



AGENDA

Council Meeting

4:30 PM - Wednesday, August 13, 2025
Municipal Office

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9. NEW BUSINESS

10. CLOSED SESSION

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12. BY-LAW CONFIRMING PROCEEDINGS

12.1. By-law 31 of 2025 - Confirming By-law

13. ADJOURNMENT



MINUTES

Council Meeting

4:30 PM - Thursday, July 17, 2025
Municipal Office

The Council of the Municipality of Brooke-Alvinston was called to order on Thursday, July 17, 2025, at 4:30 PM, in the Municipal Office, with the following members present:

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

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

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 during the meeting.

3 MINUTES

a) Regular Council Meeting Minutes of June 26, 2025

RESOLUTION-2025-217

Councillor Jenny Redick made a motion that the minutes of the June 26, 2025 meeting be approved as presented without error or omission. Councillor Craig Sanders seconded the motion.

Carried

4 BUSINESS ARISING FROM THE MINUTES

5 DELEGATIONS & TIMED EVENTS

6 CORRESPONDENCE

a) Municipal Correspondence

RESOLUTION-2025-218

Deputy Mayor Frank Nemcek made a motion that the circulated correspondence be received and filed. Councillor Craig Sanders seconded the motion.

Carried

b) The Hon. Robert Black - Why Soil is Essential

RESOLUTION-2025-219

Councillor Don McCabe made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from the Honorable Robert Black to urge the Government of Canada and the Province of Ontario to implement all

recommendations contained within the report and commit to recognizing a sense of urgency and act accordingly in order to protect and conserve soil. Councillor Craig Sanders seconded the motion.

Carried

7 STAFF REPORTS

- a) **Treasurer's Report:** Accounts Payable Listing - June 2025

RESOLUTION-2025-220

Councillor Jenny Redick made a motion that Council receive and file the Accounts Payable Listing for June 2025 Councillor Craig Sanders seconded the motion.

Carried

- b) **Clerk Administrator's Report:** Request to purchase alley

RESOLUTION-2025-221

Councillor Jenny Redick made a motion that the Council of the Municipality of Brooke-Alvinston declare the alley located between 3229 & 3231 River Street as surplus to their needs and that staff be directed to follow the disposal of land by-law for sale of the alley; and that an easement be arranged for purposes of access to services or building maintenance if needed with the adjacent property owner. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- c) **Clerk Administrator's Report:** August 14, 2025 Meeting Adjustment

RESOLUTION-2025-222

Deputy Mayor Frank Nemcek made a motion that the August 14, 2025 regularly scheduled Council meeting be moved to Wednesday August 13th at 4:30 p.m. and that the Clerk Administrator advertise the change. Councillor Jenny Redick seconded the motion.

Carried

- d) **Treasurer's Report:** Provincial Cannabis Funding

RESOLUTION-2025-223

Councillor Craig Sanders made a motion that Council approve Brooke-Alvinston's allocation of the Cannabis Funding to the Lambton Group OPP Detachment Board to provide benefit to the Brooke-Alvinston community through OPP public engagement and resources support. Councillor Don McCabe seconded the motion.

Carried

- e) **Treasurer's Report:** Reserve and Reserve Fund Policy Implementation

RESOLUTION-2025-224

Councillor Jenny Redick made a motion that Council approve placing 4% of the budget into reserves annually to grow Brooke-Alvinston Reserves so that they are within the levels as defined in our approved Reserve and Reserve Fund Policy. Councillor Don McCabe seconded the motion.

Carried

- f) **Clerk Administrator's Report:** Rural Ontario Development Program

RESOLUTION-2025-225

Councillor Jenny Redick made a motion that staff be directed to report back to Council on other grants options under the Rural Ontario Development Program. Councillor Craig Sanders seconded the motion.

Carried

- g) **Clerk Administrator's Report:** Killer Bees Home Opener Sponsorship Opportunity

RESOLUTION-2025-226

Councillor Jenny Redick made a motion that Council approve of sponsorship for the home opener game of the Alvinston Killer Bees. Councillor Craig Sanders seconded the motion.

Carried

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

RESOLUTION-2025-227

Deputy Mayor Frank Nemcek 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

- i) Proposed Sanitary Sewer & Water Extension

RESOLUTION-2025-228

Deputy Mayor Frank Nemcek made a motion that having received the updated comments regarding the request in principle to extend the sewer and water service to 3277 Nauvoo Road approval in February 2025, that the June 2025 recommendation from Black Creek Engineering be approved with the property owner to obtain the necessary approvals through the County of Lambton, Ministry of the Environment, OCWA and that staff be updated on the progress / approvals as needed. Councillor Don McCabe seconded the motion.

Carried**8 BY-LAWS****9 NEW BUSINESS**

- a) Notice of Motion: (McCabe) that staff be directed to investigate sidewalks on Millpond and Francis Streets.

RESOLUTION-2025-229

Councillor Don McCabe made a motion that staff report back on placement of, timelines and costs for sidewalks in the Millpond area. Councillor Jenny Redick seconded the motion.

Carried

- b) County of Lambton Response - Schouten Subdivision access from Nauvoo

RESOLUTION-2025-230

Councillor Jenny Redick made a motion that the correspondence regarding access off Nauvoo Road to the proposed Schouten subdivision be received and filed. Councillor Craig Sanders seconded the motion.

Carried

- c) Councillor Redick inquired about the slide replacement at the BAICCC playground and was advised it's still waiting arrival. She also inquired about the status of the CSRIF grant. She was advised staff are working with the Ministry in preparing the Transfer Payment Agreement. Councillor Redick noted the Inwood Kids fest planned for this coming weekend. She further inquired about the process of brine application in the municipality.
- d) Councillor Nemcek inquired about the placement of the blocks at the former Riverstone restaurant. He was advised they were placed there by the property

owner.

- e) The Parks & Recreation Manager advised that 2 breakers have gone bad on the ball diamond lights. He was advised to budget accordingly for the 2026 budget
- f) Councillor McCabe commended staff on the work done in completing the Emergency Preparedness program.

10 CLOSED SESSION

11 RISE AND REPORT

12 BY-LAW CONFIRMING PROCEEDINGS

- a) By-law 30 of 2025 - Confirming

RESOLUTION-2025-231

Councillor Jenny Redick made a motion that By-law 30 of 2025 be read a first, second and third time and finally passed this 17th day of July, 2025. Councillor Craig Sanders seconded the motion.

Carried

13 ADJOURNMENT

Councillor Sanders adjourned the meeting at 5:22 p.m.

Clerk-Administrator

Mayor



Our Hometown Success Story

Council Annual Update

1



ELECTEKPOWER



AGENDA

- The 2024 Numbers**
- Our Bluewater Power Success Story**
- Provincial Impact of Bluewater Power**
- Board of Directors**
- Closing Comments**

The 2024 Numbers



The 2024 Numbers

Most important number!

2.4 Million Hours Worked & 9 Years

Without a Lost Time Injury!



The 2024 Numbers

- ❑ 2024 NIBT of **\$8.6M normalized**
- ❑ Total income represents an **ALL TIME HISTORICAL HIGH**
- ❑ Total Gross Revenue of almost **\$155M**
- ❑ Income before tax was up **almost 150% over budget**
- ❑ Plus absolute growth in assets of **8%** and equity of **4%**
- ❑ Power reliability of **99.98%**
- ❑ Highest municipal returns of **all time - \$3.8M**

The 2024 Numbers

- ❑ Hit some **all time high revenues!**
- ❑ Reinvested **\$12M** in local infrastructure
- ❑ Expenses came in **below** budget
- ❑ **Never** at the expense of utility bills – **10%** reduction over 10 years!
- ❑ **But we won't sit still and will always strive for even more!**

Our Team Comes Through EVERY SINGLE YEAR!

The BP Success Story

- Net Income after tax has grown significantly
- We have reinvested almost \$100M in infrastructure over the last 10 years
- We have added offices outside of Sarnia-Lambton
- BP is a very strong community partner!
- We have added four new Companies and added many lines of business
- Revenue from other lines of business has grown almost 35 times

The BP Success Story

8



ELECTEKPOWER



The Result - Directly to Benefit Local Tax Payers!

\$65 Million!



PLUS – Your investment is over almost five times
what it was!

Provincial Impact of Bluewater Power



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- ❑ Our CEO is the Chair of the Board for the Electricity Distributors Association representing all Electrical Utilities in the Province
- ❑ Our Director of Health & Safety & Quality Assurance is the Chair of the Board for all Utility Electrical Professionals in the Province
- ❑ Our Director of Human Resources is the Vice Chair of Provincial HR Industry committee
- ❑ Many Teammates sit on exclusive provincial and federal committees

The Result → A very real direct impact on provincial electricity matters!
Sarnia-Lambton has a seat at the Table!

Board of Directors

- As part of our annual AGM process, BP recommends to our Municipal Shareholders the reappointment of our Board of Directors
- An outstanding Board of Directors has been absolutely **key** to our success!
- Garry McDonald has been re-elected as Chair and Margaret Dragan as Vice Chair by unanimous vote
- Your Director is Brad Goodhill who sits on the Executive Committee and is a very valuable member of our Team
- **The BP Group of Companies is very lucky to have the exceptional calibre of our Board of Directors and strongly recommends full reappointment**

In Closing ...



Made with Love in Sarnia-Lambton

A Quick Review!

- We were **SAFE** first and foremost!
- All time high financial returns to Shareholders / Community
- Hit an all time high income in 2024 (after hitting an all time high in 2023!)
- NEVER** on the backs of utility rate payers! Bills are down!
- Exceeded all targets of profitability plus significant asset growth
- Significant influence at Provincial level
- Very high customer satisfaction and public safety awareness ratings
- Outstanding and responsive utility operations and world class storm response!
- Exceptional community support – we make things happen!

Overall, a True Hometown Success Story!

Extremely Proud To Share Our Success With Our Community



Always Happy to Answer Any Questions!

July 21, 2025

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Premier Ford:

It has now been four months since the Municipality of Tweed submitted two detailed proposals for your consideration, both aimed at addressing pressing challenges facing small rural and northern communities. Despite our sincere efforts and outreach, we have yet to receive an acknowledgment or response from your office, your ministers, our local MPP, or the leaders of the opposition parties. This silence is deeply disheartening.

Please know that the Municipality of Tweed is grateful for your commitment to investing billions to protect Ontarians as promised in this year's provincial election. We look forward to the opportunity to capitalize on those investments.

The first proposal, sent directly to your office on March 25, 2025, addressed the *Repatriation of OPP Costs for Small Rural and Northern Communities During this Period of Uncertainty*. Our proposal suggested a temporary repatriation of OPP policing costs as a meaningful way to demonstrate that this government understands and supports the needs of small municipalities.

The proposal included two important conditions: first, that OPP costs be repatriated to the province during this time of economic instability and global uncertainty triggered by U.S. policies; second, that the municipalities benefiting from this relief reinvest those savings directly into community infrastructure projects. In Tweed's case, the annual savings of \$1.2 million would allow us to undertake long-overdue infrastructure upgrades that we simply cannot afford under the current burden of provincial policing costs.

The second proposal, submitted March 27, 2025, focused on *Supporting Small Rural and Northern Ontario Housing Developers* and aligns with your government's own priority to reduce barriers to housing development. This proposal was presented to Minister Surma, AMO President Robin Jones, and MPP Ric Bresee at the 2025 ROMA Conference. During our January 19, 2025 ROMA delegation, Minister Surma expressed interest and committed to raising it with then-Minister of Municipal Affairs and Housing, Paul Calandra. We revisited the proposal with MPP Bresee during a March 13th meeting and have since

shared it with ROMA President Christa Lowry, Federal Minister of Housing and Infrastructure Minister Robertson, and Prime Minister Carney.

We have copied the leaders of Ontario's three main political parties on this letter, as we did when the proposals were originally submitted. We respectfully ask all parties—regardless of political affiliation to consider their merit and potential, and to speak to them in the Legislature. We are eager to work with any partner committed to helping rural and northern Ontario succeed.

Both proposals offered practical, shovel-ready ideas grounded in lived rural experience. And while we remain grateful for ongoing provincial support through the Ontario Municipal Partnership Fund (OMPF: \$2,058,700) and the Ontario Critical Infrastructure Fund (OCIF: \$340,000), it must be acknowledged that these funds are no longer sufficient to meet the growing financial and infrastructure burdens faced by communities like ours. To manage persistent shortfalls, Tweed Council has had to implement tax increases of 7.3% in 2023, 17.8% in 2024, and 15% in 2025. The burden this places on our residents is both significant and unsustainable.

Given that four months have passed without acknowledgment, I am resubmitting both proposals for renewed consideration. It is deeply concerning that when a small rural municipality—operating with limited resources and under significant financial strain—takes the initiative to present tangible and constructive solutions, those efforts are met with silence. We expect such outreach to be met with dialogue. The absence of even basic acknowledgment sends a troubling message: that rural and northern municipalities are to be seen but not heard. Furthermore, I have reached out to AMO and ROMA and unfortunately my faith in both organizations as effective advocates in this regard is waning.

As I have made clear to all parties, I remain more than willing to serve as an engaged and constructive member of any committee or working group convened to address the challenges before us. The situation is serious. Many of us are teetering on the brink. The time to act was yesterday.

I respectfully request your attention to this matter and look forward to your response.

Yours truly,

Don DeGenova
Mayor
Municipality of Tweed
255 Metcalf St.
Tweed ON K0K 3J0
mayor@tweed.ca
613-848-7113

cc. Minister Surma, Minister of Infrastructure

Minister Flack, Minister of Municipal Affairs and Housing
Minister Bethlenfalvy, Minister of Finance
Minister Thompson, Minister of Rural Affairs
MPP Ric Bresee

MPP M. Stiles, Leader of the NDP and Leader of the Opposition
Ms. B. Crombie, Leader of the Liberal Party
MPP M. Schreiner, Leader of the Green Party

Robin Jones, President, AMO
Christa Lowry, President, ROMA
Warden Bonnie Clark, Chair, Eastern Ontario Wardens Caucus
Bob Mullin, Warden Hastings County

A copy of this letter has also been sent to all rural and northern Ontario Mayors.

Proposal to Repatriate OPP Costs for Small Rural and Northern Communities During this Period of Uncertainty

July 21, 2025 (Originally submitted March 25, 2025)

As Mayor of the Municipality of Tweed, I am representative of many small rural and northern Ontario communities that face growing financial pressures. Even in the best of times, we operate with limited resources, and now, the threat of President Trump's tariffs only intensifies our financial stress. Municipalities with populations of 10,000 or less are particularly vulnerable. We grapple with the same issues as larger cities—housing shortages, food insecurity, homelessness, healthcare concerns, inflation, and an overwhelming infrastructure funding deficit—but with far fewer financial resources and staffing capabilities. Unlike urban centres, which have access to additional funding streams and economies of scale, small rural and northern communities struggle to provide essential services with minimal support. Moreover, we are disproportionately affected by extreme weather events, further straining our already fragile infrastructure and emergency response capabilities. Without immediate and targeted assistance, many of our communities risk falling into economic and social decline.

With that in mind, we propose a temporary solution that would demonstrate your government's support for small rural and northern Ontario. Premier Ford, has stated that securing a strong majority was essential to investing billions in response to the Trump tariffs. Repatriating OPP policing costs for small rural and northern communities during this period of economic uncertainty would be a swift and impactful show of support. This initiative would immediately benefit 330 municipalities at a cost of less than \$600 million. In the context of multi-billion-dollar expenditures, a \$600 million investment is a meaningful way to show small municipalities that they matter.

This initiative could be structured with two key conditions: it would remain in place while Ontario remains vulnerable to economic pressures, and the funds saved by municipalities would be reinvested into critical infrastructure projects. For example, such a measure for the Municipality of Tweed would free up approximately \$1.2 million, allowing us to address urgent infrastructure needs and support our local economy.

We need all levels of government to recognize that small rural and northern municipalities are extremely vulnerable and now more than ever we need governments so show that they stand with small municipalities. We look forward to discussing our proposal with you.

Don DeGenova
Mayor
Municipality of Tweed
255 Metcalf St.
Tweed ON K0K 3J0

mayor@tweed.ca
613-848-7113

Proposal to Support Small Rural and Northern Housing Developers

July 21, 2025 (Originally submitted March 27, 2025)

The Municipality of Tweed supports all efforts to remove barriers to housing development. To demonstrate our commitment, we have proactively revised our zoning bylaws to encourage housing densification and affordability. We now permit tiny homes (400–600 sq. ft.), smaller homes (900–1200 sq. ft.), mobile homes on rural lots, reduced lot sizes and setbacks, and fewer parking space requirements. Additionally, we do not impose development fees. These measures aim to diversify our housing stock, enhance affordability, and minimize environmental impact.

Our commitment to housing expansion is already delivering results. We are collaborating with builders to develop a 80-unit retirement community and a retirement home, complementing our existing 120-bed extended care facility. In 2024, the Municipality of Tweed led Hastings County in housing starts, issuing 122 building permits, including 38 new homes and a 25-unit geared-to-income apartment complex. Last year, we hosted a Developers Forum, where local developers presented subdivision plans that could bring over 600 new homes to our community within the next five years.

We made a \$4 million+ investment in our lagoon that will allow us to accommodate another 1500 homes. Our current well enhancements allow us to service an additional 750 homes. We are investigating future new water sources to allow us to reach our target of 1500 homes.

However, infrastructure costs for new subdivisions remain a significant barrier. Unlike large urban developers, small rural developers lack the financial backing of major investors and must independently finance subdivision infrastructure, making projects cost-prohibitive. There is a growing perception that federal and provincial housing investments are disproportionately focused on large urban centers, despite billions of dollars being allocated to housing initiatives.

Our proposal seeks financial assistance through interest-free loans for small rural and northern developers to cover infrastructure costs. These loans would be repaid as homes are sold, ensuring the government recoups its investment with the only cost being interest. Unlike current urban housing initiatives—where both principal and interest fall entirely on the province and federal government—this model ensures fiscal responsibility. Additionally, rather than the standard 25–30-year amortization period, our proposal anticipates repayment within five years, making it a practical and innovative solution to the housing crisis in small rural and northern communities.

The demand for housing in regions similar to ours remains strong. Seniors want to age in place, staying close to friends, family, and their established healthcare providers. When seniors relocate to urban centers, they leave behind a gap in healthcare continuity at a critical stage in their lives. Conversely, when seniors transition to retirement communities within rural areas, they free up existing housing stock for younger families. Additionally, the influx of urban retirees to rural communities has further driven demand which in turn increases the housing stock in those urban areas. Housing in small communities like Tweed can be built at a fraction of the cost compared to large urban centers, offering a cost-effective solution to Ontario's housing crisis. The Municipality of Tweed's absence of development fees provides yet another financial incentive for homebuyers and developers alike.

Premier Ford, we have answered your call for municipalities to facilitate housing growth. We urge you to give serious consideration to this proposal, recognizing Tweed as a model for how rural communities can be part of the solution to Ontario's housing crisis. We need all levels of government to recognize that small rural and northern municipalities are key to helping this country and province resolve our housing crisis. We look forward to discussing our proposal with you.

Don DeGenova
Mayor, Municipality of Tweed
255 Metcalf St.,
Tweed ON K0K 3J0

mayor@tweed.ca
613-848-7113



BROOKE-ALVINSTON COMMITTEE OF ADJUSTMENT

PROVISIONAL CONSENT
 (Ont. Regulation 197/96)

DECISION

FILE NO. B-005 / 25

In the case of an application for consent from John & Deborah Baldwin made under Section 53 of the Planning Act, as it affects the property legally known as 3171 Nauvoo Road, and described as Con. 5, Part Lot 18 in the Municipality of Brooke-Alvinston, in the County of Lambton as described in the application.

DECISION: GRANTED WITH CONDITIONS

CONDITIONS:

1. That a copy of the deed and R.D. Plan or survey be submitted to the Secretary-Treasurer in digital format, if available, and properly georeferenced to the NAD83 UTM Zone 17 Coordinate System, and in a form suitable for registration.
2. That a fee of \$300.00 be paid to the Municipality of Brooke-Alvinston by cash or cheque;
3. That all conditions be fulfilled within two years of the notice of decision of this consent. That the certification of consent required by Section 53(42) of The Planning Act, be obtained within two years of the notice of decision of this consent. *The Municipality will endeavour to send the applicant a reminder that the Provisional Consent is approaching its lapsing date. However, **each applicant is responsible for ensuring that the Provisional Consent does not lapse.** If the Provisional Consent does lapse (meaning the deeds have not been stamped within one year of the notice of decision of the consent), a new application will be required. There is no provision in The Planning Act for extensions to the Provisional Consents;*
4. That the applicant(s) enter into an agreement with the municipality for the apportionment of drainage assessments on the involved properties;
5. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent Application B005/25 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office
6. That a draft reference plan be prepared by an Ontario Land Surveyor for the purpose of facilitating a road widening along Nauvoo Road (County Road 79) along with both the severed and retained lands and subject to final approval by the County of Lambton Public Works Department
7. That any outstanding property taxes be paid in full
8. That drain assessment schedules be revised in accordance with the Drainage Act, as amended, to be commissioned and paid for by the owners, to the satisfaction of the Municipality
9. That independent access to the severed and retained lands be provided to the satisfaction of the County of Lambton
10. That a municipal 911 address be assigned to the retained lands and a 911 sign be posted on the retained and severed properties
11. That an easement be obtained and registered on title for the tile drain that runs across the severed property for access by the owner of the retained parcel (3171 Nauvoo)

Randy Hills Ken McGugan Craig Sanders Don McCabe

*** CERTIFICATION ***

I, Janet Denkers Secretary-Treasurer for this meeting 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 electronically herein which was brought before the Committee on July 15, 2025 with the Notice of Decision being mailed July 16, 2025

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

The last day for appeal of the above decision is the 4th day of August, 2025

3236 River St. P.O. Box 28
Alvinston, ON N0N 1A0

Phone: 519.898.2173
Fax: 519.898.5653



NOTICE OF APPOINTMENT FOR EXAMINATION BY ENGINEER

Drainage Act, R.S.O. 1990, Chapter D.17, s. 4 & s. 9(1)

TO: Affected Property Owners

You are hereby notified that Ray Dobbin, P.Eng., appointed by the Council of the Municipality of Brooke-Alvinston under Section 4 of the Drainage Act, has scheduled a meeting for the:

Nemcek Petition Drain on

Tuesday, August 19, 2025

10:00 a.m.

