



The Corporation of the Municipality of Brockton

## Council Meeting Minutes

Wednesday, December 17, 2025, 10:00 a.m.

Bruce County Council Chambers - 30 Park Street, Walkerton, ON

**Council Present:** Chris Peabody, Mayor  
Kym Hutcheon, Deputy Mayor  
Mitch Clark, Councillor  
Tim Elphick, Councillor  
Gregory J. McLean, Councillor  
Steve Travale, Councillor

**Staff Present:** Sonya Watson, Chief Administrative Officer  
Fiona Hamilton, Director of Legislative and Legal Services (Clerk)  
Sarah Johnson, Deputy Clerk  
Trish Serratore, Chief Financial Officer  
Jessica Schmidt, Deputy Treasurer  
Dominic Paquette, Building and Planning Manager/CBO  
Colleen Gillis, Director of Community Services  
Brad Thomson, Facilities and Parks Supervisor  
Nicholas Schnurr, Director of Operations  
John Strader, Operations Manager  
Carri-Ann Scott, Manager, Child Care Services  
Christine Brandt, Community Development Coordinator  
Chris Wells, Director of Fire and Emergency Services

1. **Indigenous Land Acknowledgement Statement**
2. **Acceptance of Special Council Agenda**

### **Resolution 25-25-01**

Moved By: Steve Travale

Seconded By: Gregory J. McLean

That the Council of the Municipality of Brockton accept the Agenda for the Special Council Meeting on December 17, 2025 as presented with the addition of items 7.1 and 8.3 relating to the Composition of Council at this meeting due to the legislative timelines required under the Municipal Act, despite non-compliance with the Procedural By-law.

**Defeated**

### **Resolution 25-25-02**

Moved By: Mitch Clark

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton accept the Agenda for the Special Council Meeting on December 17, 2025 as amended, without any consideration of additional items related to the Composition of Council.

**Carried**

### **3. Declaration of Pecuniary Interest and General Nature Thereof**

None disclosed.

### **4. Public Meetings Required Under the Planning Act**

#### **4.1 Walkerton Official Plan and Municipal-Wide Zoning By-Law Review**

Alison Bucking, Planner with J.L. Richards, provided an overview of the Official Plan process and informed all those in attendance of the ways they could receive updated information on the review process.

Ms. Bucking provided an overview of the steps taken to engage with the public about the Official Plan prior to this Public Meeting. Ms. Bucking summarizes the changes made to the Official Plan and Zoning-By-Law based on public feedback received, including extending the limits of Downtown Walkerton, creating a separate designation for new settlement expansion areas to the east of Downtown Walkerton, and reduced duplication between Municipal and County polices.

Ms. Bucking outlined the proposed Growth and Settlement changes to the Official Plan because of projected population increase, proposed Housing changes introducing new policies to increase the additional residential units, remove density maximums, and update policies regarding affordable housing, noting that the Municipality would work with Bruce County to achieve a 30% affordable housing target. Ms. Bucking outlined the proposed Downtown Walkerton changes regarding commercial uses and low/medium density residential uses and described the proposed Employment Area changes including expanding the Employment Area designation to specific areas north of Creighton Road, to permit medical clinics, wellness centres, and municipal facilities in the Business Park designation. Ms. Bucking outlined the Natural Environment and Hazards changes which build off existing County policies, identifying key natural features, encouraging floodproofing measures, and introducing policies for human-made hazards. Ms. Bucking described other considerations proposed and outlined the next steps in the process with Council adoption in January, prior to Bruce County making a final decision on the updated Official Plan.

Ms. Bucking responded to questions from Council about the Downtown Walkerton boundary expansion, noting the section and mapping of the Official Plan that was updated to reflect this change.

Ms. Bucking further commented on the commercial and historic downtown designations, advising that different policy provisions apply to historic downtown, and noted the expanded permitted uses. Ms. Bucking advised that for areas where existing uses but may not be in conformity, may have those uses recognized in the Zoning By-Law.

No individuals in attendance in-person or virtually indicated that they wished to provide any comments.

