



MINUTES

Council Meeting

4:30 PM - Thursday, September 11, 2025
Municipal Office

The Council of the Municipality of Brooke-Alvinston was called to order on Thursday, September 11, 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, and Councillor Craig Sanders

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

Regrets: Councillor Redick

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 when appropriate during the meeting.

3 MINUTES

a) Regular Council Meeting Minutes of August 13, 2025

RESOLUTION-2025-256

Deputy Mayor Frank Nemcek made a motion that the minutes of the August 13, 2025 Council meeting be approved as presented without any errors or omission. Councillor Craig Sanders seconded the motion.

Carried

4 BUSINESS ARISING FROM THE MINUTES

5 DELEGATIONS & TIMED EVENTS

a) Campbell Rezoning Application

Present at the meeting: Owner Tim Campbell, Agent Paris Campbell and County Planner Ezio Nadlin

RESOLUTION-2025-257

Deputy Mayor Frank Nemcek made a motion that the Council of the Municipality of Brooke-Alvinston approve the applicant's request for Council to consider a proposed amendment to the Zoning By-law at 6423 Petrolia Line and pass the corresponding By-law as presented. Councillor Don McCabe seconded the motion.

Carried

b) Presentation of the 2024 Audited Financial Statements

The Auditor was present to discuss the 2024 Audited Financial Statements and present the findings to Council.

RESOLUTION-2025-258

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke Alvinston approve the 2024 Consolidated Financial Statements for the municipality as audited by MNP LLP and authorize the Treasurer to sign the Management letter. Councillor Don McCabe seconded the motion.

Carried

6 CORRESPONDENCE

- a) Municipal Correspondence

RESOLUTION-2025-259

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

Carried

- b) West Nipissing - Aerial Spraying

RESOLUTION-2025-260

Deputy Mayor Frank Nemcek made a motion that the Municipality of Brooke-Alvinston supports the request from the Municipality of West Nipissing to call on the provincial government to reconsider the planned use of glyphosate-based herbicides in the Nipissing Forest and suspend the aerial spraying initiative until further independent research and updated risk assessments are completed and reviewed. Councillor Craig Sanders seconded the motion.

Carried

- c) Township of Armour - Governance of Family Health Teams

RESOLUTION-2025-261

Councillor Don McCabe made a motion that the request from the Township of Armour be received and filed. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- d) Township of West Lincoln - Human Trafficking Prevention

RESOLUTION-2025-262

Councillor Craig Sanders made a motion that the Municipality of Brooke-Alvinston supports the request from the Township of West Lincoln to raise awareness and help prevent human trafficking. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- e) City of Kingston - Heritage Property Insurance Rates

RESOLUTION-2025-263

Councillor Don McCabe made a motion that the request for support from the City of Kingston be received and filed. Councillor Craig Sanders seconded the motion.

Carried

- f) City of Brantford - Scrap Metal & Bail Reform

RESOLUTION-2025-264

Councillor Don McCabe made a motion that the request submitted by the City of Brantford be received and filed. Councillor Craig Sanders seconded the motion.

g) Brooke Fire Rescue - Waive Rental Fee

Councillor McCabe declared a Conflict of Interest as his brother is the Station Chief for Brooke Fire Rescue.

RESOLUTION-2025-265

Deputy Mayor Frank Nemcek made a motion that the Municipality of Brooke-Alvinston waives the Upper Hall rental fee for Brooke Fire Rescue for their 130th Anniversary of the Alvinston Fire Department celebration. Councillor Craig Sanders seconded the motion.

Carried

h) Municipality of Bluewater - Closure of Before and After School Programs

RESOLUTION-2025-266

Councillor Craig Sanders made a motion that the request received from the Municipality of Bluewater be received and filed. Deputy Mayor Frank Nemcek seconded the motion.