MEETING LOCATION: 3169 Argyll Road

In accordance with Section 9(1) of the Drainage Act, you as an owner of land affected, are requested to attend a meeting with the appointed engineer.

The purpose of the meeting is that a request has been received to improve the size of the tile drain, and as an owner of the land affected, you are requested to attend at such time and place.

Dated the 31st day of July, 2025.

Janet Denkers
Clerk-Administrator

Failure to Attend Meeting

If you do not attend the meeting, it will proceed in your absence. If you are affected or assessed by this proposed project, you will continue to receive notification as required by the *Drainage Act*.

Dear M. Janet Denkers,

The St. Clair Region Conservation Authority has completed a draft A.W. Campbell Conservation Area Master Plan. Guided by strategic actions identified in the Authority's 2023 – 2028 strategic plan, the goal of the Master Plan is to create an updated vision and a clear set of objectives that will inform decision-making related to the management of A. W. Campbell Conservation Area.

As the population within the St. Clair Region grows, pressure on natural spaces for recreational, mental health, and passive use will increase. The draft Master Plan identifies opportunities that will ensure the management of the A.W. Campbell Conservation Area continues to be economically and environmentally sustainable while enhancing visitor experience. To view the draft plan, visit <https://bit.ly/4f0DLVC>.

The Authority welcomes and appreciates the input and feedback of our local governments. Please feel free to share with others as you see fit. Comments received will be incorporated, as appropriate, into a final draft that will be presented to the SCRCA Board of Directors for approval.

Public comments are being received until September 4, 2025, at 11:59 pm and can be submitted through the options listed below:

1. Via an online survey at <https://forms.office.com/r/tFswMMTeqT>
2. By email to comments@scrca.on.ca
3. In-person via meeting arranged with SCRCA staff.

If you have any questions, please do not hesitate to contact myself, or our Manager of Conservation Areas, Greg Wilcox at gwilcox@scrca.on.ca or (519) 245-3710 Ext. 216.

Sincerely,

Donna Blue
Manager of Communications
St. Clair Region Conservation Authority
205 Mill Pond Crescent
Strathroy, Ontario, Canada
N7G 3P9

Phone: (519) 245-3710 Ext. 219

Email: dblue@scrca.on.ca



**Ministry of
Municipal Affairs
and Housing**

Municipal Finance Policy Branch

777 Bay Street, 13th Floor.
Toronto ON M7A 2J3
Tel.: 416 585-6300

**Ministère des
Affaires municipales
et du Logement**

Direction des politiques relatives aux
finances municipales

777, rue Bay, 13^e étage
Toronto ON M7A 2J3
Tél. : 416 585-6300



August 7, 2025

Dear CAO/City Manager/Municipal Treasurer/Clerk-Treasurer:

I am writing to inform you that updates are being made to the Housing and Homelessness services categories in the 2026 Financial Information Return (FIR) (for release in early 2027). The changes that are being made will update legacy definitions and categories to better reflect the diversity of local reporting policies and practices and the range of housing and homelessness programs delivered by municipalities.

Over the past few years, ministry staff have consulted with the municipal sector in both targeted and open consultations and gathered feedback that support making changes that are workable at the local level.

To assist with the transition to the new Housing and Homelessness services categories, you can view a PDF draft version of the 2026 FIR at the link [here](#). You may also navigate to the FIR website "News" section available [here](#). Please be sure to consider if any changes to internal systems effective January 1, 2026 are required to accommodate future FIR reporting. Please note the 2026 PDF does not reflect other changes that may be made to the 2025 and 2026 FIR template.

Also, please be advised that the Municipal Finance Officers' Association (MFOA) will be hosting a free webinar on August 20, 2025, called "Updates to the FIR". The session will walk through changes to the reporting of housing and homelessness services in the FIR, as well as spotlight the new Public Sector Accounting Standard - PS 1202 Financial Statement Presentation. Register at the link [here](#).

Your assistance with sharing this letter and the draft PDF version of the 2026 FIR with any impacted staff members (such as Housing and Finance staff) in your municipality would be greatly appreciated. If you have any questions about this letter or the FIR, please contact your local MMAH, Municipal Services Office (MSO), or Shira Babins at shira.babins@ontario.ca of the Municipal Finance Policy Branch of the Ministry.

Sincerely,

Ruchi Parkash

Ruchi Parkash
Director, Local Government Division
Ministry of Municipal Affairs and Housing

cc. Caspar Hall, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing
Sean Fraser, Assistant Deputy Minister, Ministry of Municipal Affairs and
Housing
Christopher Pearce, Assistant Deputy Minister (A), Ministry of Finance
Marc Sharrett, Director (A), Ministry of Finance

Good morning,

Ontario is working to create more efficient environmental permissions processes that will help build housing, transit and infrastructure development faster while continuing to protect human health and the environment.

We streamlined permissions for certain well-understood storm water management works by moving them to Ontario's online self-registration program and exempted certain low-risk works from requiring an environmental permission entirely. These storm water management works typically service private residential developments, long-term care facilities, schools, hospitals and commercial sites such as shopping centres, gas stations, and warehouses. Proponents of registered works must comply with regulatory requirements that are protective of human health and the environment and will continue to be subject to the ministry's compliance monitoring, assessment and enforcement measures.

Registration-first approach

We have created a new regulation (O.Reg. [137/25](#)) under the *Environmental Protection Act* (EPA) to require proponents to self-register prescribed storm water management works online on the Environmental Activity and Sector Registry instead of being required to apply for and operate under an environmental compliance approval (ECA). These registered works can begin operation immediately, which reduces project delays.

The new regulation establishes environmentally protective requirements. Proponents are required to retain a licensed engineering practitioner to design and assess the works and prepare a technical report which must be filed online with their registration. This report must include the design of the works, operation and maintenance requirements, and erosion and sediment control measures. To maintain environmental protection, proponents of these works are required to comply with requirements set out in the regulation, including preparing and implementing spill prevention and response procedures in certain situations, and implementing the requirements set out in the licensed engineering practitioner's report.

The regulation comes into effect on September 1, 2025.

Exemptions

We have amended O.Reg. [525/98](#): Approval Exemptions under the *Ontario Water Resources Act* (OWRA) to expand existing exemptions to include additional residential low impact development works, passenger railway track drainage works owned by Metrolinx or another transit authority, and to clarify the definition of stormwater management works for certain existing exemptions.

The amendment will streamline permissions for low-risk works related to housing and transit.

The regulation came into effect on July 1, 2025.

Amending Clean Water Act, 2006, requirements

The amendments to O.Reg. 287/07 under the *Clean Water Act, 2006*, reduce duplicative requirements for storm water management works prescribed under the new EASR regulation by changing the types of plan policies that can or must be used to address these activities, and by enabling certain related amendments to be made to source protection plans using an existing streamlined process. These regulatory amendments reflect that significant threat activities related to storm water management works will now be managed by requirements under the EASR regulation.

The regulation comes into effect on September 1, 2025

Reducing regulatory burden for housing and infrastructure projects supports efforts to create much needed housing supply and infrastructure in Ontario, boosts the province's economy and supports job creation, while continuing to protect human health and the environment.

If you have any questions about these changes, please reach out to Juwairia Obaid, Policy and Program Development, Environmental Assessment and Permissions Branch, at: juwairia.obaid@ontario.ca. Please send questions on source protection related matters to: source.protection@ontario.ca.

More information about these changes is available on the [Environmental Registry of Ontario](#) and in the attached Fact Sheet.

Interested in learning more?

The ministry will be holding information sessions about storm water management works subject to EASR this fall. Sign up [here](#) or scan the QR code if you are interested in attending, we will send you more details and an invite.



Thank you,

Heather Malcolmson,
Director, Client Services and Permissions Branch
Environmental Assessment and Permissions Division

Ministry of the Environment, Conservation and Parks

Changes to permission requirements for storm water management works

As of September 1, 2025, certain **new** storm water management works will be required to register in the Environmental Activity and Sector Registry (EASR). In addition, certain sites with Environmental Compliance Approvals (ECA) in place may be required to transition to the EASR if they are proposing certain changes to their operation.

How are requirements changing?

Registering in Environmental Activity and Sector Registry

Storm water management works that meet the following criteria are required to register in the EASR instead of applying for an ECA:

- The works are not owned by a municipality and will not be transferred or assumed by a municipality
- All processing, repair or maintenance of goods and materials is conducted indoors
- No discharge of process water, cooling water, wash water or sanitary sewage is collected or received by the storm water management works

However, storm water management works that service the following sites **cannot** be registered in the EASR and will continue to require an ECA:

- waste disposal and abandoned motor vehicle sites as defined in [Environmental Protection Act](#)
 - snow disposal sites and road salt storage facilities
 - bulk liquid fuel sites as defined in [O. Reg. 217/01](#) under Technical Standards and Safety Act
 - renewable energy generation facilities, golf courses and greenhouses
 - shipyards and associated maintenance areas
 - Aerodromes as defined in [Aeronautics Act](#) (Canada)
-

- facilities with outdoor surfaces made with aggregate that includes basic oxygen furnace slag
- sites with outdoor repair and maintenance of motorized vehicles, equipment and heavy machinery
- Manufacturing with NAICS codes 31 - 33, mining, quarrying and oil and gas extraction with NAICS codes 21, and electrical power generation, transmission and distribution with NAICS codes 2211
- natural gas distribution with NAICS code 2212 and recyclable metal wholesalers with NAICS code 418110

The following are excluded from registering in the EASR and from applying for an ECA:

- storm water management works that are identified as a significant drinking water threat and the relevant source protection plan, prepared under the Clean Water Act, includes a policy that prohibits the establishment of **new** storm water management works where the works are proposed to be located.

Learn more by reviewing [Ontario Regulation 137/25](#) and our [decision notice on the Environment Registry of Ontario](#).

Exemptions

The following activities are now exempt from needing an environmental permission:

- Low impact development (LID) works on a lot or parcel of land that is used primarily for a residential purpose and contains residential buildings only - no longer require an environmental permission including when a sanitary sewage system is located on the same property.
- drainage works that are owned by Metrolinx or another transit authority that collect and drain storm water from passenger rail tracks no longer require an environmental permission.

For more information about when an environmental permission is not required, see [Ontario Regulation 525/98](#) under the Ontario Water Resources Act.

How does this impact me?

Applicants for an Environmental Compliance Approval

If you have submitted an application for an ECA for storm water management works to the ministry before September 1, 2025, for an activity that will be subject to registration in the EASR, you have a choice whether to continue with your ECA application or withdraw your application and register your activity in the EASR after September 1, 2025.

Any fees that you have submitted with your application will be returned to you if you decide to withdraw. There is no fee for registering in the EASR.

Existing Environmental Compliance Approval holders

If you have an ECA that authorizes your storm water management works, your ECA terms and conditions will continue to apply. If you need an administrative amendment such as a name change or mailing address change you may apply for an amendment to your ECA. If you choose to register your storm water management works in the EASR you must meet the criteria to register and follow the requirements in [Ontario Regulation 137/25](#), this includes uploading a storm water management report that has been prepared by a licensed engineering practitioner in the EASR.

New Storm Water Management Works that Meet the Criteria to Register

On September 1, 2025, you must follow [Ontario Regulation 137/25](#) and self-register your works in the EASR. See [Environmental Activity and Sector Registry](#) for more information.

How can I register in the EASR?

To register your storm water management works in EASR you will need to sign-in through your My Ontario Account to [access environmental permissions online services](#).

Learn more about [How to set up and manage an account to access environmental permissions online services](#).

Where can I get more information?

For more information, review the new regulation [Ontario Regulation 137/25](#) included with the [decision notice](#) on the Environmental Registry of Ontario. For more information about EASRs, visit the ministry's [Environmental Activity and Sector Registry](#) homepage.

If you have additional questions, contact the Client Services and Permissions Branch:

- by phone at 416-314-8001 (toll-free: 1-800-461-6290), Monday to Friday, 8:30 a.m. to 5:00 p.m.
- by e-mail at enviopermissions@ontario.ca

WHEREAS Bill C-2 proposes to amend the Proceeds of Crime (Money Laundering) and Terrorist Financing Act by adding section 77.5 (1), making it a criminal offense for any business, profession, or charitable entity to accept cash payments, donations, or deposits of \$10,000 or more in a single transaction or related transactions, regardless of their lawful nature;

WHEREAS this blanket ban criminalizes legitimate business transactions using legal tender, punishing businesses and law-abiding citizens solely for choosing to use cash, a fundamental right in Canada;

WHEREAS small businesses, charities, and individuals in Otonabee-South Monaghan and across Canada, including farmers, car dealers, and community organizations, rely on cash for lawful high-value transactions, and this restriction will impose unnecessary hardship, stifle economic activity, and deter charitable giving;

WHEREAS the \$10,000 threshold is arbitrarily low, capturing routine legal transactions while creating compliance burdens that disproportionately harm small businesses, rural communities, and those without digital banking access;

WHEREAS municipalities must stand up for the economic freedom and financial inclusion of their residents;

NOW, THEREFORE, BE IT RESOLVED that the Council of Otonabee-South Monaghan:

- Condemns Bill C-2, section 77.5, as an unacceptable overreach that criminalizes lawful cash transactions and undermines the use of Canadians' right to use legal tender;
- Demands the federal government to withdraw this amendment and engage in meaningful consultation with municipalities, businesses, and charities to develop targeted anti-crime policies that do not penalize legitimate cash transactions;
- Instructs the Municipal Clerk to send this resolution to all Canadian municipalities, the Federation of Canadian Municipalities (FCM), the Ontario Municipal Association, the Minister of Finance, Emma Harrison, our local MP, the Ontario Chamber of Commerce, and First Nations, calling for unified opposition;
- Urges other municipalities to pass similar resolutions to protect the rights of their residents and businesses

CARRIED.

Sincerely,

Liz Ross, Deputy Clerk
 Township of Otonabee-South Monaghan
 Tel: 705-295-6852 ext. 214 | Fax: 705-295-6405 | Email: deputy-clerk@osmtownship.ca
 20 Third Street, PO Box 70, Keene, ON K0L 2G0





The Municipality of the
VILLAGE OF BURK'S FALLS

Moved By: Ashley Brandt Date: July 15, 2025

Seconded By: Ryan Baptiste Resolution # 2025-244

Be it resolved;

WHEREAS the Council of the Village of Burk's Falls, together with residents from surrounding municipalities, has expressed strong and united opposition to the proposed installation of a Battery Energy Storage System (BESS) facility, citing significant concerns regarding public safety, environmental risk, land use compatibility, and insufficient local economic benefit; and

WHEREAS the perceived risk associated with BESS installations significantly outweighs any demonstrated local advantage, and further, the lack of established, province-wide planning policies has led to avoidable conflict and uncertainty for municipalities and residents alike;

Now therefore be it resolved that:

1. The Council of the Village of Burk's Falls respectfully requests that the Province of Ontario immediately suspend the approval and development of all new BESS installations until a comprehensive, science-based study is completed. Such a study should result in the development of robust, province-wide policies and regulations governing the operation, and risk mitigation of BESS facilities.
2. The Province of Ontario be urged to provide clear policy guidance to municipalities and industry stakeholders recommending that BESS installations be permitted only on lands currently zoned for industrial use, recognizing that:
 - a) such lands have been previously evaluated and approved for industrial development; and
 - b) the limited economic return provided by BESS projects does not justify rezoning lands designated for other uses.

- 3. The Province of Ontario be further requested to disseminate the results of this study and any associated policy or regulatory recommendations to all Ontario municipalities, thereby preventing unnecessary and costly legal challenges, public opposition, and community division related to the siting of future BESS projects.
- 4. The Council of the Village of Burk's Falls calls upon Solar Bank Corporation to immediately withdraw its application for the proposed BESS facility at Pegg's Mountain, in the interest of fostering constructive community relations and acknowledging that this situation closely parallels the circumstances in Gravenhurst, where similar concerns led to widespread opposition and rejection of a comparable project.
- 5. That a copy of this resolution be forwarded to members of parliament (MPP's) and all municipalities in the province of Ontario.

Recorded Vote requested by: _____

Ryan Baptiste	for / opposed
Ashley Brandt	for / opposed
Sean Cotton	for / opposed
Chris Hope	for / opposed
Nancy Kyte	for / opposed

<u> y </u>	_____	_____
Carried	Defeated	Deferred

Pecuniary Interest declared by:



Mayor



July 17, 2025

Honourable Premier Doug Ford
Via Email: premier@ontario.ca

Honourable Rob Flack, Minister of Municipal Affairs and Housing
Via Email: rob.flack@ontario.ca

Dear Premier Ford and Minister Flack,

Re: Opposition to Bill 17, Protect Ontario by Building Faster Act, 2025

Please be advised that at its Regular Meeting held Monday, July 14th, 2025, the Council of the Town of Kingsville passed the following resolution respecting the matter referenced in the above subject line:

122-07142025

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Gaffan

Whereas on May 12, 2025, the Government of Ontario (hereafter, the "Province"), enacted Bill 17, also known as the Protect Ontario by Building Faster and Smarter Act, 2025 (hereafter, the "Act"), which will defer Development Charge (hereafter, "DC" or "DCs") revenues and increase collection efforts and costs;

And whereas the DCs collected from developers are necessary to help municipalities fund the capital costs of infrastructure and services required to support new housing;

Now therefore be it resolved that The Council of the Corporation of the Town of Kingsville:

- Requests that the Province of Ontario provide municipalities with clarity on how they should fund the capital costs of infrastructure and services required to support new growth, given the impacts to overall DC revenue;
- Wishes it to be known that the constant change to the Province's planning and development framework is creating uncertainty and is ultimately reducing the construction of housing; and,
- Directs the Clerk to forward a copy of this resolution to the Honourable Doug Ford, Premier of Ontario, Honourable Rob Flack, Minister of Municipal Affairs and Housing, Anthony Leardi, MPP, Essex, Lisa Gretzky, MPP Windsor West, Andrew Dowie, MPP Windsor-Tecumseh, Trevor

Jones, MPP Chatham-Kent-Leamington, AMCTO, AMO and all Ontario Municipalities.

Carried.

Sincerely,

A handwritten signature in black ink that reads "Angela Toole". The signature is written in a cursive, flowing style.

Angela Toole, Acting Manager of Municipal Governance/Clerk
Email: atoole@kingsville.ca
Phone: 519-733-2305 ext. 223

cc. Anthony Leardi, MPP, Essex
Trevor Jones, MPP, Chatham-Kent - Leamington
Andrew Dowie, MPP, Windsor-Tecumseh
Lisa Gretzky, MPP, Windsor West
AMCTO
AMO
All Ontario Municipalities



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

July 18, 2025

Via email: doug.fordco@pc.ola.org

Premier's Office
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Dear Hon. Doug Ford,

Re: Producer Responsibility for Blue Boxes

Please be advised that South Huron Council passed the following resolution at their July 14, 2025 Regular Council Meeting:

286-2025

Moved By: Ted Oke

Seconded by: Aaron Neeb

That South Huron Council support the June 10, 2025 resolution from the Municipality of Tweed regarding producer responsibility for Blue Boxes; and

That South Huron hereby requests that the province amend Ontario Regulation 391/21: Blue Box so that producers are responsible for the end-of-life management of recycling products from all sources; and

That this resolution and originating documents be forwarded to the Premier of Ontario, Minister of the Environment, Conservation, and Parks, Minister of Natural Resources and Forestry, Minister of Municipal Affairs and Housing, MPP Thompson, and all Ontario Municipalities.

Result: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

**Municipality of Tweed Council Meeting
Council Meeting**



Resolution No. 274
Title: Notices of Motion
Date: Tuesday, June 10, 2025

Moved by D. DeGenova
Seconded by J. Palmateer

BE IT RESOLVED THAT:

WHEREAS under Ontario Regulation 391/21:Blue Box producers are fully accountable and financially responsible for their products and packaging once they reach their end of life and are disposed of, for 'eligible' sources only;

AND WHEREAS 'ineligible' sources, which producers are not responsible for, include businesses, places of worship, daycares, campgrounds, public-facing and internal areas of municipal-owned buildings, and not-for-profit organizations, such as shelters and food banks;

AND WHEREAS failure to include 'ineligible sources under the Ontario Regulation 391/21:Blue Box program is in essence a provincial tax on ineligible sources;

AND WHEREAS should a municipality continue to provide services to the 'ineligible sources, the municipality will be required to oversee the collection, transportation, processing of the recycling, assuming 100% of the cost which amounts to yet another provincial municipal download;

NOW THEREFORE IT BE RESOLVED THAT the Municipality of Tweed Council hereby request that the province amend Ontario Regulation 391/21:Blue Box so that producers are responsible for the end-of-life management of recycling product from all sources;

AND FURTHER THAT Council hereby request the support of all Ontario Municipalities;

AND FURTHER THAT this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable Todd McCarthy, Minister of the Environment, Conservation, and Parks, Mike Harris, Minister of Natural Resources and Forestry, Ric Bresse, Member of Provincial Parliament for Hastings-Lennox and Addington, Minister of Affairs and Housing, Rob Flack and all Ontario Municipalities.