#### **4.2 Community Improvement Plan Update**

Alison Bucking, Planner and Christie Kent, Senior Planner with J.L. Richards presented the updated Community Improvement Plan, outlining the purpose of the update, and the Municipality's existing incentive programs under the CIP.

Ms. Bucking and Ms. Kent reviewed their recommendations to expand the Tax Increment Funding Program, introduce a surplus land program, add a land-

banking program, add an Affordable Housing Reserve Fund, and implement housekeeping changes.

Ms. Kent responded to a question from Council on the surplus land and land-banking options, advising that those programs would apply to the whole Municipality, although some programs such as facade and signage improvements apply to certain settlement areas.

Ms. Kent responded to an inquiry about implementing a pre-approved plan process, advising that this process was outside the current scope of the CIP update, but would be explored in the future.

Sonya Watson, Chief Administrative Officer responded to questions about the source of funding for the CIP programs, noting that the programs are funded through the Economic Development budget.

No individuals attending in-person or virtually indicated that they had any comments regarding the CIP.

#### 4.3 Housing Needs Study Update

Christie Kent, Senior Planner with J.L. Richards provided an overview of the Housing Needs Study to understand demand for housing, existing and projected housing needs, identify gaps in types of housing, and better inform responsive housing policies and regulations considered through the Official Plan and Zoning By-Law. Ms. Kent summarized the engagement process, and then reviewed population characteristics, key demographic insights, and current housing stock, including dwelling types and household size. Ms. Kent noted that Brockton has a significant population over 40, with most households living in larger dwellings, and a large disparity between supply and demand. Ms. Kent noted that Brockton has higher income distribution and lower unemployment rates than Provincial averages, with nearly half the population commuting by private vehicles.

Ms. Kent outlined the housing affordability disparities, noting that over 1/3 of rental households spend more than 30% of their income on shelter costs, and the need for rental households. Ms. Kent reviewed the development and building activity over the past 5 years, noting that the value of construction has been sustained. Ms. Kent advised that a barrier to Brockton's housing development was the limited supply of development-ready, serviced residential land in Walkerton.

Ms. Kent reviewed the feedback provided by community residents and housing service providers, outlining the critical considerations for Brockton, including addressing housing affordability, encouraging infill development, supporting renovation and maintenance programs, enhancing active transportation, streamlining approval processes and supporting populations with unique needs.

Council expressed their appreciation to Bruce Power for funding the Housing Needs Study.

Ms. Kent responded to questions about the census data, advising that the demographics in the study were based on the 2016 and 2021 census, noting that the province was consistently updating the population data, and advised that adjustments and fact checking occur in early 2027.

Ms. Kent responded to an about converting homes into multi-units, noting that converted dwellings were incorporated in policies with encouragement to extend housing solutions beyond urban boundaries, and provide a spectrum of housing. Mayor Peabody suggested that Council provide comments on Bruce County's Official Plan review regarding intensification of hamlet communities.

Mayor Peabody invited comments from the public on the Housing Needs Study.

Kevin McKague discussed revitalization efforts occurring in Cargill, noting that 13 apartment units would be classified as affordable housing. Ms. Watson noted that the affordable rental determination was specific to Brockton.

Council thanked Ms. Bucking and Ms. Kent for their work on these projects, noting the enthusiasm to see a vibrant mix of housing to serve all needs.

## **5. Delegations**

### **5.1 Sale of Westario Power Inc.: Key Legal Agreements**

Walter Malcolm, Westario Power Inc. and Ron Clark, Aird & Berlis LLP Partner provided an overview of the sale of Westario Power Inc. to EARTH Corporation. Mr. Clark reviewed the timeline of the sale, which began over a year ago, with bids received in August 2025 resulting in the selection of EARTH Corporation. Mr. Clark advised that the final share purchase agreement was being negotiated, with a final version of the agreement to be executed following full shareholder approval. Mr. Clark advised that a submission would then be made to the Ontario Energy Board (OEB) for a Hearing to approve the transaction. Following the OEB's approval, the ownership of Westario Power Inc. would be transferred to EARTH.

