



AGENDA

Council Meeting

4:30 PM - Thursday, January 8, 2026
Municipal Office

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13. ADJOURNMENT



MINUTES

Council Meeting

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

The Council of the Municipality of Brooke-Alvinston was called to order on Thursday, December 11, 2025, at 4:30 PM, in the Municipal Office, with the following members present:

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

Staff Present: Clerk Administrator Janet Denkers, Treasurer Stephen Ikert, Public Works Superintendent Jamie Butler, Fire Chief Steve Knight, and Drainage Superintendent David Moores

Regrets: Park and Recreation Manager Greg Thornicroft

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 November 27, 2025

RESOLUTION-2025-370

Councillor Jenny Redick made a motion that the minutes of the December 11, 2025 Council meeting be approved as presented, without any error or omission. Deputy Mayor Frank Nemcek seconded the motion.

Carried

4 BUSINESS ARISING FROM THE MINUTES

5 DELEGATIONS & TIMED EVENTS

a) Court of Revision - 12th Concession Drain
-there were no assessed owners present

RESOLUTION-2025-371

Councillor Jenny Redick made a motion that the Court of Revision on the 12th Concession Drain be opened. Councillor Craig Sanders seconded the motion.

Carried

RESOLUTION-2025-372

Deputy Mayor Frank Nemcek made a motion that Council adopts the schedule of assessment on the 12th Concession Drain. Councillor Jenny Redick seconded the motion.

Carried

RESOLUTION-2025-373

Councillor Jenny Redick made a motion that the Court of Revision meeting on the 12th Concession Drain be adjourned.

Councillor Craig Sanders seconded the motion.

Carried

6 CORRESPONDENCE

a) Municipal Information

Councillor Nemcek pulled the letter submitted by the Alvinston Killer Bees Hockey Club that requested a reduced rate on the auditorium rentals. Council noted the full auditorium is utilized on game nights and no precedent should be set for reduced rates.

RESOLUTION-2025-374

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

Carried

b) Lambton County Plowmen's Association - Donation Request

RESOLUTION-2025-375

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston contribute the same as previous years including the Keeper Trophy (Leonard McNeil). Deputy Mayor Frank Nemcek seconded the motion.

Carried

c) Little Creek Conservation Authority - Conservation Authority Consolidation

RESOLUTION-2025-376

Councillor Don McCabe made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from the Little Creek Conservation Authority to request that the Ministry engage directly with affected municipalities and conservation authorities to evaluate a reduced geographic scope for consolidation that better reflects established relationships and enhances cost-effective delivery of integrated watershed management, grassroots connections and local understanding. Councillor Craig Sanders seconded the motion.

Carried

d) Northumberland County - Great Lakes and St. Lawrence Cities Initiative

RESOLUTION-2025-377

Councillor Don McCabe made a motion that the request from Northumberland County be received and filed. Councillor Jenny Redick seconded the motion.

Carried

e) Municipality of Calvin - Self Defence Protections

RESOLUTION-2025-378

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from the Municipality of Calvin to support the Province of Ontario's call for strengthened home owner self-defence protections, including the adoption of clear and robust "castle law" type provisions to ensure that law abiding residents can protect themselves without fear of unjust prosecution. Deputy Mayor Frank Nemcek seconded the motion.

Carried

f) City of Brantford - P.A. Day on Municipal Election Day

RESOLUTION-2025-379

Deputy Mayor Frank Nemcek made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from the City of Brantford to request the Premier of Ontario to consider directing all publicly funded school boards in Ontario to schedule a P.A. Day on the date of the municipal election in each election year. Councillor Craig Sanders seconded the motion.

Carried

- g) City of Welland - Justice and Protection of Children

RESOLUTION-2025-380

Councillor Jenny Redick made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from the City of Welland to urge provincial governments to review and strengthen laws protecting our children from violent offenders. Councillor Don McCabe seconded the motion.

Carried

- h) Association of Municipalities of Ontario (AMO) - OMERS Pension

RESOLUTION-2025-381

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston does not support the legislative changes to the OMERS Act contained in Bill 68 and requests that the Government of Ontario reconsider the advisability of proceeding with these changes. Deputy Mayor Frank Nemcek seconded the motion.

Carried**7 STAFF REPORTS**

- a) **Clerk Administrator's Report:** Grants

RESOLUTION-2025-382

Councillor Craig Sanders made a motion that Council receive and file the report on grants. Councillor Jenny Redick seconded the motion.

Carried

- b) **Clerk Administrator's Report:** 2025 Emergency Response Plan & Program Update

RESOLUTION-2025-383

Councillor Jenny Redick made a motion that the report be received for information. Councillor Craig Sanders seconded the motion.

Carried

- c) **Clerk Administrator's Report:** Energy Project Review Application Fee

RESOLUTION-2025-384

Councillor Craig Sanders made a motion that the fees for Energy Project Review for proposed energy projects in the municipality be included in the municipal fees by-law under section F - Planning and Development Fees; and that staff be directed to formalize the criteria for review of future IESO projects. Councillor Don McCabe seconded the motion.

Carried

- d) Consolidated Fees By-law

The following fees were suggested for change:

- minor ball fee \$15 to \$30
- stat day skating \$200 / hour
- activity ice fee \$20 / skater up to 5 skaters

RESOLUTION-2025-385

Councillor Jenny Redick made a motion that the consolidated fees by-law be approved as amended. Councillor Craig Sanders seconded the motion.

Carried

- e) **Treasurer's Report:** Accounts Payable Listing - November 2025

RESOLUTION-2025-386

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

Carried

- f) **Treasurer's Report:** 2026 Preliminary Budget Discussions

RESOLUTION-2025-387

Councillor Don McCabe made a motion that Council:

- Review our current Tax Rates, the Tax Proportions paid by Rural Residents versus Town Residents, and our Expected Population Growth for the coming years;
- Review our Capital Needs for the next 5 years and beyond;
- Review the 2025 Projected Operating and Capital Results;
- Review the Draft Operating and Capital Budget Proposals for 2026;
- Review the 2025 Projected and Budgeted 2026 Reserve Contributions/ Withdrawals;
- Review the Budgeted Potential Financing Requirement related to the Arena Project; and
- Provide direction on the any changes or priorities for 2026.

Councillor Craig Sanders seconded the motion.

Carried

8 BY-LAWS

- a) By-law 45 of 2025 Municipal Fees By-law

RESOLUTION-2025-388

Councillor Jenny Redick made a motion that By-law 45 of 2025 be read a first, second and third time and finally passed this 11th day of December, 2025
Councillor Craig Sanders seconded the motion.

Carried

9 NEW BUSINESS

- a) Verbal update on the soft launch of the Arena Floor Fund

The Clerk Administrator provided an update on the Arena Floor Fundraising Campaign. With a soft launch, \$36,000 has been received which includes a request for naming rights of the canteen.

- b) Verbal Report - Years of Service Recognition:
Leonard Mitchell - 20 years, Bill Oke - 25 years, Chris Knight - 25 years

10 CLOSED SESSION

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

RESOLUTION-2025-389

Councillor Jenny Redick made a motion that Council move into closed session.

Councillor Craig Sanders seconded the motion.

Carried

11 RISE AND REPORT

The Treasurer provided the rise and report that:

- the minutes of the November 13, 2025 closed session meeting minutes be approved
- the performance appraisal of the Clerk Administrator was completed

12 BY-LAW CONFIRMING PROCEEDINGS

- a) Confirming By-law

RESOLUTION-2025-390

Councillor Jenny Redick made a motion that By-law 46 of 2025 be read a first, second and third time and finally passed this 11th day of December, 2025. Deputy Mayor Frank Nemcek seconded the motion.

Carried

13 ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

Clerk-Administrator

Mayor



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October 23, 2025

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

DRAFT

Re: Parker Lucas Drain Branch No. 1 and the Acton Drain

In accordance with your instructions, I have undertaken a preliminary examination of the Parker Lucas Drain Branch No. 1 and the Acton Drain in the N1/4 Lot 9, Concession 13 in the Municipality of Brooke-Alvinston. The course of the work has been surveyed and a Plan prepared.

Authorization under the Drainage Act

This Engineers Report that has been prepared under Section 78 of the Drainage Act as per the request of an affected Landowner.

Under Section 78 of the Drainage Act, Council may undertake and complete the maintenance or repair of any drainage works constructed under a bylaw passed under this Act or its predecessor. Section 78 is to be used where it is considered expedient to change the course of the drainage works, or to make a new outlet for the whole or any part of the drainage works, or to construct a tile drain under the bed of the whole or any part of the drainage works as ancillary thereto, or to construct, reconstruct or extend embankments, walls, dykes, dams, reservoirs, bridges, pumping stations, or other protective works as ancillary to the drainage works, or to otherwise improve, extend to an outlet or alter the drainage works or to cover the whole or any part of it, or to consolidate two or more drainage works, the Council whose duty it is to maintain and repair the drainage works or any part thereof may, without a petition required under Section 4 but on the report of an Engineer appointed by it, undertake and complete the drainage works as set forth in such report.

Existing Conditions

The Parker Lucas Drain Branch No. 1 consists of two covered drains each consisting of 300 mm dia. concrete tile. The original covered drain consisting of 200 mm dia. concrete tile, which was abandoned, is apparently still in working condition. The north 300 mm

dia. tile was constructed under and Engineer's Report dated October 20, 2006. It included a 600 x 600 mm offset catchbasin on both sides of Little Ireland Road. The south 300 mm dia. tile was constructed under an Engineer's Report dated April 10, 2018 and included a 900 x 1200 mm catchbasin on the east side of Little Ireland Road. The catchbasins are interconnected on the east side of the road. Both drains extend from an outlet to the Parker Lucas Drain east to the east side of Little Ireland Road.

The Acton Drain consists of two covered drains. The original covered drain consisting of 300 mm dia. concrete tile, which was abandoned, is apparently still in working condition. The north 300 mm dia. tile was constructed under and Engineer's Report dated October 20, 2006. It included a 600 x 600 mm offset catchbasin on both sides of Little Ireland Road. The south 400 mm dia. tile was constructed under an Engineer's Report dated April 10, 2018 and included a 900 x 1200 mm catchbasin on the east side of Little Ireland Road. The catchbasins are interconnected on the east side of the road. Both drains extend from an outlet to the Parker Lucas Drain east to the east side of Little Ireland Road.

Drain Classification

The Parker Lucas Drain Branch No. 1 and the Acton Drain are both currently classified as a class "F" drains throughout their length. The Parker Lucas Drain downstream is currently classified as a class "F" drain. Class "F" drains are intermittent or ephemeral (dry for more than two consecutive months). Authorization is not required if work is done in the dry or during periods of low flows.

Drainage Area Investigation

A petition for Drainage Works under section 4 of the Drainage Act was received from the Owner of the N1/4 Lot 9, Concession 13. The Owner is concerned with the amount of water flow from lands located east of Little Ireland Road.

An onsite meeting was held on September 27, 2021. The Owner of lands west of Little Ireland Road is concerned with erosion due to the large amount of water flow from upstream lands. Discussion included a possible cutoff drain on the east side of Little Ireland Road outletting to the Parker Lucas Drain to the north or a possible cutoff drain along the east side of roll no. 40-160 outletting north to the Parker Lucas Drain. It was decided to survey the drainage areas of the Acton Drain and the Parker Lucas Drain and confirm the drainage area.

The traditional drainage area for the Acton Drain is comprised of 35.97 ha. of land and the traditional drainage area for the Parker Lucas Branch Drain is 6.5 ha. A topographic

survey was completed along with a check with LIDAR. The drainage area for the Acton Drain is now determined to be 38.37 ha and the drainage area for the Parker Lucas Branch Drain has increased to approx. 13.09 ha.

The Acton Drain and Parker Lucas Branch Drain were last improved under an Engineer's Report dated April 10, 2018. At this time a covered drain was constructed as part of the Parker Lucas Drain providing a minimum capacity of 37 mm per 24 hours in accordance with the Drainage Guide for Ontario, Publication 29. With the revised drainage areas, the capacity of both the Parker Lucas Branch Drain and the Acton Drain both still exceed the recommended drainage coefficient of 37 mm per 24 hours.

Berms have been constructed on the west side of the road allowance and an overflow pipe was constructed on the east side of Little Ireland Road to control the amount of surface water overflowing the road.

On Site Meeting

A public meeting was held on July 8, 2023 to discuss the findings regarding the drainage area. The following is a brief summary of the meeting:

Surface water generated on lands east of Little Ireland Road can overtop the road and sheet flow across the N1/4 Lot 9, Concession 13 to the open channel portion of the Parker Lucas drain causing erosion on downstream lands and damage to the travelled portion of the road allowance.

An option discussed at the meeting included a cutoff channel north from the Parker Lucas Branch Drain north along the east side of Little Ireland Road to the Parker Lucas Drain. The length is approx. 347 metres. The channel would be quite deep as the ground elevations increase to the north. Also, there are gas lines that will have to be crossed.

Another option discussed was a channel located further east directing surface water north to the Parker Lucas Drain. There is the same issue with the gas line.

Other options include restoring the original channel downstream from Little Ireland Road, constructing a grassed water way downstream of Little Ireland Road or building the road up to create a berm (the cost of road buildup would be part of the costs to the drainage works assessed to landowners).

Other Options were discussed.

Proposals

1. Construct a channel parallel to both the Parker Lucas Branch Drain and the Acton Drain to provide an outlet for surface waters along the natural flow path to the Parker Lucas Drain.
2. Construct a grassed water way over or in the vicinity of the existing Parker Lucas Branch Drain and the Acton Drain to provide an outlet for surface waters along the natural flow path to the Parker Lucas Drain.
3. Construct a channel along the west side of Little Ireland Road from the Parker Lucas Branch Drain south to the south limit of the property with roll no. 40-159 thence west to an outlet to the Parker Lucas Drain, a distance of approx. 858 metres.
4. Construction of a channel along the east side of Little Ireland Road north to an outlet to the Parker Lucas Drain, a distance of approx. 353 metres.
5. Construction of a channel along the east side of the property with roll no. 40-160 north to an outlet to the Parker Lucas Drain, a distance of approx. 339 metres.
6. Extend the covered drain upstream from Little Ireland Road from the existing Parker Lucas Branch Drain through the property with roll no. 40-123 that includes berms and surface water inlets, a distance of approx. 395 metres.
7. Extend the covered drain upstream from Little Ireland Road from the existing Acton Drain through the property with roll no. 40-123 that includes berms and surface water inlets, a distance of approx. 730 metres.

Rainfalls in the summer of 2024 have overflowed the road and caused extensive damage to the crop downstream. The natural fall is across Lot 9 (roll no. 40-122) west to the Parker Lucas Drain. The options of providing outlet through that property were further discussed with the Owners with further proposals put forth as follows:

8. Construct a channel on the east side of Little Ireland Road from the Parker Lucas Drain Branch No. 1 south to the 12th Concession Drain Extension.
9. Construct a channel on the east side of Little Ireland Road from the Parker Lucas Drain Branch No. 1 south to the south limit of the N1/4 Lot 9 thence west to an outlet to the Parker Lucas Drain.

10. Construct a channel on the east side of Little Ireland Road from the Parker Lucas Drain Branch No. 1 north to the Parker Lucas Drain and construct a channel on the east side of Little Ireland Road from the Acton Drain south to either the 12th Concession Drain Extension or south and west along the south limit of the N1/4 Lot 9 to the Parker Lucas Drain.

Discussion

Construction of a channel north to the Parker Lucas Drain will be difficult due to the required depth of the channel and due to the presence of gas pipelines which are shallow.

Extension of tile drains upstream from Little Ireland Road with berms and surface water inlets were not considered a viable option due to the slope of the land and amount of water flow.

Construction of a channel in 2 locations on the property would divide the farm as would grassed waterways.

Constructing a channel along the east side of Little Ireland Road south from the Parker Lucas Drain Branch No. 1 would require lawn culverts across the residential property. Constructing a channel on the west side of the road still requires the water to cross the road to the proposed channel

Recommendations (February 18, 2025 Report)

As discussed in the previous section, my opinion is that a channel is necessary to control the amount on surface water that flows to the existing municipal drains. It will be difficult to force the water to flow south then west from the natural slope of the land which is west.

1. Proposal No. 3 requires the surface water to be transported across Little Ireland Road in 2 locations
2. Proposal No. 8 includes the extension of a channel along the east side of Little Ireland Road south from the Parker Lucas Drain Branch No. 1 to the 12th Concession Drain Extension. It would necessitate a lawn culvert across the frontage of the existing residence. During the high water levels in the summer of 2024, there was extensive flooding in the area of the 12th Concession Drain Extension and Little Ireland Road. By diverting surface water from the Parker Lucas Drain Branch No. 1 and the Acton Drain to the 12th Concession Drain Extension, it is likely to increase the flooding in the area and potentially allow water flow from the 12th Concession Drain Extension to backflow to the

Parker Lucas Drain Branch No. 1 and Acton Drain causing increased flooding in that area.

3. Proposal No. 9 includes the extension of a channel along the east side of Little Ireland Road south from the Parker Lucas Drain Branch No. 1 to the south limit of the N1/4 Lot 9 and thence west across Little Ireland Road to an outlet to the Parker Lucas Drain. The surface water would be maintained east of the road allowance with a road culvert under Little Ireland to the south. It would necessitate a lawn culvert across the frontage of the existing residence.

4. Proposal No. 10 includes the extension of a channel along the east side of Little Ireland Road from the Parker Lucas Drain Branch No. 1 north to the Parker Lucas Drain and the extension of a channel from the Acton Drain south to the south limit of the N1/4 Lot 9 thence west across Little Ireland Road to an outlet to the Parker Lucas Drain. This option eliminates the lawn culvert. At issue are the gas line crossings to the north. They are reportedly very shallow and will require some sort of piping to cross, if it is possible to cross at all.

I would recommend that Proposal No. 9 be considered to address surface water concerns.

During periods of high rainfall events water will flow west through Lot 9 to the Parker Lucas Drain.

Meeting to Consider April 10, 2025

A meeting to consider the Preliminary Report was held in Council Chambers. The various options were discussed. The Conservation Authority had previously suggested that there were certain areas of construction that there could be grant monies available. It was suggested that these options be further investigated before a decision is made. Therefore, the Preliminary Report was referred back for further study.

Further Discussion

Discussions with the Conservation Authority indicated that erosion control structures like WASCoBs are funded up to 75% of the cost to a maximum of \$15,000.00. WASCoBs generally consist of a catchbasin/surface water outlet with a berm constructed downstream with a notch to accommodate overflow. This type of erosion requires a tile drain of sufficient size to accommodate the surface water that will buildup upstream of the berm.

At present, there is no tile main within the N1/4 Lot 10 that would accommodate surface water and to construct a tile drain with sufficient capacity would be costly with no guarantee that sufficient capacity can be achieved. The Parker Lucas Drain Branch No. 1 consists of two x 300 mm dia. tile drains and one 200 mm dia. tile drain that are insufficient.

For the WASCoBs to function as designed a large tile drain would have to be constructed in the N1/4 Lot 10 for both the Parker Lucas Drain Branch No. 1 and the Acton Drain.

Upon further study, it was determined that Proposal No. 3 and Proposal No. 10 are not feasible.

Recommendations

As discussed in the previous section, my opinion is that a channel is necessary to control the amount on surface water that flows to the existing municipal drains. It will be difficult to force the water to flow south then west from the natural slope of the land which is west.

1. Proposal No. 8 includes the extension of a channel along the east side of Little Ireland Road south from the Parker Lucas Drain Branch No. 1 to the 12th Concession Drain Extension. It would necessitate a lawn culvert across the frontage of the existing residence. During the high water levels in the summer of 2024, there was extensive flooding in the area of the 12th Concession Drain Extension and Little Ireland Road. By diverting surface water from the Parker Lucas Drain Branch No. 1 and the Acton Drain to the 12th Concession Drain Extension, it is likely to increase the flooding in the area and potentially allow water flow from the 12th Concession Drain Extension to backflow to the Parker Lucas Drain Branch No. 1 and Acton Drain causing increased flooding in that area.

2. Proposal No. 9 includes the extension of a channel along the east side of Little Ireland Road south from the Parker Lucas Drain Branch No. 1 to the south limit of the N1/4 Lot 9 and thence west across Little Ireland Road to an outlet to the Parker Lucas Drain. The surface water would be maintained east of the road allowance with a road culvert under Little Ireland to the south. It would necessitate a lawn culvert across the frontage of the existing residence.

I would recommend that Proposal No. 9 be considered to address surface water concerns.

During periods of high rainfall events water will flow west through Lot 9 to the Parker Lucas Drain.

Estimate of Cost

An Estimate of Cost has been prepared for Proposals No. 8 and 9 along with a preliminary Schedules of Assessment and Estimated Net Assessments

The Estimates of Cost allow for a channel with a minimum depth of 1.2 metres and a minimum bottom width of 1.2 metres to accommodate surface water. The existing covered drains shall remain to accommodate subsurface drainage.

The Estimate of Cost for Proposal No. 8 is approx. \$354,841.00 which includes a channel along the east side of Little Ireland Road from the Parker Lucas Drain Branch No. 1 south to an outlet to the 12th Concession Drain extension. This includes a lawn culvert across 4760 Little Ireland Road.

The Estimate of Cost for Proposal No. 9 is approx. \$322,596.00 which includes a channel along the east side of Little Ireland Road from the Parker Lucas Drain Branch No. 1 south to the south limit of the N1/4 Lot 9, concession 13 thence west to an outlet to the Parker Lucas Drain. This includes a lawn culvert across 4760 Little Ireland Road.

Depths of a channel extending south to the 12th Concession Drain range from 1.2 metres to 2.62 metres. Depths of a channel extending north to the Parker Lucas Drain range from 1.2 metres to 2.82 metres

Assessment

As per Section 21 of the Drainage Act, the Engineer in his report shall assess for benefit and outlet for each parcel of land and road liable for assessment.

Lands, roads, buildings, utilities, or other structures that are increased in value or are more easily maintained as a result of the construction, improvement, maintenance, or repair of a drainage works may be assessed for benefit. (Section 22)

Lands and roads that use a drainage works as an outlet, or for which, when the drainage works is constructed or improved, an improved outlet is provided either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek, or watercourse may be assessed for outlet. The assessment for outlet shall be based on the volume and rate of flow of the water artificially caused to flow into the drainage works from the lands and roads liable for such assessments. (Section 23)

The Engineer may assess for special benefit any lands for which special benefits have been provided by the drainage works. (Section 24)

A Schedule of Assessment for the lands and roads affected by the work and therefore liable for the cost thereof will be prepared as per the Drainage Act. Also, assessments may be made against any public utility or road authority, as per Section 26 of the Drainage Act, for any increased cost for the removal or relocation of any of its facilities and plant that may be necessitated by the construction or maintenance of the drainage works. Items to be assessed under Section 26 shall be tendered separately with the actual cost plus a portion of the engineering (25% of the cost).

The cost of any approvals, permits or any extra work, beyond that specified in this report that is required by any utility, conservation authority, government ministry or organization (federal or provincial), or road authority shall be assessed to that organization requiring the permit, approval, or extra work.

The estimated cost of the drainage works would generally be assessed in the following manner:

1. The channel construction was divided into sections. A portion of the cost was assessed as either cutoff benefit or direct benefit to the N1/4 Lot 9, Concession 13.
2. The estimated cost for the portion of channel along Little Ireland is assessed with 10% of the cost assessed to the Road Authority.
3. The estimated cost for the road crossings have been assessed as a special benefit to the Road Authority.
4. The remainder of the estimated cost was assessed to upstream properties as outlet assessment, either the Parker Lucas Drain Branch No. 1 or the Acton Drain.

In discussions with the Owner of the N1/4 Lot 9, it has been suggested that the stripping of the topsoil and the spreading of topsoil and excavated material within his property could be completed by his forces.

Allowances

Under Section 29 of the Drainage Act, the Engineer in his report shall estimate and allow in money to the Owner of any land that it is necessary to use for the construction or improvement of a drainage works or for the disposal of material removed from drainage works. This shall be considered an allowance for right of way. There is an existing right of way and as such no allowances have not been made under Section 29 of this report.

Under Section 30 of the Drainage Act, the Engineer shall determine the amount to be paid to persons entitled thereto for damage, if any, to ornamental trees, lawns, fences, land and crops occasioned by the disposal of material removed from a drainage works. This shall be considered an allowance for damages.

Allowances have been made, where appropriate, as per Section 29 and Section 30 of the Drainage Act for damages to lands and crops. Allowances for right of way under Section 29 are based on \$50,000.00 (\$20,000.00/acre). Allowances for damages to lands and crops under Section 30 are based on \$2,000.00 per hectare for the first year and \$1,000.00 for the second year (\$3,000.00 per hectare total).

Section 29 allowances will apply for the lands occupied by the proposed channel. Section 30 allowances will apply to lands used to dispose of the excavated material.

Access and Working Area

Access for the work shall be from Little Ireland Road. The working areas for the construction of the proposed channels shall be designated in any final Report. The width shall vary depending on the depth of the channel.

Restrictions

No trees and shrubs shall be planted nor shall permanent structures be erected within the working area of either side of the drain without prior written permission of Council.

Attention is also drawn to sections 80 and 82 of the Drainage Act, which refer to the removal of obstructions in a drain and damage caused to a drain.

Agricultural Grant

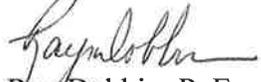
It would be recommended that application for subsidy be made for eligible agricultural properties. Any assessments against non-agricultural properties would be shown separately in the Schedule of Assessment.

Maintenance

Upon completion of the work, the drainage works shall be maintained as per the applicable Schedules of Maintenance enclosed with any final Report unless otherwise altered under provisions of the Drainage Act or as outlined below.

Existing drains shall be maintained in accordance with the previous reports.

Yours truly,



Ray/Dobbin, P. Eng.

Parker Lucas Drain Branch No. 1 and Acton Drain
Municipality of Brooke-Alvinston
October 23, 2025

ALLOWANCES

Allowances have been made as per Section 29 of the Drainage Act for right of way and Sections 30 of the Drainage Act for damages to lands and crops.

Conc.	Lot or part	Roll No.	Owner	Section 29	Section 30	Total
Proposal No. 8						
13	N1/4 L10	40-123	C. & G. Holbrook	10,845.00	4,208.00	15,053.00
	pt.N1/4 L10	40-12295	L. Faulds	3,060.00	204.00	3,264.00
	S1/2N1/2 L10	40-12301	C. & G. Holbrook	21,775.00	8,342.00	30,117.00
	S1/2 L10	40-124	LaSalle Farms Ltd.	13,000.00	4,980.00	17,980.00
Total Allowances				\$48,680.00	\$17,734.00	\$66,414.00
Proposal No. 9						
13	N1/4 L9	40-122	Shea Farms Ltd.	27,225.00	10,563.00	37,788.00
	N1/4 L10	40-123	C. & G. Holbrook	10,845.00	4,208.00	15,053.00
	pt.N1/4 L10	40-12295	L. Faulds	3,060.00	204.00	3,264.00
Total Allowances				\$41,130.00	\$14,975.00	\$56,105.00

Parker Lucas Drain Branch No. 1 and Acton Drain
Municipality of Brooke-Alvinston
October 23, 2025

1 of 2

ESTIMATE OF COST PROPOSAL No. 8

Extend a channel from Parker Lucas Drain Branch No. 1 along the east side of Little Ireland Road south to the 12th Concession Extension Drain.

	Quantity	Unit	Material	Labour	Total
Allowances:					66,414.00
Strip Topsoil		LS		10,250.00	10,250.00
Excavation	5,320	LS		37,932.00	37,932.00
	331			2,725.00	2,725.00
Spread Excavated Material				6,750.00	6,750.00
Spread Topsoil				10,250.00	10,250.00
Supply & Install Lawn Culvert					
Remove Trees	7	each		1,750.00	
Remove & Replace Fence		LS		1,760.00	
Strip Topsoil		LS		1,175.00	
900 mm dia. HDPE Pipe	75	m	26,700.00	14,145.00	
Bedding Material	187	t	5,610.00	615.00	
Place Backfill				10,465.00	
Granular "A"	53	t	1,590.00	615.00	
Erosion Protection	28	t	2,800.00	2,460.00	
Restoration	680	LS	3,400.00		
			36,700.00	32,985.00	69,685.00
Supply & Install Access Culvert					
1600 mm dia. CSP	15	m	8,415.00	3,690.00	
Bedding Material	38	t	1,140.00	1,230.00	
Granular "B"	64	t	1,600.00	1,230.00	
Granular "A"	35	t	1,050.00	1,230.00	
Erosion Prptection	36	t	3,600.00	2,460.00	
			15,805.00	9,840.00	25,645.00

Estimate of Cost (cont'd)

2 of 2

	Quantity	Unit	Material	Labour	Total
Supply & Install Access Culvert					
1600 mm dia. CSP	15	m	8,415.00	3,690.00	
Bedding Material	38	t	450.00	1,230.00	
Granular "B"	64	t	375.00	1,230.00	
Granular "A"	35	t	450.00	1,230.00	
Erosion Prptection	36	t	1,500.00	2,460.00	
			11,190.00	9,840.00	21,030.00
S. & I. Erosion Protection					
Sta. 0+792	80	t	8,400.00	3,075.00	11,475.00
Sta. 0+660	80	t	8,400.00	3,075.00	11,475.00
Sta. 0+000 Outlet	64	t	4,480.00	3,075.00	7,555.00
Miscellaneous					10,155.00
Sub Total					291,341.00
Engineering					42,954.00
Inspection					19,976.00
SCRCA					570.00
Total Estimate					\$354,841.00

SCHEDULE OF ASSESSMENT PROPOSAL No. 8

Extend a channel from Parker Lucas Drain Branch No. 1 along the east side of Little Ireland Road south to the 12th Concession Extension Drain.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Sp. Benefit	Benefit	Outlet	Total
Agricultural Lands								
13	N1/4 L9		40-122	Shea Farms Ltd.		40,411.00		40,411.00
	S3/4 L9		40-121	J. Holbrook		11,974.00		11,974.00
	N1/4 L10	19.77	40-123	C. & G. Holbrook			108,615.00	108,615.00
	S1/2N1/2 L10	2.40	40-12301	C. & G. Holbrook			8,336.00	8,336.00
	W1/4 L11	5.48	40-125	Cob Roller Farms Ltd.			19,033.00	19,033.00
	E1/2W1/2 L11	4.65	40-126	TJ Straatman Enterprises Ltd.			16,150.00	16,150.00
	E1/2 L11	9.57	40-127	A. & R. Felder			33,238.00	33,238.00
	N1/4 L12	0.89	40-12910	C. & H. Verberne			3,091.00	3,091.00
14	Spt. L10	2.38	40-160	C. Holbrook			21,417.00	21,417.00
	Ept. L10	2.51	40-163	J. & J. Migchels			22,587.00	22,587.00
	pt. L11 & pt. L12	2.40	40-167	Hillcrest Poultry Ltd./ Vandenouweland Acres Ltd.			12,590.00	12,590.00
				Total Special Benefit	0.00	52,385.00	245,057.00	297,442.00
				Total Benefit	52,385.00			
				Total Outlet		245,057.00		
				Total - Agricultural Lands	297,442.00			

Schedule of Assessment (cont'd)

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Sp. Benefit	Benefit	Outlet	Total
Non Agricultural Lands								
13	pt.N1/4 L10	0.59	40-12295	L. Faulds			4,367.00	4,367.00
				Total Special Benefit	0.00	0.00	4,367.00	4,367.00
				Total Benefit	0.00			
				Total Outlet	4,367.00			
				Total - Agricultural Lands	4,367.00			
Public Lands: Roads								
	Little Ireland Road	0.65		Municipality of Brooke-Alvinston		35,484.00	17,548.00	53,032.00
				Total Special Benefit	0.00	35,484.00	17,548.00	53,032.00
				Total Benefit	35,484.00			
				Total Outlet	17,548.00			
				Total - Public Lands	53,032.00			
				Total - Non Agricultural Lands	4,367.00			
				Total - Agricultural Lands	297,442.00			
				Total Assessment	\$354,841.00			

Parker Lucas Drain Branch No. 1 and Acton Drain
Municipality of Brooke-Alvinston
October 23, 2025

ESTIMATED NET ASSESSMENT PROPOSAL No. 8

Conc.	Lot or Part	Roll No.	Owner	Total Assessment	Less Grant	Less Allowances	Net Assessment
Agricultural Lands							
13	N1/4 L9	40-122	Shea Farms Ltd.	40,411.00	13,470.33		26,940.67
	S3/4 L9	40-121	J. Holbrook	11,974.00			11,974.00
	N1/4 L10	40-123	C. & G. Holbrook	108,615.00	36,205.00	15,053.00	57,357.00
	S1/2N1/2 L10	40-12301	C. & G. Holbrook	8,336.00	2,778.67	30,117.00	-24,559.67
	W1/4 L11	40-125	Cob Roller Farms Ltd.	19,033.00	6,344.33		12,688.67
	E1/2W1/2 L11	40-126	TJ Straatman Enterprises Ltd.	16,150.00	5,383.33		10,766.67
	E1/2 L11	40-127	A. & R. Felder	33,238.00	11,079.33		22,158.67
	N1/4 L12	40-12910	C. & H. Verberne	3,091.00	1,030.33		2,060.67
14	Spt. L10	40-160	C. Holbrook	21,417.00	7,139.00		14,278.00
	Ept. L10	40-163	J. & J. Migchels	22,587.00	7,529.00		15,058.00
	pt. L11 & pt. L12	40-167	Hillcrest Poultry Ltd./ Vandenouweland Acres Ltd.	12,590.00	4,196.67		8,393.33
Non Agricultural Lands							
13	pt.N1/4 L10	40-12295	L. Faulds	4,367.00		3,264.00	1,103.00
Public Lands: Roads							
	Little Ireland Road		Municipality of Brooke-Alvinston	53,032.00			53,032.00
Totals				354,841.00	95,156.00	48,434.00	211,251.00

Parker Lucas Drain Branch No. 1 and Acton Drain
Municipality of Brooke-Alvinston
October 23, 2025

1 of 2

ESTIMATE OF COST PROPOSAL No. 9

Extend a channel along the east side of Little Ireland Road from Parker Lucas Drain Branch No. 1 south to the south limit of the N1/4 Lot 9 and west to the Parker Lucas Drain.

	Quantity	Unit	Material	Labour	Total
Allowances:					56,105.00
Strip Topsoil		LS		10,250.00	10,250.00
Excavation	3640	m3		39,785.00	39,785.00
	331	m3		3,815.00	3,815.00
Spread Excavated Material				6,750.00	6,750.00
Spread Topsoil				10,250.00	10,250.00
Supply & Install Lawn Culvert					
Remove Trees	7	each		1,750.00	
Remove & Replace Fence		LS		1,760.00	
Strip Topsoil		LS		1,175.00	
900 mm dia. HDPE Pipe	75	m	26,700.00	12,300.00	
Bedding material	187	t	5,610.00	615.00	
Place backfill				10,465.00	
Granular "A"	53	t	1,590.00	615.00	
Erosion Protection	28	t	2,800.00	2,460.00	
Restoration	680	LS	3,400.00		
			40,100.00	31,140.00	71,240.00
S. & I. Road Culvert					
2130 x 1400 mm dia. CSPA	15	m	10,500.00	3,690.00	
Bedding Material	38	t	1,140.00	1,230.00	
Granular "B"	64	t	1,600.00	1,230.00	
Granular "A"	35	t	1,050.00	1,230.00	
Erosion Prptection	36	t	3,600.00	2,460.00	
Traffic Control				1,000.00	
			17,890.00	10,840.00	28,730.00

Estimate of Cost (cont'd)

2 of 2

S. & I. Erosion Protection

Sta. 0+000 (outlet)	40	t	3,200.00	1,845.00	5,045.00
Sta. 0+634	40	t	3,200.00	1,845.00	5,045.00
Sta. 0+738	48	t	3,840.00	2,214.00	6,054.00
Sta. 0+870	48	t	3,840.00	2,214.00	6,054.00

Miscellaneous

9,651.00

Sub Total	258,774.00
Engineering	51,922.00
Inspection	11,330.00
SCRCA	<u>570.00</u>

Total Estimate	\$322,596.00
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SCHEDULE OF ASSESSMENT PROPOSAL No. 9

Extend a channel from Parker Lucas Drain Branch No. 1 along the east side of Little Ireland Road south to the south limit of the N1/4 Lot 9 and west to the Parker Lucas Drain.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Sp. Benefit	Benefit	Outlet	Total
Agricultural Lands								
13	N1/4 L9	3.53	40-122	Shea Farms Ltd.		71,430.00	2,437.00	73,867.00
	S3/4 L9	7.75	40-121	J. Holbrook		10,781.00	5,351.00	16,132.00
	N1/4 L10	19.77	40-123	C. & G. Holbrook		16,566.00	67,125.00	83,691.00
	S1/2N1/2 L10	2.40	40-12301	C. & G. Holbrook			2,731.00	2,731.00
	W1/4 L11	5.48	40-125	Cob Roller Farms Ltd.			6,236.00	6,236.00
	E1/2W1/2 L11	4.65	40-126	TJ Straatman Enterprises Ltd.			5,291.00	5,291.00
	E1/2 L11	9.57	40-127	A. & R. Felder			10,890.00	10,890.00
	N1/4 L12	0.89	40-12910	C. & H. Verberne			1,013.00	1,013.00
14	Wpt. L10	2.38	40-162	K. & B. Sisson			17,399.00	17,399.00
	Ept. L10	2.51	40-163	J. & J. Migchels			18,350.00	18,350.00
	pt. L11 & pt. L12	2.40	40-167	Hillcrest Poultry Ltd./ Vandenouweland Acres Ltd.			7,484.00	7,484.00
				Total Special Benefit	0.00	98,777.00	144,307.00	243,084.00
		61.33		Total Benefit		98,777.00		
				Total Outlet			144,307.00	
				Total - Agricultural Lands	243,084.00			

Schedule of Assessment (cont'd)

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Sp. Benefit	Benefit	Outlet	Total
Non Agricultural Lands								
13	pt.N1/4 L10	0.59	40-12295	L. Faulds			6,056.00	6,056.00
				Total Special Benefit	0.00	0.00	6,056.00	6,056.00
				Total Benefit	0.00			
				Total Outlet	6,056.00			
				Total - Agricultural Lands	6,056.00			
Public Lands: Roads								
	Little Ireland Road	0.65		Municipality of Brooke-Alvinston	39,656.00	19,544.00	14,256.00	73,456.00
				Total Special Benefit	39,656.00	19,544.00	14,256.00	73,456.00
				Total Benefit	19,544.00			
				Total Outlet	14,256.00			
				Total - Public Lands	73,456.00			
				Total - Non Agricultural Lands	6,056.00			
				Total - Agricultural Lands	243,084.00			
				Total Assessment	\$322,596.00			

Parker Lucas Drain Branch No. 1 and Acton Drain
Municipality of Brooke-Alvinston
October 23, 2025

ESTIMATED NET ASSESSMENT PROPOSAL No. 9

Conc.	Lot or Part	Roll No.	Owner	Total Assessment	Less Grant	Less Allowances	Net Assessment
Agricultural Lands							
13	N1/4 L9	40-122	Shea Farms Ltd.	73,867.00	24,622.33	37,788.00	11,456.67
	S3/4 L9	40-121	J. Holbrook	16,132.00	5,377.33		10,754.67
	N1/4 L10	40-123	C. & G. Holbrook	83,691.00	27,897.00	15,053.00	40,741.00
	S1/2N1/2 L10	40-12301	C. & G. Holbrook	2,731.00	910.33		1,820.67
	W1/4 L11	40-125	Cob Roller Farms Ltd.	6,236.00	2,078.67		4,157.33
	E1/2W1/2 L11	40-126	TJ Straatman Enterprises Ltd.	5,291.00	1,763.67		3,527.33
	E1/2 L11	40-127	A. & R. Felder	10,890.00	3,630.00		7,260.00
	N1/4 L12	40-12910	C. & H. Verberne	1,013.00	337.67		675.33
14	Wpt. L10	40-162	K. & B. Sisson	17,399.00	5,799.67		11,599.33
	Ept. L10	40-163	J. & J. Migchels	18,350.00	6,116.67		12,233.33
	pt. L11 & pt. L12	40-167	Hillcrest Poultry Ltd./ Vandenouweland Acres Ltd.	7,484.00	2,494.67		4,989.33
Non Agricultural Lands							
13	pt.N1/4 L10	40-12295	L. Faulds	6,056.00		3,264.00	2,792.00
Public Lands: Roads							
	Little Ireland Road		Municipality of Brooke-Alvinston	73,456.00			73,456.00
Totals				322,596.00	81,028.00	56,105.00	185,463.00



CONC 13

LEGEND

-  PROPOSED PARKER-LUCAS - ACTION DRAIN EXTENSION
-  MUNICIPAL DRAIN



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

DRAWING NAME:
 Parker Lucas Drain Branch No.1 & Acton Drain Plan

PROJECT No.
 2021-1342

APPROVED	NO.	REVISIONS	DATE	BY
R. DOBBIN				
CHECKED	1	FINAL REPORT	OCT. 23, 2025	CS
B. VAN RUITENBURG				
DRAWN	SCALE 1:5,000			
C. SAUNDERS	0 40 80 120m			

MUNICIPALITY of BROOKE-ALVINSTON
PARKER LUCAS DRAIN BRANCH No.1 & ACTON DRAIN
PLAN - OPTION No.8

1
OF 1

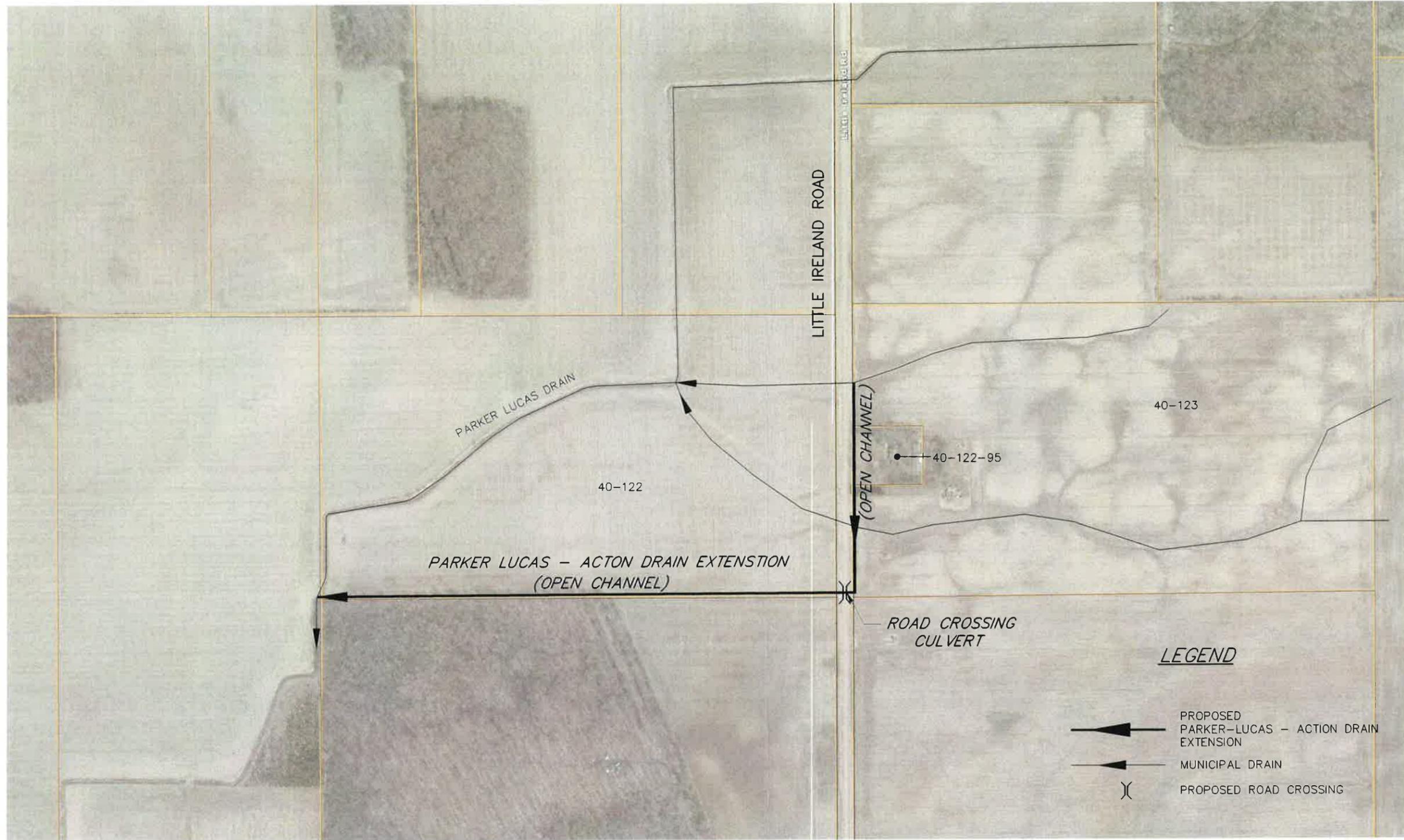
Last Updated: October 23, 2025

LOT 8

LOT 9

LOT 10

CONC 13



LEGEND

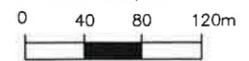
-  PROPOSED PARKER-LUCAS - ACTION DRAIN EXTENSION
-  MUNICIPAL DRAIN
-  PROPOSED ROAD CROSSING



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

DRAWING NAME:
 Parker Lucas Drain Branch No.1 & Acton Drain Plan

PROJECT No.
 2021-1342

APPROVED	NO.	REVISIONS	DATE	BY
R. DOBBIN				
CHECKED	1	FINAL REPORT	OCT. 23, 2025	CS
B. VAN RUITENBURG				
DRAWN	SCALE 1:5,000			
C. SAUNDERS				

MUNICIPALITY of BROOKE-ALVINSTON
PARKER LUCAS DRAIN BRANCH No.1 & ACTON DRAIN
PLAN - OPTION No.9

1
 OF 1

RECEIVED

DEC 12 2025

Rita Felder &
Anton Felder
Cornel Anton Felder

4622 Lasalle Line
Petrolia, ON N0N 1R0
519-882-2976

December 3, 2025

Municipality of Brooke-Alvinston
3236 River Street, P.O. ox 28
Alvinston, ON N0N 1A0

Attn: Janet Denkers, Clerk Administrator

Dear Ms. Denkers:

Re: Parker Lucas Drain Branch No. 1 and the Acton Drain

We are in receipt of your Notice of Consideration of Drainage Works regarding the proposed drainage work regarding the Parker Lucas Drain Branch No. 1 and the Acton Drain.

First, Rita Felder and Anton Felder are evidently receiving this Notice because we are allegedly the owner of a parcel of land affected by this proposed project, that parcel being Con 13, E Pt Lot 11 E ½ Lot 11 (being composed of approximately 100 acres). This parcel has heretofore been transferred to our son, Cornel Anton Felder, who is now the rightful owner of this parcel. Being the rightful owner, Cornel Anton Felder should receive notices regarding this proposed project. We suggest that this ownership error be corrected.

