



AGENDA

Council Meeting

4:30 PM - Thursday, November 27, 2025
Municipal Office

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1. CALL TO ORDER	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. MINUTES	
3.1. Regular Council Meeting Minutes of November 13, 2025 Council - 13 Nov 2025 - Minutes - Pdf	3 - 7
4. BUSINESS ARISING FROM THE MINUTES	
5. DELEGATIONS & TIMED EVENTS	
5.1. Four Counties Health Services (Martha Wortner, Julie McBrien, Jackie Beatty) FCHS Presentation to Brooke-Alvinston	8 - 46
6. CORRESPONDENCE	
6.1. Municipal Information: Municipal Information - November 27, 2025 Dawn-Euphemia - 2nd Notice of Public Meeting Official Plan Review 2025 - Aug 13 -LGODB minutes 2025 - Oct - LGODB meeting highlights final 2026 LGODB approved Budget for distribution MECP - Improving CAs Info Session Deck Hon. Robert Flack - Building Faster Bill	47 - 103
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- 7.5. **Clerk Administrator's Report:** Sale of Land Policy Amendments 115
[Sale of Land Policy Amendments - Pdf](#)

8. BY-LAWS

- 8.1. By-law 43 of 2025 - By-law to authorize Internet Voting in the 2026 116 - 117
Municipal Election
[By-law 43 of 2025 - By-law Authorizing Internet Voting](#)

9. NEW BUSINESS

10. CLOSED SESSION

11. RISE AND REPORT

12. BY-LAW CONFIRMING PROCEEDINGS

13. ADJOURNMENT



MINUTES

Council Meeting

4:30 PM - Thursday, November 13, 2025

Municipal Office

The Council of the Municipality of Brooke-Alvinston was called to order on Thursday, November 13, 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, 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 when appropriate during the meeting.

3 MINUTES

a) Regular Council Meeting Minutes of October 23, 2025

RESOLUTION-2025-329

Councillor Craig Sanders made a motion that the minutes of the October 23rd, 2025 Council meeting be approved as presented without error or omission. Deputy Mayor Frank Nemcek seconded the motion.

Carried

4 BUSINESS ARISING FROM THE MINUTES

5 DELEGATIONS & TIMED EVENTS

6 CORRESPONDENCE

a) Municipal Information

RESOLUTION-2025-330

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

Carried

b) Alvinston Regional U11 Silver Stick - Request for Support

RESOLUTION-2025-331

Councillor Jenny Redick made a motion that the Council of the Municipality of Brooke-Alvinston supports the Alvinston Regional Silver Stick Tournament December 4th - 7th, 2025 with a \$60.00 1/2 page advertisement in the Annual Tournament Program. Councillor Craig Sanders seconded the motion.

Carried

- c) Brooke-Alvinston Holiday Meal - Request for Donation

RESOLUTION-2025-332

Deputy Mayor Frank Nemcek made a motion that the Council of the Municipality of Brooke-Alvinston donate \$200.00 to the Brooke-Alvinston Holiday Meal being held December 26, 2025. Councillor Craig Sanders seconded the motion.

Carried

- d) Royal Canadian Legion, Br. 249, Poppy Fund - Request for Donation

RESOLUTION-2025-333

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston donate \$250.00 to the Royal Canadian Legion Br. 249 Poppy Fund. Councillor Don McCabe seconded the motion.

Carried

- e) Lambton 4-H Association - Request for Donation

RESOLUTION-2025-334

Councillor Don McCabe made a motion that the Council of the Municipality of Brooke-Alvinston donate \$250.00 to the Lambton 4-H Association for their 2026 program year. Councillor Jenny Redick seconded the motion.

Carried

- f) Town of Plympton-Wyoming - Conservation Authorities Act

RESOLUTION-2025-335

Deputy Mayor Frank Nemcek made a motion that the Municipality of Brooke-Alvinston supports the request from the Town of Plympton-Wyoming to request that the SCRCA reconsider the composition of its Hearing Committee to ensure fair and democratic representation, including the participation of elected municipal officials where appropriate and without conflict of interest. Councillor Craig Sanders seconded the motion.

Carried

- g) Township of Stone Mills - Emerald Ash Borer

RESOLUTION-2025-336

Councillor Jenny Redick made a motion that the request from the Township of Stone Mills be received and filed. Councillor Craig Sanders seconded the motion.

Carried

- h) City of Brampton - Automated Speed Enforcement

RESOLUTION-2025-337

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

Carried

- i) Municipality of Tweed - Sustainable Waste Management

RESOLUTION-2025-338

Councillor Don McCabe made a motion that the request from the Municipality of Tweed be received and filed. Councillor Jenny Redick seconded the motion.

Carried

- j) Town of Bradford West Gwillimbury - Removing HST/GST from New Homes

RESOLUTION-2025-339

Councillor Jenny Redick made a motion that the request from the Town of Bradford West Gwillimbury be received and filed. Councillor Don McCabe seconded the motion.

Carried

- k) City of Cambridge - Rent Protection for Tenants

RESOLUTION-2025-340

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

Carried

7 STAFF REPORTS

- a) **Clerk Administrator's Report:** 2026 Municipal / School Board Election - Voting Services Provider

RESOLUTION-2025-341

Councillor Craig Sanders made a motion that the report on the 2026 municipal election be received; and that the proposal submitted by Simply Voting Inc. in the amount of \$16,445.25 + HST for provision of internet voting services for the 2026 municipal / school board election be accepted; and that the Clerk be authorized to sign the Agreement with Simply Voting. Councillor Jenny Redick seconded the motion.

Carried

- b) **Clerk Administrator's Report:** Meeting Schedule - remainder of 2025

RESOLUTION-2025-342

Councillor Jenny Redick made a motion that the November 20, 2025 Council meeting be removed from the 2025 Council schedule and that the draft 2026 preliminary budget be referred to the December 11th regular session. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- c) **Treasurer's Report:** Federal and Provincial Funding Levels for 2026 -2028.

RESOLUTION-2025-343

Councillor Craig Sanders made a motion that Council receive and file this Report on Federal and Provincial Funding Levels for 2026. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- d) **Treasurer's Report:** Accounts Payable Listing - October 2025

RESOLUTION-2025-344

Councillor Jenny Redick made a motion that Council receive and file the Accounts Payable Listing for October 2025 Deputy Mayor Frank Nemcek seconded the motion.

Carried

- e) **Clerk Administrator's Report:** 2nd Dwelling Agreement - 8478 Petrolia Line

RESOLUTION-2025-345

Councillor Jenny Redick made a motion that the Council of the Municipality of Brooke-Alvinston has no objections to the second dwelling agreement as

proposed. Councillor Craig Sanders seconded the motion.

Carried

- f) **Clerk Administrator's Report:** Update on Fundraising for the Arena Floor

RESOLUTION-2025-346

Councillor Jenny Redick made a motion that the report on the Fundraising for the Arena Floor be received and filed; and that staff be approved to offer Naming Opportunities in the Parks and Recreation Department; and that staff be further directed to create a donor recognition wall concept with tiered sponsorships in addition to a social media page and other promotional information. Councillor Craig Sanders seconded the motion.

Carried

- g) **Fire Chief's Report:** Brooke Fire Rescue - Quarter 3 Fire Report

RESOLUTION-2025-347

Councillor Jenny Redick made a motion that the Quarter 3 Fire Report be received and filed. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- h) **Drainage Superintendent's Report:** Elliott Tait Drain Tender

RESOLUTION-2025-348

Councillor Craig Sanders made a motion that Council accepts the low tender submitted by JLH Excavating in the amount \$17,449.46 (including HST). Deputy Mayor Frank Nemcek seconded the motion.

Carried

- i) **Drainage Superintendent's Report :** Piper Johnson Drain Tender

RESOLUTION-2025-349

Councillor Don McCabe made a motion that Council accepts the low tender submitted by McNally Excavating in the amount of \$21,131.00 (including HST). Councillor Craig Sanders seconded the motion.

Carried

8 BY-LAWS

- a) By-law 40 of 2025 - Transfer Payment Agreement (CSRIF)

RESOLUTION-2025-350

Councillor Jenny Redick made a motion that By-law 40 of 2025 be read a first, second and third time and finally passed this 13th day of November, 2025. Councillor Craig Sanders seconded the motion.

Carried

- b) By-law 41 of 2025 - Second Dwelling Agreement

RESOLUTION-2025-351

Councillor Jenny Redick made a motion that By-law 41 of 2025 be read a first, second and third time and finally passed this 13th day of November, 2025. Councillor Don McCabe seconded the motion.

Carried

9 NEW BUSINESS

- a) Arena Floor Project

The Clerk Administrator provided Council with an Arena Floor Project Update

that will be circulated to the Legion, Optimist Club, Canada Day Committee and Fair Board for information

- b) 3211 River Street

RESOLUTION-2025-352

Councillor Jenny Redick made a motion that Council has no objections to the building permits being applied for at 3211 River Street with the proposed layout provided. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- c) The Clerk Administrator noted the information letter provided by the Christmas Committee notifying Council of the proposed refreshment area at the Let's Play parking lot.
- d) Councillor McCabe noted the availability of the flu shot at the Pharmacy

10 CLOSED SESSION

- a) Section 239(2) b-personal matters about an identifiable individual, including municipal or local board employees.

RESOLUTION-2025-353

Deputy Mayor Frank Nemcek made a motion that Council move into Closed Session. Councillor Jenny Redick seconded the motion.

Carried

11 RISE AND REPORT

The Clerk Administrator provided the Rise and Report:
-approved the Minutes of the October 23, 2025 closed session meeting
-directed staff to contact the suggested names for the Fundraising Committee and report back

12 BY-LAW CONFIRMING PROCEEDINGS

- a) By-law 42 of 2025 - Confirming By-law

RESOLUTION-2025-354

Councillor Jenny Redick made a motion that By-law 42 of 2025 be read a first, second and third time and finally passed this 13th day of November, 2025
Deputy Mayor Frank Nemcek seconded the motion.

Carried

13 ADJOURNMENT

The meeting was adjourned at 5:21 p.m.

Clerk-Administrator

Mayor



Four Counties Health Services Foundation Four Counties Health Services **Presentation – Municipality of Brooke-Alvinston**

Thursday, November 27, 2025

Martha Wortner, FCHS Foundation (FCHSF) Administrator

Julie McBrien, MHA President and CEO

Jackie Beatty, FCHSF Fundraising Coordinator

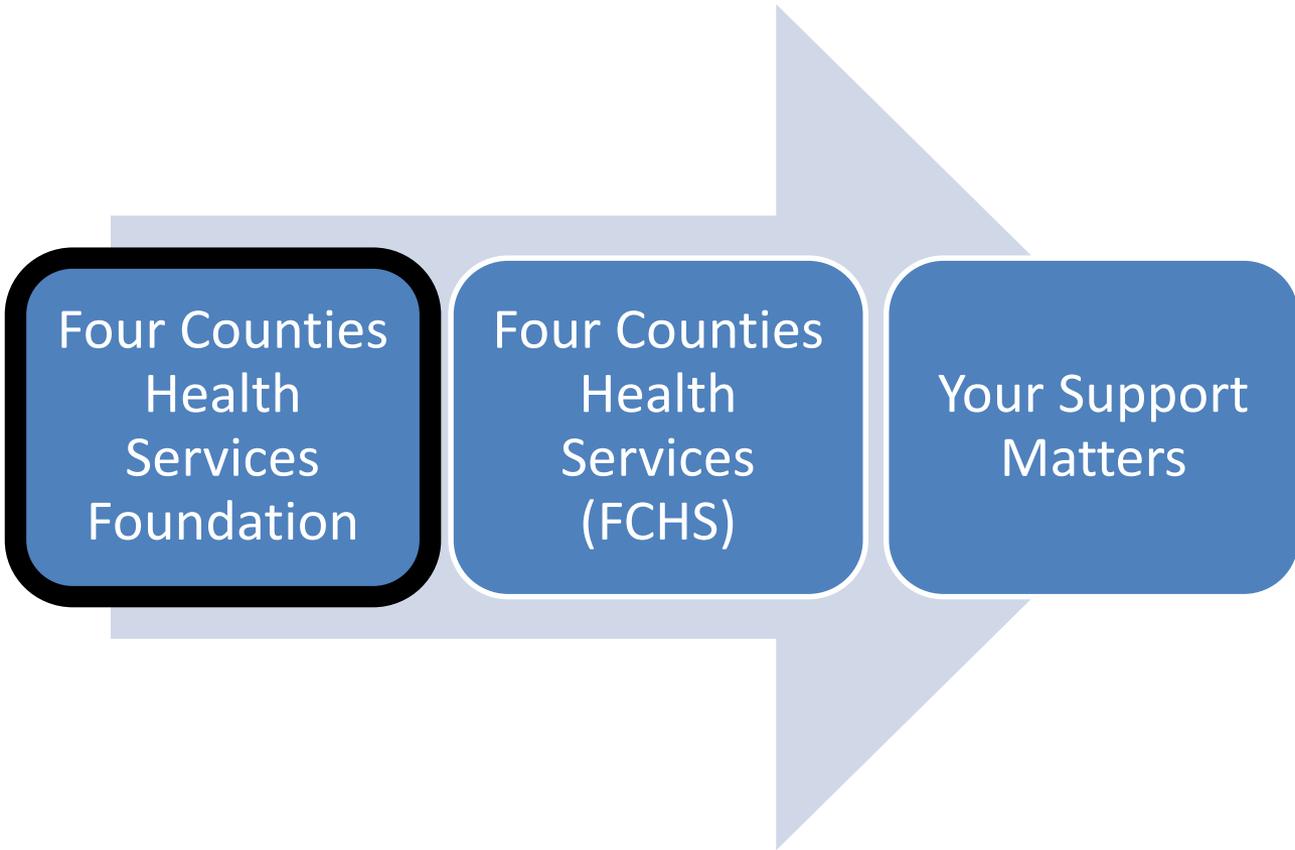


Municipality of Brooke-Alvinston



Thank you for your generous donations to date:
\$31,250 (2005-2024)

Agenda



FCHS Foundation: Mission, Vision, and Values

Mission

To build relationships that support Four Counties Health Services by raising awareness of critical equipment needs and encourage community ownership through giving

Vision

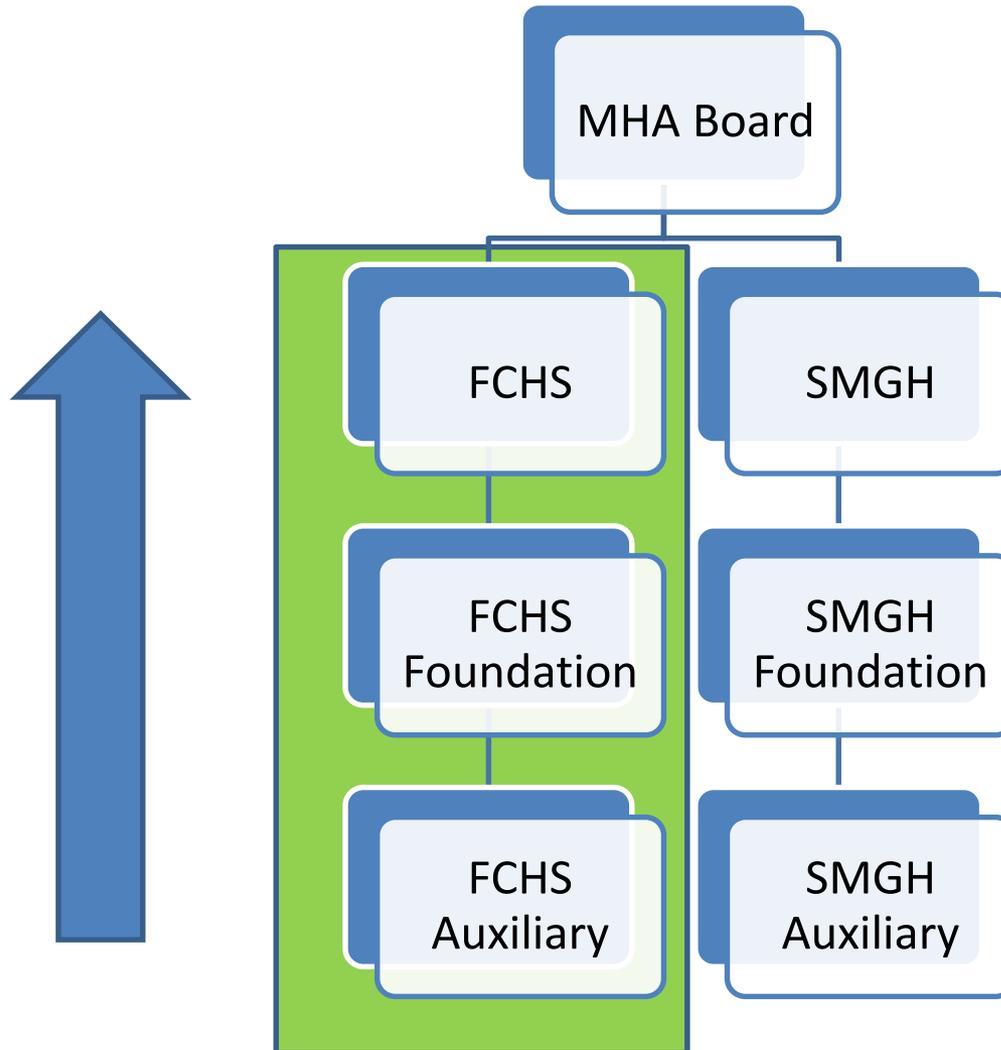
To Ensure Quality Healthcare Close to Home

Values

To be guided by our values in our relationship with our donors, our hospital, our communities and each other, we live the following

Trust – Integrity – Respect – Accountability – Team Work

Structure





Overview

- Raises funds for hospital medical equipment not supported by Ministry of Health, which is defined by FCHS policy as any equipment valued over **\$3,000**
- Since 1987, the Foundation has contributed **\$9.45M** to support medical equipment purchases at FCHS

Volunteer Elected Board of Directors

Community/Skills Based Board:

Judy Bodkin (Thamesville)

Harry Denkers (Florence)

Scott Gawley (Cairo)

Tom Jeffery (Appin)

Janneke Newitt (Melbourne)

Kirk Patterson (London/Glencoe)

Lynda Pelcz (Rodney)

Joanne Vansevenant (Newbury)

Pam White (Bothwell)



Ex-officio Board Directors

Michele Plant – Auxiliary Representative

Chelsea King – MHA Representative

Julie McBrien – FCHS Representative

Part Time Staff

Rosemary Bartlett (Glencoe)

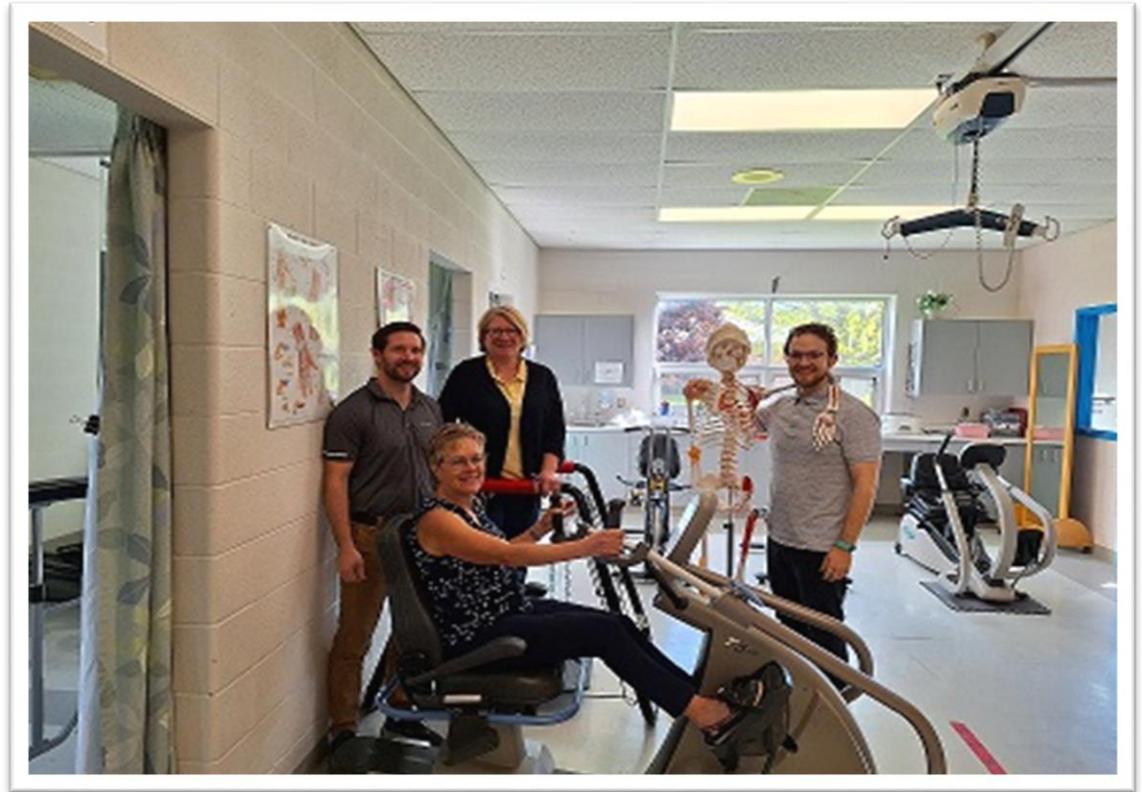
Jackie Van Eerd Beatty (Bothwell)

Martha Wortner (Wardsville)



Donor Impact

- Provides State of the Art medical equipment for patient care
- Allows the hospital to increase number of procedures
- Reduces wait times
- Keeps care close to home



Community Impact

- According to a recent local study, the top two reasons that attract newcomers to an area are:
 1. Employment Opportunities
 2. Access to Health Care
- Hospitals not only impact quality of health care in our communities but impact viability and sustainability of our rural communities.