Mr. Clark reviewed the current shareholder structure in comparison to the closing shareholder structure, noting that the selection of EARTH was part of a competitive process and Westario Power's Board of Directors were very comfortable proceeding with EARTH.

Mr. Clark advised that ratepayers and Westario Power employees will be protected throughout the transaction, with a commitment to maintaining electricity rates with an inflationary increase. Mr. Clark noted that Westario shareholders will be appointed as Directors on the EARTH Board.

Mr. Clark responded to a question from Council about the Westario employees, advising that the employees would be guaranteed the same job at their existing location for 3 years.

Mr. Clark responded to a question about the continuity of operations at the Walkerton site, noting that the centre would operate for 10 years at the existing location and outlined opportunities for EARTH in launching unregulated activities such as traffic light and streetlight installation, pole line contracting, and water billing and metering.

## **6. Closed Session**

### **Resolution 25-25-03**

Moved By: Tim Elphick

Seconded By: Mitch Clark

That the Council of the Municipality of Brockton enter into Closed Session at 11:40 a.m. in order to address a matter pertaining to:

- A proposed or pending acquisition or disposition of land by the municipality or local board - **East Ridge Residential Subdivision Disposition**
- Labour relations or employee negotiations - **2026 Staffing Changes**

- Advice that is subject to solicitor/client privilege, including communications necessary for that purpose - **Westario Share Purchase Agreement Opinion**

**Carried**

**Resolution 25-25-04**

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby approve the direction provided to staff in Closed Session.

**Carried**

**Resolution 25-25-05**

Moved By: Kym Hutcheon

Seconded By: Steve Travale

**Whereas:**

- A. The Corporation of the Municipality of Brockton (the "**Municipality**"), together with the Town of Saugeen Shores, Town of Hanover, Municipality of Kincardine, Municipality of Brockton, Municipality of South Bruce, Township of Minto, Township of North Huron, and FortisOntario Inc. (collectively with the Municipality, the "**Shareholders**"), hold all of the issued and outstanding shares (the "**Shares**") in the capital of Westario Power Inc. (the "**Corporation**");
- B. On April 8, 2024 the Municipality endorsed a recommendation of the Corporation to begin a process to sell all of the Shares (the "**Bid Process**");
- C. Pursuant to the Bid Process and following receipt of bids from a number of proponents, on September 9, 2025, the Municipality approved the entry by the Corporation into a letter of intent (the "**LOI**") with EARTH Corporation (the "**Buyer**");
- D. Pursuant to the LOI, the board of directors of the Corporation has recommended that each of the Shareholders approve and enter into a share purchase agreement (the "**Purchase Agreement**") with the Buyer, a draft of which having been either presented or described to the council of the Municipality, pursuant to which, among other things, the Shareholders will sell to the Buyer and the Buyer will purchase from the Sellers, the Shares (the "**Transaction**");
- E. Pursuant to the terms of the Purchase Agreement or as otherwise contemplated in connection with the Transaction, the Municipality will be required to execute and deliver certain ancillary agreements, documents, deeds and instruments, either at the time of execution of the Purchase Agreement or closing of the transactions contemplated thereby, including an escrow agreement and a community involvement agreement (the "**Related Agreements**"), drafts of each such Related Agreement having been either presented or described to the council of the Municipality; and
- F. Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Purchase Agreement.

