



AGENDA

Council Meeting

3:30 PM - Thursday, July 27, 2023
Municipal Office

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1. CALL TO ORDER	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. MINUTES	
3.1. Regular Council Meeting Minutes of July 13, 2023 Council - 13 Jul 2023 - Minutes - Pdf	3 - 8
4. BUSINESS ARISING FROM THE MINUTES	
5. DELEGATIONS & TIMED EVENTS	
5.1. 4: 30 p.m. Draft Official Plan Amendment No. 6 (draft plan can be found on the website: www.brookealvinston.com)	
6. CORRESPONDENCE	
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9. NEW BUSINESS

9.1. Aug. 10, 2023 Council reports: Shiloh Line & Ice Allocation

10. CLOSED SESSION

11. RISE AND REPORT

12. BY-LAW CONFIRMING PROCEEDINGS

13. ADJOURNMENT



MINUTES

Council Meeting

4:30 PM - Thursday, July 13, 2023
Municipal Office

The Council of the Municipality of Brooke-Alvinston was called to order on Thursday, July 13, 2023, at 4:30 PM, in the Municipal Office, with the following members present:

Council Present: Mayor David Ferguson, Deputy Mayor Frank Nemcek, Councillor Craig Sanders, Councillor Don McCabe, and Councillor Jenny Redick

Staff Present: Clerk Administrator Janet Denkers, Treasurer Stephen Ikert, Fire Chief Steve Knight, Parks and Recreation Manager Greg Thornicroft, and Public Works Superintendent Jamie Butler

Regrets:

1 CALL TO ORDER

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

2 DISCLOSURE OF PECUNIARY INTEREST

The Mayor requested that any pecuniary interests be declared at the appropriate time.

3 MINUTES

a) Regular Council Meeting Minutes of June 22, 2023

RESOLUTION-2023-238

Deputy Mayor Frank Nemcek made a motion that the regular Council meeting minutes of June 22, 2023 be approved as presented without error or omissions. Councillor Don McCabe seconded the motion.

Carried

4 BUSINESS ARISING FROM THE MINUTES

There was no business arising from the minutes.

5 DELEGATIONS & TIMED EVENTS

a) Presentation by Integrity Commissioner

John Mascarin presented his report on the Municipal Conflict of Interest Application 2023-01 Re: Councillor Nemcek and Councillor Redick.

b) Friends of Campbell House

The Friends of Campbell House presented information to Council on the preservation of the Campbell House and its importance to the community.

RESOLUTION-2023-239

Deputy Mayor Frank Nemcek made a motion that the delegations of John Mascarin and Friends of Campbell House be brought to the floor. Councillor Don McCabe seconded the motion.

Carried

6 CORRESPONDENCE

- a) Municipal Information

RESOLUTION-2023-240

Councillor Craig Sanders made a motion that the circulated correspondence be received and filed. Councillor Jenny Redick seconded the motion.

Carried

- b) Town of Bradford West Gwillimbury

RESOLUTION-2023-241

Councillor Don McCabe made a motion that the request for support from the Town of Bradford West Gwillimbury regarding the right to repair movement be supported. Councillor Craig Sanders seconded the motion.

Carried

- c) Municipality of North Perth

RESOLUTION-2023-242

Deputy Mayor Frank Nemcek made a motion that the request from the Municipality of North Perth be received and filed. Councillor Jenny Redick seconded the motion.

Carried 3-1 (opposed: Councillor Don McCabe).

- d) Town of Fort Erie

RESOLUTION-2023-243

Councillor Jenny Redick made a motion that the request from the Town of Fort Erie be received and filed. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- e) Town of Petrolia

RESOLUTION-2023-244

Councillor Jenny Redick made a motion that the request for support from the Town of Petrolia to recommend that the province considers amending the current regulations for licensed home-based childcare operators to increase allowable spaces. Councillor Craig Sanders seconded the motion.

Carried

- f) Township of Selwyn

RESOLUTION-2023-245

Councillor Jenny Redick made a motion that the request from the Township of Selwyn be received and filed. Deputy Mayor Frank Nemcek seconded the motion.

Carried

7 STAFF REPORTS

- a) **Clerk Administrator's Report:** Requests from the Optimist Club - Tanner Redick Memorial Ball Tournament

Councillors Redick and Nemcek declared a Conflict of Interest and did not participate in the vote.

RESOLUTION-2023-246

Councillor Don McCabe made a motion that the Council of the Municipality of Brooke-Alvinston declares the Tanner Redick Memorial Ball Tournament being held July 27-30, 2023 as an event of municipal significance and acknowledges that the Alvinston Optimist Club will be applying for a Special Occasion Permit (SOP) for the Brooke-Alvinston-Inwood Community Centre Complex / Pavilion / Grounds at 3310 Walnut Street; and that

The Council of the Municipality of Brooke-Alvinston waive section 3.9 of By-law 37 of 2021 to allow noise to extend to 2 a.m. during the 2023 Memorial Tournament. Councillor Craig Sanders seconded the motion.

Carried

- b) **Clerk Administrator's Report:** Surplus Dwelling-Petrolia Line

RESOLUTION-2023-247

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston approve the use of the existing dwelling at 7523 Petrolia Line by Dan Macrae for a 6 month period beginning August 1, 2023 while a new dwelling is being constructed; and that a security deposit of \$500 be remitted to the Municipal Office prior to the issue of the building permit; and that the security deposit be held by the Municipality until the construction is complete, the demolition permit obtained and occupancy issued. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- c) **Clerk Administrator's Report:** Four Counties Transportation

RESOLUTION-2023-248

Councillor Craig Sanders made a motion that this report be received and filed for information. Councillor Don McCabe seconded the motion.

Carried

- d) **Treasurer's Report:** Accounts Payable Listing - June 2023

RESOLUTION-2023-249

Councillor Jenny Redick made a motion that Council receive and file the Accounts Payable Listing for June 2023. Councillor Don McCabe seconded the motion.

Carried

- e) **Treasurer's Report:** Tile Drainage Debenture

RESOLUTION-2023-250

Councillor Don McCabe made a motion that Council authorize and direct the Treasurer to sign the "Offer to Sell" (attached) and the Mayor and the Treasurer be authorized and directed to sign the Tile Drainage Debenture 2023-08 (attached) to provide for the borrowing by the Municipality of Brooke-Alvinston of \$32,100 from the Minister of Finance; and

That the appropriate By-Law 34 of 2023 (attached), imposing special annual drainage rates as set out in Schedule A to the By-law, upon the land as described, for a period of ten years, in respect of the money borrowed under the Tile Drainage Act, be passed and enacted. Councillor Jenny Redick seconded the motion.

Carried

- f) **Treasurer's Report:** Appointment of Banking Authorities By-law

RESOLUTION-2023-251

Councillor Jenny Redick made a motion that Council enact By-law 35 of 2023 being a by-law to authorize officers act on behalf of the the Corporation of the Municipality of Brooke-Alvinston with respect to all banking matters and to bind the Corporation with such matters. Councillor Don McCabe seconded the motion.