Carried

i) Enbridge - Future of Community Natural Gas Expansion

RESOLUTION-2025-267

Councillor Don McCabe made a motion Whereas the Province has posted ERO-025-0923, consultation on the Future of Community Natural Gas Expansion, seeking feedback from municipalities, Indigenous communities, and other stakeholders on how Phase Three(3) could best support access to natural gas for community development;

AND WHEREAS expanding access to natural gas is identified as a tool to support affordability and economic growth in Ontario communities, with Phases One(1) and Two(2) estimated to enable connections for approximately 17,000 buildings across 59 communities and 16 projects completed to date;

AND WHEREAS the Municipality of Brooke-Alvinston is working toward its housing and employment land goals that contribute to Ontario's broader objective to build at least 1.5 million homes by 2031 and recognizes that timely servicing solutions (including natural gas where appropriate) can help enable economic development and agriculture production;

AND WHEREAS Ontario's energy future relies on a balance of affordability, reliability, and sustainability by leveraging a mix of energy solutions - including natural gas, electricity, and emerging energy technologies to meet growing community needs;

AND WHEREAS the agricultural industry carries equal weight and consideration with residential

AND WHEREAS natural gas continues to play a critical role in supporting energy, affordability, economic competitiveness and enabling housing and employment growth across the province.

NOW THEREFORE BE IT RESOLVED that Council:

1. Supports the Ministry's consultation on the Future of Community Natural Gas Expansion (NGEP Phase 3) and endorses access to natural gas as an option to other energy solutions to advance Brooke-Alvinston's housing, employment lands, and economic development objectives

2. Directs staff to submit to ERO 025-0923 reflecting Brooke-Alvinston's

priorities, including: priority application types, alignment with Official Plan/Secondary Plans, sites and corridors where gas access would enable development xxx, any phase 1 and 2 learnings (if applicable) and practical barriers (eg timing, permitting, costs and access and

3. Forwards this resolution to MPP Steve Pinsonneault, the Minister of Energy and Mines, the Ontario Energy Board, AMO and Ontario Ministry of Agriculture and Food and Rural Affairs. Councillor Craig Sanders seconded the motion.

Carried

7 STAFF REPORTS

- a) **Drainage Superintendent's Report** -Drain Maintenance Requests

RESOLUTION-2025-268

Councillor Don McCabe made a motion that staff be directed to forward the requests for the Piper Johnston Drain, Elliott Tait Drain, McKinlay Drain, Parker Shirley Drain and the Gilliland Moffatt Drains to the Drainage Superintendent with the power to act. Councillor Craig Sanders seconded the motion.

Carried

- b) **Drainage Superintendent's Report:** Kennedy Drain Tender

RESOLUTION-2025-269

Councillor Craig Sanders made a motion that Council accepts the low tender submitted by JLH Excavating in the amount of \$26,815.47 including HST. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- c) **Treasurer's Report:** Accounts Payable Listing - August 2025

RESOLUTION-2025-270

Councillor Craig Sanders made a motion that Council receive and file the Accounts Payable Listing for August 2025 Deputy Mayor Frank Nemcek seconded the motion.

Carried

- d) **Clerk Administrator's Report:** RFP - Arena Floor Project Management

RESOLUTION-2025-271

Councillor Don McCabe made a motion that Council authorize staff to proceed with the RFP for seeking a qualified Project Manager/ Engineer to ensure the successful execution of the Arena Floor project. Councillor Craig Sanders seconded the motion.

Carried

- e) **Clerk-Administrator's Report:** Requests from the Brooke-Alvinston Ag Society

RESOLUTION-2025-272

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston waive section 3.9 of By-law 37 of 2021 to allow noise to extend to 2 a.m. during the 2025 Fall Fair weekend.