**Now Therefore Be It Resolved That:**

1. The Municipality hereby approves the Transaction.
2. The Municipality is authorized to enter into the Purchase Agreement and each of the Related Agreements substantially in the forms presented or described.
3. The execution and delivery by the Municipality of the Purchase Agreement and the Related Agreements and the performance by it of its obligations thereunder, with such deletions, amendments or additions thereto as the Chief Administrative Officer (the “**CAO**”) in consultation with the Municipality’s solicitor may determine, is authorized and approved, the execution of such agreements in accordance with the provisions of the paragraph immediately below being conclusive evidence of such determination.
4. The Mayor and the Clerk are authorized and directed, for and in the name of and on behalf of the Municipality, to execute and deliver the Purchase Agreement and the Related Agreements, with such deletions, amendments or additions thereto as the CAO may in her absolute discretion determine, the execution of such agreement in accordance with the provisions of this paragraph being conclusive evidence of such determination.
5. The Mayor and the Clerk are authorized and directed, for and in the name of and on behalf of the Municipality, to execute and deliver all such other agreements, amendments, instruments, certificates, resolutions and other documents, and to do all such other acts and things as the CAO may determine to be necessary or advisable in connection with the Purchase Agreement or the Related Agreements, the execution and delivery of any such agreement, amendment, instrument, certificate, resolution or other document or the doing of any such other act or thing by the Authorized Representative being conclusive evidence of such determination.

**Carried**

**7. Lunch**

**Resolution 25-25-06**

Moved By: Mitch Clark

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton recess at 12:48 p.m. for lunch.

**Carried**

**Resolution 25-25-07**

Moved By: Tim Elphick

Seconded By: Mitch Clark

That the Council of the Municipality of Brockton return to Open Session at 1:16 p.m.

**Carried**

## 8. Reports

### 8.1 Change to Council Composition and Election of Deputy Mayor Position

This item was not considered as part of the Special Council Agenda.

~~Moved By: Kym Hutcheon~~

~~Seconded By: Steve Travale~~

~~That the Council of the Municipality of Brockton hereby approves Report Number CLK2025-19 – Changes to Council Composition and Election of Deputy Mayor Position, prepared by Fiona Hamilton, Director of Legislative and Legal Services (Clerk) for information purposes.~~

~~Moved By: Steve Travale~~

~~Seconded By: Gregory J. McLean~~

~~Whereas the Municipality of Brockton currently elects the Deputy Mayor through a stand-alone position on the ballot; and~~

~~Whereas Council recognizes that offering the Deputy Mayor role to the Councillor candidate receiving the highest number of votes more directly reflects the democratic preferences of the electorate; and~~

~~Whereas consolidating the selection process may reduce voter confusion and streamline the municipal ballot; and~~

~~Whereas this change may encourage broader participation in Council elections by ensuring that all candidates compete within a unified race for Council positions; and~~

~~Whereas the current stand-alone Deputy Mayor race can result in strong candidates running against one another, potentially reducing the overall talent and experience available on Council; and~~

~~Whereas aligning the Deputy Mayor role with the highest supported Councillor candidate may strengthen continuity, leadership development, and succession planning within Council; and~~

~~Whereas similar models are used successfully in other Ontario municipalities to reflect voter support in a fair and transparent manner;~~

~~Now Therefore Be It Resolved That the Council of the Municipality of Brockton hereby directs staff to prepare the necessary by-law or procedural amendments to implement a revised method of selecting the Deputy Mayor for the 2026 and future municipal elections, whereby the Councillor candidate receiving the highest number of votes in the municipal election is offered the opportunity to serve as Deputy Mayor for the term of Council; and~~

~~Further That staff report back to Council with draft amendments for consideration in advance of the next municipal election cycle and opening of nominations.~~

### 8.2 Walkerton Community Centre Accessibility Ramp

Fiona Hamilton, Director of Legislative and Legal Services, responded to questions about the funding options, noting that the reserve fund had been used for similar accessibility projects such as installing push button doors at the library.

Ms. Hamilton responded to questions about the ramp location, advising that the ramp would allow access to the second-floor auditorium and provide entrance to

the accessible Optimist Park Playground. Colleen Gillis, Director of Community Services, responded to emergency access concerns.

**Resolution 25-25-08**

Moved By: Kym Hutcheon

Seconded By: Steve Travale

That the Council of the Municipality of Brockton hereby approves Report Number REC2025-25 – Walkerton Community Centre Accessibility Ramp, prepared by Fiona Hamilton, Director of Legislative and Legal Services (Clerk) and in doing so approves amending the Budget as presented on December 17, 2025 to authorize the accessibility ramp for the Walkerton Community Centre to be funded from the Accessibility Reserve Fund.