Carried



64 McIntyre Street • Nairn Centre, Ontario • P0M 2L0 ☎ 705-869-4232 📠 705-869-5248
 Established: March 7, 1896 Office of the Clerk Treasurer, CAO E-mail: belindaketchabaw@nairncentre.ca

July 17, 2025

The Honourable Doug Ford, Premier of Ontario
 Premier's Office, Room 281
 Legislative Building, Queen's Park
 Toronto, ON M7A 1A1
 Sent via email: premier@ontario.ca

The Honourable Stephen Lecce, Minister of Energy and Mines
 College Park, 5th Floor, 777 Bay Street
 Toronto, ON M7A 2J3
 Sent via email : stephen.lecce@pc.ola.org and MinisterEnergy@ontario.ca

The Honourable Prabmeet Singh Sarkaria, Minister of Transportation
 5th Floor, 777 Bay Street
 Toronto, ON M7A 2J3
 Sent via email: mtinfo@ontario.ca and prabmeetsarkaria@pc.ola.org

The Honourable Todd J. McCarthy, Minister of Environment, Conservation and Parks
 5th Floor, 777 Bay Street
 Toronto, ON M7A 2J3
 Sent via email: todd.mccarthy@pc.ola.org and minister.mnrf@ontario.ca

Canadian Nuclear Safety Commission
 280 Slater Street, P.O. Box 1046, Station B
 Ottawa, ON K1P 5S9
 Sent via email: cnsccsn@nsc-ccsn.gc.ca and patrick.burton@cnsccsn.gc.ca

RE: Opposition to the Transportation and Disposal of Niobium Tailings at the Agnew Lake Tailings Management Area

Please be advised that the Council of the Township of Nairn and Hyman has passed a formal resolution opposing the proposed transport and disposal of approximately 18,600 cubic metres of niobium mine tailings from the Nova Beaucage Mine and associated MTO gravel pit to the Agnew Lake Tailings Management Area (ALTEMA), located within our municipal boundaries.

This resolution follows the independent review by Hutchinson Environmental Sciences Ltd. conducted on behalf of the Township of the technical documents submitted by the Ministry of Energy and Mines and the Ministry of Transportation, including the Human Health and Ecological Risk Assessment (HHERA)

and the Conceptual Site Model (CSM). The findings of Hutchinson's review have raised significant concerns regarding the sufficiency of the risk assessment, groundwater and surface water monitoring, leachability modeling, baseline data gaps, and long-term containment and environmental management plans. These issues pose unacceptable risks to public health, the surrounding watershed, and the long-term environmental integrity of our region.

Further, it has come to the Township's attention that the Ministry of Transportation has transported a portion of the niobium tailings to Clean Harbors, a licensed hazardous waste treatment facility near Sarnia. This action raises a serious question as to why all the material is not being disposed of through the same secure and regulated channel, instead of being placed at an aging tailings management site adjacent to sensitive ecosystems and communities.

The Township of Nairn and Hyman also wishes to acknowledge and support the position of the United Chiefs and Councils of Mnidoo Mnising (UCCMM), who have issued a letter voicing their firm opposition to this project. Their concerns are rooted not only in environmental impact, but also in the Ministry's failure to conduct meaningful consultation with the impacted UCCMM First Nations, whose traditional territory includes the Agnew Lake area. Their letter is attached for your review and inclusion in the public record.

This resolution passed at the Council Meeting of the Township of Nairn and Hyman on July 14, 2025, calls upon your government and relevant ministries to halt any further actions related to the transportation of this hazardous product to the ALTMA site.

The resolution reads as follows:

RESOLUTION # 2025-8-152

DATED: July 14, 2025

MOVED BY: Wayne Austin

SECONDED BY: Karen Richter

WHEREAS the Ministry of Energy and Mines and Ministry of Transportation has proposed the transportation and placement of approximately 18,600 cubic metres of niobium mine tailings from the Nova Beaucage Mine and associated MTO gravel pit to the Agnew Lake Tailings Management Area, located within the Township of Nairn and Hyman;

AND WHEREAS the Ministry has submitted technical documentation, including a Human Health and Ecological Risk Assessment (HHERA) and Conceptual Site Model (CSM), which have been independently reviewed by Hutchinson Environmental Sciences Ltd. on behalf of the Township;

AND WHEREAS Hutchinson Environmental Sciences Ltd. report raises serious concerns regarding the adequacy of risk modeling, leachability assessments, hydrogeological characterization, biological monitoring, and long-term containment of radionuclides and toxic metals;

AND WHEREAS the Township has recently learned that the Ministry of Transportation intends to transport an existing stockpile of niobium tailings to Clean Harbors, a licensed hazardous waste treatment facility in Sarnia, Ontario, raising the question as to why all of the niobium tailings are not being managed in the same manner;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Nairn and Hyman formally opposes the transportation or placement of niobium tailings at the Agnew Lake Tailings Management Area;

AND FURTHER THAT this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Stephen Lecce, the Minister of Energy and Mines; the Honourable Prabmeet Singh Sarkaria, the Minister of Transportation; the Honourable Todd J. McCarthy, the Minister of the Environment, Conservation and Parks; the Ontario Ombudsman; the Canadian Nuclear Safety Commission; MP Jim Belanger; MPP Bill Rosenburg; MPP France Gelinias; the Association of Ontario Municipalities and all Ontario Municipalities.

CARRIED

We respectfully request your immediate attention to this matter and urge the Province of Ontario to prioritize the protection of our community's health, safety, and environmental integrity.

For more information regarding this matter, please contact our municipal office by email at belindaketchabaw@nairncentre.ca or by phone at (705) 869-4232.

Sincerely,

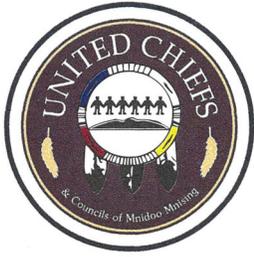
Belinda Ketchabaw

Belinda Ketchabaw
 CAO Clerk Treasurer
 Township of Nairn and Hyman
 64 McIntyre Street,
 Nairn Centre, ON P0M 2L0

Attachments: UCCMM Letter – Agnew Lake Tailings Management, Chief Patsy Corbiere, July 14, 2025

Cc:

Chief Patsy Corbiere and the Aundeck Omni Kaning First Nation Council Members
 The United Chiefs and Council of Mnidoo Mnising
 Ontario Ombudsman
 Canadian Nuclear Safety Commission
 Canadian Environmental Law Association
 MP Jim Belanger
 MPP Bill Rosenburg
 MPP France Gelinias
 Association of Ontario Municipalities
 All Ontario Municipalities
 Maria Magdalene Healy, Canadian Nuclear Safety Commission
 Adam Levine, Canadian Nuclear Safety Commission
 Marc Stewart, Ministry of Energy and Mines
 Rob Schryburt, Ministry of Energy and Mines
 Eric Cobb, Ministry of Energy and Mines
 Kristin Franks, Ministry of Transportation
 Andrew Healy, Ministry of Transportation



UNITED CHIEFS and COUNCILS OF MNIDOO MNISING

July 14, 2025

Hon. George Pirie
Minister of Mines
minister.mines@ontario.ca

Hon. Prabmeet Sarkaria
Minister of Transportation
minister.mto@ontario.ca

Adam Levine Team Leader,
Indigenous Consultation and Participant Funding Canadian Nuclear Safety Commission
adam.levine@cnsccsn.gc.ca

Re: Lack of First Nations engagement regarding Agnew Lake Tailings Management Area

We are writing to express our serious concerns about the lack of engagement with the impacted UCCMM First Nations regarding the ongoing monitoring and management of the Agnew Lake Tailings Management Area, including but not limited to the decision in 2020 to expand the scope of the existing licence to allow for the depositing of large quantities of radioactive material from the former Beaucage Mine (WNSL-W5-3102.01/2025), as well as the proposed renewal of the licence for the site.

In the fall of last year UCCMM raised serious concerns with you and your staff about depositing large quantities of radioactive material at the site and the impacts of this on the UCCMM First Nations' rights, interests and well-being.

The Tailings Management Area is in close proximity to areas actively used for the exercise of our treaty protected s. 35 rights, including fishing and trapping. Despite this, there appears to have been no adequate engagement with our First Nations either about the decision to add more radioactive site to the Tailings Area, or about ongoing monitoring and management of the Tailings Area.

After a meeting with UCCMM last fall we were promised more detailed information about the project to add new radioactive materials to the site and the management of the site. While we have received some information from CNSC, we have received no further information or communication from Ontario. While we are aware of Ontario's communications with Whitefish River First Nation, as far as we are aware, the detailed information promised to WRFN by Ontario in December of 2024 was also never provided. In any event, WRFN is not the only UCCMM First Nation impacted, a point that was made clear in our meeting with Ontario officials last fall. Despite

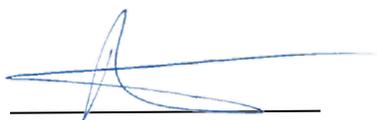
this, UCCMM was not even notified directly by Ontario about its further plans to move ahead with this project.

It is entirely contrary to the Honour of the Crown and the Crown's obligation for the Crown to move ahead with plans that will likely have a significant negative impact on the UCCMM First Nations where the Crown has repeatedly failed to be forthcoming with its promises to provide information.

UCCMM must have adequate information, as well as time and resources to review that information to assess the level of impact on our rights, and what alternatives are available.

Please confirm that Ontario will pause any further plans to move ahead with a renewal or to move any additional radioactive material to the site until appropriate consultation and accommodation – including the provision of adequate data – is completed.

Please contact Saul Bomberry sbomberry@uccmm.ca at the Tribal Council to arrange a meeting with UCCMM and provide him the relevant information immediately.



Chief Patsy Corbiere
Tribal Chair

cc. Eric Cobb, MINES
Marc Stewart, MINES
UCCMM First Nations Chief and Councils
Township of Nairn and Hyman



July 30, 2025

Association of Municipalities of Ontario
155 University Ave | Suite 800
Toronto, ON M5H 3B7

Sent via email: resolutions@amo.on.ca

**Re: Elect Respect Pledge
Our File 10.12.1**

To Whom it May Concern,

At its meeting of July 14, 2025, St. Catharines City Council approved the following motion:

WHEREAS democracy is healthy when everyone is able to participate fully and safely and contribute to the well-being of their community; and

WHEREAS we are witnessing the dissolution of democratic discourse and respectful debate across all levels of government and in neighbouring jurisdictions; and

WHEREAS Ontario's municipally elected officials are dealing with increasingly hostile, unsafe work environments facing threats and harassment; and

WHEREAS social media platforms have exacerbated disrespectful dialogue, negative commentary, and toxic engagement which disincentivizes individuals, especially women and candidates from diverse backgrounds from running for office; and

WHEREAS better decisions are made when democracy is respectful and constructive and the voices of diverse genders, identities, ethnicities, races, sexual orientation, ages and abilities are heard and represented around municipal council tables; and

WHEREAS the Association of Municipalities of Ontario's Healthy Democracy Project has identified concerning trends with fewer people voting in local elections and running for municipal office; and

WHEREAS in 2024, female elected representatives from across Halton formed a group called H.E.R. (Halton Elected Representatives) which pledged to speak out against harassment and negativity in politics and called on elected officials to uphold the highest standards of conduct; and

WHEREAS H.E.R. Halton has launched a campaign called Elect Respect to promote the importance of healthy democracy and safe, inclusive, respectful work environments for all elected officials that encourages individuals to participate in the political process; and

WHEREAS on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a non-partisan “Parliamentary Civility Pledge” to encourage all parliamentarians to commit to end workplace harassment and increase civility on Parliament Hill, modelled after the pledge developed in Halton by representatives of H.E.R.;

NOW THEREFORE BE IT RESOLVED:

THAT City of St. Catharines Council supports the Elect Respect pledge and commits to:

- Treat others with respect in all spaces—public, private, and online,
- Reject and call out harassment, abuse, and personal attacks,
- Focus debate on ideas and policies, not personal attacks,
- Help build a supportive culture where people of all backgrounds feel safe to run for and hold office,
- Call on relevant authorities to ensure the protection of elected officials who face abuse or threats, and
- Model integrity and respect by holding one another to the highest standards of conduct; and

BE IT FURTHER RESOLVED That City of St. Catharines Council calls on elected officials, organizations and community members to support the Elect Respect campaign and sign the online pledge at www.electrespect.ca; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Association of Municipalities of Ontario, Ontario’s Big City Mayors, the Federation of Canadian Municipalities, Mayors and Regional Chairs of Ontario, relevant MPs and MPPs, Regional Police, the Ontario Provincial Police and the Royal Canadian Mounted Police.

If you have any questions, please contact the Office of the City Clerk at extension 1524.



Donna Delvecchio, Acting City Clerk
 Legal and Clerks Services, Office of the City Clerk
 :av

cc: Ontario Big City Mayors
 The Federation of Canadian Municipalities



Mayors and Regional Chairs of Ontario
MPs and MPPs
Regional Police
The Ontario Provincial Police
Royal Canadian Mounted Police



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: August 2025

For Council Approval:

1. Tender Awards:
 - a. Logan Drain Improvements: See attached award letter.
Recommendation: Council to award the tender to Bruce Poland and Sons in the amount of \$18,527.25.
 - b. Moffatt Lucas Drain Maintenance: See attached award letter.
Recommendation: Council to award the tender to JLH Excavating in the amount of \$25,388.61.
 - c. McKellar-Werden Drain Maintenance: See attached award letter.
Recommendation: Council to award the tender to Herrington Excavating in the amount of \$35,295.55.
2. Drainage Requests:
 - a. 15-16 Sideroad Drain: See attached request from Bob McLachlan.
Recommendation: Council to appoint R. Dobbin Engineering under Section 78 of the Drainage Act.

Drain Maintenance Update:

1. McKinley Drain – Levelling to be completed by GM Construction;
2. Pray Drain – Levelling to be completed by Bruce Poland and Sons;

3. Benner Duffy Drain – Levelling to be completed by Bruce Poland and Sons;
4. Crang Drain – Brushing, bottom cleanout and levelling to be completed by JLH Excavating;
5. 12th Concession Outlet Drain – Levelling to be completed by Bruce Poland and Sons;
6. 12th Concession Extension Drain – Brushing, bottom cleanout, and levelling to be completed by Bruce Poland and Sons;
7. Cameron Drain – Levelling to be completed by Bruce Poland and Sons;
8. Morley Drain – Levelling to be completed by Bruce Poland and Sons;
9. Weidman Drain – Levelling to be completed by McNally Excavating;
10. Hair Drain – Brushing, bottom cleanout, and levelling to be completed by HE Construction.
11. 13th Concession Drain – Brushing, bottom cleanout, and levelling to be completed by B. Crow Excavating.
12. Watson Drain – Brushing, bottom cleanout, and levelling to be completed by JLH Excavating.
13. Kennedy Drain – To be tendered for brushing, bottom cleanout, and levelling.
14. Moffatt Lucas Drain – See tender award.
15. McKellar-Werden Drain – See tender award.

Drain Report Update:

1. 6-7 Sideroad Drain
 - Section 78 Report
 - Work: Extend municipal drain to a sufficient out c/w brushing and bank stabilization
 - Ray revising report for submittal
2. Parker Lucas Drain & Acton Drain
 - Section 4 Petition
 - Scoping Report Meeting held with landowners to discuss options
 - Landowners could not decide on an option therefore, meeting adjourned to allow time for landowners to consider options and for the Engineering to review wascob design with the SCRCA (possible funding available)
 - Currently on hold and waiting for a response from the SCRCA
3. 15-16 Sideroad Drain
 - Section 78/76 Report
 - Onsite Meeting held on November 30, 2022 for a Section 76 updated Assessment Schedule
 - After the meeting a verbal request from Bob McLaughlin to replace the outlet structure came to the Drainage Superintendent, but no actual written request was received until July 17, 2025
 - Therefore, a meeting will be required under Section 78 to proceed.
4. Hay Drain
 - Section 78 Report
 - Work: drain enclosure completed by landowner
 - Drainage Superintendent waiting for landowner to complete work at outlet
5. Cherry Creek Drain
 - Section 78 Report
 - Work: channel improvements, culvert replacements, and culvert installations
 - Working with DFO for approvals
6. 6-7 Concession Drain (Lots 1-3)
 - Section 78 Report
 - Work: Open channel improvements, 1 x culvert replacement, and 1 x culvert installation
 - Contractor: HE Construction
 - Levelling to be completed

7. Tait Swartz Drain
 - Section 78 Report
 - Work: Tile drain replacement, road culvert replacement, open channel improvements
 - Report in progress
8. 12th Concession Drain
 - Section 78 Report
 - Work: Culvert replacement for Tom Shea and channel improvements along bridge crossings
 - Report in progress
9. Logan Drain
 - Section 78 Report
 - Work: Culvert replacement and open channel improvements
 - See award letter
10. Morley Zavitz Drain
 - Section 78 Report
 - Work: Tile drain replacement
 - Surveying and daylighting completed
 - Report in progress
11. Watt Cran Drain
 - Section 78 Report
 - Work: Tile drain replacement
 - Drawings and Report in progress
12. Chanyi Drain
 - Section 78 Report
 - Work: Tile drain replacement
 - Survey completed
 - Report to be completed

For Council's Information:

Work on the following projects is completed:

1. 9-10 Sideroad Drain – Levelling completed by Bruce Poland and Sons;
2. Tait-McKinlay Drain – Levelling completed by Bruce Poland and Sons;
3. McLachlin-Mellis Bell Drain – Levelling completed by Bruce Poland and Sons;
4. Elliott-Tait Drain – Levelling completed by JLH Excavating;
5. Cameron Drain – Brushing and bottom cleanout completed by Bruce Poland and Sons;
6. Morley Drain – Brushing and bottom cleanout completed by Bruce Poland and Sons;
7. Weidman Drain – Brushing and bottom cleanout, and culvert replacements completed by McNally Excavating;
8. Foster Drain – Tile repairs completed by KT Excavating;
9. Johnston Drain – Tile repairs completed by KT Excavating;
10. McKellar-Werden Drain – Tile repairs completed by KT Excavating;
11. Dolbear-McKellar Drain – Tile repairs completed by KT Excavating;
12. Edgar Podolinsky Drain – Catchbasin installation, culvert replacement, and channel improvements completed by McNally Excavating;
13. Morwood Drain – Tile installation completed by Robinson Farm Drainage;
14. 6-7 Concession Drain (L13-15) – Culvert replacements completed by Bruce Poland and Sons;
15. 6-7 Concession Drain (L1-3) – Culvert replacement, brushing, and bottom cleanout completed by HE Construction;



4218 Oil Heritage Road
 Petrolia, Ontario, N0N 1R0
 Phone: (519) 882-0032 Fax: (519) 882-2233
 www.dobbineng.com

July 18, 2025

The Mayor and Council
 Municipality of Brooke-Alvinston
 3236 River Street
 Alvinston, ON
 N0N 1A0

Re: Logan Drain

Five (5) sealed tenders for the Logan Drain were received and opened on July 17, 2025 at the Municipality of Brooke-Alvinston Municipal Office.

Following the tender opening, the schedule of tender prices from each bid was reviewed by R. Dobbin Engineering to ensure correct unit price extensions and total tender prices. The following are the confirmed, corrected, tender prices submitted (including HST):

- | | |
|-------------------------|-------------|
| • Bruce Poland and Sons | \$18,527.25 |
| • JLH Excavating | \$21,965.05 |
| • GM Construction | \$27,126.78 |
| • HE Construction | \$28,035.30 |
| • McNally Excavating | \$29,493.00 |

Based on this review, the bid from Bruce Poland and Sons in the amount of \$18,527.25 is the lowest price tendered and meets all the requirements stipulated in tender documents. The bid received is 22% lower than the engineer's estimate.

Therefore, it is our recommendation to award the Contract for the Logan Drain be awarded to **Bruce Poland and Sons** in the total amount of **\$18,527.25**. We trust this meets your requirements at this time; however, should you have any questions regarding this information, please feel free to call.

Regards,

A handwritten signature in black ink that reads 'D. Moores'.

David Moores, C.E.T.
 Drainage Superintendent / Project Manager
 R. Dobbin Engineering Inc.



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 Petrolia, Ontario, N0N 1R0
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July 18, 2025

The Mayor and Council
 Municipality of Brooke-Alvinston
 3236 River Street
 Alvinston, ON
 N0N 1A0

Re: Moffatt Lucas Drain

Five (5) sealed tenders for the Moffatt Lucas Drain were received and opened on July 17, 2025 at the Municipality of Brooke-Alvinston Municipal Office.

Following the tender opening, the schedule of tender prices from each bid was reviewed by the Drainage Superintendent to ensure correct unit price extensions and total tender prices. The following are the confirmed, corrected, tender prices submitted (including HST):

- | | |
|-------------------------|-------------|
| • JLH Excavating | \$25,388.61 |
| • Bruce Poland and Sons | \$29,833.98 |
| • HE Construction | \$30,577.52 |
| • McNally Excavating | \$33,561.00 |
| • Herrington Excavating | \$35,157.24 |

Based on this review, the bid received from JLH Excavating is the lowest price tendered and meets all the requirements stipulated in tender documents. The bid received is 9% lower than the Drainage Superintendents estimate.

Therefore, it is my recommendation to award the Contract for the Moffatt Lucas Drain be awarded to **JLH Excavating** in the total amount of **\$25,388.61**. We trust this meets your requirements at this time; however, should you have any questions regarding this information, please feel free to call.

Regards,

David Moores, C.E.T.
 Drainage Superintendent
 R. Dobbin Engineering Inc.



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July 18, 2025

The Mayor and Council
 Municipality of Brooke-Alvinston
 3236 River Street
 Alvinston, ON
 N0N 1A0

Re: McKellar Werden Drain

Three (3) sealed tenders for the McKellar Werden Drain were received and opened on July 17, 2025 at the Municipality of Brooke-Alvinston Municipal Office.

Following the tender opening, the schedule of tender prices from each bid was reviewed by the Drainage Superintendent to ensure correct unit price extensions and total tender prices. The following are the confirmed, corrected, tender prices submitted (including HST):

- | | |
|-------------------------|-------------|
| • Herrington Excavating | \$35,295.55 |
| • McNally Excavating | \$38,144.28 |
| • JLH Excavating | \$39,034.72 |

Based on this review, the bid received from Herrington Excavating is the lowest price tendered and meets all the requirements stipulated in tender documents. The bid received is 6% lower than the Drainage Superintendents estimate.

Therefore, it is my recommendation to award the Contract for the McKellar Werden Drain be awarded to **Herrington Excavating** in the total amount of **\$35,295.55**. We trust this meets your requirements at this time; however, should you have any questions regarding this information, please feel free to call.

Regards,

A handwritten signature in black ink, appearing to read 'D. Moores'.

