



BOARD OF DIRECTORS
Thursday, November 20, 2025

Ausable Bayfield Conservation Authority Administration Centre
Morrison Dam Conservation Area

10:00 a.m.

HEARING

Pursuant to Ontario Regulation 41/24
(Prohibited Activities, Exemption and Permits)
Regarding Permit Application #2025-54

BOARD OF DIRECTORS MEETING

AGENDA

1. Chair's Welcome
2. Land Acknowledgement
3. Adoption of Agenda
4. Disclosure of Pecuniary Interest
5. Disclosure of intention to record this meeting by video and/or audio device
6. Adoption of Minutes from October 23, 2025 and November 6, 2025
7. **Business Out of the Minutes**
 - Proposed Changes to Conservation Authorities – ERO Posting Comment – Davin Heinbuck
8. **Presentation – Investments Update** – Adam Skillen, Skillen Investment Management
9. **Program Reports**
 - Report 1: (a) Development Review (O. Reg 41/24) – Andrew Bicknell
 - (b) Violations/Appeals Update – Andrew Bicknell
10. Committee Reports
11. Correspondence
12. New Business
13. Committee of the Whole
14. Adjournment

Upcoming Meetings

December 18, 2025 Board of Directors –2:30 p.m.
Christmas Dinner at Ironwood to follow

BOARD OF DIRECTORS MEETING

Thursday, October 23, 2025

Ausable Bayfield Conservation Authority Boardroom
Morrison Dam Conservation Area

DIRECTORS PRESENT

Ray Chartrand, Adrian Cornelissen, Joey Groot, Steve Herold, Dave Jewitt, David Marsh, Wayne Shipley, Marissa Vaughan

DIRECTORS ABSENT

Jaden Hodgins

STAFF PRESENT

Andrew Bicknell, Tina Crown, Millie Ghorbankhani, Cassie Greidanus, Abbie Gutteridge, Davin Heinbuck, Brian Horner, Jaden Schoelier, Nathan Schoelier, Ellen Westelaken.

CALL TO ORDER

Chair Ray Chartrand called the meeting to order at 10:00 a.m., welcomed everyone in attendance, and read the Land Acknowledgement Statement.

ADOPTION OF AGENDA

MOTION #BD 66/25

**Moved Joey Groot
Seconded by Wayne Shipley**

“RESOLVED, THAT the agenda for the October 23, 2025 Board of Directors Meeting be approved.”

Carried.

DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest at this meeting or from the previous meeting.

DISCLOSURE OF INTENTION TO RECORD

None.

ADOPTION OF MINUTES**MOTION #BD 67/25**

**Moved by Adrian Cornelissen
Seconded by Marissa Vaughan**

“RESOLVED, THAT the minutes of the Board of Directors meeting held on September 18, 2025, and the Budget Committee meeting held on October 9, 2025, the motions therein be approved as circulated.”

Carried.

BUSINESS OUT OF THE MINUTES2026 Proposed Budget

Davin Heinbuck, General Manager/Secretary-Treasurer, provided a brief summary of the Budget Committee meeting held on October 9, 2023. He noted that the Board asked staff to provide options for bringing the budget to a total increase of approximately 4%. Staff proposed looking for other revenue for a Healthy Watersheds project, using some funds from the reserves, as well as phasing the Dam Safety Review over 2 years to reduce the overall increase to 3.93%.

While most Board Directors were content with the proposed changes, there was still some discussion regarding the wage increase of 2.5%. Staff showed the board the comparison of wage increases among member municipalities, as well as neighbouring conservation authorities, and Ausable Bayfield Conservation Authority (ABCA) falls in the middle of those numbers. Staff noted that the benefit costs have increased this year, as well as the addition of OMERs for some of the staff. Most Directors were in agreement to leave the wage increase in place, but suggested tying it to a specific month's consumer price index (CPI), or a three month average, as there can be a great deal of month-to-month fluctuation.

MOTION #BD 68/25

**Moved by Ray Chartrand
Seconded by Adrian Cornelissen**

“RESOLVED, THAT the Ausable Bayfield Conservation Authority Board of Directors directs staff to bring back a policy to the Board that will tie the annual wage increase with a three-month average CPI (May – July).

