February LRCA Board Meeting

Lakehead Region Conservation Authority
Thunder Bay Centennial Conservatory - 1601 Dease Street
2026-02-25 16:30 - 18:00 EST

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1. CALL TO ORDER

Declaration: “The Lakehead Region Conservation Authority respectfully acknowledges that the lands on which we live and work are the traditional lands of the Anishinabek Nation and the traditional territory of Fort William First Nation, signatory to the Robinson-Superior Treaty of 1850.

As partners in the conservation and protection of the Lakehead Watershed along with First Nations communities, the Métis Nation of Ontario, and other Indigenous peoples, the LRCA is committed to the common vision of a healthy, safe and sustainable Lakehead Watershed.”

2. ADOPTION OF AGENDA

THAT: the Agenda be adopted as published.

3. DISCLOSURE OF INTEREST

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THAT: the Minutes of the Lakehead Region Conservation Authority 72nd Annual Meeting held on Wednesday, January 28, 2026 be adopted as published.

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5. IN-CAMERA AGENDA

There will be no In-Camera meeting.

6. BUSINESS ARISING FROM PREVIOUS MINUTES

None.

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None.

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THAT: having examined the accounts for the period January 1, 2026 to January 31, 2026 cheque #3765 to #3795 for $78,009.99 and preauthorized payments of $130,443.89 for a total of $208,453.88, we approve their payment.

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13. NEW BUSINESS

14. NEXT MEETING

Thursday, March 26, 2026 at 4:30 p.m. Location to be confirmed prior to meeting due to LRCA Boardroom renovations.

15. ADJOURNMENT

THAT: the time being _____ AND FURTHER THAT there being no further business we adjourn.

72nd Annual LRCA Board Meeting Minutes
Lakehead Region Conservation Authority
January 28, 2026, at 4:30 p.m.
130 Conservation Road/Microsoft Teams

Members Present:
Grant Arnold, Robert Beatty, Donna Blunt, Rudy Buitenhuis, Dan Calvert, Sheelagh Hendrick, Brian Kurikka

Members Present (Remote):
Jim Vezina, Trevor Giertuga (part of meeting)

Members Not Present:
Albert Aiello, Greg Johnsen

Also Present:
Tammy Cook, Chief Administrative Officer
Mark Ambrose, Finance Manager
Ryne Gilliam, Lands Manager
Melissa Hughson, Watershed Manager
Ryan Mackett, Communications Manager
Melanie O'Riley, Administrative Clerk/Receptionist, recorder of Minutes

1. CALL TO ORDER

The Chair called the meeting to order at 4:30 p.m.

2. ADOPTION OF AGENDA

THAT: *the Agenda be adopted as published.*

Motion: #1/26

Motion moved by Robert Beatty and motion seconded by Brian Kurikka. ***CARRIED.***

3. DISCLOSURE OF INTEREST

None.

4. ELECTION OF OFFICERS

Members were provided with Staff Report CORP-01-2026 related to the annual election for Chair and Vice-Chair. It was noted that the Minister of Natural Resources had granted an exception (in response to the Authority's request) that permitted the current Chair and Vice-Chair to continue in their respective positions if so elected for 2026.

As outlined in the Administrative By-Law, Tammy Cook, CAO, assumed the position of Chair for the purpose of the election of the Chair and Vice-Chair.

Per the Administrative By-Law, the Chair, Vice-Chair and CAO are the signing officers and Conservation Ontario representatives until the 2027 Annual General Meeting.

4.1. APPOINTMENT OF SCRUTINEERS

In the event of an election, members appointed Mark Ambrose, Finance Manager and Ryan Mackett, Communications Manager as scrutineers.

THAT: *Mark Ambrose, Finance Manager and Ryan Mackett, Communications Manager, be appointed as scrutineers of the Lakehead Region Conservation Authority 2026 elections.*

Motion: #2/26

Motion moved by Grant Arnold and motion seconded by Robert Beatty. ***CARRIED.***

4.2. ELECTION OF AUTHORITY CHAIR

The CAO, Election Chair, requested nominations for the position of Chair.

Robert Beatty nominated Donna Blunt for the position of Chair.

Nominations for the position of Chair were called three times.

Donna Blunt agreed to let her name stand.

THAT: *the nominations for Chair be closed.*

Motion: #3/26

Motion moved by Robert Beatty and motion seconded by Grant Arnold. ***CARRIED.***

THAT: *Donna Blunt is appointed as Chair of the Lakehead Region Conservation Authority until the Annual General Meeting of 2027.*

Motion: #4/26

Motion moved by Brian Kurikka and motion seconded by Robert Beatty. ***CARRIED.***

4.3. ELECTION OF AUTHORITY VICE-CHAIR

The Election Chair requested nominations for the position of Vice-Chair.

Rudy Buitenhuis nominated Jim Vezina for the position of Vice-Chair.

Nominations for the position of Vice-Chair were called three times.

Jim Vezina agreed to let his name stand.

THAT: *the nomination for Vice-Chair be closed.*

Motion: #5/26

Motion moved by Grant Arnold and motion seconded by Brian Kurikka. ***CARRIED.***

THAT: *Jim Vezina is appointed as Vice-Chair of the Lakehead Region Conservation Authority until the Annual General Meeting of 2027.*

Motion: #6/26

Motion moved by Robert Beatty and motion seconded by Grant Arnold. ***CARRIED.***

4.4. BALLOTS

Since both the Chair and Vice-Chair were acclaimed, there was no election; therefore, no motion was required to destroy ballots.

Donna Blunt, Chair, resumed chairing the Meeting.

5. MINUTES OF PREVIOUS MEETING

THAT: *the Minutes of the Lakehead Region Conservation Authority Tenth Regular Meeting held on Wednesday, November 26, 2025 be adopted as published.*

Motion: #7/26

Motion moved by Brian Kurikka and motion seconded by Grant Arnold. ***CARRIED.***

THAT: *the Minutes of the Lakehead Region Conservation Authority's Special Meeting held on December 16, 2025 be adopted as published.*

Motion: #8/26

Motion moved by Grant Arnold and motion seconded by Brian Kurikka. ***CARRIED.***

6. APPOINTMENT OF AUDITORS

THAT: *the audit firm of Doane Grant Thornton LLP is appointed as auditors of the Lakehead Region Conservation Authority for the year 2026.*

Motion: #9/26

Motion moved by Brian Kurikka and motion seconded by Grant Arnold. ***CARRIED.***

7. APPOINTMENT OF SOLICITORS

THAT: *the legal firm of McKitricks is appointed as solicitors of the Lakehead Region Conservation Authority for the year 2026.*

Motion: #10/26

Motion moved by Brian Kurikka and motion seconded by Rudy Buitenhuis. ***CARRIED.***

8. APPOINTMENT OF AUTHORITY BANK

THAT: *the Royal Bank of Canada, Business Centre, is appointed as the bank with which the Lakehead Region Conservation Authority will conduct its financial business during 2026.*

Motion: #11/26

Motion moved by Grant Arnold and motion seconded by Brian Kurikka. ***CARRIED.***

9. BORROWING RESOLUTION

THAT: *Whereas it may be necessary for the Lakehead Region Conservation Authority (herein under referred to as the "Authority") to borrow a sum not to exceed in the aggregate, Four Hundred Thousand Dollars ($400,000) required for its purposes in the year 2026, until payment to the Authority of any grants and of sums to be paid to the Authority by the participating municipalities designated as such under the Conservation Authorities Act, R.S.O. 1990, Chapter C.27,*

BE IT THEREFORE RESOLVED:

THAT: *the Authority may borrow from a bank, the sum not to exceed in the aggregate Four Hundred Thousand Dollars ($400,000) necessary for its purposes in the year 2026, on the promissory note or notes of the Authority until payment to the Authority of any grants and of sums to be paid to the Authority by the participating municipalities.*

THAT: *the Chair or Vice-Chair together with the Chief Administrative Officer of the Authority be and are hereby authorized to execute for and on behalf of the Authority a promissory note or notes for the sum to be borrowed under paragraph numbered 1 hereof and to affix thereto the corporate seal of the Authority.*

THAT: *the amount borrowed pursuant to this resolution is a charge upon the whole of the moneys received or to be received by the Authority by way of grants and when such moneys are received.*

THAT: *the Chair or the Vice-Chair or the Chief Administrative Officer of the Authority be and is hereby authorized and directed to apply in payment of the moneys borrowed pursuant to this resolution, together with interest thereon, all of the moneys received by the Authority by way of grants or sums received by the Authority from the participating municipalities.*

Motion: #12/26

Motion moved by Brian Kurikka and motion seconded by Robert Beatty. ***CARRIED.***

10. IN-CAMERA AGENDA

No In-Camera meeting was held.

11. BUSINESS ARISING FROM PREVIOUS MINUTES

11.1. Proposed Regional Consolidation of Conservation Authorities

Members were provided with LRCA's ERO Submission: Lakehead Region Conservation Authority's response to Posting #025-1257: Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities.

12. CORRESPONDENCE

12.1. 2026 Conservation Area Pass Program

It was noted that the Conservation Ontario Conservation Area Pass Program was available to Board Members and Staff of the Lakehead Region Conservation Authority.

12.2. Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities

Correspondence received from the Township of Gillies and the Association of Municipalities of Ontario related to their submissions regarding ERO posting #025-1257: Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities was noted.

Updates were given by Members related to delegations held at the ROMA Conference related to Conservation Authorities proposed consolidation.

13. STAFF REPORTS

13.1. Annual Flood Forecasting Summary – 2025

Members reviewed and discussed Staff Report FLFOR-01-2026 which summarized the 2025 Flood Forecasting and Warning program.

THAT: *Staff Report FLFOR-01-2026 be received.*

Motion: #13/26

Motion moved by Robert Beatty and motion seconded by Brian Kurikka. ***CARRIED.***

13.2. Annual Neebing-McIntyre Floodway Summary – 2025

Members reviewed and discussed Staff Report NMFC-01-2026 which summarized the 2025 Neebing-McIntyre Floodway program.

THAT: *Staff Report NMFC-01-2026 be received.*

Motion: #14/26

Motion moved by Robert Beatty and motion seconded by Brian Kurikka. ***CARRIED.***

13.3. Annual Development Regulations Summary and Reporting – 2025

Members reviewed and discussed Staff Report DEVREG-01-2026 which summarized the 2025 Development Regulations program and Annual Report: Permit Timelines and Compliance summary. It was noted that all timelines related to permit issuance were met and that on average the LRCA issues permits in 4.5 days.

THAT: *Staff Report DEVREG-01-2026 be received* ***AND FURTHER THAT*** *the Annual Report: Permit Timelines and Compliance Summary, 2025 be approved.*

Motion: #15/26

Motion moved by Brian Kurikka and motion seconded by Robert Beatty. ***CARRIED.***

13.4. Annual Plan Review Summary – 2025

Members reviewed and discussed Staff Report PIR-01-2026 which summarized the 2025 Plan Review program. It was agreed that due to digitalization of planning comments, the Board meeting circulated Plan Review binder would be phased out effective immediately.

THAT: *Staff Report PIR-01-2026 be received.*

Motion: #16/26

Motion moved by Dan Calvert and motion seconded by Sheelagh Hendrick. ***CARRIED.***

13.5. Health and Safety Summary

Members reviewed and discussed Staff Report CORP-02-2026 which summarized LRCA's 2025 Health and Safety Program. No major issues were noted for the year.

THAT: *Staff Report CORP-02-2026 be received for information.*

Motion: #17/26

Motion moved by Dan Calvert and motion seconded by Sheelagh Hendrick. ***CARRIED.***

13.6. Health and Safety Policies

Members reviewed and discussed new Health and Safety Policies: HS-30: Preventative Maintenance; HS-31: Safe Driving and HS-32: Pre-Use Inspection policies which will ensure safe operation of facilities, equipment, vehicles, tools etc. to prevent injuries/illness, loss of equipment/facilities and loss of productivity.

THAT: *Health and Safety Policy HS-30: Preventative Maintenance be adopted.*

Motion: #18/26

Motion moved by Dan Calvert and motion seconded by Sheelagh Hendrick. ***CARRIED.***

THAT: *Health and Safety Policy HS-31: Safe Driving be adopted.*

Motion: #19/26

Motion moved by Sheelagh Hendrick and motion seconded by Dan Calvert. ***CARRIED.***

THAT: *Health and Safety Policy HS-32: Pre-Use Inspection be adopted.*

Motion: #20/26

Motion moved by Sheelagh Hendrick and motion seconded by Dan Calvert. ***CARRIED.***

13.7. School Year Education Program Summary

Members reviewed and discussed Staff Report ENVEDU-01-2026 which summarized the 2025 Environmental Education Program.

THAT: *Staff Report ENVEDU-01-2026 be received for information.*

Motion: #21/26

Motion moved by Sheelagh Hendrick and motion seconded by Dan Calvert. ***CARRIED.***

13.8. Digital Engagement Summary

Members reviewed and discussed Staff Report COMREL-01-2026 which summarized LRCA's Digital Engagement including updates on the website and social media.

THAT: *Staff Report No. COMREL-01-2026 be received for information.*

Motion: #22/26

Motion moved by Dan Calvert and motion seconded by Sheelagh Hendrick. ***CARRIED.***

13.9. 2025 Hazard Tree Removal Program

Members reviewed and discussed Staff Report LM-01-2026 which summarized the 2025 Hazard Tree Removal Program.

THAT: *Staff Report LM-01-2026 be received for information.*

Motion: #23/26

Motion moved by Dan Calvert and motion seconded by Sheelagh Hendrick. ***CARRIED.***

14. CHIEF ADMINISTRATIVE OFFICER'S REPORT

14.1. Monthly Treasurer's Report - November and December

Members were provided with the monthly Treasurer's Report for November and December's 2025 Administration and Capital.

14.2. 2025 Investment Summary

Members reviewed and discussed Staff Report FIN-04-2026 which summarized the LRCA's investments in 2025.

THAT*: the Staff Report FIN-04-2026 be received.*

Motion: #24/26

Motion moved by Dan Calvert and motion seconded by Sheelagh Hendrick. ***CARRIED.***

14.3. 2025 Donations Summary

Members reviewed and discussed Staff Report FIN-05-2026 which summarized donations received at the LRCA in 2025.

THAT: *Staff Report FIN-05-2026 be received.*

Motion: #25/26

Motion moved by Sheelagh Hendrick and motion seconded by Dan Calvert. ***CARRIED.***

14.4. 2026 Fee Schedule

Members reviewed and discussed Staff Report FIN-06-2026 related to the 2026 Fee Schedule. It was noted that no fee changes were proposed for 2026.

THAT: *the 2026 Fee Schedule be adopted.*

Motion: #26/26

Motion moved by Sheelagh Hendrick and motion seconded by Dan Calvert. ***CARRIED.***

14.5. Ward Case Court Awarded Costs Payment

Members reviewed and discussed Staff Report DEVREG-02-2026 related to a Section 28 Court Case that occurred between 2017-2017 (Ward Court Case) in which the LRCA had outstanding awarded court costs payable to the LRCA. Due to the recent sale of the land, the LRCA was paid the owed court costs due to the registered writ of seizure and sale.

THAT: *Staff report DEVREG-02-2026 be received.*

Motion: #27/26

Motion moved by Sheelagh Hendrick and motion seconded by Dan Calvert. ***CARRIED.***

15. PASSING OF ACCOUNTS

THAT: *having examined the accounts for the period November 1, 2025 to November 30, 2025 cheque #3714 to #3734 for $405,745.14 and preauthorized payments of $154,216.23 for a total of $559,961.37, we approve their payment.*

Motion: #28/26

Motion moved by Dan Calvert and motion seconded by Sheelagh Hendrick. ***CARRIED.***

THAT: *having examined the accounts for the period December 1, 2025 to December 31, 2025 cheque #3735 to #3764 for $323,419.47 and preauthorized payments of $148,532.82 for a total of $471,952.29, we approve their payment.*

Motion: #29/26

Motion moved by Dan Calvert and motion seconded by Sheelagh Hendrick. ***CARRIED.***

16. REGULATORY ROLE

Members were provided with the summaries for the Plan Input and Review Program and Section 28 permits issued since last meeting.

17. PROJECTS UPDATE

17.1. Communications Manager Projects Update

It was noted that the LRCA's new website created by Shout Media had been completed and live.

17.2. Lands Manager Projects Update

It was noted that RML Contracting, who was awarded the contract for the renovation of the boardroom at the Lakehead Region Conservation Authority Administrative building will begin work in February.

