictions and will replace individual regulations currently in place for each CA, including MVCA's *R.R.O. 1990 Reg. 120*.⁴ There are no significant changes between MVCA's existing regulation and the new regulation. Reappointment of MVCA Regulations Officers will be required to provide them with delegated authority to enforce provisions of O. Reg. 688/21.

2.2. Conservation Authority Act Changes

Section 28

- This section deals with permits issued by CAs.
- Most matters previously addressed in Section 28 will be deleted and addressed in the new regulation O. Reg. 41/24. The new regulation contains many changes, outlined below.
- Individual, CA-specific regulations are also being replaced by O. Reg. 41/24, and MVCA's O. Reg. 153/06 will be revoked.

Moving details previously set out in Section 28 of the Act into the new regulation will allow for future amendments without approval of the legislature as regulations are prepared at the direction of a Minister and executed through Orders in Council.

Section 30

- This section deals with the appointment and powers of compliance officers.
- These changes set protocols for the designation of Provincial Offences Officers, and replace the 2010 Conservation Ontario "Protocol for Conservation Authority Designation of a Provincial Offences Officer."
- Specific wording has been changed with regards to officer entry on property without a warrant. Entry without a warrant or consent of the property owner for the purpose of determining whether to issue a permit given that an application has been made and reasonable notice has been given. Entry without a warrant or consent of the property owner may be done so by officers for the purpose of ensuring compliance with the Act, its regulations or conditions or a permit.
- Officers now have the ability to issue stop work orders.
- Penalties have been increased for individuals (\$50,000) and corporations (1,000,000).

⁴ <https://www.ontario.ca/laws/regulation/900120>

3. NEW REGULATIONS

3.1. O. Reg. 41/24

The new regulation contains several changes in permitting powers and processes, some of which are new and unexpected. Key changes include:

Permitting Scope

Permits may only be issued where:

- *Existing* - the activity is not likely to affect the control of flooding, erosion, dynamic beaches or pollution or the conservation of land;
- *New* - the activity is not likely to:
 - affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock;
 - create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or damage or destruction of property

Regulatory Setbacks

Regulatory setbacks from Provincially Significant Wetlands (PSWs) are reduced from 120m to 30m. This change confirms the Province's withdrawal from the PSW classification and protection system. Wetland assessments and classifications fall to municipalities, and any regulations to protect them beyond 30 m must be done under the *Planning Act*, *Municipal Act*, *Environmental Assessment Act*, or species at risk and migratory bird legislation. MVCA staff are available to support our municipalities in this work, in accordance with Bill 23.

Definitions

- Key terms have been moved out of the Act into the new regulation.
- The definition of "Watercourse" has changed from "an identifiable depression in the ground in which a flow of water regularly or continuously occurs" to a "defined channel with a bed and banks/sides."

As noted above, this allows the Minister to modify terms without consideration by the legislature. This could signal an intent to make future changes to definitions.

Permitting Processes

Several changes are new since consultations held regarding Bills 229/20 and 23/22 and related draft regulations, however, most reflect similar changes made to the *Planning Act*, *RSO 1990*.

- CAs may be required to attend site visits as part of a pre-application consultation process before an application fee is received.
- CAs must notify an applicant whether their application is complete within 21-days of receiving the application and permit fee.
- CAs cannot request additional new studies or technical information after an application is confirmed as complete.
- Applicants may request an “Administrative Review” by a CA if they have concerns regarding submission requirements.
- Permits may be valid for up to a maximum of 60 months.
- Applicants must request a permit extension at least 60 days before its expiry.
- Where applicable, CAs must issue a Notice to Refuse an extension, and an applicant has 15 days to appeal the refusal to the Minister.

MVCA has always encouraged applicants to participate in pre-consultations. CAs may incur resource challenges if they are required to attend site meetings in the absence of receiving a permit fee.

Permit Conditions

- Must only:
 - have the effect of mitigating negative impacts on the control of natural hazards or public safety risks arising from natural hazards, or
 - support the administration or implementation of the permit (e.g. related to reporting or compliance.)

As noted previously, nothing in the above addresses the natural heritage values of wetlands. Going forward, permit conditions will only address the functions that wetlands serve in mitigating natural hazards. Natural heritage values and water quality concerns will fall exclusively under the purview of municipal, provincial, and federal governments. MVCA experts are available to support our municipalities in this work in accordance with Bill 23.

Exemptions

- Permits will no longer be required for a list of development activities. Of note are the following two exceptions:
 - Maintenance or repair of municipal drains; and
 - Reconstruction of a garage that does not exceed the same footprint, with no basement or habitable space and that does not allow for change in potential use of the building or structure to habitable space.

Any alteration to or new municipal drain will still be subject to MVCA permit requirements. While a permit will no longer be required for maintenance and repairs, it is recommended that municipalities contact MVCA for advisory support in planning large works.

Tests will need to be added to MVCA's Regulatory Policies to allow for implementation of some exceptions, particularly regarding uninhabitable garages.

Regulatory Maps

- At least once annually, regulated hazard maps (i.e. flooding, soils, slopes, and wetlands) must be:
 - reviewed to determine if updates are required; and
 - updates completed (timeframes are unclear.)
- Municipalities and the public are to be notified of proposed mapping changes at least 30 days before the Board considers their approval.

Due to resource constraints, MVCA has not completed hazard mapping for most of its jurisdiction. In December 2022, staff tabled Report 3268/22 that identified a \$10 million pressure to complete flood plain mapping. Further investment is required to address other hazards such as unstable soils. Therefore, while MVCA will be able to identify the need to address gaps and conduct updates, it will not be able to address them within a year.

The 2024 Work Plan already identifies that staff are preparing and will be tabling a Flood Plain Mapping Strategy this year. It is assumed that the Strategy, including an approach to addressing resource challenges will meet the intent of the regulation.

It will not be possible for MVCA to update and post new regulatory setbacks around PSWs before April 1, 2024. Accordingly, staff will post a notice on our regulatory map referring people to updated text in our Regulatory Policies. Staff are committed to updating both the regulatory policies and the PSW setbacks by Fall 2024.