Carried.

Directors noted that staff had fulfilled their request from the Budget Committee and directed staff to send the 2026 Proposed Budget out to Member Municipalities for the 30-day review period.

MOTION #BD 69/25

**Moved by Adrian Cornelissen
Seconded by David Marsh**

“RESOLVED, THAT the proposed amendment to the 2026 proposed budget be approved as presented, and

“FURTHER, THAT the member municipalities be advised of the 2026 category 1 and Category 3 Operating Levy and budget, and be provided with supplementary information for the 30-day review, as the weighted vote by apportionment is intended to be held at the December 18, 2025 Board of Directors meeting.”

Carried.

PROGRAM REPORTS

1. (a) Development Review

Andrew Bicknell, Water & Planning Manager, presented the Development Review report pursuant to Ontario Regulation Ontario Regulation 41/24 *Prohibited Activities, Exemptions and Permits*. Through the application process, proposed developments within regulated areas are protected from flooding and erosion hazards. Staff granted permission for 11 *Applications for Permission* and 6 *Minor Works Applications*.

Joey Groot had some questions for staff regarding the process for dealing with violations, as well as the permit review time. Andrew noted that once staff are made aware of a potential violation, they first try to validate the concern and investigate at a staff level. They then try to work with the landowner to rectify the situation after the fact. He also noted that permits are valid for one year, and work must commence during that period. There was also a question regarding a lapse in days to issue the permit after the completed application was received. Andrew reported that sometimes landowners choose to wait to have the permit issued, as they are not prepared to commence work and do not want to risk their permit lapsing.

(b) Violation/Appeals Update

Andrew Bicknell had verbal updates on one file regarding a violation in Port Franks involving two properties, as well as ABCA property. He noted that staff have had communications with one of the landowners and have noted that the docks and boats have been removed from ABCA property. While they have not yet spoken with the second landowner, staff have made efforts to contact them. Staff are still working with legal counsel and coordinating with municipal staff on this matter.

MOTION #BD 70/25

Moved by Dave Jewitt

Seconded by Wayne Shipley

“RESOLVED, THAT the Board of Directors affirm the approval of applications as presented in Program Report # 1 – a) Development Review and receive the verbal Violations and Appeals update as presented.”

Carried.

2. 3rd Quarter Profit and Loss Statement

Tina Crown, Financial Services Coordinator, provided the profit and loss statement to September 30, 2025, including a projection for the remaining quarter of 2025. In general, she reported that the ABCA is consistent with previous years, and is on track with the 2025 budget.

MOTION #BD 71/25

Moved by Joey Groot

Seconded by Steve Herold

“RESOLVED, THAT the Ausable Bayfield Conservation Authority Board of Directors receives the financial statement to September 30, 2025 as presented.

Carried.

3. Participation in Arkona Sesquicentennial

Nathan Schoelier reported that 2026 will mark the 150th Anniversary of the Town of Arkona. He noted that the planning committee approached ABCA staff to request that the Rock Glen Conservation Authority (RGCA) entry fee be waived on Saturday, June 13, 2026 to support community participation in the event.

MOTION #BD 72/25

Moved by Marissa Vaughan

Seconded by Wayne Shipley

“RESOLVED, THAT the Ausable Bayfield Conservation Authority Board of Directors approves the Arkona 150th Anniversary Committee’s request to waive the Rock Glen Conservation Area.”

Carried.

4. Education Update

Cassie Greidanus, Conservation Education Supervisor, provided a report and presentation to Directors to update them on the activities of the Conservation Education department. In general, it was a busy and successful year. She provided updates on school programs, community group programming, Nature Day Camps, as well as special events. To date in 2025, ABCA Conservation Education staff have had 126 school programs reaching 3388 students. There are more programs scheduled for the fall and early winter, so this number is expected to be over 4000 by the end of the year. In addition to community groups such as Scouts, staff have also partnered with the local libraries for programming. During the summer, 6 weeks of Nature Day camps were held, with 120 campers. There was still a waiting list of almost 60 children who were interested in these camps. Staff have also run the Oaks and Acorns program for parents and toddlers, which have been very successful. Special events in 2025 included the Envirothon, the Scouts Can-Am, a Huron Waves guided hike, several local fairs, as well as career days at local high schools. Staff are looking forward

to another busy year in 2026. Directors commended Cassie and her staff for their excellent work in 2025.