Carried

- g) Treasurer's Report: Year-to-Date (to June 30) Budget to Actual Comparisons**

RESOLUTION-2023-252

Councillor Craig Sanders made a motion that Council receive and file Year-to-date (to June 30) Budget to Actual Comparisons Councillor Jenny Redick seconded the motion.

Carried

- h) Public Works Superintendent's Report: LaSalle Line**

RESOLUTION-2023-253

Councillor Craig Sanders made a motion that Council receive and file the report for information. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- i) Fire Chief's Report: Amendments to By-law 42 of 2020 - By-law to enter into a Fire Services Agreement to Jointly Operate a Fire Department**

RESOLUTION-2023-254

Councillor Craig Sanders made a motion to review, provide feedback, and adopt changes to the Joint Fire Service agreement at time of renewal January 1, 2024. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- j) Fire Chief's Report: Amendment to Zoning Bylaw 27 of 2018 - Location of Shipping Containers**

RESOLUTION-2023-255

Councillor Craig Sanders made a motion to amend Bylaw 27 of 2018 to permit the future development, and installation of a firefighter training facility at the Alvinston Fire Station using shipping containers. An additional clause to Section 3.3.6 - Shipping Containers All Zones - (c) "A Shipping Container, either single or stacked, shall be permitted for use as a fire training facility providing all building, fire code, National Fire Protection Association and fire industry standards are met or exceeded". Councillor Don McCabe seconded the motion.

Carried

8 BY-LAWS

- a) By-law to approve a Tile Loan**

RESOLUTION-2023-256

Councillor Craig Sanders made a motion that By-law 34 of 2023 be read a first, second and third time and finally passed this 13th day of July, 2023. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- b) By-law to Appoint Banking Authorities**

RESOLUTION-2023-257

Councillor Jenny Redick made a motion that Bylaw 35 of 2023 be read a first, second and third time and finally passed this 13th day of July, 2023 Councillor Don McCabe seconded the motion.

Carried

9 NEW BUSINESS

- a) It was noted that the Tractor Pull is being held July 14th at the Fairgrounds.
- b) The Clerk Administrator reminded and encouraged Council to attend the Open House for the Official Plan Update on July 20th at the Fire Hall
- c) The Clerk Administrator requested Council advise if they would be attending the Warden's banquet
- d) The Clerk Administrator advised the Dressing Room drawings were received and the price received the previous day. A report will be forthcoming at the next meeting.
- e) Councillor McCabe note the LFA Safety Day for Children had a fantastic crowd.
- f) **Notice of Motion (Councillor Sanders)**
That staff be directed to report on the Shiloh Line curve at the Peak of Mosa and measures to prevent further accidents.
- g) **Notice of Motion (Councillor Nemcek)**
Moved, that Brooke-Alvinston request the St. Clair Region Conservation Authority take demolition of Campbell House off the table for a period of three years while every feasible avenue is pursued to restore and maintain this valuable heritage asset for the use and enjoyment of the community. This should include 1) clarification of the legislative and financial accountability for the maintenance and restoration of Campbell House (any pending MOU between Municipality and SCRCA); 2) exploration of options for raising funds (donations, memberships, grants) by the Friends of Campbell Park; 3) development with the help of a heritage consultant of a three to five-year plan to complete most urgent repairs to Campbell House, as well as a ten-year plan for full restoration and ongoing maintenance.
- h) **Notice of Motion (Councillor Nemcek)**
Moved, that Brooke-Alvinston develop a policy for repealing a heritage designation asap (in consultation with Lambton County Planning and Development Services) that includes the requirement of a Heritage Impact Assessment at the expense of the requesting party.
- i) **Notice of Motion (Craig Sanders)** - that staff prepare a report for consideration at the next meeting on ice allocation.
- j) Councillor Redick requested that other providers be invited to look at the sound system at the arena.

10 CLOSED SESSION

11 RISE AND REPORT

12 BY-LAW CONFIRMING PROCEEDINGS

- a) Confirming By-law

RESOLUTION-2023-258

Councillor Don McCabe made a motion that By-law 36 of 2023 be read a first, second and third time and finally passed this 13th day of July, 2023. Councillor Jenny Redick seconded the motion.

Carried

13 ADJOURNMENT

Councillor Sanders made a motion to adjourn the meeting at 6:05 p.m..

Clerk-Administrator

Mayor

**MUNICIPALITY OF BROOKE-ALVINSTON
COMMITTEE OF ADJUSTMENT - APPLICATION A-002/23**

DECISION OF COMMITTEE WITH REASONS
The Planning Act, R.S.O. 1990, Section 45

Re: Application for Kucera Farm Equipment, in respect of 3212 Nauvoo Road, Alvinston, Municipality of Brooke-Alvinston

We, the undersigned, concur in the following decision and reasons for decision of the Committee of Adjustment for the Municipality of Brooke-Alvinston made on July 11, 2023.

DECISION:

GRANTED - Relief from the C2 provisions for the Zoning By-law to allow a canopy to have a front yard setback of 4.54m whereas the Zoning By-law requires a minimum setback of 7.5m.


REASONS:

In the opinion of the Committee:

1. The Variances are minor in nature;
2. The intent of the Official Plan is maintained;
3. The intent of the Zoning By-law is maintained; and
4. The Variances are desirable for the appropriate development or use of the land, building or structure.



Ken McGugan




Simon Lee



Christa Sawyer



Craig Sanders



Don McCabe

***** CERTIFICATION *****

I, Janet Denkers, Secretary-Treasurer of the Brooke-Alvinston Committee of Adjustment in the County of Lambton certify that the above is a true copy of the decision of the Committee with respect to the application recorded therein.

Dated this 12th day of July, 2023.



Janet Denkers, Secretary-Treasurer
Brooke-Alvinston Committee of Adjustment

**MUNICIPALITY OF BROOKE-ALVINSTON
COMMITTEE OF ADJUSTMENT - APPLICATION A-003/23**

DECISION OF COMMITTEE WITH REASONS
The Planning Act, R.S.O. 1990, Section 45

Re: Application for TNBT Properties Inc., in respect of 3250 River Street
Alvinston, Municipality of Brooke-Alvinston

We, the undersigned, concur in the following decision and reasons for decision of the Committee of Adjustment for the Municipality of Brooke-Alvinston made on July 11, 2023.

DECISION:

GRANTED - Relief from the R3(3) provisions for the Zoning By-law to allow a 4 unit Townhouse Development:

- i) Minimum 3m interior side yard setback to 1.2m
- ii) Minimum 6m exterior side yard setback to 4.2m
- iii) Maximum 40% allowable lot coverage to 40.7%

REASONS:

In the opinion of the Committee:

- 1. The Variances are minor in nature;
- 2. The intent of the Official Plan is maintained;
- 3. The intent of the Zoning By-law is maintained; and
- 4. The Variances are desirable for the appropriate development or use of the land, building or structure.