3.2. O. Reg. 42/24

This regulation adds a new mandatory requirement under existing regulations, namely, that CAs prepare and publish an annual report that outlines statistics on permits, including compliance with new regulatory requirements (e.g. timelines, conditions etc.) This regulation took effect the day it was filed, February 16, 2024.

4. CORPORATE STRATEGIC PLAN

Implementation of new legislative and regulatory requirements supports achievement of:

Goal 1: Asset Management – revitalize watershed management activities and invest in our legislated mandate, and

Goal 3: People and Performance – support the operational transformations required to achieve MVCA’s priorities and to address legislative changes.

REPORT
3398/24

TO:	MVCA Board of Directors
FROM:	Matt Craig, Manager of Planning and Regulations
RE:	Revisions of MVCA Regulation Policies – Update
DATE:	March 6, 2024

Recommendation:**That the Board of Directors approve:**

- a) **update of the *MVCA Regulation Policies* as set out in this report to comply with O.Reg. 41/24, and**
- b) **that proposed changes take effect April 1, 2024.**

The purpose of this report is to obtain Board Of Directors approval for changes to *MVCA Regulation Policies* to comply with a new the new *O. Reg. 41/24: Prohibited Activities, Exemptions and Permits* under the *Conservation Authorities Act* that was approved by the Province February 16, 2024. The regulation replaces MVCA's *O. Reg. 153/06 Development, Interference with Wetlands and Alterations to Shorelines and Watercourses* with the new province-wide regulation to be used by all CAs. The regulation's effective date is April 1, 2024.

1.0 BACKGROUND

MVCA's Regulation Policies were last updated in July 2021. The current update will address required regulatory changes, however, further amendments will be required later this year to ensure that all sections of MVCA's policies are consistent with new regulatory "tests", namely:

- Removal of "pollution and conservation of land", and
- Addition of "unstable soil or bedrock" and "health or safety of persons or damage or destruction of property."

Changes to be addressed in this report include:

- Change in definition of "watercourse" from any identifiable depression to a defined channel with a bed and banks/sides;

- Removal of “Other Areas” in which the prohibitions on development activities apply have been changed to within 30 metres of all wetlands. Previously, Provincially Significant Wetlands required a 120-metre regulated area around the wetland.
- Addition of the following exemptions from CA permits:
 - A seasonal or floating dock 10 square metres in size or less;
 - A rail, chain-link or panelled fence.
 - Agricultural in-field erosion control structures;
 - A non-habitable accessory building or structure 15 square metres in size or less;
 - An unenclosed detached deck or patio that is 15 square metres in size or less;
 - Installation, maintenance, or repair of tile drains;
 - Installation, maintenance, or repair of a pond for watering livestock;
 - Maintenance or repair of a driveway or private lane;
 - Maintenance or repair of municipal drains; and
 - Reconstruction of a garage that does not exceed the same footprint, with no basement or habitable space and that does not allow for change in potential use of the building or structure to habitable space.

2.0 POLICY CHANGES

The following changes are recommended to *MVCA’s Regulation Policy*:

- Section 5.1 - Update the list of exemptions and update remainder of document accordingly.
- Section 9.4.2 - Remove Wetland policies related to Areas between 30 and 120 m of Provincially Significant Wetlands. This will require an update to MVCA regulation mapping which will be available on the public portal.
- Appendix A: Update definitions section to include Watercourse and Hazardous Lands
- Appendix D: Housekeeping amendments related to references to floodplain mapping studies.
- Remove references to Pollution and Conservation of Land.
- Replace old regulation 153/06 with new regulation 41/24 (changes throughout document).

3.0 NEXT STEPS

The adoption of the proposed revisions will ensure that the Regulation Policies reflect the required regulatory changes and provide consistency in future approval and reviews. Further analysis and review of the policies will be required. Regulation limit mapping updates will be also be required. This is an extensive exercise. Once complete, it will be posted on the MVCA public portal and circulated to member municipalities.

4.0 CORPORATE STRATEGIC PLAN

Implementation of new legislative and regulatory requirements supports achievement of:

Goal 1: Asset Management – revitalize watershed management activities and invest in our legislated mandate, and

Goal 3: People and Performance – support the operational transformations required to achieve MVCA’s priorities and to address legislative changes.

REPORT

3399/24

TO:	MVCA Board of Directors
FROM:	Matt Craig, Manager of Planning and Regulations
RE:	Designation of a Provincial Offences Officer under Part VII (Enforcement and Offences) of the Conservation Authorities Act
DATE:	March 5, 2024

Recommendation:

That the Board of Directors appoint William Ernewein and Brittany Moy to enforce Ontario Regulation 41/24 and Ontario Regulation 686/21 of the *Conservation Authorities Act*.

Under the direction of the Manager of Planning and Regulations, regulation staff play an important role in the Authority's objectives to prevent, eliminate, or reduce risks to life and property, and to encourage the protection, enhancement and enjoyment of natural systems.

Regulations staff are responsible for conducting inspections, investigations, and enforcing regulations under s. 28 and/or s. 29 of the *Conservation Authorities Act*. William Ernewein started his employment as the Regulations Officer with MVCA in July, 2023, and was appointed by the Board in September of 2023. Brittany Moy was appointed by the Board in February of 2023 to assist primarily with compliance.

1. BACKGROUND

On April 1, 2024, Part VII Enforcement and Offences of the *Conservation Authorities Act* will be proclaimed, resulting in a need to re-appoint all existing Conservation Authority Provincial Offences Officers and any new officers consistent with the updated legislation. *Ontario Regulation 686/21: Mandatory Programs and Services under the Conservation Authorities Act* requires that Conservation Authorities provide programs and services to ensure that the Authority satisfies its duties, functions and responsibilities to administer and enforce the provisions of Parts VI and VII of the Act and any regulations made under those Parts.

Appropriate training and qualifications are required in order to perform the duties of a Provincial Offences Officer in a professional and competent manner. Legislation and qualifying criteria have been established to set a professional standard in this regard. Additionally, when appearing before the court, CA staff may be asked to provide proof of their designation and training as confirmation of their credibility as an officer. All appointed staff should be adequately trained in the legislation they are to enforce which includes the *Conservation Authorities Act*, *Provincial Offences Act*, and the *Trespass to Property Act*. Mr. Ernewein and Ms. Moy are qualified to enforce these Acts.

