



**AGENDA**  
**LAMBTON COUNTY COUNCIL**

**Wednesday, March 4, 2026 9:00 a.m.**  
**Council Chambers, Wyoming**

Page

1. **ROLL CALL**

2. **LAND ACKNOWLEDGEMENT**

We acknowledge that this land on which we are gathered today is part of the ancestral land of the Chippewa, Odawa, and Potawatomi peoples, referred to collectively as the Anishinaabeg. It is through the connection of the Anishinaabeg with the spirit of the land, water and air that we recognize their unique cultures, traditions, and values. Together as treaty people, we have a shared responsibility to act with respect for the environment that sustains all life, protecting the future for those generations to come.

3. **DISCLOSURES OF PECUNIARY INTEREST**

If any.

4. **IN-CAMERA SESSION - 9:00 A.M.**

**Recommendation**

**That the Warden declare that County Council go in-camera to discuss the following:**

- a) to review the Lambton County Council (Closed Session) minutes dated February 4, 2026, pursuant to s. 239(2)(c),(h) and (k) of the *Municipal Act, 2001*.
- b) to receive a report and provide instructions regarding labour relations collective bargaining instructions with ONA MGM and ONA LMV-NLL, pursuant to s. 239(2)(d) of the *Municipal Act, 2001*.
- c) to review the Committee of the Whole In-Camera minutes dated February 18, 2026 pursuant to s. 239(2)(b),(d) and (k) of the *Municipal Act, 2001*.

**5. OPEN SESSION**

The Open Session meeting will commence immediately following the Closed Session meeting.

**6. SILENT REFLECTION**

**7. RISE AND REPORT MOTIONS OF THE IN-CAMERA SESSION**

If any.

**8. DELEGATIONS**

- a) Mr. Gary Eagleson, P.Ag., G. R. Eagleson Consulting Inc., will be speaking to County Council regarding the elimination of Class 1, 2 and 3 cropland in Southern Ontario.
- b) Mr. Ron Catford, resident, Town of Plympton-Wyoming, will be speaking to County Council regarding addressing blowing and drifting snow on roads and road maintenance.

**9. MINUTES OF COUNCIL (OPEN SESSION)**

- a) Reading and adoption of the Lambton County Council (Open Session) minutes dated February 4, 2026 and Budget Minutes dated February 4, 2026.

**10. BOARD OF HEALTH (Lambton Public Health)**

**A) Board of Health Correspondence to Receive and File Recommendation**

**That the following correspondence items be received and filed:**

- a) BOH 03-03-26 A copy of a letter from Dr. Hsiu-Li Wang, Chair, Association of Local Public Health Agencies ("**alpha**"), to the Honourable Peter Bethlenfalvy, Minister of Finance, dated January 15, 2026, providing input into the 2026 Ontario Budget Consultation regarding the funding required to ensure a stable, locally based public health system.
- b) BOH 03-04-26 An email from Emily Durance, Executive Assistant on behalf of the Mr. Joe Bachetti, Chair of the Windsor-Essex County Health Unit ("**WECHU**") Board of Health dated December 11, 2025, advising that at its meeting held on November 20, 2025, WECHU passed a resolution regarding Adverse Childhood Experiences ("**ACEs**") Local Policy Advancement. The resolution supports engaging local community partners and health care providers to co-develop strategies and implement policies and training resources that

reduce exposure to ACEs and trauma and strengthen protective factors across the region by encouraging the adoption of WECHU's training resources and policy within partner organizations. WECHU is also calling on municipal, provincial and federal partners to implement policies and funding that prevent ACEs by addressing poverty, housing insecurity, food access, and family supports as well as to ensure sustained provincial investment.

**B) Board of Health Information Reports**

- 45 - 47 a) Information Report dated March 4, 2026 Regarding 2025-26 Assessment of the Immunization Status of School Pupils and the Suspension Process - Update.
- 48 - 50 b) Information Report dated March 4, 2026 Regarding Clinical and Family Services Q4 2025 Activity Report.
- 51 - 65 c) Information Report dated March 4, 2026 Regarding Monitoring Food Affordability in Lambton County: The 2025 Nutritious Food Basket Report.
- 66 - 68 d) Information Report dated March 4, 2026 Regarding Health Protection Q4 2025 Activity Report.

**C) Board of Health Other Business**

**11. INFORMATION REPORTS**

**A) Corporate Services Division**

- 69 - 73 a) Information Report dated March 4, 2026 Regarding 2025 Year-End and 4th Quarter Activity and Statistical Report.

**12. ITEMS NOT REQUIRING A MOTION**

- 74 - 78 a) Lambton Seniors' Advisory Committee Minutes dated November 25, 2025.
- 79 - 81 b) County of Lambton Agricultural Advisory Committee Minutes dated November 27, 2025.
- 82 - 83 c) Sarnia-Lambton Economic Partnership Board of Directors Meeting dated November 18, 2025.
- 84 - 85 d) Lambton Creative County Committee minutes dated September 25, 2025.

**13. REPORTS REQUIRING A MOTION**

**A) Finance, Facilities and Acquisitions Division**

- 86 - 96 a) Report dated March 4, 2026 Regarding 2026 Tax Policy.

**B) Social Services Division**

97 - 141

- a) Report dated March 4, 2026 Regarding Cathcart Project Public Consultation Update.

**14. COMMITTEE MINUTES**

142 - 147

- a) Committee of the Whole (Open Session) minutes dated February 18, 2026.

**15. ITEMS TABLED FROM PREVIOUS MEETINGS**

None at this time.

**16. NOTICE OF MOTION**

**17. OTHER BUSINESS**

**18. NOTICE OF BY-LAWS**

148 - 153

- a) 6 of 2026 A By-Law to Establish and Levy Tax Rates for Upper Tier Purposes for the Year 2026.

154 - 158

- b) 7 of 2026 A By-Law to Set Tax Rate Reductions for Prescribed Property Subclasses for the Year 2026.

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- c) 8 of 2026 A By-Law to Set Tax Ratios for Prescribed Property Classes for the Year 2026.

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- d) 9 of 2026 A By-Law of The Corporation of the County of Lambton to confirm the resolutions and motions of Lambton County Council which were adopted up to and including March 4, 2026.

**A) First and Second Reading of By-Laws**

- a) #6, #7, #8 and #9 of 2026

**B) Third and Final Reading of By-Laws**

- a) #6, #7, #8 and #9 of 2026

**19. ADJOURNMENT**

**Recommendation**

**That the Warden declare the meeting adjourned and that the next regular meeting of County Council be held on Thursday, April 2, 2026 with the In-Camera Session to commence at 9:00 a.m.**

**20. O CANADA!**

# Class 1,2 and 3 Land Loss Resulting From Urban Development and Economic Development

Ontario Institute Agrologists

Symposium

November 19<sup>th</sup>, 2025

Presented by Gary R Eagleson P.Ag

[eagleson@hay.net](mailto:eagleson@hay.net)

519 878 3794

**AGENDA ITEM #a)**

# Population intensity



# Short Study of United States Situation

- ▶ From 2017-2022 US lost 20.1 million acres (the size of the state of Maine). This is 2,000 acres of farmland per day.
- ▶ They now have 880 million of farmland left. If you divide 880 million by 20.1 million and then multiply by 5 you get the entire farmland in USA will be gone in **218 years**. Remember my story about Christine's grandmother and Samual Sherk. Samual settled Waterloo in 1799 or **227 years ago**.
- ▶ Going forward USA will be depleted by 2244 or going backwards 1808 or just before the War of 1812-1814.
- ▶ Michigan in 5 years has lost 2,020 farms.
- ▶ See: [www.fb.org/market-intel/over-140-000-farms-lost-in-5-years](http://www.fb.org/market-intel/over-140-000-farms-lost-in-5-years)

# A Little History of Soils in Ontario

- ▶ Those interested in soils of Ontario I would recommend reading the following website: [www.saskoer.ca/soil/science/chapter/soils-of-ontario](http://www.saskoer.ca/soil/science/chapter/soils-of-ontario)

By Daniel Saurette, Jim Warren and Richard Heck

- ▶ We are all familiar with the Ice Age. We were covered by the Laurentide Ice Sheet of the Wisconsinian Glaciation. The Ice shield was up to 1 km thick. About 13,000 years ago it began to thaw leaving our diverse topography from Hudson Bay to the shores of Lake Erie and Lake Ontario.

# Ecosystems Found in Ontario

- ▶ Hudson Plain Ecozone- 25% of land base in Ontario
- ▶ Boreal Shield Ecozone- 66% of land base in Ontario
- ▶ Mixedwood Plains Ecozone- 9% of land base in Ontario
  
- ▶ This presentation is focused on the Mixedwood Plains Ecozone

# Ecosystems of Ontario



# Mixedwood Plains Ecosystem

- ▶ In 2018 agriculture accounted for 53.2% of the land base or approximately 4.5 million hectares of land (AAFC 2018)
- ▶ Forests accounted 23% of which 11.5% were broadleaf, 8.4% were mixed wood and 3.4% were conifers
- ▶ Urban or developed land covered over 21% (934,898 hc). This would include the City of Toronto, Ottawa, Kitchener, Guelph and so forth as well as number of towns, villages and hamlets. Within these urban and developed areas would be found homes, commercial, industrial, parks and recreation, road, railroads and museums.
- ▶ The problem now is urban and industrial development is eating away at the 53.2% of agricultural land. The Mixedwood Plains Ecozone is in the most populated area of Canada and with ever increasing population growth.

# The Limits to Growth

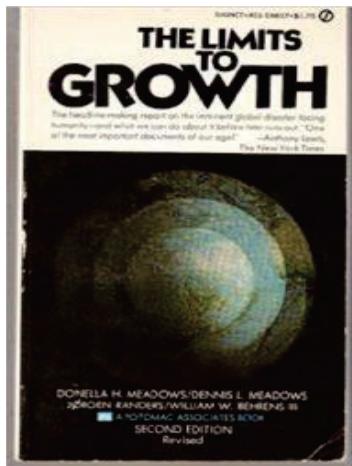
- ▶ The Limits to Growth was published in 1972. I studied this book in a university course in 1974 and is the reason my wife and I decided to have only two children. Keep in mind the key facts were known 50+ years ago.
- ▶ “The Limits to Growth” contains six main messages: 1. The environmental impact of human society had become heavier between 1900 and 1972 due to both an increase in the number of humans, the number of resources consumed and pollution generated per person per year.
- ▶ 2. Our planet is physically limited, and that humanity cannot continue to use more physical resources and generate more emissions than nature is capable of supplying in a sustainable manner. In addition, it will not be possible to rely on technology alone to solve the problem as this would only delay reaching the carrying capacity of the planet by a few years.

# The Limits To Growth

- ▶ 3. The authors cautioned that it is possible, and even likely, that the human ecological footprint will overshoot the carrying capacity of the planet, further explaining that this would likely occur due to significant delays in global decision making while growth continued, bringing the human footprint into unsustainable territory.
- ▶ 4. Once humanity has entered this unsustainable territory, we will have to move back into sustainable territory, either through “managed decline” of activity, or we will be forced to move back through “collapse” caused by the brutal inherent processes of nature or the market.
- ▶ 5. There is hope. The authors state that: “The challenge of overshoot from decision delay is real, but easily solvable if human society decided to act”, meaning that forward looking policy could prevent humanity from overshooting the aforementioned planetary limits.

# The Limits to Growth

- ▶ 6. The authors advocated for an early start - to achieve a smooth transition to a sustainable world without needing to pass through the overshoot and contraction phases.
- ▶ However, from 1971 -2025 the global population rose from 4.0 billion to 8.4 billion. Projections are 10.9 - 11.1 billion by 2100
- ▶ The authors of the Limits To Growth were Donella H. Meadows, Dennis L. Meadows, Jorgen Randers and William Behrens 111



# Present Class 1,2,3 Agricultural Land Use

- ▶ It has been widely discussed that Ontario has been taking 320 acres per day of Class 1 Class 2 and class 3 land out of production since approximately 2018. This means Ontario lost 116,000 acres of farmland per year between 2016-2021.
- ▶ According to AAFC in 2018 there is approximately 4.5 million hectares of agricultural land in Southern Ontario. Statistics Canada data based on Nov. 14<sup>th</sup> 2023 says there is approximately 11.766,071 million acres of land in Southern Ontario. The make-up is as follows
  - ▶ Crop land- 9,051,011 ac
  - ▶ Tame or seeded pastures- 400,480 ac
  - ▶ Natural land for pasture- 626,366 ac
  - ▶ Summer fallow- 13,964 ac
  - ▶ All other lands- 1,674,250 ac.
  - ▶ Total- 11,766,071 ac

## Present Class 1,2,3 Land Use

- ▶ Between 2001-2021 Canada lost 9.9 million acres of land to development
- ▶ For every 1 million increase in population Canada lost 530 sq km or about 131,000 acres of prime agricultural farmland mostly near urban centres.
- ▶ I would recommend you look and read Dr. Lowdermilk's "Conquest of the Land Through Seven Thousand Years" written in 1938-1939. He discovered that soil erosion, deforestation, overgrazing, neglect, and conflicts between cultivators and herdsman have helped topple empires and wipe out entire civilizations. At the same time, he learned that careful stewardship of the earth's resources, through terracing, crop rotation, and other soil conservation measures, has enabled other societies to flourish for centuries.
- ▶ However, over the last 7,000 years many dynasties have collapsed mainly because they did not look after the land and ultimately did not have enough food to feed their armies or citizens.

# Class 1,2,3 Land Use Once “Paved Over” It is gone

- ▶ Mathematical Equations to give an insight into the future.
- ▶ Using the same agricultural land going out of production from 2016-2021 which was 320 acres per day and use the existing class 1,2,3 agricultural land existing in Nov 14<sup>th</sup> 2023 then what is the expected timeline before every square foot of cropland will be used up on Southern Ontario.
- ▶  $(9,051,011 \text{ acres} / (320 \text{ acres} \times 365 \text{ days})) = 77.492 \text{ years}$
- ▶ This still leaves the pasture land, summer fallow and all other lands which would not be the land required to sustain the population. We could rely on imports but most other countries are facing rising population numbers. Countries like Russia, China and Japan are experiencing decreasing population growth warning signs for their fiscal economic stability.
- ▶ What a mess we are in when it could have been controlled if our decision makers had read *Limits to Growth* 50 years ago.

# Is Armageddon Within our Children's or Grandchildren's Lifetime?

- ▶ Starting point November 19<sup>th</sup>, 2025
- ▶ 28, 284.5 days from now is 929.9 months
- ▶ 929.9 months = 77.492 years
- ▶ Therefore, the big fall will occur around:
  - ▶ **May 17<sup>th</sup>, 12:00 pm, 2103**
  - ▶ **That is my sesquicentennial year of birth... but I still care. You should also. Every square foot of Class 1,2,3 land in Ontario will or could be lost.**

## Dr Lowdermilk's Conclusion The 11<sup>th</sup> Commandment

- ▶ Thou shalt inherit the Holy Earth as a faithful steward, conserving its resources and productivity from generation to generation. Thou shalt safeguard thy fields from soil erosion, thy living waters from drying up, thy forests from desolation, and protect thy hills from overgrazing by thy herds, that thy descendants may have abundance forever. If any shall fail in this stewardship of the land then thy fruitful fields shall become sterile stony ground and wasting gullies, and thy descendants shall decrease and live in poverty or perish from of the face of the earth.

# Why Preserve Cropland or Farmland?

- ▶ Preserve productive land base
- ▶ Open space and a rural character
- ▶ Slow urban sprawl
- ▶ Groundwater recharge where urban development is occurring eg Elgin County and Region of Waterloo
- ▶ Provide wildlife habitat

February 3<sup>rd</sup>, 2026





**MINUTES**  
**LAMBTON COUNTY COUNCIL**  
**BUDGET DELIBERATIONS**

**February 4, 2026**

Lambton County Council was in session in Council Chambers, Wyoming, Ontario, at 9:00 a.m. on the above date. Warden in the Chair; Roll called; All members present. Member M. Bradley attended virtually.

**LAND ACKNOWLEDGEMENT**

We acknowledge that this land on which we are gathered today is part of the ancestral land of the Chippewa, Odawa, and Potawatomi peoples, referred to collectively as the Anishinaabeg. It is through the connection of the Anishinaabeg with the spirit of the land, water and air that we recognize their unique cultures, traditions, and values. Together as treaty people, we have a shared responsibility to act with respect for the environment that sustains all life, protecting the future for those generations to come.

**DISCLOSURES OF PECUNIARY INTEREST**

Councillor B. Loosley declared a pecuniary interest regarding item 10. C) of the County Council (Open Session) agenda dated February 4, 2026, regarding the Emergency Medical Services Department (EMS) budget under TAB 9, pages 15-27 of the 2026 Draft Budget, due to his son being employed with EMS and therefore recused himself from discussion on this matter.

Councillor I. Veen declared a pecuniary interest regarding item 10. C) of the County Council (Open Session) agenda dated February 4, 2026, regarding grants to Tourism Sarnia-Lambton (TSL) under TAB 4, pages 7-9 of the 2026 Draft Budget, due to his son being employed by TSL and therefore recused himself from discussion on this matter.

**IN-CAMERA SESSION - 9:03 a.m.**

**#1:** Atkinson/Hand: That the Chair declare that County Council go in-camera to discuss the following:

a) to review the Lambton County Council (CLOSED SESSION) minutes dated November 26, 2025, pursuant to s. 239(2)(k) of the *Municipal Act, 2001*.

b) to receive correspondence from Katherine Albion, Executive Director, Western Sarnia-Lambton Research Park, detailing tenant information that is supplied in confidence, pursuant to s. 239(2)(h) of the *Municipal Act, 2001*.

c) to review the Committee of the Whole minutes dated January 21, 2026 pursuant to s. 239(2)(c) and (k) of the *Municipal Act, 2001*.

Carried.

Time: 9:06 a.m.

OPEN SESSION

The Warden declared that County Council go back into Open Session. Council then reconvened at 9:08 a.m.

RISE AND REPORT MOTIONS OF THE IN-CAMERA SESSION

The Clerk noted that County Council went in-camera to discuss the following:

a) to review the Lambton County Council (CLOSED SESSION) minutes dated November 26, 2025.

b) to review the Committee of the Whole In-Camera minutes dated January 21, 2026, which included:

- to receive a report regarding the acquisition of property in the Township of Dawn-Euphemia.
- to provide instructions regarding the potential acquisition of property related to the roundabout project at County Roads 8 and 22.
- to approve a reduction in the number of units required under a restrictive covenant agreement between the County and Indwell Community Homes with respect to Indwell's development on George Street in the City of Sarnia.
- to receive a report regarding the acquisition of property in the City of Sarnia.

MINUTES OF COUNCIL (OPEN SESSION)

The Lambton County Council (Open Session) minutes dated November 26, 2025 were presented.

#2: Atkinson/Cook: That the Lambton County Council (Open Session) minutes dated November 26, 2025, be accepted as presented.

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Carried.

INFORMATION REPORTS

Office of the CAO

Information Report dated February 4, 2026 Regarding County of Lambton Community Development Corporation ("Research Park")

#3: Veen/Loosley: That the Information Report dated February 4, 2026, regarding County of Lambton Community Development Corporation ("Research Park") be received and filed.

Carried.

2026 BUDGET DELIBERATIONS

Lambton County Council went into the 2026 Budget Session.

Karen Bettridge, County Treasurer, provided a brief overview regarding the process to be followed.

Council commenced the 2026 budget process with reports referred to Budget and then reviewed the budgets for each Division. Council made resolutions on an exception basis as recorded in the 2026 Budget Minutes dated Wednesday, February 4, 2026, specifically motions #1 to #8 attached therein.

Items Referred to Budget

See motions #1 to #4 and #7 in the 2026 Budget Minutes.

Review of Department Budgets

See motions #5 to #6 in the 2026 Budget Minutes.

Other Business

See motion #8 in the 2026 Budget Minutes.

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COMMITTEE MINUTES

The Committee of the Whole (Open Session) minutes dated January 21, 2026 were presented.

#4: Broad/Atkinson: That the Committee of the Whole (Open Session) minutes dated January 21, 2026 be accepted as presented.

Carried.

NOTICE OF BY-LAWS

1 of 2026 A By-Law to Provide for Services Fees and Charges by The Corporation of the County of Lambton.

2 of 2026 A By-Law to Appoint a Chief Building Official and Inspectors for The County of Lambton.

3 of 2026 A By-Law to Adopt the Cash Requirements Budget for 2026.

4 of 2026 A By-Law to Authorize Bank Borrowing for Current Operations to a maximum of \$10,000,000.

5 of 2026 A By-Law of The Corporation of the County of Lambton to confirm the resolutions and motions of Lambton County Council which were adopted up to and including February 4, 2026.

First and Second Reading of By-Laws

#5: Broad/Case: That By-Laws #1, #2, #3, #4 and #5 of 2026, as circulated, be taken as read a first and second time.

Carried.

Third and Final Reading of By-Laws

#6: Case/Broad: That By-Laws #1, #2, #3, #4 and #5 of 2026, as circulated, be taken as read a third and final time.

Carried.

ADJOURNMENT

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**#7:** Broad/Veen: That the Warden declare the meeting adjourned and that the next regular meeting of County Council be held on Wednesday, March 4, 2026 with the In-Camera Session to commence at 9:00 a.m.

Carried.

Time: 10:31 a.m.

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Kevin Marriott, Warden

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Ryan Beauchamp, Deputy Clerk

## 2026 BUDGET MINUTES County Council

Budget Minutes for:                      Wednesday, February 4, 2026

Motion	Mover / Seconder	Department / Motion	Budget Type	Budget Change			Result	Votes	
				Gross (\$)	Tax (\$)	Levy (%)		Yes	No
1	White, Brian McRoberts, Chrissy	Planning & Development Services That Alternative #2, being a funding increase of \$238,890, be approved to the City of Sarnia Planning Department to fund the Superintendent of Planning and Development Services position in 2026 and net cost adjustments, with the additional Planner position being deferred to 2027. A recorded vote, starting with Councillor Atkinson, was requested by Councillor Bradley.	Operating: Non-TCA: TCA:	238,890	238,890	0.002	A	27	10

Councillors	Yes	No
Agar, Jeff		3
Atkinson, Gary		3
Boushy, Dave	3	
Bradley, Mike	3	
Broad, Alan	1	
Case, Todd		2
Cook, Doug	3	
Dennis, Bill	3	
Ferguson, David	1	
Hand, Bev	1	
Loosley, Brad	2	
Marriott, Kevin	1	
McRoberts, Chrissy	3	
Miller, Steve		2
Sageman, Dan	2	
Veen, Ian	1	
White, Brian	3	

## 2026 BUDGET MINUTES County Council

Budget Minutes for: Wednesday, February 4, 2026

Motion	Mover / Seconder	Department / Motion	Budget Type	Budget Change			Result	Votes	
				Gross (\$)	Tax (\$)	Levy (%)		Yes	No
2	Bradley, Mike Loosley, Brad	County Grants That the CLCDC's financial assistance request authorizing a \$17M loan, amortized over 30 years, and County financial assistance of \$3M over 5 years, being Option #2 in the CLCDC's presentation, be approved. A recorded vote, starting with Councillor Boushy, was requested by Councillor Bradley.	Operating: Non-TCA: TCA:	845,603	845,603	0.008	D	9	28

Councillors	Yes	No
Agar, Jeff		3
Atkinson, Gary		3
Boushy, Dave	3	
Bradley, Mike	3	
Broad, Alan		1
Case, Todd		2
Cook, Doug		3
Dennis, Bill		3
Ferguson, David		1
Hand, Bev	1	
Loosley, Brad	2	
Marriott, Kevin		1
McRoberts, Chrissy		3
Miller, Steve		2
Sageman, Dan		2
Veen, Ian		1
White, Brian		3

## 2026 BUDGET MINUTES

### County Council

Budget Minutes for:      Wednesday, February 4, 2026

Motion	Mover / Seconder	Department / Motion	Budget Type	Budget Change			Result	Votes	
				Gross (\$)	Tax (\$)	Levy (%)		Yes	No
3	Ferguson, David Dennis, Bill	County Grants The CLCDC conduct a review of their governance model for their next annual general meeting. This motion was withdrawn by Councillor Ferguson, on the understanding that there will be a governance review in the upcoming months.	Operating: Non-TCA: TCA:				L		

## 2026 BUDGET MINUTES

### County Council

Budget Minutes for:                      Wednesday, February 4, 2026

Motion	Mover / Seconder	Department / Motion	Budget Type	Budget Change			Result	Votes	
				Gross (\$)	Tax (\$)	Levy (%)		Yes	No
4	Broad, Alan Veen, Ian	County Grants  That the County authorize a \$17M mortgage for the CLCDC amortized over 30 years, with a 1 year loan term, and grant the CLCDC a further operating grant up to \$845,603 in 2026.  A recorded vote, starting with Councillor Case, was requested by Councillor Bradley.	Operating:  Non-TCA:  TCA:	845,603			A	36	1

Councillors	Yes	No
Agar, Jeff	3	
Atkinson, Gary	3	
Boushy, Dave	3	
Bradley, Mike	3	
Broad, Alan	1	
Case, Todd	2	
Cook, Doug	3	
Dennis, Bill	3	
Ferguson, David	1	
Hand, Bev	1	
Loosley, Brad	2	
Marriott, Kevin	1	
McRoberts, Chrissy	3	
Miller, Steve	2	
Sageman, Dan	2	
Veen, Ian		1
White, Brian	3	

## 2026 BUDGET MINUTES

### County Council

Budget Minutes for:

Wednesday, February 4, 2026

Motion	Mover / Secunder	Department / Motion	Budget Type	Budget Change			Result	Votes	
				Gross (\$)	Tax (\$)	Levy (%)		Yes	No
5	Agar, Jeff Case, Todd	PW - Roads That staff report back to Council with options for illuminated stop signs at County Road 4 and Kimball Road.	Operating: Non-TCA: TCA:				A		

## 2026 BUDGET MINUTES County Council

Budget Minutes for: Wednesday, February 4, 2026

Motion	Mover / Seconder	Department / Motion	Budget Type	Budget Change			Result	Votes	
				Gross (\$)	Tax (\$)	Levy (%)		Yes	No
6	Agar, Jeff Veen, Ian	LPH - Health Promotion That staff re-instate the 0.5 FTE position in the Health Promotion Department.	Operating: Non-TCA: TCA:	60,000	60,000	0.001	D	12	23

A recorded vote, starting with Councillor White, was requested by Councillor Bradley.