And that the Brooke-Alvinston Ag Society / Fall Fair be allowed to use an off road vehicle on the BAICCC grounds during the Fall Fair weekend and for fair purposes only; and that it be noted that the Fair Entertainment will be on the grounds from Sept. 26-2025 to September 28, 2025. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- f) **Clerk Administrator's Report:** Request to purchase municipal right of way

RESOLUTION-2025-273

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston declare the property south of 3192 River Street as surplus to their needs (as outlined in the attached map); and that staff be directed to and in accordance with the sale of land policy, begin the process of determining interest amongst the adjacent owner(s); and that staff be directed to prepare a report for Council consideration on the cost of selling municipal land ROW's as outlined in the sale of land by-law. Councillor Don McCabe seconded the motion.

Carried

- g) **Treasurer's Report:** Updating our Account Contacts with Canada Revenue Agency (CRA)

RESOLUTION-2025-274

Councillor Craig Sanders made a motion that the following person(s) be added as Director(s) for the Corporation of the Municipality of Brooke-Alvinston for Canada Revenue Agency - Business Number 108131871:

- Janet Denkers, Clerk Administrator
- Stephen Ikert, Treasurer
- Diana Vandeschoot, Deputy Treasurer

Deputy Mayor Frank Nemcek seconded the motion.

Carried

8 BY-LAWS

- a) Proposed By-law 32 of 2025 - Animal Control By-law

RESOLUTION-2025-275

Councillor Craig Sanders made a motion that By-law 32 of 2025 be read a first, second and third time and finally passed this 11th day of September, 2025
Councillor Don McCabe seconded the motion.

Carried

- b) Proposed By-law 33 of 2025 Zoning By-law

RESOLUTION-2025-276

Councillor Craig Sanders made a motion that By-law 33 of 2025 be read a first, second and third time and finally passed this 11th day of September, 2025
Deputy Mayor Frank Nemcek seconded the motion.

Carried

9 NEW BUSINESS

- a) The Clerk Administrator advised that the former Riverstone site is officially severed with all conditions met (with securities on file) and that the Legion has acquired the building.
- b) The Public Works Superintendent noted Structure 18 (Old Walnut Road) is complete; Structure 25 (Little Ireland) will be completed the week of October 6
- c) The Public Works Superintendent noted the office roof replacement is complete.
- d) NOTICE OF MOTION - Councillor Nemcek

As Brooke-Alvinston has declared itself as a unwilling host, I propose that the Township of Brooke-Alvinston hereby prohibits the construction , installation or operation of industrial wind turbines and solar panels on land designated as aerable within township boundaries; Be it further resolved that this shall not

apply to small scale solar installations intended for personal or agricultural use provided they do not interfere with the land's primary farming function.

The Mayor noted this subject matter was recently discussed and asked if the Councillor wanted to make the motion (with amendments) for the floor.

RESOLUTION-2025-277

Deputy Mayor Frank Nemcek made a motion that as Brooke-Alvinston declared itself an unwilling host for the Venfor Inc wind project, the Council of the Municipality of Brooke-Alvinston proposes that the Municipality of Brooke-Alvinston hereby prohibits the construction, installation or operation of industrial wind turbines on land designated as arable within municipal boundaries; Be it further resolved that this shall not apply to small scale projects intended for personal or agricultural use provided they do not interfere with the land's primary farming function; and that this resolution be circulated to the appropriate ministries and posted on the website. Councillor Craig Sanders seconded the motion.

Carried

- e) Councillor Nemcek advised of the Terry Fox run September 13th.
- f) Councillor McCabe noted the Brooke Fire Rescue open house scheduled also for September 13th

10 CLOSED SESSION

11 RISE AND REPORT

12 BY-LAW CONFIRMING PROCEEDINGS

- a) By-law 34 of 2025 - Confirming

RESOLUTION-2025-278

Councillor Don McCabe made a motion that By-law 34 of 2025 be read a first, second and third time and finally passed this 11th day of September, 2025. Councillor Craig Sanders seconded the motion.

Carried

13 ADJOURNMENT

The meeting was adjourned at 5:30 p.m.

Clerk-Administrator

Mayor