2. KEY CHANGES TO ENFORCEMENT ASSOCIATED WITH O.REG 41.24:

1. Appointment of officers which previously has been included within individual regulations, has been moved to section 30.1 of the Conservation Authorities Act.
2. Specific wording has been changed with regards to officer entry without a warrant.
 - a. Entry without a warrant or consent of the property owner by officers for the purpose of determining whether to issue a permit given that an application has been made and reasonable notice has been given. This is an amendment from the previous standard of entry based on the purpose of considering a request from a property for a permission.
 - b. Entry without a warrant or consent of the property owner by officers for the purpose of ensuring compliance with the Act, it's regulations or conditions or a permit AND the officer has reasonable grounds to believe a contravention is likely to cause significant damage AND the damage will affect either "test" of regulation AND the officer has reasonable grounds to believe entry is required to prevent or reduce effects or risks of damage. This is a change from the previous standard of entry based on the purpose of enforcing s. 28 regulations AND the officer has reasonable grounds to believe that contraventions are causing or is likely to cause significant environmental damage AND the entry is required to prevent or reduce the damage.
3. Officers now have the ability to issue stop work orders given the officer forms reasonable grounds of contraventions, person(s) has, is or will be engaging in activity that will contravene Act, regulation or conditions of permit, activity will cause significant environmental damage AND the stop order will prevent or reduce the damage.
4. Penalties have been increased for individuals to \$50,000 max fine, up to 3 months imprisonment and an additional \$10,000 fine each day contraventions are continued. Penalties have been increased for corporations to \$1,000,000 max fine and a \$200,000 fine each day contraventions are continued.

REPORT**3400/24****TO:** MVCA Board of Directors**FROM:** Matt Craig, Manager, Planning and Regulations**RE:** **Wetland Offsetting Policy Update****DATE:** March 6, 2024**Recommendation:**

That the Board of Directors approve revisions of the wetland offsetting policy and other changes to *MVCA's Regulation Policies*, as set out in this report.

PURPOSE

In November of 2023 staff presented draft policies for wetland offsetting to the Board of Directors. Staff took Board direction to consult with municipal partners to obtain feedback prior to policy approval by the Board. Accordingly, staff held three briefing sessions:

- January 22 for North and South Frontenac, Addington Highlands, and Greater Madawaska;
- January 30 for the City of Ottawa, and
- February 1 for municipalities in Lanark County.

The purpose of this report is to report back with findings and to obtain approval for the finalized policy changes.

DISCUSSION

Staff presented the rationale for the updated policies and addressed questions of municipal staff, which focused on the following matters:

- Role of MVCA's Regulations Committee and hearings,
- Post construction monitoring,
- Review requirements of municipal planners,
- Administration of monetary compensation,
- Offsetting and role of stormwater management ponds,

- Achieving net environmental gain,
- Changes to the *Ontario Wetland Evaluation System* (OWES), and
- Works undertaken pursuant to the *Drainage Act*.

Municipalities were requested to provide any feedback by March 1, 2024. No further comments or questions have been received, and no major concerns were raised during the briefing sessions.

Offsetting has been an established practice at MVCA, however, to date there has been no formal policy or direction to guide staff work in this area. The recommended policies will help to ensure that offsetting goals are being met in a consistent manner and in accordance with established practices. The offsetting hierarchy is not intended to facilitate or expand development in wetlands but to ensure that the principles of net gain and maintenance of habitat and function are achieved if a proposal results in the loss of wetlands.

RECOMMENDATION

Attachments 1 and 2 provide details of the proposed changes:

1. Amendments to Section 9.6 of MVCA's *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Policies* to:
 - introduce the Mitigation Hierarchy and Ecological Offsetting Plans (EOPs); and
 - harmonize policies with offsetting agreements mandated by provincial orders.
2. A new Appendix to MVCA's *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Policies* to provide Implementation Objectives.

COPORATE STRATEGIC PLAN

Implementation of updated offsetting policies will support achievement of the following goal and objectives:

Goal 1: Asset Management – revitalize watershed management activities and invest in our legislated mandate.

b) Strengthen our risk analysis and management capacity to include climate change and development impacts.

c) Implement priority actions identified in the *Mississippi River Watershed Plan*.

Attachment 1

Proposed edits to Section 9.6: Wetland Offsetting Policy

1. Applicability

This policy applies to any application for *development* within a *regulated area*, including where a Community Infrastructure and Housing Accelerator Order or Ministerial Zoning Order has been made by the Minister of Municipal Affairs and Housing under section 34 or section 47 of the *Planning Act* authorizing the *development* under that Act and any permission granted under Section 28.0.1 of the *Conservation Authorities Act*. The offsetting hierarchy is not intended to facilitate or expand development in wetlands but to ensure that a net gain in wetland area, habitat and function are achieved if a proposal results in the loss of wetlands.

2. Mitigation Hierarchy

Development proposals and infrastructure projects requiring a permit under O.Reg. 41/24 shall adhere to the following Mitigation Hierarchy:

- a) **Avoid** – avoid negative alterations to and impacts on hydrological and ecological features and functions.
- b) **Minimize** – unavoidable negative impacts to hydrological and ecological features and functions should be minimal and temporary.
- c) **Mitigate** – ecological features and functions should be restored to the greatest extent possible on-site as part of the development plan.
- d) **Offset** – where full onsite restoration is not possible, off-site compensation proposals should be in close proximity and result in a net environmental gain.
- e) **Compensate** – where the combination of restoration and offsetting work(s) may not achieve a net environmental gain, a financial contribution to MVCA’s Wetland Offsetting Compensation Reserve may be required to support the protection, restoration, enhancement or creation of wetlands elsewhere in MVCA’s jurisdiction.

3. Ecological Offsetting Plans (EOP) and Related Agreements

- a) An Ecological Offsetting Plan (EOP), prepared by a qualified professional to the satisfaction of the Authority may be required for development proposals and infrastructure projects that will result in the long-term or permanent loss of hydrological or ecological features and functions at the development site, as determined through technical studies prepared in support of an O.Reg. 41/24 permit application.