Councillors	Yes	No
Agar, Jeff	3	
Atkinson, Gary	3	
Boushy, Dave	3	
Bradley, Mike		3
Broad, Alan		1
Case, Todd		2
Cook, Doug		3
Dennis, Bill		3
Ferguson, David		1
Hand, Bev		1
Loosley, Brad	(PI)	
Marriott, Kevin		1
McRoberts, Chrissy		3
Miller, Steve	2	
Sageman, Dan		2
Veen, Ian	1	
White, Brian		3

## 2026 BUDGET MINUTES

### County Council

Budget Minutes for:      Wednesday, February 4, 2026

Motion	Mover / Secunder	Department / Motion	Budget Type	Budget Change			Result	Votes	
				Gross (\$)	Tax (\$)	Levy (%)		Yes	No
7	Dennis, Bill Agar, Jeff	County Council That upon the CLCDC repaying its \$900,000 loan to the County, that those funds be used to fund the County's additional financial support of \$845,603 in 2026 authorized in Motion #4 of today's minutes.	Operating: Non-TCA: TCA:				A		
8	Case, Todd Broad, Alan	County Council That the 2026 budget be approved as amended during today's deliberations.	Operating: Non-TCA: TCA:				A		



alPHA's members are the public health units in Ontario.

**alPHA Sections:**

Boards of Health Section

Council of Ontario Medical Officers of Health (COMOH)

**Affiliate Organizations:**

Association of Ontario Public Health Business Administrators

Association of Public Health Epidemiologists in Ontario

Association of Supervisors of Public Health Inspectors of Ontario

Health Promotion Ontario

Ontario Association of Public Health Dentistry

Ontario Association of Public Health Nursing Leaders

Ontario Dietitians in Public Health

[www.alphaweb.org](http://www.alphaweb.org)

**BOH 03-03-26**  
PO Box 73510, RPO Wychwood  
Toronto, ON M6C 4A7  
E-mail: [info@alphaweb.org](mailto:info@alphaweb.org)

January 15, 2026

The Honourable Peter Bethlenfalvy  
Minister of Finance  
Frost Building North, 3rd floor.  
95 Grosvenor Street  
Toronto ON M7A 1Z1

Dear Minister Bethlenfalvy,

**Re: 2026 Ontario Budget Consultation: Public Health Programs and Services**

On behalf of the Association of Local Public Health Agencies (alPHA), including its Boards of Health Section, the Council of Ontario Medical Officers of Health Section, and our Affiliate Organizations, we are pleased to provide input into the 2026 Ontario Budget consultation regarding the funding required to ensure a stable, locally based public health system.

A healthy economy is not possible without healthy people. Public health is a foundational component of Ontario's health-care system and is a critical driver of economic strength. By preventing illness, protecting communities, and promoting long-term health, public health contributes to higher productivity, reduced health-care costs, and sustained economic prosperity. For these reasons, public health must be supported in the 2026 Budget through sufficient, predictable, and sustained funding to ensure its long-term stability.

We appreciate the Government of Ontario's commitment to the Ministry of Health's *Strengthening Public Health* initiative announced in 2023. This initiative, which aims to optimize the capacity, stability, and sustainability of Ontario's public health system through reorganization, programming, and funding reforms, represents an important step forward.

Progress to date has been encouraging. Four mergers amongst nine former public health units have been successfully completed with ministry support. The Ontario Public Health Standards (OPHS), which are the blueprint for mandatory public health programs and services in all health units, are under active revision, with early drafts suggesting these are being strengthened. A review of the public health funding model is forthcoming, and we anticipate this will be an important opportunity to consider strategies to guarantee the long-term stability and capacity of local public health throughout the province. While we remain enthusiastic about and engaged in this important initiative, we need to restate local public health is still facing substantial and mounting budget pressures that need to be addressed immediately.

The programs and services local public health delivers are requirements under Ontario's Health Protection and Promotion Act (HPPA) and outlined in detail in the OPHS. The funding envelope for public health units has been insufficient to meet these requirements for some time, and modest annual funding increases have not matched costs related to inflation, population growth, collective bargaining, capital, and technology. Our capacity has therefore been steadily eroding for years which does not allow public health to deliver on its mandate.

Providing Leadership in Public Health Management

According to the Bank of Canada, inflation has averaged nearly 4 per cent over the past five years. During this same period, public health funding increases of approximately 1 per cent annually have effectively amounted to year-over-year funding cuts, compounding other unavoidable cost pressures.

Despite these challenges, investments in public health deliver significant returns. Ministry of Health [2025–26 expenditure estimates](#) indicate that transfers to Ontario’s local public health agencies totaled approximately \$916.7-million — about 1 per cent of the ministry’s total operating budget. This modest share underscores the strong return on investment public health provides and demonstrates the funding increases required to stabilize the system would be relatively small in fiscal terms.

To further illustrate this value, alPHa has produced a series of [Public Health Matters infographics](#) highlighting the economic and health returns of public health investments. The latest is attached and showcases activities such as immunization, inspections and investigations, chronic disease prevention, outbreak management, and emergency response — each of which plays a vital role in protecting Ontarians and supporting economic resilience.

Our mandate is designed to keep Ontarians as healthy as possible for as long as possible, which makes public health a foundation of economic strength: a healthy population is more productive, incurs lower health-care costs, and contributes to long-term economic resilience and prosperity. In short, local public health must be seen as a cornerstone of the provincial government’s commitment to protect Ontario by building a more competitive, resilient, and self-reliant economy through stronger, safer communities and investments in health.

We look forward to working with you and welcome this opportunity to make the case for a sustainable and resilient public health system. Please have your staff contact Loretta Ryan, Chief Executive Officer, alPHa, at [loretta@alphaweb.org](mailto:loretta@alphaweb.org) or 416-595-0006 x 222 for any follow-up.

Sincerely,



Dr. Hsiu-Li Wang  
alPHa Chair

**Copy:** Hon. Sylvia Jones, Minister of Health  
Dr. Kieran Moore, Chief Medical Officer of Health, Ontario

**Encl.**

The Association of Local Public Health Agencies (alPHa) is a not-for-profit organization that provides leadership to the boards of health and public health units in Ontario. alPHa advises and lends expertise to members on the governance, administration, and management of health units. The Association also collaborates with governments and other health organizations, advocating for a strong, effective and efficient public health system in the province. Through policy analysis, discussion, collaboration, and advocacy, alPHa’s members and staff act to promote public health policies that form a strong foundation for the improvement of health promotion and protection, disease prevention and surveillance services in all of Ontario’s communities.

# PUBLIC HEALTH MATTERS



January 2026

## A STRONG ECONOMY SUPPORTED BY HEALTHY COMMUNITIES

### LOCAL PUBLIC HEALTH’S ROLE

Protecting local public health is essential to supporting Ontario’s economy. A healthy population is more productive, reduces health-care costs, and drives long-term prosperity. Through community-based strategies and strong partnerships, local public health improves health outcomes, increases efficiency, and strengthens local economies across Ontario. The positive impact of local public health in Ontario is illustrated in the examples below.

**OUR ASK:**

We are asking provincial and municipal decision makers to sustain and strengthen funding for Ontario’s local public health system so that communities stay healthy, services remain stable, and the economy stays strong.

**PREVENTING DISEASE: IMMUNIZATION**

Immunization keeps children healthy and parents in the workforce — while reducing costly hospital care.

- 25% fewer hospitalizations among children aged 0–4 during the 2024–25 RSV season after expanded infant immunization
- 186,000+ Hepatitis B doses and 233,000+ HPV doses delivered to students in 2024
- Childhood immunization reduces ER visits, hospital stays, and long-term health costs

**PROTECTING THE POPULATION: OUTBREAK PREVENTION & EMERGENCY MANAGEMENT**

Public health detects and contains outbreaks early, protecting workplaces, care settings, and essential services.

- 5,000+ respiratory outbreak responses in congregate settings (2024–25)
- 1,800+ follow-ups by public health units in response to Infection Prevention and Control complaints in 2024
- Emergency response support for First Nations communities during floods and wildfires in 2025

[www.alphaweb.org](http://www.alphaweb.org)

**PROTECTING THE POPULATION: INSPECTIONS**

**Public health inspections prevent illness by enforcing safety standards in everyday settings.**

- 42,000+ food premises inspected in 2024
- 6,800+ pools and spas inspected in 2024
- 8,600+ personal service settings inspected in 2024

**PROTECTING THE POPULATION: INVESTIGATIONS**

**Investigations stop health threats before they spread, protecting communities and the health system.**

- 14,000+ food safety investigations in 2024
- 106,000+ disease notifications managed in 2024
- 28,000+ rabies exposures investigations in 2024

**PROMOTING HEALTH AND WELL-BEING: CHRONIC DISEASE PREVENTION**

**Preventive public health programs reduce chronic disease and long-term health-care costs.**

- 556,000+ students screened for dental needs in 2024
- 526,000+ children and youth supported through Healthy Smiles Ontario as of March 2025
- 109,700+ seniors enrolled in the Ontario Seniors Dental Care Program as of March 2025
- 99,450+ postpartum Healthy Babies Healthy Children screens completed April 2024-March 2025



**Be the unified voice and a trusted advisor on public health**



**Advance the work of local public health through strategic partnerships and collaborations**



**Support the sustainability of Ontario's local public health system**



**Deliver member services to local public health leaders**

**The Association of Local Public Health Agencies (alPHA)  
Convening the Leadership of Local Public Health Agencies**





**Association of Local Public Health Agencies (alPHa)  
2026 Budget Deputation to the Minister of Finance  
Hilton Garden Inn Toronto/Mississauga  
100 Traders Blvd. Mississauga, ON, L4Z 2H7  
Wednesday, January 14, 2026**

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Good morning, thank you for the opportunity to speak with you today. I'm Dr. Hsiu-Li Wang, a medical officer of health and Chair of the Association of Local Public Health Agencies, representing Ontario's 29 public health agencies anchored in local communities.

In our current economy where, more than ever, we need to ensure effectiveness, efficiency and value-for-money to strengthen Ontario's economic future, local public health is a steadfast partner. We deliver essential health services to residents, including those who require complex support. We collaborate with system partners for greater impact and reduced duplication, and we are responsive to local needs while also ensuring a set of fundamental public health services are available across all Ontario communities. Public Health programs reduce demand on hospitals, emergency departments, and long-term care.

Public health funding faces challenges in keeping pace with pressures like inflation, population growth, and needed infrastructure and technology investments. A consistent, equitable and forward-looking funding approach is needed. When public health capacity erodes, costs are not eliminated - they are shifted downstream. This increases strain on other parts of the healthcare system and drives higher, overall spending.

To optimize the funding we receive, which we greatly appreciate, Public Health is not standing still. We are actively pursuing strategies to address growing demands, such as through furthering partnerships for collective impact, prioritizing services based on local needs and provincial priorities, and advancing digital modernization and innovation.

In addition to sustainable funding, we need the government's help to invest in digital infrastructure for the public health system. Such advancements will propel public health agencies towards the next level of operational efficiency and client service. Furthermore, digital modernization can streamline processes and reduce friction across the entire health system, aligning with the government's objectives of cost savings and optimizing the use of its skilled healthcare workforce by prioritizing patient care over administrative duties.

In closing, investing in Public Health is a sound economic investment. A healthy population contributes to productivity, workforce participation, and reduced dependence on costly healthcare. Investment in public health is therefore an investment in Ontario's fiscal health, and long-term economic strength.

We look forward to providing a more detailed written submission and appreciate your consideration as you prepare the 2026 Budget. Thank you.

**BOH 03-04-26**

**From:** [allhealthunits](#) on behalf of [Emily Durance](#)  
**To:** [Ray Mensour](#); [Giurissevich, Kate](#); [Joe Milicia](#); [Kristine Horst](#); [Valerie Critchley](#); [Tyson Cragg](#); [Margaret Misk-Evans](#); [John Norton](#); [Peter Neufeld](#); ["sylvia.jones@ontario.ca"](#); [hcminister.ministresc](#); [Deborah Dayus](#); [lkempe@children-first.ca](#); [kwhittal@citywindsor.ca](#); [cchiasson@cmha-wech.on.ca](#); [bbrown@connectwithus.ca](#); [boudreaultma@csviamonde.ca](#); [mainyves@cscprovidence.ca](#); [cshanahan@familyrespite.org](#); [Joe Bell](#); [Sharon Bevington <sharon.bevington@communitynplc.ca>](#); [ffrancis@themcc.com](#); [syannacopoulos@newbe.ca](#); [patrick.kolowicz@hdgh.org](#); [executivedirector@swaccwindsor.net](#); [nila.das@wecvac.ca](#); [ddrouillard@wecas.on.ca](#); [Nancy Brockenshire <nbrockenshire@wechc.org>](#); [tina@windsorsexfamnet.ca](#); [Kelly Ann Bull](#); [executivedirector@essexcountydiversion.com](#); ["allhealthunits@lists.alphaweb.org"](#); [EA LIST \(ea@lists.alphaweb.org\)](#)  
**Cc:** [Leadership Team Mail List](#); [Kevin Morse](#); [Kelly Farrugia](#)  
**Subject:** [allhealthunits] WECHU Board of Health Resolution - Adverse Childhood Experiences (ACEs) Local Policy Advancement  
**Date:** Thursday, December 11, 2025 10:40:29 AM  
**Attachments:** [WECHU Board of Health - Adverse Childhood Experiences \(ACEs\) Local Policy Advancement.pdf](#)

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sent on behalf of the Windsor-Essex County Health Unit Board of Health Chair, Mr. Joe Bachetti:

Good morning:

At its November 20, 2025, regular meeting, the Windsor-Essex County Board of Health passed the following Resolution related to **Adverse Childhood Experiences (ACEs) Local Policy Advancement**.

Thank you.

Kind Regards,  
Mr. Joe Bachetti, Chair, WECHU

**EMILY DURANCE**  
**Executive Assistant | Administration**  
Windsor-Essex County Health Unit  
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**Healthy people in a healthy community.**

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**Windsor-Essex County Health Unit Board of Health**

**RECOMMENDATION/RESOLUTION REPORT – Adverse Childhood Experiences (ACEs) Local  
Policy Advancement**

**2025-11-20**

**ISSUE**

Early adversities or Adverse Childhood Experiences (ACEs) are stressful or traumatic events occurring before the age of 18 that can trigger extreme or prolonged stress response, potentially leading to serious health issues later in life. These experiences may include physical, sexual, or emotional abuse; physical and emotional neglect; and household dysfunction such as parental separation, exposure to domestic violence, or substance use issues.

Locally, rising indications of youth mental health challenges, family stress, and community violence point to ongoing exposure to adversity among children and youth in Windsor and Essex County (WEC). Despite the well documented health and social costs of ACEs, prevention and trauma informed response are not yet fully integrated across community systems such as education, housing, health care and social services.

The issue is compounded by other broader systematic and individual traumas, including colonialism, racism, housing instability, children from low-income households, newcomers, and Indigenous communities. These individuals face a greater likelihood of exposure to ACEs with few accessible protective supports. Without coordinated, upstream policy action, ACEs will continue to drive intergenerational cycles of trauma, health inequity and system strain.

Preventing ACEs is increasingly recognized as an upstream public health strategy to reduce substance use, prevent chronic diseases and mental health issues, improve overall health, and address health inequities faced by families. A trauma-informed care approach is a foundational strategy in addressing ACEs. A trauma-informed approach acknowledges the widespread nature of trauma especially among children, youth and families and its effects on health. It involves adapting organizational policies and to foster resilience, prevent re-traumatization and promote safe, supportive environments for both clients and staff.

**BACKGROUND**

In May 2025, [the WECHU presented a board information report](#) outlining the significance of ACEs in our region. The presentation focused on what ACEs are, their health implications, populations most at risk, protective factors and key WECHU activities planned for 2025 which included:

- **Staff Capacity Building** – The WECHU has developed e-learning training modules on ACEs and trauma-informed care for all staff. Completion of this training will be mandatory throughout the organization and integrated into staff orientation, and annual refresher courses. In addition, the WECHU will share the e-learning modules with other community organizations and health care providers, encouraging the adoption of training within their own organization to build capacity and understanding of ACEs with their employees.
- **Policy Development/Implementation** – A corporate policy has been developed to guide implementation and integration of trauma-informed principles into daily WECHU operations. This policy ensures consistent application of training across WECHU programs and services. The WECHU will share this policy with other

community partners and health care providers to encourage adoption of similar policies to develop consistent, community wide application of ACEs and trauma informed care principles with clients.

- **Community Collaboration** – As a key priority, the WECHU is working with key community organizations to establish a working committee to address ACEs and trauma from a regional perspective. An initial meeting was held in June 2025 with interest from several local groups to work and collaborate on future initiatives focused on ACEs and trauma informed care.
- **Regional Communication Strategy**- The WECHU is developing communication messages about ACES including tips for parents and families to create positive experiences, and targeted messaging for priority populations introducing the concept of positive and adverse childhood experiences (PACES). Rollout of messaging is planned for early December 2025.

## PROPOSED MOTION

**WHEREAS** Adverse Childhood Experiences (ACEs) are linked to a range of negative health and social outcomes across the lifespan, including chronic disease, mental illness, substance use disorders, and premature mortality; and

**WHEREAS** Adverse Childhood Experiences (ACEs) contribute to significant health inequities that disproportionately affect children and families facing poverty, racism, housing/food instability, and other systemic barriers; and

**WHEREAS** national data indicates that 61.6% of the population has experienced at least one Adverse Childhood Experiences (ACEs) in their lifetime and locally 19.3% of respondents had experienced at least one childhood maltreatment incident in Windsor-Essex County (Dawdy et. al., 2025)

**WHEREAS** the Windsor-Essex County Board of Health can endorse comprehensive policy recommendations that will help to address various health sectors in the region by focusing on the prevention and mitigation of Adverse Childhood Experiences (ACEs) and trauma; and

**WHEREAS** public health has a legislative mandate to promote health equity, prevent illness, and address the social determinants of health through multi-sectoral collaboration and policy advocacy.

**NOW THEREFORE BE IT RESOLVED** that the Windsor-Essex County Board of Health supports engaging local community partners to co-develop strategies that reduce exposure to Adverse Childhood Experiences (ACEs) and trauma and strengthen protective factors across the region by encouraging adoption of WECHU’s training resources and policy within partner organizations;

**AND FURTHER THAT** the Windsor-Essex County Board of Health will support local collaboration with health care providers through the sharing of resources, research/data, best practices and recommends health care providers adopt WECHU’s training resources and policies on Adverse Childhood Experiences (ACEs) and trauma informed principles within their own professional development and practices;

**AND FURTHER THAT** the Windsor-Essex County Board of Health calls on municipal, provincial, and federal partners to implement polices and funding that prevent ACEs by addressing poverty, housing insecurity, food access, and family supports;

**AND FURTHER THAT**, that the Windsor-Essex County Health Unit calls on the provincial government to ensure sustained provincial investment (i.e., funding, training and enhancement of programs and services focused on ACEs) in upstream initiatives that support at risk children, youth and families and help prevent or mitigate adverse childhood experiences, trauma and associated health issues and behaviours.

**Key References:**

Center for Health Care Strategies (2018). Brief: Laying the Groundwork for Trauma-Informed Care. Retrieved from [https://www.chcs.org/media/Laying-the-Groundwork-for-TIC\\_012418.pdf](https://www.chcs.org/media/Laying-the-Groundwork-for-TIC_012418.pdf)

Dawdy, J., Dunford, K. and Magalhaes Boateng, K. (2025). Ontario Early Adversity and Resilience Framework. Public Health Ontario Adverse Childhood Experiences and Resilience Community of Practice

Madigan, S., (2023). Adverse childhood experiences: a meta-analysis of prevalence and moderators among half a million adults in 206 studies. *World Psychiatry* 2023; 22:463–471



**PUBLIC HEALTH SERVICES DIVISION**

<b>REPORT TO:</b>	<b>WARDEN AND LAMBTON COUNTY COUNCIL</b>
<b>DEPARTMENT:</b>	<b>LAMBTON PUBLIC HEALTH</b>
<b>PREPARED BY:</b>	<b>Chad Ikert, Manager, Health Protection Carshenan Lai, Supervisor, Health Protection</b>
<b>REVIEWED BY:</b>	<b>Kevin Churchill, General Manager Stéphane Thiffeault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>March 4, 2026</b>
<b>INFORMATION ITEM:</b>	<b>2025-26 Assessment of the Immunization Status of School Pupils and the Suspension Process- Update</b>

**BACKGROUND**

The Ontario Public Health Standards (“**OPHS**”) require Boards of Health (“**BOH**”) via the public health unit, to assess, maintain records, and report on the immunization status of children attending schools, in accordance with the OPHS *Immunization for Children in Schools and Licensed Child Care Settings Protocol, 2018* and in accordance with the *Immunization of School Pupils Act* (Ontario) (the “**Act**”). Requiring proof of immunization for designated vaccine-preventable diseases protects children’s health and reduces the risk of outbreaks in schools.

This report serves to provide Lambton’s BOH (County Council) with an update on the assessment of the immunization status of school pupils in Lambton County, and the suspension process for the 2025-26 school year. LPH last reported details of enforcement of the OPHS protocol and the Act for the 2024-25 school year in its report titled, ‘*Assessment of the Immunization Status of School Pupils and the Suspension Process- 2024-25 School Year Update*’, dated February 5, 2025.

**DISCUSSION**

Lambton Public Health (“**LPH**”) is required to implement the OPHS protocol and to enforce the Act, which includes administering a school vaccination program and working closely with school boards to support parents/guardians reporting their child’s immunization records. In accordance with the Act, LPH must have a complete record of required vaccinations or a valid exemption form on file for every student attending school in Lambton County.

Parents/guardians of school pupils are required under Section 3 of the Act to complete the prescribed program of immunization for each designated disease under the Act, which includes the provision of up-to-date reporting of their child's vaccination status or the provision of one of the prescribed exemption forms under the Act. The failure to do so constitutes non-compliance with the Act. Section 6 of the Act authorizes the Medical Officer of Health to issue orders that require persons operating a school to suspend pupils from attendance for such non-compliance with the Act.

In accordance with the OPHS *Immunization for Children in Schools and Licensed Child Care Settings Protocol, 2018* and the Act, LPH works in partnership with local school boards to implement a process for the reporting of immunizations, or issuance of a suspension if information required by the Act is not received at LPH. According to Public Health Ontario's ("PHO") new online [interactive immunization data tool](#), immunization coverage for LPH's catchment of Lambton County is above the Ontario average for all nine (9) designated vaccine-preventable diseases: tetanus, diphtheria, pertussis, polio, measles, mumps, rubella, meningococcal, and varicella. High immunization coverage of school students protects children's health and reduces the risk of outbreaks in schools.

For the 2025-26 school year, approximately 3,000 first notice letters ("**first notices**") were sent to students at the beginning of January, indicating incomplete immunization records at LPH. Of these, approximately 2,000 were for elementary school students and approximately 1,000 were for high school students. The number of first notices mailed this school year is similar to the 2024-25 school year, when 3,276 first notices were mailed.

If a student has received a first notice, the child's immunization status or a valid exemption must be submitted to LPH by February 3, 2026, to avoid a suspension order being mailed early February. The suspension order that takes effect March 10, 2026, will be cancelled where circumstances for making the order no longer exist, including a parent/guardian reporting their child's immunization record or submitting a valid exemption form to LPH. Immunizations and valid exemption forms can be reported by:

1. Immunization Records:

- [LambtonPublicHealth.ca](#) to submit online via Immunization Connect Ontario (ICON).
- Mail/Drop off a copy at 160 Exmouth St., Point Edward, ON, N7T 7Z6.

2. Valid Exemption Forms:

- Instructions for obtaining and reporting a valid exemption can be found at [LambtonPublicHealth.ca](#). Mail/Drop off a copy at 160 Exmouth St., Point Edward, ON, N7T 7Z6.

2025-26 Assessment of the Immunization Status of School Pupils (page 3)  
and the Suspension Process- Update

March 4, 2026

Parents/guardians who are unable to book an appointment for the required immunizations with their health care provider can visit [LambtonPublicHealth.ca](https://www.lambtonpublichealth.ca) to view details regarding LPH community clinic options.

**FINANCIAL IMPLICATIONS**

All costs associated with LPH's Health Protection programs and services are provincial and municipal cost-share funded, as approved in LPH's 2026 Health Protection Budget.

**CONSULTATIONS**

In the preparation of this report, LPH's Medical Officer of Health and County of Lambton's legal services were consulted.

**STRATEGIC PLAN**

LPH's role in the operation of a school vaccination program is consistent with the guiding principles, vision, mission, and areas of effort identified in the County's Strategic Plan. The school vaccination program supports the County's Area of Effort #3 *Community Development, Health and Wellness*.

**CONCLUSION**

LPH meets the OPHS mandated requirement to implement a school vaccination program in accordance with the *Immunization for Children in Schools and Licensed Child Care Settings Protocol, 2018* and in accordance with the *Immunization of School Pupils Act* (Ontario). LPH works in partnership with local school boards to implement a process for the reporting of student immunizations, or issuance of a suspension if information required by the Act are not received at LPH. For the 2025-26 school year, the number of first notices of incomplete immunization records mailed out was similar to the previous year, as well as years pre-COVID-19 pandemic. PHO's immunization coverage data for Lambton County school-age children indicates rates above the Ontario average for all nine (9) designated vaccine-preventable diseases under the Act, which protects children's health and reduces the risk of outbreaks in schools.

 <p style="text-align: center;"><b>PUBLIC HEALTH SERVICES DIVISION</b></p>	
<b>REPORT TO:</b>	<b>WARDEN AND LAMBTON COUNTY COUNCIL</b>
<b>DEPARTMENT:</b>	<b>LAMBTON PUBLIC HEALTH</b>
<b>PREPARED BY:</b>	<b>Crystal Palleschi, Manager, Clinical and Family Services</b>
<b>REVIEWED BY:</b>	<b>Kevin Churchill, General Manager Stéphane Thiffeault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>March 4, 2026</b>
<b>INFORMATION ITEM:</b>	<b>Clinical and Family Services Q4 2025 Activity Report</b>

**BACKGROUND**

Clinical and Family Services provides legislated public health programs, in accordance with the Ontario Public Health Standards and protocols. This multi-disciplinary team focuses on healthy growth and development, home visiting, positive parenting, perinatal mental health support, breastfeeding, sexual health clinics, harm reduction, contraception, prenatal education, and oral health programs.

The purpose of this report is to provide the Lambton Board of Health (County Council) with an update on the fourth quarter of 2025 (the period from October 1, 2025, to December 31, 2025), including key program indicators within Clinical and Family Services.

**DISCUSSION**

The following sections highlight goals and key indicators under four program areas within Clinical and Family Services. The tables provide 2025 fourth quarter and year-to-date indicators for reproductive health, harm reduction, oral health, and child health programs.