17.3. Watershed Manager Projects Update

It was noted that sediment removal from the Neebing-McIntyre Floodway diversion channel is ongoing. It was noted that the work was scheduled to be completed by end of 2025 but due to testing results of the excavated sediment stockpiles, the contractor was unable to dispose of the sediment at their selected reuse location, therefore, the project has been extended. The Contractor and Staff are exploring potential reuse locations.

It was noted that the CAO and Watershed Manager attended the Climate Resilient Coastal Communities (CRCC) Project Steering Committee Workshop facilitated by Conservation Ontario, which is in conjunction with LRCA's underway Lakehead Coastal Resilience Management Plan and hazard mapping study.

It was noted that Staff are currently working on the eleventh annual Source Water Protection Report.

It was noted that the January 15, 2026, snow surveys indicated that the snow survey locations were above average for snow depth and water content, when compared to the historical averages for January 15.

It was noted that the LRCA retained KGS Group in the fall of 2025 to generate 0.5 metre contour data for LRCA's area of jurisdiction using the newly acquired LiDAR (Light Detection and Ranging) data from the Ministry of Natural Resources (MNR). The MNR LiDAR data is currently being used for the Lakehead Coastal Resilience Management Plan project and will be used for any future floodplain mapping studies.

18. NEW BUSINESS

None.

19. NEXT MEETING

The next meeting will be held on Wednesday, February 25, 2026 at 4:30 p.m. The location will be at the Thunder Bay Centennial Conservatory – 1601 Dease Street, due to renovations in the LRCA Boardroom.

20. ADJOURNMENT

THAT: *the time being 5:24 p.m.* ***AND FURTHER THAT*** *we have no further business we adjourn.*

Motion: #30/26

Motion moved by Dan Calvert and motion seconded by Sheelagh Hendrick. ***CARRIED.***

_____ _____

Chair Chief Administrative Officer

THE CORPORATION OF THE TOWNSHIP OF NIPIGON
52 Front Street
Nipigon, ON P0T 2J0
Phone: 807-887-3275 Info@nipigon.net

nipigon
a natural edge

COUNCIL RESOLUTION

AGENDA ITEM
5 d)

Date: February 10, 2026

Resolution 2026 – 21	
MOVED BY:	SECONDED BY:
☐ Anne Marie Cartwright ☑ Greg Harper ☐ Glenn Hart ☐ Suzanne Kukko ☐ Gayle Westhaver	☐ Anne Marie Cartwright ☐ Greg Harper ☑ Glenn Hart ☐ Suzanne Kukko ☐ Gayle Westhaver

WHEREAS the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses;
AND WHEREAS the municipalities within Lakehead Region established the Neebing Valley Conservation Authority in 1954 which enlarged to the Lakehead Region Conservation Authority (LRCA) in 1963;
AND WHEREAS local municipalities currently provide approximately 50% of total conservation authority funding, while the Province of Ontario provides approximately 5%;
AND WHEREAS municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers;
AND WHEREAS conservation authorities collectively own and manage thousands of hectares of land, much of which was donated by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities;
AND WHEREAS Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined;
AND WHEREAS the Province already possesses the authority to establish overarching legislation, regulations, and standards through the Conservation Authorities Act and the Ministry of the Environment, Conservation and Parks;
NOW THEREFORE BE IT RESOLVED THAT the **Township of Nipigon** calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;
AND THAT while the **Township of Nipigon** supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure

without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;
AND THAT the **Township of Nipigon** supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;
AND THAT the **Township of Nipigon** is opposed to the proposed "Huron-Superior Regional Conservation Authority" boundary configuration outlined in Environmental Registry Notice 025-1257;

AND THAT the **Township of Nipigon** recommends that the Lakehead Region Conservation Authority form the "Northwestern Ontario Regional Conservation Authority";

AND THAT the Ministry engage directly with affected municipalities of the Lakehead Region Conservation Authority, before finalizing any consolidation boundaries or legislative amendments;

AND THAT a copy of this resolution be forwarded to the Environmental Registry of Ontario consultations and to:

- the Minister of the Environment, Conservation and Parks and his Opposition critics;
- local Members of Provincial Parliament;
- local Members of Parliament;
- the Association of Municipalities of Ontario;
- Conservation Ontario;
- All local municipalities; and
- All Conservation Authorities in Ontario.

RESOLUTION RESULT	RECORDED VOTE		
☑ CARRIED	MAYOR AND COUNCIL	YES	NO
☐ DEFEATED	Anne Marie Cartwright	✓	
☐ DEFERRED*	Greg Harper	✓	
☐ REFERRED*	Glenn Hart		
☐ PECUNIARY INTEREST DECLARED	Suzanne Kukko		
☐ RECORDED VOTE	Gayle Westhaver	✓	
☐ WITHDRAWN*			
MAYOR – SUZANNE KUKKO	Clerk: TIM COBBAN		

PROGRAM AREA	Operation and Maintenance of Erosion Control Structures	**REPORT NO.**	KAMEC-01-2026
DATE PREPARED	February 11, 2026	**FILE NO.**	26-15-1
MEETING DATE	February 25, 2026		
SUBJECT	Kam River Erosion Control, Victor Broadway, Operation, Maintenance and Surveillance Plan – 2026		

RECOMMENDATION

Suggested Resolution:

***"THAT:** Staff Report KAMEC-01-2026 be received."*

LINK TO STRATEGIC PLAN (2023 – 2027)

Protect & Support:

- *Continue maintaining and enhancing flood control infrastructure in an effort to minimize the impacts of riverine flooding, erosion, and sedimentation.*
- *Prioritize and promote the protection and management of natural hazards, wetlands, and natural heritage features within the LRCA Area of Jurisdiction.*

EXECUTIVE SUMMARY

On behalf of the City of Thunder Bay, the LRCA has studied and remediated sections of Victor Street which are located on City of Thunder Bay owned land in an effort to address erosional issues that have the potential to impact homes and access and egress to residents on Victor Street.

The Kaministiquia River Operation, Maintenance and Surveillance Plan for the Victor-Broadway area has been updated for 2026. The Plan outlines completed major works, anticipated and completed maintenance, surveillance plan, and lists past studies and reports.

The City of Thunder Bay completed a drainage improvements project along the eastern side of Victor Street from #1620 to #1384 in 2025. Improvements consisted of the installation of a 700 metre long subdrain with catchbasin inlets, new driveway entrance culverts and ditching to ensure positive drainage. The drainage improvements were completed as a result of recommendations from the 2021 Bank Stability Study completed by Hatch Ltd. to help direct surface water runoff away from the steep bank of the Kaministiquia River and help to minimize further erosion. LRCA Permit #2/25 under O. Reg. 41/24 was issued to the City permitting the work.

Englobe completed two inspections in 2025 of the soil nailed sites and concluded that the overall performance of the treated slopes continues showing generally stable conditions; after 14 years of inspection, no significant movement has been detected with the instruments on the treated areas.

Bi-annual inspections to monitor for bank movement and installed erosion controls will be completed in 2026, including inspections at 1620 Broadway Avenue, at the 2014/2015 and 2005 Victor Street soil nailed sites, and continuing inspection of the recently identified slump on LRCA owned property at 1610 Broadway Avenue. LRCA staff are planning to hire a contractor to hydroseed the bank on LRCA property at 1610 Broadway Avenue to help vegetate and naturally stabilize the area to prevent further erosion. There are no other minor or major maintenance projects planned for 2026 on the Kaministiquia River in the Victor Street/Broadway area. LRCA staff will review outstanding recommendations from the 2021 Bank Stabilization Study completed by Hatch Ltd. to plan for any future required work and will meet with the City of Thunder Bay as per the MOU signed in 2025.

DISCUSSION

The Kaministiquia River Operation, Maintenance and Surveillance Plan for Victor Broadway has been updated for 2026. The Plan outlines completed major works, anticipated, and completed maintenance, surveillance plan, and lists past studies and reports.

The City of Thunder Bay completed a drainage improvement project along the eastern side of Victor Street from #1620 to #1384 in 2025. Improvements consisted of the installation of a 700 metre long subdrain with catch basin inlets, new driveway entrance culverts and ditching to ensure positive drainage. The drainage improvements were completed as a result of recommendations from the 2021 Bank Stability Study completed by Hatch Ltd. to help direct surface water runoff away from the steep bank of the Kaministiquia River and help to minimize further erosion. It is noted that the reference pins for the soil-nailed monitoring equipment were impacted during the drainage improvements projects. Englobe re-installed the pins after construction was complete in the fall of 2025.

Englobe completed two inspections in 2025 of the soil nailed sites and concluded that the overall performance of the treated slopes continues showing generally stable conditions; after 14 years of inspection, no significant movement has been detected with the instruments on the treated areas. Minor maintenance of existing erosion controls in place at several of the soil nailed sites has been recommended consisting of placing rip rap to fill in voids, place geotextile, topsoil and seed in several areas where rebar is exposed. In general, the site is difficult to access given the steepness of the bank and completing the recommended minor maintenance would require hiring a contractor. Englobe drafted a design repair plan proposal in 2024. LRCA staff will complete the recommended maintenance when feasible. In the meantime, the sites will continue to be monitored during the bi-annual monitoring. There are no major or minor maintenance projects planned for 2026.

In reviewing updated imagery (2022 NWOOP aerial imagery) at the beginning of January 2024, LRCA staff noticed a significant slump on the bank of the Kaministiquia River on LRCA owned property at 1610 Broadway Avenue on the corner of Victor and Broadway. Englobe inspected the area in 2024 and suggested that stormwater runoff flows from 1610 Broadway down the riverbank and during storm events, runoff may further erode the slope. This section of Broadway/Victor Street has been added to the bi-annual inspections. 2025 inspections observed visible tree roots and topsoil washed out on the slope. The property is vacant. LRCA staff planted a bank of trees along the top of slope a number of years ago. Recommendations to address the erosion include hydroseeding the bank to help stabilize the soil with vegetation and/or complete a topographic survey to further understand drainage patterns on the property. LRCA staff are reviewing the option of hydroseeding the bank in 2026 and intend to proceed with the work pending cost and contractor availability. The slope will continue to be monitored by Englobe during biannual inspections.

In 2022, LRCA attempted to hire an engineering firm to conduct an inspection of the retaining wall. No firms bid as they indicated that the retaining wall was all underground and the only way to inspect the integrity of the structure was to dig it up, which was not considered to be feasible. The necessity of the inspection will be discussed with the City of Thunder Bay.

A Memorandum of Understanding (MOU) was signed between the City of Thunder Bay and the Authority in February 2025 regarding annual inspections, reporting and agency responsibilities regarding Victor Street erosion. Part of the agreement is to meet at least annually to discuss erosion concerns on Victor Street. LRCA staff met with City Planning and Engineering staff in the fall of 2025 to review a *Planning Act* application and discussed the concerns with safe access and egress given the 100-year erosion hazard will impact Victor Street. The mitigation measures installed to address erosion were reviewed as well as preliminary options for construction of an alternate route. City and LRCA staff will meet again in 2026.

Subsequent to the Victor/Broadway Bank Stabilization Assessment Study Report in March 2021, LRCA staff met with City of Thunder Bay Engineering staff in April 2021 and in February 2022 to develop an action plan based on the recommendations from the Report. The LRCA/City action plan items that were completed in 2022, 2023, 2024, and items that have been carried forward to 2025 are as follows:

Completed in 2022

- LRCA and City set up an annual meeting to discuss progress (February).

Completed in 2023

- City inspect drainage outlets on Victor Street.
- City develop a plan and drainage assessment for road re-ditching and reshaping.
- Discussion with City engineering the necessity of inspecting the existing underground retaining wall.

- LRCA increased the surveillance of the property at 1620 Broadway Avenue, and at the 2014/2015 and 2005 Victor Street soil nailed sites to biannual monitoring (spring and fall) and on an as-needed basis (i.e., after significant rainfall)
- LRCA and City met to discuss the drainage improvements project and also discussed including minor maintenance of erosion controls in the drainage improvement project if time and funding permitted.

Completed in 2024

- Met with City and Hatch on site to discuss drainage improvements project.
- Meeting with City, Hatch and Englobe to discuss drainage improvements project and impacts to the slope monitoring equipment in place (reference pins on the east side of Victor Street).

Carried forward to 2025

- The City's drainage improvement project was completed during the spring/summer of 2025; LRCA Permit #2/25 under O. Reg. 41/24 was issued to the City permitting the work.

Carried forward to 2026

- LRCA to hire contractor to hydroseed the bank on LRCA owned property at 1610 Broadway Avenue.
- LRCA to implement the revegetation plan for soil nail sites and install hazard signs.
- LRCA to develop resources for landowners to monitor the slope on their own property (self-assessment), and
- City to investigate additional funding to the LRCA to support additional work for Victor Street.
- City/LRCA to meet (annually) to discuss Victor Street monitoring and any future required remedial work.

FINANCIAL IMPLICATIONS

The City of Thunder Bay is designated as sole benefitting municipality for the Victor Street monitoring and any required remedial work. Available budgeted funds and deferred funds will be used for the required minor maintenance, and the action plan items required by LRCA staff.

CONCLUSION

LRCA staff are planning to hire a contractor to hydroseed the bank on LRCA property at 1610 Broadway Avenue to help vegetate and naturally stabilize the area to prevent further erosion. There are no other minor or major maintenance projects planned for 2026 on the Kaministiquia River in the Victor Street/Broadway area. Recommendations from the 2021 Bank Stabilization Study will be reviewed. Biannual monitoring of the Victor Street soil nailed sites will be completed by Englobe engineering consultants. Englobe will also continue to inspect and report on the slump identified on LRCA owned property at 1610 Broadway. Minor maintenance to the existing

erosion controls in place at the soil nail monitoring sites will continue to be monitored, and recommended repairs will be implemented as timing and funding allow. A MOU was signed in February 2025 between the LRCA and the City of Thunder Bay concerning the ongoing monitoring and maintenance of Victor Street erosion and erosion controls. As stated in the MOU, the LRCA and City staff will meet annually to discuss Victor Street erosion concerns. The Operation, Maintenance and Surveillance Plan has been updated for 2026.

BACKGROUND

The Kaministiquia River watershed is partially located within the area of jurisdiction of the LRCA. Major erosion control projects have been undertaken by the Authority over the years on City of Thunder Bay owned land in order to protect City infrastructure including water mains and roads, mainly in the Victor Street area. Erosion control projects have been funded by the City of Thunder Bay as the sole benefitting municipality with partial funding for some completed major infrastructure maintenance coming from the Water and Erosion Control Infrastructure (WECI) program administered by the Ministry of Natural Resources. Prior to 1995 funds were from transfer payments and after 1995 major maintenance funds were from the WECI program.

The LRCA administers O. Reg. 41/24 Prohibited Activities, Exemptions and Permits, within the area of jurisdiction of the Authority. Regulated areas within the Kaministiquia River watershed include all floodplain lands and fill regulated lands, all Wetlands (including Provincially Significant Wetlands) and a 30 metre adjacent regulated allowance.

REFERENCE MATERIAL ATTACHED

Kaministiquia River Operation, Maintenance and Surveillance Plan, Victor Broadway, 2026

PREPARED BY: Melissa Hughson, Watershed Manager

THIS REPORT SIGNED AND VERIFIED BY:	DATE:
Tammy Cook Tammy Cook Chief Administrative Officer	February 17, 2026

Kaministiquia River
Operation, Maintenance and Surveillance Plan, Victor Broadway – 2026

The Kaministiquia (Kam) River system is one of the largest tributaries draining into Lake Superior. The watershed drainage area is approximately 7,800 square kilometres, originating north of the City of Thunder Bay at Dog Lake. Ontario Power Generation operates dams on the Kam River at Dog Lake, Shebandowan Lake and Kakabeka Falls.

In many areas, the Kam River is contained by steep banks that range from two metres to over 25 metres in height, while other areas along the banks are considered to be low lying. In the low-lying areas, flooding periodically occurs due to intense rainfall, ice jams and frazil ice. In its lower reaches, the erosion of alluvial deposits has formed many meanders, oxbow lakes and other features commonly associated with a “mature” river. Due to the natural meandering process, erosion of the banks is continuing and is expected to continue into the future.

Erosion and slope failure on the Kam River has been studied extensively over the years. In order to protect municipal infrastructure in the Vickers Heights area, particularly Victor Street and the water main along the slope of the Kam River, extensive work has been carried out to address the on-going erosion. Monitoring of the at-risk areas is conducted annually.