Supporting Community

Annual Memorial Service



Honours those who have passed at FCHS or had memorial donations made in their name

February 2025 Service:
Glencoe Presbyterian Church
120 lives remembered

What's Happening at FCHS – shines a light on our hospital, foundation, and auxiliary

Distribution – 14,000 homes, farms, and businesses receive newsletters

PULSE Spring & Fall Newsletters



Serving the Needs of Patients!

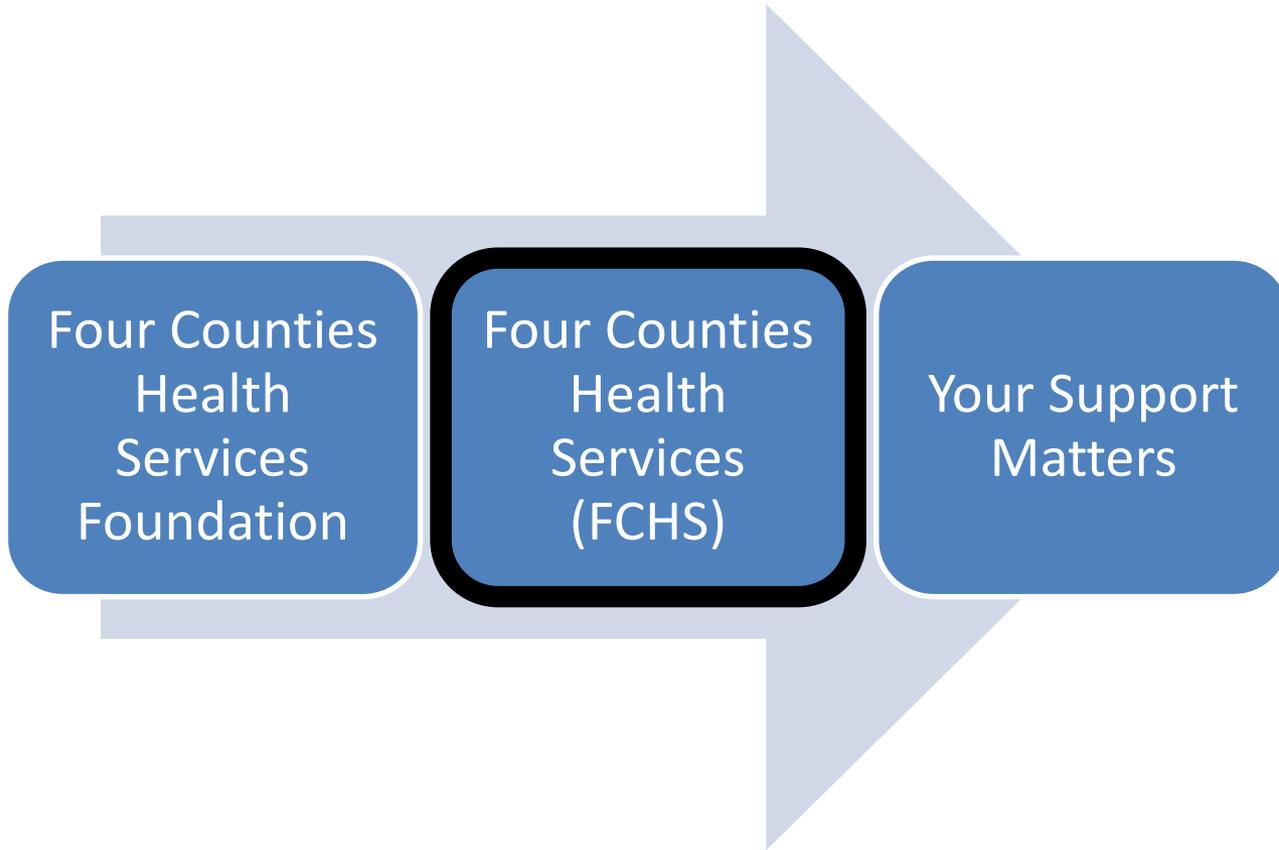


2025 FCHS Foundation Patient Medical Equipment Appeal \$ 250,500



Endoscopy Processor	2 x Hematology Analyzers	Flexible Endoscope	3 x VC150 Vital Monitors
 <p>Automated Scope Cleaning</p> <p>Endoscopy Dept \$92,000</p>	 <p>Complete Blood Count Testing</p> <p>Lab/Emergency Dept \$60,000</p>	 <p>Examines Upper GI Tract</p> <p>Endoscopy Dept \$30,000</p>	 <p>Monitors Patient Health</p> <p>ACNU Dept \$21,000</p>
4 x IV Pumps	Staff Education	AIRVO 3	Floor Scrubber
 <p>Delivers IV Fluids to Patient</p> <p>ACNU/Emergency Dept \$16,000</p>	 <p>Supporting Staff Training</p> <p>Hospital wide \$12,000</p>	 <p>Supports Patient in Respiratory Distress</p> <p>Emergency Dept \$10,000</p>	 <p>Removes Dirt, Grime & Pathogens</p> <p>Housekeeping Dept \$9,500</p>

Agenda





Middlesex Hospital Alliance

Mission & Vision

VISION:

Exceptional
People providing
Exceptional Care.



MISSION:

To provide the
healthcare we
would expect for
our own families.

Learn more at: www.mhalliance.on.ca/about/strategic-plan

Four Counties Health Services



Stabilizing our Critical Patients



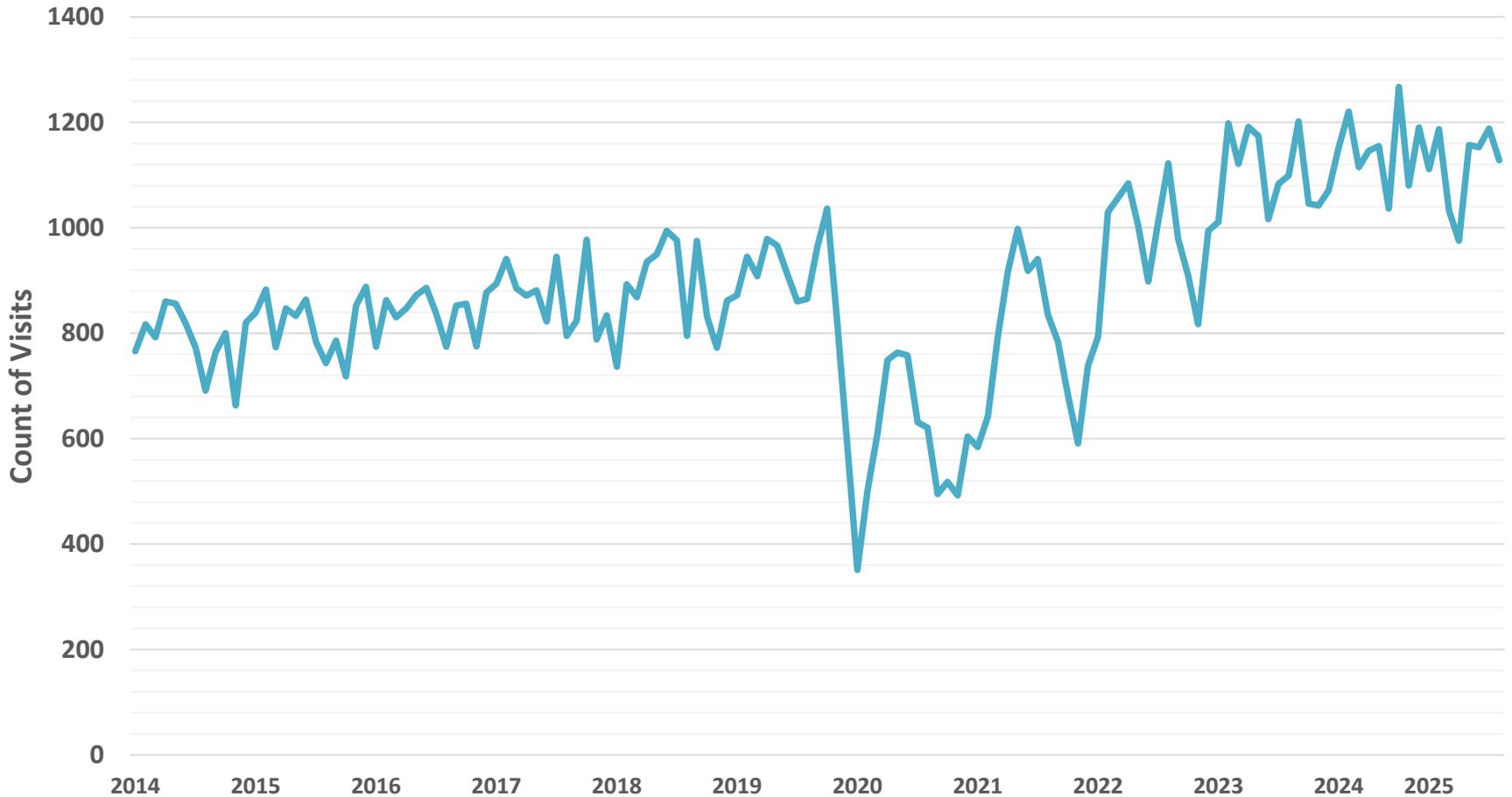
Negative Pressure Room

**Helipad for ORNGE
Air Ambulance Service**



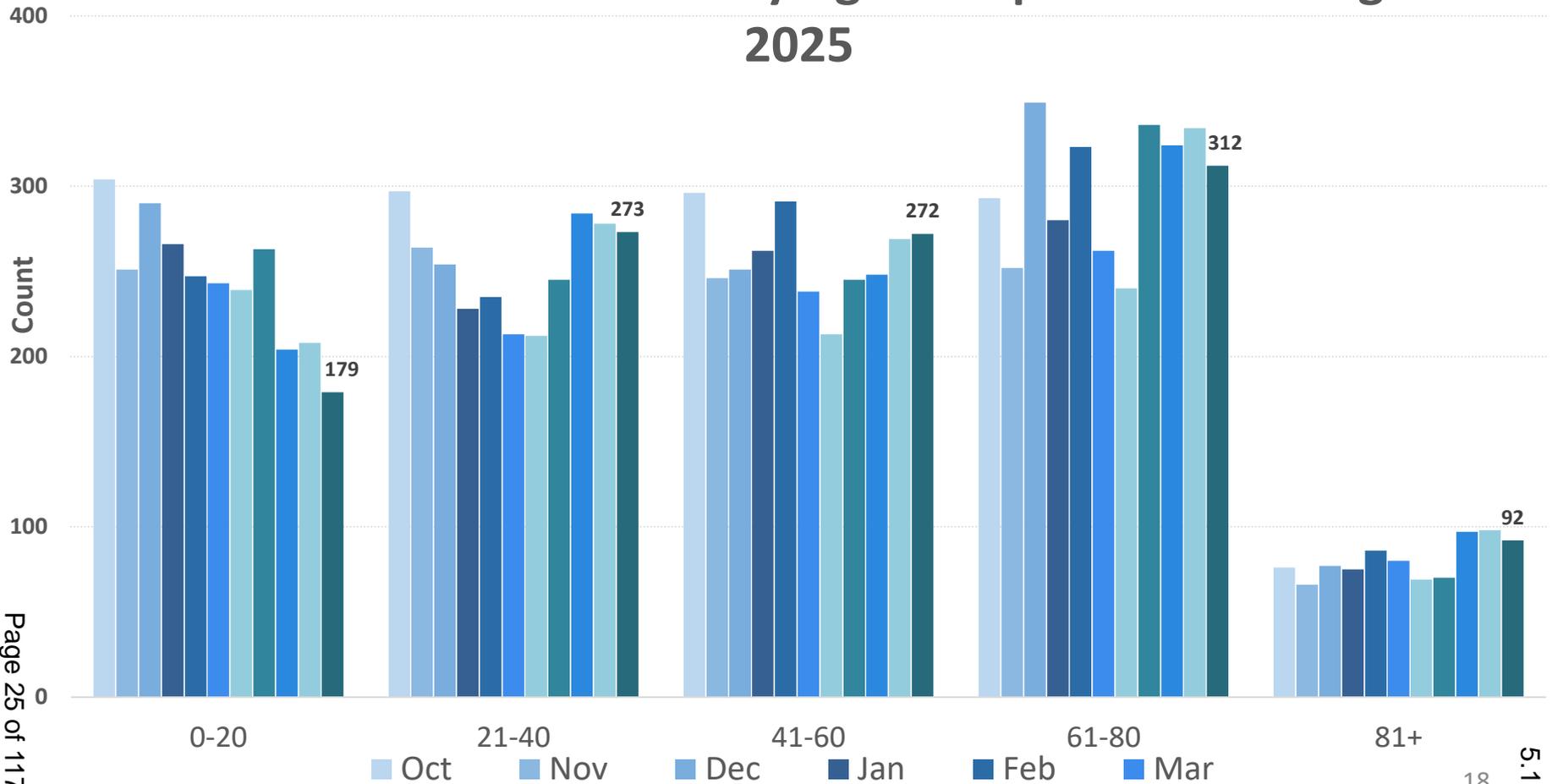
FCHS Emergency Department Growth

FCHS ED Visits - April 2014 to August 2025



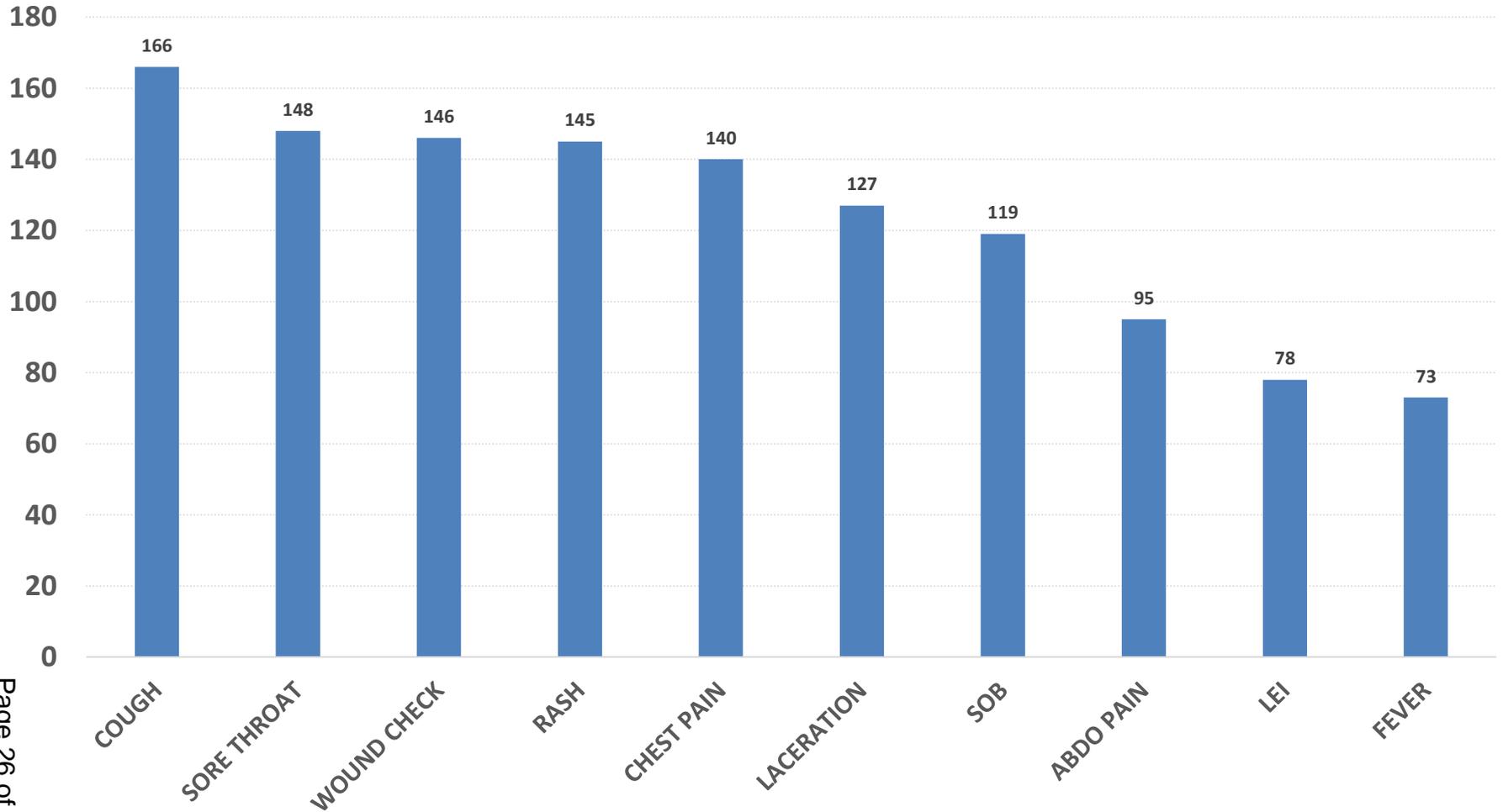
FCHS Emergency Department Visits by Age Group

FCHS ED Presentations by Age Group Oct 2024 - Aug 2025



Most Common ED Visit Reasons

Top 10 Reasons for FCHS ED presentation April - August 2025



Primary Care – Inpatient Support



FCHS Most Responsible Physicians (MRPs)