Ken McGugan

Christa Sawyer

Craig Sanders

Don McCabe

***** CERTIFICATION *****

I, Janet Denkers, Secretary-Treasurer of the Brooke-Alvinston Committee of Adjustment in the County of Lambton certify that the above is a true copy of the decision of the Committee with respect to the application recorded therein.

Dated this 12th day of July, 2023.


 Janet Denkers, Secretary-Treasurer
 Brooke-Alvinston Committee of Adjustment

ONTARIO ENERGY BOARD NOTICE TO CUSTOMERS OF ENBRIDGE GAS INC.

Enbridge Gas Inc. has applied to dispose of the balances of certain deferral and variance accounts.

Learn more. Have your say.

If the application is approved as filed, a typical residential customer of Enbridge Gas Inc. will see the following one-time billing adjustment, effective January 1, 2024:

EGD Rate Zone (former Enbridge Gas Distribution Inc. customers)

- **Residential Rate 1 Sales Service and Direct Purchase** customers will see a one-time billing charge of \$2.74, effective January 1, 2024.

Union Rate Zone (former Union Gas Limited customers)

- **Union South Residential Rate M1 Sales Service** customers will see a one-time billing charge of \$7.54, effective January 1, 2024.
- **Union South Residential Rate M1 Direct Purchase** customers will see a one-time billing charge of \$0.39, effective January 1, 2024.
- **Union North-West Residential Rate 01 Sales Service and Direct Purchase** customers will receive a one-time billing credit of \$33.46, effective January 1, 2024.
- **Union North-East Residential Rate 01 Sales Service and Direct Purchase** customers will see a one-time billing charge of \$2.37, effective January 1, 2024.

Other customers, including businesses, may also be affected.

Under the OEB-approved Earnings Sharing Mechanism, Enbridge Gas Inc. is required to share with customers any earnings that are 150 basis points over the OEB-approved return on equity. Enbridge Gas Inc. says that its 2022 earnings were below the 150 basis point threshold and as a result it is not proposing to share any earnings with customers.

THE ONTARIO ENERGY BOARD WILL HOLD A PUBLIC HEARING

The Ontario Energy Board (OEB) will hold a public hearing to consider Enbridge Gas's application. During this hearing we will review Enbridge Gas's 2022 earnings and the deferral account balances that are requested for disposition. We will also hear questions and arguments from individuals that have registered to participate (called intervenors) in the OEB's hearing. At the end of this hearing, the OEB will decide whether to grant Enbridge Gas's request to dispose of the deferral account balances.

The OEB is an independent and impartial public agency. We make decisions that serve the public interest. Our goal is to promote a financially viable and efficient energy sector that provides you with reliable energy services at a reasonable cost.

BE INFORMED AND HAVE YOUR SAY

You have the right to information regarding this application and to be involved in the process.

- You can review Enbridge Gas's application on the OEB's website now
- You can file a letter with your comments, which will be considered during the hearing
- You can become an intervenor. As an intervenor, you can ask questions about Enbridge Gas's application and make arguments on whether the OEB should approve Enbridge Gas's request. Apply by **July 24** or the hearing will go ahead without you and you will not receive any further notice of the proceeding
- At the end of the process, you can review the OEB's decision and its reasons on our website

The OEB intends to consider cost awards in this proceeding that are in accordance with the Practice Direction on Cost Awards and only in relation to the following:

- 1) The review of the following deferral and variance accounts:

EGD Rate Zone (former Enbridge Gas Distribution Inc.) Accounts

- Storage and Transportation Deferral Account
- Transactional Services Deferral Account
- Unaccounted for Gas Variance Account
- Average Use True-Up Variance Account
- Deferred Rebate Account
- Transition Impact of Accounting Changes Deferral Account
- OEB Cost Assessment Variance Account
- Dawn Access Costs Deferral Account

Union Rate Zones (former Union Gas Limited) Accounts

- Upstream Transportation Optimization Deferral Account

- Unabsorbed Demand Costs Variance Account
- Short-Term Storage and Other Balancing Services
- Normalized Average Consumption Deferral Account
- Deferral Clearing Variance Account
- OEB Cost Assessment Variance Account
- Parkway West Project Costs Deferral Account
- Lobo D/Bright C/Dawn H Compressor Project Costs Deferral Account
- Parkway Obligation Rate Variance Account
- Panhandle Reinforcement Project Costs Deferral Account
- Unaccounted for Gas Volume Variance Account
- Unaccounted for Gas Price Variance Account

Enbridge Gas Inc. Accounts

- Tax Variance - Accelerated Capital Cost Allowance – Enbridge Gas Inc.
 - Integrated Resource Planning Operating Costs Deferral Account
- 2) The review of Enbridge Gas Inc.'s 2022 earnings, earnings sharing calculations and the 2022 Performance Scorecard.
 - 3) The review of the methodology for disposing and allocating the deferral and variance account balances.

LEARN MORE

These proposed charges relate to Enbridge Gas's distribution services. The above referenced billing adjustment will appear as a separate line on your bill. Our file number for this case is **EB-2023-0092**. To learn more about this hearing, find instructions on how to file a letter with your comments or become an intervenor, or to access any document related to this case, please select the file number **EB-2023-0092** from the list on the OEB website: www.oeb.ca/notice. You can also phone our Public Information Centre at 1-877-632-2727 with any questions.

ORAL VS. WRITTEN HEARINGS

There are three types of OEB hearings – oral, electronic, and written. Enbridge Gas has applied for a written hearing. The OEB is considering this request. If you have a preference for the format of the hearing, you can write to the OEB to explain why by **July 24**.

PRIVACY

If you write a letter of comment, your name and the content of your letter will be put on the public record and the OEB website. However, your personal telephone number, home address and email address will be removed. If you are a business, all your information will remain public. If you apply to become an intervenor, all information will be public.

This rate hearing will be held under section 36 of the Ontario Energy Board Act, 1998, S.O. 1998, c.15, Schedule B.



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Energy | de l'énergie
Board | de l'Ontario



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Notice of Motion Heritage Designation
Meeting: Council - 27 Jul 2023
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That direction be provided on the Notice of Motion from July 13, 2023.

Background:

At the July 13, 2023 Council meeting a Notice of Motion was made by Councillor Nemcek. It was that Brooke-Alvinston develop a policy for repealing a heritage designation asap (in consultation with Lambton County Planning and Development Services) that includes the requirement of a Heritage Impact Assessment at the expense of the requesting party.

The Notice of Motion was presented at the July 13th meeting. It was appropriate to present it at this meeting following the Friends of Campbell presentation (on the 13th)

Comments:

Should direction from Council be received to proceed with this policy, staff will consult:

- 1) The County of Lambton on the said policy
- 2) The applicable Ministry for consultation
- 3) other applicable policies of other municipalities

Financial Considerations:

None associated with this report.