Based on research and studies completed, DST Consulting Engineers determined that crest regression is likely to continue along Victor Street; however, more than six metres of crest failure at any one time was not expected and deep-seated failures below the roadway were not generally expected. Hazards have been managed by utilizing cautionary zones along facilities to be protected, namely Victor Street with its water main (6 metre zone) and nearby residence (10 metre zone). Flood and fill line mapping is utilized to manage development within the regulated area of the Kam River.

Speed limit restrictions on the Kam River are outlined in the Vessel Operation Restriction Regulations which state that in the City of Thunder Bay between the 20th Side Road downstream to the western boundary of Lot 14, Concession 1, south of the Kam River is restricted to 10 kilometers per hour, as shown on the attached map. The City of Thunder Bay is responsible for erecting and maintaining the signage advising of the speed limit. The City of Thunder Bay Police are responsible to enforce the speed limit.

Victor Street/Broadway Avenue – Completed Erosion Protection Works

Major undertakings have been completed by the Lakehead Region Conservation Authority to address the on-going erosion along the banks of the Kam River in the Vickers Heights/Victor Street/Broadway Avenue area.

Completed major works to date are summarized in Table 1 below as well as on the attached map.

Table 1 – Completed Major Works

Year	Description of Work
1980	Test drain installed at North Victor Street. Drain failed in 1981.
1981	600 metres of rip rap blanket toe protection on east side of channel of west river channel section, South Victor Street.
1982	LRCA purchased six homes that were within 10 metres of the top of bank along Broadway Avenue (i.e. within cautionary zone). All homes were then demolished, thereby removing the residents from the hazard. One home remains to be purchased, however is not presently within the 10 metre cautionary zone.
1984	1,200 metres of the toe of the slope along Broadway Avenue/ North Victor Street was armoured with 38,000 metric tonnes of rip rap.
1985	350 metres of sheet pile wall installed along a section of Victor Street.
2004-2005	Five sites secured with Soil Nail and Root Technology (SNART) as erosion was within 6 metres of the watermain along North Victor Street.
2011	Slope re-grading and rip rap placement across from 1420 Victor Street. After the May 2012 rainfall event the treated slope failed.
2013	Slope re-grading, benching and rip rap placement across from 1420 Victor Street. Short Term Solution.
2013	Slope re-grading and erosion control blanket placement across from 1470 Victor Street. Short Term Solution.
2013	Slope re-grading and erosion control blanket placement across from 1480 Victor Street. Short Term Solution.
2014	Three sites (across from 1420, 1470 and 1480 Victor Street) secured Soil Nail and Root Technology (SNART).
2015	Site across from 1470 Victor Street required additional SNART installation on south side of remediation due to additional failure in the spring of 2015. Rip rap was also added to site.

Anticipated and Completed Maintenance

Table 2 provides a summary of completed and anticipated maintenance along the erosion prone area of the Kaministiquia River.

Table 2 – Anticipated and Completed Maintenance

Area of Work	Description of Activity	Completion Date	*Provincial Funds Provided	Estimated Required Recurrence
Victor Street – South end, west channel	600 metres of rip rap blanket toe protection	1981	Yes	2031 (50 years)
Broadway near Victor Street	Purchase of six homes and demolition, which were at risk due to erosion on bank	1982	Yes Project 416	n/a
	Consider purchase of 1620 Broadway Avenue when home is less than 10 metres from top of slope.			Within next 10 years
Broadway/ Victor Street	Phase I - Rip Rap Rock Protection 40,000 metric tonnes of rip rap and 38,000 square metres of filter cloth placed along the toe of 1,200 metres of shoreline.	1984	Yes	2034 (50 years)
	Phase II – 350 metres of sheet pile wall installed. Panels were lowered between vertical H-beams embedded in concrete and anchored for stability. The area was backfilled, and the road was rebuilt.	1985		2035 (50 years)
King Road	Repair of Slope Failure on bank of Kam on King Road north of entrance into Fort William Historical Park. Filter fabric overlain with rip rap (14,000 tonne) to elevation 187.0 (1.5:1 slope), compacted granular (300 tonne) to toe of berm (1.8:1 slope). Mulching and hydraulic seeding of area.	1987	Yes	2037 (50 years)

Table 2 – Anticipated and Completed Maintenance				
Area of Work	**Description of Activity**	**Completion Date**	***Provincial Funds Provided**	**Estimated Required Recurrence**
1400, 1420, 1460, 1480, 1510 Victor Street	Five sites stabilized with DST's proprietary soil nail stabilization system "Soil Nail and Root Technology (SNART)".	2004-2005	Yes R.04.093	2055 – 2105 (Design life of 50 to 100 years)
1420, 1470, 1480 Victor Street	Short term stabilization completed	2013	No	2064 – 2114 (Design life of 50 to 100 years)
	Long term stabilization (i.e., soil nailing SNART technology)	2014	Yes R.14.060	
1470 Victor	Additional failure south of 2014 soil nailed site, additional nails installed in June 2015 along with rip rap in the section and hydro-seeding of entire site	2015	No	
1620 to 1384 Victor Street	Drainage Improvements Project – CTB (ditching along eastern side of Victor Street, installation of subdrains, catch-basin inlets and entrance culverts). Recommendation from Victor/Broadway Bank Stabilization Assessment Study Report, Hatch 2021	2025	No	Maintenance as required.
1610 Broadway (LRCA owned property)	Proposed hydroseeding of the bank to encourage vegetation growth and help stabilize the bank from further erosion. Significant slump noticed in 2024 from aerial imagery.	2026 – Proposed	No	n/a

*Pre-1995 funds were from transfer payment and post 1995 were WECI funds.

Surveillance Plan

Table 3 summarizes the completed and on-going Surveillance along the Kaministiquia River.

Table 3 – Surveillance Plan			
Area of Monitoring	**Description of Monitoring**	**Date of Monitoring**	**Estimated Recurrence**
1620 Broadway Avenue	Monitor slope to ensure structures are less than 10 metres from top of slope. (as of 2020, measurement is 12.45m from top of slope).	Annual	Biannually – spring & fall (Starting in 2022)
	LRCA to consider purchasing home once dwelling is within 10 metres of crest of slope.		
1400, 1420, 1460, 1480, 1510 Victor Street	Annual horizontal underground monitoring of slope using SPUD devices (dry well with an installed anchored cable that has markings that is spread across Victor Street to a corresponding flush mount casing which is used as a reference point)	Plan established August 7, 2003 and initial inspection by DST. LRCA monitored 2003 to 2007. DST (Englobe) monitored 2008 to present	Biannually – spring & fall (Starting in 2022)
	Repairs to SPUDS by DST Fall 2008. Repairs to SPUDS by DST Fall 2013.		
	Replacement of the damaged cable of the soil nail monitoring system at Site #1 (1510 Victor Street)	2024	No
1420, 1470 and 1480 Victor Street	Inclinometers, settlement plates and piezometers monitoring for slope movement.	October 2014 to March 2015 (weekly)	n/a – no longer required; installed specifically to monitor for movement during and post soil nailing in 2014-2015
		April to September 2015 (bi-weekly)	
		October 2015 to	

Table 3 – Surveillance Plan			
Area of Monitoring	**Description of Monitoring**	**Date of Monitoring**	**Estimated Recurrence**
		June 2016 (monthly) Fall 2016	
Kam River (City to Rosslyn Village)	Floodplain Mapping	1979 2018 - 2020	TBD
Kam River within City of Thunder Bay	Erosion Sites Inventory	1987 2017 - 2019	TBD
Vegetation Assessment	Victor Street Area	2021	TBD
Victor Street Sheet Pile Retaining Wall	Structural inspection, including inspection of drainage system	TBD	TBD
1610 Broadway (LRCA Property)	Monitor bank (significant slump noticed in 2024 from 2022 imagery)	2024 to present	Bi-annually

Past Studies/Reports

Table 4 summarizes the past studies and reports that have been completed concerning Kaministiquia River erosion.

Table 4 – Past Studies & Reports		
Area of Study	**Title of Study**	**Date**
Kam River Lakehead Expressway to boundary of City of Thunder Bay	Bank Erosion on the Kam River in the City of Thunder Bay, VB Cook Ltd.	August 1973
Kam River and Tributaries	Report on the Sept. 8-9, 1977 Flood, MNR	November 1977
Broadway – North Victor and South Victor	Benefit Cost Study of Erosion Control on the Kam River in Thunder Bay, Andrew Brodie Associates Inc.	December 1978
Lake Superior to Rosslyn Village	Kam River Floodline Mapping, James F. MacLaren Ltd.	October 1979
South Victor Avenue	Stability Analysis Kam River, South Victor Avenue, Robert Dodds Ltd.	November 1979
Vickers Heights Area	Erosion Study, Vickers Heights Area, Kam River, Dominion Soil Investigation Ltd.	January 1982

Table 4 – Past Studies & Reports		
Area of Study	**Title of Study**	**Date**
Vickers Heights Area	Review of Report on Erosion Study, Vickers Heights Area, Golder Associates	February 1982
Vickers Heights Area	Preliminary Design for Remedial Works to the banks of the Kam River, Binnie & Partners	October 1982
Vickers Heights Area	Addendum to Report Erosion Study, Vickers Heights Area, Kam River, Dominion Soil Investigations Ltd.	December 1982
Broadway Avenue and North Victor Street	Preliminary Design Report, Kam River Bank – Toe Erosion Protection, DeLCan, DeLeuw Cather, Canada Ltd.	January 1984
Kam River	Flood Risk Map, Flood Damage Protection Program	1984
Broadway Avenue and North Victor Street	Kam River Bank Toe Erosion Protection, DeLCan, Deleuw Cather, Canada Ltd.	January 1984
Victor Street	Kam River Erosion Control Bank Stabilization Feasibility and Preliminary Design, Dominion Soil Investigation Inc.	October 1984
Victor Street	Geotechnical Design Brief Soldier Pile and Lagging Retaining Wall, Kam River Erosion Control, Bank Stabilization, Dominion Soil Investigation Inc.	October 1984
Fort William Historical Park	Old Fort William, Kam River Frontage Sand Bar Removal Study, Proctor and Redfern Ltd.	June 1985
King Road	Site Investigation, Bank Failure on Kam River, King Road, Robert Dodds Ltd.	November 1986
Kam River Hwy 61 to City Limits	Kam River Erosion Sites Inventory Study, Robert Dodds Limited	April 1987
Kam River Watershed	Kam River Watershed Management Study, Acres International Ltd.	November 1990
CP Rail Underpass to Lake Superior	Kam River Bank Clean Up Study, Proctor and Redfern Ltd.	October 1991
Lake Superior to Westfort Turning Basin	Kam River Property Assessment, LRCA	August 1994
Broadway Avenue / South Victor	Kam River Bank Stability Assessment	November 15,

Table 4 – Past Studies & Reports		
Area of Study	**Title of Study**	**Date**
Street	Broadway Avenue / South Victor Street Area, DST	2002
Victor Street	Instrumentation and Monitoring Plan, Kam River Bank Stability, DST	August 7, 2003
Victor Street	"First Step" Action Plan Kam River Bank Stability Assessment Broadway Avenue/ South Victor Street, DST	November 10, 2003
Kam River System	Water Management Plan, OPG	August 2004
Victor Street soil nailed area	Design Report Soil Nail Stabilization System for Five Locations along Victor Street, DST	March 2, 2005
Victor Street soil nailed area	Construction Report 2004 Design-Build Contract Kam River Bank Stabilization, DST	December 2006
1420 Victor Street	Victor Street Slope Failure Site No. 4 (1420 Victor Street), DST	January 8, 2013
1470/1480 Victor Street	1470-1480 Victor Street Slope Failures between Sites #2 and #3	June 2013
1420 Victor Street	1420 Victor Street Slope Survey Monitoring, DST	August 6 to September 2013
1470 Victor Street	Construction Report, Slope Failures Temporary Solutions, 1470 Victor Street, DST	December 20, 2013
1480 Victor Street	Construction Report, Slope Failures Temporary Solutions, 1480 Victor Street, DST	December 20, 2013
Victor Street 2005 soil nailed areas	Victor Street Monitoring Report, DST	Annual Reports 2009 to 2015 and 2017
1420/1470/1480 Victor Street	Construction Report, 2014 Design-Build Contract	December 2014
1420/1470/1480	Victor Street Monitoring Report, DST	September 29 to December 25, 2014
1420/1470/1480	Victor Street Monitoring Report, DST	Monthly reports 2015
1420/1470/1480	Victor Street Monitoring Report, DST	Fall 2015

Table 4 – Past Studies & Reports		
Area of Study	**Title of Study**	**Date**
1420/1470/1480	Instrumentation Monitoring Report, DST	2016
1420/1470/1480	Victor Street Monitoring Report, DST	May 2017
1420/1470/1480	Victor Street Monitoring Report, DST	Spring 2018
1420/1470/1480	Victor Street Monitoring Report, DST	Spring/Summer 2019
Kam River within City of Thunder Bay	Kaministiquia River Erosion Sites Inventory Report, KGS Group	June 2019
Victor Street and Broadway Avenue	Victor/Broadway Bank Stabilization Assessment Study Report, Hatch	March 2021
Sites 1 to 5	Victor Street Monitoring Report(s) DST/Englobe	Spring/Summer Reports 2020 – present
1610 Broadway (LRCA Property)	Biannual Monitoring included in Englobe Victor Street Monitoring Reports	2024- present

Attachments: Kam River Speed Limit Restriction Area Map
Broadway Avenue/ Victor Street Erosion Projects Map

Kaministiquia River Restricted Speed Area

N

Legend

- Restricted Speed Area
- Parcels

Drainage

- Water Body
- Wetland
- Provincially Significant Wetland
- Stream
- River
- Ditch

Roads

- Highway
- Road
- Street

0 250 500 750 m

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Datum: NAD 83
Projection: UTM Zone 16N
Date: February, 2024

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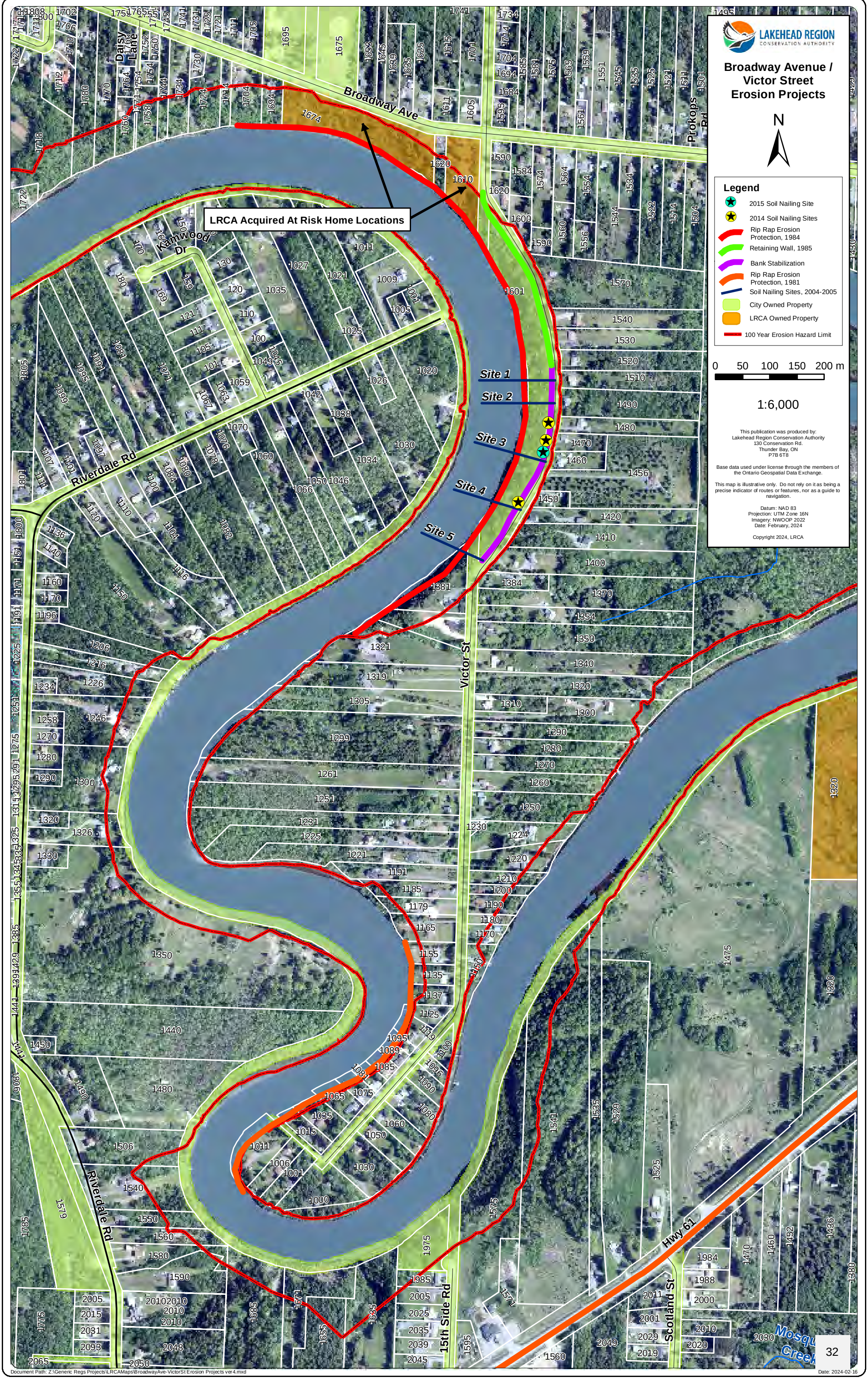
Printed on: February 16, 2024