PLEASE TAKE NOTICE that we hereby **strenuously object in the strongest possible terms** to all proposals (being Proposal No. 8 and Proposal No. 9 as referenced in the report of R. Dobbin Engineering Inc. dated October 23, 2025) to perform drainage work on the aforementioned drains. Our objection to all proposals is that none of the proposals will confer any benefit of any type or character to our parcel and as such any assessment would be without any benefit being conferred upon our parcel. **As such, any assessment levied against our parcel would be without any form of *quid pro quo* and we should not be required to pay for an improvement that is levied against us without specific benefit to us and is not imposed upon the public at large.**

Yours sincerely,

Rita Felder

Rita Felder

Anton Felder

Anton Felder

Cornel Anton Felder

Cornel Anton Felder



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

October 9, 2025

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

Gentlemen;

Re: Tait Swartz Drain 2025

In accordance with your instructions, I have undertaken an examination with regards to improving the existing drainage works in the west half of Lot 11 providing outlet for portions of Lot 11 and Lot 12, Concessions 2 and 3 in the Municipality of Brooke-Alvinston. The course of the work has been surveyed with elevations taken at stations of 30 metres or part thereof.

Authorization under the Drainage Act

This Engineers Report will be prepared under section 78 of the Drainage Act as per the requests received at a Maintenance Onsite Meeting.

Section 78 of the Drainage Act states that, where, for the better use, maintenance or repair of any drainage works constructed under a bylaw passed under this Act, or of lands or roads, it is considered expedient to change the course of the drainage works, or to make a new outlet for the whole or any part of the drainage works, or to construct a tile drain under the bed of the whole or any part of the drainage works as ancillary thereto, or to construct, reconstruct or extend embankments, walls, dykes, dams, reservoirs, bridges, pumping stations, or other protective works as ancillary to the drainage works, or to otherwise improve, extend to an outlet or alter the drainage works or to cover the whole or any part of it, or to consolidate two or more drainage works, the Council whose duty it is to maintain and repair the drainage works or any part thereof may, without a petition required under section 4 but on the report of an Engineer appointed by it, undertake and complete the drainage works as set forth in such report.

-2-

Existing Drainage

The Tait – Swartz Drain consists of both a channel and covered drain located in Lot 11 and 12, Concessions 2 and 3. There are 3 sections including the Main Drain, West branch and East Branch.

The Main Branch consists of 400 mm dia. concrete tile, with a saucer drain formed to conduct flood waters, from the south side of Oil Springs Line generally south in the N1/2 Lot 12, Concession 2 to the existing channel, a distance of approx. 757 metres. The road crossing consists of 450 mm dia. corrugated steel pipe. A catchbasin was constructed on the north side of the road.

The West Branch consists of 350 mm to 150 mm dia. concrete tile and a channel that extends from the Main Drain on the north side of Oil Springs Line west to the SW1/4 Lot 11, Concession 3, a distance of approx. 559 metres.

The East Branch consists of 175 mm dia. concrete tile and a channel that extends east along the north side of Oil Springs Line for a distance of approx. 244 metres.

The drainage works was last improved under an Engineer's Report dated August 20, 1965.

Discussion

A request for maintenance was received on April 20, 2023. An onsite meeting was held with the watershed on May 24, 2023. At this meeting, it was discussed that the east branch be maintained by brushing and cleanout, that the grate on the catchbasin located on the south side of the road be replaced, and that the existing tile drain for the east branch be inspected. Also, at this meeting a request for a culvert replacement on the east branch was received along with replacement of the road culvert.

Maintenance work was completed in September of 2023.

Requests made at the maintenance onsite related for culvert replacements required a new report under Section 78. Therefore, an onsite meeting with the watershed was held on April 30, 2024. At this meeting, those in attendance requested that the drain be surveyed and options prepared for required improvements.

-3-

Drain Classification

The existing drainage works is shown as a closed drain. There are no Species at Risk Critical Habitat or Aquatic Species at Risk Distribution. These classifications are according to the Ontario Ministry of Agriculture, Food and Rural Affairs Agricultural Information Atlas.

Onsite Meeting

An onsite meeting was held on April 30, 2024. At the meeting, it was requested that the drainage works be improved as follows:

- covered drain downstream from Oil Springs Line be replaced
- the road crossing be replaced
- the West Branch be replaced west to the property limit between the SE1/4 Lot 11 and the SE1/4 Lot 11, Concession 3
- the covered drain portion of the East Branch be abandoned as part of the drainage works and the existing tile main be connected.
- The drainage areas are to be confirmed in the north part Lot 11, Concession 2 and the SW1/4 L11 and SE1/4 L12, Concession 3

Scoping Meeting

A scoping meeting was held on November 1, 2024. A report was presented that outlined 2 options for improvements to the Tait Swartz Drain related to culvert replacement and to capacity issues in the covered drain portion. Indications were that the existing covered drains lacked sufficient capacity for current climate conditions and should be improved.

Site Investigation and Survey

Tile maps were supplied by the owners of in the north part Lot 11, Concession 2 and the SW1/4 L11 and SE1/4 L12, Concession 3. The drainage area in general was established by previous reports and confirmed by LIDAR.

There were no adverse soil conditions noted at the meeting.

-4-

Recommendations

It is therefore recommended that the following work be carried out:

1. The covered drain portion of the West Branch shall be abandoned. The channel portion of the West Branch shall remain as part of the drainage works.
2. The covered drain portion of the East Branch shall be abandoned. The 200 mm dia. tile main from the SE1/4 Lot 12 shall be considered a private drain and shall be connected to the Main Drain. The channel portion of the East Branch shall remain as part of the drainage works.
3. The Main Drain from the north side of Oil Springs Line to the south side of Oil Springs Line shall be abandoned.
4. A covered drain shall be constructed from the north side of Oil Springs Line south through the N1/2 Lot 12 to an outlet to the existing channel. The existing Main Drain from the south side of Oil Springs Line generally south through the N1/2 Lot 12, Concession 2 shall remain in place to provide extra capacity for surface water .
5. The West Branch from the property limit of the SW1/4 and the SE1/4 Lot 12, Concession 3 west to the property limit between the SE1/4 and the SE1/4 Lot 11 shall be replaced with a covered drain to provide sufficient capacity for subsurface drainage c/w catchbasins.
6. The access culvert on the East Branch be abandoned and removed from the drainage works. The channel shall remain as part of the drainage works.
7. The existing channel from the outlet of the Main Drain downstream to Ebenezer Road shall be improved, a distance of approx. 382 metres.
8. The road crossing under Oil Springs Line shall be replaced. The overflow pipe/access culvert to the channel at sta. 0+403 shall be replaced.
9. Catchbasins shall be constructed as required.

Design

The proposed tile drain shall be designed with a capacity of 12 mm per 24 hours for subsurface water and 25 mm per 24 hours for surface water from contributing lands for a total of 37 mm per 24 hours.

There has been no indication from Owners or from field observations of any adverse soil conditions. No formal soil investigation has been carried out.

Estimate of Cost

It is recommended that the work be carried out in accordance with the accompanying Specification of Work and Profile that forms part of this Report. There has been prepared an Estimate of Cost in the amount of \$420,477.00 including engineering. A Plan has been prepared showing the location of the work and the approximate drainage areas.

Assessment

Lands, roads, buildings, utilities, or other structures that are increased in value or are more easily maintained as a result of the construction, improvement, maintenance, or repair of a drainage works may be assessed for benefit. (Section 22).

Lands and roads that use a drainage works as an outlet, or for which, when the drainage works is constructed or improved, an improved outlet is provided either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek, watercourse, may be assessed for outlet assessment. The assessment for outlet is based on the volume and rate of flow of the water artificially caused to flow into the drainage works. (Section 23)

The Engineer may assess for special benefit any lands for which special benefits have been provided by the drainage works. (Section 24)

A Schedule of Assessment for the lands and roads affected by the work and therefore liable for the cost thereof will be prepared as per the Drainage Act. Also, assessments may be made against any public utility or road authority, as per section 26 of the Drainage Act, for any increased cost for the removal or relocation of any of its facilities and plant that may be necessitated by the construction or maintenance of the drainage works. Items to be assessed under section 26 shall be tendered separately with the actual cost plus a portion of the engineering (25% of the cost).

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The cost of any approvals, permits or any extra work, beyond that specified in this report that is required by any utility, conservation authority, government ministry or organization (federal or provincial), or road authority shall be assessed to that organization requiring the permit, approval, or extra work.

The special benefit assessments are first established and deducted from the total cost. The remaining cost is then separated into benefit and outlet assessment. Outlet assessment is distributed to upstream lands based on equivalent hectares. Equivalent hectares are weighted hectares compared to cultivated agricultural lands with the factor depending on the amount of water caused to flow.

The estimated cost of the drainage works has been assessed in the following manner:

1. The outlet works has been assessed to upstream properties based on equivalent hectares.
2. The cost of constructing the covered drain (Main Drain) south from Oil Springs Line in the N1/2 Lot 12 has been assessed with approx. 33% of the cost assessed to the N1/2 Lot 12 as benefit assessment with the remainder of the cost has been assessed to upstream properties based on equivalent hectares.
3. The cost of constructing the covered drain (West Branch) west along the north side of Oil Springs Line to the west limit of the SE1/4 Lot 11 has been assessed with approx. 60% of the cost assessed to adjacent properties as benefit assessment with the remainder of the cost has been assessed to upstream properties based on equivalent hectares.
4. The cost of improving the channel downstream from the Main Drain downstream has been assessed as outlet assessment to upstream properties based on equivalent hectares.
5. The cost of the road crossing under Oil Springs Line has been assessed to the Road Authority having jurisdiction as per Section 26 of the Drainage Act.
6. The cost of the catchbasin located on the north side of Oil Springs Line at the Main Drain shall be assessed with 50% of the cost assessed to the Road Authority with the remainder of the cost has been assessed to upstream properties based on equivalent hectares.

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7. The cost of the catchbasin located on the south side of Oil Springs Line at the Main Drain shall be assessed with 50% of the cost assessed to the Road Authority, 25% to the N1/2 Lot 12, Concession 2 with the remainder of the cost assessed to upstream properties on the south side of Oil Springs Line (in Lot 11 and the severed property in the N1/2 Lot 12, Concession 2
8. The estimated cost to connect the existing tile main from the SE1/4 Lot 12, Concession 3 shall be assessed as a special benefit to the SE1/4 Lot 12.

Allowances

Under section 29 of the Drainage Act, the Engineer in his report shall estimate and allow in money to the Owner of any land that it is necessary to use for the construction or improvement of a drainage works or for the disposal of material removed from drainage works. This shall be considered an allowance for right of way.

Under section 30 of the Drainage Act, the Engineer shall determine the amount to be paid to persons entitled thereto for damage, if any, to ornamental trees, lawns, fences, land and crops occasioned by the disposal of material removed from a drainage works. This shall be considered an allowance for damages.

Allowances have been made, where appropriate, as per section 29 of the Drainage Act for right of way and as per section 30 of the Drainage Act for damages to lands and crops.

Allowances for right of way are based on a land value of \$50,000.00 per hectare (\$20,000.00 per acre). Allowances for crop loss are based on \$2,000.00 per hectare for the first year and \$1,000.00 for the second year (\$3,000.00 per hectare total).

Allowances have been made under Section 29 and Section 30 of the Drainage Act. The allowances under section 30 includes allowances for access to the construction area. Access routes shall be restricted to a width of 6 metres.

Access and Working Area

Access to the work site shall be from Oil Springs Line and from the access from Ebenezer Road located approx. 550 metres south of Oil Springs Line.

The working area for the construction of the proposed tile drains shall be restricted to a width of 25 metres along the length of the drainage works in the N1/2 Lot 12, Concession

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2 normally centred on the proposed tile drain and approx. 20 metres north of the Oil Springs Line road allowance. This shall extend 15 metres west into the SW1/4 Lot 11 and 15 metres east into the SE1/4 Lot 12, Concession 3.

Access routes to the work area shall be restricted to a width of 6 metres.

Agricultural Grant

It is recommended that application for subsidy be made for eligible agricultural properties. Any assessments against non-agricultural properties are shown separately in the Schedule of Assessment.

Restrictions

No trees and shrubs shall be planted nor shall permanent structures be erected within 15 metres of either side of the proposed drain without prior written permission of Council.

Attention is also drawn to sections 80 and 82 of the Drainage Act, which refer to the removal of obstructions in a drain and damage caused to a drain.

Existing Private Drainage

It is intended that the existing subsurface drains in the N1/2 Lot 12, Concession 2 and the north side of Petrolia Line.

Maintenance

Upon completion of the work, the drainage works shall be maintained and repaired as per the appropriate Schedule of Maintenance, less any special benefit assessments, unless otherwise altered under provisions of the Drainage Act.

The outlet pipe under the access lane at the outlet of the covered pipe to the channel, sta. 0+403 shall be maintained and repaired with 50% of the cost assessed to the N1/2 Lot 12, Concession 2 and the remainder of the cost assessed to the upstream properties based on equivalent hectares as contained in the Schedule of Maintenance for the Main Drain.

The outlets works of the Main Drain including the outlet pipe and erosion protection shall be maintained and repaired at the expense of upstream owners based on equivalent hectares as contained in the Schedule of Maintenance for the Main Drain.

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The channel downstream from the outlet of the covered drain, sta. 0+403, to Ebenezer Road, sta. 0+022, shall be maintained and repaired as per Schedule of Maintenance No. 5.

The catchbasin (CB#2) on the south side of Oil Springs Line shall be maintained and repaired with 50% of the cost assessed to the Road Authority and the remainder assessed to upstream lands on the south side of Oil Springs Line (except N1/2 Lot 12).

There are 2 access culverts located on the north side of Oil Springs Line. They shall be maintained and repaired as follows:

Culvert no. 1 is to be maintained and repaired with 50% of the cost assessed to the SW1/4 Lot 12, Concession 3 and the remainder of the cost assessed upstream as outlet assessment based on equivalent hectares.

Culvert no. 2 is to be maintained and repaired with 80% of the cost assessed to the SE1/4 Lot 11, Concession 3 and the remainder of the cost assessed upstream as outlet assessment based on equivalent hectares.

The existing covered drain from the south side of Oil Springs Line downstream to its outlet shall be maintained and repaired as per Schedule of Maintenance No. 1 until such time as it is abandoned.

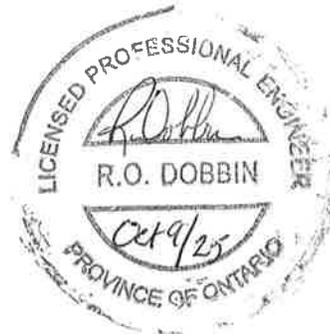
The maintenance and repair of the existing private tile main and any future tile mains constructed by the Owner of the SE1/4 Lot 12, Concession 3 shall be the responsibility of the Owner of the SE1/4 Lot 12.

All of the above is submitted for your consideration.

Yours truly,



Ray Dobbin, P. Eng.
R. Dobbin Engineering Inc. .



Tait-Swartz Drain
Municipality of Brooke-Alvinston
October 9, 2025

ALLOWANCES

Allowances have been made as per Section 29 for right of way and Section 30 for damages to lands and crops.

Conc.	Lot or part	Roll No.	Owner	Section 29 R.O.W	Section 30 Damages	Total
2	N1/2 L12	10-088	R. Van Damme	5,690.00	4,030.00	9,720.00
	S1/2 L12	10-089	R. Van Damme	6,120.00	2,040.00	8,160.00
3	SW1/4 L11	10-141	D. Pasut		180.00	180.00
	SE1/4 L11	10-142	RVD Farms Limited		1,810.00	1,810.00
	SW1/4 L12	10-143	RVD Farms Limited		1,810.00	1,810.00
TOTAL ALLOWANCES				\$11,810.00	\$9,870.00	\$21,680.00

Estimate of Cost

To improve the Main Drain south from Oil Springs Line, improve the closed portion of the West Branch, improve the channel portion of the East Branch and incorporate and improve the open channel downstream from the Main Drain to Ebenezer Road.

	Quantity	Unit	Supply	Install	Total
Allowances					21,680.00
Main Drain (0+410 to 1+026)					
Strip and Place Topsoil	620	m		2,480.00	2,480.00
S. & I. 750 mm dia. Concrete Tile	164	m	18,122.00	16,143.00	34,265.00
S. & I. 825 mm dia. Concrete Tile	456	m	68,765.00	49,371.00	118,136.00
S. & I. of 200 mm dia. HDPE Pipe to Connect East Tile Main to to JB#3					
S. & I. DICB#1 (900 mm x 1200 mm)	1	ea	2,000.00	863.00	2,863.00
S. & I. Drainage Stone	4	t	100.00		100.00
Reconnect Existing Subsurface Drains	50	ea	1,250.00	5,015.00	6,265.00
Outlet Works (0+394 to 0+410)					
Remove Existing Culvert		LS	0.00	1,150.00	1,150.00
S. & I. 750 mm dia. HDPE Pipe	12	m	2,724.00	2,300.00	5,036.00
S. & I. Drainage Stone	20	t	500.00		500.00
S. & I. Granular "B"	100	t	2,500.00	1,150.00	3,650.00
S. & I. Granular "A"	20	t	600.00	1,150.00	1,750.00
S. & I. Erosion Protection	20	t	1,500.00	2,300.00	3,800.00
S. & I. Rodent Grate		LS		500.00	500.00

Estimate of Cost (cont'd)

	Quantity	Unit	Supply	Install	Total
Outlet Works (0+394 to 0+406) (cont'd)					
S. & I. Outlet Structure	6	ea	750.00	2,300.00	3,050.00
Oil Springs Line Crossing (Section 26)					
R. & D. Culvert c/w Excess Material		LS		1,150.00	1,150.00
S. & I. of 900 mm dia. HDPE pipe	14	m	4,074.00	2,875.00	6,949.00
S. & I. of 750 mm dia. HDPE pipe	13	m	2,951.00	2,875.00	5,826.00
S. & I. Drainage Stone Bedding	40	t	1,000.00		1,000.00
S. & I. Granular 'A' Backfill	150	t	4,500.00	1,150.00	5,650.00
S. & I. Rip Rap Endwalls	40	t	3,000.00	2,300.00	5,300.00
S. & I. DICB#2 (900 mm x 1200 mm)	1	ea	2,000.00	863.00	2,863.00
Daylight and Work Around Existing Utilities		LS		5,000.00	5,000.00
Traffic Control		LS		1,000.00	1,000.00
Restoration/Seeding and Ditch Grading (Around CB and from CB Removals)		LS		1,500.00	1,500.00
West Branch Drain: Covered Drain (1+040 to 1+644)					
Strip and Place Topsoil	574	m		2,416.00	2,416.00
S. & I. of 450 mmdia. Concrete Tile	302	m	13,554.00	17,836.00	31,390.00
S. & I. of 350 mm dia. Concrete Tile	302	m	9,169.00	13,871.00	23,040.00
S. & I. JB #3 (600 mm x 600 mm)	1	ea	1,000.00	863.00	1,863.00
S. & I. JB #4 (600 mm x 600 mm)	1	ea	1,000.00	863.00	1,863.00
S. & I. JB #5 (600 mm x 600 mm)	1	ea	1,000.00	863.00	1,863.00
Reconnect Existing Drain a Sta 1+212 to JB#5		LS		575.00	575.00
Reconnect Existing Subsurface Drains	30	ea	750.00	2,950.00	3,700.00

Estimate of Cost (cont'd)

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	Quantity	Unit	Supply	Install	Total
Wast Branch (0+000 to 0+611)					
Brushing	611	m		2,360.00	2,360.00
Open Channel Excavation	611	m		2,950.00	2,950.00
Levelling	611	m		600.00	600.00
Clean Culverts	2	ea		295.00	590.00
East Branch (0+000 to 0+298)					
R. & D. Culvert c/w Excess Material		LS		1,150.00	1,150.00
Open Channel Work: Main Drain (0+000 to 0+394)					
Brushing	394	m		1,320.00	1,320.00
Open Channel Excavation	394	m		1,770.00	1,770.00
Levelling	394	m		600.00	600.00
Silt Fence		LS			500.00
R. & D. Catchbasin and Cement Tile End					
Regrade Road Ditch South Side	88	m		885.00	885.00
Expose Existing Tile Drains					1,180.00
Contingency					<u>14,697.00</u>
Sub Total					337,350.00
Engineering					58,779.00
Tendering, Inspection & Contract Admin.					18,770.00
SCRCA Fees (Permit)					<u>570.00</u>
Total Estimate excluding HST					415,469.00
Non-Recoverable HST (1.76%)					<u>5,008.00</u>
Total Estimate					\$420,477.00

SCHEDULE OF ASSESSMENT

To improve the Main Drain south from Oil Springs Line, improve the closed portion of the West Branch, improve the channel portion of the East Branch and incorporate and improve the open channel downstream from the Main Drain to Ebenezer Road.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Special Benefit	Benefit	Outlet	Total	
Agricultural Lands									
2	Npt. L11	4.47(4.47)	10-086	D. Pasut			4,384.00	4,384.00	
	N1/2 L12	33.53(3.73)	10-088	R. Van Damme	8,961.00	82,097.00	46,867.00	137,925.00	
	S1/2 L12	3.40	10-089	R. Van Damme			5,174.00	5,174.00	
3	SW1/4 L11	0.74	10-141	D. Pasut			3,335.00	3,335.00	
	SE1/4 L11	20.23	10-142	RVD Farms Limited		31,857.00	59,173.00	91,030.00	
	SW1/4 L12	20.23	10-143	RVD Farms Limited		25,528.00	54,361.00	79,889.00	
	SE1/4 L12	18.02	10-144	S. Swartz	675.00	849.00	32,596.00	34,120.00	
number in brackets represents bush lands or surface water only (assessed at half rate)					Total Special Benefit	9,636.00	140,331.00	205,890.00	355,857.00
					Total Benefit	140,331.00			
					Total Outlet		205,890.00		
Total Agricultural Lands						355,857.00			
Non Agricultural Lands									
2	pt.N1/2 L12	0.39	10-088-05	J. Mills			1,429.00	1,429.00	
Total Benefit							1,429.00	1,429.00	
Total Outlet						1,429.00			
Total Non-Agricultural Lands						1,429.00			

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Special Benefit	Benefit	Outlet	Total
Public Lands: roads								
	Oil Springs Line	1.99		Municipality of Brooke-Alvinston	38,128.00	7,926.00	10,799.00	56,853.00
				Total Special Benefit	38,128.00	7,926.00	10,799.00	56,853.00
				Total Benefit	7,926.00			
				Total Outlet	10,799.00			
				Total Public Lands: Roads	56,853.00			
Public Utilities								
	Communication			Brooke Telecom	6,338.00	0.00	0.00	6,338.00
				Total Utilities	6,338.00	0.00	0.00	6,338.00
				Total Public Lands: Roads	56,853.00			
				Total Non-Agricultural Lands	1,429.00			
				Total Agricultural Lands	355,857.00			
				Total Assessment	\$420,477.00			

SCHEDULE OF MAINTENANCE No. 1

To maintain and repair the Main Drain in the N1/2 Lot 12, Concession 2 south from Oil Springs Line, sta. 0+410 to sta. 1+026.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total	Equiv. Ha
Agricultural Lands								
2	Npt. L11	4.47*	10-086	D. Pasut		29.00	29.00	2.98
	N1/2 L12	33.53(3.73)	10-088	R. Van Damme	900.00	318.00	1,218.00	32.29
3	SW1/4 L11	0.74	10-141	D. Pasut		11.00	11.00	1.14
	SE1/4 L11	20.23	10-142	RVD Farms Limited		199.00	199.00	20.23
	SW1/4 L12	20.23	10-143	RVD Farms Limited		199.00	199.00	20.23
	SE1/4 L12	18.02	10-144	S. Swartz		177.00	177.00	18.02
				Total Benefit	900.00	933.00	1,833.00	
				Total Outlet		933.00		
				Total Agricultural Lands	1,833.00			
Non Agricultural Lands								
2	pt.N1/2 L12	0.39	10-088-05	J. Mills		8.00	8.00	0.79
				Total Benefit		8.00	8.00	
				Total Outlet	8.00			
				Total Non-Agricultural Lands	8.00			

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
Public Lands: roads							
Oil Springs Line		1.99		Municipality of Brooke-Alvinston	100.00	59.00	159.00 5.97
				Total Benefit	100.00	59.00	159.00 5.97
				Total Outlet	59.00		
				Total Public Lands: Roads	159.00		
				Total Non-Agricultural Lands	8.00		
				Total Agricultural Lands	1,833.00		
				Total Assessment	\$2,000.00		

SCHEDULE OF MAINTENANCE No. 2

To maintain and repair the channel portion of the West Branch from CB#2 west to the west limit of the SE1/4 Lot 11.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total	Equiv. Ha
Agricultural Lands								
2	Npt. L11	cutoff	10-086	D. Pasut	200.00		200.00	
	N1/2 L12	curoff	10-088	R. Van Damme	200.00		200.00	
3	SW1/4 L11	0.74	10-141	D. Pasut		61.00	61.00	1.14
	SE1/4 L11	20.23	10-142	RVD Farms Limited	400.00	222.00	622.00	20.23
	SW1/4 L12	20.23	10-143	RVD Farms Limited	400.00		400.00	
Total Benefit					1,200.00	283.00	1,483.00	
Total Outlet					283.00			
Total Agricultural Lands					1,483.00			
Public Lands: roads								
	Oil Springs Line	1.99		Municipality of Brooke-Alvinston	800.00	260.00	1,060.00	5.97
Total Benefit					800.00	260.00	1,060.00	5.97
Total Outlet					260.00			
Total Public Lands: Roads					1,060.00			
Total Agricultural Lands					1,483.00			
Total Assessment					\$2,543.00			

SCHEDULE OF MAINTENANCE No. 3

To maintain and repair the covered portion of the West Branch from DICB#2 (sta. 1+048) to JB#5 (sta. 1+652).

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total	Equiv. Ha
Agricultural Lands								
3	SW1/4 L11	0.74	10-141	D. Pasut	25.00	33.00	58.00	1.14
	SE1/4 L11	20.23	10-142	RVD Farms Limited	400.00	585.00	985.00	20.23
	SW1/4 L12	20.23	10-143	RVD Farms Limited	400.00	585.00	985.00	20.23
				Total Benefit	825.00	1,203.00	2,028.00	
				Total Outlet	1,203.00			
				Total Agricultural Lands	2,028.00			
Public Lands: roads								
	Oil Springs Line	1.99		Municipality of Brooke-Alvinston	200.00	172.00	372.00	5.97
				Total Benefit	200.00	172.00	372.00	5.97
				Total Outlet	172.00			
				Total Public Lands: Roads	372.00			
				Total Agricultural Lands	2,028.00			
				Total Assessment	\$2,400.00			

SCHEDULE OF MAINTENANCE No. 4

To maintain and repair the channel portion of the East Branch (channel) from DICB#2 east to Ebenezer Road (sta. 0+000 to sta. 0+298).

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total	Equiv. Ha
Agricultural Lands								
2	N1/2 L12	cutoff	10-088	R. Van Damme	155.00		155.00	32.29
3	SE1/4 L12	18.02	10-144	S. Swartz	400.00		400.00	18.02
				Total Benefit	555.00	0.00	555.00	
				Total Outlet	0.00			
				Total Agricultural Lands	555.00			
Non Agricultural Lands								
2	pt.N1/2 L12	cutoff	10-088-05	J. Mills	45.00		45.00	0.79
				Total Benefit	45.00	0.00	45.00	
				Total Outlet	0.00			
				Total Non-Agricultural Lands	45.00			

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
Public Lands: roads							
Oil Springs Line		0.61		Municipality of Brooke-Alvinston	400.00		400.00 1.82
				Total Benefit	400.00	0.00	400.00 1.82
				Total Outlet	0.00		
				Total Public Lands: Roads	400.00		
				Total Non-Agricultural Lands	45.00		
				Total Agricultural Lands	555.00		
				Total Assessment	\$1,000.00		

SCHEDULE OF MAINTENANCE No. 5

To maintain and repair the channel from the outlet of the Main Drain downstream to Ebenezer Road.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total	Equiv. Ha
Agricultural Lands								
2	Npt. L11	4.47*	10-086	D. Pasut		29.00	29.00	2.98
	N1/2 L12	33.53(3.73)	10-088	R. Van Damme	450.00	318.00	768.00	32.29
	S1/2 L12	3.40	10-089	R. Van Damme	450.00		450.00	
3	SW1/4 L11	0.74	10-141	D. Pasut		11.00	11.00	1.14
	SE1/4 L11	20.23	10-142	RVD Farms Limited		199.00	199.00	20.23
	SW1/4 L12	20.23	10-143	RVD Farms Limited		199.00	199.00	20.23
	SE1/4 L12	18.02	10-144	S. Swartz		177.00	177.00	18.02
				Total Benefit	900.00	933.00	1,833.00	
				Total Outlet	933.00			
				Total Agricultural Lands	1,833.00			
Non Agricultural Lands								
2	pt.N1/2 L12	0.39	10-088-05	J. Mills		8.00	8.00	0.79
				Total Benefit		8.00	8.00	
				Total Outlet	8.00			
				Total Non-Agricultural Lands	8.00			

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
Public Lands: roads							
Oil Springs Line		1.99		Municipality of Brooke-Alvinston	100.00	59.00	159.00 5.97
				Total Benefit	100.00	59.00	159.00 5.97
				Total Outlet	59.00		
				Total Public Lands: Roads	159.00		
				Total Non-Agricultural Lands	8.00		
				Total Agricultural Lands	1,833.00		
				Total Assessment	\$2,000.00		

Tait Swartz Drain 2025
Municipality of Brooke-Alvinston
October 9, 2025

SPECIFICATION OF WORK

1. Scope of Work

The work to be included in this specification includes the construction of the following:

Main Drain – construct approx. 616 metres of 750 mm dia. and 825 mm dia. concrete tile, outlet works, extension and improvement to the channel downstream and related work south of Oil Springs Line.

Road Crossing – construct a crossing under Oil Springs Line complete with catchbasins on both sides of road allowance, overflow pipe and related work.

West Branch – construct approx. 604 metres of 450 mm dia. and 350 mm dia. concrete tile, junction boxes/catchbasins and related work along the north side of Oil Springs Line extending west from the Main Drain.

West Branch – improve existing channel

East Branch – connect existing 200 mm dia. private tile main.

2. General

Each Tenderer must inspect the site prior to submitting their tender and satisfy themselves by personal examination as to the local conditions that may be encountered during this project. The Tenderer shall make allowance in their tender for any difficulties which they may encounter. Quantities or any information supplied by the Engineer is not guaranteed and is for reference only.

All work and materials shall be to the satisfaction of the Drainage Superintendent who may vary these specifications as to minor details but in no way decrease the proposed capacity of the drain.

The Contractor shall be responsible for the notification of all utilities and pipeline companies prior to the start of construction.

-2-

3. Plans and Specifications

These specifications shall apply and be part of the contract along with the General Specifications for Closed Drains and the General Specifications for Open Drains. This Specification of Work shall take precedence over all plans and general conditions pertaining to the contract. The Contractor shall provide all labour, equipment, and supervision necessary to complete the work as shown in the Plans and described in these specifications. Any work not described in these specifications shall be completed according to the Ontario Provincial Standard Specifications and Standard Drawings.

Any reference to the Owner contained in these contract documents shall refer to the Municipality of Brooke-Alvinston or the Engineer authorized by the Municipality to act on its behalf.

4. Health and Safety

The Contractor at all times shall be responsible for health and safety on the worksite including ensuring that all employees wear suitable personal protective equipment including safety boots and hard hats.

The Contractor shall be responsible for traffic control as per the Ontario Traffic Manual Book 7 – Temporary Conditions (latest revision) when working on public road allowances. A copy of a traffic control plan shall be kept on site at all times. The Contractor shall maintain suitable barricades, warning lights, and temporary traffic notices, at his expense, in their proper position to protect the public both day and night. Flagmen are the responsibility of the Contractor when working on the road allowance and when entering or exiting a worksite onto a roadway.

The Contractor shall be responsible to ensure that all procedures are followed under the Occupational Health and Safety Act to ensure that work sites are safe and that accidents are prevented. In the event of a serious or recurring problem, a notice of noncompliance will be issued. The Contractor will be responsible for reacting immediately to any deficiency and correcting any potential health and safety risk. Continuous disregard for any requirement of the Occupational Health and Safety Act could be cause for the issuance of a stop work order or even termination of the contract.

He shall also ensure that only competent workmen are employed onsite and that appropriate training and certification is supplied to all employees.

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5. Weather Conditions

Work shall be carried out under this Report and completed within the agreed upon schedule as permitted by weather. The Engineer or the Drainage Superintendent reserves the right to restrict construction and access to the site based on the weather and ground conditions.

6. Removals

The existing catchbasin on the existing Main Drain on either side of Oil Springs Line shall be removed and the material disposed offsite. The existing tile shall be plugged with concrete and filter cloth on both side of the road. The ditch and channel shall be regraded to slope to the proposed catchbasins located to the east.

7. Expose Existing Drain

The existing tile drain (Main Drain and West Branch) is to be excavated in several locations across the N1/2 Lot 12, Concession 2 and the SE1/4 Lot 11 and SW1/4 Lot 12, Concession 3 to establish its location. The Drainage Superintendent shall confirm location of the proposed tile at the time of construction. Any tile broken during excavation shall be repaired with HDPE smooth wall pipe of the same capacity/size.

8. Installation of Tile

The Contractor shall supply, install, and backfill the specified sizes of tile and pipe to the depths and grades as shown on the drawings and as follows:

Main Drain

0+410 to 0+574 – 750 mm dia. concrete tile
0+574 to 1+026 – 825 mm dia. concrete tile

West Branch

1+040 to 1+342 – 450 mm dia. concrete tile
1+342 to 1+644 – 350 mm dia. concrete tile

Concrete tile shall conform to ASTM C412, extra quality tile. Tile shall have a circular interior and exterior shape. HDPE smooth wall pipe shall be coupler joint (320 kPa).

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It is intended that the proposed tile drain be located approx. 2 metres east of the existing tile drain in the N1/2 Lot 12, Concession 2 and 2 metres north of the existing tile drain in the SW1/4 Lot 12 and the SE1/4 Lot 11, Concession 3. The location of the existing tile main shall be confirmed by excavating and exposing the tile by the Contractor prior to construction. The final location of the tile shall be determined at the time of construction by the Drainage Superintendent.

The trenching and laying of the tile shall be done by wheel machine, except in areas of soil instability, unless approved by the Engineer. All tile joints shall be wrapped with a minimum 300 mm width of Drain Wrap (Terrafix 270R or approved equal). The filter fabric shall be overlapped by 450 mm at the top of the tile. The tile shall be laid in straight lines or on smooth gradual curves with a minimum radius or 25 metres. Where approved by the Engineer (or specified) the tile may be laid in tighter curves by sawcutting joints. The maximum deflection of one tile joint shall be 22 degrees. Turns of greater than 22 degrees shall require the use of manufactured bends (PE smooth wall).

Laser control shall be used to ensure proper grades. The grades calculated on the Profile are to the invert of the tile and pipe with allowances to be made by the Contractor for the wall thickness of the tile and pipe. The depths shown and figured are from ground level to the invert of the pipe along the line of the proposed drain. Should an error appear in the figured depth at any station or stations, the grade shall be made to correspond with that shown on the Profile without extra charge.

A trencher or an excavator may be used to excavate the trench. If an excavator is used, then the bottom is to be rounded with a shovel prior to the placement of the tile. Drainage stone shall be placed on the trench bottom to ensure a smooth grade and up to the springline of the pipe to provide support for the pipe. Prior to backfilling, the tile shall be covered manually to a depth of approx. 100 mm over the pipe to ensure that the tile and pipe are not displaced by large clumps of earth. The trench shall be backfilled with excavated material free of stones, broken tile or other deleterious material. All stones larger than 100 mm in diameter evident immediately after construction shall be picked up by the Contractor and disposed offsite. The Owners are responsible for stones after that. The material shall be left windrowed over the trench to allow for settlement.

If the land level must be lowered in order to carry out trenching operations, then it is up to the Contractor to determine if it is necessary and include any extra cost involved. He shall first strip the topsoil to its full depth and stockpile it along one side of the working width and then grade the area to allow the trenching to be carried out. All excavated material shall be windrowed on the side opposite the trench that the topsoil is stockpiled.

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After trenching and backfilling operations are complete, the topsoil shall be spread to its original depth.

All areas disturbed by construction, except the material windrowed over the trench, shall be left in a condition suitable for cultivation. Final levelling or the removal of excess material shall be the responsibility of the property owner.

The Contractor shall not operate any trenching or backfill equipment, delivery trucks or equipment, pickup trucks or other vehicles along or over the trench during or after construction. The Contractor shall be responsible for any damage caused by any equipment or vehicles operated over the trench. If the Contractor must cross the trench, he will do so in one area.

The Landowners are also warned not to operate farm equipment over the trench or along the length of the trench in order to protect the tile.

10. Outlet Works

A 12 metre length of 750 mm HDPE smooth wall pipe shall be installed at the outlet of proposed tile drain (sta. 0+394 to 0+406). A manufactured rodent grate shall be installed at the end of the outlet pipe. HDPE pipe shall be coupler joint or bell & spigot (320 kPa).

Erosion protection made up of rip rap and filter fabric shall be installed on the channel sideslope from the bottom of the channel to the top of the bank and for a distance of 1 metre on either side of the pipe. It shall extend to the water's edge or a minimum of 1 metre from the end of the pipe. The erosion protection is to extend east 1 metre past the existing outlet pipe which is to be removed.

Rip rap shall be made up of 150 mm to 300 mm quarry stone or approved equal. The area to receive the rip rap shall first be graded to allow the placement of the rip rap to a depth of 400 mm below finished grade. After grading, a layer of filter fabric (Terrafix 270R or approved equal) is to be placed with any joints overlapped a minimum of 600 mm. Rip rap shall then be placed with the smaller pieces placed in the gaps and voids to give it a uniform appearance.

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9. Road Crossing

The road crossing under Oil Springs Line shall consist of approx. 14 metres of 900 mm dia. HDPE smooth wall pipe extending from DICB#2 to DICB#3. An overflow pipe consisting of 15 metres of 750 mm dia. HDPE smooth wall pipe shall also be installed.

The crossing shall be installed to the depths and grades as shown on the drawings section and in accordance with the accompanying details. The HDPE pipe shall be 320 kPa with smooth interior walls, coupler joints or bell & spigot.

The pipes shall be bedded with granular "A" from 150 mm below the invert to 300 mm above the top of the pipe. The trench shall be backfilled with granular "A" to finished grade. All granular material shall be compacted to 98% modified proctor density.

The existing road ditch on the south side of Oil Springs Line and the channel on the north side of Oil Springs Line shall be graded to the proposed catchbasins.

10. Ditch Inlet Catchbasins and Junction Boxes

The junction box and ditch inlet catchbasin shall be installed to the elevations and in the locations shown on the drawings as follows:

Structure	Sta.	Type	Top Inlet Elev.	Outlet Invert	Inlet Invert	
DICB#1	1+026	900 mm x 1200 mm c/w grate	207.17	205.79S (825)	205.81N (900)	
DICB#2	1+040	900 mm x 1200 mm c/w grate	200.17	205.83S (900)	206.25N (450)	
JB#3	1+048	600 mm x 600 mm c/w concrete lid	207.85	206.26S (450)	206.27W (450)	206.27E (200)
JB#4	1+342	600 mm x 600 mm c/w concrete lid	207.48	206.62E (450)	206.64W (350)	
JB#5	1+644	600 mm x 600 mm c/w concrete lid	208.08	207.01E (350)	207.23W (200)	

The DICBs shall be a 900 mm x 1200 mm square precast concrete structures with 2:1 top slope and birdcage type manufactured grate. The JB's shall be a 600 mm x 600 mm square precast concrete structure with a flat top and concrete lid. The structures shall be made with the top sections separate from the base sections in order to allow riser sections to be

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installed or removed as necessary (i.e. the base section shall not extend for more than 150 mm above the top of the highest opening in the base section). The wall thickness of all structures shall be 115 mm and each shall have a 300 mm sump.

DICB#1 and DICB#2 shall be set with the inlet 100 mm below the channel bottom. The JB's shall be set with the top of lid approx. 350 mm below existing ground elevation. The structures shall be set on a layer of pea stone or drainage stone. The pea stone or drainage stone shall be extended up to the springline of the inlet and outlet pipe connections.

The tile/pipe at the connection to the DICB's and JB's shall be concreted on both the inside and outside prior to backfilling. Any pipe or tile shall not protrude more than 50 mm inside the wall. The joints between the proposed pipe and the existing pipe shall be wrapped with filter cloth as approved by the Drainage Superintendent.

11. Access Culvert (sta. 0+403)

The existing access culvert/overflow pipe at sta. 0+403 under the existing lane shall be removed and reinstalled in its existing location after the tile outlet pipe has been constructed. It shall be replaced in the future with 15 metres of 750 mm dia. HDPE smooth wall pipe (320 kPa). The pipe shall be installed to the elevations and grade shown on the drawings.

The pipe shall be bedded with clear stone from the bottom of the excavation to the springline and backfilled to finished grade with granular "A". Granular "A" shall be compacted to 98% modified proctor density.

12. East Branch (0+000 to 0+298)

The existing access culvert on the East Branch shall be removed from the channel. All material removed shall be disposed offsite at the expense of the Contractor.

The sideslopes of the channel shall be graded to match the bottom width and the sideslopes (minimum 1.5:1) upstream and downstream. The sideslopes shall be hand seeded immediately after excavation. Double straw matting shall be placed on the excavated sideslopes. The double straw matting shall be Terrafix 100% Straw Fibre – Double Net S200 with biodegradable netting or approved equal and shall be installed as per manufacturers specifications

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The area at the top end of the channel from sta. 0+274 to 0+298 shall be excavated to the grade and depth shown on Drawing no. 5. The excavated material shall be disposed offsite by the Contractor.

13. Regrade Road Ditch South Side of Oil Springs Line

The existing road ditch on the south side of Oil Springs Line from the existing catchbasin east to the proposed DICB#1 shall be graded in order to direct the surface water to DICB#1.

14. Existing Tile Drain

The existing Tait Swartz Drain from the existing catchbasin on the south side of Oil Springs Line shall be left in place. At such time as the Owner of the N1/2 Lot 12 retiles the lands west of the existing tile drain, he may reconnect to the proposed tile drain. At this time the existing tile drain shall be abandoned and the existing catchbasin on the south side of Oil Springs Line shall be removed.

15. Brushing and Tree Removal

Trees and brush shall be removed from the outlet channel downstream from the Main Drain to the west side of Ebenezer Road. Trees shall be removed only as necessary to get access to the channel. No trees shall be planted for a minimum distance of 20 metres on either side of the drainage works. The trees and brush shall be piled in one pile and burned onsite subject to local bylaws and guidelines of the Ministry of the Environment.

13. Channel Improvements

The existing channel portion of the West Branch shall be excavated to the Profile shown on the drawings. Excavation shall be carried out from the north side of the channel with the excavated material placed a minimum of 2 metres from the top of the bank. It is intended that disturbance of the existing sideslopes be kept to a minimum.

The East Branch consists of a channel extending from the road crossing (sta. 0+00) east to Ebenezer Road (sta. 0+298). It shall be excavated in the future to the Profile shown on the drawings. Excavation shall be carried out from the north side of the channel with the excavated material placed a minimum of 2 metres from the top of the bank. It is intended that disturbance of the existing sideslopes be kept to a minimum.

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The excavated material shall be leveled to a maximum thickness of 150 mm and left in a condition suitable for cultivation. Excavated material shall not be placed in low runs or swales outletting surface water to the channel.

16. Access Culverts (future)

There are 2 access culverts located on the existing channel on the north side of Oil Springs Line. They shall be replaced in the future as follows:

Access culvert no. 1 shall be replaced with 12 metres of 750 mm dia. HDPE smooth wall pipe with coupler joints and rip rap endwalls. Access culvert no. 2 shall be replaced with 12 metres of 450 mm dia. HDPE smooth wall pipe with coupler joints and rip rap endwalls.

The proposed access culverts shall be installed in the same general location as the existing access culverts. The culvert shall be installed with the invert 10% below the proposed channel bottom elevation and to grade shown on the Profile.

If an owner requests a longer culvert than that specified above, the extra cost shall be assessed to the Owner as a special benefit assessment.

The culvert may be moved upstream or downstream as necessary to avoid existing tile outlets. If they cannot be avoided, the tile outlets shall be extended upstream or downstream of the proposed culvert and shall be done with non-perforated HDPE agricultural tubing with a manufactured coupling, elbow and rodent grate. Any tile outlets extended as a result of extra length requested by an owner shall be extended at the owner's expense.

The bottom of the excavation shall be excavated to the required depth with any over excavation backfilled with granular material or drainage stone. Any granular material approved by the Drainage Superintendent shall be stockpiled adjacent to the site for reuse as backfill. All other material shall be disposed offsite by the Contractor.

When the pipe has been installed to the proper grade and depth, the excavation shall be backfilled with drainage stone from the bottom of the excavation to the springline of the pipe. Care shall be taken to ensure that the backfill on either side of the culvert does not differ by more than 300 mm so that the pipe is not displaced. The access culverts shall be backfilled from the springline to with granular "B" (or stockpiled material) to within 150

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mm of finished grade. The top 150 mm for access culverts shall be backfilled with compacted granular "A" material to finished grade.

All granular bedding material shall be mechanically compacted to 95% modified standard proctor density. All backfill material above the springline shall be mechanically compacted using appropriate compaction equipment.

End protection shall consist of rip rap material placed at a minimum 1.5:1 sideslope. The rip rap shall consist of 150 mm x 300 mm quarry stone or approved equal. The area to receive the rip rap shall be graded to a depth of 400mm below finished grade. Filter fabric (Terrafix 270R or approved equal) shall then be placed with any joints overlapped a minimum 600mm. The quarry stone shall then be placed with the smaller pieces placed in the gaps and voids to give it a uniform appearance.

17. Subsurface Drainage

All existing subsurface drains in the N1/2 Lot 12, Concession 2 and the SE1/4 Lot 11 and SW1/4 Lot 12, Concession 3 be reconnected to the proposed tile drains unless otherwise noted on the drawings or as directed by the Drainage Superintendent.

For subsurface drains 100 mm and 150 mm, the upstream end of the subsurface drain shall be connected to the tile drain at a 45 degree angle. A suitable length of equivalent sized PE agricultural tubing shall be used to connect the drains. Manufactured fittings shall connect the PE tile to the existing drain and to the concrete tile. The connections shall be carefully backfilled to ensure there is adequate support under the pipe and large clumps of clay do not displace the tile. It is recommended that drainage stone be used under the connections at the tile drain.

The existing tile drain is to be plugged with concrete at each location (upstream and downstream) that a subsurface drain is extended to the proposed drain. Each end is to be wrapped with filter cloth.

15. Silt Fence

The Contractor shall construct a silt fence on the west side of Ebenezer Road prior to the construction. The silt fences shall consist of filter fabric approved for the purpose (OPSD 219.110). The silt fence shall remain in place until construction is complete. Any sediment that has collected upstream of the silt fence shall be removed prior to the removal of the silt fence.