David Moores, C.E.T.
 Drainage Superintendent
 R. Dobbin Engineering Inc.

sent to David



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 15-16 Side Road Drain
Old Walnut Rd 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:

water falls erosion

Property Description: Lot 16 Concession 3 Roll Number 38-15 RD 010 15000

911 address 2691 old walnut Rd

Dated at the Municipality of Brooke-Alvinston this 15 day of July, 20 25

Bob Melachlan
Name-please print

Name-please print

Bob M Melachlan
Signature

Telephone# _____
Home



Email address: _____

Additional Comments if any:



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Drainage Superintendent Grant Allocation Process
Meeting: Council - 13 Aug 2025
Department: Drainage
Staff Contact: David Moores, Drainage Superintendent

Recommendation:

That the report on the Drainage Superintendent Grant be received and filed.

Background:

Annually the Municipality submits a grant to OMAFRA for the costs of employing a Drainage Superintendent. The amount submitted is calculated on anticipated work planned.

Since last reporting in June the Drainage Superintendent intended to investigate further at an upcoming conference.

Comments:

Drainage Superintendent Grant Allocation Process

- Previous years, OMAFA would use the requested amount to establish an upset limit for the grant amount per municipality.
- For the 2025 calendar year, we were not able to always use the requested amount as the approved amount.
- Allocations were approved based on a number of factors including previous years' actual payments.
- The grant program has a limited budget and OMAFA had to balance overall program demand with the requested amounts from individual municipalities/drainage superintendents.
- As a result, some municipalities/drainage superintendents may be allocated a reduced amount compared to the amount requested.
- If additional funding is available at the end of the year, OMAFA may consider requests for additional funds to be paid.
- However, additional funding beyond allocated amounts cannot be guaranteed at this time.
- We are unable to shift approved funds from one municipality to another even if they happen to have appointed the same drainage superintendent.

Financial Considerations:

The amount allocated is approximately \$8,950 from what was budgeted.

Brooke Fire Rescue – Q2 Fire Committee Report Thursday July 24, 2025

1. Responses – April 1 – June 30, 2025.

Fire		5
Structure	2	DE-2 (both Mutual Aid)
Fertilizer	1	BA
Brush/Tree	2	BA-1; SWM-1
Motor Vehicle Collision		4
With injuries	4	BA-4
Medical		1
Assist EMS-lift	1	SWM
Alarms / Other		3
General Alarm	1	BA
Hydro Lines down	1	BA
Gas Leak	1	BA
Total Responses		13
Response Locations		
Brooke-Alvinston	9	(70%)
Southwest Middlesex	2	(15%)
Dawn-Euphemia	2	(15%)

2. Training

- Bi-monthly focus remains on firefighting fundamentals in line with the requirements of NFPA 1001 Firefighter 1 + 2, NFPA 1002 Pump Operator Certifications in accordance with legislation that was enacted on July 1, 2022, with the deadline for having firefighters certified June 30, 2026.

ELFTG

- Part 1 of the joint fire training program finished June 29th with individual and team skills evaluations for candidates from Brooke Fire Rescue (5), Warwick Fire Department (Warwick (2) and Watford (2) Stations) and Oil Springs Fire Department (4).
- Part 1 began on April 26 + 27 and consisted of 3 weekends (6 days) focussing on skills development and practice completing 31 of 46 Firefighter 1 skills and 5 of 17 Firefighter 2 skills. There is an online knowledge requirement for the

theory that covers 16 chapters in The Jones + Bartlett Fundamentals of Firefighting and Hazardous Materials Response text.

3. Public Education / Community Service

- Attended 6 events including:
 - Alvinston to Watford Road Race - Traffic management
 - 4H Clover Buds – Fire Station visit + activities
 - Alvinston Optimist Club Bike Rodeo – assist with activities and inspection
 - Alvinston Pro Rodeo - Standby Medic Service for all performances
 - Brooke Central School – annual slip ‘n slide

4. Equipment / Apparatus

- All equipment and apparatus in working order

5. Administration / Personnel

- Sea-can training facility windows and partitions installed.
- Firehouse Subs grant application sent for the next phase, second floor sea-can and safety railing, roof ventilation prop.
- Attended the Ontario Association of Fire Chiefs seminar on Effective Command and Annual Fire Trade Show
- Roster is currently at 31 - 1 PT Chief, 22 Regular members, 4 Probationary members, 1 Student Firefighter and 3 Auxiliary members.

6. Financial Considerations

- All purchasing through budgeted funds.



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Site Plan Approval -Ken & Barb Alderman
Meeting: Council - 13 Aug 2025
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That the report on the site plan for Ken & Barb Alderman for property located at 3255 / 3259 Nauvoo Road be received and filed.

Background:

Bill 109 amended the Planning Act to make the delegation of Site Plan decisions to staff effective July 1, 2022. Under By-law 4 of 2024, By-law 38 of 2022 was amended to allow the Clerk Administrator the authority to sign the site plan agreement. Municipal staff work with the County of Lambton staff to create the document pursuant to the Planning Act.

Comments:

Ken & Barb Alderman, as a condition of consent application B006/24, were required to apply for new site plan agreements for both the severed and retained parcels and be registered on title.

County staff have produced a site plan agreement to which the owner(s) are agreeable. A copy of the site plan in it's entirety is attached. The agreement is based on the Municipality's standard site plan agreement template and addresses matters of Municipal and public interest.

Staff would like to highlight several aspects of the agreement

- Section 3(ix) - the entrances are to be upgraded and modified as set out in Schedule B
- Section 3(xi) - the driveway apron is to be paved
- Section 3(xvi) - the ROW topsoil & sod shall be watered and maintained

In the absence of these particulars being met, and to progress the development of the property, the Municipality has accepted a signed letter of intent and security in the amount of \$24,391 to ensure the completion of the aprons by June 15, 2026. Should the work not be completed by that date, the Municipality / County will complete the work with any overages billed back to the Alderman's.

The application submitted was forwarded to the County of Lambton Planning staff for review. The attached Site Plan Agreement has been executed. The applicant will register the site plan on title.

Financial Considerations:

The application fee has been received and registration costs are the responsibility of the property owner.

ATTACHMENTS:

[Alderman Site Plan - July 9,-2025 - DRAFT](#)



SITE PLAN AGREEMENT

THIS AGREEMENT made in quintuplicate this day of _____, 2025.

BETWEEN: KEN & BARB ALDERMAN

HEREINAFTER CALLED THE "OWNER" OF THE FIRST PART

AND: THE CORPORATION OF THE MUNICIPALITY OF BROOKE-ALVINSTON

HEREINAFTER CALLED THE "MUNICIPALITY" OF THE SECOND PART

WHEREAS the Municipality has enacted a Site Plan Control By-law pursuant to the provisions of Section 41 of the Planning Act, 1990;

AND WHEREAS: Section 41 of the Planning Act requires the Owner to:

- A:** submit development plans to the Municipality for approval under Section 41(4) of the Act,
- B:** authorizes the Municipality to require the Owner to enter into an agreement respecting the provision of the services and the approval of the plans and drawings under Section 41 (7) of the Act.

AND WHEREAS the Owner represents and warrants that it intends to develop lands described in Schedule 'A' to this agreement (hereinafter called the "said lands");

AND WHEREAS the Owner has been granted consent application B-06/2024 on condition of entering into this agreement with the Municipality to address matters of interest to the Municipality and the County of Lambton;

AND WHEREAS the Owner of the said lands has submitted plans to the Municipality for approval in accordance with subsection (4) of the said Section 41;

NOW THEREFORE the parties hereto agree as follows:

1. The following Schedules are hereby declared to form part of this agreement and are attached hereto:

<u>Schedule:</u>	<u>Description:</u>
"A"	- being a legal description of the lands affected (the said lands).
"B"	- being the Site Plan, showing the location of the existing entrances, structures and facilities on the said lands and the plans showing new facilities, works and matters to be provided on the said lands.
"C"	- being the location of easements to be registered on title of the lands.

2. The attached Schedule "B" is hereby approved by the Municipality subject to the following conditions:
 - a) The Owner hereby agrees that the development shall be carried out and completed in accordance with the attached Schedule "B". Any item or feature which is not specifically shown on Schedule "B" or described in this agreement shall be deemed to be prohibited and will only be permitted through an amendment to this agreement.
3. The following facilities, works or matters shall be provided by the Owner to the satisfaction of and at no expense to the Municipality:

Parking:

- i) A minimum of 30 exterior parking spaces for 3259 Nauvoo Road and 6 spaces for 3255 Nauvoo Road shall be provided and maintained on the said lands as shown on Schedule "B". All parking spaces shall have a minimum width of 2.7 metres and a minimum depth of 5.5 metres. A minimum 2 barrier free parking spaces at a minimum of 3.9m in width and a depth of 5.5 metres and shall be visibly marked or bounded as indicated on Schedule "B".
- ii) The Owner shall provide entrance and exit ramps and any associated culverts on the municipal road allowance as shown on Schedule "B", shall obtain any necessary permits from the appropriate approval authorities prior to installation, and shall construct same according to any specifications of the approval authorities. Entrances shall not exceed 9 metres in width.
- iii) Should the entrance location shown on Schedule "B" result in traffic concerns because of increases in traffic volumes, the Owner shall be required to take remedial actions as required by the Municipality/County of Lambton and such remedial work shall not require amendment to this agreement.
- iv) The Owner shall provide fire access route signs, shall locate such number of hydrants and size of water mains as approved by the Municipality's Fire Chief and the Building Inspector or their designates and shall satisfy any other requirements of the Fire Department at the Owner's expense.
- v) All fire routes shall be a minimum width of 6 metres and capable of accommodating and supporting firefighting equipment weighing fifteen (15) tonnes during all weather conditions.
- vi) Barrier-free parking spaces shall be provided as shown on **Schedule "B"**. Signs are to be installed in front of each of the barrier-free parking spaces clearly indicating that the spaces are for that purpose only.
- vii) Internal sidewalks and walkways shown on Schedule 'B' shall be constructed with a stable surface such as concrete, pavement or interlocking brick. Curb cuts shall be provided to allow for access throughout the site for those with disabilities.

Signage:

- viii) Signs shall be permitted in compliance with applicable Municipal and County by-laws and permit requirements.

Road Entrances:

- ix) The Owner will obtain Entrance Permits from the County of Lambton Public Works Department and upgrade and modify the entrances as shown in Schedule "B".
- x) The easements for shared vehicular access identified in Schedule "C" shall be identified on a reference plan and registered on their

respective property titles. A copy of the registered reference plan is to be provided to the Municipality and the County of Lambton Public Works Department.

- xi) Detailed information shall be provided on the drawings as they relate to pavement structure and restoration within the County R.O.W. as follows: The driveway apron is to be paved surface back to R.O.W. limit. Pavement structure shall consist of 2-50mm lifts of HL-4 base asphalt and 1-50mm lift of HL-3 (or HL-4) surface asphalt over full depth OPSS Granular 'A' compacted to 100% SPMDD at necessary utility trench restorations. Surface course asphalt shall have a minimum lap-joint of 450mm extending into County Road 79 (Nauvoo Road).
- xii) The General notes regarding R.O.W. and entrance work shall include the following: The Contractor shall notify the County of Lambton Public Works Department 48 hours prior to any work within the road allowance.
- xiii) All proposed work shall be identified and traffic control necessary for this work shall conform to OTM Book-7. Applicable plans shall be provided to the County 48 hours prior to any work within the road allowance.
- xiv) The contractor performing the work within the R.O.W. must be pre-approved by the County of Lambton Public Works Department.
- xv) Work within the road allowance shall be inspected and verified by the proponent's qualified engineer, with regards to installation and material testing requirements.
- xvi) R.O.W. topsoil and sod shall be watered and maintained until it is established to the satisfaction of the County of Lambton Public Works Department and the Municipality of Brooke-Alvinston.

Laneway Easement:

- xvii) The Owner shall establish easements on the lands for a shared vehicular access as shown on Schedule "C" to this agreement. The easements shall be for the purpose of a designated access route for vehicular and pedestrian access. The easements shall be registered concurrently with the registration of the lots permitted by consent application B-06/24. The terms of the easement must be reviewed and approved by the Municipality prior to registration.

Storage:

- xviii) Facilities for the storage of waste materials and recyclables shall be provided as shown on Schedule "B" and shall always be easily accessible by the Municipality.
- xix) The Owner hereby agrees that there will be no open storage carried out on the said lands unless it is within an area specifically designated for such purposes and shown on Schedule "B". Any open storage area shall be surfaced with a stable surface (gravel, as a minimum) and screened from view by a solid board fence with a minimum height of 1.8m.

Lighting:

- xx) Lighting shall be provided as required to ensure the security of the public and property. Lighting shall be directed away from abutting streets and residential properties.

Maintenance:

- xxi) The Owner shall provide regular removal of snow and ice from walkways and parking areas and sufficient snow storage areas on the lands. Required parking spaces shall not be used for the stockpiling of snow.
- xxii) The owner will maintain lawns and landscaping and provide weed control on the said lands to the satisfaction of the Municipality.

Drainage:

- xxiii) Surface drainage shall be accommodated on the property. The post-development rate of surface run-off to adjacent properties and

- road allowances shall not exceed pre-development rates.
- xxiv) The Owner shall indemnify and save harmless the Municipality from any liability for excess run-off as a result of construction or development on the lands.
 - xxv) Any required extensions or expansions to storm, sanitary and/or water services on the site shall be installed at the expense of the Owner to the satisfaction of the Municipality.
 - xxvi) The property shall be adequately drained to the satisfaction of the Municipality so that:
 - xxvii) The flow of water resulting from any grading and drainage facilities shall not create an erosion problem nor aggravate an existing problem.
 - xxviii) The flow of water shall not cause a drainage problem on the site or on abutting lands.
 - xxix) The Owner will implement and monitor on-site sediment and erosion control measures, during construction, to the satisfaction of the Municipality and will allow the Municipality and its agents, in perpetuity, access to the lands to inspect the roof drains and storm water management facilities.

Landscaping:

- xxx) Landscaping shall be provided and maintained as shown on Schedule "B", as a minimum.
 - xxxi) The Owner will provide for weed control on the said lands to the satisfaction of the Municipality.
- c) The Owner hereby agrees to maintain to the satisfaction of the Municipality and at the sole risk and expense of the Owner those facilities, works or matters required to be provided under this agreement.
 - d) The approval of the attached Schedules by the Municipality shall lapse if development of the said lands is not carried out and completed in accordance with the said Schedule "B" within two (2) years of the date of execution of this agreement unless an extension has been agreed to in writing by the Municipality.
4. The Owner hereby acknowledges and agrees that:
 - a) Pursuant to subsection (10) of Section 41 of the Planning Act, 1990, the Municipality will require the Owner to register this agreement against the said lands to which it applies and the Municipality is entitled to enforce the provisions hereof against the Owner, and subject to the provisions of the Registry Act and the Land Titles Act, any and all subsequent Owners of the land. Registration of this agreement is required prior to the issuance of any building permit on the said lands.
 - b) Pursuant to subsection (11) of Section 41 of the Planning Act, 1990, Section 427 of the Municipal Act applies to any requirements made under clauses 2 and 3 hereof and to any other requirements made under this agreement.
 5. Upon registration of this agreement, this agreement replaces all previous agreements applicable to the said lands under Section 41 of the Planning Act.
 6. Notwithstanding any of the provisions of this agreement, the Owner shall be subject to all the by-laws of the Municipality and shall construct all work in accordance with the requirements of the Municipality, the County of Lambton and the Province of Ontario.
 7. The Owner shall have their engineer provide a cost estimate breakdown of the value of the work to be completed within the public road allowance for review and

approval by both County of Lambton Public Works Department staff and Municipal staff.

- 8. The Owner agrees to pay 100% of the cost estimate of the work to be completed under this agreement within the County road allowance. The securities will be collected by the Municipality of Brooke-Alvinston and released upon project completion and when all restoration within the road allowance has been completed to the satisfaction of the County of Lambton Public Works Department. Deeds relating to Consent application B-06/2024 will not be stamped until the security is provided.
- 9. The Owner agrees that all activities and use of the said lands shall follow the permitted uses of the Zoning By-law.
- 10. The Owner agrees to pay all arrears of taxes outstanding against the said lands before the execution of this Agreement by the Municipality.
- 11. The Owner agrees to pay all costs, legal or otherwise, of the registration of this agreement.
- 12. This agreement may be amended at anytime with the consent, in writing, of the Municipality and the registered Owner of the said lands at the time of such amendment.
- 13. The provisions hereof shall ensure to the benefit of the parties hereto and their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their signatures and Corporate Seals attested to by the hands of their proper officers, duly authorized in that behalf.

SIGNED, SEALED AND DELIVERED

THE CORPORATION OF THE
MUNICIPALITY OF BROOKE-ALVINSTON

(SEAL)

Janet Denkers, Clerk-Administrator

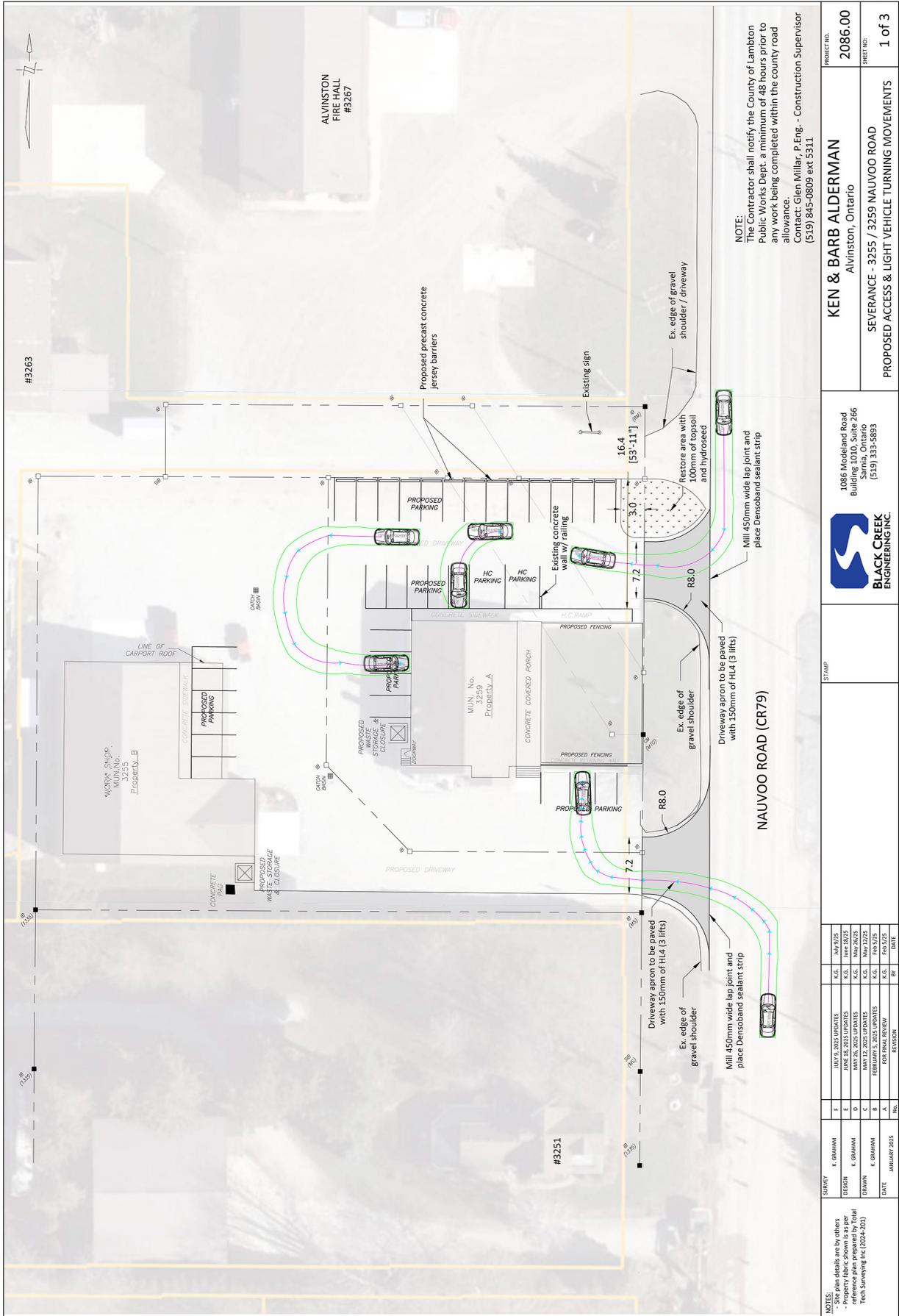
Owner

Owner

SCHEDULE "A"**LEGAL DESCRIPTION OF THE LANDS AFFECTED BY THIS AGREEMENT**

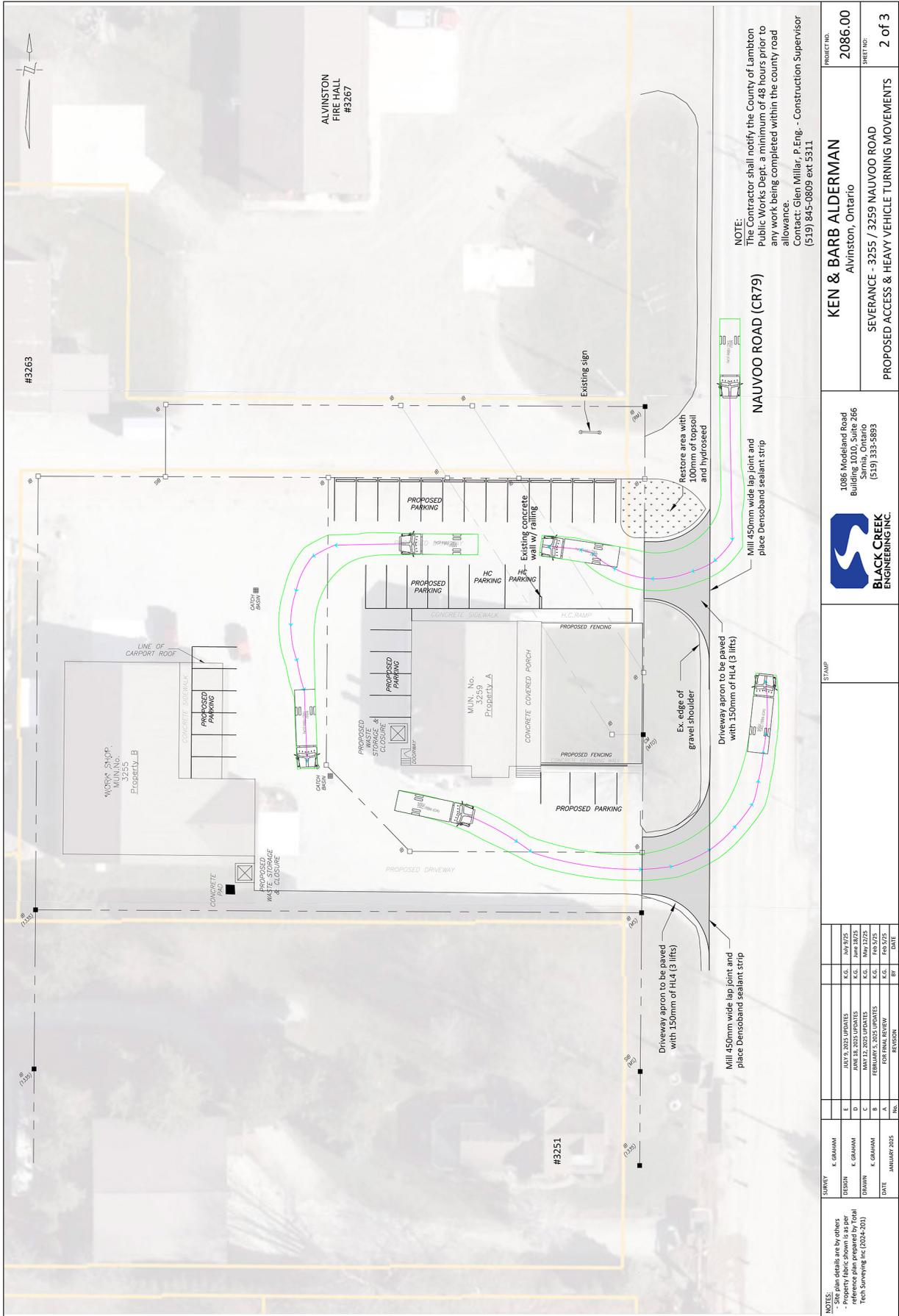
ALL AND SINGULAR that certain parcel(s) or tract(s) of land and premises situate, lying and being in the Municipality of Brooke-Alvinston, in the County of Lambton, and the Province of Ontario, and being composed of BROOKE CON 6, PT. LOT 18, RP 25R3621 PT. 1, known municipally as 3255 and 3259 Nauvoo Road.