Dr. Todd Elogio

Dr. Monica Faria

Dr. Sophia Frost

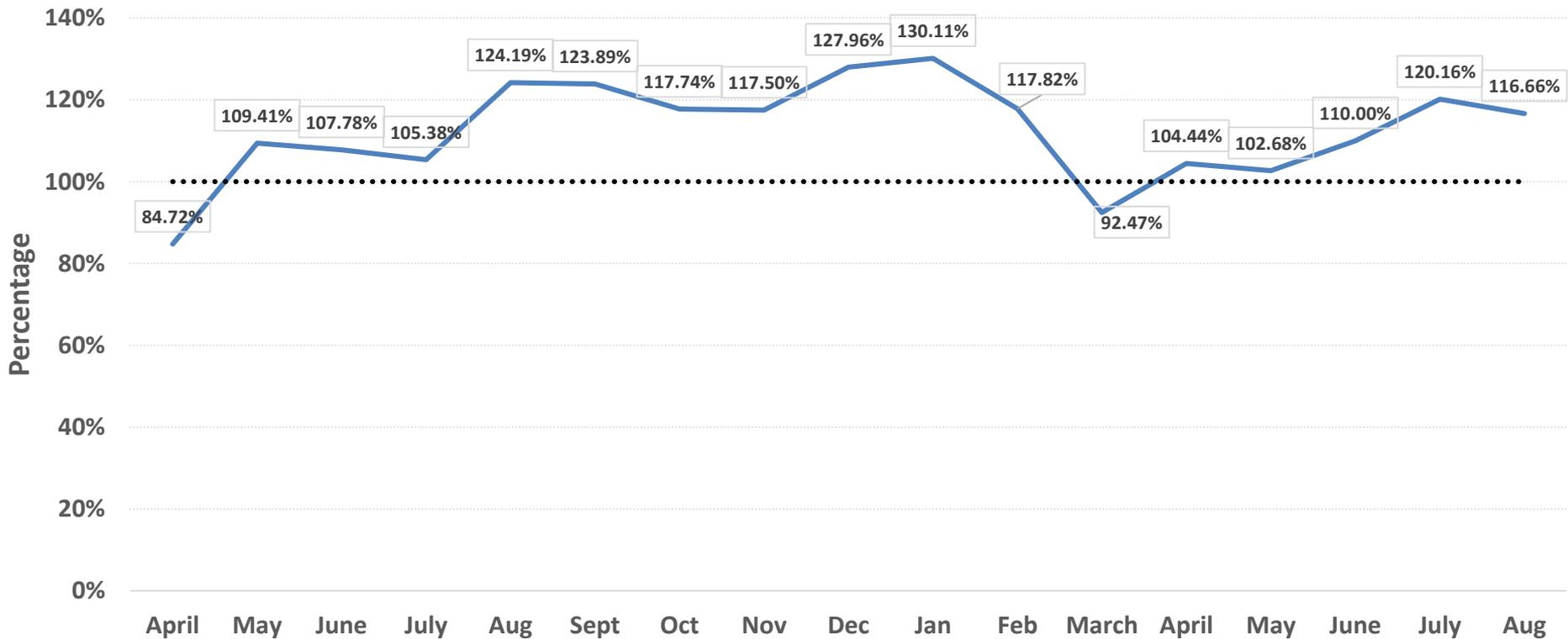
Dr. Anwar Hooda

Dr. Garrett Mosey

Dr. Matthew Wu

FCHS Acute Nursing Unit Bed Occupancy

FCHS ACNU Occupancy Rate – April 2024-August 2025



Patient average age at admission = 72 years

Ambulatory Care Clinics

Dr. Loo



Dermatology

- Second & Third Friday of the Month

Dr. Mohammed

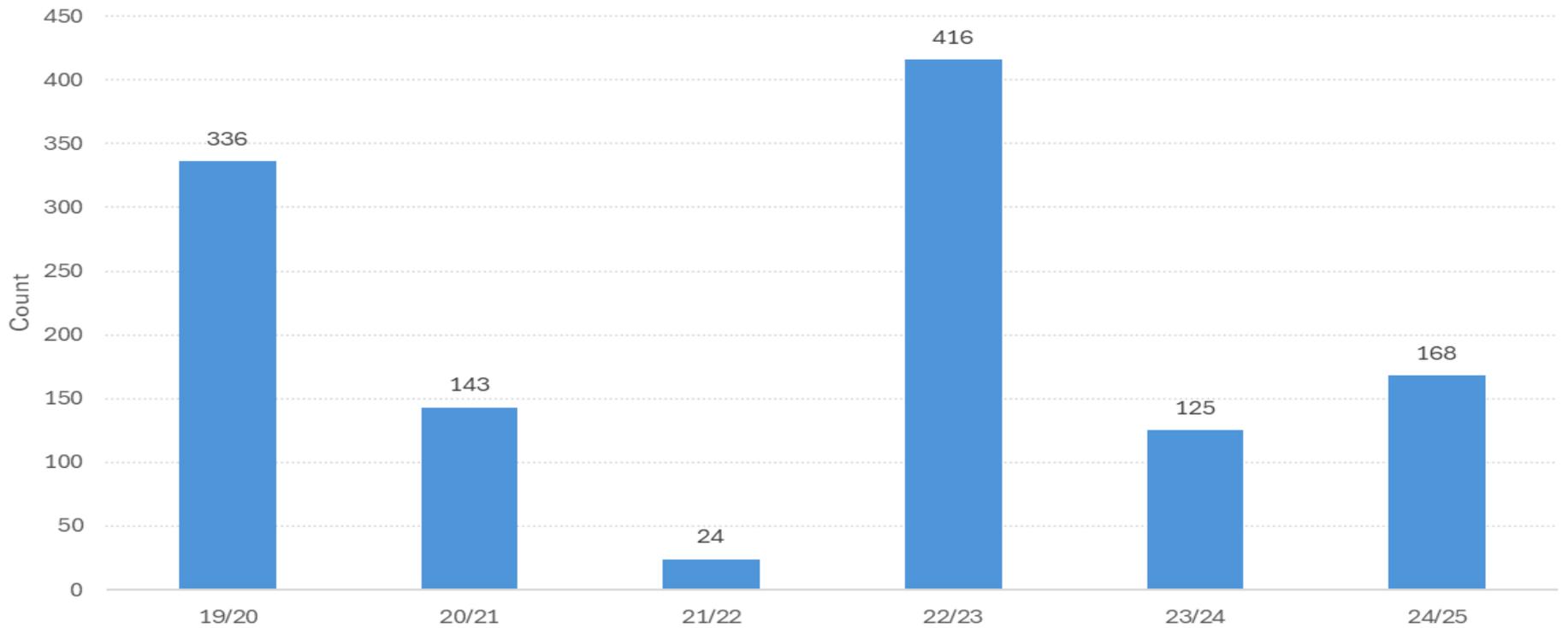


Endoscopy

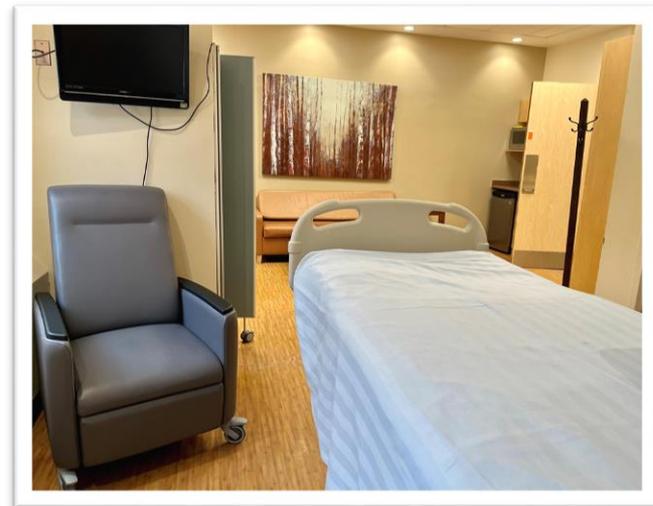
- Every Thursday
- Minor Surgery
- First Friday of Month

Endoscopy

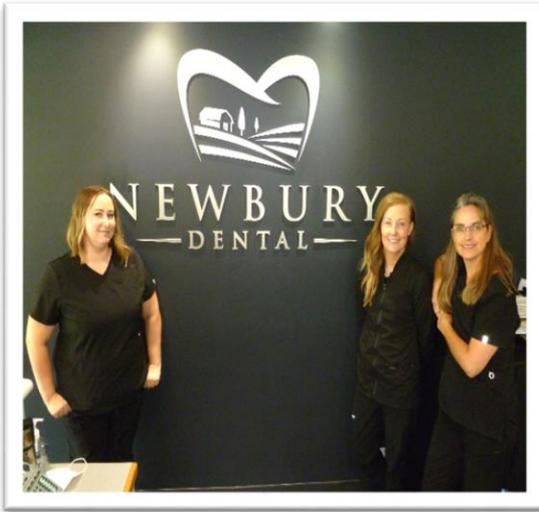
FCHS Endo Cases FY 19/20-24/25



Palliative Care Suite



Health Village Updates



Newbury Dental Clinic



Dynacare Lab



SOAHAC



FCHS Foundation



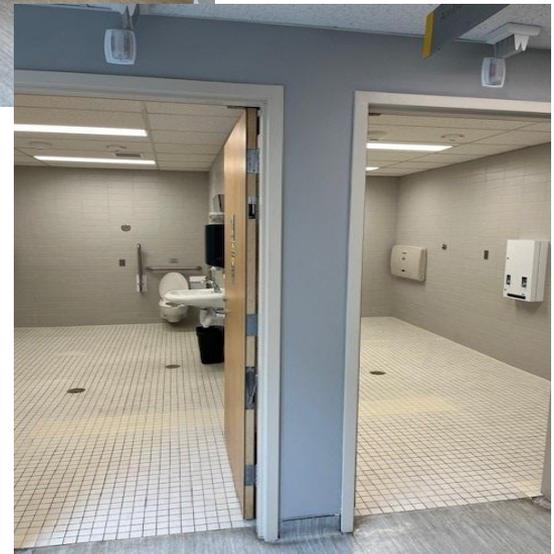
Hitching Post



Four Counties
Community Villa

FCHS Infrastructure Investments

- *New* Accessible Washrooms Near Emergency Department
- 2nd Generator to be Installed Summer/Fall 2026
- Additional patient care rooms Outfitted to support overcapacity
- New door for Mental Health room
- New audio-visual equipment In Board room
- Way-finding improvements
- Exploring improved cellular service



FCHS Local Advisory Committee (LAC)

General Purpose / Mission of Committee:

1. Provide input and education to the MHA Board on issues of importance to the community served by FCHS.
2. Provide advice and consultation in the development of the Middlesex Hospital Alliance (MHA) mission, vision and values.
3. Participate in the MHA strategic planning process.
4. Provide advice and consultation on any Board consideration regarding addition/elimination of programs/services at FCHS.
5. Provide advice and consultation on local community health and wellness issues.
6. Provide advice and consultation on strategies for recruiting and retaining Professional Staff resources in the local community.
7. Provide advice and consultation and coordinate efforts in the local community among the Alliance, and FCHS's volunteer /auxiliary group and Foundation.

**Meet four (4) times per year at FCHS.
Report to the MHA Board of Directors.**



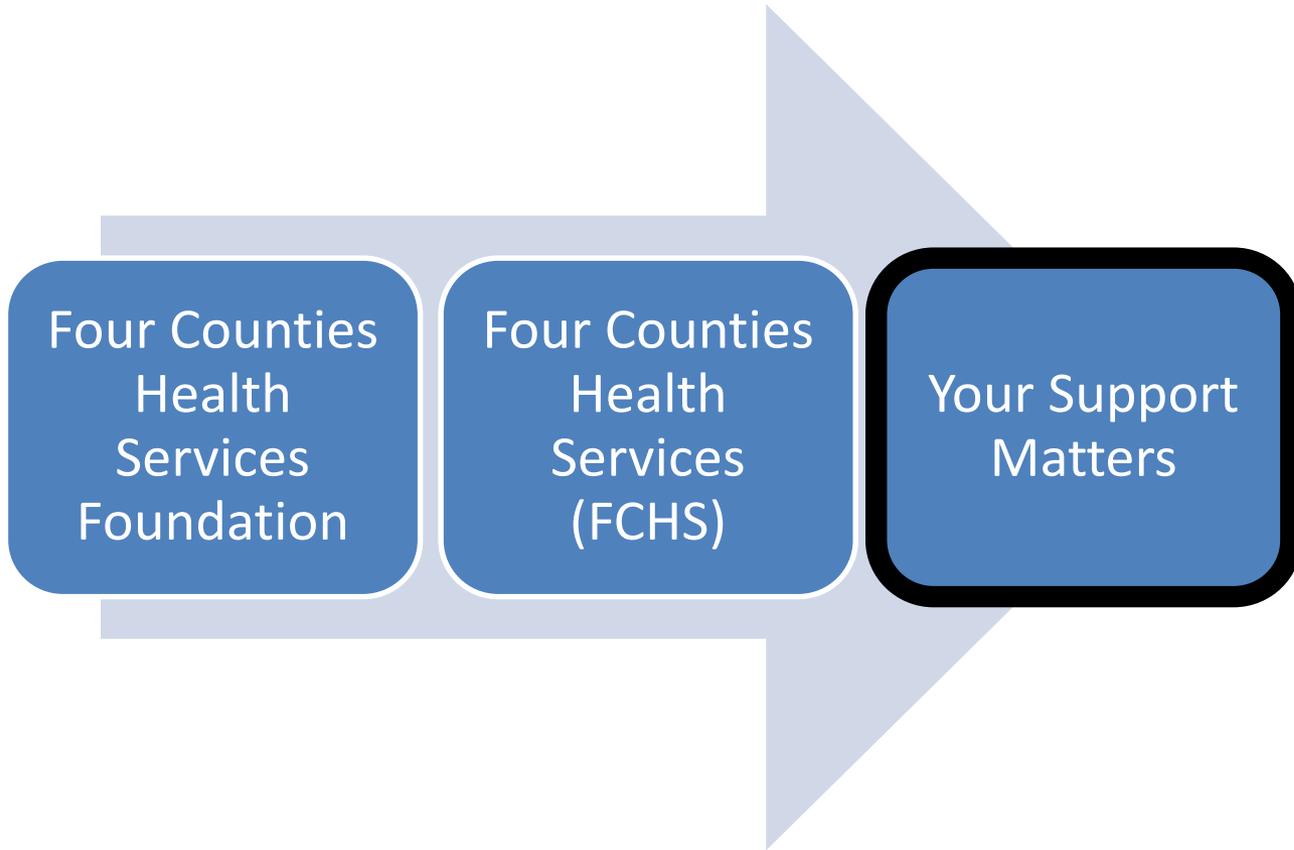
LAC Membership for 2025/2026:

- Janelle Elliott (Community Rep)
- Jim Faflak (Community Rep)
- Mike Keime (Community Rep)
- Jim Knipfel (Community Rep)
- Don Lunn (Community Rep)
- Jackie Herdman (Auxiliary)
- Tom Jeffrey (FCHS Foundation)
- Ex-Officio members (MHA Board Chair, President & CEO, VP Clinical, Interim Chief of Rural Medicine)

Care Close to Home...



Agenda



Your Donor Dollars at Work – 2024



Donor Dollars At Work

*Care Closer
to Home*

2024 Annual Hospital Support \$205,538

Completed - Thank You!

	\$
Portable Ultrasound	54,468
Ventilator Paeds & Adult	34,235
Monitoring Gateway	27,793
Automated CPR Patient Compression	19,687
ECG Cart	18,668
2 x Carbon Dioxide Monitors	12,431
Staff Education	12,000
Physiotherapy Traction Bed	10,679
Patient Power Lift	8,684
Centrifuge	6,893

SPRING & FALL APPEAL

Spring 2025 - \$122,000

Fall 2025 - \$118,500

Automated Endoscopy Processor	Flexible Endoscope
	
Supports Cleaning of Upper & Lower Scopes	Flexible Scope to Examine Upper GI Tract
\$92,000	\$30,000

Hematology Analyzers x 2	VC 150 Vital Signs Monitors x 3	IV Pumps x 4	Staff Education	Floor Scrubber
				
Lab/Emerge \$60,000	ACNU \$21,000	ACNU/Emerge \$16,000	Hospital Wide \$12,000	Housekeeping \$9,500

FCHS Auxiliary

Gift Shop



Nevada Ticket Sales



Used Book Store



Spring Bazaar



FCHS Auxiliary
Celebrate the Season
Bazaar & Deli Lunch
Monday, December 8, 2025
Bazaar 10 AM - 3 PM
Lunch 11 AM - 1:30 PM Cost \$10
Gift Shop Sales * Bake Sale
Local Vendors
Come see us at FCHS
Four Counties Health Services
1824 Concession Drive, Newbury
For more info 519-784-4274

BBQ Raffle



Third Party Events



Voiceprints Concert



Glencoe Lions 50/50



Glencoe Curling Bonspiel



Twin Creeks Preserve Sporting Clays Tournament



Norm Parker Runner Watford Alvinston Race



SWM Celebrate Community Committee Car Show

Signature Events

FCHS Middlesex Hospital Alliance
FOUNDATION
Supporting Four Counties Health Services Hospital, Newbury ON

Chicken & Rib Dinner Drive-Thru

APPIN BBQ 1/4 Chicken ~ 1/4 Rack Pork Ribs
Baked Potato ~ Baked Beans ~ Roll ~ Dessert

WEDNESDAY, APRIL 15, 2026
4:30 - 6:30 PM
GLENCOE AG. HALL



SAVE THE DATE



FCHS FOUNDATION GOLF TOURNAMENT
Friday, July 10, 2026
Wardsville Golf Club

PARTNER

SPLIT the POT Lottery



SWING INTO FALLS

PRESENTED BY

the Brass Factory

With Special Guests
AL DELAET
JACKIE FABER
MIDNIGHT SYNCOPATION

BIG BAND

"Fall Never Sounded So Good!"



Testimonial

The DePelsmaekers

- Longtime supporters of FCHS Foundation
- Residents of the Villa since 2023
- During his cancer journey, Richard had been treated at 6 hospitals across Southwestern Ontario, including Four Counties Health Services' Emergency Department and stays on the floor (ACNU)
- Richard passed away in the FCHS Palliative Care Suite, June 2025
- Mary Lou returned to FCHS to thank staff for their excellent care of Richard and support for their family, remarking that of all the hospitals they had visited, Four Counties was “# 1, No Question!”



**Mary Lou & Richard DePelsmaeker
Celebrating 57th Wedding Anniversary
In FCHS Palliative Care Suite**

Website: fchsfoundation.ca

Facebook: Four Counties Health Services Foundation



Supporting
The Heartbeat of the
Four Counties Area
FOUR COUNTIES HEALTH SERVICES HOSPITAL

Grown Locally, Healed Locally

Your Support Matters

Immediate Access to Care: In emergencies, every minute counts. Having a well-equipped local hospital ensures that you and your loved ones receive timely medical attention.

Enhanced Services: Your contributions can help us invest in the latest medical technologies and training, ensuring that you receive state-of-the-art care close to home.

Community Well-being: A local hospital is more than just a place for medical treatment; it's a hub for community health programs, preventive care, and education. By supporting us, you're investing in the overall well-being of our community.



*Care Closer
to Home*



Request for Continued Support



VC 150 Vital Signs Monitor

\$7,000

3 Required for
2025/26 Campaign

- All significant medical equipment at FCHS has been purchased through the generous support of our Foundation donors.
- Fall 2025 Fundraising Goal for Patient Medical Equipment needs is \$118,500

Discussion





PUBLIC NOTICE

SEVERANCE APPLICATION

COMMITTEE OF ADJUSTMENT

APPLICATION NO. B-006/25

TAKE NOTICE that an application for consent has been submitted by Kevin and Lisa Tizzard for property described as Plan 2, PT LOT 4, PLAN 12, PART PARK LOT 4, RP 25R2612, PART 1 and known municipally as 7952 Railroad Line in the Municipality of Brooke-Alvinston. The purpose of the application is to sever a residential property into two lots with the proposed severed parcel having a frontage +/- 22.86 metres (75'), a depth of +/- 40.2 metres (132') and an area of +/- 919.7 square metres (9,900 sq. ft.) and a retained parcel having a frontage of +/- 25.9 metres (85'), a depth of +/- 40.2 metres (132') and an area of +/- 1,042 square metres (11,220 sq. ft.).

AND FURTHER TAKE NOTICE that the Committee of Adjustment for the Municipality of Brooke-Alvinston has appointed December 9, 2025, at 9:30 a.m. for the purpose of a public hearing into this matter. Signed written submissions regarding the application will be accepted by the Secretary-Treasurer prior to the hearing.

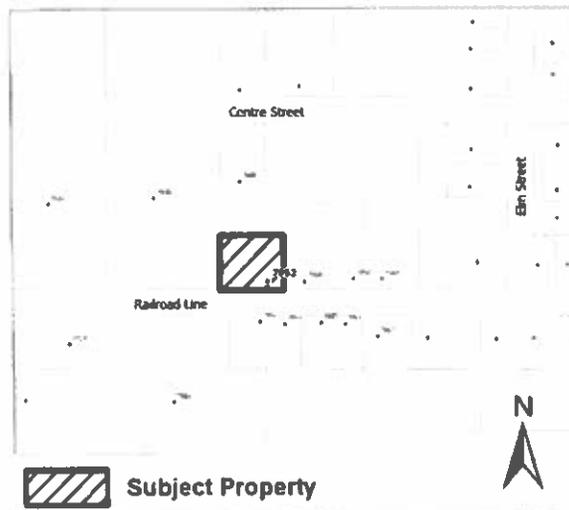
If you wish to submit a written or make an oral presentation at the public hearing, please contact the Municipality of Brooke-Alvinston no later than 12:00 p.m. noon on December 8, 2025.

If you wish to be notified of the decision of the Municipality of Brooke-Alvinston Committee of Adjustment in respect of the proposed severance, you must make a written request to the Committee of Adjustment at the address noted below.

If a person or public body that files an appeal of a decision of the Municipality of Brooke-Alvinston Committee of Adjustment in respect of the proposed severance does not make written submission to the Municipality of Brooke-Alvinston Committee of Adjustment before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you are aware of any people interested or affected by this application who have not received a copy of this notice, it would be appreciated if you would inform them.

Additional information regarding the application will be available to the public for inspection at the Municipality of Brooke-Alvinston Municipal Office, 3236 River Street, PO Box 28, Alvinston, ON N0N 1A0 from 8.30 am to 4:30 pm, Monday to Friday.



Janet Denkers
Secretary-Treasurer,
Committee of Adjustment
Municipality of Brooke-Alvinston
3236 River Street, P.O. Box 28
Alvinston, ON N0N 1A0

Email: jdenkers@brookealvinston.com
Phone: 519-898-2173
Fax: 519-898-5653

Dated: November 19, 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. 78 & 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 78 of the Drainage Act, has scheduled a meeting for the:

**Davidson Drain
on**

Wednesday, December 10th, 2025

9:00 a.m.

MEETING LOCATION: The Intersection of Hardy Creek Road and Churchill Line

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 to discuss the drain, and as an owner of the land affected, you are requested to attend at such time and place.

Dated the 20th day of November, 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*.