**Reproductive Health**

Reproductive Health programs are designed to prevent, test, treat, and reduce the burden of sexually transmitted infections (“STIs”). These programs also promote contraception and safer sex, which can prevent unintended pregnancies.

<b>Reproductive Health Indicator</b>	<b>Q4 2025</b>	<b>Total 2025</b>
# of clinic visits	315	1,454
% of clinic visits related to STI testing	39%	31%
% of clinic visits related to STI treatment	13%	10%

% of clinic visits related to sexual health counselling	61%	49%
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**Harm Reduction**

Needle and syringe programs and other harm reduction programs play a key role in the collection and disposal of used substance-use equipment. Removing used equipment from circulation helps to reduce the risk of transmission of human immunodeficiency virus (HIV), hepatitis C, hepatitis B, and other blood-borne pathogens associated with accidental needle-stick/sharps injury and equipment sharing.

Harm Reduction Indicator	Q4 2025	Total 2025
# of community sharps disposal bin inspections	46	160
# of community sharps disposal bins exchanged	36	128
# of client visits	261	1,719
# of naloxone kits distributed to LPH clients	186	841

**Oral Health**

Oral Health programs aim to improve oral health status and outcomes for eligible children and seniors through the delivery of Healthy Smiles Ontario and the Ontario Seniors Dental Care Program.

Oral Health Indicator	Q4 2025	Total 2025
School Dental Screening		
# of schools completed	17	46
# of students screened	1,255	3,667
Ontario Seniors Dental Care Program		
# of newly eligible clients	11	41
# of seniors received treatment	104	326

**Child Health**

Supporting families and infants prenatally and postpartum is a key component of Child Health and Healthy Growth and Development programs. These programs are designed to give infants the best possible start in life, promoting resilience and healthy relationships. The postpartum support group sessions are delivered in partnership with The Family Counselling Centre and St. Clair Child and Youth Services.

Child Health Indicator	Q4 2025	Total 2025
# of family health line calls	75	351
# of breastfeeding inquiries	21	111
# of healthy growth & development inquiries	14	82
# of prenatal teaching sessions	10	34
# of Healthy Babies Healthy Children home visits	511	1,938

# of parents attending parent drop-in	567	2,313
# of participants in postpartum support group	4	20

**FINANCIAL IMPLICATIONS**

All costs associated with Clinical and Family Services programs are cost-share funded between the province and municipality, as included in the approved 2025 LPH budget. The exceptions are the Ontario Seniors Dental Care Program and the Healthy Babies, Healthy Children Program. These two programs are 100% funded by the province.

**CONSULTATIONS**

In the preparation of this report, Clinical and Family Services Supervisors and the Ontario Harm Reduction Database were consulted. The Medical Officer of Health was also consulted in the preparation of this report.

**STRATEGIC PLAN**

The programs, services, and activities delivered by Clinical and Family Services staff contribute to the County of Lambton Strategic Plan 2024-2027, Area of Effort #3 *Community Development, Health and Wellness - Implementing, monitoring and updating community health and wellness-related plans and priorities*. Many of the programs are delivered in partnership with local community agencies, fulfilling Area of Effort #5 *Partnerships*.

Child Health programs align with Lambton Public Health’s 2025-2029 Strategic Plan, contributing to the strategic priority of Mental and Physical Health in Early Life, particularly *enhancing services that meet the health needs of children and families from preconception to school entry*.

**CONCLUSION**

Clinical and Family Services continue to deliver valuable programs in accordance with the Ontario Public Health Standards. This report highlights the breadth and scope of activities undertaken by the Clinical and Family Services team and provides an update on fourth quarter indicators for 2025.

 <p style="text-align: center;"><b>PUBLIC HEALTH SERVICES DIVISION</b></p>	
<b>REPORT TO:</b>	<b>WARDEN AND LAMBTON COUNTY COUNCIL</b>
<b>DEPARTMENT:</b>	<b>LAMBTON PUBLIC HEALTH</b>
<b>PREPARED BY:</b>	<b>Jordan Banninga, Manager, Health Promotion Ashley Williams, Registered Dietitian</b>
<b>REVIEWED BY:</b>	<b>Kevin Churchill, General Manager Stéphane Thiffault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>March 4, 2026</b>
<b>INFORMATION ITEM:</b>	<b>Monitoring Food Affordability in Lambton County: The 2025 Nutritious Food Basket Report</b>

**BACKGROUND**

The Ontario Public Health Standards require health units to monitor local food affordability as mandated in the *Population Health Assessment and Surveillance Protocol, 2018*. Routine monitoring of food affordability provides data and insights to help to build awareness about food insecurity. This allows our community and community partners to take action to ensure equitable access to food for residents of Lambton County.

Staff last reported to the Board of Health (County Council) on this subject through the *Food Insecurity in Lambton County: The 2024 Nutritious Food Basket* report dated April 3, 2025.

Registered Dietitians at Lambton Public Health (“LPH”) utilize the [Nutritious Food Basket](#) (“NFB”) survey to monitor the cost and affordability of nutritious food. This tool is reviewed annually by the Ontario Dietitians in Public Health Food Insecurity Workgroup and data collection is supported by Health Canada and Public Health Ontario.

The purpose of this report is to provide an overview of the results of the Monitoring Food Affordability in Lambton County 2025, Nutritious Food Basket Report, a copy of which is attached to this report (Appendix 1).

**DISCUSSION**

The NFB survey was conducted between May 20 and May 28, 2025. Registered Dietitians at LPH utilized the NFB survey to cost food from eight grocery stores through a hybrid data collection model that included five in-store and three online stores. A total of five urban areas (Sarnia) and three rural (Corunna, Forest, and Petrolia) were included to have a 60% urban and 40% rural representation.

The NFB<sup>1</sup> survey measures the cost of 61 food items and their quantities needed for individuals in various age and sex groups to follow nutritious eating based on [Canada's Food Guide](#). It is important to note that Canada's Food Guide is not representative of all religious and cultural groups and does not acknowledge traditional Indigenous foods and food procurement practices, which is a limitation of this data collection.

The NFB results estimate the cost of healthy eating and include an additional five percent (5%) to account for miscellaneous items needed for meal preparation such as spices, seasonings, condiments, and coffee and tea. The costing is based on several assumptions: that individuals have the time, ability, food skills, and equipment to prepare meals from scratch; that they have access to grocery stores and the literacy and language skills needed to find the lowest-priced items; and that they shop every one to two weeks, which affects the package sizes purchased. The estimate does not include convenience or snack foods, infant foods or formula, or specialty items required for specific diets, such as gluten-free products.<sup>2</sup> As a result, the NFB likely underestimates the true cost of food for most households.

The 2025 NFB results indicate that it costs approximately **\$1,197 per month (\$275 per week)** to feed a reference family of four in Lambton County (two adults aged 31–50 and two children aged 8 and 14). While the 2025 cost is marginally lower than the adjusted 2024 estimate, it remains higher than 2023 levels. Importantly, the purpose of the NFB is not to focus on year-over-year comparisons, but to highlight the ongoing affordability challenge and the need for adequate, secure income to meet basic needs such as food.

When incomes are limited, households often cut their food budget to afford other necessary expenses, such as rent, utilities, and transportation, leading to household food insecurity (“**HFI**”).<sup>3</sup>

According to the most recent data between 2023 and 2024, 25.4% of households in Lambton were considered food insecure. This is up from 13.6% in 2021-2022, which aligns with the rising rates across Ontario.<sup>4</sup> This means households either worried about running out of food and/or had limited food selection, which compromised the quality and/or quantity of food, and at the extreme end went a day or more without food, all due to the lack of money to purchase food.<sup>1</sup>

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<sup>1</sup> Government of Canada. 2019 National Nutritious Food Basket reference guide [Internet]. Available from: <https://www.canada.ca/en/health-canada/services/food-nutrition/food-nutrition-surveillance/national-nutritious-food-basket.html>

<sup>2</sup> Ontario Dietitians in Public Health. Monitoring food affordability in Ontario, Methodology, Ontario Nutritious Food Basket Costing, 2025 version 6. March 2025

<sup>3</sup> Li T, Fafard St-Germain AA, Tarasuk V. Household food insecurity in Canada, 2022. Toronto: Research to identify policy options to reduce food insecurity (PROOF); 2023. Available from: <https://proof.utoronto.ca/resource/household-food-insecurity-in-canada-2021/>

<sup>4</sup> Public Health Ontario. Household food insecurity snapshot PHU (2021-2024) [Internet]. Available from: <https://www.publichealthontario.ca/en/Data-and-Analysis/Health-Equity/Household-Food-Insecurity>

HFI is most prevalent among households with low incomes, renters, social assistance recipients, female-led lone-parent families, and marginalized racial groups.<sup>1,5</sup>

HFI is one of the strongest predictors of poor health and imposes substantial costs on the healthcare system. Negative health outcomes intensify as severity of HFI increases, including mental health concerns<sup>6</sup>, chronic health conditions, intentional and non-intentional injuries and premature mortality.<sup>7</sup>

To determine food affordability, results from the local NFB food costing and rent were compared to a variety of household and income scenarios, including households receiving social assistance, minimum wage earners, and median income (Appendix 1 – Table 1). It is important to note that these income scenarios may not reflect every household's actual experience. These scenarios include food and rent only and are not inclusive of other needs (i.e., internet, phone, personal care products, clothing, childcare, transportation, household operations and supplies, etc.). The household scenarios highlight that incomes and social assistance rates are not keeping pace with the increased cost of living.

A key indicator for food insecurity is the average monthly cost of a nutritious diet as a portion of household income. Households in Lambton with low incomes spend up to 46% of their after-tax income on food, whereas households with adequate incomes (median income) spend approximately 12% of their after-tax income (Appendix 1 – Table 1).

The largest expense for most low-income populations is housing. Housing is considered affordable according to the Canada Mortgage and Housing Corporation, when rent costs are no more than 30% of before-tax income.<sup>8</sup> The income spent on rent in each scenario shows that housing is unaffordable and a single person receiving Ontario Works fares the worst, requiring 108% of their income to afford rent.

Addressing food insecurity requires income-based strategies that address poverty, the root cause of food insecurity<sup>1</sup>. Such strategies include improving employment opportunities, increasing social assistance rates, raising minimum wage, improving employment standards, or providing a basic income.

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<sup>5</sup> Tarasuk V, McIntyre L. The evidence is in: accountability needs to be injected into the policy-making process for household food insecurity reduction. *Health Promot Chronic Dis Prev Can.* 2025;45(9):386-90. doi:10.24095/hpcdp.45.9.04.

<sup>6</sup> Men F, Elgar F, Tarasuk V. Food insecurity is associated with mental health problems among Canadian youth. *J Epidemiol Community Health.* 2021;75(8):741-8. doi:10.1136/jech-2020-216149

<sup>7</sup> Men F, Gundersen C, Urquia ML, et al. Food insecurity is associated with higher health care use and costs among Canadian adults. *Health Aff (Millwood).* 2020;39(8):1377-85. doi:10.1377/hlthaff.2019.01637

<sup>8</sup> Canada Mortgage and Housing Corporation. *About Affordable Housing in Canada.* [Internet]. Ottawa (ON): CMHC; 2018 Mar 31. Available from: <https://www.cmhc-schl.gc.ca/professionals/industry-innovation-and-leadership/industry-expertise/affordable-housing/about-affordable-housing/affordable-housing-in-canada>

Monitoring Food Affordability in Lambton County: (page 4)  
The 2025 Nutritious Food Basket Report

March 4, 2026

## **FINANCIAL IMPLICATIONS**

All costs associated with the monitoring of local food affordability were included in LPH's approved 2025 budget, which are cost-share funded between the province and the municipality.

## **CONSULTATIONS**

In the preparation of this report, staff collaborated with the provincial organization, Ontario Dietitians in Public Health-Food Insecurity Workgroup and with the County of Lambton Social Services Division (Ontario Works).

## **STRATEGIC PLAN**

Monitoring food affordability is consistent with the County's Vision as a caring community, Mission and Principles identified in the County's Strategic Plan and supports Lambton County's Strategic Area of Effort #3 *Community Development, Health, and Wellness*. Additionally, this work aligns with Lambton Public Health's Strategic Plan and priority area of Mental and Physical Health in Early Life.

## **CONCLUSION**

The 2025 NFB data and income scenario analysis demonstrate that many people with low incomes in Lambton do not have enough money to purchase nutritious food after housing and other living expenses are considered. Food insecurity is a critical public health issue as it impacts all areas of health (i.e., mental, physical, social). Efforts to address the root cause of food insecurity must focus on the underlying financial barriers, otherwise households will continue to experience food insecurity and the health-related consequences<sup>3</sup>.

LPH will continue to monitor food costs and affordability trends to identify who in Lambton County is at highest risk and raise awareness of food insecurity and its related health and social impacts. LPH supports working with community groups, including the Poverty Reduction Network to address poverty and ensure food insecurity is addressed through local action and the development of effective healthy public policy.

Appendix 1



# **Monitoring Food Affordability Lambton**

The **2025** Nutritious Food Basket Report

## Purpose

Household food insecurity is the inability to access adequate food due to financial constraints. It ranges from worrying about running out of food to skipping meals or going an entire day without eating.<sup>1</sup> Food insecurity is a serious public health issue that affects physical health, mental well-being, and overall quality of life.<sup>2</sup>

Lambton Public Health monitors food affordability to better understand the relationship between income, housing costs, and food access in our community. Income is a strong predictor of household food insecurity.<sup>1</sup> By comparing the cost of food and rent to different income scenarios, we can illustrate how income adequacy directly affects a household's ability to meet basic needs.

Monitoring food affordability is required under the Ontario Public Health Standards (Population Health Assessment and Surveillance Protocol, 2018). Registered Dietitians at Lambton Public Health use the Nutritious Food Basket (NFB) to measure the cost of healthy eating in our community.<sup>3</sup> These local food costs are then compared to average rental costs and various household income scenarios.<sup>4</sup>

This report uses local data to raise awareness of food insecurity and to inform community action and healthy public policy development aimed at improving income and housing stability for residents of Lambton County.

### Key Finding:

In Lambton in 2025, the local cost to feed a family of four is \$1,197 per month (\$275.50 per week) \*Family includes 1 female (aged 31-50), 1 male (aged 31-50), 1 boy (aged 14-18 years), 1 girl (aged 4-8 years).

## Food Costs – The Nutritious Food Basket

Between May 20–28, 2025, food pricing data were collected from eight grocery stores in Lambton County using a hybrid model (five in-store, three online). Stores were selected to reflect both urban (Sarnia) and rural (Corunna, Forest, Petrolia) communities.

The NFB survey<sup>3</sup> measures the cost of 61 food items and the quantities needed for individuals in various groups, based on age and sex, to follow nutritious eating based on Canada's Food Guide. This does not reflect the food practices of all religious and cultural groups and does not acknowledge traditional Indigenous foods and food procurement practices, which is a limitation of this data collection. Costing also does not include convenience foods, snack foods, infant foods, or formula and food for special diets, such as gluten-free products.<sup>4</sup> As a result, actual household food costs may be higher than reported.

An additional 5% is added to account for miscellaneous cooking needs (e.g., spices, condiments, baking supplies, coffee, tea).<sup>4</sup>

The NFB assumes that households:

- Purchase the lowest-priced items available.
- Have time, skills, and equipment to prepare meals from scratch.
- Have reliable transportation and access to grocery stores.
- Shop every 1–2 weeks.<sup>4</sup>

For many households, these assumptions do not reflect reality. Barriers such as transportation challenges, limited food storage, caregiving demands, employment schedules, disability, and cultural food preferences can increase costs.<sup>5</sup> Therefore, NFB estimates are conservative and likely underestimate the true cost of eating well.

In 2025, the monthly conversion factor was updated to improve accuracy in month-to-month comparisons (4.345 weeks/month).<sup>4</sup> This change had only a minor impact on results (approximately \$2–\$5 difference depending on household type).

While the cost to feed a family of four in 2025 decreased slightly compared to the adjusted 2024 value, food costs remain higher than in 2023. Importantly, the purpose of the NFB is not to track price trends alone — it is to assess whether incomes are sufficient to afford basic needs.

## Income and Housing

Food affordability is dependent on household income and expenses, especially housing.

### Income

Household income may come from:

- Employment
- Ontario Works (OW)
- Ontario Disability Support Program (ODSP)
- Public pensions (Old Age Security and Guaranteed Income Supplement)<sup>4</sup>

Income scenarios in this report include applicable benefits such as:

- Canada Child Benefit
- GST/HST Credit
- Ontario Trillium Benefit
- Canada Worker Benefit
- Canada Carbon Rebate<sup>4</sup>

These scenarios assume individuals file income taxes and receive maximum benefit entitlements.<sup>4</sup> In reality, some individuals do not file taxes and may receive less support. In addition, benefits are paid at different times throughout the month, creating cash flow challenges for households living paycheck to paycheck.

Of note, Ontario Works rates have not kept pace with the rising cost of living, and many recipients face significant financial shortfalls.<sup>6</sup>

## Housing

Housing is the largest expense for most low-income households.

According to Canada Mortgage and Housing Corporation (CMHC), housing is considered affordable when it costs no more than 30% of household income.<sup>7</sup> In nearly all scenarios in this report, housing costs exceed this threshold.

When rent consumes more than half of household income, there is little remaining for food, transportation, utilities, childcare, medications, and other essential expenses.

## Food Affordability

Taking into consideration food costs, income, and housing, several scenarios illustrate significant financial strain:

- A single adult receiving Ontario Works has a monthly shortfall of approximately \$492 after paying rent and food.
- A family of four receiving Ontario Works is left with only \$192 per month — less than \$7 per day — for all other expenses.
- Households earning minimum wage face substantial housing cost burdens.
- Only households earning median Ontario income have meaningful financial stability after basic expenses.

These findings reinforce that food insecurity is fundamentally an income issue.

Household scenarios comparing income and the cost of rent and food in Lambton, 2025

<b>Household Scenario Main Source of Income</b>	<b>Total Monthly income <sup>a</sup></b>	<b>Monthly Rent <sup>b</sup> (% of income)</b>	<b>Monthly Food Costs <sup>c</sup> (% of income)</b>	<b>Remaining Funds <sup>d</sup></b>
<b>Family of Four</b> (2 adults, 2 school-age children) Ontario Works	\$3013	\$1624 (54%)	\$1197 (40%)	\$192
<b>Family of Four</b> (2 adults, 2 school-age children) 2 Minimum Wage Earners	\$5112	\$1624 (32%)	\$1197 (23%)	\$2291
<b>Family of Four</b> (2 adults, 2 school-age children) Median Ontario Income	\$9865	\$1624 (16%)	\$1197 (12%)	\$7044
<b>Family of Three</b> (1 adult, 2 school-age children) Ontario Works	\$2776	\$1624 (59%)	\$891 (32%)	\$261
<b>Family of Three</b> (1 adult, 2 preschool children) Ontario Works	\$2973	\$1473 (50%)	\$699 (23%)	\$801
<b>Family of Two</b> (1 adult with breast-fed infant) Ontario Works	\$2101	\$1473 (70%)	\$204 (20%)	\$204
<b>Family of Four, Refugee Claimants</b> (2 adults, 2 school-age children) 1 Minimum Wage Earner	\$3354	\$1624 (48%)	\$1197 (36%)	\$533
<b>Single person</b> (adult) Ontario Works	\$901	\$975 (108%)	\$418 (46%)	-\$492
<b>Single person</b> (adult) Ontario Disability Support Program	\$1543	\$975 (63%)	\$418 (27%)	\$150
<b>Single person</b> (adult) Minimum Wage Earner	\$2287	\$975 (43%)	\$443 (19%)	\$869
<b>Single pregnant person</b> (adult) Ontario Disability Support Program	\$1583	\$975 (62%)	\$442 (28%)	\$166
<b>Single person</b> (older adult) Old Age Security/Guaranteed Income Supplement	\$2129	\$975 (46%)	\$296 (14%)	\$858

<sup>a</sup>Net Income includes employment earnings, Basic Allowance + Maximum Shelter Allowance (Ontario Works/Ontario Disability Support Program) (as of May/June 2025), Old Age Security/Guaranteed Income, Ontario Guaranteed Annual Income System, Canada Child Benefit, GST/HST credit, Ontario Trillium Benefit, Canada Worker Benefit/Advanced Canada Worker Benefit, and Canada Carbon Rebate (January-March 2025, Ministry of Child and Social Services). Employment Insurance paid, Income tax paid, and Canada Pension Plan paid are deducted from employment earnings.

<sup>b</sup>To obtain data on average rental rates for various types of homes in Lambton, we rely on Rental Market Report, Canada Mortgage and Housing Corporation, Fall 2024. The [Canada Mortgage and Housing Corporation \(CMHC\) Rental Market Survey](#) is conducted in urban areas with populations of 10,000 or more. The survey includes both new and existing units in privately initiated structures with at least three rental units. The cost for a new tenant would likely be higher, as current tenants are protected from large annual increases by Ontario’s [residential rent increase guideline](#). Utility costs (e.g., heat, electricity, hot water) may or may not be included in the rental amounts.

<sup>c</sup>Ontario Nutritious Food Basket survey May 2025, Lambton Public Health (including Household Size Adjustment Factors).

<sup>d</sup>Remaining funds contribute to all other household expenses including personal care, transportation, insurance, medical expenses, utilities, clothes, childcare, internet, telephone, and more.

### Trends – Family of Four Receiving Ontario Works

Scenario	Family of Four (2 adults, 2 school-age children) Ontario Works		
	2023	2024	2025
<b>Household Scenario Main Source of Income</b>			
<b>Monthly Income</b>	\$2800	\$2916	\$3013
<b>Monthly Rent (% of income)</b>	\$1462 (52%)	\$1582 (54%)	\$1624 (54%)
<b>Monthly Food Costs (% of income)</b>	\$1186 (42%)	\$1205 (41%)	\$1197 (40%)
<b>Remaining Funds</b>	\$152	\$129	\$192

The 2023–2025 trends demonstrate sustained financial pressure for a family of four relying on Ontario Works, despite modest increases in total income. Monthly income increased from \$2,800 (2023) to \$3,013 (2025), largely reflecting benefit adjustments and refundable tax credits (e.g., GST/HST credit, Ontario Trillium Benefit, Canada Carbon Rebate, Canada Child Benefit). However, these incremental gains have not kept pace with the structural costs of housing and food.

Housing remains the most significant expense. In 2023 and 2024, rent consumed 52–54% of total household income, far exceeding the 30% affordability benchmark established by CMHC.<sup>7</sup> Even with some improvement reflected in the 2025 scenario, housing costs continue to crowd out other essential needs. When more than half of a household’s income is required for rent, the margin for managing other basic living expenses becomes critically narrow.

Food costs alone require approximately 40–42% of household income across all three years. When rent and food are combined, this family is required to spend nearly all available income

on just these two necessities. Remaining funds ranged from \$152 (2023) to \$129 (2024) and \$192 (2025), leaving less than \$7 per day to cover all other expenses, including utilities, transportation, clothing, school needs, hygiene products, household supplies, insurance, and unexpected costs. These figures do not account for childcare, internet, phone services, or other essential modern living expenses, meaning the actual financial shortfall is even greater.

These trends underscore that food insecurity is fundamentally an income issue. The Monitoring Food Affordability data illustrates that even with tax credits and income supports applied, families relying on social assistance are left with insufficient income to achieve financial stability or resilience. Without structural improvements to income adequacy and housing affordability, families will continue to face persistent trade-offs between food and other essential needs.<sup>8</sup>

## Realities of Living with Food Insecurity

The following stories help illustrate some additional real situations of people living in low-income households in Lambton.

### Felix's Story

Felix is a 59-year-old man living in a farmhouse in rural Lambton County. Recently, the retail store where he worked reduced staff hours following the holiday season, leaving him without a steady income. After actively searching for another job without immediate success, Felix applied for Ontario Works (OW), as he did not qualify for Employment Insurance.

Felix was approved for OW and currently receives **\$901 per month**. However, his rent alone is **\$975 per month**, leaving him **\$74 short each month**, with no remaining income for food and other necessities. As a result, Felix is facing eviction and the very real risk of homelessness. He is deeply worried about losing his housing and feels uncertain about where to turn for help, which has caused significant stress and anxiety.

Compounding these challenges, Felix is unable to pay his cell phone bill this month, limiting his ability to apply for jobs and communicate with potential employers. Due to his high cost of living and limited income, he has been forced to go without adequate food and basic hygiene supplies, further affecting his ability to seek employment. Felix is also unable to afford gas or insurance for his vehicle, restricting his ability to search for work, attend medical appointments, access the food bank, or connect with local support services. Current waitlists for subsidized housing are extremely long and require multiple documents to apply.

Felix's situation highlights the significant challenges faced by individuals living on a fixed assistance income while experiencing housing insecurity and attempting to re-enter the workforce with extremely limited resources.

### Julie's Story

Julie is a 32-year-old single mother living in an apartment with her two children, age 8 and 14. After leaving her relationship due to intimate partner violence, Julie applied for Ontario Works while searching for stable employment that fits her childcare responsibilities. She has been on the Subsidized Childcare wait list for almost 2 years for her youngest child, with no space

available in her school district, and she has no other support in place to provide childcare if there was an emergency, limiting her employability.

The family's monthly Ontario Works income and child tax credit amounts to **\$2776 per month**, covering her rent, **\$1624 per month**, which is over half of her income. Julie carefully budgets what's left for utilities, transportation, school supplies, phone bills, clothes, and food. By the third week of the month, the fridge and pantry are empty, and the grocery money is usually gone.

To stretch meals, Julie skips breakfast and eats smaller portions so her children can eat enough. Fresh fruits, vegetables, and meat are limited because they are too expensive, so meals often consist of pasta, rice, canned soup, and discounted foods. Her children's teachers noticed that they sometimes arrive at school hungry and have low energy levels. Julie visits the local food bank once a month, but the items provided vary and rarely last until the end of the month. When unexpected expenses arise, such as winter boots for the children or medication not fully covered by Ontario Works, food becomes the first thing Julie cuts back on.

The constant stress of not knowing if there will be enough food affects Julie's mental health and her ability to focus on job searching, socializing, and her ability to access counselling. Despite careful planning and resourcefulness, the family continues to experience food insecurity due to the gap between Ontario Works assistance rates and the true cost of living.