**SCHEDULE "B"
-SITE PLAN (1)-**



<p>PROJECT NO. 2086.00</p> <p>SHEET NO. 1 of 3</p>																																	
<p>KEN & BARB ALDERMAN Alvinston, Ontario</p>																																	
<p>1086 Modeland Road Building 1010, Suite 266 Sarnia, Ontario (519) 333-9855</p>																																	
<p>BLACK CREEK ENGINEERING INC.</p>																																	
<p>SEVERANCE - 3255 / 3259 NAUVOO ROAD PROPOSED ACCESS & LIGHT VEHICLE TURNING MOVEMENTS</p>																																	
<p>NOTES: - All details are by others - Property fabric shown is as per reference plan prepared by Tech Surveying Inc (2024-2021)</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>DESIGN</td> <td>JANUARY 2025</td> <td>K. GRAHAM</td> </tr> <tr> <td>2</td> <td>DESIGN</td> <td>FEBRUARY 5, 2025 UPDATES</td> <td>K.G.</td> </tr> <tr> <td>3</td> <td>DESIGN</td> <td>FEBRUARY 5, 2025 UPDATES</td> <td>K.G.</td> </tr> <tr> <td>4</td> <td>DESIGN</td> <td>MAY 12, 2025 UPDATES</td> <td>K.G.</td> </tr> <tr> <td>5</td> <td>DESIGN</td> <td>MAY 26, 2025 UPDATES</td> <td>K.G.</td> </tr> <tr> <td>6</td> <td>DESIGN</td> <td>JUNE 18, 2025 UPDATES</td> <td>K.G.</td> </tr> <tr> <td>7</td> <td>DESIGN</td> <td>JULY 9, 2025 UPDATES</td> <td>K.G.</td> </tr> </tbody> </table>	NO.	REVISION	DATE	BY	1	DESIGN	JANUARY 2025	K. GRAHAM	2	DESIGN	FEBRUARY 5, 2025 UPDATES	K.G.	3	DESIGN	FEBRUARY 5, 2025 UPDATES	K.G.	4	DESIGN	MAY 12, 2025 UPDATES	K.G.	5	DESIGN	MAY 26, 2025 UPDATES	K.G.	6	DESIGN	JUNE 18, 2025 UPDATES	K.G.	7	DESIGN	JULY 9, 2025 UPDATES	K.G.
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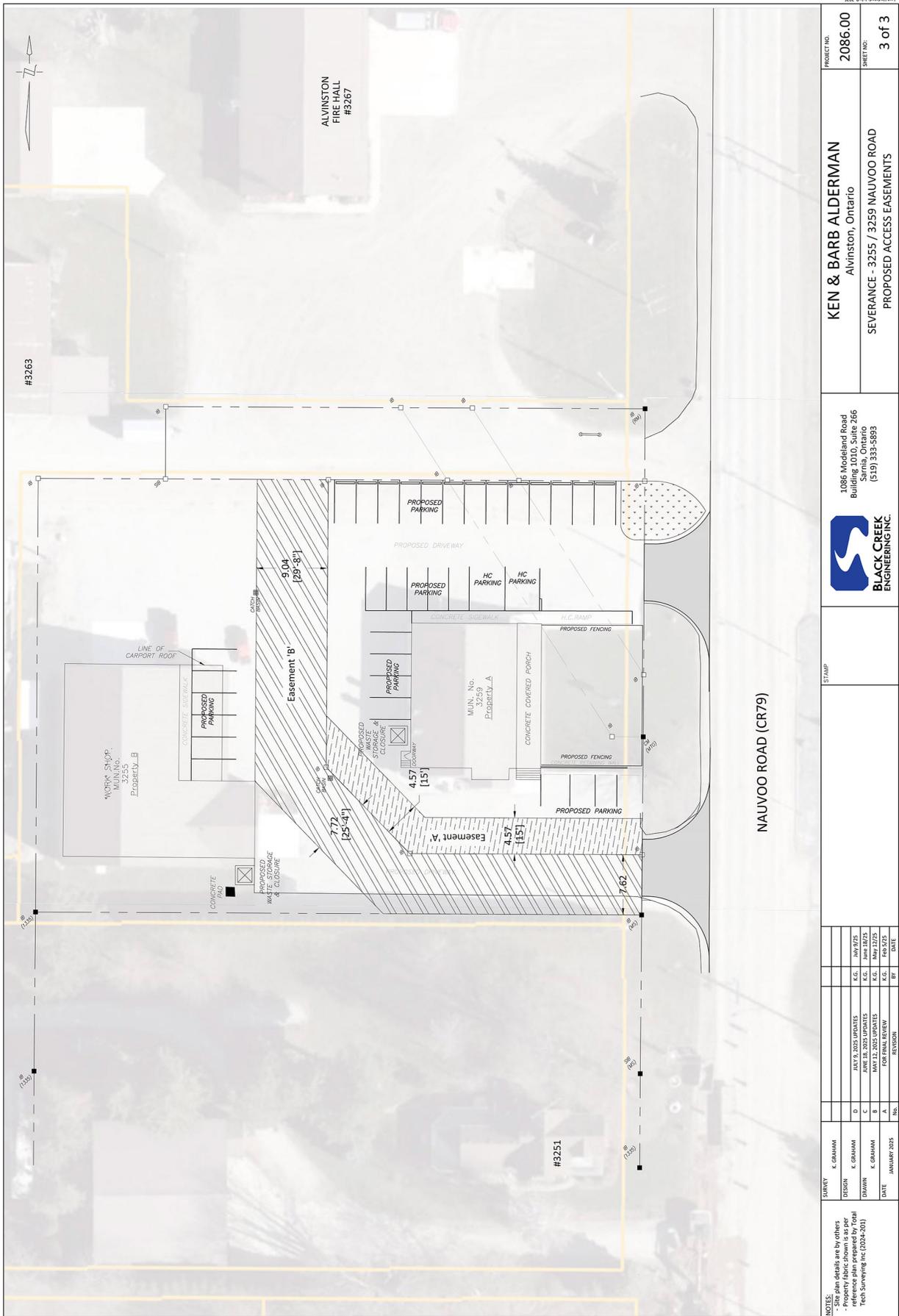
SCHEDULE "B"
-SITE PLAN (2)-



NOTE:
The Contractor shall notify the County of Lambton Public Works Dept. a minimum of 48 hours prior to any work being completed within the county road allowance.
Contact: Glen Millar, P. Eng. - Construction Supervisor (519) 845-0809 ext 5311

<p>PROJECT NO. 2086.00</p> <p>SHEET NO. 2 of 3</p>	
<p>KEN & BARB ALDERMAN Alvinston, Ontario</p>	
<p>1086 Modeland Road Building 1010, Suite 266 Sarnia, Ontario (519) 333-9855</p>	
<p>BLACK CREEK ENGINEERING INC.</p>	
<p>PROPOSED ACCESS & HEAVY VEHICLE TURNING MOVEMENTS</p>	
<p>NOTES: - All details are by others - Property fabric shown is as per reference plan prepared by Total Tech Surveying Inc (2024-2021)</p>	<p>STAMP</p>
<p>SURVEY E. GRAHAM JULY 9, 2023 UPDATES K.G. JUN 27/23</p>	<p>DESIGN E. GRAHAM JUNE 18, 2023 UPDATES K.G. JUNE 18/23</p>
<p>DRAWN E. GRAHAM MAY 17, 2023 UPDATES K.G. MAY 17/23</p>	<p>DATE JANUARY 2025</p>
<p>DATE JANUARY 2025</p>	<p>BY BT</p>

**SCHEDULE "C"
-EASEMENTS-**



<p>PROJECT NO. 2086.00</p> <p>SHEET NO. 3 of 3</p>		<p>KEN & BARB ALDERMAN Alvinston, Ontario</p> <p>SEVERANCE - 3255 / 3259 NAUVOO ROAD PROPOSED ACCESS EASEMENTS</p>													
<p>1086 Modeland Road Building 1010, Suite 266 Scarborough, Ontario (416) 333-8855</p> <p>BLACK CREEK ENGINEERING INC.</p>		<p>STAMP</p>													
<p>NOTES: - All dimensions are by others - Property fabric shown is as per reference plan prepared by Total Tech Surveying Inc. (2024-2021)</p>	<p>SURVEY E. GRAHAM</p> <p>DESIGN D</p> <p>DRAWN E. GRAHAM</p> <p>DATE JANUARY 2025</p>	<p>DATE JANUARY 2025</p> <p>BY E.G.</p> <p>REVISION</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>1</td> <td>JULY 9, 2025</td> <td>UPDATES E.G.</td> </tr> <tr> <td>2</td> <td>JUNE 18, 2025</td> <td>UPDATES E.G.</td> </tr> <tr> <td>3</td> <td>MAY 21, 2025</td> <td>UPDATES E.G.</td> </tr> </table>	NO.	DATE	BY	1	JULY 9, 2025	UPDATES E.G.	2	JUNE 18, 2025	UPDATES E.G.	3	MAY 21, 2025	UPDATES E.G.
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2	JUNE 18, 2025	UPDATES E.G.													
3	MAY 21, 2025	UPDATES E.G.													



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Operations during arena floor build
Meeting: Council - 13 Aug 2025
Department: Administration
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That staff be directed to discuss the arena floor project with the users that use the facility during the non ice periods.

Background:

For the past several years, the Canada Day (July 1) ball hockey tournament has been played inside the arena and is generally quite large in turnout.

The Lambton Cattleman's Association Dinner is annually held the 1st Wednesday of August. The dinner is a full community centre activity with all tables and chairs utilized in addition to the auditorium, arena floor and pavilion.

The Brooke-Alvinston-Watford Fall Fair is generally the last weekend in September with ice going in at the conclusion of the fair.

Comments:

Although a timeframe of the floor project has not been formally scheduled, it is anticipated that the floor will be a construction site on July 1, 2026 and August 6, 2026.

For Canada Day 2026 - the tennis courts should be refurbished and ball hockey could utilize the courts. The construction will be discussed at the Canada Day Committee at their wrap up meeting.

For the Cattleman's Dinner - the Municipality could advise the group in advance and perhaps a tent could be erected on the grounds. Pre-planning for this type of event is imperative. The Parks & Recreation Manager has already been discussing the situation with the organizers.

The floor is planned to be completed prior to the 2026 Fall Fair.

ATTACHMENTS:

[Cattleman letter](#)

August 14, 2025

Lambton Cattleman's Association

Re: **BAICCC Arena Floor - 2026**

We are writing to inform you that the Brooke-Alvinston-Inwood Community Centre arena floor will be temporarily unavailable for use in 2026 for the annual Cattleman's Dinner held in August. This closure is necessary to accommodate significant construction and renovation work aimed at improving the ice surface floor.

We understand that this may impact your plans, and we truly appreciate your patience and understanding during this period. Our team is committed to minimizing disruptions and will be happy to assist you in exploring alternative arrangements on the grounds that may suit your needs.

While the auditorium and pavilion will still be available, we can also offer the upper hall space to you. In addition to the upper hall, perhaps the committee could consider erecting a tent on the grounds.

If you have any questions or require further assistance, please don't hesitate to reach out to our Parks & Recreation Manager Greg Thornicroft at gthornicroft@brookealvinston.com or by phone at 519-898-2150.

Kind Regards,

Janet Denkers
Clerk Administrator



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Estimated cost for sidewalk installation on Millpond and Patterson
Meeting: Council - 13 Aug 2025
Department: Public Works
Staff Contact: Jamie Butler, Public Works Superintendent

Recommendation:

That Council receive and file the report for more discussion at the 2026 budget meeting.

Background:

At the regular council meeting held on July 17th Councilor McCabe made a motion to explore pricing on sidewalks on Millpond St. from River St. to the east entrance of the Millpond Estates. Pricing was also requested on Patterson St. from Millpond St. to Railroad Line.

Comments:

With the estimated cost and an estimated time of a week construction for Millpond and 4 days on Patterson the following calculations were obtained:

Millpond St.	368m in length with an estimated cost of \$83,420.50
Patterson St.	180m in length with an estimated cost of \$46,869.50

Financial Considerations:

None at this time. Grants are continuously explored for submission for funding.



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Accounts Payable Listing - July 2025
Meeting: Council - 13 Aug 2025
Department: Treasury
Staff Contact: Stephen Ikert, Treasurer

Recommendation:

That Council receive and file the Accounts Payable Listing for July 2025

Background:

The Accounts Payable Listing is provided for information purposes only. Any questions should be directed to the treasurer or appropriate department head. In most cases the goods or services have already been provided and the Municipality is already legally obligated to make the payment(s) with a preference to pay on time to avoid late payment charges.

ATTACHMENTS:

[Posted Accounts Payable List - July 2025](#)

Accounts Payable

Posted Invoice Payment Approval List By Account

Vendor 000000 Through 999999

Invoice Entry Date 07/01/2025 to 07/31/2025 Paid Invoices Cheque Date 07/01/2025 to 07/31/2025

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount	
ASSETS & LIABILITIES						
01-0000-0020	003660 DOYLE JASMINE	JULY 2025 WATER DEPOSIT REFUND	07/09/2025	07/09/2025	120.80	
01-0000-0020	003661 GAWLEY, MARTHA	JULY 2025 WEDDING DEPOSIT REFUND	07/09/2025	07/09/2025	705.52	
					Account Total	826.32
01-0000-0498	003500 RWAM INSURANCE ADMINISTRATORS INC	25935-0725 RWAM BENEFITS	07/15/2025	07/15/2025	2.68	
01-0000-2241	000044 TOWNSHIP OF ENNISKILLEN	JULY 2025 WATER ARREARS	07/17/2025	07/17/2025	2,237.50	
01-0000-2291	002708 RECEIVER GENERAL-DEDUCTIONS	JUNE 2025 SOURCE DEDUCTIONS	07/09/2025	07/09/2025	24,261.98	
01-0000-2292	000370 MINISTER OF FINANCE -EHT	JUNE 2025 EMPLOYER HEALTH TAX	07/09/2025	07/09/2025	1,649.43	
01-0000-2426	003568 ULINE	16450940 FOODBANK TABLE	07/30/2025	07/30/2025	2,101.53	
01-0000-2426	000018 CLOVER MART - 1000967669 ONTARIO CORP.	50-0725 FOOD BANK DONATIONS	07/09/2025	07/09/2025	320.73	
01-0000-2426	000018 CLOVER MART - 1000967669 ONTARIO CORP.	50-0725-2 FOOD BANK PURCHASES	07/17/2025	07/17/2025	232.17	
01-0000-2426	003452 VAN DAMME, JEANINE	JULY 2025 FOOD BANK PURCHASES	07/10/2025	07/10/2025	214.18	
01-0000-2426	003561 BARESICH, ANGIE	JULY 2025 FOOD BANK PURCHASES	07/10/2025	07/10/2025	1,086.07	
					Account Total	3,954.68
01-0000-2429	002882 RUSSWURM, LIANA	JULY 2025 2025 SPONSORSHIP	07/10/2025	07/10/2025	500.00	
					Department Total	33,432.59
LICENCES, PERMITS, RENTS						
01-0050-1435	000003 BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	-425.00	
					Department Total	-425.00
GOVERNANCE						
01-0240-7399	002408 DOUGLAS, JEANNETTE	JULY 2025 SENIORS ADVISORY	07/23/2025	07/23/2025	106.00	
					Department Total	106.00
COUNCIL SUPPORT						

Accounts Payable

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Vendor 000000 Through 999999

Invoice Entry Date 07/01/2025 to 07/31/2025 Paid Invoices Cheque Date 07/01/2025 to 07/31/2025

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
01-0241-7117	003503 GREEN SHIELD CANADA	17926871 GROUP BENEFITS	07/15/2025	07/15/2025	961.38
01-0241-7117	003500 RWAM INSURANCE ADMINISTRATORS INC	25935-0725 RWAM BENEFITS	07/15/2025	07/15/2025	309.39
Account Total					1,270.77
01-0241-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	106.92
Department Total					1,377.69
CORPORATE MANAGEMENT					
01-0250-7117	003503 GREEN SHIELD CANADA	17926871 GROUP BENEFITS	07/15/2025	07/15/2025	961.38
01-0250-7117	003500 RWAM INSURANCE ADMINISTRATORS INC	25935-0725 RWAM BENEFITS	07/15/2025	07/15/2025	518.95
Account Total					1,480.33
01-0250-7150	000279 BMO BANK OF MONTREAL	0502677-2507 CPD FORMULA - TRAINING	07/15/2025	07/15/2025	762.75
01-0250-7301	000279 BMO BANK OF MONTREAL	0502677-2507 FOODLAND - COFFEE	07/15/2025	07/15/2025	15.74
01-0250-7301	000165 MANLEY'S BASICS	1168315 OFFICE SUPPLIES	07/15/2025	07/15/2025	135.59
01-0250-7301	000165 MANLEY'S BASICS	1168558 OFFICE SUPPLIES	07/15/2025	07/15/2025	4.27
01-0250-7301	000100 MCNAUGHTON HOME HARDWARE CENTRE	488147 WATER	07/09/2025	07/09/2025	11.97
01-0250-7301	003052 BEAUGRAND, CHERYL	July 2025 2026 JOURNALS	07/23/2025	07/23/2025	11.29
Account Total					178.86
01-0250-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	59.48
01-0250-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	157.68
01-0250-7303	003464 FIBERNETICS CORPORATION	748491 PHONE LINES	07/09/2025	07/09/2025	67.74
Account Total					284.90
01-0250-7304	003641 XEROX CANADA LTD.	F64319159 COPIER MAINTENANCE	07/09/2025	07/09/2025	43.27
01-0250-7306	000125 MUNICIPALITY OF BROOKE-ALVINSTON - PAP	0095654 WATER/SEWER	07/09/2025	07/09/2025	179.20

Accounts Payable

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Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
01-0250-7310	002215 KEYSTONE TECHNOLOGIES LTD.	22800 IT SUPPORT	07/09/2025	07/09/2025	423.75
01-0250-7310	002215 KEYSTONE TECHNOLOGIES LTD.	22835 IT LICENSING	07/09/2025	07/09/2025	658.79
01-0250-7310	003264 REDCHAIR	4841 WEBSITE HOSTING	07/09/2025	07/09/2025	169.50
Account Total					1,252.04
01-0250-7340	000112 NUTECH PEST SERVICES	12774 PEST CONTROL	07/30/2025	07/30/2025	47.46
Department Total					4,228.81
<u>FIRE STATION - ALVINSTON</u>					
01-0411-7125	003074 A.J. STONE CO. LTD.	0000192750 PPE - BOOTS AND GLOVES	07/17/2025	07/17/2025	1,842.70
01-0411-7150	000279 BMO BANK OF MONTREAL	0502677-2507 KAHOOT OSLO	07/15/2025	07/15/2025	162.58
01-0411-7150	000119 THREE MAPLES VARIETY	126634 GAS/FOOD	07/30/2025	07/30/2025	138.15
Account Total					300.73
01-0411-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	59.48
01-0411-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	56.65
Account Total					116.13
01-0411-7306	000125 MUNICIPALITY OF BROOKE-ALVINSTON - PAF	0095563 WATER/SEWER	07/09/2025	07/09/2025	251.74
01-0411-7310	003177 KOOTENAY MURPHY HOLDINGS LTD - INGEN	9249 APPARATUS CHECKS SOFTWARE	07/15/2025	07/15/2025	94.15
01-0411-7340	003364 R & C CLEANING	JUL25 CLEANING	07/30/2025	07/30/2025	150.00
01-0411-7340	003364 R & C CLEANING	Jun25 CLEANING	07/10/2025	07/10/2025	150.00
Account Total					300.00
01-0411-7345	003232 CANADIAN IPG CORPORATION	00601511 GAS DETECTOR RECALIBRATION	07/23/2025	07/23/2025	96.05
01-0411-7345	000021 M & L SUPPLY / 3635112 CANADA INC.	027372 BREATHING AIR COMPRESSR REPAIR	07/30/2025	07/30/2025	581.14
Account Total					677.19