MUNICIPALITY OF BROOKE-ALVINSTON
OCTOBER

<u>PERMITS</u> <u>ISSUED</u>	<u>OWNER/CONTRACTOR</u>	<u>LOCATION</u>	<u>FEE</u>	<u>TYPE</u> <u>VALUE</u>
BP-24-012	Rejected			
BP-25-025	Troy Straatman, owner 6901 Churchill Line Watford, (erect addition to existing dwelling) Cont: Jason Denkers, Oct 16/2025 120-040-15500	6901 Churchill Line Con 4, W Pt Lot 8	973.00	Res/Add 175,000 50 m ²
BP-25-027	Tyler Foster, owner 8418 LaSalle Line, Watford (erect cattle barn) Cont: owner, Oct 15/2025 120-050-09900	8418 LaSalle Line Con 13, E Pt Lot 23	2,304.00	Agr/Con 1,000,000 1917.5 m ²
BP-25-031	Pieter Vanlierop, owner 8362 Petrolia Line, Alvinston, (erect pre-engineered fabric storage shed) Cont: owner Oct 15/2025 120-050-04500	8362 Petrolia Line Con 11, W Pt Lot 23 EXC RP25R2107, Pt 2	768.00	Agr/Con 176,756 724.7 m ²
BP-25-032	Pieter Vanlierop, owner 8362 Petrolia Line, Alvinston, (erect pre-engineered fabric storage shed) Cont: owner Oct 16/2025 120-050-04500	8362 Petrolia Line Con 11, W Pt Lot 23 EXC RP25R2107, Pt 2	768.00	Agr/Con 113,069 724.7 m ²
BP-25-033	Pieter Vanlierop, owner 8362 Petrolia Line, Alvinston, (erect pre-engineered fabric storage shed) Cont: owner Oct 16/2025 120-050-04500	8362 Petrolia Line Con 11, W Pt Lot 23 EXC RP25R2107, Pt 2	768.00	Agr/Con 113,069 724.7 m ²

MUNICIPALITY OF BROOKE-ALVINSTON
OCTOBER

<u>PERMITS ISSUED</u>	<u>OWNER/CONTRACTOR</u>	<u>LOCATION</u>	<u>FEE</u>	<u>TYPE VALUE</u>
BP-25-034	Bob Van Damme, owner 7611 Courtright Line, Alvinston, (erect addition to existing feed room) Cont: owner, Oct 23/2025 120-010-08800	2345-2595 Ebenezer Con 2, Pt Lot 12	2,304.00	Agr/Add 100,000 162.6 ²
BP-25-035	In Review			
BP-25-036	Jeffery Tuckey, owner 6547 James St, Inwood (erect steel prefabricated dwelling) Cont: owner Oct 30/2025 120-210-07100	6547 James St Con 5, N Pt Lot 4	1,536.00	Res/Con 65,000 85.3 m ²
BP-25-037	Rick Podolinsky, owner 4126 Little Ireland Rd Alvinston, (erect storage shed) Cont: Foulon Construction Ltd, Oct 23/2025 120-040-02201	4126 Little Ireland Rd Con 10, Pt Lot 10, Pt Lot 11, RP25R894, Pt 2	461.00	Non/Res 90,000 115 m ²



**St. Clair Region Conservation Authority
Meeting Highlights – October 23, 2025**

Below is a list of highlights from the SCRCA board meeting held in October. For details, please refer to the entire meeting package which can be found at www.scrca.on.ca/about-us/board-meeting-packages.

2026 Draft SCRCA Budget: Staff presented the draft 2026 budget to the Board of Directors. The proposed total budget for the SCRCA in 2026 is \$9,034,753 with a municipal general operating levy of \$1,743,739 and a general capital levy of \$16,691 constituting a 5% increase. The Board directed staff to circulate the budget booklet to member municipalities for information and input and post it on the Governance section of the SCRCA website.

A.W. Campbell Conservation Area Septic/Sewer Upgrade: The A.W. Campbell Conservation Area is a family-oriented campground with approximately 140 campsites including overnight, seasonal, and group camping. Currently, the property is operating using the original septic systems installed in the 1970s and 1980s. An upgrade is necessary to ensure the long-term sustainability of the campground. Different options have been proposed and designed by a consultant, with the recommended option of a raised bed absorption trench septic system with gravity sewers. The estimated cost is \$1,425,000 which will be absorbed by the Conservation Areas reserve. The Board of Directors approved applying for an Environmental Compliance Approval (ECA) from the Ontario Ministry of the Environment, Conservation, and Parks (MECP) for the recommended option.

Coldstream Conservation Area Master Plan: As part of the objectives outlined in the 2024 Conservation Areas Strategy and as identified in the strategic goals listed in the 2023-2028 Strategic Plan, staff have completed a draft Master Plan for the Coldstream Conservation Area. The goal of the plan is to create an updated vision and a clear set of objectives that will inform decision-making related to the management of this Conservation Area. The Board of Directors approved the draft plan and directed staff to proceed with stakeholder and public consultation.

Watershed Conditions: Heavy rainfall events in the spring and summer allowed for relatively normal local watershed conditions throughout the summer months. However, rainfall in September was well below normal leading to reduced streamflow and low water levels throughout the region. The flood threat is low, with concern for low water levels and drought conditions should precipitation remain below normal.

Planning and Regulations Activity: Between August 1st and September 30th, 2025, staff issued 31 permits and responded to 111 inquiries under O. Reg 41/24 – Prohibited Activities, Exemptions, and Permits. Additionally, 4 permits were issued during the same timeframe under the *Drainage Act* and Section 28 Regulations Team (DART) protocol. Planning activity between August 1st and September 30th, 2025, included the

review and comment on 63 municipal plan input and review files, 3 environmental assessments, and 5 legal inquiries.

St. Clair Region Conservation Foundation Memorial Forest Dedication: The St. Clair Region Conservation Foundation Memorial Forest Dedication was held on Sunday, September 28th at the Lorne C. Henderson Conservation Area in Petrolia. Duncan Skinner and Greg Grimes provided remarks on behalf of the Foundation and Authority, respectively. Approximately 70 people attended the dedication where a Butternut Tree was planted as a symbol for all trees dedicated over the last year through donations from individuals not associated with a funeral home program. From September 2024 to August 2025, 98 trees were dedicated through individual donations to the program and planted throughout 12 Authority and Foundation properties. To date, a total of 2,682 trees have been dedicated through the Foundation's Memorial Forest program.

St. Clair River Area of Concern – Beneficial Use Impairment (BUI) #14 – Loss of Fish and Wildlife Habitat: A status assessment for BUI #14 – Loss of Fish and Wildlife Habitat has been completed by the Canadian Remedial Action Plan Implementation Committee (CRIC) recommending the redesignation of this BUI from Impaired to Not Impaired. Community engagement is underway. Presentations have been made to the Aamjiwnaang First Nation Environment Committee, the Walpole Island First Nation community, and the Binational Public Advisory Council (BPAC). The report was posted on the Friends of the St. Clair River website and will remain online until November 1, 2025, for public comment. The report will also be discussed and presented at the fall meeting of the Four Agency Managers Working Group (consisting of the Canada Water Agency, Ontario Ministry of the Environment, Conservation, and Park, United States Environmental Protection Agency, and Michigan Department of Environment, Great Lakes, and Energy).

For more information, contact:
Ken Phillips, General Manager
519-245-3710 ext. 236
kphillips@scrca.on.ca



Notice of Special Meeting of Council

Dawn-Euphemia Official Plan Review

The Township of Dawn-Euphemia is undertaking a review and update to its Official Plan. An Official Plan describes the Township's policies on how it will grow, what will be protected and how land in your community should be used and is prepared with input from your community to ensure it reflects community goals and priorities.

The intent of this update is to review the existing planning framework to incorporate new policy direction following recent changes to provincial legislation and to align with the County of Lambton Official Plan. In addition, it will consider local planning issues that impact your community.

Take notice that on **Monday, December 15, 2025** the Council of the Township of Dawn-Euphemia will hold a **hybrid public meeting**, pursuant to Section 26 of the Planning Act, to provide an opportunity to discuss the Official Plan review, process and any revisions that may be required to the Official Plan.

The meeting is to be held:
Monday, December 15, 2025 @ 3:00 pm
 Township of Dawn Euphemia Council Chambers
 4591 Lambton Line, RR4
 Dresden, ON N0P 1M0

This is a hybrid meeting and you may participate in-person or virtually using zoom. To join virtually via zoom, please contact the clerk.

How Can I Participate?

Members of the public who wish to speak with respect to the Official Plan Review at the meeting are required to submit a request in writing to the Clerk before Wednesday, December 10, 2025 @ noon. Please submit your request via email or telephone to:

Donna Clermont, Clerk
 Phone: 519-692-5148
 Email: clerk@dawneuphemia.on.ca

Instructions will be provided upon registration.

Members of the public are also encouraged to provide written comments to Council prior to and after the Special Public Meeting.

Please note that public and stakeholder consultation is critical to the Official Plan process. There will be ongoing opportunities to participate in this process and information about additional workshops, open houses and public meetings will be provided at a later date.

Dated this 14th Day of NOVEMBER 2025



**Questions? Want more information?
Ask a Staff Member!**

Donna Clermont, Clerk
 Dawn-Euphemia
 519-692-5148
clerk@dawneuphemia.on.ca

Ezio Nadalin, County Planner
 County of Lambton
 519-845-0801
ezio.nadalin@county-lambton.on.ca

Written comments can be sent to:

By mail or in Person:
 at the Municipal Office
 By email:
clerk@dawneuphemia.on.ca

Want to be notified?

If you wish to be notified of future open houses or public meetings for the Official Plan Review, you must make a written request to the Township of Dawn-Euphemia.

NOTE:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request.



Notice of Project Commencement

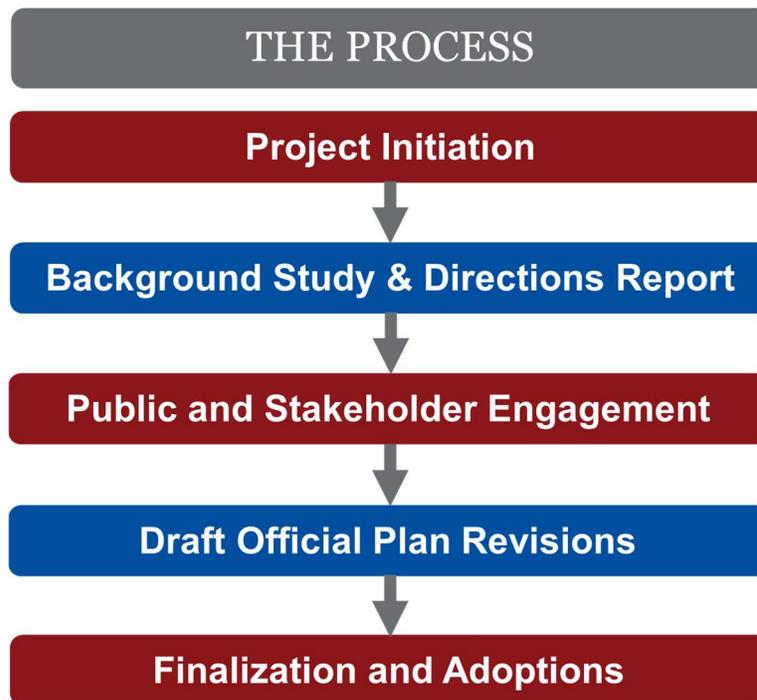
Dawn-Euphemia Official Plan Review

The Township of Dawn-Euphemia is undertaking a review and update to its Official Plan. An Official Plan describes the Township's policies on how it will grow, what will be protected and how land in your community should be used and is prepared with input from your community to ensure it reflects community goals and priorities.

An Official Plan deals with land use planning issues such as:

- Location of new housing, industry, offices, and shops
- Protecting key resources such as prime agricultural land and natural features
- When, where, and in what order growth will occur
- Services needed to accommodate growth

The intent of this update is to review the existing planning framework to incorporate new policy direction following recent changes to provincial legislation and to align with the County of Lambton Official Plan. In addition, it will consider local planning issues that impact your community.



Dated this 14th Day of NOVEMBER 2025



**Questions? Want more information?
Ask a Staff Member!**

Donna Clermont, Clerk
Dawn-Euphemia
519-692-5148
clerk@dawneuphemia.on.ca

Ezio Nadalin, County Planner
County of Lambton
519-845-0801
ezio.nadalin@county-lambton.on.ca

Attend an Upcoming Meeting of Council :
Monday, December 15, 2025
at 3:00pm

Want to be notified?
If you wish to be notified of future open houses or public meetings for the Official Plan Review, you must make a written request to the Township of Dawn-Euphemia.

LAMBTON GROUP POLICE SERVICES BOARD

MEETING MINUTES

Location: OPP Headquarters, Petrolia
 Date: Wednesday, August 13, 2025
 Time: **3:00 pm**
 Session: **#4/2025**



LAMBTON GROUP
 OPP DETACHMENT BOARD

Present:

Greg Nemcek, Member (Chair) – Community Member at Large
 John McCharles, Member (Vice Chair) – provincial appointee
 Jeff Agar, Member – Municipal Partner
 Gary Atkinson, Member – Municipal Partner
 John Couwenberg, Member – Municipal Partner
 Shirley Durance – Provincial Appointee
 Joel Field, Member – Municipal Partner
 Dave Marsh, Member – Municipal Partner

Non Voting Members:

Inspector Ross Stuart, Lambton O.P.P Representative
 Staff Sgt. Erica VanRoboys, Lambton O.P.P Representative
 Staff Sgt. Jordan Yantzi, Lambton O.P.P Representative
 Mandi Pearson, Secretary

Regrets:

Bill Beveridge - Community Member at Large
 Ian Veen, Member – Municipal Partner

Guests:

- None

Members of the Public:

- None

1. Call to Order

- Greg Nemcek-Chair called the meeting to order at 3:00 pm.

2. Declaration of Conflict of Interest

- None Declared

3. Adoption of the Agenda

- Session 4, 2025

Moved By: Gary Atkinson

Seconded By: Shirley Durance

THAT the agenda for Session 4/2025 dated August 13, 2025 be adopted as presented.

Carried

4. Minutes of Previous Meeting

- Session 3 - June 2025

Moved By: John McCharles

Seconded By: Joel Field

THAT the minutes of Session 3/2025 dated June 2025, be adopted as circulated.

Carried

5. Business Arising from Minutes

- None

6. Detachment Report

- S/Sgt. Yantzi reviewed the May and June 2025 policing report.

Community Events

During the months of March & April, the Lambton OPP has attended **25** community events.

Community Safety /Media Relations

Objectives of the CSO/Media Relations

- Distribute media releases in relation to the Big4 corporately driven driving behaviours, impaired driving, aggressive driving, distracted driving, and lack of seatbelt use.
- Seek community involvement by utilizing media releases regarding property crimes such as break and enter, theft, mischief, drugs and wanted persons, with proven success.
- Prepare and distribute media releases in relation to major incidents throughout Lambton County.
- Work collaboratively with the Lambton Crime Unit, Community Street Crime Unit, Operational Analyst and Sarnia-Lambton Crime Stoppers.
- Use social media to help promote upcoming OPP events.
- Work closely with the Auxiliary Unit to assist with upcoming events.
- Work with Walpole Island First Nation Elementary School, assisting in the delivery of the OPP Kids Program.
- Work collaboratively with Walpole Island First Nation, assisting in the implementation of youth programs and community engagement.

Number of Targeted Media Releases – May/June CSO Media Stats

- May-12 media releases
- June-28 media releases

Social Media Posts

During the months of May & June, **44** social media posts were created for all 3 OPP social media platforms: X, Instagram and Facebook.

Public Education/Community involvement for May & June

- CEO facilitated numerous Fight Fraud presentations
- CEO worked with North Lambton Secondary Student to apply for OPP Youth Foundation-1 of 2 selected recipients in all West Region
- CEO and Lambton Sgt attended Dawn-Euphemia Fire Department for in house training
- CEO and FNC presented 3 OPP Kids on Walpole Island First Nation
- CEO attended 4 meetings for community event and Youth Camp
- CEO posted proactive media releases in relation to safe driving, winter preparedness, traffic safety and public events.
- CEO attended Wellings of Corunna for 'Coffee with a Cop'
- OPP members participated in McHappy Day
- All 3 CEOs attended GHQ for 'Community Engagement Officer on boarding'
- CEO presented to the Town of Petrolia on Distracted Driving
- CEO presented multiple educational presentations in schools in Lambton County
- CEO attended 3 auxiliary meetings as the Auxiliary Liaison Officer
- CEO attended 2 large Career Expos
- CEO hosted a bike safety presentation with the Girl Guides in Mooretown
- CEO attended multiple events throughout the course of May and June
- CEO planned/attended seniors month BBQ at Forest Lambton Cares

Crime Stoppers

6 occurrence was shared with Sarnia-Lambton Crime Stoppers in hopes to identify/gather tips on local occurrence. One suspect was identified and arrested/charged.

SCHOOL RESOURCE OFFICERS OVERVIEW

The School Resource Officers (SRO) continued foot and vehicle patrols inside and outside of both county secondary schools during September and October. Emphasis was placed on driving issues during the lunch periods and at the end of school when most driving complaints are reported.

The SRO also continued presenting in class sessions to both secondary schools with subjects including youth and the law, peer-to-peer relationships, bullying, social media awareness and safety. Careers in policing presentations were also presented to post-secondary aged students.

The SRO assisted many of the counties primary grade schools as well during this period regarding youth

CRIME & TRAFFIC – MAY/JUNE

AREA CRIME SERGEANT

- Crime members are investigating impaired driving causing death/bodily harm involving a 6-year-old child and 8-year-old child.
- Crime members and OPP Criminal Investigation Branch continue investigating a conspiracy to commit murder and have charged two youths. The matter is before the courts.
- Crime members and OPP Criminal Investigation Branch are still investigating Andrew Chute homicide at the Marthaville Conservation area.
- Crime members are investigating missing person Deanna Timms. \$50000 reward being offered for information leading to the arrest and conviction of whoever is responsible.
- Multijurisdictional auto theft case involving a Lambton County resident victim continues. Police have seized a substantial number of vehicles, but numerous vehicles remain uncovered. 4 arrests have been made, and a Preliminary Hearing has been requested by the accused parties.
- Arkona Bank robbery investigation continues, arrested have been made and disclosure is being prepared.
- 36 Fraud Investigations.
- 4 Criminal Harassment investigations.
- 10 Sexual Assaults were investigated.
- 7 Sudden Deaths were investigated.
- 25 Benchmark Crimes were investigated.

CSCU SERGEANT

- During the months of May and June 2025 Lambton CSCU investigated 14 occurrences.
- Lambton CSCU members laid a total of 41 charges.
- Lambton CSCU wrote 6 warrants for drug trafficking investigations. The unit completed 6 warrant service entries (including assists).

- Lambton CSCU conducted a drug trafficking investigation on Walpole Island. Persons arrested: 2; Persons charged: 2; Charges: 9. Charges include Possession for the Purpose of Trafficking, Possession of Ammunition contrary to Prohibition Order, Breach of Probation, Possession of a Controlled Substance. Lambton CSCU had been conducting surveillance and formed grounds to arrest the male accused. Tactics and Rescue Unit conducted the entry on a S.11 CDSA search warrant. Lambton CSCU seized Fentanyl, Cocaine, & Methamphetamine, drug trafficking indicia and a quantity of cash. Total value of seizure: \$8,432.
- Lambton CSCU conducted a drug trafficking investigation in South Lambton. Lambton CSCU conducted physical surveillance forming grounds for 3 parties for drug trafficking. Tactics and Rescue Unit conducted the entry on two S.11 CDSA search warrants. Persons arrested: 6; Persons charged: 3; Charges: 6. Charges include Possession for the Purpose of Trafficking x2, Fail to Comply with Release Order. Also, two males had warrants for their arrest - they were returned. Lambton CSCU seized a small quantity of Fentanyl and Cocaine, drug trafficking indicia, and a large amount of Canadian currency. Total seizure value - \$16,650.
- Two Lambton members were on courses/training for 2 weeks each.
- Lambton CSCU assisted with the Major Event backfill for Grand Bend. Laying several LLCA and other Provincial Offences, also an Impaired Driving Charge.
- Lambton CSCU assisted Elgin-Middlesex CSCU, Grey Bruce CSCU and Essex CSCU with a S.11 CDSA warrant entries and searches regarding a drug trafficking investigation.
- Lambton CSCU continues to offer support to frontline policing operations by taking samples of seized drugs and sending the samples to Health Canada for analysis also writing search warrants to download and search cellphones related to drug trafficking investigations.

TRAFFIC

- During this reporting period OPP members conducted 291 traffic enforcement initiatives
- One Thousand Four Hundred and Eighty-three (1483) PON's were issued and One Thousand one hundred and nine (1109) written warnings
- There were 151 motor vehicle collisions
- Two hundred and ten (210) RIDE Programs were conducted
- Thirty-seven (37) Impaired Drivers were arrested

Moved By: Joel Field

Seconded By: John Couwenberg

THAT S/Sgt Yantzi's detachment report be adopted as presented;

Carried

Additional/statistical information available in OPP Monthly Report (forwarded electronically to municipal partners and posted to LGODB website).

- i. S/Sgt. VanRoboys provided an update on grants:
 - MCRT enhancement grant, portal is showing the application continues to be in progress, now noted as "under review".
 - Sgt Hogg is currently in the process of submitting the RIDE grant application.
 - We were successful in the local stream, unsuccessful with the provincial stream of the CCTV grant application, the two applications were in compliment of each other for the program. A review of what was provided will be completed by the team to enable the best use of the allocation of funds and may include a request for reallocation.