MOTION # BD 73/25

**Moved by David Marsh
Seconded by Dave Jewitt**

“RESOLVED, THAT the Ausable Bayfield Conservation Authority Board of Directors receives the Conservation Education Update for information as presented.”

Carried.

COMMITTEE REPORTS

None.

CORRESPONDENCE

- a) Reference: Note of Thanks
File: A.5.1
Brief: An email from Laura Pate, thanking the ABCA for the trail mobile as a way for those less mobile to enjoy the trail. She noted the excellent time her father had when they drove the trail with volunteer, Jim Hayer.

NEW BUSINESS

1. Regarding the proposed budget, Wayne Shipley asked that staff include the original budget number in the package, so councilors can see how it has changed from the original proposal.
2. Davin Heinbuck noted that due to the 30-day review period, the earliest that the Board could vote on the budget will be the December 18, 2025 Board of Directors meeting. He reminded Directors that he, and other staff, are available to speak to Municipal Councils regarding the proposed budget.

COMMITTEE OF THE WHOLE

None.

ADJOURNMENT

The meeting was adjourned by Steve Herold at 11:40 a.m.

Ray Chartrand
Chair

Abigail Gutteridge
Secretary

*Copies of program reports are available upon request.
Contact Abigail Gutteridge, Corporate Services Coordinator*

DRAFT

BOARD OF DIRECTORS MEETING

Thursday, November 6, 2025

Ausable Bayfield Conservation Authority Boardroom
Morrison Dam Conservation Area

DIRECTORS PRESENT

Ray Chartrand, Adrian Cornelissen, Joey Groot, Steve Herold, Jaden Hodgins,
Dave Jewitt, David Marsh, Wayne Shipley, Marissa Vaughan

STAFF PRESENT

Andrew Bicknell, Tina Crown, Abbie Gutteridge, Davin Heinbuck, Brian Horner, Nathan Schoelier,
Mari Veliz.

OTHERS PRESENT

Rebekah Msuya-Collison, CAO, Municipality of South Huron
Mike Rolph, Director of Building and Planning/Chief Building Officer, Municipality of South Huron

CALL TO ORDER

Chair Ray Chartrand called the meeting to order at 11:08 a.m., welcomed everyone in attendance, and read the Land Acknowledgement Statement. He noted that the reason for calling the meeting was to bring the Board of Directors up-to-date on the proposed changes to Conservation Authorities by the Province of Ontario.

ADOPTION OF AGENDA

MOTION #BD 74/25

Moved Marissa Vaughan

Seconded by Jaden Hodgins

“RESOLVED, THAT the agenda for the November 6, 2025 Board of Directors Special Meeting be approved.”

Carried.

DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest at this meeting or from the previous meeting.

DISCLOSURE OF INTENTION TO RECORD

None.

NEW BUSINESS

Chair Ray Chartrand informed the Board of Directors, that the Ontario Ministry of Environment, Conservation and Parks has proposed changes to Conservation Authorities. He noted that he and Davin Heinbuck, General Manager/Secretary-Treasurer, were in a briefing with the Province prior to the announcement. Chair Chartrand asked Davin to go through the proposed changes with the Board of Directors.

Davin prepared a presentation noting the changes proposed by the Province. He reported that they propose to create the Ontario Provincial Conservation Agency (OPCA), which would oversee the proposed changes. Hassan Bassitt, former CAO of Conservation Halton, has taken the role of Chief Conservation Executive to oversee the process.

The main proposed changes at present include consolidating the current 36 Conservation Authorities into 7 Conservation Regions. They also propose making a consistent and streamlined permitting process, developing performance goals for conservation authorities. This process would also reduce the number of conservation authority jurisdictions that some municipalities fall within (e.g. Municipality of Middlesex Centre crosses borders with five conservation authorities). While a more consistent process across the province is ideal, there is still some concern regarding local representation and governance.