Accounts Payable

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Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
01-0411-7370	000119 THREE MAPLES VARIETY	126634 GAS/FOOD	07/30/2025	07/30/2025	682.42
01-0411-7371	002892 SANI GEAR INC.	19546 BUNKER GEAR CLEANING & TESTING	07/09/2025	07/09/2025	1,693.56
01-0411-7371	002892 SANI GEAR INC.	19595 BUNKER GEAR CLEANING & TESTING	07/09/2025	07/09/2025	762.43
Account Total					2,455.99
01-0411-7372	003465 DYNAMIC DIESEL REPAIR INC	3587 TANKER 2 REPAIRS	07/09/2025	07/09/2025	789.61
Department Total					7,510.66
POLICE					
01-0420-7460	000055 LAMBTON GROUP OPP DETACHMENT BOARD	2620 RECOVERY OF DETACHMENT REVENUE	07/23/2025	07/23/2025	580.27
01-0420-7460	002180 MINISTER OF FINANCE - POLICING ONLY	380807251156017 MONTHLY POLICING	07/17/2025	07/17/2025	33,125.00
01-0420-7460	002180 MINISTER OF FINANCE - POLICING ONLY	381107251009017 POLICING CREDIT	07/23/2025	07/23/2025	-580.27
01-0420-7460	002180 MINISTER OF FINANCE - POLICING ONLY	DEC 12, 2024 POLICING CREDIT	07/17/2025	07/17/2025	-403.42
Account Total					32,721.58
Department Total					32,721.58
PROTECTIVE INSPECTION & CONTROL					
01-0440-7470	002223 COUNTY OF LAMBTON	40251 BUILDING INSPECTIONS	07/15/2025	07/15/2025	4,620.00
01-0440-7470	002223 COUNTY OF LAMBTON	40251 BUILDING INSPECTIONS	07/15/2025	07/15/2025	615.89
Account Total					5,235.89
01-0440-7472	003502 SARNIA AND DISTRICT HUMANE SOCIETY	QUARTER 2, 2025 ANIMAL CONTROL	07/30/2025	07/30/2025	102.83
01-0440-7472	003502 SARNIA AND DISTRICT HUMANE SOCIETY	QUARTER 2, 2025 ANIMAL CONTROL	07/30/2025	07/30/2025	422.50
Account Total					525.33
01-0440-7476	002223 COUNTY OF LAMBTON	40252 PROPERTY STANDARDS	07/15/2025	07/15/2025	420.00
01-0440-7476	002223 COUNTY OF LAMBTON	40252 PROPERTY STANDARDS	07/15/2025	07/15/2025	94.99
01-0440-7476	002223 COUNTY OF LAMBTON	40253 PROPERTY STANDARDS	07/15/2025	07/15/2025	167.00
Account Total					681.99
Department Total					6,443.21

Accounts Payable

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Vendor 000000 Through 999999

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Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
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EMERGENCY MEASURES

01-0450-7301	002223 COUNTY OF LAMBTON	40281 911 SIGNS/ROAD SIGNS	07/17/2025	07/17/2025	49.50
Department Total					49.50

RUP - GRAVEL PATCH

01-0516-7401	000152 MCKENZIE & HENDERSON LTD.	0000047592 DOLOMITE	07/09/2025	07/09/2025	58,159.37
01-0516-7401	000152 MCKENZIE & HENDERSON LTD.	0000047593 DOLOMITE	07/09/2025	07/09/2025	62,758.60
01-0516-7401	000152 MCKENZIE & HENDERSON LTD.	0000047594 DOLOMITE	07/09/2025	07/09/2025	104,748.85
01-0516-7401	000152 MCKENZIE & HENDERSON LTD.	0000047604 DOLOMITE	07/09/2025	07/09/2025	10,280.41
01-0516-7401	000152 MCKENZIE & HENDERSON LTD.	0000047605 DOLOMITE	07/09/2025	07/09/2025	106,030.06
Account Total					341,977.29
Department Total					341,977.29

RUP - DUST CONTROL

01-0518-7401	003022 LAMBTON SCIENTIFIC	43379 BRINE TESTING	07/17/2025	07/17/2025	350.30
01-0518-7401	002463 DEN-MAR BRINES LIMITED	D0371127 DUST FIGHTER	07/09/2025	07/09/2025	8,837.53
01-0518-7401	002463 DEN-MAR BRINES LIMITED	D0371128 DUST FIGHTER	07/09/2025	07/09/2025	5,890.69
01-0518-7401	002463 DEN-MAR BRINES LIMITED	D0371129 DUST FIGHTER	07/09/2025	07/09/2025	8,593.70
01-0518-7401	002463 DEN-MAR BRINES LIMITED	D0371331 DUST FIGHTER	07/09/2025	07/09/2025	8,837.53
01-0518-7401	002463 DEN-MAR BRINES LIMITED	D0371333 DUST FIGHTER	07/09/2025	07/09/2025	8,831.58
01-0518-7401	002463 DEN-MAR BRINES LIMITED	D0371334 DUST FIGHTER	07/09/2025	07/09/2025	8,831.58
01-0518-7401	002463 DEN-MAR BRINES LIMITED	D0371772 DUST FIGHTER	07/09/2025	07/09/2025	5,887.72
01-0518-7401	002463 DEN-MAR BRINES LIMITED	D0371776 DUST FIGHTER	07/10/2025	07/10/2025	8,623.43
01-0518-7401	002463 DEN-MAR BRINES LIMITED	D0371777 DUST FIGHTER	07/15/2025	07/15/2025	5,887.72
01-0518-7401	002463 DEN-MAR BRINES LIMITED	D0371961 DUST FIGHTER	07/15/2025	07/15/2025	8,831.58
01-0518-7401	002463 DEN-MAR BRINES LIMITED	D0371962 DUST FIGHTER	07/15/2025	07/15/2025	8,831.58
Account Total					88,234.94

Accounts Payable

Posted Invoice Payment Approval List By Account

Vendor 000000 Through 999999

Invoice Entry Date 07/01/2025 to 07/31/2025 Paid Invoices Cheque Date 07/01/2025 to 07/31/2025

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
Department Total					88,234.94
RT&M - LITTER/GARBAGE PICKUP					
01-0549-7401	000066 WASTE MANAGEMENT OF CANADA CORP.	0459018-0676-5 DUMPSTER & OVERAGE CHRG	07/09/2025	07/09/2025	580.30
Department Total					580.30
RT&M - SIGNS					
01-0550-7301	002223 COUNTY OF LAMBTON	40281 911 SIGNS/ROAD SIGNS	07/17/2025	07/17/2025	510.25
Department Total					510.25
RT&M - INTERSECTION LIGHTING					
01-0551-7306	000014 HYDRO ONE NETWORKS INC.	4674-0725 HYDRO	07/09/2025	07/09/2025	20.29
Department Total					20.29
PUBLIC WORKS - OVERHEAD					
01-0560-7117	003503 GREEN SHIELD CANADA	17926871 GROUP BENEFITS	07/15/2025	07/15/2025	1,864.97
01-0560-7117	003500 RWAM INSURANCE ADMINISTRATORS INC	25935-0725 RWAM BENEFITS	07/15/2025	07/15/2025	1,239.13
Account Total					3,104.10
01-0560-7150	000279 BMO BANK OF MONTREAL	0502677-2507 MTO - DRIVER'S ABSTRACT	07/15/2025	07/15/2025	12.00
01-0560-7301	000018 CLOVER MART - 1000967669 ONTARIO CORP.	49-0725 COFFEE & CREAMER	07/09/2025	07/09/2025	37.78
01-0560-7301	003052 BEAUGRAND, CHERYL	July 2025 2026 JOURNALS	07/23/2025	07/23/2025	33.86
Account Total					71.64
01-0560-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	219.51
01-0560-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	156.41
Account Total					375.92
01-0560-7304	000112 NUTECH PEST SERVICES	12776 PEST CONTROL	07/30/2025	07/30/2025	47.46
01-0560-7304	003136 NAPA GLENCOE	130-581690 SHOP SUPPLIES	07/30/2025	07/30/2025	130.99
01-0560-7304	003232 CANADIAN IPG CORPORATION	CORUN-00606268 CHAIN HOIST SAFETY CLIP	07/10/2025	07/10/2025	83.17
Account Total					261.62

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Invoice Entry Date 07/01/2025 to 07/31/2025 Paid Invoices Cheque Date 07/01/2025 to 07/31/2025

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
01-0560-7306	000125 MUNICIPALITY OF BROOKE-ALVINSTON - PAF	0095736 WATER	07/09/2025	07/09/2025	97.72
01-0560-7306	000014 HYDRO ONE NETWORKS INC.	2206-0725 HYDRO	07/15/2025	07/15/2025	580.37
Account Total					678.09
01-0560-7310	000132 A-1 SECURITY SYSTEMS	209558 SECURITY SYSTEMS	07/09/2025	07/09/2025	138.99
01-0560-7310	000131 BEARCOM CANADA CORP	5913783 GPS SERVICE CONTRACT	07/09/2025	07/09/2025	335.61
01-0560-7310	000131 BEARCOM CANADA CORP	5916137 RADIO & GPS INSTALL	07/09/2025	07/09/2025	1,010.22
Account Total					1,484.82
01-0560-7325	000279 BMO BANK OF MONTREAL	0502677-2507 KELSEY'S - TRADE SHOW SUPPER	07/15/2025	07/15/2025	96.75
01-0560-7325	000279 BMO BANK OF MONTREAL	0502677-2507 MONTANA'S - TRADE SHOW LUNCH	07/15/2025	07/15/2025	38.94
Account Total					135.69
01-0560-7398	000074 MACKENZIE OIL LIMITED	17292 CLEAR DIESEL	07/09/2025	07/09/2025	871.32
01-0560-7398	000074 MACKENZIE OIL LIMITED	17700 DYED DIESEL	07/09/2025	07/09/2025	1,834.04
01-0560-7398	000074 MACKENZIE OIL LIMITED	18068 DYED DIESEL	07/17/2025	07/17/2025	3,548.84
01-0560-7398	000074 MACKENZIE OIL LIMITED	18071 CLEAR DIESEL	07/17/2025	07/17/2025	438.85
01-0560-7398	000074 MACKENZIE OIL LIMITED	B143262 DYED DIESEL	07/17/2025	07/17/2025	295.83
Account Total					6,988.88
Department Total					13,112.76
2017 FORD 4X4 Diesel					
01-0620-7372	000068 KAL TIRE	873145338 TIRE REPLACEMENT	07/09/2025	07/09/2025	370.95
Department Total					370.95
2021 Dodge RAM 4 x 4 pickup					
01-0621-7370	000074 MACKENZIE OIL LIMITED	18048 FUEL	07/17/2025	07/17/2025	310.87
01-0621-7372	003136 NAPA GLENCOE	130-581731 REAR LIGHT BULB	07/30/2025	07/30/2025	4.86
Department Total					315.73

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Invoice Entry Date 07/01/2025 to 07/31/2025 Paid Invoices Cheque Date 07/01/2025 to 07/31/2025

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
2019 FORD 4x4 PICKUP					
01-0622-7370	000074 MACKENZIE OIL LIMITED	18048 FUEL	07/17/2025	07/17/2025	310.87
			Department Total		310.87
CAT BACKHOE					
01-0631-7372	003136 NAPA GLENCOE	130-581691 BEACON LIGHT	07/30/2025	07/30/2025	115.25
01-0631-7372	000078 J & M HEAVY EQUIPMENT REPAIR INC.	21182 CAT BACKHOE REPAIRS	07/23/2025	07/23/2025	707.91
01-0631-7372	000078 J & M HEAVY EQUIPMENT REPAIR INC.	21226 HYDRAULIC HOSE REPAIR	07/30/2025	07/30/2025	101.35
			Account Total		924.51
			Department Total		924.51
MASSEY LOADER 50C					
01-0632-7370	000074 MACKENZIE OIL LIMITED	B143261 DYED DIESEL	07/17/2025	07/17/2025	201.63
			Department Total		201.63
KUBOTA TRACTOR					
01-0633-7370	000074 MACKENZIE OIL LIMITED	B143261 DYED DIESEL	07/17/2025	07/17/2025	201.63
01-0633-7372	000041 DELTA POWER EQUIPMENT	P24690 HYDROSTAT OIL	07/17/2025	07/17/2025	42.47
			Department Total		244.10
SMALL ENGINE EQUIPMENT					
01-0634-7372	000041 DELTA POWER EQUIPMENT	P24575 ENGIN OIL	07/17/2025	07/17/2025	18.54
			Department Total		18.54
BUSHOG					
01-0635-7372	000042 ADVANTAGE FARM EQUIPMENT LTD.	J23624 BLADES	07/10/2025	07/10/2025	517.18
			Department Total		517.18
STREET LIGHTING - INWOOD					
01-0752-7306	000014 HYDRO ONE NETWORKS INC.	6752-0725 HYDRO	07/09/2025	07/09/2025	567.37
			Department Total		567.37
SANITARY SEWER SYSTEM					

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Invoice Entry Date 07/01/2025 to 07/31/2025 Paid Invoices Cheque Date 07/01/2025 to 07/31/2025

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
01-0810-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	150.00
01-0810-7432	000047 CHEMTRADE CHEMICALS CANADA LTD	90271220 ALUMINUM SULPHATE	07/30/2025	07/30/2025	1,978.71
01-0810-7432	000034 CENTRAL SANITATION INC.	153067 SLUDGE REMOVAL	07/09/2025	07/09/2025	461.61
01-0810-7432	000034 CENTRAL SANITATION INC.	155021 SLUDGE REMOVAL	07/30/2025	07/30/2025	461.61
Account Total					2,901.93
01-0810-7455	003240 ONTARIO CLEAN WATER AGENCY - PAP	INV00000055810 OPERATIONS CONTRACT	07/10/2025	07/10/2025	10,710.83
Department Total					13,762.76
INWOOD SEWER SYSTEM					
01-0811-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	50.00
Department Total					50.00
WATERWORKS SYSTEM					
01-0830-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	50.00
01-0830-7340	003443 CONNOR MOLZAN (WELDING)	32 WELDED DOOR SHUT OLD PUMP STN	07/10/2025	07/10/2025	316.40
01-0830-7432	000124 ONTARIO CLEAN WATER AGENCY - EFT	INV00000056238 QMI AUDIT	07/15/2025	07/15/2025	2,067.12
01-0830-7455	003240 ONTARIO CLEAN WATER AGENCY - PAP	INV00000055810 OPERATIONS CONTRACT	07/10/2025	07/10/2025	9,169.49
Department Total					11,603.01
WASTE COLLECTION					
01-0840-7480	000026 BLUEWATER RECYCLING ASSOC.	28358 GARBAGE & RECYCLING	07/09/2025	07/09/2025	7,687.50
Department Total					7,687.50
RECYCLING					
01-0860-7480	000026 BLUEWATER RECYCLING ASSOC.	28358 GARBAGE & RECYCLING	07/09/2025	07/09/2025	448.91
Department Total					448.91
HOSPITALS					
01-1020-7683	002574 CENTRAL LAMBTON RECRUITMENT COMMITTEE	JULY 2025 PHYSICIAN RECRUITMENT	07/10/2025	07/10/2025	300.00

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Invoice Entry Date 07/01/2025 to 07/31/2025 Paid Invoices Cheque Date 07/01/2025 to 07/31/2025

Account	Vendor Number	Vendor Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
Department Total						300.00
ALVINSTON COMMUNITY CENTRE						
01-1635-7117	003503	GREEN SHIELD CANADA	17926871 GROUP BENEFITS	07/15/2025	07/15/2025	1,653.52
01-1635-7117	003500	RWAM INSURANCE ADMINISTRATORS INC	25935-0725 RWAM BENEFITS	07/15/2025	07/15/2025	797.42
Account Total						2,450.94
01-1635-7303	000003	BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	104.01
01-1635-7303	000003	BROOKE TELECOM CO-OPERATIVE	10605820-0725 PHONE & INTERNET SERVICE	07/09/2025	07/09/2025	74.35
01-1635-7303	003464	FIBERNETICS CORPORATION	748491 PHONE LINES	07/09/2025	07/09/2025	33.84
Account Total						212.20
01-1635-7306	000125	MUNICIPALITY OF BROOKE-ALVINSTON - PAF	0095733 WATER/SEWER	07/09/2025	07/09/2025	534.92
01-1635-7306	000125	MUNICIPALITY OF BROOKE-ALVINSTON - PAF	0095735 WATER/SEWER	07/09/2025	07/09/2025	561.08
Account Total						1,096.00
01-1635-7340	002214	GERBER ELECTRIC LTD	00029103 A/C REPAIR	07/15/2025	07/15/2025	536.75
01-1635-7340	002214	GERBER ELECTRIC LTD	00029151 REPAIRS	07/17/2025	07/17/2025	2,662.51
01-1635-7340	000279	BMO BANK OF MONTREAL	0502677-2507 AMAZON - SHIPPING	07/15/2025	07/15/2025	11.29
01-1635-7340	003017	MARCOTTE DISPOSAL INC.	22800 GARBAGE DISPOSAL	07/09/2025	07/09/2025	326.00
01-1635-7340	000100	MCNAUGHTON HOME HARDWARE CENTRE	489288 PAINT SUPPLIES/SWING PARTS	07/23/2025	07/23/2025	235.54
01-1635-7340	000212	MITCHELL, LEONARD	JULY 2025 ARENA CHAIRS	07/30/2025	07/30/2025	60.00
Account Total						3,832.09
01-1635-7341	003648	ACTIVE PLAYGROUND EQUIPMENT	10599 SLIDE BALANCE	07/30/2025	07/30/2025	4,508.14
01-1635-7341	000136	PODOLINSKY EQUIPMENT LTD	438463 2 STROKE OIL	07/30/2025	07/30/2025	302.02
01-1635-7341	000100	MCNAUGHTON HOME HARDWARE CENTRE	489288 PAINT SUPPLIES/SWING PARTS	07/23/2025	07/23/2025	23.17
01-1635-7341	003298	SUMMIT TREE SERVICE INC.	5342 TREE REMOVAL MEMORIAL GARDENS	07/30/2025	07/30/2025	1,356.00
Account Total						6,189.33

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Invoice Entry Date 07/01/2025 to 07/31/2025 Paid Invoices Cheque Date 07/01/2025 to 07/31/2025

Account	Vendor Number	Vendor Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
01-1635-7343	000279	BMO BANK OF MONTREAL	0502677-2507 RILEY SPORTS- NEW BASES	07/15/2025	07/15/2025	847.19
01-1635-7372	000279	BMO BANK OF MONTREAL	0502677-2507 CAMPBELL'S-LINE TRIMMER HEADS	07/15/2025	07/15/2025	152.38
01-1635-7372	003210	SOUTHPOINT EQUIPMENT/CL BENNINGER EC	IR43211 BLADE BOLTS/KUBOTA FILTER	07/23/2025	07/23/2025	95.37
Account Total						247.75
01-1635-7381	000279	BMO BANK OF MONTREAL	0502677-2507 WALMART - POP FOR BAR	07/15/2025	07/15/2025	79.10
01-1635-7381	000279	BMO BANK OF MONTREAL	0502677-2507 GIANT TIGER - POP FOR BAR	07/15/2025	07/15/2025	37.70
01-1635-7381	003232	CANADIAN IPG CORPORATION	CORUN-00605481 CUPS FOR BAR STOCK	07/15/2025	07/15/2025	739.02
Account Total						855.82
01-1635-7383	002841	KERN WATER SYSTEMS INC.	178787 BAR ICE	07/17/2025	07/17/2025	252.00
01-1635-7384	000048	WATFORD HOME HARDWARE / CARIS HARDV	198401 KITCHEN JUGS	07/30/2025	07/30/2025	158.18
01-1635-7399	000279	BMO BANK OF MONTREAL	0502677-2507 MY TRIBUTE GIFT - MEMORIAL	07/15/2025	07/15/2025	51.50
01-1635-7399	000279	BMO BANK OF MONTREAL	0502677-2507 ARMORS - GIFT CERTIFICATE	07/15/2025	07/15/2025	25.00
01-1635-7399	000279	BMO BANK OF MONTREAL	0502677-2507 BMO - ANNUAL FEE	07/15/2025	07/15/2025	25.00
Account Total						101.50
Department Total						16,243.00
ALVINSTON LIBRARY						
01-1641-7306	000125	MUNICIPALITY OF BROOKE-ALVINSTON - PAF	0095664 WATER/SEWER	07/09/2025	07/09/2025	179.20
01-1641-7340	003364	R & C CLEANING	JUL25 CLEANING	07/30/2025	07/30/2025	700.00
01-1641-7340	003364	R & C CLEANING	Jun25 CLEANING	07/10/2025	07/10/2025	700.00
Account Total						1,400.00
Department Total						1,579.20
PLANNING & ZONING						
01-1810-7101	000032	HILLS, RANDY	JULY 2025 COA	07/15/2025	07/15/2025	212.00

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Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
01-1810-7101	003114 SAWYER, CHRISTA	JULY 2025 COA	07/15/2025	07/15/2025	106.00
01-1810-7101	003520 MCGUGAN, KEN	JULY 2025 COA	07/15/2025	07/15/2025	212.00
Account Total					530.00
Department Total					530.00

AGRICULTURE & REFORESTATION

01-1840-7455	000113 R DOBBIN ENGINEERING INC	110.25 DRAINAGE SUPERINTENDENT	07/17/2025	07/17/2025	5,214.95
Department Total					5,214.95

BROOKE FIRE - ALVINSTON STATION

20-0411-8050	000279 BMO BANK OF MONTREAL	0502677-2507 WFR - FIRE HOSE TESTER	07/15/2025	07/15/2025	5,797.86
Department Total					5,797.86

MAJOR CULVERT REPLACEMENTS

20-0513-7431	000106 ST. CLAIR REGION CONSERVATION AUTH.	IN0019659 STRUCTURE 18 SCRCA PERMIT	07/23/2025	07/23/2025	680.00
20-0513-7431	000179 LAS	MGBP000017983 CULVERT STRUCTURE # 18	07/30/2025	07/30/2025	56,021.78
Account Total					56,701.78
Department Total					56,701.78