**Carried**

8.3 East Ridge Archaeology Study Update

Sonya Watson, Chief Administrative Officer noted that Saugeen Ojibway Nation implemented new standards in July requiring entire parcels of land to be assessed rather than only the developable area. Ms. Watson advised that the archeological assessment must be approved by the Ministry prior to any investment and infrastructure planning occurring.

**Resolution 25-25-09**

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number CAO2025-16 – East Ridge Archaeology Study Update, prepared by Sonya Watson, Chief Administration Officer and Cally Mann, Municipal Executive Coordinator, and in doing so approves the additional \$22,000 increase within the East Ridge budget for the Archaeological study to continue in 2026.

**Carried**

**9. By-Laws**

9.1 By-Law 2025-110 - Adopt Community Improvement Plan By-Law

9.2 By-Law 2025-111 - Adopt Housing Needs Assessment By-Law

~~9.3 By-Law 2025-112 - Change Council Composition By-Law~~

This item was not considered as part of the Special Council Agenda.

**Resolution 25-25-10**

Moved By: Tim Elphick

Seconded By: Mitch Clark

That the Council of the Municipality of Brockton authorize that the following by-laws be read, enacted, signed, sealed, and numbered as follows:

- By-Law 2025-110 - Adopt Updated Community Improvement Plan By-Law
- By-Law 2025-111 - Adopt Housing Needs Assessment By-Law

**Carried**

## **10. 2026 Tax Supported Budget**

### **10.1 Council**

Fiona Hamilton, Director of Legislative and Legal Services (Clerk) reviewed significant changes to the budget, including incorporating heritage expenses and 2026 Election expenses, and an increase in training due to Integrity Commissioner inquiries, attendance at conferences, and new orientation following the Election and for the new Member of Council to be appointed.

Trish Serratore, Chief Financial Officer advised that Council was actually over budget for training due to conference expenses in the previous year.

Ms. Hamilton responded to a question about the service agreements, noting that this item includes the Election software service provider, studies, and a proposal from Mayor Peabody for a Salary Review.

Mayor Peabody advised that he proposed the inclusion of a salary and compensation review as the Municipality has not completed a review in several years and provided his rationale for the study's inclusion as a Mayor's expense.

### **10.2 General Government**

Trish Serratore, Chief Financial Officer, reviewed the significant changes in the budget, including a donation to Victoria Jubilee Hall funded through the Heritage reserve fund.

Ms. Serratore responded to a question about the increased expenses, noting the inclusion of a \$150,000 donation to Victoria Jubilee Hall, \$10,000 in studies for asset management maintenance, \$5,000 for audit services, and \$3,800 for Saugeen Mobility and Regional Transit.

Ms. Serratore further explained the asset management maintenance costs of \$50,000, which would cover 60% of the total cost to replace infrastructure, were divided between departments for an overall 2.2% levy.

### **10.3 Human Resources**

Sonya Watson, Chief Administrative Officer, reviewed the significant changes to the budget, including a small increase in training.

### **10.4 Economic Development**

Sonya Watson, Chief Administrative Officer, reviewed the significant changes to the budget.

Ms. Watson responded to an inquiry into the increase in the Economic Development budget, which included the International Plowing Match (IPM) showcase, and \$1,000 for IPM building permit fees.

### **10.5 East Ridge Business Park**

Sonya Watson, Chief Administrative Officer, reviewed significant changes to the budget.

### **10.6 Tourism/Visitor Information Centre**

Sonya Watson, Chief Administrative Officer, advised that there were no significant changes to the budget. Ms. Watson responded to an inquiry advising that staff decreased radio advertisements to maintain similar costs.

## 10.7 Public Works

Nicholas Schnurr, Director of Operations, provided an overview of the significant changes in the budget.

Trish Serratore, Chief Financial Officer, responded to a question about the \$180,000 interdepartmental revenue, advising that the transfer reallocates wages into winter maintenance and removes winter control transactions.