## Why does Food Insecurity matter?

Food insecurity is strongly linked to poor health outcomes and increased health system costs.<sup>9</sup>

As food insecurity becomes more severe, risks increase for:

- Depression, anxiety, and suicidal thoughts<sup>10</sup>
- Chronic diseases such as diabetes and heart disease<sup>11</sup>
- Poor oral health<sup>12</sup>
- Injury and hospitalization<sup>13</sup>
- Premature mortality<sup>14</sup>

Children living in food-insecure households are more likely to experience:

- Anxiety and depression
- Behavioural challenges
- Asthma
- Poor academic outcomes
- Impaired growth and development<sup>11</sup>

Food insecurity in childhood can be considered an adverse childhood experience (ACE), with long-term consequences for lifelong health.<sup>15</sup>

## National and Provincial Trends

Food insecurity in Canada is at its highest recorded level.

- In 2024, 25.5% of Canadian households were food insecure.<sup>16</sup>
- In Ontario (2023–24), 24.8% of households were food insecure.<sup>17</sup>
- In Lambton County (2023–24), 25.4% of households were food insecure — nearly double the rate reported in 2021–22.<sup>17</sup>

These rising rates reflect worsening affordability pressures across the province and country.

## How can Household Food Insecurity be Addressed?

Food insecurity is not caused by a lack of food — it is caused by a lack of adequate income.<sup>1</sup> While food banks and other charitable food programs provide immediate relief, they do not address the financial hardship that drives food insecurity and are not sustainable long-term solutions.<sup>18</sup> Evidence consistently shows that income-based policy interventions — such as adequate social assistance rates, living wages, pensions, and unemployment supports — are more effective at reducing food insecurity because they help people afford food and other basic needs directly.<sup>8,19</sup> Public income supports like Old Age Security (OAS) and the Guaranteed Income Supplement (GIS) demonstrate this: the risk of food insecurity among low-income seniors drops substantially when they begin receiving these benefits.

Recent federal action such as the Canada Groceries and Essentials Benefit — which expands and enhances the existing GST credit through a one-time top-up and ongoing increased payments for low- and modest-income households — aims to provide more financial support to help offset rising food costs and improve affordability for millions of Canadians. For example, eligible families of four could receive up to \$1,890 this year and enhanced annual payments, thereafter, providing timely income relief that can help reduce financial strain on food and other essentials.

However, income support alone is not sufficient. Housing costs remain one of the largest pressures on low-income households, often consuming well over the affordable threshold of 30% income and leaving limited funds for food and other essentials. Affordable housing actions include policies that increase the supply of affordable units, limit cost burdens, and stabilize rents — is critical to strengthen household financial security and support food affordability.

A comprehensive approach that combines adequate income, affordable housing, quality employment, and accessible community services is essential to effectively address household food insecurity. Lambton Public Health remains committed to regular local food costing and advancing awareness of food affordability and other essential costs to understand causes of food insecurity.

## Endnotes

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<sup>19</sup> Men F, Tarasuk V. Employment insurance may mitigate impact of unemployment on food security: Analysis on a propensity-score matched sample from the Canadian income survey. *Prev Med.* 2023;169.



**PUBLIC HEALTH SERVICES DIVISION**

<b>REPORT TO:</b>	<b>WARDEN AND LAMBTON COUNTY COUNCIL</b>
<b>DEPARTMENT:</b>	<b>LAMBTON PUBLIC HEALTH</b>
<b>PREPARED BY:</b>	<b>Chad Ikert, Manager, Health Protection</b>
<b>REVIEWED BY:</b>	<b>Kevin Churchill, General Manager Stéphane Thiffault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>March 4, 2026</b>
<b>INFORMATION ITEM:</b>	<b>Health Protection Q4 2025 Activity Report</b>

**BACKGROUND**

The purpose of this report is to provide Lambton’s Board of Health (County Council) with an update on programs and activities administered by the Health Protection service area of Lambton Public Health (“LPH”) in the fourth quarter of 2025.

The most recent update on these programs and activities was provided to County Council through the Council report *Health Protection Q3 2025 Activity Report* dated November 26, 2025.

**DISCUSSION**

Highlights:

- LPH hosted several mobile clinics for vulnerable populations to offer COVID-19, influenza, and RSV immunizations (e.g., congregate setting residents, First Nations communities, homebound individuals) in addition to COVID-19 and influenza vaccine clinics for pediatric populations unable to access vaccines at pharmacies.
- Completed grade 7 school immunizations at each elementary school in Lambton County.
- Worked with health system partners including Long-Term Care Homes (“LTCHs”), Retirement Homes (“RHs”), and other congregate living settings to manage enteric and respiratory outbreaks.
- LPH participated in an extreme heat emergency exercise with County and Municipal partners.

**Infectious Diseases Prevention and Control Team Activities:**

<b>Activity</b>	<b>2025 Q4 Actuals</b>	<b>YTD</b>
Reportable Disease Investigations	134 investigations - 10 enteric, two (2) vector-borne, 113 respiratory, nine (9) other	530
Institutional Outbreak Investigations	18 investigations (all respiratory)	70
Infection Control Inspections	63 inspections (including 11 daycares, 28 personal service settings, four (4) group homes, 17 long-term care facilities, three (3) hospital/hospice)	397
Infection Prevention and Control Complaint Investigations	One (1) investigation	9

**Immunization Team Activities:**

<b>Activity</b>	<b>2025 Q4 Actuals</b>	<b>YTD</b>
Grade 7 Immunization Clinics	1598 vaccinations given at 43 school clinics	2983 vax/94 clinics
Routine, Catch-up and COVID-19 Immunization Clinics	592 vaccinations given at 22 clinics	1198 vax/45 clinics
Cold chain inspections	One (1) inspection	105
Immunization Record Assessments for Out-of-Province Students	22 records assessed	64

**Environmental Health Team Activities:**

<b>Activity</b>	<b>2025 Q4 Actuals</b>	<b>YTD</b>
Food Premise Inspections	543 inspections (including 520 routine inspections, 18 re-inspections, and five (5) pre-operational)	1543
Food Handler Training Course	68 food handlers certified	289
Food Safety Complaint Investigations	18 investigations	104
Recreational Water Inspections	17 inspections (including 13 public pools, four (4) spas)	208
Rabies Investigations	119 investigations with rabies post-exposure prophylaxis being administered to 21 individuals	369
Health Hazard Investigations	18 investigations related to mould, pests, sewage, and sanitation	89
Seasonal Housing Inspections	38 inspections	98
Vector-borne Disease Surveillance	17 ticks were submitted for identification	128

**FINANCIAL IMPLICATIONS**

All costs associated with the Health Protection programs are cost-share funded between the province and municipality, as included in the approved 2025 LPH budget. Some Health Protection programs are eligible to receive 100% provincial grants for Infection Prevention and Control Hub coordination, and student Public Health Inspector practicums.

**CONSULTATIONS**

In the preparation of this report, the Supervisors of Health Protection were consulted.

**STRATEGIC PLAN**

The programs, services and activities delivered by LPH staff are consistent with the missions, principles and values identified in the County's Strategic Plan and support the Area of Effort #3 *Community Development, Health and Wellness*.

**CONCLUSION**

In the fourth quarter of 2025, Lambton Public Health's Health Protection service area continued to deliver critical programs and services that align with the Ontario Public Health Standards. Through the dedicated efforts of the Environmental Health, Immunization, and Infectious Diseases Prevention and Control teams, LPH addressed key public health concerns, including food safety, health hazard, rabies prevention, safe water, immunization programs, disease response, and outbreak management. These initiatives demonstrate the Health Protection service area's ongoing commitment to safeguarding the health and well-being of Lambton County residents.

 <p style="text-align: center;"><b>CORPORATE SERVICES DIVISION</b></p>	
<b>REPORT TO:</b>	<b>WARDEN AND LAMBTON COUNTY COUNCIL</b>
<b>DEPARTMENT:</b>	<b>COURT SERVICES</b>
<b>PREPARED BY:</b>	<b>Kelly Wiebenga, Supervisor</b>
<b>REVIEWED BY:</b>	<b>Stéphane Thiffeault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>March 4, 2026</b>
<b>INFORMATION ITEM:</b>	<b>2025 Year-End and 4<sup>th</sup> Quarter Activity and Statistical Report</b>

**BACKGROUND**

The Court Services Department (the “**Department**”) maintains statistical data on the number, type, and value of fines assessed and collected through the County’s *Provincial Offences Act* (POA) court. This report provides Council with a summary and analysis of this information, along with an overview of the Department’s year-end results as of the end of the fourth quarter.

**DISCUSSION**

Total Charges Received

In the fourth quarter of 2025, the Department recorded 3,593 charges received, a decrease of 2,980 charges, or 45%, from the previous quarter<sup>1</sup>. Compared to the fourth quarter of 2024, charges received increased by 576, representing a 19% rise.

Total charges received in 2025 amounted to 21,024, an increase of 2,723 charges, or 15%, over 2024. Relative to 2023, total charges received in 2025 increased by 51%. This volume of charges has not been observed since 2012.

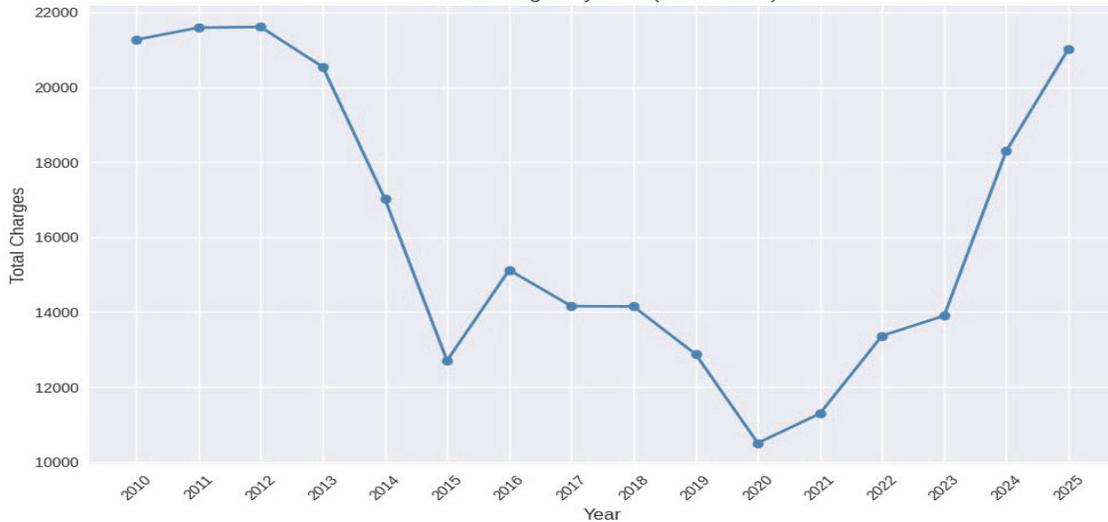
See “**Appendix A**” for a comparison of annual charge volume trends since 2010.

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<sup>1</sup> This is a typical trend between third and fourth quarter of each year, as we enter winter months that often see less tourists and enforcement activities.

**“APPENDIX A”**

Total Charges by Year (2010–2025)



Charges Laid by Enforcement Agency

With a total of 1,488, Ontario Provincial Police (“**OPP**”) issued the highest number of charges in the fourth quarter. Over the full year, the OPP laid 7,535 charges, the highest among all enforcement agencies and 1% more than in 2024.

Sarnia Police issued the second-highest number of charges this quarter with 1,064 laid. Over the course of 2025, Sarnia Police laid 5,716 charges, representing a 61% increase compared to 2024.

Ministry of Transportation (“**MTO**”) issued 649 charges in the fourth quarter, an increase of 91 charges from the previous quarter. In total, MTO laid 3,359 charges in 2025, a 16% increase over 2024.

Municipalities issued a total of 321 charges this quarter, a decrease of 1,060 charges or 77%, from the previous quarter. Despite this quarterly decline, municipalities issued the third-highest number of charges in 2025, with a total of 4,054, marking a 3% increase over 2024.

Charges laid by all other enforcement agencies totaled 71 in the fourth quarter, a decrease of 54 charges or 43%, from the previous quarter, and an overall 24% decrease compared to 2024.

Charges Laid by Act

In the fourth quarter, 76% of the total charges laid were under the *Highway Traffic Act*. Municipal By-Laws accounted for 10%, while charges under the *Liquor Licence and Control Act* and *Cannabis Control Act* together represented 2%. All other provincial statutes made up the remaining 12% of charges laid.

In recent years, charges laid under certain statutes have shown an upward trend. In 2025, a total of 614 charges were laid under the *Trespass to Property Act*. There were 48 charges laid under the *Safe Streets Act*, 6 under the *Public Lands Act* and 46 charges under the *Environmental Protection Act* for abandoning material likely to become litter. In addition, 22 charges were laid under the *Dog Owner's Liability Act* in 2025.

Courtroom Activity

During this reporting period, a total of 3,376 matters were heard. The Department held 20 regular court dates, two (2) blitz courts, three (3) judicial pre-trial dates and one (1) special trial date. In addition, six (6) regular court dates were closed during the period to accommodate the annual fall judicial conference and statutory holidays.

Early Resolution Meetings

In the fourth quarter, a total of 1,554 Early Resolution Meetings (“ERM”), were scheduled, representing 159 more than in the third quarter. As in the previous quarter, the Municipal Prosecutor held eight (8) days of ERMs, and the MTO prosecutor held seven (7) days, for a total of 15 ERM days. The increase in matters scheduled this quarter compared to the last quarter is attributable to additional Municipal Prosecution resources deployed on two (2) of the ERM dates.

With additional prosecution resources available in the second half of 2025, the Department is making progress in reducing the backlog of ERM requests.

New Fines Ordered

In the fourth quarter of 2025, newly ordered fines totaled \$1,113,233, an increase of \$414,770 compared to the previous quarter. Relative to the same quarter in 2024, newly ordered fines rose by \$390,329.

This reporting period included some significant fines, notably two issued under the *Occupational Health and Safety Act* in the amounts of \$162,505 and \$75,005. Additional large fines included a \$50,010 penalty under the *Technical Standards and Safety Act* and a \$9,380 fine under the *Ontario Water Resources Act*.

**Enforcing Payment of Defaulted Fines**

During this reporting period, \$165,650 was collected in-house, while third-party collections totaled \$46,350. These figures represent an increase of \$44,224 in in-house collections and a decrease of \$9,920 in third-party collections compared to the previous quarter.

**Court Security and Prisoner Transportation Costs**

The total amount paid to the City of Sarnia for 2025 Court Security and Prisoner Transportation (“**CSPT**”) costs was \$1,291,410, representing an increase of \$177,177, or 16%, compared to 2024.

**FINANCIAL IMPLICATIONS**

In 2025, the Department provided a total of **\$1,891,410** in grants to the member municipalities, allocated as follows:

- \$600,000 – Policing Grant. Distributed to each member municipality based on property assessment data to help offset policing costs.
- \$1,291,410 – CSPT Grant. Paid to the City of Sarnia to cover the full cost of providing Court Security and Prisoner Transportation for both the Provincial Offences Court and the Ontario Court of Justice.

Actual Court Security & Prisoner Transportation (“**CSPT**”) costs increased by 16% year over year.

As previously reported, the provincial CSPT Program funding allocation for 2025 was \$552,504, which is \$58,000 less than the funding received in 2024.

**CONSULTATIONS**

Not applicable.

**STRATEGIC PLAN**

In keeping with the principles and values of the County of Lambton through leadership and accountability, the County’s current efforts employ reasonable and sound decision-making and is accountable to ratepayers for the appropriate stewardship of their tax dollars.

**CONCLUSION**

Despite an increase in the number of charges processed, rising Court Security costs combined with a reduction in provincial CSPT funding have placed additional pressure on the Department’s budget.

**Quarterly Statistical Report - Court Services Department  
Executive Summary - Provincial Offences Administration 2025**

		Q1	Q2	Q3	Q4	YTD Total	2024 Total	% Prior	
<b>Charges by Act</b>	Highway Traffic	3,293	3,749	3,966	2,722	13,730	11,741	117%	
	Liquor License	45	276	497	65	883	810	109%	
	Cannabis Act	13	13	33	10	69	69	100%	
	Mun By-laws	1,149	1,301	1,455	388	4,293	4,032	106%	
	Prov Other	496	523	622	408	2,049	1,649	124%	
	<b>Total Current Year</b>	<b>4,996</b>	<b>5,862</b>	<b>6,573</b>	<b>3,593</b>	<b>21,024</b>	<b>18,301</b>	<b>115%</b>	
							<b>2024 Total</b>	<b>% Prior</b>	
<b>Charges by Agency</b>	Min of Transportation	1,145	1,007	558	649	3,359	2,895	116%	
	Municipalities	1,117	1,235	1,381	321	4,054	3,920	103%	
	OPP	1,012	1,808	3,227	1,488	7,535	7,461	101%	
	Other	52	112	125	71	360	474	76%	
	Sarnia Police	1,670	1,700	1,282	1,064	5,716	3,551	161%	
		<b>Total Current Year</b>	<b>4,996</b>	<b>5,862</b>	<b>6,573</b>	<b>3,593</b>	<b>21,024</b>	<b>18,301</b>	<b>115%</b>
							<b>2024 Total</b>	<b>% Prior</b>	
<b>Charges Received</b>	Part 1 - Prov Offence	3,576	4,406	5,644	2,825	16,451	13,914	118%	
	Part 2 - Parking	1,049	943	493	263	2,748	2,699	102%	
	Part 3 - Summons	371	513	436	505	1,825	1,688	108%	
		<b>Total Current Year</b>	<b>4,996</b>	<b>5,862</b>	<b>6,573</b>	<b>3,593</b>	<b>21,024</b>	<b>18,301</b>	<b>115%</b>
		<b>Total Prior Year</b>	<b>4,181</b>	<b>5,077</b>	<b>6,026</b>	<b>3,017</b>			
		<b>Change +/- Volume</b>	<b>815</b>	<b>785</b>	<b>547</b>	<b>576</b>			
		<b>Change +/- %</b>	<b>119%</b>	<b>115%</b>	<b>109%</b>	<b>119%</b>			

		Q1	Q2	Q3	Q4	YTD Total	2024 Total	% Prior	
<b>Courtroom Activity</b>	Part 1	1,436	1,214	2,531	2,265	7,446	4,391	170%	
	Part 2	6	9	6	-	21	53	40%	
	Part 3	1,535	1,422	1,212	1,111	5,280	5,043	105%	
	Federal	13	6	-	-	19	0	0%	
		<b>Total Current Year</b>	<b>2,977</b>	<b>2,645</b>	<b>3,749</b>	<b>3,376</b>	<b>12,747</b>	<b>9,487</b>	<b>134%</b>
		<b>Total Prior Year</b>	<b>1,926</b>	<b>2,298</b>	<b>2,545</b>	<b>2,718</b>			
		<b>Change +/- Volume</b>	<b>1,051</b>	<b>347</b>	<b>1,204</b>	<b>658</b>			
	<b>Change +/- %</b>	<b>155%</b>	<b>115%</b>	<b>147%</b>	<b>124%</b>				

		Q1	Q2	Q3	Q4	YTD Total	2024 Total	% Prior	
<b>New Fines Ordered</b> RICO1005	Federal	\$ 6,265	\$ 800	\$ 7,560	\$ 245	\$ 14,870	\$ 322,275	5%	
	Highway Traffic	\$ 356,522	\$ 385,899	\$ 385,537	\$ 454,896	\$ 1,582,853	\$ 1,228,457	129%	
	Liquor License	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
	Mun By-laws	\$ 22,603	\$ 14,305	\$ 67,390	\$ 54,257	\$ 158,555	\$ 98,545	161%	
	Parking	\$ 38,118	\$ 34,003	\$ 18,645	\$ 9,891	\$ 100,657	\$ 99,725	101%	
	Prov Other	\$ 427,510	\$ 310,485	\$ 253,190	\$ 711,850	\$ 1,703,035	\$ 2,084,767	82%	
		<b>Total Current Year</b>	<b>\$ 851,018</b>	<b>\$ 745,492</b>	<b>\$ 732,321</b>	<b>\$ 1,231,139</b>	<b>\$ 3,559,970</b>	<b>\$ 3,833,769</b>	<b>93%</b>
		<b>Total Prior Year</b>	<b>\$ 493,904</b>	<b>\$ 778,140</b>	<b>\$ 1,836,725</b>	<b>\$ 724,999</b>		<b>-\$ 273,800</b>	<b>0</b>
		<b>Change +/- Volume</b>	<b>\$ 357,114</b>	<b>-\$ 32,648</b>	<b>-\$ 1,104,404</b>	<b>\$ 506,140</b>		<b>Difference</b>	
		<b>Change +/- %</b>	<b>172%</b>	<b>96%</b>	<b>40%</b>	<b>170%</b>			

		Q1	Q2	Q3	Q4	YTD Total
<b>Fine Payments</b>	Current, Own Office	\$ 368,839	\$ 258,337	\$ 418,389	\$ 592,470	\$ 1,638,035
CAMS in house	Defaulted / Overdue	\$ 223,995	\$ 144,526	\$ 121,726	\$ 165,650	\$ 655,897
CAMS agencies	Collection Agencies	\$ 64,367	\$ 105,324	\$ 56,278	\$ 46,350	\$ 272,319
3-1110	Other POA Locations	\$ 49,220	\$ 101,754	\$ 71,864	\$ 59,736	\$ 282,574
	LESS: Refunds, Adj., etc.					
<b>FMW-Fine totals</b>	<b>Total</b>	<b>\$ 706,421</b>	<b>\$ 609,941</b>	<b>\$ 668,258</b>	<b>\$ 864,206</b>	<b>\$ 2,848,826</b>

*YTD excludes reimbursements to other courts and the Province.*

		2025	2024	2023	2022	2021
<b>O/S Accounts Rec'ble</b>	A/R SEP/2025	\$ 3,449,646	\$ 3,633,247			
	New Revenue	\$ 1,231,139	\$ 724,999			
	Less Current Fines Pd	\$ 696,039	\$ 1,337,352			
	Less Overdue Fines Pd	\$ 165,650	\$ 139,716			
	Less Fines Pd at Agency	\$ 46,350	\$ 29,105			
	A/R DEC/2025	<b>\$ 3,772,746</b>	<b>\$ 2,852,073</b>	<b>\$ 3,123,736</b>	<b>\$ 2,580,553</b>	<b>\$ 2,270,388</b>

**MINUTES**

**LAMBTON SENIORS' ADVISORY COMMITTEE**

Wyoming Administration Building (Committee Room #3)      November 25, 2025

<b>Committee Representatives</b>		<b>Present/ Regrets</b>
COL County Council	Councilor Jeff Agar	Present
Municipality of Brooke-Alvinston	Jeannette Douglas	Present
Township of Dawn-Euphemia	Shirley Sewell	Present
Township of Enniskillen	Judy Krall	Present
Municipality of Lambton Shores	Joyce Veenstra	Regrets
Village of Oil Springs	Councilor Connie McFadden	Present
Town of Petrolia	Leland Martin	Present
Town of Plympton-Wyoming	Vacant	N/A
Village of Point Edward	Lois Lafond	Present
City of Sarnia	Caroll Dignard Marilynne Heather Arlene Patterson (Chair)	Regrets Regrets Present
Township of St. Clair	Louise Campbell	Regrets
Township of Warwick	Jodi Campbell (Vice Chair)	Present
Navigating Senior Care Lambton	Margaret Lever	Present
County of Lambton	Siobhan Churchill (staff, recorder)	Present

**1. Welcome/Call to Order/Land Acknowledgement**

Chair called the meeting to order at 10:05 am  
 Chair read the [County of Lambton land acknowledgement](#).

**2. Approval of the Agenda/Additions**

**Motion #1 < J. Krall / J. Campbell > That the agenda is approved**

**Carried.**

**3. Presentations**

**3.1 Mackenzie Kada on Subsidized Housing for Seniors**

Mackenzie gave a presentation on programs provided by County of Lambton Housing Services, including relevant legislation, wait times, the application process, and eligibility requirements. Mackenzie clarified the processes for “internal transfers” or changes of units within the subsidized housing program. If someone in the program needs a modified unit (e.g., for wheelchair accessibility) that can’t be accommodated in their current unit, they would submit a relocation form and possibly a physician form.

Landlords have a duty to accommodate accessibility needs before relocation is considered. This is a very strict requirement under the Ontario Human Rights Code. This is funded by the landlord, who can also seek funding support from community organizations like Red Cross.

Mackenzie clarified that there are both unit-based subsidies (i.e., funding tied to location) and person-based subsidies. The difference is whether the County has established agreements with landlords, and the subsidy amount is different.

Individuals forwarded from the waitlist have been assessed as capable of living independently; however, if a landlord has any concerns, they should notify Housing so the matter can be reviewed in accordance with the Human Rights Code.

Mackenzie recommended reviewing the [Indwell website](#) to better understand their funding model and success in other communities.

**Action:** Any further questions for County Housing Services can be forwarded to the Secretary

**4. Approval of the Minutes**

**Motion #2 < M. Lever / J. Douglas > That the minutes from July 22, 2025 are approved.**

**Carried.**

**5. Business Arising from Last Meeting**

**5.1 Update on the Befriend a Senior Campaign**

A. Patterson summarized the minutes of the September meeting: L. Martin was tasked with coming to the November meeting with a plan for the “Befriend a Senior” campaign for the committee to consider. In between meetings, L. Martin, C. McFadden, and J. Krall identified a grant opportunity and drafted an application for a Creative County grant with County admin support from Lambton Public Health.

L. Martin summarized the process the sub-committee took to develop the application. Ultimately, the grant application was not submitted. Based on interest from other committees in pursuing this idea, the sub-committee withdraws the idea for the "Befriend a Senior" campaign.

J. Campbell further clarified that while the chairs support the purpose and content of the grant, the decision to not pursue the grant was made because the full committee did not have the opportunity to review and endorse it.

**5.2 Terms of Reference Review**

A. Patterson raised the point that the Terms of Reference doesn't include a process for decision making between meetings. Furthermore, this advisory committee includes representation from each municipality, and it is important to give membership the opportunity for review and feedback.

A. Patterson proposed we add a sub-section of the Terms of Reference related to governance, outlining process for collaboration, and consensus building. It was also discussed that agenda items must be given adequate time.

**Motion #3 < J. Krall / M. Lever > That the wording for a governance section for our Terms of Reference is drafted and brought to the next meeting for consideration.**

**Carried.**

**6. New Business**

**6.1 Noise from modified mufflers in the areas of Canatara Park and Front St (Arlene)**

A senior raised an issue at Sarnia City Council about noise from modified mufflers. The apartment buildings in this area are largely occupied by seniors. Sarnia City Council assigned police to monitor and address this, but it was reported that no noise was identified. It was noted that this is not just an issue in the City of Sarnia. The committee considered whether this problem fits the mandate of the Seniors Advisory Committee.