7. Member's Report

- a) Greg Nemcek, Chair
 - i. Update of motions received regarding support for continued provincial funding
 - i. Received from St.Clair, Warwick, Petrolia, Enniskillen, Brooke-Alvinston, Oil Springs, Dawn Euphemia, Plympton – Wyoming
 - ii. Board Secretary will compile the letter from the board and attach the supporting motions as provided by municipalities into a package being forwarded to MPP Bailey & Minister Kerzner
 - ii. Confirmations on board training required
 - i. We have not received any updates from the OPC unit, please continue to work to get these items completed.
 - iii. Confirmation of member municipalities offering education dollars from Cannabis funding
 - i. Contributing: Brooke-Alvinston, Dawn-Euphemia, Petrolia, Warwick, Oil Springs
 - ii. No funds remaining: Lambton Shores, Plympton-Wyoming, Enniskillen
 - iii. Opted out of funds originally: St.Clair

Next step will be an invoice provided to each of the contributing municipalities, with payment being forwarded a special account held specifically for public education purposes around cannabis.

- iv. 2026 Budget items
 - i. We will be working in September to prepare the annual budget, should members have any areas of specifics they would like to see included please provide that detail to Chair Nemcek in an email.
- b) Inspector's Report
 - i. Nothing additional to the Detachment report, at this time.
- c) Secretary's Report
 - i. Confirmation of Intact Insurance inclusions request from June 2025
 - ii. YTD for board budget was circulated and presented to the board.
- d) Board Members Round Table
 - i. Member Couwenberg - ATV use in Warwick., seeing an increase in the community it would be great if a similar message to what was issued through a education release from the detachment could be issued for Warwick Township.
 - ii. Secretary Pearson was requested to forward the contact information for Sgt. Rob Griffin to the Mayor's and Clerks, as if a municipality should wish to receive a presentation before municipal budget preparations, Sgt. Griffin could attend and speak to the municipal billing model.

8. Correspondence

- a. OPP News Portal (Lambton) media releases
- b. OAPSB 2nd quarter news letter

- c. CIBC Interest Allocation report, June & July 2025

Moved By: Gary Atkinson

Seconded By: Dave Marsh

THAT the correspondence items as listed be received and filed.

Carried

9. Accounts/Finance

- a. Accounts

Moved By: Shirley Durance

Seconded By: John Couwenberg

THAT the accounts listed for July 2025 approved for payment.

Carried

10. Public Input

- None

11. Other Business

- None

12. Adjournment

Moved By: John McCharles

Seconded By: Dave Marsh

THAT Session #4 of 2025, be adjourned until the next scheduled meeting on October 15, 2025 or at call of the Chair.

Carried

Meeting adjourned at: 4:30 p.m.

Next Regular Meeting: Wednesday, October 15, 2025 at 3:00 p.m.

Chair
Greg Nemcek

Secretary
Mandi Pearson

DRAFT

LAMBTON GROUP OPP DETACHMENT BOARD



LAMBTON GROUP
OPP DETACHMENT BOARD

Mailing Address:

PO BOX 273 | Petrolia, Ontario | N0N 1R0

Website: www.lgodb.ca **e-mail:** lambtongroupodb@gmail.com

MEETING HIGHLIGHTS of October 2025

1. The Board received reporting updates for the July & August 2025 reporting period along with a year-to-date report on 2025 activities.
Additional/statistical information available in OPP Monthly Report (forwarded electronically to municipal partners and posted to LGODB website).
2. The Board received an update regarding regulatory amendments made to amount payable by municipalities for OPP Policing
 - a. 11% cap has been put in place by the provincial government for one year
3. Jeff Agar, requested an update on Golf Carts in St. Clair Township
 - a. Generated focus patrols are occurring.
 - b. Officers are receiving feedback from residents when stopped that they are disappointed that they have not been made familiar with the legislation.
 - c. Current approach is education, if volunteer compliance does not occur, enforcement does take place
4. Four-year agreement was passed for cleaning services with Mine & Yours Cleaning
5. 2026 board budget was passed, special note to how funding will be collected going forward for revenues provided directly to the municipality (change under CSPA) these deficits will be collected as part of the budget process going forward.
6. Ron Sinclair, Advisor (Inspectorate of Policing) spoke regarding board required training under CSPA
7. Newly updated interview room was opened with assistance from MPP Bob Bailey (media release and photos as attached)

Next Regular Meeting: December 17, 2025 at 3:00 p.m.

Contact: Greg Nemcek, Chair lambtongroupchair@gmail.com

Attachment.

Revenue						
Account Name	2025 Budget	2025 Year to date Actual	2025 Forecast	2025 Total	Variance	2026 Budget
LGPSB Prov Grant-Vulnerable MHRT	\$ 126,410.00	\$ -	\$ 95,201.08	\$ 95,201.08	\$ (31,208.92)	126,410
LGPSB Prov Grant-R.I.D.E.	\$ 14,600.00	\$ -	\$ -	\$ -	\$ (14,600.00)	15,440
LGPSB Prov Grant-C.S. Prisoner Transport	\$ 21,000.00	\$ 6,682.00	\$ 14,318.00	\$ 21,000.00	\$ -	
LGPSB Prov Grant-Project 1-in-3	\$ 248,412.00	\$ -	\$ 98,053.34	\$ 98,053.34	\$ (150,358.66)	
LGPSB Prov Grant-One-time		\$ -	\$ 116,191.09	\$ 116,191.09	\$ 116,191.09	
LGPSB Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	0
LGPSB F&S Chgs-Detachment Revenues	\$ 70,000.00	\$ 27,471.14	\$ 26,000.00	\$ 53,471.14	\$ (16,528.86)	
LGPSB Bank interest income-CKLAG	\$ 10,000.00	\$ 6,598.48	\$ 2,400.00	\$ 8,998.48	\$ (1,001.52)	9,000
LGPSB Other Revenue		\$ -	\$ -	\$ -	\$ -	
LGPSB Other Revenue-Charge to Members	\$ 80,642.00	\$ 60,481.50	\$ 20,160.50	\$ 80,642.00	\$ -	180,360
LGPSB Other Revenue-Recoveries Prior Yrs		\$ -	\$ -	\$ -	\$ -	0
LGPSB Other Revenue-Surplus		\$ -	\$ -	\$ -	\$ -	
LGPSB Transfer from Reserve		\$ -	\$ -	\$ -	\$ -	
Total Revenue:	\$ 571,064.00	\$ 101,233.12	\$ 372,324.01	\$ 473,557.13	\$ (97,506.87)	331,210
Expenditures						
LGPSB Wages-Honorarium	\$ 10,055.00	\$ -	\$ 10,053.38	\$ 10,053.38	\$ 1.62	10,400
LGPSB Building Rent	\$ 99,663.00	\$ 100,837.57	\$ -	\$ 100,837.57	\$ (1,174.57)	101,844
LGPSB Building Repair/Mtce		\$ -		\$ -	\$ -	
LGPSB Adm-Janitorial	\$ 21,600.00	\$ 14,685.02	\$ 7,342.51	\$ 22,027.53	\$ (427.53)	24,480
LGPSB Adm-Travel	\$ 10,000.00	\$ 411.72		\$ 411.72	\$ 9,588.28	10,000
LGPSB Adm-Training	\$ 5,000.00	\$ 697.06		\$ 697.06	\$ 4,302.94	5,000
LGPSB Adm-Memberships	\$ 4,000.00	\$ 5,655.90		\$ 5,655.90	\$ (1,655.90)	4,000
LGPSB Adm-Postage & Courier	\$ 300.00	\$ 211.31	\$ 90.00	\$ 301.31	\$ (1.31)	300
LGPSB Adm-Telephone	\$ 3,360.00	\$ 2,624.86	\$ 874.95	\$ 3,499.81	\$ (139.81)	3,600
LGPSB Adm-Office Supplies	\$ 300.00	\$ 210.10	\$ 150.00	\$ 360.10	\$ (60.10)	300
LGPSB Adm-Bank Charges	\$ -	\$ -	\$ -	\$ -	\$ -	0
LGPSB Adm-Accounting Fees	\$ 3,200.00	\$ 1,929.49	\$ 1,221.12	\$ 3,150.61	\$ 49.39	3,200
LGPSB Adm-Insurance Fees	\$ 10,000.00	\$ 1,870.28	\$ 12,000.00	\$ 13,870.28	\$ (3,870.28)	13,000

LGPSB Adm-Miscellaneous	\$ 364.00	\$ -	\$ 436.00	\$ 436.00	\$ (72.00)	436
LGPSB Adm-Amortization Expense	\$ 1,800.00	\$ -	\$ 1,800.00	\$ 1,800.00	\$ -	1,800
LGPSB Adm-Audit Fees	\$ 12,000.00	\$ 10,343.92		\$ 10,343.92	\$ 1,656.08	11,000
LGPSB PS-Contract-General	\$ -	\$ -	\$ -	\$ -	\$ -	0
LGPSB S.D.-Provincial Contract	\$ -	\$ -	\$ -	\$ -	\$ -	0
LGPSB S.D.-R.I.D.E. Program	\$ 14,600.00	\$ -	\$ -	\$ -	\$ 14,600.00	15,440
LGPSB S.D.-Programs-Vulnerable MCRT	\$ 126,410.00	\$ 95,201.08	\$ -	\$ 95,201.08	\$ 31,208.92	126,410
LGPSB S.D.Programs-CSP Priorities 1-in-3	\$ 248,412.00	\$ 98,053.34	\$ -	\$ 98,053.34	\$ 150,358.66	
LGPSB S.D.Programs-One-time	\$ -	\$ 116,191.09	\$ -	\$ 116,191.09	\$ (116,191.09)	0
LGPSB Transfer to Reserve	\$ -			\$ -	\$ -	0
Total Expenses:	\$ 571,064.00	\$ 448,922.74	\$ 33,967.96	\$ 482,890.70	\$ 88,173.30	331,210
Surplus/(Deficit):	\$ -			\$ (9,333.57)	\$ (9,333.57)	\$ -

Revenue and Expense should net to zero				
LGPSB Vulnerable MHRT	\$ -	\$ -	\$ -	\$ -
LGPSB R.I.D.E.	\$ -	\$ -	\$ -	\$ -
LGPSB Project 1-in-3	\$ -	\$ -	\$ -	\$ -
LGPSB Provincial Contract	\$ -	\$ -	\$ -	\$ -



Improving Ontario's Conservation Authority System | Virtual Information Sessions



Ministry of the Environment, Conservation and Parks | November 2025

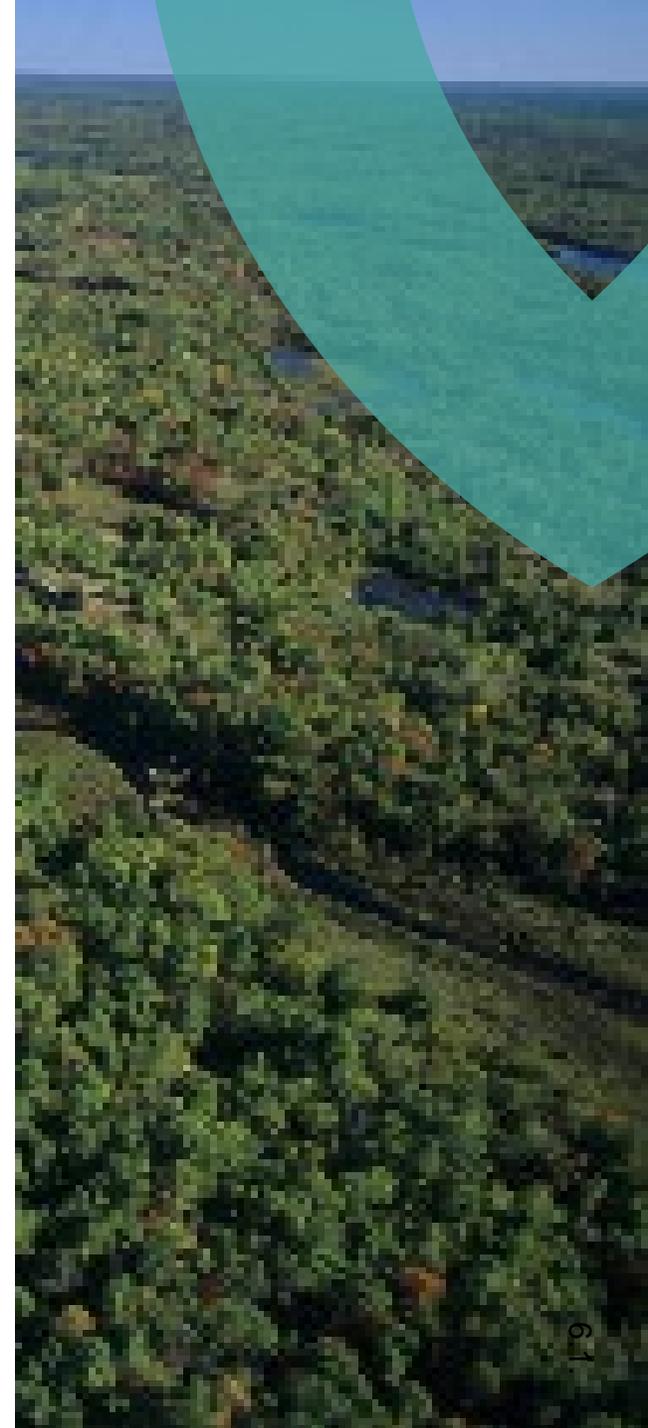


Purpose

- To provide an overview of the government's plans to improve the conservation authority system in Ontario, by:
 1. Creating the Ontario Provincial Conservation Agency to provide centralized leadership and oversight of conservation authorities
 2. Consolidating the existing 36 conservation authorities into regional conservation authorities

Outline

1. Introduction
2. Overview: Ontario Provincial Conservation Agency
3. Proposal: Regional consolidation of CAs and proposed boundaries
 - Consultation and Next Steps
4. Questions
 - Submit via the Q&A function on teams to be addressed following the presentation



Introduction

Introduction

- Conservation authorities (CAs) are created and governed by the *Conservation Authorities Act* (CAA). MECP administers the Act and oversees Ontario's 36 CAs.
- CAs are organized based on watersheds, crossing municipal boundaries. Each CA operates independently as a local public sector directed organization, governed by a board of municipally-appointed representatives. They do their own hiring and set their own compensation levels.
- CAs play a vital role in watershed management and protecting communities from natural hazards like floods. They also deliver programs and services that further the conservation, restoration, and management of natural resources.
- CAs issue permits to builders, municipalities, and property owners for development activities such as housing developments and installation of sewage systems in areas affected by risks of natural hazards such as floodplains, shorelines, river and stream valleys, and wetlands. Permitting helps to ensure that development does not happen in unsafe areas and that it does not worsen the impacts of flooding or erosion in surrounding areas.
- In 2023 municipal funding accounted for 54%, self-generated funding for 37% and provincial funding for 5% of CA funding.

CA's BY THE NUMBERS

1946

Year the CAA was enacted

36

CAs in Ontario

14M+

People live in CA jurisdictions

150,000

Hectares in landholdings

3,600+

CA employees (full time, part time, seasonal)

900+

Dams, dykes, channels, control structures

11,000+

Development permits issued in 2023

\$511M

Total revenue across CAs in 2023

*TRCA = \$177 million; remaining 35 CAs = \$334 million.

Improving Ontario's Conservation Authorities



The provincial government is making improvements to Ontario's Conservation Authority system by:

1. Amending the CAA to create a provincial board-governed agency, the **Ontario Provincial Conservation Agency**, to provide province-wide coordination, shared digital and technical resources, and consistent practices that strengthen — not replace — the work of regional conservation authorities.
2. Consolidating the existing 36 CAs into regional watershed based CAs. The proposed boundaries would result in **7 regional CAs**.



**PROTECT
ONTARIO**

Why are changes being made to Ontario's CA System?

- The *Conservation Authorities Act* was passed in 1946 and for nearly 80 years this legislation has enabled municipalities to form local watershed-based organizations to address challenges like drought, soil erosion, deforestation and flooding.
- Ontario is expected to grow by more than six million people in the next two decades and the challenges we face continue to increase in complexity from climate change, population growth and the pace of development.
- The government's plans to improve the CA system by creating an agency and regionally consolidating CAs, are not changing what conservation authorities do.
- These plans are intended to strengthen the capacity, influence, and impact of CAs in providing vital watershed management, in safeguarding people and property from flooding, and in being transparent and accountable in the delivery of permitting, programs, and services to Ontario's communities.
- With better tools and resources, and central enablement and support, CAs can operate with greater consistency and transparency, and deliver improved services to municipalities and permit applicants aligned with provincial priorities on housing, the economy, and resilient infrastructure.

Why are changes being made to Ontario's CA System?

Key challenges the proposed changes seek to address include:

- **Patchwork of standards, service delivery:** Each CA has different policies, customer service standards, fees, processes and staffing and technical capacity leading to unpredictable and inconsistent turnaround times for approvals across all CAs. This can result in uncertainty and delays for builders, landowners, and farmers seeking permits.
- **Outdated and fragmented systems:** Discrepancies in the tools and technology that CAs use have led to varying types and quality of technology and data management. This can compromise effective provincewide flood risk management and evidence-based decision making.
- **Administrative duplication:** Under the current framework, municipalities are forced to fund duplicate corporate functions (e.g., procurement, communications), diverting costs away from front-line conservation and service delivery.
- **Need for more accountability and transparency:** Lack of transparent performance monitoring and reporting, inconsistent customer service standards.

What's Changing/Not Changing

What these changes mean:

- More resources for front-line services
- Improved flood management and erosion prevention
- Strong environmental protections maintained
- Faster permit approvals
- Modern service delivery
- Consistent standards and use of modern technology

What's not changing:

- Governance model – regional CAs will continue to be independent, municipally-governed organizations. Member municipalities will continue to be represented on a board of directors for each Regional CA and will retain full governance responsibilities for Regional CAs.
- Where CAs operate – areas currently served by CAs will continue to be served by CAs
- The programs and services CAs provide, including the responsibility for source water protection, natural hazard and watershed management
- CA ownership and management of their lands and trails, providing access to green spaces, recreation and education programs
- Where and how CAs receive funding (e.g. municipal levy) including maintaining board approval of final Regional CA budgets.

Overview: Ontario Provincial Conservation Agency

Amendments to the Conservation Authorities Act

To improve the province's conservation authority system, the government has proposed to create a new Ontario Provincial Conservation Agency to provide centralized leadership and oversight of conservation authorities.

- Bill 68, Plan to Protect Ontario Act (Budget Measures), 2025 (No. 2) was introduced into the legislature on November 6, 2025.
- Schedule 3 of Bill 68 includes proposed amendments to the *Conservation Authorities Act* to establish the Ontario Provincial Conservation Agency (the agency), including:
 - Establishing the objects of the agency
 - Setting out the governance of the proposed agency
 - Establishing tools for agency oversight of conservation authorities
 - Establishing provincial oversight of the agency
 - Setting out sources of agency funding
- Bill 68 will proceed through the legislative process, and if passed, the provisions establishing the agency would come into effect upon Royal Assent.

Ontario Provincial Conservation Agency – Objects

The proposed objects of the agency are to:

1. Oversee the governance of authorities and other aspects of authorities such as their operations, including the programs and services they provide, to further the purposes of the Act.
2. Oversee the transition to a regional watershed-based framework for authorities in Ontario.
3. Promote consistent policies, standards and fees for programs and services provided by authorities.
4. Assess and report on the effectiveness of authorities in furthering the conservation, restoration, development and management of natural resources in watersheds in Ontario, including outcomes related to the implementation of their programs and services.
5. Oversee and evaluate the financial performance of authorities to ensure their long-term operational and capital financial sustainability, including the financial sustainability of their programs and services required under section 21.1.
6. Guide and evaluate the strategic planning by authorities to ensure it aligns with provincial objectives.
7. Support the development and implementation of a standardized and centralized system for processing applications for permits issued by authorities.
8. Lead the development and implementation of digital strategies and shared services to support the operations of authorities, including their programs and services.
9. Support strategic investment in programs and services provided by authorities, including leveraging funding available to Ontario and authorities.
10. Advise the Government of Ontario in respect of the programs and services authorities provide under the Act and any matters related to the objects of the agency.
11. Any other objects prescribed by regulation.

Ontario Provincial Conservation Agency – Agency tools & funding sources

The agency would provide province-wide coordination, strategic direction, and oversight of Ontario's CAs. Delivery of local programs and services would continue to be led by CAs.

