



AGENDA

Council Meeting

4:30 PM - Thursday, May 28, 2026
Municipal Office

	Page
1. CALL TO ORDER	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. MINUTES	
3.1. Regular Council Meeting Minutes of May 14, 2026 Council - 14 May 2026 - Minutes - Pdf	3 - 8
4. BUSINESS ARISING FROM THE MINUTES	
5. DELEGATIONS & TIMED EVENTS	
5.1. Zoning Amendment Application ZA003/26 -3126 Queen Street Public Meeting Notice Application PLANNING REPORT - 3126 Queen Street SCRCA Comments: 3126 Queen St Opposition Letter: Smith Opposition Letters - 3126 Queen Street, Inwood Opposition Letter - Watson	9 - 36
5.2. Ken Alderman: Request for payment of deposit funds Letter from Ken & Barb Alderman	37
5.3. R. Dobbin Engineering: Additional discussion on mowing of drains	
6. CORRESPONDENCE	
6.1. Municipal Information: OP-ZBLA Notice - 8002 Centre St. Ministers Direction - Conservation Authorities Act Municipality of Brooke-Alvinston-Compliance results-2025 SCRCA- 2026 April Meeting Highlights Historical Society - May 2026 Meeting Notice County of Lambton - Vector Bourne Diseases County of Lambton - Tick Precautions Building Permits - April 2026 ADAG Memo re Bring Your Own Permit Follow Up	38 - 67
6.2. Correspondence Requiring Action: Bruce Mines - FOI in Bill 97 Richmond Hill - Integrated Living for Adults with Disabilities Prince Edward County - Vacant Commercial Storefront Tax Proclamation of Seniors Month	68 - 78

7. STAFF REPORTS

- 7.1. **Clerk Administrator's Report:** Inwood Community Park 79 - 85
[Inwood Community Park - Pdf](#)
- 7.2. **Fire Chief's Report:** Purchase of Rescue 1 replacement: Proposed in 86
2028
[Purchase of Rescue 1 replacement: Proposed in 2028 - Pdf](#)
- 7.3. **Clerk Administrator's Report:** 2026 Municipal Appreciation Events 87 - 88
[2026 Municipal Appreciation Events - Pdf](#)
- 7.4. **Clerk Administrator's Report:** Joint Audit Compliance Committee 89 - 94
[Joint Audit Compliance Committee - Pdf](#)

8. BY-LAWS

- 8.1. By-law 4 of 2026 - Tait Swartz - third & final reading
- 8.2. By-law 30 of 2026 - Sale of Land (Ryan Hayter) 95 - 96
[By-law xx of 2026 - Selling of land by-law \(Hayter\)](#)
- 8.3. By-law 31 of 2026 - Joint Audit Compliance Committee
- 8.4. By-law 32 of 2026 - Proposed Zoning By-law Amendment 97 - 99
[By-law xx of 2026 - Veiga \(Roswell\) ZBLA](#)
[Associated Map](#)

9. NEW BUSINESS

10. CLOSED SESSION

11. RISE AND REPORT

12. BY-LAW CONFIRMING PROCEEDINGS

- 12.1. Confirming By-law 33 of 2026

13. ADJOURNMENT



MINUTES

Council Meeting

4:30 PM - Thursday, May 14, 2026
Municipal Office

The Council of the Municipality of Brooke-Alvinston was called to order on Thursday, May 14, 2026, 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, and Parks & Recreation Manager Greg Thornicroft

Regrets:

1 CALL TO ORDER

The Mayor called the meeting to order at 4:30 p.m.

The Mayor requested a moment of silence for Anne McGugan who recently passed.

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 April 23, 2026

RESOLUTION-2026-166

Councillor Craig Sanders made a motion that the minutes of the April 23, 2026 regular session of Council be approved as presented without error or omission. Councillor Jenny Redick seconded the motion.

Carried

4 BUSINESS ARISING FROM THE MINUTES

5 DELEGATIONS & TIMED EVENTS

6 CORRESPONDENCE

a) Municipal Correspondence

RESOLUTION-2026-167

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

Carried

b) Greater Sudbury - Special Economic Zone

RESOLUTION-2026-168

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

motion.

Carried

- c) City of Peterborough - Guaranteed Basic Income

RESOLUTION-2026-169

Councillor Craig Sanders made a motion that the request from the City of Peterborough be received and filed. Councillor Jenny Redick seconded the motion.

Carried

- d) Municipality of Huron Shores - Heritage Grant Program

RESOLUTION-2026-170

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

Carried

- e) City of Pickering - School Board Governance

RESOLUTION-2026-171

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from the City of Pickering to request that a province-wide consultation process take place before making any governance changes or decisions that would result in the elimination of school board trustees. Councillor Jenny Redick seconded the motion.

Carried

- f) Municipality of Wawa - Land Transfer Tax

RESOLUTION-2026-172

Deputy Mayor Frank Nemcek made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from the Municipality of Wawa to request that the Province of Ontario consider amending the Land Transfer Act to:

1. Increase the value threshold at which the first-time home buyer rebate fully offsets provincial Land Transfer Tax to level that reflects current housing market realities
 2. Increase the maximum rebate amount available to first time home buyers accordingly to meaningfully reduce upfront tax costs for first-time purchasers.
- Councillor Craig Sanders seconded the motion.

Carried

- g) Township of Springwater - Better Regional Governance Act, 2026

RESOLUTION-2026-173

Deputy Mayor Frank Nemcek made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from the Township of Springwater to call on the Government of Ontario to amend Bill 100 to preserve local democratic authority, maintain council-based governance structures, and ensure that upper-tier municipal leadership remains accountable to local councils and communities. Councillor Craig Sanders seconded the motion.

Carried

7 STAFF REPORTS

- a) **Treasurer's Report:** Accounts Payable Listing - April 2026

RESOLUTION-2026-174

Councillor Jenny Redick made a motion that Council receive and file the Accounts Payable Listing for April 2026. Councillor Craig Sanders seconded the motion.

Carried

- b) **Treasurer's Report:** Year-to-Date (to March 31) Budget to Actual Comparisons

RESOLUTION-2026-175

Councillor Jenny Redick made a motion that Council receive and file Year-to-date (1st Quarter to March 31) Budget to Actual Comparisons. Councillor Craig Sanders seconded the motion.

Carried

- c) **Treasurer's Report:** By-law to Adopt the Municipality's 2026 Tax Rates (Corrected)

RESOLUTION-2026-176

Councillor Jenny Redick made a motion that Council pass the By-Law to provide for the adoption of the corrected 2026 tax rates for the Municipality of Brooke-Alvinston. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- d) **Public Works Superintendent's Report:** Railroad Street, Centre Street, and Elm Street – Top Coat Paving

RESOLUTION-2026-177

Councillor Craig Sanders made a motion that Council approve the award of the tender to Sev-Con Paving for the top coat paving of Railroad Line, Centre Street, and Elm Street in the amount of \$187,846.83. Councillor Don McCabe seconded the motion.

Carried

- e) **Public Works Superintendent's Report:** Churchill Line Reconstruction Tender Results - Forest Road to Kingscourt

RESOLUTION-2026-178

Deputy Mayor Frank Nemcek made a motion that Council approves the recommendation of Spriet Associates to award the 2026 Churchill Line Rehabilitation Project in conjunction with Warwick Township from Forest Road to Kingscourt Road to All Season Excavating in the amount of \$1,672,615.00 excluding HST. Councillor Don McCabe seconded the motion.

Carried

- f) **Clerk Administrator's Report:** Crockett Drain Branch B

RESOLUTION-2026-179

Councillor Jenny Redick made a motion that the report on the Crockett Drain Branch "B" be referred back to the Engineer for revisions based on requests from landowners. Councillor Don McCabe seconded the motion.

Carried

- g) **Clerk Administrator's Report:** Bluewater Power Corporation Annual Resolutions and Shareholders Update

RESOLUTION-2026-180

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston agree to the resolutions provided by BWP in correspondence dated May 4, 2026 and outlined on pages 13-15 of the attached document. Councillor Jenny Redick seconded the motion.

Carried

- h) **Parks & Recreation Manager's Report:** Memorial tree - Inwood

RESOLUTION-2026-181

Councillor Craig Sanders made a motion that Council receive the report on a memorial tree in Inwood and approve a memorial tree and signage for the late Fred Oriet at the Inwood Park. Councillor Jenny Redick seconded the motion.

Carried

- i) **Parks & Recreation Manager's Report:** Proposed Fencing installation at BAICCC

RESOLUTION-2026-182

Councillor Jenny Redick made a motion that Council approve the proposed fencing project presented by the Alvinston Rodeo Committee and Alvinston Optimist Club. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- j) **Clerk Administrator's Report:** Annual Canada Day Car Show and antique Tractor Show

RESOLUTION-2026-183

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston has no objections to the Alvinston Legion hosting the annual Canada Day Car and antique Tractor Show on July 5, 2026 at the BAICCC grounds; and that the Legion Branch 249 will be applying for a special occasion permit to run the licensed area. Councillor Don McCabe seconded the motion.

Carried

- k) **Clerk Administrator's Report:** Kal Tire Fund Agreement

RESOLUTION-2026-184

Councillor Don McCabe made a motion that Council receive the grant in the amount of \$18,000 from Kal Tire with gratitude; and that Council defers the proposed Alvinston playground resurfacing project to the 2027 budget discussions; and that staff be directed to discuss the project with the Alvinston Optimist Club for potential partnering in 2027. Councillor Craig Sanders seconded the motion.

Carried

- l) **Drainage Superintendent's Report:** Municipal Drain Mowing Erosion Plan

RESOLUTION-2026-185

Councillor Jenny Redick made a motion that Council approve in principal the implementation of an annual municipal drain bank mowing program as part of routine maintenance activities. Councillor Craig Sanders seconded the motion.

Carried**RESOLUTION-2026-186**

Councillor Don McCabe made a motion that Council directs Staff to arrange a presentation by Jake Zruna. Councillor Jenny Redick seconded the motion.

Carried

- m) **Clerk Administrator's Report:** Employee Benefit Renewal

RESOLUTION-2026-187

Councillor Jenny Redick made a motion that Council approve the added group insurance benefits with the modest overall increase in premiums of 4.2%

effective July 1, 2026 (plan renewal date). Councillor Don McCabe seconded the motion.

Carried

8 BY-LAWS

- a) By-law 27 of 2026 - amended Tax Rate By-law
-presented under item 7.3

RESOLUTION-2026-188

Councillor Jenny Redick made a motion that By-law 27 of 2026 be read a first, second and third time and finally passed this 14th day of May, 2026. Councillor Craig Sanders seconded the motion.

Carried

- b) By-law 28 of 2026 - Council Remuneration

RESOLUTION-2026-189

Councillor Jenny Redick made a motion that By-law 28 of 2026 be read a first, second and third time and finally passed this 14th day of May, 2026. Councillor Craig Sanders seconded the motion.

Carried

9 NEW BUSINESS

- a) Clerk Administrator: Alvinston Arena Floor Fundraiser Update:

The Clerk Administrator advised Council that the OHL exhibition game between the London Knights and Erie Otters has been formally approved for Aug. 29th.

Funding in the amount of \$327,500 has been achieved to date.

- b) Verbal Update on the Arena Floor Project

The Parks and Recreation Manager provided an update on the arena floor project.

- c) Sidewalk - Railroad St.

The Public Works Superintendent noted a request to remove a portion of sidewalk on Railroad was received. The sidewalk is in bad shape and isolated. Council had no objections to the removal.

- d) The new signage (fairboard) and landscaping at the arena was noted.

10 CLOSED SESSION

- a) 239(2)(b) personal matters about an identifiable individual including municipal employees
- b) 239(2)(k) - a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality of local board

11 RISE AND REPORT

The Clerk Administrator provided the Rise and Report that: The closed meeting minutes from March 30, 2026 were approved as presented; the three year contract with the Fire Chief was approved as presented; and that staff be directed as discussed on the sponsorship option presented.

12 BY-LAW CONFIRMING PROCEEDINGS

- a) By-law 29 of 2026 - Confirming By-law

RESOLUTION-2026-190

Councillor Jenny Redick made a motion that By-law 29 of 2026 be read a first, second and third time and finally passed this 14th day of May, 2026 Deputy Mayor Frank Nemcek seconded the motion.

Carried

13 ADJOURNMENT

Councillor Sanders made a motion to adjourn the meeting at 5:20 p.m.

Clerk-Administrator

Mayor



**MUNICIPALITY OF BROOKE-ALVINSTON
NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Municipality of Brooke-Alvinston will hold a Public Meeting on May 28, 2026, at 4:30 p.m. to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended.

THE PROPOSED ZONING BY-LAW AMENDMENT would amend the Municipality of Brooke-Alvinston Comprehensive Zoning By-law 9 of 2013 by changing the zoning on lands described as PLAN 5, S PART LOT 16, N PART LOT 17, RP 25R1181, PART 4, municipally known as 3126 Queen Street from the "Residential 4 (R4)" Zone to the "Residential 3 (R3)" Zone. The Zone change would permit residential intensification to allow for the construction of a Triplex Dwelling.

ANY PERSON may attend the public meeting and/or make written or oral representation either in support of or in opposition to the proposed Zoning By-law Amendment. 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 4:30 p.m. on May 22, 2026.

WRITTEN SUBMISSIONS in respect of the proposed Zoning By-law Amendment can be made to the Clerk of the Municipality of Brooke-Alvinston.

IF A PERSON or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of Brooke-Alvinston before the Zoning By-law Amendment is passed the person or public body is not entitled to appeal the decision of the Municipality of Brooke-Alvinston to the Ontario Land Tribunal.

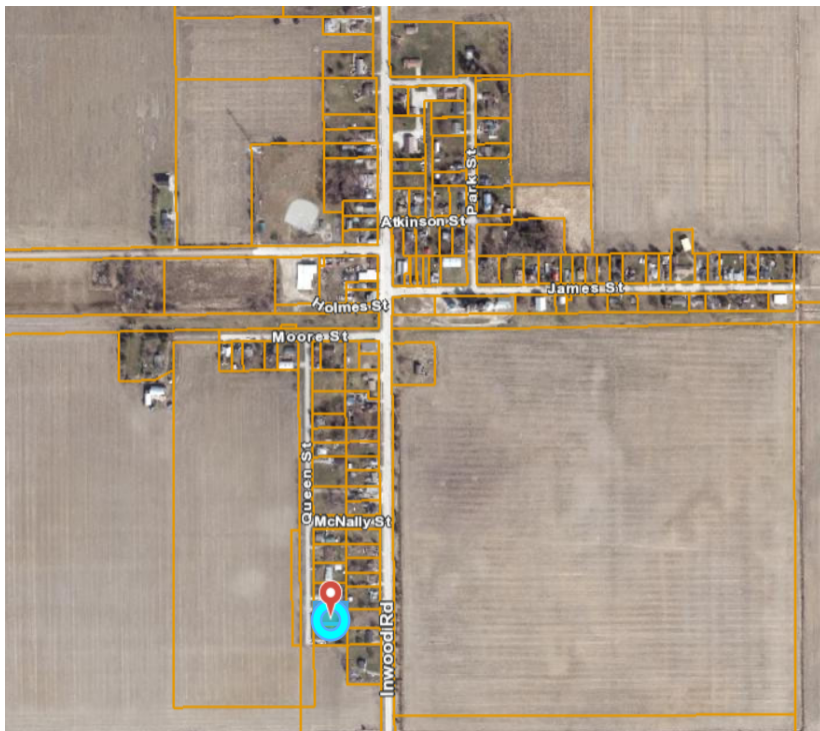
IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Brooke-Alvinston before the Zoning By-law Amendment is passed, they may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, if in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH to be notified of the proposed Zoning By-law Amendment being passed, you must make a written request to the Clerk of the Municipality of Brooke-Alvinston.

THE PROPOSED AMENDMENT will be available for public inspection during regular office hours at the Brooke-Alvinston Municipal Office, located at 3236 River Street in Alvinston and at the public meeting.

THE KEY MAP shows more particularly the lands affected.

DATED at the Municipality of Brooke-Alvinston this 1st day of May, 2026.



Janet Denkers
Clerk Administrator
Municipality of Brooke-Alvinston
3236 River Street, Box 28
Alvinston, ON N0N 1A0
Telephone: 519-898-2173
Fax: 519-898-5653
Email:
jdenkers@brookealvinston.com

MUNICIPALITY OF BROOKE-ALVINSTON
APPLICATION FOR AMENDMENT TO
ZONING BY-LAW 9 OF 2013

APR 23 2026

RECEIVED

FILE NO. _____

DATE April 21, 2026

NAME OF OWNER: Valdemar Veiga	NAME OF AGENT (if the applicant is an agent authorized by the owner): Matthew Rowswell
ADDRESS: 838 Westbury Court Sarnia ON N7T 7R5	ADDRESS: 516 Winblest Ave. London ON N6C 3C1
e-mail address: veigaz28@gmail.com	e-mail address: matt@mtmrpropertydevelopments.com
TELEPHONE: [REDACTED]	TELEPHONE: [REDACTED]

NAME OF HOLDER OF MORTGAGE (or Charge or Encumbrance) NONE	NAME OF HOLDER OF MORTGAGE (or Charge or Encumbrance)
ADDRESS	ADDRESS
e-mail address	e-mail address

OFFICIAL PLAN - current designation	ZONING - current zone
Residential	R4

DIMENSIONS OF SUBJECT LAND:		
Frontage: <u>92.17ft</u>	Depth: <u>163.83ft</u>	Area: <u>15,090.99s.f.</u>

REZONING - Nature and extent of rezoning requested:
R3 Zoning for purpose of Constructing a Triplex
Attach additional page if necessary

DATE - Subject land was acquired by current owner on: July 20,2022.

LEGAL DESCRIPTION of subject land (such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number, municipal address, and assessment roll number, if known)
PT LT 16 E/S QUEEN ST, 17 E/S QUEEN ST PL 5 BROOKE PT 4, 25R1181; BROOKE-ALVINSTON
Note: See page 4 for details of sketch required.

If the subject land is within an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements, a statement of these is required.
N/A

EXISTING BUILDINGS – STRUCTURES - Where there are any buildings or structures on the subject land, indicate for each: NONE

TYPE -
Height in metres:

DATE CONSTRUCTED.....

Dimensions:
Floor Area:
Front lot line setback:
Rear lot line setback:
Side lot line setback:
Side lot line setback:

TYPE -
Height in metres:

DATE CONSTRUCTED.....

Dimensions:
Floor Area:
Front lot line setback:
Rear lot line setback:
Side lot line setback:
Side lot line setback:

attach additional page if necessary

PROPOSED USES of the subject land
R3 - Triplex Building

PROPOSED BUILDINGS – STRUCTURES - Where any buildings or structure are proposed to be built on subject land, indicate for each:

TYPE - Triplex
Height in metres:10m.....

DATE CONSTRUCTED.....TBD - 2026.....

Dimensions:13.7m x 12.2m.....
Floor Area: 167.14 metres squared
Front lot line setback: 16.5m
Rear lot line setback: 20.3m
Side lot line setback: ..6.2m.....
Side lot line setback: ..8m.....

TYPE -
Height in metres:

DATE CONSTRUCTED.....

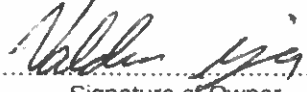
Dimensions:
Floor Area:
Front lot line setback:
Rear lot line setback:
Side lot line setback:
Side lot line setback:

attach additional page if necessary


**AUTHORIZATION
BY OWNER**

I, the undersigned, being the owner of the subject land, hereby authorize
...Matthew Rowswell

to be the applicant in the submission of this application.