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Notice of Motion - Campbell House -Councillor Frank Nemcek
Meeting: Council - 27 Jul 2023
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That Council discuss the notice of motion presented from the Friends of Campbell House via Councillor Nemcek at the July 13th meeting.

Background:

A Notice of Motion was made by Councillor Nemcek at the July 13, 2023 Council meeting following the Friends of Campbell House presentation.

Moved, that Brooke-Alvinston request the St. Clair Region Conservation Authority take demolition of Campbell House off the table for a period of three years while every feasible avenue is pursued to restore and maintain this valuable heritage asset for the use and enjoyment of the community. This should include:

- 1) clarification of the legislative and financial accountability for the maintenance and restoration of Campbell House (any pending MOU between Municipality and SCRCA);
- 2) exploration of options for raising funds (donations, memberships, grants) by the Friends of Campbell Park;
- 3) development with the help of a heritage consultant of a three to five-year plan to complete most urgent repairs to Campbell House, as well as a ten-year plan for full restoration and ongoing maintenance.



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Dressing Room Proposal
Meeting: Council - 27 Jul 2023
Department: Administration
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That Council provide direction on the proposal for dressing rooms at the BAICCC as outlined in the attached drawings.

Background:

On April 13, 2023, the following motion was passed:

That Council direct staff to forward to the Architect/ Engineer (Spriet) the recommended changes to the dressing room area only on the submitted plans for revision and pricing once payment from the Optimist Club for 50% of the plans price is received.

The attached drawings were forwarded to the Parks & Recreation Manager and myself on July 7th from the Engineers at Spriet. They indicated that the cost estimate should be received the following week. The cost estimate was received July 12th.

The drawings were forwarded to the representatives that discussed the original drawings: Jamie Armstrong, Les Douglas, Adam MacKellar and Christa Sawyer for comment.

Comments:

Council will need to review the plans and provide approval for the Optimist Club to proceed with the proposal or make modifications to the proposal.

Should Council approve of the design and proposal, a letter with the drawings and cost estimate will be forwarded to the club.

It would then be requested that a letter be sent from the club to the Municipality of their intent to pursue the project and their timelines. After received and if approved by the club, a report on conditions including shortfall (if any), insurances, construction season etc. would be developed as was recommended from the municipal insurance providers.

Financial Considerations:

Dressing Room(s) Cost: The total cost estimate was received at \$946,090 + HST. The square foot costing is \$378.50 / ft². The Optimist Club had agreed (in 2021) to fund the project.

Engineering Cost: A cost sharing agreement was made between the Municipality and the Optimist Club to cost share up to \$15k (of municipal funds) for the plans development. To date, \$14,254.97 has been invoiced. It is estimated the total cost will be in the \$20,000 range for the dressing room drawings.

ATTACHMENTS:

[Brooke Alvinston Phase 1 - Cost Estimate](#)

[Brooke-Alvinston Arena Preliminary \(Revised Phase 1\)](#)

[Brooke Alvinston-A1](#)

[Brooke Alvinston-A2](#)



**SPRIET
ASSOCIATES**
ENGINEERS & ARCHITECTS
155 York Street
London, Ontario N6A 1A8
Tel. (519) 672-4100
Fax (519) 433-9351
Email: mail@spriet.on.ca
www.spriet.on.ca

Project: 222226 - Brooke-Alvinston Phase 1

Date: July 12, 2023

Re: Preliminary Cost Estimate

Attention: Janet Denkers
Municipality of Brooke-Alvinston

Phase 1 Addition, Renovation in Existing & Sprinklers

Total area of Phase 1 Addition:	2100 S.F.
<ul style="list-style-type: none"> • Provided 2 changerooms w/ washrooms and showers • Provided Temporary Bar with storage, to be Exit Vestibule in future phase, and new public corridor 	
<ul style="list-style-type: none"> • Renovation and relocation Janitor & Furnace Room, Sprinkler room to be determined, new opening in between existing Dressing Rooms 1 & 2. 	± 450 S.F.
<ul style="list-style-type: none"> • Provided Sprinklers to entire building, new and existing 	± 40100 S.F.
.A Substructure	\$ 39,000.00
- Foundations, and Concrete Slab	
.B Shell	\$ 118,000.00
- Superstructure (Joists & Metal Roof)	
- Exterior Enclosure (Ext. Walls & Ext Doors)	
.C Interiors	\$ 107,000.00
- Walls, Floor Finishes and Int. Doors	
- Renovation of existing rooms	
.D Services	\$ 108,000.00
- Plumbing (Fixtures, Supply/Drainage, Water Heater, Etc)	
- HVAC (A/C & Heaters)	
- Electrical (Service, Lights, Etc)	
Items A-D Total:	<u>\$ 372,000.00</u>
- Sprinklers (Wet and Dry Systems)	\$285,000.00
Entire Existing Building and New Addition	
Subtotal	\$ 657,000.00
Location Factor (12%)	\$ 78,840
Contractor Fee (25%)	\$ 164,250
Architect Fee (7%)	\$ 45,990
Total Cost	\$ 946,090 + HST
Cost per S.F.	\$378.50

Note:

1. Building estimates were calculated utilizing from the 2023 RS Means Square Foot Costs book and various information from the 2023 RS Means Assemblies costs book.
2. Siteworks estimate are not provided at this time as the scope of work has not been determined.