LAKEHEAD REGION
CONSERVATION AUTHORITY
Broadway Avenue / Victor Street Erosion Projects
N
Legend
2015 Soil Nailing Site
2014 Soil Nailing Sites
Rip Rap Erosion Protection, 1984
Retaining Wall, 1985
Bank Stabilization
Rip Rap Erosion Protection, 1981
Soil Nailing Sites, 2004-2005
City Owned Property
LRCA Owned Property
100 Year Erosion Hazard Limit
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LRCA Acquired At Risk Home Locations
Site 1
Site 2
Site 3
Site 4
Site 5
Broadway Ave
Daisy Lane
Kamwood Dr
Riverdale Rd
Victor St
Prokops Rd
15th Side Rd
Scotland St
Hwy 61
Mosquito Creek
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Date: 2024-02-16

LAKEHEAD REGION
CONSERVATION AUTHORITY

PROGRAM AREA	Operation and Maintenance of Erosion Control Structures	**REPORT NO.**	KAMEC-02-2026
DATE PREPARED	February 11, 2026	**FILE NO.**	9-15-1
MEETING DATE	February 25, 2026		
SUBJECT	2025 Victor Street Monitoring Reports		

RECOMMENDATION

Suggested Resolution:

***"THAT** Staff Report KAMEC-02-2026 and the Victor Street Slope Monitoring Report, dated August 29, 2025, and the Victor Street Slope Monitoring Report, dated December 12, 2025 be received."*

LINK TO STRATEGIC PLAN (2023 – 2027)

Protect & Support:

- *Continue maintaining and enhancing flood control infrastructure in an effort to minimize the impacts of riverine flooding, erosion, and sedimentation.*

EXECUTIVE SUMMARY

In 2025, Englobe Corporation (formerly DST Consulting Engineers) completed the annual monitoring of the banks of the Kaministiquia River at 1620 Broadway Avenue and the five (5) soil nail sites across from 1510, 1480, 1460, 1420 and 1400 Victor Street, in the City of Thunder Bay as well as LRCA owned property at 1610 Broadway Avenue. Two separate site inspections were completed, and two separate reports were received. The site inspection dates were as follows: May 8, 2025 and a fall inspection was carried out on November 15, 2025.

Both reports indicate that all monitoring sites are in good condition and no horizontal nor vertical movement was detected. Minor erosion was observed on the slopes at several of the sites; Englobe has recommended that localized repairs be undertaken to improve the condition of the slopes and minimize any further erosion. Repairs in general include removing loose debris and material, filling in any depressions with appropriate granular material, placing topsoil, erosion control blanket and seeding the areas. The recommended minor repairs are not urgent; LRCA will continue to monitor the condition of the slopes and will implement the recommended repairs when feasible.

LRCA owned property at 1610 Broadway Avenue was added to Englobe's inspection tasks as a result of an identified significant slump on the property in early 2024. Englobe suggested that stormwater runoff flows from 1610 Broadway down the riverbank and during storm events, runoff may further erode the slope. Recommended mitigation measures include hydroseeding

the slope to encourage vegetation growth and naturally stabilize the bank, and/or completing a topographic survey to better understand the drainage pattern on the property to determine if surface water is being directed towards the bank. LRCA staff are planning to hire a contractor to hydroseed the slope in 2026, pending cost and contractor availability. The slope will continue to be monitored by Englobe during biannual inspections.

The City of Thunder Bay completed a drainage improvements project along Victor Street in 2025. LRCA Permit #2/25 under O. Reg. 41/24 was issued to the City permitting the work. It is noted that the work impacted the soil nail monitoring equipment (reference pins on the east side of Victor Street); Englobe reinstalled the reference pins post-construction prior to their fall inspections.

There are no minor or major maintenance projects planned for 2026.

DISCUSSION

Site inspections for the Victor Street monitoring program for 1620 Broadway Avenue and for the five (5) soil nail sites across from 1510, 1480, 1460, 1420 and 1400 Victor Street were completed on May 8, 2025, and again on November 15, 2025. The Englobe Corporation (formerly DST) Victor Street Slope Monitoring Reports concluded that the treated slopes at all sites appear to be in stable condition and no significant movement has been detected with the instruments at the treated areas.

Minor erosion was observed on the slopes at several of the sites; Englobe recommended that the condition of the slopes be improved at Sites #2, #3, #4 and #5 to minimize further erosion. Maintenance recommendations include removing any large debris, rocks, loose material, previously placed erosion control blanket or any other obstructions from the slope; fill in depressions with similar sized rockfill/granular material, followed by fresh topsoil, new erosion control blanket, topsoil and seed mix. Englobe prepared a Slope Repair Design Brief Proposal in 2024. The recommended minor repairs are not urgent; LRCA will continue to monitor the condition of the slopes and will implement the recommended repairs when feasible.

An inspection of the bank crest at the Hill's residence located at 1620 Broadway Avenue was carried out as part of the inspection. The property has previously been slated for acquisition by the LRCA once the residence is less than 10 meters from the crest of the bank. The distance from the house to the crest of the bank was measured during the November 15, 2025 site inspection and was determined to be 12.7 metres which is greater than 10 metres, as such, property acquisition is not required at this time. The homeowner was present at the time of the inspection. A visual assessment of the area was completed and noted that the slope in this area did not show any significant changes compared to previous inspections.

The City of Thunder Bay completed a drainage improvements project (installation of a subdrain, catch basin inlets, new driveway entrance culverts, ditching to ensure positive drainage, etc.) along the eastern side of Victor Street from #1620 to #1384 in 2025. LRCA Permit #2/25 under O. Reg. 41/24 was issued to the City permitting the work. The work impacted the soil nail monitoring

equipment (reference pins on the east side of Victor Street). Englobe reinstalled the reference pins post-construction prior to their fall inspections.

Upon reviewing updated imagery (2022 NWOOP aerial imagery) at the beginning of January 2024, LRCA staff noticed a significant slump on the bank of the Kaministiquia River on LRCA owned property at 1610 Broadway Avenue on the corner of Victor and Broadway. Englobe inspected the area during their 2024 inspections and suggested that stormwater runoff flows from 1610 Broadway down the riverbank and during storm events and that runoff may further erode the slope. The property was included in 2025 inspections and had similar observations to 2024. Recommended mitigation measures include hydroseeding the slope to encourage vegetation growth and naturally stabilize the bank, and/or completing a topographic survey to better understand the drainage pattern on the property to determine if surface water is being directed towards the bank. LRCA staff are planning to hire a contractor to hydroseed the slope in 2026, pending cost and contractor availability. The slope will continue to be monitored by Englobe during biannual inspections.

There are no minor or major maintenance projects planned for 2026.

FINANCIAL IMPLICATIONS

The City of Thunder Bay is designated as the sole benefitting municipality for the Victor Street monitoring. The 2026 budget includes funds to complete annual inspections and required minor maintenance work.

CONCLUSION

All five (5) soil nailed sites monitored along Victor Street are continuing to function as designed. Minor maintenance to existing erosion controls is recommended, but not urgent; LRCA will continue to monitor the sites and implement the minor repairs when feasible. LRCA property at 1610 Broadway Avenue will continue to be monitored during annual inspections. The residence at 1620 Broadway Avenue continues to be within an acceptable distance from the current crest of the bank. The City of Thunder Bay's drainage improvement project was completed in 2025. There are no minor or major maintenance projects planned for 2026.

BACKGROUND

In order to protect City of Thunder Bay infrastructure along Victor Street (i.e. road surface and water mains), the LRCA has completed soil nailing at several erosion sites along the Kaministiquia River banks on land owned by the City.

Five sites were treated in 2005 and three sites were treated in 2014/2015 with DST Consulting Engineer's proprietary soil nail stabilization system SNART (Soil Nail and Root Technology), which is comprised of steel bars inserted into the soil extended below all potential failure surfaces. The nails are typically installed on a 1 to 1.5 metre grid to varying depths up to 11.0 metres. Vegetation is then planted over the area. The design life of the soil nailed areas is estimated to be 50 to 100 years. Monitoring has been carried out since the 2005 installation, with minimal movement detected in the treated sections.

The soil nailing was funded partially by the City of Thunder Bay and through funds received from the Water and Erosion Control Infrastructure (WECI) fund administered by the Ministry of Natural Resources.

REFERENCE MATERIAL ATTACHED

Full reports to be circulated at the meeting.

PREPARED BY: Melissa Hughson, Watershed Manager

THIS REPORT SIGNED AND VERIFIED BY:	DATE:
Tammy Cook Tammy Cook Chief Administrative Officer	February 18, 2026

PROGRAM AREA	FOREST MANAGEMENT	**REPORT NO.**	FORMG-01-2026
DATE PREPARED	February 6, 2026	**FILE NO.**	22A-11-2
MEETING DATE	February 25, 2026		
SUBJECT	Forest Management Plan: Annual Summary – 2025		

RECOMMENDATION

Suggested Resolution:

***"THAT:** Staff Report FORMG-01-2026 be received."*

LINK TO STRATEGIC PLAN (2023-2027)

Conserve and Sustain:

- *Engage stakeholders, the environmental community, and our watershed residents in a collective effort to protect, restore, and enhance our local environment through stewardship programs, strategies, and best management and sustainable practices.*
- *Manage land holdings through systemic evaluations, inventories, and strategies.*

Connect and Explore:

- *Manage and enhance recreational areas for current and future generations through robust land management, efficient maintenance programs and reinvestment in the land.*

EXECUTIVE SUMMARY

The Authority currently participates in the Ontario Managed Forest Tax Incentive Program (MFTIP). Through the MFTIP, 'Managed Forest' properties pay 25% of the municipal tax rate set for residential properties based on forest management uses. The LRCA has a total of ten Forest Management properties. The current term of LRCA's expires on December 31, 2026; therefore the Managed Forest Plan will be updated in 2026.

The current MFTIP Plan covers the term of January 1, 2017 to December 31, 2026. In 2025, the total taxes paid for the ten properties was $11,349.42. Total coin box/pay and display payments at the Forest Management properties amounted to $26,787.42. Harvesting was conducted within block 1 and 2 of Wishart Conservation Area during 2025 with a total of 753.16 cords removed generating revenue totaling $9,253.88.

DISCUSSION

The Authority currently participates in the Ontario Managed Forest Tax Incentive Program (MFTIP). Through the MFTIP, 'Managed Forest' properties pay 25% of the municipal tax rate set for residential properties based on forest management uses. The LRCA has a total of ten Forest Management properties. The current term of LRCA's expires on December 31, 2026; therefore the Managed Forest Plan will be updated in 2026.

The LRCA's Forest Management Plan ten-year term is from January 1, 2017 to December 31, 2026. A requirement of the MFTIP is to complete a five-year progress report by July 31 of the fifth year in the MFTIP which was completed in 2021. The Report of Activities is used by the LRCA to document actions undertaken in the Forest Management Areas every year. Activities in the MFTIP are to be carried out according to "good forestry practices" as defined in the *Forestry Act*. Appropriate management activities for the MFTIP includes:

- Tree planting of native tree species, tending, thinning, pruning and harvesting,
- Recreational activities,
- Wildlife management involving habitat work or participating in monitoring programs,
- Protecting environmentally sensitive areas by limited disturbance, and
- Learning about your forest.

Attached is the Report of Activities that provides greater details on general activities at each Managed Forest property area. Below are the activities that were reported between January 1 and December 31, 2025.

2025 Report of Activities Summary					
Managed Forest Property Areas	**Taxes Paid**	**Visitation Revenue**	**Harvesting Revenue**	**Planting / Habitat Work**	**Recreation / Learning**
Cascades	$ 303.50	$ 22,897.21	-	-	✓
Cedar Falls	$ 95.15	$ 603.45	-	-	✓
Granite Point*	$ 165.03	-	-	-	-
Hazelwood Lake	$ 5,719.60	$ 855.79	-	-	✓
Hurkett Cove	$ 1,010.64	$ 258.72	-	-	✓
Little Trout Bay	$ 186.92	$ 1,330.50	-	-	✓
Wishart	$ 991.39	$ 143.70	$9,253.88	-	✓
Mills Block	$ 298.35	$ 698.05	-	-	✓
Harpell/ Bocking*	$ 323.73	-	-	-	-
William's Forest*	$ 2,255.11	-	-	-	-
Total Cost	**$ 11,349.42**	**$ 26,787.42**	**$9,253.88**	**-**	**-**

* not publicly accessible Managed Forest Property Areas.

The LRCA's publicly accessible Managed Forest Properties (Conservation Areas) are regularly used by the general public for outdoor recreation activities such as hiking, trail running, wildlife viewing, snowshoeing, nature appreciation, birding, photography, swimming, canoeing, kayaking, fishing, etc. The areas are also regularly used by the LRCA for our Environmental Education Programming and other workshops, field trips, guided hikes, etc.

Additionally, local schools, user groups such as Guides and Scouts and the Thunder Bay Field Naturalists as well as Lakehead University and Confederation College regularly use the areas for education programming, workshops, guided hikes and outdoor experiential learning initiatives.

During 2025, Eco Logging Limited conducted harvesting within Block 1 and 2 of Wishart Conservation Area. Seedling planting within these harvested areas are planned for 2026. With tending to ensure these planted trees will have enough space around them to provide adequate light, water and nutrients which are necessary for the tree's survival.

FINANCIAL IMPLICATIONS

Costs to manage the forestry component of the Forest Management Properties are funded through self-generated forestry revenue. Funds are maintained in the Forest Management Reserve. In 2025, the total property taxes paid was $11,349.42. The revenue collected from the coin boxes and pay and display units was $26,787.42 at the ten properties. Total revenue from Wishart Conservation within block 1 and 2 harvesting was $9,253.88.

CONCLUSION

Every year the LRCA documents the activities in the ten Forest Management properties as part of the Ontario Forest Management Tax Incentive Program (MFTIP). Activities are to be carried out according to "good forestry practices" as defined in the *Forestry Act*. . The current term of LRCA's expires on December 31, 2026; therefore the Managed Forest Plan will be updated in 2026.

BACKGROUND

The Authority participates in the Ontario Managed Forest Tax Incentive Program (MFTIP), which is a program to bring a greater fairness to the property tax system by valuing forestland according to its current use. The program is also designed to increase landowner awareness about forest stewardship. By participating in the program, properties assessed and managed under the managed forests property class, have the land taxed at 25 percent of the municipal tax rate set for residential properties.

The Authority currently has Forest Management Plans (Plan number 12707) for the following properties, which are owned and maintained by the Authority: Cascades Conservation Area, Cedar Falls Conservation Area, Granite Point, Hazelwood Lake Conservation Area, Hurkett Cove Conservation Area, Little Trout Bay Conservation Area, Mills Block Conservation Area, Williams Forest, Wishart Conservation Area and the Harpell/Bocking property.

KBM Resources Group developed the Managed Forest Plans for the 20-year period from January 1, 2007 to December 31, 2026; however, the MFTIP current term is 10 years. The current plan was developed by KBM Resources Group and covers the term of January 1, 2017 to December 31, 2026. The current plan was approved by the Board per Resolution #93/16.