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16. Environmental Considerations

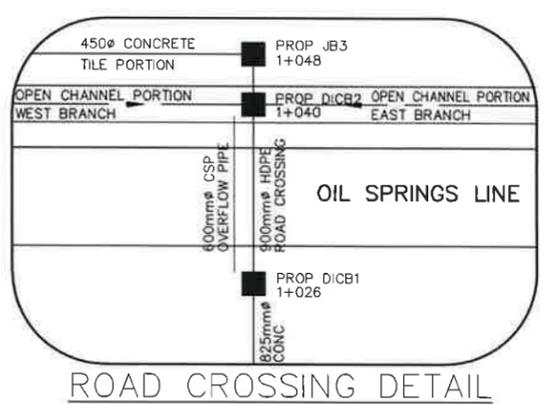
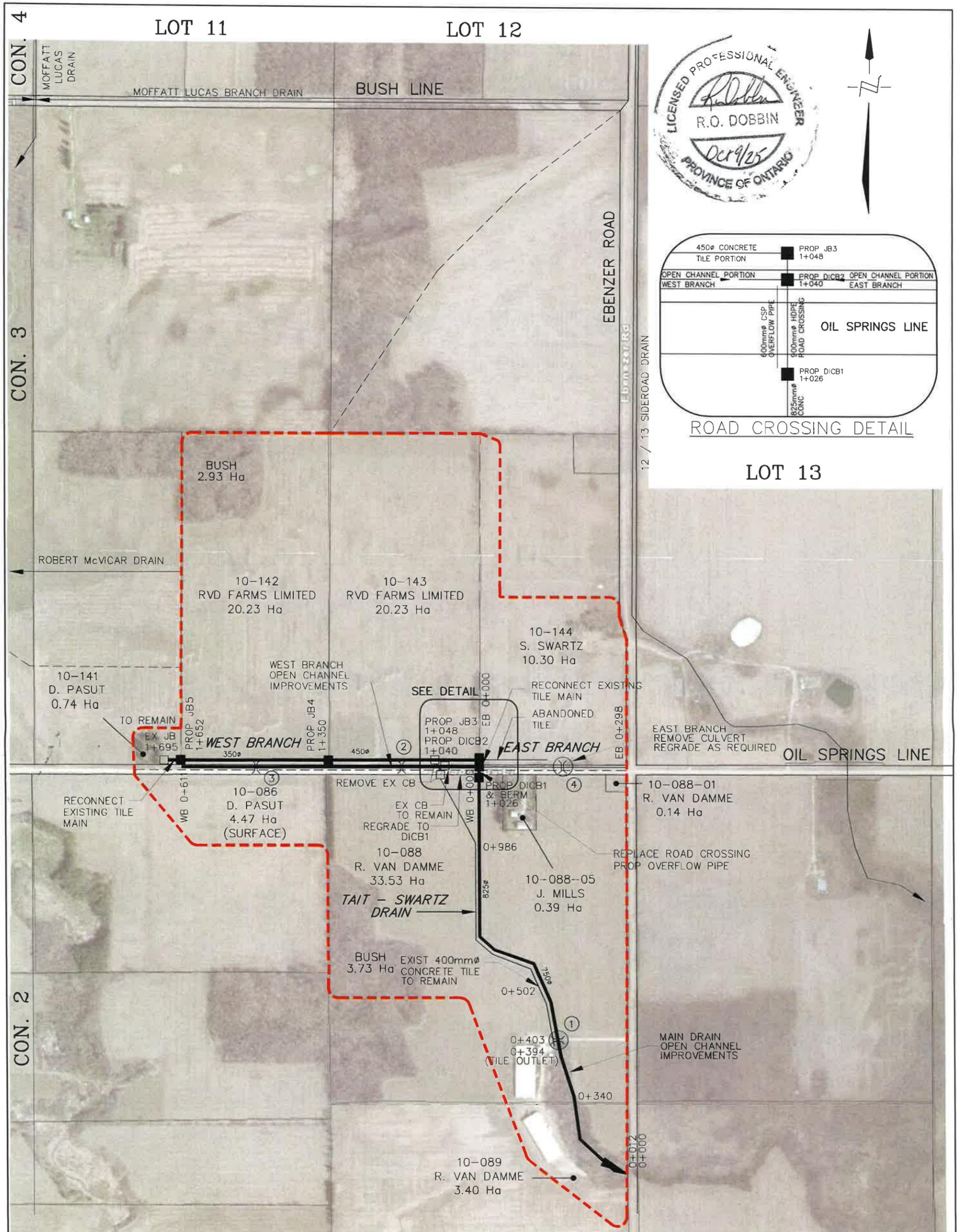
The Contractor shall take care to adhere to the following considerations:

- Operate machinery in a manner that minimizes disturbance to the banks of the watercourse.
- Erosion and sediment control measures must be installed prior to construction to prevent sediment from entering the water body.
- All granular and erosion control materials shall be stockpiled a minimum of 1.5 metres from the top of the bank or excavation. Material shall not be placed in surface water runs or open inlets that enter the channel.
- All activities, including maintenance procedures, shall be controlled to prevent the entry of petroleum products, debris, rubble, concrete, or other deleterious substances into the water. Vehicle and equipment refuelling and maintenance shall be conducted away from the channel, any surface water runs, or open inlets. All waste materials shall be stockpiled well back from the top of the bank and all surface water runs and open inlets that enter the drain.
- When possible, all construction within the open channel shall be carried out during periods of low flow or in dry conditions.
- The Contractor shall conduct regular inspections and maintain erosion and sediment control measures and structures during the course of construction.
- The Contractor shall repair erosion and sediment control measures and structures if damage occurs.
- The Contractor shall remove non-biodegradable erosion and sediment control materials once site is stabilized.
- Remove all construction materials from site upon project completion.

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17. Miscellaneous

Pea stone shall be placed as bedding for the concrete tile where poor soil conditions are encountered, where existing channels are crossed or as directed by the Drainage Superintendent.



LEGEND

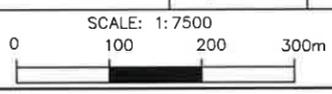
- DRAINAGE AREA
- TAIT - SWARTZ DRAIN
- MUNICIPAL DRAIN
- ⌋ EXISTING CULVERT
- ⊗ EXISTING CULVERT TO BE REPLACED
- ⊗ EXISTING CULVERT TO BE REMOVED
- ① CULVERT NUMBER
- EXISTING CB
- PROPOSED CB



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

DRAWING NAME: Tait-Swartz Drain PROJECT No. 2024-1599

APPROVED	NO.	REVISIONS	DATE	BY
R. DOBBIN				
CHECKED				
B. VAN RUITENBURG	1	FINAL REPORT	OCT. 09, 2025	CS
DRAWN				
C. SAUNDERS				



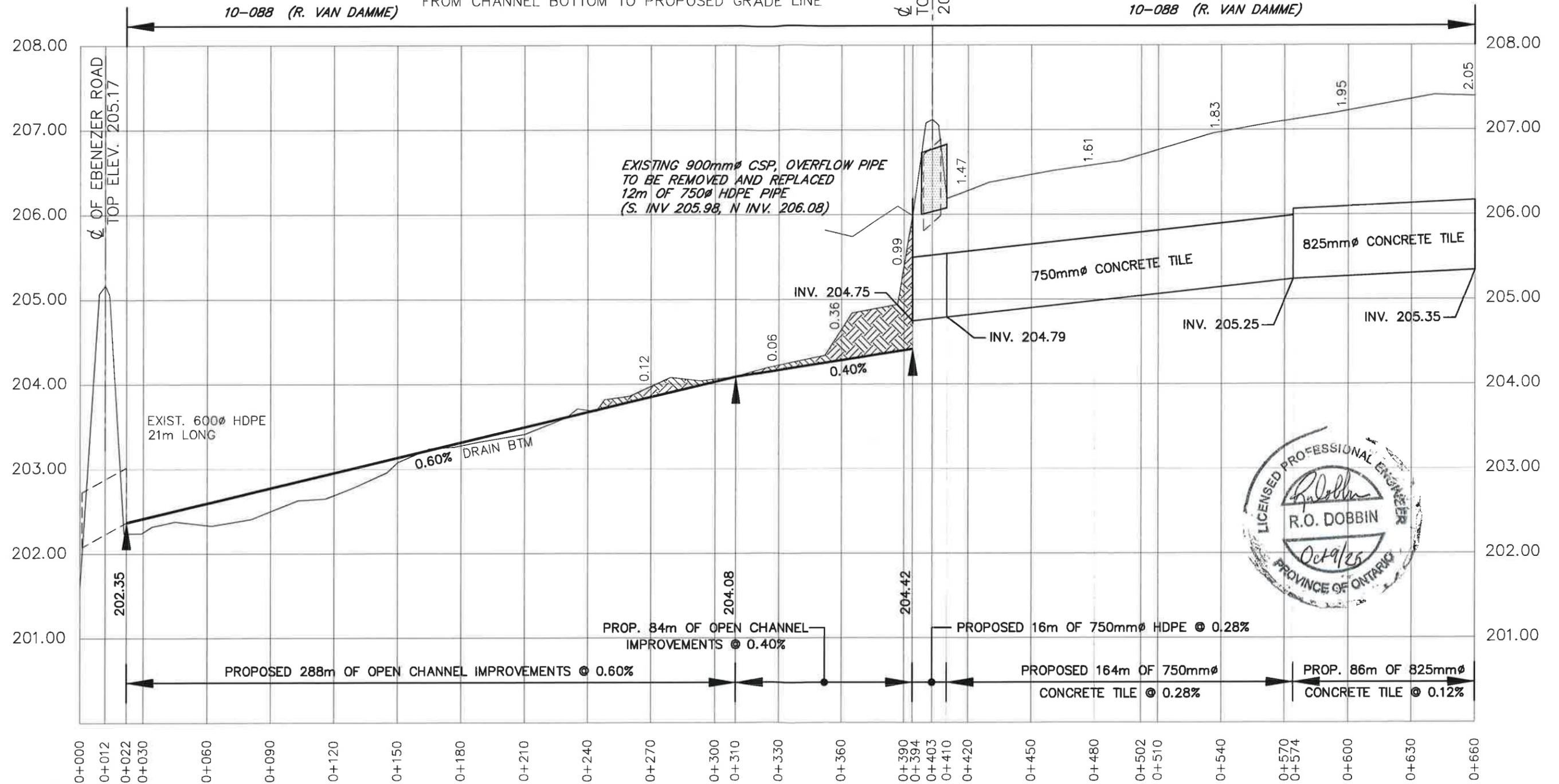
MUNICIPALITY of BROOKE - ALVINSTON
TAIT - SWARTZ DRAIN
PLAN

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of 8

Last Updated: October 09, 2025

GENERAL NOTES

1. BENCHMARK No.1 ELEV. 206.71
TOP OF EXISTING 900mm ϕ CSP ACCESS
CULVERT AT STATION 0+403
2. UPPER NUMBERS ARE DEPTH FROM EXISTING
GROUND TO PROPOSED TILE INVERT
3. LOWER NUMBERS ARE DEPTH OF EXCAVATION
FROM CHANNEL BOTTOM TO PROPOSED GRADE LINE



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Petrolia Ontario, N0N 1R0
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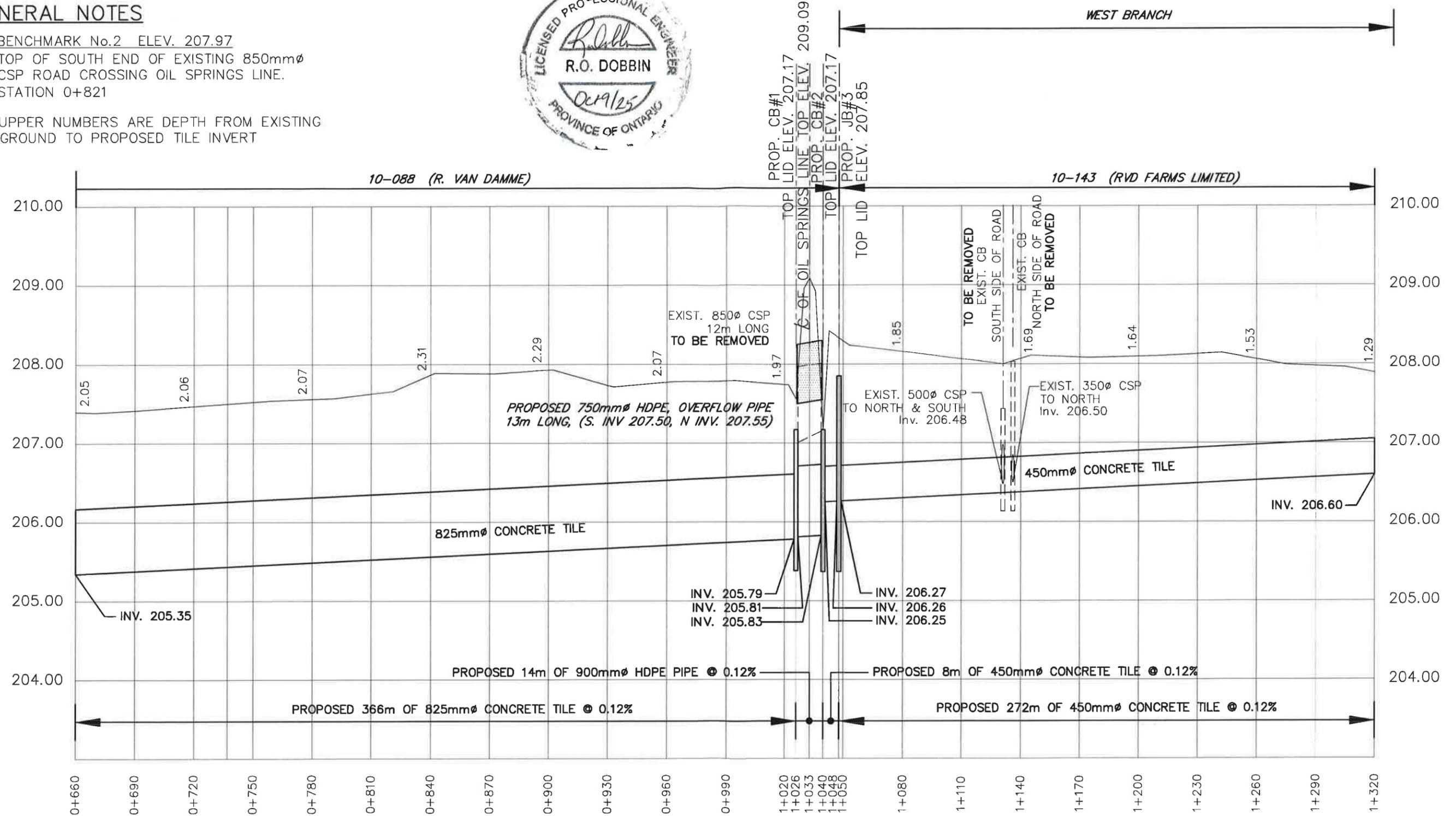
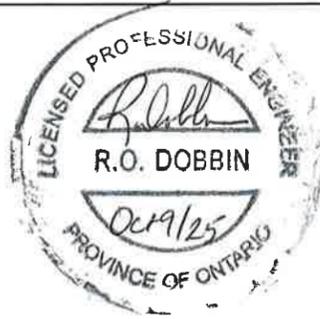
APPROVED	NO.	REVISIONS	DATE	BY
R. DOBBIN				
CHECKED	1	FINAL REPORT	OCT. 09, 2025	CS
B. VAN RUITENBURG				
DRAWN	SCALE: 1:2,000			
C. SAUNDERS	0 20 40 60m			

MUNICIPALITY of BROOKE - ALVINSTON
TAIT SWARTZ DRAIN
PROFILE

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of 8

GENERAL NOTES

- BENCHMARK No.2 ELEV. 207.97
TOP OF SOUTH END OF EXISTING 850mm ϕ CSP ROAD CROSSING OIL SPRINGS LINE. STATION 0+821
- UPPER NUMBERS ARE DEPTH FROM EXISTING GROUND TO PROPOSED TILE INVERT



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DRAWING NAME:
Tait Swartz Drain & West Branch Profile 2

PROJECT No.
2024-1709

APPROVED R. DOBBIN	NO.	REVISIONS	DATE	BY
CHECKED B. VAN RUITENBURG	1	FINAL REPORT	OCT. 09, 2025	CS
DRAWN C. SAUNDERS	SCALE: 1:2,000			
0 20 40 60m				

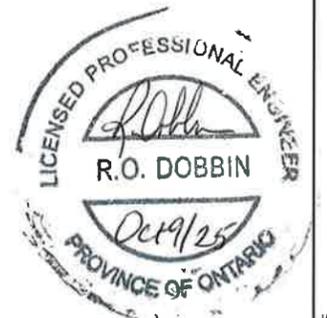
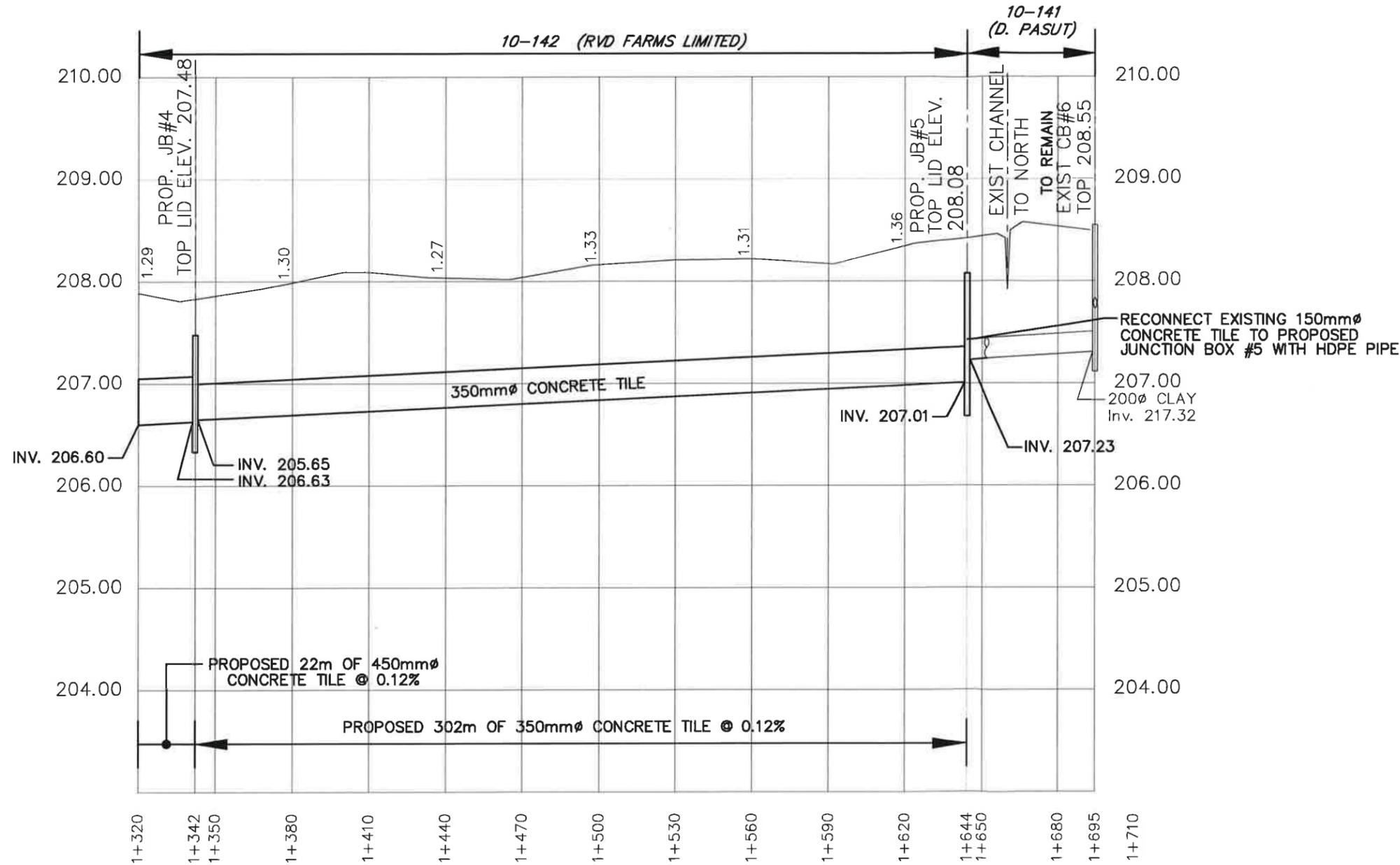
MUNICIPALITY of BROOKE - ALVINSTON
TAIT SWARTZ DRAIN & WEST BRANCH
PROFILE

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of 8

GENERAL NOTES

1. BENCHMARK No.3 ELEV. 207.85
 TOP OF EAST END OF EXISTING 600mm ϕ
 HDPE ACCESS CULVERT AT STATION 0+459
 ON WEST BRANCH DRAWING.

2. UPPER NUMBERS ARE DEPTH FROM EXISTING
 GROUND TO PROPOSED TILE INVERT



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

DRAWING NAME:
 Tait Swartz Drain - West Branch Profile 1

PROJECT No.
 2024-1709

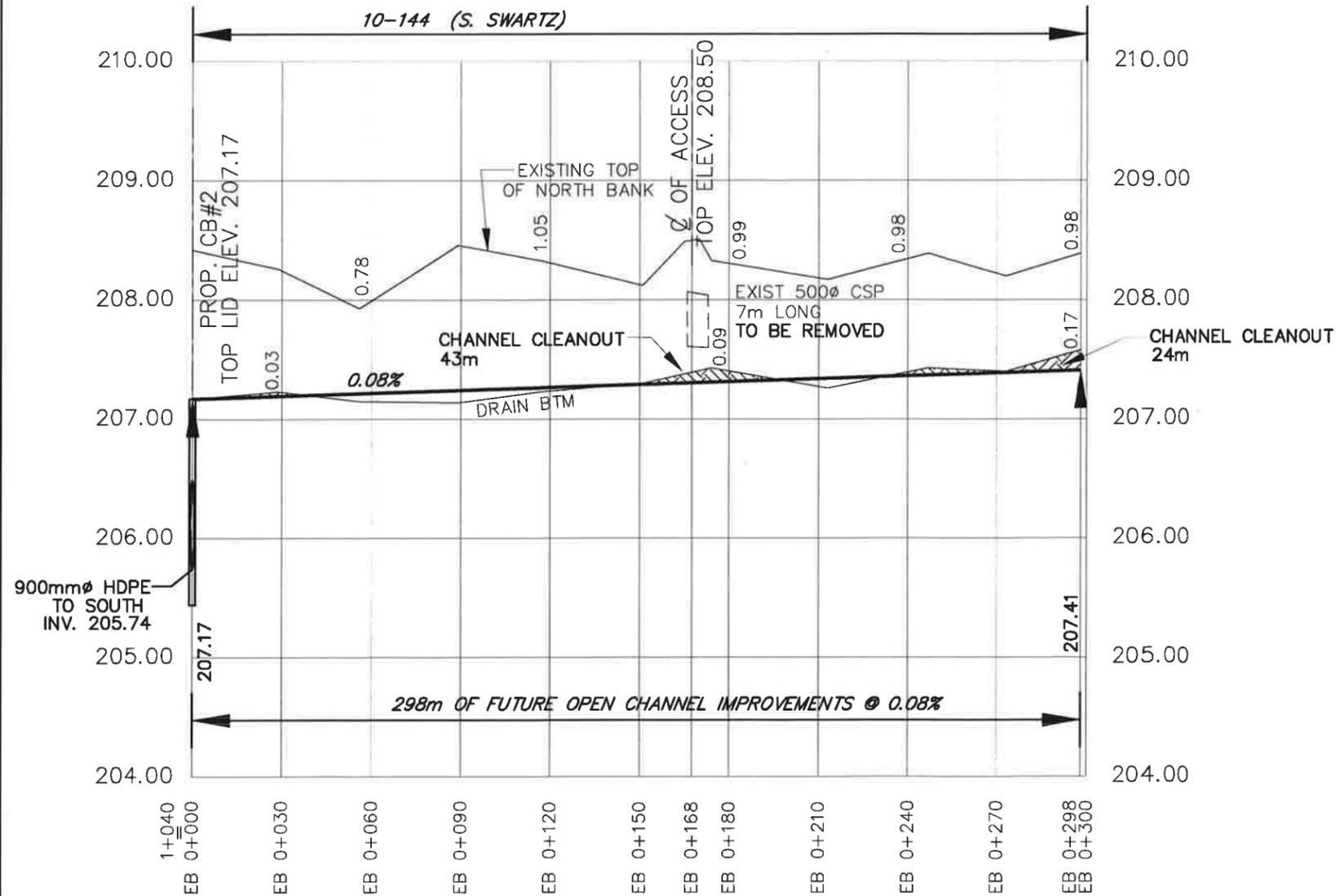
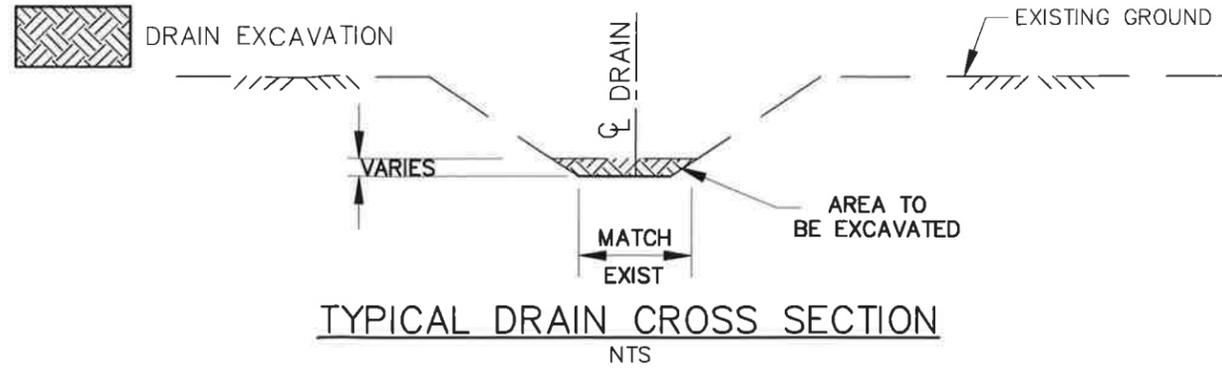
APPROVED R. DOBBIN	NO.	REVISIONS	DATE	BY
CHECKED B. VAN RUITENBURG	1	FINAL REPORT	OCT. 09, 2025	CS
DRAWN C. SAUNDERS	SCALE: 1:2,000			

MUNICIPALITY of BROOKE - ALVINSTON
TAIT SWARTZ DRAIN - WEST BRANCH
PROFILE

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of 8

GENERAL NOTES

- BENCHMARK No.4 ELEV. 208.04
TOP OF EAST END OF EXISTING 500mm ϕ CSP ACCESS CULVERT AT STATION 0+168
- UPPER NUMBERS ARE DEPTH FROM TOP OF BANK TO THE PROPOSED GRADELINE.
- LOWER NUMBERS ARE DEPTH OF EXCAVATION FROM CHANNEL BOTTOM TO PROPOSED GRADE LINE



R Dobbin Engineering Inc.
 4218 Oil Heritage Road
 Petrolia Ontario, N0N 1R0
 Phone: (519) 882-0032 Fax: (519) 882-2233

DRAWING NAME: Tait Swartz Drain - East Branch Profile 1
 PROJECT No. 2024-1709

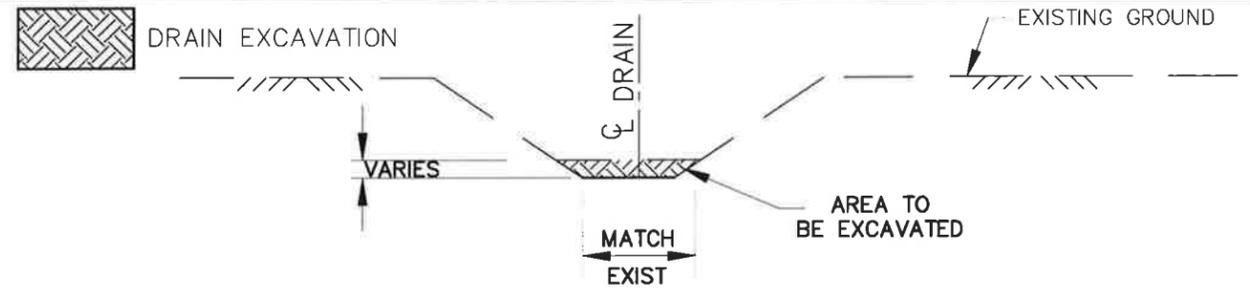
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R. DOBBIN				
CHECKED	1	FINAL REPORT	OCT. 09, 2025	CS
B. VAN RUITENBURG				
DRAWN	SCALE: 1:2,000			
C. SAUNDERS	0 20 40 60m			

MUNICIPALITY of BROOKE - ALVINSTON
 TAIT SWARTZ DRAIN - EAST BRANCH
 PROFILE

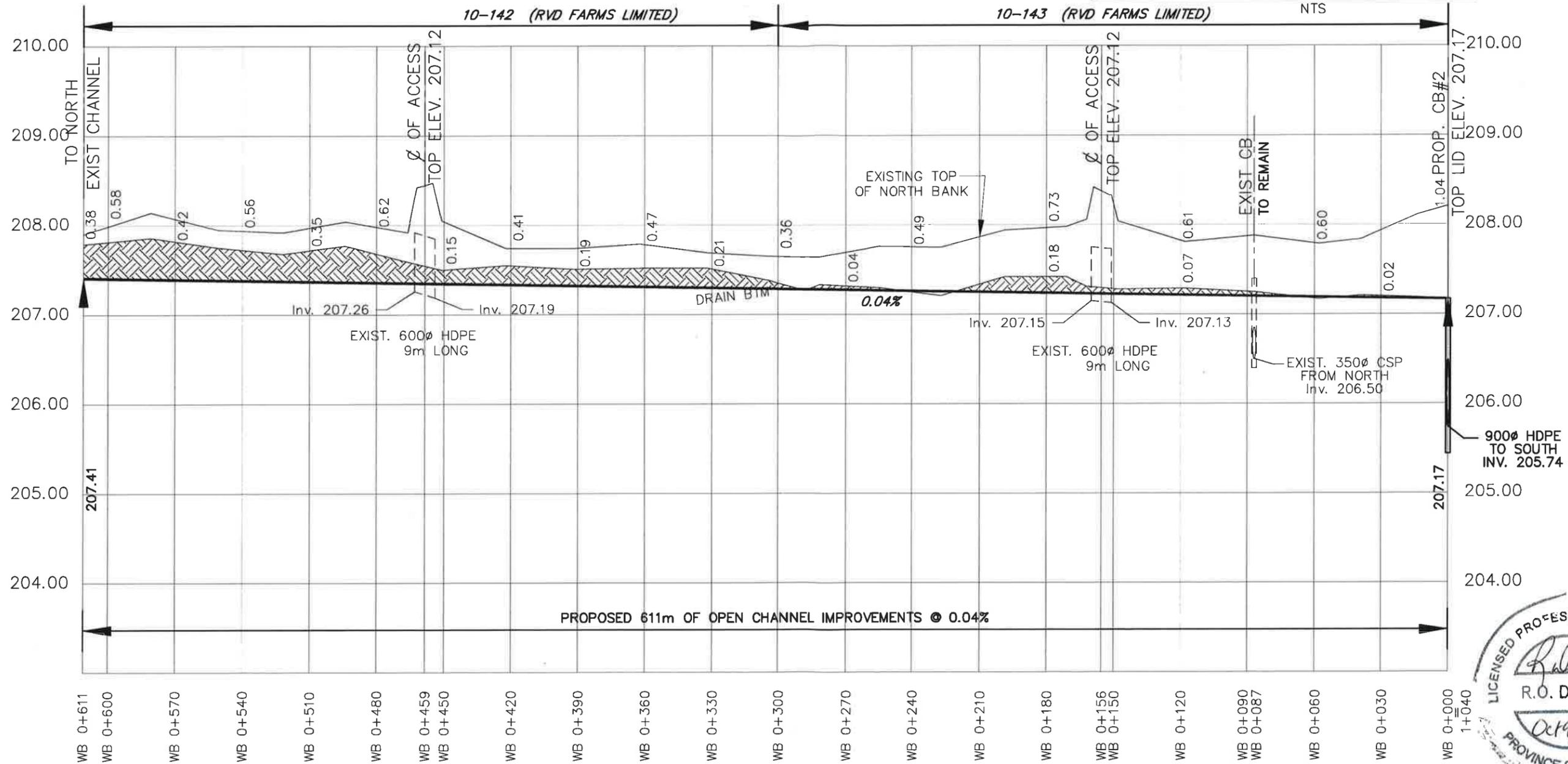
5
of 8

GENERAL NOTES

- BENCHMARK No.3 ELEV. 207.85
TOP OF EAST END OF EXISTING 600mmØ ACCESS CULVERT AT STATION 0+459
- UPPER NUMBERS ARE DEPTH FROM TOP OF BANK TO THE PROPOSED GRADELINE.
- LOWER NUMBERS ARE DEPTH OF EXCAVATION FROM CHANNEL BOTTOM TO PROPOSED GRADE LINE



TYPICAL DRAIN CROSS SECTION



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

DRAWING NAME:
Tait Swartz Drain - West Branch Profile 1

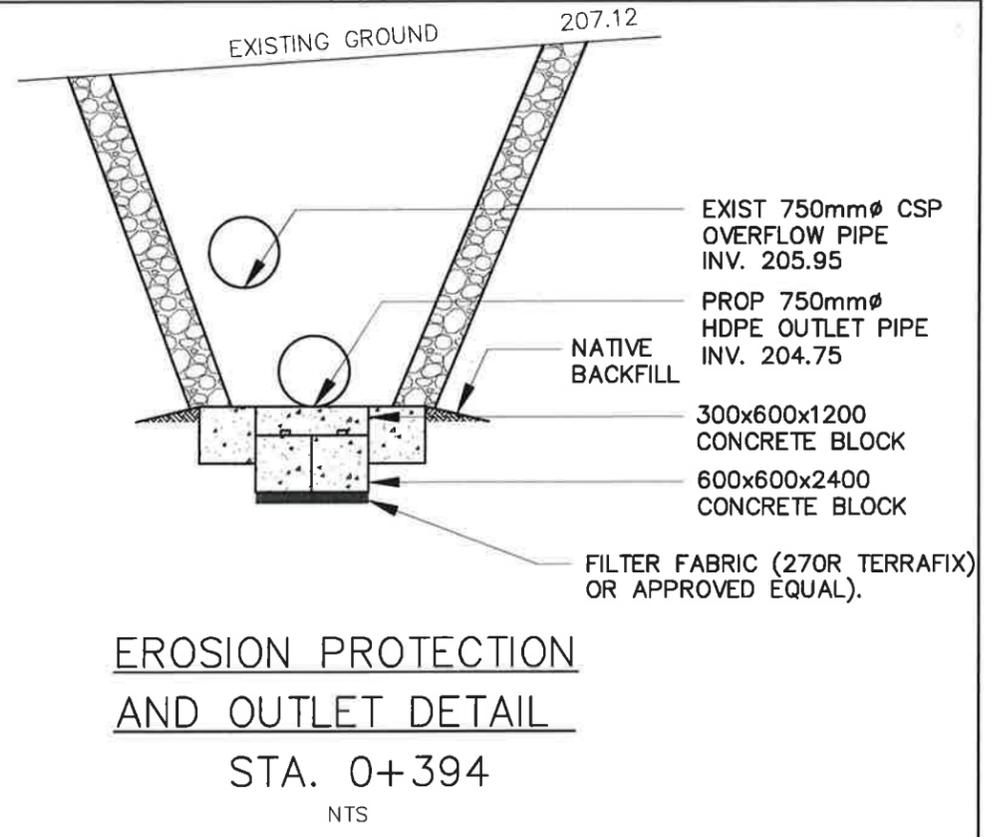
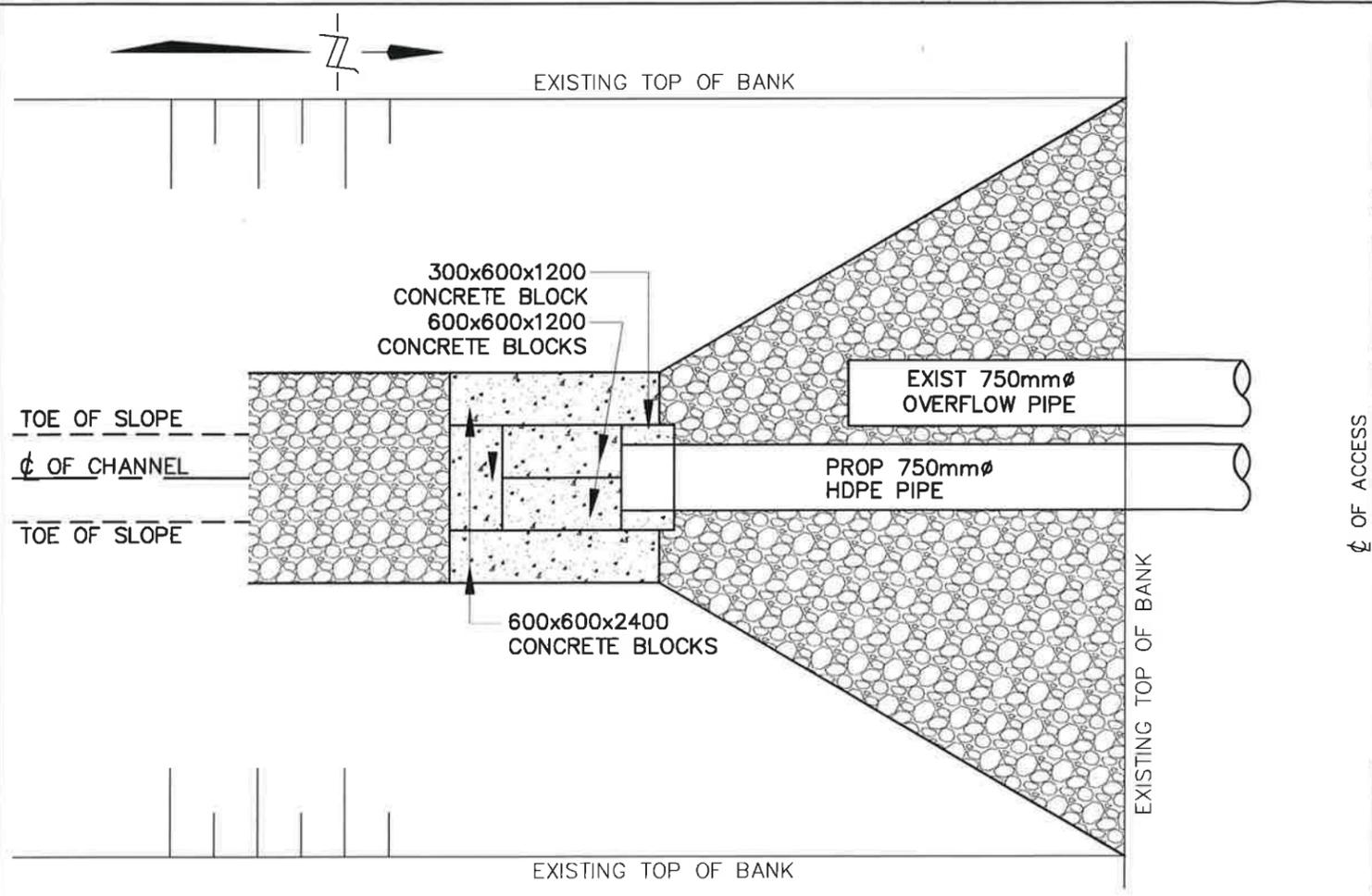
PROJECT No.
2024-1709

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R. DOBBIN				
CHECKED B. VAN RUITENBURG	1	FINAL REPORT	OCT. 09, 2025	CS
DRAWN C. SAUNDERS	SCALE: 1:2,000			



MUNICIPALITY of BROOKE - ALVINSTON
TAIT SWARTZ DRAIN - WEST BRANCH
PROFILE

6
of 8

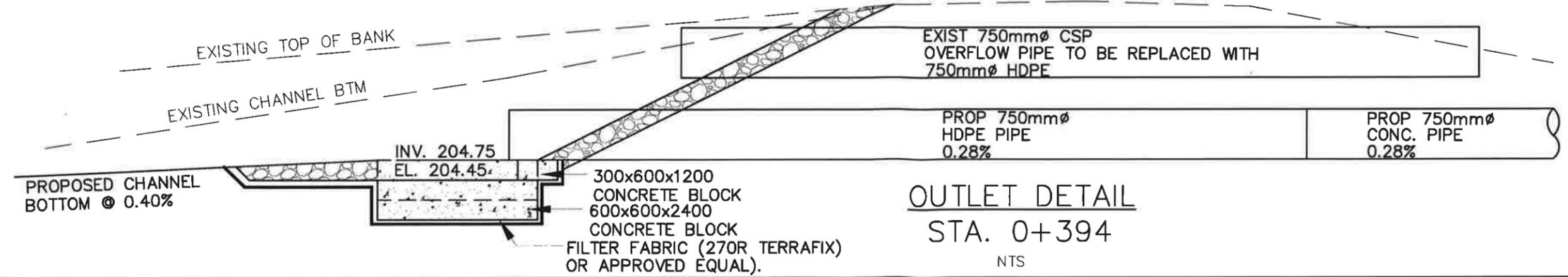


OUTLET DETAIL PLAN
STA. 0+394
 NTS

EROSION PROTECTION
AND OUTLET DETAIL
STA. 0+394
 NTS

BENCHMARK No.1 ELEV. 206.71
 TOP OF 900mmØ CSP ACCESS
 CULVERT AT STATION 0+403
 (BENCHMARK TO BE TRANSFERRED
 PRIOR TO CULVERT REMOVAL)

CL OF ACCESS 0+403
 TOP ELEV. 207.12



OUTLET DETAIL
STA. 0+394
 NTS



R Dobbin Engineering Inc.
 4218 Oil Heritage Road
 Petrolia Ontario, N0N 1R0
 Phone: (519) 882-0032 Fax: (519) 882-2233

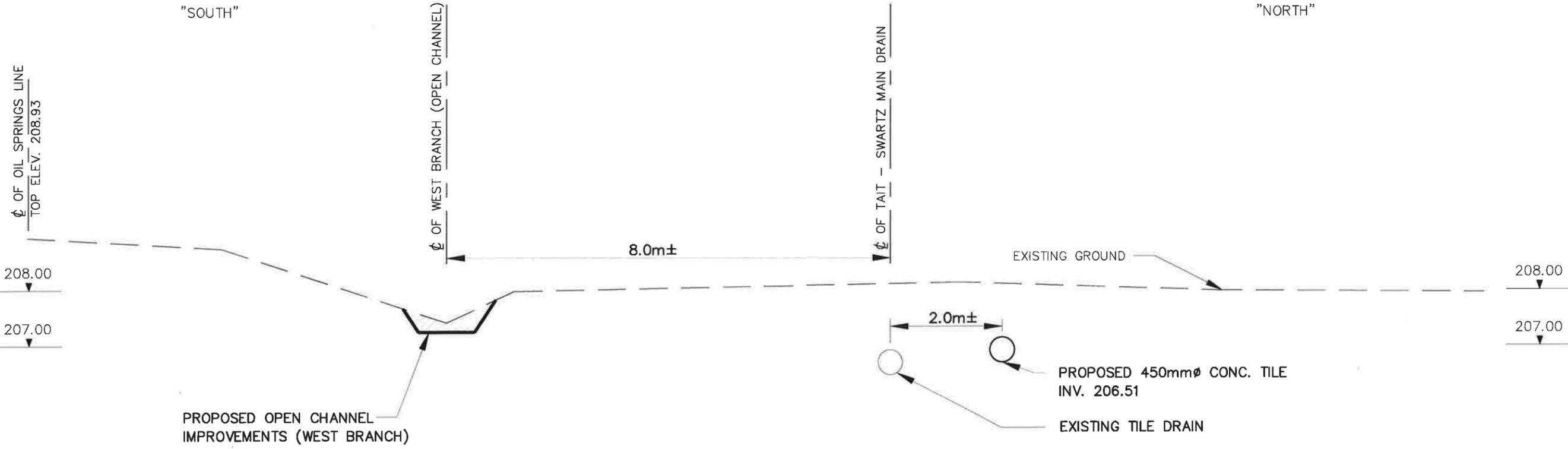
DRAWING NAME: Tait Swartz Drain Outlet Details
 PROJECT No. 2024-1599

APPROVED	NO.	REVISIONS	DATE	BY
R. DOBBIN				
CHECKED B. VAN RUITENBURG	1	FINAL REPORT	OCT. 09, 2025	CS
DRAWN C. SAUNDERS				

SCALE 1:75

MUNICIPALITY of BROOKE - ALVINSTON
TAIT SWARTZ DRAIN
OUTLET DETAILS

7
OF 8



SECTION 1+250 (MAIN DRAIN)
NTS

BENCHMARK No.1 ELEV. 206.71
TOP OF 900mmØ CSP ACCESS
CULVERT AT STATION 0+403
(BENCHMARK TO BE TRANSFERRED
PRIOR TO CULVERT REMOVAL)



R Dobbin Engineering Inc.
4218 Oil Heritage Road
Petrolia Ontario, N0N 1R0
Phone: (519) 882-0032 Fax: (519) 882-2233

DRAWING NAME:
Tait Swartz Drain Outlet Sections

PROJECT No.
2024-1599

APPROVED R. DOBBIN	NO.	REVISIONS	DATE	BY
CHECKED B. VAN RUITENBURG	1	FINAL REPORT	OCT. 09, 2025	CS
DRAWN C. SAUNDERS	SCALE 1:75			

MUNICIPALITY of BROOKE - ALVINSTON
TAIT SWARTZ DRAIN
SECTIONS

8
OF 8

ENCLOSURE

ESTIMATED NET ASSESSMENT

Conc.	Lot or Part	Roll No.	Owner	Total Assessment	Less Grant	Less Allowances	Net Assessment
Agricultural Lands							
2	Npt. L11	10-086	D. Pasut	4,384.00	1,461.33		2,922.67
	N1/2 L12	10-088	R. Van Damme	137,925.00	45,975.00	9,720.00	82,230.00
	S1/2 L12	10-089	R. Van Damme	5,174.00	1,724.67	8,160.00	-4,710.67
	SW1/4 L11	10-141	D. Pasut	3,335.00	1,111.67	180.00	2,043.33
	SE1/4 L11	10-142	RVD Farms Limited	91,030.00	30,343.33	1,810.00	58,876.67
	SW1/4 L12	10-143	RVD Farms Limited	79,889.00	26,629.67	1,810.00	51,449.33
	SE1/4 L12	10-144	S. Swartz	34,120.00	11,373.33		22,746.67
Non Agricultural Lands							
2	pt.N1/2 L12	10-088-05	J. Mills	1,429.00			1,429.00
Public Lands: roads							
	Oil Springs Line		Municipality of Brooke-Alvinston	56,853.00			56,853.00
Public Utilities							
				6,338.00			6,338.00
Totals				420,477.00	118,619.00	21,680.00	280,178.01

JAN 05 2026

RECEIVED

Dino Pasut

Why project went up \$70000.00
over 1 year

- I was to pay only \$1500.00 according to Dec 24 meeting, why is it now \$5000.00
- Have questions about certain expenses that are related to drain. Want to ask engineers about ~~cost~~ certain costs



BROOKE-ALVINSTON

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

JAN 05 2026

Phone: 519.898.2173

Fax: 519.898.5653

RECEIVED



November 27, 2025

" permission to address David Moores + legal counsel. "

**NOTICE OF CONSIDERATION OF DRAINAGE WORKS
Tait Swartz Drain 2025**

Dear Sir and/or Madam:

You are hereby notified that the Engineer appointed by the Council of the Municipality of Brooke-Alvinston under the *Drainage Act, 1990*, did, file at our office a report on the **Tait Swartz Drain 2025**.

