



AGENDA
COMMITTEE of the WHOLE - 9:00 a.m.

Wednesday, April 15, 2026
Council Chambers, Wyoming

Page

1. **Call to Order - Committee of the Whole**

Committee Members: J. Agar, G. Atkinson, D. Boushy, M. Bradley, A. Broad, T. Case, D. Cook, B. Dennis, D. Ferguson, B. Hand, B. Loosley, C. McRoberts, S. Miller, D. Sageman, I. Veen, B. White, and Warden K. Marriott.

2. **Disclosures of Pecuniary Interest**

If any.

3. **INFRASTRUCTURE & DEVELOPMENT SERVICES DIVISION**

A) **Correspondence to Receive and File**

5 - 6

a) DS 05-01-26 A resolution from the Township of Southgate, dated February 20, 2026, regarding the Township of Southgate's support of Bill 21, *Protect Our Food Act, 2025* and strongly urges the provincial government to support the Bill and every measure to protect farmland, to aggressively prevent further losses and to ensure the future of agriculture in Ontario for future generations.

7 - 29

b) DS 05-02-26 An email from Chloe Stuart, ADM, Land and Water Division of the Ministry of the Environment, Conservation and Parks dated March 10, 2026, regarding the proposal notice posting #025-1257 on the "Proposed boundaries for the regional consolidation of Ontario's conservation authorities". A technical briefing titled "Improving Ontario's Conversation Authority System" from the Ministry of the Environment, Conservation and Parks dated March 10, 2026 is attached.

30 - 32

c) PW 05-05-26 A copy of a resolution from the Township of Greater Madawaska, dated March 19, 2026, regarding Council's support of Resolution #7 carried by the Council of the Township of North Glengarry on February 23, 2026. The resolution calls upon the Government of Ontario to extend the

annual OCIF envelope to not less than \$400 million beyond its current five-year term ending in 2026; index the total annual OCIF envelope to the Ontario Consumer Price Index (CPI), calculated on a calendar year basis and disbursed in the first quarter of each fiscal year; establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality; undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics, and rural equity considerations; develop a dedicated contingency reserve equal to 5% of the annual OCIF envelope and publish an annual OCIF performance report in a transparent, publicly accessible online dashboard.

B) Information Reports

- 33 - 47 a) Information Report dated April 15, 2026 Regarding 2026-2030 Roads Construction Program.
- 48 - 50 b) Information Report dated April 15, 2026 Regarding Emergency Management Coordinator Activities.

C) Reports Requiring a Motion

- 51 - 57 a) Report dated April 15, 2026 Regarding Road Widening Dedications Along Various County Roads.
- 58 - 259 b) Report dated April 15, 2026 Regarding County Official Plan Update.

D) Other Business

4. PUBLIC HEALTH SERVICES DIVISION - Emergency Medical Services Department

A) Information Reports

- 260 - 265 a) Information Report dated April 15, 2026 Regarding 2025 Year-End EMS Operational Update.
- 266 - 268 b) Information Report dated April 15, 2026 Regarding Implementation of Medical Priority Dispatch System.

B) Other Business

5. CULTURAL SERVICES DIVISION

A) Information Reports

- 269 - 275 a) Information Report dated April 15, 2026 Regarding Oil Museum of Canada Collection Storage Renovation.

B) Reports Requiring a Motion

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- 276 - 279 a) Report dated April 15, 2026 Regarding Museums, Gallery and Archives Collection Management January 2026.

C) Other Business

6. LONG-TERM CARE DIVISION

A) Information Reports

- 280 - 283 a) Information Report dated April 15, 2026 Regarding Long-Term Care Occupancy January to March 2026.

- 284 - 294 b) Information Report dated April 15, 2026 Regarding Adult Enrichment Centre (AEC) Advisory Committee Annual Report 2025.

B) Other Business

7. CORPORATE SERVICES DIVISION

A) Reports Requiring a Motion

- 295 - 297 a) Report dated April 15, 2026 Regarding Amendment to 2026 Services and Fees Schedule.

B) Other Business

8. FINANCE, FACILITIES AND ACQUISITIONS DIVISION

A) Correspondence to Receive and File

- 298 - 301 a) FIN 05-03-26 A copy of a letter from Kevin Narraway, Sr. Manager of Legislative Services/Deputy Clerk, Town of Whitby to The Honourable Doug Ford, Premier of Ontario dated March 13, 2026, advising of its resolution to call upon the Province of Ontario to work collaboratively with the Association of Municipalities of Ontario (AMO) and Ontario Big City Mayors (OBCM) to undertake a comprehensive Social and Economic Prosperity Review to modernize and realign the provincial-municipal fiscal framework, ensuring that municipal revenues are aligned with the actual costs of today's service delivery and growth.

B) Information Reports

- 302 - 305 a) Information Report dated April 15, 2026 Regarding 2025 Council Remuneration and Related Expenses.

C) Reports Requiring a Motion

- 306 - 309 a) Report dated April 15, 2026 Regarding 2025 Year-End Monitoring Report.

D) Other Business

9. **SOCIAL SERVICES DIVISION**

A) **Information Reports**

310 - 313

- a) Information Report dated April 15, 2026 Regarding Maxwell Park Place Update #14

B) **Other Business**

10. **IN-CAMERA**

Recommendation

That the Chair declare the Committee go in-camera to discuss the following:

- a) to receive a report and provide instructions regarding litigation between the County and a third party relating to a development project in the City of Sarnia, pursuant to s. 239(2) (e) of the *Municipal Act, 2001*.

11. **ADJOURNMENT**

DS 05-01-26

**Township of Southgate
Administration Office**

185667 Grey County Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

February 20, 2026

Re: Township of Southgate – Support for Bill 21, Protect Our Food Act, 2025

Please be advised that at the February 18, 2026, regular Council meeting, the Council of the Corporation of the Township of Southgate, approved the following:

No. 2026-073

Moved By Councillor Shipston

Seconded By Councillor Ferguson

WHEREAS arable land is a critical finite resource; and

WHEREAS Ontario loses as much as 319 acres of farmland a day; and

WHEREAS Ontario's farmland provides food, fiber and fuel to all of Ontario and beyond;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Southgate support Bill 21, Protect Our Food Act, 2025 and strongly urges the provincial government to support this and every measure to protect our farmland, to aggressively prevent further losses and to ensure the future of agriculture in Ontario for future generations; and

That a copy of this resolution be sent to the Premier of Ontario, the Minister of Agriculture, Food and Agribusiness, the Minister of the Environment, Conservation and Parks, the Minister of Municipal Affairs and Housing, the Minister of Economic Development, Job Creation and Trade, MPP Paul Vickers, Senator Rob Black, the Ontario Federation of Agriculture, the Association of Municipalities of Ontario, and all Municipalities in Ontario.

If you have any questions, please contact our office at (519) 923-2110.

Sincerely,

Lindsey Green

Lindsey Green, Clerk
Township of Southgate

CC: Honourable Doug Ford, Premier of Ontario
Honourable Trevor Jones, Minister of Agriculture Food and Agribusiness
Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks
Honourable Rob Flack, Minister of Housing and Municipal Affairs
Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade
MPP Paul Vickers – Bruce – Grey – Owen Sound
Senator Rob Black
Ontario Federation of Agriculture
Association of Municipalities of Ontario
Municipalities in Ontario

DS 05-02-26

From: ca.office (MECP) <ca.office@ontario.ca>

Sent: Tuesday, March 10, 2026 3:29 PM

Cc: ca.office (MECP) <ca.office@ontario.ca>

Subject: Decision Notice on the Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities

Dear Municipal Partners and the Association of Municipalities of Ontario (AMO),

We are writing to inform you that a decision notice has been posted to the Environmental Registry of Ontario (ERO) regarding the proposal notice posting #025-1257 on the "Proposed boundaries for the regional consolidation of Ontario's conservation authorities."

The proposal initially consulted on by the government proposed boundaries that would have resulted in seven regional conservation authorities. As a result of the feedback received during consultation, the province adjusted the boundaries to accommodate areas with distinct geographies and development contexts, to better balance differing priorities across rural, urban and northern areas and improve alignment with watersheds and with source protection regions. The government is now planning to move forward with consolidation to create nine optimized regional CAs. A map showing the planned boundaries and the nine new CAs is available at [Ontario Provincial Conservation Agency | ontario.ca](https://www.ontario.ca/provincial-conservation-agency).

In the coming weeks, the government plans to introduce amendments to the Conservation Authorities Act (CAA) that would implement the consolidation and set out a smooth path to consolidation to ensure service continuity for communities. Consolidation is targeted to take effect in early 2027 to allow transition planning to occur over the next year. The government's plan would ensure a clear, coordinated and successful transition led by the Ontario Provincial Conservation Agency (OPCA), that would minimize disruptions to CA staffing, services, permitting processes and with all existing partnerships and obligations carried forward to maintain service stability. A summary of the consolidation plan, and details on transition, are included in the decision notice [Proposed boundaries for the regional consolidation of Ontario's conservation authorities | Environmental Registry of Ontario](#).

The government's plans to consolidate CAs build on recent progress Ontario has made to improve the CA system, including establishing OPCA to provide centralized leadership and oversight for Ontario's CAs. Under these plans, the important work that conservation authorities do to protect people and property from the risks of flooding and other natural hazards would not change. The nine new regional CAs would continue to operate as independent, municipally governed organizations and to fulfill their provincially mandated programs such as managing flooding and other natural hazards, drinking water source protection under the Clean Water Act, watershed management programs, and the management of their lands and recreational trails, ensuring public access to local natural areas and outdoor activities.

We recognize the important role that municipalities have in the governance of conservation authorities. We are committed to keeping you informed throughout the transition and ensuring that the relationships, programs and services that CAs provide to municipalities continue.

The province is committed to working closely with municipal partners and AMO

throughout this process and ensuring local knowledge informs next steps. In the coming weeks you will be invited to technical briefings to provide further information on the next steps in the planned transition process.

For questions regarding the plans for consolidation, please contact CCCEO@ontario.ca. If you have questions about the planned legislative amendments and day-to-day CA business, please reach out to MECP staff via ca.office@ontario.ca.

We thank you for taking the time to share with us your perspectives during the consultations that helped to shape this plan and look forward to working closely with you and your municipal/association colleagues over the next year.

Sincerely,

Chloe Stuart
ADM, Land and Water Division
Ministry of the Environment, Conservation and Parks

Hassaan Basit
Chief Conservation Executive
Office of the Chief Conservation Executive

TECHNICAL BRIEFING

Improving Ontario's Conservation Authority System



**PROTECT
ONTARIO**

Ministry of the Environment, Conservation and Parks
March 10, 2026

Ontario 

AGENDA ITEM #b)

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10 Summary

1. Overview: Ontario's conservation authority system

The Ministry of the Environment, Conservation and Parks (MECP) administers the *Conservation Authorities Act* (CAA) and is responsible for overseeing Ontario's 36 existing conservation authorities (CAs).

CAs play a vital role in **watershed management** and protecting communities from **natural hazards** like floods. They also deliver programs and services that further the conservation, restoration, and management of natural resources.

CAs issue **permits** to builders, municipalities, and property owners for development activities such as housing developments and installation of sewage systems in areas affected by risks of natural hazards such as floodplains, shorelines, river and stream valleys, and wetlands. Permitting helps to ensure that development does not happen in unsafe areas and that it does not worsen the impacts of flooding or erosion in surrounding areas.

What is a watershed?

A watershed is an area of land that drains all the streams and rainfall into a common outlet, such as a lake, bay or river.

2. The need for action

The Ontario government is taking action to protect Ontario's economy, workers, and communities by making the province the best place in the G7 to invest, create jobs, and do business. To achieve this, the government is making investments to build local infrastructure and taking action to bring more consistency and transparency to the cost and timelines of building homes.

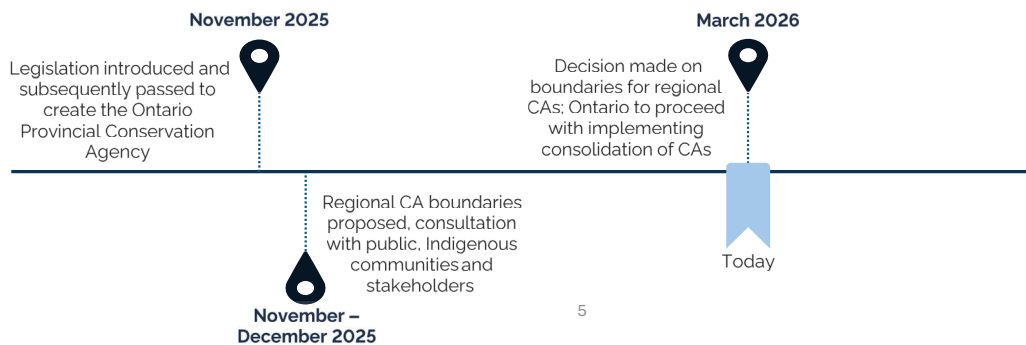
CAs are independent, local public sector organizations with significant variation in capacity, governance, transparency, and reliance on municipal funding. Over time, this has created a fragmented system with inconsistent standards and timelines.

Key challenges under the current framework that this proposal seeks to address include:

- **A patchwork of standards, service delivery:** Each CA has different policies, customer service standards, fees, processes and staffing, and technical capacity leading to unpredictable and inconsistent turnaround times for approvals across all CAs. This can result in uncertainty and delays for builders, landowners, and farmers seeking permits.
- **Outdated and fragmented data systems:** Lack of resources has led to discrepancies in the tools and technology that CAs use, leading to varying types and quality of technology and data management. This can compromise effective provincewide flood risk management and evidence-based decision making.
- **Administrative duplication:** Under the current framework, municipalities are forced to fund duplicate corporate functions (e.g., procurement, communications), diverting costs away from front-line conservation and service delivery.
- **Need for more accountability and transparency:** Lack of transparent asset management and inconsistent performance monitoring and reporting.

2. Actions to date

- Ontario is making progress on its commitment to enhance the effectiveness of conservation authorities, creating more consistency and modern standards and ensuring CAs remain strong, effective and ready to meet today's challenges. Since announcing our plan in fall 2025, we have passed legislation to create the Ontario Provincial Conservation Agency (OPCA) to provide centralized leadership and oversight of regional CAs, including coordinating a smooth and organized consolidation and key initiatives to improve the CA system, and we consulted extensively on the proposed regional CA boundaries.
- Consultations included virtual sessions with CAs, municipalities, stakeholders, and Indigenous communities, and regional workshops with CA and municipal leadership led by the Chief Conservation Executive and the Minister. More than 500 people participated, and 14,000+ comments were submitted on the proposed boundaries. We listened and used this feedback to strengthen the plan.
- The government is now moving forward with a framework for the regional consolidation of Ontario's 36 CAs into 9 optimized regional CAs that would deliver more consistent, more efficient, and more cost-effective outcomes for the communities that they serve. In the coming weeks, the government plans to introduce amendments to the CAA that would set out and enable the framework for consolidation of Ontario's CAs.



3. Why consolidation

Under the current system, more than half of all municipalities in areas served by CAs fall within the jurisdiction of two or more CAs, resulting in unnecessary duplication that diverts resources from front line conservation work and service delivery. Individual CAs have significant disparities in size and resources, with some lacking access to the latest tools and technology that support flood risk management and evidence-based decision making.

Consolidation would enable more consistent service delivery and more efficient resource and information sharing, making CAs more responsive to the needs of the communities they serve.

What these changes would mean:

- More resources for front-line services
- Improved flood management and erosion prevention
- Strong environmental protections maintained
- Faster permit approvals
- Modern service delivery
- Consistent standards and use of modern technology

What's not changing:

- Where CAs operate (areas currently served by CAs will continue to be served by CAs)
- The programs and services CAs provide, including the responsibility for source water protection, natural hazard and watershed management
- CA management of their lands and trails, providing access to green spaces, recreation and education programs
- Where and how CAs receive funding
- CA relationships with municipalities, developers, landowners
- Each CA being an independent, municipally-governed organization

4. Guiding principles

- The following principles informed the actions the province is taking to improve CAs, in addition to feedback heard during consultation:
 - **Retain local influence** – ensure local knowledge, expertise and interests inform the watershed management and conservation work of CAs
 - **Maintain CA watershed-based jurisdictions** – align with natural hydrological boundaries to support flood/water management. Align with drinking water source protection regions
 - **Reduce administrative overlap and duplication** – streamline requirements and processes for municipalities and conservation authorities
 - **Strengthen CA capacity** – improve and standardize the level of expertise and resources across CAs. Seek to balance the needs and interests of urban, rural, northern and southern watersheds
 - **Continuity of services** – minimize disruptions to CA operations and staffing, ensuring uninterrupted delivery of key programs such as permits, watershed management and trails and recreation for public use
 - **Improve customer service** – enhance consistency and clarity in process and timelines

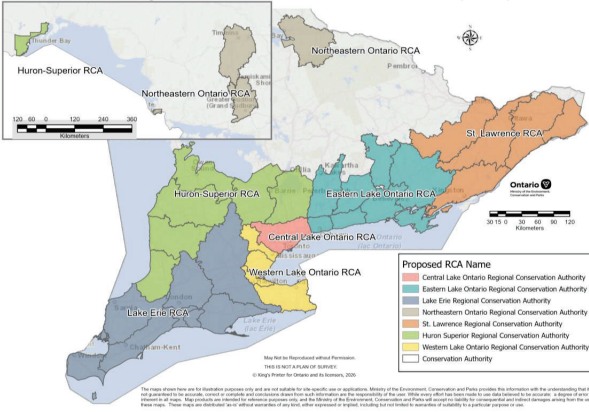
5. Our plan: Improving Ontario's CA system

- The government plans to introduce amendments to the *Conservation Authorities Act* (CAA) that would set out the consolidation of Ontario's CAs in accordance with the framework described in this presentation.
- The plan is for CA consolidation to take effect early 2027, allowing for transition planning to occur throughout 2026. Over time, OPCA will further transform Ontario's CA system, including by developing a single digital permitting platform to provide a faster, more predictable approvals process and improved customer service
- To support regional CAs throughout the transition, the province is providing annual funding to OPCA in the amount of \$3 million, beginning in 2026. This funding will be used by OPCA to support regional CAs as needed during transition. Post-transition, this annual funding will support OPCA to help regional CAs achieve improvements and program standards set by OPCA.

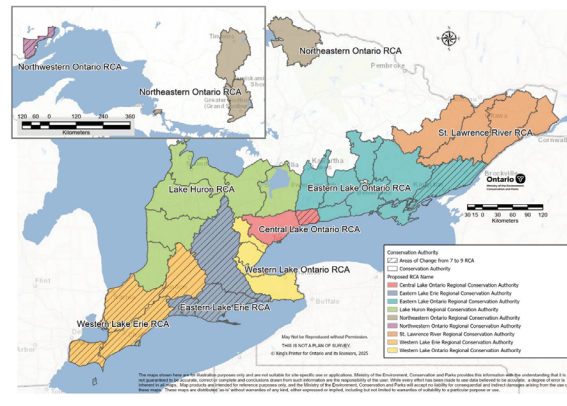
6. Regional CA boundaries

- The regional CA boundaries have been adjusted and refined (from 7 to 9). The feedback received during consultation directly informed the adjustments made to the final regional CA boundaries, which have been optimized to:
 - Accommodate areas with distinct geographies and development contexts
 - Balance differing priorities across rural, urban and northern areas
 - Better align with watersheds and with source protection regions

Proposed 7 Regional Conservation Authorities (RCA)



Final Optimized 9 Regional Conservation Authorities (RCA)



Maps for illustrative purposes



6. Regional CA boundaries: current corresponding CAs

Proposed Regional CAs	List of predecessor (i.e., existing) CAs being consolidated
Central Lake Ontario Regional Conservation Authority	<ul style="list-style-type: none"> Central Lake Ontario CA Toronto and Region CA
Eastern Lake Erie Regional Conservation Authority	<ul style="list-style-type: none"> Catfish Creek CA Grand River CA Kettle Creek CA Long Point Region CA
Eastern Lake Ontario Regional Conservation Authority	<ul style="list-style-type: none"> Cataraqui Region CA Crowe Valley CA Ganaraska Region CA Kawartha Region CA Lower Trent RegionCA Otonabee Region CA Quinte Region CA
Lake Huron Regional Conservation Authority	<ul style="list-style-type: none"> Ausable Bayfield CA Grey Sauble CA Lake Simcoe Region CA Maitland Valley CA Nottawasaga Valley CA Saugeen Valley CA
Northeastern Ontario Regional Conservation Authority	<ul style="list-style-type: none"> Mattagami Region CA Nickel District CA North Bay Mattawa CA Sault Ste. Marie Region CA
Northwestern Ontario Regional Conservation Authority	<ul style="list-style-type: none"> Lakehead Region CA
St. Lawrence River Regional Conservation Authority	<ul style="list-style-type: none"> Mississippi Valley CA Raisin Region CA Rideau Valley CA South Nation River CA
Western Lake Erie Regional Conservation Authority	<ul style="list-style-type: none"> Essex Region CA Lower Thames Valley CA St. Clair Region CA Upper Thames River CA
Western Lake Ontario Regional Conservation Authority	<ul style="list-style-type: none"> Credit Valley CA Halton Region CA Hamilton Region CA Niagara Peninsula CA

7. Regional CA Governance

- Consistent with previous commitments and feedback heard, regional CAs will continue to be municipally governed organizations.
- Under our plan, participating municipalities that are responsible for appointing members (i.e. "the board") and for paying CA levies would be at the upper-tier (i.e., regional municipalities and counties) and single-tier levels (e.g. cities, towns etc.) This change would mean that lower-tier municipalities (e.g. towns and townships, etc.) within a county would no longer be participating municipalities, as is currently the case where there is a county as the upper-tier municipality.
- Rules for how members are to be selected would be set out in regulation based on each participating municipality's percentage of the population in the regional CA's jurisdiction . Small municipalities are ensured representation by requiring that each participating municipality appoint at least one member. Rules for the number of members may also include:
 - Capping the total number of members on a CA board.
 - Limiting any one municipality's number of members (e.g., to 5) to ensure balanced representation.
- Following the municipal elections on October 26, 2026, newly-elected upper tier municipal councils would select the first members (i.e., "board") for the new regional CAs prior to the targeted amalgamation date.