.....
Signature of Owner

.....
Signature of Owner


.....
Signature of Witness


.....
Date

**DECLARATION
OF APPLICANT**

I,Matthew Rowswell..... of thecity..... of London
(name of applicant) (eg. city, town, Village, Township)

..... in the County of Middlesex
(name of local municipality)

solemnly declare that:

All the statements contained in this application and provided by me are true and I
make this solemn declaration conscientiously believing it to be true and knowing that it is
of the same force and effect
as if made under oath.

DECLARED before me at the Municipality
.....

of Brooke-Alvinston
.....

in the County of Lambton
.....


Signature of Applicant

this 23 day of April 20 26
.....

Signature of Applicant


.....
Signature of Commissioner, etc.

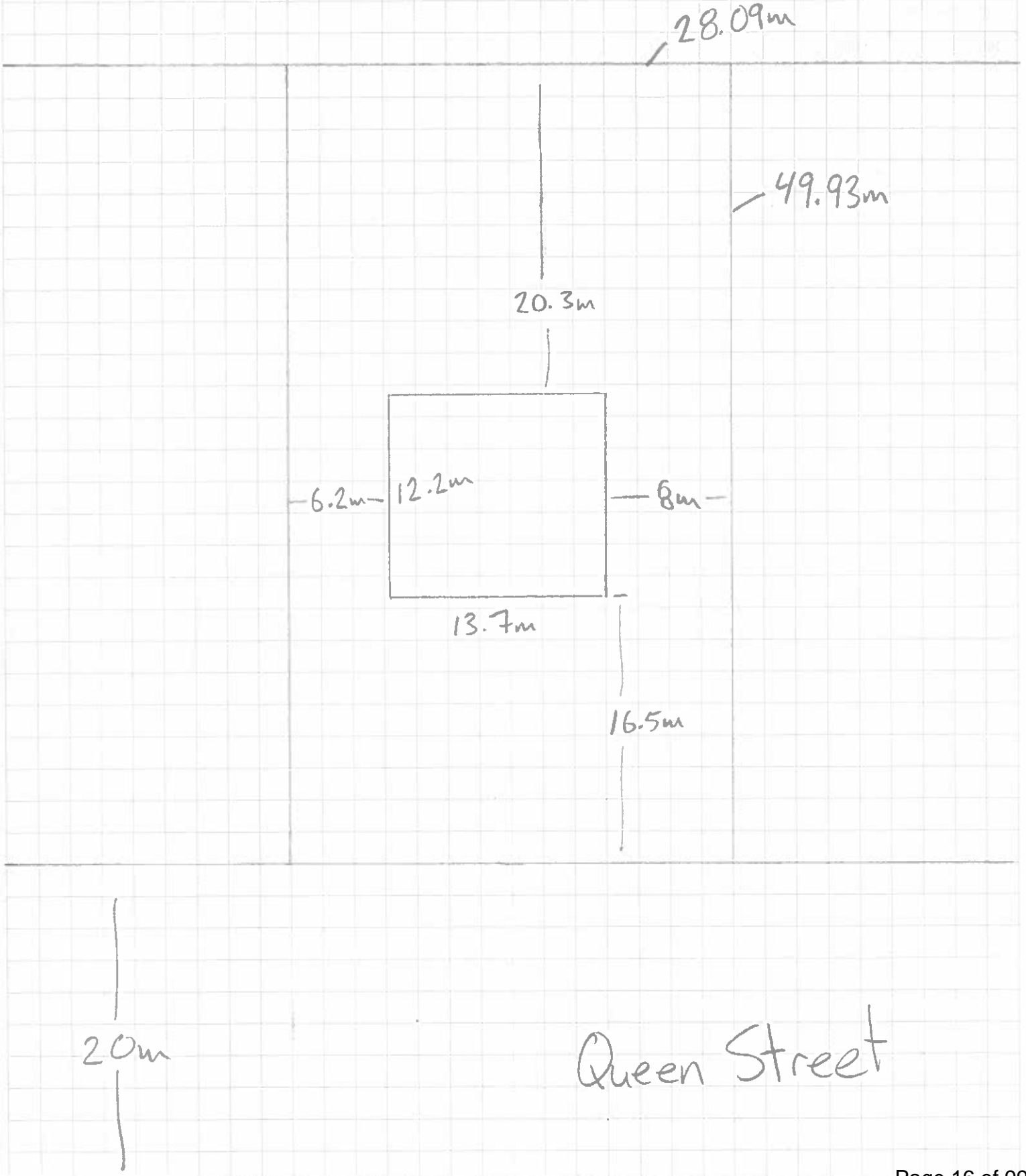
**PLANS REQUIRED
IT WILL BE NECESSARY TO SUBMIT PRELIMINARY SITE PLANS
FOR THE DEVELOPMENT AT THE TIME OF THE FILING OF THIS APPLICATION**

Minimum requirements will be a sketch showing the following

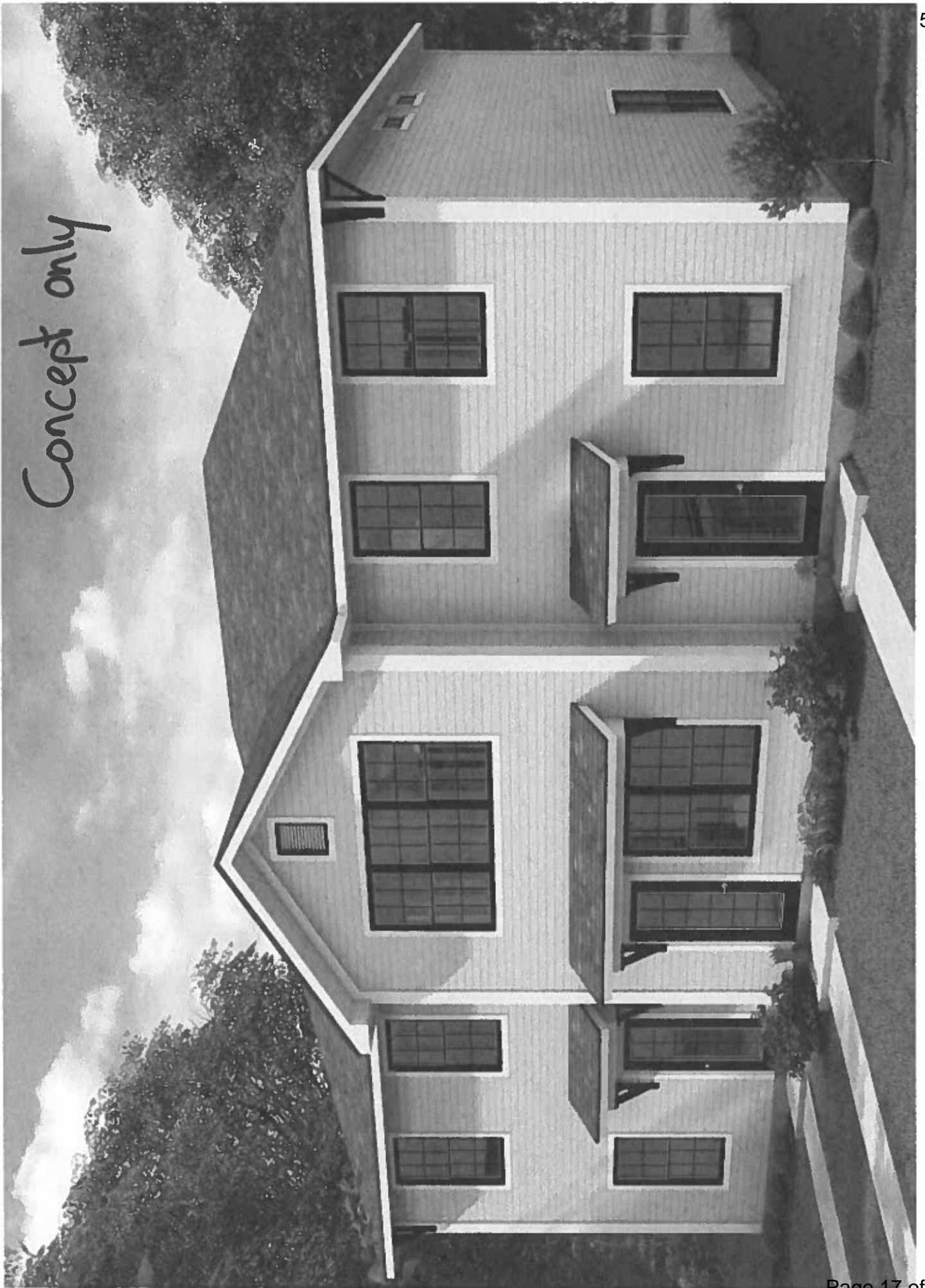
1. The boundaries and dimensions of the subject land.
2. The locations, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
4. The current uses on land that is adjacent to the subject land.
5. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
6. Off-street parking, and loading (if required) and access thereto, including the dimension of the spaces and aisles.
7. The location and nature of any easement or rights of way affecting the subject land.
8. Scale of site plan (metric preferred) and north arrow.



The Planning Act contains time-lines regarding the processing of this application. These time lines are based on the date on which the **complete** application was received. A notification will be sent to the applicant when a **complete** application has been received.

□ = 2 metres

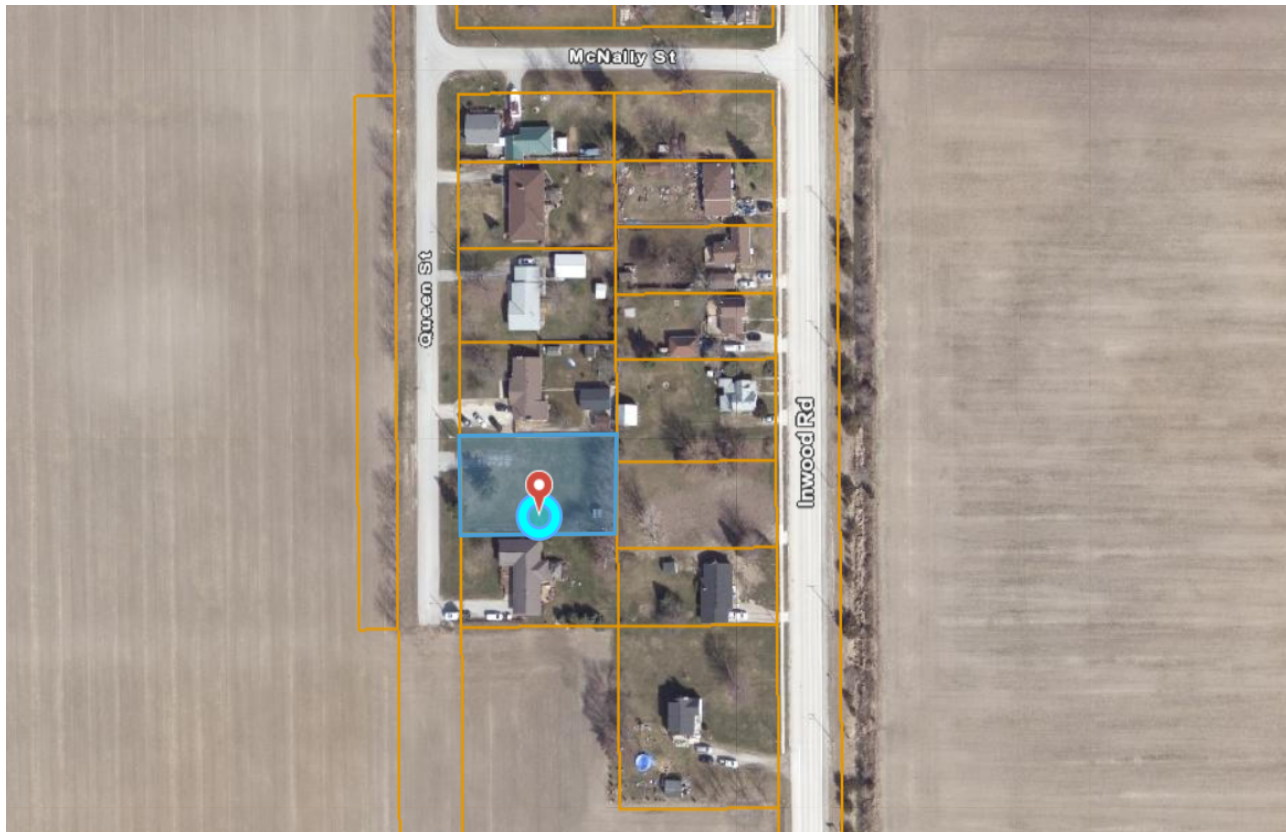


Concept only



	<p>PLANNING AND DEVELOPMENT SERVICES REPORT</p>	
<p>REPORT TO:</p>	<p>BROOKE-ALVINSTON COUNCIL</p>	
<p>PREPARED BY: (COUNTY)</p>	<p>Ezio Nadalin Planner</p>	
<p>APPROVED BY: (MUNICIPALITY)</p>	<p>Janet Denkers Clerk-Administrator</p>	
<p>REPORT DATE:</p>	<p>May 20, 2026</p>	
<p>MEETING DATE:</p>	<p>May 28, 2026</p>	
<p>IN CAMERA:</p>	<p>Open Session</p>	
<p>SUBJECT:</p>	<p>Zoning By-law Amendment Application PLAN 5, S PART 16, N PART 17, RP 25R1181, PART 4 3126 Queen Street Owner: Valdemar Veiga Agent: Matthew Roswell</p>	

SITE PHOTO



EXECUTIVE SUMMARY:

THE PROPOSED ZONING BY-LAW AMENDMENT would amend the Municipality of Brooke-Alvinston Comprehensive Zoning By-law 9 of 2013 by changing the zoning on lands described as PLAN 5, S PART LOT 16, N PART LOT 17, RP 25R1181, PART 4, municipally known as 3126 Queen Street from the “**Residential 4 (R4)**” Zone to the “**Residential 3 (R3)**” Zone. The Zone change would permit residential intensification to allow for the construction of a Triplex Dwelling.

RECOMMENDATION:

That Council for the Municipality of Brooke-Alvinston **APPROVE** the Zoning By-law Amendment as proposed.

REASONS FOR RECOMMENDATION:

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement (PPS), County and Municipal Official Plans and Municipal Zoning By-law.

BACKGROUND/SITE CONTEXT:

The proposed Zoning By-law Amendment would permit the property to be developed for a range of residential uses, including triplex and townhouse dwellings. The amendment would support residential intensification while maintaining a low-density form of development.

Diagram 1: Showing proposed building location and footprint

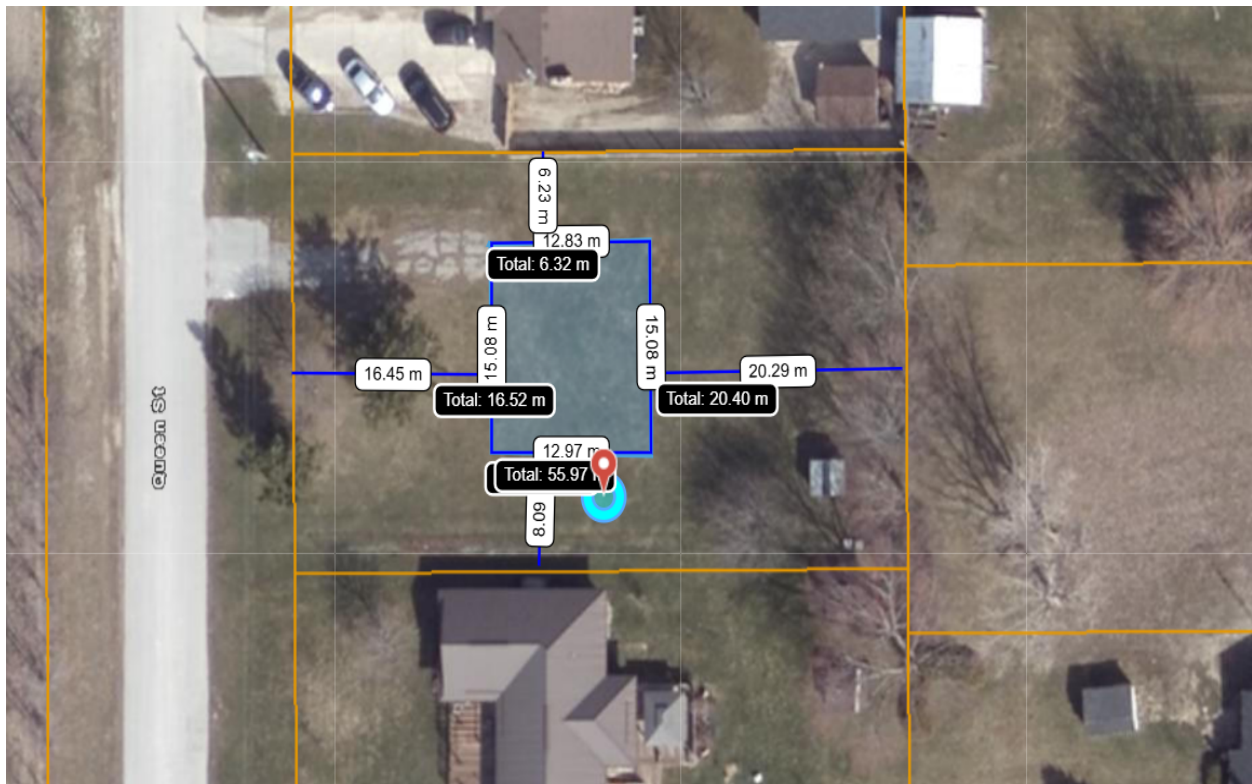


Diagram 2: Showing Applicants Original Proposal (including Parking and site access/egress)

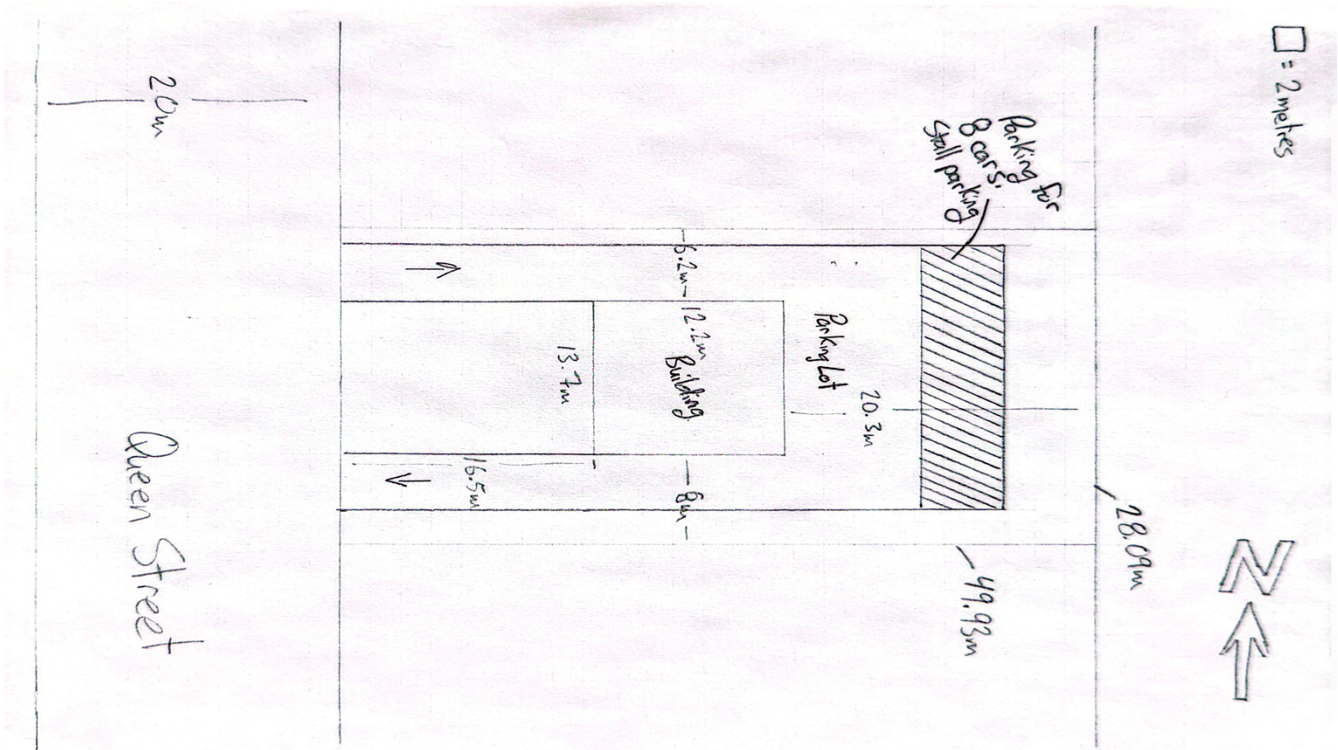


Diagram 3: Proposed Building Concept (Front Profile)



PROVINCIAL POLICY STATEMENT (PPS):

The PPS provides policy direction on matters of provincial interest related to land use planning and development. It supports the efficient use and management of land and infrastructure while encouraging opportunities for economic development and job creation.