This report will be considered at the **Brooke-Alvinston Municipal Office** on:

Thursday, January 8, 2026 at 4:30 pm

Attached is a copy of the Engineer's Report for the proposed drainage work for your perusal prior to the meeting. Please bring your copy of the report to the meeting.

If you wish to object to the report, please submit your written objections to the undersigned prior to the meeting.

APPEALS AGAINST ASSESSMENT ARE NOT CONSIDERED AT THIS MEETING.

If the report is adopted, you will receive a copy of the provisionally adopted by-law indicating the assessments and notifying you of the date of the first sitting of the Court of Revision. You are hereby requested to take notice that the proposed work included in the report will be commenced after all appeals have been finally resolved.

Jan. 5, 2026 From: Sandra Swartz/John Simatovic

Written objection(s) to report

Janet Denkers
Clerk Administrator

- 1) Pg 4 Recommendation # 6 clarification
- 2) Pg 7 # 8 - Special benefit clarification + costs
- 3) Pg 8 why is Petrovia Line in this Report?
- 4) Assessment Rate + Cost

Signed



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

November 17, 2025

Re: 6 and 7 Sideroad Drain

The attached Engineer's Report includes the extension of the 6 and 7 Sideroad Drain downstream from the intersection of Sutorville Road and Campbell Line for a distance of approx. 488 metres. The channel provides outlet for the 6 and 7 Sideroad Drain and the Government Drain no. 1. The Report was prepared at the request of an upstream Owner.

The Report does not intend to deepen or otherwise increase the capacity of the channel by increasing the grade. Calculations which are included in the Report indicate that the capacity of the channel is sufficient to accommodate the upstream channels.

The purpose of the Report is to address erosion issues along the channel sideslopes. During the survey of the channel, it was noted that the sideslopes on both sides of the channel were undercut and slipping and trees were sliding into the channel generally through the NW1/4 Lot 7, Concession 1. There is bank slippage along the northeast bank for a short distance into the NE1/4 Lot 7. This Report recommends that the sideslopes of the channel be repaired in the area of the road and the cultivated fields adjacent to the channel.

Ray Dobbin
R. Dobbin Engineering Inc.



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

November 17, 2025

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

Gentlemen and Madame:

Re: 6 and 7 Sideroad Drain

In accordance with your instructions, I have undertaken an examination of the 6 and 7 Sideroad Drain with regards to extending and improving the channel downstream from the intersection of Sutorville Road and Campbell Line into the N1/2 Lot 7, Concession 1. The section of the drainage works where the improvements are to be carried out have been surveyed with elevations taken as required.

Authorization under the Drainage Act

This Engineers Report has been prepared under section 78 of the Drainage Act as per the request of upstream Owners. The channel downstream on Sutorville Road is not part of the municipal drainage works and therefore must be extended downstream in order to carry out the improvements.

Section 78 allows the maintenance or repair of any drainage works constructed under a bylaw under the Drainage Act or any predecessor of the Drainage Act. Maintenance and repair work includes changing the course of the drainage works, making a new outlet for the whole or any part of the drainage works, constructing a tile drain under the bed of the whole or any part of the drainage works as ancillary thereto, the construction, reconstruction, or extension of bridges ancillary to the drainage works, or to otherwise improve, extend to an outlet or alter the drainage works, or to cover the whole or part of a drainage works. The council of the municipality whose duty it is to maintain and repair the drainage works or any part thereof may, without the petition required in section 4 but on the report of an Engineer appointed by it, undertake and complete the drainage work set forth in such report.

-2-

Existing Drainage

The existing drainage works consists of an open channel that outlets on the northwest corner of the intersection of Campbell Line and Suterville Road. It extends along the east side of Suterville Road north to the south side of Rokeby Line, a distance of approx. 10,089 metres (33,102 feet). The 6 and 7 Sideroad Drain provides outlet for the Government Drain No. 1 on the north side of Campbell Line and west side of Suterville Road, the Hustler Drain at the Concession Line between Concession 3 and 4, the White Drain in Concession 4, the 4/5 Concession Drain on the north side of Courtright Line, the MacDougall Drain in Concession 5, the Loosemore Drain, the Stevens Zavitz Drain and the McLachlin Mellis Drain in Concession 6, the Ward Drain on the north side of Shiloh Line, and the Stewart Douglas Drain and Stewart Drain in Concession 8. The extension of the 6 and 7 Sideroad Drain will also provide outlet for the Campbell Drain.

The drainage works was last improved under an Engineers Report dated January 31, 1975 at which time the existing open channel was deepened and improved from the south side of Rokeby Line downstream to the centre of Concession 2.

Onsite Meeting

An onsite meeting was held on March 30, 2022. The purpose of the meeting was to discuss the extension of the 6 and 7 Sideroad Drain downstream from Suterville Road and to have improvements made to the existing channel. There is slippage on both sideslopes of the channel.

Site Investigation and Survey

During the survey of the drainage works, it was noted that the sideslopes on both sides of the channel were slipping and trees were sliding into the channel generally through the NW1/4 Lot 7, Concession 1. There is bank slippage along the northeast bank for a short distance into the NE1/4 Lot 7. Further downstream, the banks flattened out and are prone to flooding. Therefore it was decided to extend the drainage works downstream into the NE1/4 Lot 7, Concession 1 and repair the sideslopes in the area of the road and the cultivated fields adjacent to the channel

Recommendations contained in Report dated March 7, 2024

The following work has been carried out and is to be incorporated under this report:

1. The drainage works be extended downstream from Suterville Road into the NE1/4 Lot 7, Concession 1 for a distance of approx. 480 metres.
2. Reslope the banks of the channel and place erosion protection where necessary along both slopes in the NW1/4 Lot 7.
3. Remove blockages from channel, repair bank slides and reslope the banks where required in the NE1/4 Lot 7 in Concession 1.

-3-

4. Repair area at outlet of Campbell Drain with erosion protection.
5. Restore sideslopes with straw mat and seed where bank is disturbed by construction.

It is recommended that property owners take care when spraying, cultivating lands or planting adjacent to a channel. The damage caused to the sideslopes from spraying and the movement of soil down the sideslope causes blockages in the channel and leads to increased maintenance costs. A 1 metre wide buffer would be advantageous.

Estimate of Cost

It is recommended that the work be carried out in accordance with the accompanying Specification of Work and the Profile, which form part of this Report. There has been prepared an Estimate of Cost in the amount of \$128,613.00 including the cost of Engineering and Contract Administration.. A Plan has been prepared showing the location of the work and the approximate drainage area.

Meeting to Consider held on March 29, 2024

A Meeting to Consider was held on March 29, 2024. At the meeting it was noted that not all ratepayers were invited to the onsite meeting. There was also discussion with regards to the affect of increased flow on downstream properties. It was decided that another onsite meeting be arranged with all ratepayers invited to attend.

Onsite meeting

An onsite meeting was held on May 29, 2024. There were 16 attendees. Discussion centred on the need for the work downstream of Plowing Match Road and the effect of any improvements to the channel and increased flow on downstream properties. It was noted that there is erosion of the channel banks downstream to Aberfeldy Line and beyond. There was also concern expressed regarding the capacity of the road culvert at Aberfeldy Line.

Discussion

Subsequent to the onsite meeting, a meeting was arranged with downstream Owners directly affected by the water course in Lots 7, 8 and 9, Concession 1. In attendance was a representative from Ontario NativeScape to discuss potential solutions to control water flow and erosion.

After discussion, there was no interest from one Owner to modify the channel on his land and it was decided that the amount of water flow is too great to reasonably control.

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Design

The capacity of the existing channels were investigated. The results are as follows:

1. 6 and 7 Sideroad Drain – channel slope = 0.20%, bottom width = 1.22 metres, flow = 3.70 m³/sec
2. Government Drain No. 1 – channel slope = .08%, bottom width = 1.83 metres, flow = 2.35 m³/sec
3. Downstream Channel – channel slope = 0.22%, bottom width = 2 metres, flow = 6.67 m³/sec

The above calculations are based on grassed sideslopes. The above calculations also indicate that the downstream channel has capacity to accommodate the upstream channels. That is the flow from the 6 and 7 Sideroad Drain plus the Government Drain No. 1 totals 6.05 m³/sec which is less than the capacity of the downstream channel (6.67 m³/sec).

The project does not intend to increase the capacity of the downstream channel but to repair the erosion occurring on the sideslopes and to remove the dead trees and others that are currently falling into the channel.

Recommendations

While the grade of the channel was found to be good and therefore no improvement to the grade is proposed. What is proposed is that the sideslopes be repaired where they are sliding into the channel. Also, it is intended remove dead trees and trees that are falling into the channel and install erosion protection at the toe of the slope and at the outlet of the Campbell Drain.

To address these issues, the following work has been proposed under this report:

1. The drainage works be extended downstream from Sutorville Road into the NE1/4 Lot 7, Concession 1 for a distance of approx. 480 metres.
2. The banks of the channel resloped and erosion protection shall be placed where necessary along both slopes in the NW1/4 Lot 7.
3. Any blockages within the channel shall be removed, the bank slides shall be repaired and the sideslopes shall be resloped where required in the NE1/4 Lot 7 in Concession 1.
4. The outlet of the Campbell Drain shall be repaired with erosion protection.

-5-

5. The sideslopes shall be restored with straw mat and seed where bank is disturbed by construction.

It is recommended that property owners take care when spraying, cultivating lands or planting adjacent to a channel. The damage caused to the sideslopes from spraying and the movement of soil down the sideslope causes blockages in the channel and leads to increased maintenance costs. A 1 metre wide buffer would be advantageous.

Estimate of Cost

It is recommended that the work be carried out in accordance with the accompanying Specification of Work and the Profile, which form part of this Report. There has been prepared an Estimate of Cost in the amount of \$180,364.00 including the cost of Engineering and Contract Administration. A Plan has been prepared showing the location of the work and the approximate drainage area.

Assessment

As per section 21 of the Drainage Act, the Engineer in his report shall assess for benefit and outlet for each parcel of land and road liable for assessment.

Lands, roads, buildings, utilities, or other structures that are increased in value or are more easily maintained as a result of the construction, improvement, maintenance, or repair of a drainage works may be assessed for benefit. (Section 22)

Lands and roads that use a drainage works as an outlet, or for which, when the drainage works is constructed or improved, an improved outlet is provided either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek, or watercourse may be assessed for outlet. The assessment for outlet shall be based on the volume and rate of flow of the water artificially caused to flow into the drainage works from the lands and roads liable for such assessments. (Section 23)

The Engineer may assess for special benefit any lands for which special benefits have been provided by the drainage works. (Section 24)

A Schedule of Assessment for lands and roads affected by the work and therefore liable for the cost thereof has been prepared as per the Drainage Act. Also, any affected public utility or road authority has been assessed, as per section 26 of the Drainage Act, any increased costs for the removal or relocation of any of its facilities and plant that may be necessitated by construction or future maintenance and repair work. The cost of any fees for permits or approvals or any extra work required by any affected utility, road authority, conservation authority, ministry, government agency, etc., federal or provincial, shall be assessed to that organization requiring the permit, approval, or extra work.

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The cost of the work has been assessed with approximately 10% of the cost applied as benefit assessment to the benefiting properties and the remainder of the estimated cost assessed as outlet assessment on upstream lands and roads based on equivalent hectares.

The trucking of excavated material along the south side of Campbell Line has been assessed as a special benefit to the Road Authority having jurisdiction over Campbell Line.

Allowances

Under section 29 of the Drainage Act, the Engineer in his report shall estimate and allow in money to the Owner of any land that it is necessary to use for the construction or improvement of a drainage works or for the disposal of material removed from a drainage works. This shall be considered an allowance for right of way.

Under section 30 of the Drainage Act, the Engineer shall determine the amount to be paid to persons entitled thereto to damage, if any, to ornamental trees, fences, land, and crops occasioned by the disposal of material removed from a drainage works. This shall be considered an allowance for damages.

Allowances have been made under sections 29 for right of way in the amount of \$37,050.00 per hectare (\$15,000.00 per acre) and under section 30 of the Drainage Act for damages to lands and crops occasioned by the disposal of excavated material in the amount of \$3,000.00 per hectare (\$1,215.00 per acre).

Access and Working Area

Access for construction and future maintenance of the various portions of the proposed work shall be along the length of the drain from Campbell Line and Sutorville Road. The working area shall extend 25 metres from the top of the bank on both sides of the channel.

Drain Classification

The 6 and 7 Sideroad Drain is classified as a class "F" drain from its head on the south side of Rokeby Line downstream to the north side of Shiloh Line and a class "C" drain from the north side of Shiloh Line to the north side of Campbell Line according to the Ontario Ministry of Agriculture, Food and Agribusiness Mapping. The channel downstream from Sutorville Road is unclassified. The Government Drain No. 1 that outlets to the 6 and 7 Sideroad Drain on the north side of Campbell Line is classified as a class "E" drain.

Class "C" drains have permanent water flow with no sensitive species present. Class "E" drains have more permanent flow with sensitive species present.

-7-

Species at Risk found or potentially found in the area are Blackstripe Topminnow and Spotted Sucker. The Aquatic Species at Risk Map indicates there is no critical habitat for these species found in the area.

A permit is required by the St. Clair Conservation Authority prior to the commencement of construction. These drains are subject to a timing window in which no work can be completed between March 15 and July 15 and will require a Class Authorization from Fisheries and Oceans Canada. The proposed work shall be carried out during low or no flow in the channel.

Restrictions

No trees and shrubs shall be planted nor shall permanent structures be erected within 10 metres of either side of the proposed drain without prior written permission of Council. If trees are planted that interfere with access for future maintenance of the drainage works, they shall be removed at the expense of the Owner.

All existing subsurface drainage encountered during construction shall be extended to outlet directly to the open channel. Any subsurface drainage connected during construction or in the future shall be connected subject to section 83 of the Drainage Act under which pollution of drains is prohibited. Attention is also drawn to sections 80 and 82 of the Drainage Act that refer to the obstruction of a drainage works.

Agricultural Grant

It is recommended that application for subsidy be made for eligible agricultural properties. Any assessments against non agricultural properties are shown separately in the Schedule of Assessment.

Maintenance

Upon completion of the work, the drainage works extending downstream from Sutorville Road and Campbell Line shall be maintained and repaired in accordance with the total assessment contained in the Schedule of Assessment unless otherwise altered under the provisions of the Drainage Act.

The portion of the 6 and 7 Sideroad Drain upstream of Campbell Line shall be maintained and repaired in accordance with the enclosed Schedule of Maintenance and in accordance with the Engineer's Report dated January 31, 1975.

If an Owner damages the sideslope of the channel either by overspraying, cultivation, planting practices, or by the entry of private surface or subsurface drains, the sideslope and/or channel bottom may be repaired at the direction of the Municipality by the removal of any sediment within the channel bottom or sideslopes, seeding, erosion protection with rip rap and filter fabric

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and/or double straw matting (see Specifications). All costs associated with the repair of the channel shall be at the expense of the Owner.

All of the above is submitted for your consideration.

Yours truly,



Ray Dobbin, P.Eng.



6 and 7 Sideroad Drain
Municipality of Brooke - Alvinston
November 17, 2025

ALLOWANCES

Allowances have been made as per section 29 and section 30 of the Drainage Act for damages to lands and crops.

Conc.	Lot or pt. Lot	Roll No.	Owner	Section 29	Section 30	Total
1	NW1/4 L7	10-017	A. MacDougall	7,669.00	1,863.00	9,532.00
	NE1/4 L7 & W1/4 L8	10-019	Cob Roller Farms Ltd.	4,372.00	1,062.00	5,434.00
Total Allowances				\$12,041.00	\$2,925.00	\$14,966.00

6 and 7 Sideroad Drain
Municipality of Brooke - Alvinston
November 17, 2025

Estimate of Cost

To extend the drainage works downstream into Lot 7, Concession 1 and to make improvements to address the bank failures east of Sutorville Road.

	Quantity	Unit	Material	Labour	Total
Allowances:					14,966.00
Grade Existing Sideslopes (2 sides)	368	m		31,450.00	31,450.00
Grade Existing Sideslopes (one side)	118	m		5,100.00	5,100.00
Strip Topsoil and Replace		LS		4,550.00	4,550.00
Trucking of Excavated Material	193	m3		1,680.00	1,680.00
Levelling		LS		6,750.00	6,750.00
Seeding	1284	m2	3,852.00		3,852.00
Supply and Place Straw Mat	2568	m2	7,704.00	22,400.00	30,104.00
Brushing		LS		8,500.00	8,500.00
Supply and Place Erosion Protection	100	t	7,500.00	8,925.00	16,425.00
Silt Fence	1	each	500.00		500.00
Miscellaneous					10,839.00
			Sub Total		134,716.00
			Engineering		30,355.00
			Contract Administration		12,815.00
			Environmental Fee		570.00
			Sub Total		178,456.00
			Net Tax		1,908.00
			Total Estimate		\$180,364.00

SCHEDULE OF ASSESSMENT

To extend the drainage works downstream into Lot 7, Concession 2 and to make improvements to address the bank failures east of Sutorville Road.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
Agricultural Land							
1	W1/2 L4	1.62	10-010	R. Moore		114.00	114.00
	NE1/4 L4 & NW1/4 L5	6.48	10-011	L. Moore		455.00	455.00
	NE1/4 L5	11.34	10-013	K. Munro		797.00	797.00
	N1/2 L6	17.01	10-015	T. Lassaline		1,195.00	1,195.00
	S1/2 L6	6.88	10-016	R. McCormick		483.00	483.00
	NW1/4 L7	20.24	10-017	A. MacDougall	10,758.00	1,422.00	12,180.00
	S1/2 L7	2.02	10-018	R. McCormick		142.00	142.00
	NE1/4 L7 & W1/4 L8	3.06	10-019	Cob Roller Farms Ltd.	3,859.00	215.00	4,074.00
	Npt.E1/2W1/2 L8	2.43	10-020	A. MacDougall		37.00	37.00
	W1/2E1/2 L8	2.43	10-021	R. McCormick		37.00	37.00
	E1/4 L8 & W1/4 L9	4.45	10-022	R. McCormick		68.00	68.00
2	E1/2 L3	22.67	10-066	692696 Ontario Inc.		1,593.00	1,593.00
	L4	80.96(24.25)	10-068	R. Robinson		4,837.00	4,837.00
	SW1/4 L5	20.24(9.77)	10-070	B. Kelly		1,079.00	1,079.00
	SE1/4 L5	20.24	10-071	P. Lassaline		1,422.00	1,422.00
	N1/2 L5	40.48	10-069	McCormick Farms Inc.		2,844.00	2,844.00
	N1/2 L6	40.48(2.88)	10-072	1002154 Ontario Ltd.		2,743.00	2,743.00
	SW1/4 L6	20.24	10-07201	R. Martin		1,422.00	1,422.00
	SE1/4 L6	20.24	10-073	R. Martin		1,422.00	1,422.00
	NW1/4 L7	19.81	10-074	R. Martin		1,392.00	1,392.00

Schedule of Assessment (cont'd)

2 of 5

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
Agricultural Land (cont'd)							
2	S1/2 L7	40.25	10-076	R. Martin		1,727.00	1,727.00
	S1/2 L8	39.27(3.01)	10-079	M. Campbell		575.00	575.00
	S1/2 L9	24.29	10-080	R. Van Damme		370.00	370.00
3	E1/2 L3	4.90	10-120	D. Munro		344.00	344.00
	SW1/4 L4	20.24	10-121	K. Munro		1,422.00	1,422.00
	NW1/4 L4	20.24	10-122	1499031 Ontario Ltd.		1,422.00	1,422.00
	W1/2E1/2 L4	20.24(3.45)	10-123	B. Kelly		1,301.00	1,301.00
	E1/4 L4	20.24(4.00)	10-124	B. Kelly		1,282.00	1,282.00
	W1/2 L5	40.48(6.19)	10-125	692696 Ontario Inc.		2,627.00	2,627.00
	E1/2 L5	40.48(7.73)	10-126	R. McCormick		2,573.00	2,573.00
	S1/2 & W1/3N1/2 L6	54.66	10-127	A. Deans		3,840.00	3,840.00
	E2/3N1/2 L6	26.30	10-129	B. Kelly		1,848.00	1,848.00
	W1/2 L7	40.48(1.94)	10-130	1002154 Ontario Limited		2,776.00	2,776.00
	E1/2 L7	20.24(6.00)	10-131	W. McCormick		1,211.00	1,211.00
	W1/2 L8	12.15(5.70)	10-132	D. Zimmerman		653.00	653.00
4	S1/2 L4	39.67(3.91)	10-175	1499031 Ontario Ltd.		2,650.00	2,650.00
	N1/2 L4	39.67(4.76)	10-176	M. & J. Dudley		2,620.00	2,620.00
	L5 & W1/2 L6	121.44	10-177	1002192 Ontario Inc.		8,532.00	8,532.00
	E1/2 L6	40.48	10-178	R. Martin		2,844.00	2,844.00
	NW1/4 L7	20.24	10-179	R. Martin		1,422.00	1,422.00
	SW1/4 L7	20.24(9.04)	10-180	R. Martin		1,104.00	1,104.00
	E1/2 L7 & W1/4 L8	59.68(7.44)	10-18104	Premier Swine Genetics Ltd.		3,932.00	3,932.00
	E1/2W1/2 & W1/2E1/2 L8	40.48(5.16)	10-182	Premier Swine Genetics Ltd.		2,663.00	2,663.00
	E1/4& L8 & W1/2 L9	56.68(8.06)	10-183	E. Molzan		3,699.00	3,699.00

Schedule of Assessment (cont'd)

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Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
Agricultural Land (cont'd)							
5	S1/2 L4	20.65	20-019	1036790 Ontario Inc.		1,451.00	1,451.00
	S1/2 L5	41.13	20-021	R. & M. MacDougall		2,890.00	2,890.00
	S1/2 L6	39.70(6.12)	20-022	M. Martin		2,574.00	2,574.00
	N1/2 L6	28.70	20-023	C. Martin		2,016.00	2,016.00
	N1/2 L7	38.87(3.87)	20-025	C. Martin		2,595.00	2,595.00
	S1/2 L7	40.08(4.96)	20-026	J. Watson		2,642.00	2,642.00
	Spt.W1/2 L8	37.45(4.35)	20-027	A. MacDougall		2,479.00	2,479.00
	Npt. L8	4.05	20-028	1002192 Ontario Inc.		285.00	285.00
	Spt.E1/2 L8	37.45(4.81)	20-02701	D. MacDougall		2,463.00	2,463.00
	NWpt. L9	28.14	20-02702	D. MacDougall		1,977.00	1,977.00
	Spt.Wpt. L9	22.27	20-029	1432234 Ontario Limited		1,565.00	1,565.00
	Npt.Wpt. L9	2.83	20-031	1002192 Ontario Inc.		199.00	199.00
6	S1/4 L6, C6 & Npt. L6, C5	6.07	20-055	D. & J. Van Damme		426.00	426.00
	S1/2N1/2 L6	3.24	20-056	C. Martin		228.00	228.00
	NE1/4 L6	17.41	20-05605	5001702 Ontario Limited		1,223.00	1,223.00
	SWpt. & SEpt. L7	31.00	20-057	C. Martin		2,178.00	2,178.00
	Npt.Wpt. L7	16.19	20-058	R. Patterson		1,137.00	1,137.00
	Npt.Ept. L7 & NW1/4 L8	53.64	20-059	A. Meyer		3,769.00	3,769.00
	SW1/4 & E1/2 L8	60.72	20-060	10021920 Ontario Inc.		4,266.00	4,266.00
	NW1/4 L9	20.24	20-061	R. Martin		1,422.00	1,422.00
	S1/2 L9	20.24	20-063	1002192 Ontario Inc.		1,422.00	1,422.00
7	SE1/4 L6	20.24	20-082	S. Douglas		1,422.00	1,422.00
	NE1/4 L6	20.24	20-083	L. Douglas		1,422.00	1,422.00
	S1/2 L7	40.48	20-084	1432234 Ontario Limited		2,844.00	2,844.00
	S1/2N1/2 L7	20.24	20-08405	Chapla Farms Ltd.		1,422.00	1,422.00
	N1/4 L7	20.24(10.29)	20-085	L. Chapman Estate		1,061.00	1,061.00
	W1/2 L8	40.48(3.24)	20-086	A. MacDougall		2,730.00	2,730.00
	E1/2 L8	30.36(4.77)	20-08601	D. MacDougall		1,966.00	1,966.00

Schedule of Assessment (cont'd)

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
Agricultural Land (cont'd)							
7	W1/2 L9	18.22	20-087	G. Van Damme		1,280.00	1,280.00
8	N1/4 L6	cutoff	20-106	Rick McPhail Farms Ltd.			
	S3/4 L6	14.17	20-107	L. Douglas		996.00	996.00
	S1/2 & NW1/4 L7	60.72(3.12)	20-108	L. Chapman Estate		4,157.00	4,157.00
	NE1/4 L7	18.22	20-109	Chapla Farms Ltd.		1,280.00	1,280.00
	W1/4 L8	20.24	20-110	J. Douglas		1,422.00	1,422.00
	E1/2W1/2 & W1/2E1/2 L8	40.48(7.70)	20-111	S. Douglas		2,574.00	2,574.00
	E1/4 L8	20.24(3.85)	20-112	M. Podolinsky		1,287.00	1,287.00
	W1/4 L9	20.24(3.85)	20-113	Piggybank Farms Inc.		1,287.00	1,287.00
	E1/2W1/2 L9	20.24(2.23)	20-114	R. Podolinsky		1,344.00	1,344.00
	E1/2 L9	16.19	20-115	1432234 Ontario Limited		1,137.00	1,137.00
Total Benefit					14,617.00	145,994.00	160,611.00
Total Outlet					<u>145,994.00</u>		
Total - Agricultural					160,611.00		
Non Agricultural Land							
2	pt.E1/2 L3	0.29	10-06605	J. Close		48.00	48.00
	pt.NW1/4 L7	0.42	10-07405	G. Hofer		58.00	58.00
	pt.S1/2 L7	0.23	10-07605	J. Archer		44.00	44.00
	pt.S1/2 L9	0.82	10-08010	B. & M. Kilbreath		86.00	86.00
4	pt.S1/2 L4	0.81	10-17510	A. Belan		85.00	85.00
	pt.E1/2 L7	1.04	10-181	R. Styve		101.00	101.00
5	pt.S1/2 L4	1.59	20-020	L. & A. Star Trading Inc.		140.00	140.00
	pt.SWpt. & SEpt. L7	0.37	20-05701	E. Archer		54.00	54.00
8	pt.W1/2 L7	0.68	20-10801	L. Chapman		76.00	76.00

Schedule of Assessment (cont'd)

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Special Benefit	Benefit	Outlet	Total
Non Agricultural Land (cont'd)								
8	pt.NE1/4 L7	0.41	20-10901	J. MacDonald			57.00	57.00
				Total Benefit		0.00	749.00	749.00
				Total Outlet		749.00		
				Total - Non Agricultural		749.00		
Public Lands: Roads								
	Courtright Line	8.75		County of Lambton			2,459.00	2,459.00
	Inwood Road	8.27		County of Lambton			2,324.00	2,324.00
	Campbell Line	7.16		Municipality of Brooke Alvinston	2,344.00	3,580.00	1,509.00	7,433.00
	Oil Springs Line	4.93		Municipality of Brooke Alvinston			1,386.00	1,386.00
	Shiloh Line	3.05		Municipality of Brooke Alvinston			857.00	857.00
	Suorville Road	21.02		Municipality of Brooke Alvinston			4,431.00	4,431.00
	Little Ireland Road	0.54		Municipality of Brooke Alvinston			114.00	114.00
				Total Special Benefit	2,344.00	3,580.00	13,080.00	19,004.00
				Total Benefit		3,580.00		
				Total Outlet		13,080.00		
				Total - Public Lands: Roads				19,004.00
				Total - Non Agricultural				749.00
				Total - Agricultural				160,611.00
				Total Assessment				\$180,364.00

numbers in brackets represents bush areas assessed at a half rate

SCHEDULE OF MAINTENANCE

To maintain and repair the 6 and 7 Sideroad Drain upstream from Campbell Line.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
Agricultural Land							
2	N1/2 L6	40.48(2.88)	10-072	1002154 Ontario Ltd.	268.00	8.00	276.00
	SW1/4 L6	20.24	10-07201	R. Martin		26.00	26.00
	SE1/4 L6	20.24	10-073	R. Martin	536.00	26.00	562.00
	NW1/4 L7	40.06	10-074	R. Martin	502.00	52.00	554.00
	NE1/4 L7	40.08(2.35)	10-075	M. McNally		50.00	50.00
	S1/2 L7	40.25	10-076	R. Martin		52.00	52.00
	N1/2 L8	40.48(5.56)	10-077	J. Zimmerman		49.00	49.00
	S1/2 L8	40.48(3.01)	10-079	M. Campbell		51.00	51.00
	S1/2 L9	5.67	10-080	R. Van Damme		7.00	7.00
3	S1/2 & W1/3N1/2 L6	55.21	10-127	A. Deans	536.00	58.00	594.00
	E2/3N1/2 L6	26.45	10-129	B. Kelly	536.00	76.00	612.00
	W1/2 L7	40.48(1.94)	10-130	1002154 Ontario Limited	1,072.00	110.00	1,182.00
	E1/2 L7	40.48(6.00)	10-131	W. McCormick		107.00	107.00
	W1/2 L8	12.15(5.70)	10-132	D. Zimmerman		27.00	27.00
4	E1/2 L6	40.48	10-178	R. Martin	1,072.00	186.00	1,258.00
	NW1/4 L7	20.24	10-179	R. Martin	536.00	93.00	629.00
	SW1/4 L7	20.24	10-180	R. Martin	536.00	96.00	632.00
4	E1/2 L7 & W1/4 L8	59.68	10-18104	Premier Swine Genetics Ltd.		274.00	274.00
	E1/2W1/2 & W1/2E1/2 L8	40.48	10-182	Premier Swine Genetics Ltd.		186.00	186.00
	E1/4& L8 & W1/2 L9	56.68	10-183	E. Molzan		260.00	260.00

Schedule of Maintenance (cont'd)

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
Agricultural Land (cont'd)							
5	S1/2 L6	34.00	20-022	M. Martin	536.00	38.00	574.00
	N1/2 L6	14.60	20-023	C. Martin	459.00	41.00	500.00
	N1/2 L7	38.87	20-025	C. Martin	516.00	266.00	782.00
	S1/2 L7	40.08	20-026	J. Watson	536.00	274.00	810.00
	Npt. L8	4.05	20-028	1002192 Ontario Inc.		28.00	28.00
	Spt.W1/2 L8	37.45	20-027	A. MacDougall		256.00	256.00
	Spt.E1/2 L8	37.45	20-02701	D. MacDougall		256.00	256.00
	NWpt. L9	28.14	20-02702	D. MacDougall		193.00	193.00
	Spt.Wpt. L9	22.27	20-029	1432234 Ontario Limited		152.00	152.00
	Ept. L9	25.30	20-030	M. Chalupka		173.00	173.00
	Npt.Wpt. L9	2.83	20-031	1002192 Ontario Inc.		19.00	19.00
6	S1/4 L6, C6 & Npt. L6, C5	6.07	20-055	D. & J. Van Damme	325.00	60.00	385.00
	N1/2S1/2 L6	3.24	20-056	C. Martin	268.00	32.00	300.00
	NE1/4 L6	17.41	20-05605	5001702 Ontario Limited	536.00	173.00	709.00
	Spt.Wpt. & Spt.Ept. L7	31.00	20-057	C. Martin	589.00	308.00	897.00
	Npt.Wpt. L7	16.19	20-058	R. Patterson	434.00	161.00	595.00
	Npt.Ept. L7 & NW1/4 L8	53.64	20-059	A. Meyer		533.00	533.00
	SW1/4 & E1/2 L8	60.72	20-060	10021920 Ontario Inc.		604.00	604.00
	NW1/4 L9	20.24	20-061	R. Martin		201.00	201.00
	S1/2 L9	20.24	20-063	1002192 Ontario Inc.		201.00	201.00
7	NE1/4 L6	18.22	20-083	L. Douglas	536.00	269.00	805.00
	SE1/4 L6	cutoff	20-082	S. Douglas	179.00		179.00
	S1/2 L7	40.48	20-084	1432234 Ontario Limited	536.00	598.00	1,134.00
	S1/2N1/2 L7	20.24	20-08405	Chapla Farms Ltd.	268.00	299.00	567.00
	N1/4 L7	20.24(10.29)	20-085	L. Chapman Estate	268.00	223.00	491.00
	W1/2 L8	40.48	20-086	A. MacDougall		598.00	598.00

Schedule of Maintenance (cont'd)

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Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
Agricultural Land (cont'd)							
7	E1/2 L8	30.36(4.77)	20-08601	D. MacDougall		533.00	533.00
	W1/2 L9	18.22	20-087	G. Van Damme		269.00	269.00
8	N1/4 L6	cutoff	20-106	Rick McPhail Farms Ltd.	89.00		89.00
	S3/4 L6	14.17	20-107	L. Douglas	536.00	335.00	871.00
	S1/2 & NW1/4 L7	60.72	20-108	L. Chapman Estate	1,015.00	1,435.00	2,450.00
	NE1/4 L7	18.22	20-109	Chapla Farms Ltd.		431.00	431.00
	W1/4 L8	20.24	20-110	J. Douglas		478.00	478.00
	E1/2W1/2 & W1/2E1/2 L8	40.48	20-111	S. Douglas		957.00	957.00
	E1/4 L8	20.24	20-112	M. Podolinsky		478.00	478.00
	W1/4 L9	20.24	20-113	Piggybank Farms Inc.		478.00	478.00
	E1/2W1/2 L9	20.24	20-114	R. Podolinsky		478.00	478.00
	E1/2 L9	16.19	20-115	1432234 Ontario Limited		383.00	383.00
Total Benefit					13,220.00	14,005.00	27,225.00
Total Outlet						<u>14,005.00</u>	
Total - Agricultural					27,225.00		
Non Agricultural Land							
2	pt.E1/2 L3	0.29	10-06605	J. Close		10.00	10.00
	pt.NW1/4 L7	0.42	10-07405	G. Hofer	34.00	10.00	44.00
	pt.S1/2 L7	0.23	10-07605	J. Archer	26.00	10.00	36.00
	pt.S1/2 L9	0.82	10-08010	B. Kilbreath		10.00	10.00
4	pt.S1/2 L4	0.81	10-17510	A. Belan		10.00	10.00

Schedule of Maintenance (cont'd)

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
Non Agricultural Land (cont'd)							
5	pt.E1/2 L7	1.04	10-181	R. Styve		10.00	10.00
	pt.S1/2 L4	1.59	20-020	L. & A. Star Trading Inc.		14.00	14.00
	pt.SWpt. & SEpt. L7	0.37	20-05701	E. Archer		10.00	10.00
	pt.S1/2 L7	0.38	20-05701	E. Archer	49.00	10.00	59.00
8	pt.W1/2 L7	0.68	20-10801	L. Chapman	57.00	26.00	83.00
	pt.NE1/4 L7	0.41	20-10901	J. MacDonald		19.00	19.00
Total Benefit					166.00	139.00	305.00
Total Outlet						<u>139.00</u>	
Total - Non Agricultural					305.00		
Public Utilities							
Hydro Supply							
Gas							
Hydro One					356.00		356.00
Enbridge						<u>123.00</u>	<u>123.00</u>
Total Benefit					479.00		479.00
Total Outlet						<u>0.00</u>	
Total - Non Agricultural					479.00		

Schedule of Maintenance (cont'd)

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Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
Public Lands: Roads							
		8.75		County of Lambton	18.00	161.00	179.00
		4.93		Municipality of Brooke Alvinston	14.00	26.00	40.00
		3.05		Municipality of Brooke Alvinston	14.00	121.00	135.00
		18.89		Municipality of Brooke Alvinston	7,511.00	518.00	8,029.00
		0.54		Municipality of Brooke Alvinston		38.00	38.00
				Total Benefit	7,557.00	864.00	8,421.00
				Total Outlet		864.00	
				Total - Public Lands: Roads	8,421.00		
				Total - Non Agricultural	305.00		
				Total - Public Utilities	479.00		
				Total - Agricultural	27,225.00		
				Total Assessment	\$36,430.00		

numbers in brackets represents bush areas assessed at a half rate

6 and 7 Sideroad Drain
Municipality of Brooke-Alvinston
November 17, 2025

SPECIFICATION OF WORK

1. Scope of Work

The work to be included in this specification includes the improvements to the existing channel in Lot 7, Concession 1 downstream from Sutorville Road and Campbell Line.

2. General

Each tenderer must inspect the site prior to submitting their tender and satisfy themselves by personal examination as to the local conditions that may be encountered during this project. The tenderer shall make allowance in their tender for any difficulties that he may encounter. Quantities or any information supplied by the Engineer is not guaranteed and is for reference only.

All work and materials shall be to the satisfaction of the Drainage Superintendent who may vary these specifications as to minor details but in no way decrease the proposed capacity of the drain.

The Contractor shall be responsible for the notification of all utilities prior to the start of construction.

3. Plans and Specifications

This specification of work shall take precedence over all plans and general conditions pertaining to the contract. The Contractor shall provide all labour, equipment, and supervision necessary to complete the work as shown in the plans and described in these specifications. Any work not described in these specifications shall be completed according to the Ontario Provincial Standard Specifications and Standard Drawings.

Any reference to the owner contained in these contract documents shall refer to the Municipality of Brooke-Alvinston or the Engineer authorized by the Municipality to act on its behalf.

4. Health and Safety

The Contractor at all times shall be responsible for health and safety on the worksite including ensuring that all employees wear suitable personal protective equipment including safety boots and hard hats.

The Contractor shall be responsible for traffic control as per the Ontario Traffic Manual Book 7 – Temporary Conditions when working on public road allowances. A copy of a traffic control plan shall be kept on site at all times. The Contractor shall maintain suitable barricades, warning lights, and temporary traffic notices, at his expense, in their proper position to protect the public

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both day and night. Flagmen are the responsibility of the Contractor when working on the road allowance and when entering or exiting a worksite onto a roadway.

The Contractor shall be responsible to ensure that all procedures are followed under the Occupational Health and Safety Act to ensure that work sites are safe and that accidents are prevented. In the event of a serious or recurring problem, a notice of non compliance will be issued. The Contractor will be responsible for reacting immediately to any deficiency and correcting any potential health and safety risk. Continuous disregard for any requirement of the Occupancy Health and Safety Act could be cause for the issuance of a stop work order or even termination of the contract.

He shall also ensure that only competent workmen are employed onsite and that appropriate training and certification is supplied to all employees.

5. Workplace Safety and Insurance Board

The Contractor hereby certifies that all employees and officers working on the project are covered by benefits provided by the Contractor. The WSIB clearance certificate must be furnished prior to the execution of the Contract and updated every 60 days.

6. Utilities

The Contractor is responsible for organizing locates and exposing all the utilities along the length of the drainage works. If any utilities interfere with the proposed drainage works in a manner not shown on the accompanying Estimate of Cost or profile the Contractor shall notify the Drainage Superintendent and Engineer.

The Contractor is responsible for coordinating the replacement of additional utilities with the utility company if they interfere with the proposed drain. All costs for the utility to replace their services will be outside of this report and shall be borne by the utility as per Section 26 of the Drainage Act.

All additional costs to work around and organize replacement of the utilities not included in the estimate shall be tracked separately and the cost plus a portion of the engineering (20% of the cost) shall be borne by that utility.

7. Weather Conditions

Work shall be carried out under this Report and completed within the agreed upon Schedule as permitted by weather. The Engineer or the Drainage Superintendent reserves the right to restrict construction and access to the site based on the weather and ground conditions.

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8. Pre Construction Meeting

There is a requirement for a pre construction meeting to be held prior to any construction taking place. The meeting will be scheduled by the Contractor. Contact information will be provided to the Contractor by the Engineer. The affected Landowners, Drainage Superintendent and Engineer shall be invited. The Contractor shall notify all parties at least one week prior to the scheduled date of the pre construction meeting.

9. Traffic Control

Access and driveways to private properties shall not be obstructed longer than the minimum time necessary for the work and shall be reinstated as soon as possible all to the satisfaction of the Engineer. The Contractor shall schedule any obstruction of existing driveways and accesses with the owners at least two full working days in advance. The Traffic Plan must be approved by the Municipality prior to the commencement of any road closures.

- a) The Contractor shall supply, erect and maintain all detour signs and special signs necessary for detours to divert traffic from the area under construction as directed by the Drainage Superintendent or Engineer. All this work shall be at the Contractor's expense.
- b) The Contractor shall be responsible for supplying, erecting and maintaining all signs, supports, barricades, flashers, cones, etc. in the construction area and at the boundaries of the work as part of the above detours, all to the satisfaction of the Engineer or Drainage Superintendent. All this work shall be done by the Contractor at their own expense.
- c) The Contractor shall not be allowed to proceed with construction activities unless proper signage and flagmen are present. Flagging procedures, signage and detours shall conform to the recommendations of Book 7, Temporary Conditions, Ontario Traffic Manual, issued by the Ministry of Transportation. Conformance shall be enforced by the Ministry of Labour Inspector.

10. Mitigation Measures

The 6 and 7 Sideroad Drain downstream from Campbell Line is unclassified. The following mitigation measures are recommended for this project.

Erosion and Sediment Control

- silt fence as per OPSD 219.110 to be installed at the outlet of the proposed channel to the Sydenham River and at 500 metre intervals along the length of the channel
- sediment traps/refuge pools are to be excavated at minimum 500 metre intervals (1 location)
- if pumping is required, the water is to be diverted to a vegetated area, settling basin or other filtration system located prior to water entering a water body – no pumping is expected

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- excavated material and stripped topsoil to be placed well away from the top of channel banks (min. 2 metres)
- no excavated material shall be placed in low runs so the material cannot wash back into the channel
- erosion protection to be placed to stabilize the sideslopes where necessary
- low runs entering the channel shall be lined with erosion protection (150 mm x 300 mm quarry stone over filter fabric)
- silt fences, spoil piles and low runs are to be inspected on a regular basis and after rainfall events with any required repairs carried out immediately – the Contractor is to maintain a log

Bank Vegetation and Stabilization

- only trees and brush shall be cut along the length of the channel that is necessary to excavate and to operate machinery or that interfere with the function of the channel
- channel sideslopes, where disturbed, are to be seeded on a daily basis
- sideslopes to be excavated to a maximum slope of 2:1 in areas of excavation and in areas of required bank stabilization
- soils in area consist of Brookston clay resulting in imperfect and poor drainage characteristics
- upon completion, the sideslopes, where disturbed through cultivated areas, shall be seeded
- all construction materials shall be removed from the site upon completion

Fish Protection

- the portion of channel downstream from Campbell Line under study is unclassified according to the OMAFRA website
- Species at Risk found or potentially found within the study area include Blackstripe Topminnow (Special Concern) and Spotted Sucker (Special Concern)
- there are no DFO species at risk critical habitat within the study area
- no structures that will restrict the passage of fish will be installed along the length of the channel
- flows in the channel will not be reduced
- existing bottom width of the existing channel shall be maintained
- no work to be completed between March 15 to July 15 unless there is no water flow in the channel

Operation of Machinery

- machinery that arrives onsite shall be in a clean condition and is to be maintained free of fluid leaks, invasive species and noxious weeds
- machinery is to be operated on the top of bank
- machinery is not to cross through the excavated channel
- machinery to be refueled and serviced away from the channel to prevent deleterious material from entering the water

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The current drain bottom is clay and it shall be maintained as a clay bottom. The Contractor shall keep a log documenting the inspections of the silt fence, spoil piles, low runs and after rainfall events and submit to the engineer along with any required repairs upon completion of the work.

11. Brushing

For construction under this report all brush, stumps, trees, woody vegetation, etc. within the working area, the drain bottom, the along either bank and as determined by the Drainage Superintendent or Engineer shall be removed. The Drainage Superintendent or Engineer may direct that certain trees and/or stumps that do not interfere with construction are to remain. For future maintenance under this report all brush, trees, woody vegetation, etc. within the working area, the drain bottom, along the side slope of where the work is taking place and as determined by the Drainage Superintendent or Engineer shall be removed. During future maintenance the stumps shall generally be left in place.

It is recommended that a mechanical grinder attached to an excavator be used for the removal of brush and trees. Any brush and trees too large to grind shall be close cut. The Contractor shall stockpile the trees and brush in a single pile on the property in which they were removed or dispose of the trees and brush offsite. The Contractor is responsible for the burning of the trees and brush. The Contractor is responsible for obtaining all necessary permits for any disposal sites. Burning of the trees and brush is subject to local bylaws and guidelines of the Ministry of the Environment Conservation and Parks.

Certain trees may be left in place at the direction of the Drainage Superintendent or Engineer. Any trees to be salvaged by the Owner shall be marked prior to construction.

12. Excavation of Channel/Reslope Banks

While it is not intended to make changes to the bottom grade of the channel, it is intended that improvements be made to the sideslopes.

The open channel shall be excavated and maintained and repaired in the future to the depths and grades as per the Profile and Drawings as contained in this Engineers Report. The channel shall be excavated to the proper depth using a laser or similar approved device with a labourer onsite to ensure correctness of grade and to confirm location of tile ends.

The sideslopes on both sides of the channel shall be resloped from the bottom of the existing channel to the top at a minimum 1.5:1 slope from sta. 0+030 to sta. 0+383. Where, as determined by the Drainage Superintendent or Engineer, the banks are unstable due to the removal of the trees and brush, the banks shall be re-sloped to 2:1.

From sta. 0+383 to sta. 0+480, blockages within the existing channel shall be removed. Any bank slippages shall be regraded and repaired and areas where the bank has been undercut shall be resloped to a minimum of 1.5:1 or to 2:1 if directed by the Drainage Superintendent.

-6-

The excavated material shall generally be cast on the south side of the channel in the NW1/4 Lot 7 from sta. 0+030 to sta. 0+200 and on the north side from sta. 0+200 to sta. 0+480 in the NW1/4 and the NE1/4 Lot 7. Where the owner owns both sides in the NW1/4 Lot 7, he may direct the material to be placed on the south side of the channel south of the road allowance. Excavated material shall be cast at least 1.5 metres clear of the bank. Excavated material shall not be placed in low runs or swales outletting surface water to the channel. The excavated material shall be levelled to a maximum depth of 150mm. All high spots above grade shall be removed. The sediment shall be removed leaving a rounded bottom with the intent not to undercut the existing side slopes.

Excavated material on the north side of the channel adjacent to the road from sta. 0+000 to sta. 0+200 shall be trucked and disposed offsite by the Contractor.