- b) An EOP will only be considered where the applicant has demonstrated compliance with the Mitigation Hierarchy. Nothing in this policy requires MVCA to authorize proposed offsetting and contributions, approve an EOP or enter into a related agreement.
- c) The EOP shall achieve the objectives set out in Appendix J of this document and shall be prepared in accordance with operational guidelines established to support implementation of this policy.
- d) Approval by the MVCA Board of Directors may be required before approval of an EOP and entering into an agreement.

4. ~~Agreement~~ Costs

All costs incurred by MVCA for the negotiation, drafting, review, and registration of an EOP and compensation and offsetting related agreement shall be borne by the applicant.

5. Scope ~~of Compensation~~

Offsetting and financial contributions will not be considered for bogs, fens or features that contain rare vegetation communities as defined by the Natural Heritage Reference Manual (MNRF, 2010).

MVCA may require wetland compensation or offsetting to address impacts associated with the control of flooding, hydrologic and ecological features and functions, and erosion. The type and scale of compensation/offsetting required shall be based upon the following:

- a) the hydrologic characteristics and the significance of the regulated area affected; and
- b) the scale, proximity to, and severity of the impacts on the regulated area; and
- c) the characteristics of the proposed land use.
- d) Should not be applied to the re-establishment of natural ecosystems and not used to install or otherwise improve engineered green infrastructure or community amenities

In general terms, MVCA will apply the following offsetting/compensation ratios:

- e) 1:1 – for replacement of regulated buffer areas
- f) 2:1 – for replacement of regulated wetlands

Greater replacement ratios may be applied where warranted.

6. Use of ~~Compensation~~ Funds

Any funds received under an EOP and related agreement ~~as compensation~~ must be directed to offset permitted impacts and loss of wetland area and/or function with actions that ensures no net loss of wetland function. Wetland compensation ensures that when wetland area and/or functions are lost, they are restored, enhanced or created elsewhere within the same

catchment, sub-watershed or within MVCA's jurisdiction. This can include the enhancement of an existing wetland to achieve specific management objectives, the increasing of functionality of a wetland, or the creation of a wetland in an area where one did not exist.

7. Guidelines

Staff will develop guidelines to support ~~negotiation and~~ implementation of ~~Offsetting/Compensation Agreements~~ this policy.

Attachment 2:

Proposed Addendum J: Offsetting Implementation Objectives

Ecological Offsetting Plans (EOP) and related agreements should achieve the following objectives:

1. “No Net Loss” of hydrological and ecological functions in perpetuity.
2. Wetland ecosystem functions considered for offsetting should provide biological habitat structures as well as maintain hydrologic balances, flood mitigation and groundwater infiltration within the local landscape.
3. The size of replacement wetlands and buffer areas should provide for resiliency during the projected establishment period.
 - a. The replacement of regulated wetlands shall be a minimum of two times the size of area lost (ratio of 2:1).
 - b. Regulated buffer habitat shall be replaced at a minimum ratio of 1:1.
4. The preferred location of the offsetting work should conform to the following site selection hierarchy:
 - a. On-site in the same catchment area,
 - b. Off-site within the same catchment area,
 - c. Off-site within the same watershed,
 - d. Off-site elsewhere within MVCA’s jurisdiction.
5. Lands used for offsetting should be currently owned by or transferred to a public agency (including by easement) for protection from future development.
6. The EOP shall be subject to an agreement between the proponent, MVCA, and other regulatory agencies when required.
7. The EOP shall outline the ecological and hydraulic goals, rationale, size, location and features of the proposed offsetting works; post-construction effectiveness monitoring; contingency funding; and adaptive management.
8. EOPs and associated agreements should include all works and costs that are needed to achieve No Net Loss, including but not limited to MVCA’s review, legal costs, long-term property inspection and monitoring, and site sustainment.

REPORT

3403/24

TO:	MVCA Board of Directors
FROM:	Sally McIntyre, General Manager
RE:	ERO #019-7891 – Changes to EA Requirements
DATE:	March 6, 2024

For information.**1. BACKGROUND**

In 1987, two Municipal Class Environmental Assessments (EAs) were prepared by the Municipal Engineers Association of Ontario—one for roads, the other for water and sewer projects. In 2000, they were consolidated and updated to become the *Municipal Class Environment Assessment* (MCEA)¹ process and approved under the Ontario *Environmental Assessment Act* R.S.O. 1990.²

The MCEA sets out a four-phase process with three classes of projects. Routine works are listed as Schedule A projects, the most complex projects under Schedule C, with Schedule B projects falling in between. The class of a project determines the degree of study, public notification and engagement, and approvals required.³

Over the years the *Municipal Class EA* was amended to allow for integration with federal EA processes, and to address stakeholder concerns and evolving technology. Last year the province announced that it was considering revoking the *Municipal Class EA* and provided a 60-day period to receive comments.⁴ On February 16, 2024, the province announced that it plans to proceed with the changes as outlined in this report. The province has provided 30 days to comment on the draft changes (March 17, 2024 deadline.)⁵ While the province has outlined proposed changes, it has not published a draft of the regulation for review.

¹ <https://www.ontario.ca/page/class-ea-municipal-infrastructure-projects>

² <https://municipalclassea.ca/>

³ The MCEA was developed with extensive consultation.

⁴ <https://ero.ontario.ca/notice/019-6693>

⁵ <https://ero.ontario.ca/notice/019-7891#proposal-details>

2. HIGHLIGHTS

Key changes proposed by the new regulation are the following:

- “The ministry is proposing to focus EA Act requirements only on infrastructure projects led by a municipality.”⁶ A new Municipal Project Assessment Process (MPAP) regulation will replace the MCEA process and *Private Sector Developers Regulation (O. Reg. 345/93)*⁷, both of which would be revoked.
- The following project types will no longer require any form of EA:
 - All existing Schedule B projects such as expanding a sewage treatment plant; relocating a sewage outfall to a receiving water body; installing a new water intake pipe for a surface water source (e.g. on the Mississippi River upstream of the Carleton Place public beach.)
 - Reconstruction of any bridges with or without cultural heritage value (e.g. the 5 Span Bridge in Pakenham.)
 - All water crossings and all municipal roads.
 - Some Schedule C projects such as the construction of new or expansion of existing sewage treatment plants meeting specified thresholds.
 - All private sector infrastructure projects for residents of a municipality regardless of size, including a new sewage treatment plant of any size (e.g. private communal plants servicing rural communities could proceed without circulation of Source Protection Authorities, neighbouring landowners, and Indigenous Communities.)⁸
- “Streamlined” EA requirements for the following project types:
 - Constructing a new dam in a watercourse (there is no mention whether this includes power generation facilities, which may have requirements under other legislation.)
 - Constructing a new sewage treatment plant that processes over 50,000 litres of sewage per day.
 - Constructing a new water treatment plant or expanding facility beyond existing rated capacity.
 - Constructing or modifying retention/detention facilities for stormwater control where active treatment (chemical/biological) is required.
 - Constructing shoreline works (e.g. breakwaters).