The PPS encourages new residential development to locate within existing settlement areas (**Section 1.1.3**). **Section 1.1.3.6** of the PPS states that new development should be adjacent to an existing built-up area and should be served by full municipal services. The proposed development is consistent with the PPS since it will be in an area designated for residential use by the Brooke-Alvinston Official Plan. The development will be served by full municipal services.

The PPS requires planning applications to have regard for three broad interests of Efficient Cost-Effective Development and Land Use Patterns, Resources, and Public Health and Safety. The proposed zoning amendment would contribute to efficient cost-effective development by allowing the introduction of any appropriate use for an existing lot. The proposed triplex / townhouse development will be compatible with other existing uses in the area. The proposed rezoning therefore complies with the policies of the PPS.

COUNTY OF LAMBTON OFFICIAL PLAN (COUNTY O.P.):

Inwood is designated as a "*Secondary Settlement*" by the County of Lambton Official Plan. As noted in **Section 3.2.1** of the Official Plan, most of the growth will be directed to Urban Centres and Urban Settlements. **Section 2.3.4** of the Official Plan states that local municipal official plans are to include provisions that allow for a range and mix of housing forms, types, sizes and tenures to meet local and County housing needs. The proposed development will contribute to the range and mix of housing forms offered in Inwood.

Section 3.2.3 notes that Urban Settlements are settlements where it is the goal of this Plan to strengthen and/or develop land uses, services, and functions like an Urban Centre. Residents of the proposed triplex / townhouse dwelling units will benefit from their proximity to the businesses and services offered in Inwood.

Section 2.3.12 encourages local municipalities to provide opportunities for the intensification of housing. Suggested techniques include directing housing to vacant lots in existing residential areas, re-developing of sites not previously used or underutilized for residential purposes, and allowing higher densities in new development. The subject lands are currently underused and are in an existing residential area. The lands appear well suited for a low-density residential use in line with the proposed development proposal.

MUNICIPALITY OF BROOKE-ALVINSTON OFFICIAL PLAN (O.P.):

Section 2.1 of the Municipality's Official Plan states that "The primary uses permitted in Residential Areas will be for residential dwelling units. Various types of dwellings will be included, with preference being given to the locating of similar densities of development together". This Section further notes that varieties of residential dwelling types will not be mixed

indiscriminately but will be arranged so that higher density developments will complement those of lower density, with sufficient spacing to maintain privacy, and amenity.

Subsection 2.1.2 (d) states that Residential Areas are primarily to be developed for low density housing types (i.e. single and semi-detached dwellings, duplexes, and triplexes) not exceeding 25 units per hectare (10 units per residential acre) which is the case here.

Subsection 2.2.1 states that new residential development is to take the form of extensions to the existing built-up area. The subject property development is consistent with this policy.

Subsection 2.2.3 states that the development of lands to create higher residential densities or to remove existing obsolete uses will be encouraged and is compatible with the existing physical character and pattern of surrounding development.

MUNICIPALITY OF BROOKE-ALVINSTON ZONING BY-LAW:

The subject lands are currently zoned “**Residential 4 (R4)**” by the Brooke-Alvinston Zoning By-law.

The applicant has proposed rezoning the property from the “**Residential 4 (R4)**” Zone to the “**Residential 3 (R3)**” Zone. The Zone change would permit residential intensification to allow for the construction of a Triplex / Townhouse Dwelling.

The proposed project, although not clearly defined at this point would appear to meet all Table “A” requirements (see Table 1) with regards to front yard, side yard and rear yard setbacks, lot coverage etc.

Table 1:

Triplex Dwelling	Townhouse Dwelling
Minimum frontage Required: 12 m Proposed: 30 m	Minimum frontage: Required: 30 m Proposed: 30 m
Maximum Lot Coverage: Required: 30% Proposed: - 20%	Minimum Lot Coverage: Required: 40% Proposed: -20%
Front Yard Setback: Required: 6 m Proposed: 20.3 m	Front Yard Setback: Required: 6 m Proposed: 20.3 m
Interior Yard Setbacks: Required: 3 m & 0 m Proposed: 6.2 m & 8 m / 0 m	Interior Yard Setbacks: Required: 3 m & 0 m Proposed: 6.2 m & 8 m / 0 m

Rear Yard Setback: Required: 7 m Proposed: 20.3 m	Rear Yard Setback: Required: 7 m Proposed: 20.3 m
---	---

NEIGHBOURHOOD CONCERNS:

Municipal staff have received 6 petition letters from nearby neighbours objecting to the present proposal and expressing the following concerns, stating that:

1.) "Well I understand the importance of responsible development and housing growth within our community, I do not believe this proposal is appropriate for the surrounding neighborhood the current charter of the area is primarily made up of lower density residential homes and the addition of a triplex would represent a significant change that may negatively affect the existing streetscape and overall character of the neighborhood."

2.) "I am also concerned about the potential impacts this development could have on parking availability, traffic congestion, noise and increased strain on local infrastructure and services. Queen Street and the surrounding area already experience parking and traffic challenges, and a higher density residential development may worsen these issues for nearby residents".

3.) "In addition, I believe this proposal could set a precedent for further intensification that may not align with the expectations or long-term vision of the current homeowners in the area. Residence chose this neighborhood because of its established residential character, and changes of this nature should be carefully considered with meaningful community input."

STAFF RESPONSE:

It is important to note that current provincial policy supports residential intensification while also recognizing the need for transitional development and an appropriate mix of housing types. The final form of the development has yet to be addressed and will be addressed in any future Site Plan. At this stage, the application is intended to expand the range of development options for the property.

With regards to the new Provincial direction, the "**Missing Middle Discussion**" best describes what recent changes in Provincial Legislation are aiming for:

Ontario is experiencing a housing crisis, with housing affordability and housing choice remaining significant concerns for many households. Historically, a common housing progression for many residents may have been from rental accommodation or apartment-style living to ownership of a single detached dwelling. However, given current housing costs, that transition has become increasingly difficult and, in many cases, unattainable for a large portion of the population.

As a result, there is a growing need for intermediate forms of housing that provide a broader range of options between apartment buildings and single detached dwellings. These forms of housing are commonly referred to as "missing middle" housing and may include duplexes,

triplexes, fourplexes, townhouses, and other low-rise multi-unit residential forms that are compatible with established residential areas while providing additional housing choice.

The proposed development would introduce a triplex, which represents a modest form of residential intensification and qualifies as a missing middle housing option. The proposal would provide additional dwelling units within a built form that remains generally compatible with the scale and character of low-rise residential development. In this respect, the project would contribute to the diversification of the local housing supply and help address current market needs for more attainable and varied housing options.

This excerpt shows that the Province of Ontario supports this type of development, and staff's recommendation aligns with that direction.

As for the other stated concerns related to potential parking, traffic impacts associated with the proposed triplex and increased noise we believe that the impact would be relatively modest in scale.

The developer himself has tried to address this issue, in recognition of the local concerns, and has stated the following (***note:** excerpt from May 14/26 e-mail used for reference):

"I think having the parking in the back (behind the building) would make good sense to keep the neighbourhood looking beautiful and we can accommodate 8 parking spots for the 3 units. The minimum standard as you know is 1.5 parking spots per unit, therefore this should eliminate the need for anyone needing to park on the road. The rendering we submitted with the application was simply a preliminary rendering. We can design this build not to have sidewalks on the front and making the main entrance from the parking lot in the rear if needed and therefore making the roadside of the building more of a façade to fit in with the neighbourhood."

"I understand an additional level of noise can come with any build, but I think eliminating the possibility of pools, workshops and other door activities with this design, we also limit the outdoor noise that would come with these 3 units being added to the area."

What you need to keep in mind is that current additional residential unit (**ADU**) policies generally permit up to three dwelling units on a residential lot in certain circumstances, being the primary dwelling unit together with permitted additional residential units. From that perspective, the overall number of dwelling units proposed through the triplex is not materially different from the number of units that may already be contemplated under the broader residential intensification policy framework. Accordingly, the parking and traffic impacts associated with three dwelling units are not considered excessive, provided the proposal can satisfy the applicable zoning requirements for parking, access, and site functionality.

In conclusion, this Department recommends this application as currently presented.



St. Clair Region Conservation Authority
 205 Mill Pond Cres., Strathroy, ON, N7G 3P9
 (519) 245-3710 (519) 245-3348 FAX
 E-Mail: stclair@scrca.on.ca
 Website: www.scrca.on.ca

Member Municipalities

Township of
Adelaide-Metcalf

Municipality of
Brooke-Alvinston

Municipality of
Chatham-Kent

Township of
Dawn-Euphemia

Township of
Enniskillen

Municipality of
Lambton Shores

Municipality of
Middlesex Centre

Village of
Newbury

Village of
Oil Springs

Town of
Petrolia

Town of
Plympton-Wyoming

Village of
Point Edward

City of
Sarnia

Municipality of
Southwest Middlesex

Township of
St. Clair

Municipality of
Strathroy-Caradoc

Township of
Warwick

member of
Conservation
Ontario

May 14, 2026

Planning File No: PL#2026-0045

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

Attention: Janet Denkers, Clerk-Administrator

Dear Ms. Denkers:

**Re: Application for Zoning By-law Amendment
 3126 Queen Street, Inwood
 Lot 3, Concession 5, Geographic Township of Brooke, Municipality of
 Brooke-Alvinston
 Applicant: Valdemar Veiga (Agent: Matthew Rowswell)**

St. Clair Region Conservation Authority (SCRCA) staff reviewed the above-noted application for zoning by-law amendment.

Site Characteristics

The subject property is designated Residential on Part 1 to Schedule "A" of the Municipality of Brooke-Alvinston Official Plan. The property is zoned Residential 4 (R4) on Part 1 to Schedule "A" of the Municipality of Brooke-Alvinston Zoning By-law No. 9 of 2013.

The applicant is seeking to rezone the subject property from Residential 4 (R4) to Residential 3 (R3) Zone to permit a triplex dwelling.

Recommendations

The entire property is within the flood hazard. Provided that written approval from the St. Clair Region Conservation Authority is obtained to ensure that the proposed triplex is adequately floodproofed, and safe access is demonstrated, SCRCA has no concerns with the proposed application. The applicant is required to obtain written permission from the Conservation Authority under Ontario Regulation 41/24 prior to undertaking any construction and/or site alteration on the subject property.

DELEGATED RESPONSIBILITY AND STATUTORY COMMENTS

Provincial Planning Statement Sections 5.1 and 5.2 – Natural Hazards

SCRCA staff provide the following comments as part of SCRCA's delegated responsibility of representing the provincial interest on natural hazards encompassed by Sections 5.1 and 5.2 of the Provincial Planning Statement (PPS), 2024.

"working together for a healthy environment"

The entire subject property is within an area identified as being potentially impacted by flooding hazards during a regulatory storm. The Regulatory Flood Standard for this area is based on the Hurricane Hazel storm event. SCRCA does not have engineered flood lines in this area.

The PPS directs development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and where development does not create new or aggravate existing hazards. Specifically, the PPS states the following:

5.2.2 *Development* shall generally be directed to areas outside of:

- b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*;

5.2.3 *Development* and *site alteration* shall not be permitted within:

- c) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
- d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.

The PPS defines development as the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*. The PPS considers development in hazardous areas in accordance with the following PPS policy:

5.2.8 Further to policy 5.2.7, and except as prohibited in policies 5.2.3 and 5.2.6, *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) *development* and *site alteration* is carried out in accordance with *floodproofing standards, protection works standards, and access standards*;
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;

- c) new hazards are not created and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

The Municipality of Brooke-Alvinston implements the PPS directions with the following Official Plan policy:

- 8.3.1.2 The Municipality may permit development and site alteration to occur on natural hazard lands and associated sites, except within a floodway, if all the following can be achieved:
- a) all policies are met with respect to any coincidental natural heritage features;
 - b) hazards can be safely addressed and development and site alteration is carried out in accordance with floodproofing, protection, and access standards and procedures such as those related to hydrogeological and geotechnical engineering practices;
 - c) new hazards are not created and existing hazards are not aggravated;
 - d) no adverse environmental impacts will result;
 - e) vehicles and people have a way of safely entering and exiting the area, as per Provincial Standards, during times of flooding, erosion, and other emergencies (unless the site access is appropriate for the nature of development); and,
 - f) the proposed use is not an institutional use, essential emergency services, or operations related to the disposal, manufacture, treatment or storage of hazardous substances.
 - g)

SCRCA staff have reviewed our best available in-house mapping and information to assess the flood susceptibility of the subject property. Based on existing information, the property is located entirely within the floodplain. The applicant is proposing a triplex dwelling. The proposed triplex is in an area where the risks to public safety are minor and can be mitigated in accordance with provincial standards through floodproofing and access construction. The proposed triplex will be required to be floodproofed to 0.5 metres above the centreline road elevation of Queen Street, including all mechanical/electrical/heating equipment. Further engineering may be required if a basement is proposed to ensure the building is dry, passive floodproofed. Floodproofing requirements will be reviewed through permission under Ontario Regulation 41/24. Safe access to the centreline road elevation of Queen Street should be demonstrated for the site as part of the permit through Ontario Regulation 41/24. New hazards are not created or aggravated as

a result of the proposed development, and no adverse environmental impacts are anticipated.

Provided that written permission from SCRCA is obtained prior to construction and safe access is demonstrated, SCRCA has no concerns with the proposed Zoning By-law Amendment from a Natural Hazard perspective. The requirements of PPS policy 5.2.8 and the Municipality of Brooke-Alvinston Official Plan policy 8.3.1.2 can be met.

Ontario Regulation 41/24 – “Prohibited Activities, Exemptions and Permits”
SCRCA staff provide the following comments as part of SCRCA’s Regulatory Authority under Ontario Regulation 41/24 “Prohibited Activities, Exemptions and Permits” made under Section 28 of the *Conservation Authorities Act*.

The subject property has been identified as being regulated under Ontario Regulation 41/24. The policies of the Authority regulate development, including: construction/reconstruction of a structure; placement or removal of fill; regrading; altering a watercourse; altering/developing a shoreline; or interfering with the function of a wetland. Written approval from this Authority will be required in order to undertake any of these activities within the regulated area. Please refer to Ontario Regulation 41/24 for a full description of the Regulation Limit.

Written permission (i.e. a permit) from SCRCA is required for the proposed development. If the zoning by-law amendment is approved, the applicant should contact SCRCA at planning@scrca.on.ca for permit application requirements. Information on our permit application process can be found here: <https://www.scrca.on.ca/planning-and-regulations/permits/>

The proposed works should be dry passive floodproofed to 0.5 metres above the centreline road elevation of Queen Street, including all mechanical/electrical/heating equipment, and only non-deleterious materials should be used below this elevation. Further engineering may be required if a basement is proposed. Access should meet the centreline road elevation of Queen Street to show safe access.

SUMMARY

Given the above comments, it is the opinion of the SCRCA that:

1. Consistency with Sections 5.1 and 5.2 of the PPS can be demonstrated; and
2. Ontario Regulation 41/24 does apply to the subject site. A permit from SCRCA will be required for the proposed development, and prior to any future development taking place.

Thank you for the opportunity to comment. We respectfully request to receive a copy of the decision and notice of any appeals filed.

If you have further questions, please do not hesitate to contact the undersigned.

Sincerely,



Melissa Deisley
Director of Planning & Regulations

cc: Darlene Paolucci, Administrative Assistant, Municipality of Brooke-Alvinston
Ezio Nadalin, Planner, County of Lambton

Janet Denkers

From: Dan Smith <drsmith@brktel.on.ca>
Sent: May 7, 2026 9:55 AM
To: Janet Denkers
Subject: Re: opposition to proposed zoning change for 3126 Queen Street (R4 to R3)

Dear members of council,

I am writing to express my opposition to the proposed zoning change for 3126 Queen Street and the associated plan to permit the construction of a triplex on the property.

Well I understand the importance of responsible development and housing growth within our community, I do not believe this proposal is appropriate for the surrounding neighborhood the current charter of the area is primarily made up of lower density residential homes and the addition of a triplex would represent a significant change that may negatively affect the existing streetscape and overall character of the neighborhood.

I am also concerned about the potential impacts this development could have on parking availability, traffic congestion, noise and increased strain on local infrastructure and services. Queen Street and the surrounding area already experience parking and traffic challenges and a higher density residential development may worsen these issues for nearby residents.

In addition I believe this proposal could set a precedent for further intensification that may not align with the expectations or long-term vision of the current homeowners in the area. Residence chose this neighborhood because of its established residential character, and changes of this nature should be carefully considered with meaningful community input.

I respectfully ask council to deny the requested zoning amendment and maintain the existing zoning designation for 3126 Queen Street.

Thank you for your time and consideration of the concerns of local residents.

Daniel Smith
3134 Queen Street,
Inwood Ontario.
N0N-1K0
drsmith@brktel.on.ca
519-381-0013

Steve and Ruth Watson

3120 Queen Street INWOOD, Ontario N0N1K0

May 05/2026

5.1.
BROOKE-ALVINSTON

MAY 11 2026

RECEIVED

To: [Municipality / Planning Department / Council]

Re: Opposition to Proposed Zoning Change for 3126 Queen Street (R4 to R3)

Dear Members of Council,

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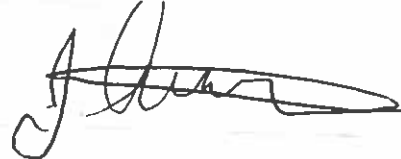
Thank you for your time and consideration of the concerns of local residents.

Sincerely,

Steve Watson




4107 MCNAULY ST
6487 MCNAULY ST



5.1.

BROOKE-ALVINST

MAY 11 2026

RECEIVED

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I respectfully ask Council to deny the requested zoning amendment and maintain the existing zoning designation for 3126 Queen Street.

Thank you for your time and consideration of the concerns of local residents.