13. Outlet of Campbell Drain

The outlet of the Campbell drain enters the water course at approx. sta. 0+383 (just east of the property limit between the NW1/4 and NE1/4 Lot 7, Concession 1. The area is to be regraded to remove the sediment from the water course and the outlet channel shall be regraded to provide a bottom width of 1.8 metres with 2:1 sideslopes for a length of approx. 10 metres or as directed by the Drainage Superintendent. The excavation along the water course and the regraded outlet channel shall receive erosion protection. Erosion protection shall be as specified in Item no. 12.

14. Strip Topsoil and Replace

The topsoil is to be stripped for a distance of up to 30 metres from the top of the bank and windrowed. After the excavated material has been placed and levelled, the topsoil shall be spread over the excavated material to its original depth. It shall be left in a condition suitable for cultivation.

15. Seeding

The sideslopes of the channel where disturbed, from the toe of the slope up the slope for approx. 3 metres and as directed by the drainage Superintendent, shall be hand seeded. All other areas not cultivated and disturbed by construction shall be restored to their pre-construction condition with seed.

If the seed has not germinated, at the discretion of the Engineer or Drainage Superintendent, prior to the one-year maintenance period, 100mm of topsoil shall be placed on the disturbed areas and hydroseeded in accordance with the seed mixture, fertilizer and application rate as shown below.

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Seed mixture, fertilizer and application rates are as follows:

- Primary seed (85 kg/ha.) consisting of 50% red fescue, 40% perennial rye-grass and 5% white clover.
- Nurse crop consisting of Italian (annual) rye-grass at 25% of total weight.
- Fertilizer (300 kg/ha.) consisting of 8-32-16.
- Hydraulic mulch (2,999 kg/ha.) type “B” and water (52,700 litres/ha.) in accordance with OPSS 572 (hydroseed).

The above seed mixture shall apply unless otherwise approved by the Drainage Superintendent or Engineer.

16. Place Straw Matting

The side slopes of the channel (from toe to a point approx. 3 metres up the bank), after seeding has been completed, shall be restored with double straw matting. The double straw matting shall be installed according to the manufacturer’s specifications.

The double straw matting shall be Terrafix 100% Straw Fibre – Double Net S200 with biodegradable netting or approved equal and shall be installed as per manufacturers specifications.

The quantity in the Estimate of Cost is based on area of straw matting required.

17. Erosion Protection

Erosion protection made up of rip rap and filter fabric shall be installed on the channel side slope in areas as directed by the Drainage Superintendent. Erosion protection made up of rip rap and filter fabric shall be installed in areas of severe erosion as directed by the Drainage Superintendent and Engineer. The rip rap shall extend from the bottom of the channel to the top of bank and as instructed by the Engineer or Drainage Superintendent.

Rip rap shall be made up of 150mm to 300mm quarry stone or approved equal. The area to receive the rip rap shall first be graded to allow the placement of the rip rap to a depth of 40mm below finished grade. After grading, a layer of filter fabric (Terrafix 270R or approved equal) is to be placed with any joints overlapped a minimum of 600mm. Rip rap shall then be placed with the smaller pieces placed in the gaps and voids to give it a uniform appearance.

18. Silt Fence

Light duty silt fencing shall be installed down-gradient of the work for the duration of construction.

-8-

The light duty silt fencing shall be supplied and installed in accordance with OPSS 805 and OPSD 219.110. The light duty silt fencing shall be removed once the disturbed area has been re-vegetated.

19. Double Straw Matting/Bank Repair

For damages on the sideslope of the channel either by overspraying, cultivation practices, planting practices, or by the entry of private surface or subsurface drains, the sideslope and/or channel bottom shall be repaired as follows:

The double straw matting shall be Terrafix 100% Straw Fibre – Double Net S200 with biodegradable netting or approved equal and shall be installed as per manufacturers specifications.

Hydraulic seed and mulch in accordance with OPSS 572 or seeding by use of a mechanical spreader. The seed mixture, fertilizer and application rate as follows:

- Primary seed (85 kg/ha.) consisting of 50% red fescue, 40% perennial rye-grass and 5% white clover.
- Nurse crop consisting of Italian (annual) rye-grass at 25% of total weight.
- Fertilizer (300 kg/ha.) consisting of 8-32-16.
- Hydraulic mulch (2,999 kg/ha.) type “B” and water (52,700 litres/ha.).

The above seed mixture shall apply unless otherwise approved by the Drainage Superintendent.

Erosion protection shall include rip rap and filter fabric. The rip rap shall consist of 150 mm x 300 mm quarry stone or approved equal (field stones are not acceptable). The area to receive the rip rap shall be graded to a depth of 400mm below finished grade. Filter fabric (Terrafix 250R or approved equal) shall then be placed with any joints overlapped a minimum 600mm. The quarry stone shall then be placed with the smaller pieces placed in the gaps and voids to give it a uniform appearance.

20. Environmental Considerations

The Contractor shall take care to adhere to the following considerations.

- Operate machinery in a manner that minimizes disturbance to the banks of the watercourse.
- Erosion and sediment control measures must be installed prior to construction to prevent sediment from entering the water body.
- Material shall not be placed in areas regulated by the Conservation Authority or Ministry of Natural Resources.
- All granular and erosion control materials shall be stockpiled a minimum of 3.0m from the top of the bank or excavation. Material shall not be placed in surface water runs or open inlets that enter the channel.

-9-

- All activities, including maintenance procedures, shall be controlled to prevent the entry of petroleum products, debris, rubble, concrete, or other deleterious substances into the water. Vehicle and equipment refuelling and maintenance shall be conducted away from the channel, any surface water runs, or open inlets. All waste materials shall be stockpiled well back from the top of the bank and all surface water runs and open inlets that enter the drain.
- When possible, all construction within the open channel shall be carried out during periods of low flow or in dry conditions.
- The Contractor shall conduct regular inspections and maintain erosion and sediment control measures and structures during the course of construction.
- The Contractor shall repair erosion and sediment control measures and structures if damage occurs.
- The Contractor shall remove non-biodegradable erosion and sediment control materials once site is stabilized.
- Remove all construction materials from site upon project completion.

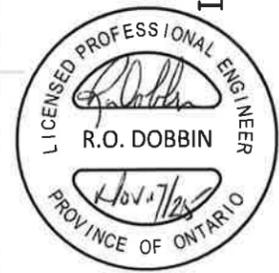
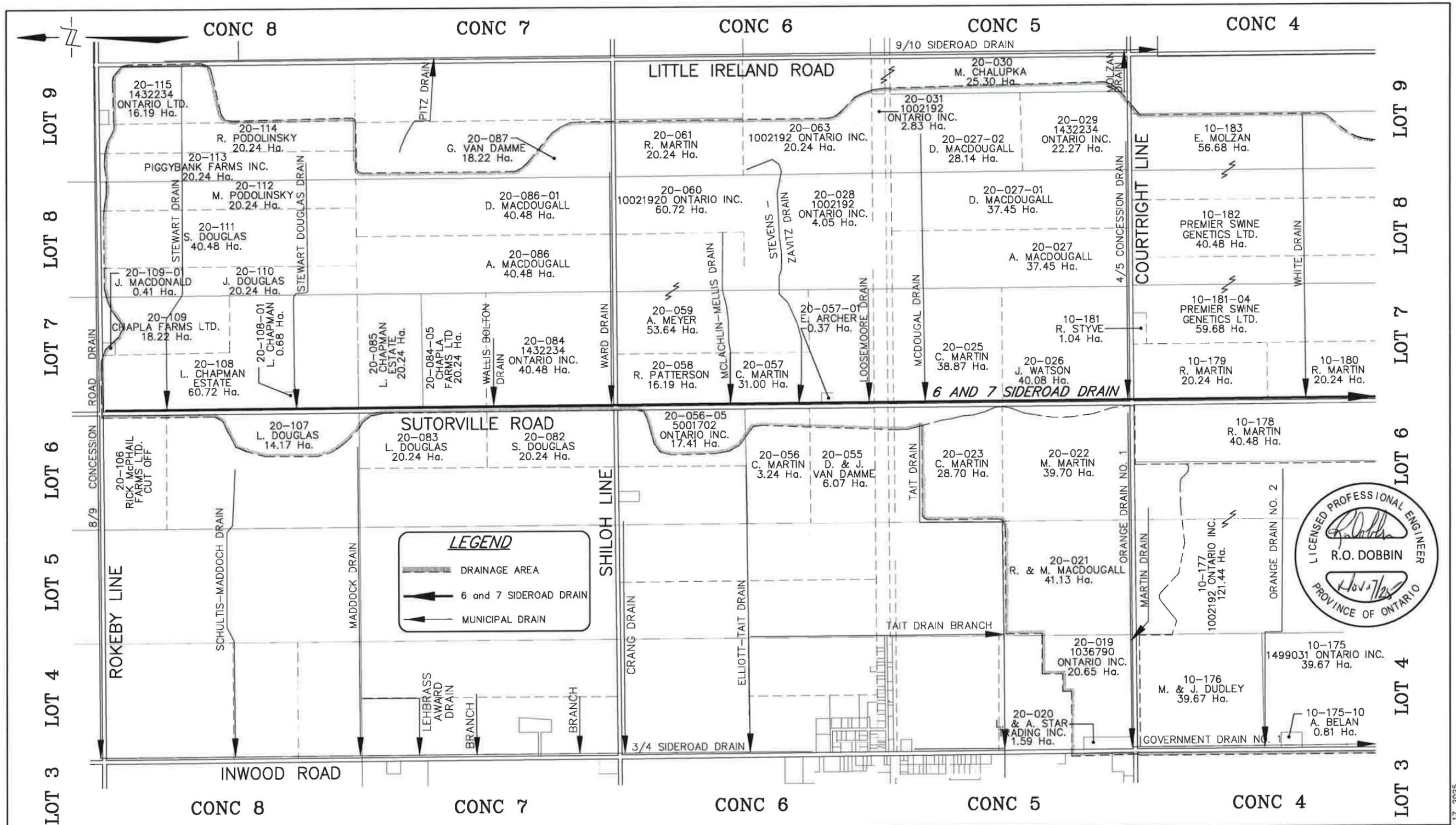
21. Benchmarks

The benchmarks are based on geodetic elevations. Elevations are available at the culvert locations shown on the profile drawings. It is the responsibility of the contractor to perform a benchmark loop and report any discrepancies to the Engineer or Drainage Superintendent.

22. Miscellaneous

Any subsurface drainage encountered shall be repaired with erosion protection added to the approval of the Drainage Superintendent.

All areas disturbed by construction shall be left in a condition suitable for cultivation.

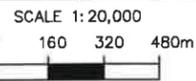


4218 Oil Heritage Road
 Petrolia Ontario, N0N 1R0
 Phone: (519) 882-0032 Fax: (519) 882-2233

DRAWING NAME:
 6 and 7 Sideroad Drain Plan 1

PROJECT No.
 2021-1334

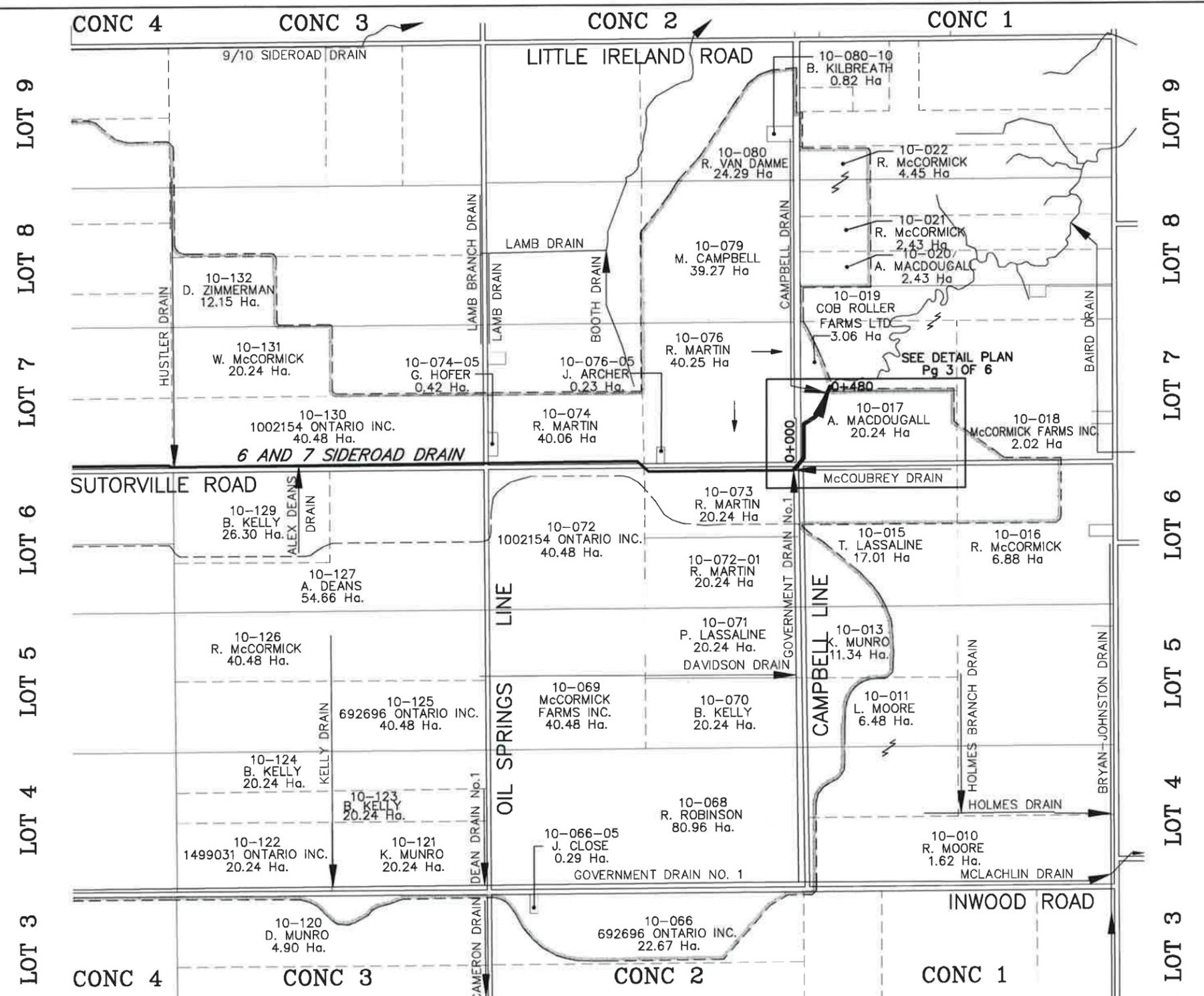
APPROVED	NO.	REVISIONS	DATE	BY
R. DOBBIN				
CHECKED	1	FINAL REPORT	NOV. 17, 2025	CS
B. VAN RUITENBURG				
DRAWN				
C. SAUNDERS				



MUNICIPALITY of BROOKE-ALVINSTON

6 AND 7 SIDEROAD DRAIN PLAN

1
 OF 6



LEGEND

- DRAINAGE AREA
- 6 AND 7 SIDEROAD DRAIN
- MUNICIPAL DRAIN



R Dobbin Engineering Inc.
 4218 Oil Heritage Road
 Petrolia Ontario, N0N 1R0
 Phone: (519) 882-0032 Fax: (519) 882-2233

DRAWING NAME:
6 and 7 Sideroad Drain Plan 2

PROJECT No.
2021-1334

APPROVED	R. DOBBIN
CHECKED	B. VAN RUITENBURG
DRAWN	C. SAUNDERS

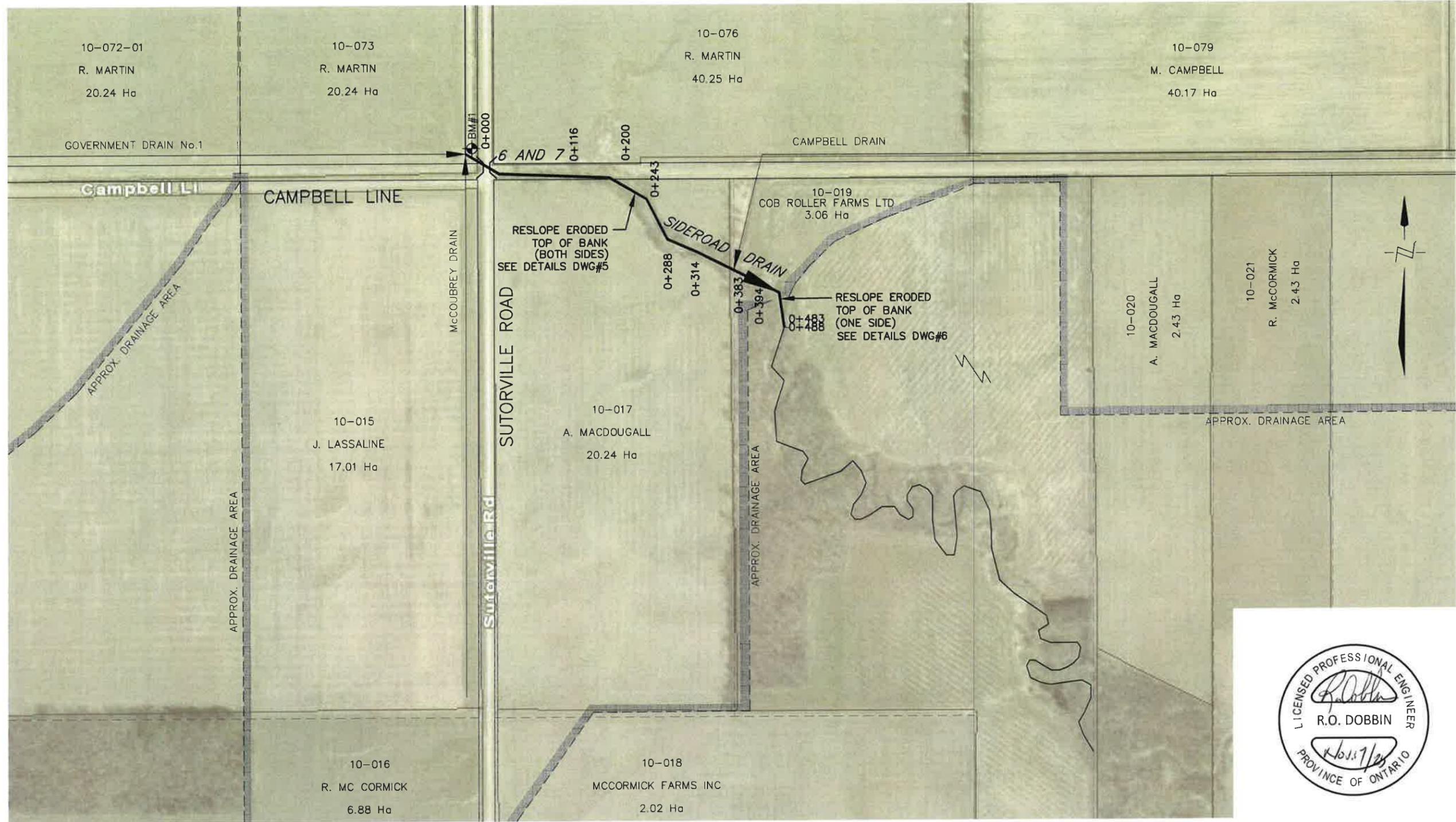
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1	FINAL REPORT	NOV. 17, 2025	CS

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6 AND 7 SIDEROAD DRAIN PLAN

2 OF 6



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

DRAWING NAME:
 6 and 7 Sideroad Drain Detail Plan

PROJECT No.
 2021-1334

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R. DOBBIN				
CHECKED	1	FINAL REPORT	NOV. 17, 2025	CS
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C. SAUNDERS				

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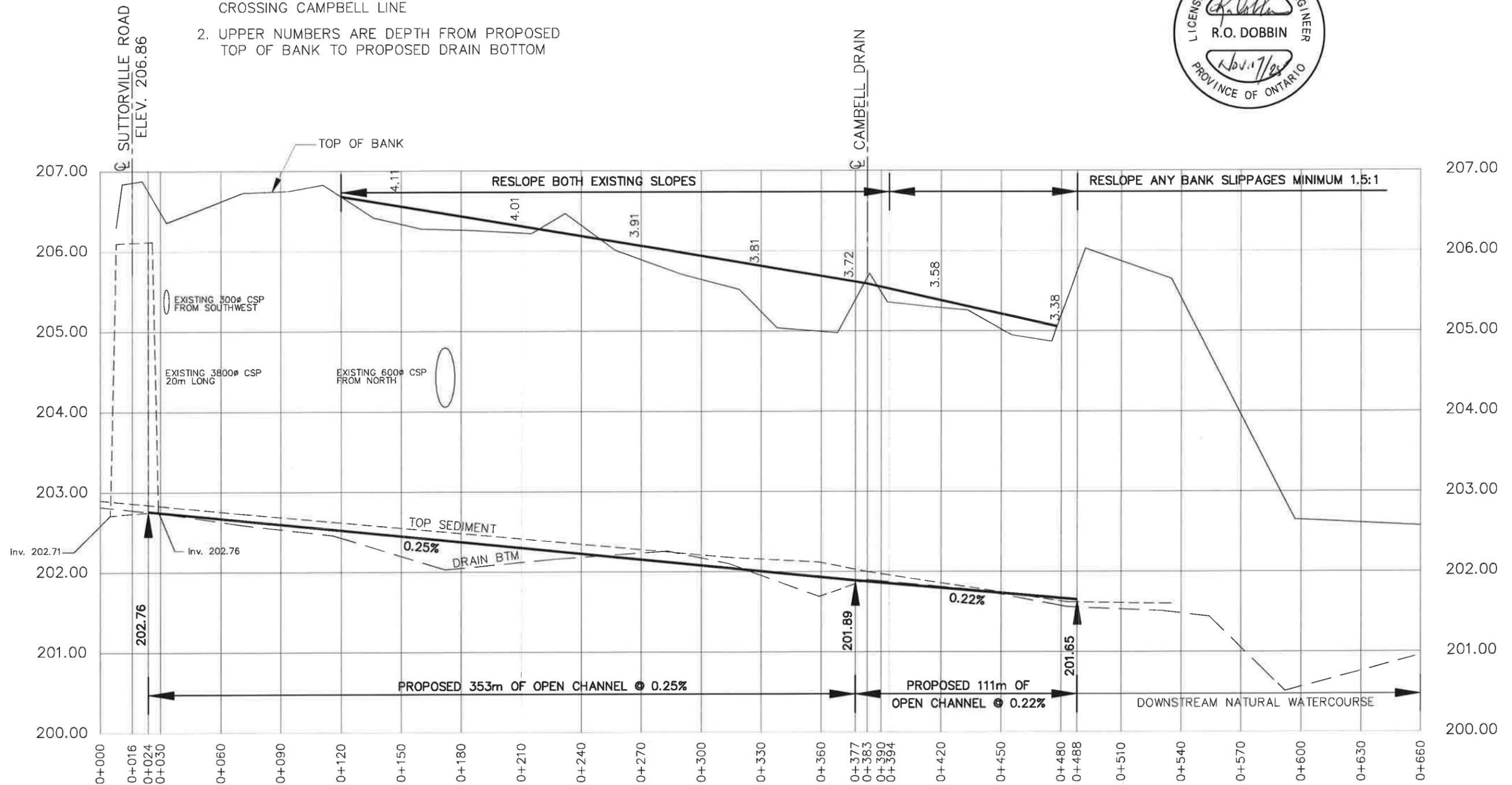
6 AND 7 SIDEROAD DRAIN
 DETAIL PLAN

3
 OF 6

Last Updated: November 17, 2025

GENERAL NOTES

- BENCHMARK No.1 ELEV. 206.12
NORTH TOP OF 3800Ø CSP
CROSSING CAMPBELL LINE
- UPPER NUMBERS ARE DEPTH FROM PROPOSED
TOP OF BANK TO PROPOSED DRAIN BOTTOM



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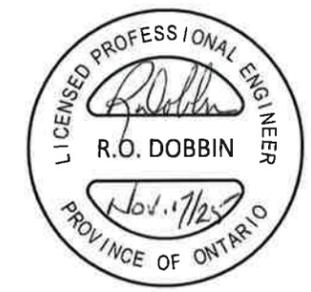
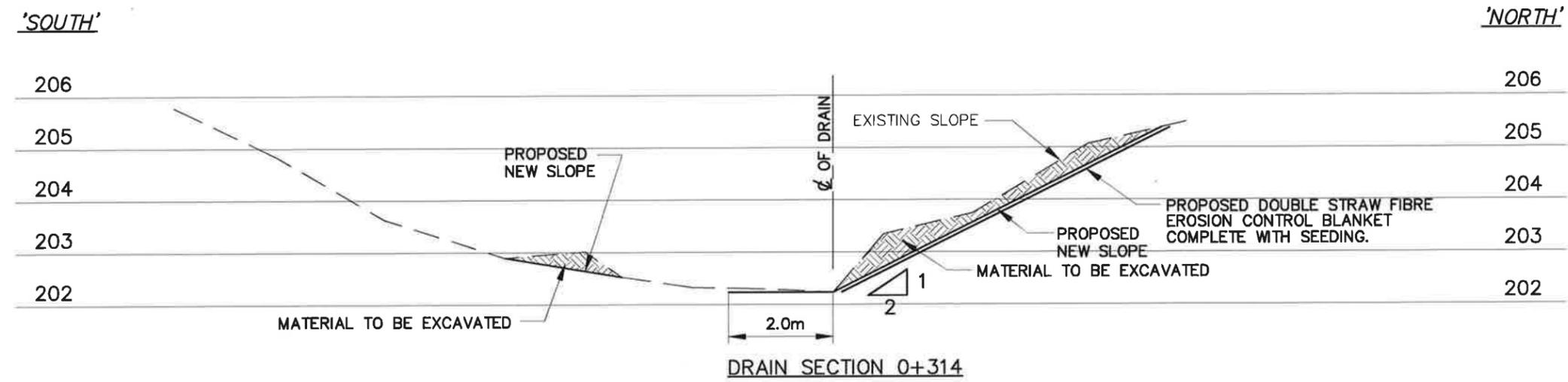
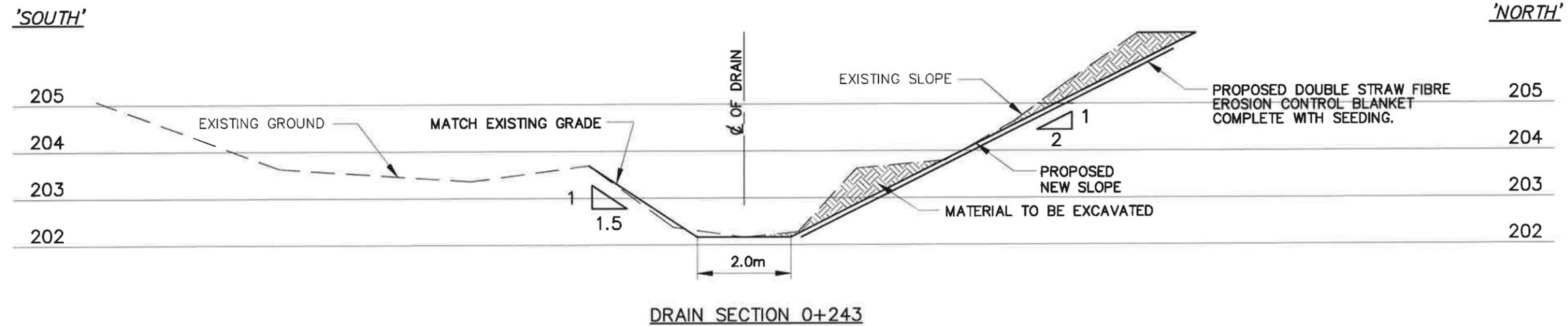
DRAWING NAME:
6 and 7 Sideroad Drain Profile

PROJECT No.
2021-1334

APPROVED	NO.	REVISIONS	DATE	BY
R. DOBBIN				
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DRAWN	SCALE: 1:2,000			
C. SAUNDERS	0 20 40 60m			

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6 AND 7 SIDEROAD DRAIN
PROFILE

4
OF 6



R Dobbin Engineering Inc.
 4218 Oil Heritage Road
 Petrolia Ontario, N0N 1R0
 Phone: (519) 882-0032 Fax: (519) 882-2233

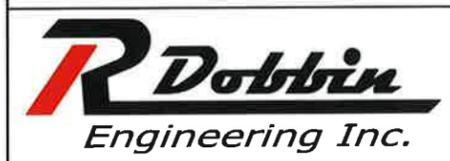
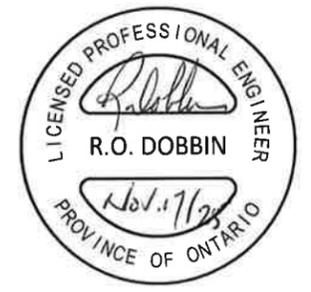
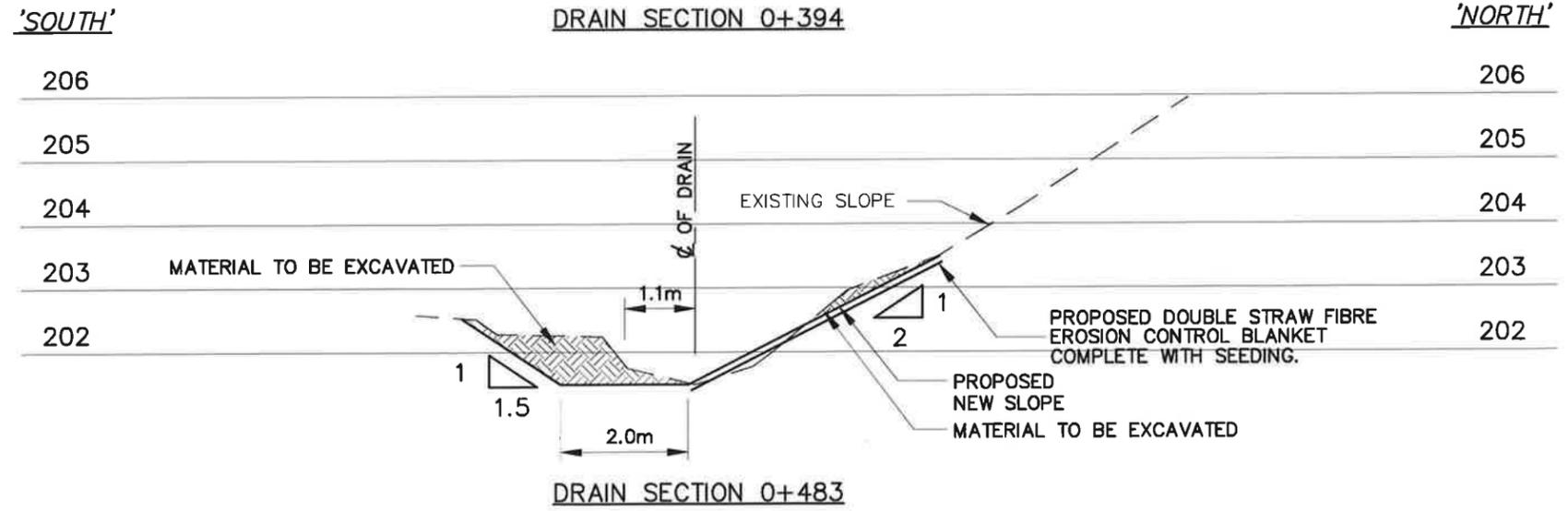
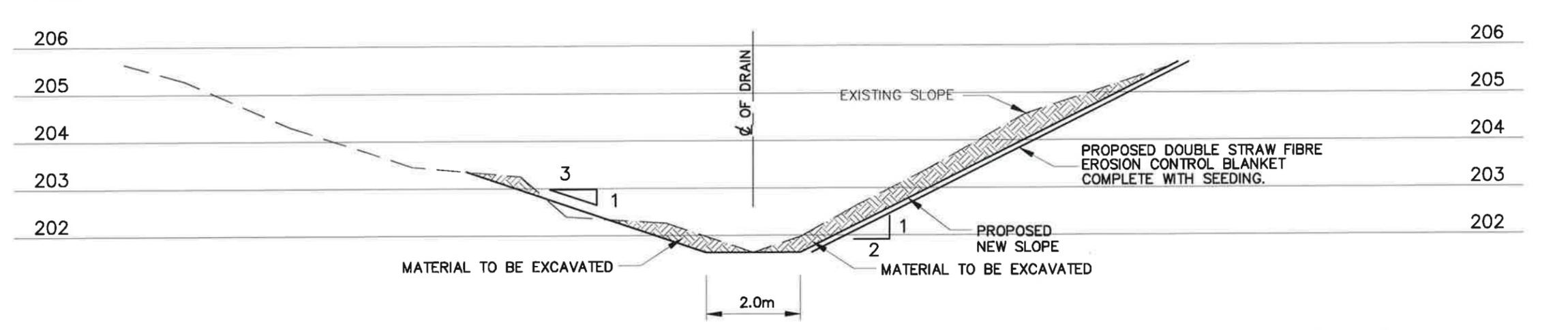
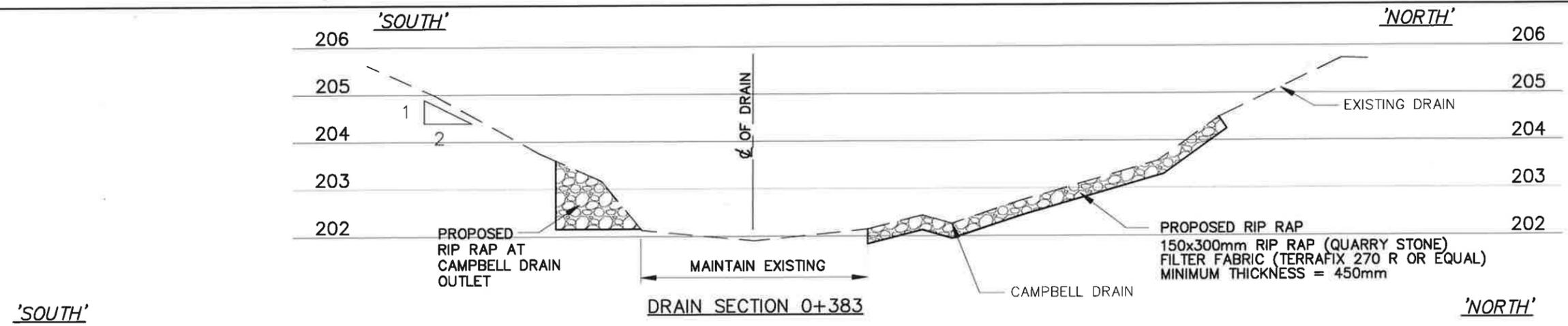
DRAWING NAME:
6 and 7 Sideroad Drain Sections 1

PROJECT No.
2021-1334

APPROVED R. DOBBIN	NO.	REVISIONS	DATE	BY
CHECKED B. VAN RUITENBURG	1	FINAL REPORT	NOV. 17, 2025	CS
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MUNICIPALITY of BROOKE-ALVINSTON
6 AND 7 SIDEROAD DRAIN SECTIONS

5 OF 6



4218 Oil Heritage Road
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DRAWING NAME:
 6 and 7 Sideroad Drain Sections 2

PROJECT No.
 2021-1334

APPROVED	NO.	REVISIONS	DATE	BY
R. DOBBIN				
CHECKED	1	FINAL REPORT	NOV. 17, 2025	CS
B. VAN RUITENBURG				
DRAWN				
C. SAUNDERS				

SCALE: 1:100
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MUNICIPALITY of BROOKE-ALVINSTON
 6 AND 7 SIDEROAD DRAIN
 SECTIONS

6
 OF 6

ENCLOSURE

ESTIMATED NET ASSESSMENT

Conc.	Lot or Part	Roll No.	Owner	Total	Less Grant	Less Allow.	Total
Agricultural Land							
1	W1/2 L4	10-010	R. Moore	114.00	38.00		76.00
	NE1/4 L4 & NW1/4 L5	10-011	L. Moore	455.00	151.67		303.33
	NE1/4 L5	10-013	K. Munro	797.00	265.67		531.33
	N1/2 L6	10-015	T. Lassaline	1,195.00	398.33		796.67
	S1/2 L6	10-016	R. McCormick	483.00	161.00		322.00
	NW1/4 L7	10-017	A. MacDougall	12,180.00	4,060.00	9,532.00	-1,412.00
	S1/2 L7	10-018	R. McCormick	142.00	47.33		94.67
	NE1/4 L7 & W1/4 L8	10-019	Cob Roller Farms Ltd.	4,074.00	1,358.00	5,434.00	-2,718.00
	Npt.E1/2W1/2 L8	10-020	A. MacDougall	37.00	12.33		24.67
	W1/2E1/2 L8	10-021	R. McCormick	37.00	12.33		24.67
	E1/4 L8 & W1/4 L9	10-022	R. McCormick	68.00	22.67		45.33
2	E1/2 L3	10-066	692696 Ontario Inc.	1,593.00	531.00		1,062.00
	L4	10-068	R. Robinson	4,837.00	1,612.33		3,224.67
	SW1/4 L5	10-070	B. Kelly	1,079.00	359.67		719.33
	SE1/4 L5	10-071	P. Lassaline	1,422.00	474.00		948.00
	N1/2 L5	10-069	McCormick Farms Inc.	2,844.00	948.00		1,896.00
	N1/2 L6	10-072	1002154 Ontario Ltd.	2,743.00	914.33		1,828.67
	SW1/4 L6	10-07201	R. Martin	1,422.00	474.00		948.00
	SE1/4 L6	10-073	R. Martin	1,422.00	474.00		948.00
	NW1/4 L7	10-074	R. Martin	1,392.00	464.00		928.00

Estimated Net Assessment (cont'd)

Conc.	Lot or Part	Roll No.	Owner	Benefit	Outlet	Total
Agricultural Land (cont'd)						
2	S1/2 L7	10-076	R. Martin	1,727.00	575.67	1,151.33
	S1/2 L8	10-079	M. Campbell	575.00	191.67	383.33
	S1/2 L9	10-080	R. Van Damme	370.00	123.33	246.67
3	E1/2 L3	10-120	D. Munro	344.00	114.67	229.33
	SW1/4 L4	10-121	K. Munro	1,422.00	474.00	948.00
	NW1/4 L4	10-122	1499031 Ontario Ltd.	1,422.00	474.00	948.00
	W1/2E1/2 L4	10-123	B. Kelly	1,301.00	433.67	867.33
	E1/4 L4	10-124	B. Kelly	1,282.00	427.33	854.67
	W1/2 L5	10-125	692696 Ontario Inc.	2,627.00	875.67	1,751.33
	E1/2 L5	10-126	R. McCormick	2,573.00	857.67	1,715.33
	S1/2 & W1/3N1/2 L6	10-127	A. Deans	3,840.00	1,280.00	2,560.00
	E2/3N1/2 L6	10-129	B. Kelly	1,848.00	616.00	1,232.00
	W1/2 L7	10-130	1002154 Ontario Limited	2,776.00	925.33	1,850.67
	E1/2 L7	10-131	W. McCormick	1,211.00	403.67	807.33
	W1/2 L8	10-132	D. Zimmerman	653.00	217.67	435.33
4	S1/2 L4	10-175	1499031 Ontario Ltd.	2,650.00	883.33	1,766.67
	N1/2 L4	10-176	M. & J. Dudley	2,620.00	873.33	1,746.67
	L5 & W1/2 L6	10-177	1002192 Ontario Inc.	8,532.00	2,844.00	5,688.00
	E1/2 L6	10-178	R. Martin	2,844.00	948.00	1,896.00
	NW1/4 L7	10-179	R. Martin	1,422.00	474.00	948.00
	SW1/4 L7	10-180	R. Martin	1,104.00	368.00	736.00
	E1/2 L7 & W1/4 L8	10-18104	Premier Swine Genetics Ltd.	3,932.00	1,310.67	2,621.33
	E1/2W1/2 & W1/2E1/2 L8	10-182	Premier Swine Genetics Ltd.	2,663.00	887.67	1,775.33
	E1/4 & L8 & W1/2 L9	10-183	E. Molzan	3,699.00	1,233.00	2,466.00

Estimated Net Assessment (cont'd)

Conc.	Lot or Part	Roll No.	Owner	Benefit	Outlet	Total
Agricultural Land (cont'd)						
5	S1/2 L4	20-019	1036790 Ontario Inc.	1,451.00	483.67	967.33
	S1/2 L5	20-021	R. & M. MacDougall	2,890.00	963.33	1,926.67
	S1/2 L6	20-022	M. Martin	2,574.00	858.00	1,716.00
	N1/2 L6	20-023	C. Martin	2,016.00	672.00	1,344.00
	N1/2 L7	20-025	C. Martin	2,595.00	865.00	1,730.00
	S1/2 L7	20-026	J. Watson	2,642.00	880.67	1,761.33
	Spt.W1/2 L8	20-027	A. MacDougall	2,479.00	826.33	1,652.67
	Npt. L8	20-028	1002192 Ontario Inc.	285.00	95.00	190.00
	Spt.E1/2 L8	20-02701	D. MacDougall	2,463.00	821.00	1,642.00
	pt.Npt.Wpt. L9	20-02702	D. MacDougall	1,977.00	659.00	1,318.00
	Spt.Wpt. L9	20-029	1432234 Ontario Limited	1,565.00	521.67	1,043.33
	Npt.Wpt. L9	20-031	1002192 Ontario Inc.	199.00	66.33	132.67
6	S1/4 L6, C6 & Npt. L6, C5	20-055	D. & J. Van Damme	426.00	142.00	284.00
	S1/2N1/2 L6	20-056	C. Martin	228.00	76.00	152.00
	NE1/4 L6	20-05605	5001702 Ontario Limited	1,223.00	407.67	815.33
	SWpt. & SEpt. L7	20-057	C. Martin	2,178.00	726.00	1,452.00
	Npt.Wpt. L7	20-058	R. Patterson	1,137.00	379.00	758.00
	Npt.Ept. L7 & NW1/4 L8	20-059	A. Meyer	3,769.00	1,256.33	2,512.67
	SW1/4 & E1/2 L8	20-060	10021920 Ontario Inc.	4,266.00	1,422.00	2,844.00
	NW1/4 L9	20-061	R. Martin	1,422.00	474.00	948.00
	S1/2 L9	20-063	1002192 Ontario Inc.	1,422.00	474.00	948.00
7	SE1/4 L6	20-082	S. Douglas	1,422.00	474.00	948.00
	NE1/4 L6	20-083	L. Douglas	1,422.00	474.00	948.00
	S1/2 L7	20-084	1432234 Ontario Limited	2,844.00	948.00	1,896.00
	S1/2N1/2 L7	20-08405	Chapla Farms Ltd.	1,422.00	474.00	948.00
	N1/4 L7	20-085	L. Chapman Estate	1,061.00	353.67	707.33
	W1/2 L8	20-086	A. MacDougall	2,730.00	910.00	1,820.00
	E1/2 L8	20-08601	D. MacDougall	1,966.00	655.33	1,310.67

Estimated Net Assessment (cont'd)

Conc.	Lot or Part	Roll No.	Owner	Benefit	Outlet	Total
Agricultural Land (cont'd)						
7	W1/2 L9	20-087	G. Van Damme	1,280.00	426.67	853.33
8	N1/4 L6	20-106	Rick McPhail Farms Ltd.	0.00	0.00	0.00
	S3/4 L6	20-107	L. Douglas	996.00	332.00	664.00
	S1/2 & NW1/4 L7	20-108	L. Chapman Estate	4,157.00	1,385.67	2,771.33
	NE1/4 L7	20-109	Chapla Farms Ltd.	1,280.00	426.67	853.33
	W1/4 L8	20-110	J. Douglas	1,422.00	474.00	948.00
	E1/2W1/2 & W1/2E1/2 L8	20-111	S. Douglas	2,574.00	858.00	1,716.00
	E1/4 L8	20-112	M. Podolinsky	1,287.00	429.00	858.00
	W1/4 L9	20-113	Piggybank Farms Inc.	1,287.00	429.00	858.00
	E1/2W1/2 L9	20-114	R. Podolinsky	1,344.00	448.00	896.00
	E1/2 L9	20-115	1432234 Ontario Limited	1,137.00	379.00	758.00
Non Agricultural Land						
2	pt.E1/2 L3	10-06605	J. Close	48.00		48.00
	pt.NW1/4 L7	10-07405	G. Hofer	58.00		58.00
	pt.S1/2 L7	10-07605	J. Archer	44.00		44.00
	pt.S1/2 L9	10-08010	B. & M. Kilbreath	86.00		86.00
4	pt.S1/2 L4	10-17510	A. Belan	85.00		85.00
	pt.E1/2 L7	10-181	R. Styve	101.00		101.00
5	pt.S1/2 L4	20-020	L. & A. Star Trading Inc.	140.00		140.00
	pt.SWpt. & SEpt. L7	20-05701	E. Archer	54.00		54.00
8	pt.W1/2 L7	20-10801	L. Chapman	76.00		76.00
	pt.NE1/4 L7	20-10901	J. MacDonald	57.00		57.00

Estimated Net Assessment (cont'd)

Conc.	Lot or Part	Roll No.	Owner	Benefit	Outlet	Total
Public Lands: Roads						
			Courtright Line	2,459.00		2,459.00
			Inwood Road	2,324.00		2,324.00
			Campbell Line	7,433.00		7,433.00
			Oil Springs Line	1,386.00		1,386.00
			Shiloh Line	857.00		857.00
			Suorville Road	4,431.00		4,431.00
			Little Ireland Road	114.00		114.00
			Total	\$180,364.00	\$53,537.00	\$111,861.00

My E-mail to j denkers @ brooke abvinston . com Jan 2, 2026
My objection^{to} & non approval of, the R. Dobbin Engineering Inc. Report
& its Passing, is that it is asking ratepayers to approve & pay for an
extension of the 6&7 sideroad drain east downstream from the
intersection of Sutorville Road & Campbell Line approx. 488 meters, is
because it does NOT benefit any ratepayer on 6&7 Sideroad Drain or the
Government #1 Drain! I will have more details to say at the 1/8/2026
meeting about this report I am NOT in favor of. Bud Kelly

JAN 05 2026

RECEIVED

Concerning your 12/5/2025
notice of the 1/8/2026 mtg- on 6+7
sideroad drain, damagoinst the
R. Dobbins Report. I cannot see any
benefit to any of the Hou.#1 or
the 6+7 sideroad Drain rate payers
& only liability and costs.
I would like to discuss issues on
drains & Report @ mtg.

Tom Robinson

Janet Denkers
www.brookealvinston.com.

JAN 05 2026

RECEIVED

With regards to the proposed
drain maintenance on the
sidewalk drain. to restop the
banks. I am opposed to
the proposal. It is my
~~opinion~~ opinion it will not
help lower the water
level on the top end of
the Government Draw #J

Al Mc Cormick

JAN 05 2026

RECEIVED

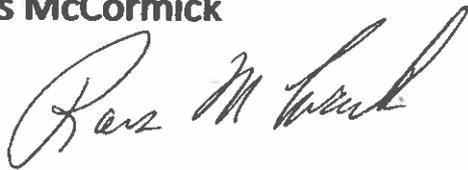
January.4 2026

I Ross McCormick have several objections to the engineer's report on 6 and 7 sideroad drain.

The bank slippage along the northeast bank into the northeast ¼ lot 7 is the result of the landowner allowing his surface water to enter the drain. All cost of that repair should be at the expense of the property owner and not be done as general maintenance to the drain.

I also have issues with the repairs for erosion control through the northwest ¼ lot 7.