Proposed agency tools

- 1) Information requests
- 2) Binding directions and non-binding guidelines may address topics such as:
 - Key performance indicators, key results or service delivery targets
 - Service standards
 - Information technology
 - Procurement
 - Training of members and employees
 - Budgeting
 - Asset management plans
 - Strategic planning

Proposed agency funding sources

- Provincial funding
- Fees for services
- Cost recovery from conservation authorities

Ministerial oversight of agency directions to CAs:

- Agency must provide Minister with a copy of the proposed direction to a CA 45 days prior to issuing
- Within that 45 days, the Minister may require the agency to take any action in relation to the proposed direction (e.g., update, undertake additional consultation)
- Minister can set regulations on:
 - the process for the agency to set directions and/or
 - the things the agency is not allowed to set binding directions on

Ontario Provincial Conservation Agency – Oversight

The proposed agency would be board-governed and arms-length of the province.

Proposed board governance:

- Board-governed with 5-12 board members, with one Chair and up to two Vice Chairs, appointed by the Lieutenant Governor in Council.
- The Lieutenant Governor in Council shall, in appointing members of the board of directors, take into consideration,
 - (a) their knowledge and experience in public administration, corporate governance and finance;
 - (b) their knowledge of programs and services provided by authorities; and
 - (c) such other matters as may be prescribed by regulation
- Appointments may be made for a term up to 3 years, and a person may not serve on the board for more than 9 years in total.
- The board of directors manages performance of the CEO, and may, by by-law, establish such councils, committees and other bodies as it considers appropriate.

Ontario Provincial Conservation Agency – Agency Oversight

MECP will provide oversight of the agency and will also retain policy responsibility for the *Conservation Authorities Act* and associated regulations.

Provincial oversight of agency includes:

- Agency must follow requirements under the provincial Agencies and Appointments Directives including an annual letter of direction.
- Every 3 years the agency must provide a report on its effectiveness, priorities and value for money.
- Minister can issue mandatory directives to agency, request information, and initiate/require a review or audit of the agency.
- Ministerial oversight of agency directions to CAs.

Proposal: Regional Consolidation of CAs

Regional consolidation of CAs - Consultation

- The government is consulting on the proposed boundaries for the regional consolidation of the CAs with impacted stakeholders, municipalities, CAs, and Indigenous communities.
- A policy proposal notice is posted on the Environmental Registry of Ontario (Posting # 025-1257) for 45 days, from November 7 until December 22, 2025, inviting review and comments on criteria applied to determine proposed regional boundaries, the proposed geographical jurisdiction of each regional CA, and discussion questions which are relevant to the planning for the future state.
- Comments on the proposal may be submitted on the ERO or by email to: ca.office@ontario.ca.

Regional consolidation of CAs – Criteria

The proposed boundaries are based primarily on natural watershed systems, keeping existing CAs whole wherever possible and aligning with source protection regions to maintain strong connections to local hydrology and drinking water protection.

Regional CAs boundaries criteria:

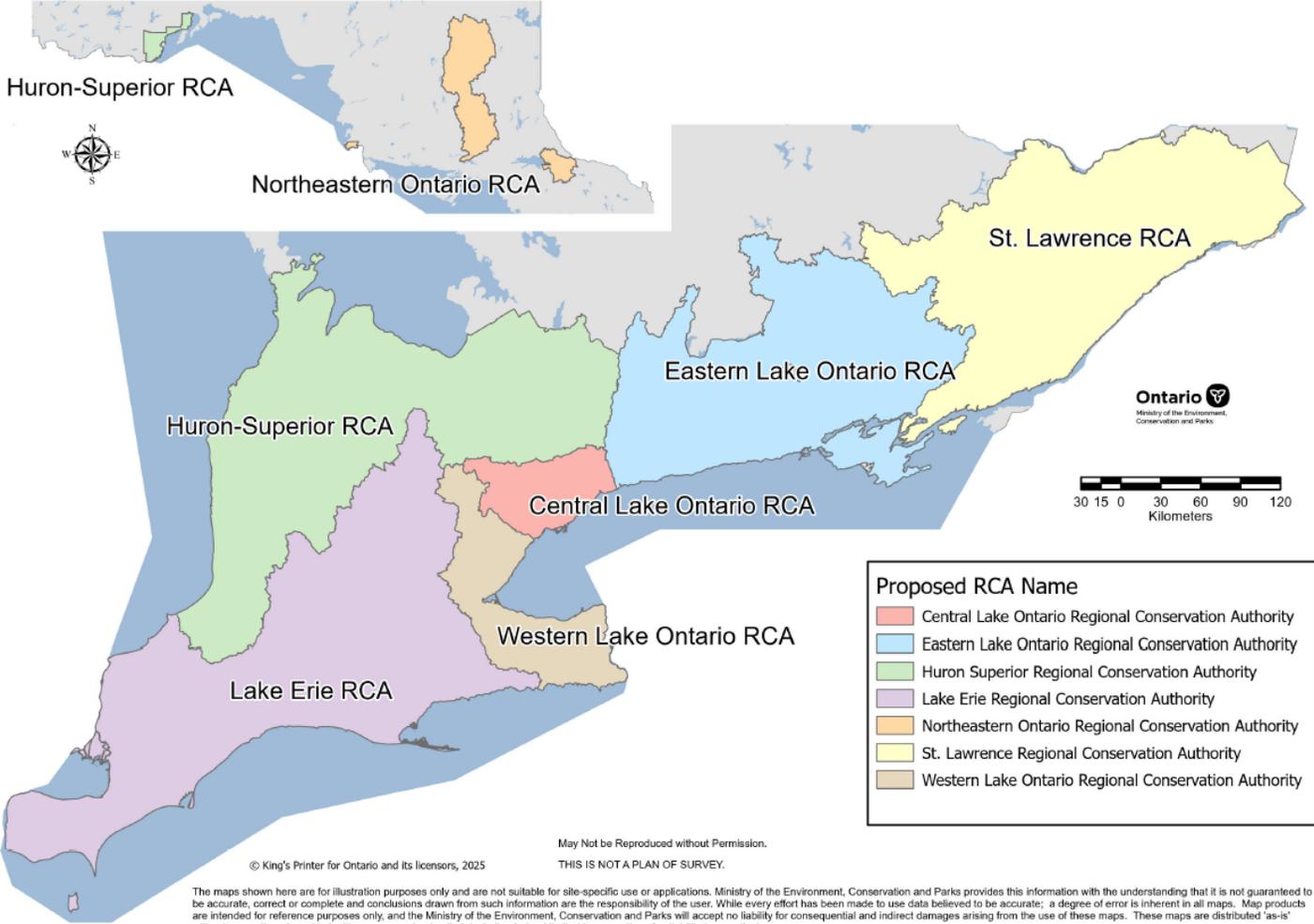
- **Maintaining watershed-based jurisdictions** - Aligning with natural hydrological boundaries to support effective flood and water management, consistent with drinking water source protection areas and regions.
- **Relationships between conservation authorities and municipalities** - Reducing administrative duplication and overlap for municipalities and conservation authorities to simplify accountability and strengthen local partnerships.
- **Balancing expertise and capacity across conservation authorities** - Enhancing technical skills and resources across conservation authorities to improve service and program delivery.
- **Service Continuity** - Ensuring uninterrupted delivery of local conservation authority programs - including flood forecasting and warning, permitting, and source water protection - through and after consolidation.

Regional consolidation of CAs – Proposed RCAs

The government has proposed boundaries for the regional consolidation of Ontario's 36 CAs into 7 watershed-based regional CAs:

- Lake Erie Regional CA
 - Huron Superior Regional CA
 - Western Lake Ontario Regional CA
 - Central Lake Ontario Regional CA
 - Eastern Lake Ontario Regional CA
 - St. Lawrence Regional CA
 - Northeastern Ontario Regional CA
- No changes would be proposed to the overall extent of CA jurisdiction

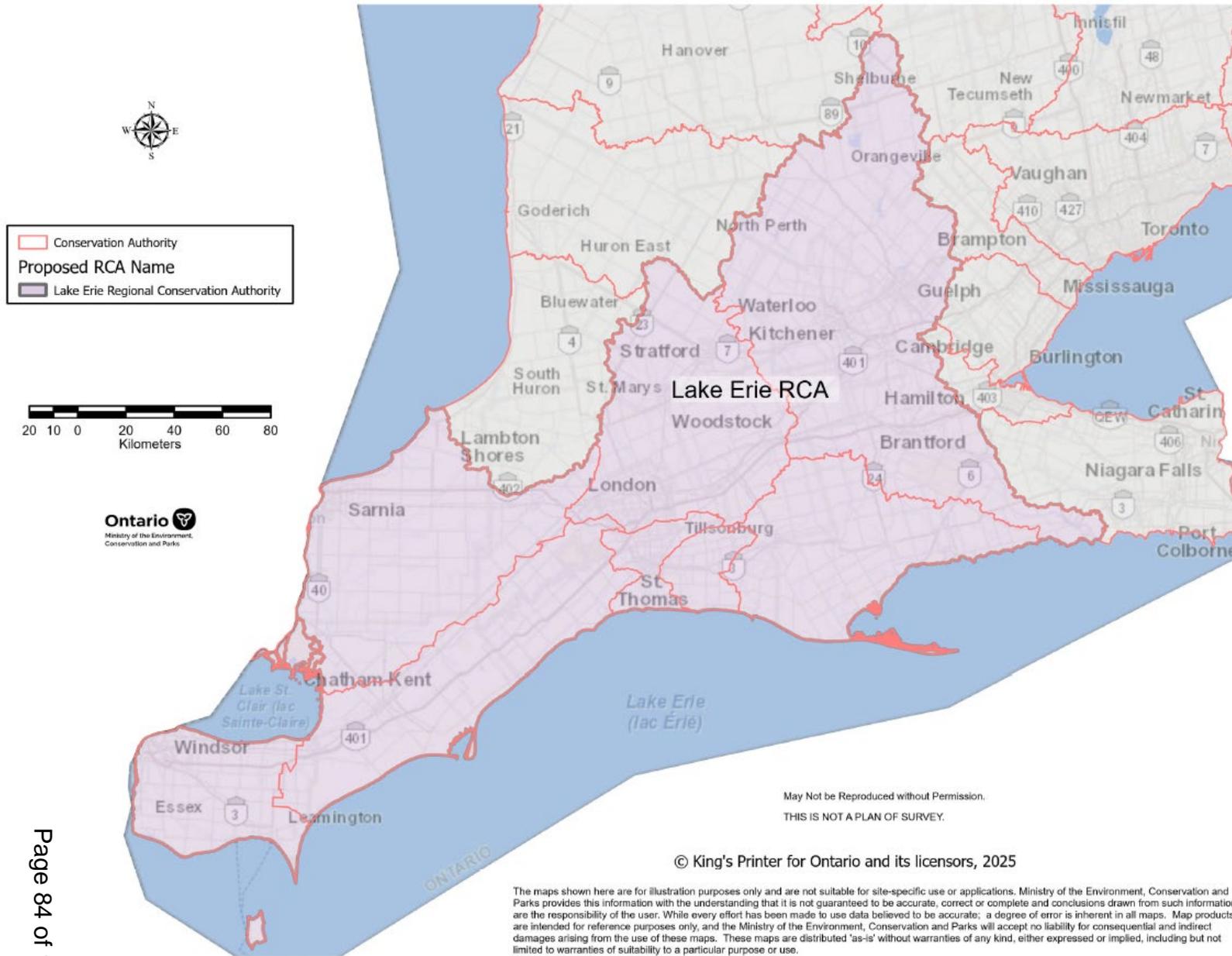
PROPOSED 7 REGIONAL CONSERVATION AUTHORITIES (RCA)



PROPOSED LAKE ERIE REGIONAL CONSERVATION AUTHORITY

Current CAs that would make up the proposed Lake Erie Regional Conservation Authority include:

- Essex Region CA
- Lower Thames Valley CA
- St. Clair Region CA
- Upper Thames River CA
- Kettle Creek CA
- Catfish Creek CA
- Long Point Region CA
- Grand River CA



PROPOSED HURON-SUPERIOR REGIONAL CONSERVATION AUTHORITY



Conservation Authority
 Proposed RCA Name
 Huron-Superior Regional Conservation Authority



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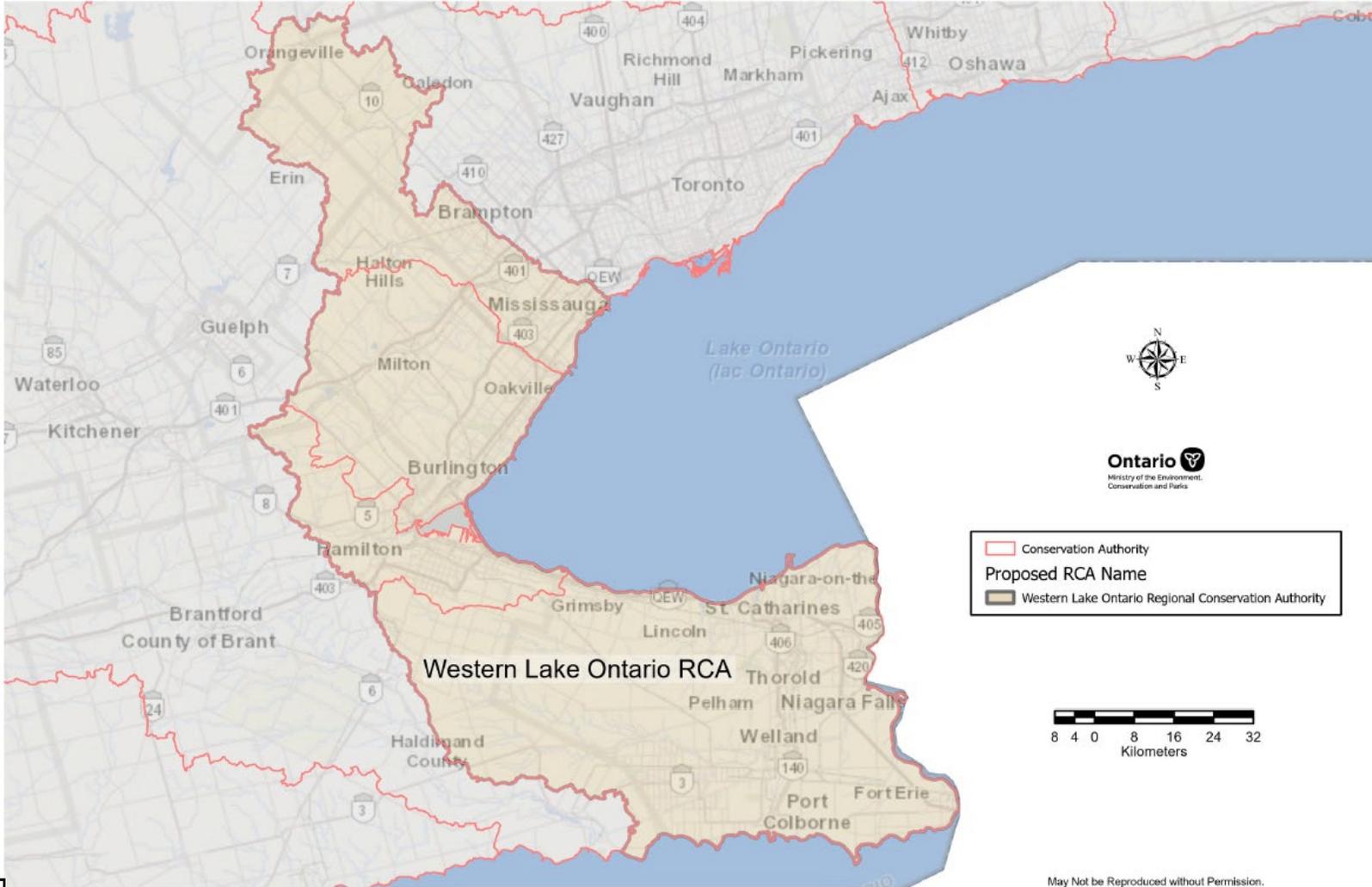
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Current CAs that would make up the proposed Huron-Superior Regional Conservation Authority include:

- Ausable Bayfield CA
- Maitland Valley CA
- Saugeen Valley CA
- Grey Sauble CA
- Nottawasaga Valley CA
- Lake Simcoe Region CA
- Lakehead Region CA

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PROPOSED WESTERN LAKE ONTARIO REGIONAL CONSERVATION AUTHORITY



Current CAs that would make up the proposed Western Lake Ontario Regional Conservation Authority include:

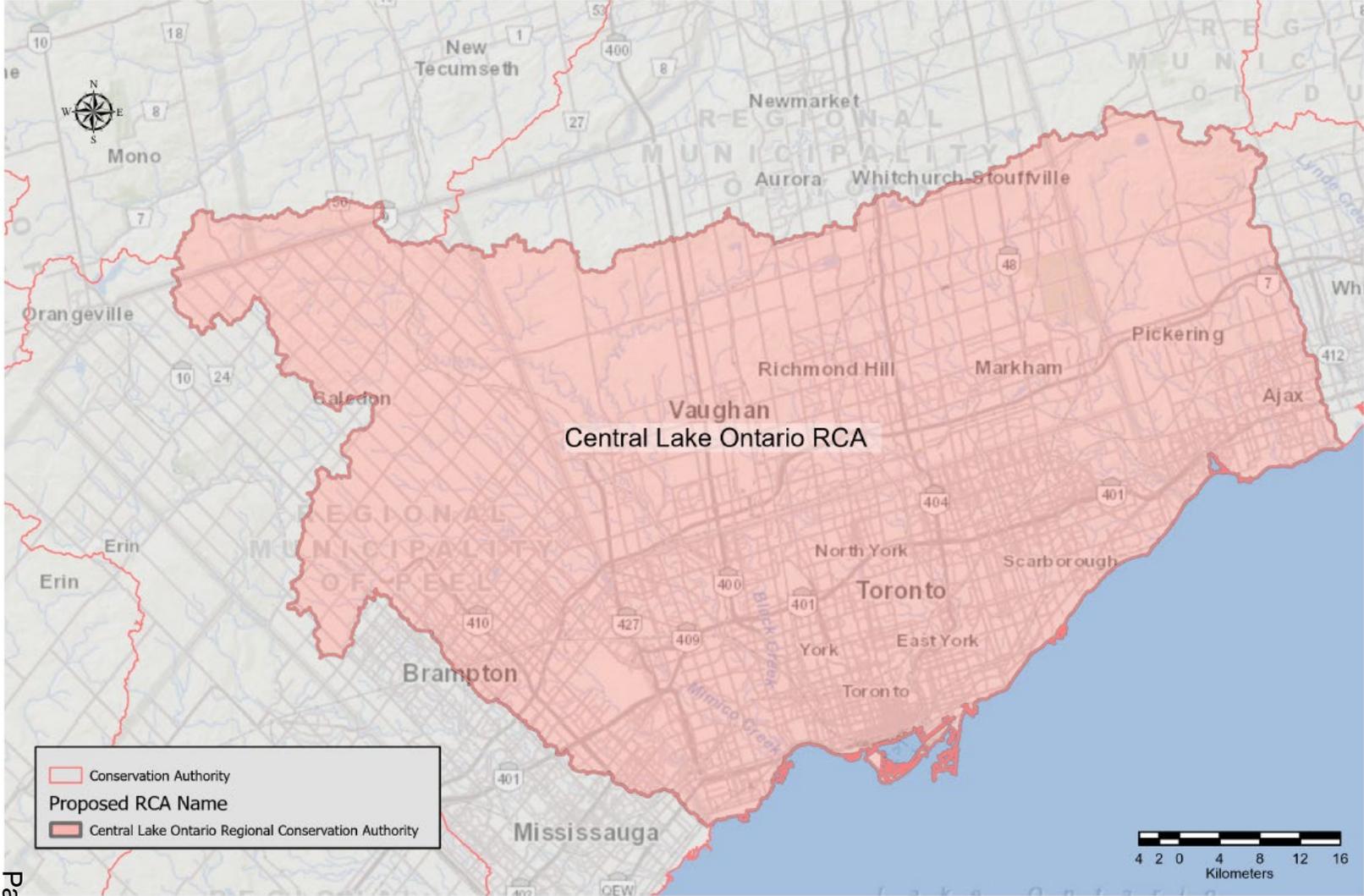
- Niagara Peninsula CA
- Hamilton Region CA
- Halton Region CA
- Credit Valley CA

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PROPOSED CENTRAL LAKE ONTARIO REGIONAL CONSERVATION AUTHORITY



Current CAs that would make up the proposed Central Lake Ontario Regional Conservation Authority include:

- Toronto and Region CA

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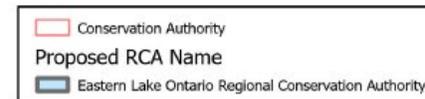
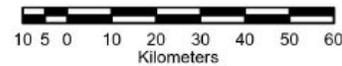
PROPOSED EASTERN LAKE ONTARIO REGIONAL CONSERVATION AUTHORITY



Current CAs that would make up the proposed Eastern Lake Ontario Regional Conservation Authority include:

- Central Lake Ontario CA
- Kawartha Region CA
- Otonabee Region CA
- Ganaraska Region CA
- Lower Trent Region CA
- Crowe Valley CA
- Quinte Region CA