It was noted that the reasons for these proposed changes are not clear, and some Board Directors felt that there were other ways to accomplish them rather than consolidating conservation authorities. The Province notes that this process would create more resources for front line work, improve flooding and erosion control, maintain strong environmental protection, create a faster permitting system, modernize service delivery and create consistent standards and technologies across the province. They note that watershed boundaries would remain in place, programs and services will continue, lands and trails would continue to be maintained and established, sources of funding will not change and that conservation authorities will maintain relationships with landowners, municipalities and developers.

Davin noted that there are still a lot of questions, which will hopefully be answered in the coming weeks once the posting is made to the Environmental Registry of Ontario (ERO). Once it is posted, a 45-day comment period will be in place, and staff will be encouraging Member Municipalities and community partners to submit comments and concerns.

This posting will then be reviewed in 2026. Any proposed changes to conservation authorities would not take place until the end of the current municipal term, and consolidation is proposed to begin in 2027. This means that the current budget process will remain in place and continue for 2026.

Chair Chartrand and Davin noted that there was an upcoming Conservation Ontario meeting that they would both be participating in, and would bring questions and concerns forward. Staff will continue to keep the Board and Member Municipalities updated as more information is released.

ADJOURNMENT

The meeting was adjourned by Joey Groot at 12:12 p.m.

Ray Chartrand
Chair

Abigail Gutteridge
Secretary

*Copies of program reports are available upon request.
Contact Abigail Gutteridge, Corporate Services Coordinator*

DRAFT

ABCA Program Report

To: Board of Directors
Date: November 20, 2025
From: Andrew Bicknell, Manager of Water and Planning
Subject: Applications for Permission
Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits

Recommendation:

THAT the Ausable Bayfield Conservation Authority Board of Directors affirm the approval of the permits issued by ABCA staff as outlined in the *Applications for Permission* Program Report.

The following *Applications for Permission* have been issued by staff since the last Board of Directors Meeting.

*A Coastal Assessment was provided as part of the application

**Work commenced without a permit

Major Permits

- (1) PERMIT # 2025-50
NAME: Rick Zupancic
ADDRESS: 78 River Road, Grand Bend
MUNICIPALITY: Lambton Shores (Bosanquet)
PERMISSION TO: Construct a new residential dwelling.
COMPLETED APPLICATION RECEIVED ON DATE: September 29, 2025
PERMISSION GRANTED BY STAFF DATE: October 6, 2025
NUMBER OF BUSINESS DAYS TO REVIEW: 5
STAFF NAME: Ellen Westelaken
- (2) PERMIT #2025-47
NAME: Cameron & Michelle Currie
ADDRESS: 7526 Riverside Drive, Port Franks
MUNICIPALITY: Lambton Shores (Bosanquet)
PERMISSION TO: Replace existing shorewall protection
COMPLETED APPLICATION RECEIVED ON DATE: October 3, 2025
PERMISSION GRANTED BY STAFF DATE: October 6, 2025

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| | NUMBER OF BUSINESS DAYS TO REVIEW: | 3 |
| | STAFF NAME: | Jaden Schoelier |
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| (3) | PERMIT # 2025-29 | |
| | NAME: Maple Grove Syndicate Ltd | |
| | ADDRESS: RR#1, 33999 Maple Grove Private Road | |
| | MUNICIPALITY: South Huron | |
| | PERMISSION TO: Rebuild of an existing residential house and replacement of the septic system | |
| | COMPLETED APPLICATION RECEIVED ON DATE: | September 05, 2025 |
| | PERMISSION GRANTED BY STAFF DATE: | October 09, 2025 |
| | NUMBER OF BUSINESS DAYS TO REVIEW: | 25 |
| | STAFF NAME: | Millie Ghorbankhani |
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| (4) | PERMIT #2025-56 | |
| | NAME: Municipality of Middlesex Centre | |
| | ADDRESS: Poplar Hill Road, approximately 0.3km southeast of Fernhill Drive | |
| | MUNICIPALITY: Middlesex Centre (Lobo) | |
| | PERMISSION TO: Replace culvert structure | |
| | COMPLETED APPLICATION RECEIVED ON DATE: | October 15, 2025 |
| | PERMISSION GRANTED BY STAFF DATE: | October 20, 2025 |
| | NUMBER OF BUSINESS DAYS TO REVIEW: | 3 |
| | STAFF NAME: | Jaden Schoelier |
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| (5) | PERMIT #2025-51 | |
| | NAME: Sandy Harrington | |
| | ADDRESS: 30 Shady Lane, Grand Bend | |
| | MUNICIPALITY: Lambton Shores (Bosanquet) | |
| | PERMISSION TO: Construct new dwelling | |
| | COMPLETED APPLICATION RECEIVED ON DATE: | October 14, 2025 |
| | PERMISSION GRANTED BY STAFF DATE: | October 20, 2025 |
| | NUMBER OF BUSINESS DAYS TO REVIEW: | 4 |
| | STAFF NAME: | Jaden Schoelier |
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| (6) | PERMIT #2025-55 | |
| | NAME: Carla Lin | |
| | ADDRESS: 74595 Elgin Avenue, Bayfield | |
| | MUNICIPALITY: Bluewater (Stanley) | |