Sincerely,

[Your Name]

John Atkinson
John Atkinson

3129 Inwood Rd

Robert Smith

BROOKE-ALVINSTON

MAY 11 2026

RECEIVED

To: [Municipality / Planning Department / Council]

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Thank you for your time and consideration of the concerns of local residents.

Sincerely,

[Your Name] Robert Smith

MAY 11 2026

RECEIVED

Mike Patterson
3121 Inwood Rd.

To: [Municipality / Planning Department / Council]

Re: Opposition to Proposed Zoning Change for 3126 Queen Street (R4 to R3)

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Thank you for your time and consideration of the concerns of local residents.

Sincerely,

[Your Name]

Mike Patterson

MAY 11 2026

To: [Municipality / Planning Department / Council]

Re: Opposition to Proposed Zoning Change for 3126 Queen Street (R4 to R3)

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I respectfully ask Council to deny the requested zoning amendment and maintain the existing zoning designation for 3126 Queen Street.

Thank you for your time and consideration of the concerns of local residents.

Sincerely,

[Your Name]

Jeff + Bethany Johnson 

3138 Queen St. Inwood.

Dear members of Council

I am writing to express my opposition to the proposed zoning change for 3126 Queen Street and the plan to permit the construction of a triplex on the property. I do not believe this proposal is appropriate for the surrounding neighborhood.

I respectfully ask council to deny the requested zoning amendment and maintain the existing zoning designation for 3126 Queen Street

Thank you for your time and consideration of the concerns of local residents

Steve & Ruth Watson
3120 Queen Street
Inwood Ontario
stevewatson0211@gmail.com
519 490 4287

MAY 20 2026

To Mayor Dave Ferguson and Councillors of the Municipality of Brooke Alvinston

We are writing this letter in request for payment of funds paid to the Municipality of Brooke Alvinston regarding the entrances to our property know as 3255 and 3259 Nauvoo Rd

Total funds paid to Brooke Alvinston was Twenty Four Thousand three hundred ninety one Dollars (\$24,391.00) Check # 143 on July 22, 2025 which was supposed to be a retainer to asphalt the drive ways if I was unable to get the job done which is on Lambton County Property.

I was able to get the paving completed on Aug 20/25 at a total cost of \$26000.00

On Aug 27/27 at our request I received \$20,732.35 from Brooke Alvinston

On Aug 28/25 I received \$2439.10 making a total of \$23171.45

This by my calculations leaves a balance owing to me of \$1219.55

Thank You

Ken & Barb Alderman

	0.*
	24,391.00+
	20,732.35-
	2,439.10-
-001	
	1,219.55*

included with letter



**MUNICIPALITY OF BROOKE-ALVINSTON
NOTICE OF PUBLIC MEETING**

**CONCERNING PROPOSED OFFICIAL PLAN AMENDMENT AND
ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Municipality of Brooke-Alvinston will hold a **Public Meeting** on **June 25, 2026**, at **4:30 p.m.** to consider proposed Official Plan and Zoning Bylaw Amendments under Section 21 and Section 34 of the *Planning Act*, R.S.O. 1990, as amended. The public meeting will be held in the Brooke-Alvinston Council Chambers at 3236 River Street in Alvinston.

THE PROPOSED OFFICIAL PLAN AMENDMENT would amend the Official Plan by changing the designation of a portion of Plan 15, Lot 2, Lot 3, municipally known as 8002 Centre Street, Alvinston. The amendment proposes to change the designation of a portion of the property (+/- 929 sq. m) from "Commercial" to "Residential" to facilitate the future creation of two residential lots.

THE PROPOSED ZONING BY- LAW AMENDMENT would amend the Municipality of Brooke-Alvinston Comprehensive Zoning By-law 9 of 2013 by changing the zoning on portions of the lands described as Plan 15, lot 2, Lot 3, from the "Commercial 2 (C2)" zone to the "Residential 1 (R1)" zone.

THE KEY MAP shows more particularly the lands affected.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Official Plan Amendment and/or Zoning By-law Amendment. 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 4:30 p.m. on June 19, 2026.

WRITTEN SUBMISSIONS in respect of the proposed Official Plan Amendment and/or Zoning By-law Amendment can be made to the Clerk of the Municipality of Brooke-Alvinston.

IF A PERSON OR PUBLIC BODY that files an appeal of a decision of the Municipality of Brooke-Alvinston in respect of the proposed Official Plan Amendment and/or Zoning By-law Amendment, does not make oral submissions at the Public Meeting or make written submissions to the Municipality of Brooke-Alvinston before the proposed Official Plan Amendment is adopted and the Zoning By-law Amendment is passed, the Ontario Land Tribunal may dismiss all or part of the appeal.

IF A PERSON OR PUBLIC BODY that files a notice of appeal of a decision of the Approval Authority, the County of Lambton, in respect of the proposed Official Plan Amendment does not make oral submissions at the Public Meeting or make written submissions to the Municipality of Brooke-Alvinston before the proposed Official Plan Amendment is adopted, the Ontario Land Tribunal may dismiss all or part of the appeal.

IF YOU WISH to be notified of the proposed Official Plan Amendment being adopted and the proposed Zoning By-law Amendment being passed, you must make a written request to the Clerk of the Municipality of Brooke-Alvinston.

THE PROPOSED AMENDMENTS will be available for public inspection during regular office hours at the Brooke-Alvinston Municipal Office, located at 3236 River Street in Alvinston, and at the public meeting.



Janet Denkers
Clerk-Administrator
Municipality of Brooke-Alvinston
3236 River Street, Box 28
Alvinston, ON N0N 1A0

Telephone: 519-898-2173
Fax: 519-898-5653
jdickers@brookealvinston.com

Dated: May 27, 2026

Ministry of the Environment,
Conservation and Parks

Ministère de l'Environnement,
de la Protection de la nature et des
Parcs

Office of the Minister

Bureau du ministre

777 Bay Street, 5th Floor
Toronto ON M7A 2J3
Tel.: 416 314-6790

777, rue Bay, 5^e étage
Toronto ON M7A 2J3
Tél. : 416 314-6790



357-2026-1281

May 1, 2026

TO: Conservation Authorities Chairs, GMs/CAOs, and municipalities

SUBJECT: Minister's direction under section 1.14 of the *Conservation Authorities Act* (re: temporary restrictions)

I am writing with regards to the transition of Ontario's conservation authority system to a consolidated regional model. The *Plan to Protect Ontario Act* (Budget Measures), 2026 received Royal Assent on April 24, 2026 and pursuant to my authority under section 1.14 of the *Conservation Authorities Act* (CAA), I am issuing a direction to conservation authorities – please see attached to this letter as Attachment A (the "Direction").

The intention of this Direction, which is effective from May 1, 2026 to the transition date under the CAA (i.e., February 1, 2027 or such later date as may be prescribed by the regulations), is to apply temporary restrictions on significant financial, asset or employment decisions to mitigate risk and ensure a stable transition to the new regional structure.

This Direction applies to certain conservation authority decisions related to: governance, organizational or staffing changes; the acquisition and disposition of lands; significant capital transactions; and the provision or acquisition of goods or services. For the decisions specified in this Direction, conservation authorities will be required to seek authorization from the chief executive officer of the Ontario Provincial Conservation Agency (or the Chief Conservation Executive of the Ministry of the Environment, Conservation and Parks if the chief executive officer has not yet been appointed), before the authority can make the decision. This Direction applies to all current conservation authorities, as listed in Appendix A to the attachment. Further guidance on the process to obtain authorization is set out in Appendix B to the attachment. The CAA provides that if an authority makes a decision in contravention of a direction issued under clause 1.14 (1) (a), the authority's decision has no effect and any agreement that the authority enters into that is in contravention of the direction is void.

...2

Page 2.

These measures are not intended to interfere with the regular day-to-day business and operations of conservation authorities. If you are contemplating whether or not this Direction applies to a conservation authority decision under consideration, if you have any questions regarding this Direction, or if you are looking to request authorization for a conservation authority decision that may be covered under this Direction, please contact the Chief Conservation Executive at CCEO@ontario.ca and copy the Conservation Authorities Section at the Ministry of the Environment, Conservation and Parks at ca.office@ontario.ca.

Continuity for communities is a core principle of this transition. These time-limited measures are intended to ensure there aren't any service disruptions during transition and to ensure that the transition to consolidation is smooth and successful with minimal disruptions to conservation authorities' governance, programs and services. Thank you for your continued leadership and collaboration as we work to improve the conservation authority system in Ontario.

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd McCarthy", with a long, sweeping underline.

Todd McCarthy
Minister of the Environment, Conservation and Parks

Enclosures

c: The Honorable Rob Flack, Minister of Municipal Affairs and Housing

Attachment A

Minister’s Direction Issued Pursuant to Section 1.14 of the *Conservation Authorities Act* (this “Direction”)

Section 1.14 of the Conservation Authorities Act provides the Minister of the Environment, Conservation and Parks with the authority to issue a direction to a conservation authority in relation to various matters for the purpose of facilitating the transition to a regional watershed-based framework for conservation authorities. The types of directions that can be issued by the Minister are set out in clauses 1.14 (1) (a) to (d):

- (a) prohibiting the authority from making a decision in relation to its exercise of any of its powers under this Act or any other Act in the circumstances specified in the direction and subject to any specified conditions;
- (b) requiring the authority to give notice, in accordance with the direction, of a decision that it has made;
- (c) requiring the authority to send notices under subsection 25 (2), 27 (3) or 27.2 (3) by the date specified in the direction;
- (d) governing budgetary and apportionment matters relating to the authority that are otherwise addressed in a regulation made under clause 40 (1) (c), (e) or (f) or clause 40 (3) (k).

Section 1.14 further provides that an authority that receives such a direction shall comply with the direction within the time specified in the direction.

If an authority makes decision in contravention of a direction issued under clause 1.14 (1) (a), the authority’s decision has no effect and any agreement that the authority enters into that is in contravention of the direction is void.

Pursuant to the authority of the Minister of the Environment, Conservation and Parks under clauses 1.14 (1) (a) and (b), the conservation authorities set out under Appendix “A” to this Direction (the “**authorities**” or each, an “**authority**”) are hereby directed as follows:

Decisions prohibited unless authorization obtained (direction issued under clause 1.14 (1) (a))

1. Commencing on the Effective Date and until the transition date, an authority is prohibited from making a decision to do any of the following unless the authority obtains written authorization from the chief executive officer of the Ontario Provincial Conservation Agency (“OPCA CEO”) in accordance with the conditions set out in paragraph 4:

- i. Amending an authority's by-laws made under section 19.1 of the CAA, unless the amendment is administrative in nature and does not affect the substance or legal effect of the by-law (e.g. updating references, dates, and terminology; name or title changes; and making obvious corrections where the intended meaning is clear).
- ii. Any of the following related to employment:
 - a. Terminating the employment of a permanent or temporary employee who serves in a senior leadership position, including the authority's chief administrative officer or general manager, its secretary treasurer, and any departmental directors if applicable.
 - b. Filling a vacancy for (i.e. temporarily or permanently) or making any changes to the terms and conditions of employment for any senior leadership position as referred to in sub-subparagraph a.
 - c. Terminating the employment of any employee who serves in a leadership position related to or who are essential to the provision of the following mandatory programs and services described in the following provisions of O. Reg. 686/21 made under the CAA: flood forecasting and warning (section 2), ice management (section 4), infrastructure (section 5), plan reviews (sections 6 and 7) and the administration and enforcement of Parts VI and VII of the CAA (section 8).
 - d. Increasing the total number of employees of the authority unless the increase was already included in the authority's approved final budget for the 2026 calendar year.
- iii. Changing the organizational structure of the employees of the authority, including creating, merging, or eliminating departments.
- iv. Acquiring, by purchase, lease or otherwise, any land or to sell, lease or otherwise dispose of any land owned by the authority.
- v. Acquiring services from a person or body where:
 - a. the duration of the provision of the service exceeds 2 years in length,
 - or
 - b. the total cost of the service exceeds the lesser of \$500,000 and 5% of the authority's operating expenses, as reported in the authority's most recent audited financial statement.

This does not include a decision to renew or extend an agreement for a service that a person or body was providing to the authority prior to the Effective Date.

- vi. Providing a service to a person or body where:
- a. the duration of the provision of the service exceeds 2 years in length,
or
 - b. the total amount to be charged for the service exceeds the lesser of \$500,000 and 5% of the authority's revenues, as reported in the authority's most recent audited financial statement.

This does not include a decision to, renew or extend an agreement for a service that the authority was providing to the person or body prior to the Effective Date.

- vii. Incurring a capital cost in connection with a project or purchasing, leasing or otherwise acquiring personal property, including materials, equipment and vehicles, where:
- a. in the case of a lease, the duration of the term of the lease exceeds 2 years in length,
or
 - b. the total amount of the capital cost or purchase, lease or other acquisition would exceed the lesser of \$500,000 and 5% of the authority's tangible capital assets, as reported in the authority's most recent audited financial statement.

This direction does not apply if the capital cost or acquisition is contemplated for a particular program or service identified in the authority's approved final budget for the 2026 calendar year and the total capital cost or acquisition amount is within the budgeted amount for the program or service.

- viii. Selling, leasing, or otherwise disposing of or dealing with personal property, including materials, equipment and vehicles, where:
- a. in the case of the lease, the duration of the term of the lease exceeds 2 years in length,
or
 - b. the total amount of the lease or other disposition or dealing would exceed the lesser of \$500,000 and 5% of the authority's tangible capital assets, as reported in the authority's most recent audited financial statement.
2. Despite paragraph 1, sub-paragraphs 1. v to viii do not apply to a decision of an authority that is made for the purpose of alleviating an immediate danger to human life, the health of any persons, or to property.

3. For greater certainty, paragraph 1 does not apply to a decision of an authority to execute an agreement that has the effect of implementing a decision made by the authority before the Effective Date.
4. The following conditions must be satisfied before an authority is authorized to make a decision that is subject to paragraph 1:
 - i. The authority must request authorization from the OPCA CEO to make the decision, in accordance with paragraph 5 of this Direction.
 - ii. The authority must receive written authorization from the OPCA CEO to make the decision. If authorization for the request is granted only in part, the authority must ensure that its decision does not exceed the scope of the authorization.
5. For the purposes of paragraph 4, the authority must request authorization to make a decision that is subject to paragraph 1 by submitting the following information to the OPCA CEO:
 - i. A description of the decision that the authority is seeking authorization to make, including details of the proposed decision and why the proposed decision is a decision that is subject to paragraph 1.
 - ii. A resolution of the authority supporting the proposed decision.
 - iii. An explanation for why authorization should be granted, including any risks associated with deferring the proposed decision until after the transition date.
 - iv. Any information about relevant dates for the proposed decision, including any considerations around urgency or the time-sensitive nature of the proposed decision.
6. The authority must provide any additional information about the request to the OPCA CEO at the OPCA CEO's request.

**Notice of a decision that an authority has made to address an emergency
(direction issued under clause 1.14 (1) (b))**

7. Commencing on the Effective Date and until the transition date, where the authority makes a decision that is not subject to paragraph 1 by reason that the decision is made for the purpose of alleviating an immediate danger to human life, health, or property, the authority must give notice to OPCA CEO within 3 business days after making the decision.
8. The notice mentioned in paragraph 7 must describe the decision that was made and explain how the decision that was made for the purpose of alleviating an immediate danger to human life, the health of any persons, or to property.

General

9. In this Direction, a reference to the OPCA CEO means the Chief Conservation Executive of the Ministry of the Environment, Conservation and Parks, if a chief executive officer of OPCA has not yet been appointed.
10. In this Direction, a reference to an authority's approved final budget for the 2026 calendar year means the authority's final budget for the 2026 calendar year that was approved prior to the Effective Date. For greater certainty, if an authority has not yet approved its final budget for the 2026 calendar year prior to the Effective Date, the authority does not have an approved final budget for the 2026 calendar year for the purposes of this Direction.
11. The authority must ensure that any employee of the authority who is responsible for or involved in making a decision that is subject to this Direction is made aware of this Direction, and the authority must require these employees to take all steps necessary to ensure the authority complies with this Direction.
12. This Direction applies to the conservation authorities listed in Appendix "A" to this Direction.
13. For greater certainty, this Direction also applies to the conservation authorities listed in Appendix "A" to this Direction when such conservation authorities are meeting as a source protection authority under the *Clean Water Act, 2006*.
14. This Direction is effective from May 1, 2026 (the "**Effective Date**") to the transition date, within the meaning of the *Conservation Authorities Act* (i.e., February 1, 2027 or such later date as may be prescribed by the regulations).
15. This Direction may be amended in writing from time to time at the sole discretion of the Minister.



Todd McCarthy
Minister of the Environment, Conservation and Parks
May 1, 2026

Appendix A

LIST OF CONSERVATION AUTHORITIES TO WHICH THE DIRECTION APPLIES

Ausable Bayfield CA	Lower Trent Region CA
Cataraqui Region CA	Maitland Valley CA
Catfish Creek CA	Mattagami Region CA
Central Lake Ontario CA	Mississippi Valley CA
Credit Valley CA	Niagara Peninsula CA
Crowe Valley CA	Nickel District CA
Essex Region CA	North Bay-Mattawa CA
Ganaraska Region CA	Nottawasaga Valley CA
Grand River CA	Otonabee Region CA
Grey Sauble CA	Quinte Region CA
Halton Region CA	Raisin Region CA
Hamilton Region CA	Rideau Valley CA
Kawartha Region CA	Saugeen Valley CA
Kettle Creek CA	Sault Ste. Marie Region CA
Lake Simcoe Region CA	South Nation River CA
Lakehead Region CA	St. Clair Region CA
Long Point Region CA	Toronto and Region CA
Lower Thames Valley CA	Upper Thames River CA

Appendix B

GUIDANCE DOCUMENT FOR THE MINISTER'S DIRECTION ISSUED UNDER SECTION 1.14 OF THE CAA

The following sets out additional information and guidance for authorities in relation to the Minister's Direction issued May 1, 2026 under s. 1.14 of the CAA.

The ministry strongly encourages conservation authorities to contact the Ontario Provincial Conservation Agency (OPCA) at CCEO@ontario.ca if an authority is uncertain about the scope, application or requirements of this direction. OPCA can help clarify whether a proposed decision is subject to this Direction and how the authority can ensure it complies with this Direction.

As paragraph 11 of the Direction provides, if any decisions covered by the Direction are made by employees of the authority, the authority has the obligation to ensure that their employees are aware of this Direction and that the authority seeks prior authorization in accordance with the Direction before the decision is made.

The CAA provides that, if an authority makes a decision in contravention of a direction issued under clause 1.14 (1) (a), the authority's decision has no effect and any agreement that the authority enters into that is in contravention of the direction is void.

Request and OPCA CEO Decision Process

Making a Request

After a conservation authority determines that a proposed decision requires authorization from the OPCA CEO, the authority may make a request for authorization via email to CCEO@ontario.ca containing the following required information:

- A description of the decision that the authority is seeking authorization to make, including details of the proposed decision and why the proposed decision is a decision that is subject to paragraph 1 of the Direction.
- A resolution of the authority supporting the proposed decision.
- An explanation for why authorization should be granted, including any risks associated with deferring the proposed decision until after the transition date.
- Any information about relevant dates for the proposed decision, including any considerations around urgency or the time-sensitive nature of the proposed decision.

Any notices of decisions required to be given to OPCA CEO under paragraph 7 of the Direction should also be sent via email to CCEO@ontario.ca.