Ross McCormick





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

November 27, 2025

The Mayor and Council
Municipality of Brooke-Alvinston
P. O. Box 28
3236 River Street
Alvinston, Ontario
N0N 1A0

Gentlemen & Mesdames:

Re: Chanyi Drain

In accordance with your instructions, R. Dobbin Engineering has undertaken an examination of the Chanyi Drain with regards to making drainage improvements in Lot 29, Concession 11, in the Municipality of Brooke-Alvinston. The work will include the replacement of the tile drain from the east side of Sexton Road downstream to an outlet. The course of the work has been surveyed with elevations taken as necessary.

Authorization under the Drainage Act

This Engineers Report has been prepared under section 78 of the Drainage Act as per the request of an affected Owner.

R. Dobbin Engineering was appointed on June 12, 2025.

Section 78 of the Drainage Act states that, where, for the better use, maintenance or repair of any drainage works constructed under a bylaw passed under this Act, or of lands or roads, it is considered expedient to change the course of the drainage works, or to make a new outlet for the whole or any part of the drainage works, or to construct a tile drain under the bed of the whole or any part of the drainage works as ancillary thereto, or to construct, reconstruct or extend embankments, walls, dykes, dams, reservoirs, bridges, pumping stations, or other protective works as ancillary to the drainage works, or to otherwise improve, extend to an outlet or alter the drainage works or to cover the whole or any part of it, or to consolidate two or more drainage works, the Council whose duty it is to maintain and repair the drainage works or any part thereof may, without a petition required under section 4 but on the report of an Engineer appointed by it, undertake and complete the drainage works as set forth in such report.

Existing Drainage

The Chanyi Drain consists of approximately 60m of open channel drain and 1100m of tile drain ranging in size from 200mm to 250mm. The existing drain is located in Lot 29, Concession 11 of the Municipality of Brooke-Alvinston and Lots 1 & 2, Concession 11 of the Township of Adelaide-Metcalf.

The drain was constructed under an Engineer's Report dated October 9, 1974 prepared by A.J. DeVos, P.Eng.

Onsite Meeting

An Onsite Meeting was held on July 8, 2025.

The following were present at the Meeting:

- Ray Dobbin (R. Dobbin Engineering)
- David Moores (R. Dobbin Engineering)
- Rob Keidel (Township of Adelaide-Metcalf)
- Jamie Butler (Municipality of Brooke-Alvinston)
- Merrick Vander Vaart (SCRCA)
- Steve Sanders (Landowner)
- Al Langford (Landowner)
- Craig Sanders (Landowner)
- Mike Sanders (Landowner)

The following is a brief summary of the meeting:

- General discussion of the Drainage Act and Landowners rights under the Drainage Act.
- Landowners were made aware that a request was received from the property with Roll Number 50-054 as major erosion is occurring at the outlet and to extend the tile drain down to Hardy Creek.
- Landowners present requested the tile downstream be twinned, if possible, to increase tile capacity.
- Drainage Superintendent for Adelaide-Metcalf asked if a berm and wascob be installed at the outlet to help with erosion.

No adverse soil conditions were noted at the site meeting.

Discussion

The capacity of the drain was calculated and a tile size of 350mm diameter is required downstream of Sexton Road in order to provide sufficient capacity for surface and subsurface drainage. Twinning the existing pipe was evaluated and it would require a second 250mm tile to meet the capacity required. Therefore, due to the age of the existing tile drain and the little cost difference in material from a 250mm tile to a 350mm tile, it was decided to abandoned the existing tile and install one new tile drain.

Design

The proposed tile drain shall be designed to accommodate a drainage coefficient of 38mm in 24 hours in accordance with the Drainage Guide for Ontario (Publication 29). Tile design criteria includes a minimum tile depth of 760mm and a minimum freeboard of 300mm at the outlet.

Recommendations

It is therefore recommended that the following work be carried out:

1. The existing 250mm tile downstream of Sexton Road shall be abandoned.
2. Construct a new tile drain with sufficient capacity for both surface and subsurface drainage in Lot 29, Concession 11 from Station 0+000 to 0+346.
3. The open channel downstream of the existing tile drain shall be abandoned and filled in by the landowner.
4. The road crossing pipes under Sexton Road shall be replaced.
5. Catchbasins c/w berms shall be installed on the tile drain at Sexton Road.
6. An energy diffuser shall be installed at the outlet of the proposed new tile drain prior to Hardy Creek.

Estimate of Cost

It is recommended that the work be carried out in accordance with the accompanying Specification of Work and the Profile, which form part of this Report. There has been prepared an Estimate of Cost in the amount of \$91,720.00 including the cost of engineering the report, attendance at the Scoping Meeting, attendance at the Meeting to Consider, and attendance at the Court of Revision. An estimate for tendering, inspection, and contract administration has been provided. Appearances before appeal bodies have not been included in the cost estimate.

A Plan has been prepared showing the location of the work and the approximate drainage area. A Profile is included showing the depths and grades of the proposed work.

Assessment

As per section 21 of the Drainage Act, the Engineer in his report shall assess for benefit and outlet for each parcel of land and road liable for assessment.

Lands, roads, buildings, utilities, or other structures that are increased in value or are more easily maintained as a result of the construction, improvement, maintenance, or repair of a drainage works may be assessed for benefit. (Section 22)

Lands and roads that use a drainage works as an outlet, or for which, when the drainage works is constructed or improved, an improved outlet is provided either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek, or watercourse may be assessed for outlet. The assessment for outlet shall be based on the volume and rate of flow of the water artificially caused to flow into the drainage works from the lands and roads liable for such assessments. (Section 23)

The Engineer may assess for special benefit any lands for which special benefits have been provided by the drainage works. (Section 24)

A Schedule of Assessment for the lands and roads affected by the work and therefore liable for the cost thereof will be prepared as per the Drainage Act. Also, assessments may be made against any public utility or road authority, as per Section 26 of the Drainage Act, for any increased cost for the removal or relocation of any of its facilities and plant that may be necessitated by the construction or maintenance of the drainage works. Items to be assessed under Section 26, as specified, shall be tendered separately with the actual cost plus a portion of the engineering (20% of the construction cost).

If a landowner requests an additional length of culvert beyond 10 metres for an access culvert or the piped sections specified, the extra cost shall be assessed 100% to the landowner.

The estimated cost of the drainage works has been assessed in the following manner:

1. The brushing and tree removal for the new tile drain has been assessed with 100% of the cost applied as a special benefit assessment to roll no. 50-154.
2. All works associated with the enclosure of the open channel has been assessed with 100% of the cost as a special benefit to roll no. 50-154. The remaining tile drain

works has generally been assessed with 60% of the cost applied as benefit assessment and 40% applied as outlet assessment to the upstream lands and roads based on equivalent hectares. The benefit assessment has been split with 60% of the costs assessed to roll no. 50-054 and 40% assessed to roll no. 50-053.

3. As per Section 26 of the Drainage Act, the road authority has been assessed the increased cost of the drainage works caused by the existence of the works of the public utility or road. The road crossings for Sexton Road have been assessed with 100% of the cost assessed as a special benefit assessment to the road authority. These items shall be tendered separately with the actual cost plus a portion of the engineering (20% of the construction cost). The final costs shall be split equally between the Municipality of Brooke-Alvinston and the Township of Adelaide-Metcalf as Sexton Road is a boundary road.

Included in the estimate under the Sexton Road works, is daylighting and working around utilities if necessary. This item has been included as a provisional item. If this work is completed, the actual cost plus a portion of engineering (20% of the cost) shall be divided equally between the utility companies located in the R.O.W.

4. CB#1 was assessed as a benefit assessment with 2/3 of the cost assessed to the road authority for the Municipality of Brooke-Alvinston and the remaining 1/3 assessed to roll no. 50-054.
5. CB#2 was assessed as a benefit assessment with 2/3 of the cost assessed to the road authority for the Township of Adelaide-Metcalf and the remaining 1/3 assessed to roll no. 30-028.
6. The remaining cost of the drainage works has generally been assessed with 100% of the cost applied as outlet assessment to the upstream lands and roads based on equivalent hectares.

Allowances

Under section 29 of the Drainage Act, the Engineer in his report shall estimate and allow in money to the Owner of any land that it is necessary to use for the construction or improvement of a drainage works or for the disposal of material removed from a drainage works. This shall be considered an allowance for right of way.

Under section 30 of the Drainage Act, the Engineer shall determine the amount to be paid to persons entitled thereto to damage, if any, to ornamental trees, fences, land, and crops occasioned by the disposal of material removed from a drainage works. This shall be considered an allowance for damages.

Allowances have been made, where appropriate, as per section 29 & 30 of the Drainage Act. Allowances for right of way are based on a land value of \$49,400.00 per hectare (\$20,000.00 per acre). Allowances for crop loss are based on \$2,000.00 per hectare for the first year and \$1,000.00 for the second year (\$3,000.00 per hectare total).

Based on the proposed work in this report, allowances were paid under Section 30.

Access and Working Area

Access to the drain for the construction of the new tile drain shall be from Sexton Road and along the length of the drainage works. The working area for construction of the proposed tile drain shall be restricted to 20 meters centered on the tile.

The working area for future maintenance of the tile drain shall be restricted to 6 metres centered on the tile.

Drain Classification

The Chanyi Drain is a tile drain. The proposed improvements will have very little effect on the drainage works if carried out during low flows in the channel. The work area is to be maintained in a dry condition during construction by the Contractor.

Restrictions

No trees and shrubs shall be planted nor shall permanent structures be erected within 10 metres of either side of the proposed drain without prior written permission of Council. If trees are planted that interfere with access for future maintenance of the drainage works, they shall be removed at the expense of the Owner.

Attention is also drawn to sections 80 and 82 of the Drainage Act that refer to the obstruction of a drainage works.

Agricultural Grant

It is recommended that application for subsidy be made for eligible agricultural properties. Any assessments against non agricultural properties are shown separately in the Schedule of Assessment.

Existing Private Drainage

All existing subsurface drainage encountered during the construction of the proposed tile drain or open channel shall be reconnected to the proposed tile drain. Any drains cut off by the proposed drainage works shall be plugged and sealed to the satisfaction of the Drainage Superintendent or Engineer Designate.

Maintenance

Upon completion of the work, the drainage works from Station 0+000 to 0+331 shall be maintained and repaired as per the specifications contained within this report and assessed out using the applicable Schedule of Maintenance, unless otherwise altered under provisions of the Drainage Act or as outlined below.

The section of drain upstream of Sexton Road shall be maintained and repaired as per the last applicable report dated October 9, 1974 and assessed out using that report.

The outlet of the tile drain (energy diffuser) shall be repaired and maintained with the costs assessed as outlet assessment to upstream lands and roads based on equivalent hectares contained within Schedule of Maintenance.

The road culvert and tile drain under Sexton Road shall be maintained and repaired at the expense of the Road Authority as per section 26 of the Drainage Act with the cost split equally between the Municipality of Brooke-Alvinston and the Township of Adelaide-Metcalf.

CB#1 shall be maintained and repaired based on the specifications within this report and assessed out with 2/3 of the cost to the road authority for the Municipality of Brooke-Alvinston and 1/3 of the cost to roll no. 50-054.

CB#2 shall be maintained and repaired based on the specifications within this report and assessed out with 2/3 of the cost to the road authority for the Township of Adelaide-Metcalf and 1/3 of the cost to roll no. 50-054.

Any extra cost as a result of the location of underground utilities shall be assessed to the utility as per section 26 of the Drainage Act.

All of the above is submitted for your consideration.
Yours truly,

Report Prepared By:

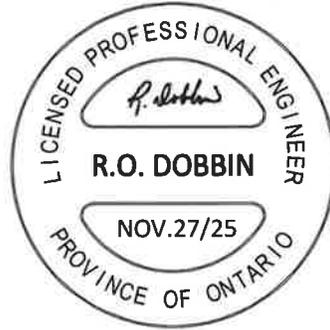


David Moores, C.E.T.

Report Approved By:



Ray Dobbin, P. Eng.



Chanyi Drain
 Municipality of Brooke-Alvinston
 November 27, 2025

ALLOWANCES

Allowances have been made as per Sections 29 & 30 of the Drainage Act for Right of Way and damages to lands and crops.

Conc.	Lot or part	Roll No.	Owner	Section 30 (\$)	Total (\$)
11	N.pt Lot 29	50-054	T. Sanders	1,990	1,990
	S.pt Lot 29	50-053	J. Sanders	900	900
TOTAL ALLOWANCES				\$2,890	\$2,890

Chanyi Drain
Municipality of Brooke-Alvinston
November 27, 2025

1 of 1

Estimate of Cost

To replace the tile drain downstream of Sexton Road to Hardy Creek and to replace the road crossing pipes and catchbasins at Sexton Road.

<u>Item Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost (\$)</u>	<u>Total (\$)</u>
Pre-Construction Meeting	1	LS	250.00	250.00
Benchmark Loop	1	LS	250.00	250.00
<u>Tile Drain Work: Station 0+000 to 0+332</u>				
Locate & Crush Existing 250mmø Tile Drain	1	LS	1,500.00	1,500.00
Brushing and Tree Removal (approx. 0.40 ha)	1	LS	3,500.00	3,500.00
Strip and Place Topsoil	332	m	6.00	1,992.00
R. & D. Existing 250mmø HDPE Outlet Tile from the Open Channel	1	LS	500.00	500.00
S. & I. 350mmø Concrete Tile	324	m	50.00	16,200.00
S. & I. 375mmø HDPE Outlet Pipe c/w Rodent Grate	6	m	150.00	900.00
S. & I. Concrete Block Energy Diffuser	1	LS	1,500.00	1,500.00
S. & I. Rip Rap at Outlet	30	tonne	125.00	3,750.00
Reconnect Existing Tile Drains (P)	20	ea	100.00	2,000.00
				31,842.00
<u>Sexton Road (Section 26)</u>				
Remove Existing Culvert and Tile Drain	1	LS	2,000.00	2,000.00
600mmø HDPE Pipe (Open Cut)	12	m	450.00	5,400.00
375mmø HDPE Pipe (Open Cut)	14	m	350.00	4,900.00
S. & I. Drainage Stone Bedding	20	tonne	35.00	700.00
S. & I. Granular 'A' Backfill	100	tonne	40.00	4,000.00
S. & I. 100% Crushed Granular 'A' or 'M'	20	tonne	50.00	1,000.00
S. & I. Rip Rap Erosion Protection	20	tonne	125.00	2,500.00
Daylight and Work Around Existing Utilities (P)	1	LS	3,500.00	3,500.00
Traffic Control	1	LS	1,000.00	1,000.00
Restoration/Seeding and Ditch Grading	1	LS	1,500.00	1,500.00
				26,500.00
<u>Catchbasins</u>				
S. & I. 900mm x 1200mm CB #1 c/w Berm & Connections	1	LS	3,500.00	3,500.00
S. & I. 900mm x 1200mm CB #2 c/w Connections	1	LS	3,000.00	3,000.00
				6,500.00
Contingency				3,320.00
				Sub Total 68,662.00
				Allowances 2,890.00
				Engineering 13,068.00
				Tendering, Inspection, & Contract Administration 5,000.00
				SCRCA Permit 570.00
				Total Estimate excluding HST 90,190.00
				Non-Recoverable HST (1.76%) 1,530.00
				Total Estimate 91,720.00

SCHEDULE OF ASSESSMENT

To replace the tile drain downstream of Sexton Road to Hardy Creek and to replace the road crossing pipes and catchbasins at Sexton Road.

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Special Benefit (\$)	Benefit (\$)	Outlet (\$)	Total (\$)
Municipality of Brooke-Alvinston								
Public Lands:								
	Sexton Road	0.20		Municipality of Brooke-Alvinston	17,899.00	3,122.00	270.00	21,291.00
					<u>17,899.00</u>	<u>3,122.00</u>	<u>270.00</u>	<u>21,291.00</u>
Agricultural Lands:								
11	N.pt Lot 29	2.43	50-054	T. Sanders	11,120.00	14,130.00	588.00	25,838.00
	S.pt Lot 29	1.62	50-053	J. Sanders	-	8,348.00	392.00	8,740.00
					<u>11,120.00</u>	<u>22,478.00</u>	<u>980.00</u>	<u>34,578.00</u>
Total - Municipality of Brooke-Alvinston					29,019.00	25,600.00	1,250.00	55,869.00
Township of Adelaide-Metcalfe								
Public Lands:								
	Sexton Road	0.20		Township of Adelaide-Metcalfe	17,899.00	2,672.00	270.00	20,841.00
					<u>17,899.00</u>	<u>2,672.00</u>	<u>270.00</u>	<u>20,841.00</u>
Agricultural Lands:								
11	W1/2 Lot 1	8.09	30-028	Rysan Farms Ltd.		1,377.00	3,634.00	5,011.00
	E1/2 Lot 1	12.95	30-029	Hog Wild Farms Ltd.		-	5,817.00	5,817.00
	W1/2 Lot 2	9.31	30-030	S. Taylor		-	4,182.00	4,182.00
					<u>-</u>	<u>1,377.00</u>	<u>13,633.00</u>	<u>15,010.00</u>
Total - Township of Adelaide-Metcalfe					17,899.00	4,049.00	13,903.00	35,851.00
Total - Municipality of Brooke-Alvinston					55,869.00			
Total - Township of Adelaide-Metcalfe					<u>35,851.00</u>			
	Total Area	34.80	Total Assessment		91,720.00			

SCHEDULE OF MAINTENANCE NO.1

To Maintain the tile drain from its outlet to Sexton Road.

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Benefit (\$)	Outlet (\$)	Total (\$)	Equivalent Hectares
Municipality of Brooke-Alvinston								
Public Lands:								
	Sexton Road	0.20		Municipality of Brooke-Alvinston	-	7.00	7.00	0.60
					-	7.00	7.00	0.6
Agricultural Lands:								
11	N.pt Lot 29	2.43	50-054	T. Sanders	360.00	27.00	387.00	2.43
	S.pt Lot 29	1.62	50-053	J. Sanders	240.00	18.00	258.00	1.62
					600.00	45.00	645.00	4.05
				Total - Municipality of Brooke-Alvinston	600.00	52.00	652.00	4.65
Township of Adelaide-Metcalf								
Public Lands:								
	Sexton Road	0.2		Township of Adelaide-Metcalf	-	7.00	7.00	0.60
					-	7.00	7.00	0.60
Agricultural Lands:								
11	W1/2 Lot 1	8.09	30-028	Rysan Farms Ltd.	-	91.00	91.00	8.09
	E1/2 Lot 1	12.95	30-029	Hog Wild Farms Ltd.	-	145.00	145.00	12.95
	W1/2 Lot 2	9.31	30-030	S. Taylor	-	105.00	105.00	9.31
					-	341.00	341.00	30.35
				Total - Township of Adelaide-Metcalf	-	348.00	348.00	30.95
				Total - Municipality of Brooke-Alvinston	652.00			
				Total - Township of Adelaide-Metcalf	348.00			
	Total Affected Area	34.80		Total Maintenance Assessment	1,000.00		Total Eq. Ha	35.60

Chanyi Drain
Municipality of Brooke-Alvinston
November 27, 2025

SPECIFICATION OF WORK

1. Scope of Work

The work includes the replacement of the tile drain from the east side of Sexton Road downstream to Hardy Creek and the replacement of the road crossing pipes under Sexton Road c/w catchbasins in Lot 29, Concession 11 of the Municipality of Brooke-Alvinston.

2. General

Each tenderer must inspect the site prior to submitting their tender and satisfy themselves by personal examination as to the local conditions that may be encountered during this project. The Contractor shall make allowance in the tender for any difficulties which they may encounter. Quantities or any information supplied by the Engineer is not guaranteed and is for reference only.

All work and materials shall be to the satisfaction of the Drainage Superintendent who may vary these specifications as to minor details but in no way decrease the proposed capacity of the drain.

The Contractor shall be responsible for the notification of all utilities prior to the start of construction.

3. Plans and Specifications

These specifications shall apply and be part of the contract. This specification of work shall take precedence over all plans and general conditions pertaining to the contract. The Contractor shall provide all labour, equipment, and supervision necessary to complete the work as shown in the plans and described in these specifications. Any work not described in these specifications shall be completed according to the Ontario Provincial Standard Specifications and Standard Drawings.

-SP2-

4. Health and Safety

The Contractor at all times shall be responsible for health and safety on the worksite including ensuring that all employees wear suitable personal protective equipment including safety boots and hard hats.

The Contractor shall be responsible for traffic control as per the Ontario Traffic Manual Book 7 – Temporary Conditions (latest revision) when working on public road allowances. A copy of a traffic control plan shall be kept on site at all times. The Contractor shall maintain suitable barricades, warning lights, and temporary traffic notices, at his expense, in their proper position to protect the public both day and night. Flagmen are the responsibility of the Contractor when working on the road allowance and when entering or exiting a worksite onto a roadway.

The Contractor shall be responsible to ensure that all procedures are followed under the Occupational Health and Safety Act to ensure that work sites are safe and that accidents are prevented. In the event of a serious or recurring problem, a notice of noncompliance will be issued. The Contractor will be responsible for reacting immediately to any deficiency and correcting any potential health and safety risk. Continuous disregard for any requirement of the Occupational Health and Safety Act could be cause for the issuance of a stop work order or even termination of the contract.

They shall also ensure that only competent workmen are employed onsite and that appropriate training and certification is supplied to all employees.

Sexton Road shall be closed for the duration of the road crossing work. The contractor shall work with the Engineer and Township for closure notification and submit a traffic control plan one week prior to commencing work.

5. Workplace Safety and Insurance Board

The Contractor hereby certifies that all employees and officers working on the project are covered by benefits provided by the Contractor. The WSIB clearance certificate must be furnished prior to the execution of the Contract and updated every 60 days.

6. Weather Conditions

Work shall be carried out under this Report and completed within the agreed upon Schedule as permitted by weather. The Engineer or the Drainage Superintendent reserves the right to restrict construction and access to the site based on the weather and ground conditions.

-SP3-

7. Utilities

The Contractor is responsible for organizing locates and exposing all the utilities along the length of the drainage works. If any utilities interfere with the proposed drainage works in a manner not shown on the accompanying Estimate of Cost or profile the Contractor shall notify the Drainage Superintendent and Engineer.

The Contractor is responsible for coordinating the replacement of additional utilities with the utility company if they interfere with the proposed drain. All costs for the utility to replace their services will be outside of this report and shall be borne by the utility as per Section 26 of the Drainage Act.

All additional costs to work around and organize replacement of the utilities not included in the estimate shall be tracked separately and the cost plus a portion of the engineering (20% of the cost) shall be borne by that utility.

8. Pre-Construction Meeting

There is a requirement for a pre-construction meeting to be held prior to any construction taking place. The meeting shall be scheduled by the Contractor. The Landowners, Engineer, the Municipality of Brooke-Alvinston, and the Township of Adelaide Metcalf shall be notified of the pre-construction meeting at least 48 hours prior.

9. Benchmarks

The benchmarks are based on geodetic elevations. Elevations are available at the locations shown on the Plan and Profile drawings. Where these elevations are on existing structures to be replaced, they shall be transferred by the Contractor prior to the removal.

The Contractor is required to complete a benchmark loop prior to construction to verify the benchmarks. If discrepancies exist the Contractor must notify the Drainage Superintendent and Engineer prior to completing any work.

10. Access and Working Area

Access to the drain for the construction of the new tile drain shall be from Sexton Road and along the length of the drainage works. The working area for construction of the proposed tile drain shall be restricted to 20 meters centered on the tile.

The working area for future maintenance of the tile drain shall be restricted to 6 metres centered on the tile.

-SP4-

11. Brushing and Tree Removal

The bush section from the south side of the open channel south for approximately 20m shall be brushed and all trees removed for the placement of the new tile drain. A mechanical grinder attached to an excavator shall be used for brush and tree removal.

Any brush and trees too large to grind shall be close cut. The Contractor shall stockpile the trees and brush in a single pile on the property in which they were removed or dispose of the trees and brush offsite. The Contractor is responsible for the burning of the trees and brush. The Contractor is responsible for obtaining all necessary permits for any disposal sites. Burning of the trees and brush is subject to local bylaws and guidelines of the Ministry of the Environment Conservation and Parks.

Certain trees may be left in place at the direction of the Drainage Superintendent or Engineer Designate. Any trees to be salvaged by the individual landowners shall be removed by the landowners with all resulting brush and branches cleaned up prior to the start of construction. If the Contractor agrees to remove any trees and set them aside for a landowner, the landowner will be responsible for any cleanup as above.

12. Tile Drain Works

The existing tile drain shall be located as required to determine exact location. The new proposed tile drain shall be installed along the route of the existing drain from Sexton Road to the open channel. The existing tile shall be crushed as required. From the open channel to Hardy Creek, the layout will be provided at time of construction by the Engineer, but generally installed south of the open channel.

The outlet of the existing 250mm tile drain shall be removed.

The Contractor shall supply, install, and backfill the specified sizes of tile and pipe to the depths and grades as shown on the drawings.

Concrete tile shall conform to ASTM C412, extra quality. Tile shall have a circular interior and exterior shape.

Where the concrete tile depth is greater than 2.5 meters the tile shall be 2000D concrete tile and shall be bedded to the spring line with clear stone. The estimated length of 2000D concrete tile required has been shown as a separate item. Clear stone bedding to the spring line shall be included as part of this item.

-SP5-

HDPE shall be CSA Approved smooth wall gasketed pipe with bell and spigot joints (320 kPa) and shall include clear stone bedding to the spring line under gravel driveways and accesses. Under roadways the road crossing specification shall be used.

The Contractor shall strip the topsoil for a width of 6m normally centered on the proposed drain. The topsoil shall be stockpiled at the edge of the working allowance for the duration of the tile installation. Once the tile is installed, the Contractor shall level the topsoil over the drain to their pre-construction condition ensuring a minimum of 760mm cover.

The tile drain shall run in the low runs in order to maximize the surface water captured by the in-line catch basins with berms. The exact location of tile can be changed under the direction of the Drainage Superintendent or Engineer.

The trenching and laying of the concrete tile shall be done by wheel machine. An excavator must be used in areas of soil instability, unless approved by the Engineer. When an excavator is used clearstone bedding is required. All tile joints shall be wrapped with a minimum 300mm width of Mirafi P150 (or approved equal) filter fabric. The filter fabric shall be overlapped by 450mm at the top of the tile. The tile shall be laid in straight lines or on smooth gradual curves with a minimum radius or 25m.

Where approved by the Engineer (or specified), concrete tile may be laid in tighter curves by saw cutting joints. The maximum deflection of one concrete tile joint shall be 22 degrees. Turns of greater than 22 degrees shall require the use of manufactured bends (PE smooth wall).

Laser control shall be used to ensure proper grades. The grades calculated on the Profile are to the invert of the tile and pipe with allowances to be made by the Contractor for the wall thickness of the tile and pipe. The depths shown and figured are from ground level to the invert of the pipe along the line of the proposed drain. Should an error appear in the figured depth at any station or stations, the grade shall be made to correspond with that shown on the Profile without extra charge.

Wheel Machine

A wheel machine shall be used to excavate the trench to allow for a round bottom. Prior to backfilling, the tile shall be covered manually to a depth of approx. 100mm over the pipe to ensure that the tile and pipe are not displaced by large clumps of earth. The trench shall be backfilled with excavated material free of stones, broken tile or other deleterious material. All stones larger than 100mm in diameter evident immediately after construction shall be picked up by the Contractor and disposed offsite. The Landowners

-SP6-

are responsible for stones after that. The material shall be left windrowed over the trench to allow for settlement.

Excavator

When concrete tile is installed with an excavator, the tile must be installed as per the manufacturer's recommendations **complete with bedding to the spring line** then backfilled with excavated material. Prior to backfilling, the tile shall be covered manually to a depth of approx. 100mm over the pipe to ensure that the tile and pipe are not displaced by large clumps of earth. The trench shall be backfilled with excavated material free of stones, broken tile or other deleterious material. All stones larger than 100mm in diameter evident immediately after construction shall be picked up by the Contractor and disposed offsite. The Landowners are responsible for stones after that. The material shall be left windrowed over the trench to allow for settlement.

If the land level must be lowered in order to carry out trenching operations, then it is up to the Contractor to determine if it is necessary and include any extra cost involved. They shall first strip the topsoil to its full depth and stockpile it along one side of the working width and then grade the area to allow the trenching to be carried out. All excavated material shall be windrowed on the side opposite the trench that the topsoil is stockpiled. After trenching and backfilling operations are complete, the topsoil shall be spread to its original depth.

All areas disturbed by construction, except the material windrowed over the trench, shall be left in a condition suitable for cultivation.

The Contractor shall not operate any trenching or backfill equipment, delivery trucks or equipment, pickup trucks or other vehicles along or over the trench during or after construction. The Contractor shall be responsible for any damage caused by any equipment or vehicles operated over the trench. If the Contractor must cross the trench, they will do so in one area.

The Landowners are also warned not to operate farm equipment over the trench or along the length of the trench for 1 year after construction in order to protect the tile.

Future replacements shall conform to these specifications.

-SP7-

13. Catch Basins

Structure	Station	Type (mm)	Top Elev. (m)	Outlet Pipe Elev. (m)	Inlet Pipe Elev. (m)
CB #1 c/w Berm	0+332	900x1200	222.75	221.25 (W) 375	221.28 (E) 375
CB #2	0+346	900x1200	222.99	221.43 (W) 375	221.75 (E) 250

The catch basins shall be square precast concrete structures as noted above and shall have a birdcage type grate. The catch basins shall be flat top. The catch basins shall be located as identified on the Plans. When specified the catch basins shall have a berm constructed on the downstream end. The top of the berm shall be 0.60m above the inlet elevation. The berm shall have a 2:1 front slope and 5:1 back slope with a 1m wide top. The height and back slopes can be increased under the direction of the Drainage Superintendent in order to reduce erosion and facilitate farming. Care shall be taken to ensure this does not negatively impact upstream lands. The berms shall be constructed using excess materials on site. If more material is required it shall be supplied at the expense of the drainage works.

The catch basins shall be made with the top sections separate from the base sections in order to allow riser sections to be installed or removed as necessary (i.e. the base section shall not extend for more than 150mm above the top of the highest opening in the base section). The wall thickness of all structures shall be 115mm and each shall have a 300mm sump. Birdcage grates shall be manufactured with a bar spacing no larger than 50mm.

The catch basins shall be set at the final elevations as directed by the Drainage Superintendent or Engineer Designate. The catch basins shall be set on a layer of drainage stone. The drainage stone shall be extended up to the spring line of the inlet and outlet pipe connections.

The tile at the connection to the catch basins shall be concreted on both the inside and outside prior to backfilling. Any pipe or tile shall not protrude more than 50mm inside the wall.

As part of this item the Contractor shall grade the area in the vicinity of the basin to ensure proper drainage as directed by the Engineer or Drainage Superintendent. Rip rap shall be installed around the basins. The rip rap shall be 150mmx300mm c/w filter

-SP8-

fabric. The area to receive the rip rap shall first be graded to allow the placement of the rip rap to a depth of 400mm below finished grade. After grading, a layer of filter fabric (Mirafi P150 or approved equal) is to be placed with any joints overlapped a minimum of 600mm. Rip rap shall then be placed with the smaller pieces placed in the gaps and voids to give it a uniform appearance

The Drainage Superintendent or Engineer Designate may change a birdcage type grate on a catch basin to a concrete lid or sloped birdcage grate, if required. Any costs associated with this change shall form part of the drainage work costs.

14. Outlet Works

The outlet works for the drain shall consist of 6m of 375mm diameter HDPE pipe c/w a manufactured rodent rotating grate. It shall be installed at Hardy Creek.

An outlet structure to diffuse the energy of the water from the closed drain shall be constructed as per the attached drawings. It shall consist of one 600 mm x 600 mm x 1200 mm, one 300 mm x 600 mm x 1200 mm, and two 600 mm x 600 mm x 2400 mm concrete blocks placed over filter fabric (Mirafi P150 or approved equal).

Erosion protection made up of rip rap and filter fabric shall be installed on the channel side slope from the bottom of the channel to the top of the bank and for a distance of 1m on the south side of the outlet and extend north across the filled in open channel. Rip rap shall also be installed across the bottom of Hardy Creek and up the opposite drain bank slope. Rip rap shall be made up of 150mm to 300mm quarry stone or approved equal. The area to receive the rip rap shall first be graded to allow the placement of the rip rap to a depth of 400mm below finished grade. After grading, a layer of filter fabric (Mirafi P150 or approved equal) is to be placed with any joints overlapped a minimum of 600mm. Rip rap shall then be placed with the smaller pieces placed in the gaps and voids to give it a uniform appearance.

Any additional erosion protection required along the length of the drainage works shall follow this specification.

15. Subsurface Drainage

All existing subsurface drains encountered during construction of the tile drain shall be connected to the proposed tile drain unless otherwise noted on the drawings or as directed by the Drainage Superintendent. The downstream end shall be plugged to the satisfaction of the Drainage Superintendent.

-SP9-

For 100mm and 150mm subsurface drains, the upstream end of the subsurface drain shall be connected to the tile drain at a 45-degree angle. A suitable length of equivalent sized PE agricultural tubing shall be used to connect the drains. Manufactured fittings shall connect the PE tile to the existing drain and to the concrete tile. The connections shall be carefully backfilled to ensure there is adequate support under the pipe and large clumps of clay do not displace the tile. It is recommended that clear stone be used under the connections at the tile drain.

Where an existing subsurface drain needs to cross the existing open channel to tie into the proposed tile the open channel shall be excavated to its hard bottom. Drainage stone shall be used to bed the pipe from the bottom of the channel to the spring line of the tile.

All existing subsurface drains encountered during construction of the open drain shall be extended to the open channel using PE agricultural tubing, contain a rodent grate and rip rap shall be installed under the tile to the bottom of the channel.

16. Installation of Road Culvert Crossings

The existing culverts and catch basins, where specified, shall be removed in their entirety. The culvert and the concrete rubble shall be disposed offsite at the expense of the Contractor. Suitable backfill shall be stockpiled adjacent to the site for reuse during installation of the proposed culvert. Any broken concrete or rip rap (concrete bags) from the existing structures shall be disposed offsite at the expense of the Contractor.

Where High Density Polyethylene Pipe is specified, the Contractor shall supply, install, and backfill the HPDE smooth wall gasketed pipe with bell and spigot joints (320 KPa) or approved equivalent under road crossings. Future culvert replacements shall be to the same specifications.

The proposed culverts shall be installed in the same general location as the existing culverts, unless otherwise stated on the drawings or in the specification. The location of the culvert may be moved a short distance if approved by the Engineer or Drainage Superintendent.

The bottom of the excavation for both the culvert and tile shall be excavated to the required depth with any over excavation backfilled with drainage stone. When the tile has been installed to the proper grade and depth, the excavation shall be backfilled with drainage stone from the bottom of the excavation to the spring line of the tile. Care shall be taken to ensure that the backfill on either side of the pipe does not differ by more than 300mm so that the pipe is not displaced. Within the road allowance the pipe shall be backfilled above the spring line to 200mm below finished grade with OPS Granular "A".

-SP10-

Outside the road allowance excavated material can be used. The top 200mm within the road shall be 100% crushed Granular "A" or Granular "M" to match existing. Granular material shall be mechanically compacted to 98% modified standard proctor density and filter fabric shall be placed between the changes in bedding and backfill in all cases.

The rip rap end walls shall consist of 150mm x 300mm quarry stone or approved equal. The area to receive the rip rap shall be graded to a depth of 400mm below finished grade. Filter fabric (Mirafi P150 or approved equal) shall then be placed with any joints overlapped a minimum 600mm. The quarry stone shall then be placed with the smaller pieces placed in the gaps and voids to give it a uniform appearance. The rip rap shall be extended to include around the 450mm pipe as directed by the Engineer or Drainage Superintendent.

It is the Contractors responsibility to locate and expose any utilities prior to the installation of any tile. If there is a conflict with the tile elevation the Contractor is required to notify the Engineer. Any permits that are required by the Road Authority are the responsibility of the Contractor.

The ditches shall be graded to ensure the surface water is collected to the catch basins and culverts on all road crossings.

The Contractor shall be responsible for maintenance of the culverts for a period of one year after their installation. This will include repairing any settlement areas on the travel surface with granular "A" or "M".

17. Environmental Considerations

The Contractor shall take care to adhere to the following considerations.

- Operate machinery in a manner that minimizes disturbance to the banks of the watercourse.
- Erosion and sediment control measures must be installed prior to construction to prevent sediment from entering the water body.
- Material shall not be in areas regulated by the Conservation Authority or Ministry of Natural Resources.
- All granular and erosion control materials shall be stockpiled a minimum of 3.0m from the top of the bank or excavation. Material shall not be placed in surface water runs or open inlets that enter the channel.
- All activities, including maintenance procedures, shall be controlled to prevent the entry of petroleum products, debris, rubble, concrete, or other deleterious substances into the water. Vehicle and equipment refuelling and maintenance shall be conducted

-SP11-

away from the channel, any surface water runs, or open inlets. All waste materials shall be stockpiled well back from the top of the bank and all surface water runs and open inlets that enter the drain.

- When possible, all construction within the open channel shall be carried out during periods of low flow or in dry conditions.
- The Contractor shall conduct regular inspections and maintain erosion and sediment control measures and structures during the course of construction.
- The Contractor shall repair erosion and sediment control measures and structures if damage occurs.
- The Contractor shall remove non-biodegradable erosion and sediment control materials once site is stabilized.
- Remove all construction materials from site upon project completion.

18. Silt Fence

Light duty silt fencing shall be installed down-gradient of the work for the duration of construction.

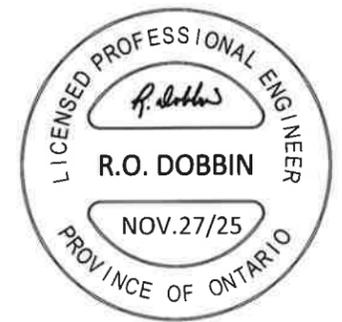
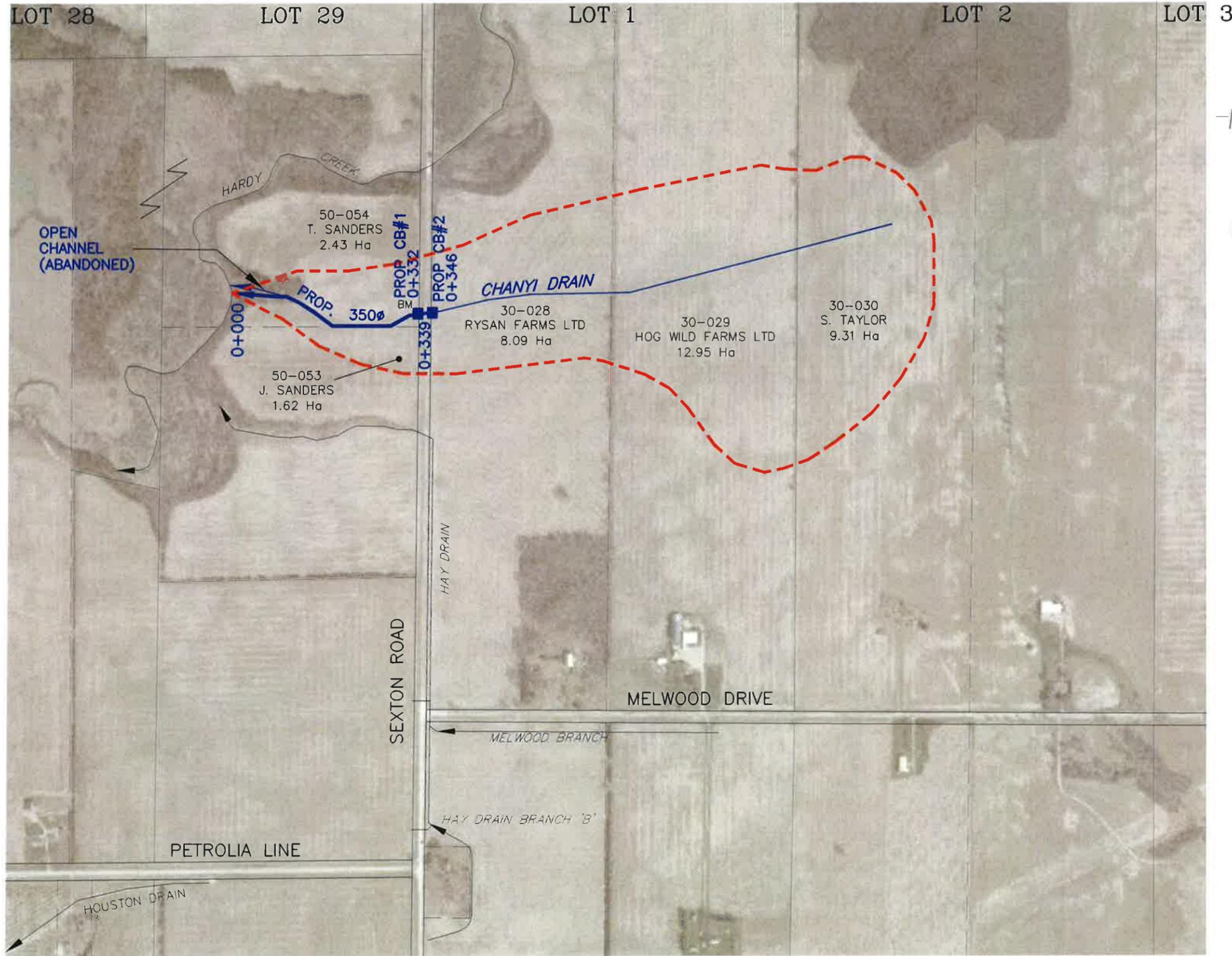
The light duty silt fencing shall be supplied and installed in accordance with OPSS 577 and OPSD 219.110. The light duty silt fencing shall be removed once the disturbed area has been re-vegetated.

19. Miscellaneous

Any subsurface drains encountered that conflict with the proposed culverts shall be extended to an outlet to the open channel to the approval of the Drainage Superintendent.

Any fences that must be removed to allow construction or maintenance shall be reinstalled by the Contractor using the existing materials.

It will be the landowner's responsibility to mark all tile and tile mains prior to maintenance being carried out.



LEGEND

- DRAINAGE AREA
- ▶ CHANYI DRAIN
- ▶ MUNICIPAL DRAIN



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

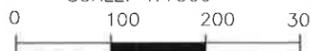
APPROVED
R. DOBBIN

CHECKED
D. MOORES

DRAWN
C. SAUNDERS

NO.	REVISIONS	DATE	BY
1	FINAL REPORT	NOV. 27, 2025	DM

SCALE: 1:7500



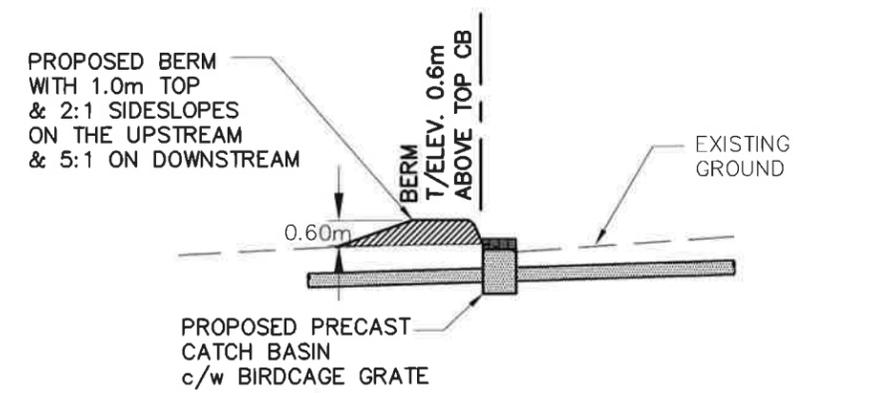
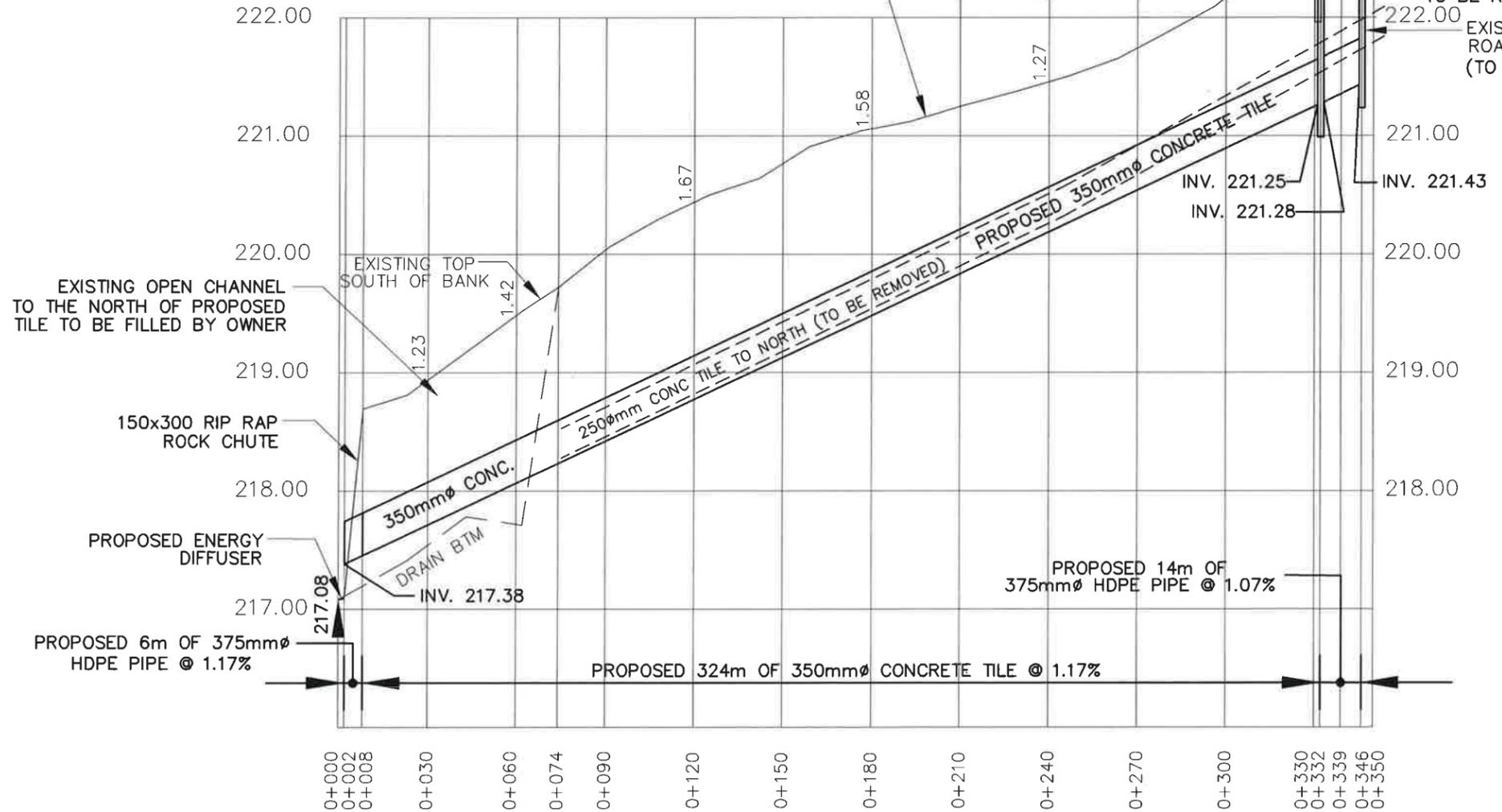
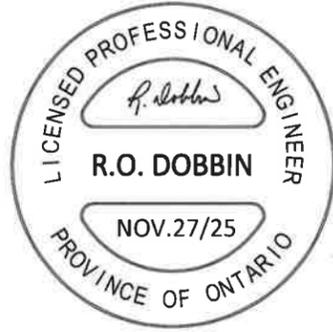
MUNICIPALITY of BROOKE - ALVINSTON
CHANYI DRAIN
PLAN

1
of 3

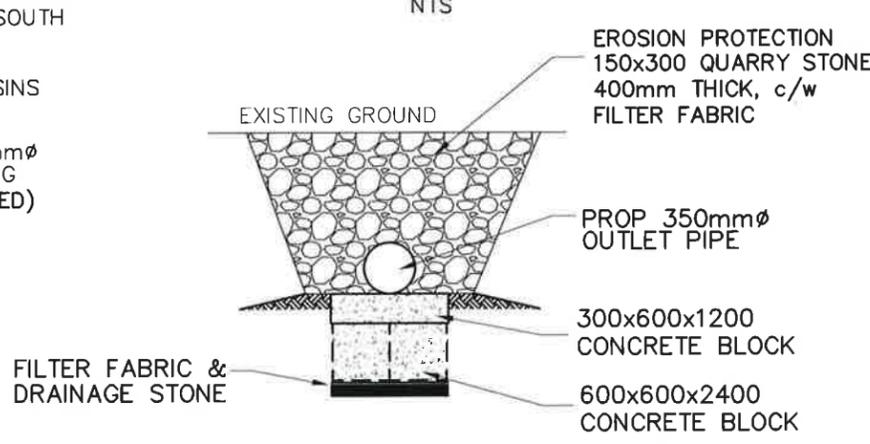
GENERAL NOTES

- BENCHMARK No.1 ELEV. 222.832
NORTH EAST CORNER OF CONCRETE ON EXISTING CATCHBASIN, WEST SIDE OF SEXTON ROAD.