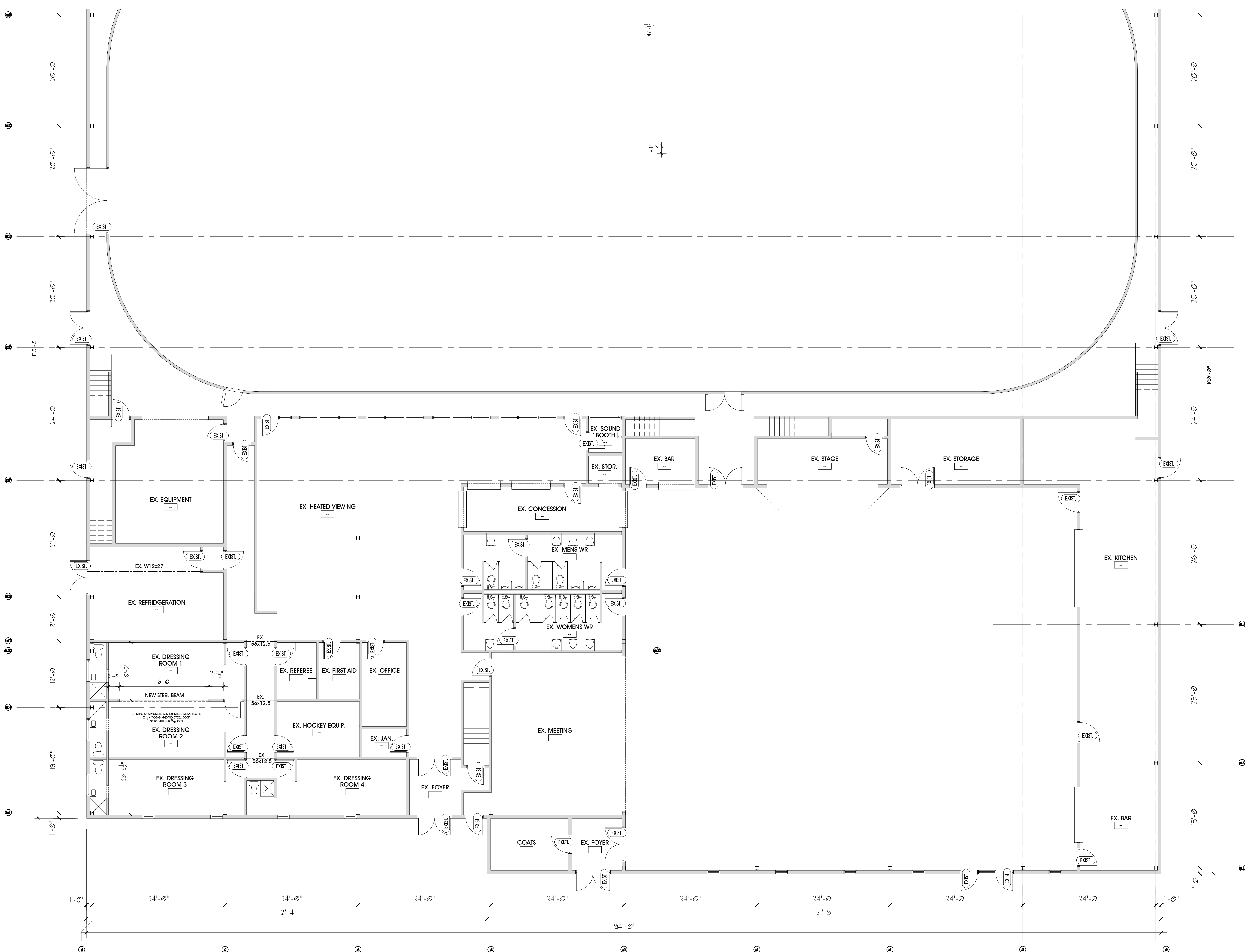
If you should have any questions, please contact the undersigned.



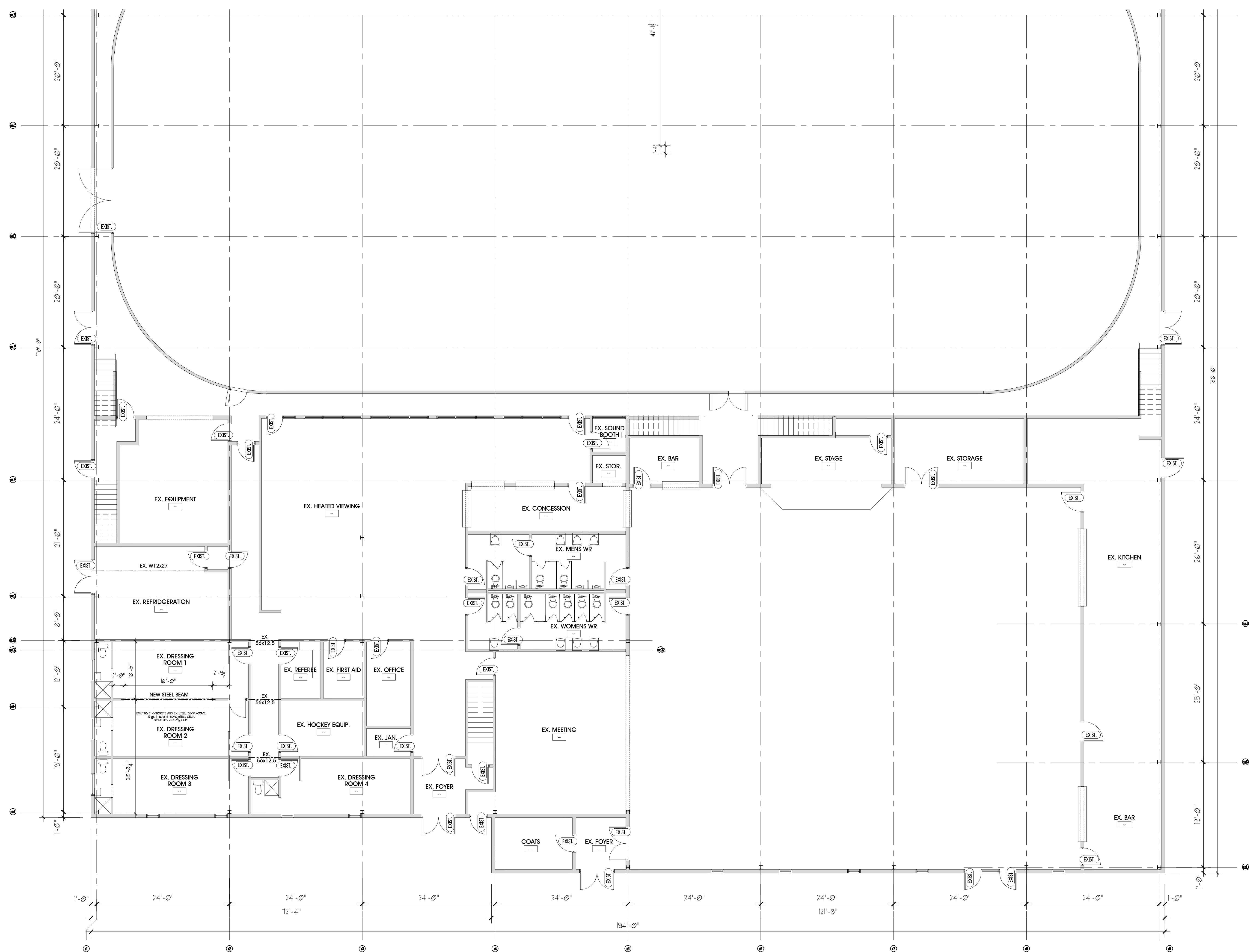
Yours truly,

SPRIET ASSOCIATES LONDON LIMITED

S. McIlmurray, OAA



PROPOSED CONCEPT PLAN - NEW OPENING
 BROOKE-ALVINSTON ARENA - PHASE 1
 3310 WALNUT STREET, ALVINSTON, ON.



PROPOSED CONCEPT PLAN - NEW OPENING
BROOKE-ALVINSTON ARENA - PHASE 1
 3310 WALNUT STREET, ALVINSTON, ON.