7. Regional CA Governance: CAs and municipalities

Regional consolidation of CAs would result in a reduction in the number of municipalities that belong to multiple CAs. This would empower Ontario's CAs in delivering more consistent, more efficient, and more cost-effective outcomes for the communities they serve.

	Current State Regions, single-tier, lower-tier	Consolidated Regions, counties, single-tier	% Change
Number of CAs	36	9	75.0%
Municipalities part of 1 CA	126	57	54.8%
Municipalities part of ≥ 2 CAs	60	16	73.3%
Municipalities part of ≥ 3 CAs	19	4	78.9%
Municipalities part of ≥ 4 CAs	3	1	66.7%
Municipalities part of ≥ 5 CAs	2	0	100%

- Note: Municipalities and associated numbers represent 'participating municipalities' for CAs both in the current state and once consolidated. There is no change in the total number of municipalities that are within a CA's jurisdiction.

7. Regional CA Governance: Watershed Councils

Watershed Councils

- In response to feedback that emphasized the need for regional CAs to continue to rely on the deep local expertise, knowledge, and relationships built, the province plans to mandate that regional CAs create one or more local Watershed Councils to ensure watershed management continues to be informed by local knowledge and input.
- Watershed Councils would assist the CA in identifying local priorities for programs and services to ensure that local interests are considered as part the board's decision-making process.
- Specific requirements for membership composition of Watershed Councils may be set out in regulation (e.g., Indigenous representatives to enable considering Indigenous knowledge, as well as agriculture and development representation to consider other local watershed perspectives),

8. Transition process

Statutory Amalgamation

- With the proposed statutory amalgamation that would create the regional CAs, on the transition date, the former CAs would be amalgamated creating the regional CA, and legal continuation is provided for:
 - All assets and liabilities of the predecessor CAs
 - All rights and obligations of the predecessor CAs
 - All partnerships, agreements and funding obligations of the predecessor CAs
 - Employees of the predecessor CAs (all rights, duties and liabilities)
 - Permit applications made before the transition date
 - Any hearings underway or hearing requests
- In other words, after the consolidation date, the new Regional CAs would replace the former CAs as legal entities. This approach is intended to avoid disruptions to existing partnerships and agreements with municipalities, Indigenous communities, or others.
- The amalgamation of the predecessor CAs in the new regional CAs would be governed by the *Public Sector Labour Relations Transition Act*, which sets out a clear, structured and neutral framework for dealing with labour relations issues following restructuring of public sector organizations (e.g. the need to rationalize bargaining units).



8. Transition process

To ensure service continuity and limit disruptions, and as informed by consultation feedback, under our plan OPCA will coordinate consolidation by establishing a transition committee and providing resources, tools and guidance to support transition efforts for each regional CA being consolidated.

Transition committees

- Transition committees for each regional CA would prepare for the amalgamation of the predecessor CAs into the new regional CA. Each predecessor CA will appoint one municipally elected member and its CAO or GM (or an alternate if they are not available) to the Transition Committee.
- OPCA will appoint a Project Executive to chair each Transition Committee and who would become the inaugural Chief Administrative Officer of the regional CA for up to 24 months.
- Committees would be dissolved following regional consolidation.

Transition plans

- With guidance from OPCA—including a transition playbook with templates and best practices—Transition Committees would develop and implement transition plans to guide each new regional CA through an orderly, step-by-step integration of its predecessor CAs across key functions such as HR, finance, assets, and IT.

8. Transition process

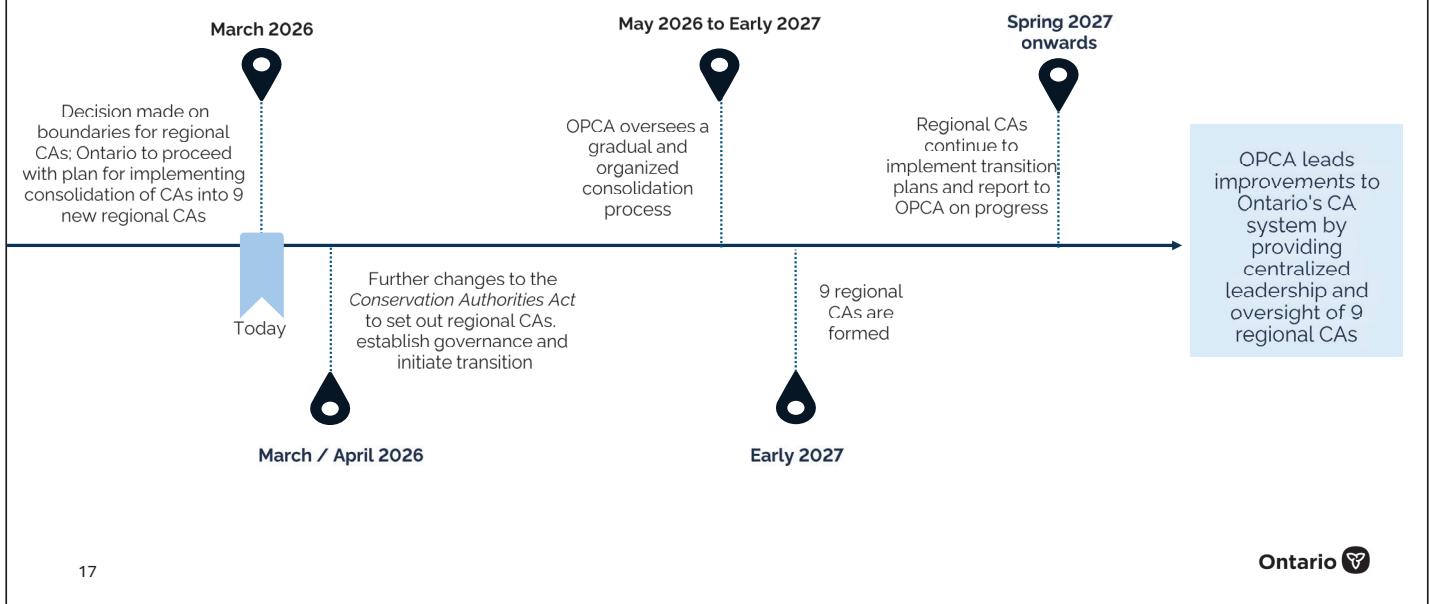
Temporary guardrails

- Our plan includes that temporary guardrails would be applied to extraordinary financial, asset, or employment decisions to mitigate risk and ensure a stable transition to the new regional structure and mitigate risk
- The Minister would be enabled to issue temporary directions to support an orderly CA consolidation. This is not intended to disrupt regular CA business and operations.
- For example, this power could be used to temporarily halt activities such as major land dispositions, significant procurements or material changes to management or organizational structures without review and authorization by the Agency or the Transition Committee.

2027 CA Budgets

- The minister would also be able to issue directions to manage the 2027 budget process for the 36 predecessor CAs, which could be used to provide clarity around timelines (e.g., direct that CA budgeting be completed by December 31, 2026 and levies be issued to the current participating municipalities).

8. Transition process: Timeline



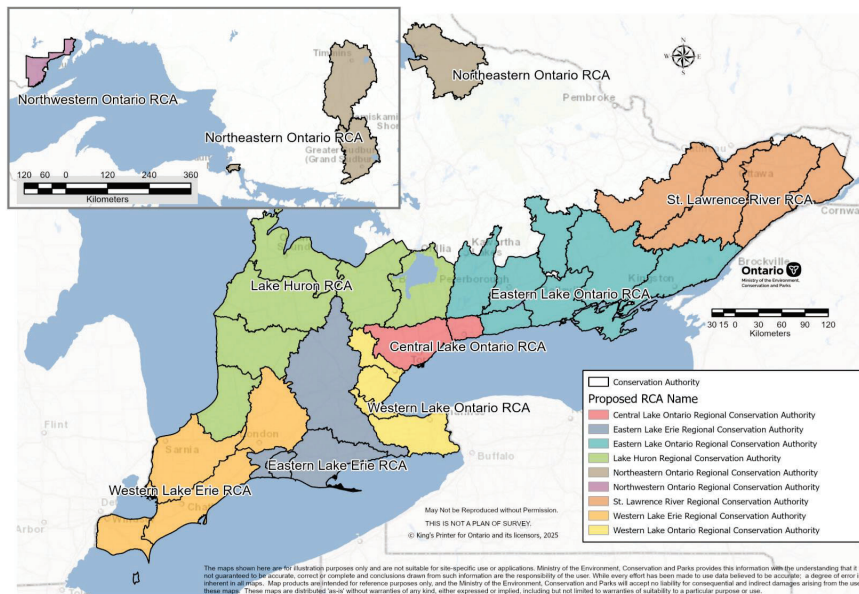
9. Next Steps

- In the coming weeks and months, the provincial government plans to:
 - Propose further amendments to the *Conservation Authorities Act* (CAA) that, if passed, sets out the provincially led amalgamation of the 36 existing conservation authorities to create 9 regional CAs, including transitional governance and activities to be coordinated by the OPCA .
 - Invite you to technical briefings to provide further information on the next steps in the planned transition process.
 - Engage with CAs, municipalities, Indigenous communities and other interested partners to provide updates about the government's plans and consolidation.
 - Support the OPCA to coordinate transition planning for consolidation to take effect early 2027, with minimal disruptions/interruptions to CAs' services and staffing.
- The Office of the Chief Conservation Executive would lead CA transition activities as OPCA becomes fully operational. For questions regarding the plans for consolidation, please contact CCEO@ontario.ca.
- If you have questions about the planned legislative amendments and day-to-day CA business, please reach out to MECP staff via ca.office@ontario.ca.

10. Summary

- Ontario's current CA system is fragmented, with inconsistent standards and timelines across 36 individual CAs that can slow down development approvals and risks hampering CAs' abilities to protect their communities from floods and other natural hazards.
- Since announcing our plan in fall 2025, we have consulted extensively. We listened and used this feedback to strengthen our plan, and we are now ready to move forward with plans to introduce amendments to the CAA that would set out and enable the consolidation of Ontario's 36 CAs to create 9 consolidation of Ontario's 36 CAs to create 9 new regional CAs, targeted to take effect in early 2027.
- With centralized leadership and independent oversight of CAs by the new Ontario Provincial Conservation Agency, Ontario's CA system will provide streamlined, consistent, and improved service delivery without any reduction in environmental standards. These changes will better position CAs to support needed housing and infrastructure projects more efficiently while continuing to protect communities from flooding and other natural hazards, fulfilling provincially mandated programs such as drinking water source protection under the *Clean Water Act*, and managing CA-owned lands and recreational trails so that Ontarians have access to local natural areas and outdoor activities.

Appendix: Boundaries for Ontario's 9 new regional CAs*

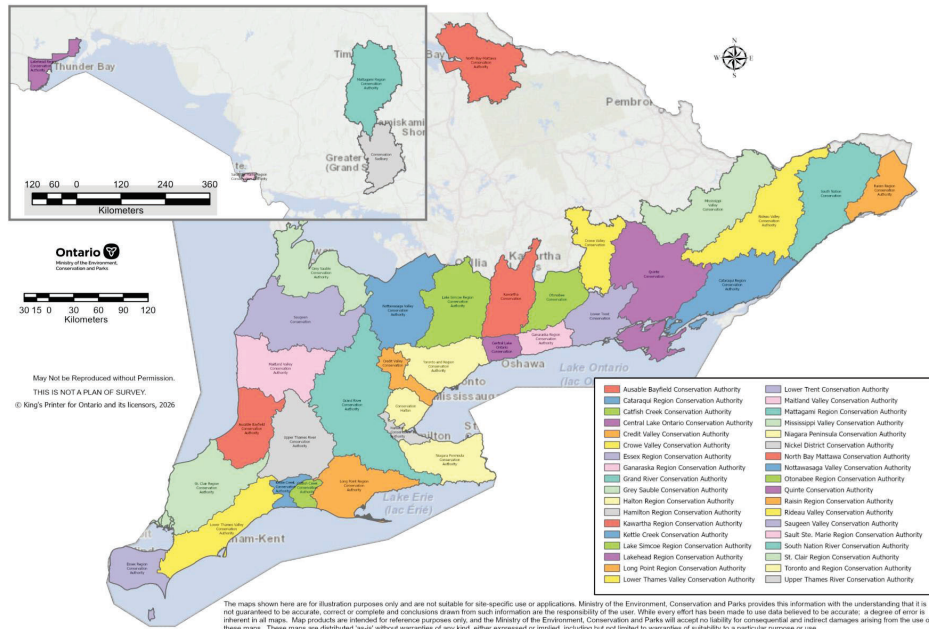


Map for illustrative purposes

*Plan is for this to take effect in early 2027, subject to amendments being proposed to the Conservation Authorities Act



Appendix: Ontario's Current 36 CAs



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The maps shown here are for illustration purposes only and are not suitable for site-specific use or applications. Ministry of the Environment, Conservation and Parks provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. While every effort has been made to use data believed to be accurate, a degree of error is inherent in all maps. Map products are intended for reference purposes only, and the Ministry of the Environment, Conservation and Parks will accept no liability for consequential and indirect damages arising from the use of these maps. These maps are distributed "as-is" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use.



PW 05-05-26



Council Resolution Form

Date: 19 Mar 2026 No: Resolution No.59-26
 Moved By: Councillor Thomson Disposition: CARRIED.
 Seconded By: Councillor Popkie
 Item No: 13.2

Description: Ontario Community Infrastructure Fund (OCIF) Extension - Motion brought forward by Councillor Thomson

RESOLUTION:

That Council support Resolution #7 carried by the Council of the Township of North Glengarry on February 23, 2026, calling for an extension and review of the Ontario Community Infrastructure Fund (OCIF), and;

That a copy of this resolution be forwarded to the Township of North Glengarry, the Premiere of Ontario Doug Ford, the Minister of Infrastructure Kinga Surma, the Minister of Municipal Affairs and Housing Rob Flack, the Association of Municipalities of Ontario, and all Ontario Municipalities.

Recorded Vote Requested by:

.....NA.....

	Yea	Nay
J. Levesque	___	___
T. Popkie	___	___
L. Thomson	___	___
R. Tripp	___	___
R. Weir	___	___



MAYOR

Declaration of Pecuniary Interest:

.....NA.....

Disclosed his/her/their interest(s), vacated he/her/their seat(s), abstained from discussion and did not vote

**CORPORATION OF THE
TOWNSHIP OF NORTH GLENGARRY
Council Meeting**

Resolution # 7

Date: Monday February 23, 2026

Moved by: Michael Madden

Seconded by: Carma Williams

WHEREAS the Township of North Glengarry acknowledges that municipal infrastructure—including roads, bridges, and water and wastewater systems—underpins public safety, economic vitality, and quality of life in Ontario’s rural and small urban communities; and

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities; and

WHEREAS in 2022, the Government of Ontario committed to increase the annual OCIF envelope from \$100 million to \$400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026; and

WHEREAS fixed funding levels amid rising labour, materials, and climate resilience costs have eroded the purchasing power of the \$400 million envelope, jeopardizing municipalities’ ability to deliver and sustain essential services without incurring unsustainable debt; and

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance, and execute long-term asset management plans, reduce emergency repairs, and leverage complementary federal and private infrastructure financing; and

WHEREAS the Township of North Glengarry requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability, and equitable access for all small and rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Township of North Glengarry calls upon the Government of Ontario to extend the annual OCIF envelope at not less than \$400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.
2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.
3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.
4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics, and rural equity considerations.

**CORPORATION OF THE
TOWNSHIP OF NORTH GLENGARRY
Council Meeting**

Resolution #

Date: Monday February 23, 2026

-
5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs, or project overruns without reallocating core funding.

 6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments, and reserve expenditures—in a transparent, publicly accessible online dashboard.

FURTHER THAT the Council of the Township of North Glengarry supports the September 29, 2025 resolution of the Township of Edwardsburgh Cardinal, the October 20, 2025 resolution of the Municipality of South Huron, and the November 19, 2025 resolution of the Township of Pulsinch regarding the Ontario Community Infrastructure Fund (OCIF); and

FURTHER THAT this supporting resolution and the originating correspondence be circulated to the Premier of Ontario, the Leader of the Official Opposition, the Minister of Infrastructure, the Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities.

CARRIED

DEFEATED

DEFERRED



MAYOR / DEPUTY MAYOR

- Deputy Mayor:** Carma Williams
- Councillor:** Jacques Massie
- Councillor:** Brian Caddell
- Councillor:** Jeff Manley
- Councillor:** Michael Madden
- Councillor:** Gary Martin
- Mayor:** Jamie MacDonald

	YEA	NEA
	_____	_____
	_____	_____
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 <p style="text-align: center;">INFRASTRUCTURE & DEVELOPMENT SERVICES DIVISION</p>	
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	PUBLIC WORKS
PREPARED BY:	Matt Deline, P.Eng., Manager
REVIEWED BY:	Jason Cole, P.Eng., General Manager Stéphane Thiffault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
INFORMATION ITEM:	2026-2030 Roads Construction Program

BACKGROUND

The Public Works Department is responsible for the upkeep of approximately 650 kilometres of roadway and 186 bridges and major culverts. The Department ensures that the County Road Network is constructed and maintained in accordance with established industry standards in order that users can travel safely and in an efficient manner. The County uses innovative and green construction practices whenever possible, such as recycling existing pavement, using warm mix asphalt, ultra-thin bonded wearing course and application of fiber mat pavement reinforcement.

This report provides a summary of the scheduled capital roads projects for 2026 as well as updates to the County's five-year Roads Construction Program.

DISCUSSION

The County Road (“**CR**”) projects identified as part of carryover work from 2025 and the approved 2026 County Budget are highlighted below:

2025 Carryover Road and Bridge Projects

CR 22 (London Line) - Jane-Kilmer Drain Culvert Replacement

- Work commenced in summer 2025
- The majority of the project has been completed, with only minor restoration work remaining to be completed in spring of 2026

CR 22 (London Line) - Holbrook-Fenner Drain Culvert Replacement

- Work commenced in summer 2025
- The majority of the project has been completed, with only minor restoration work remaining to be completed in spring of 2026

2025 Carryover Road and Bridge Projects (continued)

Boundary Structure - Whitebread Drain Culvert Replacement at Base Line Road

- Project coordinated with the Municipality of Chatham-Kent
- Completed design in 2025
- 2026 construction

CR 22 (London Line) - Pulse Creek Bridge Replacement

- Work to commence in spring of 2026
- Scheduled for completion by end of 2027
- Work phased with temporary traffic signals and alternating lanes

CR 4 (Petrolia Line) – Davis Creek Culvert Lining/Replacement

- Final design to be completed in 2026
- 2026 or 2027 construction, to be determined

Boundary Structure - McPhail Creek Bridge No. 2 at Sexton Road

- Project coordinated with Middlesex County
- 2026 or 2027 construction, to be determined

CR 26 (Mandaumin Road) - Langbank Line to Lambton Line

- Roadway reconstruction with drainage improvements
- Hydro pole relocations by Hydro One in spring 2026
- Fall 2026 construction

2026 Roads Projects

CR 79 (Nauvoo Road) - Village of Arkona north to CR 6 (Thomson Line)

- Pavement recycling, resurfacing with new partially paved shoulders and drainage improvements
- Construction to commence in spring 2026

CR 22 (London Line / Egremont Road) - CR 8 (Forest Road) east through Warwick Village

- Pavement recycling, resurfacing with new partially paved shoulders, and drainage improvements
- Construction to commence in spring / summer 2026

CR 21 (Oil Heritage Road) – North of Oil Springs to north of Shiloh Line

- Pavement recycling, resurfacing, and drainage improvements
- Construction to commence in summer 2026

CR 29 (Indian Road) - Kathleen Avenue to Exmouth Street

- Pavement milling, paving, including curb and maintenance hole repairs
- Work to include the paving at the intersection of CR 16 (London Line)
- Construction to commence in summer 2026

2026 Road and Bridge Projects (continued)

CR 19 (Michigan Avenue) - Venetian Boulevard to Livingston Street Road

- Pavement milling, paving, including curb repairs
- Work is to include the realignment of the Waterfront Park entrance in partnership with the Village of Point Edward complete with archeological assessment
- Construction to commence in fall 2026

CR 39 (Confederation Line) and CR 79 (Nauvoo Road) Intersection Improvements

- Work is in partnership with Warwick Township
- Replacement of Warwick Township infrastructure (watermain and sewer works)
- Intersection reconstruction including installation of traffic signals
- Tender in spring 2026
- Construct in summer 2026
- Partial and full intersection closure, as required, during construction

CR 35 (LaSalle Line) - St. Clair Parkway to Talfourd Creek Bridge

- Replacement of City of Sarnia watermain and road reconstruction to include partially paved shoulders
- Tender in spring 2026
- Construction to commence in summer 2026

CR 22 (London Line) and CR 8 (Forest Road) Intersection Improvements

- Roundabout construction
- Land purchase, completion of design, and utility resolution is ongoing
- Pending items above; tender work in 2026 with construction commencing late in 2026 or early 2027
- Partial and full intersection closure, as required, during construction

CR 4 (Petrolia Line) and County Road 31 (Kimball Road) Intersection Improvements

- Roundabout construction
- Land purchase, completion of design, and utility resolution
- McGillivray Drain enclosure in 2026
- Tender roundabout construction in 2027 anticipated pending land purchases
- Partial and full intersection closure, as required, during construction

2026 Bridge and Major Culvert Projects

The following structures are currently undergoing investigation and design work and are scheduled to be tendered in 2026 with likely 2027 construction:

- Davis Creek Culvert Relining/Replacement – CR 4 (Petrolia Line)
- Shashawandah Creek Culvert Relining/Replacement – CR 7 (Lakeshore Road)
- Beith Creek Culvert Relining/Replacement – CR 7 (Lakeshore Road)
- CNR Overpass Rehabilitation – CR 79 (Nauvoo Road)

2026 Contingency Roads Projects

CR 19 (Michigan Avenue) – CR 33 (Front Street) to CR 7 (Christina Street)

- Pavement milling, paving, including curb and maintenance hole repairs
- Re-establish the current pavement markings

Contingency roads projects are completed subject to final tender and actual construction costs of the prioritized capital road and bridge projects, noted above.