**Motion #4 < J. Campbell / J. Krall > That the committee invite the person who raised this issue to be a guest speaker at a future SAC meeting.**

**Carried.**

**Motion #5 < J. Krall / C. McFadden > That the committee invite a County bylaw officer to a future meeting to speak on this issue.**

**Carried.**

**Action:** Committee members to review own municipal bylaws and submit questions related to bylaw issues to the Secretary

**6.1 Reminder - Age Friendly Expo Planning to occur at January 2026 SAC Meeting**

**Action:** Secretary will register for an exhibitor table when call goes out

**7. Standing Items**

**7.1 Welcome to the Club Magazine Article Bank**

**Action:** J. Krall will approach M. Kada about writing an article regarding subsidized housing.

Secretary has approached Lambton Public Health's Reproductive Health Team about potentially contributing an article or presentation related to sexual health for seniors, and will bring an update to the next meeting.

**7.2 Planning guest speakers**

Ideas:

- First Nations speakers
- Libraries – scams targeting seniors
- End of life doula

**7.3 Review and revise draft work plan for 2025-2027**

**Action:** Secretary will reach out to municipal clerks of municipalities whose terms are turning over in 2026 (Brooke-Alvinston, Warwick, Point Edward, Sarnia) to prepare for new terms

**Action:** Committee to review work plan at January meeting

**7.4 Committee Roundtable**

- L. Lafond shared that she has accessible meeting space available at St. Andrews Presbyterian as well as sanctuary space that can fit up to 600 people. Seniors can reach out to Lois if they'd like to use this space. St. Andrews also has community luncheon for \$15 on first and third Wednesdays. They have a Christmas dinner on Dec 3<sup>rd</sup>.

- J. Douglas – Alvinston Presbyterian Church has community Christmas dinner on December 26th. Inwood has a free community Christmas dinner on the evening of Dec 17<sup>th</sup>.
- J. Krall – Sits on boards that provides Christmas meals for building residents.
- M. Lever – Has been discussing local eye surgery issues and home care issues, and privatization of health services.
- C. McFadden – Volunteers at Petrolia Foodbank – collecting.
- S. Sewell – St. Matthew’s Church received a grant for “Fueled and Fit” - food cupboard in Florence that is highly used. Has also partnered with Inn of the Good Shepherd (Mobile Market), and Community Paramedics.
- J. Campbell – Libraries have a new portal called Grant Connection for finding grants. It’s only accessible at the libraries. Bring your device to the library, then go to <https://grantconnect.ca/search>.

8. Adjournment

**Motion #6 < L. Lafond / L. Martin > That the meeting is adjourned at 12:05 pm.**

**Carried.**

**MINUTES**  
**COUNTY OF LAMBTON AGRICULTURAL ADVISORY COMMITTEE**

**November 27, 2025**

A meeting was held at Committee Room #3 in the County of Lambton Administration Building at 10:00 a.m. on the above date.

**Present**

Chair Mr. G. Atkinson and Members Mr. C. Anderson, Ms. J. Maw, Ms. J. Rombouts, Mr. J. Zekveld. Staff members were present, including Mr. K. Marriott, Warden, County of Lambton, Mr. J. Cole, General Manager, Infrastructure and Development Services, Ms. C. Nauta, Manager, Development Services, Mr. K. Bulgin, Planner, Development Services, Ms. L. Bydeley, Executive Assistant, Infrastructure and Development Services. Mr. B. Boyle, Facilitator was also in attendance.

**Regrets**

Ms. J. Ball, Mr. R. Core, Mr. M. Rombouts, Mr. H. van Wieren.

**Guests**

Ms. Christine Greydanus, Enniskillen Produce, Ms. J. Van Zwol and Mr. J. Sharp, St. Clair Region and Conservation Authority, Mr. D. Bryson and Ms. D. Coke, Lambton Plowing Match 2027 Planning Committee. Staff member Mr. W. Nywening, Senior Planning Official was also in attendance.

**Welcome**

Mr. G. Atkinson welcomed the group to the meeting.

CLAAC members can communicate with staff by emailing [claac@county-lambton.on.ca](mailto:claac@county-lambton.on.ca).

**Approval of Minutes**

The County of Lambton Agricultural Advisory Committee minutes dated March 26, 2025 were presented.

**#1:** Zekveld/Maw: That the County of Lambton Agricultural Advisory Committee minutes dated March 26, 2025 be accepted as presented.

Carried.

CLAAC November 27, 2025 (page 2)

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**Approval of Agenda**

The County of Lambton Agricultural Advisory Committee agenda dated November 27, 2025 be accepted as presented.

#2: Anderson/J. Rombouts: That the County of Lambton Agricultural Advisory Committee agenda dated November 27, 2025 be accepted as presented.

Carried.

**Additions**

There were no additions to the agenda.

**Items for Discussion**

**A) Greenhouse Discussion**

Ms. C. Greydanus shared information about the operation of Enniskillen Produce to educate the members on the benefits of LED lights for production and expansion of the greenhouse to compete in the produce market. CLAAC members discussed the value of providing education to the community and promoting local farming for food security.

**B) International Plowing Match, 2027**

Mr. D. Bryson and Ms. D. Coke shared information about the International Plowing Match & Rural Expo scheduled for September 21-25, 2027 at the Brigden Fairgrounds. The committee is looking for 800-1000 volunteers to make this event a success. Applications to volunteer can be found at [www.lambtonipm.ca](http://www.lambtonipm.ca).

**C) Communication About Upcoming Events**

Members shared upcoming events from their commodity groups.

**D) Land Stewardship Program Update**

Mr. J. Cole, Ms. J. Van Zwol and Mr. J. Sharp shared the successes of the 2025 Land Stewardship Program. Program funding of \$85,000 provided grants to 9 project types including erosion control, wetlands, native tree planting, forest management plans, community planting events, invasive species management, well decommissioning, cover crops and livestock fencing.

**E) Lambton County Official Plan**

Mr. W. Nywening provided an update on the status of the County of Lambton Official Plan Review. Details can be found on the County of Lambton website page for Official Plan Review: <https://www.lambtononline.ca/en/business-and-development/official-plan-review.aspx>.

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**F) Revolving CLAAC Membership Terms**

Initial membership terms of one, two and three years were drawn at random by members to stagger the turn over of memberships. In 2025, Vegetable & Specialty Crop member Mr. J. Zekveld was chosen to continue participation in the group for the 2026-2028 term. Lambton Pork Producers chose Ms. J. Rombouts for the 2026-2028 term.

**G) Emergency Management Ontario Update**

Mr. J. Cole shared correspondence from Emergency Management Ontario regarding provision of resources to manage water during drought conditions including information from the Ontario Ministry of Agriculture, Food and Agribusiness.

**H) 9-1-1 Website Update**

Ms. C. Nauta provided [planning@county-lambton.on.ca](mailto:planning@county-lambton.on.ca) as a contact option for questions or comments pertaining to 9-1-1 address signs. More information can be found online at: <https://www.lambtononline.ca/en/resident-services/911-address-signs.aspx>.

**I) Agricultural Hall of Fame**

The Lambton Agricultural Hall of Fame is currently accepting nominations for individuals or organizations that have contributed to and beyond the agricultural community. Nominations can be submitted at [www.lambtonfederation.ca](http://www.lambtonfederation.ca).

**Adjournment**

#3: Zekveld/J. Rombouts: That the Chair declare the meeting adjourned.

Carried.

Time: 11:49 a.m.



**BOARD OF DIRECTORS MEETING**

Tuesday, November 18th, 8:00AM  
LOCATION: In-Person, Sarnia Golf and Curling Club

**Attendance:**

Marriott, Kevin	Reaume-Zimmer, Paula
Lee, Adrienne	Knapp, Tim
McEachran, Carrie	Germain, Darryl
Edlington, Angela	Pearson, Dean
Dochstader, Nick	Thiffeault, Stephane

Slotwinski, Matthew (CEO)  
Moore, Brittany (Executive Assistant)

<b>Regrets:</b>	McLaughlin, Michelle	Kardas, Rob
	Noble, Peter	Plain, Jeff
	Cayea, David	Bradley, Mike

**Call to Order**  
Quorum Present

**Land Acknowledgement**

**Agenda**

- Approvals/Additions

**Motion:** To approve the agenda as submitted.

Moved by N. Dochstader. Seconded by A. Edlington. Carried.

**Declaration of Conflict of Interest**

None declared.

**Approval of Minutes**

**Motion:** That the minutes of the Board Meeting held September 23rd, 2025 be approved as submitted.

Moved by D. Germain. Seconded by C. McEachran. Carried.



**Chair Update**

- A. Lee provided annual chair remarks; the organization continues to move forward with strategic priorities across all pillars of the organization

**CEO Update**

- M. Slotwinski shared the CEO report executive summary

**Committees**

**Governance Committee**

- Policies have now all been updated and added into a review cycle
- Updated board positions and descriptions were included in the Board package to provide clear expectations of the Board positions for onboarding, and an updated accurate description of each position

**Motion:** To accept the changes to the position descriptions as presented.  
Moved by P. Reaume-Zimmer. Seconded by N. Dochstader. Carried.

- Director Recruitment for one director will begin in the New Year
- Officer Appointments will be included in the annual Board recruitment meeting prior to the AGM, including the appointment of the Secretary-Treasurer role as we want to regularize this practise and ensure officers are elected every two years as per our by-laws

**Finance Committee**

- Year-to-date financials update
- Provided an update on funding opportunities upcoming
- Updated lease negotiations are in progress
- 2026 Draft budget review, preliminary overview, the detailed budget will be brought to the Board in the New Year for approval

**New Business**

- None

**Motion to Adjourn**

Meeting adjourned at 9:23 AM.

Moved by S. Thiffeault. Seconded by K. Marriott. Carried.

  
Chair  
Adrienne Lee

  
Secretary-Treasurer  
Stephane Thiffeault

**MEETING MINUTES**  
**LAMBTON CREATIVE COUNTY COMMITTEE**

**Via Electronic Conferencing**

**September 25, 2025**

Present: Kevin Marriot, Dan Sageman, Barbara Prescott, and Tracey Kingston (Chair), Brian White (1:05), Ian Veen (1:09). Also, Jessica Cohmer (Recording Secretary), and Tara Pounds.

Regards: Andrew Meyer, Beverly Bressette, Jeff Agar, Kristen Kilner-Holmes.

1. Welcome/Call to Order

Chair, T. Kingston called the meeting to order at 1:04 p.m.

2. Approval of the Agenda

Motion #1: D. Sageman / B. Prescott: That the September 25, 2025 Creative County Committee agenda be approved as presented.

Carried.

3. Approval of Minutes – March 27, 2025

Motion #2: I. Veen / B. White: That the Creative County Committee meeting minutes of March 27, 2025, be approved as presented.

Carried.

4. Creative County Grant Program Overview

T. Pounds provided the committee members with a brief overview of the Creative County Grant Program.

5. Unfinished Business

There was no unfinished business to report.

6. New Business

There was no new business to report.

7. Scheduling of Meetings

The next scheduled meeting of the Creative County Committee will be held on Thursday, November 27, 2025 at 1:30 p.m. (in-person meeting at the County Administration Building, Wyoming or electronic conferencing available if needed).

8. Adjournment

Meeting adjourned at 1:17 p.m.

	<b>FINANCE, FACILITIES AND ACQUISITIONS DIVISION</b>
<b>REPORT TO:</b>	<b>WARDEN AND LAMBTON COUNTY COUNCIL</b>
<b>DEPARTMENT:</b>	<b>DIVISIONAL SUPPORT SERVICES</b>
<b>PREPARED BY:</b>	<b>Karen Bettridge, Treasurer</b>
<b>REVIEWED BY:</b>	<b>Stéphane Thiffault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>March 4, 2026</b>
<b>SUBJECT:</b>	<b>2026 Tax Policy</b>

**BACKGROUND**

Following its approval of the County's budget each year, it is necessary for Council to set the Tax Policy that the County and all Area Municipalities will follow to determine the relative tax burden of each Tax Class of property for the current taxation year.

In order to facilitate these decisions and ensure that Council has the information it needs to make them, County Finance staff hold discussions with the Treasurers from each Area Municipality (the “**Group**”) regarding any issues and impacts that they may have identified and which they believe need to be considered when Council sets its Tax Policy for the current fiscal year. This is important since the decisions made by Council directly affect taxation parameters of not only the County but its Area Municipalities.

In addition to these discussions, staff also review the options/tools the Province has made available to Council for the setting of Tax Policy and how to best use them. A consensus from the Group is then sought and the report before you is prepared detailing the Group's recommendations for County Council's consideration.

Finally, the Group's discussion and analysis is facilitated and supported through detailed analysis and professional advice, primarily from MTAG Paralegal Professional Corporation (“**MTAG**”).

**DISCUSSION**

**PART I – RATIOS AND OPTIONAL TAX CLASSES**

As Council is aware, for many years, the Province maintained a policy of regular reassessments of property every four years across Ontario. These reassessments were intended to ensure that property assessments remain reflective of current market conditions.

However, several years ago the Province suspended these reassessments, and again in 2026, the Provincial Government directed the Municipal Property Assessment Corporation (“MPAC”) to maintain municipalities Assessment Rolls from the 2020 taxation year. This means that municipal Assessment Rolls for the 2026 Taxation year are again based on a valuation date of January 1, 2016. Further, the Provincial Government has yet to indicate when it will have MPAC return to the practice of regular reassessments. Therefore, the current assessment values that MPAC has returned in the 2026 Assessment Roll-as-Returned are essentially status quo from those returned in the 2020 year. The only adjustments to individual property values have been from physical changes to a property or any other adjustments garnered through appeals and other assessment corrections.

Regardless, the County is still required to review and set its Tax Policy for the current taxation year. A central part to this is that Council must decide whether any property class tax ratios should be adjusted. This requirement applies to every property class except Residential, Managed Forest and Linear Properties. Whenever there is a province-wide general reassessment, this review also includes consideration of "Revenue Neutral Ratios", which can rebalance inter-class shifts that result from changes in assessment. However, Council is reminded that any time a ratio is reduced, this will shift tax liability onto other tax classes, and that with very few exceptions, these reductions cannot subsequently be reversed. Council's options for classes of properties where ratio adjustments are permitted are as follows:

- 1) Adopt the previous year's actual tax ratio.
- 2) Establish a new tax ratio for any class that is closer to or within the “Range of Fairness”.

Mindful of the constraints the current stay in reassessment imposes on municipalities, staff and the Group entered discussions with MTAG about what, if any, changes should be presented to Council for its consideration before setting its Tax Policy for the 2026 taxation year. A general review of all options and opportunities therefore occurred during which staff and the Group evaluated, reviewed, and discussed MTAG's findings taking into account the following factors:

- Impact on Area Municipalities' competitiveness with other jurisdictions.
- Inter-class impact.
- Inter-municipal impact.
- Fairness, equity, and ease of administration.
- Implications for future tax policy.

#### OVERALL COMPETITIVENESS OF THE COUNTY'S TAX RATIOS

Staff have compared how the Tax Ratios set by County Council compare to those in effect in other Counties and Regions across the Province. The reason is that once budgets have been set for the year, these Tax Ratios ultimately determine what the

County's and Area-Municipal tax rates will be. The attached **Appendix A** to this report shows the 2025 ratios for select classes, and Sub-classes from several jurisdictions in Ontario, including Lambton County.

As the table in **Appendix A** shows, for Lambton County and its Area Municipalities, the tax ratio of the Multi-Residential Property Class is higher than most other jurisdictions. The other anomaly is the County's ratio for the Landfill Property Class, but that is the result of legislation and circumstances unique to Lambton. With these exceptions, the consensus of the Group and its recommendation is that overall, Lambton County's current Tax Ratios are competitive and do not need to be adjusted at this time.

SO, DOES THIS MEAN ANYTHING SHOULD BE DONE FOR 2026?

A) THE MULTI-RESIDENTIAL PROPERTY TAX CLASS

As indicated above, the Group believes that the Multi-Residential Tax Class ratio should be reduced to better align with other Counties and Regions across the Province. The concept behind reducing the Multi-Residential Property Class ratio would be to introduce greater equity for the owners of these properties. First with the creation of the New Multi-Residential Property Class and then with the recently introduced Discount NT Property Sub-Class and "Affordable" Rental Multi-Residential Property Sub-Class, it has become possible that property owners pay widely different rates of tax for buildings that are otherwise assessed the same by MPAC. Further, as the rate of tax for the Multi-residential Property Class is the highest, this may be discouraging owners from investing in the maintenance of these buildings as well.

For these reasons, the Group's consensus was that there is value in reducing the Multi-Residential Tax Ratio gradually, with incremental decreases over a number of taxation years. The Group is therefore recommending that Council reduce the Multi-residential Property Class ratio in 2026 by 0.05 from 2.00000 to 1.950000.

This change would result in a 2.42% reduction to the Multi-Residential tax rate, and a 0.09% increase in taxation of all other Property Classes, as outlined in **Appendix B** of this report. This conclusion is based on a thorough review of the analysis performed by MTAG and knowledge it shared regarding the practices of other jurisdictions across the Province.

B) THE LANDFILL PROPERTY TAX CLASS

During the analysis performed by MTAG, it was determined that the tax ratio set by the County for the 2025 taxation year had put the Landfill Property Tax Class into "Levy Restriction". This is because the Provincial legislation that allowed the County to increase the ratio for this Property Tax Class contains a restriction that means any ratio more than 25.000000 is subject to Levy Restriction.

When Levy Restriction applies, only 50% of any tax increase can be passed on to the properties in a class, with the balance shifting on to all other property classes. The County's existing ratio for the Landfill Property Class already exceeds 25.000000; therefore, Levy Restriction already applies to its Landfill Property Tax Class and would continue to apply in 2026 if not reduced.

Because of this, the Group's consensus is to recommend that Council reduce the class ratio from 26.442600 to 25.000000. This change would reduce taxation of Landfill properties by 3.14%, while shifting 0.01% to the other properties, as outlined in **Appendix C**.

## **PART II - OTHER FACTORS AND INFLUENCES AFFECTING TAX POLICY FOR 2026**

Before making the final decision regarding the changes to Tax Ratios for 2026 as being proposed above, staff believe it is also appropriate for Council to review what non-ratio matters are affecting taxation in 2026 and how they can be expected to impact properties in Lambton County during this taxation year.

### A) COLLAPSING OPTIONAL PROPERTY CLASSES

A trend in tax policy across the Province in recent years has been the decision of many Municipal Councils to reduce or eliminate their use of optional tax classes in the Commercial and Industrial Broad Property classes. While County Council has consistently reaffirmed the use of these optional classes, the decision to use optional classes is nonetheless a tax policy decision that Council can revisit and change or adjust as part of its annual deliberations.

Whenever a jurisdiction collapses optional classes, all properties in the class revert to the "Broad" class ratio. And while only the properties within both broad classes would be impacted by doing this, the result within each class is like making any changes in ratios. In other words, collapsing optional classes increases taxation rates on smaller properties while decreasing them for larger, more expensive ones.

The Group believes that for 2026, as in past years, there are no compelling reasons to abandon the use of optional property classes and that, in Lambton County, it continues to make sense to maintain the Optional Property Classes that Council has historically provided.

### B) THE "RANGE OF FAIRNESS"

When responsibility for the formulation of tax policy was downloaded to Municipalities (to improve the simplicity and transparency of Ontario's property tax regime) the current system of property classes and variable tax rates was implemented. This was all part of the Province's "Ontario Fair Assessment System", the objective of which was for each property class to have its own rate of taxation based on the tax ratios set by local

jurisdictions. In turn, it is these ratios that determine the tax rate applicable to each property class and what their relative tax burden shall be.

At the same time, the Province established its “Range of Fairness”. The Range of Fairness for most Property Tax Classes is 1.1 and means that if a class ratio is more than this, the only option available to a jurisdiction is to reduce that ratio. However, if a ratio is below 1.1 – and if not prohibited by legislation (e.g. the Farmland Class) – then a ratio can theoretically be increased up to that.

As the County’s tax ratios that are subject to the Range of Fairness all exceed 1.1, Council’s only option in 2026 would be to reduce class ratios. The exception to this, as mentioned above, is the Farmland Property Tax Class Ratio which could be increased to a maximum of 0.25. The Group is not recommending any such changes for 2026.

### **PART III – FUTURE CONSIDERATIONS AND MATTER TO BE INVESTIGATED**

During the Group’s discussions with MTAG, it reviewed matters of interest to the Group which it believed could potentially benefit the County and Area Municipalities in the formulation of Council’s tax policy in coming years. The matters that the Group believe should be reviewed in the future are:

#### **A) ELIMINATING VACANT AND EXCESS LAND DISCOUNTS**

While Council has previously eliminated Vacancy Rebates, its Tax Policy still provides discounts for Vacant/Excess Land in the Broad Commercial and Broad Industrial Property Tax Classes. Similarly, the Farmland Awaiting Development Discounts are also available to qualifying properties in these classes.

These discounts were created to “adjust” taxation levels of properties that were not being used as intended under their zoning and property tax class. However, over the past three decades, MPAC’s valuation practices have evolved, and now when it sets the assessment for such properties, it routinely factors in the things these discounts were intended to address (e.g. the fact there are no buildings or structures on them). This means that these properties are now valued lower than they otherwise would be and therefore are already being taxed at a lower rate before any discount is applied.

For Vacant/Excess Land, the issue is simply one of equity and fairness – why should the owners of such properties receive a discount on top of a reduced valuation? The question surrounding Farmland Awaiting Development discounts is, however, more nuanced. There are benefits to municipalities from having Vacant/Excess land farmed (e.g. noxious weed control), but at the same time, the ability of property owners to obtain discounts on the rate of tax they pay may lessen their urgency to develop these properties. Given the Province’s direction that municipalities should create as much new housing as they can, municipalities across the Province are increasingly eliminating both discounts as they see them as being counter-productive towards this goal.

The purpose of the review to be undertaken by the Group will be to examine, in detail, what the impact on these properties and all the other Tax Classes would be from eliminating these discounts, and to formulate a strategy for Council's consideration.

**B) DISCOUNT AND AFFORDABLE HOUSING MULTI-RESIDENTIAL PROPERTY TAX SUBCLASSES**

Last year the Province introduced two new optional tax sub-class: the Discount New Multi-Residential Tax Sub-Class; and the Affordable Rental Housing Multi-residential Sub-Class. Both are designed to allow municipalities the option of discounting the rate of tax that qualifying properties pay.

The "Discount" Sub-Class can only be created in the New Multi-residential Property Tax Class. The "Affordable" Sub-Class can be created in both that Class and the Multi-residential Property Tax Class.

Creating these sub-classes could result in four otherwise identical properties (e.g. the only difference being which Class or Sub-class they qualify to be included in) being taxed at up to four unique and significantly different rates. Further, this past summer an Ontario Court Decision changed the way in which the requirements of the *Assessment Act* should be interpreted when determining whether certain properties – predominately in the Multi-residential and New Multi-residential Property Tax Classes – should be deemed as exempt from taxation.

Accordingly, the Group believes that additional analysis of these options is in order before making any recommendations to Council. This position is consistent with what has been observed across the Province, that few municipal councils have decided to implement these optional Tax Sub-Classes.

**FINANCIAL IMPLICATIONS**

1. Determines the relative share of property taxes to be paid by each property class.
2. The impact of some decisions cannot be reversed once made.
3. May be a factor in the decision of businesses to locate with the County.

**CONSULTATIONS**

Area Treasurers and MTAG Paralegal Professional Corporation were consulted on the subject matter of this report.

**STRATEGIC PLAN**

The equitable and fair portioning of tax liability is necessary for the County to raise the revenues necessary to fund its activities.

**CONCLUSION**

The setting of Tax Policy is an exercise in balance. For every positive change benefiting one Property Tax Class, there will always be an offsetting negative impact on one if not all other Property Tax Classes. Therefore, staff and the Group's goal in this annual exercise is to endeavor to provide Council with recommendations that balance changes when warranted to benefit some Property Tax Classes while not unduly penalizing the others.

To do this, staff and the Group assess all impacts of changes (if any) that they believe should be recommended to Council when it is considering what Lambton County's Tax policy should be for the current taxation year. Staff and the Group review all factors and considerations and then seek to achieve an overall consensus.

For the 2026 taxation year, the consensus of the Group is that Council should consider making the following two changes to Lambton County's Tax Policy for the 2026 taxation year:

- To reduce the Multi-Residential Property Class ratio by 0.050000, from 2.000000 to 1.950000, and
- To reduce the Landfill Property Class ratio from 26.442600 to 25.000000 in order to move the Class out from Levy Restriction.

Changing the tax ratio for any class of property allows County Council to influence the overall apportionment of the property tax burden between property classes. Such changes also lead to the redistribution of the apportionment of County levy amongst Area Municipalities.

The ultimate decision on all matters is the responsibility of County Council. It is the body with responsibility for making the decisions regarding these options/proposals necessary to determine the relative tax burden to be borne by each Tax Class.

