



AGENDA

Council Meeting

4:30 PM - Thursday, June 25, 2026
Municipal Office

Page

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. MINUTES

- 3.1. Regular Council Meeting Minutes of June 11, 2026 4 - 8
[Council - 11 Jun 2026 - Minutes - Pdf](#)

4. BUSINESS ARISING FROM THE MINUTES

5. DELEGATIONS & TIMED EVENTS

- 5.1. Official Plan /Zoning Amendment Application -8002 Centre St. Alvinston 9 - 28
[Public Notice OPA -ZBLA - 8002 Centre Street Application](#)
[Planning Report OPA and ZBA - 8002 Centre Street](#)
- 5.2. Zoning Amendment Application -3126 Queen St., Inwood 29 - 67
[Public Notice - 3126 Queen Street Application](#)
[S. Watson Delegation Request and Letter](#)
[Letter of opposition](#)
[Opposing Correspondence](#)
[SCRCA Comments 3126 Queen St](#)
[Planning Report - 3126 Queen Street](#)

6. CORRESPONDENCE

- 6.1. Municipal Information 68 - 109
[Lambton - 2025 Detachment Board Report](#)
[Flood Hazard Technical Guide Letter - June 12 2026](#)
[MNR Decision - Aggregate Resource Act](#)
[Notice of Consent Hearing - 8513 Churchill Line](#)
[Recruitment letter ending the Committee June 2026](#)
[Historical Society Meeting Notice](#)
[Building Permits - May 2026](#)
[C.O.R. Notice - Davidson Drain North](#)
[C.O.R. Notice - Morley Zavitz Drain](#)
[Consideration Report - Cherry Creek Drain](#)
- 6.2. Correspondence Requiring Action 110 - 112
[2026 sponsorship request](#)
[Letter to Minister Flack - Development Charges](#)

7. STAFF REPORTS

- | | | |
|------|--|-----------|
| 7.1. | <u>Drainage Superintendent's Report:</u> (Clerk Administrator to provide verbal update)
Request for Maintenance - Kennedy Drain | 113 |
| 7.2. | <u>Drainage Superintendent's Report:</u> Crockett Drain Branch "B"
Crockett Drain Branch "B" - Pdf | 114 |
| 7.3. | <u>Clerk Administrator's Report:</u> Request from the Optimist Club - Tanner Redick Memorial Ball Tournament
Request from the Optimist Club - Tanner Redick Memorial Ball Tournament - Pdf | 115 - 116 |
| 7.4. | <u>Clerk Administrator's Report:</u> Build Communities Strong Fund - Local Impact Stream
Build Communities Strong Fund - Local Impact Stream - Pdf | 117 - 118 |
| 7.5. | <u>Public Works Superintendent's Report:</u> Lasalle Line West - options
Lasalle Line West - options - Pdf | 119 |
| 7.6. | <u>Public Works Superintendent's Report:</u> Concrete Crushing
Concrete Crushing - Pdf | 120 - 123 |

8. BY-LAWS

- | | | |
|------|---|-----------|
| 8.1. | By-law xx of 2026 - Zoning/Official Plan Amendment - 8002 Centre St.
By-law xx of 2026 - Zoning OP 8002 Centre Street
Zoning By-law - Schedule A - Detailed Map
OPA 8 Document - 8002 Centre Street - Smith
Official Plan - Schedule A - Detailed Map | 124 - 137 |
| 8.2. | By-law xx of 2026 - Zoning Amendment - 3126 Queen St.
By-law xx of 2026 - Veiga (Roswell) 2- ZBLA
Zoning By-law - Schedule A - Detailed Map | 138 - 140 |
| 8.3. | By-law xx of 2026 - Crockett Drain - First and Second reading | |

9. NEW BUSINESS

- | | | |
|------|--|-----------|
| 9.1. | County of Lambton: Fire Prevention Feasibility Review Report
Fire Prevention Services Feasibility Review Report | 141 - 143 |
| 9.2. | Letter of request to the LAWSS Board
Brooke-Alvinston water allocation | 144 - 145 |
| 9.3. | Letter to Cameron Road Bridge users / neighbours
Letter | 146 |

10. CLOSED SESSION

- | | | |
|-------|---|--|
| 10.1. | Section 239(2)(b) personal matters about an identifiable individual including employees | |
|-------|---|--|

11. RISE AND REPORT

12. BY-LAW CONFIRMING PROCEEDINGS

13. ADJOURNMENT

July Council Meeting Dates:

July 9, 2026 at 4:30 pm at the BAICCC

July 23, 2026 at 3:00 pm in the Council Chambers



MINUTES

Council Meeting

3:30 PM - Thursday, June 11, 2026
Municipal Office

The Council of the Municipality of Brooke-Alvinston was called to order on Thursday, June 11, 2026, at 3:30 PM, in the Municipal Office, with the following members present:

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

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

Regrets:

1 CALL TO ORDER

The Mayor called the meeting to order at 3:30 p.m..

2 DISCLOSURE OF PECUNIARY INTEREST

The Mayor requested that any pecuniary interests be declared at the appropriate time.

3 MINUTES

a) Regular Council Meeting Minutes of May 28, 2026

RESOLUTION-2026-210

Councillor Jenny Redick made a motion that the minutes of May 28, 2026 be approved as presented without error or omission. Councillor Craig Sanders seconded the motion.

Carried

4 BUSINESS ARISING FROM THE MINUTES

5 DELEGATIONS & TIMED EVENTS

a) 2025 Audited Financial Statements

Giovanni Spadafora presented the the 2025 Audited Financial Statements to Council for approval

RESOLUTION-2026-211

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke Alvinston approve the 2025 Consolidated Financial Statements for the municipality as audited by MNP LLP and authorize the Treasurer to sign the Management letter. Councillor Don McCabe seconded the motion.

Carried

6 CORRESPONDENCE

a) Municipal Correspondence:

RESOLUTION-2026-212

Councillor Jenny Redick made a motion that the correspondence items circulated be approved as presented without error or omission. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- b) United Counties of Leeds & Grenville - Support for M.E.A.

RESOLUTION-2026-213

Councillor Craig Sanders made a motion that the request from the United Counties of Leeds and Grenville be received and filed. Councillor Jenny Redick seconded the motion.

Carried

- c) Township of Baldwin - OPP Municipal Policing Billing Model

RESOLUTION-2026-214

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from the Township of Baldwin to call on the Province to implement a fair and equitable funding model that ensures all communities receiving OPP policing services contribute appropriately to the cost of those services. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- d) Township of Armour - Highways 11 and 17 Rest Areas

RESOLUTION-2026-215

Councillor Craig Sanders made a motion that the Municipality of Brooke-Alvinston supports the request from the Township of Armour to call on the Government of Ontario and the Government of Canada to prioritize the development of new and upgraded highway rest stops and traveller infrastructure along Highways 11 and 17 across Northern Ontario. Councillor Jenny Redick seconded the motion.

Carried

- e) Municipality of Calvin - Review of Current Value Assessments

RESOLUTION-2026-216

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

Carried

- f) N.E.M.I. - Health Care System

RESOLUTION-2026-217

Councillor Craig Sanders made a motion that the Municipality of Brooke-Alvinston supports the request from the N.E.M.I. to call on the Province of Ontario to provide immediate and sustained funding to improve hospital finances and capacity, which as per the recommendations in the CCPA study, would require an immediate injection of \$3.2 billion supported by annual increases of 6% per year thereafter. Councillor Jenny Redick seconded the motion.

Carried

- g) County of Prince Edward - Public Health Units

RESOLUTION-2026-218

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from the County of Prince Edward to request that the Provincial Government redistribute a portion of the Land Transfer Tax to municipalities to address public health funding gaps and the

rising share of municipal contributions to the public health units. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- h) Town of South Bruce - Outdoor Education

RESOLUTION-2026-219

Councillor Craig Sanders made a motion that the request from South Bruce be received and filed. Councillor Jenny Redick seconded the motion.

Carried

- i) Village of Merrickville-Wolford - Traffic Calming & Speeding Mitigation Techniques

RESOLUTION-2026-220

Councillor Don McCabe made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from the Village of Merrickville-Wolford to advocate that the province expand its stated interest and financial commitment to include all municipalities in Ontario, adopting a province-wide approach to public safety and thereby ensuring the well-being of all Ontarians. Councillor Craig Sanders seconded the motion.

Carried

- j) N.E.M.I. - Tar & Chip

RESOLUTION-2026-221

Councillor Craig Sanders made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from N.E.M.I. to request that the Ministry of Environment reconsider its decision regarding the lighter grade of oil, taking into account the increased number of applications required, as well as the associated additional time, energy, and financial burden placed on municipalities or develops a better alternative oil. Councillor Jenny Redick seconded the motion.

Carried

- k) Town of Halton Hills -Invasive Plant Rules

RESOLUTION-2026-222

Councillor Craig Sanders made a motion that the request from the Town of Halton Hills be received and filed. Councillor Don McCabe seconded the motion.

Carried

7 STAFF REPORTS

- a) **Drainage Superintendent's Report:** Tait Swartz Drain Tender

RESOLUTION-2026-223

Councillor Don McCabe made a motion that the low tender submitted by McNally Excavating for work on the Tait Swartz Drain in the amount of \$250,860 (including HST) be approved. Councillor Craig Sanders seconded the motion.

Carried

- b) **Drainage Superintendent's Report:** Drain disconnection request

RESOLUTION-2026-224

Councillor Jenny Redick made a motion that Council appoint R. Dobbin Engineering under s.65(4) of the Drainage Act for the disconnection of the Gerber land from the watershed of the Corckett Drain. Councillor Don McCabe

seconded the motion.

Carried

- c) **Treasurer's Report:** Accounts Payable Listing - May 2026

RESOLUTION-2026-225

Councillor Craig Sanders made a motion that Council receive and file the Accounts Payable Listing for May 2026. Councillor Don McCabe seconded the motion.

Carried

- d) **Clerk Administrator's Report:** July Council Meeting Dates

RESOLUTION-2026-226

Councillor Craig Sanders made a motion that the July 2026 Council meeting dates be amended from one meeting date on July 16th only to two meeting dates being July 9th and July 23rd at 4:30 each respectively. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- e) **Public Works Superintendent's Report:** Cameron Rd Bridge (Structure 17)

RESOLUTION-2026-227

Councillor Craig Sanders made a motion that Council receive and file the report on the Cameron Road Bridge; and that Council discuss the priority and necessity of repairs to the Cameron Road bridge with the ratepayers of Brooke-Alvinston and that a public meeting be held to obtain comment on the bridge; and that staff be directed to consult with our insurance providers; and that the public meeting be held in July to obtain comments of ratepayers. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- f) **Public Works Superintendent's Report:** Phase 2 of Churchill Line Repairs Nauvoo Road to Arkona Road

RESOLUTION-2026-228

Councillor Jenny Redick made a motion that Council direct staff to formally notify Warwick Council of their intent to reconstruct the section of roadway between Nauvoo Road and Arkona Road in 2027; and that Black Creek Engineering be appointed as the Construction Engineer for this phase of construction as the Municipality has a good working relationship with Black Creek, the timing of the project compliments the other road work being completed in the Municipality and efficiencies may be found with background knowledge of the area. Councillor Don McCabe seconded the motion.

Carried

- g) Fire Chiefs Report - Q1 of 2026

RESOLUTION-2026-229

Councillor Don McCabe made a motion that Council receive and file the Q1 report of the Fire Chief. Councillor Craig Sanders seconded the motion.

Carried

8 BY-LAWS

9 NEW BUSINESS

- a) LaSalle Line Residents - Letters Re: Dust

RESOLUTION-2026-230

Councillor Craig Sanders made a motion that the Public Works Manager be directed to obtain pricing on a second application of dust suppressant in addition to pricing of dolmolite on LaSalle West. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- b) Councillor Redick inquired about the trailers that have recently appeared in the Municipality with persons living in them. She was advised that a recommendation to remove the 30 day allowance from the zoning by-law will be discussed.
- c) The Parks & Recreation Manager provided an update to Council on the arena floor project.
- d) The Clerk Administrator advised of the Ministry of Sport approval on the lift gate and dasher boards for the arena project.
- e) The Clerk Administrator noted that there will be another drop of OHL tickets in a few weeks.

10 CLOSED SESSION

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

RESOLUTION-2026-231

Deputy Mayor Frank Nemcek made a motion that Council move into the closed meeting session. Councillor Jenny Redick seconded the motion.

Carried

11 RISE AND REPORT

The Clerk Administrator provided the Rise and Report. She noted that a closed session meeting was held to discuss personal matters about an identifiable individual including employees. It was noted that the May 14, 2026 closed session meeting minutes were approved as presented without error or omission and that staff were directed to proceed as outlined in the closed session meeting.

12 BY-LAW CONFIRMING PROCEEDINGS

- a) By-law 33 of 2026 - Confirming By-law

RESOLUTION-2026-232

Councillor Craig Sanders made a motion that By-law 33 of 2026 be read a first, second and third time and finally passed this 11th day of June, 2026. Deputy Mayor Frank Nemcek seconded the motion.

Carried

13 ADJOURNMENT

Councillor Sanders made a motion to adjourn the meeting at 4:30 p.m..

Clerk-Administrator

Mayor



**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.

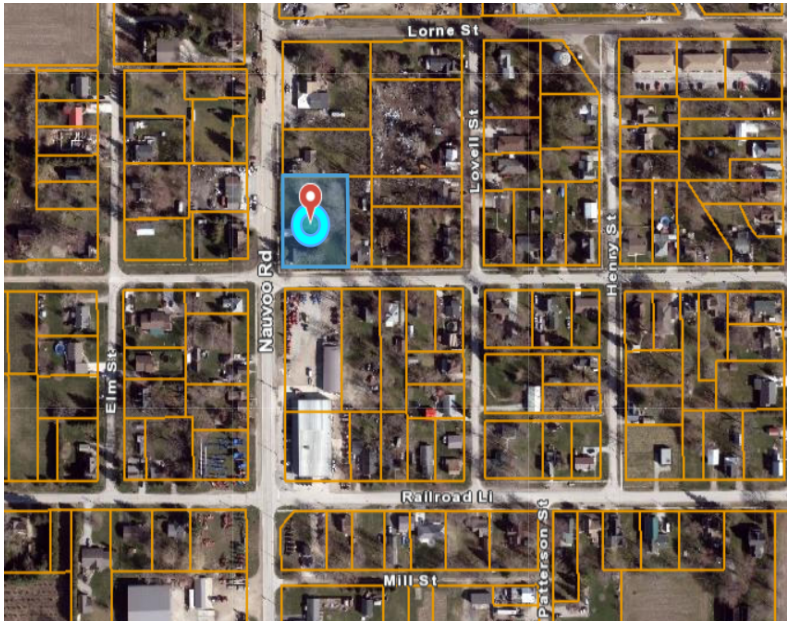
WRITTEN SUBMISSIONS in respect of the proposed Official Plan Amendment and/or Zoning By-law Amendment can be made to the Clerk of the Municipality of Brooke-Alvinston.

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
jdengk@brookealvinston.com

Dated: May 27, 2026

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

5.1.

FILE NO. _____

DATE May 4, 2026

NAME OF OWNER Keagan Smith	NAME OF AGENT (if the applicant is an agent authorized by the owner)
ADDRESS 8002 Centre Street	ADDRESS
e-mail address KeaganSmith655@gmail.com	e-mail address
TELEPHONE [REDACTED]	TELEPHONE

NAME OF HOLDER OF MORTGAGE (or Charge or Encumbrance)	NAME OF HOLDER OF MORTGAGE (or Charge or Encumbrance)
ADDRESS	ADDRESS
e-mail address	e-mail address

OFFICIAL PLAN - current designation	ZONING - current zone
Commercial	C2

DIMENSIONS OF SUBJECT LAND:		
Frontage: 100 feet	Depth: 100 feet	Area:

REZONING - Nature and extent of rezoning requested:
I would like to change the current zoning of a portion of the lot (refer to diagram) from C2
to residential to create 2 additional lots, each 50x100 feet. The remaining property will remain C2 (see diagram)
Attach additional page if necessary

DATE - Subject land was acquired by current owner on: December 3, 2025
--

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)
Brooke Alvinston LT3 PL15 (subdivision of LT25 PL8A) 8002 Centre Street
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.
Proposed vacant lots but when development occurs, it will comply with the max lot coverage
of 30% and the max building height of 11 meters as stated under zone regulations for a
residential zoning.

PAGE 1 OF 6

If the application implements an alteration to the boundary of an area of settlement or implements a new area of settlement, details of the official plan or official plan amendment that deals with the matter is required.

n/a

If the subject land is within an area where zoning with conditions applies, an explanation of how the application conforms to the official plan policies relating to zoning with conditions is required.

OPA is being considered to recognize the proposed land use change.

If the application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with the matter is required.

N/A

ACCESS - Access to the subject land will be by:

- ☐ Provincial highway ☐ Municipal Road - seasonal ☐ County Road
☒ Municipal Road - year round ☐ Right-of-way ☐ Private Road
☐ Water
 (specify)..... ☐ Other public road

WATER ACCESS - Where access to the subject land is by water only:

Docking facilities (specify) _____ Parking facilities (specify) _____
 distance from subject land..... distance from subject land
 distance from nearest public road..... distance from nearest public road.....

EXISTING USES of the subject land:	LENGTH OF TIME the existing uses of the subject land have continued:
Residential home and yard/open space	The existing use has been around for about 80 yrs
	based on my best knowledge or records.

EXISTING BUILDINGS – STRUCTURES - Where there are any buildings or structures on the subject land, indicate for each: **N/A**

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

Vacant lots intended for future residential development.

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

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

WATER is provided to the subject land by:

- ☒ Publicly-owned/operated piped water system ☐ Lake or other water body
☐ Publicly-owned/operated individual well ☐ Privately owned and operated communal well
☐ Private well ☐ Other means (specify).....

SEWAGE DISPOSAL is provided to the subject land by:

- ☒ Publicly owned/operated sanitary sewage system ☐ Public communal septic system
☐ Privately owned/operated individual septic system ☐ Privy
☐ Privately owned/operated communal septic system ☐ Other means (specify).....

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the following must accompany this application: N/A

1) a servicing options report; and

2) a hydrogeological report.

STORM DRAINAGE is provided to the subject land by:

- ☐ Sewers ☐ Ditches ☐ Swales ☐ Other means (specify).....

OTHER APPLICATIONS - if known, indicate if the subject land is the subject of an application under the Planning Act for:

- ☐ official plan amendment File #.....
 Status.....
☐ approval of a plan of subdivision (under section 51) File #.....
 Status.....
☐ severance (under section 53) File #.....
 Status.....
☐ previous rezoning application (under section 34) File #.....
 Status.....
☐ whether the subject land has ever been the subject of a Minister's Zoning Order Ont. Reg. #

Is this application for an amendment to the Zoning By-law consistent with policy statements issued under subsection 3 (1) of the Act? YES x NO

Is the subject land within an area of land designated under any provincial plan or plans?
YES NO x

If yes, does the application conform or does not conflict with the applicable provincial plan or plans?
YES NO

AUTHORIZATION BY OWNER

I, the undersigned, being the owner of the subject land, hereby authorize

KEAGAN SMITH
to be the applicant in the submission of this application.

Signature of Owner

Signature of Owner

Signature of Witness

Date

DECLARATION OF APPLICANT

I, Keagan Smith of the Township of
(name of applicant) (eg. city, town, Village,
Township)
Brooke-Alvinston in the County of Lambton
(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 4 day of May 20 26

Signature of Applicant

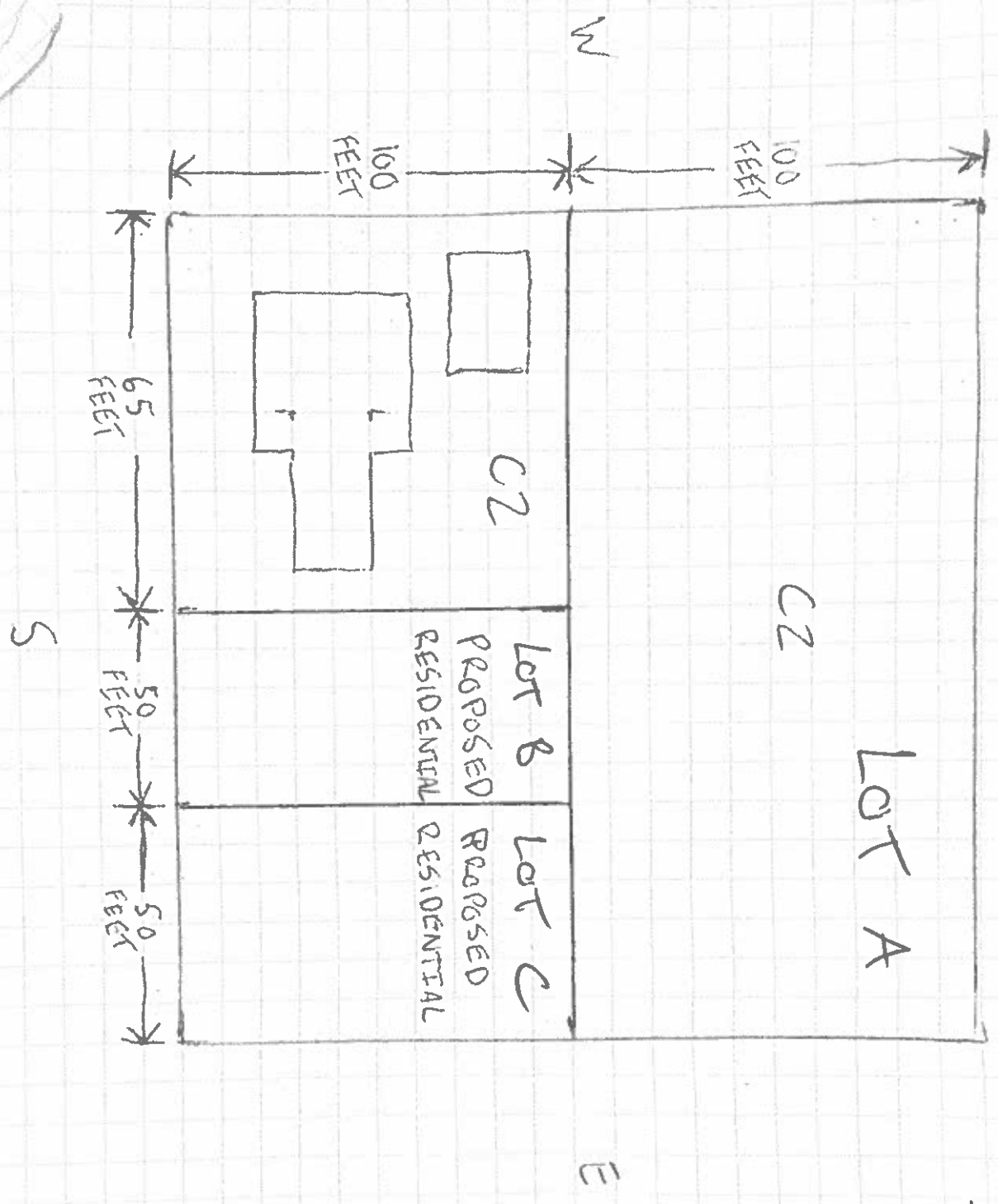
James Duhon
Signature of Commissioner, etc.

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.



THIS IS ONLY ONE
LOT ITS JUST SHOWING
MY ENTIRE PLAN

THE CORPORATION OF THE MUNICIPALITY OF BROOKE ALVINSTON

APPLICATION FOR
OFFICIAL PLAN AMENDMENTPlanning Act, R.S.O. 1990 c. P.13, s.22(4); 1996, c.4, s.13
O. Reg. 198/96, Schedule

Received May 4/26

NAME OF OWNER Keagan Smith	NAME OF AGENT (if the applicant is an agent authorized by the owner)
ADDRESS 8002 Centre Street	ADDRESS
TELEPHONE 	TELEPHONE

AMENDMENT REQUEST
Date of request to municipality to initiate proposed amendment:
Name of the official plan proposed to be amended: Brooke Alvinston official plan, April 2011 version

LEGAL DESCRIPTION of subject land (such as the municipality, concession and lot numbers, reference plan and part numbers and name of street and number)
Brooke-Alvinston Lt3 PL15 (subdivision of LT25 PL8A) 8002 Centre Street

AREA OF LAND
10,000 sq ft
State the approximate area of the land covered by the proposed amendment, if applicable and if known:

POLICY - EXISTING - The proposed amendment: (circle one) changes <u>replaces</u> deletes a policy in the official plan.
NAME/DESCRIPTION OF AFFECTED POLICY:
Highway commercial area pg 26, 3.2 states that the subject land is to be used as commercial

POLICY - ADDITION - If applicable the proposed amendment adds the following policy to the official plan:
POLICY - ADDITION - the proposed amendment adds the following policy to the official plan if applicable:

PURPOSE - if the proposed amendment changes, replaces, deletes or adds a policy, state the purpose of the proposed official plan amendment"
The purpose of the proposed amendment is to redesignate the subject land from commercial to residential use (not whole property- see diagram) to enable efficient lot creation and infill development in alignment with the Townships goals for residential intensification.