In addition to producing the annual Roads Construction Program for the current budget year, the Public Works Department maintains a schedule of projected capital projects for future construction seasons. This list is reviewed annually, prioritizing road and bridge projects based on pavement or structure condition, rate of degradation, existing structural make-up, and traffic demand.

As part of the review, appropriate treatment strategies, potential partnerships, and economies of scale are considered and measured against anticipated future funding to develop a list of prospective capital roads projects. The Department uses this list to initiate planning and design activities and to ensure that adequate resources are available to complete the identified projects in future years while utilizing all available Federal and Provincial Funding.

The Public Works Department has consolidated the prioritized road and bridge project list for the next five-year period into the 2026-2030 Roads Construction Program, which is attached to this report. The document will continue to be updated and shared annually to communicate the County's anticipated projects with local tier municipalities within the County, neighbouring Counties and municipalities, stakeholder agencies, and members of the public.

Beyond the projects included in the approved 2026 County Budget, the future work in this document is not locked. The Program is not intended to be a rigid commitment to future works but a communication tool to allow adequate planning and management of the extensive infrastructure that makes up the County Road Network. The projects in this Program are selected based on the best and available information at the time of review. Many of the variables considered will continue to change as projects develop. Ultimately, future construction will be subject to available funding, design, environmental and agency approvals, property acquisition, and conflicts or partnerships with other municipal projects.

FINANCIAL IMPLICATIONS

The approved County of Lambton 2026 Tangible Capital Asset (“**TCA**”) Budget includes approximately \$13.4 million funded from levy, Canada Community Building Fund (“**CCBF**” - formerly Federal Gas Tax), the Ontario Community Infrastructure Fund (“**OCIF**”), reserves, and long-term financing directed toward capital road and bridge improvements.

CONSULTATIONS

Public Works liaises with numerous public and private stakeholders as well as retains external consultants to deliver the Roads Construction Program.

STRATEGIC PLAN

Application of Area of Effort #6: Corporate Sustainability – The County is committed to ensuring long-term environmental and financial sustainability in all its operations, by:

- Continuing to implement strong financial plans, policies, and practices that bolster and safeguard municipal services and infrastructure;
- Committing to a sound Asset Management Plan to maintain and fund critical infrastructure;
- Developing and implementing a long-term financial plan that includes reserves and reserve funds, debt and tax rate strategy, and revenue growth and diversification;
- Increasing external sources of revenue in an effort to mitigate reliance on property taxes;
- Adopting and promoting environmentally sustainable practices in the face of climate change; and
- Undertaking environmental initiatives that protect and enhance woodlots and the County's natural heritage features, and target waste reduction, energy conservation, lower fuel consumption, and the use of sustainable technologies and processes.

CONCLUSION

Planned accomplishments as part of the 2026 Roads Construction Program includes:

- 29.2 kilometres of new pavement surface;
- One roundabout project, pending land purchases;
- 30.6 kilometres of partially-paved shoulder to enhance safety for vulnerable road users; and
- Two structure replacements and the rehabilitation of 3 structures.

The attached 2026-2030 Roads Construction Program, including maps and schedules, is provided as reference for Council and the public and will be forwarded to municipal partners. This document can also be found on the County website under the Public Works heading at www.lambtononline.ca. The timing of the projects is subject to available funding, design, environmental approval, property acquisition and construction requirements.



**COUNTY OF LAMBTON
2026-2030 Roads Construction Program**



Prepared by: Public Works Department
County of Lambton

Date: April 2026

Introduction

The County of Lambton Public Works Department is responsible for the operation and upgrade of approximately 650 kilometres of roads and over 186 bridges and major culverts. The County Road network connects Lambton's communities and is critical to the County's economy and quality of life. The objective of the Public Works Department is to ensure the infrastructure that makes up the County Road network is maintained and constructed to applicable standards, providing the safe and efficient movement of people and goods throughout the County.



Potential County Road projects are reviewed annually during budget planning. Candidate road and bridge projects are prioritized based on a number of variables to determine appropriate treatments and schedules that balance construction costs with infrastructure lifecycle. In addition to design standards and guidelines, as part of the Comprehensive Asset Management Plan, the County has established level of service targets for the road network. To help meet these goals, the County uses a number of rehabilitation techniques to help extend the life of the assets. Environmentally responsible options are employed to best utilize existing resources.

The 2026-2030 Roads Construction Program is a consolidated listing of the County's prioritized road and bridge project list for the next 5-year period. It is intended to be a living document, updated annually, that can be shared to communicate the County's anticipated projects with partner municipalities, stakeholder agencies, and members of the public.

2026 PLANNED CONSTRUCTION	
Roadway	29.2 km
Structure Rehabilitations	3
Structure Replacement	2
Partially-Paved Shoulders	30.6 km

The projects in this Program are selected based on the best and available information at the time of assessment. Many of the variables considered will continue to change as projects develop. Ultimately, future construction will be subject to available funding, design, environmental and agency approvals, property acquisition, and conflicts or partnerships with other municipal projects.



County of Lambton 2026 Roads Construction Program

PROPOSED PROJECTS - ROADS 2026

- 1) **County Road 79 (Nauvoo Road)** – Arkona to south of County Road 6 (Thomson Line).
Pavement recycling, resurfacing with new partially-paved shoulders.
- 2) **County Road 22 (London Line / Egremont Road)** – 250 m east of County Road 8 (Forest Road) to east limit of Warwick Village (600 m east of Digby Street). Pavement recycling, resurfacing with new partially-paved shoulders.
- 3) **County Road 21 (Oil Heritage Road)** – North of the Village of Oil Springs (350 m north of Oil Springs Line) to north of Shiloh Line. Pavement recycling and resurfacing.
- 4) **County Road 26 (Mandaumin Road)** - Langbank Line to Lambton Line.
Roadway reconstruction with drainage improvements.
- 5) **County Road 22 (London Line) and County Road 8 (Forest Road)** - Intersection Improvements.
Roundabout construction.
Completion of design, land purchasing, utility conflict resolution and construction. Details to be determined as design progresses.
- 6) **County Road 19 (Michigan Ave)** – Intersection/Park Entrance under Blue Water Bridge (Pt. Edward).
Reconstruction for geometric improvements, along with pavement milling and resurfacing.
In partnership with the Village of Point Edward.
- 7) **County Road 19 (Michigan Ave)** – County Road 33 (Front Street) to Christina Street.
Pavement milling and resurfacing.
- 8) **County Road 35 (LaSalle Line)** – St. Clair Parkway to Vidal Street South.
Road reconstruction with partially-paved shoulder and drainage improvements. In partnership with City if Sarnia watermain replacement project.
- 9) **County Road 79 (Nauvoo Road) and County Road 39 (Confederation Line)** - Intersection Improvements.
Reconstruction with geometric and drainage improvements.
In partnership with Warwick Township.
- 10) **County Road 29 (Indian Road)** – Kathleen Ave to Exmouth Street. Including 200 m of County Road 16 (London Road) east and west of County Road 29.
Pavement milling and resurfacing.

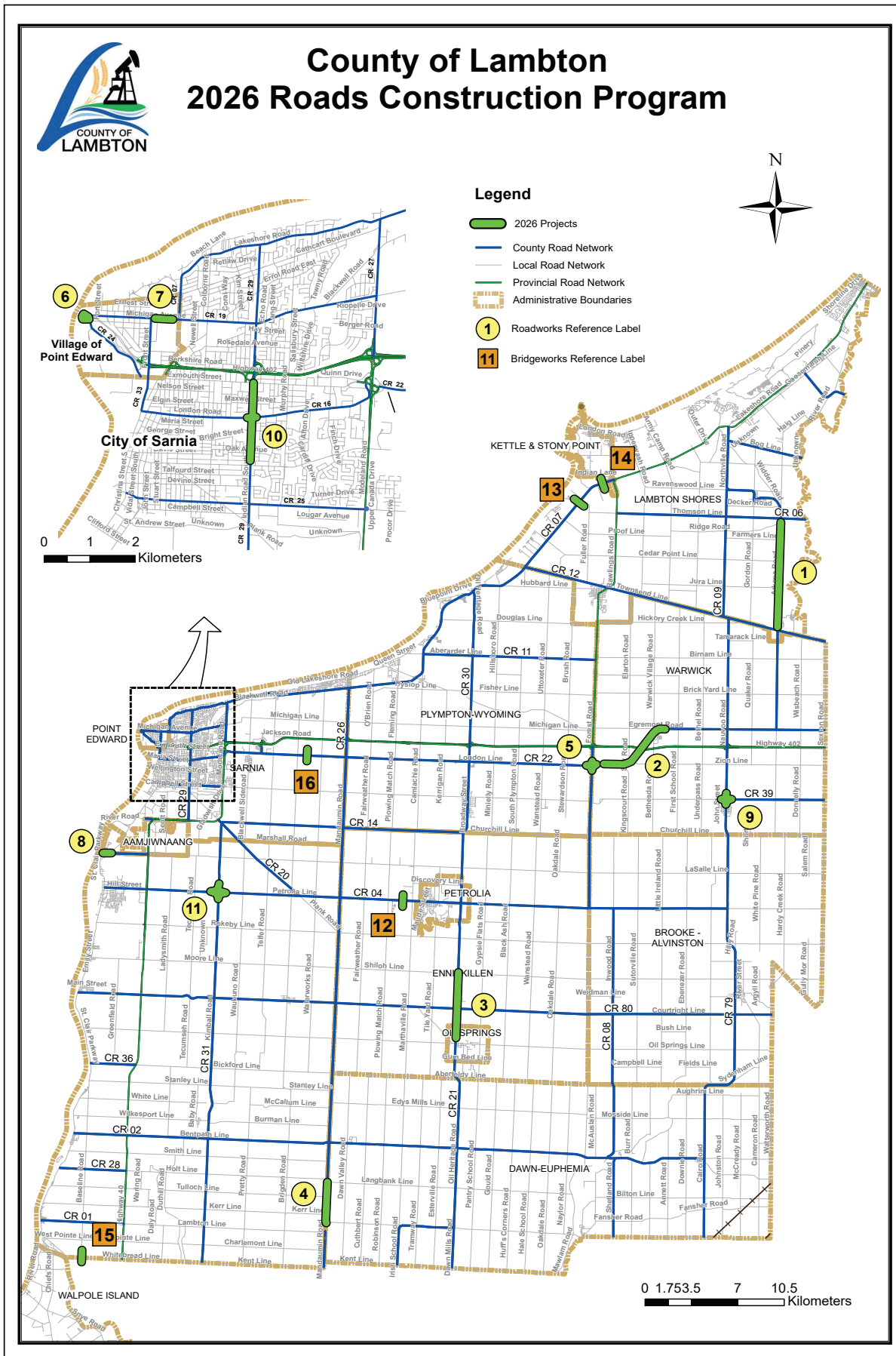
- 11) County Road 4 (Petrolia Line) and County Road 31 (Kimball Road) - Intersection Improvements.**
Roundabout intersection construction, including drainage work.
Completion of design, land purchasing, utility conflict resolution and drainage work in 2026, roundabout construction in 2027.
Details to be determined as design progresses.

PROPOSED PROJECTS - BRIDGES & MAJOR CULVERTS 2026

- 12) David Creek - County Road 4 (Petrolia Line)**
Culvert replacement/lining.
Completion of design in 2026 with construction in 2026 or 2027, with details to be determined.
- 13) Beith Creek Culvert – County Road 7 (Lakeshore Road)**
Culvert replacement/lining.
Completion of design in 2026 with construction in 2026 or 2027, with details to be determined.
- 14) Shashawandah Creek Culvert – County Road 7 (Lakeshore Road)**
Culvert replacement/lining.
Completion of design in 2026 with construction in 2026 or 2027, with details to be determined.
- 15) Whitebread Drain Culvert - South Boundary (with Chatham-Kent)**
Culvert replacement in partnership with the Municipality of Chatham-Kent.
Full road closure during replacement.
- 16) Pulse Creek Bridge - County Road 22 (London Line)**
Bridge replacement.
Maintain single lane of alternating traffic.

Notes:

- 1) *The timing of the above projects is subject to available funding, design, environmental approval, property acquisition and construction requirements.*
- 2) *Construction methods are tentative and subject to change.*
- 3) *Traffic control measures are subject to change. This includes the need for full road closures (either intermittently or for longer durations) necessary for construction.*





**County of Lambton
2027 - 2030 Roads Construction Program**

PROPOSED PROJECTS - ROADS 2027 – 2030

- 17) County Road 26 (Mandaumin Road)** - County Road 2 (Bentpath Line) to Lambton Line.
Double surface treatment.
- 18) County Road 31 (Kimball Road)** – Immediately north of Burman Line to north of Bear Creek Bridge.
Slope stabilization, reconstruction, road recycling, paving and drainage improvements.
- 19) County Road 4 (Petrolia Line)** – Old Walnut Road to County Road 79 (Nauvoo Road).
Roadway reconstruction and drainage improvements.
- 20) County Road 79 (Arkona Road)** – County Road 6 (Thomson Line) to the west limit of Thedford.
Pavement milling, recycling and resurfacing with new partially-paved shoulders.
- 21) County Road 31 (Kimball Road)** - County Road 4 (Petrolia Line) to County Road 20 (Plank Road).
Pavement recycling, resurfacing and drainage improvements.
- 22) County Road 39 (Confederation Line)** - County Road 79 (Nauvoo Road) to Sexton Line.
Pavement recycling and resurfacing.
- 23) County Road 16 (London Road)** - County Road 33 (Front Street) to Murphy Road.
Pavement milling and resurfacing in partnership with the City of Sarnia.
- 24) County Road 4 (Petrolia Line)** – Oozloffsky Street to County Road 26 (Mandaumin Road).
Pavement recycling, resurfacing and drainage improvements.
- 25) County Road 18 (Bog Line)** - County Road 79 (Northville Road) to Boundary Bridge.
Pavement milling and resurfacing.
- 26) County Road 4 (Petrolia Line)** – Lyndoch Street to Brooktree Drive.
Pavement milling and resurfacing.
- 27) County Road 6 (Thomson Line)** - County Road 79 (Arkona Road) to Middlesex Boundary.
Pavement recycling, resurfacing and drainage improvements.
- 28) County Road 6 (Thomson Line)** - County Road 9 (Northville Road) to County Road 79 (Arkona Road).
Roadway reconstruction with widening and double surface treatment.
- 29) County Road 80 (Courtright Line)** – Sutorville Road to Old Walnut Road.
Pavement recycling, resurfacing and drainage improvements.

- 30) County Road 21 (Irish School Road) at Marthaville Road** - Intersection Improvements.
Reconstruction with geometric and drainage improvements.
- 31) County Road 21 (Oil Heritage Road)** – Kent Line to Langbank Line.
Pavement recycling, resurfacing and drainage improvements.
- 32) County Road 21 (Oil Heritage Road)** - Shiloh Line to Discovery Line.
Pavement recycling, resurfacing and drainage improvements.
- 33) County Road 12 (Townsend Line)** - County Road 7 (Lakeshore Road) to Union Street.
Road reconstruction with new partially paved shoulders and drainage realignment.
- 34) County Road 6 (Thomson Line)** – King’s Highway 21 (Rawlings Road) to County Road 9 (Northville Road).
Roadway reconstruction with widening and double surface treatment.
- 35) County Road 22 (London Line)** – Telfer Diversion Drain to Telfer Road.
Pavement recycling, resurfacing with new partially-paved shoulders and drainage improvements.
- 36) County Road 80 (Courtright Line)** – Waterworks Road to Bear Creek Bridge, west of Brigden.
Pavement recycling, resurfacing and drainage improvements.
- 37) County Road 79 (Ravenswood Line / Northville Road)** – West limit of Thedford to County Road 18 (Bog Line).
Pavement recycling, resurfacing and drainage improvements.
- 38) County Road 79 (Nauvoo Road)** - South County Boundary to Old Walnut Road.
Pavement recycling, resurfacing with new partially-paved shoulders and drainage improvements.
- 39) County Road 28 (Holt Line)** – St. Clair Parkway to Highway 40.
Pavement recycling, resurfacing, and drainage improvements.
- 40) County Road 12 (Townsend Line)** – Within limits of Forest.
Pavement milling and resurfacing.
- 41) County Road 26 (Mandaumin Road)** – County Road 2 (Bentpath Line) to County Road 80 (Courtright Line).
Pavement resurfacing.
- 42) County Road 35 (Lasalle Line)** – Vidal Street South to Highway 40.
Pavement recycling, resurfacing with new partially paved shoulders and drainage improvements.
- 43) County Road 2 (Bentpath Line)** – Highway 40 to west of Indian Creek.
Pavement resurfacing.
- 44) County Road 2 (Bentpath Line)** – St. Clair Parkway to East Street.
Pavement milling and resurfacing.
- 45) County Road 4 (Hill Street / Petrolia Line)** – Brooktree Drive to County Road 31 (Kimball Road).
Pavement resurfacing.

- 46) County Road 7 (Lakeshore Road) and County Road 26 (Mandaumin Road) Roundabout.**
Pavement milling and resurfacing.
- 47) County Road 8 (Inwood Road) – County Road 4 (Petrolia Line) to County Road 80 (Courtright Line).**
Pavement recycling, resurfacing and drainage improvements.
- 48) County Road 21 (Broadway Street) – Through Town of Wyoming.**
Pavement milling and resurfacing.
- 49) County Road 21 and County Road 22 Intersection**
Pavement milling and resurfacing.

PROPOSED PROJECTS - BRIDGES & MAJOR CULVERTS 2027 - 2030

- 50) CNR Overpass Bridge - County Road 79 (Nauvoo Road) over Canadian National Railway**
Bridge rehabilitation.
- 51) McLean Drain - County Road 79 (Nauvoo Road)**
Culvert replacement/lining.
- 52) Clayton-Saylor Bridge - County Road 29 (Indian Road)**
Bridge rehabilitation.
- 53) McPhail Bridge No. 2 - Boundary Bridge - Sexton Road over East Sydenham River**
Bridge rehabilitation.
- 54) Aberarder Creek Culvert - County Road 7 (Lakeshore Road)**
Culvert lining.
- 55) Reid Drain - County Road 31 (Kimball Road)**
Culvert replacement.
- 56) Heaman Henderson Bridge – County Road 18 (Bog Line)**
Bridge rehabilitation.
- 57) East Otter Creek Bridge – Boundary Bridge - Kent Line over East Otter Creek**
Bridge rehabilitation.
- 58) Cow Creek Bridge – County Road 26 (Mandaumin Road)**
Bridge rehabilitation.
- 59) McCallum Drain Culvert – County Road 2 (Bentpath Line)**
Culvert replacement.
- 60) Montgomery Drain Culvert – County Road 26 (Mandaumin Road)**
Culvert replacement.
- 61) Black Creek Bridge – County Road 26 (Mandaumin Road)**
Bridge repairs.

62) Bonnie Doon Bridge – County Road 11 (Aberarder Line)

Bridge rehabilitation.

63) Perch Creek Culvert – County Road 22 (London Line)

Culvert repairs.

64) Decker Creek Culvert No. 3 – County Road 79 (Arkona Road)

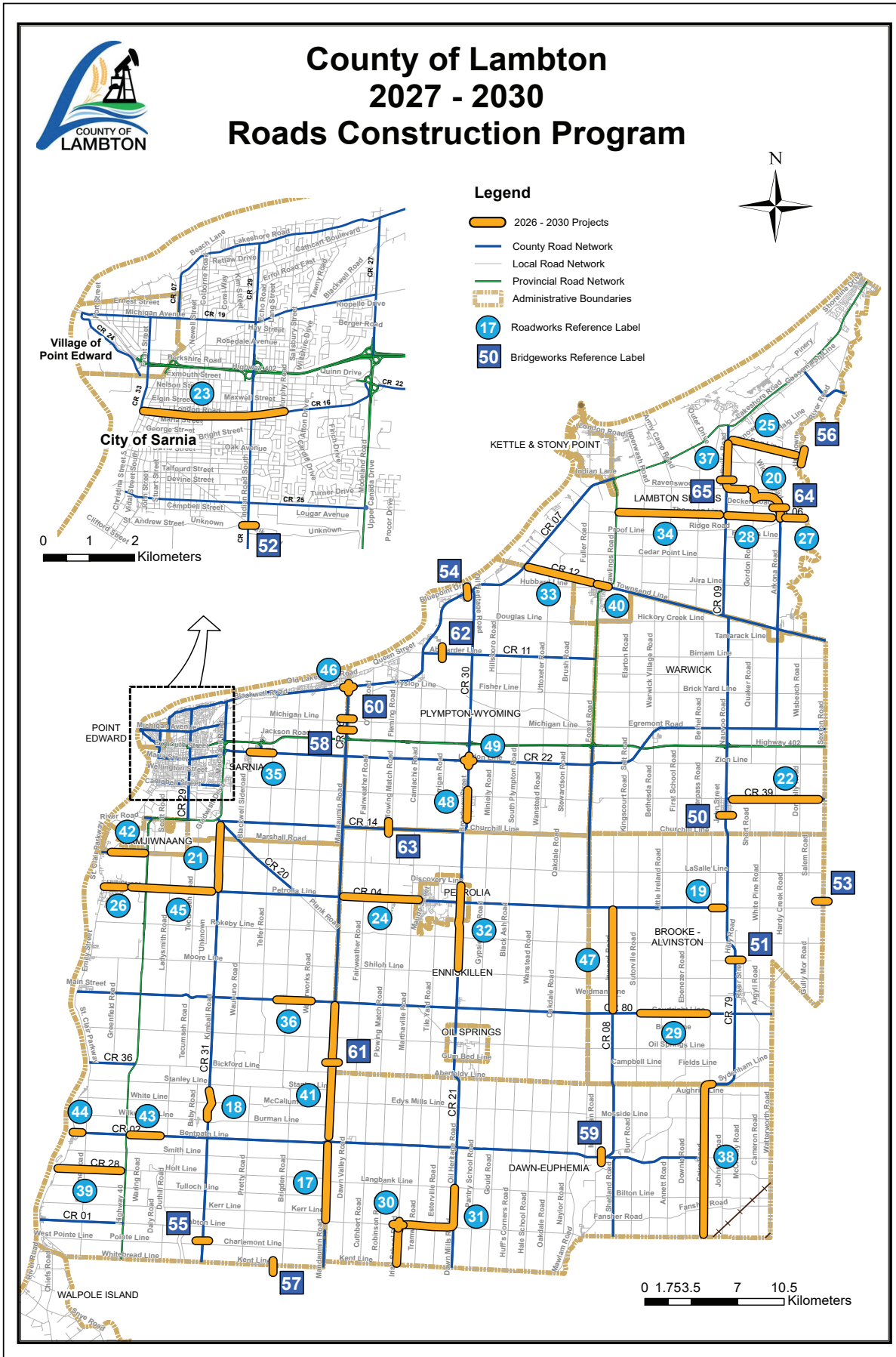
Culvert repairs.