With this in mind, staff and the Group respectfully offer the following recommendations to Council regarding the formation of Lambton County's 2026 Tax Policy:

**RECOMMENDATIONS**

- a) **That for the 2026 Taxation Year, the Property Tax Class Ratio for the Multi-Residential Property Class be reduced to 1.950000.**
- b) **That for the 2026 Taxation Year, the Property Tax Class Ratio for the Landfill Property Class be reduced to 25.000000.**
- c) **That for the 2026 Taxation Year, the Property Tax Ratios for all other Classes and Sub-Classes be maintained and remain unchanged from those enacted by Council for the 2025 Taxation Year through its Tax Policy.**

**Appendix A: 2025 Tax Ratio Survey**

Municipality	Farm	Multi-Residential	New Multi-Residential	Commercial				Industrial			Vacant and Excess Land Discount	
				Commercial	Office Building	Shopping Centre	Parking Lot	Industrial	Large Industrial	Pipeline	Commercial	Industrial
Barrie City	0.25	1.00	1.00	1.43				1.52		1.10	1.00	1.00
Brant County	0.24	1.70		1.90				2.55		1.78	0.65	0.65
Bruce County	0.25	1.00	1.00	1.23				1.75		1.02	1.00	1.00
Chatham-Kent Municipality	0.22	1.94	1.10	1.94	1.56	2.24	1.30	2.04	2.04	1.27	0.70	0.65
Dufferin County	0.22	1.40	1.10	1.22				2.20		0.84	1.00	1.00
Durham Region	0.20	1.87	1.10	1.45	1.45	1.45		2.02	2.02	1.23	1.00	1.00
Elgin County	0.23	2.00	1.00	1.64				2.23	2.83	1.14	1.00	1.00
Essex County	0.25	1.10	1.10	1.08	1.08		0.58	1.94	2.69	1.30	1.00	1.00
Frontenac County	0.25	1.00		1.00				1.00		0.70	0.70	0.65
Grey County	0.22	1.11	1.00	1.30				1.83		0.91	1.00	1.00
Guelph City	0.25	1.79	1.00	1.84				2.20		1.92	1.00	1.00
Haldimand County	0.25	2.00	1.00	1.69				2.33		1.49	1.00	1.00
Haliburton County	0.25	1.39	1.00	1.48		1.48		1.72			0.70	0.70
Halton Region	0.20	2.00	1.00	1.46				2.09		1.06	1.00	1.00
Hamilton City	0.18	2.00	1.00	1.98				2.92	3.42	1.79	1.00	1.00
Hastings County	0.25	1.00	1.00	1.10				1.10		0.82	1.00	1.00
Huron County	0.25	1.10		1.10				1.10		0.70	1.00	1.00
Kawartha Lakes City	0.25	1.96	1.00	1.38				1.35		2.00	1.00	1.00
Lambton County	0.23	2.00	1.00	1.63	1.54	2.08	1.09	2.05	3.00	1.34	0.70	0.65
Lanark County	0.25	1.97	1.10	1.84				2.53		2.01	1.00	1.00
Middlesex County	0.25	1.77	1.00	1.14				1.75		1.06	0.70	0.65

**Appendix A: 2025 Tax Ratio Survey Continued**

Municipality	Farm	Multi-Residential	New Multi-Residential	Commercial				Industrial			Vacant and Excess Land Discount	
				Commercial	Office Building	Shopping Centre	Parking Lot	Industrial	Large Industrial	Pipeline	Commercial	Industrial
Muskoka District	0.25	1.00		1.10				1.10		0.70	1.00	1.00
Niagara Region	0.25	1.97	1.00	1.73				2.63		1.70	1.00	1.00
Norfolk County	0.23	1.69	1.00	1.69				1.69		1.49	0.84	0.84
North Bay City	0.15	1.99	1.00	1.88				1.40		1.17	1.00	1.00
Northumberland County	0.25	1.40	1.00	1.50				2.10		1.20	1.00	1.00
Oxford County	0.22	2.00	1.00	1.90				2.63	2.63	1.26	0.70	0.65
Perth County	0.25	1.00	1.00	1.25				1.97		1.64	1.00	1.00
Peterborough County	0.25	1.00	1.00	1.10				1.54		0.94	1.00	1.00
Prescott and Russell	0.25	1.00	1.00	1.44				2.45	3.50	1.42	1.00	1.00
Prince Edward County	0.25	1.44		1.11				1.39		0.54	0.70	0.65
Renfrew County	0.25	1.94	1.00	1.81				2.47	2.70	1.33	1.00	1.00
Sault Ste Marie	0.25	1.08	1.08	1.93	2.68	2.05	1.43	3.82	6.79	2.09	0.70	0.65
Simcoe County	0.25	1.00	1.00	1.22				1.19		1.30	1.00	1.00
Stratford	0.25	2.00	1.00	1.98	1.98	1.98		2.54	2.54	1.51	1.00	1.00
Toronto	0.25	1.80	1.00	2.39				2.50		1.92	0.70	0.65
Waterloo Region	0.25	1.95	1.00	1.95				1.95		1.16	1.00	1.00
Wellington County	0.25	1.90	1.10	1.49				2.40		2.25	1.00	1.00
York Region	0.25	1.00	1.00	1.33				1.64		0.92	1.00	1.00
<b>Average Ratio</b>	<b>0.24</b>	<b>1.54</b>	<b>1.02</b>	<b>1.53</b>	<b>1.71</b>	<b>1.88</b>	<b>1.10</b>	<b>1.99</b>	<b>3.11</b>	<b>1.32</b>	<b>0.92</b>	<b>0.91</b>
<b>Median Ratio</b>	<b>0.25</b>	<b>1.70</b>	<b>1.00</b>	<b>1.48</b>	<b>1.55</b>	<b>2.01</b>	<b>1.19</b>	<b>2.02</b>	<b>2.70</b>	<b>1.27</b>	<b>1.00</b>	<b>1.00</b>

**Appendix B**

**County of Lambton – Multi Residential Start Ratio vs Model Multi Residential Ratio Lowered to 1.95**

Realty Tax Class	TAX RATES		Change in Rate	
	2026 Start Ratio	2026 MT Ratio @ 1.95	Absolute	%
<b>Taxable</b>				
Residential	0.00523919	0.00524368	0.00000449	0.09%
Farm	0.00118406	0.00118507	0.00000101	0.09%
Managed Forest	0.00130980	0.00131092	0.00000112	0.09%
Multi-Residential	0.01047837	0.01022518	-0.00025319	-2.42%
New Multi-Residential	0.00523919	0.00524368	0.00000449	0.09%
Commercial	0.00852468	0.00853200	0.00000732	0.09%
Shopping Centre	0.01091593	0.01092530	0.00000937	0.09%
Office Building	0.00804633	0.00805324	0.00000691	0.09%
Parking Lot	0.00571680	0.00572170	0.00000490	0.09%
Commercial Vacant Land	0.00596728	0.00597240	0.00000512	0.09%
Landfill	0.13853786	0.13865667	0.00011881	0.09%
Industrial	0.01072761	0.01073682	0.00000921	0.09%
Aggregate Extraction	0.00872912	0.00873662	0.00000750	0.09%
Large Industrial	0.01573577	0.01574928	0.00001351	0.09%
Industrial Vacant Land	0.00697295	0.00697893	0.00000598	0.09%
Pipeline	0.00703285	0.00703888	0.00000603	0.09%

**Appendix C**

**County of Lambton – Tax Rate Comparison of Start Ratios vs Reducing Landfill Ratio to 25.00**

Realty Tax Class	TAX RATES		Change in Rate	
	Ratio @ 26.44	Ratio @ 25.00	Absolute	%
<b>Taxable</b>				
Residential	0.00550148	0.00550190	0.00000042	0.01%
Farm	0.00124334	0.00124343	0.00000009	0.01%
Managed Forest	0.00137537	0.00137548	0.00000011	0.01%
Multi-Residential	0.01100295	0.01100379	0.00000084	0.01%
New Multi-Residential	0.00550148	0.00550190	0.00000042	0.01%
Commercial	0.00895146	0.00895214	0.00000069	0.01%
Shopping Centre	0.01146242	0.01146329	0.00000087	0.01%
Office Building	0.00844916	0.00844980	0.00000064	0.01%
Parking Lot	0.00600300	0.00600346	0.00000046	0.01%
Commercial Vacant Land	0.00626602	0.00626649	0.00000048	0.01%
Landfill	0.14200562	0.13754743	-0.00445819	-3.14%
Industrial	0.01126467	0.01126553	0.00000086	0.01%
Aggregate Extraction	0.00916613	0.00916684	0.00000070	0.01%
Large Industrial	0.01652355	0.01652482	0.00000127	0.01%
Industrial Vacant Land	0.00732203	0.00732259	0.00000056	0.01%
Pipeline	0.00738493	0.00738550	0.00000057	0.01%

 <p style="text-align: center;"><b>SOCIAL SERVICES DIVISION</b></p>	
<b>REPORT TO:</b>	<b>WARDEN AND LAMBTON COUNTY COUNCIL</b>
<b>DEPARTMENT:</b>	<b>HOUSING SERVICES</b>
<b>PREPARED BY:</b>	<b>Melisa Johnson, Manager</b>
<b>REVIEWED BY:</b>	<b>Melissa Fitzpatrick, General Manager Stéphane Thiffault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>March 4, 2026</b>
<b>SUBJECT:</b>	<b>Cathcart Affordable Housing Project Public Consultation Update</b>

**BACKGROUND**

Lambton County Council, at its meeting on May 7, 2025, declared affordable housing its top priority by endorsing the following motion:

*#8: McRoberts/Cook: That County Council publicly endorse making affordable and supportive housing and shelter the number one priority of County Council.*

*Carried.*

In addition, Lambton County Council, at its meeting on June 5, 2024, authorized staff to enter into an agreement of purchase and sale (“**APS**”) with the Anglican Diocese of Huron for the property municipally known as 718 and 722 Cathcart Boulevard in the City of Sarnia (the “**Property**”) for the intended purpose of an affordable housing development. The County took possession of this property on April 24, 2025.

This report serves to update Council on the project and to seek further direction regarding the intended use of the property.

**DISCUSSION**

Staff have been working to advance an affordable housing development on this Property since early 2023. The chart below outlines key milestones for the project:

October 2023	Council authorized staff to negotiate the purchase of the Property.
February 2024	Flourish prepared a long-term strategic plan for affordable and supportive housing which recommended the Cathcart site as a location

	for affordable and supportive housing containing 107 units of both standard and enhanced supports. This plan was endorsed by Council with staff instructed to seek further instruction and authorization from County Council on a project-by-project basis.
May 2024	Council authorized staff to proceed with the negotiated purchase of the properties for \$2,050,000, including all legal fees and HST.
May 2024	Council authorized staff to proceed with all required pre-development work, including design, engineering and approvals, to develop the Property as a shovel-ready site for future affordable housing development for \$950,000.
April 24, 2025	The County took possession of the Property.
June 2025	Demolition of the former church was completed.
June 2025	Flourish prepared an update to the long-term strategic plan for affordable and supportive housing. There was no change to the recommendation for the Cathcart location and no additional approvals from Council.
August 2025	Glos Associates Inc. (" <b>Glos</b> ") was selected as the primary consultant for this project through a Request for Proposal process.
February 2026	Public consultation was held to provide the community with an opportunity to provide feedback on the proposed project.

Staff worked with Glos to develop a site concept to be used for planning approvals and to present to the public for feedback. The project concept developed for this site includes a four-storey building containing 94 one-bedroom units. The building also includes elevators, lounge, laundry facilities, a scooter room, and maintenance and mechanical spaces. The project was designed to enhance the existing County-owned rent geared-to-income ("**RGI**") project adjacent to the Property, known as "**Jubilee Gardens**" and located at 700 Cathcart Blvd, Sarnia. Jubilee Gardens contains 41 one-bedroom units and is fully RGI. Jubilee Gardens has been operating on that site for over 50 years.

Staff engaged with Bryan Boyle & Associates, a third-party facilitator, to host three public engagement sessions to present the site concept prepared by Glos and to obtain public feedback. The site concept that was presented is included in Appendix A.

Sessions were held on February 10 and 11, 2026, at Sacred Heart Church in Sarnia. The public engagement sessions were well attended by approximately 160 individuals. The feedback obtained from these sessions is included in Appendix B. As the response makes clear, the site is supported for affordable housing but not for supportive housing.

Additionally, the community was offered an electronic/online option to submit feedback to allow individuals who could not attend an in-person session an opportunity to review the proposed project and submit comments. Fifteen online submissions were received with comments largely consistent with the feedback received at the in-person sessions. A summary of these submissions is included in Appendix C.

Staff are reviewing the feedback provided to incorporate into the project, as appropriate. Staff will also be developing communication materials to address the commonly asked questions from the sessions.

### **FINANCIAL IMPLICATIONS**

There are no financial implications as a result of public consultation.

### **CONSULTATIONS**

Consultations have taken place with the Chief Administrative Officer, General Manager, Social Services, County Solicitor/Deputy Clerk, Manager, Procurement and Projects, Glos Associates Inc., general community consultation, staff from the City of Sarnia, and the County of Lambton's Housing and Homelessness Plan 2020-2024.

### **STRATEGIC PLAN**

Providing safe affordable housing is in keeping with the County's Mission to promote an enhanced quality of life through the provision of responsive and efficient services accomplished by working with municipal and community partners.

The activities of the Division support the Community Development Area of Effort #3 in the County of Lambton's Strategic Plan, specifically:

- Strengthening the County's advocacy and lobbying efforts with other levels of government to raise the profile of the County and its needs to secure improved senior government supports, funding, grants, and other resources to meet emerging infrastructure and service needs;
- Consulting with the community and stakeholders on ways to increase housing options and affordability, and innovative programs and initiatives that focus on poverty reduction and promote social belonging;
- Supporting the development of a variety of affordable housing to meet demand;
- Implementing, monitoring and updating community health and wellness-related plans and priorities, including, but not limited to, the *Housing and Homelessness Plan*, *Community Safety & Well-Being Plan*, the Long-Term Care division's mission, vision, and values, *Age Friendly Community Planning* framework, Lambton Public Health's strategic priorities, *Lambton Drug & Alcohol Strategy*, *Lambton EMS Master Plan*, and *Child Care and Early Years 5-Year Service System Plan*; and

- Advocating for, and supporting access to, mental health and addiction services.

**CONCLUSION**

The County of Lambton Housing and Homelessness Plan 2020 - 2024 sets a strategic direction for housing and homelessness work. Increasing the supply of affordable housing is a goal under this plan and aligns with County Council's priority.

**RECOMMENDATION**

**That any future housing project at 718 Cathcart Boulevard in the City of Sarnia be owned and operated by the County of Lambton as rent geared-to-income housing (affordable housing).**



# County of Lambton Cathcart Boulevard Future Affordable Housing Project

February 2026

**AGENDA ITEM #a)**



## Housing Need

- 2,490 net new affordable housing units are required to meet the needs of the community
- 982 households are currently on the centralized waiting list for housing
  - 944 households (96.1%) on the waitlist are for Sarnia.
  - 769 households (78.3%) on the waitlist are for 1-bedroom units.



## 718 Cathcart Blvd Purchase

- In October 2023, County Council authorized staff to negotiate the purchase of the property located at 718 and 722 Cathcart Blvd, in Sarnia
- In May 2024, County Council authorized staff to proceed with the negotiated purchase of the properties and also authorized staff to proceed with all required pre-development works to develop a shovel-ready site for a future **affordable** housing development project.
- The County of Lambton took possession of these properties on April 24, 2025.



## Cathcart Use

- Council's approved use = Affordable Housing
- Flourish recommended use = Affordable and Supportive Housing
  - Note: Council has not authorized this site for use as supportive housing

Affordable Housing – housing with rents below market rates

Supportive housing – affordable housing with wrap arounds supports that could include life skills, personal care, medical, addictions/mental health, etc.

- ❖ This site is NOT recommended for a shelter



## Jubilee Gardens

Immediately adjacent to the proposed project is Jubilee Gardens.

Jubilee Gardens is:

- Owned and operated by the County of Lambton
- Offers Rent Geared-to-Income housing to households



[www.lambtononline.ca](http://www.lambtononline.ca)



## Project Concept

### Proposed Building

- 4 Storey Building
- 94 one-bedroom units including 16 barrier free units
- Lounge, laundry, scooter room, maintenance room
- 68 Parking Spaces

### Total Site

- 2 buildings – 2 Storey + 4 Storey Building
- 135 one-bedroom units including 21 barrier free units
- 81 Parking Spaces



# Project Concept



[www.lambtononline.ca](http://www.lambtononline.ca)



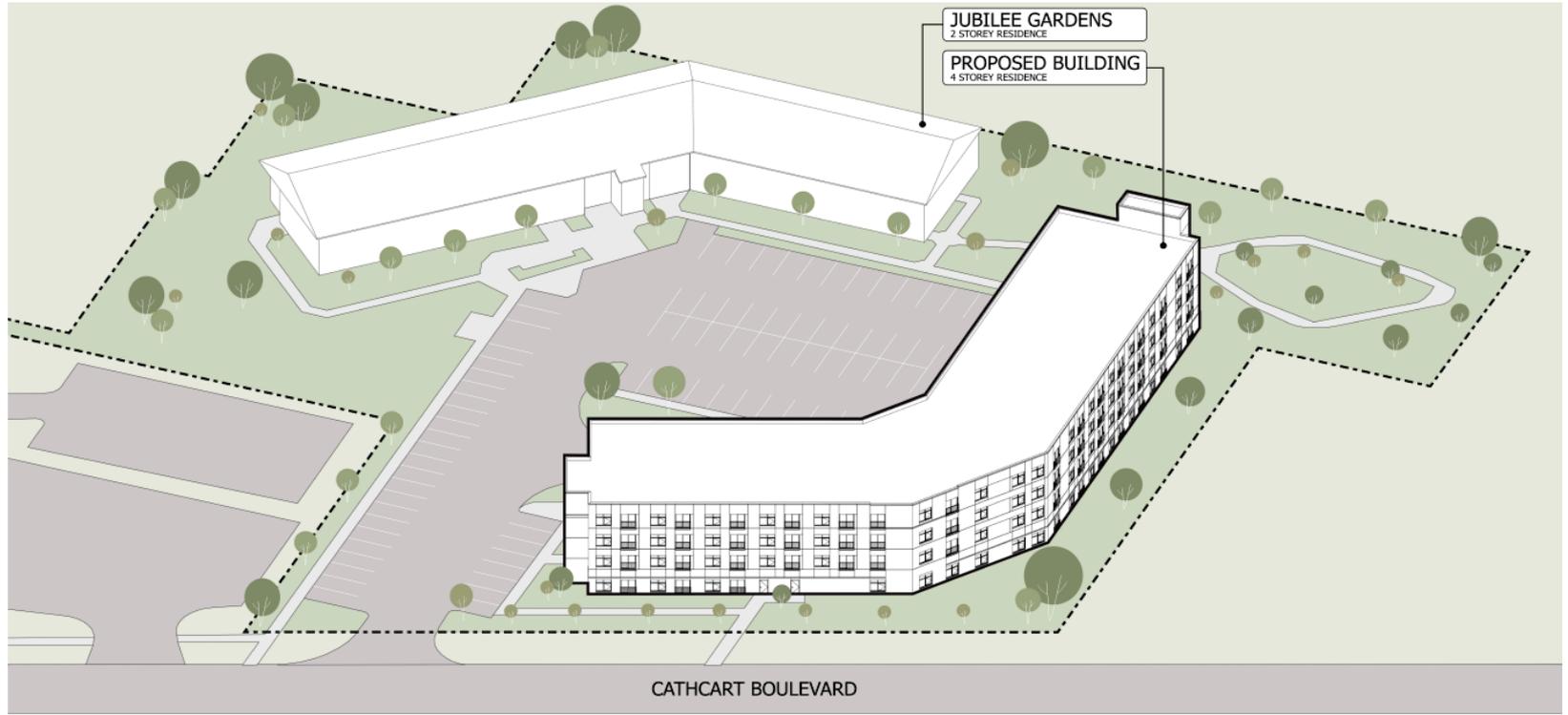
# Project Concept



[www.lambtononline.ca](http://www.lambtononline.ca)



# Project Concept







## Next Steps

- Council Approval
  - Approval to proceed with Construction
  
- Pre-Development
  - Rezoning submission to the City of Sarnia
  - Finalize Design
  - Site Plan



## Contact

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**glos**  
ARCH + ENG

[www.lambtononline.ca](http://www.lambtononline.ca)



**Community Consultation  
on Potential Affordable Housing Project  
at the Site of the Former St. Bartholomew Church  
February 10 and 11, 2026**



**BRYAN BOYLE & ASSOCIATES**  
FACILITATING YOUR FUTURE

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### **Executive Summary**

On February 10 and 11, 2026, the Lambton County Housing Services Department held three community consultation meetings on the potential affordable housing project at the site of the former St. Bartholomew Church.

The purpose of the meetings was to provide an opportunity for all interested parties and individuals to hear general concepts on the potential housing project, ask questions of clarification, as well as share their personal perspectives on the project.

Over the course of the 3 sessions, 160 interested members of the community participated and there were 35 different table discussion groups.

A strong majority of the participants at the meetings were in favour of building affordable housing at this location. The rationale varied including recognizing the need for affordable housing, welcoming the project to their neighbourhood, appealing building plans presented, and the positive past history of affordable housing at Jubilee Gardens.

Conversely, a similar majority of the participants at the meetings were opposed to supportive housing at this site. Most recognized the need for supportive housing in the city but felt supportive housing was not suitable to the neighbourhood, created safety and security concerns and could impact property values in the local area.

Those opposed to supportive housing extended their concerns to the point of looking for guarantees that the building would remain indefinitely as affordable housing. This included asking if, when, how, and with what ease, the affordable housing status of this building could be changed to supportive housing. There was a genuine desire to ensure proper community consultation and notification if a plan ever emerged to change from affordable to supportive housing.

There was a small minority of participants who were not in favour of either option, namely affordable or supportive housing.

There was considerable interest shown by meeting participants in the selection standards for residents. Many suggestions were offered that could be incorporated into a comprehensive screening process for residents to be accepted into the affordable housing building. Example criteria included: no criminal record, no illicit drug use, age, and successful completion of a vetting interview.



Interaction with the Jubilee Gardens building residents was generally considered positive. References were made to Jubilee Garden's positive reputation, potential interaction with residents in the new building, and an opportunity for them to comment on details of this project. Several participants advocated for physical upgrades to the Jubilee Gardens façade to complement the new building.

In terms of the general building design and esthetics, several participants indicated they were pleased with the proposed drawings and appeal of the buildings. The most common criticism of the general design was that it was institutional looking, a more modern architectural style than the current neighborhood, and lacked balconies for outdoor unit living space.

Building height and size was a common concern expressed by several discussion groups, indicating that the building was too high. Some participants endorsed the building as designed, but for those opposed to the proposed four-storey building, two storeys was the most frequently suggested alternative. Some participants suggested a three-storey compromise. Rationale for fewer storeys included conforming to the design of Jubilee Gardens, blending better into the neighborhood, being less overwhelming and involving fewer residents.

Although single unit accommodation is in greatest demand across the Lambton County affordable housing system, several participants suggested the potential of some family units in the building.

Lambton County's involvement in ownership and management of the building was endorsed by a number of participants. Conversely, many advocated no involvement by Indwell. They queried if or when Indwell might ever get involved in the future and even looked for a guarantee that that would not happen.

Participants commented on the planning regulations and requirements, with a desire to ensure that the building meets the necessary planning criteria. Although the planned 0.6 parking spots per unit exceed historic requirement in affordable housing buildings in Lambton County, many participants were concerned that there may not be sufficient parking for tenants and visitors.

Safety and security concerns were expressed by several participants, particularly relating to children in the neighbourhood and nearby school zones. Solutions expressed included security staff and cameras for monitoring. There were strong suggestions that a crosswalk is required across Cathcart Blvd. to the Oak Acres Plaza. Traffic congestion is another perceived issue, given the additional flow of people and vehicles resulting from the new building. There were endorsements to formalize the pathway from Jubilee Gardens to Tim Hortons, and to share the garden area between Jubilee Gardens and the new building.



There were questions about construction logistics to ensure that construction of the building would not be overly disruptive.

The potential negative impact on property values weighed heavily on some participants' minds. Some individuals expressed concerns that the value of homes in the area may suffer as a result of the presence of the affordable building and its residents. There were mixed perspectives among participants whether the residents of the new building would have a positive or negative impact on Oak Acres Plaza businesses.

The question of whether existing infrastructure can handle the increased numbers of residents was expressed several times. Adequate bus services, retail capacity, and emergency services were all mentioned. Some alternate uses for the property were offered.

The members of the community were very engaged and committed to the process to gain knowledge and share their perspectives on the potential affordable housing building on the site of the former St. Bartholemew Church. Several positive comments were made about the community consultation meetings. One overarching example stated that this honest and transparent discussion was important as it helps build trust. Participants took an important step by providing valuable input to enable the County of Lambton and City of Sarnia to make informed decisions relating to the project.



County of Lambton Housing Services Department  
Community Consultation on Potential Affordable Housing Project  
at the Site of the Former St. Bartholomew Church  
February 10 and 11, 2026 Facilitated by Bryan Boyle

**Purpose of Meeting**

To provide an opportunity for all interested parties and individuals to hear general concepts on the potential housing project at the site of the former St. Bartholomew Church, ask questions of clarification, as well as share their personal perspectives on the project. Over the course of the 3 sessions, 160 interested members of the community participated and there were 35 different table discussion groups.

**Five-Step Meeting Program**

- Presentation from County of Lambton, Housing Services Department
- Questions of clarification from participants
- Personal perspectives expressed at discussion tables
- Personal perspectives shared with meeting
- Additional perspectives shared verbally

**Important Definitions**

Affordable housing is housing with rents below market rates.

Supportive housing is affordable housing with wraparound supports that could include life skills, personal care, medical, addiction, mental health, etc.

**Personal Perspectives Shared by Meeting Participants**

- All of the participants at each table of seven or fewer individuals were encouraged to share their personal perspectives on the affordable housing proposal at their table.
- One or two members of each table group were chosen by their group to act as scribes to write the key points from their table to be shared later with the entire meeting.
- If there were divergent views at any table, participants were encouraged to share the key points of all perspectives. Differences of opinion did not need to be resolved at each table.



- One representative from each table, potentially the scribe or another table member, verbally presented the highlights of the perspectives expressed at each table to the entire meeting.
- If individuals had additional or unique perspectives, they shared them verbally.

The 160 interested members of the community who participated in the three meetings were divided randomly into 35 different table discussion groups. All the points generated at the discussion tables have been grouped into themes and are listed below. Throughout this report whenever two or more table discussion groups offered the same or very similar comments, they are noted with an “x” and the number, i.e. (x3).

Affordable Housing

- Affordable housing only (x7)
- We fully support bringing affordable housing to this location that is four stories high to help people in our community.
- We are excited to welcome more affordable housing to our neighborhood.
- Affordable housing sounds great! The plans look fantastic.
- Happy with affordable housing
- We like the idea of affordable housing.
- Affordable housing is our consensus.
- Affordable housing is needed all over and this project is a good thing.
- This project does not scare me as people take pride in the property.
- Content with affordable housing
- Support for affordable housing only
- We support affordable housing for low-income residents.
- Affordable housing only as it is proposed
- Yes, affordable housing like Jubilee Gardens
- Encouraged that County Council has already approved affordable housing only
- Any issues with increased density of affordable housing?
- Could these be affordable condominiums or a housing cooperative?



Supportive Housing

- No supportive housing (x4)
- We do not want supportive housing.
- Strongly oppose supportive housing
- Supportive housing is not suited for our neighbourhood.
- We need to clarify all the misconceptions about what supportive housing means. There are different types and some types come with safety issues and some do not.
- Supportive housing is a real need in our community.
- Supportive housing is needed but where do we put it?
- It is unfortunate that the term “supportive” is tainted by continual mention of addicts.
- Two speakers here tonight personally checked out supportive housing in other cities and were gravely disappointed and discouraged.
- Maintain right to decline supportive housing option
- Did the County consider moving assistive residents (March of Dimes) to this new building?