CURRENT DESIGNATION - State current designation of the subject land on the Land Use Schedule of the official plan (if applicable):

Current designation is commercial

State current land uses authorized by the official plan designation:

Car service stations, drive in restaurants, hotels, churches, warehouse etc.

EFFECT OF PROPOSED AMENDMENT ON DESIGNATION

The proposed amendment: ☒ changes ☐ replaces a designation of the Land Use Schedule of the official plan.

Name the designation proposed:

Residential

LAND USE - State the land uses that would be authorized by the proposed amendment:

Residential (section 2.0)

OTHER APPLICATIONS - State whether the subject land or any land within 120 metres (400') of the subject land is the subject of an application made by the applicant for approval of an official plan amendment, a zoning by-law amendment, a minister's zoning order amendment, a minor variance, a plan of subdivision, a consent or site plan.

1. Type of application:

Zoning by-law amendment

Application file #:

Approval authority:

Lands affected:

8002 Centre Street

Purpose of application:

Re-zone property from C2 to R1

Status of application:

Pending

Effect of application on proposed amendment:

To allow for

2. Type of application:

Application file #:

Lands affected:

Purpose of application:

Status of application:

Effect of application on proposed amendment:

TEXT - PROPOSED AMENDMENT - State the text of the proposed amendment if a policy in the official plan is being changed, replaced or deleted, or if a policy is being added to the official plan.

The official plan is amended to re-designate the subject lands from commercial to residential and the land shall

be governed by the policies applicable to the residential designation.

(Add additional sheet if further space required.)

Where the proposed amendment changes or replaces a schedule in the official plan, attach the proposed schedule and the text that accompanies

AUTHORIZATION BY OWNER

I, the undersigned, being the owner of the subject land, hereby authorize KEAGAN SMITH
to be the applicant in the submission of this application.


Signature of Owner

Signature of Witness

Date

DECLARATION OF APPLICANT

I, _____ of the _____ of
_____ in the _____ of _____

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 Couch day of 4 May 2026

of Lambton

Signature of applicant


Signature of Commissioner, etc.

FOR OFFICE USE ONLY

Name of Owner _____ Address _____

Name of Agent _____ Address _____

Date received _____ Amendment number _____

Checked by _____ Date of Acceptance _____

Existing official plan designation _____

Pertinent policies _____

APPLICATION CONCERNING:

Land Use _____

Parks _____

Major streets _____

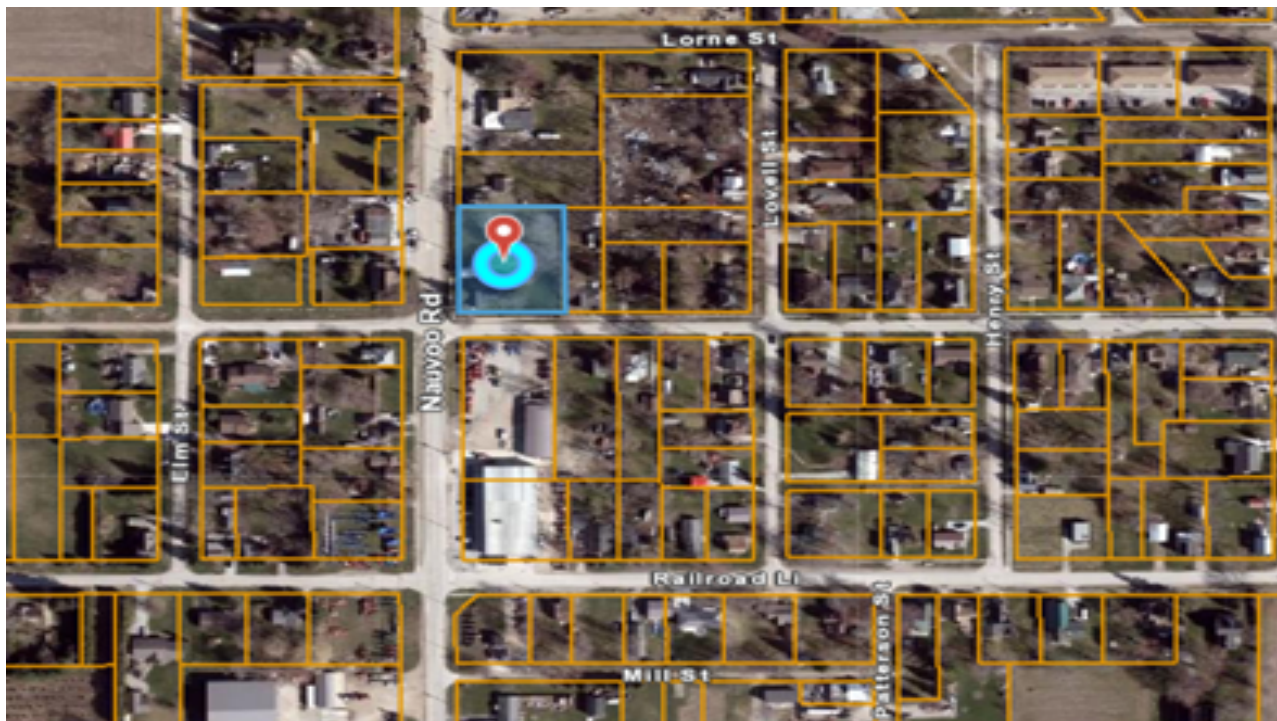
Description of amendment required _____



Page 22 of 146

	PLANNING AND DEVELOPMENT SERVICES REPORT		
REPORT TO:	BROOKE-ALVINSTON COUNCIL		
PREPARED BY: (COUNTY)	Ezio Nadalin Planner		
APPROVED BY: (MUNICIPALITY)	Janet Denkers Clerk-Administrator		
REPORT DATE:	June 15, 2026		
MEETING DATE:	June 25, 2026		
IN CAMERA:	Open Session		
SUBJECT:	Official Plan and Zoning By-law Amendment Applications Plan 15, Lot 2, Lot 3 8002 Centre Street Owner: Keagan Smith		

SITE PHOTO:



EXECUTIVE SUMMARY:

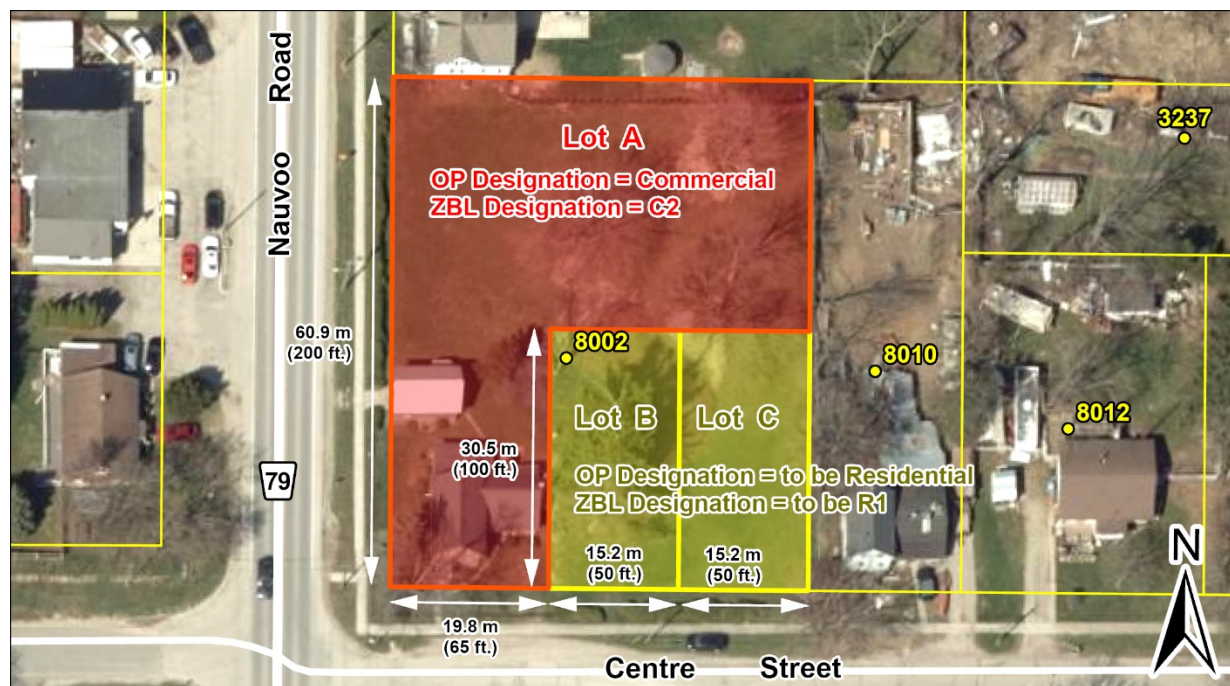
An application for an Official Plan and Zoning Amendment has been received regarding the above-noted property.

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 proposed redesignation and rezoning would permit the subsequent severance of part of the property to create two residential lots facing Centre Street. The re-zoning would appear to be in keeping with activities already present on the surrounding properties. The immediate area presently includes a mix of commercial and residential land-uses. A rezoning to the R.1 zone is required to permit the intended future use.

Diagram 1: Showing Proposed OPA / ZBLA changes*



(***Note:** Diagram 1 includes proposed future residential lots)

RECOMMENDATION(S):

That Council for the Municipality of Brooke-Alvinston APPROVE the Official Plan Amendment and Zoning By-law Amendment applications for the 929 square metre (10,000 sq. ft.) portion of the subject lands only, which will be subject to subsequent proposed severance applications.

REASONS FOR RECOMMENDATION(S):

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

PROVINCIAL POLICY STATEMENT (PPS):

This project addresses several planning policies referred to in the PPS., for example, with regards to managing land use to achieve efficient development the PPS suggests accommodating an appropriate range and mix of land uses (i.e. residential-commercial area co-existence); infilling and re-development of under-utilized sites.

As proposed, this project will redevelop the site and support the expansion of existing uses. The property is in the downtown core, where core services are available. Its corner lot location allows commercial uses to continue along Nauvoo Road while permitting two residential lots along Centre Street. The proposal represents efficient infill and redevelopment of an underutilized site, consistent with the PPS, and helps minimize development costs by directing growth to an area with appropriate infrastructure and public service facilities.

The proposed redesignation and rezoning comply with the policies of the PPS.

APPLICATION ANALYSIS - OFFICIAL PLANS AND ZONING:

COUNTY OF LAMBTON AND BROOKE-ALVINSTON OFFICIAL PLANS:

The subject property is designated to be part of the “*Urban Settlement Area*” in the County of Lambton Official Plan and is designated “*Commercial*” in the Brooke-Alvinston Official Plan. The adjacent land parcels include a mix of land uses which include both commercial and residential uses.

The proposal generally conforms to the County Official Plan’s development and growth policies, as the site is fully serviced with municipal water and sewer and is compatible with surrounding development.

This amendment would also maintain the overall intent of the County of Lambton Official Plan as it encourages urban growth to an urban centre designated for such uses. In terms of local planning, the County of Lambton Official Plan directs local official plans to maintain specific criteria.

The proposed changes and subsequent residential development also meet the general objectives of the Brooke-Alvinston Official Plan in that the re-designation of the property would not detract from the primary functions of the Central Core Area.

This project meets the local O.P. objectives as it will not create a need to extend services; will be an infill of the existing built-up area and will introduce compatible development in line with the existing character and pattern of the surrounding development.

BROOKE-ALVINSTON ZONING BY-LAW:

The subject property is currently zoned “*Highway Commercial (C.2)*” in Zoning By-law 9 of 2013. This zoning presently permits a variety of commercial types which include the full gamut of commercial development. The property frontage along Nauvoo Road will remain within the C.2 zone and can be redeveloped for future commercial use if or when future opportunities present themselves. The proposed new zoning for a portion of the property, to the “*Residential 1 (R1)*” zone (i.e. as indicated in Diagram 1) would permit single detached or semi-detached development alongside similar homes on adjacent properties.

The proposed residential lot sizes would follow the “*Residential 1 (R1)*” zone permitted uses and zone regulations as listed in *Table “A”* of the Brooke-Alvinston Comprehensive Zoning By-law.

CONCLUSION:

The redesignation and rezoning are consistent with the PPS, County and Municipal OPs, and the Municipality’s Zoning By-law. Planning staff supports the approval of the amendments to the Official Plan and associated Zoning By-law.

The proposed OPA and ZBLA would appear to blend in well with surrounding land-uses and would conform to zoning policies found within the present comprehensive zoning by-law. The applications have planning merit and should be considered by Council for approval.

MUNICIPAL/PUBLIC AGENCY INPUT:

County of Lambton Building Services Department	Comments provided are related to the Ontario Building Code consideration only. All applications are reviewed by way of the email submission and information provided by the municipality only. Please Note for All Applications • All Ontario Building Code matters will be addressed at the time of permit application, including any required professionally engineered components and maximum openings verifications. • Support of the subject planning application does not imply that all Ontario Building Code parameters have been approved; this is a conceptual approval only. • Applicable Fees may include development charges and building, septic, and plumbing fees, as they relate to permit issuance. <u>Building:</u> • Spatial Separations have not been calculated for existing buildings; this will need to be completed. • A building permit is required for any new development proposals. • New and Existing development must meet the zoning requirements. <u>Plumbing:</u> • These properties are serviced by way of municipal servicing. • Separate service connections shall be provided to each respective
--	--

	property; shared services are not supported. (i.e., water, sewer, hydro). • If Y connections and/or shared connections are not permitted unless it is established through a legal right-of-way or easement. <u>Certified Lot Grading Required:</u> • Lot grading certificates shall be provided for both the existing and the proposed lots. <u>Lot Maintenance:</u> • Ensure the property is generally maintained and drained during the construction process, that drainage waters are not diverted to neighbouring properties, and that weeds and grass are always within 8 inches (20 cm) or less, always. <u>Driveway Access:</u> • Ensure new and existing driveway accesses are approved by the Municipality of Brooke-Alvinston or County Public Works, as applicable. • Also, shared accesses are strongly discouraged, but if in place, then proper easements/rights-of-way shall be established.
St. Clair Region Conservation Authority	OPA & ZBA – 8002 Centre Street SCRCA has reviewed the subject property and has no concerns with the proposed applications.



**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 June 25th, 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 1 (R1)" Zone. The Zone change would permit residential intensification to allow for the construction of a Semi-Detached 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 June 19th, 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.

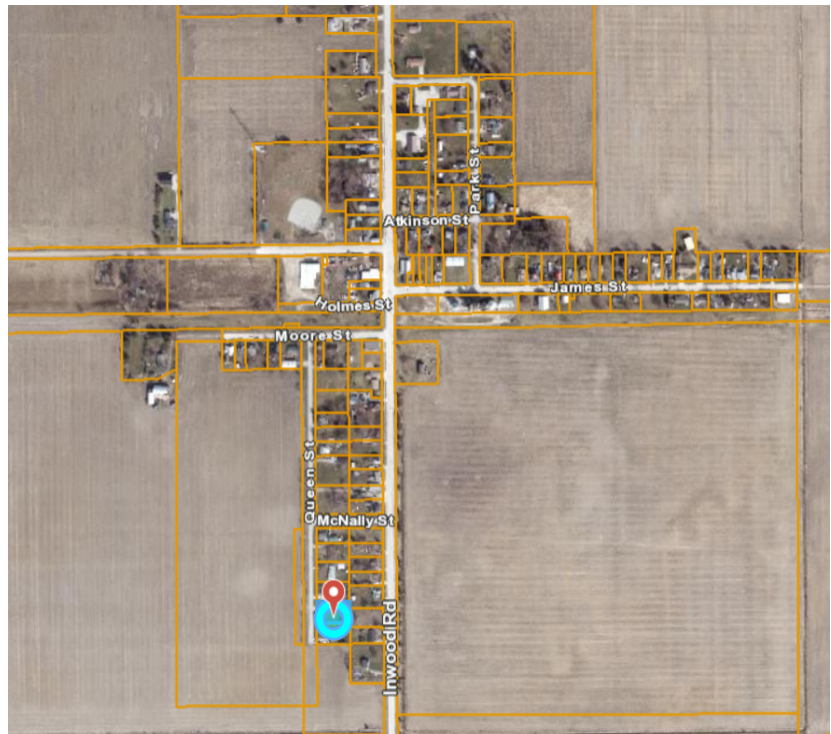
IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Brooke-Alvinston before the Zoning By-law Amendment is passed, they may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, if in the 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 4th day of June, 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

JUN 04 2026

RECEIVED

FILE NO. ZA 004/26

DATE June 4, 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)	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: 92.17ft Depth: 163.83ft Area: 15,090.99s.f.

REZONING - Nature and extent of rezoning requested:

R1 Zoning for purpose of Constructing a Semi-Detached dwelling with the intent to split the lot and sell off each half.

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

If the application implements an alteration to the boundary of an area of settlement or implements a new area of settlement, details of the official plan or official plan amendment that deals with the matter is required.

N/A

If the subject land is within an area where zoning with conditions applies, an explanation of how the application conforms to the official plan policies relating to zoning with conditions is required.

N/A

If the application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with the matter is required.

N/A

ACCESS - Access to the subject land will be by:

- ☐ Provincial highway
- ☐ Municipal Road - seasonal
- ☐ County Road
- ☒ Municipal Road - year round
- ☐ Right-of-way
- ☐ Private Road
- ☐ Water
(specify).....
- ☐ Other public road

WATER ACCESS - Where access to the subject land is by water only:

Docking facilities (specify) _____

Parking facilities (specify)

distance from subject land..... distance from subject land

distance from nearest public road..... .. distance from nearest public road.....

EXISTING USES of the subject land:	LENGTH OF TIME the existing uses of the subject land have continued:

EXISTING BUILDINGS – STRUCTURES - Where there are any buildings or structures on the subject land, indicate for each:

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
R1 - Semi-Detached Building

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

TYPE - Semi-Detached Building

Height in metres:10m.....

DATE CONSTRUCTED.....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

WATER is provided to the subject land by:

- ☒ Publicly-owned/operated piped water system
- ☐ Lake or other water body
- ☐ Publicly-owned/operated individual well
operated communal well
- ☐ Privately owned and
- ☐ Private well
(specify).....
- ☐ Other means

SEWAGE DISPOSAL is provided to the subject land by:

- ☒ Publicly owned/operated sanitary sewage system
system
- ☐ Public communal septic
- ☐ Privately owned/operated individual septic system
- ☐ Privy
- ☐ Privately owned/operated communal septic system
- ☐ Other means (specify).....

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the following must accompany this application:

- 1) a servicing options report; and
- 2) a hydrogeological report.

STORM DRAINAGE is provided to the subject land by:

- ☒ Sewers
- ☒ Ditches
- ☐ Swales
- ☐ Other means
- (specify).....

OTHER APPLICATIONS - if known, indicate if the subject land is the subject of an application under the Planning Act for:

- ☐ official plan amendment
Status.....

File #.....
- ☐ approval of a plan of subdivision (under section 51)
Status.....

File #.....
- ☐ severance (under section 53)
Status.....

File #.....
- ☐ previous rezoning application (under section 34)
Status.....

File #.....
- ☐ whether the subject land has ever been the subject
of a Minister's Zoning Order
.....

Ont. Reg. #

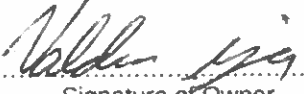
Is this application for an amendment to the Zoning By-law consistent with policy statements issued under subsection 3 (1) of the Act? YES__X__ NO __

Is the subject land within an area of land designated under any provincial plan or plans?
YES __ NO _X_
If yes, does the application conform or does not conflict with the applicable provincial plan or plans?
YES __ NO _X_

**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.....

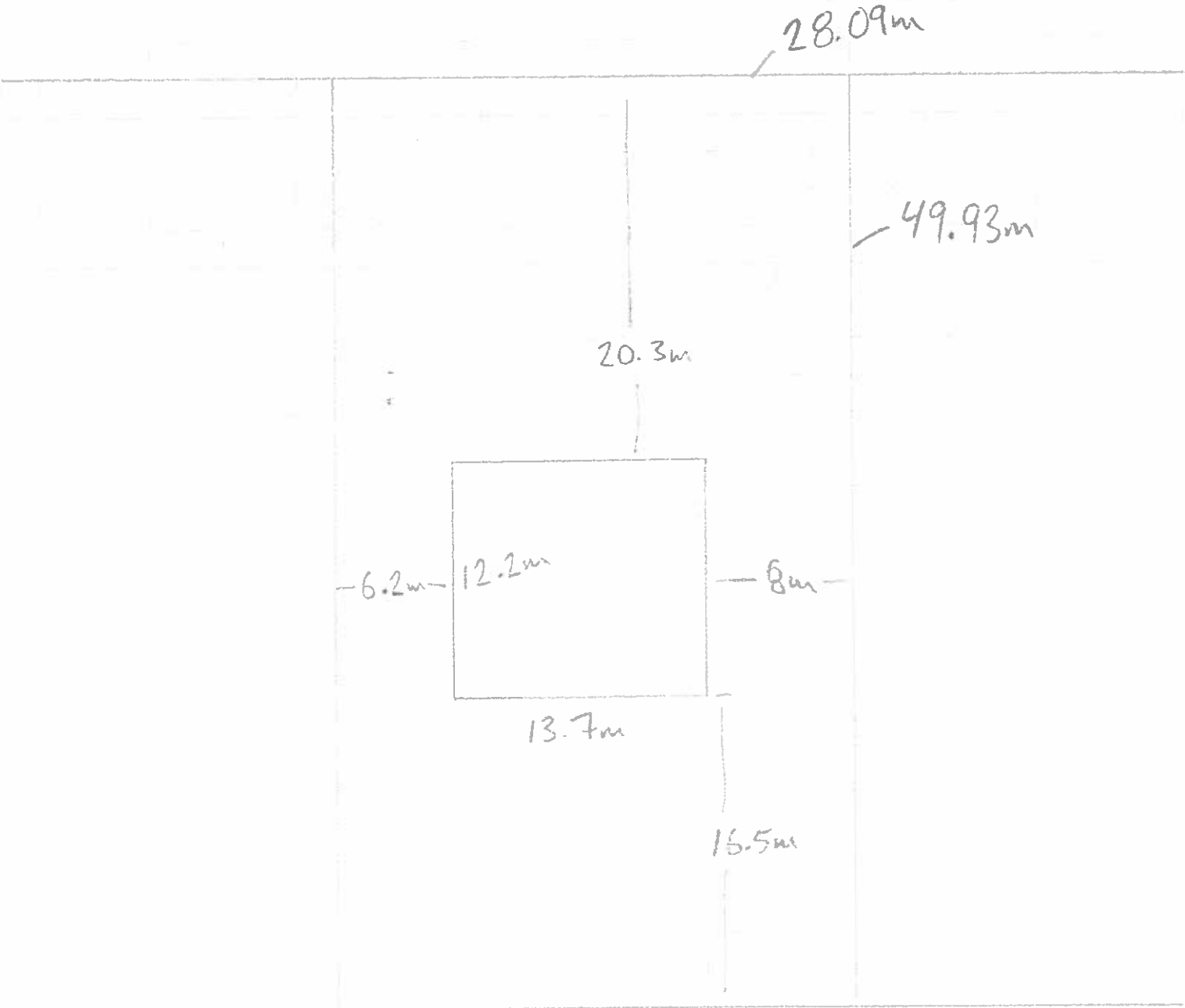
.....
Signature of Applicant

this 4th..... day of June..... 20 26.....