65) Golden Creek Culvert – County Road 79 (Northville Road)

Culvert repairs.

Notes:

- 1) *The timing of the above projects is subject to available funding, design, environmental approval, property acquisition and construction requirements.*
- 2) *Construction methods are tentative and subject to change.*
- 3) *Traffic control measures are subject to change. This includes the need for full road closures (either intermittently or for longer durations) necessary for construction.*



 <p style="text-align: center;">INFRASTRUCTURE & DEVELOPMENT SERVICES DIVISION</p>	
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	DEVELOPMENT SERVICES
PREPARED BY:	Jay vanKlinken, Emergency Management Coordinator
REVIEWED BY:	Corrine Nauta, Manager Jason Cole, P. Eng., General Manager Stéphane Thiffeault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
INFORMATION ITEM:	Emergency Management Coordinator Activities Report

BACKGROUND

The Emergency Management Coordinator is responsible for working with the provincially mandated Emergency Management Program Committee to develop and implement the County’s emergency management program in accordance with the *Emergency Management and Civil Protection Act* (the “**EMCPA**”) and O. Reg. 380/04.

The following is a summary of recent activities related to emergency management.

DISCUSSION

Legacy Oil & Gas Well Funding

In the third and final year of the Ministry of Natural Resources’ (“**MNR**”) *Legacy Oil & Gas Wells Transfer Payment Program*, the County of Lambton was able to secure \$162,000 in funding towards emergency preparedness and response initiatives locally. The County worked with several local municipalities to build a regionalized roster of resources including a drone equipped with gas detection and monitoring equipment (St. Clair), ventilation fans for hydrogen sulfide (H₂S) and other gases (Lambton Shores), gas detection and calibration equipment (Petrolia, Enniskillen, Warwick, Point Edward, Sarnia), air supported emergency shelter (Point Edward), and blankets for emergency reception centres (Plympton-Wyoming, Warwick). In addition, the (Community) Emergency Management Coordinator (“**CEMC**”) was able to work with the Emergency Medical Services (“**EMS**”) Department to secure an air-supported emergency shelter and a mass casualty incident trailer through 100% program funding.

Winter Storm Response

On February 6-7, 2026, snowsqualls and blowing snow, driven by strong, off-lake winds, resulted in challenging driving conditions and, eventually, the closure of Highway 402 in Lambton County. Approximately 300 motorists were reportedly stranded on County and local roadways. OPP requested reception centres (i.e., warming centres) to be opened for rescued travelers in Warwick, Plympton-Wyoming, and Petrolia. At the request of Lambton OPP, the County activated a virtual Emergency Operations Centre (“**EOC**”) to support and coordinate with the OPP on the response. Though numerous motorists and passengers were stranded – some for extended periods – no significant injuries or fatalities were reported. The County debriefed its response to the incident with staff and stakeholders. Several action items were identified, including the development of a cross-barricade medical procedure for EMS, investigation of synchronization issues affecting road closure postings on the Municipal 511 system, the pre-inspection of emergency shelter sites, and developing a procedure for identifying local municipal liaisons to the County EOC. Action items are tracked through the County Emergency Management Program Committee.

Emergency Preparedness Week/Day

Emergency Preparedness Week will be recognized May 3-9, 2026. The CEMC will be participating in several public education activities at library branches and other locations throughout the week. The initiative will also see the return of Emergency Preparedness Day, hosted by Lambton BASES, from 10 a.m. – 2 p.m., Saturday, May 9, 2026, at Lambton College. Over 35 local and regional exhibitors from the emergency preparedness and response fields will host live displays, demonstrations, and public education activities.

Program Collaboration

The CEMC has worked with several different organizations on emergency preparedness initiatives in recent weeks including emergency shelter pre-inspections (Lambton Public Health, Warwick), Canada Coast Guard (“**CCG**”) procedures on the St. Clair River and Great Lakes (CCG, local CEMCs), flood and wildfire planning (Ausable-Bayfield Conservation Authority, Emergency Management Ontario), and updates to emergency management plans (local municipalities, industry).

FINANCIAL IMPLICATIONS

None.

CONSULTATIONS

Consultations have occurred as follows:

- **Legacy Oil & Gas Wells Funding:** MNR, EMS, local CEMCs and fire chiefs, Emergency Management Program Committee
- **Winter Storm Response:** County Emergency Control Group, Lambton OPP, local CEMCs, Emergency Management Ontario
- **Emergency Preparedness Day:** Lambton BASES, local CEMCs
- **Program Collaboration:** Lambton Public Health, Warwick Township, CCG, local CEMCs, Emergency Management Ontario, Ausable-Bayfield Conservation Authority.

STRATEGIC PLAN

Area of Effort #3: Community Development, Health, and Wellness – The County is committed to capitalizing on opportunities that enrich the quality of life and future prospects of the community by:

- 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.

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

- Collaborating with strategic partners to leverage available resources and service opportunities.

CONCLUSION

The County continues to work within the corporation and in the community to identify and plan for local hazards, establish and enhance readiness activities, and build out response procedures to ensure an effective emergency management program.

 <p style="text-align: center;">INFRASTRUCTURE & DEVELOPMENT SERVICES DIVISION</p>	
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	PUBLIC WORKS
PREPARED BY:	Matt Deline, P.Eng., Manager
REVIEWED BY:	Jason Cole, P.Eng., General Manager Stephane Thiffeault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
SUBJECT:	Road Widening Dedications Along Various County Roads

BACKGROUND

As opportunities arise, the Public Works Department acquires property adjacent to County of Lambton (“the **County**”) roadways to allow those road corridors to be upgraded to County standards and to facilitate other expansion type infrastructure projects prioritized by County Council.

Properties are commonly acquired through two primary methods:

- Private sale after direct negotiation with landowners as part of a capital project and in accordance with the County of Lambton Land Purchase Policy; and
- Transfers associated with municipal consent applications (i.e. severances, plan of subdivision, site plan approvals, etc.) in accordance with the *Planning Act, 1990*.

Following acquisition, a By-Law is required to dedicate these properties as County Road allowance. Also, from time to time, properties are identified that the County has previously acquired but not yet dedicated as road allowance. These properties are reported to County Council for dedication through By-Law as a 'housekeeping' exercise.

DISCUSSION

The properties that require dedication to incorporate them as part of the County Road Network are shown on the attached map, Figure 1, and detailed below:

County Road 4 (Petrolia Line)

- Part E ½ Lot 2, Concession 10, geographic Township of Moore, in St. Clair Township, designated as Parts 2, 3 & 4 on Plan 25R11381 (fronting 2879 Petrolia Line).

County Road 7 (Lakeshore Road)

- Part Lot 9, Concession 9 (AKA Front Concession), geographic Township of Plympton, in the Town of Plympton-Wyoming, designated as Part 1 on Plan 25R11546 (fronting 3828 Egremont Road at Lakeshore Road).
- Part of Lot 12, Plan 123, geographic Township of Sarnia, in the City of Sarnia, designated as Part 5 on Plan 25R11444 (fronting 578 Lakeshore Road).

County Road 8 (Forest/Inwood/Shetland Roads)

- Part Lot 21, Concession 2, geographic Township of Euphemia, in the Township of Dawn-Euphemia, designated as Part 1 on Plan 25R11529 (fronting 945 Shetland Road).

County Road 12 (Townsend Line)

- Part Lot 37, Concession South Boundary, geographic Township of Bosanquet, in the Municipality of Lambton-Shores, designated as Part 5 on Plan 25R11341 (fronting 6314 Townsend Line).

County Road 16 (London Road)

- Part Lot 18, Concession 6, geographic Township of Sarnia, in the City of Sarnia, designated as Part 1 on Plan 25R11383 (fronting 1272 London Road).
- Part Lot 16, Concession 6, geographic Township of Sarnia, in the City of Sarnia, designated as Part 1 on Plan 25R11536 (fronting 1430 London Road).

County Road 21 (Broadway Street in Wyoming)

- Part Lot 8, Block B, Plan 2, geographic Township of Plympton, in the Town of Plympton-Wyoming, designated as Part 1 on Plan 25R11560 (daylight corner at Holy Rosary Catholic School, Broadway Street and Confederation Line).

County Road 25 (Confederation Street)

- Part of Sublot 5 of Lot A, Concession 5, geographic Township of Sarnia, in the City of Sarnia, designated as Parts 4 & 5 on Plan 25R11492 (fronting 1167 and 1171 Confederation Street).

County Road 30 (Oil Heritage Road)

- Part Lot 15, Concession 7, geographic Township of Plympton, in the Town of Plympton-Wyoming, designated as Part 3 on Plan 25R3026 (at 4496 Michigan Line and fronting Oil Heritage Road).

County Road 30 (Oil Heritage Road)

- Part Lot 15, Concession 8, geographic Township of Plympton, in the Town of Plympton-Wyoming, designated as Part 3 on Plan 25R11462 (at 4496 Egremont Road and fronting Oil Heritage Road).

County Road 31 (Kimball Road)

- Part Lot 15, Concession 10, geographic Township of Sombra, in the Township of St. Clair, designated as Part 1 on Plan 25R11576 (fronting 1151 Kimball Road).

County Road 39 (Confederation Road)

- Part Lots 19-22, Concession 4, SER Warwick, Township of Warwick, designated as Parts 1, 2 and 3 on 25R11451 (at Waste Management of Canada Corp. lands fronting Confederation Line).

County Road 79 (Arkona Road/Main Street)

- Part Church Street, Plan 4 and Part Lot 2 on Plan 4, geographic Township of Bosanquet in the Municipality of Lambton Shores, designated as Parts 2 and 4 on 25R11553 (fronting Arkona Road at horizontal curve into Thedford).

FINANCIAL IMPLICATIONS

These dedications will incur Land Title registration fees. The cost to complete this work is identified annually in the Public Works Operations Budget.

CONSULTATIONS

Discussions and collaboration with property owners, local municipalities, and the Corporate Services Division are essential components of these property acquisitions.

STRATEGIC PLAN

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

- Anticipating and aligning service delivery to emerging needs and expectations (including changing demographics).

Application of Area of Effort #6: Corporate Sustainability – The County is committed to ensuring long-term environmental and financial sustainability in all its operations, by:

- Continuing to implement strong financial plans, policies, and practices that bolster and safeguard municipal services and infrastructure.

CONCLUSION

As opportunities arise, the Public Works Department acquires property adjacent to County roadways to allow those road corridors to be upgraded to County standards and to facilitate other expansion type infrastructure projects prioritized by County Council.

Properties are commonly acquired through two primary methods:

- Private sale after direct negotiation with landowners as part of a capital project and in accordance with the County of Lambton Land Purchase Policy; and
- Transfers associated with municipal consent applications (i.e. severances, plan of subdivision, site plan approvals, etc.) in accordance with the *Planning Act*.

With the property acquisition complete, dedication and registration of the identified properties are required to include these lands as part of the road allowance.

RECOMMENDATIONS

- a) **That the appropriate By-Law be presented to County Council for consideration and approval for the purpose of designating the following properties as part of the highway system, as follows:**
 - i. **Part E ½ Lot 2, Concession 10, geographic Township of Moore, St. Clair Township, designated as Parts 2, 3 & 4 on Plan 25R11381 be dedicated as part of County Road 4 (Petrolia Line).**
 - ii. **Part Lot 9, Concession 9 (AKA Front Concession), geographic Township of Plympton, in the Town of Plympton-Wyoming, designated as Part 1 on Plan 25R11546 be dedicated as part of County Road 7 (Lakeshore Road).**

- iii. **Part of Lot 12, Plan 123, geographic Township of Sarnia, in the City of Sarnia, designated as Part 5 on Plan 25R11444 be dedicated as part of County Road 7 (Lakeshore Road).**
- iv. **Part Lot 21, Concession 2, geographic Township of Euphemia, in the Township of Dawn-Euphemia, designated as Part 1 on Plan 25R11529 be dedicated as part of County Road 8 (Shetland Road).**
- v. **Part Lot 37, Concession South Boundary, geographic Township of Bosanquet, in the Municipality of Lambton-Shores, designated as Part 5 on Plan 25R11341 be dedicated as part of County Road 12 (Townsend Line).**
- vi. **Part Lot 18, Concession 6, geographic Township of Sarnia, in the City of Sarnia, designated as Part 1 on Plan 25R11383 be dedicated as part of County Road 16 (London Road).**
- vii. **Part Lot 16, Concession 6, geographic Township of Sarnia, in the City of Sarnia, designated as Part 1 on Plan 25R11536 be dedicated as part of County Road 16 (London Road).**
- viii. **Part Lot 8, Block B, Plan 2, geographic Township of Plympton, in the Town of Plympton-Wyoming, designated as Part 1 on Plan 25R11560 be dedicated as part of County Road 21 (Broadway Street in Wyoming).**
- ix. **Part of Sublot 5 of Lot A, Concession 5, geographic Township of Sarnia, in the City of Sarnia, designated as Parts 4 & 5 on Plan 25R11492 be dedicated as part of County Road 25 (Confederation Street).**
- x. **Part Lot 15, Concession 7, geographic Township of Plympton, in the Town of Plympton-Wyoming, designated as Part 3 on Plan 25R3026 be dedicated as part of County Road 30 (Oil Heritage Road).**
- xi. **Part Lot 15, Concession 8, geographic Township of Plympton, in the Town of Plympton-Wyoming, designated as Part 3 on Plan 25R11462 be dedicated as part of County Road 30 (Oil Heritage Road).**
- xii. **Part Lot 15, Concession 10, geographic Township of Sombra, in the Township of St. Clair, designated as Part 1 on Plan 25R11576 be dedicated as part of County Road 31 (Kimball Road).**
- xiii. **Part Lots 19-22, Concession 4, SER Warwick, Township of Warwick, designated as Parts 1, 2 and 3 on 25R11451 be dedicated as part of the County Road 39 (Confederation Line).**

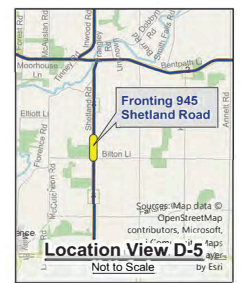
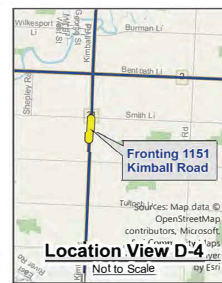
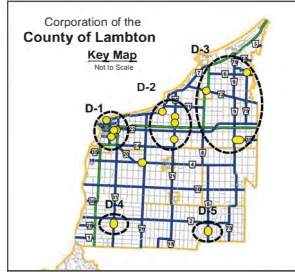
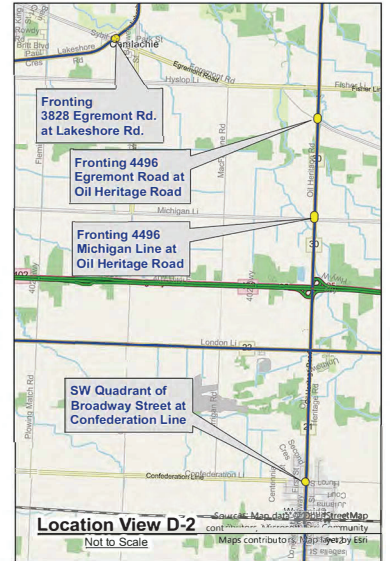
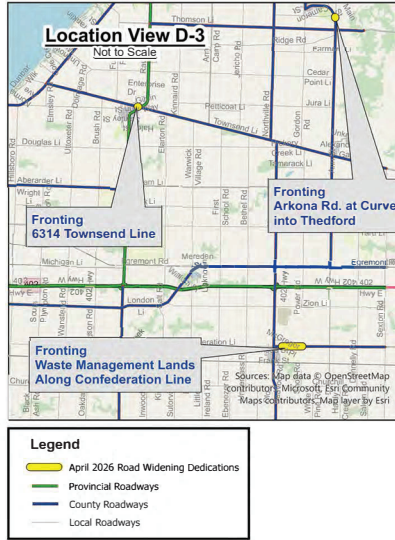
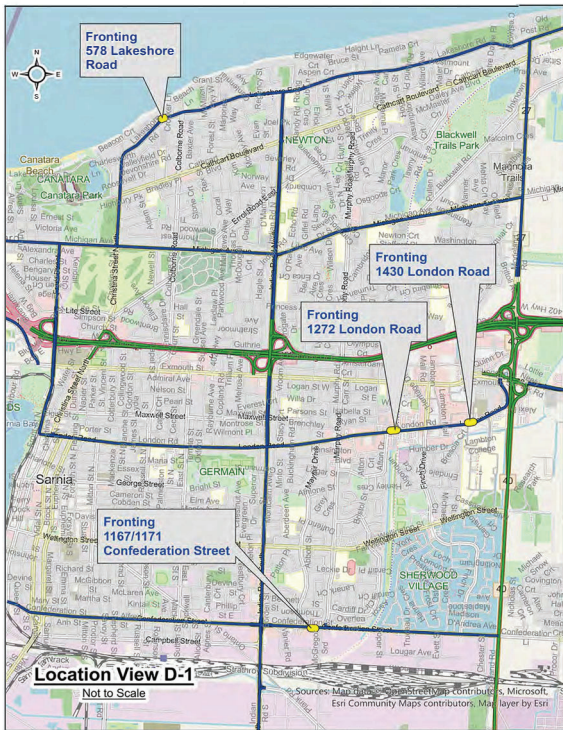
Road Widening Dedications Along Various County Roads (page 6)


April 15, 2026

- xiv. Part Church Street, Plan 4 and Part Lot 2 on Plan 4, geographic Township of Bosanquet in the Municipality of Lambton Shores, designated as Parts 2 and 4 on 25R11553 be dedicated as part of County Road 79 (Arkona Road).**
- b) That the Warden and Clerk be authorized to sign the By-Law, as contemplated in paragraph (a) above and register such By-Law in the local land registration office to give effect to paragraph (a) above.**



County of Lambton
Road Widening Dedications
General Location Overview
 Committee Report - April 15, 2026
 Road Widening Dedications Along Various County Roads



 <p style="text-align: center;">INFRASTRUCTURE & DEVELOPMENT SERVICES DIVISION</p>	
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	DEVELOPMENT SERVICES
PREPARED BY:	Will Nywening, Senior Planning Official
REVIEWED BY:	Corrine Nauta, Manager, Development Services Jason Cole, P.Eng., General Manager Stéphane Thiffault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
SUBJECT:	County Official Plan Update

BACKGROUND

The County Official Plan (the “**COP**”) sets community goals, policies, and priorities and guides regional growth. Local Official Plans, Zoning By-Laws, and *Planning Act* decisions must conform to it. The existing COP was adopted by County Council in 2017.

The *Planning Act* requires regular review and updates to ensure Official Plans reflect evolving community goals and align with current provincial legislation and policy. The 2024 Provincial Planning Statement (the “**PPS**”) came into effect in October 2024. It establishes the policy direction guiding this review. The COP and its review must be consistent with the PPS.

The County of Lambton has retained and is working with NPG Planning Solutions (“**NPG**”) to lead the COP review. NPG’s subcontractors, metroeconomics and Parcel Economics Inc., produced draft population, employment, and housing “Projections by Municipality” (“**Projections**”) and a Land Needs Assessment (“**LNA**”) as part of this work.

A report summarizing the Projections and LNA studies was presented to the County of Lambton Committee of the Whole at its October 15, 2025, meeting. The studies were subsequently shared with local municipalities and agencies and posted for public input.

DISCUSSION

The Projections and LNA were posted for public consultation and comments were accepted until March 13, 2026. A matrix summarizing all written submissions and responses is provided in Attachment 1. Attachment 2 to this report compiles all written submissions, as received.

Minor revisions are recommended to the LNA; none to the Projections. The previously presented Projections and a revised version of the LNA, based on comments received, are provided as Attachments 3 and 4.

Comments on Projections and LNA

Warwick and Plympton-Wyoming identified minor corrections to the vacant land inventory and provided updated housing unit figures based on known development concepts. The LNA has been updated for accuracy. The original (September 29, 2025) LNA's conclusions do not materially change.