REFERENCE MATERIAL ATTACHED
MFTIP Activity Reports – January 1, 2017 to December 31, 2025

PREPARED BY: Ryne Gilliam, Lands Manager

THIS REPORT SIGNED AND VERIFIED BY: Tammy Cook Tammy Cook Chief Administrative Officer	DATE: February 18, 2026

Section 9: Managed Forest Plan # 12707 - Report of Activities

Plan Term: January 1, 2017 to December 31, 2026

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

Compartment	Activities			Costs	Revenues		Comments	
	Description	Planned	Completed		Coin Boxes/ Pay and Display		Taxes	
Cascades	Maintenance of parking areas, picnic facilities, pavilion, privy; garbage pick-up; clear trails of fallen trees; replace signage as required.	yes	Annually		**2017**	$1,871.61	**2017**	$199.67
					2018	$1,261.10	**2018**	$218.88
					2019	$2,377.33	**2019**	$235.49
					2020	$3,208.30	**2020**	$256.12
					2021	$7,357.91	**2021**	$256.48
					2022	$15,975.00	**2022**	$237.70
					2023	$18,167.25	**2023**	$282.08
					2024	$22,721.60	**2024**	$296.17
					2025	$22,897.21	**2025**	$303.50
					2026		**2026**	
	Flag approximate property boundaries	yes	Not done					
	Improve trails, particularly in wet areas	yes	Not done					
	Obtain new aerial photography for Forest Management purposes	yes	Not done					
	Collect contributions from collection boxes (pay and display unit)	yes	Annually					
	Explore other opportunities to generate income	yes	Not done					
	Acquire the private land that separates LRCA properties	yes	Not done					

Section 9: Managed Forest Plan # 12707 - Report of Activities

Plan Term: January 1, 2017 to December 31, 2026

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

Compartment	Activities			Costs	Revenues	Comments
	Description	Planned	Completed			
	Two payment information signs installed	no	2017	$169.94		
	New hand railing replaced at Red Trail	no	2018	$4,548.25		
	Trail Bench installed along paved trail	no	2019	$1,131.57		
	2 No Winter Maintenance Signs Installed	no	2019	$85.00		
	New Concrete Picnic Table Installed	no	2020	$1,680.31		
	New Handrailing Built at Yellow Trail	no	2020	$4665.70		
	Emergency Information Sign Installed	no	2020	$42.50		
	No Harvesting Sign Installed	no	2020	$42.50		
	No Camping or Overnight Parking Sign Installed	no	2020	$42.50		
	No Fires Sign Installed	no	2020	$42.50		
	No Harvesting Sign Installed	no	2020	$42.50		
	Large $5 Fee Sign Installed	no	2021	$449.00		
	Refinish main entrance sign	no	2021	$100.00		
	Pay and Display Unit Installation	no	2021	$10,740.30		

Section 9: Managed Forest Plan # 12707 - Report of Activities

Plan Term: January 1, 2017 to December 31, 2026

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(to be completed as activities are completed in forest)

Compartment	Activities			Costs	Revenues	Comments
	Description	Planned	Completed			
	Municipal By-Law Sign Installed	no	2021	$259.00		
	Pay and Display Location Signage (2) Installed	no	2021	$98.00		
	Parking Line Painting	no	2021	$901.29		
	Coin Boxes Removed (2)	no	2021	$0.00		
	Parking Lot and Paved Trail Redesign and Consultation	no	2022	$21,752.51		
	Parking Lot Repaving and AODA Trail Paving	no	2023	$284,410.00		$97,624.75 paid by NOHFC Funding Program
	AODA Outhouse Installation	no	2023	$32,375.25		
	Infographic Sign Installed	no	2023	$199.63		
	New Entrance Sign Installed	no	2024	$25,000		
	Dog Refuse Bag Dispenser and Sign Installed	no	2024	$533.22		
	Entrance Sign Planter Box Installed	no	2025	$545.32		
	Planting of ten larger deciduous trees	no	2025	$1,744.30		Species included flowering crab, Maple and Japanese Ivory silks

Section 9: Managed Forest Plan # 12707 - Report of Activities

Plan Term: January 1, 2017 to December 31, 2026

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

Compartment	Activities			Costs	Revenues		Comments	
	Description	Planned	Completed		Coin Box		Taxes	
Cedar Falls	Maintenance of parking areas, picnic facilities; garbage pick up; clear trails of fallen trees; replace signage as required.	yes	Annually		**2017**	$321.43	**2017**	$58.07
					2018	$375.67	**2018**	$64.91
					2019	$523.54	**2019**	$69.15
					2020	$1,172.73	**2020**	$72.78
					2021	$1,954.26	**2021**	$74.69
					2022	$489.05	**2022**	$76.30
					2023	$708.20	**2023**	$84.69
					2024	$603.45	**2024**	$92.90
					2025	$718.75	**2025**	$95.15
					2026		**2026**	
	Flag approximate property boundaries	yes	Not done					
	Obtain new aerial photography for Forest Management purposes	yes	Not done					
	Collect contributions from collection boxes	yes	Annually					
	Explore opportunities to generate income and/or reduce operating costs.	yes	Not done					
	One payment information sign installed	no	2017	$84.97				
	New Entrance Sign Installed	no	2020	$120.00 materials				
	New Concrete Picnic Table Installed	no	2020	$1,680.31				
	Emergency Information Sign Installed	no	2020	$42.50				

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

	Not a Designated Swim Area Sign Installed	no	2020	$42.50		
	No Harvesting Sign Installed	no	2020	$42.50		
	Large $5 Fee Sign Installed	no	2021	$449.00		
	Emergency Turn Around Section Developed Along Trail	no	2022	$0		
	Infographic Sign Installed	no	2023	$199.63		

Section 9: Managed Forest Plan # 12707 - Report of Activities

Plan Term: January 1, 2017 to December 31, 2026

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

Compartment	Activities			Costs	Revenues	Comments	
	Description	Planned	Completed				
Granite Point	No activity	yes				**Taxes**	
						2017	$117.30
						2018	$125.54
						2019	$135.79
						2020	$146.77
						2021	$149.61
						2022	$152.11
						2023	$154.75
						2024	$160.10
						2025	$165.03
						2026	
	Flag approximate property boundaries	yes	Not done			**Note:** no access to date.	
	Obtain new aerial photography	yes	Not done				
	Explore new opportunities	yes	On-going				
	Harvesting	no	Not done				

Section 9: Managed Forest Plan # 12707 - Report of Activities

Plan Term: January 1, 2017 to December 31, 2026

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

Compartment	Activities			Costs	Revenues	Comments	
	Description	Planned	Completed				
Harpell/Bocking	No activity	yes				**Taxes**	
						2017	$363.18
						2018	$173.24
						2019	$270.32
						2020	$271.48
						2021	$271.95
						2022	$272.88
						2023	$322.87
						2024	$324.03
						2025	$323.73
						2026	
	Flag approximate property boundaries	yes	Not done			**Note:** no access to date.	
	Obtain new aerial photography	yes	Not done				
	Explore new opportunities	yes	On-going				
	Harvesting	no	Not done				

Section 9: Managed Forest Plan # 12707 - Report of Activities

Plan Term: January 1, 2017 to December 31, 2026

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

Compartment	Activities			Costs	Revenues		Comments	
	Description	Planned	Completed					
Hazelwood Lake	Maintenance of parking areas, picnic facilities, beach area, canoe launch area and assoc. infrastructure; garbage pick-up; clear trails of fallen trees; replace signage as required.	yes	Annually		**Coin Boxes**		**Taxes**	
					2017	$713.16	**2017**	$4,351.47
					2018	$813.84	**2018**	$4,347.84
					2019	$1,003.25	**2019**	$4,604.99
					2020	$1,899.58	**2020**	$5,054.59
					2021	$2,521.76	**2021**	$5,349.96
					2022	$,1211.69	**2022**	$5,423.28
					2023	$1,317.27	**2023**	$5,631.10
					2024	$1,093.84	**2024**	$5,438.88
					2025	$855.79	**2025**	$5719.60
					2026		**2026**	
	Flag approximate property boundaries	yes	Not done					
	Obtain new aerial photography for Forest Management purposes	yes	Not done					
	Two payment information signs installed	no	2017	$169.94				
	Pursue purchase of non-LRCA properties that touch Hazelwood Lake so that a trail can be created that circumnavigates the lake.	yes	Not done					
	Collect contributions from collection boxes	yes	Annually					

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

	Explore other opportunities to generate income or reduce costs.		yes	Not done			
	New pavilion built		yes	2017	$65,293.48		
	Guard rail replaced along causeway on access road		no	2017	$24,931.20		
	Fixed dock – removed and replaced with roll-in – roll-out dock		no	2018	Donated by Union Gas		
	Trail extension cut at Dam Trail		no	2018	Completed by Jr Rangers		
	Refinished all three outhouses		no	2019	$570.00		
	No Camping or Overnight Parking Sign Installed		no	2020	$42.50		
	No Harvesting Sign Installed		no	2020	$42.50		
	Emergency Information Sign Installed		no	2020	$42.50		
	Life Saving Station Installed		no	2020	$444.09		
	Unsupervised Swimming Area, No Lifeguard on Duty Sign Installed		no	2020	$42.50		

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

	No Fires Sign Installed		no	2020	$42.50		
	Snowmobiles Prohibited Sing Installed		no	2020	$42.50		
	No Gasoline Powered Engines Sign Installed		no	2020	$42.50		
	Large $5 Fee Sign Installed		no	2021	$449.00		
	Refinish main entrance sign		no	2021	$100.00		
	Garage Repairs		no	2021	$3,694.24		
	Dam Repairs		no	2021	$182,299,53		
	Concrete Picnic Table Installed			2022	$2,216.89		
	Picnic Shelter Demolition		yes	2022	$6,610.50		
	Floating Dock/Kayak Launch Installation		yes	2023	$10,175.28		
	Infographic Sign Installed		no	2023	$199.63		
	Upper Parking Lot Barrier Installation		yes	2024	$9.548.50		
	Portable outhouse shell Installation		no	2024	$367.00 (materials)		
	Wetland lookout trail development		no	2024	$1,270.00		

Section 9: Managed Forest Plan # 12707 - Report of Activities

Plan Term: January 1, 2017 to December 31, 2026

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

Compartment	Activities			Costs	Revenues		Comments	
	Description	Planned	Completed					
Hurkett Cove	Maintenance of parking areas, picnic facilities, pavilion, privy; garbage pick-up; clear trails of fallen trees; replace signage as required.	yes	Annually		**Coin Box**		**Taxes**	
					2017	$180.65	**2017**	$335.41
					2018	$184.53	**2018**	$258.83
					2019	$182.65	**2019**	$313.89
					2020	$498.82	**2020**	$303.64
					2021	$880.45	**2021**	$376.58
					2022	$368.67	**2022**	$386.60
					2023	$351.58	**2023**	$909.56
					2024	$372.03	**2024**	$953.35
					2025	$258.72	**2025**	$1010.64
					2026		**2026**	
	Obtain new aerial photography for Forest Management purposes	yes	Not done					
	Flag approximate property boundaries for marketing purposes	yes	Not done					
	Explore opportunities to generate income and/or reduce operating costs.	yes	Not done					
	Collect contributions from collection box	yes	Annually					
	One payment information sign installed	no	2017	$84.97				
	Trail spur cut to new lookout point from existing trail.	no	2019	$50.00				
	New trail head sign installed	no	2019	$200.00				

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

	Bird feeder installed	no	2019	$150.00		
	Emergency Information Sign Installed	no	2020	$42.50		
	No Harvesting Sign Installed	no	2020	$42.50		
	New Floating Dock Installed	no	2020	$19,566.94		Paid for by Parks Canada (NMCA)
	Large $5 Fee Sign Installed	no	2021	$449.00		
	Refinish main entrance sign	no	2021	$100.00		
	AODA Picnic Table Installed	no	2022	$1,700.00 (Donation)		Paid for by Superior Picnics Program funded by Superior Country
	Infographic Sign Installed	no	2023	$199.63		
	Two Coast Reach erosion Monitoring Stations Installed		2025	$70.00		Signage donated by the University of Waterloo

Section 9: Managed Forest Plan # 12707 - Report of Activities

Plan Term: January 1, 2017 to December 31, 2026

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

Compartment	Activities			Costs	Revenues		Comments	
	Description	Planned	Completed					
Little Trout Bay	Maintenance of parking areas, boat launch, docks, picnic facilities, pavilion; garbage pick up; clear trails of fallen trees; replace signage as required.	yes	Annually		**Coin Boxes**		**Taxes**	
					2017	$456.88	**2017**	$142.86
					2018	$843.50	**2018**	$160.66
					2019	$522.52	**2019**	$177.56
					2020	$914.66	**2020**	$190.55
					2021	$1,819.81	**2021**	$190.61
					2022	$1,210.05	**2022**	$176.44
					2023	$946.36	**2023**	$180.04
					2024	$1,339.33	**2024**	$183.44
					2025	$1,330.50	**2025**	$186.92
					2026		**2026**	
	Flag approximate property boundaries	yes	Not done					
	Obtain new aerial photography for Forest Management purposes	yes	Not done					
	Explore opportunities to generate income and/or reduce operating costs.	yes	Not done					
	Collect contributions from collection box	yes	Annually					
	One payment information sign installed	no	2017	$84.97				
	Recycling/garbage unit installed	no	2017	$20.00				
	Replace older information kiosk with new kiosk	yes	2017	$2,250.79				

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

	Damaged dock removed	no	2018	$4,859.00		
	Installed 120 meters of boardwalk sections along Lookout trail. Provided connection to NCC trail.	no	2019	Materials Donated by Nature Conservancy of Canada.		
	New interpretive sign installed in pavilion	no	2019	$675.31		
	No Camping or Overnight Parking Sign Installed	no	2020	$42.50		
	No Fires Sign Installed	no	2020	$42.50		
	Emergency Information Sign Installed	no	2020	$42.50		
	Certified Scuba Divers Only Sign Installed	no	2020	$42.50		
	No Parking Sign Installed	no	2020	$42.50		
	Large $5 Fee Sign Installed	no	2021	$449.00		
	Refinish main entrance sign	no	2021	$100.00		
	Installed 36 meters of boardwalk sections along Lookout trail.	no	2021	$500.00		
	Additional Coin Box Installed	no	2021	$726.96		
	Installed AODA Concrete Outhouse	no	2022	$33,408.45		
	Infographic Sign Installation	no	2023	$199.63		
	Dock Re-Decking	no	2023	$12,771.57		

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

	Life Saving Station	no	2023	$230.00		
	Floating Dock and Kayak Launch Installed	yes	2024	$12,052.92		
	Fixed Dock Ladder Installation	no	2024	$327.69		
	Fixed Dock Ladder Installation	no	2025	$330.00		

Section 9: Managed Forest Plan # 12707 - Report of Activities

Plan Term: January 1, 2017 to December 31, 2026

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

<table>
<tr><th rowspan="2">Compartment</th><th colspan="3">Activities</th><th rowspan="2">Costs</th><th rowspan="2">Revenues</th><th rowspan="2">Comments</th></tr>
<tr><th>Description</th><th>Planned</th><th>Completed</th></tr>
<tr><td rowspan="8">Wishart Conservation Area</td><td rowspan="1">Maintenance of parking areas, garbage pick-up; clear trails of fallen trees; replace signage as required.</td><td rowspan="1">yes</td><td rowspan="1">Annually</td><td rowspan="1"></td><td>Coin Box
Removed Coin Box from Cascades installed October 2021.
2021 $132.45
2022 $266.40
2023 $160.35
2024 $212.50
2025 $143.70
2026</td><td>Taxes
2017 $428.21
2018 $630.99
2019 $755.36
2020 $790.70
2021 $790.70
2022 $891.39
2023 $991.39
2024 $727.25
2025 $991.39
2026</td></tr>
<tr><td>KBM hired to oversee forest management operations</td><td>yes</td><td>2017</td><td>2017 - $4,579.20
2018 - $867.49
2019 - $763.20</td><td></td><td>KBM Fees are based on time and materials with an upset limit of $21,900</td></tr>
<tr><td>Open House held to inform public about harvesting schedule and methodology</td><td>yes</td><td>2017</td><td></td><td></td><td></td></tr>
<tr><td>Eco Logging hired to Harvest Block 7 and Block 22 (Phase 1 – 2017-2019)</td><td>yes</td><td>Ongoing</td><td></td><td>2018 - $6,887.87
2019 - $2,685.66</td><td>2018 – Block 7, 1,076 cords removed
2019 – Block 22, 445.91 cords removed</td></tr>
<tr><td>Post informative signs where harvesting abuts trail system</td><td>yes</td><td>2017</td><td></td><td></td><td></td></tr>
<tr><td>Trees planted in harvested areas Block 7 – 5,000 trees, by 11 volunteers</td><td>yes</td><td>May 2018</td><td>Trees donated by KBM, Resolute; planted by KBM, Resolute, Outland, LRCA</td><td></td><td></td></tr>
<tr><td>Flag approximate property boundaries</td><td>yes</td><td>Not done</td><td></td><td></td><td></td></tr>
</table>