Confirmation of Receipt

Once the OPCA (or Office of the Chief Conservation Executive (OCCE) if the OPCA CEO has not yet been appointed), receives a request from the authority that includes the required information, the authority will be notified by OPCA that the request has been received and the timeline for a decision. The OPCA will also inform the Ministry's Conservation Authorities Section (CAS) (via ca.office@ontario.ca) that a request for written authorization has been received. In addition, if the authority provides notice under paragraph 7 of the Direction of a decision made for the purpose of alleviating an immediate danger to human life, health, or property, the OPCA will inform the CAS.

If, upon review by the OPCA CEO, it is determined that a decision is not subject to the requirement for prior written authorization, the authority will be notified as soon as possible that the decision is not subject to this Direction.

Consideration of Request

The OPCA CEO will endeavour to make a decision on the request in a timely manner and not more than 30 calendar days from the day of receiving the request that is accompanied with the required information. Where the complexity of the request or the need for additional information necessitates, written notice will be provided to the authority by the OPCA of any additional time needed to issue a decision.

The OPCA CEO may consult on an authority's request with the relevant transition committee and project executive that has been appointed by OPCA for that authority. . The OPCA CEO may also require the authority to provide additional information if needed to support their consideration of the request.

Decision

The OPCA CEO may make the following types of decisions on a request for written authorization:

- Grant authorization to the authority to proceed with making the decision that was the subject of the request, in whole or in part (i.e., authorize the authority to proceed in a more limited manner than what was requested).
- Deny authorization, including in circumstances where, in the opinion of the OPCA CEO, the decision would not be in the best interest of the future regional conservation authority, or it would be more appropriate to defer the decision to the future regional conservation authority.

The decision of the OPCA CEO on the request will be given in writing to the authority and will include a rationale for the decision if the decision is to deny authorization or only grant authorization in part. The Ministry's CAS will also be notified of the OPCA CEO's decision.

Where an authority's proposed decision is authorized by the OPCA CEO, or where the proposed decision has been authorized but only in part, this in no way compels the authority to proceed with the decision. In all cases, the authority retains the sole power to determine whether to proceed with any decision that has been authorized by the OPCA CEO.

Reconsideration

There is no process for reconsideration of an OPCA CEO decision on a request for authorization under the Direction.

An authority whose request for authorization is denied or granted only in part may request authorization again in accordance with the Direction at a later date if the circumstances have changed and the authority believes that these changes in circumstances would support the granting of authorization.

**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, ON M3M 0B1



May 07, 2026

Municipality of Brooke-Alvinston

Dear Steve Knight - CEMC:

The Ministry of Emergency Preparedness and Response (MEPR) is pleased to advise that we have completed our review of the documentation submitted to the Ministry towards meeting the requirements in the *Emergency Management and Civil Protection Act* (EMCPA) O. Reg. 380/04 and our assessment indicates that your municipality has satisfied all thirteen (13) program elements for 2025. Congratulations and thank you for your continued dedication to a safe, practiced and prepared Ontario.

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

Some amendments are now in effect, with no new requirements for partners. **All existing EMCPA municipal requirements remain the same for 2026.**

EMCPA amendments specific to municipalities are expected to come into force at a later date pending direction and future regulations, including

- 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 [e-Laws link](#) to the EMCPA has now been updated and includes text with a grey background for the provisions not yet in force.

The ministry remains committed to working closely with municipal emergency management partners throughout the implementation of these amendments, including the development of supporting regulations pending direction.

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.

For further information on our assessment or if you have any questions or concerns about this letter, please contact your Field Officer.

Name: Darin Dees

Email: krysta-leigh.johnston@ontario.ca; darin.dees@ontario.ca

Phone: 437-237-8024

Sincerely,

Tony Bavota
Assistant Deputy Minister, Emergency Response Division
Ministry of Emergency Preparedness and Response

cc: Mayor David Ferguson



St. Clair Region Conservation Authority Meeting Highlights – April 16, 2026

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

Conservation Authority Consolidation Update: The Government on Ontario introduced Bill 97, the *Plan to Protect Ontario (Budget Measures) Act* that under Schedule 3 included changes to the *Conservation Authorities Act*. The changes formalize the creation of 9 regional conservation authorities and the structure of the new administrative and governance framework. Of note is the need to have a budget passed for 2027 by the existing Board. As a result, staff will bring a draft budget to the Board at the June 25th meeting with the intent of getting it approved in September.

Risk Management Program Update: In April of 2022, the SCRCA implemented a Risk Management and Land Classification Guideline which included the development and execution of property inspections. In 2025, using the Citywide Maintenance Manager program, staff completed 168 property inspections. Fifty work orders were completed that mitigated issues identified during inspections. An additional eighty-nine work orders were completed that were not directly connected to an inspection. Common work orders were for issues related to signage, boardwalks, tree removal, playgrounds, roads/parking lots, trail grading, benches, and facility repairs.

Coldstream Conservation Area Master Plan: The Board of Directors approved the Coldstream Conservation Area Master Plan. The finalized plan includes feedback and comments received through Indigenous, stakeholder, and public consultation. Feedback was provided via an online survey and email. In total, 36 responses were received throughout the 48-day comment period.

Watershed Conditions: Streamflows are well above drought/low water indicator thresholds with the release of the snowpack which occurred in the second half of February. The watershed remains in a Level 1 Low Water Status due to drier-than-normal precipitation amounts. Spring flooding is expected to be driven solely by precipitation with no observed or forecasted conditions suggesting a significant increase in flood risk. Water levels in the surrounding Great Lakes continue to drop, with Lakes Huron, St. Clair, and Erie near their respective long-term average.

Planning and Regulations Activity: Between February 1st and February 28th, 2026, staff issued 10 permits and responded to 64 inquiries under O. Reg 41/24 – Prohibited Activities, Exemptions, and Permits. Planning activity between February 1st and February 28th, 2026, included the review and comment on 36 municipal plan input and review files, 1 environmental assessment, and 3 legal inquiries.

St. Clair River Area of Concern – Degradation of Fish and Wildlife Populations

BUI: On January 14, 2026, the recommendation to redesignate BUI #3 – Degradation of Fish and Wildlife Populations from Requires Further Assessment to Not Impaired was officially approved by the COA AOC Annex Leads. Notification of the redesignation has been sent to the Binational Public Advisory Council (BPAC) and Canadian Remedial Action Plan Implementation Committee (CRIC).

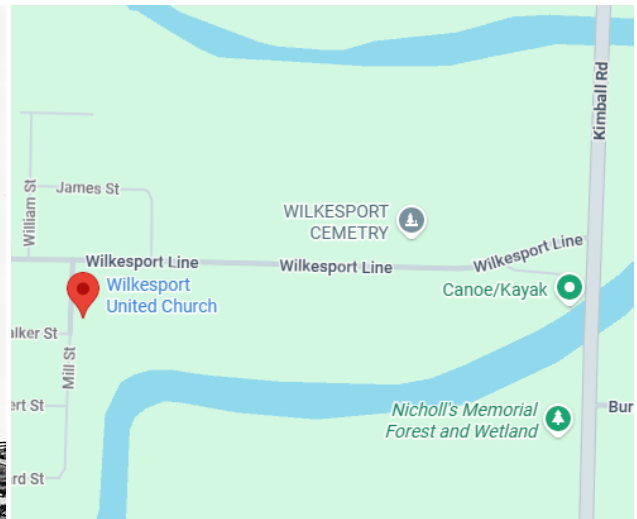
2026 A.W. Campbell Maple Syrup Festival: Between 500 and 600 people visited the A.W. Campbell Conservation Area for the 2026 Maple Syrup Festival on March 21st. Held in partnership with the Brooke-Alvinston Firefighters Association annual pancake breakfast, visitors were treated to demonstrations of historical maple syrup production, wagon rides, maple taffy, and hot chocolate. The 2026 festival once again featured local vendors and environmental groups along with a shuttle to and from the Conservation Area. The event was generously sponsored by Bluewater Power, the St. Clair Region Conservation Foundation, and the Optimist Club of Alvinston Districts.

Conservation Education – Future Farmers Program: The SCRCA Education team is currently delivering the 5-day Future Farmers program for the 2026 winter semester (January–May). The program consists of three days of in-class instruction, a farm field trip, and a culminating field trip day. This semester, a total of seven classes from 3 different schools (approximately 290 students) will participate. This brings the grand total for the 2025-2026 school year to nearly 500 participants. This program is funded through the Great Lakes Freshwater Ecosystem Initiative Fund administered by the Canada Water Agency.

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



Next Meeting:
 Thursday, May 28, 2026
 Time: 7 pm
 Wilkesport United Church, 3214 Mill Street, Wilkesport, Ontario

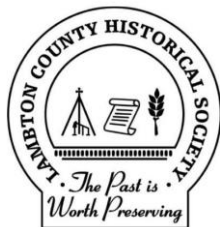


We will meet at the Wilkesport United Church at 7 pm on May 28, 2026. We may have a brief review of the history of Wilkesport before our presentation.

We are honoured to have Mr. Ian Mason make a presentation about the new **Presbyterian Heritage Centre** in Carlisle (north of London, near Denfield). Ian led a dedicated group to move, establish and set up the new facility, in the upstairs of the Carlisle United Church. The grand opening of the new centre was last September. Countless hours were given to make this dream a reality, with it becoming a great experience for the heritage group and the congregation of that United Church, which still uses the basement for their services.

While not in Lambton County, the facility incorporates the history of the Lambton Presbyterian churches. Please plan to attend. The public is welcome.

Please send in your heritage events to wm_moran@hotmail.com so we can help promote the event on Facebook and have our members attend.



Minutes from the April 23, 2026, meeting – Camlachie Community Centre

President Deb Narr opened the regular meeting. We had light attendance at the meeting, but the tour of the Camlachie Museum was appreciated by our members and the museum volunteers. Mayor Gary Atkinson visited with the group. Thanks to Councillor John VanKlaveren, Mayor Atkinson, and Deputy Mayor Nettie McEwan for hosting our meeting. Ms. McEwan made quality homemade treats for our group. Plympton-Wyoming went all out. Thank you.

The minutes of the March meeting held in Oil Springs were reviewed. Corrections were needed to the proper date of March 26, 2026, in mention of the regular meeting in both the closing on the AGM and the minutes of the regular March meeting. Motion to accept made by Florence Hall, seconded by Keith Rabidoux. **CARRIED.**

Treasurer's Report:

A report from the treasurer, presented by Deb Narr, showed the balances in the general account: \$9,869.60. Of that, \$6,766.33 was the publishing & distribution portion and \$2,124.20 for the higher education award fund. Motion to accept by Gordon Perry, seconded by Ray Lloyd. **CARRIED.**

Secretary's Report:

The secretary has been having some difficulty in arranging meetings in August, September and October. Some municipalities have declined, citing the workload for the clerk's department because of the fall elections. However, several ideas have been explored, and thus far, replies have been slow. Motion to accept by Gordon Perry and seconded by Keith Rabidoux. **CARRIED.**

New Business:

Our GIC was renewed at TD Bank for a two-year term. We had planned to add some money to the principal to make it a round figure, but it had rolled over before we could. Motion by Ray Lloyd, seconded by Deb Narr. **CARRIED.**

On a motion by Margaret Perry, the meeting was adjourned at about 8:50 pm.

Upcoming events:

May 13-October 19 – “Bluewaterland” Exhibit – **Lambton Heritage Museum**

May 17 – Heritage Event at **Moore Museum**

June – **Oil Discovery** opens on weekends in June, then July /August Wednesday-Sunday

June 12-14 – **Arkona 150th Anniversary**

June 13 – **Plympton-Wyoming 25th Anniversary Celebration**

July 5 – Model Train Day at **Moore Museum**

July 19 – Black Gold Festival at the **Oil Museum of Canada** in Oil Springs



*A photo of John Hamilton's **Hamilton Hotel**, which was at the corner of Walker Street and Main Street on the west side of Wilkesport. This view is looking from the west. Behind the hotel to the south was the Sombra Fairgrounds. The Wilkesport Fair, later the Sombra Agricultural Fair, ran from the 1880s until it was paused during World War 2, then it was ended in 1946, and the fairground was sold.*

*(information from **Wilkesport – A Passage Through Time** -- compiled by Shelley Lucier-Lord in 2006)*



Lambton County Historical Society
May Meeting Agenda

Thursday, May 28, 2026

Time: 7 pm

Wilkesport United Church, 3214 Mill Street, Wilkesport, Ontario

- Opening by the President
- Review minutes of the April meeting
 - Errors or omissions
- **Treasurer Report:**

Publishing Record \$ _____	Total Balance \$ _____
Bursary Record \$ _____	Annual Balance \$ _____
- **Secretary Report:**
- **New Business:**
- **Unfinished business:**
 - To be determined
- **Upcoming County Happenings:**

Brooke-Alvinston	Petrolia	Warwick
Dawn-Euphemia	Plympton-Wyoming	Lambton Shores
Enniskillen	Sarnia	
Oil Springs	St. Clair North	St. Clair South
- **Attendance:**
- **Next meeting:** Lambton Heritage Museum, 10035 Museum Rd., Grand Bend
- **Closing by the President**

Dates for 2026 Meetings

- June 25th; Lambton Heritage Museum - 10035 Museum Rd, Grand Bend
- August 27nd; -- to be organized
- September 24th; to be organized
- October 22th; to be organized



Lambton Public Health
160 Exmouth Street
Point Edward, ON N7T 7Z6

Telephone: 519-383-8331
Toll free: 1-800-667-1839
Fax: 519-383-7092
www.lambtonpublichealth.ca

BROOKE-ALVINSTON

MAY 12 2026

RECEIVED

May 08, 2026

To Whom It May Concern:

Re: Vector Borne Diseases

With Lyme disease well established throughout most of Ontario, and the anticipated presence of West Nile virus (WNV) in Lambton County, the goal of our Vector Borne Disease Program is to reduce the incidence of human infection of vector borne diseases in Lambton County.

To generate awareness, and to assist with any inquiries you may receive on Lyme disease and WNV, please find enclosed information material, including fact sheets and a brochure.

Please feel free to copy and distribute the enclosed materials. For more information on West Nile virus and Lyme disease contact Lambton Public Health at 519-383-8331 ext. 3812, toll free 1-800-667-1839 ext. 3812 or visit our website at www.lambtonpublichealth.ca.

Sincerely,

Tony Chan, BAsC, CPHI(C)
Public Health Inspector

TC/mm

encl.

10/10/10 10:10

10/10/10

FACT SHEET

Last Revised: April 2026

West Nile Virus

What is West Nile virus?

West Nile virus is a virus spread by mosquitoes that can cause illness in humans. It was first identified in the province of West Nile, Uganda in 1937. West Nile virus activity has been found in Lambton County since 2001.

In 2025, there were zero confirmed or probable human cases of West Nile virus infection reported in Lambton County.

How is West Nile spread?

West Nile virus is spread by the bite of an *infected mosquito*. Birds carry the virus; mosquitoes bite the birds and become infected. However, not all mosquitoes are infected with the virus.

There is no evidence to suggest that West Nile virus can spread directly from person to person. There is also no evidence that the virus spreads directly from birds or animals to humans.

The virus can also be spread by:

- Organ Transplant
- Blood Transfusions
- Breastfeeding
- Mother to fetus

(These account for only a few cases)

Who is at risk?

West Nile virus can affect people of any age and health. People with weakened immune systems and those over the age of 50 are at greater risk of developing serious illness from West Nile.

The Symptoms of West Nile virus

Most people who become infected with West Nile do not get sick. For those who do become ill, symptoms occur 2-15 days after the bite of an infected mosquito. Symptoms can include mild fever, headache, swollen lymph nodes, skin rash, and sore muscles.

In a few cases, the virus may cause swelling of the brain. This can result in the rapid onset of a severe headache, muscle weakness, high fever, stiff neck, and confusion. Long-term effects include tiredness, memory problems, and depression.

West Nile virus protection

You can protect yourself and your family by reducing the chances of being bitten by mosquitoes.

- Apply an insect repellent containing DEET to clothing or skin. (Use a product that has no more than 30% DEET for adults). Avoid eyes and mouth.
- Health Canada and the Canadian Pediatric Society advises that children aged 6 months to 2 years may receive one application per day of a product containing 10% DEET or less if chances of being bitten are high. **Do not** use DEET on children under 6 months of age.
- For children aged 2-12 years, use a product with 10% DEET or less. **Do not** apply to the face and hands. Limit to less than three times a day.
- Take extra care when outdoors between dusk and early morning when mosquito activity is high.
- Wear long pants, a long-sleeved shirt, socks, closed-toed shoes and a hat. Tuck your shirt in your pants.

- Wear long-sleeved shirts and pants when outdoors.
- Ensure door and window screens fit tightly and do not have holes.

Reduce Mosquito Populations

Mosquitoes require stagnant water to lay their eggs and mature before becoming biting adults. Reduce the amount of stagnant water on your property and you will lower the risk for mosquito breeding sites.

- Drain water from containers and toys that collect water, such as garbage cans, pool covers, flowerpots, tires, and tarps.
- Change water in wading pools, birdbaths, and pet bowls twice a week.
- Drain or drill holes in the bottom of containers so that water does not collect.
- Keep roof eaves clear of debris.
- Fill low-lying areas that hold water.
- Maintain pools and aerate ornamental ponds or stock with fish.
- Do not let grass clippings enter roadside gutters or catch basins as these are perfect mosquito breeding sites.

County of Lambton Standing Water By-law

No person shall from April 1 to October 31 of any year:

- Permit standing water to accumulate in debris, deep ruts and holes, excavations, depressions or any unprotected or unused wells on his/her property.
- Permit a swimming pool, swimming pool cover, hot tub, wading pool, or artificial pond located on his/her property to contain standing water.

To report a standing water complaint, contact Lambton Public Health at 519 383-8331 ext. 3812.

West Nile virus dead bird surveillance

There is no collection of dead bird reporting for West Nile virus surveillance.

If you find a dead bird:

- Do not handle dead birds with bare hands. Use gloves and put the bird in a double plastic bag. If gloves are not available, turn a plastic bag inside out and scoop up the bird with the bag; then discard the bag and the bird into a garbage container. Dispose of the bird with your regular garbage.
- For health and safety reasons, **do not bring dead birds directly to Lambton Public Health**, they will not be accepted.

For more information about West Nile, contact Lambton Public Health at 519 383-3824 or toll-free 1-800-667-1839 ext. 3812. www.lambtonpublichealth.ca



Lambton Public Health
160 Exmouth Street
Point Edward, ON N7T 7Z6

Telephone: 519-383-8331
Toll free: 1-800-667-1839
Fax: 519-383-7092
www.lambtonpublichealth.ca

NEWS RELEASE

For Immediate Release

Take Precautions to Avoid Tick Bites

Monday, May 25, 2026

Point Edward, ON – The arrival of warm weather means ticks are active in Lambton County and residents need to take precautions to avoid tick bites, especially blacklegged (deer) ticks, which can transmit Lyme disease.

Lambton Public Health continues to see significant increases in the proportion of blacklegged ticks submitted for identification. ‘Lyme Disease Risk Areas’ have been identified in Lambton which include Pinery Provincial Park and a 20 km radius, as well as a newly identified area in Southeastern Lambton County, which was identified through public health tick dragging efforts in Chatham-Kent and Middlesex-London.

Residents are encouraged to take precautions when visiting in and around these areas and during any outdoor activities as the presence of blacklegged ticks have also been confirmed sporadically in other areas of Lambton County and throughout the province.