Written submissions included comments on the methodology of the Projections and LNA. The following key themes were noted:

- the allocation of Ministry growth projections between lower tiers,
- the amount of growth anticipated to be accommodated through intensification versus greenfield development (intensification targets),
- the assumed distribution of housing unit types needed to meet growth demands (e.g., single detached vs. apartment),
- whether "development-readiness" was considered in lands included in the vacant land supply,
- whether regional market demand was considered in allocating growth between municipalities and in the assumed housing mix,
- the concentration of land supply among relatively few owners in some areas,
- industrial land needs projections,
- the choice of 2051 as the planning horizon,
- assumptions regarding seasonal dwelling units,
- the exclusion of lots less than 200 square metres from the vacant land supply, and
- the exclusion of natural heritage features from the vacant land supply.

The submissions also included a range of conflicting suggestions, with some proposing increases and others decreases to identified land needs.

On review, the assumptions and methodologies used in the Projections and LNA were found to be consistent with Ministry guidance and appropriate for Lambton's context. Detailed responses to comments on methodology are provided in Attachments 1 and 2.

For the City of Sarnia, the intensification targets and residential unit mix reflect those already adopted by the City. The LNA's vacant land supply builds on the City's recent Growth Management Strategy.

Comments to Note for Future Steps in the COP Review:

Some comments received were not directly related to the Projections or LNA but will help inform future stages of the COP review, including updates to COP policies and the existing COP land use plan.

Several submissions requested inclusion of specific properties or making other revisions to settlement area boundaries shown on the COP's land use plan. Based on planning discussions and enquiries outside of the COP review process, it is of note that additional landowners have expressed interest in settlement expansions who have not yet submitted formal requests. Some of these requests relate to areas where the LNA indicates additional lands are not required. Other submissions support retaining existing boundaries in certain areas.

Additional submissions raised questions about non-residential land needs, including the need for additional non-residential lands in specific locations or the redesignation of non-residential lands for residential use instead of expanding settlement areas into agricultural areas.

How and where these needs will be accommodated will be determined following adoption of the LNA, in consultation with municipalities. However, it is noted that some requested expansions apply to municipalities where land supply is already sufficient or to lower-order settlement areas where growth is not directed under COP policies.

With respect to commercial land needs, the LNA's "net to gross percentages" include an allowance for land for non-residential uses, including neighbourhood commercial, in the projected land needs. An assessment of regional-scale commercial land needs is outside the scope of the LNA and could be completed separately, potentially through privately initiated County or local Official Plan amendment applications.

Additional comments not directly related to the Projections or LNA will be considered as part of future COP policy development. Responses to these comments are provided in Attachments 1 and 2.

FINANCIAL IMPLICATIONS

Funding to undertake these studies as part of the COP review was included in the approved County of Lambton 2024 Budget.

CONSULTATIONS

The Projections and LNA were forwarded to local municipalities and agencies for comment and posted for public consultation following the October 15, 2025, Committee of the Whole meeting. The commenting submissions were accepted until March 13, 2026. Municipal and public input is summarized above and in Attachments 1 and 2.

A notification list has been developed for interested parties. Reports, milestones and details on future steps will be posted on the dedicated web page, as they are established. Municipalities, agencies, and those on the notification list will receive direct notice and further opportunities to participate in the COP review process.

A representative of the Chippewas of the Thames First Nation has requested to be engaged specifically regarding settlement area expansions. The County of Lambton will consult with all First Nation communities as part of each step of the COP review process.

Staff will also work with local municipalities on any settlement area boundary changes considered through the COP review or related Official Plan Amendment applications.

STRATEGIC PLAN

Area of Effort #1: Economic Development and Prosperity - The County will focus on economic growth and prosperity. Working with organizations such as the Sarnia-Lambton Economic Partnership, Tourism Sarnia-Lambton, and the Western Sarnia-Lambton Research Park, the County will contribute to economic growth and prosperity by:

- Adopting policies and practices to increase the County's population to support economic growth and evolving workforce demands.

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

- Hosting regular engagement opportunities to facilitate information sharing with partners.

CONCLUSION

Based on feedback received during public consultation, minor updates are recommended to the previously presented LNA, for accuracy. These changes do not materially alter the overarching conclusions presented to the Committee of the Whole on October 15, 2025. Consultation also identified comments not directly related to the Projections or LNA that will inform future steps in the COP review.

Projections and LNA are important components of the COP review, but represent only one part of a broader COP update process. Additional review of the current COP and development of a background report outlining issues and proposed updates is underway. Public engagement sessions will follow to gather input and identify additional issues, community goals and priorities. Council will be informed of public engagement details as they are confirmed.

Revisions to settlement area boundaries on the COP's Growth Strategy Map 1 are expected through the COP review. Revisions will be based on expressions of interest from landowners or development proponents and developed in consultation with affected municipalities. The Terms of Reference for the COP Review describes a process for interested parties to apply to have their lands considered for settlement boundary expansions.

The 2024 PPS now permits private applications for settlement area expansions, which were not permitted when the Terms of Reference were adopted. Council should also be aware that, once the LNA is adopted, the County and local municipalities may receive County and/or local Official Plan amendment applications. These processes may proceed concurrently with the COP review and will need to be considered alongside settlement area expansion requests brought forward through the review.

Near the conclusion of the COP review, a finalized list of proposed amendments, reflecting consultant recommendations and public feedback, will be presented to Council for review and potential adoption. All amendments must then be submitted to the Ministry of Municipal Affairs and Housing as the approval authority.

RECOMMENDATION

That County Council accept and adopt the *Projections by Municipality*, dated September 2025 (“Projections”) and the *Land Needs Assessment* revised as of March 31, 2026 (“LNA”) and that the Projections and LNA be used for land use planning purposes in the ongoing review of the County of Lambton Official Plan conducted pursuant to Section 26 of the *Planning Act*.

ATTACHMENT 1 - LAND NEEDS ASSESSMENT – PUBLIC & MUNICIPAL INPUT SUMMARY AND RESPONSE MATRIX

See Attachment 2 for Full Written Submissions.

	Comment From:	Comment Summary:	Staff Response:
1.	Frank Durco Jr Durco Homes December 4, 2025	They would like a settlement boundary expansion for Sarnia Urban Centre at Con 9 Pt. Lot 15 Pt. Lot 16 (Bright’s Grove).	This request is noted for future step in OP Review: settlement boundary reconfiguration considerations. We note the LNA indicates a need for more land in Sarnia and also that the lands are within the area identified by The City OP as “Area 3: The Future Urban Community Overlay”.
2.	Matthew Heather Arcadis Professional Services (Canada) Inc. Agents for Mark and Matt Huzevka December 9, 2025	<p>(1) They would like a settlement boundary expansion for Sarnia Urban Centre at 6941 Waterworks Rd (Bright’s Grove).</p> <p>(2) They suggest increasing Sarnia’s portion of allocated growth from the 50% proposed by the LNA to 55%.</p> <p>(3) They question the projected residential unit mix (e.g. single detached v. apartments) for Sarnia and suggest this could be revised to justify additional land.</p> <p>(4) They note the exclusion of commercial and institutional land supply for Sarnia in LNA and suggest this could justify additional lands.</p>	<p>(1) This request is noted for future step in OP Review: settlement boundary reconfiguration considerations, and we note the LNA indicates a need for more land in Sarnia and also that the lands are within the area identified by The City OP as “Area 3: The Future Urban Community Overlay”.</p> <p>(2) Sarnia accounted for 45.7% of County-wide residential growth over the period from 2016 to 2023, so the 50% allocation proposed by the LNA is already a substantial increase, proposed by the consultant on the basis the City is the primary Urban Centre with regional amenities where growth should be focused.</p> <p>(3) Projected residential unit mix is based on housing type propensities from the 2021 Census.</p> <p>(4) A detailed commercial land supply for Sarnia was outside of the scope of the current LNA. A separate lands needs assessment for major commercial uses may be appropriate at a future time – e.g. through a private OPA. For smaller-scale commercial uses, the LNA assumed a</p>

			50% net to gross for residential land needs, meaning the other 50% would accommodate land uses like commercial uses, in addition to roads, schools, parks, infrastructure, etc.
3.	Tracey Pillon-Abbs Pillon Abbs Inc Planning Consultant November 6, 2025	They would like a settlement boundary expansion for lands East of Sarnia Urban Centre for commercial development - NE of 402 and Modeland Rd.	A detailed commercial land supply for Sarnia was outside of the scope of the current LNA. A separate lands needs assessment for major commercial uses may be appropriate at a future time – e.g. through a private OPA.
4.	Mike Radcliffe Silver Springs October 20, 2025	They would like a settlement boundary expansion for lands NE of the Wyoming Urban Centre (Plympton-Wyoming).	This request is noted for future step in OP Review: settlement boundary reconfiguration considerations, but we note the LNA does not suggest a need for more residential land in Plympton-Wyoming.
5.	Rob Longo Coldwell Banker Southwest Realty October 21, 2025	They would like a settlement boundary expansion for lands East of the Errol Village Urban Settlement (Plympton-Wyoming).	This request is noted for future step in OP Review: settlement boundary reconfiguration considerations, but we note the LNA does not suggest a need for more residential land in Plympton-Wyoming.
6.	urbanMetrics Agent for Southside Construction Group January 12, 2025	(1) Their client has interest in a settlement boundary extension of the Secondary Settlement at Queen St and Lakeshore (Plympton-Wyoming). (2) They suggest the LNA may be understating the County's greenfield land requirements. (3) They question the selection of lands in Plympton-Wyoming land supply and whether development readiness was considered.	(1) This interest is noted for future step in OP Review: settlement boundary reconfiguration considerations, but we note the LNA does not suggest a need for more residential land in Plympton-Wyoming. Also, the County OP does not focus growth to Secondary Settlements. Vacant lands within Secondary Settlements were not even considered part of the land supply, though available for development. (2) We believe that the LNA methodology falls within guidelines and uses reasonable assumptions. (3) The vacant land supply first includes lands that are already designated for development in the OPs. Development readiness was outside the scope of the LNA.

		<p>(4) They question whether regional market demands were factored into individual municipal land needs.</p> <p>(5) They suggest land demands in Sarnia and the County may be underestimated as a result of residential unit mix assumptions.</p> <p>(6) They would like to see the assumptions in the metroeconomics modeling that predicted residential unit mix and suggest establishing unit mix demand before allocating growth to municipalities.</p> <p>(7) They recommend changing the planning horizon to 2056.</p> <p>(8) They suggest the LNA should assume 10% of residential units are absorbed as seasonal units.</p>	<p>(4) Regional market demands were factored into individual municipal land needs.</p> <p>(5) Projected residential unit mix is based on housing type propensities from the 2021 Census.</p> <p>(6) 2021 preferences by age for each dwelling type were applied to the projected distribution of population by age. Our methodology falls within guideline allowances and is appropriate for a two-tier system.</p> <p>(7) Our 2051 planning horizon falls within the PPS planning horizon of 20-30 years.</p> <p>(8) Census data indicates that there was an increase of nine seasonal units between 2001 and 2016, which does not support the assumption that 10% of growth will be seasonal units.</p>
7.	Ryan Ferrari Agent for JN Ventures February 12, 2026	<p>(1) They agree no new settlement expansion is warranted in Plympton-Wyoming.</p> <p>(2) They request removal of development caps from client's lands (designated Lakeshore Development Areas) in Plympton-Wyoming.</p> <p>(3) They ask about the exclusion of lots <200sq.m. from land supply.</p> <p>(4) They have questions about the relation of Natural Heritage System lands and land supply, especially near Bright's Grove</p>	<p>(1) Agreement is noted.</p> <p>(2) Development cap removal can be considered as part of the future step of reviewing the OP text, however we noted the Lakeshore Development Area policies were developed through the Ontario Land Tribunal.</p> <p>(3) Extremely small lots were not counted as part of the vacant land supply, but this does not preclude them from development if an owner can work within the available building envelope.</p> <p>(4) Natural heritage features and flood hazard areas were generally not considered as part of the vacant land supply. In Sarnia however, vacant land supply was based</p>

		<p>(5) They asked about Sarnia's "Area 2" in relation to the land supply.</p> <p>(6) They encourage increasing intensification targets in local plans.</p>	<p>on an update of the City's 2022 Growth Management Strategy.</p> <p>(5) Area 2 of the Sarnia OP was included in the vacant land supply.</p> <p>(6) A detailed analysis of vacant lands was completed to determine what % intensification was achievable in each municipality and to not allocate more growth for intensification than available land.</p>
8.	<p>Brittany VanBree Paul VanBree November 3, 2025</p>	<p>(1) They are concerned with concentration of designated landownership in Plympton-Wyoming.</p> <p>(2) They support additional land designated in Sarnia and St Clair.</p> <p>(3) They would like a settlement boundary extension for commercial and industrial lands at Camlachie Urban Settlement (Plympton-Wyoming).</p> <p>(4) They question the need for additional lands in Enniskillen.</p>	<p>(1) Land ownership questions are outside of the scope of the LNA but could be considered in future steps in the OP Review: settlement boundary reconfiguration considerations.</p> <p>(2) Support noted.</p> <p>(3) This request is noted for future step in OP Review: settlement boundary reconfiguration considerations, and we note the LNA suggests some need for more commercial land in Plympton-Wyoming. We also note that the County OP designates settlement boundaries, while local OPs designate land uses within those boundaries.</p> <p>(4) Allocations to Enniskillen reflect past development trends.</p>
9.	<p>St Clair Township Staff December 18, 2025</p>	<p>Staff gave suggestions for settlement boundary revisions.</p>	<p>These suggestions are noted for future step in OP Review: settlement boundary reconfiguration considerations. The LNA indicates need for additional lands in St Clair.</p>
10.	<p>Jana Lorbetski November 20, 2025</p>	<p>They are not in favour of new development in the Camlachie area (of Plympton-Wyoming).</p>	<p>The PPS requires sufficient land be made available to meet projected demand. The LNA does not suggest the need for any additional residential lands to be designated in Plympton-Wyoming.</p>

11.	Fallon Burch Chippewas of the Thames First Nations January 5, 2026	(1) They note First Nations interests and wish to be engaged and consulted as part of any settlement expansions. (2) They suggest prioritizing redesignation and intensification within settlements boundaries over settlement expansions.	(1) Staff is happy to engage First Nations as part of future steps in OP Review, such as settlement boundary reconfiguration considerations. (2) The LNA takes into consideration intensification targets for each municipality.
12.	Paulo Cortellazzi March 13, 2026	(1) They have questions about process and timing. (2) They have questions whether any industrial designations will be removed.	(1) Updates will be provided to those on the notification list. (2) Surplus industrial lands could be used to meet deficiencies in other designations. This comment will be noted for future step in OP Review: settlement boundary reconfiguration considerations.
13.	Town of Plympton-Wyoming Council December 9, 2025	(1) Council encourages use of underutilized industrial lands to accommodate growth. (2) They note a lack of commercial lands around Camlachie. (3) They seek clarification on industrial land need projections. (4) They encourage policies promoting: - greater density and residential unit mix - incentives for affordable housing agricultural diversification	(1) This can be considered as part of assessing any reconfiguration of settlement boundaries in future steps in the OP Review. (2) This request is noted for future step in OP Review: settlement boundary reconfiguration considerations, and we note the LNA suggests some need for more commercial land in Plympton-Wyoming. We also note that the County OP designates settlement boundaries; while local OPs designate land uses within those boundaries. (3) Industrial lands needs follow Provincial methodology guidelines and base industrial land needs on where there is population growth without considering commuting. (4) These comments can be considered as part of the step in the OP Review that considers amendments to the OP text.

14.	Warwick Township Staff October 22, 2025	They have suggestions for revising unit counts in land supply for Watford based on concept plans.	The LNA land supply maps and tables have been updated. The conclusions have not changed significantly.
15.	Town of Plympton-Wyoming Staff January 22, 2026	Staff noted specific lands they felt should not be included in the vacant land supply mapping for Plympton-Wyoming.	Two properties (a park and fairgrounds lands) were removed from the LNA land supply maps and tables for accuracy but do not change the LNA conclusion that additional residential lands are not needed in Plympton-Wyoming. A woodlot on a portion of a third property was not assumed by the LNA to accommodate development, so no update is needed in that respect.

LAND NEEDS ASSESSMENT – PUBLIC & MUNICIPAL INPUT COMPILATION

1. FRANK DURCO JR. – DURCO HOMES - SARNIA

December 4, 2025

To: The Corporation of the County of Lambton
Development Services Department

I am writing on behalf of Durco Homes Inc. regarding the new Official Plan Review.

We own 82 acres of farmland located at Con 9 Pt. Lot 15 Pt. Lot 16 New Lakeshore Road in Bright's Grove, between Huron Oaks Golf Course and the Huron House Boys' Home.

I would like to request that this property be included in the new Official Plan for Lambton County.

This property was included in the previously proposed Sarnia Area 3 of the Official Plan.

At this time, I would like to highlight several reasons for its inclusion. First, the location offers excellent walkability to numerous amenities, including grocery stores, doctors' offices, schools, churches, and of course, the beautiful beaches of Lake Huron. This development would provide increased support for the local businesses already existing in the commercial plazas.

Additionally, there is capacity in the sewage lagoon for over 1000 units and more can be added.

Finally, we feel that people in Sarnia-Lambton need more choice in where they would like to live, plus more development means more competition which leads to affordability for the home buyer. I would like to express that this is an important and exciting time for the County, and we would very much appreciate the opportunity to be part of its future.

Thank you for your time and consideration.

Durco Homes Inc,
Frank Durco Jr.

2. MATTHEW HEATHER – MARK & MATT HUZEVKA - SARNIA

[See Attached: Comment 2]

Summary: Their Clients, Matt and Mark Huzevka, would like a settlement boundary expansion for the Sarnia Urban Centre at 6941 Waterworks Road, Bright's Grove. They suggest that the LNA could be modified to give Sarnia a greater proportion of the County's overall growth allocation, question the assumptions in mix of residential unit types, and have questions about the exclusion of a commercial/institutional land supply in the LNA report.

3. TRACEY PILLON-ABBS - NE CORNER OF HWY 402 AND MODELAND RD - SARNIA

From: Tracey Pillon-Abbs <tracey@pillonabbs.ca>
Sent: Thursday, November 6, 2025 10:50 AM
To: Official Plan Review/Update <opreview@county-lambton.on.ca>
Subject: COP review

Good Morning COP Review

I would like to be kept notified of this process, public meeting and open house dates and any other aspect of the County Official Plan Review.

I represent the landowner located at the northeast corner of Hwy 402 and Modeland Road. They wish to be included in an expansion of the settlement area for a proposed commercial development.

Please let me know if you require any additional information at this time.

Thanks,

Tracey Pillon-Abbs, RPP

Principal Planner

4. MIKE RADCLIFFE – SILVER SPRINGS – PLYMPTON-WYOMING

From: Mike Radcliffe

Sent: Monday, October 20, 2025 1:05 PM

To: Corrine Nauta <Corrine.Nauta@county-lambton.on.ca>

Subject: Re: Lambton County Development Services Communications - County Official Plan Review and Draft Population Projections

Hi Corrine,

My name is Mike Radcliffe and I am the president of 2407028 Ontario Inc. I have been developing residential homes in Wyoming in the Silver Springs subdivision for the past 6 years. We are almost completely built out of the 95 single family homes and we are completely built out of the 8 townhouses and 30 semi detached homes. I own the property adjacent to the subdivision which has 3 stub access roads and the area stormwater management pond. I would like my 26.9 acre parcel considered for inclusion in the urban growth expansion plan. The town has lands that are in the urban growth boundary now, with farmers that have no interest in developing. I not only have interest in continuing to develop in this community but I have the knowledge , skills and resources to make it happen. I would ask that my property be given priority in the process as it is a waste to give lands to someone who will never develop and hold off on the growth of the town. I have attached the registry office information on the property I own and some concept maps I had Dobbin engineering do a couple years ago as I started thinking ahead for the future of this property.

Please let me know if there is anything else you need.

Thanks for your consideration,

Mike Radcliffe

[See Attached: Comment 4 Mapping]

5. ROB LONGO – PLYMPTON-WYOMING

From: Rob Longo

Sent: Tuesday, October 21, 2025 7:32 PM

To: Official Plan Review/Update <opreview@county-lambton.on.ca>

Cc: Lou Longo

Subject: Official Plan Inclusion Request

Hello,

We have reviewed the lands need assessment study completed by Parcel Economics.

Our property within the Errol Village settlement area is shown on the 2 attachments.

The L-shaped property currently has a draft approved subdivision on the north portion, which is partially developed as illustrated.

Part of the southern portion along Fleming Drive is already residential designated, as noted. However there is a block to the east as shown in the bright green highlighting, which is not included within the urban boundary.

This land forms part of the entire singular parcel of land. We would request that it would be included in the urban settlement boundary going forward.

The parcel is in a unique situation as it will become totally landlocked by the development of the west side of the parcel, the golf course to the east of the property and creek near the northern limit.

If that portion of property remains outside of the urban settlement boundary it may hinder the development of the west portion that is already included and zoned.

Proper urban planning would call for this complete parcel to be studied and appropriately planned for as one contiguous block, rather than just developing the currently included western half. Not taking in the holistic parcel would leave the east portion land locked and isolated for future development, and create significant issues with the development of the western half while trying to make proper planning for servicing, utilities and traffic.

If you could please confirm receipt of this note I would appreciate it, and we appreciate your consideration and welcome any further discussion about this inclusion in the urban settlement boundary.

Rob Longo

Coldwell Banker Southwest Realty

[See Attached: Comment 5 Mapping]

6. URBANMETRICS - SOUTHSIDE GROUP – PLYMPTON-WYOMING

[See Attached: Comment 6]

Their client has interest in settlement boundary extension of Secondary Settlement at Queen St and Lakeshore (P-W).

Suggests the LNA may be understating the County's greenfield land requirements.

Questions selection of lands in P-W land supply and whether development readiness was considered.

Questions whether regional market demands were factored into individual municipal land needs.

Suggests land demands in Sarnia and County may be underestimated as a result of residential unit mix assumptions.

Would like to see the assumptions in the metroeconomics modeling that predicted residential unit mix and suggests establishing this demand before allocating growth to municipalities.

