



MINUTES

Council -Special Meeting

4:30 PM - Thursday, June 19, 2025
Municipal Office

The Council -Special of the Brooke-Alvinston was called to order on Thursday, June 19, 2025, 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, County Planner Ezio Nadalin, Planner Will Nywening, and Planning Technician Annette Major

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 EXPLANATION OF THE PURPOSE OF MEETING

The Planner explained the distinction between the zoning application and subdivision application. He advised that the County of Lambton is the approval authority of the subdivision application and the Municipal Council of the rezoning application.

It was further noted that the Zoning by-law amendment application ZA01-2025 is being held to consider amendment to the Municipal Zoning By-law to change the zoning on a portion of lands known as 3146 Nauvoo Road from the Residential 1 (h) (R1-h) Zone into several separate zones to accommodate a range and mix of housing options related to a proposed Plan of Subdivision.

The application for Draft Plan of Subdivision has been made for the same property to create 109 low density residential lots, 12 townhouse blocks containing 56 units and 1 medium block containing approximately 79 cluster townhouse units as well as 4 blocks for servicing and stormwater infrastructure.

4 APPLICATION(S) CONSIDERATION REVIEW

Comments were received and heard with regard to:

- lack of sidewalks
- alternative routes or access to not overload Francis St
- Nauvoo Road as an alternate access
- greenspace vs. cash in lieu
- potential impact on services
- emergency response
- fencing

5 CONSIDERATION OF PROPOSED APPLICATIONS

- a) Zoning Amendment Application & Draft Plan of Subdivision Recommendations
- That the report from the County of Lambton Development Services Department be received;

- That the Zoning By-law Amendment submitted respecting 3146 Nauvoo Road be approved;
- That the implementing by-law for the Zoning By-law Amendment be passed;
- That Council endorse the Conditions of Draft Subdivision Approval as presented in the Staff Report and / or that Council recommend any additions or changes to the proposed Conditions of Approval that it believes advisable.

RESOLUTION-2025-003

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston receive the report from the County of Lambton Planning Department on the Draft Plan of Subdivision Application 38T-25002. Councillor Don McCabe seconded the motion.

Carried

RESOLUTION-2025-004

Deputy Mayor Frank Nemcek made a motion that the Council of the Municipality of Brooke-Alvinston approve By-law 27 of 2025 being a by-law to approve the zoning amendment application; and that Council endorse the conditions of draft subdivision approval as presented in the staff report presented at the meeting. Councillor Craig Sanders seconded the motion.

Carried

6 IN CAMERA

That Council move into closed session pursuant to Section 239(2) of the Municipal Act, 2001 as amended to discuss the following matter(s);

(2a) Personal matters about an identifiable individual including employees

(2h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them

(2j) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization.

7 RISE & REPORT

The Clerk Administrator provided the Rise and Report and noted that Council approved the closed session meeting minutes of April 24, 2025 and May 29, 2025; and that no further direction was provided in the closed session.

8 BY-LAWS

- a) By-law 28 of 2025 - Confirming By-law

RESOLUTION-2025-005

Councillor Jenny Redick made a motion that By-law 28 of 2025 be read a first, second and third time and finally passed this 19th day of June, 2025. Deputy Mayor Frank Nemcek seconded the motion.

Carried

9 ADJOURNMENT

Councillor Nemcek made a motion to adjourn the meeting at 6:40 p.m..

Clerk-Administrator

Mayor