.....
Signature of Applicant

.....
Signature of Commissioner, etc.

□ = 2 metres



20m

Queen Street





BROOKE-ALVINSTON

JUN 11 2026

RECEIVED

Council Delegation Form

(Please note that delegation forms are to be submitted to the Clerk one week before Council meetings)

Council Meeting Date: June 25/2026

Name: Steve Watson

Address: 3120 Queen ST

Phone Number: 51 [REDACTED] 47

Council Topic for Discussion:

Rezoning of Lot 3126 Queen ST
and ~~after~~ opposition.

[Signature]

Janet Denkers

From: steve watson <stevewatson0211@gmail.com>
Sent: June 11, 2026 4:36 PM
To: Janet Denkers
Subject: Fwd: Fwd: Zoning for 3126 Queen Street Inwood

Re: Application to Rezone 3126 Queen Street from R4 to R1

Dear Mayor and Council Members,

I am writing as a resident of 3120 Queen Street to respectfully oppose the application to rezone 3126 Queen Street from R4 to R1.

The existing R4 zoning reflects the established character of this section of Queen Street, which is predominantly a neighbourhood of single-family homes. The proposed change to R1 would permit additional residential uses and create the potential for multi-family development that is not compatible with the existing pattern of development on our street.

Council previously considered and refused a rezoning application that would have allowed increased residential density on this property. While the current application differs in form, the fundamental concern remains the same: the introduction of higher-density residential development into an established single-family neighbourhood.

Queen Street has limited on-street parking, and additional residential density would place further pressure on available parking spaces. Increased parking demand could create inconvenience for residents and contribute to congestion and safety concerns along the street.

The lot sizes and building styles throughout this area are characteristic of a low-density, single-family residential neighbourhood. The proposed rezoning would permit development that is inconsistent with the existing character of the surrounding properties and could alter the appearance and nature of the neighbourhood.

In addition, the Municipality's own planning documents describe this area as low-density residential. Maintaining the current R4 zoning would be consistent with those planning objectives and help preserve the established character that residents have come to expect.

I respectfully ask Council to consider:

- The compatibility of the proposed zoning with the existing single-family character of Queen Street.
- The limited availability of on-street parking and the potential impacts of increased residential density.
- The established lot sizes and building styles that define the neighbourhood.
- The Municipality's planning policies identifying the area as low-density residential.
- The precedent that approval may create for future rezoning applications on Queen Street.
- The concerns previously expressed by neighbouring residents regarding increased residential density.

For these reasons, I respectfully request that Council deny the application to rezone 3126 Queen Street from R4 to R1 and maintain the current zoning designation.

Thank you for your consideration of these comments and for your continued service to our community.

Janet Denkers

From: steve watson <stevewatson0211@gmail.com>
Sent: June 14, 2026 12:10 PM
To: Janet Denkers; Darlene Paolucci; fnemcek@brktel.on.ca
Subject: Re: re 3126 queen st Inwood.

Categories: Red Category

Should Council be inclined to approve a zoning amendment, I respectfully request that Council consider implementing a site-specific zoning exception (R1-XX) for 3126 Queen Street to ensure that any future development remains compatible with the established character of the neighbourhood.

Such an exception could include provisions addressing:

- Building height
- Massing and scale
- Front, side, and rear yard setbacks
- Maximum lot coverage
- Off-street parking requirements
- Compatibility with surrounding development

While I remain opposed to the proposed two-storey duplex, I would be more supportive of a development that respects the existing streetscape and low-density residential character of Queen Street. If a duplex is ultimately permitted, I ask that Council consider limiting the building to a single-storey design, or a height comparable to neighbouring homes, while ensuring adequate off-street parking is provided.

These measures would help maintain the appearance and character of the neighbourhood, reduce potential impacts on adjacent properties, and ensure that any future development is consistent with the scale and design of the surrounding homes.

I believe this approach represents a reasonable compromise that balances the municipality's housing objectives with the legitimate concerns of existing residents and the long-established character of Queen Street.

Ruth Watson

On 2026-06-14 11:54 a.m., steve watson wrote:

To: Mayor and Members of Council
 Municipality of Brooke-Alvinston

Re: Application to Rezone 3126 Queen Street from R4 to R1

Dear Mayor and Council Members,

I am writing to respectfully oppose the application to rezone 3126 Queen Street from R4 to R1 to permit the construction of a two-storey duplex.

The existing homes on this section of Queen Street are predominantly single-family dwellings of a similar scale and appearance. The neighbourhood has developed as a low-density residential area characterized by modest building heights, consistent lot sizes, and a cohesive streetscape.

I am concerned that a two-storey duplex would not be compatible with the existing character of the neighbourhood. The proposed development would introduce a building form, massing, and scale that differs significantly from the surrounding homes and could have a negative impact on the visual character of the street.

I would like to emphasize that my concern is not necessarily with the concept of a duplex itself. I recognize the need for a variety of housing options within the municipality and would be more supportive of a duplex that is designed in a manner consistent with the existing neighbourhood. In particular, a single-storey duplex that maintains the established streetscape, building scale, and character of Queen Street would be far more compatible with the surrounding homes than the proposed two-storey structure.

I respectfully ask Council to consider the principles of urban design and neighbourhood compatibility when evaluating this application. Any future development should be compatible with surrounding homes in terms of:

- Height
- Massing
- Scale
- Roofline
- Streetscape appearance

The Municipality's planning documents identify this area as a low-density residential neighbourhood. The existing homes, lot sizes, and development pattern support maintaining that character. Approving a two-storey duplex on this property would represent a significant departure from the established streetscape and could set a precedent for similar developments in the future.

Queen Street also has limited on-street parking. Increased residential density may place additional pressure on available parking and further impact the character and functionality of the neighbourhood.

While I recognize the need for residential development within the municipality, I believe development should be directed to locations where it is compatible with the surrounding built form and consistent with the intent of the Municipality's planning policies.

For these reasons, I respectfully request that Council deny the current application for a two-storey duplex at 3126 Queen Street and encourage any future proposal to be designed

in a manner that is compatible with the existing low-density residential character of the neighbourhood.

Thank you for your consideration.

Sincerely,

Ruth and Steve Watson

3120 Queen Street Inwood Ontario N0N 1K0

519-490-4287

steviewatson0211@gmail.com

To: Mayor and Members of Council

5.2.
BROOKE-ALVINSTON

JUN 18 2026

INFO

I am writing to oppose the rezoning application for 3126 Queen Street.

Council previously considered a proposal to increase residential density on this property and determined it was not appropriate. I believe the concerns expressed at that time remain valid and should continue to be considered in evaluating the current application.

I respectfully request that Council refuse the rezoning and preserve the existing zoning designation.

Name

Mike Patterson



Address

3121 Inwood Rd

Inwood

To: Mayor and Members of Council

BROOKE-ALVINSTON

JUN 18 2026

RECEIVED

I respectfully oppose the proposed rezoning of 3126 Queen Street.

The homes on this section of Queen Street are predominantly single-family dwellings on lots that were developed with a low-density residential character in mind. The proposed rezoning would not be compatible with the existing neighbourhood and would represent a significant change to the character of the area.

I ask Council to deny the application and retain the current R4 zoning.

Name *Robert Smith*

Address *3129 Inwood Rd
Inwood*

JUN 18 2026

RECEIVED

To: Mayor and Members of Council
Municipality of Brooke-Alvinston

Re: Application to Rezone 3126 Queen Street from R4 to R1

Dear Mayor and Council Members,

I am writing to respectfully oppose the application to rezone 3126 Queen Street from R4 to R1 to permit the construction of a two-storey duplex.

The existing homes on this section of Queen Street are predominantly single-family dwellings of a similar scale and appearance. The neighbourhood has developed as a low-density residential area characterized by modest building heights, consistent lot sizes, and a cohesive streetscape.

I am concerned that a two-storey duplex would not be compatible with the existing character of the neighbourhood. The proposed development would introduce a building form, massing, and scale that differs significantly from the surrounding homes and could have a negative impact on the visual character of the street.

I would like to emphasize that my concern is not necessarily with the concept of a duplex itself. I recognize the need for a variety of housing options within the municipality and would be more supportive of a duplex that is designed in a manner consistent with the existing neighbourhood. In particular, a single-storey duplex that maintains the established streetscape, building scale, and character of Queen Street would be far more compatible with the surrounding homes than the proposed two-storey structure.

I respectfully ask Council to consider the principles of urban design and neighbourhood compatibility when evaluating this application. Any future development should be compatible with surrounding homes in terms of:

- Height
- Massing
- Scale
- Roofline
- Streetscape appearance

The Municipality's planning documents identify this area as a low-density residential neighbourhood. The existing homes, lot sizes, and development pattern support maintaining that character. Approving a two-storey duplex on this property would represent a significant departure from the established streetscape and could set a precedent for similar developments in the future.

Queen Street also has limited on-street parking. Increased residential density may place additional pressure on available parking and further impact the character and functionality of the neighbourhood.

While I recognize the need for residential development within the municipality, I believe development should be directed to locations where it is compatible with the surrounding built form and consistent with the intent of the Municipality's planning policies.

For these reasons, I respectfully request that Council deny the current application for a two-storey duplex at 3126 Queen Street and encourage any future proposal to be designed in a manner that is compatible with the existing low-density residential character of the neighbourhood.

Thank you for your consideration.

Sincerely,

Ruth and Steve Watson



3120 Queen Street Inwood Ontario N0N 1K0

519-490-4287

steve watson0211@gmail.com

JUN 18 2026

RECEIVED

To: Mayor and Members of Council
Municipality of Brooke-Alvinston

Re: Application to Rezone 3126 Queen Street from R4 to R1

Dear Mayor and Council Members,

I am writing as a resident of Inwood to respectfully oppose the application to rezone 3126 Queen Street from R4 to R1.

The existing R4 zoning reflects the established character of this section of Queen Street, which is predominantly a neighbourhood of single-family homes. The proposed change to R1 would permit additional residential uses and create the potential for multi-family development that is not compatible with the existing pattern of development on our street.

Council previously considered and refused a rezoning application that would have allowed increased residential density on this property. While the current application differs in form, the fundamental concern remains the same: the introduction of higher-density residential development into an established single-family neighbourhood.

Queen Street has limited on-street parking, and additional residential density would place further pressure on available parking spaces. Increased parking demand could create inconvenience for residents and contribute to congestion and safety concerns along the street.

The lot sizes and building styles throughout this area are characteristic of a low-density, single-family residential neighbourhood. The proposed rezoning would permit development that is inconsistent with the existing character of the surrounding properties and could alter the appearance and nature of the neighbourhood.

In addition, the Municipality's own planning documents describe this area as low-density residential. Maintaining the current R4 zoning would be consistent with those planning objectives and help preserve the established character that residents have come to expect.

I respectfully ask Council to consider:

- The compatibility of the proposed zoning with the existing single-family character of Queen Street.
- The limited availability of on-street parking and the potential impacts of increased residential density.
- The established lot sizes and building styles that define the neighbourhood.
- The Municipality's planning policies identifying the area as low-density residential.
- The precedent that approval may create for future rezoning applications on Queen Street.
- The concerns previously expressed by neighbouring residents regarding increased residential density.

For these reasons, I respectfully request that Council deny the application to rezone 3126 Queen Street from R4 to R1 and maintain the current zoning designation.

Thank you for your consideration of these comments and for your continued service to our community.

Sincerely,

Should Council be inclined to approve a zoning amendment, I respectfully request that Council consider implementing a site-specific zoning exception (R1-XX) for 3126 Queen Street to ensure that any future development remains compatible with the established character of the neighbourhood.

Such an exception could include provisions addressing:

- Building height
- Massing and scale
- Front, side, and rear yard setbacks
- Maximum lot coverage
- Off-street parking requirements
- Compatibility with surrounding development

While I remain opposed to the proposed two-storey duplex, I would be more supportive of a development that respects the existing streetscape and low-density residential character of Queen Street. If a duplex is ultimately permitted, I ask that Council consider limiting the building to a single-storey design, or a height comparable to neighbouring homes, while ensuring adequate off-street parking is provided.

These measures would help maintain the appearance and character of the neighbourhood, reduce potential impacts on adjacent properties, and ensure that any future development is consistent with the scale and design of the surrounding homes.

I believe this approach represents a reasonable compromise that balances the municipality's housing objectives with the legitimate concerns of existing residents and the long-established character of Queen Street.



Bethany Johnson

3138 Queen St. Inwood.

JUN 18 2026

RECEIVED

To: Mayor and Members of Council

I am a resident of the Queen Street area and wish to express my opposition to the proposed rezoning of 3126 Queen Street.

I value the quiet, low-density, single-family character of our neighbourhood. The proposed rezoning would introduce development opportunities that are not in keeping with the existing streetscape and could negatively affect the character of the area.

For these reasons, I respectfully ask Council to deny the application.

—
Name Chris & Ashley Shewfelt
—

Address 3135 Inwood Road
Inwood ON
N0N 1K0

To: Mayor and Members of Council

JUN 18 2026

I am writing to oppose the rezoning application for 3126 Queen Street.

RECEIVED

Council previously considered a proposal to increase residential density on this property and determined it was not appropriate. I believe the concerns expressed at that time remain valid and should continue to be considered in evaluating the current application.

I respectfully request that Council refuse the rezoning and preserve the existing zoning designation.

Name

Tom Sewell

Address 3115 Inwood Road Inwood Ontario

Should Council be inclined to approve a zoning amendment, I respectfully request that Council consider implementing a site-specific zoning exception (R1-XX) for 3126 Queen Street to ensure that any future development remains compatible with the established character of the neighbourhood.

Such an exception could include provisions addressing:

- Building height
- Massing and scale
- Front, side, and rear yard setbacks
- Maximum lot coverage
- Off-street parking requirements
- Compatibility with surrounding development

While I remain opposed to the proposed two-storey duplex, I would be more supportive of a development that respects the existing streetscape and low-density residential character of Queen Street. If a duplex is ultimately permitted, I ask that Council consider limiting the building to a single-storey design, or a height comparable to neighbouring homes, while ensuring adequate off-street parking is provided.

These measures would help maintain the appearance and character of the neighbourhood, reduce potential impacts on adjacent properties, and ensure that any future development is consistent with the scale and design of the surrounding homes.

I believe this approach represents a reasonable compromise that balances the municipality's housing objectives with the legitimate concerns of existing residents and the long-established character of Queen Street.

JUN 18 2026

RECEIVED

To: Mayor and Members of Council
Municipality of Brooke-Alvinston

Re: Application to Rezone 3126 Queen Street from R4 to R1

Dear Mayor and Council Members,

I am writing to respectfully oppose the application to rezone 3126 Queen Street from R4 to R1 to permit the construction of a two-storey duplex.

The existing homes on this section of Queen Street are predominantly single-family dwellings of a similar scale and appearance. The neighbourhood has developed as a low-density residential area characterized by modest building heights, consistent lot sizes, and a cohesive streetscape.

I am concerned that a two-storey duplex would not be compatible with the existing character of the neighbourhood. The proposed development would introduce a building form, massing, and scale that differs significantly from the surrounding homes and could have a negative impact on the visual character of the street.

I would like to emphasize that my concern is not necessarily with the concept of a duplex itself. I recognize the need for a variety of housing options within the municipality and would be more supportive of a duplex that is designed in a manner consistent with the existing neighbourhood. In particular, a single-storey duplex that maintains the established streetscape, building scale, and character of Queen Street would be far more compatible with the surrounding homes than the proposed two-storey structure.

I respectfully ask Council to consider the principles of urban design and neighbourhood compatibility when evaluating this application. Any future development should be compatible with surrounding homes in terms of:

- Height
- Massing
- Scale
- Roofline
- Streetscape appearance

The Municipality's planning documents identify this area as a low-density residential neighbourhood. The existing homes, lot sizes, and development pattern support maintaining that character. Approving a two-storey duplex on this property would represent a significant departure from the established streetscape and could set a precedent for similar developments in the future.

Queen Street also has limited on-street parking. Increased residential density may place additional pressure on available parking and further impact the character and functionality of the neighbourhood.

While I recognize the need for residential development within the municipality, I believe development should be directed to locations where it is compatible with the surrounding built form and consistent with the intent of the Municipality's planning policies.

For these reasons, I respectfully request that Council deny the current application for a two-storey duplex at 3126 Queen Street and encourage any future proposal to be designed in a manner that is compatible with the existing low-density residential character of the neighbourhood.

Thank you for your consideration.

Sincerely,

Cornelius Friesen

Name

3128 Queen St Inwood on Nov 140

Address

BROOKE-ALVINSTON

JUN 18 2026

RECEIVED

To: Mayor and Members of Council

I am a resident of the Queen Street area and wish to express my opposition to the proposed rezoning of 3126 Queen Street.

I value the quiet, low-density, single-family character of our neighbourhood. The proposed rezoning would introduce development opportunities that are not in keeping with the existing streetscape and could negatively affect the character of the area.

For these reasons, I respectfully ask Council to deny the application.

—

Name Rayna Sharp 

—

Address 3133 Inwood Rd. Inwood, ON N0N 1K0



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

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.

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,

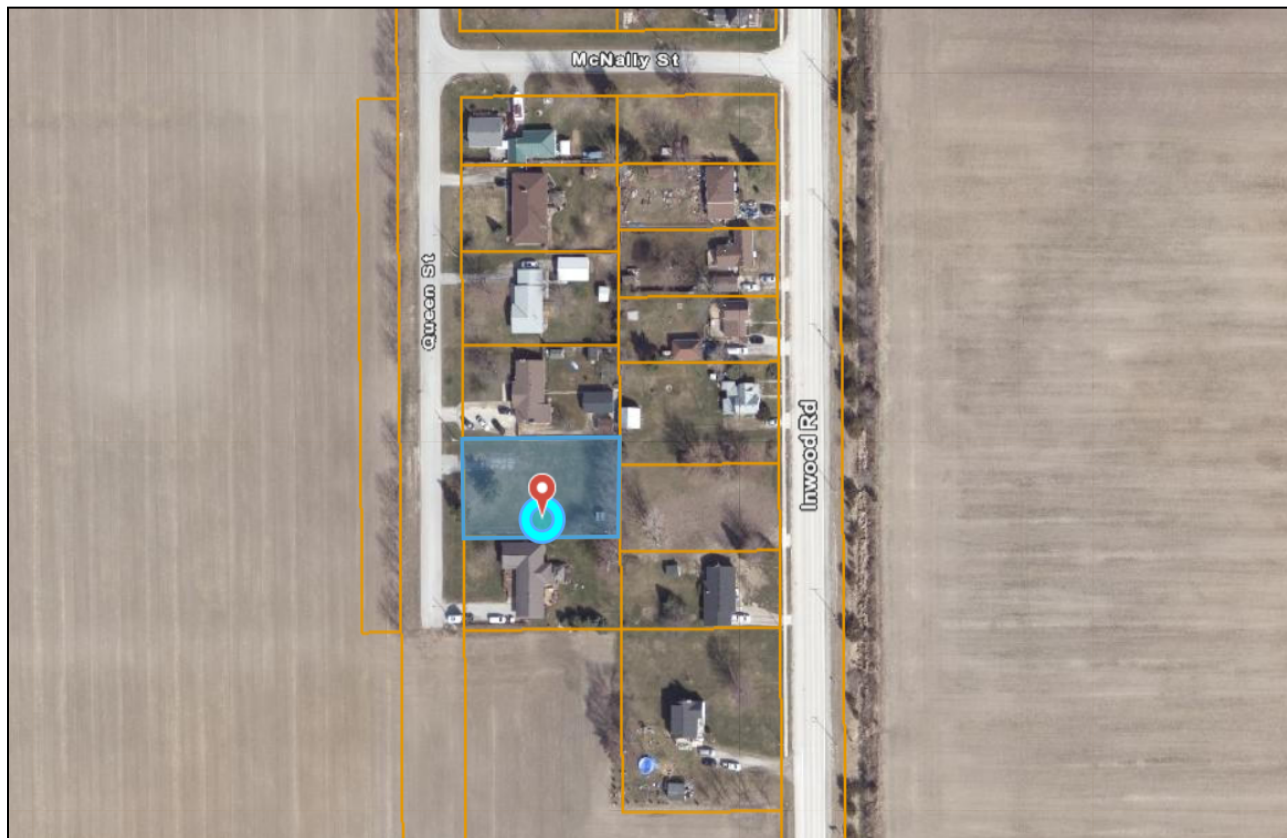


Melissa Deisley
Director of Planning & Regulations

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

	PLANNING AND DEVELOPMENT SERVICES REPORT		
REPORT TO:	BROOKE-ALVINSTON COUNCIL		
PREPARED BY: (COUNTY)	Ezio Nadalin Planner Victor Constantinescu Junior Planner		
APPROVED BY: (MUNICIPALITY)	Janet Denkers Clerk-Administrator		
REPORT DATE:	June 18, 2026		
MEETING DATE:	June 25, 2026		
IN CAMERA:	Open Session		
SUBJECT:	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		

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 1 (R1)**” Zone. The Zone change would allow for the proposed construction of a Semi-Detached Dwelling as well as other development options which include. Single Detached Dwellings, Duplex Dwellings, Day Nurseries, Group Homes (Type 1) and Converted Dwellings.

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 Planning 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 Single Detached, Semi-Detached and Duplex Dwellings. The amendment would support residential intensification while maintaining a low-density form of development.

Diagram 1: Showing approximate proposed building location and footprint.

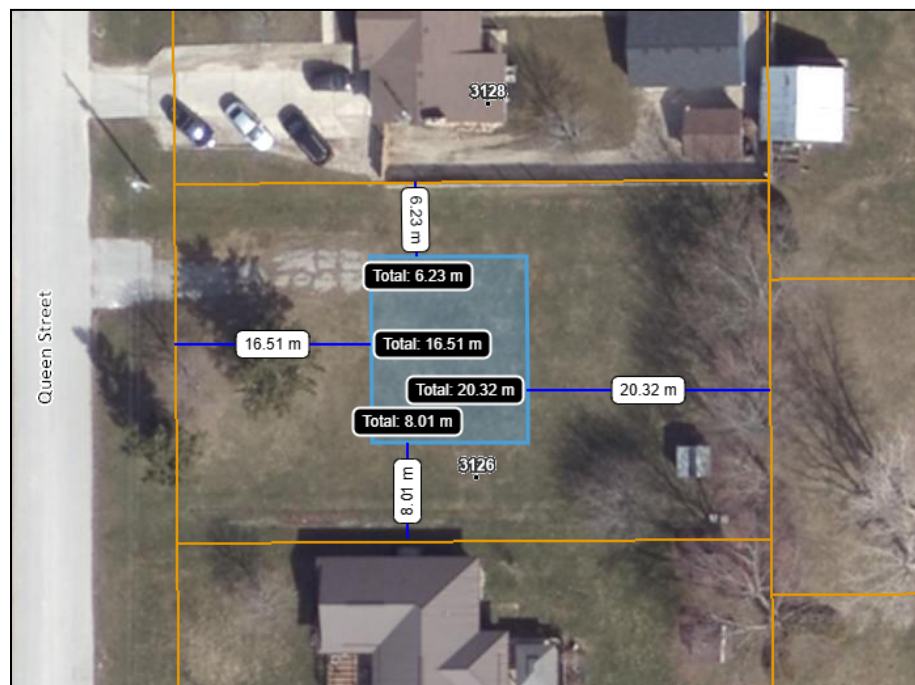


Diagram 2: Showing Applicants Preliminary Proposal.