Recommends changing planning horizon to 2056.

Suggests LNA should assume 10% of residential units absorbed as seasonal units.

7. RYAN FERRARI – JN VENTURES – PLYMPTON-WYOMING

[See Attached: Comment 7]

Agrees no new settlement expansion is warranted in P-W. Requests removal of development caps from client's lands in P-W.

Asks about the exclusion of lots <200sq.m. from land supply.

Questions about relation of Natural Heritage System lands and land supply, especially near Bright's Grove.

Asks about Sarnia's "Area 2" relation to the land supply.

Encourages increasing intensification targets in local plans.

8. BRITTANY & PAUL VAN BREE

From: Brittany Cartwright

Sent: Monday, November 3, 2025 6:46 AM

To: Official Plan Review/Update <opreview@county-lambton.on.ca>

Cc: Paul Van Bree

Subject: Lambton County OP Review

Dear Planning Team,

Thank you for the opportunity to provide feedback on the Lambton County Official Plan Review. As local developers, we have reviewed the proposed changes and would like to share the following observations and recommendations:

1. Concentration of Land Ownership in Plympton-Wyoming

We are concerned that the concentration of farmland designated as "Future Residential" within Plympton-Wyoming under a single ownership limits competition among developers. This lack of diversity in land ownership can restrict the pace of development, contribute to an undersupply of housing, and ultimately drive up housing costs for residents. A more balanced distribution of future residential lands among multiple landowners would encourage healthy market competition, promote timely housing delivery, and better support municipal growth objectives.

2. Increased Residential Designations in Sarnia and St. Clair

We agree that the City of Sarnia, in particular, would benefit from a significant increase in residential land designations to address the anticipated housing shortfall. The Township of St. Clair could also benefit from additional residential allocations to meet growing housing needs.

3. Commercial and Industrial Opportunities Near Camlachie

Consideration could be given to redesignating some of the farm lands around Camlachie to Commercial or Industrial use. As this area continues to grow, there will be an increasing need for local amenities—such as grocery stores, gas stations, and restaurants—to support the expanding population and local employment base.

4. Limited Demand in Enniskillen

It may not be necessary to emphasize border expansion or increased residential allocation in the Enniskillen area, as current and projected housing demand there appears to be limited.

We appreciate the County's efforts to plan for balanced, sustainable growth and thank you for considering our input.

Kind regards,

Brittany Van Bree and Paul Van Bree

9. ST CLAIR TOWNSHIP

From: Carlie McClemens <cmcclemens@stclairtownship.ca>

Sent: Thursday, December 18, 2025 11:00 AM

To: William Nywening <William.Nywening@county-lambton.on.ca>; Craig Ferguson; Ian MacDougall <Ian.MacDougall@county-lambton.on.ca>

Cc: Mary Lou Tanner; Denise Horne; Corrine Nauta <Corrine.Nauta@county-lambton.on.ca>

Subject: Re: St. Clair Supply Maps

Good morning,

Please see attached maps that we have marked up with suggested changes. The lands that we have suggested to add reflect to current owners' desire to possibly develop for residential growth. The lands to be removed are either located within an EP zone or too close to Polymore Drive (the Township's Industrial Park).

Please let me know if you require anything further at this time.

Kind Regards,

Carlie McClemens

Deputy Clerk/ Coordinator of Planning

Township of St. Clair

[See Attached: Comment 9 Mapping 1 & 2]

10. JANA LORBETSKI – PLYMPTON-WYOMING

From: jana lorbet ski

Sent: Thursday, November 20, 2025 9:34 AM

To: Official Plan Review/Update <opreview@county-lambton.on.ca>

Subject: Home building Camlachie.

To whom this may concern,

I have written emails before in the past and it doesn't hurt to write them again. I live on Eton Court. I've lived here since 2012 and prior to that in Bricegrove since 1995. I have watched subdivisions go up and I have watched numbers of failed properties that have been purchased for home. Building projects only to lay empty for a very long time. It saddens me and hundreds and hundreds of other people to know that developers have the opportunity to purchase these properties, destroy them and take their sweet time at sporadically building monstrosity of homes. Homes that have no yard homes with roof lines that look like the great pyramids homes that are beyond unaffordable in this day and age. I know the laws, the rules, the building permits and all that have changed but when is this gonna end. I understand likely not. As a concerned, citizen about the power grid around here as well as the sewage system that can barely support what is happening now, i'm reaching out in hopes that somehow someday something will change. Anyway, I hope this finds you well. I love this community. I love the people in it. I love the people that support us. I am a first responder, but with Coast Guard, not the roads. But I do stand behind watching local EMS struggle to get in or out of the only options we have as far as roadways. And by all means, I'm not asking for more roadways we just don't need any more traffic.

Best regard Jana Lorbetski

11. FALLON BURCH - CHIPPEWAS OF THE THAMES FIRST NATIONS

From: Fallon Burch

Sent: Monday, January 5, 2026 11:53 AM

To: William Nywening <William.Nywening@county-lambton.on.ca>

Subject: RE: Lambton County Official Plan Review and Draft Growth Projections

Good morning Will,

The Chippewas of the Thames First Nation (COTTFN), also known as Deshkan Ziibiing, is an Anishinaabe community whose traditional lands span across southwestern Ontario. These lands

are tied to several pre-Confederation treaties with the Crown and were formally acknowledged by Canada in the Big Bear Creek Land Claim Settlement Agreement of 2013.

Due to capacity at this time, we were unable to do a comprehensive review of the draft report for growth and land needs projections but focused more on the summary of results. Based on our review, Sarnia and St. Clair are expected to require expansions to their existing settlement boundaries in order to meet future residential land needs. On behalf of Chippewas of the Thames First Nation, any proposed boundary expansion raises important questions about the long-term health and use of the land, water, and ecosystems, as well as the potential impacts on treaty rights, harvesting and cultural areas. If an expansion is required, we expect that our First Nation would be engaged and consulted throughout the process.

The report also notes that some municipalities face shortages in industrial, commercial, and institutional lands. These needs can be met by redesignating land within existing settlement boundaries rather than expanding outward. This approach aligns more closely with our principles of minimizing land disturbance, prioritizing efficient use of already-impacted areas, and protecting remaining natural and agricultural lands.

Thank you for providing COTTFN with the opportunity to review the draft report. I have attached our Consultation Protocol for your reference as well as a user guide for the Community Knowledge Keeper which is a consultation portal that we use to receive consultation requests, updates etc..

We look forward to continuing this open line of communication.

Thank you,

Fallon Burch

Consulting Coordinator

Chippewas of the Thames First Nations

12. PAULO CORTELLAZZI – COMPASS GREENFIELD DEVELOPMENT

From: Paulo Cortellazzi

Sent: Friday, March 13, 2026 11:13 AM

To: Planning.Public <planning@county-lambton.on.ca>

Subject: Inquiry - Current Official Plan Review

Dear County of Lambton Planning Team,

I would like to ask a few questions about the County of Lambton's current official plan review process. Please advise:

- What stage of the process are you currently in?
- Has a draft land use designation schedule been produced yet?
- Are any changes to land use designations expected, and will they result in less land being designated as Industrial?

Thank you for your time.

Best regards,

Paulo Maia Cortellazzi

Junior Project Developer

Compass Greenfield Development

13. TOWN OF PLYMPTON-WYOMING COUNCIL

[See Attached: Comment 13]

Council encourages use of underutilized industrial lands to accommodate growth. They note a lack of commercial lands around Camlachie. They seek clarification on industrial land need projections. They encourage policies promoting greater density and residential unit mix, incentives for affordable housing, and agricultural diversification.

14. WARWICK TOWNSHIP

From: Trevor Jarrett <TJarrett@warwicktownship.ca>
Sent: Wednesday, October 22, 2025 11:16 AM
To: Official Plan Review/Update <opreview@county-lambton.on.ca>
Cc: Johan Chandy <Johan.Chandy@county-lambton.on.ca>
Subject: Housing numbers for the Township of Warwick

Hello folks,

Please see attached the proposed known residential developments for the Township of Warwick. There appears to be a significant disconnect to what is being presented in the OP. Please reach out to myself or Johan should you wish to discuss further.

Regards,

Trevor Jarrett, CAO/Treasurer
Township of Warwick

[See Attached: Comment 14 Table]

15. TOWN OF PLYMPTON-WYOMING

From: Adam Sobanski <ASobanski@plympton-wyoming.ca>
Sent: Thursday, January 22, 2026 1:24 PM
To: William Nywening <William.Nywening@county-lambton.on.ca>
Cc: Erin Kwarciak <EKwarciak@plympton-wyoming.ca>
Subject: County OP

Will,

During your presentation regarding the Housing Needs Assessment, Council asked me to provide comments on some inaccuracies observed in the mapping. Please see attached with my comments.

Have a great day.

Sincerely,

Adam Sobanski, CET., GDPA.
Chief Administrative Officer
Town of Plympton-Wyoming

[See Attached: Comment 15 Mapping]

Comment 2



Will Nywening, BA Urban Dev., RPP, MCIP
Senior Planning Official, Development Services
County of Lambton
Will.nywening@county-lambton.on.ca
519-845-0809 x 5350

Arcadis Canada Inc.
55 St Clair Ave. W.,
Toronto, Ontario T2E 8W1
Canada
Phone: 416 596 1930
www.arcadis.com

Date: December 9, 2025

Our Ref: 30257110

**Comments on the County of Lambton's 2025 Land Needs Assessment –
Client: Mark and Matt Huzevka**

Dear Mr. Nywening,

Arcadis Professional Services (Canada) Inc. ("Arcadis") has been retained by Mark and Matt Huzevka ("Client") to review and provide commentary on the County of Lambton's growth management work and Land Needs Assessment ("LNA"), which was completed as part of the County's ongoing Official Plan Review process. This memo provides a summary of Arcadis' key findings and questions as it relates to the need for additional land to accommodate the forecasted growth within the City of Sarnia.

Based on Arcadis' assessment, it is our opinion that 42-137 ha of additional land could be required to accommodate the forecasted growth in Sarnia – in addition to the 110 ha already identified by the County and the 77 ha identified by the City in their 2022 growth management report.

Background:

The Client owns the lands municipally known as 6941 Waterworks Road in the City of Sarnia ("site" or "subject site"). The site is currently outside of the settlement area boundary and is approximately 75 ha (185 acres) in size. Additional details can be found in **Appendix A**.

The City of Sarnia's "Comprehensive Review: Growth Management Recommendations (January 28, 2022)" completed by urbanMetrics ("City's 2022 GM Report") identified the need for 77 gross hectares ("ha") of additional residential land within Sarnia to meet its' 2046 population growth. This additional residential land would be accommodated through an employment area conversion. Building upon the findings of the 2022 City GM Report, the "Lambton County Official Plan Review – Land Needs Assessment (September 29, 2025)" completed by Parcel Economics ("County's 2025 LNA") determined that an additional 110 gross ha of residential land, in addition to the 77 ha identified by the City, was required to meet the residential forecast over the 2051 planning horizon. The County's 2025 LNA did not identify where this additional 110ha should be accommodated.

Key Findings & Questions:

Arcadis has taken a conservative approach to assessing the County's 2025 LNA. While we generally support the findings and the identification of the additional land needs to accommodate future residential growth in Sarnia to 2051, Arcadis has some outstanding questions and comments which could potentially yield further land requirements in Sarnia. These questions/comments are presented for further consideration by the County below:

1/4

Will Nywening
County of Lambton
December 9, 2025

1. Sarnia's Growth Allocation: Sarnia is designated as an Urban Centre within the County's Official Plan.¹ However, the County's 2025 LNA allocates less population to Sarnia (50%) than was forecasted in the City's 2022 GM Report (62%), as well as the County's 2025 LNA's own household growth (53%). It's our understanding that this lower allocation to Sarnia was based on stronger recent growth in surrounding areas due to the availability of existing vacant settlement area land compared to Sarnia. Acknowledging there are other locations within Lambton County for growth, it is Arcadis' opinion that an allocation of 55% is more representative of Sarnia's current and future status, as per policy, which identifies it as the County's largest growth center, and where existing and future services and community amenities are located. Considering this higher population growth allocation, which better reflects Sarnia as the County's primary growth centre, **an additional 42 gross ha (21 net ha) of land would be required.** It is also noted that the limited recent growth with Sarnia can be partially attributed to a lack of new development options, and therefore additional land, which subsequently increases the opportunity and mix of units, would help support the policies that identify Sarnia as the County's growth centre.

2. County's 2025 LNA Unit Shift & Re-allocation: In arriving at the 110 ha of additional land required in Sarnia to accommodate the growth forecast to 2051, the County made two significant shifts in the unit mix which underpinned the findings of the final land need for the City. The first shift is observed in a unit mix adjustment between the initial household growth by housing type (Figure 4.1) and the final unit breakdown for Sarnia (Figure B-35), which saw a shift of approximately 1,500 singles/semis to townhouses and apartments. The second shift, as noted in Figure B-35, reallocates 589 singles/semis to apartments. In our review of the document, the justification for both reallocations has not been provided and could impact the final land requirements in the City.

It is our understanding that the County's consultants generally followed the Province's land needs projection methodology guidelines to establish the population, housing and employment forecasts for the City. Understanding that this methodology considers housing propensities by unit type and other market considerations, the County should provide further rationale as to why the final projections for Sarnia have departed significantly from the initial forecasts in Figure 4.1.

This shift in unit mix could underestimate the amount of land that is required. In this case, the delta between the final stated land need (i.e. 110 ha), and the amount of land that would be required to accommodate the original unit breakdowns in Figure 4.1 and the 589-unit shift deficit, is **approximately 95 ha.**² Arcadis would appreciate the opportunity to engage with the County to better understand why and how these reallocations were undertaken.

3. Missing Supply Mapping & Accommodation of Future Commercial and Institutional Land Needs: There is no mapping for the Sarnia area included in the County's 2025 LNA, which makes it difficult to understand what lands were included in the available supply, including the potential inclusion of identified employment land conversions to meet growth including potential refinement to required buffers. The County's 2025 LNA also did not consider existing vacant land supply within Sarnia against its' estimated demand of 109ha for Institutional uses and 26ha for Commercial uses within the City, which could result in additional land requirements. Can the County provide the appropriate documentation to allow for a fulsome analysis of land need?

¹ As per Map 1 – Growth Strategy of the County of Lambton Official Plan.

² Based on a 67.55ha delta between the original unit breakdown and proposed unit breakdown, and a 27.52ha delta due to the reallocation of 589 singles/semis to apartments.

Will Nywening
County of Lambton
December 9, 2025

Based on the information above, it is Arcadis' opinion that between **42-137 ha** of additional land could be required to accommodate the forecasted growth in Sarnia, in addition to the 110 ha already identified by the County and the 77 ha identified by the City in their 2022 GM report. The quantum of this additional land requirement is dependent on any potential changes to the County's 2025 LNA.

Arcadis is happy to continue dialogue with the County and its' consultant team to identify opportunities for refinement to future land requirements within Sarnia.

Sincerely,
Arcadis Canada Inc.



Matthew Heather, MCIP, RPP, PLE
Associate Principal – Manager, Planning

Email: matthew.heather@arcadis.com
Direct Line: 416 596 1930

CC. Mr. Mark and Matt Huzevka

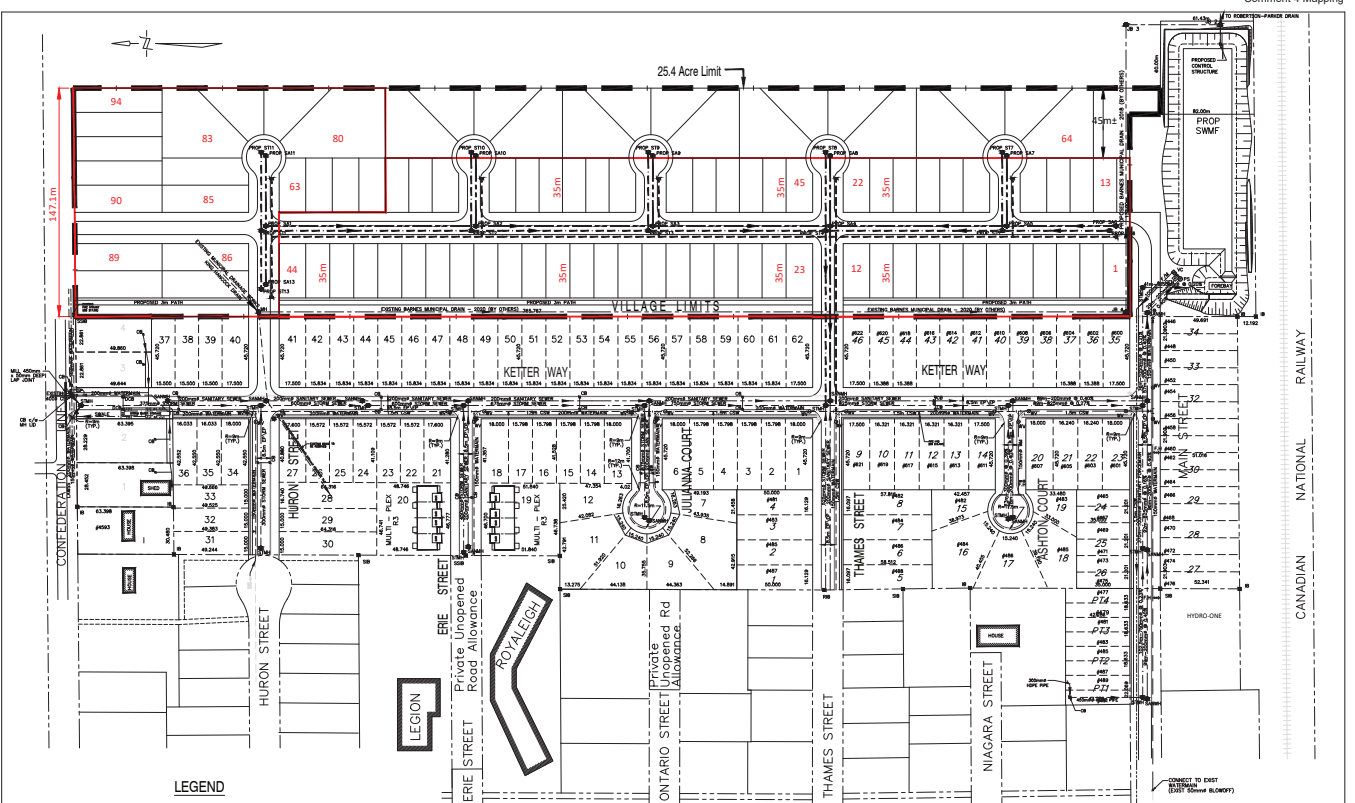
Will Nywening
County of Lambton
December 9, 2025

Appendix A – Site Description

The subject site is approximately 75ha (185 acres) located at the southwest corner of Waterworks Road and Lakeshore Road in the City of Sarnia, Lambton County. Based on current and proposed floodline conditions (after modifications to the Waterworks Road culvert and Homer Watson Natural Trail), the developable area of the site is a total of 1.90ha and 4.07ha respectively entirely to the north of Cow Creek. Based on current ongoing environmental work to refine the site's floodline based on a two-zone categorization, it is estimated that the developable area under current conditions is a total of 37.97ha – 7.21ha north of the creek and 30.76ha to the south of the creek. Under proposed conditions, it is estimated that the developable area is a total of 44.86ha – 8.19ha north of the creek and 36.67ha south of the creek. The site is currently vacant, and is adjacent to the Huron Oaks Golf Course, associated residential dwellings, and a retail strip mall on the north side of Lakeshore Road.