Section 9: Managed Forest Plan # 12707 - Report of Activities

Plan Term: January 1, 2017 to December 31, 2026

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

Compartment	Activities			Costs	Revenues	Comments
	Description	Planned	Completed			
	Explore opportunities to generate income and/or reduce operating costs.	yes	Not done			
	Investigate more favourable lease agreement with fire department	yes	Not done			
	Trees planted in harvested areas Block 22 – 2,000 trees	yes	2019	Trees donated by KBM, Resolute; planted by LRCA staff.		
	Trees planted in harvested areas Block 22 - 1000	yes	2020	Trees donated and planted by KBM, Resoute.		
	Emergency Information Sign Installed	no	2020	$42.50		
	No Harvesting Sing Installed	no	2020	$42.50		
	Large $5 Fee Sign Installed	no	2021	$449.00		
	Installation of Coin Box	no	2021	$726.91		
	Eco-Logging harvested block 9	yes	2023		$4,446.97	2023- Block 9, 685.26 cords removed
	Trees planted in harvested area Block 9 – 1000 30, 3-4 ft Spruce Trees Planted	yes	2023	Trees donated and planted by KBM, Resolute. $900.00 for 3-4 ft Spruce trees		
	Infographic Sign Installed	no	2023	$199.63		
	New Entrance Sign Installed	no	2024	$105.00 (materials)		
	Trees planted in harvested area Block 9 – 500	yes	2024	Trees donated by Hill's Greenhouse.		Species included white spruce, black spruce and red pine

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Plan Term: January 1, 2017 to December 31, 2026

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

Compartment	Activities			Costs	Revenues	Comments
	Description	Planned	Completed			
	Eco Loging harvested within blocks 1 and 2	yes	2025	KBM donated time to oversee harvesting.	$9,253.88	Block 1 and 2, 753.16 cords removed

Compartment	Activities			Costs	Revenues	Comments
	Description	Planned	Completed			
Mills Block Conservation Area	Maintenance of parking areas, garbage pick up; clear trails of fallen trees; replace signage as required.	yes	Annually		**Removed Coin Box from Mission Marsh Installed October 2021.** **2021** $251.35 **2022** $1,285.36 **2023** $924.15 **2024** $783.18 **2025** $698.05 **2026**	**Taxes** **2017** $497.86 **2018** $524.32 **2019** $530.58 **2020** $554.89 **2021** $575.03 **2022** $592.90 **2023** $611.08 **2024** $345.25 **2025** $298.35 **2026**
	Flag approximate property boundaries	yes	Not done			
	Obtain new aerial photography for Forest Management purposes	yes	Not done			
	Create/update brochures	yes	Not done			
	Explore opportunities to generate income and/or reduce operating costs	yes	Not done			

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

	Harvesting in compartments	maybe	Not done			
	Installed concrete picnic table	no	2017	$2,653.90		
	Boardwalk sections installed, 60 meters.	yes	2019	$500.00		
	Access Bridge Installed	no	2019	Donated and constructed by Enbridge		
	Emergency Information Sign Installed	no	2020	$42.50		
	No Harvesting Sign Installed	no	2020	$42.50		
	No Winter Maintenance Sign Installed	no	2020	$42.50		
	Large $5 Payment Sign Installed	no	2021	$449.00		
	Coin Box Installed	no	2021	$726.96		
	Infographic Sign Installed	no	2023	$199.63		
	Seasonal Outhouse Rental Installed (May to October)	no	2023	$1,099.02		

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

	New Gravel Parking Lot Developed	yes	2025	$115,607.70		$60,000 CEDC Funding
	New AODA Boardwalk Developed	yes	2025	$80,184.99		$80,184,99 NOHFC Funding
	New AODA Crusher fines Trail Developed	yes	2025	$127,134.53		$127,134.53 NOHFC Funding
	New AODA Vault Toilet Installed	yes	2025	$24,220.15		$24,220.15 HOHFC Funding
	New Connector Trail Development	yes	2025	$3,716.57		

Compartment	Activities			Costs	Revenues	Comments	
	Description	Planned	Completed				
William's Forest	Obtain new aerial photography for Forest Management purposes	yes	Not done			**Taxes**	
						2017	$1,626.13
						2018	$1,758.37
						2019	$1,865.90
						2020	$2,027.33
						2021	$2,027.35
						2022	$2,068.09
						2023	$2,134.70
						2024	$2,199.09
						2025	$2,255.11
						2026	
	Attempt to purchase properties that separate the LRCA holdings	yes	Not done				
	Explore opportunities to generate income and/or reduce operating costs	yes	Not done				

Section 9: Managed Forest Plan # 12707 - Report of Activities

Plan Term: January 1, 2017 to December 31, 2026

Report Summary Period: January 1, 2017 to December 31, 2025

(to be completed as activities are completed in forest)

	Flag approximate property boundaries	yes	Not done			
	Follow operations plan when forestry operations conducted.	yes	On going			
	Forestry Operations Conducted in Block D	yes	2020		$20,544.83	Block-D 1,909.01 c+ords removed
	3 No Hunting Signs Installed	no	2020	$127.50		

PROGRAM AREA	LAND MANAGEMENT	**REPORT NO.**	LM-03-2026
DATE PREPARED	February 12, 2026	**FILE NO.**	
MEETING DATE	February 25, 2026		
SUBJECT	2025 Asset Management Plan Strategy Update		

RECOMMENDATION

"THAT: *Staff Report LM-03-2026 be received for information."*

LINK TO STRATEGIC PLAN

Connect and Explore:

- *Manage and enhance recreational areas for current and future generations through robust land management, efficient maintenance programs and reinvestment into the land.*
- *Manage land holdings through systemic evaluations, inventories, and strategies.*

Govern and Enhance

- *Continue to commit to accountable and transparent organizational governance.*
- *Find and implement efficiencies and streamline processes across all program areas.*
- *Maintain a stable model of financial resiliency based on capacity, capabilities, and public expectations by maximizing new funding opportunities, fundraising and self-generated revenue.*

EXECUTIVE SUMMARY

Per the 2021 Asset Management Plan (AMP) Strategy, LRCA staff have completed various projects in an effort to maintain the LRCA's Office Facility and assets in the Conservation Areas. This report summarizes projects completed in 2025. The AMP is scheduled for a five-year update in 2026.

DISCUSSION

In 2016, as part of long-term planning for the LRCA, the Board approved completing an Asset Management Plan (AMP) that detailed the organizations assets in their current state and provided a long-term outlook for replacement and rehabilitation. In 2021, the LRCA engaged KGS to complete the first five-year update of the AMP. The next five-year update will be completed in 2026.

The updated AMP completed by KGS was developed to prioritize needs, plan for future repair and rehabilitation costs, and maintain assets. The AMP is used to guide investment decisions and ensure that sufficient financial planning is undertaken to afford future asset repair, maintenance,

rehabilitation, replacement, or expansion to maintain acceptable levels of service for users over a 20-year planning period.

Using the recommendations from the AMP, a five-year AMP Strategy was approved by the Board per resolution #104/21. Going forward, staff will bring forward an annual staff report, outlining all work completed in the previous year, as recommended in the AMP Strategy. This report will summarize all work completed in 2025.

Summary of Completed Work		
Administrative Office and Grounds		
2025	Exterior	Fence and Gate installation to create a secure Stewardship Program Compound (new asset)
	Interior	Boiler Replacement (emergency replacement)
Conservation Areas		
2025	Mills Block	New entrance and parking lot (new asset)
		AODA floating boardwalk trail (new asset)
		AODA crusher fine loop trail (new asset)
		AODA concrete vault toilet (new asset)
		Boardwalk connector trail from new trail to existing trail system (new asset)

Planned work in 2026 includes:

Office Building/Grounds		
2026	Grounds	Hoop Greenhouse installation (new asset)
		Three 6'x8 'sheds to be installed (new assets)
	Interior	Full Boardroom renovation including- three radiator heating units and two air conditioning units to replace existing units.
Conservation Areas		
2026	Hazelwood	Removal of two vault toilets and installation of new AODA concrete vault toilet (new asset)
	Mission Island Marsh	Parking lot and AODA trail repair work
	Mills Block	Finalization of expansion project including, installations of Entrance Sign (new asset), Pay and Display Unit (new asset), four AODA benches (new assets) and three AODA picnic tables (new assets)
		Decommissioning of older parking lot.

Planning for a new Urban Conservation Area located on the LRCA Administration grounds will begin in 2026 with the development of the design of the area that can then be used for construction and funding applications.

Estimated costs as outlined in the AMP Strategy for short- and long-term work is summarized in the attached tables. Additionally, actual costs for completed work have been summarized.

FINANCIAL IMPLICATIONS

The LRCA's AMP provides the information required by the LRCA to strategically plan to have the funds available to complete all required maintenance, rehabilitation and replace assets in the long term. Staff will continue to include in the levy the required funds needed to maintain all assets, as well as seek and apply for applicable funding when available.

The reserve balance for Conservation Area Capital as of December 31, 2025, was $164,537.

The Office Facility Reserve balance as of December 31, 2025 was $221.121.

The expense estimates will be updated in the next AMP planned for 2026. After the completion of the AMP update an AMP Strategy will be developed and brought to the Board for approval. Funding for future AMP expenses will come from current reserves, deferred funds, future levies and outside funding when available.

CONCLUSION

In 2025, LRCA staff completed upgrades as outlined in the AMP in an effort to maintain the Office Facility and Conservation Areas. Overall, it is anticipated to have adequate funds available to maintain LRCA's assets, provided future budgets include the levy amounts as estimated in the AMP and no major unforeseen is work is required. Additionally, some new assets were installed as a result of acquiring additional funding.

BACKGROUND

In 2016 the LRCA hired TBT Engineering to complete LRCA's first Asset Management Plan (AMP), with the associated AMP Strategy approved per resolution #114/16. In 2021, KGS was hired to complete the first five-year update to the AMP, with the associated AMP Strategy approved per resolution #104/21.

REFERENCE MATERIAL ATTACHED

Attachment 1 – Conservation Area Capital Long-Term Forecast

Attachment 2 – Office Facility Long-Term Forecast

PREPARED BY: Ryne Gilliam, Lands Manager

THIS REPORT SIGNED AND VERIFIED BY:	DATE:
Tammy Cook Chief Administrative Officer	February 18, 2026

Conservation Area Site Development

			Year	2022																							
						2-5 Years								5-10 Years					10-20 Years								
Location	**Description**	**Cost**	**Yer of Purchase**	**Estimated Useful Life**	**Actual Age**	**Estimated Reamaining Life**	**2022 Estimate**	**2022 Actuals**	**2023 Estimate**	**2023 Actuals**	**2024 Estimate**	**2024 Actuals**	**2025 Estimate**	**2026 Estimate**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**
Mills Block	Paving												150,000																
Cascades	Pavilion	40,465	1999	37	23	20																				22,000		
Cascades	Bridges (east and west)	28,403	2001	40	21	26																			-			
Cascades	wooden stairs	23,366	2001	20	21	10					1,500																	
Cascades	Paved trail and Parking Lot	29,573	2002	20	20	2	149,000			284,410					-													
Cascades	Entrance Sign	25,000	2024		-2							25,000																
Cascades	Pay and Display	10,740	2021		1																							
Cascades	Outhouse						29,000			25,796																		
Cedar Falls	steps on the trail	23,540	2011	20	11	18							-		6,200													
Hazelwood	Dock\Kayak								10,700	10,157																		
Hazelwood	Chip sealed road	83,960	2009	15	13	8											146,000											
Hazelwood	Free Flow Wier Dam - Concrete	302,646	1980	78	42	73																						
Hazelwood	Free Flow Wier Dam - Stringers/Decking/Handrails		1980	40	42	25																						
Hazelwood	Causeway, Culverts+ - Culvert	N/A	1983	75	39	45																						
Hazelwood	Causeway, Culverts+ - Guide Rail	27,685	2017	25	5	0				1,413			-															
Hazelwood	Wood privies	N/A	1995	25	27	0								75,000														
Hazelwood	Garage Gate	N/A	1980	25	42	0						9,549																
Hazelwood	Log Picnic Shelter Removal	6,611					**7,000**	6,611																				
Hurkett	Boardwalk	17,752	2015	25	7	24																						
Hurkett	Pavilion	34,079	2001	37	21	22																						
Hurkett	Floating Dock and Kayak Launch	19,567	2020		2																							
Hurkett	Concrete Privy	N/A	2006	40	16	30																						
Little Trout	Gabion Baskets/Slope Stabilization	N/A	1992	75	30	51																						
Little Trout	Docks (North and South)/Ramp	67,002	1993	25	29	2			12,450	12,778																		
Little Trout	Break Wall	N/A	1992	100	30	76																						
Little Trout	Floating Dock/Kayak Launch		2024		-2							12,053																
Little Trout	Pavilion	38,614	2001	37	21	27							2,500															
Little Trout	AODA Concrete Privy		2022		0			33,408																				
Little Trout	Wooden privy	N/A	N/A	25	N/A	0	36,000	25,842																				
Mission Island	Paved trail	10,000	1998	20	24	10								-									25,000					
Mission Island	Boardwalk - over water	N/A	1987	25	35	5					-				50,000													
Mission Island	Boardwalk - on land	N/A	1987	25	35	5												240,000										
Mission Island	Paved parking lot		1989	20	33	5							5,000	-									55,000					
Mission Island	Outdoor privy	39,755	1990	25	32	2			-						14,800													
Mission Island	Pavilion	44,820	1995	25	27	4					-								22,000									
Mission Island	Pay and Display	10,740	2021		1																							
Mission Island	Entrance sign (New Entrance Sign)	13,250	2018	15	4	0																						
Silver Harbour	Concrete Privy	N/A	2004	40	18	30									31,000													
Silver Harbour	Picnic Shelter	49,937	1990	30	32	4																						
Silver Harbour	Pay and Display	10,940	2023		-1					10,940																		
Silver Harbour	Floating Dock	7,272	2021		1		7,500	4,962																				
Silver Harbour	Dock/boat launch #1	N/A	1979	25	43	11								6,100					6,100							49,000		
Silver Harbour	Dock/boat launch #2	49,660	2002	25	20	9								6,100	-				6,100							49,000		
Silver Harbour	Dock/boat launch #3						-												6,100							49,000		
Mills Block	AODA Gravel Parking Lot	115,608	2025																									
Mills Block	AODA Compliant Boardwalk	80,185	2025																									
Mills Block	AODA Compliant Crusher Fine Trail	127,135	2025																									
Mills Block	AODA Compliant Vault Toilet	24,220	2025																									
Mills Block	Connector Trail with Boardwalk	3,716																										
Mills Block	Parking Lot Design	N/A	N/A	25	N/A	0					30,000																	
SUBTOTAL - Asset Management Plan							**228,500**	**70,824**	**23,150**	**345,493**	**31,500**		**157,500**	**87,200**	**102,000**	**-**	**146,000**	**240,000**	**40,300**	**-**	**-**	**-**	**80,000**	**-**	**-**	**-**	**169,000**	**-**	**-**

$ 130,000 grant from NOHFC offset costs. Outhouse costs where added for AODA compliant Outhouse to enhance NOHFC appplication.
Added $100,000 to budget per resolution 65/23

	Expected Completion
Hazelwood New AODA Vault Toilet	**2026**
Hazelwood Decomission two Vault Toilets	**2026**
Mills Block Old Parking Lot Decommission	**2026**
Mills Block New Pay and Display Unit	**2026**
Mills Block New Entrance Sign	**2026**
Mission Marsh Parking Lot and AODA Trail repair work	**2026**