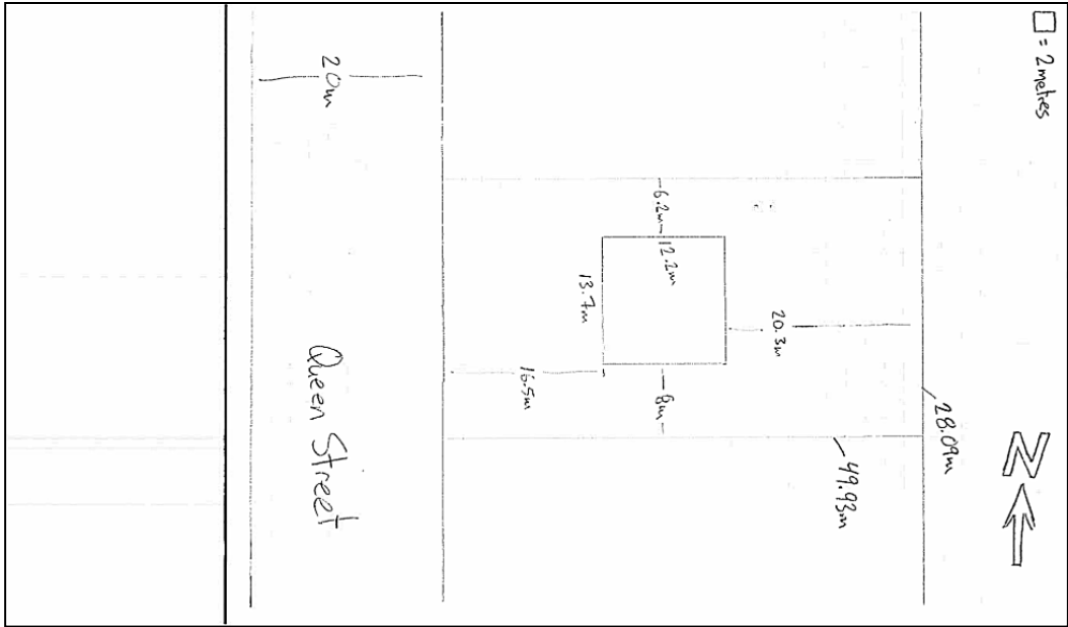
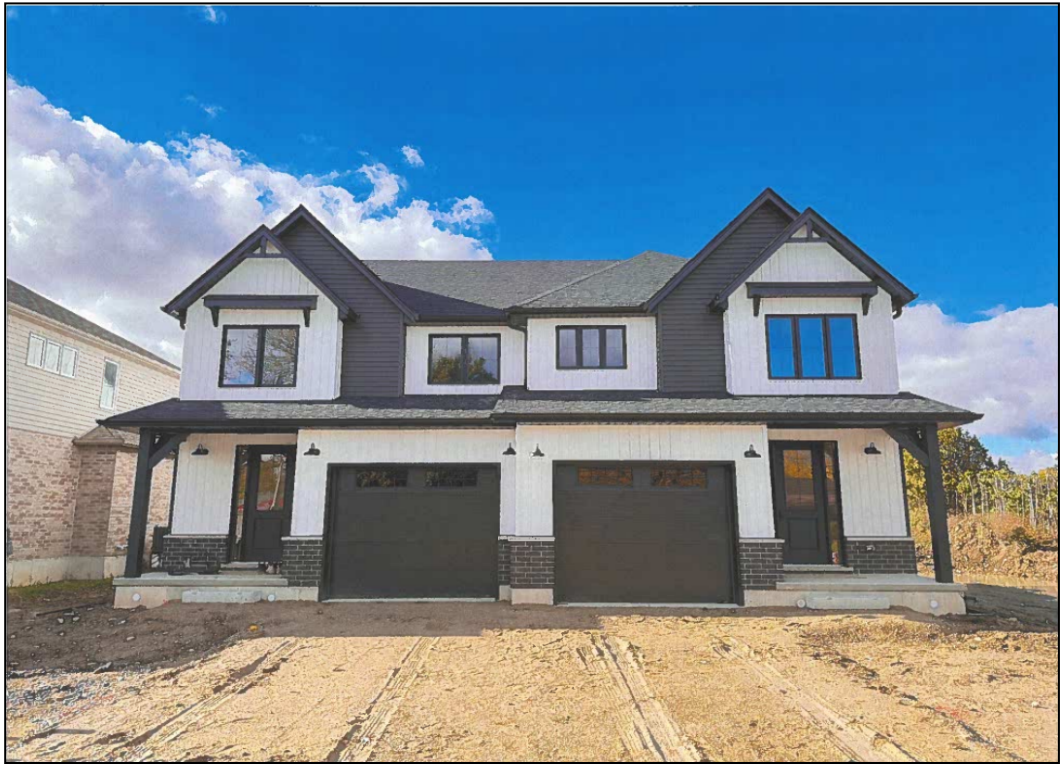


Diagram 3: Proposed Building Concept (Front Profile).



2024 PROVINCIAL PLANNING 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.

Section 2.3.1.1 of the PPS states that Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

Section 2.5.2 states that “In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted”.

Section 2.5.1 c) and 2.5.1 d) of the PPS state that healthy, integrated and viable rural areas should be supported by:

- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) using rural infrastructure and public service facilities efficiently;

Section 2.5.3 also states that “when directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels”.

The proposed re-zoning for a Semi-Detached development is consistent with the PPS, as it would be located within a settlement area designated for residential use within the Brooke-Alvinston Official Plan. The proposed structure’s size and scale appear appropriate for the rural context. The development would be served by full municipal services and would be compatible with existing uses in the surrounding area. Therefore, the proposed rezoning 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 Semi-Detached 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.

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, and duplexes) 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 1 (R1)**" Zone. The Zone change would permit low density development and would allow for the construction of a Semi-Detached 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.

EXCERPT FROM TABLE "A" ZONE REGULATIONS:

Zoning Regulations – Semi-Detached Dwelling	
Minimum frontage:	
Required: 10 m/dwelling unit Proposed: 28.09 m	
Minimum Area:	
Required: 300 sq. metres/dwelling unit Proposed: TBD	

Maximum Lot Coverage:
Maximum: 40% Proposed: +/- 12 to 15 %
Minimum Front Yard Setback:
Required: 6 m Proposed: 16.5 m
Interior Yard Setbacks:
Required: 1.2 m Proposed: 6.2 m and 8 m
Rear Yard Setback:
Required: 7 m Proposed: 20.3 m
Maximum Height:
Required: 11 m Proposed: 10 m

MUNICIPAL/PUBLIC AGENCY INPUT:

The St Clair Region Conservation Authority (SCRCA) has reviewed the proposed amendment and has provided the following comments:

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.

NEIGHBOURHOOD CONCERNS:

Municipal staff have received 2 petition letters from nearby neighbours objecting to the present proposal and expressing the following concerns, stating that:

- 1.) *"I respectfully request that Council consider implementing a site-specific zoning exception (R1-XX) for 3126 Queen Street to ensure that any future development remains compatible with the established character of the neighborhood.*

While I remain opposed to the proposed two-storey duplex, I would be more supportive of a development that respects the existing streetscape and low-density residential character of Queen Street. If a duplex is ultimately permitted, I ask that Council consider limiting the building to a single-storey design, or a height comparable to neighboring homes, while ensuring adequate off-street parking is provided.

These measures would help maintain the appearance and character of the neighborhood, reduce potential impacts on adjacent properties, and ensure that any future development is consistent with the scale and design of the surrounding homes.”

- 2.) *“I am concerned that a two-storey duplex would not be compatible with the existing character of the neighbourhood. The proposed development would introduce a building form, massing, and scale that differs significantly from the surrounding homes and could have a negative impact on the visual character of the street.*

I would like to emphasize that my concern is not necessarily with the concept of a duplex itself. I recognize the need for a variety of housing options within the municipality and would be more supportive of a duplex that is designed in a manner consistent with the existing neighbourhood. In particular, a single-storey duplex that maintains the established streetscape, building scale, and character of Queen Street would be far more compatible with the surrounding homes than the proposed two-storey structure.

I respectfully ask Council to consider the principles of urban design and neighbourhood compatibility when evaluating this application. Any future development should be compatible with surrounding homes in terms of:

- *Height*
- *Massing*
- *Scale*
- *Roofline*
- *Streetscape appearance*

Queen Street also has limited on-street parking. Increased residential density may place additional pressure on available parking and further impact the character and functionality of the neighbourhood.”

STAFF RESPONSE:

It is important to note that the current provincial policies support residential intensification while also recognizing the need for transitional development and an appropriate mix of housing types. It is also important to note that the final form of the development has yet to be finalized.

The proposed development complies with the current Residential 1 (R1) Table “A” zoning standards. Which allows for single detached, semi-detached, duplex, and converted dwellings.

Currently, 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.

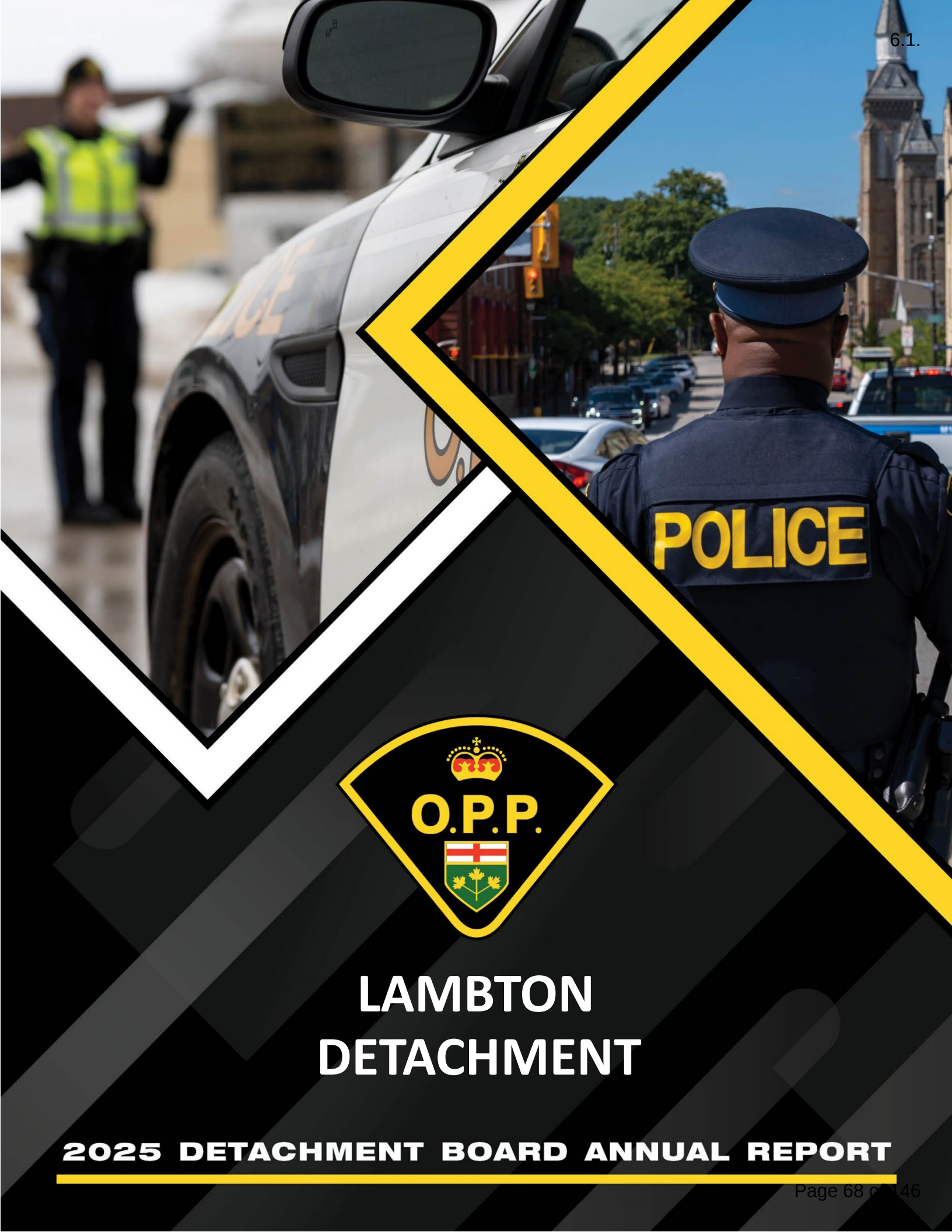
As a result, there is a growing need for intermediate forms of housing that provide a broader range of options between apartment buildings and single detached dwellings. These forms of housing are commonly referred to as “missing middle” housing and may include duplexes, triplexes, fourplexes, townhouses, semi-detached dwellings and other low-rise multi-unit residential forms that are compatible with established residential areas while providing additional housing choice.

The proposed amendment would allow for a Semi-Detached dwelling, which represents a modest form of residential intensification. 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.

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

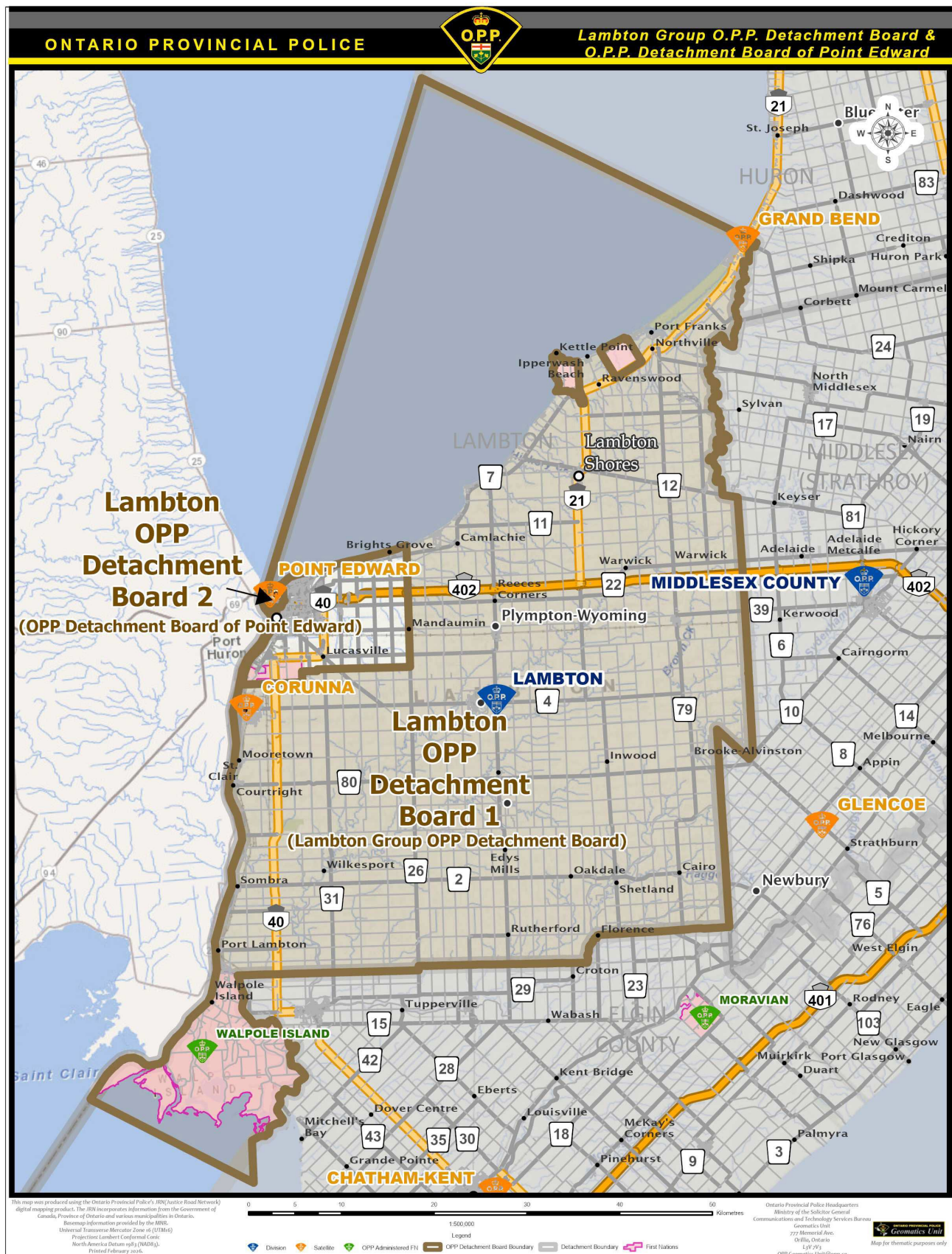
The preliminary plan shows that the Semi-Detached dwelling will have greater setbacks than what is required for a Semi-Detached dwelling in the R1 zone. This will provide more spatial separation between the proposed Semi-Detached dwelling and adjacent properties. The proposed front yard setback will be 16.5 meters which will allow for a large front yard area comparable to other front yards along Queen Street and would be compatible with the existing street line. The proposed development would only have a lot coverage of +/- 12 - 15 percent which is acceptable from a Planning perspective. The proposed height limit of 10 meters is also a reasonable request as the maximum permitted height in the R1 zone is 11 metres.

The current proposal is smaller in size than what had been previously proposed in late May of this year. The landowner has tried to address some of the previous neighbourhood concerns while still trying to maximize what can be built on the lot. This proposal would maintain the established streetscape, building scale, and character of Queen Street. Other similar developments and existing two-storey dwellings in Alvinston and in Inwood do exist, some of which are in proximity of the subject property along Inwood Road such as 3129 and 3133 Inwood Road. Finally, for concerns related to potential parking and traffic impacts associated with the proposed Semi-Detached dwelling, we believe that the impact would be relatively modest in scale with little or no impact present.



LAMBTON DETACHMENT

2025 DETACHMENT BOARD ANNUAL REPORT



2023-2025 STRATEGIC PLAN

Priorities and Commitments



PEOPLE

A healthy and resilient OPP

We will strive to support all members in achieving their professional and personal best.

WORK

A responsive and evolving OPP

We will empower our members to ensure the best possible policing services are delivered to Ontarians.

COMMUNITIES

A collaborative and progressive OPP

We will partner and build relationships with a shared vision for safety and well-being.

Table of Contents

Message from the Detachment Commander 5

Summary of Commitments 7

2025 Crime Progress Results 8

2025 Roadways, Waterways and Trails Progress Results..... 10

2025 Community Well-Being Progress Results 11

Other Community Updates 13

Calls for Service 15

Crime and Clearance..... 16

Traffic and Road Safety 18

Policing Hours 20

Endnotes..... 21

Message from the Detachment Commander

I am pleased to present the Lambton – 2025 OPP Detachment Board Annual Report. This report provides an overview of crime trends, traffic enforcement activity, and community well-being data, while also highlighting key initiatives and successes achieved throughout the past year.



The year 2025 marked an important period for the Lambton Detachment as we advanced the priorities outlined in the Lambton Action Plan, and this report offers insight into our progress toward meeting the commitments established in collaboration with the Lambton OPP Detachment Board and our community partners.

We continue to prioritize the reduction of crime and victimization, with particular emphasis on property crime, illicit drugs, and cybercrime, through a balanced approach of education and enforcement. This work is supported by the ongoing engagement of our Community Services Officer, frontline uniform members, and auxiliary officers, who deliver education and outreach initiatives across Lambton County, with special attention to our most vulnerable community members.

The Lambton OPP Detachment remains committed to strong partnerships that address mental health and addiction-related challenges. Working alongside local service providers, hospitals, and community organizations, we continue to support coordinated response models that place individuals experiencing mental health crises into appropriate care as efficiently and compassionately as possible. These collaborative efforts help improve outcomes for individuals in crisis while also enhancing operational efficiencies for emergency services throughout the county.

Traffic safety continues to be a core priority for the Lambton Detachment. Through focused education and enforcement, we work to change high-risk behaviours that are known contributors to injuries and fatalities on our roadways, waterways, and recreational trails. These include aggressive driving, impaired driving, distracted driving, and failure to wear seatbelts. In addition, the detachment consistently analyzes motor vehicle collision data to identify environmental or engineering factors that may contribute to traffic incidents. Where concerns are identified, we engage municipal and community partners to develop and implement meaningful, preventative solutions. As with all of our work, the objective remains community safety.

Looking ahead, the Lambton OPP Detachment will continue working closely with both Lambton OPP Detachment Boards to ensure that future planning reflects community needs and aligns with provincial and organizational priorities. Community engagement will remain central to this process, allowing residents and stakeholders to contribute to the priorities that guide policing and community safety efforts in Lambton County.

The Lambton – 2025 OPP Detachment Board Annual Report continues to support the transition between reporting requirements under the *Police Services Act* (PSA) and the *Community Safety and Policing Act* (CSPA). In collaboration with OPP program areas, working groups, and the Lambton OPP Detachment

Boards, this report will continue to evolve to reflect enhanced accountability, transparency, and data-driven policing.

From our administrative staff to frontline officers, specialty units, and leadership team, the members of the Lambton OPP continue to serve with pride, professionalism, and integrity. As we navigate evolving challenges and opportunities in policing and community safety, we remain committed to our mission of serving and protecting the residents of Lambton County while upholding the law and preserving public safety.

Inspector Ross A. Stuart
Detachment Commander
Lambton OPP Detachment

Summary of Commitments

Through analysis and consultation, the following areas of focus were identified for the years 2023-2025.

Crime	Roadways, Waterways and Trails	Community Well-Being
Lambton County OPP has experienced an increase of 19% for all violent crimes. However, a 4% decrease was noted in 2022. We are committed to reducing violent crimes by 3% over the next three years. Prevent and reduce property crimes and victimization. Illicit drug and specifically opioid related offences and deaths have increased over the past three years. Lambton Detachment, through frontline officers and the Community Street Crimes Unit, is dedicated to reducing illicit drug related use/distribution by conducting follow-up investigations and enforcement.	To sustain a continuous and year-round focus on the causal factors of motorized vehicle collisions. Provide police services on the St. Claire River, Lake Huron, and Sarnia Bay within Lambton County.	Continue with the MCRT program for mental health related calls for service and increase officer training and exposure through the Canadian Mental Health Association and mental health nurses assigned to patrol with officers. Continue to support Indigenous communities that surround Lambton Detachment patrol area by assisting as requested and provide back-up and direction as needed.

2025 Crime Progress Results

Commitment	Progress Results
Lambton County OPP has experienced an increase of 19% for all violent crimes. However, a 4% decrease was noted in 2022. We are committed to reducing violent crimes by 3% over the next three years.	Lambton County OPP experienced an overall increase of 19 per cent in violent crime; however, a 4 per cent decrease was recorded in 2022, indicating early progress toward stabilization and reduction. This decrease reflects the impact of focused enforcement, proactive patrols, and ongoing crime prevention efforts targeting violent behaviour. Lambton County OPP remains committed to further reducing violent crime by three per cent over the next three years through continued intelligence-led policing, targeted enforcement strategies, and collaboration with community and social service partners to address root causes and enhance community safety.
Prevent and reduce property crimes and victimization.	Lambton OPP has made measurable progress in preventing and reducing property crime and victimization through a balanced approach of enforcement, analysis, and community engagement. Uniform members and the Community Street Crime Unit (CSCU) have used crime analysis and intelligence-led policing to identify repeat offenders, emerging trends, and priority locations, allowing for targeted patrols and proactive enforcement. In parallel, prevention-focused initiatives such as Safe Guard Ontario and the Lock It or Lose It campaign have been prioritized to reduce opportunities for crime. These efforts, supported by ongoing media messaging and public education, have strengthened community awareness, promoted crime prevention practices, and contributed to a reduction in victimization across Lambton County.
Illicit drug and specifically opioid related offences and deaths have increased over the past three years. Lambton Detachment, through frontline officers and the Community Street Crimes Unit, is dedicated to reducing illicit drug related use /distribution by conducting follow-up investigations and enforcement.	Illicit drug offences, particularly those involving opioids, and related deaths have increased over the past three years. Lambton OPP is actively working to prevent drug-related harm and victimization through coordinated enforcement and investigative strategies. Frontline officers, supported by the CSCU, focus on intelligence-led policing to identify individuals involved in the possession, trafficking, and distribution of illicit drugs.