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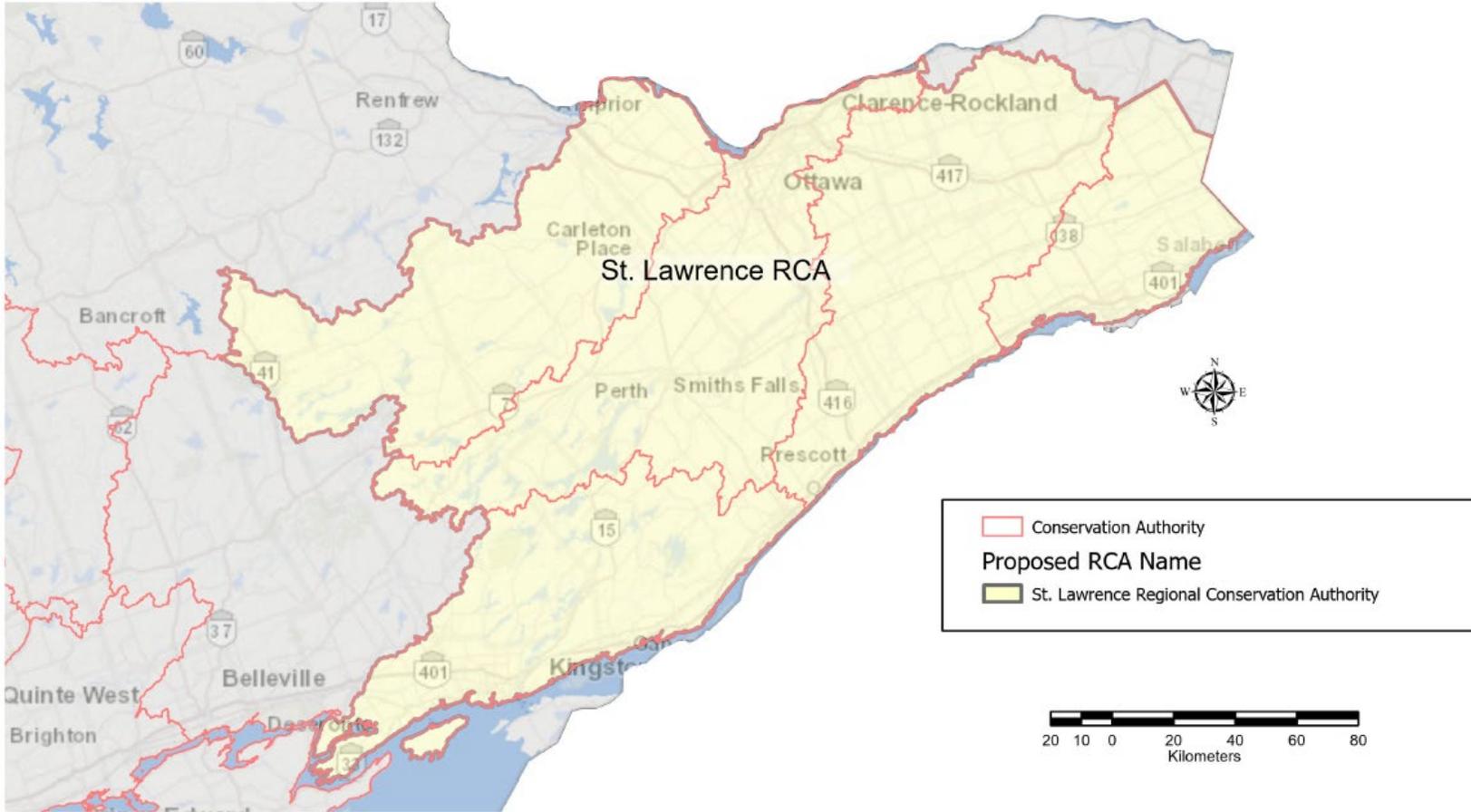


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PROPOSED ST. LAWRENCE REGIONAL CONSERVATION AUTHORITY



Current CAs that would make up the proposed St. Lawrence Regional Conservation Authority include:

- Cataraqui Region CA
- Rideau Valley CA
- Mississippi Valley CA
- South Nation River CA
- Raisin Region CA

PROPOSED NORTHEASTERN ONTARIO REGIONAL CONSERVATION AUTHORITY



Current CAs that would make up the proposed Western Lake Ontario Regional Conservation Authority include:

- Nickel District CA
- Sault Ste. Marie Region CA
- Mattagami Region CA
- North Bay-Mattawa CA

Regional Consolidation – Looking Ahead

- MECP and the Office of the Chief Conservation Executive will consider all feedback received during the consultation on the proposed boundaries for regional consolidation and to inform the proposed path forward.
- MECP would undertake further consultation at a future date on any additional proposed legislative and regulatory changes needed to enable regional consolidation.
- The new agency would lead the transition to regional CAs with conservation authority, municipal and stakeholder involvement, including providing guidance support throughout the consolidation process, such as:
 - Develop a structured process and roadmap outlining steps of the consolidation process, including the common standards and tools for use across CAs.
 - Provide support/expertise for CAs on the organizational aspects of consolidation (e.g., governance, HR).
 - Provide provincial-level coordination to address system-wide issues that may arise, to mitigate risks of delays.
- Changes not intended to be initiated until after municipal elections in October 2026; existing board members would continue to serve until the expiration of their terms next year.

ERO Discussion Questions – Planning for the Future State

- What do you see as key factors to support a successful transition and outcome of regional conservation authority consolidation?
- What opportunities or benefits may come from a regional conservation authority framework?
- Do you have suggestions for how governance could be structured at the regional conservation authority level, including suggestions around board size, make-up and the municipal representative appointment process?
- Do you have suggestions on how to maintain a transparent and consultative budgeting process across member municipalities within a regional conservation authority?
- How can regional conservation authorities maintain and strengthen relationships with local communities and stakeholders?

Questions?

Environmental Registry of Ontario (Posting # 025-1257): Proposed boundaries for the regional consolidation of Ontario's conservation authorities

Consultation period: 45 days – November 7, 2025 to December 22, 2025

Comments on the proposal may be submitted on the ERO or by email to:
ca.office@ontario.ca.

Office of the Minister

Bureau du ministre

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000

234-2025-4857

November 12, 2025

Dear Head of Council,

On October 23, 2025, our government introduced the *Fighting Delays, Building Faster Act, 2025* ([Bill 60](#)). Through this legislation and other changes, we are protecting Ontario's economy and keeping workers on the job by cutting red tape, getting shovels in the ground faster and supporting the construction of homes, roads and infrastructure.

The bill contains bold actions, creating the conditions for building housing and transportation infrastructure faster to support families, attract investments, create good jobs and keep Ontario competitive.

You are invited to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided with this letter and share any feedback you may have.

If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca.

In the face of economic uncertainty, we must protect Ontario. I look forward to continued collaboration with you, our municipal partners, to build the more prosperous, resilient and competitive economy that Ontario needs today, tomorrow, and in the decades to come.

Sincerely,



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. Prabmeet Sarkaria, Minister of Transportation
Doug Downey, Attorney General of Ontario
Todd McCarthy, Minister of the Environment, Conservation and Parks & Acting
Minister of Infrastructure
Graydon Smith, Associate Minister of Municipal Affairs and Housing
Robert Dodd, Chief of Staff, Minister's Office
Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
Caspar Hall, Assistant Deputy Minister, Municipal Affairs and Housing
Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing
Municipal Chief Administrative Officers

Development Charges Act – Ministry of Municipal Affairs and Housing

Schedule 3 of the Bill would make amendments to the *Development Charges Act, 1997*.

Land Acquisition Costs

A new subsection 7 (3.1) of the *Development Charges Act, 1997* would require development charge-eligible land acquisition costs to be part of a class in a development charge by-law consisting only of those costs. Land acquisition costs would, pursuant to a new section 5.3, be exempted from the historic service level cap, and these costs, for certain services, would be limited to those that relate to the ten-year period after the background study.

A new subsection 35 (1.1) of the Act would provide that money in an existing reserve fund established to pay for growth-related capital costs of eligible services can continue to be used for growth-related land acquisition costs of the applicable service, so long as those costs are not being paid from the reserve fund for the land acquisition class.

Requiring Local Service Policies

A new subsection 59 (2.2) of the Act would require municipalities that levy development charges to establish local service policies for each service to which the by-law relates and for which a part of the service would be provided as a local service.

The local service policy must identify the works or classes of works that are intended to be for the provision of local services. It could also identify works or classes of works that are not intended to be for the provision of local services (e.g. works that would be funded through development charges) or works or classes of works that would only partially be intended to be for the provision of local services.

A municipality could not require a work for the provision of local service to be paid for or constructed as a condition of land division if it is not identified as being intended to be so provided in the local service policy. This rule applies on the earlier of 18 months after Royal Assent or the day on which the local service policy is established.

The municipality would need to send a copy of the local service policy to the Minister of Municipal Affairs and Housing on request, by the date specified in the request.

If a local service policy has been established, it must be reviewed and a resolution passed by council at the same time as a development charge by-law is passed, indicating whether revisions would be needed.

Requiring Treasurer's Statements to be Submitted by a Specific Date

Subsection 43 (1) of the Act is amended to require the municipal treasurer to give council a development charges financial statement (commonly referred to as the treasurer's statement) on or before June 30 annually. Subsection 43 (3) of the Act is amended to require the treasurer to give a copy of the financial statement to the Minister of Municipal Affairs and Housing no later than July 15 of the year in which the statement is provided to council.

Requiring Municipal Documents to be Submitted to the Ministry on Request

A new subsection 10 (5) of the Act would require municipal councils to give a copy of the development charge background study to the Minister of Municipal Affairs and Housing on request, by the deadline specified in the request

A new subsection 13 (5) of the Act, requires municipal councils to give a copy of the development charge by-law passed by the municipality to the Minister on request, by the deadline specified in the request.

You may provide your comments on the proposed changes to the *Development Charges Act, 1997* through the Ontario Regulatory Registry ([25-MMAH018](#)) from October 23, 2025 to November 22, 2025.

Municipal Act – Ministry of Municipal Affairs and Housing

Schedule 7 of the Bill propose changes to the *Municipal Act, 2001*, to transfer jurisdiction over water and wastewater (sewage) services from Peel Region to the lower-tier municipalities of Mississauga and Brampton, and Caledon, effective January 1, 2029, or a different date as prescribed by the Minister. The proposed amendments prevent the transfer of jurisdiction over water and wastewater back from the lower-tier municipalities to Peel Region using existing authority to transfer services in the *Municipal Act, 2001*.

You may provide your comments on the proposed changes to the *Municipal Act, 2001*. through the Environmental Registry of Ontario (ERO) notice and the Ontario Regulatory Registry ([025-1098](#)) from October 23, 2025 to November 22, 2025.

Planning Act – Ministry of Municipal Affairs and Housing

Schedule 10 of the Bill proposes the following amendments to the *Planning Act* that would help create the conditions necessary to support housing and community development. If passed, the proposed changes would:

- Provide authority for the Minister to make regulations that would remove the need for certain minor variances,
- Allow certain official plan amendments modifying the authorized uses of land within a Protected Major Transit Station Areas (PMTSA) to be exempt from Minister's approval,
- Make provincial policy statements inapplicable with respect to all Minister's decisions under the *Planning Act* outside the Greenbelt Area. A transparent and accountable oversight framework would be developed to support implementation,
- Enable all upper-tier municipalities to establish regional Community Improvement Plans (CIPs) without being prescribed, allow municipalities to fund the CIPs of their respective upper- or lower-tier municipalities, and, for upper-tier municipalities without planning responsibilities, to revive CIPs that were in effect on the day before the municipality lost its planning responsibilities, and
- Enable Minister's zoning orders (MZO) to be made by non-regulatory orders and require them to be published on a Government of Ontario website.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario and the Ontario Regulatory Registry from October 23, 2025, to November 22, 2025:

- [ERO 025-1097](#) Proposed Planning Act Changes (Schedule 10 of Bill 60 - *Fighting Delays, Building Faster Act, 2025*).

We are also interested in receiving any comments you may have on associated consultation postings:

- [ERO 025-1099](#): Consultation on simplifying and standardizing official plans.
- [ERO 025-1100](#): Consultation to better understand the linkage between minimum lot sizes on urban residential lands and increased housing options and affordability.
- [ERO 025-1101](#): Consultation to understand current municipal practices with respect to green development standards at the lot level (outside of building) in order to assess whether future changes are needed to prohibit mandatory green development standards in order to improve consistency and clarity across Ontario.

The Environmental Registry postings provide additional details regarding the proposed changes.

City of Toronto Act, 2006 – Ministry of Municipal Affairs and Housing

The proposed change would, through a proclamation order, remove the City of Toronto's authority, under the *City of Toronto Act, 2006*, to require green roofs or other alternative roof surfaces on buildings, effective November 3, 2025.

Residential Tenancies Act – Ministry of Municipal Affairs and Housing / Ministry of the Attorney General

Schedule 12 of the Bill amends the *Residential Tenancies Act, 2006* (RTA) to help address delays and support backlog reduction efforts at the Landlord and Tenant Board (LTB) and adjust the balance of landlord and tenant rights and responsibilities. If passed, the proposed changes would:

- Remove the requirement for a landlord to provide compensation to a tenant when evicting for personal use of the rental unit, if the landlord gives at least 120 days' notice of termination, instead of the required 60 days' notice;
- Shorten the notice period a landlord must provide to a fixed-term or month-to-month tenant to evict them for rent arrears from 14 days to 7 days;
- Remove a tenant's ability to raise issues that could otherwise be the subject of a tenant application to the LTB as part of a rent arrears hearing, if the tenant has not paid at least half of the rent arrears claimed in the application filed by the landlord;
- Remove a tenant's ability to raise issues that could otherwise be the subject of a tenant application to the LTB on the day of a rent arrears hearing, if the tenant has not given prior notice in accordance with LTB timelines;
- Specify a 15-day period for a landlord or tenant to request internal review of a final order or decision of the LTB; and

- Create new regulation-making authorities for the government to prescribe:
 - The form of a notice given by a landlord or tenant to terminate a tenancy.
 - Rules and guidelines for determining what qualifies as a “persistent” failure to pay rent / monthly housing charges, when they are due, by a tenant / member of non-profit housing co-operative.
 - Limitations on the LTB’s ability to postpone the enforcement of an eviction order and/or factors the LTB must consider before postponing enforcement.
 - Limitations, conditions, or tests related to a tenant / member of non-profit housing co-operative making a motion to set aside an eviction order that has been issued, without a hearing, when the tenant/member has given notice of termination to a landlord/co-op, or the parties have entered into an agreement to end a tenancy.
 - Limits or conditions on the power of the LTB to review its final decisions and orders.

The proposed amendments would come into force on a day to be named by order of the Lieutenant Governor in Council.

You may provide your comments on the proposed change through the Ontario Regulatory Registry from October 23, 2025, to November 22, 2025 at the links below:

- [RR 25-MMAH019](#): Seeking Feedback on Proposed Amendments to the Rules Related to Tenants Raising New Issues at a Landlord and Tenant Board (LTB) Rent Arrears Hearing
- [RR 25-MMAH024](#): Seeking Feedback on Proposed Amendments to Shorten the Rent Arrears Eviction Notice Period
- [RR 25-MMAH025](#): Seeking Feedback on Proposed Amendments to the Compensation Requirements for Landlord's Own Use Evictions
- [RR 25-MAG017](#): Seeking Feedback on Proposed Amendment to the Residential Tenancies Act, 2006 (RTA) to Shorten the Period of Time Available to Request a Review of an LTB order

Water and Wastewater Public Corporations Act – Ministry of Municipal Affairs and Housing

Schedule 16 of the Bill proposes a new Act which sets out a framework for a new delivery model for water and wastewater services. The new framework will include legislative authority for the Minister to:

- Designate corporations as water and wastewater public corporations by regulation.
- Require prescribed municipalities to deliver water and wastewater exclusively through a water and wastewater public corporation beginning on a date as prescribed.

Under the new framework, the Minister will have regulation-making authority, including the ability to:

- Prescribe duties and responsibilities for the water and wastewater public corporation.
- Govern the transfer, issuance, redemption and purchase of shares and dividends of a water and wastewater public corporation.
- Govern requirements related to the nomination, appointment, election, resignation or removal of members of the board of directors of the corporation.
- Govern powers for the water and wastewater public corporation to impose and collect fees and charges. If required by LGIC regulation, the Minister of Municipal Affairs and Housing would have oversight powers over rate plans (and additional plans that may be prescribed in regulations).
- Provide for additional transitional matters.

Subject to future regulations setting out the share allocation, the first corporation would provide water and wastewater services in Peel Region and would be jointly owned by Mississauga, Brampton and Caledon. A corporation would be incorporated under the *Ontario Business Corporations Act* at the direction of the Minister that the Minister would designate as a water and wastewater public corporation.

The council of a municipality prescribed by the regulations shall, by the date specified in the regulations, make by-laws transferring employees, assets, liabilities, rights and obligations of the municipality to a water and wastewater public corporation for the purpose of providing water and wastewater services.

You may provide your comments on the proposed changes to the *Municipal Act, 2001* through the Environmental Registry of Ontario (ERO) notice and the Ontario Regulatory Registry ([025-1098](https://www.ero.on.ca)) from October 23, 2025 to November 22, 2025.

GO Transit Station Funding Act – Ministry of Infrastructure

Schedule 4 of the Bill proposes changes the *GO Transit Station Funding Act, 2023*, to enable Municipalities the flexibility to specify payment of a transit station charge, in respect of any part of a development that consists of residential development, upon occupancy and require financial security to secure the payment of any transit station charge that is required to be paid upon occupancy of residential development.

Additional amendments will provide for the determination of a transit station charge that is payable upon occupancy of residential development.

You may provide your comments on the proposed change to the *GO Transit Station Funding Act, 2023* through the Environmental Registry of Ontario (ERO) notice [025-1182](https://www.ero.on.ca) from October 23, 2025 to November 22, 2025.

Toronto Waterfront Revitalization Corporation Act – Ministry of Infrastructure

The proposed amendments to the *Toronto Waterfront Revitalization Corporation Act, 2002* would extend the mandate of Waterfront Toronto from 2028 to 2035, and allow for a further extension up to 2040.

The amendments also include provisions relating to a strategic review of Waterfront Toronto in 2031-32 that may inform the extension, a provision requiring the provincial government to consult with the federal government and City of Toronto prior to winding-up the corporation, and the repeal of provisions in the Act that are no longer applicable.

You may provide your comments on the proposed change to the *Toronto Waterfront Revitalization Corporation Act, 2002* through the Environmental Registry of Ontario (ERO) notice [025-1182](#) from October 23, 2025 to November 22, 2025.

Transit-Oriented Communities Act – Ministry of Infrastructure

Schedule 15 of the Bill proposes to amend the *Transit-Oriented Communities Act, 2020*, which may allow the Minister to establish a Transit-Oriented Communities Advisory Panel. The Minister may appoint up to four individuals to this Advisory Panel and appoint a Chair from among them.

The Transit-Oriented Communities Advisory Panel would advise and make recommendations to the Minister, in respect of such matters as the Minister directs, related to infrastructure, transit-oriented community projects, land designated as transit-oriented community land under the Act, and other related matters.

The amendments will also enable the Minister to make an order requiring an owner of land designated as transit-oriented community land to enter into an agreement with a municipality addressing any matters that the Minister considers necessary for the appropriate development of the transit-oriented community land.

Municipalities will also be required to designate a municipal officer or employee to give to the Minister such information as the Minister requests with respect to the implementation of transit-oriented community projects that are located within that municipality.

You may provide your comments on the proposed change to the *Transit-Oriented Communities Act, 2020* through the Environmental Registry of Ontario (ERO) notice [025-1182](#) from October 23, 2025 to November 22, 2025.

Construction Act - Ministry of the Attorney General

Schedule 2 of the bill proposes the following amendments to the *Construction Act* that would, if passed, refine the new annual release of holdback system that was enacted in 2024 but that is not yet in force:

Section 30 is re-enacted in order to apply with respect to the abandonment or termination of a contract or subcontract, rather than to a circumstance in which a contractor or subcontractor defaults in the performance of a contract or subcontract.

Not-yet-in-force amendments to section 31 that would have been made by section 27 of Schedule 4 to the *Building Ontario For You Act (Budget Measures), 2024* – providing for annual lien expiry – are repealed. Section 31 is amended to retain the provisions of those amendments dealing with notice of termination and its effects. The not-yet-in-force re-enacted version of section 26 (payment of basic holdback) is consequently amended to require the annual release of holdback without the expiry of liens.

Section 87.4 is amended by adding a separate transition rule for alternative financing and procurement arrangements (otherwise known as “public-private partnerships”) and to adjust the transition rules respecting amendments made to section 31.

Transitional regulation-making authority in section 88 is made more generally applicable and is transferred from the Lieutenant Governor in Council to the Minister.

The amendments are to come into force at the same time as related amendments to the Act made by the *Building Ontario For You Act (Budget Measures), 2024*, except for the transitional regulation-making authority which comes into force on Royal Assent.