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Lucas Drain
Meeting: Council - 27 Jul 2023
Department: Drainage
Staff Contact: David Moores, Drainage Superintendent

Recommendation:

(1) Approve the drain relocation work to take place under the direction of the Drainage Superintendent; and

(2) Appoint R. Dobbin Engineering under section 78(5) of the Drainage Act – minor improvements to a drainage works that will be reported back to Council at a later date.

Background:

A request from Dave Buurma to relocate a section of the Lucas Drain on his property for the installation of a new building has been received.

Comments:

Under section 78 of the Drainage Act, the municipality may undertake and complete a drainage project in accordance with the report of an engineer. The process to improve a drain requires extensive consultation with all property owners in a watershed. Changes to the Drainage Act in 2021, allowed for projects to be completed through either a major improvement process or a minor improvement process. The major improvement process deals with all affected landowners in the watershed, while the minor improvement process is used to address a specific need on one property.

The minor improvement criteria are as follows:

- The project is initiated by the owner of the individual property or two or more adjacent properties that are owned by the same individual or related properties;
- The initiating property owner is paying for all costs of the project;
- The property does not require access from neighbouring properties.
- The project will not result in any changes as to how future repair and maintenance costs are allocated to other properties in the watershed;
- The project will not change the drainage capacity or erosion potential;
- The project will not result in a drainage works being enclosed; and
- The project will not take place in any wetlands.

Financial Considerations:

As the proposed work only affects this one property and they are paying all costs, the project meets the criteria requirements of the minor improvement process.

ATTACHMENTS:

[Request](#)

[Location as per 2012 Report on the 2015 GIS](#)

[Revised Site Plan](#)



The Corporation of the Municipality of Brooke-Alvinston
REQUEST FOR MAINTENANCE / REPAIR / IMPROVEMENT
(Drainage Act, R.S.O. 1990, Chapter D.17)

I hereby give notice that the LUCAS Drain is out of repair and request that:

Maintenance (preservation of a drainage works) or repair (restoration of a drainage works to its original condition) be performed under the provisions of Section 74 of the Drainage Act, R.S.O 1990, Chapter D.17.

The drain be improved (modification of or an addition to a drainage works intended to increase the effectiveness of the system) under the provisions of:

Section 76, (Update the Schedule of Maintenance for the Drain)

Section 78, (New Engineer's Report for the Drain)

(of the Drainage Act, R.S.O. 1990, Chapter D.17)

The following work is required:

RE-LOCATE LUCAS DRAIN TO ACCOMADATE PROPOSED STORAGE SHED
AS REQUIRED TO BE MIN. 15M FROM SHED

Property Description: Lot 20 Concession 14 Roll Number 3815/2005012600

911 address 8123 CHURCHILL LINE

Dated at the Municipality of Brooke-Alvinston this _____ day of _____, 20__

DAVID BURMA
Name-please print

Name-please print

[Signature]
Signature

Signature

Telephone# _____
Home

519-671-2534
Cell

Email address: david.b@groupsolum.com

Additional Comments if any:

Lucas Drain

As per 2012 Report

Page 4 of 5

Page 26 of 38



Legend

- Lot Concession Fabric
- Assessment Parcels
- Street Label
- Citations

2015 GIS

Location

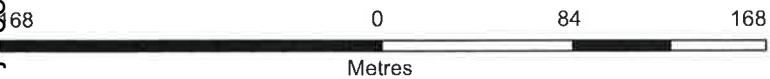


Notes

County of Lambton



789 Broadway St
Wyoming, ON N0N 1T0
www.lambtongis.ca

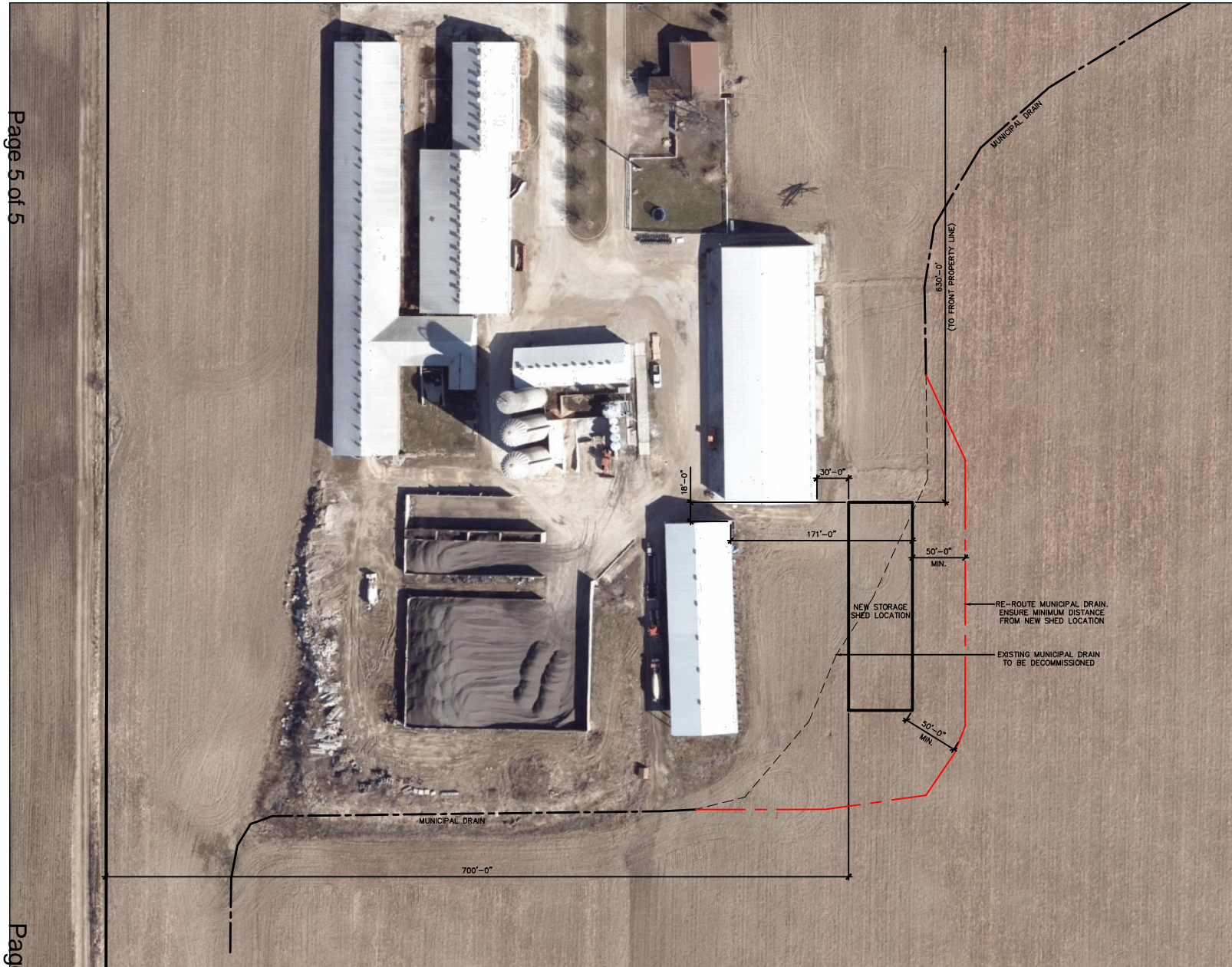


1: 3,304



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Lambton County GIS



Legend

- Assessment Parcels
- Citations

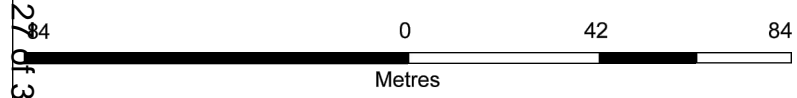
Location

A small inset map showing the location of the site within Lambton County, Ontario, Canada. The map highlights the site's location with a red dot and shows surrounding areas like Stratford and Wyoming.