Blacklegged ticks are most likely to transmit infection after being attached for more than 24 hours. Prompt detection and removal of ticks, and antibiotic prescription per your medical provider’s assessment of eligibility, helps prevent Lyme disease. Symptoms of Lyme disease usually occur within one to two weeks, but can occur as soon as three days, or as long as one month after a tick bite. Common symptoms include:

- fever
- headache
- muscle and joint pains
- fatigue
- red ‘bull's eye’ skin rash

Long-term health risks include arthritic, cardiac, and neurological complications.

Detected early, Lyme disease is easily treated with antibiotics. Lyme disease does not spread person-to-person. Anyone who is bitten by a tick that is attached for 24 hours or more, or develops these symptoms after being bitten by a tick, should seek prompt medical assessment.

Adult blacklegged ticks are tiny, slow-moving bugs, about the size of a sesame seed. Ticks typically live in wooded areas and fields and attach when a person or animal brushes against plants, bushes, or tall grass. Once attached, ticks feed on blood; most people will not feel the bite.

...More

For protection against tick bites:

- Be aware of typical tick habitat – tall grass, bushes, and wooded areas. Stick to trails and avoid direct contact with plant growth.
- Wear long pants, long-sleeved shirt, socks, closed-toed shoes, and a hat. Tuck shirt in pants, and pants in socks. Light colours make ticks easier to spot.
- Apply an insect repellent containing DEET or Icaridin to clothing or skin. Follow label instructions.
- Use a tick and flea collar for pets; check pets periodically. Pets can bring ticks inside.
- After any outing, wash your clothes, have a shower, and wash your hair. Do a "tick check" on yourself, your family, and pets. Pay extra attention to scalp, groin, and armpits.

If you find a tick, use tweezers to grasp the tick's head as close to the skin as possible and pull straight out using steady pressure. **DO NOT** twist, squeeze, or burn the tick. Tick can be submitted to Lambton Public Health for identification in person or [online](#). Members of the community can also utilize the website platform etick.ca for tick identification. This website is a public platform that provides image-based identification and population monitoring of ticks in Canada.

The American dog tick is the most common tick in Lambton and is not a transmitter of Lyme disease. Dog ticks are larger in size, about the size of a pencil eraser.

For more information about ticks or Lyme disease call Lambton Public Health at 519-383-8331 ext 3812, toll free 1-800-667-1839 ext. 3812, visit www.lambtonpublichealth.ca or visit Lambton Public Health's [Climate Change Dashboard](#) to examine VBD disease trends.

Point Edward, ON -

-30-

Please contact:

Name

Position

County of Lambton

519-383-8331 ext. XXXX

first.last@county-lambton.on.ca

MUNICIPALITY OF BROOKE-ALVINSTONAPRIL

<u>PERMITS ISSUED</u>	<u>OWNER/CONTRACTOR</u>	<u>LOCATION</u>	<u>FEE</u>	<u>TYPE VALUE</u>
BP-26-005	Garett & Brittany Hunter, owner, 4126 Little Ireland Rd , Alvinston, (erect single family dwelling) Cont: Wellington Builders Inc, Apr 13/2026 120-030-20200	3858 Gully Mor Rd Con 9, W Pt Lot 28	1,613.00	Res/Con 500,000 290 m ²
BP-26-010	Adam Starr, owner 3312 River St, Alvinston (erect single family dwelling) Cont: owner, Apr 16/2026 140-002-75500	3314 River St Con 6, N Pt Lot 20 RP25R11597, Pt 1	1,613.00	Res/Con 315,000 204.5 m ²
BP-26-011	In Review			
BP-26-012	Jason Migchels, owner 7179 Churchill Line Watford, (erect equipment Storage shed) Cont: owner Apr 1/2026 120-040-16300	7179 Churchill Line Con 14, Pt Lot 10	806.00	Agr/Con 75,000 557 m ²
BP-26-013	RCH Family Farms Ltd, owner, 7611 Courtright Line, Oil Springs, (erect broiler barn) Cont: owner Apr 2/2026 120-020-03600	3077 Ebenezer Rd Con 5, Lot 12	2,419.00	Agr/Con 1,350,000 1811.6 m ²
BP-26-014	Bob Van Damme, owner 7611 Courtright Line Alvinston, (erect grain bin) Cont: Melbourne Farm Automation Ltd, Apr 2/2026 120-010-19400	7611 Courtright Line Con 4, Pt Lot 14 Pt Lot 15	538.00	Agr/Con 200,000 207.5 m ²
BP-26-015	Schotman Farms Ltd, owner 6675 Shiloh Line, Alvinston (erect grain bin) Cont: owner Apr 13/2026 120-020-05300	6675 Shiloh Line Con 6, Pt Lot 5 RP25R10274, Pt 1	538.00	Agr/Con 1,113,000 106.6 m ²

MUNICIPALITY OF BROOKE-ALVINSTON
APRIL

<u>PERMITS</u> <u>ISSUED</u>	<u>OWNER/CONTRACTOR</u>	<u>LOCATION</u>	<u>FEE</u>	<u>TYPE</u> <u>VALUE</u>
BP-26-016	In Review			
BP-26-017	In Review			
BP-26-018	Mark Timmermans, owner 1123 North St, Dresden (erect rear porch addition with basement) Cont: owner Apr 21/2026 120-040-06403	7376 Petrolia Line Con 11, Pt Lot 12 RP25R3251, Pt 3 RP25R7198, Pts 2, 3	1,022.00	Res/Add 70,000 52 m ²
BP-26-019	In Review			
BP-26-020	In Review			
BP-26-021	Elizabeth Sutherland, owner 8089 Lisgar St, Alvinston (erect storage shed) Cont: owner, Apr 29/2026 140-001-61100	8089 Lisgar St Plan 5, Lot 51, Pt Lot 50 Pt Lot 52, RP25R1862 Pt 2	484.00	Non/Res 15,000 35.7 m ²
BP-26-022	James Armstrong, owner Armor's Alehouse, 3229 River St, Alvinston, (create access through firewall) Cont: owner, Apr 17/2026 140-001-12200	3229 River St Plan 2, Pt Lot 13	2,097.00	Com/Alt 25,000 74 m ²
BP-26-023	Stanley McKellar, owner 3328 River St, Alvinston (erect coverall for equipment Storage) Cont: owner Apr 20/2026 140-002-80000	3260 River St Con 5, Pt Lot 21 Con 6, Pt Lots 20, 21		Agr/Con 47,100 234 m ²

**Ministry of the
Attorney General**Office of the Assistant Deputy
Attorney General

Policy Division

McMurtry-Scott Building
720 Bay Street, 3rd Floor
Toronto ON M7A 2S9**Ministère du
Procureur général**Bureau du sous-procureur
général adjoint

Division des politiques

Édifice McMurtry-Scott
720, rue Bay, 3^{ème} étage
Toronto ON M7A 2S9

MEMORANDUM TO: Heads of Council - Ontario Municipalities

DATE: May 22, 2026

FROM: Tom McKinlay,
Assistant Deputy Attorney General

RE: **Follow-up to Updates to “Tailgate Event” Permits** under
the *Liquor Licence and Control Act, 2019*

Further to my earlier letter dated January 13, 2026, I am writing to provide clarification regarding bring-your-own event permits.

What is the change?

Recent amendments to Ontario Regulation 747/21 (Permits) under the *Liquor Licence and Control Act, 2019* (LLCA) introduce a new bring-your-own event permit. This change expands what was previously called the tailgating permit.

This permit allows individuals aged 19 and older to bring and consume their own liquor within a designated area of a cultural or community event that has been approved by a municipality **or** held in connection with, and in proximity to, a professional, semi-professional or post-secondary sporting event.

What action should municipalities take?

Municipalities have the option to designate community or cultural events as eligible for the new bring-your-own event permit. **Importantly, municipalities are not required to designate any events as eligible.**

Event organizers who are interested in the bring-your-own permit will need to approach the municipality where they would like to hold the event and seek designation as a community or cultural event. The government recognizes that municipalities are best positioned to understand local needs and contexts, and therefore to determine whether and how to designate eligible events.

Municipalities may establish their own local processes to determine which events qualify and the form of the municipal designation.

- 2 -

There would be two routes a municipality could take:

- Review each request on a case-by-case basis before their council or;
- Delegate the authority to designate events to a municipal official, such as the clerk

Municipalities that do not wish to allow bring-your-own events may choose to express their position by way of a resolution.

These amendments do not affect existing municipal approval requirements for events held on municipal property (e.g., parks).

What about events tied to sporting events?

Unlike the cultural or community permitting process, bring-your-own events that are held in proximity to a professional, semi-professional or post-secondary sporting event are unchanged and do not require a designation by the responsible municipality.

What action do organizers take once a municipality designates their event as community or cultural?

It is up to event organizers to confirm with the responsible municipality that their event qualifies as a designated cultural or community event.

Once confirmed, organizers may apply for a bring-your-own event permit through the [iAGCO portal](#). **The AGCO will issue a permit only where the applicant provides proof of municipal designation.**

Why did the Government make this change?

This change is intended to provide greater flexibility for some event organizers, potentially reducing costs and increasing attendance. For example, a movie screening in a municipal park may invite more of a “picnic atmosphere” and thus, organizers may prefer the bring-your-own permit.

The province recognizes that this permit may not be relevant to all. Events that rely on alcohol sales and do not use a bring-your-own model may continue to operate as usual.

What considerations were made for safety?

All permitted events will continue to be subject to the existing health and safety requirements under the LLCA. Permit-holders are responsible for ensuring these standards and requirements.

What if I still have questions?

If you have any questions about these regulatory changes, please contact Armina Samadi, Director, Agency and Tribunal Relations Branch at Armina.Samadi@ontario.ca.

- 3 -

If you have any questions about AGCO permits and the application process, please contact Ruxandra Ilicea, Senior Eligibility Officer at Ruxandra.Ilicea@agco.ca.

Yours truly,



Tom McKinlay
Assistant Deputy Attorney General

c: Armina Samadi
Director, Agency and Tribunal Relations Branch, Ministry of the Attorney General

Leslie Fenton
Director, Corporate Affairs, Governance and Agency Oversight, AGCO



The Corporation of the Town of Bruce Mines

6.2.

PO Box 220
9126 Hwy. 17 East
Bruce Mines ON P0R 1C0

MAYOR: LORY PATERI
MUNICIPAL CLERK: JUDY DAVIS

Phone: (705)785-3493
Fax: (705)785-3170
Email: info@brucemines.ca
www.brucemines.ca

May 14, 2026

Sent by email: Doug.fordco@pc.ola.org

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

Dear Honourable Doug Ford,

Re: Bill 97, Plan to Protect Ontario Act (Budget Measures), 2026 – Schedule 7

At its Regular Meeting held on May 4, 2026, the Council of the Town of Bruce Mines reviewed the changes introduced through Schedule 7 of Bill 97, which amends the Freedom of Information and Protection of Privacy Act (FIPPA).

At that meeting, Council adopted a resolution expressing concern regarding these amendments and their impact on transparency and public access to information.

Enclosed is a copy of the resolution supported by Bruce Mines Council.

Sincerely,

Tarra Lapensee
Deputy Clerk
info@brucemines.ca
705-785-3493

cc:

The Honourable Doug Downey, Attorney General of Ontario
The Honourable Bill Rosenberg, Member of Provincial Parliament
Association of Municipalities of Ontario (AMO)
Federation of Northern Ontario Municipalities (FONOM)
Information and Privacy Commissioner of Ontario, Patricia Kosseim
All Ontario Municipalities

WHEREAS THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT (FIPPA) RECEIVED ROYAL ASSENT IN 1987, COMING INTO FORCE ON JANUARY 1, 1988; AND

WHEREAS THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT (MFIPPA) RECEIVED ROYAL ASSENT IN 1990, COMING INTO FORCE ON JANUARY 1, 1991; AND

WHEREAS BOTH ACTS PROVIDE THE PUBLIC WITH A LEGAL RIGHT OF ACCESS TO GOVERNMENT-HELD INFORMATION, REFLECTING THE PRINCIPLE THAT SUCH INFORMATION BELONGS TO THE PUBLIC UNLESS THERE IS A VALID REASON TO WITHHOLD IT; AND

WHEREAS THE INFORMATION AND PRIVACY COMMISSIONER OF ONTARIO HAS REINFORCED THAT ACCESS TO INFORMATION IS “ESSENTIAL TO THE HEALTHY FUNCTIONING OF A DEMOCRATIC SOCIETY” AND TO TRANSPARENT GOVERNANCE; AND

WHEREAS BILL 97 (2026): PLAN TO PROTECT ONTARIO ACT (BUDGET MEASURES) RECEIVED ROYAL ASSENT ON APRIL 24, 2026, INTRODUCING SIGNIFICANT CHANGES TO FREEDOM OF INFORMATION RULES, INCLUDING NEW EXEMPTIONS FOR MINISTERS’ OFFICES; AND

WHEREAS RECORDS HELD BY THE PREMIER, CABINET MINISTERS, PARLIAMENTARY ASSISTANTS, AND THEIR OFFICES ARE NO LONGER SUBJECT TO FREEDOM OF INFORMATION REQUESTS AND ARE NO LONGER CONSIDERED FOI-ELIGIBLE RECORDS; AND

WHEREAS COUNCIL IS OF THE OPINION THAT THE PASSAGE OF BILL 97 REPRESENTS A STEP BACKWARD FROM LONG-STANDING PROVINCIAL COMMITMENTS TO OPENNESS, TRANSPARENCY, AND ACCOUNTABILITY;

THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF BRUCE MINES FORMALLY EXPRESSES ITS CONCERN WITH THE PASSAGE OF BILL 97 (2026) AND FINDS THAT IT CONSTITUTES A REGRESSION FROM ESTABLISHED PRINCIPLES OF TRANSPARENT GOVERNANCE; AND

BE IT FURTHER RESOLVED THAT COUNCIL URGES THE GOVERNMENT OF ONTARIO TO REPEAL THIS PROVISION OF THE LEGISLATION; AND

BE IT FURTHER RESOLVED THAT A COPY OF THIS RESOLUTION BE FORWARDED TO THE PREMIER OF ONTARIO, DOUG FORD; THE ATTORNEY GENERAL OF ONTARIO, DOUG DOWNEY; THE MEMBER OF PROVINCIAL PARLIAMENT, BILL ROSENBERG; THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO (AMO); THE FEDERATION OF NORTHERN ONTARIO MUNICIPALITIES (FONOM); AND THE INFORMATION AND PRIVACY COMMISSIONER OF ONTARIO, PATRICIA KOSSEIM, AND THAT IT BE CIRCULATED TO ALL MUNICIPALITIES IN ONTARIO.

16. Other Business

16.1 Member Motion - Councillor Thompson - Integrated Living and Participation Model for Adults with Developmental Disabilities

Moved by: Councillor Thompson
Seconded by: Councillor Cui

Whereas individuals with autism and other developmental disabilities often experience a significant reduction in structured supports and programming upon reaching adulthood, particularly after the age of 21; and

Whereas many of these individuals remain reliant on aging parents or caregivers, creating growing concern among families regarding long-term housing, care, and quality of life; and

Whereas the Province of Ontario has, over time, transitioned away from large institutional models of care toward more community-based and inclusive approaches for individuals with developmental disabilities; and

Whereas while these changes have improved opportunities for inclusion and independence, the current system of supports is often delivered across multiple programs and providers and may not fully address the long-term need for integrated living environments that combine housing, supports, and meaningful daily participation; and

Whereas there is an increasing need for innovative, sustainable, and inclusive models of care that support independence, dignity, and community integration for adults with developmental disabilities; and

Whereas opportunities may exist to explore models that provide safe and supportive living environments for adults with developmental disabilities while also offering structured, voluntary, and supported participation in day-to-day activities that foster a sense of purpose, skill development, and social connection; and

Whereas such models, if thoughtfully designed, could complement existing care environments and contribute positively to the overall well-being of both participants and residents; and

...2/

Extracts from Council Meeting
C#08-26 held May 13, 2026
Confirmatory By-law 54-26

Whereas the Regional Municipality of York is responsible for a range of human services including housing, community services, and the operation of long-term care homes, and is therefore well-positioned to explore integrated and interdisciplinary approaches to care.

Therefore, be it resolved that the Council of the City of Richmond Hill request that the Regional Municipality of York consider exploring innovative models of housing and support for adults with developmental disabilities, including the potential for an “Integrated Living and Participation Model”; and

That such consideration includes opportunities for co-location or partnership with existing regional services, including long-term care and community housing, where appropriate; and

That this model emphasizes voluntary, supported, and meaningful participation in activities that enhance quality of life, social inclusion, and community engagement, without displacing existing workforce roles; and

That Council request that the Region engage with relevant stakeholders, including developmental service organizations, families, and advocacy groups, in considering such approaches; and

That a copy of this resolution be forwarded to:

- York Region Council
- Daisy Wai, MPP – Richmond Hill; Parliamentary Assistant to the Minister for Seniors and Accessibility
- Michael Parsa, MPP – Aurora-Oak Ridges-Richmond Hill; Minister of Children, Community and Social Services
- Natalia Kuzendova-Bashta, Minister of Long-Term Care
- Association of Municipalities of Ontario
- Ontario municipalities for information

Carried Unanimously

For Your Information and Any Action Deemed Necessary



From the Office of the Clerk
 The Corporation of the County of Prince Edward
 T: 613.476.2148 x 1021 | F: 613.476.5727
clerks@pecounty.on.ca | www.thecounty.ca

May 18, 2026

Please be advised that during the regular Council meeting of May 12, 2026 the following resolution regarding exploring the feasibility of a Vacant Commercial Storefront Tax was carried.

RESOLUTION NO. 2026-207

DATE: **May 12, 2026**

MOVED BY: **Councillor Braney**

SECONDED BY: **Councillor Engelsdorfer**

WHEREAS the vitality of Prince Edward County's main streets is essential to the economic, social, and cultural health of our community;

WHEREAS there are numerous long-term vacant commercial storefronts, which detracts from the character of the community, reduces pedestrian traffic, discourages business investment, and negatively impacts the viability of surrounding small businesses;

WHEREAS the current Municipal Act, 2001 does not provide municipalities with the explicit legal authority to implement a "Vacant Commercial Storefront Tax," although other jurisdictions are actively advocating for such tools to address similar challenges;

NOW THEREFORE BE IT RESOLVED THAT The Council of the Corporation of the County of Prince Edward:

1. **THAT** staff be directed to report back to Council on the feasibility of implementing a Vacant Commercial Storefront Tax, including an analysis of the necessary provincial legislative changes required, recommendations for stakeholder consultation, and to concurrently explore potential enforceable mechanisms available under current legislation;
2. **THAT** the Council of the Corporation of the County of Prince Edward hereby requests that the Government of Ontario amend the Municipal Act, 2001 to grant Ontario municipalities the permissive authority to implement a "Vacant Commercial Storefront Tax" or similar levy to encourage the productive use of long-term vacant retail properties;
3. **THAT** this resolution be forwarded to the Minister of Municipal Affairs and Housing, the Premier of Ontario, and the Member of Provincial Parliament representing the Corporation of the County of Prince Edward for their immediate consideration; and



From the Office of the Clerk
The Corporation of the County of Prince Edward
T: 613.476.2148 x 1021 | F: 613.476.5727
clerks@pecounty.on.ca | www.thecounty.ca

4. **THAT** this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

CARRIED

Yours truly,



Catalina Blumenberg, **CLERK**

cc: Mayor Steve Ferguson, Councillor Braney, Councillor Engelsdorfer



Hello,

June is [Seniors Month](#) in Ontario – a time to acknowledge and recognize the amazing seniors across this province.