Figure 1 – Subject Site Aerial





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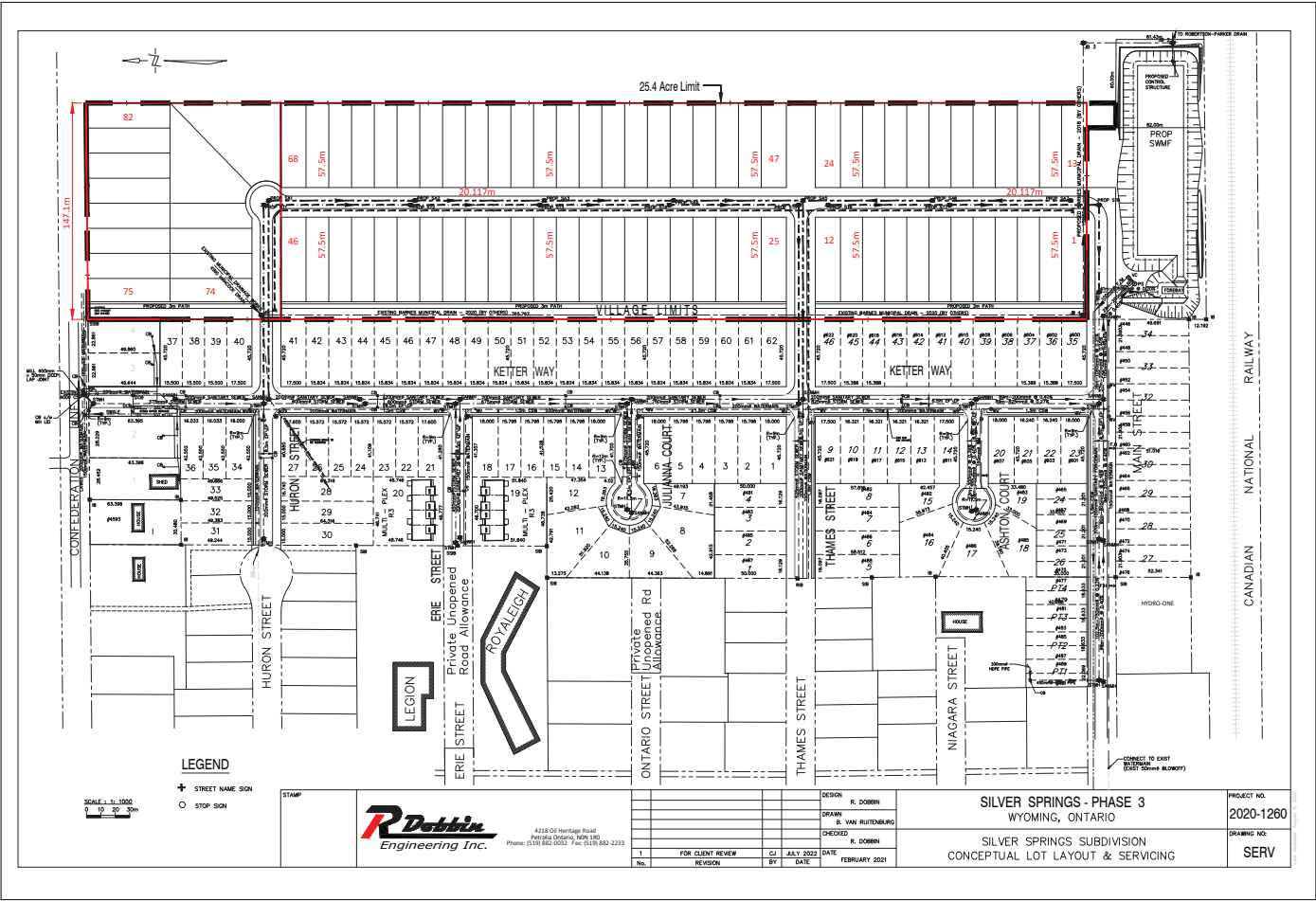
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R. Dobbin Engineering Inc.
 4218 Old Heritage Road
 Parrissville Ontario, N6R 1S6
 Phone: (519) 842-6032 Fax: (519) 842-2333

NO.	FOR CLIENT REVIEW	BY	DATE
1		CJ	JULY 2022
	REVISION		DATE
			FEBRUARY 2021

DESIGN R. DOBBIN	SILVER SPRINGS - PHASE 3 WYOMING, ONTARIO	PROJECT NO. 2020-1260
DRAWN B. VAN RUTENBURG		DRAWING NO.
CHECKED R. DOBBIN	SILVER SPRINGS SUBDIVISION CONCEPTUAL LOT LAYOUT & SERVICING	SERV



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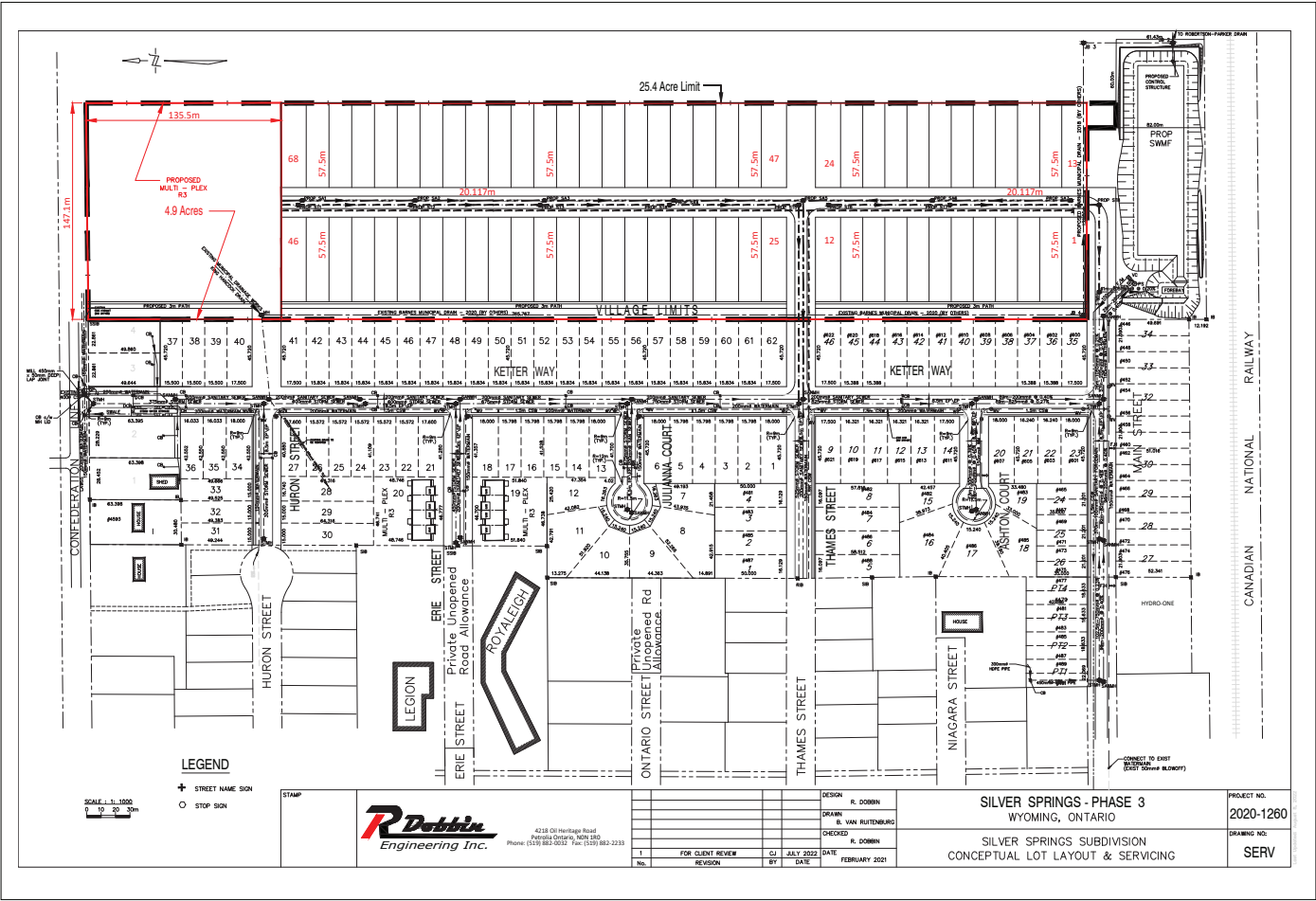
R. Dublin Engineering Inc.
 4318 Old Heritage Road
 Parrissville Ontario, M9B 1R6
 Phone: (905) 882-5032 Fax: (905) 882-2233

No.	REVISION	BY	DATE
1	FOR CLIENT REVIEW	CJ	JULY 2022

DESIGN	R. DOBIN
DRAWN	B. VAN RUTENBURG
CHECKED	R. DOBIN
DATE	FEBRUARY 2021

SILVER SPRINGS - PHASE 3
 WYOMING, ONTARIO
 SILVER SPRINGS SUBDIVISION
 CONCEPTUAL LOT LAYOUT & SERVICING

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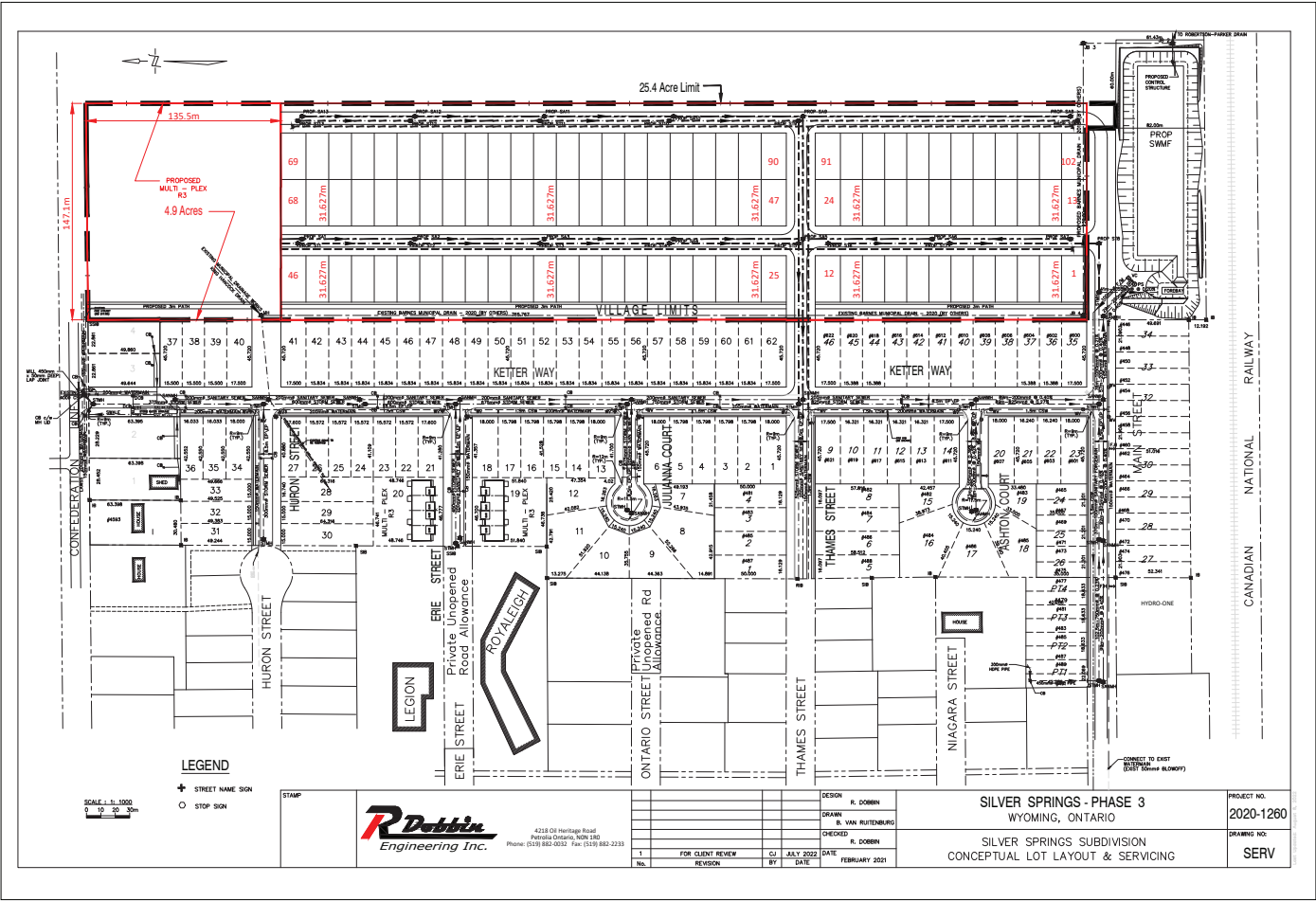
RDDubois Engineering Inc.
 4218 Old Highway Road
 Watford, Ontario, N4B 1B6
 Phone: (519) 862-9032 Fax: (519) 862-2233

No.	REVISION	BY	DATE
1	FOR CLIENT REVIEW	CJ	JULY 2022

DESIGN	R. DOBIN
DRAWN	B. VAN RUTENBURG
CHECKED	R. DOBIN
DATE	FEBRUARY 2021

SILVER SPRINGS - PHASE 3
 WYOMING, ONTARIO
SILVER SPRINGS SUBDIVISION
 CONCEPTUAL LOT LAYOUT & SERVICING

PROJECT NO.	2020-1260
DRAWING NO.	SERV



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R. Dobbin Engineering Inc.
 4212 Old Heritage Road
 Watford, Ontario, N2K 1S2
 Phone: (519) 862-6532 Fax: (519) 862-2333

NO.	REVISION	BY	DATE
1	FOR CLIENT REVIEW	CJ	JULY 2022

DESIGN	R. DOBBIN	SILVER SPRINGS - PHASE 3 WYOMING, ONTARIO SILVER SPRINGS SUBDIVISION CONCEPTUAL LOT LAYOUT & SERVICING	PROJECT NO.	2020-1260
DRAWN	B. VAN RUTENBURG		DRAWING NO.	SERV
CHECKED	R. DOBBIN			

Comment 5 Mapping

Parcel

Figure B- 13
Errol Village Residential Supply Map



Parcel

Figure B- 15
Lakeshore Development Area 2 Residential Supply Map



Comment 6



urbanMetrics inc.
15 Toronto St, Suite 602
Toronto ON M5C 2E3
Tel: 416-351-8585
urbanMetrics.ca

December 12, 2025

The Corporation of the County of Lambton
Development Services Department
798 Broadway Street, Box 3000
Wyoming, ON N0N 1T0
Via email: opreview@county-lambton.on.ca

To Whom It May Concern,

urbanMetrics inc. has been retained by Southside Group (“the proponent”), owner of lands at the northwest corner of Bonnie Doon Road and Queen Street in the Town of Plympton-Wyoming (“the Subject Lands”), to conduct an independent review of the Lambton County Land Needs Assessment (“LNA”) prepared as part of the County’s Official Plan Review. Our mandate is to evaluate the LNA’s methodology, assumptions, and conclusions, and determine whether they accurately assess Plympton-Wyoming’s long-term need for residential land.

This letter identifies questions and issues that warrant clarification or supplemental analysis to strengthen the County’s growth management framework and support the implementation of the County Official Plan at the local municipal level.

Our review focuses on four areas:

- Agricultural lands and development feasibility;
- Regional market dynamics, including intensification assumptions;
- Implications of the 2051 time horizon; and
- Assumptions regarding non-permanent residents and seasonal demand.

Summary of Strategic Questions

The LNA generally applies standard methodology and aligns structurally with the Provincial Planning Statement, 2024 (“PPS”). However, in our opinion, several areas require further consideration. Three overarching questions guide our analysis:

1. How has development feasibility or readiness been incorporated into the land supply evaluation?
2. Why was the assessment conducted separately for each local municipality, and how are regional market dynamics considered in the estimated land needs and recommended boundary expansions?

3. How do time horizon assumptions affect the County and local municipalities' ability to maintain a PPS-compliant supply of serviced land?

Agricultural Land & Feasibility

The LNA identifies that a substantial portion of the residential supply in Plympton-Wyoming and other municipalities consists of agriculturally designated land within settlement areas or vacant designated lands with no development activity. The LNA acknowledges that these agricultural-designated parcels may create “imbalances in the housing market,” but does not provide criteria for determining their development readiness.

The LNA does not document factors such as servicing status or priority, phasing, or capital planning; landowner intent or development motivation; parcel fragmentation; assembly requirements; environmental or natural heritage constraints; or alignment with historical absorption rates.

Without any of this information, it is difficult to determine whether these lands will realistically transition to residential uses over the planning horizon. As noted in the LNA, if these parcels do not develop, practical shortages will emerge even where the LNA identifies a technical surplus.

Overall, greater clarity regarding how agriculturally designated parcels were evaluated for inclusion would strengthen the LNA's conclusions.

Regional Market Dynamics

The LNA is based on a projection framework that models each local municipality separately and then aggregates the results at the County level. This approach does not reflect the broader regional housing market in which residents move freely across municipal boundaries. Under PPS 2024, coordinated planning within a regional market area is prioritized to acknowledge these cross-boundary social and economic linkages. Statistics Canada's definition of the Sarnia Census Agglomeration (“CA”) reinforces this perspective, identifying Sarnia, Plympton-Wyoming, and St. Clair as part of the same economic area.

This regional context is essential for understanding long-term housing demand. Areas with Lake Huron frontage continue to attract both permanent and seasonal buyers seeking a high-amenity environment. When the LNA evaluates supply and demand separately for each municipality, the result is a set of recommended

settlement boundary expansions driven by administrative boundaries rather than actual market preferences.

Sarnia's Role in County-Wide Land Needs

As the County's largest urban municipality, Sarnia plays a significant role in shaping housing outcomes. The LNA relies on the assumptions and household projections in the Sarnia Official Plan, which assumes the achievement of a policy-driven intensification target developed under a different policy and market environment. This policy-led shift in structural-type demand is shown in Figure B-35 and reallocates 589 single- and semi-detached units to high-density forms. With an estimated intensification supply of 1,980 units compared to the total high-density demand of 2,381 units, a shortfall of 401 units remains.

While part of this gap may be met through redevelopment, the implications of this unmet demand are not incorporated into the LNA's land budgeting exercise. Using the LNA's density assumptions, these reallocated or unmet units would equate to 78.4 gross hectares of additional land need. This is a material omission that directly affects the land needs calculation for Sarnia and, when considered for the broader market area, impacts the County-wide expansion recommendations.

Demand by Housing Type

The LNA indicates that the Metroeconomics models used for each municipality incorporate headship rates and structural preferences to project unit demand for low-, medium-, and high-density housing. However, no structural-type projections are disclosed. Without this information, it is challenging to assess whether the LNA's unit forecasts reflect demonstrated consumer demand.

When combined with the regional market context, this omission becomes more consequential. If households prefer lower-density, lake-oriented communities within Lambton, higher-density apartment development in Sarnia cannot reasonably substitute for this form of demand. These considerations highlight a need for greater transparency regarding how structural-type demand has been modelled, underlining the relationship between intensification units in Sarnia and lower-density demand in other municipalities, and whether the projected supply can realistically satisfy both consumer preferences and PPS requirements.

A more comprehensive approach would be to project total County-wide demand for each dwelling type and then allocate these units among local municipalities

based on development activity, supply potential, and local trends, while maintaining consistency with regional market dynamics.

Time Horizon & Implementation Challenges

The LNA assesses population and housing needs to 2051, based on a 30-year horizon from a base year of 2021. Although this base year is nearly 5 years old, it remains consistent with provincial guidance. However, once the County adopts the new Official Plan and lower-tier municipalities bring their own Official Plans into conformity, the period remaining until 2051 will be less than 25 years.

As the PPS 2024 requires municipalities to plan for a minimum of 20 years, maintain a 15-year supply of designated land available for development, and a three-year supply of available and serviced land, the County and lower-tier municipalities will have a narrow window to ensure alignment with the PPS. This can lead to irregular phasing of subsequent upper-tier and lower-tier Official Plan Amendments and the potential for cross-jurisdictional conflict.

This situation reinforces the importance of incorporating market and feasibility factors into the LNA to ensure that the County and its lower-tier municipalities understand which lands can realistically be developed within a given timeframe. As is permitted by the PPS, it would be prudent to extend the planning horizon to 2056 to minimize the potential for implementation and phasing challenges.

Non-Permanent Residents

The LNA incorporates an analysis of seasonal dwellings and projects future demand based on recent trends. For Plympton-Wyoming, the LNA assumes no future net demand for seasonal housing.

However, it is important to highlight future housing pressures that could arise from an alternative interpretation:

- The pandemic-influenced period saw a decline in seasonal occupancy in “traditional” recreational property markets, with residents of larger urban areas moving into less densely populated areas during the pandemic. This phenomenon has shown evidence of reversal in recent years.
- The longer-term decline in seasonal units and increase in persons per occupied unit may indicate that permanent residents are absorbing seasonal units due to limited new supply.

- Many other communities are experiencing continued pressure from seasonal buyers competing with permanent residents, consistent with broader long-term trends in recreational markets in Ontario.

Assuming zero future seasonal demand may understate total housing demand in Plympton-Wyoming. An approach that considers the potential for seasonal residents to absorb a portion of the new housing supply, for example, by maintaining the approximately 10% rate in the 2021 Census, would strengthen the County's understanding of long-term housing needs.

Conclusion

In our opinion, the LNA provides a reasonable technical foundation. However, by taking a separate approach for each municipality, not re-evaluating Sarnia's Official Plan targets in a significantly different policy and market context, not including background data on projections by structural type, and not evaluating the development readiness of agriculturally designated land, the LNA may be understating the County's greenfield land requirements. Clarifying these assumptions would materially strengthen the analysis.

We trust that these observations provide a constructive basis for dialogue with the County regarding long-term residential land needs in Plympton-Wyoming and highlight the potential impact of the LNA on the Subject Lands.

Regards,



Tywen Thomas MSc. PLE
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urbanMetrics inc.
tthomas@urbanmetrics.ca



Shawn Donahue PLE
Partner
urbanMetrics inc.
sdonahue@urbanmetrics.ca





A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS

Comment 7

The Corporation of the County of Lambton
789 Broadway Street, Box 3000
Wyoming ON N0N 1T0

February 12, 2026

Re: County of Lambton Preliminary Land Needs Assessment Results

We are the Planners for J.N Ventures Ltd. et al., who has retained the services of A.J Clarke and Associates Ltd. to review and respond to the Preliminary Land Needs Assessment Results (LNA) prepared by Parcel Inc. and Metroeconomics Ltd. which will form the basis of a future Regional Official Plan Amendment (ROPA). Our understanding is that the intent of the Growth Strategy is to project into 2051.

J.N Ventures has land holdings within the LDA-1, LDA-2 and LDA-3 lands (the LDA Lands) identified and designated both in the Lambton County Regional Official Plan and Local Plympton-Wyoming Official Plan.

JN Ventures provides the following comments for review and consideration.

Plympton-Wyoming

We concur with the findings of the LNA which identifies that Plympton-Wyoming can accommodate future population projections within the existing urban boundary. The Parcel report identifies that Plympton-Wyoming will grow to a population of 12,320 by 2051 and expects that 1,445 new units (most of which will be in the form of Single Detached Dwellings) will be required to meet this expected growth.

J.N Ventures already owns lands that are designated and projected to assist in accommodating this growth to 2051. We concur with both municipal Staff and the findings contained within the LNA that no urban boundary expansion is warranted within Plympton-Wyoming.

We have also reviewed the Staff Report SR-25-247 dated December 9th, 2025 County of Lambton Preliminary Land Needs Assessment Results - Town of Plympton-Wyoming Comments and generally concur with the comments of contained within the staff report.

We would humbly request that municipal staff support any future residential housing policies that will encourage the continued construction of new dwelling units within the municipality and to adopt the future population and housing projections that will be implemented by the ROPA into the Plympton-Wyoming official Plan at the appropriate time. Further, J.N Ventures would appreciate the opportunity to review the LNA with municipal staff to identify opportunities to lift the existing caps on the number of units per year throughout the LDA Lands.