Comparing Affordable Housing to Supportive Housing

- We say yes to affordable housing, no to supportive housing. (x5)
- We do not want supportive housing but affordable housing only.
- We only want affordable housing, no other options.
- Only approved for affordable housing, any possible change to supportive housing...no!
- Change affordable to supportive and see the negative impact.
- Not really supporting affordable housing but picked the lesser of two evils
- There needs to be a public conversation about what is affordable versus supportive housing.
- Was only using the property for affordable housing a condition of original sale?



Neither Affordable nor Supportive Housing

- Not for either option, affordable or supportive housing
- Not the area for either option, affordable or supportive housing
- Disagree with both the Cathcart Blvd. and George Street housing projects
- Disagree with an apartment building in a single residence neighborhood
- What is the best way to stop any kind of affordable housing?

Guarantees to Stay Affordable

- If this project is built as affordable housing, in the future can it be changed to supportive housing? (x5)
- We would like a guarantee that this project will remain as affordable housing and not change to supportive housing. (x4)
- How easily can zoning be changed to supportive housing?
- We are concerned this will open up more zoning changes by setting a precedent.
- Want no change at the County from the affordable classification on this project
- Are there plans to make this site into supportive housing in the future?
- Can Council change the affordable housing decision to supportive housing?
- If Council chooses supportive housing, what is the recourse if any to stop it?
- Can affordable housing change to supportive housing without input or warnings?
- If the proposal changes at any time to supportive housing from affordable housing, will the neighbourhood be informed and have input?
- If there is change in type of housing will there be consultation with the public?
- Ensure proper community consultation and notification if the plan ever emerges to change from affordable to supportive housing?



Selection Standards for Residents

- Is there a comprehensive screening process for tenants? (x7)
- We would like to know more details about the tenant criteria for selection and the process. (x5)
- Need more rigid standards for occupancy
- When adding 91 apartments, how do you ensure quality control of residents?
- When selecting residents, consider sobriety, transportation available, and harm reduction.
- Individuals need approvals to be accepted as residents, e.g. no criminal record, interview process.
- Don't want a repeat of what happened with other churches that became junky messes
- Are you assessing potential residents from the Housing Authority or do you have another method in mind?
- We want rigid vetting for occupancy and eviction for drug use. (x2)
- There is no guarantee tenants will not be on drugs.
- No drug guarantee
- Can a person be removed from the building if engaging in illicit drug use, or once they're in, they're in?
- We hope resident selection is not off the drug waitlist.
- What is the time period for truancy?
- Do residents have insurance and if so who pays and what coverage?
- Is age considered in assessment of applicants?
- Seniors only as eligible residents (x3)
- Tenants should be geared to income and seniors.
- Is there any age limit from youth to seniors?
- What services will be needed by individuals who will live there?
- Will the building have landlord tenant agreements versus occupancy agreements?
- If geared to income, what if applicant has minimal or no income?



- What happens if the spots at affordable prices cannot be filled? Will the opportunity then be open to other applicants?
- Are pets allowed?

Interaction with Jubilee Gardens

- Were folks in Jubilee Gardens given an opportunity to comment on this project?
- Jubilee Gardens is primarily seniors and disabled tenants.
- Jubilee Gardens is a small building with few residents. Adding 100 plus residents will impact their neighbourhood.
- In fairness to Jubilee Garden residents who walk right by this new building, please make this building strictly affordable housing only.
- Jubilee Gardens' positive reputation does not guarantee the same quality of occupants in the new building.
- Maintain the same standard of residents and tenants as exists at Jubilee Gardens.
- Our children attended daycare at St. Bartholomew's over the years with no problems with area residents.



*Jubilee Gardens Existing on North Side of Building Site*



Update Jubilee Gardens

- A welcome addition to the existing units already on site and we love the community garden
- We see it as a nice companion building to Jubilee Gardens.
- We would like to see Jubilee Gardens façade refaced and updated to complement the new building.
- Recommend physical upgrades to Jubilee Gardens
- Could Jubilee Gardens be reconfigured to include a bigger affordable housing unit?

General Building Design and Aesthetics

- Institutional looking, need to add character (x2)
- Aesthetic is very institutional and does not match our neighbourhood.
- Architectural style is modern for our current neighbourhood.
- Eyesore (x2)
- Pleased with the proposed drawings of the building shown at this meeting
- Building is very nice looking.
- We like the design.
- Like the two facing boomerangs layout of Jubilee Gardens and the new building
- Why are there no balconies, so no outdoor unit living space on the Cathcart Blvd. side.  
(x3)
- Externally looks like a wall, needs more trees
- Located so close to roadway
- Distance between the two buildings
- What is being considered for indoor amenity space, e.g. common room, eating facilities, etc.?





*Rendering of Building Viewed from Jubilee Gardens*

Building Height and Size

- Building is too high, should be two-storeys maximum. (x5)
- Three-storeys maximum with first floor accessible (x4)
- Two or three-storeys only (x3)
- Building should be two or three-storeys to conform to the design at Jubilee Gardens.
- Be more like Jubilee Gardens at two-storeys, with three-storeys still okay
- Two-storeys would not be overwhelming and involve fewer residents.
- Four-storey building feels very large and unsightly, build two-storey maximum.
- Does not blend well with surroundings, why four-storeys instead of two-storeys?
- Build two-storeys with three at the most making it visually nicer, smaller so less moving
- Height of the building seemed tall for our neighbourhood. (x2)
- Four-storey height seems obtrusive and impacts neighbours. (x3)
- Project size of 91 units is too large. (x3)
- We do not agree with rezoning for a larger building.





*Rendering of Building Viewed from Cathcart Blvd.*

Types of Units Needed

- Provide some family units, not just single's units. (x7)
- Wonder why units are not available to families, why restrict low-income children to the south side of Highway 402?
- Will children be accepted into the units, e.g. single mom and one child?
- Barrier free units, accommodated for disabilities



County of Lambton Ownership

- Must be County owned and controlled
- Retain County control
- We are okay with County ownership only.



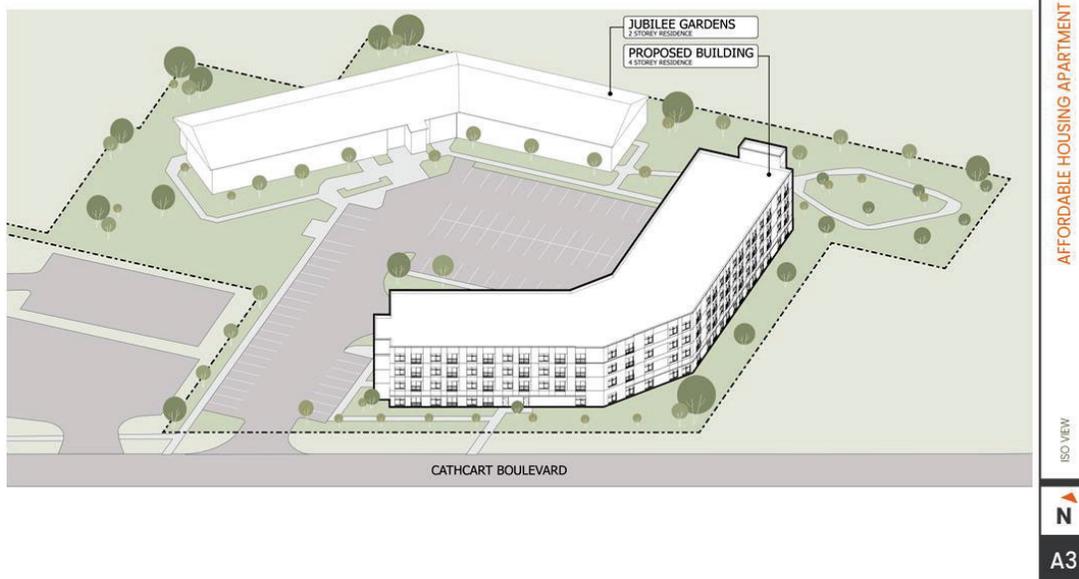
Management of the Building

- Will there be on-site maintenance and management and by whom? (x4)
- Only the County of Lambton should manage the building.
- Will there be a live-in Building Superintendent?
- Commitment of upkeep, e.g. window coverings, garbage, air conditioning units, etc.
- Staffing plans? (x2)
- We recommend the staff be in place to help with any issues, especially at the beginning when the building is being established.
- Although this is not supportive housing, what staff or support will be in place to help mitigate issues?



Planning Regulations and Requirements

- City of Sarnia planning will require variance for the property, e.g. parking, over-building square footage and number of units, green area.
- Additional services required such as fire, Emergency Medical Services (EMS), police
- If the city refuses to make the necessary planning changes, are you going to try other housing options?
- Rezoning final design
- If rezoning is required, does this mean the systems are not currently there?
- What studies were performed, by whom, are they available, e.g. shadow, light pollution, traffic?
- The encroachment study is only from Cathcart Blvd. and adjacent Jubilee Gardens' perspective. It should also include perspective from houses behind development.
- Is the Minister's house or rectory part of the land purchased by the County?





Safety and Security Concerns

- We are a family of four, with two boys 5 and 7, who left a high crime area to keep our children safe.
- This is a heavy school zone and some schools surrounded by affordable housing give us many safety concerns.
- Do not want our kids approached by strangers.
- We are very concerned about safety, for example the former Chipican Hotel location with units for singles encountered drugs, vandalism, and loitering.
- Do not like a building creating hidden areas with safety concerns
- Security needed with staff available 24 hours, with monitoring cameras
- Safety of the Oak Acres Plaza and loitering
- Safety for residents
- Pre and post crime statistics
- The Canadian dream is not given but earned



Crosswalk Required

- Crosswalk needed across Cathcart Blvd. to Oak Acres Plaza (x8)
- There is already an issue crossing the street from Jubilee Gardens to Oak Acres Plaza.  
What will be done for safety crossing Cathcart?
- Not safe for kids to cross the road
- Safety of residents on sidewalks and crossing the road
- Safety concerns with traffic on the streets and crossing the road
- Study pedestrian traffic
- Currently lots of jaywalking



*Site of Potential Crosswalk on Cathcart Blvd.*

Traffic Congestion

- We have concerns regarding traffic impacts with the increase in residents. (x5)
- Navigating traffic capacity with the extra 95 to nearly 200 people
- Flow of traffic between the commercial plaza and the new apartments
- Too many cars at the intersection and too many accidents



Garden Area and Path

- Formalize the pathway from Jubilee Gardens to Tim Hortons. (x3)
- Share the garden area with both Jubilee Gardens and the new building.
- Plant some trees.

Construction Logistics

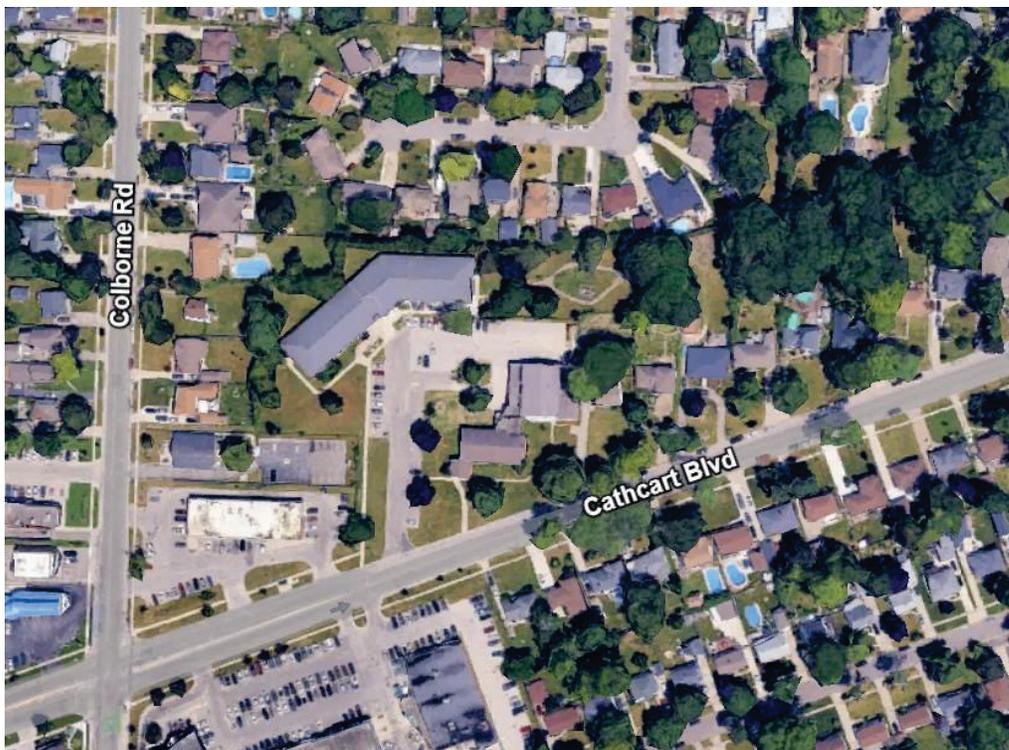
- Length of construction and work times, e.g. dust and noise concerns
- Time before new building ready for habitation?
- Is the rectory going to be sold or rented out?

Impact on Property Values and Neighbourhood

- Concerns of potential negative impact on property values (x7)
- Have there been any assessments on resale values with affordable housing builds in comparable demographics?
- How will this project change our neighbourhood?
- Privacy issues for adjoining houses
- We pay high property taxes for a high-end home.
- We did not buy expensive homes in Sarnia's North End to be surrounded and impacted by affordable housing.
- Affordability of homes in our area
- You don't live here, would you want this for your family?
- We believe affordable housing can negatively impact the neighbourhood because we can see this in other areas of Sarnia.
- Quality of life for existing neighbours
- My neighbours say no, no, no.



- No one wants this.
- Bottom line is that we don't want sketchy people in our neighbourhood.
- Don't want garbage pickers at my home
- Why choose this neighbourhood for affordable housing with inadequate bus routes and no supports and services for low income residents?
- Good project to revitalize the neighbourhood



*Neighbourhood Surrounding Building Site*

Impact on Local Businesses

- What is the opinion and level of support from Oak Acres Plaza businesses?
- Financial impact on local businesses
- Close to and accessible to commercial businesses
- Do not like the extra waits and traffic at local stores
- Food store could benefit



*Oak Acres Plaza located across Cathcart Blvd. from Building Site*

Infrastructure Capacity

- Can existing infrastructure handle the increased members of residents? (x7)
- Infrastructure upgrades needed
- Infrastructure would be a challenge with the added influx of population between this project and the Lecaron Street development
- Not an affordable housing issue; it is an infrastructure issue
- Area affordability since the grocery store and pharmacy are expensive
- Number of emergency service calls for planning
- Ensure a wheelchair accessible neighbourhood
- Improved bussing services needed (x4)
- Concerns for the impact on the school districts for our kids
- Contact the School Boards



Alternative Uses of Property

- Green space or park to complement the area (x2)
- The County should sell the property for other uses to complement the commercial area.
- Sell the land for more tax dollars and build this affordable housing at a different location
- Is there a possibility of something else going in or is affordable housing the only option?
- Build property for owners not renters.
- Gold Leaf Properties just bought the Sacred Heart school property for luxury senior living which is a very different idea from this affordable housing project.
- Land could be better utilized to build projects that would supply money to city coffers, e.g. retirement home or townhouses.
- Example of better use might be a cardiologist clinic on the site proposed for affordable housing on George Street. Council could take the money from the sale of George Street land and purchase other property for affordable housing somewhere else in Sarnia or Wyoming.
- Utilize the Devine Street School property which is close to the Inn of the Good Shepherd for supportive housing.
- Better fit for this property would be a community hub

Tax Implications

- Potential tax increases for additional support and services at the new building (x2)
- Our taxes quadrupled.
- Lower cost to build lower density



No Indwell

- No Indwell involvement (x4)
- Guarantee not to involve Indwell as “It won’t end well with Indwell.”
- Are Indwell or any other group currently involved?
- Will this project ever include involvement by Indwell? (x2)
- Would the public be notified if Indwell were ever to become part of this project?
- Concerns of an Indwell building has perhaps made us grateful for a non-Indwell building as anything else seems acceptable.

Project Processes

- When will it be confirmed that the housing project is either affordable or supportive?
- What are the timelines for the build?
- What is the organized plan for affordable housing across Lambton County?
- What is the next step and is there a vote? Can we object?
- Will there be more community input or will the project go to County and City Council for approval before letting the community know?
- What would the process look like if the County wanted to change building designation?
- Would there be community consultation if changing from affordable to supportive housing?
- Will you cycle back to the community for input?
- Need to share zoning plans with the community
- Bait and switch
- We are concerned with the transparency of hiring Flourish for this plan as it seems this could be easily used.
- Are we able to access that report from Flourish?
- We are concerned that nobody on County Council lives in this area and County Council is making these very important decisions on behalf of our residents.
- Lack of trust in Lambton County and City of Sarnia politicians (x2)



- Lambton County needs to work with the City of Sarnia on plans
- Lack of trust in City and County because of the George Street project where they would not accept an offer of purchase from a cardiologist
- George Street community has never had a voice
- There is an impression that this project is all a done deal.
- Have the people who are going to live in the new building been asked to provide input on the site?
- Incorporate input about the site from those who are going to live there.

### Feedback from Community Consultation Meetings

- This honest and transparent discussion was important as it helps build trust.
- Thanks for providing these three sessions.
- I found this input session to be informative and positive.
- We liked the opportunity to provide our input.
- Results of these consultations should be reflected in the decisions relating to this project.
- Where are the renderings from the homeowner side behind the development?
- What is the deadline for input on this project?
- How many people at this meeting are from other neighbourhoods who think there should be supportive housing in the North End?

### **Summary**

The members of the community were very engaged and committed to the process to gain knowledge and share their perspectives on the potential affordable housing building on the site of the former St. Bartholemew Church. Several positive comments were made about the community consultation meetings. One overarching example stated that this honest and transparent discussion was important as it helps build trust. Participants took an important step by providing valuable input to enable the County of Lambton and the City of Sarnia to make informed decisions relating to the project.



Completed Date	What are your perspectives on the potential housing project at the site of the former St. Bartholemew Church?
2/12/2026 19:12	<p>I recognize the need for more affordable housing in Sarnia and agree this could be a good location, depending on the needs of the people that live there. I have concerns about vicinity to supports, like the food bank, doctors offices, blood labs, etc. The grocery store and drug store across the street are quite pricey and definitely more than No Frills or Shoppers Drug Mart. I'm also not sure how reliable public transportation is either. Will these be more rent-geared to income? How much will rent be? For individuals on ODSP or even just OAS; money is tight each month. Can they afford to live further away from supports? I've also heard rumours that there would not be enough parking, what is the solution? Can the neighbourhood (Colborne/cathcart intersection) handle all the additional traffic? The lines for Starbucks and Tim Hortons drive thru often extend onto the road, while the Oak Acres parking lot is a disaster at the best of times. Parking is limited, especially with the new Dollarama - how do we ensure people won't park in the plaza?</p> <p>As for the look for the neighbourhood, I think 2-3 stories would be better. As well, can it look more like apartments? Why does it look like a hospital or doctors office?</p>
2/13/2026 10:31	<p>I don't believe this is a good site for this; safety and property values will plummet, and I will no longer feel safe in my neighborhood. I'm not supportive of the location of this project.</p>
2/13/2026 10:50	<p>I am relieved for the neighbourhood that they will not have enhanced housing inflicted on them. I wish that same consideration applied to Central/South Sarnia. I wish it was as easy to eliminate Indwell from our neighbourhood!</p>
2/13/2026 11:37	<p>I live in fairly close proximity (Lakeshore), and am in total supportive of assisted and /or supportive housing. I'm also in support of the 4 storey design with one recommendation. I'd like to see ground level be commercial. I believe this to more economically and socially productive. I also think this would bode well for the commercial corridor and streetscape.</p> <p>As much as I appreciate the community consult, i don't think they are productive because people are mostly arguing without facts or supported arguments. Many neighbours will argue in bad faith, perpetuating discriminatory myths. I refer to this link from the Human Rights Commission titled " Overcoming opposition to affordable housing" <a href="https://www3.ohrc.on.ca/en/zone-housing-human-rights-and-municipal-planning/overcoming-opposition-affordable-housing">https://www3.ohrc.on.ca/en/zone-housing-human-rights-and-municipal-planning/overcoming-opposition-affordable-housing</a></p> <p>I'd welcome being contacted if there's any questions. Thank you for the work that you do</p>
2/13/2026 12:14	<p>I think that rental space with affordable rent is a great idea. That being said I do not believe this should receive approval to be used as supportive housing.</p> <p>The last thing needed in this specific area is added traffic of unwanted individuals who may lean towards a supportive housing environment. With the future development of Canatara Park, the beaches in the area, Sarnia Golf course and so on it runs the risk of the unwanted encampments and environments that will sway the people of Sarnia and outside visitors away. This could cause the future investment into Canatara to be a huge mistake and waste of capital as well as eliminate a huge opportunity of investment with major ROI for the city of Sarnia.</p> <p>I do support the need for supportive housing but this is one area of Sarnia that should be developing into a more upscale, tourist environment to attract outsiders into and to come live in Sarnia as well as bring the City a more vibrant and celebratory area for future events etc. These beaches could one day become a new Grand Bend if the capital was there to invest.</p> <p>Thanks</p>
2/13/2026 12:20	<p>I'm supportive of the development and think it should include a mix of affordable and supportive housing.</p>
2/13/2026 13:56	<p>I'm not opposed to it but it can be dangerous for those crossing Cathcart. The current residents cross it instead of walking down to the lights!</p>
2/13/2026 15:48	<p>I have two affordable rental units I own in Sarnia. I believe there is a desperate need for this build as I just saw an ad today for a one bedroom in Sarnia \$1800.00. Read that again ! So crazy priced. Who can afford that not even two working people sharing the space.</p>
2/13/2026 18:00	<p>Affordable housing is acceptable, however, given the manner in which Indwell completely changed their project for George Street from affordable to "difficult to house", their credibility should be questioned. Also, unlike the north end, which was given the opportunity to voice their concerns, the residents on George St. and the surrounding neighbourhood were not afforded the same courtesy. No one denies the need for housing however, to focus on residential areas for those who have been determined to fall into the difficult to house category, is a huge concern. The statement that close proximity to the services they require necessitates building near Sarnia's' downtown core is unacceptable. Bus passes can certainly be issued that would provide transportation downtown from any area in the city.</p>

2/13/2026 22:19	The increased density of affordable housing is certainly going to have a negative effect on the property value surrounding it. The site 100% cannot be used for supportive housing. If the site meets all the requirements for relative amenities has multi family facilities, been considered excluding supportive and your income housing? Council needs to listen to the voice of the community. This is not an appropriate area for supportive housing.
2/13/2026 22:40	No objection to affordable housing as long as security in the neighbourhood is maintained. However, I strongly object to supportive housing / Indwell / Flourish as this will severely impact the neighbourhood and the broader community.
2/15/2026 10:21	<p>I recognize that our community has a real and growing need for affordable housing. Seniors on fixed incomes, individuals with disabilities, and working residents struggling with rising costs all need solutions. Doing nothing is not an option.</p> <p>That said, getting this project right matters just as much as getting it done.</p> <p>My perspective is that development at the former St. Bartholomew Church site should proceed only if it fits appropriately within the surrounding neighbourhood. That means careful consideration of building height, overall scale, parking capacity, traffic impact, and architectural design so it complements the existing community rather than overwhelms it.</p> <p>Clarity around the housing model is also essential. Affordable housing and supportive housing are different. Supportive housing typically includes on-site services and is often targeted to individuals who require additional supports. My understanding is that supportive housing is not being proposed for this site. If that is the case, that distinction should be clearly communicated so residents understand what is and is not being planned.</p> <p>The surrounding neighbourhood does not currently experience significant crime issues. That context matters. The goal should be to ensure any development maintains the stability and safety that already exists.</p> <p>Parking appears to be a legitimate concern given the size of the site relative to the potential number of units. Resident vehicles, visitor parking, service vehicles, and spillover effects must be carefully assessed through a proper traffic and parking impact review. If not managed correctly, this could place pressure on nearby streets.</p> <p>I support expanding affordable housing in Sarnia-Lambton. I also believe it requires meaningful collaboration between the County, the City, residents, and service partners to fully understand both the opportunities and the risks. With transparency, thoughtful design, and clear accountability, this project can strengthen the community rather than divide it.</p>
2/15/2026 11:12	<p>I think that the risk vs reward for this project is fair too high. Although supportive/affordable housing is something that Sarnia needs. There are far better locations for this kind of building to be built than this.</p> <p>This kind of project brings criminal activity that affects the neighbourhoods. Something people in the North end move to get away from. These kind of buildings should be built away from prosperous neighbourhoods and built in their own locations.</p> <p>NO TO INDWELL!</p>
2/16/2026 15:47	<p>I'm all for properly affordable housing, but it's ugly. Horrendous. Too sleek and looks like a modern high school and not a place where people are supposed to call home, and live out their days. There is no warmth to the place and no balconies, for people to enjoy an outdoor space or the views that can be afforded in that part of town. We get hot summers and you want people to sit inside an ugly building, to do nothing. I don't understand why municipalities and designers design housing for low-income people in such an industrial and utilitarian way and give no thought to how people want to live. It might be cheaper, to build, but it has no style and doesn't fit into the neighbourhood, either. It's the north end, of Sarnia, which has always been known as the better part of town, and this looks like a cheap knock-off. The design only shows a parking lot and a tiny strip of green, near the building. Where is a space for people to enjoy the outdoors? The design doesn't say how big the apartments are. I hope you improve the design, to at least pretend to show you care how people want to live. People on the housing list have no choice where to live, anymore. This says get out of sight.</p>
2/16/2026 19:55	<p>Personally, I'm not happy about the idea of supportive housing at this site. We recently moved to this area from the downtown core where we constantly had issues with addicts and the mentally ill, often making me and my family feel unsafe. We saved for years to move to this area and to think of us once again having people roaming our streets, going through our belongings or fighting with one another is incredibly disappointing.</p> <p>I am in full support of this being used for affordable housing as I believe Sarnia needs more of that. However I hope that the design renders aren't final and the building reflects the style of this neighborhood more.</p>



**MINUTES**  
**COMMITTEE OF THE WHOLE**  
**(Infrastructure & Development Services/Public Health Services –**  
**Emergency Medical Services/Cultural Services/Long-Term Care/Corporate**  
**Services/Finance, Facilities and Acquisitions/Social Services)**  
**February 18, 2026**

A meeting was held at the County Building at 9:00 a.m. on the above date.