	Through follow-up investigations, targeted enforcement, and disruption of drug supply networks, Lambton OPP aims to reduce the availability of illicit substances, hold offenders accountable, and minimize the risk of overdose and drug-related deaths within the community
--	---

2025 Roadways, Waterways and Trails Progress Results

Commitment	Progress Results
To sustain a continuous and year-round focus on the causal factors of motorized vehicle collisions.	Lambton OPP continues to sustain a year-round focus on addressing the causal factors of motorized vehicle collisions through a combination of enforcement, education, and traffic safety initiatives. Progress has been made through targeted, data-driven enforcement aimed at the leading contributors to serious and fatal collisions, including speed, impaired driving, distracted driving, and seatbelt compliance. Frontline officers regularly conduct directed patrols and traffic enforcement based on collision analysis to enhance road safety in identified high-risk locations. These efforts are reinforced through ongoing public education campaigns, media messaging, and community engagement designed to promote safe driving behaviours and increase awareness of traffic safety risks. By maintaining a consistent, proactive approach throughout the year, Lambton OPP continues to reduce the likelihood and severity of motor vehicle collisions, improve compliance with highway traffic laws, and enhance overall road safety within the community.
Provide police services on the St. Claire River, Lake Huron, and Sarnia Bay within Lambton County.	Lambton OPP provides dedicated marine policing services on the St. Clair River, Lake Huron, and Sarnia Bay to ensure the safety of all waterway users within Lambton County. Marine patrols are conducted by trained officers equipped to respond to boating-related incidents, enforce federal and provincial marine legislation, and support search and rescue operations. Policing efforts focus on preventing boating-related collisions, impaired operation of vessels, and other safety risks through a combination of enforcement, education, and high-visibility patrols during peak and off-season periods. Lambton OPP also works in collaboration with partner agencies, including the Canadian Coast Guard and local emergency services, to ensure coordinated responses to incidents on the water. By maintaining a proactive and consistent marine presence, Lambton OPP continues to enhance public safety, promote compliance with marine safety regulations, and reduce risks associated with recreational and commercial waterway use across Lambton County.

2025 Community Well-Being Progress Results

Commitment	Progress Results
Continue with the MCRT program for mental health related calls for service and increase officer training and exposure through the Canadian Mental Health Association and mental health nurses assigned to patrol with officers.	Lambton OPP has continued implementation of the Mobile Crisis Response Team (MCRT) program to support mental health-related calls for service. The program has enhanced police response by pairing officers with mental health professionals from the Canadian Mental Health Association and assigned mental health nurses, providing a coordinated and clinically informed approach to individuals in crisis. Ongoing collaboration and co-response patrols have increased officers' exposure to mental health interventions, strengthened de-escalation skills, and improved decision-making during mental health occurrences. Additional officer training and experiential learning opportunities have further contributed to more effective, compassionate, and appropriate responses. These efforts have improved service delivery, reduced the risk of escalation, and supported better outcomes for individuals experiencing mental health related crises while enhancing officer and community safety.
Continue to support Indigenous communities that surround Lambton Detachment patrol area by assisting as requested and provide back-up and direction as needed.	Lambton OPP has continued to support Indigenous communities within and surrounding the Lambton Detachment patrol area, including Aamjiwnaang First Nation, Chippewas of Kettle and Stony Point First Nation, and Walpole Island First Nation (Bkejwanong Territory). Support is provided as requested by community leadership and includes operational assistance, backup response, and guidance when required. Ongoing engagement and collaboration with these communities has strengthened working relationships, enhanced coordinated responses to incidents, and ensured timely and appropriate police support. By maintaining open communication, respecting community governance, and responding based on identified needs, Lambton OPP remains committed to fostering positive partnerships, enhancing community safety, and supporting effective policing services in collaboration with Indigenous communities across Lambton County. In 2025, and continuing in 2026, Lambton OPP provided direct assistance in the management and coordination of frontline policing activities on Walpole Island First Nation

	(Bkejwanong Territory). This support included supervisory oversight, operational direction, and response coordination to ensure continuity of policing services during periods of increased demand. Through this assistance, Lambton OPP helped maintain effective frontline service delivery, supported officer safety, and ensured timely and appropriate responses to community needs while working collaboratively with local leadership.
--	--

Other Community Updates

Throughout 2025, Lambton OPP continued to focus on community safety and well-being through crime prevention, proactive patrols, and strong engagement with community partners. Policing efforts were guided by crime trends, community feedback, and collaboration with local organizations.

Crime Prevention and Community Patrol

Crime prevention remained a priority in 2025, with Lambton OPP focusing on reducing property crime, illegal drug activity, impaired driving, and fraud-related victimization. Intelligence-led enforcement and proactive policing initiatives contributed to a continued decrease in property crime and break-and-enter offences across Lambton County, resulting in a 28% reduction in property crime from 2024. Traffic enforcement and high-visibility patrols targeting impaired driving, speeding, and high-collision locations also supported safer roadways and reduced motor vehicle collisions.

Community patrols were adjusted based on community concerns and crime analysis, increasing officer visibility in areas identified as higher risk. This approach supported both crime reduction efforts and public reassurance, with many community members noting an increased police presence and improved sense of safety.

Community Satisfaction and Engagement

Lambton OPP maintained regular communication with residents, municipal partners, and both Lambton OPP Detachment Boards throughout 2025. Community feedback was received through municipal presentations, board meetings, and direct engagement with officers. These interactions provided opportunities for dialogue around policing priorities, service delivery, and community expectations, and informed ongoing operational planning.

Youth Interaction and Engagement

Building positive relationships with youth continued to be an important focus. Lambton OPP officers engaged with youth through school visits, community events, and summer programming, providing education on topics such as road safety, online safety, and policing roles. Participation in youth-focused initiatives, including summer camps and community programs, allowed officers to build trust and strengthen relationships with young people in a positive and informal setting.

Engagement with Racialized Communities

In 2025, Lambton OPP continued to engage with diverse and racialized communities through community events, public education, and partnership-based initiatives. These interactions supported relationship-building, cultural awareness, and inclusive policing practices while contributing to overall community safety and well-being.

Engagement with First Nations, Inuit and Métis Communities

Strengthening relationships with Indigenous communities remained a priority. Lambton OPP continued to support and engage with Aamjiwnaang First Nation, Chippewas of Kettle and Stony Point First Nation, and Walpole Island First Nation (Bkejwanong Territory). Officers participated in culturally significant events, including activities recognizing the National Day for Truth and Reconciliation, and maintained ongoing communication with community leadership to support collaborative and respectful policing services.

Mental Health and Vulnerable Persons

Recognizing the growing demand for mental health-related supports, Lambton OPP continued to work closely with community-based partners to improve responses to individuals experiencing mental health related crises. Through the Mobile Crisis Response Team (MCRT) program and other coordinated response initiatives, officers worked alongside mental health professionals to focus on de-escalation, appropriate referrals, and improved outcomes for individuals experiencing mental health or neurodevelopmental challenges. These partnerships helped reduce the need for police-only responses and supported more effective, compassionate service delivery.

Calls for Service

Table 1.1

All CAD Events*	Immediate Police Response Required**
41,289	10,170

* This represents all Computer Aided Dispatch (CAD) event types created for each detachment area. Not all CAD events are dispatched to a frontline OPP detachment officer. Some events may have been actioned by another OPP member, diverted to another unit, or deemed a non-OPP event. This does not include officer or detachment generated events that have not been reported through the PCC, or any online reporting events.

** This represents the total number of CAD events prioritized for an immediate police response, indicating the potential for extreme danger, catastrophic circumstances, injury, the threat of injury, death, and/or crime in progress.

Crime and Clearance

Violent Crimes

Table 2.1

Offences	2023	2024	2025	Clearance Rate
01 - Homicide	0	0	1	100.00%
02 - Other Offences Causing Death	0	0	0	--
03 - Attempted Murder	0	0	1	100.00%
04 - Sexual Offences	43	58	51	68.63%
05 - Assaults/Firearm Related Offences	195	206	207	81.64%
06 - Offences Resulting in the Deprivation of Freedom	1	2	4	75.00%
07 - Robbery	0	3	1	100.00%
08 - Other Offences Involving Violence or the Threat of Violence	105	101	111	51.35%
09 - Offences in Relation to Sexual Services	0	0	0	--
10 - Total Violent Crime	344	370	376	71.01%

Property Crimes

Table 2.2

Offences	2023	2024	2025	Clearance Rate
01 - Arson	5	3	5	40.00%
02 - Break and Enter	96	92	53	33.96%
03 - Theft Over	106	70	50	14.00%
04 - Theft Under	244	216	171	17.54%
05 - Have Stolen Goods	12	11	7	85.71%
06 - Fraud	261	257	209	1.44%
07 - Mischief	173	144	108	15.74%
08 - Total Property Crime	897	793	603	13.76%

Other Criminal Code

Table 2.3

Offences	2023	2024	2025	Clearance Rate
01 - Illegal Gaming and Betting	0	2	1	0.00%
02 - Offensive Weapons - Careless use of firearms	12	3	19	57.89%
03 - Failure to Comply - Judicial Orders/Unlawfully at Large	149	161	146	75.34%
04 - Disturb the Peace	49	44	15	0.00%
05 - Child Pornography	0	0	5	20.00%
06 - Other Criminal Code (Ex. Traffic)	40	23	29	51.72%
07 - Total Other Criminal Code	250	233	215	63.72%

Drugs

Table 2.4

Offences	2023	2024	2025	Clearance Rate
01 - CDSA Possession	25	26	24	70.83%
02 - CDSA Trafficking	19	12	14	57.14%
03 - CDSA Importation & Production	0	0	1	0.00%
04 - Cannabis Possession	0	0	0	--
05 - Cannabis Distribution	0	0	0	--
06 - Cannabis Sale	0	1	0	--
07 - Cannabis Importation & Exportation	0	0	0	--
08 - Cannabis Production	0	0	0	--
09 - Other Cannabis Violations	0	1	0	--
10 - Total Drugs	44	40	39	64.10%

Federal Statutes**Table 2.5**

Offences	2023	2024	2025	Clearance Rate
Federal Statutes	158	109	184	18.48%

Traffic Violations**Table 2.6**

Offences	2023	2024	2025	Clearance Rate
01 - Dangerous Operation	9	13	17	88.24%
02 - Flight from Peace Officer	20	23	16	25.00%
03 - Operation while Impaired/Low Blood Drug Concentration Violations	113	96	73	98.63%
04 - Failure or Refusal to Comply with Demand	4	8	6	100.00%
05 - Failure to Stop after Accident	7	4	11	0.00%
06 - Operation while Prohibited	20	10	20	100.00%
07 - Total	173	154	143	81.82%

Youth Crime**Table 2.7**

Disposition Type	2023	2024	2025
Bail	0	0	1
Conviction	7	11	5
Diversion	30	37	38
Non-Conviction	32	38	39
Not Accepted	1	0	0
POA Ticket	2	10	7
NULL	1	10	64
Total	73	106	154

Victim Referrals**Table 2.8**

Offences	2023	2024	2025
Sum of Offered	1259	1498	1427
Sum of Accepted	301	356	381
Sum of Total	1560	1854	1808
Sum of % Accepted	19.29%	19.20%	21.07%

Traffic and Road Safety

Motor Vehicle Collisions (MVC) by Type

(Includes roadway, off-road and motorized snow vehicle collisions)

Table 3.1

Offences	2023	2024	2025
Fatal Injury Collisions	10	10	5
Non-Fatal Injury Collisions	106	66	81
Property Damage Only Collisions	862	842	693
Alcohol-Related Collisions	36	35	37
Animal-Related Collisions	342	341	207
Speed-Related Collisions	97	92	81
Inattentive-Related Collisions	104	100	93
Persons Killed	11	12	5
Persons Injured	140	79	113

Primary Causal Factors in Fatal MVCs on Roadways

Table 3.2

Offences	2023	2024	2025
Fatal Roadway Collisions where Causal is Speed Related	2	2	0
Fatal Roadway Collisions where Causal is Alcohol/Drug Related	1	2	2
Persons Killed in Fatal Roadway Collisions where lack of Seatbelt/Helmet use is a Factor	2	2	1
Fatal Roadway Collisions where Causal is Inattentive Related	0	2	0
Fatal Roadway Collisions where Causal is Animal Related	0	0	0

Fatalities in Detachment Area

Table 3.3

Fatality Type	Category	2023	2024	2025
Roadway	Fatal Incidents	9	10	4
Roadway	Persons Killed	10	12	4
Roadway	Alcohol/Drug Related Incidents	1	2	2
Marine	Fatal Incidents	0	1	0
Marine	Persons Killed	0	2	0
Marine	Alcohol/Drug Related Incidents	0	1	0
Off-Road Vehicle	Fatal Incidents	1	0	0
Off-Road Vehicle	Persons Killed	1	0	0
Off-Road Vehicle	Alcohol/Drug Related Incidents	0	0	0
Motorized Snow Vehicle	Fatal Incidents	0	0	1
Motorized Snow Vehicle	Persons Killed	0	0	1
Motorized Snow Vehicle	Alcohol/Drug Related Incidents	0	0	1

Big 4

Table 3.4

Offences	2023	2024	2025
Distracted (HTA 78.1)	30	48	106
Impaired (CCC 320.14 & 320.15)	282	259	260
Seatbelt (HTA 106)	258	988	1,310
Speeding (HTA 128)	2,175	2,846	2,110

Charges**Table 3.5**

Offences	2023	2024	2025
HTA	4,053	6,116	6,114
Criminal Code Traffic	390	344	369
Criminal Code Non-Traffic	1,330	1,456	1,385
LLCA	771	751	790
Controlled Drug and Substance Act	114	120	107
Federal Cannabis Act	2	4	1
Provincial Cannabis Act	43	57	66
Other	500	635	666

Policing Hours

The OPP has developed a Service Delivery Model (SDM) in response to several reviews and audit recommendations. The SDM is designed to:

- Promote officer wellness through balanced workloads
- Determine adequate staffing levels at each detachment
- Ensure the continued delivery of adequate and effective policing services in accordance with the *Community Safety and Policing Act (CSPA)*

To support SDM implementation, the OPP is undertaking a multi-year staffing strategy to address required increases in detachment personnel. This model supports the OPP's ability to:

- Respond effectively to increasing calls for service
- Maintain safe communities through proactive patrols and community engagement
- Meet municipal expectations for police visibility

To monitor progress and guide detachment-level planning, the OPP has established time allocation targets for provincial constables (Figure 1). These targets reflect how time should ideally be distributed by the end of the SDM staffing strategy.

The targets are based on a provincial average, and variations are expected between detachments due to differences in geography, operational structure, recruitment and leave of absence rates.

Detachments may face challenges in achieving these targets, but progress is expected as scheduling, data quality and strategic deployment continue to improve.

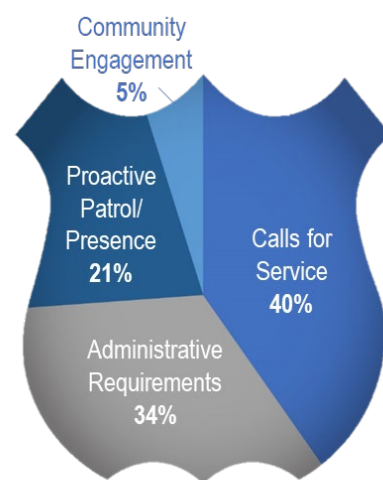


Figure 1: Service Delivery Model Provincial Target

Service Delivery Activity Allocations

Table 4.1

Calls for Service	Administrative Requirements	Proactive Patrol	Community Engagement
49%	28.1%	18.2%	4.7%

Hours (Field Personnel)

Table 4.2

	2023	2024	2025
TOTAL FRONTLINE HOURS	177,127	191,505	186,714

Endnotes

Tables 2.1, 2.2, 2.3, 2.4, 2.5, 2.6

Source: Niche Records Management System (RMS), (2026/02/24)

Note:

- Statistics Canada's Uniform Crime Reporting Survey was designed to measure the incidence of crime in Canadian society and its characteristics.
- Reported, Unfounded, Actual, Not Cleared, Cleared by Charge and Cleared Otherwise counts (2023, 2024 and 2025) and Clearance Rate for 2025 included.
- Actual counts and Clearance Rate (2023, 2024 and 2025) included.
- The most serious violation methodology (MSV) is used, which is the same as Statistics Canada's methodology. The MSV counts only the first of up to four offences per incident that occurred in the specific time range.
- First Nation population is not included.
- UCR Statistics Canada Verified (green checkmark) only.

Table 2.1 Violent Crimes

Corresponding Violation Description

01 Murder 1st Degree, Murder 2nd Degree, Manslaughter, Infanticide

02 Criminal Negligence Causing Death, Other Related Offences Causing Death

03 Attempted Murder, Conspire to Commit Murder

04 Sexual offence which occurred prior to January 4, 1983, Sexual Assault, Level 3, Aggravated, Sexual Assault, Level 2, Weapon or Bodily Harm, Sexual Assault, Level 1, Sexual Interference, Invitation to Sexual Touching, Sexual Exploitation, Sexual Exploitation of a Person with a Disability, Incest, Corrupting Morals of a Child, Making Sexually Explicit Material Available to Children, Parent or Guardian Procuring Sexual Activity, Householder Permitting Sexual Activity, Luring a Child via Computer, Agreement or Arrangement - Sexual Offence Against a Child, Bestiality - Commits, Compels Another Person, Bestiality in, Presence of, or Incites, a Child, Voyeurism, Non-Consensual Distribution of Intimate Images

05 Assault Level 3, Aggravated, Assault Level 2, Weapon/Bodily Harm, Assault Level 1, Unlawfully Causing Bodily Harm, Discharge Firearm with Intent, Using firearm/Imitation of Firearm in the Commission of an Offence, Pointing a Firearm, Assault, Peace-Public Officer, Assault Against Peace Officer with a Weapon or Causing Bodily Harm, Criminal Negligence Causing Bodily Harm, Trap Likely to or Causing Bodily Harm, Other Assaults

06 Kidnapping, Forcible Confinement, Hostage Taking, Trafficking in Persons, Abduction Under 14, Not Parent/Guardian, Abduction Under 16, Removal of Children from Canada, Abduction Under 14 Contravening a Custody Order, Abduction Under 15 by Parent/Guardian

07 Robbery, Robbery to Steal Firearm

08 Extortion, Intimidation of a Justice System Participant or a Journalist, Intimidation of a Non-justice System Participant, Criminal Harassment, Indecent/Harassing Communications, Utter Threats to Person, Explosives Causing Death/Bodily Harm, Arson - Disregard for Human Life, Other Violations Against the Person, Failure to Comply with Safeguards (MAID), Forging/Destruction of Documents (MAID)

09 Obtaining Sexual Services for Consideration, Obtaining Sexual Services for Consideration from Person Under the Age of 18 Years, Material Benefit from Sexual Services, Material Benefit from Sexual Services Provided by Person Under the Age of 18 Years, Procuring, Procuring a Person Under the Age of 18 Years, Advertising Sexual Services

Table 2.2 Property Crimes**Corresponding Violation Description**

01 Arson

02 Break & Enter, Break & Enter to Steal a Firearm, Break & Enter a Motor Vehicle (Firearm)

03 Theft over \$5000, Theft over \$5000 from a Motor Vehicle, Shoplifting over \$5000, Motor Vehicle Theft

04 Theft \$5000 or Under, Theft under \$5000 from a Motor Vehicle, Shoplifting \$5000 or Under

05 Trafficking in Stolen Goods over \$5000, Possession of Stolen Goods over \$5000, Trafficking in Stolen Goods \$5000 and Under, Possession of Stolen Goods \$5000 and Under

06 Fraud, Identity Theft, Identity Fraud

07 Mischief, Mischief to Cultural Property, Hate-motivated mischief relating to property used by identifiable group, Mischief Relating to War Memorials, Altering/Destroying/Removing a Vehicle Identification Number (VIN)

Table 2.3 Other Criminal Code**Corresponding Violation Description**

01 Betting House, Gaming House, Other Violations Related to Gaming and Betting

02 Offensive Weapons: Explosives, Weapons Trafficking, Possession and Distribution of Computer Data (Firearm), Altering Cartridge Magazine, Weapons Possession Contrary to Order, Possession of Weapons, Unauthorized Importing/Exporting of Weapons, Firearms Documentation/Administration, Unsafe Storage of Firearms

03 Failure to Comply – Judicial Orders/Unlawfully at Large: bail violations, escape custody, fail to attend court, breach of probation

04 Disturb the Peace

05 Child Pornography: including making or distributing

06 Public Communications to Sell Sexual Services, Offences Related to Impeding Traffic to Buy or Sell Sexual Services, Counterfeiting, Indecent Acts, Voyeurism (Expired), Corrupting Morals, Lure child via Computer (Expired), Obstruct Public/Peace Officer, Trespass at Night, Threatening/Harassing Phone Calls (Expired), Utter Threats Against Property or Animals, Advocating Genocide, Public Incitement of Hatred, Promoting or Advertising Conversion Therapy, Unauthorized Recording of a Movie/Purpose of Sale, Rental, Commercial, Distribution, Offences Against Public Order (Part II CC), Property or Services for Terrorist Activities, Freezing of Property, Disclosure, Audit, Participate in Activity of Terrorist Group, Facilitate Terrorist Activity, Instruction/Commission of Act of Terrorism, Hoax – Terrorism, Advocating/Promoting Terrorism, Firearms and Other Offensive Weapons (Part III CC), Leave Canada to Participate in Activity of a Terrorist Group, Leave Canada to Facilitate Terrorist Activity, Leave Canada to Commit Offence for Terrorist Group, Leave Canada to Commit Offence that is Terrorist Activity, Harbour/Conceal Terrorist (Max = Life), Harbour/Conceal Terrorist (Max Does Not = Life), Harbour/Conceal Person Likely to Carry Out Terrorist Activity, Offences Against the Administration of Law and Justice (Part IV CC). Sexual Offences, Public Morals and Disorderly Conduct (Part V CC), Invasion of Privacy (Part VI CC), Failure to Comply with Regulations / Obligations for Medical Assistance in Dying (MAID), Other Offences Against the Person and Reputation, Offences Against the Rights of Property (Part IX CC), Fraudulent Transactions, Relating to Contracts and Trade (Part X CC), Offences Related to Currency, Proceeds of Crime (Part XII.2 CC), Attempts, Conspiracies, Accessories, Instruct Offence for Criminal Organization, Commit Offence for Criminal Organization, Participate in Activities of Criminal Organization, Recruitment of Members by a Criminal Organization, All Other Criminal Code (includes Part XII.1 CC)

Table 2.4 Drugs**Corresponding Violation Description**

01 Possession – Heroin, Possession – Cocaine, Possession - Other Controlled Drugs and Substances Act, Possession - Methamphetamine (Crystal Meth), Possession - Methylenedioxyamphetamine (Ecstasy), Possession – Opioid (other than heroin)

02 Trafficking – Heroin, Trafficking – Cocaine, Trafficking - Other Controlled Drugs and Substances Act, Trafficking - Methamphetamine (Crystal Meth), Trafficking - Methylenedioxyamphetamine (Ecstasy), Trafficking – Opioid (other than heroin)

03 Import / Export – Heroin, Import / Export – Cocaine, Import / Export - Other Controlled Drugs and Substances Act, Import / Export - Methamphetamines (Crystal Meth), Import / Export - Methylenedioxyamphetamine (Ecstasy), Import/Export – Opioid (other than heroin), Production – Heroin, Production – Cocaine, Production - Other Controlled Drugs & Substances Act, Production - Methamphetamines (Crystal Meth), Production - Methylenedioxyamphetamine (Ecstasy), Production – Opioid (other than heroin), Possession, sale, etc., for use in production of or trafficking in substance

04 Possession of illicit or over 30g dried cannabis (or equivalent) by adult, Possession of over 5g dried cannabis (or equivalent) by youth, Possession of budding or flowering plants, or more than four cannabis plants, Possession of cannabis by organization

05 Distribution of illicit, over 30g dried cannabis (or equivalent), or to an organization, by adult, Distribution of cannabis to youth, by adult, Distribution of over 5g dried cannabis (or equivalent), or to an organization, by youth, Distribution of budding or flowering plants, or more than four cannabis plants, Distribution of cannabis by organization, Possession of cannabis for purpose of distributing

06 Sale of cannabis to adult, Sale of cannabis to youth, Sale of cannabis to an organization, Possession of cannabis for purpose of selling

07 Importation and exportation of cannabis, Possession of cannabis for purpose of exportation

08 Obtain, offer to obtain, alter or offer to alter cannabis, Cultivate, propagate or harvest cannabis by adult, Cultivate, propagate or harvest cannabis by youth or organization

09 Possess, produce, sell, distribute or import anything for use in production or distribution of illicit cannabis, Use of young person in the commission of a cannabis offence, Other Cannabis Act

Table 2.5 Federal Statutes**Corresponding Violation Description**

Bankruptcy Act, Income Tax Act, Canada Shipping Act, Canada Health Act, Customs Act , Competition Act, Excise Act, Youth Criminal Justice Act (YCJA), Immigration and Refugee Protection Act, Human Trafficking (involving the use of abduction, fraud, deception or use of threat), Human Smuggling fewer than 10 persons, Human Smuggling 10 persons or more, Firearms Act, National Defence Act, Emergencies Act, Quarantine Act, Other Federal Statutes

Table 2.6 Traffic Violations**Corresponding Violation Description**

01 Dangerous Operation Causing Death, Dangerous Operation Causing Bodily Harm, Dangerous Operation

02 Flight from Peace Officer

03 Operation - low blood drug concentration, Operation while impaired causing death (alcohol), Operation while impaired causing death (alcohol and drugs), Operation while impaired causing death (drugs), Operation while impaired causing death (unspecified), Operation while impaired causing bodily harm (alcohol), Operation while impaired causing bodily harm (alcohol and drugs), Operation while impaired causing bodily harm (drugs), Operation while impaired causing bodily harm (unspecified), Operation while impaired (alcohol), Operation while impaired (alcohol and drugs), Operation while impaired (drugs), Operation while impaired (unspecified)

04 Failure or refusal to comply with demand (alcohol), Failure or refusal to comply with demand (alcohol and drugs), Failure or refusal to comply with demand (drugs), Failure or Refusal to Comply with Demand (unspecified), Failure or refusal to comply with demand, accident resulting in bodily harm (alcohol), Failure or refusal to comply with demand, accident resulting in bodily harm (alcohol and drugs), Failure or refusal to comply with demand, accident resulting in bodily harm (drugs), Failure or refusal to comply with demand, accident resulting in bodily harm (unspecified), Failure or refusal to comply with demand, accident resulting in death (alcohol), Failure or refusal to comply with demand, accident resulting in death (alcohol and drugs), Failure or refusal to comply with demand, accident resulting in death (drugs), Failure or refusal to comply with demand, accident resulting in death (unspecified)

05 Failure to stop after accident resulting in death, Failure to stop after accident resulting in bodily harm, Failure to stop after accident, Operation while prohibited

06 Operation while Prohibited

Table 2.7 Youth Crime

Source: Niche Records Management System (RMS), (2026/03/06)

Note:

- Youth Charges by Disposition Type
- Only charges that have had a disposition type recorded in the OPP Niche RMS application are included.
- Youth charges without a disposition type are not included which may result in under stating the actual youth charges.
- "NULL" represents blanks, or where officers did not indicate the Disposition Type, however charges were applied.