PERMISSION TO: Replace existing shore protection with steel shorewall
COMPLETED APPLICATION RECEIVED ON DATE: October 18, 2025
PERMISSION GRANTED BY STAFF DATE: October 23, 2025
NUMBER OF BUSINESS DAYS TO REVIEW: 4
STAFF NAME: Jaden Schoelier

- (7) PERMIT #2025-58
NAME: Alex Miklovic
ADDRESS: 73587 Bluewater Highway, Bluewater
MUNICIPALITY: Bluewater (Hay)
PERMISSION TO: Construct attached garage
COMPLETED APPLICATION RECEIVED ON DATE: October 21, 2025
PERMISSION GRANTED BY STAFF DATE: October 29, 2025
NUMBER OF BUSINESS DAYS TO REVIEW: 6
STAFF NAME: Jaden Schoelier

Minor Permits

- (1) PERMIT # MW2025-72
NAME: Adam Hayter
ADDRESS: 37042 Dashwood Road, Bluewater
MUNICIPALITY: Bluewater (Hay)
PERMISSION TO: Perform minor alterations to watercourse
COMPLETED APPLICATION RECEIVED ON DATE: October 3, 2025
PERMISSION GRANTED BY STAFF DATE: October 6, 2025
NUMBER OF BUSINESS DAYS TO REVIEW: 1
STAFF NAME: Jaden Schoelier
- (2) PERMIT # MW2025-70
NAME: Dynamic Septic and Drainage (c/o Devon Webb)
ADDRESS: 72577 Princess Street
MUNICIPALITY: Bluewater (Hay)
PERMISSION TO: Install a replacement septic system
COMPLETED APPLICATION RECEIVED ON DATE: October 10, 2025
PERMISSION GRANTED BY STAFF DATE: October 14, 2025

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| | NUMBER OF BUSINESS DAYS TO REVIEW: | 4 |
| | STAFF NAME: | Ellen Westelaken |
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| (3) | PERMIT # MW2025-74 | |
| | NAME: Dynamic Septic and Drainage (c/o Devon Webb) | |
| | ADDRESS: 72523 Princess Street | |
| | MUNICIPALITY: Bluewater (Hay) | |
| | PERMISSION TO: Install a replacement septic system | |
| | COMPLETED APPLICATION RECEIVED ON DATE: | October 10, 2025 |
| | PERMISSION GRANTED BY STAFF DATE: | October 17, 2025 |
| | NUMBER OF BUSINESS DAYS TO REVIEW: | 7 |
| | STAFF NAME: | Ellen Westelaken |
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| (4) | PERMIT # MW2025-75 | |
| | NAME: Dynamic Septic and Drainage (c/o Devon Webb) | |
| | ADDRESS: 71811B Sunview Ave | |
| | MUNICIPALITY: Bluewater (Hay) | |
| | PERMISSION TO: Install a replacement septic system | |
| | COMPLETED APPLICATION RECEIVED ON DATE: | October 10, 2025 |
| | PERMISSION GRANTED BY STAFF DATE: | October 17, 2025 |
| | NUMBER OF BUSINESS DAYS TO REVIEW: | 7 |
| | STAFF NAME: | Ellen Westelaken |
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| (5) | PERMIT #MW2025-76 | |
| | NAME: Jill Harrison & Donna Foreman | |
| | ADDRESS: 75559 Lidderdale Street, Bayfield - Paul Bunyan Lakefront Resort Lot No.106 | |
| | MUNICIPALITY: Bayfield (Stanley) | |
| | PERMISSION TO: Construct deck extension | |
| | COMPLETED APPLICATION RECEIVED ON DATE: | October 14, 2025 |
| | PERMISSION GRANTED BY STAFF DATE: | October 20, 2025 |
| | NUMBER OF BUSINESS DAYS TO REVIEW: | 4 |
| | STAFF NAME: | Jaden Schoelier |
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| (6) | PERMIT #MW2025-77 | |
| | NAME: David Vander Wielen | |
| | ADDRESS: 149 Watts Drive, Lucan (Lot 12) | |
| | MUNICIPALITY: Lucan Biddulph | |
| | PERMISSION TO: Build a new residential dwelling | |