Present

Chair K. Marriott and Members J. Agar, G. Atkinson, D. Boushy, T. Case, D. Cook, D. Ferguson, B. Hand, B. Loosley, S. Miller, D. Sageman and I. Veen attended in person. Members M. Bradley, A. Broad and B. Dennis attended virtually. Various staff were present including the following General Managers: Mr. J. Cole, General Manager, Infrastructure & Development Services, Mr. K. Churchill, General Manager, Public Health Services, Mr. A. Meyer, General Manager, Cultural Services, Mr. M. Gorgey, General Manager, Long-Term Care, Ms. M. Fitzpatrick, General Manager, Social Services, Ms. K. Bettridge, County Treasurer and Mr. S. Thiffeault, Chief Administrative Officer.

Absent

C. McRoberts and B. White.

Disclosures of Pecuniary Interest

None.

INFRASTRUCTURE & DEVELOPMENT SERVICES DIVISION

Information Reports

#1: Veen/Hand: That the following Information Reports from the Infrastructure & Development Services Division be received and filed:

- a) Information Report dated February 18, 2026 regarding 4th Quarter Work in Progress Statistics and Approval Authority Activity.
- b) Information Report dated February 18, 2026 regarding 4th Quarter 2025 - Building, Plumbing, Septic, By-Law.

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c) Information Report dated February 18, 2026 regarding Emergency Management Coordinator Activities Report.

d) Information Report dated February 18, 2026 regarding Woodlands Annual Report 2025.

Carried.

Other Business

Deputy Warden J. Agar requested an update regarding illuminated stop signs at the intersection of Petrolia Line and Kimball Road.

PUBLIC HEALTH SERVICES DIVISION - Emergency Medical Services Department

Reports Requiring a Motion

Report dated February 18, 2026 Regarding Lambton / Chatham-Kent Ambulance Border Coverage Agreement

#2: Sageman/Miller: That County Council authorize staff to enter into a Border Coverage Agreement with Medavie Chatham/Kent EMS, a copy of which is attached as Appendix A.

Carried.

Other Business

Councillor G. Atkinson inquired when Emergency Preparedness Week will be held. It was noted that it will be held May 3 - 9, 2026.

CULTURAL SERVICES DIVISION

Information Reports

#3: Cook/Loosley: That the following Information Reports from the Cultural Services Division be received and filed:

a) Information Report dated February 18, 2026 regarding Libraries Fourth Quarter 2025 Statistics.

b) Information Report dated February 18, 2026 regarding Library of Things Collection.

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c) Information Report dated February 18, 2026 regarding Museums, Gallery and Archives Fourth Quarter 2025 Statistics.

d) Information Report dated February 18, 2026 regarding Cultural Services Division 2025 Annual Report.

Carried.

Reports Requiring a Motion

Report dated February 18, 2026 Regarding Libraries Donations, October 1 to December 31, 2025

#4: Case/Agar: That the Libraries Donations, October 1 to December 31, 2025 Report be accepted.

Carried.

Report dated February 18, 2026 Regarding Museums, Gallery and Archives Collection Management December 2025

#5: Agar/Veen: That the Museums, Gallery and Archives Collections Management December 2025 be accepted, and items recommended for acceptance be approved for inclusion in the respective permanent collections.

Carried.

LONG-TERM CARE DIVISION

Information Reports

Information Report dated February 18, 2026 Regarding Temporary Licenses Update

#6: Miller/Loosley: That the Information Report dated February 18, 2026 regarding Temporary Licenses Update, be received and filed.

Carried.

CORPORATE SERVICES DIVISION

Correspondence to Receive and File

CS 03-01-26 A letter dated January 28, 2026, from Mayor Gary Atkinson, Town of Plympton-Wyoming, to The Honourable Doug Ford, Premier of Ontario and The Honourable Prabmeet Sarkaria, Minister of Transportation expressing strong support for

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enhanced school bus safety measures across Ontario, including the implementation of school bus stop-arm camera systems and other child-safety technologies.

CS 03-02-26 A resolution dated January 21, 2026, from The Township of Southgate opposing the proposed changes to the *OMERS Act* contained in Bill 68 and asks the Government of Ontario to reconsider moving forward with these amendments. The Township also supports AMO's position that the current OMERS governance structure, with two corporate boards, should be maintained, as it best aligns with the long-term interests of municipalities, taxpayers, and employees.

#7: Boushy/Cook: That correspondence CS 03-01-26 and CS 03-02-26 be received and filed.

Carried.

#### SOCIAL SERVICES DIVISION

##### Information Reports

#8: Case/Loosley: That the following Information Reports from the Social Services Division be received and filed:

a) Information Report dated February 18, 2026 regarding Ontario Works 2025 Year End Update.

b) Information Report dated February 18, 2026 regarding 10-Year Capital Asset Management and Funding Plan Update.

c) Information Report dated February 18, 2026 regarding Child Care Facility Development Update.

d) Information Report dated February 18, 2026 regarding Housing Services Comparative Statistics Report 2025 to 2024.

e) Information Report dated February 18, 2026 regarding Children's Services Department Update.

Carried.

#### OFFICE OF THE CAO

##### Reports Requiring a Motion

Report dated February 18, 2026 Regarding Finance, Facilities and Acquisitions Division Management Realignment

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#9: Atkinson/Case: That the Chief Administrative Officer be authorized to: (a) eliminate the General Manager, Finance, Facilities and Acquisitions Division position; (b) reassign the General Manager, Finance, Facilities and Acquisitions Division duties and responsibilities within the Division, on a trial basis for the remainder of 2026; (c) review the standalone status of the Finance, Facilities and Acquisitions Division during the trial period; and (d) report back to County Council by the end of calendar year 2026 on the assessment and review thereof and final recommendations therefor.

Carried.

Time: 9:08 a.m.

IN-CAMERA

#10: Hand/Dennis: That the Chair declare the Committee go in-camera to discuss the following:

a) to receive a report and provide instructions regarding negotiations between The Corporation of the County of Lambton and Stones 'N Bones Museum and the City of Sarnia for the potential acquisition and display of museum materials, pursuant to s. 239(2)(k) of the *Municipal Act, 2001*.

b) to receive a report regarding an interest arbitration award pertaining to ONA MGM, pursuant to s. 239(2)(d) of the *Municipal Act, 2001*.

c) to receive a report and provide instructions regarding collective agreement negotiations with ONA LMV-NLL, pursuant to s. 239(2)(d) of the *Municipal Act, 2001*.

d) to receive a report and provide instructions regarding collective agreement negotiations with ONA LMV-NLL, pursuant to s. 239(2)(d) of the *Municipal Act, 2001*.

Carried.

#11: (Motion to be dealt with at the Lambton County Council (CLOSED SESSION) meeting dated March 4, 2026.)

#12: (Motion to be dealt with in the Lambton County Council (CLOSED SESSION) meeting dated March 4, 2026.)

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#13: (Motion to be dealt with at the Lambton County Council (CLOSED SESSION) meeting dated March 4, 2026.)

#14: (Motion to be dealt with at the Lambton County Council (CLOSED SESSION) meeting dated March 4, 2026.)

#15: Veen/Atkinson: That the Chair declare the Committee go back into Open Session.  
Carried.

Time: 9:14 a.m.

ADJOURNMENT

#16: Veen/Atkinson: That the Chair declare the meeting adjourned with the next meeting to be held on Wednesday, April 15, 2026, at 9:00 a.m. at the County Building, Wyoming, Ontario.

Carried.

Time: 9:16 a.m.

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Kevin Marriott, Chair

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Stéphane Thiffeault, Deputy Clerk

**THE CORPORATION OF THE COUNTY OF LAMBTON**

**BY-LAW NO. 6 OF 2026**

**"A By-Law to Establish and Levy Tax Rates for  
Upper Tier Purposes for the Year 2026"**

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**WHEREAS** The Corporation of the County of Lambton (the "**County**") has, through By-Law No. 3 of 2026, prepared and adopted estimates of all sums required during the year 2026 for the County, pursuant to s. 289 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "**Act**");

**AND WHEREAS** the apportionment of the County levy shall be based on the 2026 budget for the County as set out in By-Law No. 3 of 2026, showing a total combined estimate of revenues in the amount of \$321,976,042;

**AND WHEREAS** it is necessary to apportion the levy of \$106,112,685 required for County purposes among the lower-tier municipalities;

**AND WHEREAS** s. 311 of the Act provides for the establishment of:

- i) the rates to be levied in each year;
- ii) the installments in which the taxes to be raised shall be paid; and,
- iii) the rate of interest to be paid on the amount in default if a lower-tier municipality fails to make a payment or portion thereof;

**AND WHEREAS** all property assessment rolls on which 2026 taxes are to be levied have been returned and revised pursuant to the provisions of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended;

**AND WHEREAS** the sums required by taxation in the year 2026 for general municipal purposes are to be levied by the lower-tier municipalities as directed by this By-Law pursuant to s. 311(2) of the Act, as amended by *Ontario Regulation 422/02*;

**AND WHEREAS** the tax ratios on the property classes prescribed pursuant to s. 7 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended and Part II of

*Ontario Regulation 282/98* (the “**Prescribed Property Classes**”) for the 2026 taxation year have been set out in By-Law No. 8 of 2026;

**AND WHEREAS** the subclass tax rate reductions on the property subclasses prescribed pursuant to s. 8 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended (the “**Prescribed Property Subclasses**”) for the 2026 taxation year have been set out in By-Law No. 7 of 2026;

**AND WHEREAS** the tax rates on the Prescribed Property Classes and Prescribed Property Subclasses have been calculated in accordance with the provisions of the Act;

**NOW THEREFORE** the Council of The Corporation of the County of Lambton hereby enacts as follows:

1. For the year 2026 in the County of Lambton, all lower-tier municipalities shall levy upon the Prescribed Property Classes, the rates of taxation per current value assessment for general purposes, as set out in Schedule “A” attached hereto and forming part of this By-Law;
2. The levy of \$106,112,685 for County purposes shall be apportioned and raised in each lower-tier municipality in accordance with the details set out in Schedule “B” attached hereto and forming part of this By-Law.
3. Pursuant to ss. 311(13) and 311(18) of the Act and subject to the adjustments provided for in s. 311(14) of the Act, the amounts raised by each lower-tier municipality in accordance with Schedule “B” shall be paid to the Treasurer of the County in the following installments and on the following dates:
  - (a) 25% of the amount levied on each lower-tier municipality by the County for the fiscal year 2025 in accordance with By-Law No. 12 of 2025, on or before the 31st day of March 2026;

- (b) 50% of the amount to be levied for County purposes in the current year in accordance with Schedule “B” attached hereto, less the amount of the instalment payable under paragraph 3(a), on or before the 30th day of June 2026;
  - (c) 25% of the amount to be levied for County purposes in the current year in accordance with Schedule “B” attached hereto, on or before the 30th day of September 2026;
  - (d) The balance of the amount to be levied for County purposes in the current year in accordance with Schedule “B” attached hereto, on or before the 15th day of December 2026.
4. a) Pursuant to s. 322 of the Act for the amounts raised by lower-tier municipalities for payments in lieu of taxes, the amounts received by each lower-tier municipality shall be paid to the Treasurer of the County in the following installments and on the following dates:
- i) 50% of the estimated amount payable for fiscal 2026 to the County on or before the 30<sup>th</sup> day of June 2026;
  - ii) 75% of the estimated amount payable for fiscal 2026 to the County, less the amount of the instalment paid under s. 4(a)(i) on or before the 30<sup>th</sup> day of September 2026;
  - iii) The total County entitlement for the year, less the instalments paid under sections 4(a)(i) and 4(a)(ii) adjusted to reflect actual payments received by the lower-tier municipality, on or before the 15<sup>th</sup> day of December 2026.
- b) In addition, the Treasurer of each lower-tier municipality shall provide the Treasurer for the County with a statement pursuant to s. 322(10) of the Act on or before December 1<sup>st</sup>, 2026.

5. Pursuant to s. 311(18) of the Act, in the event a lower-tier municipality fails to make any payment or portion thereof, as provided for in this By-Law, the defaulting lower-tier municipality shall pay simple interest on the amount past due at the rate of 15% per annum from the date payment is due until it is made.

THIS BY-LAW read a first, second and third time and finally passed this 4<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
Kevin Marriott  
Warden

\_\_\_\_\_  
Ryan Beauchamp  
Deputy Clerk

DRAFT

## Schedule "A"

### COUNTY OF LAMBTON 2026 UPPER TIER TAX RATES FOR GENERAL PURPOSES

Property Class	RTC/RTQ	Full CVA	Tax Ratio	% of Full rate	Weighted CVA	Effective Tax Rate	Taxes
Residential & Farm	RT	13,054,582,796	1.000000	100%	13,054,582,796	0.00544320	71,058,640
Residential & Farm, Upper Tier & Education taxable	RL	0	1.000000	100%	0	0.00544320	-
Res. Farmland Awaiting Dev. Ph 1	R1	9,533,000	1.000000	35%	3,336,550	0.00190512	18,161
Residential Taxable Education only	RD	59,700	1.000000	0%	0	-	-
Commercial Farmland Awaiting Dev. Ph 1	C1	958,000	1.000000	35%	335,300	0.00190512	1,825
Industrial Taxable Farmland 1	I1	8,209,300	1.000000	35%	2,873,255	0.00190512	15,640
Multi-Residential	MT	334,464,685	1.950000	100%	652,206,136	0.01061423	3,550,085
Multi-Residential New Construction	NT	69,896,976	1.000000	100%	69,896,976	0.00544320	380,463
Commercial General	CM	5,806,400	1.627101	100%	9,447,599	0.00885663	51,425
Commercial (occupied)	CT	1,311,296,878	1.627101	100%	2,133,612,461	0.00885663	11,613,669
Commercial Vacant Units Excess Land	CU	23,265,396	1.627101	70%	26,498,604	0.00619964	144,237
Commercial Vacant Land	CX	28,944,100	1.091161	100%	31,582,673	0.00593940	171,911
Commerical Small Scale On Farm Business	C7	236,800	1.627101	25%	96,324	0.00221416	524
Commercial Small Scale On Farm Business	C0	80,900	1.627101	25%	32,908	0.00221416	179
Parking Lot	GT	2,681,800	1.091161	100%	2,926,276	0.00593940	15,928
Commercial Office	DT	39,395,540	1.535798	100%	60,503,592	0.00835965	329,333
Commercial OfficeVacant	DU	223,700	1.535798	70%	240,491	0.00585175	1,309
Shopping Centres	ST	154,755,614	2.083516	100%	322,435,798	0.01134098	1,755,081
Shopping Centres Vacant	SU	757,436	2.083516	70%	1,104,691	0.00793869	6,013
Landfill Taxable Full	HT	1,838,700	25.000000	100%	45,967,500	0.13607988	250,210
Industrial Occupied	IT	231,541,832	2.047572	100%	474,098,572	0.01114533	2,580,611
Industrial Vacant Units Excess Land	IU	26,693,123	2.047572	65%	35,526,459	0.00724447	193,377
Industrial Vacant Land	IX	28,102,000	2.047572	65%	37,401,564	0.00724447	203,584
Industrial Small Scale On Farm Business	I7	190,900	2.047572	25%	97,720	0.00278633	532
Industrial Small Scale On Farm Business	I0	135,500	2.047572	25%	69,362	0.00278633	378
Large Industrial	LT	191,381,801	3.003476	100%	574,810,646	0.01634851	3,128,806
Large Industrial Vacant	LU	13,962,900	3.003476	65%	27,259,203	0.01062653	148,377
Pipelines	PT	501,575,390	1.342355	100%	673,292,233	0.00730670	3,664,861
Farmland	FT	5,499,795,291	0.226000	100%	1,242,953,736	0.00123016	6,765,640
Managed Forests	TT	9,365,600	0.250000	100%	2,341,400	0.00136080	12,745
Aggregate Extraction	VT	5,418,500	1.666122	100%	9,027,882	0.00906903	49,141
		21,555,150,558			19,494,558,707		106,112,685
			Class 1 Rate		0.00544320		
Current Year County Levy					106,112,685		

## Schedule "B"

### 2026 COUNTY OF LAMBTON BUDGET 2025-2026 LOCAL MUNICIPAL LEVY COMPARISON

Municipality	2026 General Levy	2026 % Levy Contribution	2025 General Levy	2025 % Levy Contribution	Total Increase (Decrease)	Year over Year Change
Sarnia	49,526,702	46.67%	47,553,582	46.76%	1,973,120	4.15%
Lambton Shores	15,308,819	14.43%	14,652,504	14.41%	656,315	4.48%
Petrolia	3,530,747	3.33%	3,386,927	3.33%	143,820	4.25%
Plympton/Wyoming	8,174,605	7.70%	7,707,370	7.58%	467,234	6.06%
Oil Springs	293,652	0.28%	274,956	0.27%	18,696	6.80%
Pt. Edward	2,314,085	2.18%	2,180,273	2.14%	133,812	6.14%
Brooke-Alvinston	2,256,868	2.13%	2,132,725	2.10%	124,143	5.82%
Dawn-Euphemia	3,164,671	2.98%	3,100,721	3.05%	63,951	2.06%
Enniskillen	2,504,032	2.36%	2,420,075	2.38%	83,957	3.47%
St Clair	15,656,945	14.76%	15,036,181	14.78%	620,764	4.13%
Warwick	3,381,559	3.19%	3,256,227	3.20%	125,332	3.85%
<b>TOTAL</b>	<b>106,112,685</b>	<b>100.00%</b>	<b>101,701,541</b>	<b>100.00%</b>	<b>4,411,144</b>	<b>4.34%</b>

**THE CORPORATION OF THE COUNTY OF LAMBTON**

**BY-LAW NO. 7 OF 2026**

**"A By-Law to Set Tax Rate Reductions for  
Prescribed Property Subclasses  
for the Year 2026"**

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**WHEREAS** The Corporation of the County of Lambton (the "**County**") is required by s. 313 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, to provide for tax rate reductions for prescribed property subclasses for 2026 for the County and its lower-tier municipalities;

**AND WHEREAS** the property subclasses subject to tax rate reductions are those prescribed under s. 8(1) of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended (the "**Act**");

**AND WHEREAS** the Ontario Minister of Finance has prescribed the percentage reductions of the subclass for farmland awaiting development in *Ontario Regulation 383/98*, as amended (the "**Regulation**");

**AND WHEREAS** tax rate reductions reduce the tax rates that would otherwise be levied for municipal purposes;

**NOW THEREFORE** the Council of The Corporation of the County of Lambton hereby enacts as follows:

1. Farm Land Awaiting Development

The tax rate that would otherwise be levied for municipal purposes for the subclasses prescribed under s. 8(1)1 of the Act shall be reduced as follows in accordance with the Regulation:

a) The Residential Property Class:

- i) Subclass 1: 65%
- ii) Subclass 2: 75%

b) The Multi-Residential Property Class:

- i) Subclass 1: By the percentage necessary to reduce the effective Tax Rate to 35% of the Residential Property Class rate as calculated according to the formula specified in s. 3 of the Regulation.
- ii) Subclass 2: By the percentage necessary to reduce the effective Tax Rate to 25% of the Residential Property Class rate as calculated according to the formula specified in s. 3 of the Regulation.

c) The Commercial Property Class:

- i) Subclass 1: By the percentage necessary to reduce the effective Tax Rate to 35% of the Residential Property Class rate as calculated according to the formula specified in s. 3 of the Regulation.
- ii) Subclass 2: By the percentage necessary to reduce the effective Tax Rate to 25% of the Residential Property Class rate as calculated according to the formula specified in s. 3 of the Regulation.

d) The Industrial Property Class:

- i) Subclass 1: By the percentage necessary to reduce the effective Tax Rate to 35% of the Residential Property Class rate as calculated according to the formula specified in s. 3 of the Regulation.
- ii) Subclass 2: By the percentage necessary to reduce the effective Tax Rate to 25% of the Residential Property Class rate as calculated according to the formula specified in s. 3 of the Regulation.

2. Vacant Land

a) For Municipal Tax Purposes

i) The Commercial Property Class:

The tax rate that would otherwise be levied for municipal purposes for the subclass prescribed under s. 8(1)2(i) of the Act shall be unreduced from that which applies to the Parking Lot Property Class.

ii) The Industrial Property Class:

The tax rate that would otherwise be levied for municipal purposes for the subclass prescribed under s. 8(1)2(ii) of the Act shall be reduced by 35%.

b) For Education Tax Purposes

i) The Commercial Property Class:

The tax rate that is to be levied for education purposes for the subclass prescribed under s. 8(1)3(i) of the Act shall be unreduced from that which applies to the Parking Lot Property Class.

ii) The Industrial Property Class:

The tax rate that is to be levied for education purposes for the subclass prescribed under s. 8(1)3(ii) of the Act shall be unreduced from that which applies to the Broad Industrial Property Class.

3. Excess Land

a) For Municipal Tax Purposes

i) The Commercial Property Class:

The tax rate that would otherwise be levied for municipal purposes for the subclass prescribed under s. 8(1)3(i) of the Act shall be reduced by 30%.

ii) The Industrial Property Class:

The tax rate that would otherwise be levied for municipal purposes for the subclass prescribed under s. 8(1)3(ii) of the Act shall be reduced by 35%.

b) For Education Tax Purposes

i) The Commercial Property Class:

The tax rate that is to be levied for education purposes for the subclass prescribed under s. 8(1)3(i) of the Act shall be unreduced from that which applies to the Broad Commercial Property Class.

ii) The Industrial Property Class:

The tax rate that is to be levied for education purposes for the subclass prescribed under s. 8(1)3(ii) of the Act shall be unreduced from that which applies to the Broad Industrial Property Class.

4. Value Added Farms

a) For Municipal Tax Purposes

i) The Commercial Property Class:

The tax rate that would otherwise be levied for municipal purposes for the subclass prescribed under s. 8(1)3(i) of the Act shall be reduced by 75% for the first \$100,000 of assessed value of qualifying Small-scale on-Farm commercial activities on farms.

ii) The Industrial Property Class:

The tax rate that would otherwise be levied for municipal purposes for the subclass prescribed under s. 8(1)3(ii) of the Act shall be reduced by 75% for the first \$100,000 of assessed value of qualifying Small-scale on-Farm industrial activities on farms.

b) For Education Tax Purposes

i) The Commercial Property Class:

The tax rate that would otherwise be levied for municipal purposes for the subclass prescribed under s. 8(1)3(i) of the Act shall be 0.00220000 for the first \$100,000 of assessed value of qualifying Small-scale on-Farm commercial activities on farms.

ii) The Industrial Property Class:

The tax rate that would otherwise be levied for municipal purposes for the subclass prescribed under s. 8(1)3(ii) of the Act shall be 0.00220000 for the first \$100,000 of assessed value of qualifying Small-scale on-Farm industrial activities on farms.

THIS BY-LAW read a first, second and third time and finally passed this 4<sup>th</sup> day of March, 2026.

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Kevin Marriott  
Warden

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Ryan Beauchamp  
Deputy Clerk

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**THE CORPORATION OF THE COUNTY OF LAMBTON**

**BY-LAW NO. 8 OF 2026**

**"A By-Law to Set Tax Ratios for Prescribed Property Classes for the Year 2026"**

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**WHEREAS** The Corporation of the County of Lambton (the "**County**") is required to establish tax ratios pursuant to s. 308 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended;

**AND WHEREAS** tax ratios determine the relative amount of taxation to be borne by each property class;

**AND WHEREAS** the property classes have been prescribed pursuant to s. 7 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended, and Part II of *Ontario Regulation 282/98*;

**NOW THEREFORE** the Council of The Corporation of the County of Lambton hereby enacts as follows:

1. For the taxation year 2026, the tax ratio applicable to each of the following required, optional and sub-property classes shall be:

- |  |           |
|--|-----------|
| a) RT, Residential/farm  | 1.000000; |
| b) RL, Residential/farm, Upper Tier & Education, taxable only    | 1.000000; |
| c) R1, Residential farmland awaiting development, Phase 1        | 1.000000; |
| d) RD, Residential taxable education only                        | 1.000000; |
| e) C1, Commercial taxable farmland awaiting development, Phase 1 | 1.000000; |
| f) I1, Industrial taxable farmland awaiting development, Phase 1 | 1.000000; |
| g) MT, Multi-residential   | 1.950000; |
| h) NT, New Multi-residential                                     | 1.000000; |
| i) CM, Commercial, General                                       | 1.627101; |
| j) CT, Commercial (occupied)                                     | 1.627101; |

k) CU, Commercial, Vacant units, Excess land	1.627101;
l) CX, Commercial, Vacant land	1.091161;
m) GT, Parking lots	1.091161;
n) DT, Commercial, Office buildings	1.535798;
o) DU, Commercial, Office buildings, Vacant	1.535798;
p) ST, Shopping centres	2.083516;
q) SU, Shopping centres, Vacant	2.083516;
r) HT, Landfill	25.000000;
s) IT, Industrial, Occupied	2.047572;
t) IU, Industrial, Vacant units, Excess land	2.047572;
u) IX, Industrial, Vacant land	2.047572;
v) VT, Aggregate extraction	1.666122;
w) LT, Industrial, Large	3.003476;
x) LU, Industrial, Large, Vacant	3.003476;
y) PT, Pipelines	1.342355;
z) FT, Farmland	0.226000;
aa) TT, Managed forests	0.250000;
bb) C7, Commercial Small Scale On Farm Business	1.627101;
cc) C0, Commercial Small Scale On Farm Business	1.627101;
dd) I7, Industrial Small Scale On Farm Business	2.047572;
ee) I0, Industrial Small Scale On Farm Business	2.047572.

THIS BY-LAW read a first, second and third time and finally passed this 4th day of March, 2026.

\_\_\_\_\_  
Kevin Marriott  
Warden

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Ryan Beauchamp  
Deputy Clerk

**THE CORPORATION OF THE COUNTY OF LAMBTON**

**BY-LAW NO. 9 OF 2026**

**"A By-Law of The Corporation of the County of Lambton to confirm the resolutions and motions of Lambton County Council, which were adopted up to and including March 4, 2026"**

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**WHEREAS** it has been expedient that from time to time, the Council of The Corporation of the County of Lambton should enact the resolutions or motions of Council;

**AND WHEREAS** it is deemed advisable that all such actions which have been adopted by resolution or motion of Council only, should be authorized by By-Law;

**NOW THEREFORE**, the Council of The Corporation of the County of Lambton enacts as follows:

1. That all actions of Council which have been authorized by a resolution or motion of Council and adopted in open Council and that were recorded in the minutes of Council or the minutes of a Committee of Council and accepted by Council up to and including March 4, 2026, be hereby confirmed.

THIS BY-LAW read a first, second and third time and finally passed this 4<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
Kevin Marriott  
Warden

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Ryan Beauchamp  
Deputy Clerk