Table 2.8 Victim Referrals

Source: Niche Records Management System (RMS), (2026/03/06)

Note:

- Number of Referrals to Victim Service Agencies

Table 3.1 Motor Vehicle Collisions (MVC) by Type

Source: Ontario Provincial Police, Collision Reporting System (CRS), (2026/02/24)

Note:

- Total Motor Vehicle Collisions (Fatal Injury, Non-Fatal Injury and Property Damage Only): Reportable Fatal Injury, Non-Fatal Injury and Property Damage Only Collisions entered into the eCRS for All Motorized Vehicles (MVC-Roadway, MSV- Snowmobile and ORV-Off Road Report Type) regardless of completion/approval status.
- Alcohol/Drug Related Collisions: Reportable MVC collisions where Alcohol/Drug Involved field indicated as Yes OR Contributing Factor scored as Ability Impaired (Alcohol or Drug) OR Driver Condition reported as Had Been Drinking or Ability Impaired.
- Animal Related Collisions: Reportable MVC collisions where Contributing Factor scored as Animal OR Wildlife Involved was an Animal OR Sequence of Events was an Animal.
- Speed Related Collisions: Reportable MVC collisions where Contributing Factor scored as Excessive Speed or Speed Too Fast For Conditions OR Driver Action reported as Exceeding Speed Limit or Speed Too Fast For Conditions.
- Inattentive Related Collisions: Reportable MVC collisions where Contributing Factor scored as Inattentive OR Driver Condition reported as Inattentive.
- Persons Killed or Injured: Number of Persons Injured or Killed in Reportable MVC collisions.

Table 3.2 Primary Causal Factors in Fatal MVCs on Roadways

Source: Ontario Provincial Police, Collision Reporting System (CRS), (2026/02/24)

Note:

- Fatal Roadway Collisions where Causal is Speed Related: Reportable Fatal Roadway Collisions where Contributing Factor scored as Excessive Speed or Speed Too Fast For Conditions OR Driver Action reported as Exceeding Speed Limit or Speed Too Fast For Conditions.
- Fatal Roadway Collisions where Causal is Alcohol/Drug Related: Reportable Fatal Roadway Collisions where Contributing Factor where Alcohol/Drug Involved field indicated as Yes OR Contributing Factor scored as Ability Impaired (Alcohol or Drug) OR Driver Condition reported as Had Been Drinking or Ability Impaired.
- Persons Killed in Fatal Roadway Collisions where lack of Seatbelt/Helmet use is a Factor: Persons Killed in Reportable Fatal Roadway Collisions where Victim is fatally injured AND a vehicle occupant AND where safety equipment reported to be not used but available.
- Fatal Roadway Collisions where Causal is Inattentive Related: Reportable Fatal Roadway Collisions where Contributing Factor scored as Inattentive OR Driver Condition reported as Inattentive.
- Fatal Roadway Collisions where Causal is Animal Related: Reportable Fatal Roadway Collisions where Contributing Factor scored as Animal OR Wildlife Involved was an Animal OR Sequence of Events was an Animal.

Table 3.3 Fatalities in Detachment Area

Source: Ontario Provincial Police, Collision Reporting System (CRS), (2026/02/24)

Note:

- Fatal Incidents: Reportable Fatal Collisions by Report Type (Roadway, Marine, Off-Road Vehicle, Motorized Snow Vehicle).
- Persons Killed: Number of Involved Persons where Injury is fatal by Report Type (Roadway, Marine, Off-Road Vehicle, Motorized Snow Vehicle).
- Alcohol/Drug Related Incidents: Reportable Fatal Collisions by Report Type (Roadway, Marine, Off-Road Vehicle, Motorized Snow Vehicle) where Alcohol/Drug Involved field indicated as Yes OR Contributing Factor scored as Ability Impaired (Alcohol or Drug) OR Driver Condition reported as Had Been Drinking or Ability Impaired.

Table 3.4 Big 4

Source: Niche Records Management System (RMS) & eTicket, (2026/02/24)

Note:

- Speeding (HTA 128): Charges are based on date charged. Speeding = HTA s.128 charges.
- Seatbelt (HTA 106): Charges are based on date charged. Seatbelt = HTA s.106 charges.
- Distracted (HTA 78.1): Charges are based on date charged. Distracted = HTA s.78.1 charges.
- Impaired (CCC 320.14 & 320.15): Charges are based on date charged. Impaired = CCC s.320.14 & 320.15 charges.

Table 3.5 Charges

Source: Niche Records Management System (RMS) & eTicket, (2026/02/24)

Note:

- HTA: Charges are based on date charged. Highway Traffic Act Statute charges.
- Criminal Code Traffic: Charges are based on date charged. Criminal Code Traffic (CCC s320.13, 320.14, 320.15, 320.16, 320.17 & 320.18) charges.
- Criminal Code Non-Traffic: Charges are based on date charged. All CCC charges not included in the Criminal Code Traffic section above.
- LLCA: Charges are based on date charged. Liquor Licence and Control Act charges.
- Federal Cannabis Act: Charges are based on date charged. Cannabis Act charges.
- Provincial Cannabis Act: Charges are based on date charged. Cannabis Control Act charges.
- Controlled Drug and Substance Act: Charges are based on date charged. Controlled Drug and Substance Act charges.
- Other: Charges are based on date charged. "Other" charges is comprised of CAIA, Other Provincial & Federal Offences not already captured in sections above.

Table 4.1 Service Delivery Activity Allocations

Source: Daily Activity Reporting (DAR) System

Date: January 12, 2026

Note: Activity allocation percentages are based on the total reported hours of detachment provincial constables performing duties within their home detachment location.

Table 4.2 Hours (Field Personnel)

Source: Daily Activity Reporting (DAR) System

Date: March 06, 2026

Note:

- Total reported hours, excluding paid duties.
- Includes Provincial Constable to Sergeant ranks only.
- Excludes First Nations badge numbers.
- Excludes administrative accounts and joint services accounts.
- Excludes incomplete DAR entries and those with errors.
- Excludes General Headquarters location codes.

CONTACT THE OPP

Know your location - be ready to describe the situation and your location. Look for addresses, landmarks and buildings that may help identify your location.

REACH THE OPP BY PHONE

- Call 9-1-1 if there is an immediate risk to someone's life or property
 - to stop or report a crime in progress
 - to report a fire
 - to report a life-threatening medical emergency
 - Don't hang up, stay on the line
- To report non-life-threatening incidents that require a police response, use the non-emergency line (1-888-310-1122) or go to opp.ca/reporting
- TTY 1-888-310-1133 or agent 511 for registered subscribers may be used for individuals in the Deaf, Hard of Hearing and Speech Impaired (DHHSI) community to contact police
- For all administrative inquiries or to schedule an appointment, find contact information for your local detachment at opp.ca/detachments

PROVIDE AN ANONYMOUS TIP

- Call Crime Stoppers at 1-800-222-8477 (TIPS) or visit www.crimestoppers.ca

REPORT AN INCIDENT ONLINE

- The OPP offers online reporting for minor, non-emergency occurrences in areas of OPP jurisdiction. opp.ca/reporting allows you to submit a report without visiting or calling.
- Use the online reporting tool for:
 - Theft Under \$5,000
 - Mischief / Damage to Property Under \$5,000
 - Mischief / Damage to Vehicle Under \$5,000
 - Theft from Vehicle Under \$5,000
 - Lost / Missing Property Under \$5,000, including a licence plate(s) or validation sticker(s)
 - Driving Complaints

If you are reporting an emergency, call 9-1-1.

#KNOWWHENTOCALL

9-1-1 is for emergencies only: If there is an immediate risk to someone's life or property.

- ✓ a crime in progress
- ✓ a fire
- ✓ a life-threatening medical emergency

Dialed 9-1-1 accidentally? #Be911Ready. Don't hang up, stay on the line and speak with an OPP Communicator to confirm there's no emergency.

The misuse of 911 ties up emergency lines, communicators and officers, which can result in a slower response to a real emergency and risks the safety of people who may need urgent help.

It is against the law to call 9-1-1 as a joke. Prank 9-1-1 calls can be dangerous and waste valuable emergency resources.

DETACHMENT BOARD ANNUAL REPORT

2025

LAMBTON DETACHMENT

4224 Oil Heritage Road
Petrolia ,ON
N0N 1R0

Tel: 519-882-1011
Fax: 519-882-1014



Follow us on



Ministry of Natural Resources

Development and Hazard Policy
Branch
Policy Division
300 Water Street
Peterborough, ON K9J 3C7

Ministère des Richesses naturelles

Direction de la politique d'exploitation des
ressources et des risques naturels.
Division de l'élaboration des politiques
300, rue Water
Peterborough (Ontario) K9J 3C7

June 12, 2026

Good afternoon,

A critical step in protecting people and property from flooding starts with identifying where flooding is expected to occur. This is most often achieved through flood hazard mapping. Actions in *Protecting People and Property: Ontario's Flooding Strategy* commit the province to updating existing technical guidance used to support implementation of the natural hazard policies outlined within the *Provincial Planning Statement* 2024, and in conducting flood hazard mapping.

As part of its multi-staged approach to updating this technical guidance, today, the Ministry of Natural Resources released proposed updates to a technical guide and a new companion technical bulletin on the *Environmental Registry of Ontario* (ERO), posting 026-0329, to support municipalities and conservation authorities with flood hazard modelling and mapping activities. They include:

1. *Technical Guide - River and Stream Systems: Flooding Hazard Limit;*
and
2. *Technical Bulletin - Special Flooding Hazard Conditions in River and Stream Systems*

The proposed technical guide provides updated guidance on recommended hydrologic and hydraulic methodologies to be used when conducting flood hazard analyses. The new proposed technical bulletin provides guidance on when and how flood mitigation structures are to be considered in flood hazard modelling and mapping. If the updates are accepted, this guidance is intended to be the definitive source of hydrologic and hydraulic methodologies for use in Ontario and would replace the primary chapters of the existing *Technical Guide - River and Stream Systems: Flooding Hazard Limit* (2002).

To support the Environmental Registry posting, the ministry will be hosting two identical webinars on June 23, 2026 1:30 – 3:00 pm and June 25, 2026 1:30 – 3:00pm. To register to attend one of the webinars, please complete this [webinar registration form](#). Feedback on the draft technical guide and companion technical bulletin will be accepted until August 11, 2026 through the Environmental Registry.

Sincerely,

A handwritten signature in dark ink, reading "John Dungavell". The signature is fluid and cursive, with the first name "John" and last name "Dungavell" clearly distinguishable.

John Dungavell
Director, Development and Hazard Policy Branch
Ministry of Natural Resources

Ministry of Natural Resources

Development and Hazard Policy
Branch
Policy Division
300 Water Street
Peterborough, ON K9J 3C7

Ministère des Richesses Naturelles

Direction general de l'élaboration et des
politiques sur les risqué
Division de l'élaboration des politiques
300, rue Water
Peterborough (Ontario) K9J 3C7



June 15, 2026

RE: Updates to certain operational policies under the *Aggregates Resource Act*

Greetings,

Further to a letter from the ministry dated August 8th, 2025, I am writing to inform you that a decision notice has been posted regarding the updates to certain operational policies under the *Aggregate Resources Act* (ERO # [025-0216](#)).

These policies were updated as part of the ministry's initiative to modernize operational policies that support the effective delivery of Ontario's *Aggregate Resources Act* program. The updates are intended to clarify requirements and improve program efficiency.

Policies related to the following have been updated:

- Cultural Heritage Report
- Matters to be Considered in the Issuance of a Licence
- Water Report
- Maximum Predicted Water Table Report (New Policy)

These updates better align policy guidance with the requirements of the Aggregate Resources of Ontario Standards. Details of the decision and revised policies are available through the Environmental Registry of Ontario (ERO # [025-0216](#)) and will be posted soon on the aggregates policies and procedures page.

In addition, the ministry has rescinded 28 policies that were outdated or no longer needed. Rescinding these policies is expected to provide greater certainty and clarity to industry and the public about current program requirements and processes.

If you have any questions regarding these changes, please contact us by email at aggregates@ontario.ca.

Sincerely,

John Dungavell,
Director, Development and Hazard Policy Branch



PUBLIC NOTICE

SEVERANCE APPLICATION

COMMITTEE OF ADJUSTMENT

APPLICATION NO. B-002/26

TAKE NOTICE that an application for consent has been submitted by Bill Stevens (B & M Stevens & Sons Farms Inc.) for property described as Concession 14, West Part Lot 24, West ½ Lot 24 and known municipally as 8513 Churchill Line in the Municipality of Brooke-Alvinston. The purpose of the application is to sever a rural residential property from the surrounding farm lot, with the proposed severed parcel having a frontage +/- 89 metres (292'), a depth of +/- 209 metres (687') and an area of +/- 1.86 hectares (4.6 acres) and the retained parcel having a frontage of +/- 302.97 metres (994'), a depth of +/- 1,631 metres (5,253') and an area of +/- 46.7 hectares (115 acres.).

AND FURTHER TAKE NOTICE that the Committee of Adjustment for the Municipality of Brooke-Alvinston has appointed July 7, 2026, at 9:30 a.m. for the purpose of a public hearing into this matter. Signed written submissions regarding the application will be accepted by the Secretary-Treasurer prior to the hearing.

If you wish to submit a written or make an oral presentation at the public hearing, please contact the Municipality of Brooke-Alvinston no later than 12:00 p.m. noon on July 3, 2026.

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

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

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

Additional information regarding the application will be available to the public for inspection at the Municipality of Brooke-Alvinston Municipal Office, 3236 River Street, PO Box 28, Alvinston, ON N0N 1A0 from 8:30 am to 4:30 pm, Monday to Friday.



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

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

Dated: June 17, 2026



Family Health Team

T: 519-882-2500
F: 519-882-3003
4130 Glenview Rd., Unit 3
Petrolia, ON N0N 1R0

June 16, 2026

The Municipality of Brooke-Alvinston

3236 River Street, P.O. Box 28
Alvinston, Ontario N0N 1A0

Dear Mayor and Council;

The Central Lambton Recruitment Committee is writing to update you on the changes to Physician Recruitment in Lambton County. Recruitment of both Family Physicians and Specialists will now be the responsibility of Bluewater Health and our local Ontario Health Team. Dr. Haddad, Chief of Staff and Vice-President Medical Affairs, and Melanie Columbus, Director of Medical Affaires- Recruitment, from Bluewater Health will work with Nadine Neve, Director of the Sarnia-Lambton Ontario Health Team to provide a full cohort of family physicians to all of Sarnia and Lambton County. They will be forming a committee to take on the task.

The Central Lambton Recruitment Committee will officially disband on June 30, 2026. We will not be collecting the usual \$300.00 from each of the eight municipalities for activities in 2026.

We are very appreciative of your previous yearly grants. Together with the volunteers on our committee and the doctors and staff at the CLFHT those funds worked to provide a wonderful group of family physicians for Central Lambton. We were very successful for many reasons but your yearly commitment was a large part of that success. Thank you.

We do have dollars left in our account from previous donations. Our Central Lambton Recruitment Committee voted to retain the funds and use them for retention purposes. As long as the funds last, we will, for example, continue to provide an annual Doctors' breakfast and welcome packages to new family residents who enter our Residency Training programme each year.

As a committee we have been assured that the new system will still allow our Central Lambton Family Health Team doctors to select and hire new physicians when they are needed in the County. I, personally, have also been assured the continuation of that practice.

With the amalgamation of the CEEH Foundation and the Bluewater Health Foundation in Sarnia, the financial incentives provided by the CEEH Foundation to new Doctors signing with the Central Lambton Family Health Team and covering shifts in the Emergency Department will no longer be available. Incentives, if any, will be decided by the Recruitment Committee in Sarnia.

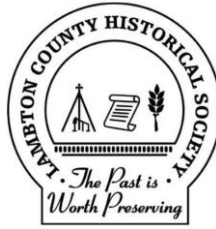
Thank you again for all your help in making the county of Lambton a wonderful place to live. If you have any questions or comments, please contact Sarah Milner or me.

Sincerely,
Rosanne Orcutt

OR

Sarah Milner
Executive Director, Central Lambton FHT
519-882-2500, Ext 160
sarah.milner@clfht.com

519-882-1604
rosanneorcutt@gmail.com



Next Meeting:

Thursday, June 25, 2026, at 7 pm

Lambton Heritage Museum - 10035 Museum Rd, Grand Bend, ON N0M 1T0

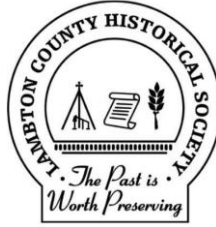


We will meet at the Lambton Heritage Museum at 7 pm on June 25, 2026. The museum staff have developed a great new exhibit called “**Bluewaterland – Dive into the Depths**”. The exhibit features the maritime heritage of Lambton County, including shipping, shipwrecks, natural history, and fishing. We have been invited, and Ms. Dana Thorne will make a brief presentation, then we will have time to tour the museum.

On Monday, June 29, 2026, from 1 to 2 pm, a presentation will be made at the Corunna Public Library about **Ice Navigation on the Great Lakes** by Bill Moran. It will be a modern perspective on the challenges and successes of the Great Lakes during the winter season. Both historical and modern photos will illustrate the talk.

Please contact Gord Perry about helping at the **Black Gold Festival** on Saturday, July 18. We will be selling our publications there.

Please send your heritage events to wm_moran@hotmail.com so we can help promote them on Facebook and encourage our members to attend.



Minutes from the May 24, 2026, meeting – Wilkesport United Church

President Deb Narr opened the regular meeting. Ian Mason of Brigden gave a brief presentation on the Presbyterian Church in Canada, focusing on the new Presbyterian Heritage Centre in Carlisle, Ontario, near Ailsa Craig. He brought some artifacts to display. Ian is blessed with an inexhaustible bank of knowledge. We wish to thank Kailyn and Betty of the Wilkesport United Church for hosting our meeting.

The minutes of the April meeting held in Camlachie were reviewed. Some amendments were made to event dates, but the secretary was a little off. Motion to accept made by Gord Perry, seconded by Ron Urry. **CARRIED.**

Treasurer's Report:

A report from the treasurer, presented by Deb Narr, showed the balances in the general account: \$9,970.78. Of that, \$6,766.33 was the publishing & distribution portion, and \$2,124.20 was for the higher education award fund. Motion to accept by Marjorie Cummings, seconded by Ron Urry. **CARRIED.**

Secretary's Report:

Bill Moran has been working to promote various heritage events on Facebook to municipal members of the Society in a timely manner.

There is good news about future meetings. Thanks to some calls made by Marjorie Cummings, we will be meeting at the Inwood United Church for our August meeting (on August 27th). The church has been recently renovated. However, we still need to arrange locations for September and October; we have time.

Some municipalities have declined, citing a heavy workload in the clerk's department due to the fall elections. However, several ideas have been explored, and replies have been slow thus far. Motion to accept by Elsie Urry and seconded by Marie Stephenson. **CARRIED.**

Old Business:

Gord Perry discussed progress in contacting schools and helping find applicants for the Lambton County Historical Society Higher Education Award. He will keep us informed.

New Business:

None.

On a motion by Don McCabe, the meeting was adjourned at about 8:30 pm.

Upcoming events:

May 13-October 19 – “Bluewaterland” Exhibit – **Lambton Heritage 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 4 – **Sombra Museum** Annual Blueberry Social 1-4 pm. By donation

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

July 18 – Black Gold Festival at the **Oil Museum of Canada** in Oil Springs



*A photo of The Lakeview House, also known as the Lakeview Hotel, in Grand Bend. It was built by the Leavitt family around 1898. It started as a modest facility, but over time, it has had several rooms added and also a second storey. Grand Bend was first known as the Carrying Place, a small lumbering settlement, then as Brewster's Mills. The hotel passed through several owners, including Harmen Gill, who became the first reeve of Grand Bend. In 1952, the hotel was sold and torn down, and a trampoline facility was established there. Now the Growling Gator restaurant is on that corner. (some information from **Trading Place: Grand Bend – A Look Back, A Glance Forward** -- compiled by Linda Rapley in 1994)*



Lambton County Historical Society
May Meeting Agenda

Thursday, June 25, 2026, at 7 pm
 Lambton Heritage Museum - 10035 Museum Rd, Grand Bend, ON N0M 1T0

- Opening by the President
- Review minutes of the May 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:** Inwood United Church, Thursday, August 27, 2026, at 7 pm.
- **Closing by the President**

Dates for 2026 Meetings

- June 25th; Lambton Heritage Museum - 10035 Museum Rd, Grand Bend
- August 27nd; -- Inwood United Church, 3211 Inwood Rd., Inwood, Ontario
- September 24th; to be organized
- October 22th; to be organized

MUNICIPALITY OF BROOKE-ALVINSTON**MAY**

<u>PERMITS ISSUED</u>	<u>OWNER/CONTRACTOR</u>	<u>LOCATION</u>	<u>FEE</u>	<u>TYPE VALUE</u>
BP-26-009	Kayla Ennitt, owner 3457 Ebenezer Rd, Alvinston, (erect addition to existing dwelling) Cont: owner, May 4/2026 120-020-09500	3457 Ebenezer Rd Con 7, Pt Lot 12 RP25R6589, Pt 1	1,022.00	Res/Add 60,000 48.5 m ²
BP-26-011	Higher Bridge Farm Ltd owner, 8323 LaSalle Line Watford, (erect single family dwelling) Cont: owner May 6/2026 120-050-06600	8323 LaSalle Line Con 12, W Pt Lot 22	1,613.00	Res/Con 800,000 130.1 m ²
BP-26-024	Bob & Laura Van Damme, Owners, 7611 Courtright Alvinston, (erect pool shed) Cont: owner, May 8/2026 120-010-19400	7311 Courtright Line Con 4, Pt Lot 14, Pt Lot 15	753.00	Non/Res 100,000 49.4 m ²
BP-26-025				
BP-26-026	In Review			
BP-26-027	Mitch Harper, owner 6268 Rokeby Line Alvinston, (erect pole barn) Cont: owner, May 13/2026 120-020-12502	6268 Rokeby Line Con 9, E Pt Lot 1 RP25R6815, Pt 1	806.00	Agr/Con 20,000 48 m ²
BP-26-028	Cob Roller Farms Ltd, Owner, 4751 Old Walnut Rd, Watford, (erect Storage shed) Cont: owner May 20/2026 120-040-13400	4751 Old Walnut Rd Con 13, N Pt Lot 15	806.00	Ind/Con 500,000 867.8 m ²
BP-26-029	Cob Roller Farms Ltd, Owner, 4751 Old Walnut Rd, Watford, (erect addition to existing livestock barn) Cont: owner, May 19/2026 120-040-13400	4751 Old Walnut Rd Con 13, N Pt Lot 15	2,419.00	Agr/Add 1,100,000 793.4 m ²

MUNICIPALITY OF BROOKE-ALVINSTON**MAY**

<u>PERMITS ISSUED</u>	<u>OWNER/CONTRACTOR</u>	<u>LOCATION</u>	<u>FEE</u>	<u>TYPE VALUE</u>
BP-26-030	LaSalle Pork Inc, owner 8282 LaSalle Line, Watford (erect addition to existing livestock barn) Cont: owner May 19/2026 120-050-09400	8282 LaSalle Line Con 13, S Pt Lot 21	2,419.00	Agr/Add 1,300,000 2322 m ²
BP-26-031	Higher Bridge Farm Ltd, owner, 8323 LaSalle Line Watford, (demolish existing dwelling) Cont: owner May 4/2026 120-050-06600	8323 LaSalle Line Con 12, W Pt Lot 22	242.00	Res/Dem 10,000

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

Phone: 519.898.2173
Fax: 519.898.5653



June 16, 2026

NOTICE OF 2ND COURT OF REVISION Davidson Drain North

Please be advised that the Brooke-Alvinston Council has set aside

Thursday, July 9, 2026 at 4:30 p.m.

for the Court of Revision on the Davidson Drain North.