Notes

County of Lambton

789 Broadway St
 Wyoming, ON N0N 1T0
www.lambtongis.ca



1: 1,652



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MUNICIPALITY OF BROOKE-ALVINSTON
DRAINAGE SUPERINTENDENT STAFF REPORT

To: Brooke-Alvinston Mayor, Clerk, and Council

From: David Moores, Drainage Superintendent
R. Dobbin Engineering Inc.

RE: Drainage Superintendent Report

Date: July 2023

For Council Approval:

1. Drain Maintenance Requests:
 - a. Watt & 6-7 Concession Road Drain – Request from Don VanDamme to brush and clean the drain.
 - b. Smith Patterson Drain – Request from Don VanDamme to brush and clean the drain.
 - c. Patterson Bell – Request from Don VanDamme to brush and clean the drain.
 - d. Annett Drain – Request from Don VanDamme to brush and clean the drain.
 - e. McKinley Drain – Request from Jim Goodhand to brush and clean the drain.

Recommendation: Approve the maintenance requests, set up maintenance onsite meetings, and give the Drainage Superintendent the power to act.

2. Drain Report Appointments
 - a. Lucas Drain – Appoint R. Dobbin Engineering under Section 78 (5) Minor Improvements to prepare an engineer’s report that will be submitted to Council at a later date. See attached Memo.
3. Tait Swartz Drain

As there is only 1200 feet of brushing and cleanout to be completed, approve the Drainage Superintendent hire a Contractor by T/M rates when they are working in the area close to this location.

Drain Maintenance Update:

1. Courtright Drain – Brushing and bottom cleanout to be completed summer 2023 by McNally Excavating;
2. Hustler Drain – Levelling to be completed Fall 2023 by JLH Excavating;
3. Lightfoot-Oke Drain–Levelling to be completed Fall 2023;
4. Wallis Drain – Levelling to be completed Fall 2023;
5. 15-16 Sideroad Drain – Levelling to be completed Fall 2023;
6. McEachren Drain – Brushing and cleanout to be completed by Bruce Poland and Sons in 2023 during the culvert replacement work;
7. Carpenter Drain – Brushing and cleanout to be completed after wheat harvest by GM Construction;
8. Brooke, Enniskillen & Dawn Townline Drain – Brushing and cleanout to be completed after wheat harvest by GM Construction;
9. Gentlemen Drain – Tile repairs to be completed by KT Excavating when Enbridge Third Party is onsite;
10. Vandamme Drain – Brushing and cleanout to be completed downstream of the tile portion. To be completed by a contractor while in the area based on T/M rates;
11. Stewart Drain – Brushing and bottom cleanout required. Tender closes August 2, 2023;
12. 12th Concession Rd. Drain – Culvert Replacement required. Tender closes August 2, 2023;
13. 6-7 Concession Drain – Brushing and cleanout required. Tender closes August 2, 2023; and
14. Tait-Swartz Drain – Brushing and cleanout required.

Drain Report Update:

1. Edgar Podolinsky Drain
 - Section 4 Report
 - Work: open drain cleanout, culvert removal and installation of one (1) catchbasin
 - Report submitted to landowners for review
 - Modifications are being made based on comments back

2. McEachren Drain
 - Section 78 Report – culvert replacements
 - Work: Culvert Replacements
 - Culvert work completed
 - Culvert removal will be completed during the drain cleanout

3. Benner Duffy Drain
 - Section 78 Report
 - Work: Culvert Replacement
 - Meeting to Consider – August 10, 2023

5. 6-7 Sideroad Drain / Government No.1 Drain
 - Section 78 Report
 - Work: extend municipal drain to a sufficient out c/w brushing and bank stabilization
 - Report going through internal review

6. Parker Lucas Drain & Acton Drain
 - Section 4 Petition
 - Letter sent to Council for approval of options
 - Meeting held with affected landowners on July 18, 2023
 - Path forward is to provide options in the form of a scoping report to the landowners

7. Earl Morwood Petition
 - Section 4 Petition
 - Work: New tile drain to be installed
 - Report ready to be submitted

8. 15-16 Sideroad Drain
 - Section 78 Report
 - Onsite Meeting held on November 30, 2022
 - Request from Bob McLaughlin to replace the outlet structure
 - Report in progress

9. Hay Drain
 - Section 78 Report
 - Work: drain enclosure completed by landowner
 - Letter submitted to Council c/w options
 - Meeting held with affected landowners on July 18, 2023
 - Path forward to complete the engineer report
 - Additional survey required to ensure swale is modified to be set lower than the road culvert invert
10. Cherry Creek Drain
 - Section 78 Report
 - Onsite Meeting held on November 29, 2022
 - Report in progress
11. 6-7 Concession Drain
 - Section 78 Report
 - Onsite Meeting held on April 20, 2023
 - At the meeting it was decided to complete a cleanout on the drain under maintenance
 - Survey and report to be completed after cleanout
12. Carpenter Drain
 - Section 78 Report
 - Onsite Meeting held on April 26, 2023
 - At the meeting it was decided to complete a cleanout on the drain under maintenance
 - Survey and report to be completed after cleanout
13. McTaggart Drain
 - Section 78 Report
 - Onsite Meeting held on April 26, 2023
 - Work: Relocate a tile municipal drain for development
 - Awaiting survey and report
14. VanDamme Drain
 - Section 78 Report
 - Onsite Meeting held on March 29, 2023
 - Work: Tile repairs completed and CBs installed on the main drain to add air to the system
 - Letter submitted to Council – report on hold to see if the CBs work and the blow outs stop

18. Wilcox Drain
 - Section 78 Report
 - Culvert replaced under Emergency Designation granted by OMAFRA
 - Onsite Meeting to be set up
 - Onsite Meeting set up for August 3, 2023

19. 6-7 Concession Drain (Lots 1-3)
 - Section 78 Report
 - Culvert at 6398 Shiloh Line has failed
 - Culvert has been replaced Emergency Designation granted by OMAFRA
 - Onsite Meeting set up for August 3, 2023