⁶ <https://ero.ontario.ca/notice/019-7891>

⁷ Requires developers to comply with MCEA requirements if the project is listed in Schedule C of the MCEA and provides for residents of a municipality for roads, water or wastewater.

⁸ It is unlikely that these proponents will be subject matter experts in all matters that should be considered, and they could have significantly different priorities from the municipality. Municipalities have obligations for private systems under the [Ontario Water Resources Act](#), (OWRA) per [D-5-2 Application of Municipal Responsibility for Communal Water and Sewage Services](#).

- “Streamlined” means 120 days from start to finish, i.e. from the date of Notice of Commencement of the EA to posting of the Notice of Completion shall not exceed 120 days (unless a maximum 30-day extension is exercised for a total of 150 days.) The process provides for a 30-day comment period⁹ for Indigenous communities, interested persons and the public to review the Environmental Project Report.

3. ANALYSIS

Proposed changes are focused on “reducing costs and timelines to support Ontario’s rapidly growing population.” This is a fair objective, however, there is no mention in the government’s analysis of the potential short and long-term impacts on the environment and the deferred costs to managing those impacts, which is odd given the purpose of the *Environmental Assessment Act*.

“There are no anticipated increased cost impacts to regulated community.

There are no anticipated direct costs or new administrative burdens associated with the proposal. While the proposal could result in a minor, temporary increase in administrative costs mostly associated with the time taken to learn about the proposed regulation, the impact to the regulated community is anticipated to be negligible.

The proposal will result in cost and time savings to proponents as it will focus which projects require an environmental assessment, and improve timelines for the projects which are subject to the regulation.”¹⁰

The assumption of the government is that municipalities will contemplate and manage environmental impacts typically addressed during the project planning and implementation phase using other tools, and much earlier in the process.

“Depending on the project and location there may be other legislative, planning processes or authorizations required that would provide for the assessment of a project’s impacts, consultation requirements, and any other conditions for proceeding (e.g., technical studies) outside of the Municipal Class EA process. Many municipalities prepare and update capital planning, asset management plans and Servicing Master Plans for infrastructure such as roads, water, and wastewater.”

If implemented, municipalities may need to develop their own protocols for assessing and managing adverse effects outside the framework of the *Environmental Assessment Act* to

⁹ It is unclear whether this is a min/max amount of time, or if a lengthier period is permitted.

¹⁰ <https://www.ontariocanada.com/registry/view.do?postingId=45608&language=en>

demonstrate due diligence and compliance with the *Environment Protection Act, R.S.O. 1990* and *Provincial Policy Statement, 2020*, both of which define, “adverse effects” as:

- (a) impairment of the quality of the natural environment for any use that can be made of it,
- (b) injury or damage to property or to plant or animal life,
- (c) harm or material discomfort to any person,
- (d) an adverse effect on the health of any person,
- (e) impairment of the safety of any person,
- (f) rendering any property or plant or animal life unfit for human use,
- (g) loss of enjoyment of normal use of property, and
- (h) interference with the normal conduct of business.

3.1. COMPOUNDING CONSIDERATIONS

Changes to municipal and private developer EAs are being implemented concurrent to a reduction of CA powers to deal with the following matters through CA Act permits:¹¹

- Pollution
- Land conservation
- Construction of some structures (exemptions) in some areas regulated under the *Conservation Authorities Act*.

Also recall, MVCA is prohibited by *Bill 23* and *O. Reg. 596/22* from providing municipalities “a program or service related to reviewing and commenting on a proposal, application or other matter made” under the following legislation:

The Planning Act

The Ontario Water Resources Act.

The Environmental Assessment Act.

The Environmental Protection Act.

The Drainage Act.

The Aggregate Resources Act.

The Condominium Act, 1998.

The Endangered Species Act, 2007.

The Ontario Heritage Act.

The Niagara Escarpment Planning and Development Act.

Municipalities will need to consider, as a land use planning matter, whether they will allow the same exemptions within areas regulated by MVCA and, if so, under what conditions. It is unclear who will assume liability for any loss of life or property where such development proceeds. It is also unclear whether those structures will be insurable and mortgageable.

¹¹ Refer to Staff Report 3397/24.

3.2. PROJECT TIMELINES

Most Category C projects that we are familiar with required a year to complete to enable appropriate field work, consideration of options, consultation with stakeholders, and documentation of a preferred solution. The new regulatory regime mandates that the entire EA process be completed in half that time that, while meeting the government's objectives of cost and time, could undermine identification and mitigation of adverse effects. By way of comparison, most Environmental Impact Assessments (EIAs) required by municipalities to inform and support *Planning Act* applications generally require two seasons (6 months) of field work and are not assessed during the winter.

3.3. PROJECT CIRCULATIONS

Existing processes require project proponents to circulate CAs and the local Ministry of Natural Resources and Forestry (MNRF) proposed projects involving a water crossing. This requirement is notably absent from the proposed MPAP notification. This **does not** exempt municipal or private developer projects from CA permitting requirements. Therefore, it is strongly recommended that municipalities and private developers circulate all projects that involve land and/or water regulated by MVCA to ensure early identification of any potential issues and achievement of the cost and timeline savings objectives of the proposed regulatory regime.

4. NEXT STEPS

MVCA:

- will continue to conduct baseline environmental studies per Category 2 Agreements to inform whatever studies and plans municipalities may need to or want to undertake.
- can carryout specialized studies and reviews outside of processes prescribed by O. Reg. 596/22.
- can work with member municipalities, individually or collectively, to develop tools to support appropriate evaluation of exempt and streamlined projects.