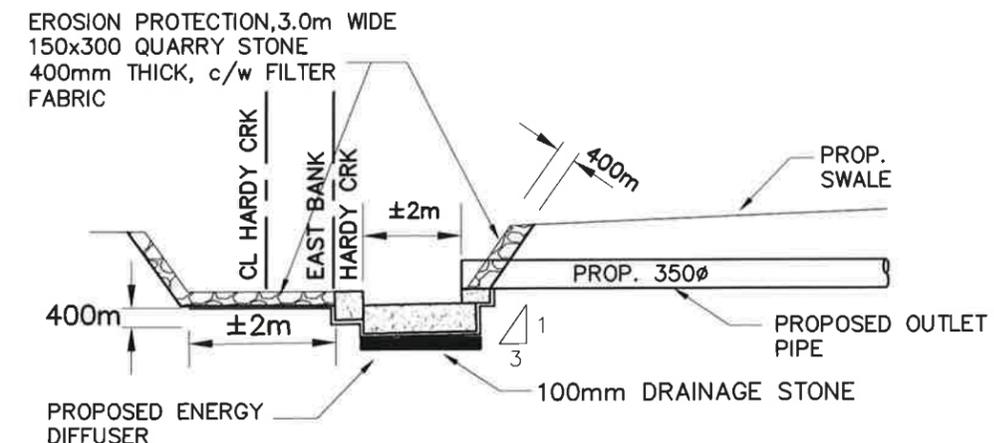
- UPPER NUMBERS ARE DEPTH FROM EXISTING GROUND TO INVERT OF PROPOSED TILE.
- FOR ROAD CROSSING PLAN & PROFILE SEE PG 3of3



CB/BERM DETAIL



OUTLET DETAIL



OUTLET DETAIL



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

APPROVED	NO.	REVISIONS	DATE	BY
R. DOBBIN				
CHECKED	1	FINAL REPORT	NOV. 27, 2025	DM
D. MOORES				
DRAWN				
C. SAUNDERS				

SCALE: 1:2,000

0 20 40 60m

MUNICIPALITY of BROOKE-ALVINSTON

CHANYI DRAIN SOUTH PROFILE

2 of 3

ENCLOSURE

Estimated Net Assessment

Net assessment subject to OMAFA ADIP Policy and Actual Construction Costs.

To replace the tile drain downstream of Sexton Road to Hardy Creek and to replace the road crossing pipes and catchbasins at Sexton Road.

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Total Assessment (\$)	Total Grantable Assessment (\$)	Estimated Grant (\$)	Allowances (\$)	Estimated Net Assessment (\$)
Municipality of Brooke-Alvinston									
Public Lands:									
	Sexton Road	0.2		Municipality of Brooke-Alvinston	21,291.00	-	-	-	21,291.00
Agricultural Lands:									
11	N.pt Lot 29	2.43	50-054	T. Sanders	25,838.00	14,718.00	4,906.00	1,990.00	18,942.00
	S.pt Lot 29	1.62	50-053	J. Sanders	8,740.00	8,740.00	2,913.00	900.00	4,927.00
Total - Municipality of Brooke-Alvinston					55,869.00	23,458.00	7,819.00	2,890.00	45,160.00
Township of Adelaide-Metcalf									
Public Lands:									
	Sexton Road	0.20		Township of Adelaide-Metcalf	20,841.00	-	-	-	20,841.00
Agricultural Lands:									
11	W1/2 Lot 1	8.09	30-028	Rysan Farms Ltd.	5,011.00	5,011.00	1,670.00	-	3,341.00
	E1/2 Lot 1	12.95	30-029	Hog Wild Farms Ltd.	5,817.00	5,817.00	1,939.00	-	3,878.00
	W1/2 Lot 2	9.31	30-030	S. Taylor	4,182.00	4,182.00	1,394.00	-	2,788.00
Total - Township of Adelaide-Metcalf					35,851.00	15,010.00	5,003.00	-	30,848.00
Total Net Assessment					91,720.00	38,468.00	12,822.00	2,890.00	76,008.00



BROOKE-ALVINSTON COMMITTEE OF ADJUSTMENT

PROVISIONAL CONSENT

(Ont. Regulation 197/96)

DECISION

FILE NO. B-006 / 25

In the case of an application for consent from Kevin & Lisa Tizzard made under Section 53 of the Planning Act, as it affects the property legally known as 7938 Railroad Line, and described as Plan 2 Pt. Park Lot 4 Plan 12; Pt Park Lot 4 RP 25R2612; Part 1 in the Municipality of Brooke-Alvinston, in the County of Lambton as described in the application.

DECISION: GRANTED WITH CONDITIONS**CONDITIONS:**

1. That a copy of the deed and R.D. Plan or survey be submitted to the Secretary-Treasurer in digital format, if available, and properly georeferenced to the NAD83 UTM Zone 17 Coordinate System, and in a form suitable for registration.
2. That a fee of \$300.00 be paid to the Municipality of Brooke-Alvinston by cash or cheque;
3. That all conditions be fulfilled within two years of the notice of decision of this consent. That the certification of consent required by Section 53(42) of The Planning Act, be obtained within two years of the notice of decision of this consent. *The Municipality will endeavour to send the applicant a reminder that the Provisional Consent is approaching its lapsing date. However, **each applicant is responsible for ensuring that the Provisional Consent does not lapse.** If the Provisional Consent does lapse (meaning the deeds have not been stamped within one year of the notice of decision of the consent), a new application will be required. There is no provision in The Planning Act for extensions to the Provisional Consents;*
4. That the applicant(s) enter into an agreement with the municipality for the apportionment of drainage assessments on the involved properties;
5. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent Application B006/25 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office
6. That any outstanding property taxes be paid in full
7. That independent access to the severed and retained lands be provided to the satisfaction of the Municipality
8. That a municipal 911 address be assigned to the retained lands and a 911 sign be posted on the retained and severed properties
9. That the sewer hookup on the severed property is to be installed on municipal property and not connected to the neighbouring property

Randy Hills

Christa Sawyer

Ken McGugan

Craig Sanders

Don McCabe

*** CERTIFICATION ***

I, Janet Denkers Secretary-Treasurer for this meeting of the Brooke-Alvinston Committee of Adjustment in the County of Lambton certify that the above is a true copy of the decision of the Committee with respect to the application recorded electronically herein which was brought before the Committee on December 9, 2025 with the Notice of Decision being mailed December 10, 2025

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



PUBLIC NOTICE

SEVERANCE APPLICATION

COMMITTEE OF ADJUSTMENT

APPLICATION NO. B001/26

TAKE NOTICE that an application for consent has been submitted by MTMR Property Developments Inc. (C/O: Matt Rowswell) for property described as Plan 1, Lot 20 and known municipally as 3139 River Street in the Municipality of Brooke-Alvinston. The purpose of the application is to sever the property into two lots with the proposed severed parcel having a frontage +/- 10.1 metres, a depth of 40.2 metres and an area of +/- 404 square metres and the retained parcel having a frontage of +/- 10.1 metres, a depth of +/- 40.2 metres and an area of +/- 404 square metres. A semi-detached dwelling unit is proposed for each property.

AND FURTHER TAKE NOTICE that the Committee of Adjustment for the Municipality of Brooke-Alvinston has arranged January 13, 2026, 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.

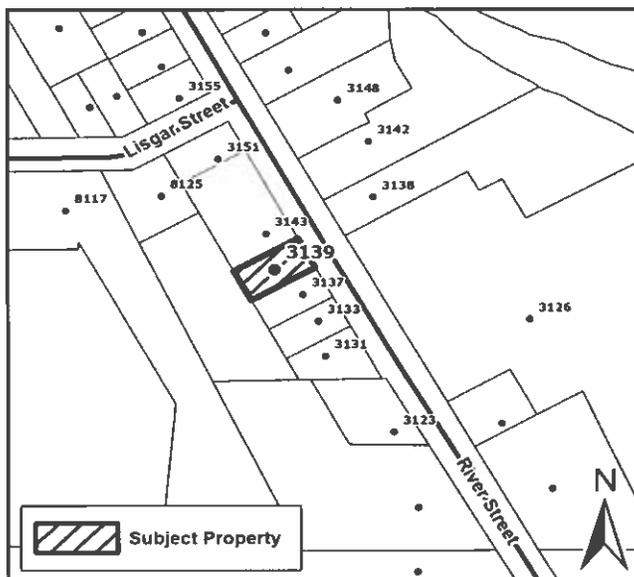
If you wish to submit a written or make an oral presentation at the public hearing, please contact the Municipality of Brooke-Alvinston no later than 12:00 p.m. noon on January 8, 2026.

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: December 16, 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:

**Kennedy Drain
on**

Thursday, January 15, 2026

10:00 a.m.

**MEETING LOCATION: Municipal Council Chambers
3236 River Street, Alvinston, ON**

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

The purpose of the meeting is that a culvert was replaced under emergency designation and this meeting is to discuss incorporating the works into the Kennedy Drain under a new engineer's report. As an owner of the affected land, you are requested to attend at such time and place.

Dated the 18th day of December, 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*.

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:

15-16 Sideroad Drain
on

Thursday, January 15, 2026

11:00 a.m.

MEETING LOCATION: Municipal Council Chambers
3236 River Street, Alvinston, ON

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

The purpose of the meeting is that a request has been received to improve the gabion basket weir located at the outlet of the drain. As an owner of the land affected, you are requested to attend at such time and place.

Dated the 18th day of December, 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
NOVEMBER

<u>PERMITS</u> <u>ISSUED</u>	<u>OWNER/CONTRACTOR</u>	<u>LOCATION</u>	<u>FEE</u>	<u>TYPE</u> <u>VALUE</u>
BP-25-005	Jeff & Maartje Bles, owners 4825 Salem Rd, Watford (erect chicken barn) Cont: Total Builders Inc, Nov 7/2025 120-050-02600	8869 Petrolia Line Con 10, E Pt Lot 27 EXC RP25R239, Pt 7 to 8, EXC RP25R2366 Pt 1	3,840.00	Agr/Con 5,500,000 8,778 m ²
BP-25-026	Bradley Cooper, owner 3301 Elgin St, Alvinston (interior renovation to existing mixed use bldg.) Cont: owner, Nov 6/2025 140-001-12600	3221 River St Plan 2, Lot A	3,533.00	Com/Alt Res/Alt 100,000
BP-25-035	Lockesalt Homes Ltd, owner 19 Campbell Cres, Exeter (erect semidetached dwelling) Cont: owner Nov 26/2025 140-001-097000	8069 Centre St Plan 2, Pt Lots 10 and 11 RP25R11235, Pts 1 and 2	2,816.00	Mres/Alt 300,000 300 m ²
BP-25-039	Fairview Property Developments, owner 15 Fairview St, Tillsonburg (erect single family dwelling) Cont: owner, Nov 20/2025 120-210-02200	3160 Queen St Plan 5, Lot 5	1,536.00	Res/Con 225,000 102 m ²

Steve Pinsonneault's Post



Steve Pinsonneault

3d · 🌐

Our government is investing \$427,000 through the Fire Protection Grant to support 11 municipalities across #LambtonKentMiddlesex.

This funding helps keep our firefighters safe with cancer prevention initiatives, provides equipment to tackle lithium-ion battery fires, and supports essential infrastructure upgrades — strengthening our communities and those who protect them.

Funding Breakdown:

Adelaide-Metcalf - \$19,626.05

Brooke-Alvinston - \$13,882.00

Dawn-Euphemia - \$19,626.05

Lambton Shores - \$84,230.00

Lucan Biddulph - \$33,360.10

Middlesex Centre - \$79,541.91

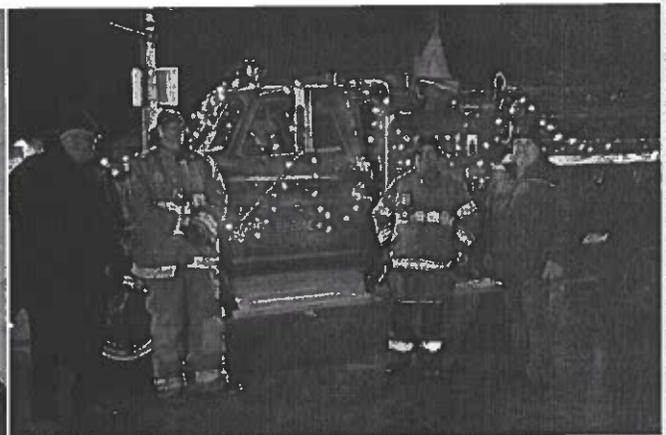
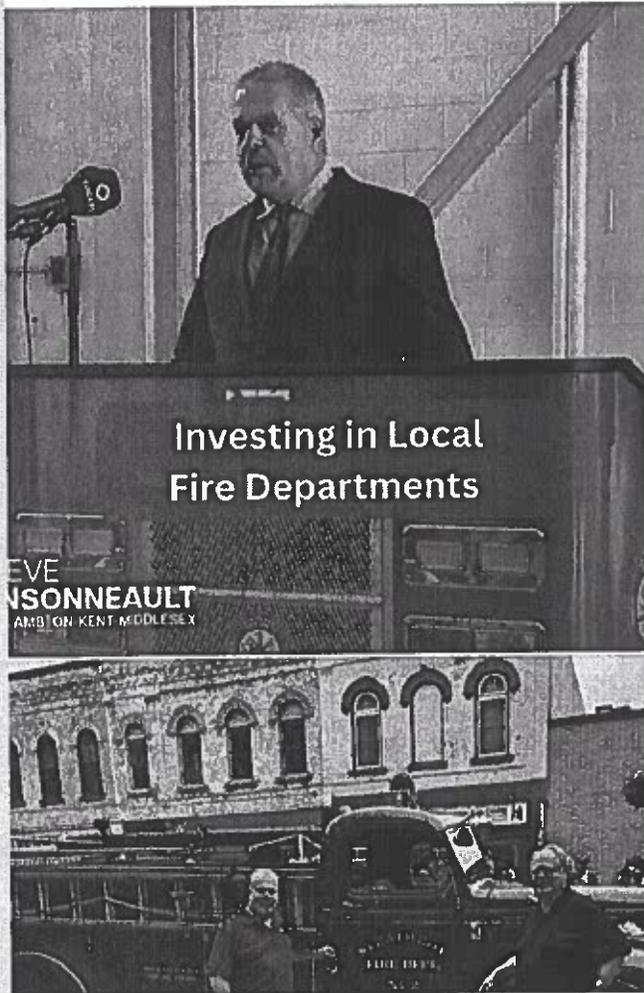
Newbury - \$19,090.00

North Middlesex - \$35,950.00

Southwest Middlesex - \$36,223.56

Strathroy-Caradoc - \$50,000.00

Warwick - \$36,223.56



**Ministry of Emergency
Preparedness and Response**
25 Morton Shulman Ave, Toronto,
ON M3M 0B1

**Ministre de la Protection civile et de
l'Intervention en cas d'urgence**
25, av. Morton Shulman, Toronto,
Ontario M3M 0B1



DATE: December 9, 2025

MEMORANDUM TO: **Community Emergency Management Coordinators**

FROM: Matthew Pegg
Deputy Minister and Commissioner of Emergency
Management

SUBJECT: **Passage of Bill 25, Emergency Management
Modernization Act, 2025 amending the *Emergency
Management and Civil Protection Act***

I am pleased to share that Ontario has reached an important milestone in modernizing its emergency management framework through amendments to the *Emergency Management and Civil Protection Act* (EMCPA).

On December 3, 2025, the Government of Ontario passed Bill 25, the *Emergency Management Modernization Act, 2025*. Schedule 1 of the *Emergency Management Modernization Act, 2025* amends the EMCPA to enable a more effective, coordinated and comprehensive approach to provincial and community emergency management.

These legislative amendments are informed by valuable feedback, best practices in emergency management, and lessons learned from past emergencies. I want to extend my sincere thanks for the feedback from emergency management partners, which has been essential in shaping this legislation and ensuring it reflects the needs and realities of communities.

The amendments to the EMCPA will be implemented through a phased approach, with initial amendments aimed at strengthening provincial coordination and capabilities and enhancing community capacity in emergency management.

Some amendments are now in effect, with no new requirements for partners. These include:

- **Establishing the purposes of the Act**, including to support coordination with municipalities, Indigenous communities, public and private sector organizations, and other governments.
- **Introducing a clear definition of “emergency management”** encompassing prevention, mitigation, preparedness, response, and recovery.
- **Clarifying the role of the Ministry of Emergency Preparedness and Response** as the provincial lead and one window for coordinating provincial emergency management activities under the oversight of the **Minister of Emergency**

**Ministry of Emergency
Preparedness and Response**
25 Morton Shulman Ave, Toronto,
ON M3M 0B1

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l'Intervention en cas d'urgence**
25, av. Morton Shulman, Toronto,
Ontario M3M 0B1



Preparedness and Response and the direction of the Commissioner of Emergency Management.

- **Strengthening executive oversight** of provincial emergency management.
- **Authorizing the Minister** of Emergency Preparedness and Response to oversee municipal, ministry, and provincially regulated critical infrastructure entities' emergency management programs, and enter into agreements and arrangements with public and private partners and individuals in emergency management.
- **Recognizing Ontario Corps** as a key provincial resource and capability that can be engaged to support communities across the province, who request assistance.

These changes aim to strengthen provincial emergency management coordination and lay the foundation for deeper collaboration with communities and emergency management partners.

Remaining amendments to the EMCPA are expected to come into force at a later date. Subject to future regulations, key changes affecting municipalities will include:

- Enabling flexibility regarding requirements for municipal emergency management programs and plans based on needs and capacity.
- Allowing two or more municipalities to voluntarily develop and implement joint emergency management programs and plans.
- Clarifying the process for and ensuring accountability of municipal emergency declarations under the EMCPA.

The Ministry of Emergency Preparedness and Response remains committed to working closely with emergency management partners throughout the implementation of these changes, including the development of supporting regulations. Your continued support and feedback will be vital in shaping the next phase of this work, and I look forward to ongoing collaboration.

If you have any questions on the amendments, please contact the Strategic Policy and Governance Branch in the Ministry of Emergency Preparedness and Response at EMOPolicy@ontario.ca.

Thank you again for your valued partnership.

Sincerely,

Original signed by

Matthew Pegg
Deputy Minister and Commissioner of Emergency Management



RESOLUTION NO. 2025- 333

DECEMBER 10, 2025

Moved by: Brad Kneller

Seconded by: Bishop

WHEREAS staff submitted an application for Invest Ready–Certified Site Designation, which was denied due to the absence of water, wastewater, and natural gas infrastructure;

AND WHEREAS staff subsequently met with representatives of the associated grant funding program, who advised that additional funding opportunities for rural communities would be forthcoming;

AND WHEREAS the Site Readiness Program for Industrial Properties has since been launched, with eligibility requirements stipulating that any missing infrastructure must be in place and serviceable within two years of acceptance into the grant funding program;

AND WHEREAS it is not financially feasible nor in the best interest of our ratepayers to install full municipal water, wastewater, and natural gas services, as the associated capital and operating costs would impose an undue financial burden on the Municipality’s ratepayers;

AND WHEREAS alternative servicing solutions commonly used in rural and northern Ontario—such as properly designed and maintained septic systems for wastewater, drilled wells for drinking water, and propane or hydro for heat—are proven, reliable, and effective forms of infrastructure that can safely and efficiently support industrial and commercial development;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan urges the Province of Ontario to revise its grant funding criteria to recognize and accept these alternative servicing methods as eligible infrastructure, and to ensure that rural and northern municipalities lacking municipal gas, water, and wastewater systems are not excluded from support;

AND FURTHER THAT this resolution be circulated to Premier Doug Ford; the Honourable Peter Bethlenfalvy, Minister of Finance; the Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade; the Honourable Graydon Smith, MPP for Parry Sound–Muskoka; the Honourable Scott Aitchison, MP for Parry Sound–Muskoka; FONOM; AMO; NOMA; and all Ontario municipalities.

Carried Defeated Deferred

Sam Dunnett
Sam Dunnett, Mayor

Recorded Vote Called by: _____

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			



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

December 17, 2025

The Right Honourable Mark Carney
 Office of the Prime Minister
 80 Wellington Street
 Ottawa, ON K1A 0A2

Dear Prime Minister:

Re: Support Resolution

On behalf of the Council of the Township of Nairn and Hyman, I am writing to formally convey Council's support for recent federal measures aimed at stabilizing and strengthening Canada's steel and softwood lumber sectors.

As a small Northern Ontario municipality whose economy is closely tied to the continued operation of Interfor, a local softwood lumber mill, Council is increasingly concerned that ongoing trade pressures and market uncertainty are placing added strain on the long-term viability of this key employer. Any reduction in operations or a potential closure would have significant and lasting consequences for local employment, municipal revenues, and the overall economic and social wellbeing of our community.

In this context, and in response to the Federation of Northern Ontario Municipalities' November 26, 2025 media release, Council adopted the enclosed resolution at their meeting of December 8, 2025:

SUPPORT FOR STEEL AND LUMBER SECTORS

RESOLUTION # 2025-14-247

MOVED BY: Karen Richter

SECONDED BY: Wayne Austin

WHEREAS the Federation of Northern Ontario Municipalities (FONOM) has issued a media release dated November 26, 2025, welcoming the Government of Canada's new measures to support the steel and softwood lumber sectors in response to ongoing U.S. tariff pressures; and

WHEREAS the federal actions—including strengthened protections for domestic producers, expanded financial supports, and increased incentives to utilize Canadian steel and lumber in federal infrastructure and housing projects—represent important steps in stabilizing industries that are vital to Northern Ontario's economy; and

WHEREAS municipalities across the North continue to experience the economic impacts of industry closures, including the recent shutdown of Domtar a pulp and paper mill in the neighboring Town of Espanola, which has demonstrated the vulnerability of resource-dependent communities and the need for coordinated intergovernmental support; and

WHEREAS the Township of Nairn and Hyman recognizes the significant role of Interfor, our local soft-wood lumber mill, as a major employer and economic anchor in our region, and further recognizes that any threat to its continued operation would have devastating consequences for workers, families, and local businesses; and

WHEREAS the Province of Ontario has a shared responsibility to ensure the long-term sustainability of the forestry, lumber, and steel sectors, which are foundational to the economic wellbeing of Northern and rural communities;

NOW THEREFORE BE IT RESOLVED THAT Council of the Township of Nairn and Hyman commends the Government of Canada for its leadership and for implementing substantial measures to support Canada's steel and softwood lumber industries during this period of trade volatility; and

BE IT FURTHER RESOLVED THAT Council respectfully urges the Government of Ontario to introduce additional financial, regulatory, and policy-based supports to ensure that Ontario's steel, forestry, and lumber sectors remain competitive, resilient, and able to withstand ongoing international trade pressures; and

BE IT FURTHER RESOLVED THAT Council specifically calls upon the Province of Ontario to work directly with industry stakeholders, including municipalities and major employers such as Interfor, to create programs and investments that will help protect jobs, maintain production capacity, and support long-term industry growth in Northern Ontario; and

BE IT FINALLY RESOLVED THAT a copy of this resolution be forwarded to the Prime Minister of Canada, the Premier of Ontario, the Minister of Natural Resources and Forestry, the Minister of Northern Development, FONOM, MP Jim Belanger, MPP Bill Rosenberg and all Ontario Municipalities.

CARRIED

Sincerely Yours,



Belinda Ketchabaw
CAO Clerk - Treasurer

BK/mb

cc: Premier of Ontario
Minister of Natural Resources and Forestry
Minister of Northern Development
FONOM
MP Hon. Jim Belanger
MPP Hon. Bill Rosenberg
All Ontario Municipalities



FOR IMMEDIATE RELEASE

November 26, 2025

FONOM Welcomes Federal Support for Steel and Lumber Sectors Impacted by U.S. Tariffs

Northeastern Ontario – The Federation of Northern Ontario Municipalities (FONOM) welcomes today’s announcement by Prime Minister Mark Carney outlining new federal measures to support Canada’s steel and softwood lumber industries, which continue to face unprecedented challenges due to aggressive U.S. tariff actions.

The federal plan includes strengthened protections for domestic producers, expanded financial supports for companies facing liquidity pressures, and new incentives to increase the use of Canadian steel and lumber in national infrastructure and housing projects. These measures aim to stabilize sectors vital to the economies of many Northern Ontario communities.

Prime Minister Carney announced that Canada will significantly tighten tariff-rate quotas on foreign steel imports, opening an estimated **\$850 million in domestic demand** for Canadian producers. In addition, the federal government is allocating **\$500 million in new financing** for softwood lumber firms, paired with a further **\$500 million expansion** of the Business Development Bank of Canada’s softwood guarantee program.

FONOM is encouraged by the federal government’s recognition of the pressures facing Northern resource-based communities, where steel and lumber operations support thousands of jobs and anchor local economies.

“These measures acknowledge what Northern Ontario has long understood — that our steel and lumber sectors are national economic pillars,” said FONOM President Dave Plourde **“U.S. tariffs continue to destabilize communities across the North, and today’s announcement provides needed tools to help our workers and industries adapt, compete, and grow.”**

FONOM also welcomes the federal commitment to **reduce interprovincial freight rates by 50 per cent** for steel and lumber shipments beginning next spring. Lower transportation costs will help Northern producers access new domestic markets and move product efficiently while north-south trade remains constrained.

As part of the plan, the federal government will also advance the **Buy Canadian Policy**, ensuring that major defence, construction, and infrastructure projects prioritize Canadian steel, aluminum,

665 Oak Street East, Unit 306 North Bay, ON P1B 9E5 Tel: (705) 498-9510
Email: fonom.info@gmail.com Website: www.fonom.org

and wood products. This aligns strongly with FONOM's longstanding advocacy for procurement policies that support Canadian jobs and supply chains.

"Keeping Canadian dollars working in Canada is essential," added the President. "These steps will create new demand for made-in-Canada materials while helping stabilize communities affected by unpredictable U.S. trade actions."

FONOM looks forward to continued collaboration with federal officials to ensure the timely rollout of these programs, and to ensure that Northern Ontario municipalities and industries can fully benefit from the measures announced today.

Media Contact:

Dave Plourde, President

Federation of Northern Ontario Municipalities (FONOM)

705-335-1615 | fonom.info@gmail.com

-----Original Message-----

From: Liana Russwurm <liana@lianarusswurm.com>

Sent: January 2, 2026 12:04 PM

To: Janet Denkers <jdenkers@brookealvinston.com>

Subject: Art classes for kids

Hi Janet,

Last year at my art show for the kids that I teach the Mayor and Don came out. They told me that I should approach the Municipality for possible funding. The Alvinston Optimists sponsored the supplies last year for the classes (\$2000) and I have another one lined up to sponsor this years. Last year I also found sponsors for 3 students. Two of the students if they didn't have sponsorship they would have dropped out and they love the classes and one other I give to a student who i know the parent could use a brake. So I am looking for sponsorship for the students. The classes are two hours each twice a month on Sundays. I have two classes. An older group that this will be their 3rd year and they all love it and are doing very well, improving etc. and a younger group 5 to 9 years old. 11 students all together. They learn drawing, painting, acrylics and water colour, print making, silk screening pastels... etc. The classes cost the parents \$125 for 3 months, \$500 for the year. Which is reasonable.

Happy New Year!!

Liana

Liana Russwurm
3210 Church Street
Box # 68
Alvinston, Ontario
Canada
N0N 1A0
519-614-2882



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Accounts Payable Listing - December 2025
Meeting: Council - 08 Jan 2026
Department: Treasury
Staff Contact: Stephen Ikert, Treasurer

Recommendation:

That Council receive and file the Accounts Payable Listing for December 2025.

Background:

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

ATTACHMENTS:

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

Accounts Payable

Posted Invoice Payment Approval List By Account

Vendor 000000 Through 999999

Invoice Entry Date 12/01/2025 to 12/31/2025 Paid Invoices Cheque Date 12/01/2025 to 12/31/2025

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
ASSETS & LIABILITIES					
01-0000-0020	003683 VON DER RECKE, STEPHANIE	DEC 2025 WATER DEPOSIT REFUND	12/11/2025	12/11/2025	207.35
01-0000-0498	003500 RWAM INSURANCE ADMINISTRATORS INC	25935-1225 GROUP INSURANCE	12/11/2025	12/11/2025	2.68
01-0000-1051	000279 BMO BANK OF MONTREAL	0502677-2512 VISTA PRINT-BUS CARDS D.MCCABE	12/11/2025	12/11/2025	32.76
01-0000-1051	003295 PBS BUSINESS SYSTEMS	21252 ENVELOPES	12/29/2025	12/29/2025	491.55
01-0000-1051	000105 USTI CANADA, INC.	448117 YEARLY LICENSE & SUPPORT	12/11/2025	12/11/2025	17,995.00
		Account Total			18,519.31
01-0000-2291	002708 RECEIVER GENERAL-DEDUCTIONS	NOVEMBER 2025 SOURCE DEDUCTIONS	12/11/2025	12/11/2025	19,749.78
01-0000-2292	000370 MINISTER OF FINANCE -EHT	NOVEMBER 2025 EMPLOYER HEALTH TAX	12/11/2025	12/11/2025	1,891.64
01-0000-2426	003031 LAMBTON MEAT PRODUCTS / ALEND LTD.	13009 FOOD BANK PURCHASES	12/29/2025	12/29/2025	300.00
01-0000-2426	000018 CLOVER MART - 1000967669 ONTARIO CORP.	16-1225 FOOD BANK PURCHASES	12/11/2025	12/11/2025	356.89
01-0000-2426	000018 CLOVER MART - 1000967669 ONTARIO CORP.	17-1225 FOODBANK PURCHASES	12/29/2025	12/29/2025	356.89
		Account Total			1,013.78
		Department Total			41,384.54
LICENCES, PERMITS, RENTS					
01-0050-1435	000003 BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	-425.00
		Department Total			-425.00
GENERAL GOVERNMENT					
01-0200-5509	002223 COUNTY OF LAMBTON	DEC-2025 SUPPS, OMITTS & W/O'S	12/29/2025	12/29/2025	-4.26
01-0200-5509	000176 LAMBTON KENT DISTRICT SCHOOL BOARD	FINAL 2025 SUPPS, OMITTS & W/O'S	12/29/2025	12/29/2025	-0.96
01-0200-5509	000276 ST. CLAIR CATHOLIC DISTRICT SCHOOL BD.	FINAL 2025 SUPPS, OMITTS & W/O'S	12/29/2025	12/29/2025	-0.19
01-0200-5509	000277 CONSEIL SCOLAIRE VIAMONDE	FINAL 2025 SUPPS, OMITTS & W/O'S	12/29/2025	12/29/2025	0.01
		Account Total			-5.40
		Department Total			-5.40

Accounts Payable

Posted Invoice Payment Approval List By Account

Vendor 000000 Through 999999

Invoice Entry Date 12/01/2025 to 12/31/2025 Paid Invoices Cheque Date 12/01/2025 to 12/31/2025

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
GOVERNANCE					
01-0240-7306	002598 FERGUSON, DAVID	DEC 2025 MILEAGE	12/29/2025	12/29/2025	235.20
01-0240-7399	003628 LAMBTON SANITATION INC.	26928 XMAS WASHROOMS	12/11/2025	12/11/2025	519.80
Department Total					755.00
COUNCIL SUPPORT					
01-0241-7117	003503 GREEN SHIELD CANADA	18690299-1225 GREENSHIELD BENEFITS	12/11/2025	12/11/2025	961.38
01-0241-7117	003500 RWAM INSURANCE ADMINISTRATORS INC	25935-1225 GROUP INSURANCE	12/11/2025	12/11/2025	309.39
Account Total					1,270.77
01-0241-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	106.92
01-0241-7350	002572 DENKERS, JANET	DEC 2025 MILEAGE	12/29/2025	12/29/2025	154.80
Department Total					1,532.49
CORPORATE MANAGEMENT					
01-0250-7117	003503 GREEN SHIELD CANADA	18690299-1225 GREENSHIELD BENEFITS	12/11/2025	12/11/2025	961.38
01-0250-7117	003500 RWAM INSURANCE ADMINISTRATORS INC	25935-1225 GROUP INSURANCE	12/11/2025	12/11/2025	518.95
Account Total					1,480.33
01-0250-7301	000165 MANLEY'S BASICS	1173214 OFFICE SUPPLIES	12/11/2025	12/11/2025	17.17
01-0250-7301	000165 MANLEY'S BASICS	1173587 PAPER	12/11/2025	12/11/2025	169.48
01-0250-7301	000165 MANLEY'S BASICS	1173901 OFFICE SUPPLIES	12/29/2025	12/29/2025	20.89
01-0250-7301	000165 MANLEY'S BASICS	1174035 PAPER	12/29/2025	12/29/2025	146.88
01-0250-7301	000165 MANLEY'S BASICS	1174204 OFFICE SUPPLIES	12/29/2025	12/29/2025	36.95
01-0250-7301	000165 MANLEY'S BASICS	1174382 OFFICE SUPPLIES	12/30/2025	12/30/2025	62.82
01-0250-7301	002889 IKERT, STEPHEN	DEC 2025 OFFICE SUPPLIES	12/11/2025	12/11/2025	15.00
01-0250-7301	002889 IKERT, STEPHEN	SUPERSTORE DEC 13/25 PAPER	12/29/2025	12/29/2025	56.50
Account Total					525.69

Accounts Payable

Posted Invoice Payment Approval List By Account

Vendor 000000 Through 999999

Invoice Entry Date 12/01/2025 to 12/31/2025 Paid Invoices Cheque Date 12/01/2025 to 12/31/2025

Account	Vendor Number	Vendor Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
01-0250-7303	000003	BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	59.48
01-0250-7303	000003	BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	157.68
01-0250-7303	003464	FIBERNETICS CORPORATION	769146 PHONE LINES	12/11/2025	12/11/2025	67.74
Account Total						284.90
01-0250-7304	003641	XEROX CANADA LTD.	F64970458 COPIER MAINTENANCE	12/11/2025	12/11/2025	20.45
01-0250-7305	003217	MUN OF BROOKE-ALVINSTON - EFT	1137000 POSTAGE	12/11/2025	12/11/2025	98.88
01-0250-7305	003217	MUN OF BROOKE-ALVINSTON - EFT	1156285 POSTAGE	12/29/2025	12/29/2025	140.12
Account Total						239.00
01-0250-7310	002215	KEYSTONE TECHNOLOGIES LTD.	23224 IT LICENSING	12/11/2025	12/11/2025	658.79
01-0250-7340	000112	NUTECH PEST SERVICES	13136 PEST CONTROL	12/29/2025	12/29/2025	47.46
01-0250-7340	000019	LONDON FIRE EQUIPMENT LTD.	A838575 ANNUAL FIRE INSPECTION	12/11/2025	12/11/2025	626.30
Account Total						673.76
01-0250-7341	000132	A-1 SECURITY SYSTEMS	214901 SECURITY SYSTEMS	12/29/2025	12/29/2025	339.00
Department Total						4,221.92
<u>FIRE STATION - ALVINSTON</u>						
01-0411-7120	003125	TALBOT UNIFORMS	382347 UNIFORMS-REPLACEMENT	12/29/2025	12/29/2025	101.65
01-0411-7150	002101	LAMBTON COLLEGE	008073458 BURN BUILDING RENTAL	12/11/2025	12/11/2025	1,635.68
01-0411-7150	002793	MUNICIPALITY OF LAMBTON SHORES	009496 FIRE COURSE JUNE 2025	12/11/2025	12/11/2025	625.00
01-0411-7150	000279	BMO BANK OF MONTREAL	0502677-2512 SUBWAY-BUILDING BURN LUNCH	12/11/2025	12/11/2025	213.54
01-0411-7150	000279	BMO BANK OF MONTREAL	0502677-2512 FOODLAND-BUILDING BURN LUNCH	12/11/2025	12/11/2025	47.39
01-0411-7150	000279	BMO BANK OF MONTREAL	0502677-2512 RED CROSS-INSTRUCTOR COURSE	12/11/2025	12/11/2025	90.00
01-0411-7150	003245	BLUEWATER FIRST AID TRAINING CENTRE IN	112425-1401-T RECERT FEE	12/29/2025	12/29/2025	169.50
Account Total						2,781.11

Accounts Payable

Posted Invoice Payment Approval List By Account

Vendor 000000 Through 999999

Invoice Entry Date 12/01/2025 to 12/31/2025 Paid Invoices Cheque Date 12/01/2025 to 12/31/2025

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
01-0411-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	59.48
01-0411-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	79.25
Account Total					138.73
01-0411-7310	002215 KEYSTONE TECHNOLOGIES LTD.	23179 IT SUPPORT	12/11/2025	12/11/2025	1,624.38
01-0411-7310	003016 FLUENT INFORMATION MANAGEMENT SYSTEMS	INV-10452 ANNUAL SUBSCR/HARDWARE RENTAL	12/11/2025	12/11/2025	1,356.00
Account Total					2,980.38
01-0411-7320	000279 BMO BANK OF MONTREAL	0502677-2512 OAF-C-MEMBERSHIP	12/11/2025	12/11/2025	316.40
01-0411-7340	003364 R & C CLEANING	DEC25 CLEANING	12/11/2025	12/11/2025	150.00
01-0411-7340	003364 R & C CLEANING	NOV30 CLEANING	12/11/2025	12/11/2025	150.00
Account Total					300.00
01-0411-7350	000279 BMO BANK OF MONTREAL	0502677-2512 HILTON-OAFC CONFERENCE HOTEL	12/11/2025	12/11/2025	257.75
01-0411-7350	000279 BMO BANK OF MONTREAL	0502677-2512 NIAGRA ENT-OAFC CONF DINNER	12/11/2025	12/11/2025	35.26
Account Total					293.01
01-0411-7351	002957 BRYANS, RACHEL	DEC 2025 TRAVEL	12/30/2025	12/30/2025	44.40
01-0411-7460	002223 COUNTY OF LAMBTON	40796 TOWER LEASE & OPERATING	12/11/2025	12/11/2025	1,498.56
01-0411-7460	002223 COUNTY OF LAMBTON	40897 2025 LCF UPGRADE	12/29/2025	12/29/2025	2,972.82
Account Total					4,471.38
Department Total					11,427.06

POLICE

01-0420-7460	000055 LAMBTON GROUP OPP DETACHMENT BOARD	2656 MONTHLY POLICING	12/29/2025	12/29/2025	963.50
01-0420-7460	000055 LAMBTON GROUP OPP DETACHMENT BOARD	2665 OPP RECOVERY BILLING	12/29/2025	12/29/2025	820.00
01-0420-7460	002180 MINISTER OF FINANCE - POLICING ONLY	341212251129092 MONTHLY POLICING	12/29/2025	12/29/2025	33,125.00
01-0420-7460	002180 MINISTER OF FINANCE - POLICING ONLY	420112251111019 POLICING CREDIT	12/29/2025	12/29/2025	-963.50

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01-0420-7460	002180 MINISTER OF FINANCE - POLICING ONLY	421112251411020 LSR CREDIT	12/29/2025	12/29/2025	-820.00
Account Total					33,125.00
Department Total					33,125.00

PROTECTIVE INSPECTION & CONTROL

01-0440-7470	002223 COUNTY OF LAMBTON	40849 BUILDING INSPECTIONS	12/29/2025	12/29/2025	4,515.00
01-0440-7470	002223 COUNTY OF LAMBTON	40849 BUILDING INSPECTIONS	12/29/2025	12/29/2025	547.50
Account Total					5,062.50
01-0440-7476	002223 COUNTY OF LAMBTON	40850 PROPERTY STANDARDS	12/29/2025	12/29/2025	1,330.00
01-0440-7476	002223 COUNTY OF LAMBTON	40850 PROPERTY STANDARDS	12/29/2025	12/29/2025	180.63
01-0440-7476	002223 COUNTY OF LAMBTON	40852 PROPERTY STDS OFFICER EXPENSES	12/29/2025	12/29/2025	84.00
01-0440-7476	002223 COUNTY OF LAMBTON	40852 PROPERTY STDS OFFICER EXPENSES	12/29/2025	12/29/2025	128.43
Account Total					1,723.06
Department Total					6,785.56

RB/C - BRIDGES R & M

01-0532-7301	003632 VANDENBERK CONSTRUCTION INC.	0051 BRIDGE ABUTMENT & DECK REPAIRS	12/29/2025	12/29/2025	44,070.79
Department Total					44,070.79

RT&M - BRUSHING/TREE REMOVAL

01-0547-7401	003298 SUMMIT TREE SERVICE INC.	5613 TREE REMOVAL	12/29/2025	12/29/2025	2,260.00
Department Total					2,260.00

RT&M - SIGNS

01-0550-7401	000191 CEDAR SIGNS	INV/2025/5586 SIGNS FOR REPLACEMENT	12/30/2025	12/30/2025	407.37
Department Total					407.37

RT&M - INTERSECTION LIGHTING

01-0551-7306	000014 HYDRO ONE NETWORKS INC.	4674-1225 HYDRO	12/11/2025	12/11/2025	20.63
Department Total					20.63

PUBLIC WORKS - OVERHEAD

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01-0560-7117	003503 GREEN SHIELD CANADA	18690299-1225 GREENSHIELD BENEFITS	12/11/2025	12/11/2025	1,384.28
01-0560-7117	003500 RWAM INSURANCE ADMINISTRATORS INC	25935-1225 GROUP INSURANCE	12/11/2025	12/11/2025	983.49
Account Total					2,367.77
01-0560-7150	002966 BUTLER, JAMIE	DEC 2025 MEDICAL	12/11/2025	12/11/2025	200.00
01-0560-7301	000279 BMO BANK OF MONTREAL	0502677-2512 COSTCO-LAUNDRY SOAP-ROADS	12/11/2025	12/11/2025	31.63
01-0560-7301	000018 CLOVER MART - 1000967669 ONTARIO CORP.	18-1225 COFFEE	12/29/2025	12/29/2025	36.99
Account Total					68.62
01-0560-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	219.51
01-0560-7303	000003 BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	235.13
Account Total					454.64
01-0560-7304	000279 BMO BANK OF MONTREAL	0502677-2512 UNITED RENTAL-GRINDER	12/11/2025	12/11/2025	51.98
01-0560-7304	003136 NAPA GLENCOE	130-591811 JACK & RAMPS	12/11/2025	12/11/2025	440.68
01-0560-7304	003136 NAPA GLENCOE	130-591814 BENCH VICE	12/29/2025	12/29/2025	768.40
01-0560-7304	003136 NAPA GLENCOE	130-592336 NEW WRENCHES & SOCKETS	12/29/2025	12/29/2025	33.90
01-0560-7304	000112 NUTECH PEST SERVICES	13101 PEST CONTROL	12/11/2025	12/11/2025	47.46
01-0560-7304	000112 NUTECH PEST SERVICES	13138 PEST CONTROL	12/29/2025	12/29/2025	47.46
01-0560-7304	000048 WATFORD HOME HARDWARE / CARIS HARDV	202351 FACE MASKS & EXT CORD	12/29/2025	12/29/2025	73.43
01-0560-7304	000139 JOHN O'NEIL WELDING	31357 WELDING & TORCH SUPPLIES	12/29/2025	12/29/2025	153.73
01-0560-7304	000168 WATFORD AUTO PARTS	5329-333196 SHOP SUPPLIES	12/11/2025	12/11/2025	284.99
01-0560-7304	000168 WATFORD AUTO PARTS	5329-333268 AIR HOSE PARTS	12/29/2025	12/29/2025	42.17
01-0560-7304	000168 WATFORD AUTO PARTS	5329-333750 RETURN & SHOP SUPPLIES	12/11/2025	12/11/2025	-8.75
01-0560-7304	003423 TH INDUSTRIAL SUPPLY LIMITED	SI-00012657 SHOP SUPPLIES	12/11/2025	12/11/2025	8.81
Account Total					1,944.26

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01-0560-7306	000014 HYDRO ONE NETWORKS INC.	2206-1225 HYDRO	12/11/2025	12/11/2025	515.52
01-0560-7306	000014 HYDRO ONE NETWORKS INC.	6362-1125 HYDRO	12/11/2025	12/11/2025	95.98
Account Total					611.50
01-0560-7310	000131 BEARCOM CANADA CORP	5978715 GPS & RADIO	12/11/2025	12/11/2025	335.61
01-0560-7320	000279 BMO BANK OF MONTREAL	0502677-2512 AORS-MEMERSHIP	12/11/2025	12/11/2025	141.25
01-0560-7340	000019 LONDON FIRE EQUIPMENT LTD.	A838576 ANNUAL MAINTENANCE	12/11/2025	12/11/2025	760.89
01-0560-7398	000074 MACKENZIE OIL LIMITED	21368 DYED DIESEL	12/11/2025	12/11/2025	2,547.74
01-0560-7398	000074 MACKENZIE OIL LIMITED	21369 CLEAR DIESEL	12/11/2025	12/11/2025	2,795.77
01-0560-7398	000074 MACKENZIE OIL LIMITED	21927 FUEL	12/29/2025	12/29/2025	2,286.91
01-0560-7398	000074 MACKENZIE OIL LIMITED	B152125 FUEL	12/29/2025	12/29/2025	1,464.86
Account Total					9,095.28
Department Total					15,979.82