**PLEASE NOTE THIS MEETING WILL BE HELD AT THE B.A.I.C.C.C.
3310 WALNUT STREET IN ALVINSTON**

A copy of the Engineer's report was mailed to you on February 2, 2026. A first and second reading of By-law 14 of 2026 was done on February 26, 2026, at the meeting to consider the report. A copy is available upon request.

The Court of Revision is set in order that any owner of land who has assessment complaints can appeal to the Court of Revision. Any appeal should be in writing to the undersigned, in advance of the Court of Revision.

Janet Denkers
Clerk Administrator

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

Phone: 519.898.2173
Fax: 519.898.5653



June 16, 2026

NOTICE OF COURT OF REVISION Morley Zavitz Drain

Please be advised that the Brooke-Alvinston Council has set aside
Thursday, July 9, 2026 at 4:30 p.m.
for the Court of Revision on the Morley Zavitz Drain

**Please note that this meeting will be held in the auditorium at the
B.A.I.C.C.C at 3310 Walnut Street, Alvinston**

A copy of the Engineer's report was mailed to you on March 31, 2026. A first and second reading of By-law 25 of 2026 was done on April 23, 2026, at the meeting to consider the report. A copy is available upon request.

The Court of Revision is set in order that any owner of land who has assessment complaints can appeal to the Court of Revision. Any appeal should be in writing to the undersigned, in advance of the Court of Revision.

Janet Denkers
Clerk Administrator

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

Phone: 519.898.2173
Fax: 519.898.5653



June 16, 2026

NOTICE OF 2nd CONSIDERATION OF DRAINAGE WORKS
Cherry Creek Drain and Cherry Creek Drain Branch

Dear Sir and/or Madam:

You are hereby notified that the Engineer appointed by the Council of the Municipality of Brooke-Alvinston under the *Drainage Act, 1990*, did, file at our office a report on the **Cherry Creek Drain and Cherry Creek Drain Branch**

This report will be considered in the auditorium at the B.A.I.C.C.C. at 3310 Walnut Street, Alvinston

Thursday, July 9, 2026 at 4:30 pm

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

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

APPEALS AGAINST ASSESSMENT ARE NOT CONSIDERED AT THIS MEETING.

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

Janet Denkers
Clerk Administrator

Hello,

I am writing to you today with a story of a young man who lived his life with an open heart and a tireless commitment to his community. In memory of my son, Tanner Redick, we are hosting our annual **Two Pitch Tournament Fundraiser from July 23rd to 26th, 2026**, at the Brooke Alvinston Inwood Community Center.

Tanner was only 20 years old when he was tragically taken from us in an automobile accident on December 13th, 2019. Despite his youth, he had already built a lifetime of service. Tanner joined the Brooke Alvinston Fire Rescue at just 16, working his way from student firefighter to a full member of the team. His dream was to be a full-time firefighter—a dream he achieved through grit and passion when he joined the Six Nations Fire Services in November 2019.

Tanner didn't just work in the community; he lived for it. Whether it was his recent joining of the local Optimist Club or his "never-ending smile" that could light up any room, he was always the first to lend a hand to anyone in need.

For the past five years, this tournament has been a way for his family and friends to keep that light shining. Thanks to the generosity of sponsors, we have been able to give back to the local organizations Tanner loved and award a scholarship in his name to a student who shares his character and drive.

We would be deeply honoured if your organization would consider sponsoring this year's event. Your support ensures we can continue to give back in a way that would make Tanner proud.

Sponsorship Details:

- **Event:** Tanner Redick Memorial Two Pitch Tournament
- **Dates:** July 23, 24, 25, 26, 2026
- **Location:** Brooke Alvinston Inwood Community Center
- **Donations:** Cheques can be made payable to: **Tanner Memorial Tournament**

If you are interested in partnering with us, please reach out to:

- **Trisha Westgate:** 519-383-9824 | westgatetr@brktel.on.ca
- **Jenny Redick:** 519-330-5119 | jennyr5627@gmail.com

Thank you for taking the time to read Tanner's story and for considering a contribution to his memory.

With heartfelt thanks,

Jenny Redick





June 15, 2026

Hon. Robert J. Flack
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

Dear Minister Flack,

Re: Canada-Ontario Development Charge Reduction Program (DCRP)

On behalf of Council for the Town of Plympton-Wyoming, I am writing to acknowledge the Province of Ontario's Canada-Ontario Development Charge Reduction Program (DCRP) and its intent to support housing development and critical infrastructure investment across municipalities.

Council appreciates the Province's efforts to address housing supply challenges by incentivizing development and providing access to infrastructure funding. The objectives of increasing housing availability and supporting growth-related infrastructure are important priorities that align with the Town's long-term planning goals.

However, Council wishes to express concern that the current structure of the DCRP presents significant challenges for small, rural, and northern municipalities such as the Town of Plympton-Wyoming. Municipalities are required to commit to substantial development charge reductions while also preparing competitive applications for large, shovel-ready projects within a limited timeframe.

The program's compressed application intake period provides limited opportunity for municipalities with constrained staffing and financial capacity to properly evaluate participation, identify eligible projects, and assemble a competitive submission.

Additionally, the requirement to prioritize large-scale infrastructure projects that clearly enable housing development, coupled with the expectation of upfront municipal financial contributions, places smaller municipalities at a disadvantage. Many rural communities do not have the same breadth of shovel-ready growth-enabling projects readily available, nor the internal resources required to mobilize applications within such tight timelines.

Council is concerned that, without adjustments, the current program design may limit participation from smaller municipalities and result in an inequitable distribution of funding, favouring larger urban centres with greater administrative capacity and project readiness.



In light of these concerns, Council respectfully requests that the Province of Ontario consider establishing a dedicated program stream for small, rural, and northern municipalities. Such a stream should include:

- More flexible and extended application timelines;
- Scaled project requirements that reflect community size and capacity; and
- Adjusted eligibility criteria that recognize the unique infrastructure funding models and operational realities of rural municipalities.

These modifications would help ensure that all municipalities, regardless of size, have a fair opportunity to participate in the program and contribute to the Province's shared objective of increasing housing supply.

The Town of Plympton-Wyoming remains committed to working collaboratively with the Province to support sustainable growth and infrastructure investment in our community.

A copy of this correspondence has been shared with our local Members of Provincial Parliament and Federal Parliament, as well as neighbouring municipalities, to encourage broader support for these requested program enhancements.

Thank you for your consideration.

Yours sincerely,

Adam Sobanski
Chief Administrative Officer
Town of Plympton-Wyoming



The Corporation of the Municipality of Brooke-Alvinston
REQUEST FOR MAINTENANCE / REPAIR / IMPROVEMENT
(Drainage Act, R.S.O. 1990, Chapter D.17)

BROOKE-ALVINSTON

JUN 17 2026

RECEIVED

I hereby give notice that the Kennedy Drain is out of repair and request that:

☐ Maintenance (preservation of a drainage works) or repair (restoration of a drainage works to its original condition) be performed under the provisions of Section 74 of the Drainage Act, R.S.O 1990, Chapter D.17.

☐ The drain be improved (modification of or an addition to a drainage works intended to increase the effectiveness of the system) under the provisions of:

___ Section 76, (Update the Schedule of Maintenance for the Drain)

___ Section 78, (New Engineer's Report for the Drain)

(of the Drainage Act, R.S.O. 1990, Chapter D.17)

The following work is required:

re-route the drain

Property Description: Lot _____ Concession _____ Roll Number _____

911 address 7572 Petrolia Line

Dated at the Municipality of Brooke-Alvinston this 17 day of June, 2026

Steven Johnson

Name-please print

Name-please print

[Signature]
Signature

Signature

Telephone#

Home

Cell

Email address: [Redacted]

Additional Comments if any:



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Crockett Drain Branch "B"
Meeting: Council - 25 Jun 2026
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That the report dated March 20, 2026 on the Crockett Drain Branch "B" be referred back to the Engineer for Revision; and that the Mayor and Clerk sign the By-law (provisionally).

Background:

At the April 23, 2026 drain consideration meeting on the Crockett Drain Branch B, a motion was made to adopt the Engineer's report.

Comments:

The report on the Crockett Drain Branch B was approved on April 23, 2026 with the Engineer to review the price options for plastic vs. concrete.

Under the Drainage Act, a report can be sent back for revision if done before the third and final reading. Although the report was adopted, the By-law was not signed.

At the June 11, 2026 meeting, Council appointed R. Dobbin Engineering under Section 65(4) to review the request for the disconnection of the Gerber land from the watershed of the Crockett Drain.

Council can host a meeting to consider the revision of the Crockett Drain Branch B on July 9th.

Financial Considerations:

None associated with this report.



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Request from the Optimist Club - Tanner Redick Memorial Ball Tournament
Meeting: Council - 25 Jun 2026
Department: Clerks
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That the Council of the Municipality of Brooke-Alvinston waive section 3.9 of By-law 37 of 2021 to allow noise to extend to 2 a.m. during the 2026 Memorial Tournament.

Background:

The Tanner Redick Memorial Tournament will be held July 23-26, 2026 on the BAICCC grounds.

Comments:

Should Council approve the request, notification of the waiver of section 3.9 of By-law 37 of 2021 should be forwarded to: Lambton OPP. The Tournament Committee should notify residents in the area as a courtesy.

Financial Considerations:

There are no financial considerations associated with this report.

ATTACHMENTS:

[Noise Variance Application](#)



June 17, 2026

To the Municipality of Brooke-Alvinston,

I am sending this letter to request for a noise variance for the Tanner Redick Memorial Two Pitch Tournament happening July 23 – 26 inclusive, 2026.

Sincerely,

Hannah Symington
Alvinston & District Optimist Club



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Build Communities Strong Fund - Local Impact Stream
Meeting: Council - 25 Jun 2026
Department: Administration
Staff Contact: Janet Denkers, Clerk Administrator

Recommendation:

That staff be directed to make application under the Build Communities Strong Fund.

Background:

The Build Communities Strong Fund opened June 12th and is associated with smaller scale projects that build, expand or improve community infrastructure, strengthen community vitality and enhance the quality of life across southern Ontario.

Applications are being accepted based on project start dates:

- 1) Projects starting between April 30, 2026 and March 31, 2027
 - application deadline July 9, 2026
 - projects must be completed within 2 years of their start date
- 2) Projects starting April 1, 2027 or later
 - application deadline is August 6, 2027
 - projects must be completed within 2 years of their start date

Eligible projects are construction, expansion, renovation or retrofit of community infrastructure for public use and benefit such as:

- community and multi-use buildings
- recreation and sports facilities
- cultural institutions
- parks and publicly accessible outdoor infrastructure

Comments:

Suggested applications for submission are:

i) Dasherboards at the arena

- quoted cost is \$342,750 with 50% to be funded by the municipality
- hopeful to fundraise under the CSRIF grant
- To be completed in 2027

ii) Lighting in the sports park at the BAICCC

- the Optimist Club is funding new tennis courts and lighting is an additional project that would compliment it and that the Club is interested in

- estimated cost is \$75,800 + HST

iii) Paving of the BAICCC parking lot

- estimated cost (to be provided at the meeting)

iv) Playground matting at BAICCC to compliment KalTire Fund

- estimated cost is \$80,000

** Items ii and iv could possibly be combined for one application

Financial Considerations:

This stream normally offers funding between \$125,000 and \$1 million in non-repayable funding. The fund is cost shared 50% (minimum) by the applicant



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Lasalle Line West - options
Meeting: Council - 25 Jun 2026
Department: Public Works
Staff Contact: Jamie Butler, Public Works Superintendent

Recommendation:

That the report on LaSalle Line West options be received and filed and that Council provide direction.

Background:

At the regular council meeting held June 11th, Council asked staff to prepare a report on the 1) cost of putting dolomite down on LaSalle West
 2) cost of a second application of dust suppressant on LaSalle West

Comments:

The estimated cost of a second application of dust suppressant on LaSalle West would have an estimated cost of \$6,000 (if the current price was maintained).

The estimated cost of putting dolomite down, at the 2026 price would be \$442,000.00 In addition, the maintenance gravel would increase in price due to a more costly material. LaSalle West has had 21,000 tonnes of granular M applied for the intent to possibly pave it in the future. If pavement is not to be done, the more permanent dolomite gravel would be an option.

Financial Considerations:

Monies have not been allocated into the 2026 budget for either option.



Council Staff Report

To: Mayor Ferguson and Members of Council
Subject: Concrete Crushing
Meeting: Council - 25 Jun 2026
Department: Public Works
Staff Contact: Jamie Butler, Public Works Superintendent

Recommendation:

That Council acknowledge the dust complaint received from Steve Gray and directs staff to continue implementing reasonable dust control measures during crushing operations while recognizing the operational, environmental, and financial benefits of maintaining concrete recycling activities at the municipal yard.

Background:

Public Works has received a dust complaint from a neighbouring property owner Steve Gray, located at 7982 Brooke Line, regarding dust generated during concrete crushing activities at the municipal yard.

This is not a new complaint. In 2018, Council discussed discontinuing the process of crushing with the following direction received:

1) That the Council of the Municipality of Brooke-Alvinston authorize the Public Works Manager to continue the practice of crushing concrete at the works yard on Brooke Line while investigating new options in eliminating dust

In 2019, the same complaint was received with the following motion from Council (of the day):

1) that temporary gates and signs be installed advising residents that cement is not being accepted

2) that staff report back within two months with recommendations from the MOE on handling cement safely

Comments:

The Public Works Department currently utilizes concrete crushing as part of its material management and recycling program. Crushed concrete is reused as aggregate material for various municipal projects, reducing the need to purchase virgin aggregate from external suppliers.

The municipal yard operates as a commercial-industrial facility and includes aggregate stockpiles, a gravel yard, and regular truck traffic associated with Public Works operations. Dust generation is an

inherent component of aggregate handling activities, including the loading, unloading, stockpiling, and movement of gravel and recycled concrete materials.

Should Council consider restricting or eliminating concrete crushing activities due to dust concerns, it should be noted that similar dust-producing activities occur throughout the operation of the gravel yard. Any precedent established regarding dust from concrete crushing may lead to future concerns regarding other aggregate-related operations that are essential to municipal public works functions.

In 2019, the Municipality received the John Neirdra Better Practices competition - innovative management practices category

Environmental Considerations

Concrete crushing supports the beneficial reuse of construction materials and reduces the volume of material requiring disposal. The recycling of concrete aligns with sustainable asset management practices and reduces the demand for newly extracted aggregate resources. We monitor the wind and direction and if prominent, would cease operation that day.

The dust control approach is noted on the Contractor's RFP. Although a 2 inch line would be the manufacture's preference, the Municipality does not have access to that. Alternatives would be to house a fire truck with routine fill ups which would ultimately lose efficiencies and cost efficiencies.

Financial Considerations:

Eliminating or significantly restricting concrete crushing operations would result in increased costs to taxpayers. Recycled crushed concrete currently provides a cost-effective source of aggregate material for municipal projects. If this material were no longer available, the Municipality would be required to purchase replacement aggregate from commercial suppliers, increasing annual material costs and transportation expenses.

In addition, the current operation provides a controlled location for receiving and processing concrete materials. If concrete recycling activities were discontinued, the Municipality may be required to install additional fencing, gates, and security measures to prevent unauthorized dumping of concrete and construction debris at the yard. These capital improvements would represent an additional cost to taxpayers.

ATTACHMENTS:

[Scanned from a Xerox Multifunction Printer](#)

Request for Proposals (RFP)

Concrete Crushing Services
Municipality of Brook-Alvinston
7954 Brooke Line

**Company Profile and Experience**

See attached.

Company Contact:

Fraser Beatty
7908 Jariott Street
Watford, ON, N0M 2S0
Office phone number: 226-678-4715
Cell phone number: ~~226-678-4715~~
Email: fraser@swfd.ca

Description of Crushing Equipment

Caterpillar 323 excavator with pulverizer and concrete breaker for preparation, magnet for sorting and stockpiling of steel.

Rubble Master RM100GO mobile track-mounted impact crusher. Diesel-electric drive, Granular B screen with re-feed to ensure consistent sizing of crushed granular.

McCloskey belt-conveyor stacker for efficient stockpiling of crushed granular.

Dust Control Approach

RM100GO crusher includes water-based dust control. Will require access on site to a garden house outlet for duration of crushing. This is the same dust control approach that was utilized when Schouten Excavating previously crushed in the 7954 Brook Line yard.

Proposed Work Schedule

Monday to Friday 8:00AM to 5:00PM

Completed Contractor Pricing Sheet

See attached.

Proof of Insurance and WSIB Clearance

See attached.

References for Similar Projects

Schouten Excavating has crushed for the Municipality of Brooke-Alvinston in the 7954 Brooke Line yard previously

Additional references:

Zwarts Excavating - John Zwarts - ~~(709) 422-8950~~ - office@xwartexcavating.com
- pulverized and crushed concrete and asphalt- repeat client

Lafarge - Matthew Don - Matthew.don@lafargeholcim.com
- crushed ~ 25,000 tonne slag to 1"minus.

Sipkens Nurseries - Brian Sipkens - ~~(905) 272-8922~~ - sipkensb@gmail.com
- pulverized and crushed concrete- repeat client

**The 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 “Commercial 2 (C.2) Zone” to the “Residential 1 (R1) 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 25th day of June 2026.

David Ferguson, Mayor

Janet Denkers, Clerk Administrator

THE 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 Plan 15, Lots 2 & 3 in the Municipality of Brooke-Alvinston and municipally known as 8002 Centre Street from the “Commercial 2 (C.2) Zone” to the “Residential 1 (R1) Zone”.

The proposed Zoning By-law Amendment would allow a portion of the property to be developed for future residential uses.

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

Municipality of Brooke-Alvinston

SCHEDULE "A"

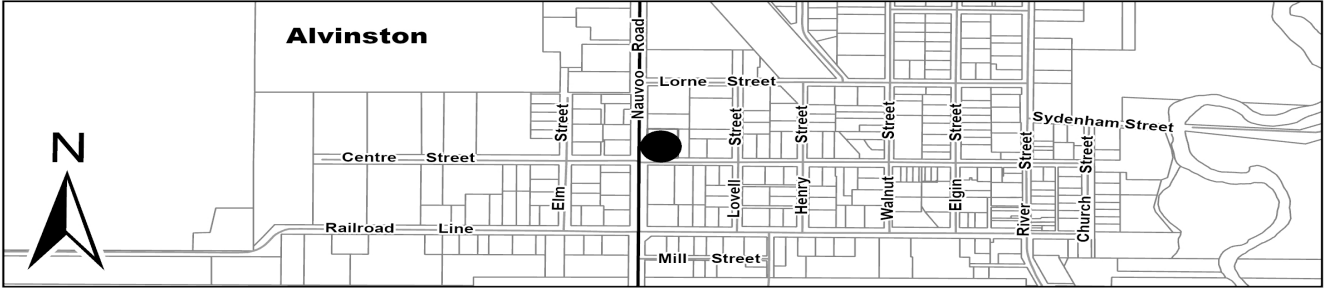
to By-law No. _____

Dated this _____ Day of _____, 2026

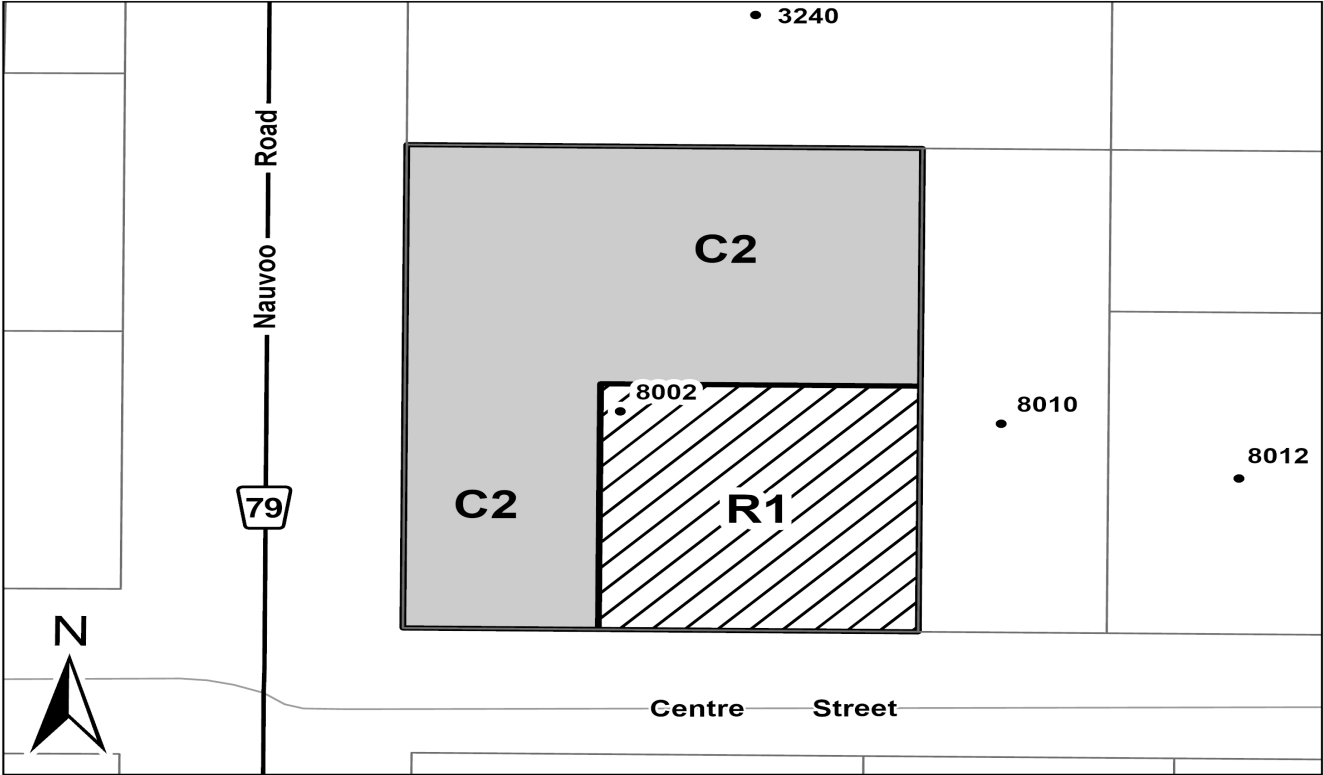
Signed: _____

David Ferguson, Mayor

Janet Denkers, Clerk-Administrator



● Subject Property



APPLICANT: Keagan Smith

LOCATION: PLAN 15 LOT 2 LOT 3
8002 Centre Street, Alvinston, Brooke-Alvinston

File: Z005-2026



**AMENDMENT NO. 8
TO THE
MUNICIPALITY OF BROOKE-ALVINSTON
OFFICIAL PLAN**

County of Lambton
Planning and Development Department
June 2026

MUNICIPALITY OF BROOKE-ALVINSTON
Official Plan Amendment No. 8

This amendment was adopted by the Council of the Municipality of Brooke-Alvinston by By-law ____ of 2026 in accordance with the provisions of Section 22 (1) and 17 (15) of the Planning Act, R.S.O. 1990, on the ____ day of _____, 2026.