			Year	2022																								
Asset Management Plan Review																												
			TBT Asset Mgmt Plan Estimates				**2-5 years**									**5-10 years**							**10-20 years**					
Location	**Description**	**Yer of Purchase**	**Useful Life**	**Actual Age**	**Effective Age**	**Reamaining Life**	**2022 Estimate**	**2022 Actuals**	**2023 Estimate**	**2023 Actuals**	**2024 Estimate**	**2024 Actuals**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**
Office Building	Structure	1953	110	69	63	47																							
Office Building	Roof Assembly	2012	25	10	4	21																				25,000			
Office Building	Exterior - Brick/Greenhouse, Exterior Office Re-Pointing, Parging, general concrete repairs	1953	86	69	63	23			**12,500**		-	15,453																	
Office Building	Exterior - Doors and Windows	N/A	25	N/A	15	10										65,000		-											
Office Building	Exterior - Stairs/Ramp/Handrails	2012	25	10	10	15			**2,500**												20,000								
Office Building	Parking Lot	2014	20	8	3	17																75,000							
Office Building	Patio Stone Area	2015	20	7	1	19																		35,000					
Office Building	Plumbing	1953	70	69	50	20			12,500	14,158						-							11,650					
Office Building	Heating	2011	20	11	3	17	**10,500**	-			-		19,210	5,500	89,050						-								
Office Building	Cooling	2011	15	11	5	10	-	-										66,600											
Office Building	Ventilation	2013	20	9	3	17	**3,000**	-								115,250													
Office Building	Insulation and Ventilation	N/A	30	N/A	20	10																							
Office Building	Interior	2014	15	8	2	13					-								55,000	-									
Office Building	Control Systems	2011	15	11	5	10									27,500	-													
Office Building	Fire Supresion	2011	10	11	5	5																							
Office Building	Electrical - Lighting and Service	N/A	20	N/A	20	0	285,927			239,712																			
Attached Garage	Foundation	1974	81	48	42	39																							
Attached Garage	Structure	1974	69	48	40	29																							
Attached Garage	Roof	2012	25	10	4	21											-												10,000
Attached Garage	Exterior	1974	50	48	25	25							-																
Garage	Dettacehed Garage	N/A	25	N/A	15	10			2,500	2,000												45,000							
LED Sign	LED Sign	2015	15	7	1	10							-																
Greenhouse	Greenhouse	2015	30	7	1	29																							
Office Building	Backflow valve connections	2018	5	4	1	4																							
Office Grounds	Fencing and Gate Installations	2025											36,668																
SUBTOTAL - Asset Management Plan							**299,427**	-	**30,000**	**255,870**	-		**19,210**	**5,500**	**116,550**	**180,250**	-	**66,600**	**55,000**	-	**20,000**	**120,000**	**11,650**	**35,000**	-	**25,000**	-	-	**10,000**

Additional Capital Purchases:

	Expected Completion
Heating Cooling Ventiliation	**2028**
Office Grounds Hoop Greenhouse	**2026**
Office Grounds Three Storage Sheds	**2026**
Office Boardroom Renovations	**2026**

2026 TREASURER'S REPORT MONTHLY EXPENSES				
	2026 BUDGET	January	TOTAL TO DATE	BALANCE REMAINING
REVENUE				
Provincial Grants	376,753		-	376,753
Municipal Levy	1,183,882	1,183,882	1,183,882	-
Self Generated	623,356	25,095	25,095	598,261
Other Revenue	1,061,688		-	1,061,688
TOTAL REVENUE	3,245,679	1,208,977	1,208,977	2,036,702
EXPENSES				
Category 1: Mandatory Programs and Services				
Corporate Services	986,758	103,789	103,789	882,969
Risk of Natural Hazards	961,074	49,264	49,264	911,810
Conservation and Management of Lands owned and controlled by the Authority	714,724	59,032	59,032	655,692
Source Water Protection	77,313	10,000	10,000	67,313
Other Programs and Services	27,105	54	54	27,051
Total Category 1 Mandatory Programs and Services	2,766,974	222,139	222,139	1,661,866
Category 2: Non-Mandatory Programs and Services at the Request of a Municipality				
Mapping Services/Mosquito and Pennock Monitoring	21,742	-	-	21,742
Total Category 2 Non-Mandatory Programs and Services at the Request of a Municipality	21,742	-	-	21,742
Category 3: Non-Mandatory Programs and Services				
Education	110,965	7,251	7,251	103,714
Stewardship	345,998	30,483	30,483	315,515
Total Category 3 Non-Mandatory Programs and Services	456,963	37,734	37,734	419,229
Total All Expenses	3,245,679	259,872	259,872	2,102,837

LAKEHEAD REGION
CONSERVATION AUTHORITY

Board of Directors Meeting Schedule – **2026**

Virtual log-in details will be provided prior to Board Meeting on the LRCA website when applicable.

If required, special meetings will be called.

Meeting Month	Day (Wednesday)	Time	Location
January	28 (AGM)	4:30 p.m.	130 Conservation Road
February	25	4:30 p.m.	Centennial Conservatory 1601 Dease Street
March	**26 (Thursday)**	4:30 p.m.	TBD
April	29	4:30 p.m.	130 Conservation Road
May	27	4:30 p.m.	130 Conservation Road
June	**25 (Thursday)**	4:30 p.m.	130 Conservation Road
July	No Meeting		
August	26	4:30 p.m.	130 Conservation Road
September	**23**	4:30 p.m.	130 Conservation Road
October	28	4:30 p.m.	130 Conservation Road
November	25	4:30 p.m.	130 Conservation Road
December	No Meeting		

Revision Date: February 25, 2026

LAKEHEAD REGION
CONSERVATION AUTHORITY

PROGRAM AREA	POLICY	**REPORT NO.**	POLICY-BOD-06-2026
DATE PREPARED	January 23, 2026	**FILE NO.**	Finance Office
MEETING DATE	February 25, 2026		
SUBJECT	Remuneration of Members 2026 Update		

RECOMMENDATION

Suggested Resolution

"***THAT:*** *Board Policy BOD-06: Remuneration of Members be amended as outlined in Staff Report Policy BOD-06-2026."*

LINK TO STRATEGIC PLAN

Govern and Enhance:

- Continue to commit to accountable and transparent organizational governance.
- Maintain a stable model of financial resiliency based on capacity, capabilities, and public expectations by maximizing new funding opportunities, fundraising and self generated revenue.

EXECUTIVE SUMMARY

Per the Administrative By-Law, the Authority shall establish Board Member remuneration rates for per diems, mileage, and expenses from time to time. Policy BOD-06: Remuneration of Members outlines the method of determining the compensation rates. According to the policy the Chair and Board Member per diem and mileage rates have been updated for 2026. The Policy has also been updated to increase the meal and incidental rates to be inline with a recent increase to the City of Thunder Bay rates, which is the basis of the original rates.

DISCUSSION

As outlined in the Administrative By-Law, Section 2.16, the Authority shall establish a per-diem rate from time to time to be paid to Members for attending meetings and such other business of the Authority. Additionally, it outlines that mileage and travel expenses shall be reimbursed.

In 2018, the Board adopted Policy BOD-06: Remuneration of Members, which outlined that Board per diem rates would increase annually based on the previous years Consumer Price Index. The Consumer Price Index average annualized rate increase for Thunder Bay for 2026 is 3.90%; therefore, the 2026 Chair Per Diem increases from $99.58 to $103.43 and the Member Per Diem increases from $90.33 to $93.85. The provincial rate for mileage has increased from $0.72 to $0.73 per kilometre.

As requested by a Board Member, a comparison of per diems was undertaken in the table below:

Conservation Authority	*Chair Per Diem*	*Member Per Diem*	*Chair Honorarium*
Lakehead Region	**$103.43 (2026)**	**$93.85 (2026)**	**NA**
Sudbury	**NA**	**$44.30**	**$4,050/year**
North Bay-Matawa	**$60.00**	**$40.00**	**$2,500/year**
Sault St. Marie	**$40.00**	**NA**	**NA**
Ausable Bayfield	NA	$99.76	$1,231
Essex Region	NA	$81.60	$239.30/month
Nottawasaga Valley	NA	$82.03	$2,500/year
Quinte Conservation	$45.03	$45.03	NA
Ganaraska Region	NA	$75.00	$1,700/year
Toronto and Region	$173.24	$86.62	NA

The bolded represents the Northern Conservation Authorities. The chart above shows that the Authority has the highest per diem amongst the Northern Authorities and the per diems paid are also very competitive amongst all Authorities listed.

The meal and Incidental rates in the policy, which is based on the City of Thunder Bay rates, has increased from $100.00 to $136.90, as of January 1, 2026. Accordingly, the rates in LRCA'S policy have also been increased effective January 1, 2026. The breakdown is as follows:

- Breakfast $29.05
- Lunch $29.60
- Dinner $60.75
- Incidentals $17.50

FINANCIAL IMPLICATIONS

In 2025, the actual cost for board per-diems and mileage was $21,343.51. The estimated cost for per diems and mileage in 2026 based on the 3.90% increase is $22,175.91. The 2026 Budget included $23,000 for this anticipated cost.

CONCLUSION

The policy regarding rates and future increases allows for future budget preparation, while providing a transparent method to provide fair remuneration to LRCA Members. The rates for 2026 have been updated per the policy.

BACKGROUND

Per Resolution #140/18, the Board adopted Policy BOD:06 Remuneration of Members. The Policy was updated in 2022 (Res. #46/22) to clarify which CPI and mileage rate would be used and to add a section to specify that any provincial appointees to the Board would be compensated by the province.

REFERENCE MATERIAL ATTACHED

Policy BOD-06: Remuneration of Members

PREPARED BY:

Mark Ambrose, Finance Manager

THIS REPORT SIGNED AND VERIFIED BY: Tammy Cook Tammy Cook Chief Administrative Officer	DATE: February18, 2026

Section:	BOARD OF DIRECTORS		
Title:	BOD-06: Remuneration of Members		
Resolution	Res # 140/18	**Approval Date:**	November 28, 2018
Revisions:	#46/22, #45/25		

1.0 Intent

To define the per diem rate and expense rates to paid to the Board of the Directors of the Lakehead Region Conservation Authority.

2.0 Board Member Per Diem

Members of the Board of Directors of the Lakehead Region Conservation Authority will be provided a Member per diem per meeting or for attending to the business of the Authority, with one per diem allowance per day.

3.0 Chair Per Diem

The Chair of the Board of Directors of the Lakehead Region Conservation Authority will be provided a Chair per diem per meeting or for attending to the business of the Authority, with one per diem allowance per day.

4.0 Per Diem Rates

Board Member and Chair per diem rates will increase annually on the 1st of January based on the previous year's Consumer Price Index average annualized rate increase for Thunder Bay.

5.0 Mileage Rate

A mileage rate equal to the prevailing provincial rate for Ontario will be paid for travel required to conduct the business of the Authority.

6.0 Meal and Incidental Expense Rate

An expense per diem rate of $136.90 per day will be paid to refund the expenses of meals and incidentals when conducting the business of the Authority, as follows:

- Breakfast: $29.05
- Lunch: $29.60
- Dinner: $60.75
- Incidentals: $17.50

7.0 Other Expenses

Other expenses incurred while on Authority business will be reimbursed at the actual cost (i.e. lodging, public transportation and conference fees, etc.).

8.0 Provincially Appointed Members

Members appointed to the Board of Directors by the Minister, will be re-imbursed for all expenses by the appointing Ministry (i.e. *Conservation Authorities Act* Section 14(4) Member from agricultural sector appointed).

Attachment:

- Board of Director Per Diem Rate Summary

Board of Director Per Diem Rate Summary

Year	CPI %	Chair Per Diem	Member Per Diem	Mileage Rate
1992-2007		$55.00	$47.00	
2008-2010		$75.00	$67.00	
2011-2018		$80.00	$72.00	
2019	1.70%	$81.36	$73.22	
2020	1.50%	$82.58	$74.32	
2021	1.20%	$83.57	$75.81	
2022	4.4%	$87.25	$79.15	$0.61
2023	7.9%	$94.14	$85.40	$0.68
2024	3.4%	$97.34	$88.30	$0.70
2025	2.3%	$99.55	$90.33	$0.72
2026	3.90%	$103.43	$93.85	$0.73

Section:	BOARD OF DIRECTORS		
Title:	BOD-06: Remuneration of Members		
Resolution	Res # 140/18	**Approval Date:**	November 28, 2018
Revisions:	#46/22, #45/25		

1.0 Intent

To define the per diem rate and expense rates to paid to the Board of the Directors of the Lakehead Region Conservation Authority.

2.0 Board Member Per Diem

Members of the Board of Directors of the Lakehead Region Conservation Authority will be provided a Member per diem per meeting or for attending to the business of the Authority, with one per diem allowance per day.

3.0 Chair Per Diem

The Chair of the Board of Directors of the Lakehead Region Conservation Authority will be provided a Chair per diem per meeting or for attending to the business of the Authority, with one per diem allowance per day.

4.0 Per Diem Rates

Board Member and Chair per diem rates will increase annually on the 1st of January based on the previous year's Consumer Price Index average annualized rate increase for Thunder Bay.

5.0 Mileage Rate

A mileage rate equal to the prevailing provincial rate for Ontario will be paid for travel required to conduct the business of the Authority.

6.0 Meal and Incidental Expense Rate

An expense per diem rate of $136.90 per day will be paid to refund the expenses of meals and incidentals when conducting the business of the Authority, as follows:

- Breakfast: $29.05
- Lunch: $29.60
- Dinner: $60.75
- Incidentals: $17.50

7.0 Other Expenses

Other expenses incurred while on Authority business will be reimbursed at the actual cost (i.e. lodging, public transportation and conference fees, etc.).

8.0 Provincially Appointed Members

Members appointed to the Board of Directors by the Minister, will be re-imbursed for all expenses by the appointing Ministry (i.e. *Conservation Authorities Act* Section 14(4) Member from agricultural sector appointed).

Attachment:

- Board of Director Per Diem Rate Summary

Board of Director Per Diem Rate Summary

Year	CPI %	Chair Per Diem	Member Per Diem	Mileage Rate
1992-2007		$55.00	$47.00	
2008-2010		$75.00	$67.00	
2011-2018		$80.00	$72.00	
2019	1.70%	$81.36	$73.22	
2020	1.50%	$82.58	$74.32	
2021	1.20%	$83.57	$75.81	
2022	4.4%	$87.25	$79.15	$0.61
2023	7.9%	$94.14	$85.40	$0.68
2024	3.4%	$97.34	$88.30	$0.70
2025	2.3%	$99.55	$90.33	$0.72
2026	3.90%	$103.43	$93.85	$0.73

LAKEHEAD REGION
CONSERVATION AUTHORITY

February 25, 2026

Moved By _____

Seconded By _____

*"**THAT:** having examined the accounts for the period January 1, 2026 to January 31, 2026 cheque #3765 to #3795 for $78,009.99 and preauthorized payments of $130,443.89 for a total of $208,453.88, we approve their payment."*

3765	Apex Security	parking patrol November 2025	912.48
3766	City of Thunder Bay	Water Bill	814.11
3767	CompuCom	Laptop	927.80
3768	Conservation Ontario	First Levy Installment	11,072.00
3769	Francotyp-Postalia Canada Inc.	Postage Meter top up	67.63
3770	Innovated Solutions	Cloud Protection	847.50
3771	JML Engineering	Progress billing Dec 19 Mills Block	1,717.60
3772	Lowery's	Photocopier charges December 2025	162.25
3773	Rutter Urban Forestry	Tree removal	4,073.65
3774	Thunder Bay Answering Service Inc.	Answering Service	268.04
3775	Walleye Media Inc	Ad In Walleye	363.86
3776	Conservation Ontario	2025 Geowarehouse usage	134.38
3777	Doane Grant Thornton LLP	2025 preliminary audit fee	4,249.37
3778	Gary Davies	Honorarium	150.00
3779	KGS Group Consulting Engineers	Bathymetric Survey of Neebing-McIntyre Floodway	1,556.71
3780	Mark Ambrose	Petty cash replenishment	202.96
3781	McKitricks	Ward writs	765.55
3782	Minister of Finance..	Land Tax	252.70
3783	Nova Pro Industrial Supply Ltd	Janitorial Supplies	170.63
3784	RAS Maintenance Services	November December office cleaning and carpet cleaning.	2,580.83
3785	Thunder Bay Horticultural Society	Full Page Ad in yearbook	130.00
3786	Design House Publications	Advertising municipal newsletters	644.10
3787	First Canada ULC	Nov 12 La Verendrye - Hazelwood	248.66
3788	Cindy Crowe	Honorarium re Floodway Indigenous Community Garden	500.00
3789	Englobe Corp.	Fall Inspection Victor Street	3,985.66
3790	KGS Group Consulting Engineers	Coastal resilience Management Plan	13,753.17
3791	MacKay Meters	Pay and Display unit	9,113.60
3792	North Rock Engineering Inc.	Consultant Services for Dredging Diversion Channel, Change Order #1 Diversion Channel	7,289.92
3793	North Shore Steelhead Association	Donation for Steelhead Dinner	275.76
3794	SGC Inc.	Hope & Mem Indigenous Community Garden expansion -	10,679.07
3795	Shelby Gagnon	Honorarium for assistance with the Floodway Indigenous Community Garden	100.00
			78,009.99
PA	Payroll and Per Diems		93,867.45
PA	Royal Bank Group Retirement RRSP and TFSA		1,470.56
PA	RWAM and Lifeworks Benefits		5,083.05
PA	Enbridge		718.29
PA	Synergy North		567.26
PA	Esso		664.15
PA	Visa Routine Monthly Expenses		11,374.06
PA	Banking and Visa Fees		243.50
PA	Postage		565.00
PA	Omers December		15,611.98
PA	Photocopier Lease		278.59
PA	Property Taxes		-
			130,443.89
			208,453.88