This year's theme, **Ontario Seniors – Let's Get Moving**, highlights the importance of supporting our older adults through programs and initiatives that promote wellness, social engagement and education.

We all know seniors who inspire us, whether they are family, friends or colleagues. I encourage you to:

- Proclaim June as Seniors Month in your municipality.
- Use the materials provided (poster, sharables, fact sheet and tip sheet) to celebrate our outstanding older adults.
- Host events like the [Senior of the Year Awards](#), or social gatherings.
- Share your celebrations including photos and videos on social media tagging our ministry and using the hashtag **#SeniorsMonth2026**:
 - X: [@SeniorsON](#), [@AinesON](#)
 - Facebook: [Seniors Ontario](#), [AinesOntario](#)
 - LinkedIn: [@Seniors and Accessibility](#)

This year also marks the 60th anniversary of Ontario funding Seniors Active Living Centre (SALC) programs. Originally known as Elderly Persons Centres, Ontario now has over 400 SALC programs providing activities and services for seniors and older adults in communities across the province. [Please find one near you here.](#) For more information, visit ontario.ca/seniors or check out our updated [Guide to Programs and Services for Seniors in Ontario](#).

Thank you for your support and partnership in celebrating Ontario's seniors.

Sincerely,
Honourable Raymond Cho
Minister for Seniors and Accessibility

MUNICIPALITY OF MORRIS-TURNBERRY

P.O. Box 310, 41342 Morris Road, Brussels, Ontario N0G 1H0
Tel: 519-887-6137 Fax: 519-887-6424 Email: mail@morristorynberry.ca



May 20, 2026

Please be advised that during the regular Council meeting of May 19, 2026, the following resolution regarding the proposed consolidation of Ontario's Conservation Authorities and the future of funding for regional Conservation Authorities was passed by the Council of the Municipality of Morris-Turnberry.

RESOLUTION: 99-2026

DATE: May 19, 2026

MOVED BY: Deputy Mayor Freiburger

SECONDED BY: Councillor Zinn

WHEREAS the Province of Ontario has announced its intention to consolidate Ontario's 36 Conservation Authorities into 9 large regional entities;

AND WHEREAS this Council, municipalities, and Conservation Authorities across Ontario have expressed significant concerns regarding the proposed consolidation, including the absence of a demonstrated business case and a lack of evidence that consolidation will improve service delivery, efficiency, or environmental outcomes;

AND WHEREAS Conservation Authorities in Ontario were established on a watershed basis to provide locally informed, science-based management of natural resources, flooding, and erosion hazards;

AND WHEREAS the proposed consolidation will combine watersheds with significantly different characteristics, land uses, and environmental pressures into large regional entities, undermining the effectiveness of watershed-based decision-making;

AND WHEREAS Conservation Authorities play a critical role in protecting public safety through the regulation of development in areas prone to flooding and erosion, and weakening locally informed decision-making will increase risks to life and property;

AND WHEREAS the proposed governance model will reduce local municipal representation and diminish the voice of rural municipalities in decisions affecting their communities and watersheds;

AND WHEREAS there is broad concern among municipalities that the proposed changes do not reflect local priorities, knowledge, or the established partnership model between municipalities and the Province;

AND WHEREAS municipalities fund the majority of Conservation Authority operations, with provincial contributions generally representing only a small percentage ranging from approximately 2 to 8 percent, and therefore municipalities have a direct and substantial interest in the governance, structure, effectiveness, and long-term sustainability of the watershed-based Conservation Authority system;

AND WHEREAS the Province of Ontario is advancing significant structural changes to the Conservation Authority system unilaterally, despite its limited contribution to Conservation Authority operational funding and without meaningful consultation or support from the municipalities that bear primary responsibility for funding these essential local services;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Morris-Turnberry strongly opposes the consolidation of Conservation Authorities in Ontario; and,

THAT Council affirms that locally governed, watershed-based Conservation Authorities remain the most effective model for protecting natural resources, managing natural hazards, and supporting safe, sustainable development in Ontario; and,

THAT Council calls upon the Province of Ontario to immediately halt the proposed consolidation process and recommit to strengthening the existing watershed-based Conservation Authority system, including through the provision of appropriate provincial funding, enhanced municipal collaboration and support, and improved communication and coordination among Conservation Authorities to advance more efficient permitting and greater standardization of systems and processes; and,

THAT if the Province proceeds with the consolidation without addressing the concerns of municipalities, Council will direct staff to review all available options with respect to the potential withholding or reallocation of municipal funding to any restructured regional Conservation Authority model; and,

THAT this resolution be circulated to the Office of the Premier of Ontario, the Honourable Minister of the Environment, Conservation and Parks, the Maitland Valley Conservation Authority, the Saugeen Valley Conservation Authority, the Honourable Lisa Thompson, the Association of Municipalities of Ontario, Minister of the Environment, Climate Change and Nature, Member of Parliament Ben Lobb, and all Ontario municipalities for their consideration and support.

CARRIED.

Thank you,



Trevor Hallam
CAO/Clerk
Municipality of Morris-Turnberry



Date: 13 May 2026 15

Moved By: Deputy Mayor Netty McEwen

Seconded By: Councillor John van Klaveren

Support for Sustainable Provincial Grant Funding for Fire Services in Ontario

WHEREAS Municipal fire services in Ontario operate under legislative authority established by the province through statutes, regulations, codes, and prescribed standards governing training, equipment, certification, inspection, and operational requirements;

AND WHEREAS municipalities are responsible for implementing and maintaining compliance with these provincially mandated requirements primarily through local property taxation;

AND WHEREAS current provincial fire service grant programs are available to both full-time and volunteer fire departments across Ontario and are distributed through competitive application processes that may not fully reflect the differing financial and administrative capacities of urban and rural municipalities, highlighting the need for a more balanced approach to funding that supports all fire services equitably;

AND WHEREAS volunteer firefighters represent approximately **70–75% of firefighters in Ontario**, protecting the majority of communities across the province and, particularly in rural areas, are frequently **the first emergency responders to arrive on scene ahead of other emergency services**;

AND WHEREAS other provincially regulated emergency services, including policing and paramedic services, receive stable and predictable provincial funding contributions or cost-sharing arrangements;

AND WHEREAS the absence of a comparable and stable funding model for fire services creates a structural imbalance between provincial regulatory authority and municipal financial responsibility;

AND WHEREAS reliance on competitive funding creates budget uncertainty, limits long-term financial planning, and may not reflect the actual operational needs of fire services, contributing to instability, reduced preparedness and the reduction of services within a critical emergency response sector;

AND WHEREAS stable and predictable funding is essential to maintain emergency preparedness, firefighter safety, service sustainability, and equitable protection for residents regardless of municipal size or tax base;

NOW THEREFORE BE IT RESOLVED THAT

The Council of the Town of Plympton-Wyoming respectfully calls upon the Province of Ontario to **transition the current practice of competitive provincial fire service grant programs into a permanent, stable, and predictable non-competitive provincial funding program** that supports municipalities in meeting provincially legislated fire protection requirements;

AND FURTHER THAT this funding be structured to provide equitable and predictable annual support for **operational readiness and training costs associated with volunteer, composite and full-time fire departments across Ontario**;

AND FURTHER THAT the annual value of this funding be reviewed and adjusted to more appropriately reflect the level of provincial funding support currently provided to other provincially regulated emergency services, including policing and paramedic services;

AND FURTHER THAT this resolution be circulated for endorsement to:

- The County of Lambton
- Lambton County Fire Chiefs Association
- All municipalities
- Ontario Association of Fire Chiefs
- Ontario Professional Fire Fighters Association
- Ontario Volunteer Fire Fighters Association
- Association of Municipalities of Ontario
- Rural Ontario Municipal Association

AND FURTHER THAT, upon endorsement, this resolution be submitted to:

- Steve Pinnsoneault MPP Lambton-Kent-Middlesex
- Bob Bailey MPP Sarnia-Lambton
- The Honourable Michael Kerzner, Minister of the Solicitor General
- The Honourable Kinga Surma, Minister of Infrastructure
- The Honourable Rob Flack, Minister of Municipal Affairs and Housing
- The Honourable Doug Ford, Premier of Ontario

✓

Carried

Defeated

Deferred



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Inwood Community Park
Meeting: Council - 28 May 2026
Department: Administration
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That the draft Naming Municipal Property Policy be reviewed for consideration; and that Council consider naming the Inwood Ball Diamond in memory of Fred Oriet.

Background:

A request was received to rename the Inwood Community Ball Park to the Fred Oriet Ball Park.

Comments:

The Municipality does not have a Naming Municipal Property Policy and generally, in absence of a policy, we seek the directives through the County of Lambton policies. In addition to the County policy, research was done on other policies that might fit a smaller municipality vs a full County.

One key take away from reviewing the policies for renaming is that consideration should be given to retaining the original park name to preserve local identity and instead allowing the renaming of a park feature. This practice has been observed in the recent Alvinston Floor Project Fundraising by having the following names assigned to the feature vs the entire complex.

For Example:

The inside BAICCC canteen is the Bluewater Power Canteen

The auditorium kitchen is named after Don and the late Anne McGugan

The auditorium bar is named the Alvinston Optimist Bar

The upper hall bar is the All Season Excavating, Bluewater Concrete and GB Excavating Bar

If the following practice is continuous at the Inwood Community Park, the renaming options could include:

- 1) the Ball Diamond
- 2) the Canteen
- 3) the Park area
- 4) the Pavilion

Fred Oriet's name is closely connected with the community of Inwood.

A DRAFT naming policy is attached for Council consideration. Fred's family was contacted. Their preference is the Ball Diamond. There have been no other requests brought forward to rename any features in the park - this would be the first.

Financial Considerations:

The rooms named in the BAICCC were a result of donations received for the Alvinston Arena Floor Project. It was noted in the attached letter that signage would be at no cost to the Municipality. The Oriet Family have offered to make a donation for this recognition.

ATTACHMENTS:

[Letter Re: Inwood Community Park](#)
[Naming Municipal Property Policy \(002\)](#)

From: Cheryl Oriet ·
Date: 5/14/2026, 7:03 AM

BROOKE-ALVINSTON

MAY 14 2026

RECEIVED

To Brooke- Alvinston Council,

Reflecting on the recent passing of my father, Fred Oriet, I realized that my life is not even close to the only one he impacted. Reading the condolences, sympathy cards, phone calls, and welcoming visitors after his death made me truly understand how much he was loved by Inwood — and, in return, how deeply he loved our little town.

My family has owned and operated the general store in Inwood for almost 40 years. A large aspect of our family business is catering, which has allowed us to be part of so many community occasions over the years — some happy, some sad.

I have spent a lot of time thinking about my parents' impact on this town, and one place they both loved dearly was our ball diamond. Dad coached ball for many summers while both my brothers played there. He also started the Tuesday night ladies' two-pitch league with eight teams.

Beyond coaching, Dad worked closely with many families while running the concession booth, always doing his best to ensure everyone had what they needed. The Firemen's Chicken BBQ, ball tournaments, Inwood's 125th anniversary, and the town's 150th anniversary were all major events hosted at the ball diamond, and Dad worked tirelessly to help make each one run as smoothly as possible.

Since mentioning the idea of renaming the ballpark, numerous people in the community have expressed what an amazing tribute it would be. I have even had a local business offer to create and donate a new sign should this request be approved.

You could not ask for a man with a bigger heart or more love for his hometown.

I am respectfully presenting this letter to Brooke-Alvinston Council to consider renaming the Inwood Ball Park in memory of my father, Fred Oriet, as a way to thank and honour him for all of his hard work, time, and love for our town and community.

Thank you for your time and consideration.

Sincerely,

Cheryl Oriet

NAMING MUNICIPAL PROPERTY, ROADS, AND PARKS

Responsible Dept.: Corporate Services	Effective Date:
Approval Authority: Council	Next Review:

Policy Statement

This policy established the general guidelines for approving the naming / renaming or dedication of municipal property, buildings and park features by the Municipal Council. The Naming/Renaming or Dedicating Municipal Property, Buildings and Park Features is important for public awareness, promotion and emergency response.

Definitions

For the purpose of this policy:

Municipal property and buildings – shall mean all real property including lands, buildings and structures owned by the municipality including but not limited to dedicated parkland, open space, recreational facilities, operations facilities and administrative office buildings

Park Features – shall mean substantial structures or recreational aspects of a park such as ball diamonds, gardens, playgrounds and pavilions

Sponsor – is a corporation, organization or individual that enters into a sponsorship agreement involving a municipal asset / property (such as an event, program, building or feature) and provides financial contribution, real property or value in kind in return for access to commercial potential associated with the Municipal asset

Sponsorship – is a short term mutually beneficial business arrangement, wherein a third party, whether for profit or otherwise, provides a financial contribution and/or in kind services to the Municipality in return for commercial benefit. Sponsorship agreements define a period of time and a specified municipal asset / property (such as an event, program, building or feature). The value to the third party is derived from the public profile to potential customers of their name or brand, and its association with a Municipal property, including a service, program, event, activity, real property or sub-component of a municipal asset. Unlike advertising, a sponsorship agreement has no pre-determined cost and return and must be negotiated for each case.

Applicability

This policy applies to the following five(5) main types of situations that could initiate a request for a naming / renaming or dedicating of municipal property, building or park feature:

- a) An opening or reopening of a building or bridge which may require donations;
- b) Recognize the historical significance of the area and/or;
- c) Honour individuals, living or deceased, who have made a significant contribution to the community.
- d) New Park development and public lands
- e) Corporate sponsorship

The intent of this policy is to:

- a) To provide guidance and consistency to naming of municipal property, buildings and park features after significant geographical, neighbourhood and historical elements;
- b) To provide guidance whereas significant funding sponsorship or donation has been made
- c) To recognize significant contributions by community individuals to the public life and the well being of the people and;
- d) To provide direction on how to apply for approval to name, re-name or dedicate major external municipal property, buildings or park features where significant funding contribution has been made.

In instances where a naming request has been proposed as a result of receiving a significant donation toward the acquisition, creation or redevelopment of the property, building or feature consideration will be given to the sponsorship contribution being provided.

Naming Principles

- a) Names associated with a sponsorship will be considered when a donation amount relates to the construction value of an element
- b) Upon approval, corporate sponsorship naming renewal or change will be considered with subsequent donation
- c) All sponsorship agreements and acceptance of donations shall be established in a manner that results in a successful balance of benefits to the town and the community as well as the sponsor, donor or recipient
- d) All sponsorship agreements to include a term and renewal period
- e) Names shall be unique; name duplication and similar sounding names shall be avoided
- f) Names should give a sense of place, continuity, belonging and celebrate the distinguishing characteristics and uniqueness of the Municipality
- g) Names should maintain a long standing local area identification with the residents of the Municipality
- h) Names shall be understandable to the majority of residents
- i) Names shall not be discriminatory, derogatory or political in nature
- j) Names shall be consistent with any other applicable Municipal policies and naming standards
- k) Council shall retain the right not to name certain facilities or broad community importance such as (but not limited to) the municipal office or community centre
- l) Council makes all final decisions
- m) The Municipality shall reserve the right to terminate an existing sponsorship or advertising agreement should conditions arise that make it no longer in the best interest of the Municipality.

Naming Preferences

Priority shall be given to continuing the current naming / re-naming practice of Municipal property and buildings after:

***Geographic* - Names having geographic affiliation, which may include but are not limited to the following references:**

- The area or planning district in which the property or building is located to provide a geographical association to help the public to locate a park, bridge or building more easily
- The most dominant constant feature either within or nearby the selected site such as an associated significant ecological or natural resource feature

***Historic* – Names having historical affiliation, which may include but are not limited to the following reference;**

- A historical name related to the Municipality's heritage and or historical folklore;
- A local or national historical heritage event

Prominent individuals and / or organizations - Names affiliated with individuals and/or organizations, the following criteria will be used to weigh the suitability of the name being proposed;

- An event or person of international, national or provincial significance
- An organization (or individual, with the exception of elected officials currently in office or fallen firefighters) to recognize:
 - i) Particular activities and significant contributions to the community
 - ii) Outstanding contributions and/or sponsorships made toward the development and/or enhancement of a property or building

When a name of an organization (or an individual) is being considered the following specific criteria should apply:

- The contribution they have made to the public life and the well being of Brooke-Alvinston
- The sponsorship contribution made toward the acquisition, creation or redevelopment of the property, building or feature;
- A direct relationship or association that existed between the place of residence of the individual and the property , building or feature to be named
- Where the name of an individual or organization is so used, approval shall be obtained from the individual (their family) or the organization for such naming

Processing of Requests

1. All Naming / Sponsorship requests for any town asset shall have a formal agreement and all details shall be finalized at the time of signing by authorized representatives of both the Municipality and the sponsor. As a minimum, agreements shall have the appropriate terms and conditions and include the following provisions:
 - A description of the contractual relationship, specifying the exact nature of the agreement
 - The sponsor's contribution and, in the case of in-kind contributions, the method of assessment
 - The obligations of both the Municipality and sponsor
 - The duration of the sponsorship and any renewal options if applicable
 - A cancellation provision and the remedies available to both parties upon cancellation
 - Details of the exchange of the marketing benefits, including both what the municipality will receive from the sponsor and what benefits are to be provided to the sponsor
 - Confidentiality terms
 - A statement that all parties are aware of, and agree to comply with, the provisions of this policy.

2. If Administration deems that the submission is in accordance with policy, Administration will recommend the naming of the Municipal Property to Council for further public consultation and approval. If Administration deems that the submission does not fit with the policy, Administration will notify the proponent in writing of its decision.



Council Staff Report

To: Mayor Ferguson and Council
Subject: Purchase of Rescue 1 replacement: Proposed in 2028
Meeting: Council - 28 May 2026
Department: Fire Department
Staff Contact: Steve Knight, Fire Chief

Recommendation:

Seeking approval from Council to begin the tendering process for the purchase of Rescue 1 replacement in 2028

Background:

Rescue 1 is a 2003 Freightliner FL80 / Metalfab medium duty Rescue truck due for replacement in 2028 after 25 years of service to the Municipality. The process to design, approve, tender and build a truck is currently between 2 and 3 years. As with previous apparatus purchases, Brooke Fire has established a committee of fire department members to participate in the design process. They have started contacting Canadian manufacturers for comment and input to ensure the design of the apparatus meets the response capabilities required for the community for the next 25 years.

Comments:

There were four (4) Canadian Fire Truck builders in Canada that were contacted for Tenders for Pumper 3 (P3) in 2021, with the priority being to purchase a Canadian built truck.

There is a need to begin the process now to be included in the delivery schedule for 2028 and to ensure as many fixed costs as possible are locked in over the build timeline.

Financial Considerations:

Because of the P3 long build time, costs were divided between 2 budget years and if possible, it should be explored with this purchase to aid in the budget process and lock in pricing further.

Estimated cost for the apparatus should be in the \$1.4 – \$1.5 million range when completed. There are opportunities, as in previous apparatus replacements, to recover some costs by selling the out of service truck.

Relationship to Strategic Plan:

In line with the Strategic Plan



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: 2026 Municipal Appreciation Events
Meeting: Council - 28 May 2026
Department: Administration
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That the appreciation event for Council, volunteers and service clubs be arranged for September 17, 2026 from 5:30-7:30 pm

Background:

Appreciation events including Council, Volunteers, Service Clubs, BFR and Staff are a positive way of saying thank you to the hard work and dedication of the people / groups that help the Municipality run.