COMMUNITY CENTRE

20-1635-8015	002223 COUNTY OF LAMBTON	40322 CSRIF GRANT LEGAL WORK	07/23/2025	07/23/2025	307.04
Department Total					307.04

MUNICIPAL DRAINS - CONSTRUCTION

20-2800-7341	000113 R DOBBIN ENGINEERING INC	113.25 EDGAR PODOLINSKY DRAIN EXT.	07/09/2025	07/09/2025	4,021.39
20-2800-7401	002478 BRUCE POLAND & SONS TRUCKING INC.	1096 6-7 CON DRAIN (LOTS 13-15)	07/25/2025	07/25/2025	65,216.54
20-2800-7401	002135 MCNALLY EXCAVATING LTD	737 EDGAR PODOLINSKY DRAIN EXT.	07/09/2025	07/09/2025	22,598.51
20-2800-7401	000106 ST. CLAIR REGION CONSERVATION AUTH.	IN0019636 6-7 CONCESSION (LOT 13-15)	07/09/2025	07/09/2025	570.00
20-2800-7401	000106 ST. CLAIR REGION CONSERVATION AUTH.	IN0019636 CHERRY CREEK DRAIN	07/09/2025	07/09/2025	570.00
20-2800-7401	000106 ST. CLAIR REGION CONSERVATION AUTH.	IN0019636 12-13 SIDEROAD DRAIN	07/09/2025	07/09/2025	570.00
20-2800-7401	000106 ST. CLAIR REGION CONSERVATION AUTH.	IN0019636 LOGAN DRAIN	07/09/2025	07/09/2025	570.00

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Account	Vendor Number	Vendor Name	Invoice Number	Invoice Item Description	Invoice Date	Entry Date	Item Amount
Account Total							90,095.05
Department Total							94,116.44
MUNICIPAL DRAINS - MAINTENANCE							
20-2900-7401	002478	BRUCE POLAND & SONS TRUCKING INC.	1090	MORLEY & CAMERON DRAIN	07/09/2025	07/09/2025	4,763.42
20-2900-7401	002478	BRUCE POLAND & SONS TRUCKING INC.	1090	CAMERON DRAIN	07/09/2025	07/09/2025	5,763.50
20-2900-7401	002478	BRUCE POLAND & SONS TRUCKING INC.	1094	12-13 SIDEROAD DRAIN	07/23/2025	07/23/2025	10,298.82
20-2900-7401	002823	KT EXCAVATING	INV-1343	DOLBEAR/MCKELLAR DRAIN	07/09/2025	07/09/2025	881.40
20-2900-7401	002823	KT EXCAVATING	INV-1344	FOSTER DRAIN	07/09/2025	07/09/2025	1,056.55
20-2900-7401	002823	KT EXCAVATING	INV-1365	JOHNSON DRAIN	07/30/2025	07/30/2025	845.24
Account Total							23,608.93
Department Total							23,608.93
Total Paid Invoices							771,303.13
Total Unpaid Invoices							0.00
Total Invoices							771,303.13

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Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
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Department Summary

01-0000	ASSETS & LIABILITIES	33,432.59
01-0050	LICENCES, PERMITS, RENTS	-425.00
01-0240	GOVERNANCE	106.00
01-0241	COUNCIL SUPPORT	1,377.69
01-0250	CORPORATE MANAGEMENT	4,228.81
01-0411	FIRE STATION - ALVINSTON	7,510.66
01-0420	POLICE	32,721.58
01-0440	PROTECTIVE INSPECTION & CONTROL	6,443.21
01-0450	EMERGENCY MEASURES	49.50
01-0516	RUP - GRAVEL PATCH	341,977.29
01-0518	RUP - DUST CONTROL	88,234.94
01-0549	RT&M - LITTER/GARBAGE PICKUP	580.30
01-0550	RT&M - SIGNS	510.25
01-0551	RT&M - INTERSECTION LIGHTING	20.29
01-0560	PUBLIC WORKS - OVERHEAD	13,112.76
01-0620	2017 FORD 4X4 Diesel	370.95
01-0621	2021 Dodge RAM 4 x 4 pickup	315.73
01-0622	2019 FORD 4x4 PICKUP	310.87
01-0631	CAT BACKHOE	924.51
01-0632	MASSEY LOADER 50C	201.63
01-0633	KUBOTA TRACTOR	244.10
01-0634	SMALL ENGINE EQUIPMENT	18.54
01-0635	BUSHOG	517.18
01-0752	STREET LIGHTING - INWOOD	567.37
01-0810	SANITARY SEWER SYSTEM	13,762.76
01-0811	INWOOD SEWER SYSTEM	50.00
01-0830	WATERWORKS SYSTEM	11,603.01
01-0840	WASTE COLLECTION	7,687.50
01-0860	RECYCLING	448.91
01-1020	HOSPITALS	300.00
01-1635	ALVINSTON COMMUNITY CENTRE	16,243.00
01-1641	ALVINSTON LIBRARY	1,579.20
01-1810	PLANNING & ZONING	530.00
01-1840	AGRICULTURE & REFORESTATION	5,214.95
20-0411	BROOKE FIRE - ALVINSTON STATION	5,797.86
20-0513	MAJOR CULVERT REPLACEMENTS	56,701.78
20-1635	COMMUNITY CENTRE	307.04
20-2800	MUNICIPAL DRAINS - CONSTRUCTION	94,116.44
20-2900	MUNICIPAL DRAINS - MAINTENANCE	23,608.93
	Report Total	771,303.13



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Revision(s) to Dog By-law
Meeting: Council - 13 Aug 2025
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That the draft by-law attached be approved in principle; and that once the confirmation of fines is received from the Ontario Court of Justice, it be brought forward for adoption.

Background:

We have noticed issues with our current Dogs By-law (By-law 5 of 2017):

- 1) inconsistency with location and separation of kennel distances with zoning by-law
- 2) allowance of kennels in the residential zone
- 3) number of dogs / household
- 4) dangerous dogs

We sought consultation with the County of Lambton and re drafted a new by-law for Council consideration.

Comments:

The main changes are:

- 1) The inconsistency in the two by-laws for kennel separation as noted is an in house correction and the draft by-law has been amended to be in conformity with the zoning by-law.
- 2) Kennel licenses are currently able to be obtained in three categories: Boarding, Breeding and Personal Use. There is also no restriction on what lands are zoned as to obtain the kennel license. In most cases this is not an issue but in several cases it has been. Kennel licenses should only be permitted in the Agricultural zones (A1 / A2). Allowing kennels in the residential zone leads to issues in neighbourhood livability with noise control, odour and cleanliness, space limitation and aggression risks.
- 3) The current 2017 By-law allows no more than 2 dogs per household in all zones. We are aware of homes that have more than the allowance and therefore obtain a kennel license. We are proposing to increase the allowance of dogs to 3 dogs per household in the residential areas. Increasing / limiting dog ownership to three per household in residential areas is often a practical balance for pet ownership and eliminates some kennel license applications.
- 4) language surrounding dangerous dogs and appealing of orders issued.

Financial Considerations:

Dog tags are sold to dog owners in the Municipality. The revenue received helps defray the animal control contract and a recovery mechanism for the dog licensing. The revenue, if any, can also be used in the maintenance of the dog park area.

The fees have been slightly increased and if approved will be presented in a comprehensive fees by-law.

ATTACHMENTS:

[By-law xx of 2025 - Animal Control By-law](#)

CORPORATION OF THE MUNICIPALITY OF BROOKE-ALVINSTON

BY-LAW Number xx of 2025

**Being a by-law to provide for the licensing, control and regulation of animals and dogs
within the Municipality of Brooke-Alvinston**

‘Animal Control By-law’

WHEREAS Section 11(3) of the Municipal Act, 2001, S.O. 2001, c.25 provides that a lower-tier municipality may pass by-laws relating to animals; and

WHEREAS Sections 103 and 105 of the Municipal Act, 2001, S.O. 2001, c.25 outline specific powers of municipalities regarding the impounding and the muzzling of dogs; and

WHEREAS Section 12 of the Dog Owners’ Liability Act, R.S.O. 1990, c.D.16 designates a municipal law enforcement officer as a Peace Officer for the purposes of enforcing the Act; and

WHEREAS the Council of the Municipality of Brooke-Alvinston has deemed it expedient to provide for the licensing, control and regulation of dogs within the municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Brooke-Alvinston enacts as follows:

1. DEFINITIONS

In this by-law:

“Animal” means any member of the Animal kingdom other than human.

“Animal Control Officer” means:

- i. a municipal law enforcement officer appointed by the Council of the Municipality of Brooke-Alvinston; or
- ii. a police officer pursuant to the Police Services Act; or
- iii. an agent or inspector pursuant to the Ontario Society for the Prevention of Cruelty to Animals Act.
- iv. Any member of the Animal kingdom

“Council” means the Council of the Corporation of the Municipality of Brooke-Alvinston.

“Dangerous Dog” means any dog:

- i. that has bitten or injured a human being or domestic animal; or
- ii. that has been threatening or aggressive towards a human being or domestic animal, including but not limited to behaviour such as growling or snarling.

“Dog” means any animal of the canine species irrespective of sex or neutering/spaying, including any wolf or wolf cross breed.

“Dwelling Unit” means a single room or series of rooms of complementary use which are located in a building in which food preparation, eating, living, sleeping and sanitary facilities are provide for the exclusive use of the occupants thereof; which has a private entrance directly from outside the building or from a common hallway or stairway inside the building; and in which occupants have access to all the habitable areas and facilities of the unit.

“Kennel” means any premises on which four or more domesticated animals over four month of age are kept, bred, trained, or boarded and may be kept for sale. The Kennel is only permitted in the Agricultural (A1) Zone;

“Impounded” means seized, delivered, received or taken into the pound or any authorized vehicle operated by an officer or their agent pursuant to the provisions of this by-law.

“Leash” means a chain, rope or other restraining device of not more than 3.5 meters.

“Municipality” means the Municipality of Brooke-Alvinston. “Municipality”

“Muzzled” means that the mouth of a dog is fastened or covered with a humane fastening or covering device of adequate strength to prevent the dog from biting.

"Owner" means a person who keeps, possessed or harbors a dog and where the owner is a minor, the person responsible for the custody of the minor.

"Persistent barking" refers to continuous or repeated barking by a dog over an extended period of time, often without a clear or immediate reason; it's typically considered excessive when it disrupts the peace and causes a nuisance

"Physical control" means a dog is on a leash, rope or other means of physical restraint by a person physically capable of handling such dog so that freedom of the dog's movement is restricted. This does not include electronic means of control.

"Pound" means premises, regulated under the Animals for Research Act, that are used for the confinement, maintenance or disposal of animals that have been impounded pursuant to this by-law.

"Running at Large" means when an animal is found in a place other than the premises of the owner and not under physical control of any person.

2. EXEMPTIONS

- 2.1 This by-law shall not apply to an animal hospital, clinic or kennel lawfully operated and supervised by a veterinarian who is a registered member of the College of Veterinarians of Ontario.
- 2.2 This by-law shall not apply to the Ontario Society for the Prevention of Cruelty to Animals.
- 2.3 This by-law shall not apply to police service dogs or other specially trained dogs used for investigative purposes while under the ownership of any police service or other federal, provincial or municipal agency.
- 2.4 This by-law shall not apply to dogs maintained at a research facility registered under the Animals for Research Act.

3 KEEPING OF DOGS

- 3.1 No person shall keep more than three dogs in any one dwelling unit or on any premises.
- 3.2 Section 3.1 of this by-law shall not apply to any person keeping a kennel of dogs licensed under Part 6 of this by-law.
- 3.3 Despite Section 3.1 of this by-law, any young born to a dog may be kept on the premises for a period not exceeding ten weeks after birth.
- 3.4 Every owner of a dog shall provide the dog with such food, potable water, exercise and attention as may be required from time to time to keep it in good health.
- 3.5 If a dog is customarily kept outdoors, the owner of the dog shall provide for its use a structurally sound, weather-proof enclosure with off the ground flooring.
- 3.6 Every owner shall keep a dog from leaving the owner's property, or the property of another person with such person's consent, by means of:
 - i. Enclosure; or
 - ii. Containment within a fenced area; or
 - iii. Physical restraint of the dog by a chain or other similar means.
- 3.7 Despite Section 3.6, when such dog is on a property where such lands are zoned and used for agricultural purposes, the owner may keep the dog from leaving such property on its own by any reasonable means.
- 3.8 Every owner of a dog shall remove forthwith and sanitarily dispose of excrement left by the dog anywhere in the municipality.
- 3.9 No person shall permit an animal to enter upon the private property of another person or to remain on the private property of another person without the property owner's consent; any animal found running at large or trespassing may be seized and impounded.

- 3.10 Every dog shall be inoculated with an anti-rabies vaccine on an annual basis and be able to provide proof upon request.
- 3.11 No owner shall permit the animal / dog to run at large or fail to prohibit the animal / dog from running at large.
- 3.12 Any officer shall be and is hereby authorized to seize and impound any animal found running at large within the municipality, contrary to the provisions of this by-law.
- 3.13 Any person may capture any animal running at large on his/her property and contact the Animal Control Officer or other duly appointed officer, who may impound the said animal.
- 3.14 The Animal Control Officer or other duly appointed officer may enter on any public or private property without the consent of the owner or tenant of the property for the purpose of impounding or otherwise detaining any animal found running at large pursuant to the provisions of this by-law.
- 3.15 No person shall permit a dog to bite or attack without provocation a person or domestic animal.
- 3.16 No person shall permit persistent barking, calling, whining or other noise making by an animal that is clearly audible at another dwelling in the municipality.

4 MUZZLING, LEASHING AND CONTAINMENT OF DOGS

- 4.1 No owner shall permit his or her dog to bite or attack without provocation, a person or domestic animal. If a dog / animal has been threatening, aggressive or bitten a person or a domestic animal, the Animal Control Officer shall issue a Muzzle / Leash / Contain Notice to the Owner requiring that the dog be muzzled and leashed. Every owner shall comply with a muzzle/leash/contain notice issued by an animal control officer.

Where a notice to muzzle or leash is in effect, the dog shall be muzzled or leashed at all times, unless, within the owner's dwelling or in an enclosed pen of sufficient dimension and construction to provide humane shelter for the dog.

The Animal Control Officer shall authorize the allowance of a dog to be un-muzzled or un-leashed at their discretion.

5 KEEPING OF DANGEROUS DOGS

- 5.1 Where an Officer is satisfied that, in the absence of any mitigating factor, a dog has approached a person or domestic animal in a menacing fashion or apparent attitude of attack, including but not limited to behaviour such as growling or snarling, the Officer may issue a designation in writing to the owner designating the dog as potentially dangerous and
- 5.2 Where an Officer is satisfied that, in the absence of any mitigating factor, an animal:
- a) has attacked, bitten or caused injury to a person or has demonstrated a propensity, tendency or disposition to do so;
 - b) has significantly injured or killed a domestic animal or;
 - c) having been previously designated as potentially dangerous, is kept or permitted to be kept in violation of the requirements for a potentially dangerous dog, the Officer may issue a designation in writing to the owner designating the dog as dangerous
- 5.3 Any owner of a dog served with a Dangerous Dog Notice shall comply with the requirements set out therein and with the following conditions:
- a) License such dog with the municipality as a dangerous dog in accordance with the requirements of this by-law;
 - b) Ensure that such dog is spayed or neutered;
 - c) Ensure that such dog has an up-to-date anti-rabies vaccine;

- d) Display a sign at each entrance to the property and building in which the dog is kept, warning that there is a dangerous dog on the property. This sign shall be visible and legible from the nearest road or thoroughfare.
- 5.4 No owner of a dog designated as dangerous shall transfer ownership of the dog without first having obtained the written consent of the Animal Control Officer in their sole discretion. IN granting or refusing consent, the Animal Control Officer shall consider the likelihood that all the applicable provisions of this By-law and the Dog Owners' Liability Act, including any orders under that Act, will be met.
- 5.5 When a dangerous dog is on its owner's property, the owner shall ensure that the dog is securely confined in a locked pen area that provides adequate shelter and meets the following standards:
- a) The pen shall be suitable to prevent the escape of the dangerous dog and capable of preventing the entry of any person not in control of the dog;
 - b) The pen must have minimum dimensions of two metres by four metres and must have secure sides and a secure top;
 - c) The pen shall provide protection from the elements for the dog;
 - d) The pen shall not be within three metres of the property line or within three metres of a neighbouring dwelling unit.
- 5.6 When a dangerous dog is off its Owner's property, the Owner shall:
- a) Ensure the Dog is muzzles in a humane manner at all times
 - b) Ensure the Dog is on a leash not longer than one metre
 - c) Ensure the dog is under the control of a person over the age of 18
- 5.7 It shall be a condition of every license for a dangerous dog that the owner of the dangerous dog provide and maintain a policy of liability insurance in the amount of at least one million dollars (\$1,000,000.00), covering the twelve-month period during which licensing is sought, for injuries caused by the owner's dangerous dog. This policy shall name the Municipality of Brooke-Alvinston as an additional insured for the sole purpose of the municipality being notified by the insurance company of any cancellation, termination or expiration of the policy.
- 5.8 If the municipality has, in its sole discretion, determined that a dog is a dangerous dog for the purposes of this by-law, the municipality shall impound the said dog at the owner's expense for a maximum of ten days or until such time that the owner of the said dog has complied with all the requirements contained in this by-law for the keeping of a dangerous dog. Should the owner fail to comply with all of the requirements contained in this by-law within the said ten-day period, the municipality may humanely destroy the impounded dangerous dog.
- 5.9 In the event the owner fails to comply with the provisions of section 5 of this by-law, the dog shall be seized in accordance with section 13 of the Dog Owners' Liability Act, R.S.O. 1990, c.D.16, as amended.

6 KENNELS

- 6.1 No person shall keep a dog kennel without a license.
- 6.2 No person shall establish a dog kennel operation within the municipality unless the facility is situated within a zone where its use is permitted in accordance with the provisions of the Municipality of Brooke-Alvinston Zoning By-law, as amended.
- 6.3 Every person who holds a kennel license and/or operates a boarding facility for dogs shall comply with the requirements of the Ontario Society for the Prevention of Cruelty to Animals.
- 6.4 It shall be the responsibility of those individuals who purchase dogs from a kennel to obtain the required dog license as per section 7 of this by-law.

7 LICENSING

- 7.1 Every owner of a dog within the municipality shall register each dog owned by him/her and shall pay a licensing fee on or before May 1st of the given year in the amount as set out in the current municipal fees by-law.
- 7.2 The license agent shall keep a record showing the following dog license registration information:
- 7.2.1 The name and address of the dog owner;
 - 7.2.2 The serial number of the dog tag;
 - 7.2.3 The date of registration;
 - 7.2.4 A description of the dog; and
 - 7.2.5 The license fee paid.
- 7.3 A person who acquires a dog in any year shall obtain a license and tag within fourteen calendar days after acquisition of the said dog.
- 7.4 Despite Section 7.1 of this by-law, no license will be required for a dog ten weeks of age or younger.
- 7.5 A license may be issued at no charge for canine vision dogs, hearing dogs, or dogs trained to provide assistance to the physically handicapped upon proof of a certificate provided by organizations including but not limited to the Canadian National Institute for the Blind or Hearing Dogs of Canada.
- 7.6 There shall be no refund or rebate to any owner for any portion of a dog license when such license has been issued in accordance with the provisions of this by-law.
- 7.7 Every owner of a dog shall keep the dog license securely fixed on the dog at all times when the dog is not on the premises of the owner.
- 7.8 Where a dog tag issued pursuant to the provisions of this by-law has been lost or destroyed, the owner may be issued a new dog tag upon payment of the replacement fee as set out in Schedule A to this by-law.
- 7.9 Every dog owner who takes up residence within the Municipality of Brooke-Alvinston and where a current dog tag has been issued by another municipality shall be required to obtain a new dog tag and pay only a transfer fee as set out in Schedule A to this by-law.
- 7.10 The municipality may direct an animal control officer or agent (official) to license each dog door to door. The official shall be authorized to require the owner of any dog to pay the prescribed license fee and upon payment issue a receipt to the owner and a tag for each dog owned.

8 IMPOUNDING

- 8.1 The Animal Control Officer shall deliver any dog seized by him/her, or delivered to him/her by a police officer or member of the public, to the Pound to be impounded according to the provisions of this by-law.
- 8.2 The owner or keeper of a dog impounded for being at large shall be entitled to redeem such dog within 72 hours from the time of impoundment, exclusive of the day of impoundment, statutory holidays and days during which the Pound is closed, upon paying the municipality the Redemption fee, as described in Schedule A to this by-law, as well as any other damages, fines and expenses imposed by the Pound or according to the provisions of any other application law.
- 8.3 Where a dog that is impounded is not claimed by the owner within the redemption period specified in Section 8.2 of this by-law, the Pound may retain the dog for such further time as may be deemed proper and during that time may:
- 8.3.1 Adopt the dog out as they consider appropriate;

8.3.2 Euthanize the dog; or

8.3.3 Dispose of the dog in accordance with the Animals for Research Act.

8.4 Where a dog that is captured or taken into custody is injured or in the opinion of the Animal Control Officer should be destroyed without delay for humane reasons or for reasons of safety to persons or animals, a trained person appointed by the Pound may euthanize the dog in a humane manner as soon after capture or taking into custody as he/she may determine and may do so without permitting any person to reclaim the dog or without offering it for adoption.

8.5 In the opinion of an Officer where a dog cannot be safely captured or where the safety of persons or animals are endangered, the Officer or other trained person appointed by the Pound may euthanize the dog and no damages or compensation shall be recovered by the owner of the dog for said destruction.

8.6 Where a dog is captured or taken into custody and the services of a veterinarian are secured by the Animal Control Officer, the owner shall pay all fees and charges of the veterinarian in addition to all other fees or expenses payable under this by-law, whether the dog is alive, has died or is euthanized.

8.7 No compensation, damages, fees or any other sum of money on account of or by reason of the impounding, euthanasia or other disposal of the impounded dog in the course of the administration and enforcement of this by-law shall be recovered by any owner or keeper of the said dog.

9 INSPECTION

9.1 Every dog owner shall allow an Animal Control Officer or any other Officer to carry out an inspection of premises including entry into a dwelling unit, at any reasonable time, where the dog is kept or to make inquiries deemed necessary for the purposes of insuring compliance with the provisions of this by-law.