5. CORPORATE STRATEGIC PLAN

This report has been prepared to support achievement of the following goals and objectives:

Goal 1: Asset Management – revitalize watershed management activities and invest in our legislated mandate.

- b) Strengthen our risk analysis and management capacity to include climate change and development impacts.

Goal 2: Community Building – engage local partners to foster connections, leverage our resources, and strengthen our “social license” to operate.

a) Demonstrate MVCA to be a trusted, client-centered, resourceful, and helpful partner.

REPORT**3404/24**

TO:	MVCA Board of Directors
FROM:	Stacy Millard, Treasurer
RE:	Audit Update
DATE:	March 8, 2024

RECOMMENDATION:

That the Board of Directors approve amendment of MVCA's Tangible Capital Assets policy as set out in this report.

BACKGROUND

In 2018, the Public Sector Accounting Standards Board issued *Section PS 3280 – Asset Retirement Obligations (ARO)* that requires organizations to consider and account for the cost of dealing with hazardous materials removal/remediation prior to retiring a tangible capital asset. MVCA became subject to this requirement in the fiscal year ending December 31, 2023.

The purpose of the ARO is to set up the liability (obligation) of having to incur costs at the retirement/disposal of an asset. For example, a building that contains asbestos, underground fuel tanks, lead paint or formaldehyde. Staff participated in information sessions and meetings around this potential requirement.

An extra to the KPMG audit contract will be needed to address this new requirement, at an estimated cost of \$3,500.

DISCUSSION

MVCA has only three assets that may be in scope due to their age, use, and construction materials:

- Mill of Kintail Gate House
- Mill of Kintail Museum
- Mill of Kintail Education Centre

Staff are currently assessing the potential risks and financial liabilities of each structure, and will be providing a memo with details and estimated costs to KPMG. In the meantime, KPMG has recommended that MVCA update its TCA policy to include the following.

Add to Definitions section:

Asset Retirement Obligations - A legal obligation associated with the retirement of a tangible capital asset. An example would be cleaning up asbestos before disposing of a building. (Source: Section PS 3280)

Add to Policy Procedures section:

Effective January 1, 2024, all tangible capital asset acquisitions will be reviewed to determine if an ARO should be set-up. That determination will be documented and recorded on the asset list.

CORPORATE STRATEGIC PLAN

Implementation of the ARO requirement and amendment of MVCA's TCA policy support achievement of the following goal and objective:

Goal 1: Asset Management – revitalize watershed management activities and invest in our legislated mandate;

e) Plan for the next phase of asset development and management.

REPORT

3401/24

TO:	MVCA Board of Directors
FROM:	Stacy Millard, Treasurer and Sally McIntyre, GM
RE:	Budget Control Report – December 31, 2023 Unaudited
DATE:	March 6, 2024

For Information

The purpose of this report is to present unaudited annual expenditures and revenues as compared to the approved 2023 Budget. Results are for the period ending December 31, 2023. Details are contained in Attachment 1.

1.0 OPERATING

Total 2023 expenditures and revenues were within 1% of Budget as shown in Table 1.

Table 1: Operations Budget

Budget Item	2022 Actual	2023 Budget	December 31, 2023 Unaudited Actual	Variance
Expenditures				
Corporate Services	\$795,489	\$1,108,512	\$1,021,514	(8%)
Watershed Management	\$1,709,050	\$2,100,573	\$2,102,247	0%
Flood and Erosion Control	\$751,106	\$508,166	\$467,554	(8%)
Conservation Services	\$700,317	\$416,511	\$543,831	31%
Category 2 Programs		\$0	\$104,130	
Category 3 Programs		\$391,199	\$331,370	(15%)
Total Operating	\$3,955,961	\$4,524,962	\$4,570,646	1%
Revenues				
Municipal Levy	\$2,840,876	\$2,962,450	\$2,962,450	0%
Reserve Funds	\$128,436	\$336,191	\$72,920	(78%)
Provincial & Federal Grants	\$200,666	\$367,216	\$511,469	39%
Fees for Service	\$554,276	\$715,884	\$807,230	13%
Other Revenue	\$114,123	\$143,221	\$216,577	51%
Total Revenues	\$3,955,961	\$4,524,962	\$4,570,646	1%

Most of the differences on expenses are due to changes in allocations to accommodate the new program and reporting structure related to implementation of Category 1, 2 and 3 services. There was also savings on compensation due to periods of vacant positions throughout the year. Higher than expected fees for service and grants led to a lower than projected use of reserves.

2.0 CAPITAL BUDGET AND 10-YEAR CAPITAL PLAN

The 10-year Capital Plan was developed and approved after approval of the 2023 budget. Staff applied updated estimates in the Capital Plan, which remained within the approved 2023 Capital Budget envelope. Specifically, the approved 2023 Capital Budget was \$1,438,327 and the approved updated 10-year Capital Plan for 2023 was \$1,411,617.

An unexpected increase in provincial WECI funding of \$138,000 allowed more work to be completed than planned. Specifically:

- Work was completed at Carleton Place Dam that had originally been planned for 2024. Accordingly, the 2023 budget for work at the dam was increased from \$120,000 to \$280,000, with no work further work planned beyond 2023.¹
- Repairs and safety works are being completed at Pine Lake and Mississagagon Lake dams.

Other Capital projects were under-spent by \$559,679, primarily related to:

- Deferral of the HQ Sewer Connection due to design and approval delays and ongoing discussions with the Town regarding connection fees.
- Deferral of new washrooms at the Mill of Kintail because of workload and matching funds were not found.
- Delay of Server upgrade to 2024.
- Savings achieved on vehicle purchase and replacement of roof at Mill of Kintail.

3.0 RESERVES

Projected Reserve balances are expected to remain at approximately \$3,783,999 versus the originally budgeted reduction to \$2,765,948. This should leave approximately \$1,018,051 more in reserves than anticipated, which will help offset projects that were simply delayed.

¹ WECI will fund up to 50% of costs, therefore the total budget increase is greater than the value of the grant.