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| | COMPLETED APPLICATION RECEIVED ON DATE: | October 08, 2025 |
| | PERMISSION GRANTED BY STAFF DATE: | October 20, 2025 |
| | NUMBER OF BUSINESS DAYS TO REVIEW: | 8 |
| | STAFF NAME: | Millie Ghorbankhani |
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| (7) | PERMIT #MW2025-78 | |
| | NAME: David Vander Wielen | |
| | ADDRESS: 151 Watts Drive, Lucan (Lot 11) | |
| | MUNICIPALITY: Lucan Biddulph | |
| | PERMISSION TO: Build a new residential dwelling | |
| | COMPLETED APPLICATION RECEIVED ON DATE: | October 08, 2025 |
| | PERMISSION GRANTED BY STAFF DATE: | October 20, 2025 |
| | NUMBER OF BUSINESS DAYS TO REVIEW: | 8 |
| | STAFF NAME: | Millie Ghorbankhani |
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| (8) | PERMIT #MW2025-71 | |
| | NAME: Susan Sing-Judge | |
| | ADDRESS: 72473 Bluewater Highway | |
| | MUNICIPALITY: Bluewater | |
| | PERMISSION TO: Rebuild of an existing deck | |
| | COMPLETED APPLICATION RECEIVED ON DATE: | September 26, 2025 |
| | PERMISSION GRANTED BY STAFF DATE: | October 09, 2025 |
| | NUMBER OF BUSINESS DAYS TO REVIEW: | 9 |
| | STAFF NAME: | Millie Ghorbankhani |
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| (9) | PERMIT #MW2025-79 ** | |
| | NAME: Andy Ivanic c/o Mike DeCorte | |
| | ADDRESS: 76735 Wildwood Line, Bayfield – Wildwood by the River Lot No.173 | |
| | MUNICIPALITY: Bluewater (Stanley) | |
| | PERMISSION TO: Replace trailer | |
| | COMPLETED APPLICATION RECEIVED ON DATE: | October 17, 2025 |
| | PERMISSION GRANTED BY STAFF DATE: | October 21, 2025 |
| | NUMBER OF BUSINESS DAYS TO REVIEW: | 2 |
| | STAFF NAME: | Jaden Schoelier |
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| (10) | PERMIT #MW2025-80 | |
| | NAME: Brett Steeper | |
| | ADDRESS: 93 Queen Street, Ailsa Craig | |

MUNICIPALITY: North Middlesex

PERMISSION TO: Build a new detached garage

COMPLETED APPLICATION RECEIVED ON DATE:

October 28, 2025

PERMISSION GRANTED BY STAFF DATE:

October 29, 2025

NUMBER OF BUSINESS DAYS TO REVIEW:

1

STAFF NAME:

Millie Ghorbankhani

(11) PERMIT #MW2024-20-89

NAME: Magnus Homes c/o Jaime Crnich

ADDRESS: 29 Dearing Drive, Grand Bend

MUNICIPALITY: South Huron (Stephen)

PERMISSION TO: Construct new dwelling

COMPLETED APPLICATION RECEIVED ON DATE:

October 30, 2025

PERMISSION GRANTED BY STAFF DATE:

October 30, 2025

NUMBER OF BUSINESS DAYS TO REVIEW:

1

STAFF NAME:

Jaden Schoelier