Corporate
Seal

Mayor

Clerk

CERTIFICATE OF COMPLIANCE
WITH PUBLIC INVOLVEMENT
AND NOTICE REQUIREMENT

I, Janet Denkers, Clerk for the Municipality of Brooke-Alvinston, hereby certify that the requirements for the holding of at least one public meeting as set out in subsection 17(15) of the Planning Act, R.S.O.1990 and the giving notice as set out in subsection 17(19) of the Planning Act, R.S.O.1990, have been complied with.

Clerk

MUNICIPALITY OF BROOKE-ALVINSTON
BY-LAW NUMBER _____ OF 2026

The Council of the Municipality of Brooke-Alvinston, in accordance with the provisions of Section 17 (22) of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. 8 of the Municipality of Brooke-Alvinston Official Plan, consisting of the attached text and maps, is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the County of Lambton for approval of Amendment No. 8 to the Municipality of Brooke-Alvinston Official Plan.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED THIS ____ DAY OF _____, 2026.

MAYOR

CLERK

Certified that the above is a true copy of By-law No. ____ of 2026 as enacted and passed by the Council of the Municipality of Brooke-Alvinston on the ____ day of _____, 2026.

Clerk, Municipality of Brooke-Alvinston

**AMENDMENT NO. 8
TO THE MUNICIPALITY OF BROOKE-ALVINSTON
OFFICIAL PLAN**

INDEX

STATEMENT OF COMPONENTS	<u>PAGE</u>
 <u>PART A - THE PREAMBLE</u>	
1. PURPOSE.....	1
2. LOCATION.....	1
3. BASIS	1
 <u>PART B - THE AMENDMENT</u>	
1. INTRODUCTION.....	2
2. DETAILS OF THE AMENDMENT	2
3. IMPLEMENTATION AND INTERPRETATION.....	2
 <u>PART C - APPENDIX</u>	 3

STATEMENT OF COMPONENTS

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of the following text constitutes Amendment No. 8 to the Municipality of Brooke-Alvinston Official Plan.

PART C - APPENDIX does not constitute part of this amendment. This appendix contains background data; planning considerations and a record of the public involvement associated with this amendment.

-1-

PART A - THE PREAMBLE**1. PURPOSE**

This amendment would redesignate a portion of the subject lands from the current “Commercial” designation to the “Residential” designation.

2. LOCATION

The lands affected by Official Plan Amendment No. 8 consist of a 929-square-metre portion of the property’s south-eastern area, legally described as Plan 15, Lots 2 and 3. The subject lands are located at the intersection of Nauvoo Road and Centre Street.

The lands are owned by Devin Triest and are shown more particularly on the Key Map.

3. BASIS

The applicant proposes to create two severed residential lots within a mixed-use area.

This Official Plan Amendment is required to permit the proposed uses on the redesignated portion of the property.

The subject lands are also subject to a Zoning By-law Amendment that is being considered concurrently with this Official Plan Amendment.

Additional information is included in **PART C - THE APPENDIX**

- 2 -

PART B - THE AMENDMENT

1. **INTRODUCTION**

All of this part of the document entitled **PART B - THE AMENDMENT** consisting of the following text constitutes Amendment No. 8 to the Official Plan of the Municipality of Brooke-Alvinston.

2. **DETAILS OF THE AMENDMENT**

The Official Plan for the Municipality of Brooke-Alvinston is amended as follows:

- 1) The area indicated on the attached Schedule “A” is hereby redesignated from the “Commercial” designation to the “Residential” designation.

3. **IMPLEMENTATION AND INTERPRETATION**

The implementation and interpretation of this amendment shall be in accordance with the policies of the Official Plan of the Municipality of Brooke-Alvinston.

PART C - THE APPENDIX

The following appendix does not constitute part of Amendment No. 7 but is included as information supporting the amendment.

APPENDIX 1.Planner’s Report

APPENDIX 2.Minutes of Public Meeting

APPENDIX 1:

Planner's Report (Presented to the Municipality's Council at the public meeting).

APPENDIX 2

Minutes of Public Meeting

Municipality of Brooke-Alvinston

SCHEDULE "A"

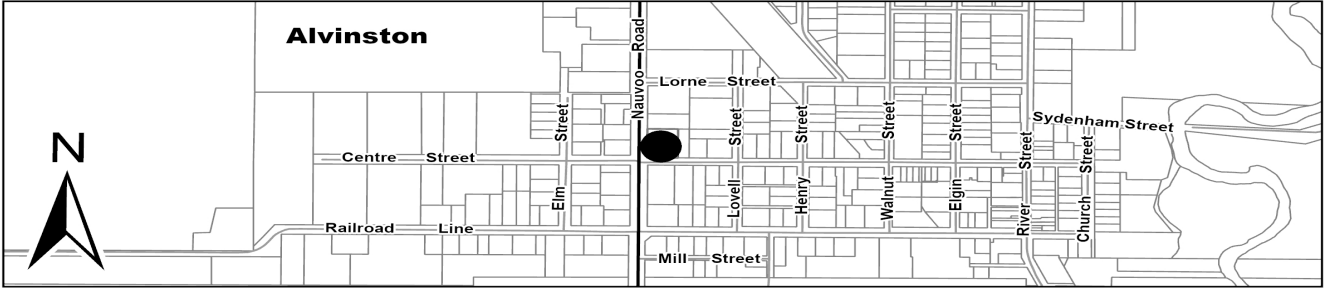
to By-law No. _____

Dated this _____ Day of _____, 2026

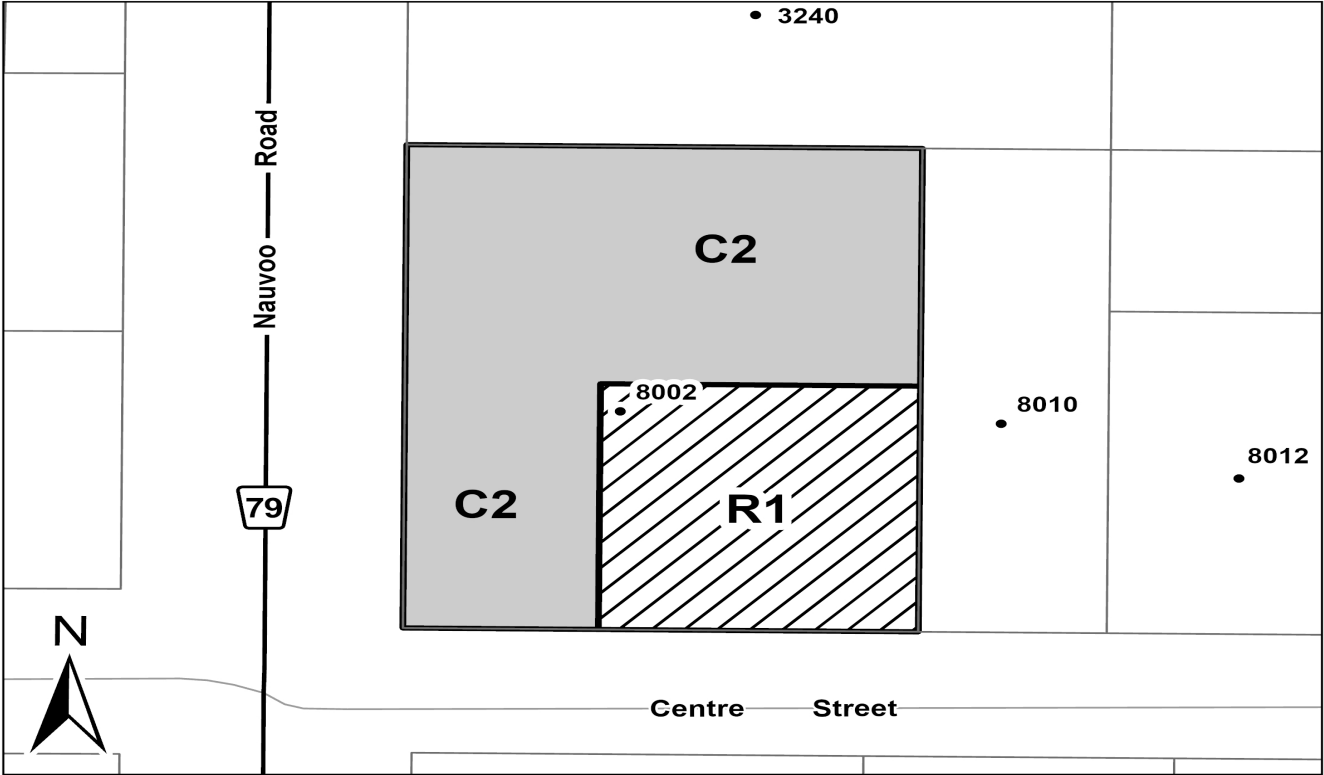
Signed: _____

David Ferguson, Mayor

Janet Denkers, Clerk-Administrator



● Subject Property



APPLICANT:

Keagan Smith

LOCATION:

PLAN 15 LOT 2 LOT 3
8002 Centre Street, Alvinston, Brooke-Alvinston

File:

Z005-2026

**THE 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 1 (R1) 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 25th day of June 2026.

David Ferguson, Mayor

Janet Denkers, Clerk Administrator

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

ZONING BY-LAW NO. [REDACTED] 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 1 (R1) Zone”.

The proposed Zoning By-law Amendment would allow the property to be developed for various types of residential uses, including Single Detached, Semi-Detached and Duplex Dwellings.

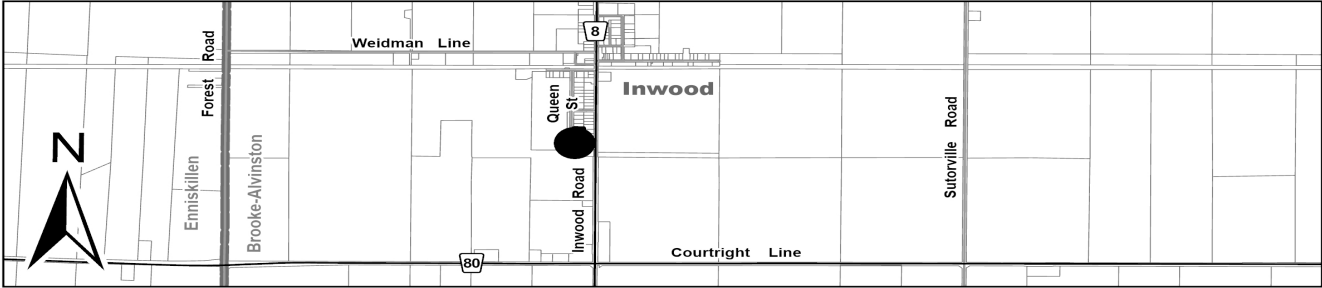
The applicant is proposing to develop a Semi-Detached Dwelling on the property and then intends to sever the existing lot and sell each individual dwelling.

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

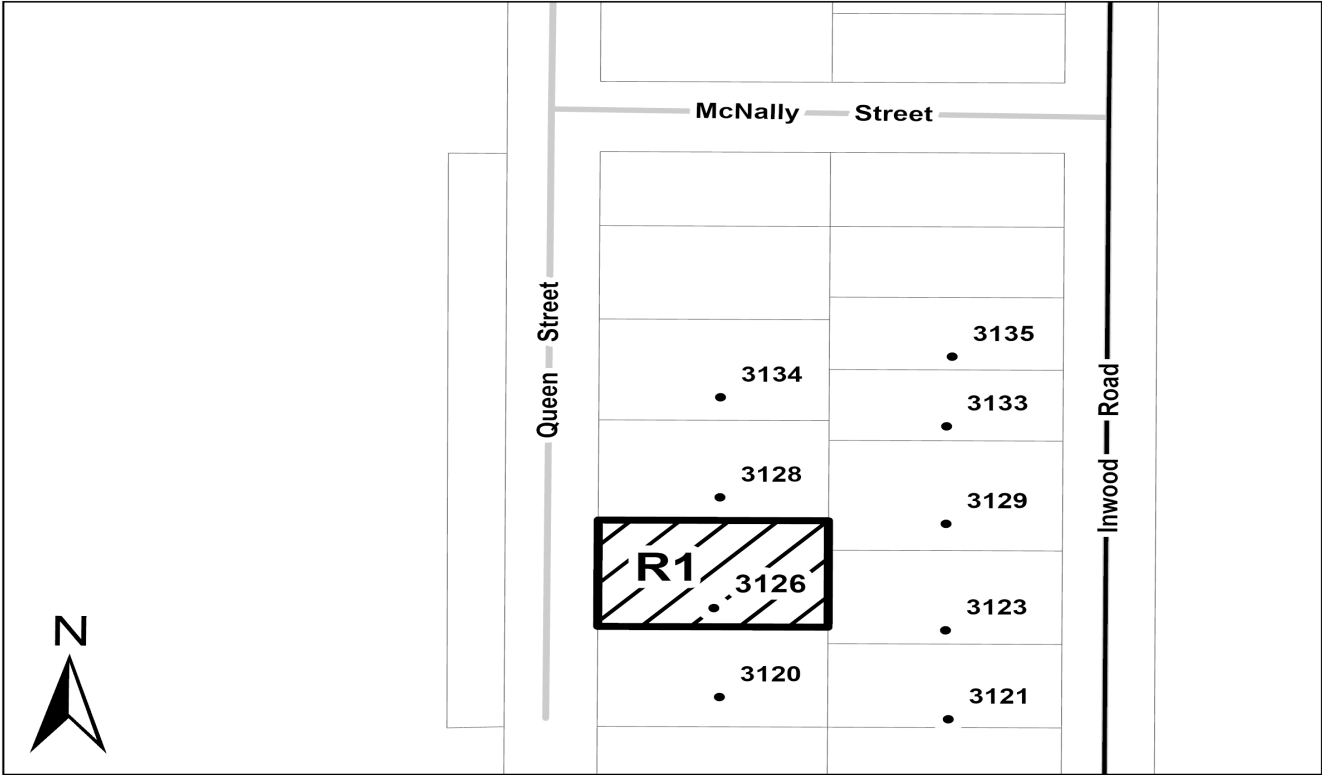
Municipality of Brooke-Alvinston
SCHEDULE "A"
to By-law No. _____

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; RP25R1181 Part 4
3126 Queen Street, Inwood, Brooke-Alvinston
File: Z004-2026

	INFRASTRUCTURE & DEVELOPMENT SERVICES DIVISION
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	DEVELOPMENT SERVICES
PREPARED BY:	Corrine Nauta, Manager
REVIEWED BY:	Jason Cole, P.Eng., General Manager Stéphane Thiffeault, Chief Administrative Officer
MEETING DATE:	June 17, 2026
SUBJECT:	Fire Prevention Services Feasibility Review

BACKGROUND

The Development Services Department (the “**Department**”) received the attached correspondence from the Lambton County Fire Chiefs Association dated February 20, 2026, requesting a review of the feasibility of establishing Fire Prevention Inspection Services (“**FPIS**”).

Several member municipalities, including Warwick, Petrolia, Dawn-Euphemia, Oil Springs, and Brooke-Alvinston, have supported the request. Others have also expressed interest, subject to a suitable business model, service structure, and cost framework.

DISCUSSION

The Ontario Building Code (the “**OBC**”) and Ontario Fire Code (the “**OFC**”) are companion regulations that govern building safety throughout a building’s lifecycle. The OBC sets minimum standards for design and construction during planning, permitting, and construction. Once construction is complete and building permits are closed, the OFC governs the ongoing operation, inspection, testing, maintenance, and fire safety requirements of occupied buildings. Building and Fire Prevention Officials therefore operate within closely related regulatory environments.

Under the *Fire Protection and Prevention Act, 1997* and the OFC, municipalities are responsible for fire prevention, inspections, enforcement, and public fire safety education. Meeting these responsibilities has become increasingly complex due to evolving regulatory requirements, specialized training needs, and fluctuating service demands.

A shared service model may provide a practical and cost-effective approach to enhancing service capacity, consistency, and continuity across participating municipalities. A County-led FPIS model could support municipalities in meeting their legislative obligations through a coordinated and scalable service delivery framework.

A County-led FPIS model could build on the Department's existing centralized service delivery framework by providing:

- Access to specialized expertise and qualified fire prevention personnel;
- Consistent application of regulatory standards and enforcement practices;
- Coordinated service delivery across interested municipalities; and
- Operational efficiencies through shared resources and economies of scale.

This concept warrants further review to determine whether existing County resources and expertise could support municipal fire prevention responsibilities through a shared service model. While staff are not aware of a comparable Ontario model, the concept presents potential service delivery efficiencies and operational synergies that merit further evaluation.

Before any implementation is considered, a feasibility review and business case analysis is required to assess service delivery options, governance, staffing, financial implications, cost-recovery mechanisms, liability considerations, and service levels to determine whether FPIS is viable.

FINANCIAL IMPLICATIONS

Council's support for the feasibility review has no direct financial implications. Any related workload will be managed within existing resources.

If the County proceeds with a business case analysis and identifies a practical service model, the financial implications for interested municipalities will be presented for future consideration and structured on a full cost-recovery basis.

CONSULTATIONS

The Chief Administrative Officer and General Manager, Infrastructure & Development Services for the County of Lambton, and the Director of Fire & Emergency Services for the Township of Warwick, were consulted in preparing this report.

STRATEGIC PLAN

Area of Effort #2: Services and Communications – The County is focused on the provision of responsive services and programs, independently and through partnerships, and is committed to progressive and effective communications in promoting the same, by:

- Anticipating and aligning service delivery to emerging needs and expectations (including changing demographics);
- Engaging and informing residents, stakeholders, and municipal partners of the County's services, programs, opportunities, and challenges; and

- Advocating Lambton County's perspective on provincial and federal programs and legislative amendments.

Area of Effort #5: Partnerships – The County is committed to developing strong relationships with community partners, municipalities, and First Nations by:

- Cultivating sustainable relationships that include strategies to improve communication and understanding and provide mutual assistance on projects.

CONCLUSION

The request from the Lambton County Fire Chiefs Association provides a basis to evaluate a coordinated approach to delivering Fire Prevention Inspection Services.

A feasibility review and business case analysis would determine whether a County-led FPIS model is practical, sustainable, and capable of enhancing fire prevention service delivery for participating municipalities. Any future service model would be subject to Council consideration and structured on a 100% cost-recovery basis, with costs allocated to participating municipalities.

Council support is requested to allow the Department to complete the review and report back with its findings.

RECOMMENDATIONS

- a) That Council support the Development Services Department in undertaking a feasibility review and business case analysis regarding the establishment of Fire Prevention Inspection Services.**
- b) That a report outlining the feasibility, including costs, service charges and potential models, for the County to offer Fire Prevention Inspection Services be brought back to Lambton County Council for consideration at the September 16, 2026 Committee of the Whole meeting.**

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

Phone: 519.898.2173
Fax: 519.898.5653



June 10, 2026

LAWSS Board
C/O Clinton Harper, General Manager

Email to: clinton.harper@lawss.org

Dear Members of the LAWSS Board,

On behalf of the Municipality of Brooke-Alvinston, we are writing to formally request an increase to our current water taking agreement with the Lambton Area Water Supply System (LAWSS).

As you are aware, Brooke-Alvinston currently holds a water allocation of **460 m³/day average daily demand (ADD)**. It has been at this level since 2003. Based on recent operational data, the Municipality's current usage averages approximately **272 m³/day ADD**.

The Municipality is presently reviewing two Draft Plans of Subdivision which, if fully approved and fully constructed, will result in water demand exceeding the current allocation. At this time, the ultimate buildout timeline for the proposed developments remains uncertain. While draft plans have been submitted and preliminary phasing has been identified, the pace of construction and occupancy will be influenced by a variety of factors, including market conditions, servicing constraints, and developer scheduling. As a result, it is difficult to accurately predict when full buildout will be achieved, and the Municipality has therefore relied on conservative, phased growth estimates to inform short- and long-term water demand projections.

Schouten Subdivision

The initial phase of the development includes 36 single-family lots and 60 townhouse units (96 units total), representing approximately 25% of the ultimate development. Using accepted population assumptions (3.0 persons per single-family unit and 2.4 persons per townhouse), this phase yields a population of 252 persons and an estimated demand of **64 m³/day ADD with an ultimate buildout demand of 243.0 m³/day ADD**

Durham Subdivision

This develop proposes, 32 single-family lots and 35 townhouse units (67 total units), with an ultimate population of 180 persons. Applying a similar 25% initial phase assumption results in an initial phase demand of approximately **11.5 m³/day ADD, with an ultimate buildout demand of 46 m³/day ADD**.

In addition, the Municipality is aware of a planned 22-unit apartment development in addition to miscellaneous infill projects, and we have conservatively allowed for 25 additional units within the initial five-year period. This contributes an estimated **15.3 m³/day ADD** in additional demand.

Based on these preliminary projections, the anticipated short-term average daily demand is summarized as follows:

- Current average usage: **272 m³/day**
- Schouten Phase 1: **64 m³/day**
- Durham Phase 1: **11.5 m³/day**
- Additional infill/apartment units: **15.3 m³/day**

Total projected near-term demand: ~363 m³/day ADD

While this near-term demand remains within the existing allocation, full buildout of approved developments would bring total demand to approximately **515 m³/day ADD**, exceeding current capacity limits.

In light of these considerations, the Municipality respectfully requests:

1. An increase in the permitted water allocation from **460 m³/day to 550 m³/day**, to accommodate projected full buildout demands, daily demand spikes and provide a reasonable capacity buffer; and
2. Implementation of a provision allowing for an **annual increase beginning after Year 5**, recognizing long-term growth, and future servicing needs.

This request is intended to ensure that Brooke-Alvinston can responsibly support planned growth while maintaining reliable and sustainable water service delivery. The Municipality remains committed to prudent water management, conservation, and ongoing coordination with LAWSS.

We appreciate your consideration of this request and would be pleased to provide additional information or meet to discuss these projections in further detail.

Kind Regards,



Janet Denkers
Clerk Administrator

c. Council of the Municipality of Brooke-Alvinston

June 19, 2026

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

Phone: 519.898.2173
Fax: 519.898.5653



Dear Residents,

Subject: Cameron Road Bridge – Community Input Requested

We are writing to inform you about the current condition of the Cameron Road Bridge and to invite your input as we consider next steps.

The bridge is approaching the end of its expected service life. Recent engineering assessments indicate that repairs or upgrades would cost in excess of \$1 million.

The municipality is exploring all available options, which may include significant investment in repairs, replacement, potential changes to the bridge's use or even full closure. Before any formal decisions are made, it is important for us to hear from the residents and stakeholders who rely on or are affected by this infrastructure.

Council will discuss the bridge on July 9th at their regular Council meeting (4:30 pm at the BAICCC auditorium). We welcome your feedback on:

- Current usage of the bridge (e.g., agricultural, residential, commercial)
- Concerns or challenges you experience with the bridge if it was closed
- Your perspective on potential options, including repair, replacement, or other alternatives

Your input will play an important role in helping guide Council's decision-making process.

Please share your comments by **July 3, 2026** using one of the following methods:

- Email: jdenkers@brookealvinston.com
- Mail: Municipality of Brooke-Alvinston, 3236 River Street; Box 28 Alvinston, ON N0N 1A0

We appreciate your time and participation as we work together to determine the best path forward for our community.

Sincerely,

Janet Denkers
Clerk Administrator

C. Council Members