Total Operating Summary	EXPENSES			2023 Actual Revenue (unaudited)					
	2023 BUDGET (APPROVED)	2023 ACTUAL (UNAUDITED)	2024 BUDGET (APPROVED)	Municipal Levy	Reserve Fund	Provincial/ Federal Grants	Fee for Service	Other Revenue	Total Revenue
Category 1									
Category 1 Programs									
Compensation	\$3,029,614	\$2,929,537	\$2,997,631						
Operating Expenses	\$864,878	\$820,543	\$728,692						
Special Projects	\$239,270	\$385,066	\$106,500						
TOTAL	\$4,133,762	\$4,135,146	\$3,832,823	\$2,909,029	\$72,920	\$395,332	\$566,612	\$191,253	\$4,135,146
Category 2									
Category 2 Programs									
Compensation	\$0	\$59,470	\$144,536						
Operating Expenses	\$0	\$44,660	\$82,000						
Special Projects	\$0	\$0	\$70,000						
TOTAL	\$0	\$104,130	\$296,536	\$32,630	\$0	\$0	\$71,500	\$0	\$104,130
Category 3									
Category 3 Programs									
Compensation	\$182,854	\$185,994	\$270,172						
Operating Expenses	\$58,750	\$68,960	\$58,359						
Special Projects	\$149,595	\$76,417	\$84,450						
TOTAL	\$391,199	\$331,370	\$412,981	\$20,791	\$0	\$116,137	\$169,118	\$25,323	\$331,370
Total Operating	\$4,524,962	\$4,570,646	\$4,542,341	\$2,962,450	\$72,920	\$511,469	\$807,230	\$216,577	\$4,570,646
2023 Budgeted Revenue				\$ 2,962,450	\$ 336,191	\$ 367,216	\$ 715,884	\$ 143,221	\$ 4,524,962

CATEGORY 1: PROGRAMS & SERVICES	EXPENSES			2023 Actual Revenue (unaudited)					
	2023 BUDGET (APPROVED)	2023 ACTUAL (UNAUDITED)	2024 BUDGET (APPROVED)	Municipal Levy	Reserve Fund	Provincial/ Federal Grants	Fee for Service	Other Revenue	Total Revenue
Watershed Management									
Technical Studies									
Compensation	\$715,093	\$659,400	\$734,378						
Operating Expenses	\$71,100	\$17,999	\$33,700						
Special Projects	\$224,270	\$385,066	\$79,000						
Subtotal	\$1,010,463	\$1,062,465	\$847,078	\$522,633	\$0	\$395,332	\$140,500	\$4,000	\$1,062,465
Planning & Regulations									
Compensation	\$940,609	\$892,351	\$905,875						
Operating Expenses	\$134,500	\$147,431	\$82,500						
Special Projects	\$15,000	\$0	\$15,000						
Subtotal	\$1,090,109	\$1,039,782	\$1,003,375	\$677,701	\$0	\$0	\$352,081	\$10,000	\$1,039,782
TOTAL	\$2,100,573	\$2,102,247	\$1,850,453	\$1,200,334	\$0	\$395,332	\$492,581	\$14,000	\$2,102,247
Flood & Erosion Control									
Flood Forecasting & Warning									
Compensation	\$209,765	\$245,477	\$173,679						
Operating Expenses	\$37,592	\$50,624	\$51,092						
Special Projects									
Subtotal	\$247,357	\$296,101	\$224,771	\$296,101	\$0	\$0	\$0	\$0	\$296,101
Dam Operations & Maintenance									
Compensation	\$137,159	\$115,915	\$167,859						
Operating Expenses	\$123,650	\$55,538	\$89,500						
Special Projects									
Subtotal	\$260,809	\$171,453	\$257,359	\$125,210	\$0	\$0	\$46,243	\$0	\$171,453
TOTAL	\$508,166	\$467,554	\$482,130	\$421,311	\$0	\$0	\$46,243	\$0	\$467,554
Conservation Areas									
Conservation Areas									
Compensation	\$314,061	\$417,557	\$233,813						
Operating Expenses	\$102,450	\$126,274	\$64,800						
Special Projects									
Subtotal	\$416,511	\$543,831	\$298,613	\$521,238	\$0	\$0	\$20,249	\$2,344	\$543,831
Technical Studies									
Compensation	\$0	\$0	\$60,856						
Operating Expenses	\$0	\$0	\$0						
Special Projects	\$0	\$0	\$11,000						
Subtotal	\$0	\$0	\$71,856	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$416,511	\$543,831	\$370,469	\$521,238	\$0	\$0	\$20,249	\$2,344	\$543,831
Corporate Services									
Corporate Services									
Compensation	\$712,926	\$598,837	\$721,172						
Operating Expenses	\$395,586	\$422,677	\$407,100						
Special Projects	\$0	\$0	\$1,500						
TOTAL	\$1,108,512	\$1,021,514	\$1,129,772	\$766,146	\$72,920	\$0	\$7,539	\$174,909	\$1,021,514
Total Category 1	\$4,133,762	\$4,135,146	\$3,832,823	\$2,909,029	\$72,920	\$395,332	\$566,612	\$191,253	\$4,135,146

CATEGORY 2: PROGRAMS & SERVICES	EXPENSES			2023 Actual Revenue (unaudited)					
	2023 BUDGET (APPROVED)	2023 ACTUAL (UNAUDITED)	2024 BUDGET (APPROVED)	Municipal Levy	Reserve Fund	Provincial/ Federal Grants	Fee for Service	Other Revenue	Total Revenue
Watershed Management									
Technical Studies									
Compensation	\$0	\$59,470	\$144,536						
Operating Expenses	\$0	\$44,660	\$82,000						
Special Projects	\$0	\$0	\$70,000						
TOTAL	\$0	\$104,130	\$296,536	\$32,630	\$0	\$0	\$71,500	\$0	\$104,130
Total Category 2	\$0	\$104,130	\$296,536	\$32,630	\$0	\$0	\$71,500	\$0	\$104,130