9.2 No person shall interfere with, hinder or impede an Animal Control Officer or any other Officer in the performance of any duty authorized by this by-law or provincial legislation.

10 PENALTIES

10.1 Any person who contravenes any of the provisions of this by-law is guilty of an offence and is liable upon conviction to a penalty pursuant to the Provincial Offences Act, R.S.O. 1990, c.P.33, as amended, and all such penalties and costs may be recovered under the applicable Act.

10.2 The owner may appeal any decisions rendered in this by-law by an officer / agent

11 SEVERABILITY

11.1 If any section or sections of this by-law or parts thereof are found in any court to be illegal or beyond the power of Council to enact, such section or sections or parts thereof shall be deemed severable and all other sections or parts of this by-law shall be deemed separate and independent there from and enacted as such.

12 SHORT TITLE

12.1 The short title of this by-law shall be "Animal Control By-law".

13 BY-LAWS REPEALED

13.1 That By-law 5 of 2017 and all other by-laws or parts of by-laws inconsistent with this by-law are hereby repealed.

14 EFFECTIVE DATE

14.1 This by-law shall come into full force and take effect upon the final passing thereof.

By-Law read a first, second and third time and finally passed this xx day of xxx 2025.

Mayor – David Ferguson

Clerk – Janet Denkers

Schedule 'A' to
Municipality of Brooke-Alvinston By-law Number xx of 2025
Animal Control By-law

Schedule of Fees

First Dog License – Neutered or Spayed	\$30.00
Second Dog License – Neutered or Spayed	\$35.00
Third Dog License – Not Neutered or Spayed	\$40.00
Kennel License	\$150.00 (plus cost recovery)
Dangerous Dog License	\$225.00
Guide Dog & Service Dog Licenses	No Charge
Replacement Tag	\$15.00
Transfer Tag	\$5.00
1 st Redemption Fee (Impoundment)	\$125.00
2 nd offence redemption fee	\$ 275.00
3 rd offence redemption fee	\$ 300.00

***the current municipal fees by-law should be
the main reference for fees*

Schedule 'B' to
Municipality of Brooke-Alvinston By-law Number xx of 2025
Animal Control By-law

PART 1 – Provincial Offences Act

ITEM	COLUMN 1 Short Form Wording	COLUMN 2 Provision Creating or Defining Offence	COLUMN 3 Set Fine
1.	Keep more than 3 dogs	Section 3.1	\$200.00
2.	Fail to provide dog with basic necessities	Section 3.4	\$500.00
3.	Fail to provide dog with adequate outdoor shelter	Section 3.5	\$500.00
4.	Fail to remove excrement	Section 3.8	\$200.00
5.	Fail to prohibit dog from entering onto private property without consent	Section 3.9	\$200.00
6.	Fail to prohibit dog from running at large	Section 3.11	\$300.00
7.	Permit dog to bite or attack any person or domestic animal	Section 3.15	\$500.00
8.	Permit persistent barking, whining or other noise	Section 3.16	\$300.00
9.	Fail to muzzle	Section 4.1	\$300.00
10.	Fail to leash	Section 4.1	\$300.00
11.	Fail to contain	Section 4.1	\$300.00
12.	Fail to license dangerous dog	Section 5.2 g)	\$500.00
13.	Fail to have dangerous dog spayed or neutered	Section 5.2 h)	\$300.00
14.	Fail to have rabies shot for dangerous dog	Section 5.2 i)	\$300.00
15.	Fail to display dangerous dog sign on property	Section 5.2 j)	\$300.00
16.	Fail to muzzle dangerous dog	Section 5.2d)	\$500.00
17.	Fail to leash dangerous dog	Section 5.2 e)	\$500.00
18.	Fail to keep dangerous dog under control	Section 5.2 f)	\$500.00
19.	Fail to securely confine dangerous dog in a pen suitable to prevent escape and preventing the entry of any person not in control of the dog	Section 5.4 a)	\$500.00
20.	Fail to securely confine dog in a pen that meets dimension or structural requirements	Section 5.4 b)	\$500.00
21.	Keep dangerous dog shelter within three metres of the property line	Section 5.4 d)	\$300.00
22.	Keep a dog kennel without a license	Section 6.1	\$300.00
23.	Fail to register dog	Section 7.1	\$200.00
24.	Fail to keep tag on dog	Section 7.7	\$200.00

THE PENALTY PROVISION FOR THE OFFENCES INDICATED ABOVE IS SECTION 10.1 OF BY-LAW xx OF 2025, A CERTIFIED COPY OF WHICH HAS BEEN FILED.

SCHEDULE C
Municipality of Brooke-Alvinston By-law Number xx of 2025
Animal Control By-law

Kennel License Application



**APPLICATION FOR KENNEL LICENCE
IN THE MUNICIPALITY OF BROOKE-ALVINSTON**

LICENCE FEE: as per current fee schedule LICENCE VALID FOR ONE CALENDAR YEAR

Kennel – means any part of a lot, building, structure or establishment where more than four dogs are kept; Boarding Kennel-a facility which provides shelter and care for dogs, under contract, shall for the purposes of this by-law; Breeding Kennel-a facility in which dogs are kept for breeding purposes and are registered with an association incorporated under the Animal Pedigree Act (Canada); Personal Use Kennel-any property in which more than two dogs are kept indoors for show purposes only or for personal enjoyment, or for predator control

(PLEASE PRINT)

DATE: _____ **KENNEL REGISTRATION NUMBER:** _____

ANNUAL RENEWEL **NEW KENNEL**

NAME OF APPLICANT: _____

PHONE NUMBER: _____ **EMAIL ADDRESS:** _____

KENNEL ADDRESS: _____

1. IF ACCESSORY BUILDING OR OUTSIDE OF MAIN DWELLING:
a) **DISTANCE FROM THE NEAREST NEIGHBOURING DWELLING:**
_____ **METRES/FEET** (*circle one*)

b) PLEASE ATTACH A SKETCH OF PROPERTY, INCLUDING DIMENSIONS.

2. HOW MANY DOGS AT KENNEL (AVG): _____
BREED: _____

3. ARE YOU REGISTERED WITH A KENNEL CLUB? **YES** **NO**
PLEASE ATTACH A COPY OF CURRENT REGISTRATION

SCHEDULE D
Municipality of Brooke-Alvinston By-law Number xx of 2025
Animal Control By-law

Additional Fees

In addition to any fines that are imposed as per the current fees by-law, the additional fees as described herein shall be payable as follows:

A. REDEMPTION FEES

If the Animal is taken to the Sarnia Humane Society, the Owner shall pay the following before the Animal can be retrieved by the Owner:

- **The current fee charged by the Sarnia Humane Society.**
 - **An administration fee of \$25, payable to the Municipality of Brooke-Alvinston.**

For repeat offenders or at the discretion of the Animal Control Officer:

Before the Animal can be retrieved, the Owner will complete Form 1. Fees incurred by the Municipality of Brooke-Alvinston from the Animal Control Officer/By-Law Enforcement Officer, or designate, to transport the Animal, including but not limited to, an hourly rate and mileage charges.

B. COST RECOVERY FEES

County of Lambton By-Law Enforcement Officer Involvement.

Where the County of Lambton By-Law Enforcement Officer's involvement has been deemed necessary, the property Owner will pay all associated costs for inspections, file record work, order issuance, phone calls, etc.:

County of Lambton hourly rate plus mileage

Appeal Order.

Where the order is not entirely quashed on appeal, for each order issued pursuant to this Chapter in respect of any property: **\$200 to \$300 (Actual Cost reimbursement).**

Attend a Hearing of the Superior Court of Justice.

Where the order is not quashed on appeal, for each By-Law Enforcement Officer who attends a hearing before the Superior Court of Justice: **Actual Costs reimbursement.**

Inspections where Owner fails to comply with an Order.

An Owner who failed to comply with a confirmed Order shall pay the fee for each inspection to determine if contraventions of this By-Law observed on an initial inspection have been corrected where the contraventions have not been remedied by the time provided for it in the said Order: **Actual Costs reimbursement.**

Orders have been registered and require discharge.

Where a property standards Order has been registered, an Owner or occupant may apply for an inspection of the property in respect of the Order and shall pay a fee at the time of application. This fee includes the registration of a discharge where compliance with the Order is found: **Actual Costs reimbursement.**

Conviction registered for a breach of any Order.

Where there has been a conviction registered for a breach of any Order, for each By-Law Enforcement Officer who attended a hearing in the Ontario Court of Justice: **\$500.**

Municipal Administration Fee for Non-Compliant Pet Owners.

An administration fee of 15% will be added to all invoices to pet Owners receiving invoices because of non-compliant properties: **15% of total invoice applied to the property.**

Certificate of Compliance.

Where, after inspecting a property, an officer may, or on the request of the Owner, issue the Owner a Certificate of Compliance: **\$50.**

SCHEDULE E
Municipality of Brooke-Alvinston By-law Number xx of 2025

FORM 1
Information Required for Release of Animal from Sarnia District Humane Society (SDHS)

Animal Owner Information

Name: _____
 Home Address: _____
 Mailing Address (if different than Home Address): _____
 E-mail: _____
 Phone: _____

Animal Information

Animal Name and Type: _____
 Animal Name: _____
 Animal Tag Number from Municipality of Brooke-Alvinston: _____

Fees Associated with Animal Control Services

The Sarnia District Humane Society (SDHS) will consult with the County of Lambton By-Law Enforcement Officer on the fees applicable at the time of release of the Animal.

Animal Owners are responsible to pay all fees associated with the capture of their Animal, Pounds keeping, any medical care required, and any follow up investigation required at cost as per the Municipality of Brooke-Alvinston's Animal Control By-Law xx of 2025. The below information is a general accounting of fees due at this time. By signing this form prior to the release of your Animal, you are consenting to complete payment of all additional costs associated with this Animal capture and any related investigation.

Applicable Fees

Fee Type	Details	Applicable Y/N	Total
Administration Fees	\$25.00	Y - always	\$25.00
County of Lambton By-Law Enforcement Services	\$applicable hourly rate plus mileage		
Future Inspection Fee	Charge at 1 hour for By-Law Officer plus mileage		
SDHS Fees	\$90/Dog \$50/cat Plus other medical fees		
Other			
TOTAL			\$

Next Steps Required

Step	Applicable (Y/N)
Inspection at property housing Animal	
Obtain Dog tag from Brooke-Alvinston municipal Office	
Other (as specified by By-Law Enforcement Officer)	

Waiver and Agreement to Pay Future Fees

I, _____, Owner of the Animal identified on this form, and residing at the address, _____, hereby agree to pay all costs associated with this capture, housing, and related investigation by the Municipality of Brooke-Alvinston related to this incident. I understand if fees are not paid, they will be added to my property taxes. I have reviewed the attached schedule of applicable fees.

Further, if next steps are identified as required on this Form, or subsequently identified as required by the By-Law Enforcement Officer, I will support these next steps and not Obstruct the work of the By-Law Enforcement Officer.

Signature

Witness

Date



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Request to purchase alley - Searson
Meeting: Council - 13 Aug 2025
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That the Council of the Municipality of Brooke-Alvinston declare the alley located between 8065 Mill Pond Street surplus; and that staff be directed to dispose of the land as per the Sale of Land By-law.

Background:

A request was received to acquire the alley at the back of 8065 Mill Pond Ave. The proposal was forwarded to the Planning Department and Roads Department.

As per the Sale of Land by-law, should Council declare the land surplus, the adjacent owners to the alley would be offered the purchase (respectively half each). If one adjacent owner does not want it, the whole alley would be sold to the requesting owner.

Comments:

Public Works:

- there is no sanitary or water running in the alley

Planning:

- No issues

The land is deemed to be of limited marketability and could only be sold to an abutting owner(s). The whole property, if combined with the land would create a configuration which is acceptable and in accordance with good planning principles. If sold, the land would be required to merge in title with the abutting owner's land.

Financial Considerations:

Council may authorize the sale of land for less than fair market value if in the opinion of Council, it is in the best interest of the Municipality. In polling area municipalities, we obtained the fee of \$2.98 / sq ft. for ROW purchases. That is the average assessed value / sq foot of all unimproved municipally owned property. The by-law also states that the purchaser would be required to pay the survey and all legal costs associated with the sale of the alley.

In the past, the sale price of land such as this alley was nominal. It is also worth noting that alleys that were sold, were split up amongst several properties. The value of land has however increased and continues to increase. The increased land in this case would add to the property value.

The Municipality has no set fee for ROW purchases.

ATTACHMENTS:

[Scanned from a Xerox Multifunction Printer](#)

RECEIVED

JUL 29 2025

To: Council Of Brooke Alvinston

July 29, 2025

From: Roy and Deb Searson

We are interested in acquiring the right of way that is at the back of our property on 8065 Mill Pond Ave. This right of way is approximately 20 x 320 ft. We understand that there would be no cost for the land but we would be responsible for the costs of changing our deed if our request is granted.

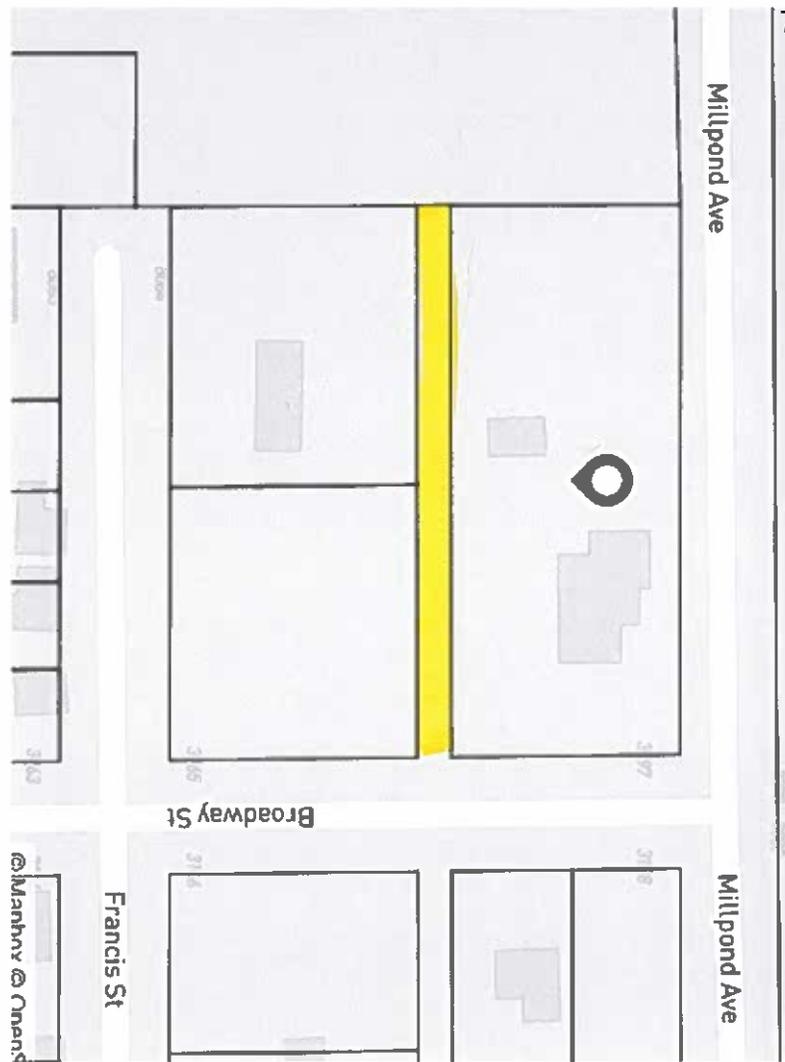
Thank You

Roy and Deb Searson

519-384-2828

Box 75

Alvinston Ont. N0N 1A0





Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: CSRIF Grant - next steps
Meeting: Council - 13 Aug 2025
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That the report on the CSRIF grant and next steps be received and filed; and that staff be directed to develop a flow through agreement with the SCF for fundraising of the municipal portion of the floor and ice plant costs.

Background:

The Municipality has been awarded \$1M in funding through the Community Sport & Recreation Fund administered through the Ministry of Sport. The grant is a cost shared grant with the other \$1M to be funded by the Municipality. The grant is being used to fix the arena floor in addition to the purchase of a new chiller, dehumidifier and compressor.

Comments:

Since early receipt of the funding award and even prior, the Parks & Recreation Manager and CAO have been researching the project at hand - the ice surface floor rehabilitation. As stated at the previous Council meeting, we are in the process of information gathering, sorting, discussing and analyzing all sorts of information received. Contact with the Ontario Recreation Facilities Association (ORFA) has provided us with contacts in the Ontario municipal world that reference best practices for the same or similar project. Arranging meetings with others has been a bit of a challenge over the summer vacation season. The pressing work we are currently working on is that of a project manager to assist in the tendering and oversight of the process from an Engineering perspective.

In addition to the awarded monies, we need to secure the cost sharing portion (\$1M) with as little impact to the municipal budget as possible. In efforts to limit the borrowing of or using municipal funds for the other \$1M, we have been exploring some fundraising initiatives. We have recently connected with the Victoria Playhouse Petrolia Fundraising staff on initiatives they are using to fund their "Reaching New Heights" Campaign of \$4M. Staff in Petrolia have been very helpful and offered some grassroots ideas to get started. We have also had preliminary discussions with the Killer Bees to assist with some fundraising initiatives including a request for rounding up ticket sales to go towards the project. We hope to work on other initiatives with the AKBC throughout the project.

Additionally a meeting was held with the Sarnia Community Foundation. It was recommended that a flow through fund be arranged which also provides resources including those of the Foundation's Fund Development Officer.

In the next few months we hope to develop a more elaborate scope on the project and will present it to Council for discussion and approvals.

Financial Considerations:

The Municipality is able to secure a loan through Infrastructure Ontario for the 50% cost sharing. Although this is a guaranteed and safe measure, we are looking at other options that could provide some relief to the taxpayers.

ATTACHMENTS:

[draft agreement flow](#)



*******Fund**

Whereas *****

Whereas the Sarnia Community Foundation has systems and facility to deal with donors, a wide variety of charitable donations for short term projects and programs through flow through arrangements and;

Whereas The Sarnia Community Foundation is by legislation able to “receive, maintain, manage, control and use donations for charitable purposes in Ontario” and;

Whereas the Sarnia Community Foundation also has the systems and facility to deal with donors, a wide variety of charitable donations and the granting of the income earned on endowed funds should a long-term agreement be required

The Sarnia Community Foundation (SCF) hereby enters into an agreement with the ***** named in later in this agreement to receive, receipt and hold funds collected from donors for the purpose of *****.

The agreement is subject to the following conditions and provisos,

1. An initial donation of ***** transferred by cheque to SCF to establish the fund.
2. The assets given and any additions thereto shall be accounted for and designated by SCF as the ***** Fund.
3. SCF will issue receipts valid for income tax purposes for all charitable donations to the Fund received by it. Receipts for tax purposes can only be issued for funds acquired after the date of this agreement. The Foundation reserves the right to accept only those gifts that are consistent with the Foundation’s gift acceptance policies and that are in compliance with the guidance provided by the Canada Revenue Agency for issuing a tax receipt.
4. SCF will appropriately memorialize the Fund in the SCF’s annual report, other publications and on social media.
5. The monies coming to SCF will be held by SCF as non-permanent flow through dollars and disbursed to the qualified donees or bursary recipients chosen through an application process managed by SCF.

6. The Sarnia Community Foundation may charge its expenses in administering this flow through fund and the disbursement process that results. That fee will be the standard fee for Flow Through Funds at the Foundation currently set at *****%. The fee will be charged against the funds as they come into the Foundation.
7. Interest, if there is any, earned on the funds as they accumulate will be held by the Sarnia Community Foundation. Investment in the assets will be restricted by the applicable SCF Investment policy. The SCF Board of Directors retains the final authority on the disposition of the interest.
8. Events organized by third parties for the benefit of the Fund and requiring tax receipting or banking services may be subject to the completion and approval of a third-party fund-raising agreement between SCF and the organizers. In all instances the organizers/sponsors of the fundraising event must obtain their own liability insurance to cover the event. A certificate of insurance will be required naming the foundation as a co-insured for the duration of the event.
 - a. The foundation should not be named on any applications for lottery or liquor licenses by a third party, unless it is a sanctioned foundation event.
 - b. If the event organizer wishes additional assistance from the foundation, the request should be made in writing and submitted to the Executive Director/CEO for review and consideration. Additional Administrative charges may apply.
 - c. All media requests regarding the foundation and its involvement must be communicated to the Foundation's Executive Director/CEO.
9. SCF must be acknowledged as a partner and be informed of any activity related to fund accumulation and development. The SCF logo, contact information and charitable number must be used on any material used in the process.
10. If the purpose described by the individuals responsible for the fund cannot be fulfilled for any reason, the board of the SCF will arrange distribution for the nearest similar purpose keeping in mind the government requirement for reporting and the return of unused funds.
11. This agreement may be amended in the future in such respects as the Foundation and the committee, and their appointed successors may mutually agree by written amending agreement: or where the Board of the Foundation deems it necessary to amend any of the terms governing the Fund in order to carry out the purpose(s) of the Fund but is unable to obtain written agreement from the Committee consenting to such amendments, provided that in no event shall any such agreement derogate from the following:
 - The capital of the Fund and any additions to the fund shall be held managed in accordance with the Financial Management Policies of the Foundation in force from time to time.
 - The capital and investment earnings of the Fund shall only be used to support charitable activities or qualified donees (as defined by the Income Tax Act of Canada) whose activities are within the objectives of the Foundation.

12. The Fund shall be considered created on the date this executed agreement, and the initial gift are received and accepted by the Sarnia Community Foundation.

The Sarnia Community Foundation is a registered charity under number 119227452RR0001 It operates as a public foundation as defined by the Canada Revenue Agency. We, as *****, hereby give the Sarnia Community Foundation (SCF), the assets described in clause one to create the fund and accept the conditions thereof.

The Sarnia Community Foundation hereby accepts the gift and the conditions thereof.

Dated the *** day of *****, 2025 and executed in the city of Sarnia, ON

Chair Sarnia Community Foundation
Chair *****

Signature

Signature

Mike Barron
Executive Director SCF

Signature

Witness: _____