Ontario Water Resources Act - Ministry of the Environment, Conservation and Parks

Schedule 8 of the bill proposes amendments to the *Ontario Water Resources Act (OWRA)* that would, if enacted, would reduce the time and costs with providing on-site sewage treatment to on-farm worker housing by allowing larger systems (comprised of multiple systems with design capacities no greater than 10,000 L/d each and up to 50,000 L/d total per lot or parcel of land) to be regulated under the Ontario’s Building Code and exempting these systems from existing *Ontario Water Resources Act* requirements for environmental compliance approvals.

You may provide your comments on the proposed change to the *Ontario Water Resources Act* through the Environmental Registry of Ontario (ERO) notice [ERO 025-0900](#) from October 23, 2025 to November 22, 2025. In parallel, the government is also consulting on a policy proposal on how the Ontario Building Code will continue to provide protection to human health, the environment, and neighbouring properties in relation to these on-farm systems. You may provide comments on this supporting policy proposal to the Ontario Building Code through Environmental Registry of Ontario notice [ERO 025-0899](#) from October 24, 2025 to December 7, 2025.

Building Transit Faster Act, 2020 – Ministry of Transportation

Schedule 1 of the bill proposes amendments to the *Building Transit Faster Act, 2020* (BTFA) that, if passed, would remove barriers and streamline processes that may otherwise result in delays to the timely completion of provincial transit projects by:

- Reducing the notice period to property owners from 30 to 15 days for Metrolinx to conduct due diligence work (e.g., carrying out inspections, removing obstructions), extending access to municipal right-of-way and third-party lands to the operation and maintenance of projects, and expanding the application of Minister's access orders to additional infrastructure (e.g., tunnels, life safety systems, buildings, bridges). Amendments will also create Minister's regulation-making authorities to name additional infrastructure and to delegate powers for access orders to Metrolinx or to an MTO official.

You may provide your comments on the proposed change to the BTFA through the Environmental Registry of Ontario notice [ERO 025-1035](#).

Highway Traffic Act – Ministry of Transportation

Schedule 5 of the bill amends the *Highway Traffic Act* (HTA) to require applicants for a Driver's Licence, Photo Card and Registrant Identification Number demonstrate that the person is a resident of Ontario, that the person has legal status in Canada and, with respect to an application for a commercial class driver's licence, that the person is lawfully able to work in Canada.

The Schedule also makes amendments to Part II.1 of the HTA to address concerns about the impact of vehicle lane reductions on traffic flow, congestion, and transportation efficiency. Amendments to s.195.3 would prohibit all municipalities from reducing the number of motor vehicle lanes when installing new bicycle lanes. Regulation-making authority is also proposed that would allow the Minister to expand the prohibition to include other municipal activities or provide exemptions to the prohibition altogether.

Finally, amendments to s. 195.9 would streamline the process for reimbursement regarding the existing bicycle lane provisions.

You may provide your comments on the proposed changes through Environmental Registry of Ontario notice [ERO 025-1071](#) and Regulatory Registry notice [RR 25-MTO019](#).

Local Roads Boards Act – Ministry of Transportation

Schedule 6 of the bill amends the *Local Roads Boards Act* to allow owners of certain tax-exempt lands to make voluntary payments to their local roads boards. If approved by the Minister, the voluntary payments would be eligible for matching provincial government funding. The Minister is provided regulation-making authority to prescribe lands for this purpose, as well as to establish an approvals process for such payments. Other related amendments are made regarding record-keeping.

***Photo Card Act, 2008* – Ministry of Transportation**

Schedule 9 of the bill amends the *Photo Card Act, 2008*, to require that an applicant for a photo card establish that they are a resident of Ontario, and that they are in Canada lawfully.

***Public Transportation and Highway Improvement Act* – Ministry of Transportation**

Schedule 11 of the bill adds a new section to the *Public Transportation and Highway Improvement Act* (PTHIA), stating that various things under the Act do not constitute an expropriation or injurious affection.

This Schedule also repeals and replaces s. 117 of the Act. The Minister of Transportation has existing authority under this section to set mandatory standards for highways, including for municipal roads; however, there is no such regulation currently in place. Proposed amendments would support implementation of common road construction standards across the province by creating new regulation-making authorities to allow the province to prescribe requirements for road construction contracts, establish an exemption process, and set reporting requirements pertaining to road standards. Amendments also allow the Minister to require input from stakeholders regarding standards upon request.

You may provide your comments on the proposed change to the PTHIA related to road construction standards through the Environmental Registry of Ontario notice [ERO 025-1140](#).

***Towing and Storage Safety and Enforcement Act, 2021* – Ministry of Transportation**

Schedule 14 of the bill amends the *Towing and Storage Safety and Enforcement Act, 2021*, such that tow operators and vehicle storage operators are not required to submit their rates to the ministry for a service where a maximum amount for that service has been set by regulation.

You may provide your comments on the proposed changes through Regulatory Registry notice [RR 25-MTO017](#).

November 12, 2025

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

via email: premier@ontario.ca

Dear Premier Ford,

Re: Curbside Recycling Eligibility for Non-Profit Organizations

At its regular meeting held on November 11th, 2025, the Council of the Township of Selwyn passed the following resolution:

Resolution No. 2025 – 223 – Curbside Recycling – Non Profits

Mayor Sherry Senis – Councillor Brian Henry –

Whereas the Province of Ontario designated producers to be responsible for collecting recycling in the Province; and

Whereas non-profit organizations, including our local food banks, have been deemed ineligible for producer blue box collection effective January 1st, 2026; and

Whereas food insecurity is a local, provincial and federal issue; and

Whereas food banks need to receive grocery items that are delivered in cardboard boxes and cartons which generate copious amounts of recyclable material; and

Whereas food banks are volunteer and donation based with no revenue collected to pay for services such as removal of recyclable materials;

Therefore be it resolved that the Council of the Township of Selwyn strongly urge the Province to re-instate the eligibility for curbside blue box collection as of January 1st, 2026, for non-profit organizations, such as food banks; and

That this motion be forwarded to Premier Doug Ford, Minister of the Environment, Conservation and Parks, MPP Dave Smith, County and City of Peterborough, Association of Municipalities of Ontario, Eastern Ontario Wardens' Caucus and Ontario Municipalities for support.

Carried.

Under the Province's producer-responsibility framework, food banks and similar non-profit organizations have been deemed ineligible for curbside blue box collection effective January 1, 2026. This change will place an unreasonable burden on these essential community services that rely entirely on volunteers and donations.

Food banks play a critical role in addressing food insecurity — an issue of local, provincial, and national importance. These organizations receive large quantities of grocery items packaged in cardboard and other recyclable materials, yet they have no sustainable means to manage the associated recycling costs once municipal collection ends.

The Township of Selwyn strongly urges the Province of Ontario to reinstate eligibility for curbside blue box collection for non-profit organizations, such as food banks.

Thank you for your attention to this matter.

Sincerely,



Megin Hunter
Office Assistant/ Receptionist
Township of Selwyn

Cc: Minister of the Environment Conservation and Parks
MPP Dave Smith
City of Peterborough
Peterborough County
Association of Municipalities of Ontario
Eastern Ontario Wardens' Caucus
Ontario Municipalities

Mailing Address
PO Box 270
Bridgenorth
Ontario K0L 1H0

Tel: 705 292 9507
Fax: 705 292 8964



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, October 21, 2025

Resolution # RC25170	Meeting Order: 8
Moved by: <i>S. K. Spots</i>	Seconded by: <i>M. Hatfield</i>

WHEREAS the Government of Ontario has introduced new regulations, effective January 1, 2025, requiring grocery stores with over 4,000 square feet of retail space to accept empty alcohol containers and return deposits as a condition of maintaining their liquor licenses; and

WHEREAS many large retailers have raised concerns about this obligation due to logistical challenges, including costs, space limitations, and insufficient infrastructure to manage high volumes of returned containers and local residents in Wawa are very upset that there will be no location in the community or area accepting empty alcohol containers; and

WHEREAS this change may negatively impact vulnerable populations, including low-income individuals who depend on bottle returns as a modest yet vital source of income and will increase the amount of waste being dumped at the municipal landfill; and

WHEREAS the ongoing privatization and deregulation of Ontario's previously effective bottle return program threaten to undermine decades of progress in sustainable waste management, environmental stewardship, and circular economy practices; and

WHEREAS the lack of a clear, accessible, and equitable alternative for recycling alcohol containers may place additional strain on municipal waste systems and contribute to increased environmental degradation;

Page 2...



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the Municipality of Wawa supports the development of an accessible, province-wide, and publicly accountable alcohol container return system that:

1. Protects low-income earners and vulnerable residents who rely on bottle returns;
2. Closes gaps in the deposit-return cycle to reduce landfill waste and environmental harm;
3. Provides adequate infrastructure, training, and support to retailers participating in the return system;
4. Ensures strong, consistent enforcement and oversight of return program compliance;
5. Safeguards the public interest in recycling and waste diversion amid increasing privatization pressures;

AND BE IT FURTHER RESOLVED that the Council urges the Government of Ontario to collaborate meaningfully with municipalities, retailers, environmental organizations, and experts to implement a fair, effective, and inclusive solution that ensures the long-term success of Ontario's deposit-return and recycling systems;

AND BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, the Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), and all Ontario municipalities for their support and consideration.

RESOLUTION RESULT		RECORDED VOTE		
<input checked="" type="checkbox"/>	CARRIED	MAYOR AND COUNCIL		
<input type="checkbox"/>	DEFEATED		YES	NO
<input type="checkbox"/>	TABLED	Mitch Hatfield		
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Cathy Cannon		
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Melanie Pilon		
<input type="checkbox"/>	WITHDRAWN	Jim Hoffmann		
		Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR – MELANIE PILON	CLERK – MAURY O'NEILL

This document is available in alternate formats.



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, July 15, 2025

Resolution # RC25121	Meeting Order: 8
Moved by: <i>Cathy Cannon</i>	Seconded by: <i>Joseph Opat</i>

WHEREAS The Beer Store has closed more than 70 of its store locations across the Province since the Ford Government made the decision to end its exclusivity agreement with The Beer Store and allowed other locations like convenience and grocery stores to sell beer, wine and mixed alcoholic drinks; and

WHEREAS many of the retail stores being closed are in small, northern communities such as Chapleau, Atikokan, Powassan and Blind River where The Beer Store is very important to the local community; and

WHEREAS the presence of The Beer Store in Northern Ontario communities and in Wawa, provides good paying jobs, convenient access to beer sales for tourists looking to purchase a variety of Canadian made beer products not carried in other locations and contributes to the local and provincial economy; and

WHEREAS The Beer Store closure in Wawa would lead to job losses in the community and negatively impact the local economy;

NOWHEREFORE Council of the Municipality of Wawa request that the Provincial Government take the steps necessary to preserve the presence of The Beer Store in small, rural and northern communities and that it request that The Beer Store reconsider its decision to close additional Beer Stores in Ontario, especially in small, northern communities.

AND FURTHER that a copy of this Resolution be forwarded to Premier Doug Ford, Honourable Peter Bethlenfalvy the Minister of Finance, Honourable Victor Fedeli the Minister of Economic Development, Job Creation and Trade, Bill Rosenberg the M.P.P. Algoma-Manitoulin, FONOM, NOMA, and AMO.

RESOLUTION RESULT	RECORDED VOTE	YES	NO
<input checked="" type="checkbox"/> CARRIED	MAYOR AND COUNCIL		
<input type="checkbox"/> DEFEATED	Mitch Hatfield		
<input type="checkbox"/> TABLED	Cathy Cannon		
<input type="checkbox"/> RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
<input type="checkbox"/> PECUNIARY INTEREST DECLARED	Jim Hoffmann		
<input type="checkbox"/> WITHDRAWN	Joseph Opat		

Disclosure of Pecuniary Interest and the general nature thereof.

Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR - MELANIE PILON	CLERK - MAURY O'NEILL
<i>M. Pilon</i>	<i>Maury O'Neill</i>

October 17, 2025

The Beer Store
Corporate Office | 2258 Coleraine Drive
Bolton, ON L7E 3A9

Attention: Roy Benin

Dear Mr. Benin.

The closing of The Beer Store is the final nail in the coffin for those of us in the town of Wawa who are interested in our environment and recycling. I am not a consumer of alcohol, but since 1992, I have picked up the sad, abandoned packaging others have thrown out on the sides of our roads.

As a volunteer, I have cleaned our outdoors of trash by the truckloads and most of it was made up of beer and wine containers. Having a European background and knowing that even pop cans have a deposit of 10 cents on them there, it is with tears in my eyes that I see the loss of a place to turn in recyclables.

I fought the bureaucracy, wrote to companies and ministers about the abuse of our environment and the renewable resources until finally a deposit was established here in Ontario. The program encourages people to turn in their recyclables rather than putting them in the landfill and the pennies add up.

Here in the north, we live in an "untouched" wilderness and try to promote this for tourism, hunting, and fishing. Often, one of the first stops in town is The Beer Store. Why is this now closed when the nearest store is over 200 km away and there is now no place to accept the empties? Our grocery store had beer and wine when that program was first introduced, but has now cut back as they don't want to accept the recyclables. The one convenience store is also not set up for recyclables and doesn't carry the selection of products The Beer Store did.

So, while it is still possible to purchase a limited selection in our town, the loss of the recycling program affects us deeply. Many organizations, such as skating clubs, hockey teams, Boy Scouts/Girl Guides and even retirees profit from the deposit through bottle drives. These assist the community and keep our outdoors clean to benefit the environment as well. Cans and bottles do not disintegrate in the outdoors. To the contrary, broken glass hurts people and wildlife both. Why are we going backwards on this important recycling project? Why are we in the North forgotten.

We will be drowning in beer cans without a recycling program. What is the solution? Please find one as it is you and this government that have made these changes.

Sincerely,



Karin Grundt
Garbologist
P.O. Box 1430
Wawa, ON P0S 1K0



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 Kennedy 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:

Culvert replacement - emergency

Property Description: Lot 13 Concession 10 Roll Number 38-15-120-040-03100-0000

911 address 7475 Petrolia Line

Dated at the Municipality of Brooke-Alvinston this 17 day of November, 2025

Christa Sawyer (Sawyer Family Farms Ltd.)
Name-please print

Christa
Signature

Name-please print

Signature

Telephone# (519) 844-2486
Home

(519) 870-2755
Cell

Email address: jcsawyer@brktel.on.ca.

Additional Comments if any:

Culvert in extreme disrepair/crushed.

** Request for Bruce Poland's Sons
by time and material*



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: 2026 Council Meeting Schedule
Meeting: Council - 27 Nov 2025
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That Council approve the attached Council schedule for 2026.

Background:

Generally Council meets the 2nd and 4th Thursdays of the month with only one meeting held in July, August and December.

Special meetings are called as needed.

Comments:

Having only one meeting in each month of July and August worked well in 2024 and 2025 without issue. The summer meetings are generally light and with the meeting being moved to the middle of each of those months, staff can, in advance bring routine approvals forth at those meetings.

Alternatively, if an issue arose that required a meeting of Council, the meeting could be called by the Mayor.

Voting Day is October 26, 2026. The inaugural meeting of Council shall be called at the discretion of the Mayor elect. The first meeting of new Council must be held between Nov. 15 and Dec. 16

A draft schedule is attached for consideration.

Financial Considerations:

A meeting of Council generally costs \$775 + staff time (time usually taken as time away in lieu of payment).

ATTACHMENTS:

[2026 Council Calendar](#)



2026

Municipality of Brooke-Alvinston

Council Meeting Schedule *4:30 start time

January

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Committee of Adjustment Vacancy
Meeting: Council - 27 Nov 2025
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That an advertisement be prepared requesting applicants to fill the vacant position on the Committee of Adjustment effective February 2026 with a closing date of January 2, 2026; and that the Clerk Administrator and two members of the County of Lambton Planning Department interview the qualified candidates; and that a recommendation for a new member be discussed at the January 8, 2026 regular session of Council.

Background:

The Municipal Committee of Adjustment is comprised of five (5) members. Two are appointed Council members and three (3) are members of the public.

Comments:

Each member of the public is appointed for a three year term in order that the committee maintains consistency over the years and current members will retain experience amongst them. Members of the public can serve up to two consecutive terms.

The current committee members are:

Councillor Don McCabe
 Councillor Craig Sanders
 Ken McGugan appointed until Feb. 2026
 Randy Hills appointed until Feb. 2027
 Christa Sawyer appointed until Feb. 2028

Ken McGugan is eligible to be a member for another term.

Financial Considerations:

Advertising costs are the only considerations at this time.



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Tree Program - 2026
Meeting: Council - 27 Nov 2025
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That the Municipality participate in the 2026 large stock tree program offered through SCRCA and subsidize the costs of the trees ordered by \$2 each.

Background:

The Municipality of Brooke-Alvinston has encouraged their local rural residents to plant more trees on their properties to increase tree cover and improve future roadside aesthetics by providing a subsidy towards the cost of trees for its residents. Over 1910 large stock trees have been purchased and planted throughout Brooke-Alvinston since 2013 when the program started.

If approved, the program would run the same as in 2025 whereby the landowner would pay the full cost upfront and be refunded by the SCRCA at the end of the ordering period via credit card. The SCRCA would in turn, invoice us \$2 / tree. The Parks & Recreation Assistant Manager will oversee this project.

In 2024 - the Municipality participated in a Kentucky Coffee Tree Program and received 36 trees from *Trees for Life* and they were planted on municipal properties in Inwood and Alvinston.

Comments:

Residents continue to use the program although the numbers are decreasing each year.

2025	142 trees ordered
2024	118 trees ordered
2023	146 trees ordered
2022	148 trees ordered
2021	476 trees ordered
2020	160 trees ordered
2019	229 trees ordered
2018	352 trees ordered
2017	488 trees ordered

Financial Considerations:

The Municipality has subsidized the cost of every tree ordered by \$2 throughout the duration of this program. Generally a cap of 20 trees per property and maximum 500 trees subsidized.



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Sale of Land Policy Amendments
Meeting: Council - 27 Nov 2025
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That staff be directed to amend By-law 56 of 2013 - the Sale of Land By-law to include the additions noted in the Nov. 27, 2025 staff report.

Background:

The Municipality has recently had several requests to purchase municipally owned land or unopened road allowances. In previous sales, the applicant making the request was only invoiced for costs associated or invoiced a minimal associated fee. With minimal set prices in effect, the cost of land is acknowledged and the increase of land associated with it.

Comments:

The proposed additions to the By-law would be:

Application to Close and Purchase municipal land or unopened road allowance

\$250 application fee

\$3,500 deposit + any other applicable fees.

Purchase Price

The purchase price of any piece of municipal land sold in a residential / urban zoned area shall be at minimum \$1.75 / square foot; the minimum purchase price shall be \$2,500 + HST.

The purchase price of any piece of municipal land sold in an agricultural / commercial / industrial zone shall be at minimum \$3.50 / square foot; the minimum purchase price shall be \$5,000 + HST

Financial Considerations:

None associated with this report.

THE CORPORATION OF THE MUNICIPALITY OF BROOKE-ALVINSTON

By-law Number 43 of 2025

A By-Law of the Corporation of the Municipality of Brooke-Alvinston to enter into an Agreement with Simply Voting for voting by telephone/internet for the year 2026 Municipal Elections.

WHEREAS *the Municipal Elections Act, S.O. 1996*, Subsection 42(1)(b) states that the Council of a local municipality may pass by-laws to authorize electors to use an alternative voting method, such as voting by mail or by internet, that does not require electors to attend at a voting place in order to vote;

AND WHEREAS *the Municipal Act 2001, S.O. 2001*, Chapter 25, Section 8 gives the municipality the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this Act;

AND WHEREAS *the Municipal Act 2001, S.O. 2001*, Chapter 25, Section 9(a, b) states that Sections 8 and 11 shall be interpreted broadly so as to confer broad authority on municipalities to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues;

AND WHEREAS *the Municipal Act 2001, S.O. 2001*, Chapter 25, Section 9(2) states that in the event of ambiguity in Sections 8 and 11, those sections shall be interpreted broadly to include, rather than exclude, municipal powers that existed on December 31, 2002;

AND WHEREAS the Council of the Corporation of the Municipality of Brooke-Alvinston authorized an alternative voting method;

AND WHEREAS the Council of the Municipality of Brooke-Alvinston deem it necessary and appropriate to enter into an Agreement with Simply Voting for the purpose of providing the alternative method of voting, being "Voting by Internet", to ensure greater accessibility of all voters to exercise their individual and democratic right.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF BROOKE-ALVINSTON ENACTS AS FOLLOWS:

That the Corporation of Municipality of Brooke-Alvinston enter into an Agreement with Simply Voting, the Agreement for the purpose of providing the alternative method of voting as authorized by Council.

That the Mayor and Clerk are hereby authorized to execute the agreement attached as Schedule "A" to this by-law.

That any by-law inconsistent to this by-law is hereby repealed.

Read a first second and third time and finally passed this 27th day of November, 2025

Mayor

Clerk-Administrator