2024 FREIGHTLINER 114SD

01-0602-7372	002022 ES HUBBELL HIGHWAY AND DRAINAGE	1041400 WING & PLOW MARKERS	12/29/2025	12/29/2025	75.94
01-0602-7372	003136 NAPA GLENCOE	130-591487 FILTER & LIGHTS	12/11/2025	12/11/2025	285.88
01-0602-7372	000078 J & M HEAVY EQUIPMENT REPAIR INC.	22312 FREIGHTLINER HOSES	12/11/2025	12/11/2025	572.58
01-0602-7372	002008 VIKING CIVES	2737876 MAIN CONVAYER REPAIR PARTS	12/29/2025	12/29/2025	297.34
01-0602-7372	000194 VALLEY BLADES LIMITED	SV110136 PLOW PARTS	12/11/2025	12/11/2025	232.78
Account Total					1,464.52
Department Total					1,464.52

2011 INTERNATIONAL

01-0603-7372	002022 ES HUBBELL HIGHWAY AND DRAINAGE	1041400 WING & PLOW MARKERS	12/29/2025	12/29/2025	75.93
01-0603-7372	003136 NAPA GLENCOE	130-592338 WING MIRROR CONVEY	12/29/2025	12/29/2025	86.52
01-0603-7372	002008 VIKING CIVES	2737876 MAIN CONVAYER REPAIR PARTS	12/29/2025	12/29/2025	297.34

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01-0603-7372	002008 VIKING CIVES	2738076 FENDERS	12/29/2025	12/29/2025	1,734.97
01-0603-7372	002008 VIKING CIVES	2738362 SNOWFLOW PARTS	12/30/2025	12/30/2025	99.82
01-0603-7372	003465 DYNAMIC DIESEL REPAIR INC	3944 ANNUAL SAFETY	12/29/2025	12/29/2025	5,778.61
Account Total					8,073.19
Department Total					8,073.19

2018 WESTERN STAR

01-0604-7372	002022 ES HUBBELL HIGHWAY AND DRAINAGE	1041400 WING & PLOW MARKERS	12/29/2025	12/29/2025	75.94
01-0604-7372	003136 NAPA GLENCOE	130-591487 FILTER & LIGHTS	12/11/2025	12/11/2025	183.78
01-0604-7372	002008 VIKING CIVES	2737876 MAIN CONVAYER REPAIR PARTS	12/29/2025	12/29/2025	297.34
01-0604-7372	002008 VIKING CIVES	2737954 WING CABLE REPLACEMENT	12/29/2025	12/29/2025	121.44
01-0604-7372	003465 DYNAMIC DIESEL REPAIR INC	3983 BRAKE CHAMBER REPLACEMENT	12/29/2025	12/29/2025	308.21
01-0604-7372	003423 TH INDUSTRIAL SUPPLY LIMITED	SI-00012755 WING CABLE REPAIR & REPLACEMNT	12/29/2025	12/29/2025	137.50
Account Total					1,124.21
Department Total					1,124.21

2025 - CAT 150-15AWD GRADER

01-0610-7372	000194 VALLEY BLADES LIMITED	SV110143 BLADES	12/11/2025	12/11/2025	3,045.35
Department Total					3,045.35

2021 - CAT 150-15AWD GRADER

01-0611-7372	000041 DELTA POWER EQUIPMENT	P33099 HYDRAULIC REPAIR	12/29/2025	12/29/2025	82.80
01-0611-7372	000194 VALLEY BLADES LIMITED	SV110143 BLADES	12/11/2025	12/11/2025	3,045.35
Account Total					3,128.15
Department Total					3,128.15

2017 FORD 4X4 Diesel

01-0620-7372	003136 NAPA GLENCOE	130-591487 FILTER & LIGHTS	12/11/2025	12/11/2025	116.78
Department Total					116.78

2021 Dodge RAM 4 x 4 pickup

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Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
01-0621-7370	000074 MACKENZIE OIL LIMITED	21256 GAS	12/11/2025	12/11/2025	373.43
01-0621-7372	003136 NAPA GLENCOE	130-591487 FILTER & LIGHTS	12/11/2025	12/11/2025	20.42
Department Total					393.85
2019 FORD 4x4 PICKUP					
01-0622-7370	000074 MACKENZIE OIL LIMITED	21256 GAS	12/11/2025	12/11/2025	373.42
Department Total					373.42
CAT BACKHOE					
01-0631-7372	003423 TH INDUSTRIAL SUPPLY LIMITED	SI-00012667 QUICK ATTACH	12/11/2025	12/11/2025	1.20
Department Total					1.20
MASSEY LOADER 50C					
01-0632-7372	003136 NAPA GLENCOE	130-588868 OIL CHANGE	12/29/2025	12/29/2025	125.93
Department Total					125.93
BUSHOG					
01-0635-7372	003342 MELBOURNE FARM EQUIPMENT INC.	00119945 BUSH HOG PARTS & BLADES	12/29/2025	12/29/2025	276.32
01-0635-7372	003136 NAPA GLENCOE	130-588937 GEARBOX FLUID CHANGE	12/29/2025	12/29/2025	184.78
Account Total					461.10
Department Total					461.10
TRAILER					
01-0638-7372	000279 BMO BANK OF MONTREAL	0502677-2512 CANADIAN TIRE-TRAILER LOCK	12/11/2025	12/11/2025	89.26
Department Total					89.26
SAND AND SALT					
01-0671-7301	003496 V.B. SAND & GRAVEL LTD.	10695 WINTER SAND	12/11/2025	12/11/2025	4,037.66
01-0671-7301	003496 V.B. SAND & GRAVEL LTD.	10871 WINTER SAND	12/11/2025	12/11/2025	2,354.34
01-0671-7301	000264 COMPASS MINERALS CANADA CORP.	1574085 ROAD SALT	12/11/2025	12/11/2025	8,902.37
Account Total					15,294.37
Department Total					15,294.37

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STREET LIGHTING - INWOOD						
01-0752-7306	000014	HYDRO ONE NETWORKS INC.	6752-1225 HYDRO	12/11/2025	12/11/2025	589.36
Department Total						589.36
SANITARY SEWER SYSTEM						
01-0810-7303	000003	BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	150.00
01-0810-7340	000019	LONDON FIRE EQUIPMENT LTD.	A838574 ANNUAL FIRE INSPECTION/REPAIRS	12/11/2025	12/11/2025	262.30
01-0810-7432	000034	CENTRAL SANITATION INC.	I65817 SLUDGE REMOVAL	12/11/2025	12/11/2025	461.61
01-0810-7432	000034	CENTRAL SANITATION INC.	I65819 SLUDGE REMOVAL	12/11/2025	12/11/2025	461.61
01-0810-7432	000034	CENTRAL SANITATION INC.	I66700 VAC BIO SOLIDS	12/29/2025	12/29/2025	437.31
01-0810-7432	000124	ONTARIO CLEAN WATER AGENCY - EFT	INV00000059020 SIGNAGE	12/29/2025	12/29/2025	64.11
Account Total						1,424.64
01-0810-7455	003240	ONTARIO CLEAN WATER AGENCY - PAP	INV00000060468 OPERATIONS CONTRACT	12/11/2025	12/11/2025	10,710.87
Department Total						12,547.81
INWOOD SEWER SYSTEM						
01-0811-7303	000003	BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	50.00
01-0811-7306	000014	HYDRO ONE NETWORKS INC.	7692-1225 HYDRO	12/29/2025	12/29/2025	322.01
Department Total						372.01
WATERWORKS SYSTEM						
01-0830-5575	002823	KT EXCAVATING	INV-1493 CONNECTION CHARGES	12/11/2025	12/11/2025	22,995.50
01-0830-7303	000003	BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	50.00
01-0830-7340	000019	LONDON FIRE EQUIPMENT LTD.	A838574 ANNUAL FIRE INSPECTION/REPAIRS	12/11/2025	12/11/2025	262.30
01-0830-7432	002353	ITRON CANADA INC.	54007 WATER READING SYSTEM	12/29/2025	12/29/2025	2,338.20
01-0830-7432	003270	WOLSELEY CANADA INC	6464506 CURB STOP	12/11/2025	12/11/2025	344.65

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					Account Total	2,682.85
01-0830-7434	003270	WOLSELEY CANADA INC	6423829 WATER METER	12/11/2025	12/11/2025	981.26
01-0830-7455	003240	ONTARIO CLEAN WATER AGENCY - PAP	INV00000060468 OPERATIONS CONTRACT	12/11/2025	12/11/2025	9,169.50
					Department Total	36,141.41
HOSPITALS						
01-1020-7683	003110	FOUR COUNTIES HEALTH SERVICES FOUND	DEC 2025 DONATION	12/11/2025	12/11/2025	5,000.00
					Department Total	5,000.00
ALVINSTON COMMUNITY CENTRE						
01-1635-7117	003503	GREEN SHIELD CANADA	18690299-1225 GREENSHIELD BENEFITS	12/11/2025	12/11/2025	1,653.52
01-1635-7117	003500	RWAM INSURANCE ADMINISTRATORS INC	25935-1225 GROUP INSURANCE	12/11/2025	12/11/2025	797.42
					Account Total	2,450.94
01-1635-7150	000279	BMO BANK OF MONTREAL	0502677-2512 407 ETR-ORFA CONFERENCE	12/11/2025	12/11/2025	98.99
01-1635-7303	000003	BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	59.48
01-1635-7303	000003	BROOKE TELECOM CO-OPERATIVE	10605820-1225 PHONE & INTERNET SERVICE	12/11/2025	12/11/2025	-3.90
01-1635-7303	003464	FIBERNETICS CORPORATION	769146 PHONE LINES	12/11/2025	12/11/2025	33.84
					Account Total	89.42
01-1635-7340	000279	BMO BANK OF MONTREAL	0502677-2512 WATSON TIMBRMART-SHOWER GRATES	12/11/2025	12/11/2025	693.29
01-1635-7340	000112	NUTECH PEST SERVICES	13099 PEST CONTROL	12/11/2025	12/11/2025	47.46
01-1635-7340	000112	NUTECH PEST SERVICES	13100 PEST CONTROL	12/11/2025	12/11/2025	47.46
01-1635-7340	000112	NUTECH PEST SERVICES	13137 PEST CONTROL	12/29/2025	12/29/2025	47.46
01-1635-7340	000048	WATFORD HOME HARDWARE / CARIS HARDV	203219 PICKLEBALL TAPE	12/11/2025	12/11/2025	29.33
01-1635-7340	003017	MARCOTTE DISPOSAL INC.	24964 GARBAGE DISPOSAL	12/11/2025	12/11/2025	342.40
01-1635-7340	003344	HOLLAND CLEANING SOLUTIONS LTD.	3051589 CLEANING SUPPLIES	12/29/2025	12/29/2025	583.93

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01-1635-7340	000100 MCNAUGHTON HOME HARDWARE CENTRE	518752 ARENA SUPPLIES	12/29/2025	12/29/2025	172.11
01-1635-7340	000100 MCNAUGHTON HOME HARDWARE CENTRE	519251 ARENA SUPPLIES	12/29/2025	12/29/2025	104.48
01-1635-7340	003232 CANADIAN IPG CORPORATION	CORUN-00620451 WASHROOM HANDSOAF	12/29/2025	12/29/2025	513.92
Account Total					2,581.84
01-1635-7372	000279 BMO BANK OF MONTREAL	0502677-2512 HOME DEPOT-AIR COMPRESSOR	12/11/2025	12/11/2025	410.19
01-1635-7372	000207 OKE'S AUTO INC.	069389 OIL CHANGE	12/29/2025	12/29/2025	160.99
01-1635-7372	000325 TECHNICAL STANDARDS & SAFETY AUTHORI	10485848 INSPECTION	12/29/2025	12/29/2025	272.50
01-1635-7372	000167 BLACK & MCDONALD LIMITED	43-1846050 BRINE SYSTEM (COMPRESSOR ROOM)	12/29/2025	12/29/2025	3,699.18
Account Total					4,542.86
01-1635-7381	000082 PEPSI BOTTLING GROUP (CANADA)	34577804 POP	12/11/2025	12/11/2025	414.03
01-1635-7383	002841 KERN WATER SYSTEMS INC.	183815 BAR ICE	12/11/2025	12/11/2025	136.50
Department Total					10,314.58
CONCESSION / BOOTH & VENDING					
01-1637-7382	000082 PEPSI BOTTLING GROUP (CANADA)	34577804 POP	12/11/2025	12/11/2025	873.93
01-1637-7399	003411 HOWIES HOCKEY	INV000370937 SUPPLIES	12/29/2025	12/29/2025	848.47
Department Total					1,722.40
INWOOD COMMUNITY CENTER					
01-1639-7306	000014 HYDRO ONE NETWORKS INC.	9863-1225 HYDRO	12/29/2025	12/29/2025	27.56
Department Total					27.56
ALVINSTON LIBRARY					
01-1641-7340	000019 LONDON FIRE EQUIPMENT LTD.	A838572 ANNUAL FIRE INSPECTION/REPAIRS	12/11/2025	12/11/2025	359.23
01-1641-7340	003364 R & C CLEANING	DEC25 CLEANING	12/11/2025	12/11/2025	700.00
01-1641-7340	003364 R & C CLEANING	NOV30 CLEANING	12/11/2025	12/11/2025	700.00
Account Total					1,759.23

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Department Total					1,759.23
INWOOD LIBRARY					
01-1642-7306	000014 HYDRO ONE NETWORKS INC.	3530-1225 HYDRO	12/29/2025	12/29/2025	75.81
Department Total					75.81
PLANNING & ZONING					
01-1810-7101	000032 HILLS, RANDY	DEC 2025 COA	12/11/2025	12/11/2025	106.00
01-1810-7101	003114 SAWYER, CHRISTA	DEC 2025 COA	12/11/2025	12/11/2025	106.00
01-1810-7101	003520 MCGUGAN, KEN	DEC 2025 COA	12/11/2025	12/11/2025	106.00
Account Total					318.00
01-1810-7307	002734 THE INDEPENDENT	15313 AD FOR COI MEMBER	12/29/2025	12/29/2025	118.65
01-1810-7430	002223 COUNTY OF LAMBTON	40891 ZONING BY-LAW UPDATE	12/29/2025	12/29/2025	679.57
01-1810-7430	002223 COUNTY OF LAMBTON	DEC 2025 ZONING FEES-CAMPBELL	12/29/2025	12/29/2025	525.00
01-1810-7430	002223 COUNTY OF LAMBTON	DEC 2025 ZONING FEES-CANGROW	12/29/2025	12/29/2025	525.00
Account Total					1,729.57
Department Total					2,166.22
COMMERCIAL & INDUSTRIAL					
01-1820-7399	002214 GERBER ELECTRIC LTD	00029509 GAZEBO ELECTRICAL ISSUE	12/11/2025	12/11/2025	242.95
01-1820-7399	000048 WATFORD HOME HARDWARE / CARIS HARDV	202744 LIGHTS FOR CHRISTMAS	12/11/2025	12/11/2025	58.14
01-1820-7399	003217 MUN OF BROOKE-ALVINSTON - EFT	97944 WATER TOWER CONSUMPTION	12/29/2025	12/29/2025	466.83
Account Total					767.92
Department Total					767.92
AGRICULTURE & REFORESTATION					
01-1840-7455	000113 R DOBBIN ENGINEERING INC	237.25 DRAINAGE SUPERINTENDENT	12/29/2025	12/29/2025	5,798.88
Department Total					5,798.88
COUNTY OF LAMBTON TAXATION					
01-9400-9100	002223 COUNTY OF LAMBTON	40628 4TH QUARTER LEVY	12/11/2025	12/11/2025	533,181.00

Accounts Payable

Posted Invoice Payment Approval List By Account

Vendor 000000 Through 999999

Invoice Entry Date 12/01/2025 to 12/31/2025 Paid Invoices Cheque Date 12/01/2025 to 12/31/2025

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
01-9400-9100	002223 COUNTY OF LAMBTON	DEC-2025 SUPPS, OMITS & W/O'S	12/29/2025	12/29/2025	4.26
01-9400-9100	002223 COUNTY OF LAMBTON	DEC-2025 SUPPS, OMITS & W/O'S	12/29/2025	12/29/2025	56,007.14
Account Total					589,192.40
Department Total					589,192.40

EDUCATION ENGLISH PUBLIC

01-9500-9100	000176 LAMBTON KENT DISTRICT SCHOOL BOARD	2025 FOURTH QUARTER 4TH QUARTER LEVY	12/11/2025	12/11/2025	212,249.84
01-9500-9100	000176 LAMBTON KENT DISTRICT SCHOOL BOARD	FINAL 2025 SUPPS, OMITS & W/O'S	12/29/2025	12/29/2025	33,850.33
Account Total					246,100.17
Department Total					246,100.17

EDUCATION FRENCH PUBLIC

01-9510-9100	000277 CONSEIL SCOLAIRE VIAMONDE	2025 FOURTH QUARTER 4TH QUARTER LEVY	12/11/2025	12/11/2025	1,992.10
01-9510-9100	000277 CONSEIL SCOLAIRE VIAMONDE	FINAL 2025 SUPPS, OMITS & W/O'S	12/29/2025	12/29/2025	386.82
Account Total					2,378.92
Department Total					2,378.92

EDUCATION ENGLISH SEPARATE

01-9520-9100	000276 ST. CLAIR CATHOLIC DISTRICT SCHOOL BD.	2025 FOURTH QUARTER 4TH QUARTER LEVY	12/11/2025	12/11/2025	55,479.38
01-9520-9100	000276 ST. CLAIR CATHOLIC DISTRICT SCHOOL BD.	FINAL 2025 SUPPS, OMITS & W/O'S	12/29/2025	12/29/2025	9,441.16
Account Total					64,920.54
Department Total					64,920.54

EDUCATION FRENCH SEPARATE

01-9530-9100	000278 CONSEIL SCOLAIRE CATHOLIQUE PROVIDEN	2025 FOURTH QUARTER 4TH QUARTER LEVY	12/11/2025	12/11/2025	6,665.03
01-9530-9100	000278 CONSEIL SCOLAIRE CATHOLIQUE PROVIDEN	FINAL 2025 SUPPS, OMITS & W/O'S	12/29/2025	12/29/2025	628.77
Account Total					7,293.80
Department Total					7,293.80

COMMUNITY CENTRE

20-1635-8015	002599 SPRIET ASSOCIATES	25-0630 RINK SLAB REPLACEMENT	12/29/2025	12/29/2025	10,452.65
Department Total					10,452.65

Accounts Payable

Posted Invoice Payment Approval List By Account

Vendor 000000 Through 999999

Invoice Entry Date 12/01/2025 to 12/31/2025 Paid Invoices Cheque Date 12/01/2025 to 12/31/2025

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
MUNICIPAL DRAINS - CONSTRUCTION					
20-2800-7401	003217 MUN OF BROOKE-ALVINSTON - EFT	1145765/1145260 6/7 SIDEROAD DRAIN POSTAGE	12/29/2025	12/29/2025	233.56
20-2800-7401	002478 BRUCE POLAND & SONS TRUCKING INC.	1163 KENNEDY DRAIN	12/29/2025	12/29/2025	27,117.06
20-2800-7401	000113 R DOBBIN ENGINEERING INC	222.25 CHANYI DRAIN	12/11/2025	12/11/2025	14,746.50
20-2800-7401	000113 R DOBBIN ENGINEERING INC	231.25 6/7 SIDEROAD DRAIN	12/11/2025	12/11/2025	9,903.32
20-2800-7401	000113 R DOBBIN ENGINEERING INC	235.25 DAVIDSON DRAIN NORTH	12/29/2025	12/29/2025	9,092.26
			Account Total		61,092.70
			Department Total		61,092.70
MUNICIPAL DRAINS - MAINTENANCE					
20-2900-7401	002478 BRUCE POLAND & SONS TRUCKING INC.	1157 RUTH DRAIN	12/11/2025	12/11/2025	1,418.03
20-2900-7401	002478 BRUCE POLAND & SONS TRUCKING INC.	1157 LOGAN DRAIN BRANCH 3	12/11/2025	12/11/2025	6,589.26
20-2900-7401	002478 BRUCE POLAND & SONS TRUCKING INC.	1157 LOGAN DRAIN MAIN	12/11/2025	12/11/2025	1,418.04
20-2900-7401	002478 BRUCE POLAND & SONS TRUCKING INC.	1162 12TH CONCESSION EXT DRAIN	12/29/2025	12/29/2025	6,860.55
20-2900-7401	002840 JLH EXCAVATING INC.	E17478 MOFFAT LUCAS DRAIN & BR DRAIN	12/11/2025	12/11/2025	12,478.39
20-2900-7401	002840 JLH EXCAVATING INC.	E17484 KENNEDY DRAIN	12/11/2025	12/11/2025	13,744.19
20-2900-7401	002840 JLH EXCAVATING INC.	E17575 WATSON DRAIN	12/29/2025	12/29/2025	11,222.08
			Account Total		53,730.54
			Department Total		53,730.54
			Total Paid Invoices		1,306,826.02
			Total Unpaid Invoices		850.00
			Total Invoices		1,307,676.02

Accounts Payable

Posted Invoice Payment Approval List By Account

Vendor 000000 Through 999999

Invoice Entry Date 12/01/2025 to 12/31/2025 Paid Invoices Cheque Date 12/01/2025 to 12/31/2025

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

01-0000	ASSETS & LIABILITIES	41,384.54
01-0050	LICENCES, PERMITS, RENTS	-425.00
01-0200	GENERAL GOVERNMENT	-5.40
01-0240	GOVERNANCE	755.00
01-0241	COUNCIL SUPPORT	1,532.49
01-0250	CORPORATE MANAGEMENT	4,221.92
01-0411	FIRE STATION - ALVINSTON	11,427.06
01-0420	POLICE	33,125.00
01-0440	PROTECTIVE INSPECTION & CONTROL	6,785.56
01-0532	RB/C - BRIDGES R & M	44,070.79
01-0547	RT&M - BRUSHING/TREE REMOVAL	2,260.00
01-0550	RT&M - SIGNS	407.37
01-0551	RT&M - INTERSECTION LIGHTING	20.63
01-0560	PUBLIC WORKS - OVERHEAD	15,979.82
01-0602	2024 FREIGHTLINER 114SD	1,464.52
01-0603	2011 INTERNATIONAL	8,073.19
01-0604	2018 WESTERN STAR	1,124.21
01-0610	2025 - CAT 150-15AWD GRADER	3,045.35
01-0611	2021 - CAT 150-15AWD GRADER	3,128.15
01-0620	2017 FORD 4X4 Diesel	116.78
01-0621	2021 Dodge RAM 4 x 4 pickup	393.85
01-0622	2019 FORD 4x4 PICKUP	373.42
01-0631	CAT BACKHOE	1.20
01-0632	MASSEY LOADER 50C	125.93
01-0635	BUSHOG	461.10
01-0638	TRAILER	89.26
01-0671	SAND AND SALT	15,294.37
01-0752	STREET LIGHTING - INWOOD	589.36
01-0810	SANITARY SEWER SYSTEM	12,547.81
01-0811	INWOOD SEWER SYSTEM	372.01
01-0830	WATERWORKS SYSTEM	36,141.41
01-1020	HOSPITALS	5,000.00
01-1635	ALVINSTON COMMUNITY CENTRE	10,314.58
01-1637	CONCESSION / BOOTH & VENDING	1,722.40
01-1639	INWOOD COMMUNITY CENTER	27.56
01-1641	ALVINSTON LIBRARY	1,759.23
01-1642	INWOOD LIBRARY	75.81
01-1810	PLANNING & ZONING	2,166.22
01-1820	COMMERCIAL & INDUSTRIAL	767.92
01-1840	AGRICULTURE & REFORESTATION	5,798.88
01-9400	COUNTY OF LAMBTON TAXATION	589,192.40
01-9500	EDUCATION ENGLISH PUBLIC	246,100.17

Accounts Payable

Posted Invoice Payment Approval List By Account

Vendor 000000 Through 999999

Invoice Entry Date 12/01/2025 to 12/31/2025 Paid Invoices Cheque Date 12/01/2025 to 12/31/2025

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Item Amount
		01-9510 EDUCATION FRENCH PUBLIC			2,378.92
		01-9520 EDUCATION ENGLISH SEPARATE			64,920.54
		01-9530 EDUCATION FRENCH SEPARATE			7,293.80
		20-1635 COMMUNITY CENTRE			10,452.65
		20-2800 MUNICIPAL DRAINS - CONSTRUCTION			61,092.70
		20-2900 MUNICIPAL DRAINS - MAINTENANCE			53,730.54
				Report Total	1,307,676.02



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Municipal Health & Safety Policy 2026
Meeting: Council - 08 Jan 2026
Department: Administration
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That the Council of the Municipality of Brooke-Alvinston approve the Health & Safety Statement for 2026.

Background:

According to the *Occupational Health & Safety Act*, employers must prepare and review at least annually a written occupational health and safety policy. The policy statement is reviewed annually.

Comments:

Representatives from each department are appointed as Safety Representatives and are responsible for conducting monthly inspections. The monthly inspection sheets are then submitted to the Clerk Administrator for review with the department head to remedy any violations. The Committee strives to meet quarterly and to conduct joint investigations.

The Municipality continues to use 4S Consulting Services (we partnered with them when awarded modernization funds) to provide mandated training for current and new employees. The Policy Statement for 2026 is attached

Financial Considerations:

None associated with this report.

ATTACHMENTS:

[H & S Policy Statement 2026](#)

Municipality of Brooke-Alvinston
Health & Safety Policy – 2026

Management of the Corporation of the Municipality of Brooke-Alvinston is vitally interested in the health and safety of its employees. Protection of the employees from injury or occupational disease is a major continuing objective. The Corporation of the Municipality of Brooke-Alvinston will make every effort to provide a safe and healthy work environment. All supervisors and workers must be dedicated to the continuing objective of reducing risk of injury. The Corporation of the Municipality of Brooke-Alvinston as an employer is ultimately responsible for worker health and safety. As Council of the Corporation of the Municipality of Brooke-Alvinston, we give you our personal promise that every reasonable precaution will be taken for the protection of workers.

Supervisors will be held accountable for the health and safety of workers under their supervision. Supervisors are responsible to ensure that machinery and equipment are safe and that workers work in compliance with established safe work practices and procedures. Workers must receive adequate training in their specific work tasks to protect their health and safety.

Every worker must protect his or her own health and safety by working in compliance with the law and with safe work practices and procedures established by the Corporation.

It is in the best interest of all parties to consider health and safety in every activity. Commitment to health and safety must form an integral part of this organization, from the Mayor to the workers.

David Ferguson; Mayor

Janet Denkers; Clerk-Administrator

January 2026



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Schedule F - Planning & Development Fees
Meeting: Council - 08 Jan 2026
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That the fees for Zoning Amendments be increased to \$1,200 (from \$900); and that the fee for minor variances be increased to \$750 (from \$550) in Schedule F of the fees by-law.

Background:

The recommendations are to make cost recovery on planning applications

Financial Considerations:

County fee is \$525 / application.



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: 2026 Dust Suppressant
Meeting: Council - 08 Jan 2026
Department: Public Works
Staff Contact: Jamie Butler, Public Works Superintendent

Recommendation:

That the Council of the Municipality of Brooke-Alvinston acknowledge the report provided by the Public Works Superintendent regarding the 2026 dust suppressant needs for the Municipality; and that the quote received from Den Mar Brines for \$263.15 flake/ tonne be accepted prior to budget approval; and that Council waives the requirements for a competitive process in favour of a negotiated process with Den Mar Brines for the provision of dust suppressant for the Municipality for the reason that the Public Works Superintendent has worked extensively with this supplier in the past and has obtained a price for the product that is within the draft budgeted amount and is anticipated to be lower than other suppliers.

Background:

The Municipality plans to use 395 flake equivalent tonne for dust suppressant in 2026. From 2018 to 2025, the Municipality used near or around 375 flake equivalent tonne dust suppressant and secured the product from Den Mar Brines.

Den Mar Brines offered the Municipality the 2025 pricing for 2026.

Comments:

The Municipality has had no issues with Den Mar Brines including application and service. Should Council waive the requirements of tendering, the Municipality will require that the following conditions be met:

1. Approximately 395 flake equivalent tonnes of Dust Suppressant with no less than 19% effective chloride percentage (magnesium & calcium)
2. The Public Works Superintendent will require documents of a laboratory report pertaining to the dust suppressant
3. Random sampling may be done by the Municipality. If the sample does not meet the terms of this quote, the Contractor will incur the cost of testing and the Municipality will have the right to penalize the contractor on a percentage basis of the shortfall
4. The application of dust suppressant will be done with a metered pressurized apparatus. Application can occur between the hours of 7:30 a.m. and 4:00 p.m..

5. The Contractor shall carry Contractor's Liability Insurance for Comprehensive General Liability and Property Damage Insurance including Broad Form Property Damage, complete operations, products, personal injury, death, contractor liability with a minimum of \$2,000,000 per inclusive occurrence, plus a standard of \$1,000,000 auto insurance policy with inclusive limit for personal, bodily injury and property damage.
6. Dust Suppressant shall be applied on municipal roads designated by the Public Works Superintendent.
7. A certified cheque equivalent to 5% of the quoted price or in the amount of \$4,934.00.
8. Application must start no later than June 15, 2026 (and to be confirmed by the Public Works Superintendent once gravel application is complete

Financial Considerations:

The est. cost would be \$103,944.25

THE CORPORATION OF THE MUNICIPALITY OF BROOKE-ALVINSTON

BY-LAW NUMBER 1 OF 2026

**BEING A BY-LAW TO PROVIDE FOR INTERIM TAX LEVIES FOR THE
YEAR 2026 FOR THE MUNICIPALITY OF BROOKE-ALVINSTON**

WHEREAS Section 317 (1) of the *Municipal Act, 2001* provides that the Council of a local municipality, before the adoption of estimates for the year under Section 290, may pass a by-law levying amounts on the assessment of property in the local municipality rateable for local municipality purposes;

AND WHEREAS, Section 317 (2) of the *Municipal Act, 2001* provides that a by-law under Section 317 (1) may be passed in November or December of the previous year if it provides that it does not come into force until a specified day in the following year;

AND WHEREAS, the Council of the Municipality of Brooke-Alvinston deems it appropriate to provide for such interim levy on the assessment property of this municipality;

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

In this By-law, the following words shall be defined as:

“Treasurer” shall mean the Treasurer for the Municipality of Brooke-Alvinston;

“Minister” shall mean the Minister of Finance;

“MPAC” shall mean the Municipal Property Assessment Corporation;

1. The amounts levied shall be as follows:
 - 1.1 For the Residential, Pipeline, Farmland and Managed Forest property classes, there shall be imposed and collected, an interim levy of:
 - (a) the percentage prescribed by the Minister under the *Municipal Act*; or
 - (b) 50%, if no percentage is prescribed, of the total taxes for municipal and school purposes levied in the year 2025 (including local improvement charges).
 - 1.2 For the Multi-Residential, Commercial and Industrial property classes, there shall be imposed and collected, an interim levy of:
 - (a) the percentage prescribed by the Minister under the *Municipal Act*; or
 - (b) 50%, if no percentage is prescribed, of the total taxes for municipal and school purposes levied in the year 2025 (including local improvement charges).
2. For the purpose of calculating the total amount of taxes for the year 2026, under paragraph 1, if any taxes for municipal and school purposes were levied on a property for only part of 2025 because assessment was added to the collectors roll during 2025, an amount shall be added equal to the additional taxes that would have been levied on the property if taxes for municipal and school purposes had been levied for the entire year.
3. The provisions of this By-law apply in the event that assessment is added for the year 2026 to the collectors roll after the date this By-law is passed and an interim levy shall be imposed and collected.

4. All taxes levied under this By-law shall be payable to the Corporation in accordance with the provisions of this By-law.
5. There shall be imposed on all taxes a penalty for non-payment or late payment of taxes in default of the instalment due dates set out below. The penalty shall be one and one-quarter percent (1.25%) of the amount in default on the first day and on the first day of each calendar month during which the default continues, but not after the end of 2026.
6. The interim tax levy imposed by this By-law shall be paid in two instalments due on the following dates:
 - (1) One half (50%) thereof on the 27th day of February, 2026.
 - (2) One half (50%) thereof on the 30th day of April, 2026.
7. The Treasurer may mail or cause to be mailed to the address of the residence or place of business of each person taxes under this By-law, a notice specifying the amount of taxes payable.
8. The notice to be mailed under this By-law shall contain the particulars provided in this By-law and the information required to be entered in the collectors roll under Section 343 of the *Municipal Act*.
9. The subsequent levy for the year 2026 to be made under the *Municipal Act* shall be reduced by the amount to be raised by the levy imposed by this By-law.
10. The provisions of Section 317 of the *Municipal Act* as amended apply to this By-law with necessary modifications.
11. The Treasurer shall be authorized to accept part payment from time to time on account of any taxes due, and to give a receipt of such part payment, provided that acceptance of any such part payment shall not affect the collection of any percentage charge imposed and collectable under Section 7 of this By-law in respect of non-payment or late payment of any taxes or any instalment of taxes.
12. Nothing in this By-law shall prevent the Treasurer from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and by-laws governing the collection of taxes.
13. In the event of any conflict between the provisions of this By-law and other by-laws, the provisions of this By-law shall prevail.
14. This By-law shall come into force and take effect on the day of final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 8th DAY OF JANUARY, 2026.

David Ferguson, Mayor

Janet Denkers, Clerk Administrator

THE CORPORATION OF THE MUNICIPALITY OF BROOKE-ALVINSTON

BY-LAW NUMBER 2 OF 2026

A BY-LAW TO ESTABLISH A PENALTY CHARGE FOR NON-PAYMENT OF CURRENT TAXES AND TO PROVIDE FOR INTEREST TO BE ADDED TO TAX ARREARS IN 2026

WHEREAS Section 345(1-9) c458 of the Municipal Act, 2001, provides that a local Municipality may, in accordance with this section, pass by-laws to impose late payment charges for the non-payment of taxes or any instalment by the due date;

AND WHEREAS the Council of the Corporation of the Municipality of Brooke-Alvinston hereby enacts as follows:

1. Overdue taxes are those that are levied in 2026 and are not paid on or before the day payment is due.
2. Tax arrears are taxes that are due and unpaid after December 31st of the year in which they are levied.
3. The penalty charge to be added to overdue taxes and the interest charge to be added to tax arrears shall be 15% per annum added at the rate of 1.25% per month calculated on the outstanding balance.
4. The percentage charge as a penalty for non-payment of current taxes shall be imposed on the first day of default and on the first day of each calendar month thereafter in which default continues.
5. The Treasurer shall add to the amount of all tax arrears due and unpaid, interest as specified in Section 3 of this By-Law at the rate of 1.25% per month for each month or fraction thereof from the day the By-Law takes effect.
6. This By-Law shall be deemed to have come into force and effect on the 1st day of January 2026.
7. All By-Laws and motions of Council found to be inconsistent with the provisions found in this By-Law shall be and are hereby repealed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 8th DAY OF JANUARY, 2026.

David Ferguson, Mayor

Janet Denkers, Clerk Administrator

THE CORPORATION OF THE MUNICIPALITY OF BROOKE-ALVINSTON

BY-LAW NUMBER 3 OF 2026

**BEING A BY-LAW TO PROVIDE FOR MUNICIPAL BORROWING FOR
CURRENT OPERATIONS**

WHEREAS the Council of the Corporation of the Municipality of Brooke-Alvinston deems it necessary to borrow for current purposes the sum of two million twenty-five thousand dollars (\$2,025,000) to meet, until the taxes are collected, the current expenditures of the Corporation for the year;

AND WHEREAS the total of amounts previously borrowed under Section 407 of the *Municipal Act*, as amended from time to time, (the "Act"), that have not been repaid are \$ 0.00 dollars.

AND WHEREAS, the amount of the estimated revenues (as defined and interpreted in the Act) of the Corporation as set out in the estimates adopted for the current year and not yet collected (or, is the same have not yet been adopted, the amount of the estimated revenues of the Corporation as set forth in the estimates adopted for the next preceding year) is more than five million dollars (\$5,000,000.00);

AND WHEREAS the amount to be borrowed under this by-law and the amounts of borrowings that have not been repaid does not in the aggregate exceed from January 1st to September 30th of the year, 50% of the total, and from October 1st to December 31st, 25% of the total of the estimated revenues of the Corporation as set out above.

BE IT THEREFORE ENACTED by the said Council as follows:

- (1) The Head and the Treasurer of the Corporation are hereby authorized on behalf of the Corporation to borrow from time to time, by way of promissory note or bankers' acceptance, from Bank of Montreal, a sum or sums not exceeding in the aggregate two million dollars (\$2,000,000) to meet, until taxes are collected, the current expenditures of the Corporation for the year, including the amounts required for the purposes mentioned in subsection (1) of the said Section 407, as amended from time to time, and to give, on behalf of the Corporation, to the Bank a promissory note or notes, sealed with the corporate seal and signed by them for the moneys so borrowed, and such other documentation as may be requested by the Bank therefore, with interest at a rate not exceeding prime per centum per annum, which may be paid in advance or otherwise.
- (2) All sums borrowed from the said Bank, for any or all of the purposes mentioned in the said Section 187 as amended from time to time, shall, with interest thereon, be a charge upon the whole of the revenues of the Corporation for the current year and for all preceding years, as and when such revenues are received.
- (3) The Treasurer is hereby authorized and directed to apply in payment all sums borrowed pursuant to the authority of this By-law, as well as all the other sums borrowed in this year and any previous years, from the said Bank for any or all of the purposes mentioned in the said Section 407, as amended from time to time, together with interest thereon, all of the moneys hereafter collected or received on account or realized in respect of the taxes levied for the current year and preceding years and all of the moneys collected or received from any other source, which may lawfully be applied for such purpose.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 8th DAY OF JANUARY, 2026.

David Ferguson, Mayor

Janet Denkers, Clerk Administrator

**THE CORPORATION OF THE MUNICIPALITY OF
BROOKE-ALVINSTON**

BY-LAW NUMBER 4 of 2026

**BEING A BY-LAW TO PROVIDE FOR A DRAINAGE WORKS IN THE
MUNICIPALITY OF BROOKE-ALVINSTON IN THE COUNTY OF LAMBTON**

WHEREAS the requisite number of owners have petitioned the Council of the Municipality of Brooke-Alvinston in the County of Lambton in accordance with the provisions of the *Drainage Act*, requesting that the following lands and roads be drained by a drainage works known as the “Tait-Swartz Drain 2025” in the Municipality of Brooke-Alvinston;

AND WHEREAS, the Council of the Municipality of Brooke-Alvinston in the County of Lambton has procured a report made by R. Dobbin Engineering Inc. dated October 9, 2025;

AND WHEREAS the estimated cost of constructing the drainage works is \$420,477.00;

AND WHEREAS \$56,853.00 is the amount to be contributed by the Municipality for construction of the drainage works;

AND WHEREAS the Council is of the opinion that the drainage of the area is desirable;

THEREFORE, the Council of the Municipality of Brooke-Alvinston under the *Drainage Act* enacts as follows:

1. The report dated October 9, 2025 and attached hereto is hereby adopted and the drainage works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2. (1) The Corporation of the Municipality of Brooke-Alvinston may borrow on the credit of the Corporation the amount of \$420,477.00, being the amount necessary for construction of the drainage works.
 - (2) The Corporation may issue debentures for the amount borrowed less the total amount of,
 - (a) grants received under section 85 of the Act;
 - (b) commuted payments made in respect of lands and roads assessed within the municipality;
 - (c) money paid under subsection 61(3) of the Act; and
 - (d) money assessed in and payable by another municipality,
 and such debenture shall be made payable within five years from the date of the debenture and shall bear interest at a rate not higher than the rate charged by the Ontario Government for tile loans on the date of sale of such debentures.
3. A special equal annual rate sufficient to redeem the principal and interest on the debentures shall be levied upon the lands and roads as set forth in the report to be collected in the same manner and at the same time as other taxes are collected in each year for five years after the passing of this by-law.
4. For paying the amount of \$56,853.00 being the amount assessed upon the lands and roads belonging to or controlled by the Municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Municipality of Brooke-Alvinston in each year for one year after the passing of this by-law to be collected in the same manner and at the same time as other taxes are collected.

- 5. All assessments of \$2,500.00 or less are payable in the first year in which the assessment is imposed.
- 6. This by-law comes into force on the passing thereof and may be cited as "Tait-Swartz Drain 2025 By-law".

FIRST READING _____, 2026

SECOND READING _____, 2026

Provisionally adopted this _____ day of _____, 2026.

 David Ferguson, Mayor

 Janet Denkers, Clerk-Administrator

THIRD READING _____, 2026.

Enacted this _____ day of _____, 2026.

 David Ferguson, Mayor

 Janet Denkers, Clerk-Administrator

**THE CORPORATION OF THE MUNICIPALITY OF
BROOKE-ALVINSTON**

BY-LAW NUMBER 5 of 2026

**BEING A BY-LAW TO PROVIDE FOR A DRAINAGE WORKS IN THE
MUNICIPALITY OF BROOKE-ALVINSTON IN THE COUNTY OF LAMBTON**

WHEREAS the requisite number of owners have petitioned the Council of the Municipality of Brooke-Alvinston in the County of Lambton in accordance with the provisions of the *Drainage Act*, requesting that the following lands and roads be drained by a drainage works known as the “6 and 7 Sideroad Drain” in the Municipality of Brooke-Alvinston;

AND WHEREAS, the Council of the Municipality of Brooke-Alvinston in the County of Lambton has procured a report made by R. Dobbin Engineering Inc. dated November 17, 2025;

AND WHEREAS the estimated cost of constructing the drainage works is \$180,364.00;

AND WHEREAS \$14,221.00 is the amount to be contributed by the Municipality for construction of the drainage works;

AND WHEREAS the Council is of the opinion that the drainage of the area is desirable;

THEREFORE, the Council of the Municipality of Brooke-Alvinston under the *Drainage Act* enacts as follows:

1. The report dated November 17, 2025 and attached hereto is hereby adopted and the drainage works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2. (1) The Corporation of the Municipality of Brooke-Alvinston may borrow on the credit of the Corporation the amount of \$180,364.00, being the amount necessary for construction of the drainage works.
 - (2) The Corporation may issue debentures for the amount borrowed less the total amount of,
 - (a) grants received under section 85 of the Act;
 - (b) commuted payments made in respect of lands and roads assessed within the municipality;
 - (c) money paid under subsection 61(3) of the Act; and
 - (d) money assessed in and payable by another municipality,
 and such debenture shall be made payable within five years from the date of the debenture and shall bear interest at a rate not higher than the rate charged by the Ontario Government for tile loans on the date of sale of such debentures.
3. A special equal annual rate sufficient to redeem the principal and interest on the debentures shall be levied upon the lands and roads as set forth in the report to be collected in the same manner and at the same time as other taxes are collected in each year for five years after the passing of this by-law.
4. For paying the amount of \$14,221.00 being the amount assessed upon the lands and roads belonging to or controlled by the Municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Municipality of Brooke-Alvinston in each year for one year after the passing of this by-law to be collected in the same manner and at the same time as other taxes are collected.

- 5. All assessments of \$2,500.00 or less are payable in the first year in which the assessment is imposed.
- 6. This by-law comes into force on the passing thereof and may be cited as "6 and 7 Sideroad Drain By-law".

FIRST READING _____, 2026

SECOND READING _____, 2026

Provisionally adopted this _____ day of _____, 2026.

David Ferguson, Mayor

Janet Denkers, Clerk-Administrator

THIRD READING _____, 2026.

Enacted this _____ day of _____, 2026.

David Ferguson, Mayor

Janet Denkers, Clerk-Administrator

**THE CORPORATION OF THE MUNICIPALITY OF
BROOKE-ALVINSTON**

BY-LAW NUMBER 6 of 2026

**BEING A BY-LAW TO PROVIDE FOR A DRAINAGE WORKS IN THE
MUNICIPALITY OF BROOKE-ALVINSTON IN THE COUNTY OF LAMBTON**

WHEREAS the requisite number of owners have petitioned the Council of the Municipality of Brooke-Alvinston in the County of Lambton in accordance with the provisions of the *Drainage Act*, requesting that the following lands and roads be drained by a drainage works known as the “Chanyi Drain” in the Municipality of Brooke-Alvinston;

AND WHEREAS, the Council of the Municipality of Brooke-Alvinston in the County of Lambton has procured a report made by R. Dobbin Engineering Inc. dated November 27, 2025;

AND WHEREAS the estimated cost of constructing the drainage works is \$91,720.00;

AND WHEREAS \$21,291.00 is the amount to be contributed by the Municipality for construction of the drainage works;

AND WHEREAS the Council is of the opinion that the drainage of the area is desirable;

THEREFORE, the Council of the Municipality of Brooke-Alvinston under the *Drainage Act* enacts as follows:

1. The report dated November 27, 2025 and attached hereto is hereby adopted and the drainage works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2. (1) The Corporation of the Municipality of Brooke-Alvinston may borrow on the credit of the Corporation the amount of \$91,720.00, being the amount necessary for construction of the drainage works.
 - (2) The Corporation may issue debentures for the amount borrowed less the total amount of,
 - (a) grants received under section 85 of the Act;
 - (b) commuted payments made in respect of lands and roads assessed within the municipality;
 - (c) money paid under subsection 61(3) of the Act; and
 - (d) money assessed in and payable by another municipality,
 and such debenture shall be made payable within five years from the date of the debenture and shall bear interest at a rate not higher than the rate charged by the Ontario Government for tile loans on the date of sale of such debentures.
3. A special equal annual rate sufficient to redeem the principal and interest on the debentures shall be levied upon the lands and roads as set forth in the report to be collected in the same manner and at the same time as other taxes are collected in each year for five years after the passing of this by-law.
4. For paying the amount of \$21,291.00 being the amount assessed upon the lands and roads belonging to or controlled by the Municipality, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Municipality of Brooke-Alvinston in each year for one year after the passing of this by-law to be collected in the same manner and at the same time as other taxes are collected.

- 5. All assessments of \$2,500.00 or less are payable in the first year in which the assessment is imposed.
- 6. This by-law comes into force on the passing thereof and may be cited as "Chanyi Drain By-law".

FIRST READING _____, 2026

SECOND READING _____, 2026

Provisionally adopted this _____ day of _____, 2026.

David Ferguson, Mayor

Janet Denkers, Clerk-Administrator

THIRD READING _____, 2026.

Enacted this _____ day of _____, 2026.

David Ferguson, Mayor

Janet Denkers, Clerk-Administrator

THE CORPORATION OF THE MUNICIPALITY OF BROOKE-ALVINSTON

BY-LAW NUMBER 7 OF 2026

Being a By-law to Confirm the Resolutions and Motions of the Corporation of the Municipality of Brooke-Alvinston which were adopted up to and including January 8, 2026

WHEREAS it has been expedient that from time to time, the Council of the Corporation of the Municipality of Brooke-Alvinston should enact by resolution or motion of Council;

AND WHEREAS it is deemed advisable that all such actions which have been adopted by resolution or motion of Council only, should be authorized by By-law;

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

THAT all actions of Council which have been authorized by a resolution or motion of Council and adopted in open Council and that were recorded in the minutes of Council or the minutes of a Committee of Council and accepted by Council up to and including January 8, 2026 be hereby confirmed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 8th day of JANUARY, 2026

David Ferguson, Mayor

Janet Denkers, Clerk Administrator