Ms. Serratore responded to an inquiry into the increase in \$96,000 noting the 2.2% commitment to asset management maintenance.

John Strader, Operations Manager, responded to a question, advising that the Ridout Street project is a capital project.

Mr. Schnurr responded to a question on the cost of downtown snow removal, noting that an increase was suggested as there have already been two removals this season, and 2025 cost projections are over \$300,000.

## 10.8 Streetlights

Nicholas Schnurr, Director of Operations, provided an overview of the significant changes in the budget.

## 10.9 Brockton Child Care Centre

Carri-Ann Scott, Manager, Child Care Services, provided an overview of significant changes in the budget, including the increased revenue due to the summer program changes, and noted that Federal funding has not been finalized yet.

Ms. Scott responded to questions about providing uniforms for childcare staff, advising that staff are implementing other organization review recommendations at this time this is being considered, expenses related to inclusion of the childcare app, and preparation of food are presented.

## 10.10 Materials Management

Nicholas Schnurr, Director of Operations, provided an overview of significant changes to the budget, including an increase in landfill service agreements, and a decrease in recycling costs due to the Provincial collection changes.

Trish Serratore, Chief Financial Officer, responded to a question on the increased service agreements, which include the green bin program, software, and e-waste pickup.

## 10.11 Fire Services

Chris Wells, Director of Fire and Emergency Services, provided an overview of significant changes to the budget.

Ms. Serratore responded to an inquiry into the transfer to reserves, noting the 2.2% commitment to asset management maintenance.

## 10.12 Emergency Management

Chris Wells, Director of Fire and Emergency Services, provided an overview of significant changes to the budget.

## 10.13 Health and Safety

Chris Wells, Director of Fire and Emergency Services, provided an overview of significant changes to the budget.

#### 10.14 O.P.P. and South Bruce O.P.P. Detachment Board

Trish Serratore, Chief Financial Officer noted including the 11% increase in the O.P.P. contract and decreased South Bruce O.P.P. Detachment Board contributions as per the contribution from the County of Bruce.

Council discussed the disparity surrounding the O.P.P. contract costs and advocacy efforts with the Ministry of the Solicitor General to provide relief.

#### 10.15 Animal Control/By-Law Enforcement

Ms. Watson responded to questions about the increase in wages and benefits, noting a reallocation of positions.

Trish Serratore, Chief Financial Officer, responded to questions about the replacement of municipal vehicles, noting that vehicles were now owned by the Municipality and no longer leased out.

#### 10.16 Community Services (Recreation)

Colleen Gillis, Director of Community Services, provided an overview of the significant changes to the budget, including the increase in summer student wages as the students would be working 10 weeks the 2026 summer.

Councillor Travale expressed support to amend the budget for the Elmwood Community Centre Board capital request. Fiona Hamilton, Director of Legislative and Legal Services (Clerk) explained the amendment process.

Trish Serratore, Chief Financial Officer, responded to a question about the increase in grants and donations, which included the Elmwood Community Centre operating budget, Elmwood Community Centre Board capital request, donations to Bradley School House, Chepstow Lions Club, and Chepstow Lions Club baseball diamonds.

#### 10.17 Cemetery

Trish Serratore, Chief Financial Officer, provided an overview of the significant changes to the budget, including introducing a grass maintenance program and design for the Pioneer Cemetery.

Ms. Serratore and Fiona Hamilton, Director of Legislative and Legal Services (Clerk) responded to an inquiry about the abandoned cemetery increase, advising that this was a carry-over project from 2025.

#### 10.18 Physician Recruitment

Trish Serratore, Chief Financial Officer, provided an overview of the significant changes to the budget, which included a small decrease.

Council commended the Committee for its contributions to public health care and noted the importance of retaining other healthcare professionals in our community.

#### 10.19 Library

Colleen Gillis, Director of Community Services provided an overview of the significant changes to the budget, including increasing programming, replacing the air conditioner, installing a change table, and eavestrough maintenance.