CATEGORY 3: PROGRAMS & SERVICES	EXPENSES			2023 Actual Revenue (unaudited)					
	2023 BUDGET (APPROVED)	2023 ACTUAL (UNAUDITED)	2024 BUDGET (APPROVED)	Municipal Levy	Reserve Fund	Provincial/ Federal Grants	Fee for Service	Other Revenue	Total Revenue
Stewardship Programs									
Stewardship Programs									
Compensation	\$70,983	\$82,427	\$82,571						
Operating Expenses	\$7,500	\$40,990	\$7,500						
Special Projects	\$134,595	\$76,417	\$69,450						
TOTAL	\$213,078	\$199,833	\$159,521	-\$3,148	\$0	\$97,829	\$105,152	\$0	\$199,833
Education Services									
Education Services									
Compensation	\$0	\$0	\$41,470						
Operating Expenses	\$0	\$0	\$4,700						
Special Projects	\$15,000	\$0	\$15,000						
TOTAL	\$15,000	\$0	\$61,170	\$0	\$0	\$0	\$0	\$0	\$0
Vistor Services									
Vistor Services									
Compensation	\$111,871	\$103,567	\$146,130						
Operating Expenses	\$51,250	\$27,970	\$46,159						
Special Projects									
TOTAL	\$163,121	\$131,537	\$192,289	\$23,940	\$0	\$18,308	\$63,966	\$25,323	\$131,537
Total Category 3	\$391,199	\$331,370	\$412,981	\$20,791	\$0	\$116,137	\$169,118	\$25,323	\$331,370

Total Capital Summary	EXPENSES			2023 Actual Revenue (unaudited)					
	2023 BUDGET (APPROVED)	2023 ACTUAL (UNAUDITED)	2024 BUDGET (APPROVED)	Municipal Levy	Reserve Fund	Provincial/ Federal Grants	Fee for Service	Other Revenue	Total Revenue
Category 1									
WECI Capital Projects	\$327,160	\$451,003	\$295,000	\$250,526	\$0	\$200,477	\$0	\$0	\$451,003
Conservation Areas	\$231,000	\$59,019	\$78,250	\$48,326	\$0	\$0	\$0	\$10,693	\$59,019
Corporate Projects	\$470,000	\$73,114	\$891,850	\$33,114	\$40,000	\$0	\$0	\$0	\$73,114
Tech Studies - Capital	\$97,750	\$106,938	\$149,375	\$25,657	\$43,909	\$37,372	\$0	\$0	\$106,938
Debt Repayment	\$312,417	\$312,417	\$344,922	\$277,005	\$35,412	\$0	\$0	\$0	\$312,417
Total Category 1	\$1,438,327	\$1,002,491	\$1,759,397	\$634,628	\$119,321	\$237,849	\$0	\$10,693	\$1,002,491
Category 3 Capital	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0
Total Capital Program	\$1,438,327	\$1,002,491	\$1,789,397	\$634,628	\$119,321	\$237,849	\$0	\$10,693	\$1,002,491
2023 Budgeted Revenue				\$ 634,628	\$ 588,162	\$ 108,750		\$ 106,787	\$ 1,438,327

Reserve Investments								
	Dec 31 2022 Balance	2023 Projected Allocations FROM Reserves	2023 Projected Allocations TO Reserves	Projected Dec 31 2023 Balance	2024 Budget Allocations FROM Reserves	2024 Budget Allocations TO Reserves	Projected Dec 31 2024 Balance	
Capital Reserves								
Building (HQ) Reserve	\$573,701	\$39,000	\$0	\$534,701	\$0		\$534,701	
Conservation Areas Reserve	\$185,700			\$185,700			\$185,700	
Information & Communication Technology Reserve	\$80,158			\$80,158	\$45,000		\$35,158	
Priority Projects (Formerly Glen Cairn)	\$438,836	\$43,909		\$394,927	\$50,000		\$344,927	
Sick Pay (STD) Reserve	\$73,843			\$73,843			\$73,843	
Vehicles & Equipment Reserve	\$263,537	\$40,000		\$223,537	\$45,000		\$178,537	
Water Control Structure Reserve - MVCA	\$514,391	\$35,412	\$350,000	\$828,979	\$81,487		\$747,492	
Category 3 Capital Reserve			\$39,000	\$39,000	\$16,165		\$22,835	
Total	\$2,130,166	\$158,321	\$389,000	\$2,360,845	\$237,652	\$0	\$2,123,193	
Operating Reserves								
Museum Building & Art Reserve	\$6,760	\$6,760		\$0			\$0	
Operating Reserve	\$1,496,074	\$287,680		\$1,208,394	\$72,920	\$0	\$1,135,474	
Category 2 Operating Reserve			\$89,000	\$89,000			\$89,000	
Category 3 Operating Reserve			\$125,760	\$125,760			\$125,760	
Total	\$1,502,834	\$294,440	\$214,760	\$1,423,154	\$72,920	\$0	\$1,350,234	
TOTAL	\$3,633,000	\$452,761	\$603,760	\$3,783,999	\$310,572	\$0	\$3,473,427	

REPORT**3405/24**

TO:	MVCA Board of Directors
FROM:	Scott Lawyrk, Property Manager
RE:	K&P Trail Update
DATE:	March 6, 2024

For information.

MVCA has received three draft documents prepared on behalf of the counties of Lanark, Frontenac and Renfrew:

- Agreement of Purchase and Sale (APS)
- Lease Agreement
- Memo of title issues along MVCA's section of the trail

It is understood that most of the 35 km long trail is unencumbered by title issues and could be conveyed relatively easily. MVCA acquired the property "as is, where is" in 1990 and it is believed we could do the same for the counties except for the parcels noted in the above memo.

As drafted, the Purchase Agreement would require MVCA to pay 50% of the surveying and legal costs required to clear up title issues. The county estimates these costs to be ~\$350 k.¹ of which MVCA would owe ~\$175 k. The agreement would allow the counties to decline acquisition if some of the outstanding title issues are not resolved. Clearing up title issues could take many years to complete.

As drafted, the Lease agreement would require MVCA to reimburse the counties any monies expended on leasehold improvements if the above occurred.

Staff have sought legal counsel on the draft documents, and begun follow-up discussions with the County of Lanark, which is acting on behalf of all three counties. We have also begun review of the parcels in question to assess the degree of potential risk associated with each.

¹ County of Lanark report to the Trails Committee, March 6, 2023.