Comments:

We are proposing the same appreciation event(s) as were initiated in 2024:

Council / Service Clubs / Volunteers

A food truck / meal on site at the pavilion, Thursday, September 17th from 5:30-7:30 pm; including spouses

Staff

An informal dinner scheduled for staff and spouses prior to ice installation. Staff reaching employment milestones are: Stephen Ikert and Jamie Butler - both 10 years

BFR


To be determined

Financial Considerations:

The 2026 budget allocates monies towards an appreciation event not including service awards. The proposal fits the budget adequately with possible savings.

ATTACHMENTS:

[Appreciation Policy](#)

	THE CORPORATION OF THE MUNICIPALITY OF BROOKE-ALVINSTON POLICY MANUAL			
	Subject:	Appreciation Policy	Section	Policy
	Effective Date:	October 1, 2023	Approved By:	
	Revision Date:			

PURPOSE

To show appreciation annually to Council, Committee, Staff and Service Clubs in the Community.

POLICY

Council Members – Committee Members and Service Club / Volunteer Members

That an annual event be held for Council Members, Committee Members and Service Clubs / Volunteers which includes a catered dinner and cash bar at the BAICCC. Each service club should be sent 4 tickets to attend the event. The Municipality shall budget for the event annually.

Brooke Fire Rescue Members

That an annual event be held at the Department's convenience for Brooke Fire Rescue members and guests which includes a catered dinner and cash bar at the BAICCC. The Municipality shall budget for the event.

In cases where the planning of such an event is disturbed with either a pandemic or lack of available members to attend, an alternate choice of \$50 / BFR member to a Brooke-Alvinston business can be made. The Department will need to advise of their preference by November 1st annually.

Employees

That an annual event be held for the Administration, Roads and Parks & Recreation employees and guests which includes a meal and cash bar. The Municipality shall budget for the event annually.

In cases where the planning of such an event is disturbed with either a pandemic or lack of available members to attend, an alternate choice of \$50 / employee to a Brooke-Alvinston business can be made. The employees will need to advise of their preference by November 1st annually.



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Joint Audit Compliance Committee
Meeting: Council - 28 May 2026
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That the By-law presented to authorize a Joint Audit Compliance Committee be approved.

Background:

A compliance audit is an audit of a candidate's or registered third party's election campaign finances and their compliance with the provisions of the *Municipal Elections Act, 1996* related to election campaign finances.

The *Municipal Elections Act, 1996* as amended requires that every municipality form an Election Compliance Audit Committee on or before October 1 of an election year for the purposes of Section 88.33.

Lambton County municipalities have formed one Joint Compliance Audit Committee to address all compliance audit applications within the County of Lambton. Each municipal Clerk will be the contact for questions and applications within their municipality. When a municipality is in receipt of an application for a compliance audit, the Clerk of the host municipality shall contact the Committee Members and arrange for the Members to hear the audit request.

The Joint Compliance Audit Committee will have three members and does not include employees or officers of the municipality or local board, members of the council or local board, or any persons who are candidates in the election for which the committee is established. The Committee has the same term of office as the council (for the 2026 municipal election, the term of office is November 15, 2026 - November 14, 2030).

Comments:

The powers and functions of the Committee are set out in the *Municipal Elections Act, 1996*. The Committee will:

- Consider compliance audit applications received and decide whether each application should be granted or rejected. Timeline: within 30 days after receiving the application (s. 88.33(7)).
- If the application is granted, appoint an Auditor to conduct a compliance audit of the candidate's election campaign finances.
- Receive the auditor's report (s. 88.33(13)).
- Consider the auditor's report and decide whether legal proceedings should be commenced or make a finding whether there were reasonable grounds for the application. Timeline: within 30 days of receipt of the auditor's report (s. 88.33(17)).

Financial Considerations:

The Municipality shares in the \$200 retainer fee of the Committee members.

ATTACHMENTS:

[By-law xx of 2026 - Joint Compliance Audit Committee](#)
[Joint Compliance Audit Committee Member Recruitment](#)

THE CORPORATION OF THE MUNICIPALITY OF BROOKE-ALVINSTON
BY-LAW NUMBER xx of 2026

**“A By-Law to Establish a Joint Compliance Audit Committee for the 2026
Municipal Election”**

(Re: Joint Compliance Audit Committee)

WHEREAS S.88.37 of the Municipal Elections Act, 1996, as amended, requires that Councils establish, before October 1 of an election year, a Compliance Audit Committee;

AND WHEREAS the Councils of the Townships of Dawn-Euphemia, Enniskillen, St. Clair and Warwick, the City of Sarnia, the Municipalities of Brooke-Alvinston and Lambton Shores, the Towns of Petrolia and Plympton-Wyoming, and the Villages of Oil Springs and Point Edward deem it advisable and expedient to establish a Joint Compliance Audit Committee;

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

1. That a Joint Compliance Audit Committee be established.
2. That the Terms of Reference attached as “Schedule A” be adopted.
3. That By-Law 23 of 2022 and all other By-Laws or resolutions inconsistent with the provision of this By-Law, are hereby repealed.
4. This By-Law shall come into force and take effect on the final passing thereof.

By-Law Read a First, Second and Third time this 28th day of May, 2026

David Ferguson
Mayor

Janet Denkers
Clerk Administrator

“SCHEDULE A”

Joint Compliance Audit Committee Terms of Reference

MANDATE

The Compliance Audit Committee (“the Committee”) is required to act in accordance with the powers and obligations set out in the Municipal Elections Act, 1996, as amended (“the MEA”).

The Committee will be required to:

- consider a compliance audit application received from an elector that a candidate or a registered third party has contravened provisions of the MEA relating to election campaign finances and determine whether it should be granted or rejected;
- if the application is granted, the committee shall appoint an auditor to conduct a compliance audit;
- receive the auditor’s report;
- consider the auditor’s report and if the report concludes that the candidate or registered third party appear to have contravened a provision of the MEA relating to election campaign finances, the committee may commence legal proceedings against the candidate or third party for the apparent contravention; and,
- consider the report(s) of the Clerk identifying each contributor to a candidate for office on a council or a registered third party who appears to have contravened any of the contribution limits under section 88.9 or 88.13 of the MEA and decide whether to commence a legal proceeding against a contributor for an apparent contravention.

COMPOSITION

The Committee shall be composed of three (3) voting members.

Alternate members may be appointed.

Alternate members will be called upon by the Clerk of a participating municipality to serve if a voting member resigns or becomes ineligible to serve on the Committee.

The following persons are ineligible to serve on the Committee:

- employees or officers of a participating municipality;
- members of the council of a participating municipality;
- any persons who are candidates in the election for which the committee is established; or
- any persons who are registered third parties in a participating municipality in the election for which the Committee is established.

Committee Members shall agree in writing that they will not work or volunteer for, or contribute to, any candidate or registered third party in any capacity in an election in any of the participating municipalities.

TERM

The term of the Committee is from November 15, 2026, to November 14, 2030.

REMUNERATION AND FUNDING

Committee members shall receive a \$200 retainer for the four-year term.

Committee members shall receive an honorarium of \$250 per meeting.

Mileage shall be reimbursed at the rate established by the County of Lambton.

The host municipality requiring the services of the Committee shall be responsible for the per meeting honorarium and reimbursement for mileage.

The host municipality shall pay all costs in relation to the Committee's operation and activities.

STAFF SUPPORT

The Clerk of the host municipality shall establish administrative practices and procedures for the Committee and shall carry out any other duties required under the MEA to implement the Committee's decisions.

Staff from the host municipality shall provide administrative support to the Committee.

APPOINTMENT PROCESS

Applicants will be requested to submit a summary outlining their qualifications and experience. Municipal Clerks of the member municipalities shall review applications and make collective recommendations to fill vacancies. Recommended applicants will be forwarded to each respective Council for appointment.

Townships of Dawn-Euphemia, Enniskillen, St. Clair and Warwick, the City of Sarnia, the Municipalities of Lambton Shores, Brooke-Alvinston, the Towns of Petrolia and Plympton-Wyoming and the Villages of Oil Springs and Point Edward are recruiting experienced professionals to be considered for appointment to:

THE JOINT COMPLIANCE AUDIT COMMITTEE

The Committee is responsible for reviewing and making decisions on applications for municipal election campaign finance compliance audits and on reports from the Clerk respecting apparent contraventions of contribution limits.

The Committee acts in accordance with the powers and obligations set out in the Municipal Elections Act, and is required to:

- consider a compliance audit application received from an elector that a candidate or a registered third party has contravened provisions of the Municipal Elections Act relating to election campaign finances and determine whether it should be granted or rejected;
- if the application is granted, the committee shall appoint an auditor to conduct a compliance audit;
- receive the auditor's report;
- consider the auditor's report and if the report concludes that the candidate or registered third party appear to have contravened a provision of the Municipal Elections Act relating to election campaign finances, the Committee may commence legal proceedings against the candidate or third party for the apparent contravention; and
- consider the report(s) of the Clerk identifying each contributor to a candidate for office on a council or a registered third party who appears to have contravened any of the contribution limits under section 88.9 or 88.13 of the Municipal Elections Act and decide whether to commence a legal proceeding against a contributor for an apparent contravention.

The following persons are ineligible to serve on the Committee:

- employees or officers of a participating municipality;
- members of the council of a participating municipality;
- any persons who are candidates in the election for which the committee is established; or
- any persons who are registered third parties in a participating municipality in the election for which the Committee is established.

Committee Members shall agree in writing that they will not work or volunteer for, or contribute to, any candidate or registered third party in any capacity in an election in any of the participating municipalities.

The Committee will meet as needed, with meetings to be scheduled when a compliance audit application or applicable report is received. The term of the Committee shall be from November 15, 2026 to November 14, 2030.

If you are interested in being considered for appointment to the Joint Compliance Audit Committee, please send your letter of interest and resume to the Clerk Administrator at idenkers@brookealvinston.com

Applications will be reviewed by the municipal Clerks of the participating municipalities who will make recommendations to their respective municipal Councils for appointment.

THE CORPORATION OF THE MUNICIPALITY OF BROOKE-ALVINSTON

By-law Number xx of 2026

A By-law to authorize the sale of municipal land

WHEREAS pursuant to Section 8 of the Municipal Act, 2001, C. 25, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS the Council of the Corporation of the Municipality of Brooke-Alvinston has determined that the said lands are surplus to the needs of the Corporation and should be sold

AND WHEREAS the Council of the Municipality of Brooke-Alvinston has agreed to sell certain lands being:

- i) Alley located between 3192 River Street and 3188 River Street and indicated on Appendix A to this By-law

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

1. That the said alley be deemed closed and that:
2. The Council of the Municipality of Brooke-Alvinston hereby authorize the conveyance of lands as noted above (i)
3. That schedule "A" notes the conditions of sale and purchase price

This By-law shall become into full force and effect on the date that it is enacted.

By-law read a first, second and third time and finally passed this 23rd day of May, 2026.

David Ferguson, Mayor

Janet Denkers, Clerk-Administrator

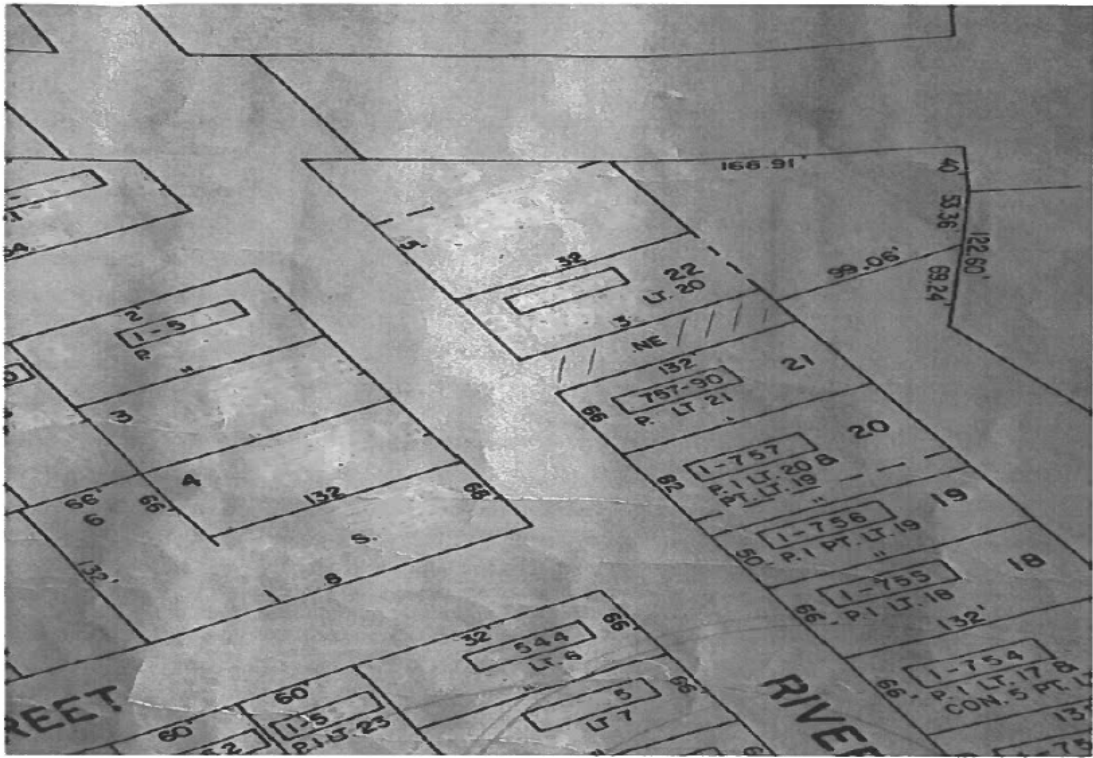
APPENDIX A to
By-law xx of 2026

Conditions of Sale

- 1) That the purchaser (Hayter) merge the parcel of land: Plan 1 Lot 22 Con 5, NW Pt. Lot 20 to 3192 River Street

Purchase Price:

- 1) \$5,775 purchase price plus all legal fees associated



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**CORPORATION OF THE
MUNICIPALITY OF BROOKE-ALVINSTON**

ZONING BY-LAW NUMBER xx OF 2026

(Being a By-law to amend By-law 9 of 2013)

WHEREAS the Council of the Corporation of the Municipality of Brooke-Alvinston passed a comprehensive Zoning By-law 9 of 2013 on the 28th day of February 2013; and

WHEREAS the Council deems it desirable to make certain amendments to its comprehensive Zoning By-law.

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

1. Schedule "A", attached, is hereby declared to form part of this By-law.
2. Schedule "A" to By-law 9 of 2013 is hereby amended by changing the zone symbol that applies to those lands indicated on Schedule "A" to this By-law from the "Residential 4 (R4) Zone" to the "Residential 3 (R3) Zone".
3. This By-law shall come into force and effect pursuant to Sections 34 (21) or Section 34 (30) of the Planning R.S.O. 1990.

Read a first, second and third time and finally passed this 28th day of May 2026.

David Ferguson, Mayor

Janet Denkers, Clerk Administrator

**CORPORATION OF THE
MUNICIPALITY OF BROOKE-ALVINSTON
ZONING BY-LAW NUMBER xx OF 2026**

Explanatory Note

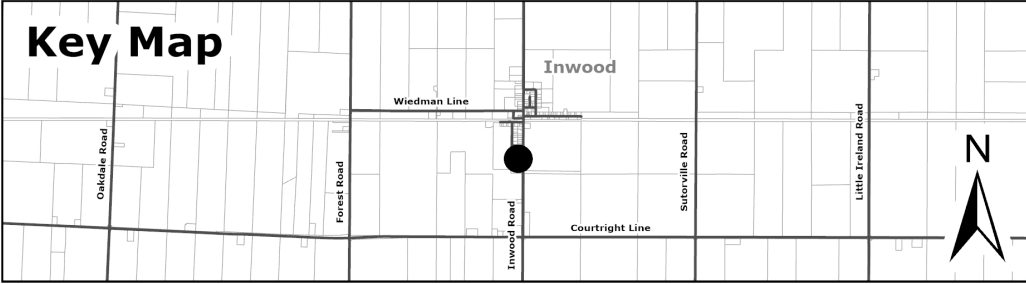
The purpose of this By-law is to rezone a portion of lands described as Concession 5, North Part Lot 4 in the Municipality of Brooke-Alvinston and municipally known as 3126 Queen Street from the “Residential 4 (R4) Zone” to the “Residential 3 (R3) Zone”.

The proposed Zoning By-law Amendment would allow the property to be developed for various types of residential uses, including Triplex and Townhouse dwellings.

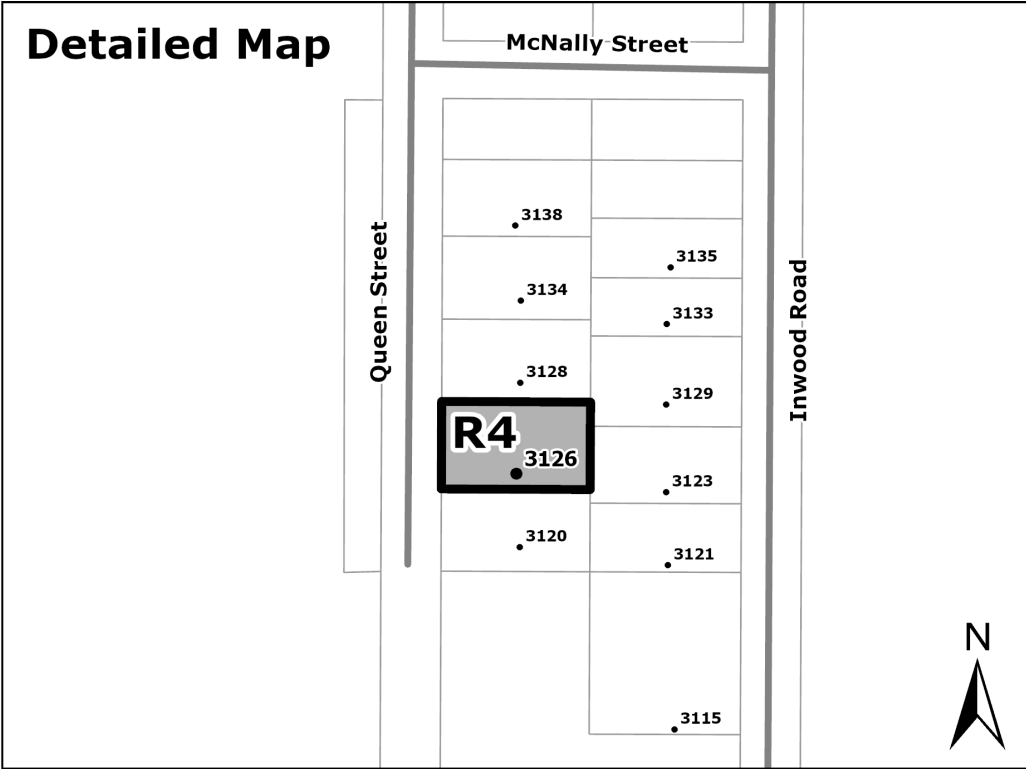
The Key Map and Schedule “A” show more particularly the lands affected.

Municipality of Brooke-Alvinston
SCHEDULE "A"
 to By-law No. _____
 Dated this _____ Day of _____, 2026

Signed: _____
 David Ferguson, Mayor _____
 Janet Denkers, Clerk-Administrator



● Subject Property



APPLICANT: Valdemar Veiga (Agent: Matthew Rowswell)

LOCATION: PLAN 5 S PT LOT 16 N PT LOT; 17 RP 25R1181 PART 4
 3126 Queen Street, Inwood, Brooke-Alvinston.

File: Z-003-2026