For Council's Information:

Work on the following projects is completed:

1. **6-7 Concession Drain (Lots 1-3)** – Culvert replacement completed by Bruce Poland and Sons;
2. **McEachren Drain** – Culvert replacements completed by Bruce Poland and Sons;
3. **Thompson Drain North and South** – Brushing, cleanout and culvert replacement completed by JLH Excavating;
4. **Wallis Drain** – Brushing and cleanout completed by JLH Excavating;
5. **15-16 Sideroad Drain** – Brushing and cleanout completed by JLH Excavating;
6. **Tait Swartz Drain** – Catchbasin repairs completed by KT Excavating;
7. **Chanyi Drain** – Catchbasin and tile repairs completed by KT Excavating;



The Corporation of the Municipality of Brooke-Alvinston
REQUEST FOR MAINTENANCE / REPAIR / IMPROVEMENT
(Drainage Act, R.S.O. 1990, Chapter D.17)

RECEIVED
JUL 14 2023

I hereby give notice that the Annett Drain is out of repair and request that:

Maintenance (preservation of a drainage works) or repair (restoration of a drainage works to its original condition) be performed under the provisions of Section 74 of the Drainage Act, R.S.O 1990, Chapter D.17.

The drain be improved (modification of or an addition to a drainage works intended to increase the effectiveness of the system) under the provisions of:

___ Section 76, (Update the Schedule of Maintenance for the Drain)

___ Section 78, (New Engineer's Report for the Drain)

(of the Drainage Act, R.S.O. 1990, Chapter D.17)

The following work is required:

dig and brush

Property Description: Lot 11 Concession 6 Roll Number _____

911 address 7271 Shiloh Line

Dated at the Municipality of Brooke-Alvinston this 14 day of July, 2023

Don Van Damme
Name-please print

Don Van Damme
Signature

Name-please print

Signature

Telephone# _____
Home

Cell

Email address: _____
rk.tel.on.ca

Additional Comments if any:



The Corporation of the Municipality of Brooke-Alvinston
REQUEST FOR MAINTENANCE / REPAIR / IMPROVEMENT
(Drainage Act, R.S.O. 1990, Chapter D.17)

RECEIVED
JUL 14 2023

I hereby give notice that the Courtright Drain is out of repair and request that:

Maintenance (preservation of a drainage works) or repair (restoration of a drainage works to its original condition) be performed under the provisions of Section 74 of the Drainage Act, R.S.O 1990, Chapter D.17.

The drain be improved (modification of or an addition to a drainage works intended to increase the effectiveness of the system) under the provisions of:

___ Section 76, (Update the Schedule of Maintenance for the Drain)

___ Section 78, (New Engineer's Report for the Drain)

(of the Drainage Act, R.S.O. 1990, Chapter D.17)

The following work is required:

Brush and dig the ditch west of
the Inwood Ball Park

Property Description: Lot 11 Concession 5? Roll Number _____

911 address Weidman Line

Dated at the Municipality of Brooke-Alvinston this 14 day of July, 2023

Don Van Damme
Name-please print

Don Van Damme
Signature

Name-please print

Signature

Telephone# _____
Home

Cell

Email address: _____
rk.tel.on.ca

Additional Comments if any:

This drain maintenance was requested
earlier - this is a follow up!



The Corporation of the Municipality of Brooke-Alvinston
REQUEST FOR MAINTENANCE / REPAIR / IMPROVEMENT
(Drainage Act, R.S.O. 1990, Chapter D.17)



I hereby give notice that the Patterson - Bell Drain is out of repair and request that:

Maintenance (preservation of a drainage works) or repair (restoration of a drainage works to its original condition) be performed under the provisions of Section 74 of the Drainage Act, R.S.O 1990, Chapter D.17.

The drain be improved (modification of or an addition to a drainage works intended to increase the effectiveness of the system) under the provisions of:

___ Section 76, (Update the Schedule of Maintenance for the Drain)

___ Section 78, (New Engineer's Report for the Drain)

(of the Drainage Act, R.S.O. 1990, Chapter D.17)

The following work is required:

dig and brush

Property Description: Lot 11 Concession 6 Roll Number _____

911 address 7271 Shiloh Line

Dated at the Municipality of Brooke-Alvinston this 14 day of July, 2023

Don Van Damme

Name-please print

Name-please print

Don Van Damme

Signature

Signature

Telephone# _____

H _____

Cell _____

Email address: _____

brk.tel.on.ca

Additional Comments if any:



The Corporation of the Municipality of Brooke-Alvinston
REQUEST FOR MAINTENANCE / REPAIR / IMPROVEMENT
(Drainage Act, R.S.O. 1990, Chapter D.17)



I hereby give notice that the Smith Patterson Drain is out of repair and request that:

Maintenance (preservation of a drainage works) or repair (restoration of a drainage works to its original condition) be performed under the provisions of Section 74 of the Drainage Act, R.S.O 1990, Chapter D.17.

The drain be improved (modification of or an addition to a drainage works intended to increase the effectiveness of the system) under the provisions of:

___ Section 76, (Update the Schedule of Maintenance for the Drain)

___ Section 78, (New Engineer's Report for the Drain)

(of the Drainage Act, R.S.O. 1990, Chapter D.17)

The following work is required:

brushed and dig

Property Description: Lot 11 Concession 7 Roll Number _____

911 address 7298 Shiloh Line

Dated at the Municipality of Brooke-Alvinston this 14 day of July, 2023

Don Van Damme

Name-please print

Name-please print

Don Van Damme

Signature

Signature

Telephone#



Cell

Email address:



brk.tel.on.ca

Additional Comments if any:



The Corporation of the Municipality of Brooke-Alvinston
REQUEST FOR MAINTENANCE / REPAIR / IMPROVEMENT
(Drainage Act, R.S.O. 1990, Chapter D.17)



I hereby give notice that the Watt Drain is out of repair and request that:

Maintenance (preservation of a drainage works) or repair (restoration of a drainage works to its original condition) be performed under the provisions of Section 74 of the Drainage Act, R.S.O 1990, Chapter D.17.

The drain be improved (modification of or an addition to a drainage works intended to increase the effectiveness of the system) under the provisions of:

___ Section 76, (Update the Schedule of Maintenance for the Drain)

___ Section 78, (New Engineer's Report for the Drain)

(of the Drainage Act, R.S.O. 1990, Chapter D.17)

The following work is required:

Brush and dig

Property Description: Lot 11 Concession 7 Roll Number _____

911 address 7298 Shiloh Line

Dated at the Municipality of Brooke-Alvinston this 14 day of July, 2023

Don Van Damme

Name-please print

Name-please print

Don Van Damme

Signature

Signature

Telephone# _____
Home

Email address: _____ ktel.on.ca

Additional Comments if any:

Drain needs to be brushed east of 7298 Shiloh Line as well. Trees are into the power lines and a danger for traffic visibility