## 10.20 Municipal Drains

Fiona Hamilton, Director of Legislative and Legal Services (Clerk) provided an overview of the significant changes to the budget, including the completion of the Zettler Drain, ongoing planning for the Young, Dales, Botter, and Black Creek Drains, and awaiting Provincial approval to complete landowner assessments.

## 10.21 Planning

Sonya Watson, Chief Administrative Officer provided an overview of significant changes to the budget, because of the Housing Accelerator Fund, including an increase in service agreements to design a toolkit for HAF, the review of the Official Plan and Zoning By-Law, retaining a consultant to support the department's restructuring and planning projects and expertise required to support planning initiatives.

## 10.22 Saugeen Valley Conservation Authority

Sonya Watson, Chief Administrative Officer, provided an overview of significant changes to the budget.

## 10.23 Municipal Capital Requests

Trish Serratore, Chief Financial Officer summarized the capital projects planned for the Fire, Operations (Roads, Landfill) Landfill, and Community Services (Recreation) Departments.

### 3130-2501 Replacement Tandem Plow Truck

John Strader advised that the plow was ordered in January 2024 and has still not arrived, so due to the delay in receiving equipment, staff recommend ordering a new plow now so it would arrive by 2027. Mr. Strader advised Council about the lifespan of the current tandem plows, and rationale for replacing the 2007 plow.

### 3155-2600 Child Care Software Project - Hardware

Council suggested using deferred revenue from donations for this project.

Ms. Serratore advised that the Municipality was not incurring any new long-term debt in this budget.

### 3130-2504 Durham and McNab Intersection Road Reconstruction

Ms. Serratore responded to a question confirming the project would be funded through reserves.

### Yonge Street North Project Inquiry

Nicholas Schnurr, Director of Operations, responded to questions about the Yonge Street North project, advising that it is estimated to cost \$10 million, and staff are working with engineers to find a solution to level the road.

### Ridout Street Project Inquiry

Nicholas Schnurr, Director of Operations, responded to an inquiry about the Ridout Street project, advising that the inspection identified that this road should be replaced within 1-5 years.

### 3150-2600 John Deere Z930M ZTRAK

Ms. Serratore advised that the Walkerton Cemetery mower is 4-5 years outside of the warranty period, which will be traded in prior to it losing more value.

## **11. Amendments to the Budget as Presented**

## **12. 2026 Non-Tax Supported Budget**

### **12.1 Water and Wastewater Overview**

Nicholas Schnurr, Director of Operations, provided an overview of significant changes to the budget.

### **12.2 Capital Projects - Utilities**

Nicholas Schnurr, Director of Operations, summarized the Utilities Capital Projects.

### **12.3 Ontario Building Code Administration/Property Standards**

Dominic Paquette, Building and Planning Manager/CBO provided an overview on significant changes to the budget, including an anticipated decrease for 2026 building permit activity which involves a transfer to reserves to support the 2026 year, and a decrease in legal costs to align with actual figures.

## **13. Next Steps in the Strong Mayor Budget Process**

Fiona Hamilton, Director of Legislative and Legal Services (Clerk) provided an overview of the legislative timeline for amendments to the budget, noting the next Budget Meeting scheduled for January 12, 2026. Council discussed submitting amendments by January 7, 2026 for consideration at the next Budget Meeting.

Trish Serratore, Chief Financial Officer provided a summary of the next steps in the Strong Mayor Budget process.

## **14. Confirmation of Proceedings**

### **Resolution 25-25-11**

Moved By: Tim Elphick

Seconded By: Gregory J. McLean

That the Council of the Municipality of Brockton authorize that the following by-law be read, enacted, signed, sealed, and numbered as follows:

- By-Law 2025-113 - December 17, 2025 Confirmatory By-Law

**Carried**

## **15. Adjournment**

### **Resolution 25-25-12**

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton does now adjourn at 3:15 p.m. to meet again on Monday, January 12, 2026 at 6:00 p.m. for a Special Council Meeting to consider the 2026 Mayor's Budget.

**Carried**

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Mayor - Chris Peabody

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Director of Legislative and Legal Services (Clerk) – Fiona Hamilton