Res# _____/26

Monthly Plan Input/Review and Fill Regulations Administration
January 1 to 30, 2026

Municipality	Minor Variance (A)	Consent (B)	Official Plan	Official Plan Comprehensive Review	Zoning By-Law (Z)	Subdivisions	Clearances	Reality Services	Lawyer Inquiries	Letter of Opinion (Other)	Total
City of Thunder Bay									590-640 River Street		
									505 Arthur Street West		
									1120 Alloy Drive		
Total	0	0	0	0	0	0	0	0	3	0	3
Oliver Paipoonge			OPA-07		ZBLA09-2025						
					ZBLA01-2026						
					ZBLA02-2026						
Total	0	0	1	0	3	0	0	0	0	0	4
O'Connor											
Total	0	0	0	0	0	0	0	0	0	0	0
Neebing		B06-2025									
		B01-2026									
Total	0	2	0	0	0	0	0	0	0	0	2
Shuniah	A25-6										
Total	1	0	0	0	0	0	0	0	0	0	1
Conmee											
Total	0	0	0	0	0	0	0	0	0	0	0
Gillies											
Total	0	0	0	0	0	0	0	0	0	0	0
Dorion											
Total	0	0	0	0	0	0	0	0	0	0	0
Rural Planning Board		1B-01-26									
		1B-02-26									
Total	0	2	0	0	0	0	0	0	0	0	2
Monthly Total	1	4	1	0	3	0	0	0	3	0	12

Monthly Plan Input/Review and Fill Regulations Administration
February 1 to 17, 2026

Municipality	Minor Variance (A)	Consent (B)	Official Plan	Official Plan Comprehensive Review	Zoning By-Law (Z)	Subdivisions	Clearances	Reality Services	Lawyer Inquiries	Letter of Opinion (Other)	Total
City of Thunder Bay		B-07-2026						500 Simpson Street	590-640 River Street		
Total	0	1	0	0	0	0	0	1	1	0	3
Oliver Paipoonge		1B/01/26									
Total	0	1	0	0	0	0	0	0	0	0	1
O'Connor											
Total	0	0	0	0	0	0	0	0	0	0	0
Neebing											
Total	0	0	0	0	0	0	0	0	0	0	0
Shuniah											
Total	0	0	0	0	0	0	0	0	0	0	0
Conmee											
Total	0	0	0	0	0	0	0	0	0	0	0
Gillies											
Total	0	0	0	0	0	0	0	0	0	0	0
Dorion											
Total	0	0	0	0	0	0	0	0	0	0	0
Rural Planning Board											
Total	0	0	0	0	0	0	0	0	0	0	0
Monthly Total	0	2	0	0	0	0	0	1	1	0	4

LAKEHEAD REGION CONSERVATION AUTHORITY

Prohibited Activities, Exemptions and Permits, O.Reg. 41/24 (In effect as of April 1, 2024)

Prohibited Activities, Exceptions and Permits- Ontarion Regulation 41/24

Year: 2026

Permit #	Category	Fee	Applicant Name	Municipality	Subject Property Address	Type of Work	Key Dates					Minor OR Major Application (Timeline BP Minor = 30d Major = 90d)	Within Timelines
							Complete Application Received with Permit Fee Paid (YYYY-MM-DD)	Notice of Complete/ Incomplete Application ISSUED (YYYY-MM-DD)	Days to Issue Notice of Complete/ Incomplete Application (21 day timeline)	Permit Issued / Refused (YYYY-MM-DD)	Days to Issue /Refuse Permit (90 day timeline)		
#1/26	Standard	**$300.00**	Chris Daze	Oliver Paipoonge	763 Harstone Drive	Dwelling Construction - Modular home	2026-01-16	2026-01-26	10	2026-01-26	0	Minor	Yes
#2/26	Standard	**$300.00**	Emily Dias	City of Thunder Bay	234 Thompson Road	Garage Construction	2026-01-23	2026-01-26	3	2026-01-27	1	Minor	Yes
									0		0		
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Prohibited Activities, Exceptions and Permits- Ontarion Regulation 41/24

Year: 2026

Permit #	Category	Fee	Applicant Name	Municipality	Subject Property Address	Type of Work	Key Dates					Minor OR Major Application (Timeline BP Minor = 30d Major = 90d)	Within Timelines
							Complete Application Received with Permit Fee Paid (YYYY-MM-DD)	Notice of Complete/ Incomplete Application ISSUED (YYYY-MM-DD)	Days to Issue Notice of Complete/ Incomplete Application (21 day timeline)	Permit Issued / Refused (YYYY-MM-DD)	Days to Issue /Refuse Permit (90 day timeline)		
No Permits issued in February 2026 to date													
									0		0		
									0		0		
									0		0		
									0		0		
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LAKEHEAD REGION
CONSERVATION AUTHORITY

Monthly Project Update

MEETING DATE	February 25, 2026
STAFF NAME	Ryan Mackett
POSITION	Communications Manager

CLE Spring Home & Garden Show

The CLE Spring Home & Garden Show will be occurring on April 10-12. The CLE had previously indicated that they had cancelled the 2026 Home & Garden Show, but staff received correspondence from the CLE indicating that it was back on after their board reversed their original decision. As such, the LRCA will once again participate in this event. This year's focus for the LRCA display will once again be the Superior Steward Program, Seeds for Conservation, native plants, invasive species, as well as the sale of Explore Cards, t-shirts, etc. in addition to general outreach regarding the LRCA's natural hazard and flood forecasting programs and Conservation Areas promotion.

Board Members are encouraged to volunteer to attend this event and help out at the LRCA booth, as it is an excellent opportunity to mingle and network with the public, as well as get to know staff. Attached is the volunteer schedule with times outlined for potential Board volunteer shifts.

For your information the CLE Spring Home and Garden Show event will be running on Friday, April 10 from 4:00 p.m. – 9:00 p.m., Saturday, April 11 from 10:00 a.m. – 6:00 p.m., and Sunday, April 12 from 11:00 a.m. – 4:00 p.m. Shifts are approximately 1.5 hours. Please speak with Ryan Mackett, Communications Manager, if you are interested in working any of the proposed volunteer shifts that weekend.

LAKEHEAD REGION
CONSERVATION AUTHORITY

Monthly Project Update

MEETING DATE	February 25, 2026
STAFF NAME	Melissa Hughson
POSITION	Watershed Manager

Snow Surveys

Snow surveys were conducted on Tuesday, February 17th (as the 15th was a Sunday and Monday was the Family Day holiday). As a reminder, LRCA completes snow surveys two times a month (1st and 15th of the month) at three locations (shown in Figure 1) referenced by watershed in the region including Pennock Creek, McVicar Creek and Hazelwood Lake (Current River watershed).

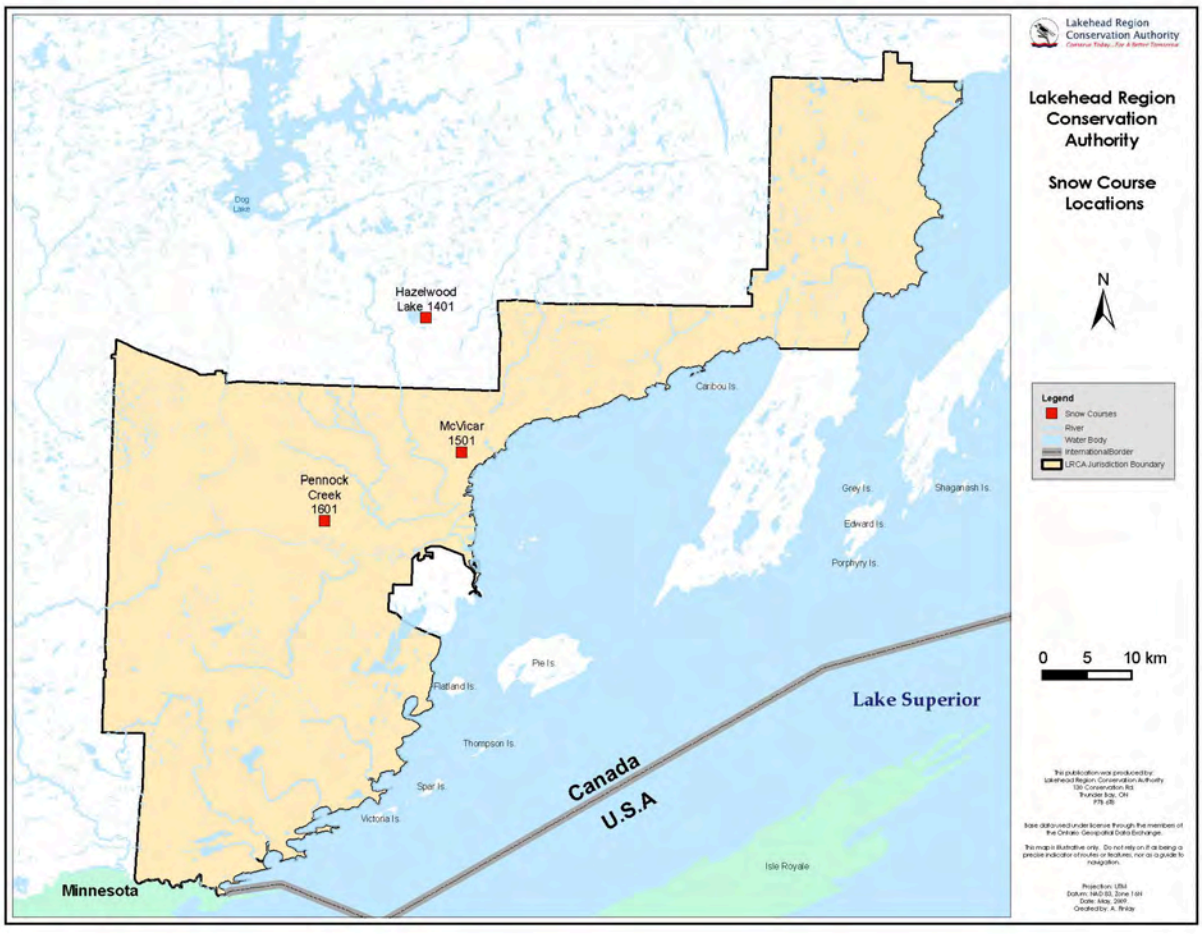

Figure 1. LRCA snow survey locations.

As shown in Figures 2 and 3 below, the mid-February 2026 snow surveys indicate that snow depth and water content are in general slightly above average compared to the historical averages (1974-present) for February 15th, (except for Pennock Creek that was slightly below average for snow depth only). The snow depth results were: Pennock Creek – 39.3 centimetres (cm) (4% below average), McVicar Creek – 44.8 cm (13% above average) and Current River – 59.5 cm (11% above average). The water content/water equivalent results were as follows: Pennock Creek – 85.1 millimetres (mm) (3% above average), McVicar Creek – 87.8 mm (8% above average) and Current River – 160.4 (34% above average). The next snow survey measurements will be taken on Monday, March 2nd as March 1st falls on a Sunday.

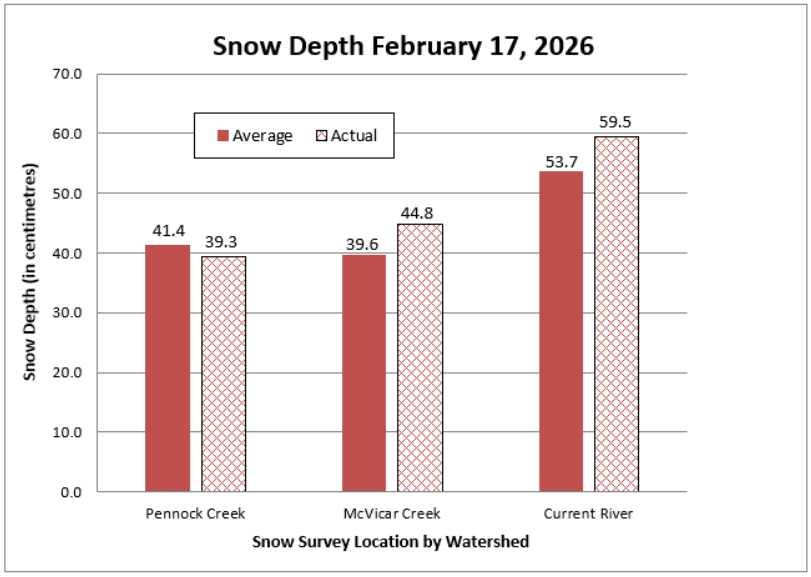

Figure 2. Snow depth measurements for February 17th compared to the recorded historical average (1974-present).

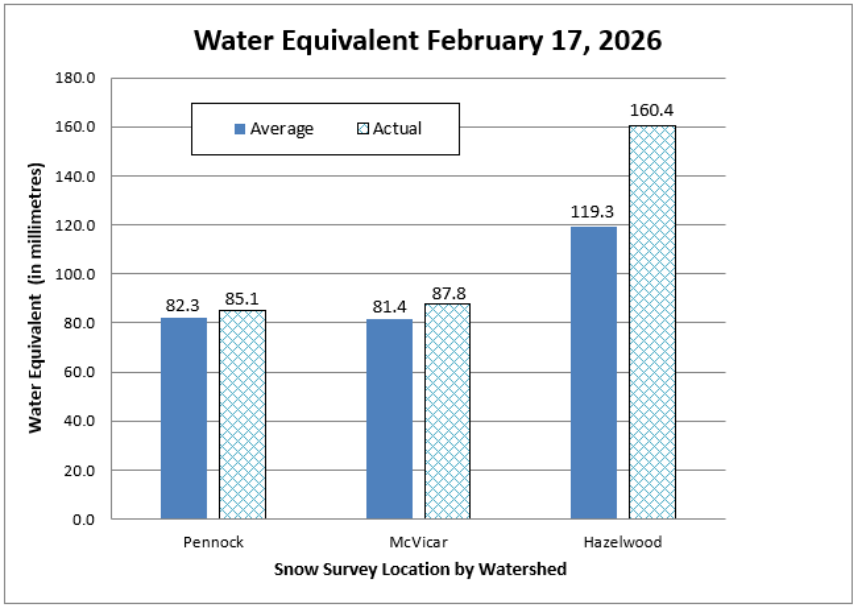

Figure 3. Snow depth measurements for February 17th compared to the recorded historical average (1974-present).

Figures 4 and 5 – images of LRCA staff completing snow surveys.

Stewardship & Seeds for Conservation

LRCA staff presented on February 18th at the 2026 online Invasive Species Forum about "Managing Invasive Cattail for Northern Wild Rice Restoration in Lake Superior Provincially Significant Wetland".

The stewardship program has received confirmation of funding for the following projects in 2026:

- 2026 Shoreline Protection Program from MNR,
- Cyanobacteria monitoring and stewardship program from MECP,
- Tree seedlings and shrubs for Wishart Conservation Area re-plant from Tree Canada, and
- 2026-2029 Hurkett Cove invasive cattail monitoring and management from Parks Canada.

A new partnership with MNR Fish and Wildlife has been established to study Common Carp in Hurkett Cove, for potential implications to wetland restoration and to gain a better understanding of their use of different aquatic vegetation communities.

Black Ash and Emerald Ash Borer (EAB) surveys have wrapped up in 5 of LRCA's landholdings, thanks to funding from the Invasive Species Centre. EAB has been confirmed at Jim Jessimen conservation land, highlighting the need for future forest stewardship and monitoring.

Seeds for Conservation will be set up at Roots to Harvest's Seedy Saturday event on February 28, 2026. Seeds for Conservation has collected seed from 40 different native species this year, with cold stratification processes initiated this month and a new partnership with Lakehead University students to conduct germination trials assessing the viability of seed collected using standard testing protocols.