25 Main Street West, Suite 300, Hamilton, Ontario, L8P 1H1
Tel: 905 528-8761 Fax: 905 528-2289
Toronto Line: 905 845-0606
e-mail: ajc@ajclarke.com



City of Sarnia

JN. Ventures has an interest in ongoing development within the boundaries of the City of Sarnia as the aforementioned LDA Lands are located near Bright's Grove and share a municipal boundary with the City of Sarnia.

Respecting the LNA we understand that the City of Sarnia is intended to grow by 15,773 persons by the year 2051. This correlates to an expected 6,543 new units required to be built to accommodate this expected growth. The LNA identified that this growth would be accommodated through 45% intensification rate with 55% of the units being greenfield units. The resultant land need based on the above was 110.5 ha of land to be brought into the urban boundary once vacant lands have been factored into the equation.

Our comments are as follows:

On page 31 of the LNA, the following footnote is included:

"Additionally, all lots below 200 square metres have been excluded from the land supply, as these existing lots within Urban Centres and Urban Settlements are considered to be too small to accommodate new dwelling units."

Please confirm whether any lots less than 200 m² contain single detached dwellings. As Staff are aware, per Section 34 (X) of the Planning Act, any existing urban tract of land is permitted to accommodate up to three (3) dwelling units. Regardless of the size of lot, the LNA should take into account that existing single detached dwellings, regardless of lot size, should be able to accommodate up to three dwelling units. Was this considered in the preparation of the LNA?

On page 31 of the LNA, the following footnote is included:

"To prevent overestimating of the land supply, vacant designated lands exclude lands that are considered to be nondevelopable, such as the Natural Heritage System ("NHS") lands. This includes lands designated Natural Heritage System ("NHS") Group A and Group B as defined on 8-1 and 8-2 of Lambton County Official Plan and Significant Woodlands are included under NHS Group B."

Does the 110.5 ha. of land identified as being required for an urban boundary expansion factor in the Brights Grove Lands which are primarily designated NHS? Will NHS lands be identified as forming part of the Urban Boundary Expansion Area?

Area 2 Secondary Plan

Are staff able to confirm whether the lands identified within the City of Sarnia Official Plan identified as "Area 2 Secondary Plan" have been accommodated within the LNA. These lands are approximately 600ha in size and can accommodate much of the future residential land needs of the City.

Intensification

We would encourage staff to look at areas in which the rate of intensification can be increased from 45% to 60%. Reviewing existing local official plan policies and updating current and in effect Zoning By-laws can unlock greater potential for intensification within existing lands within the urban boundary.



Re: County of Lambton Preliminary Land Needs Assessment Results

February 12, 2026
Page 3 of 3

Conclusion

We request to be notified of any new developments respecting the County of Lambton Land Needs Assessment and any future Regional Plan Amendments resulting from the LNA.

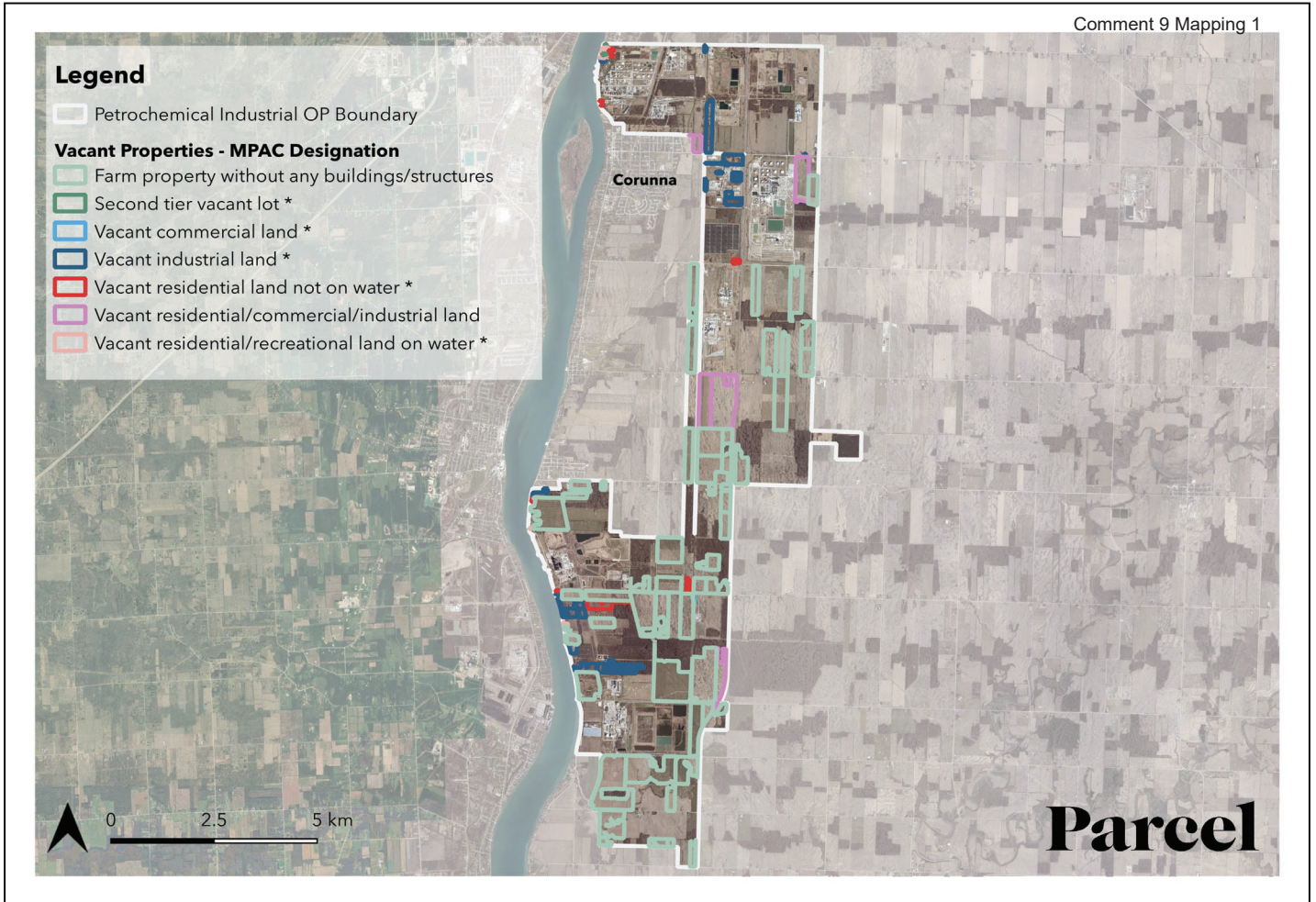
Respectfully,

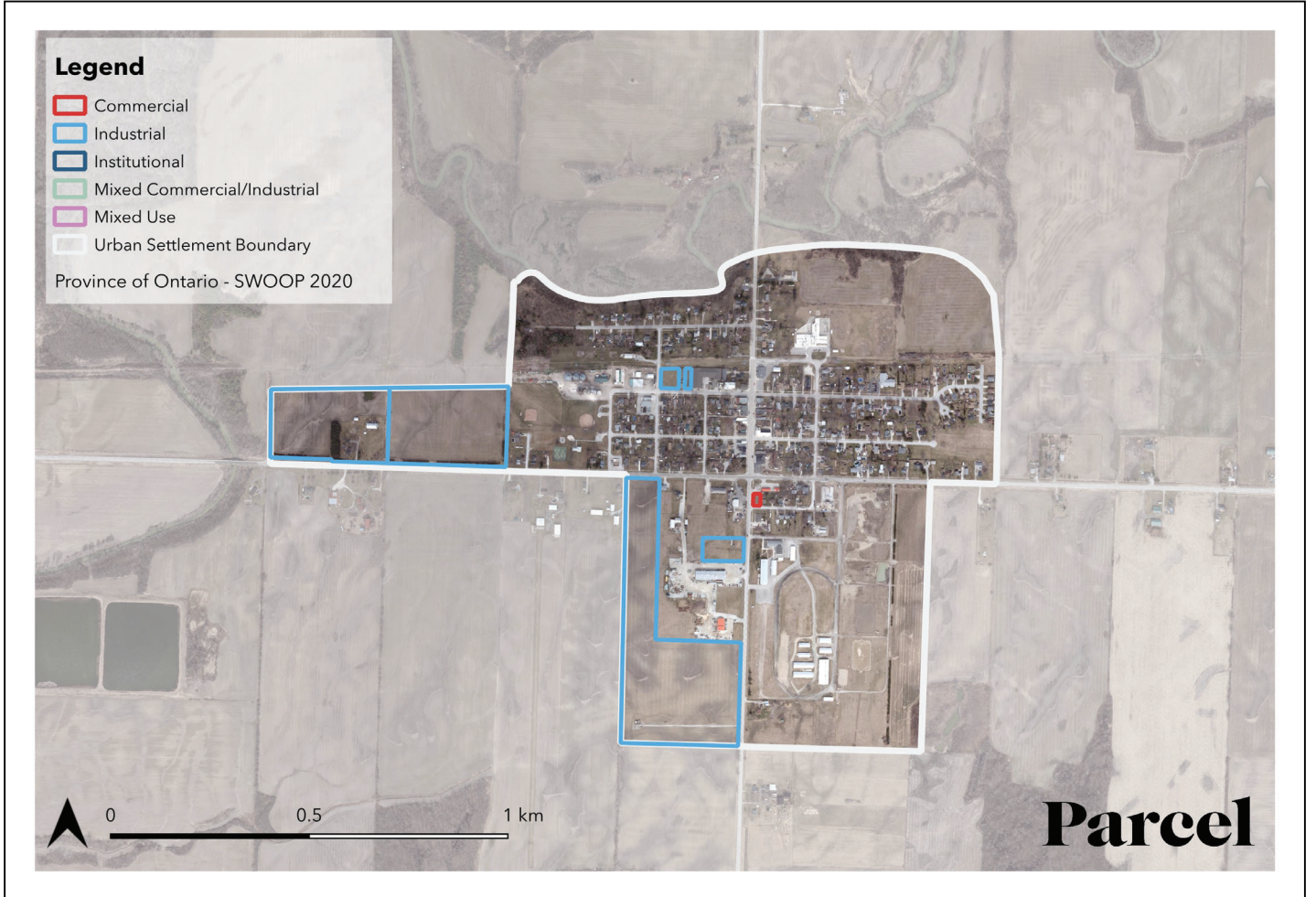
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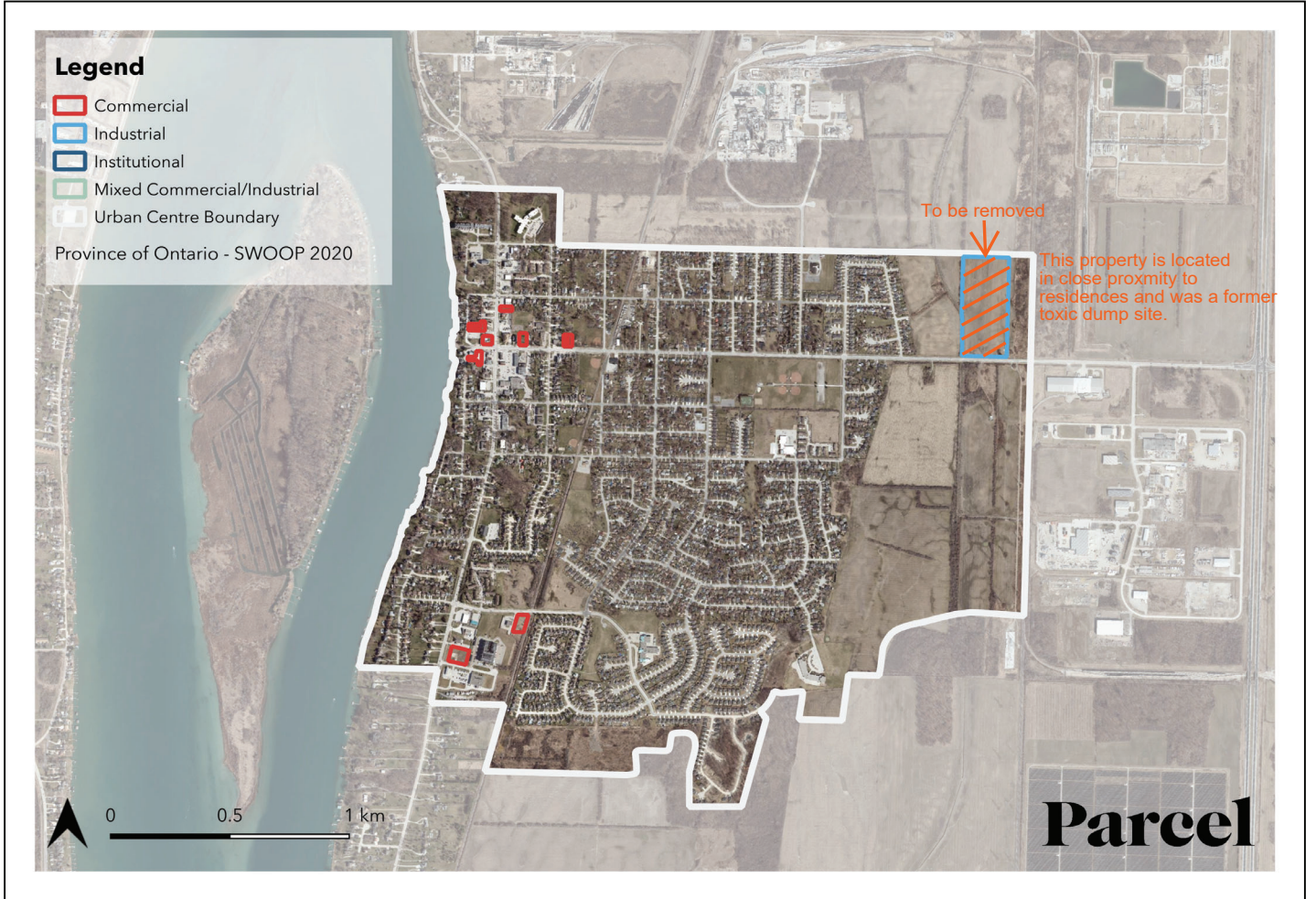
Ryan Ferrari, MCIP, RPP
Senior Planner
A.J Clarke and Associates Ltd.

cc: JN Ventures Ltd. (email);
406 Farm Inc.;
3719 Queen Street Inc.;
3771 Queen Street Inc.;
Mr. Brad Zantingh;
2798847 Ontario Ltd;
Wilhelm Inc.

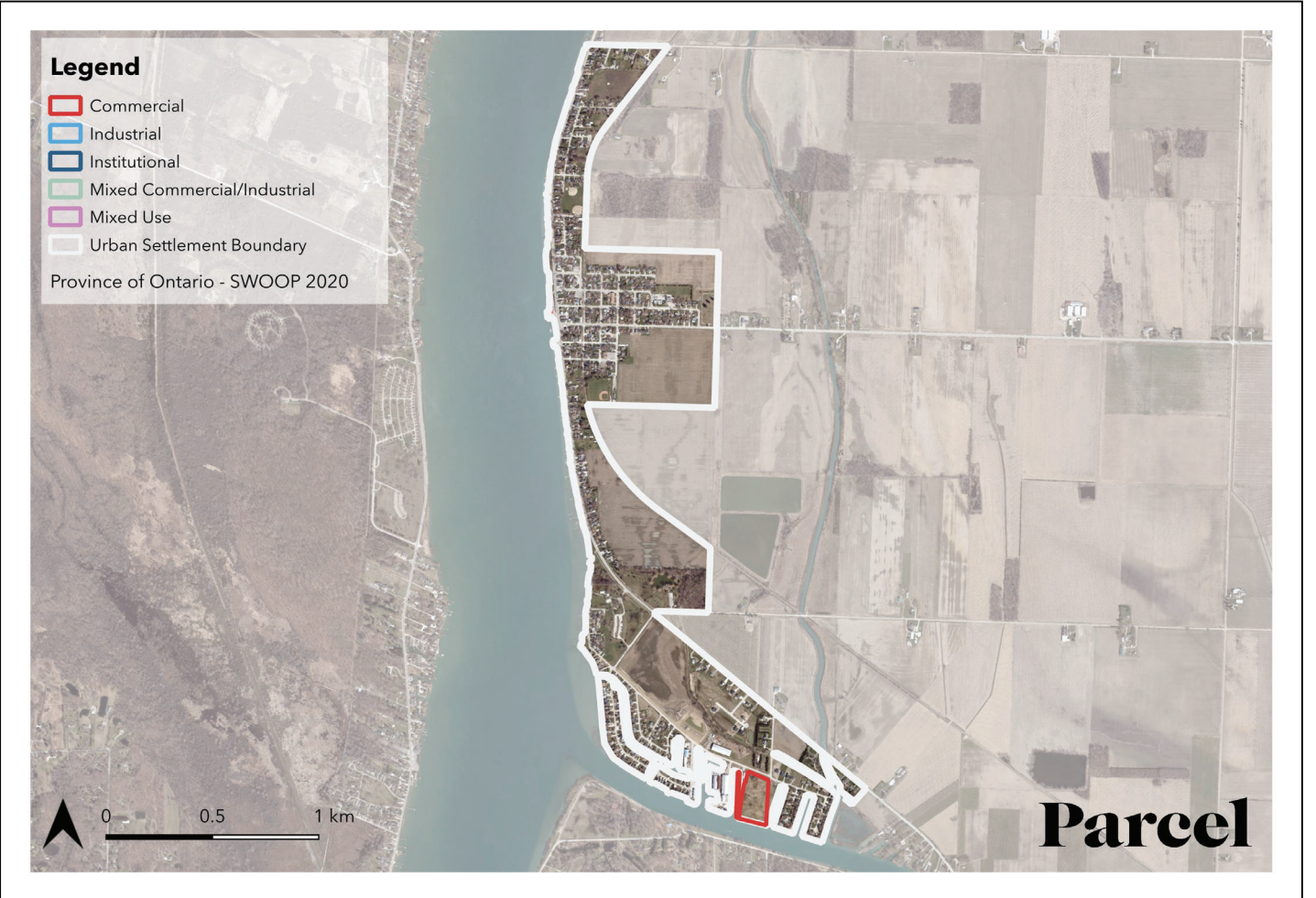
Comment 9 Mapping 1





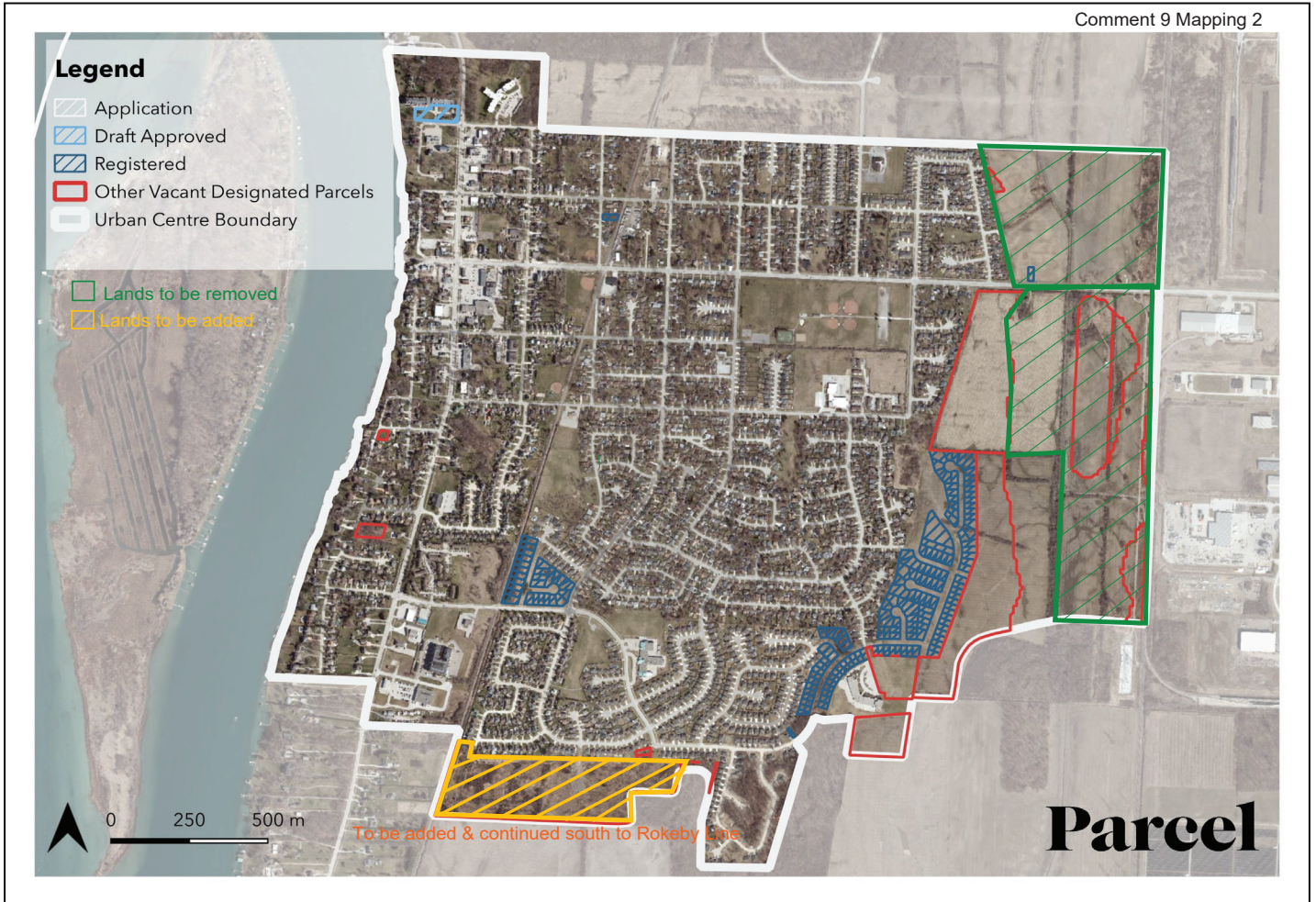


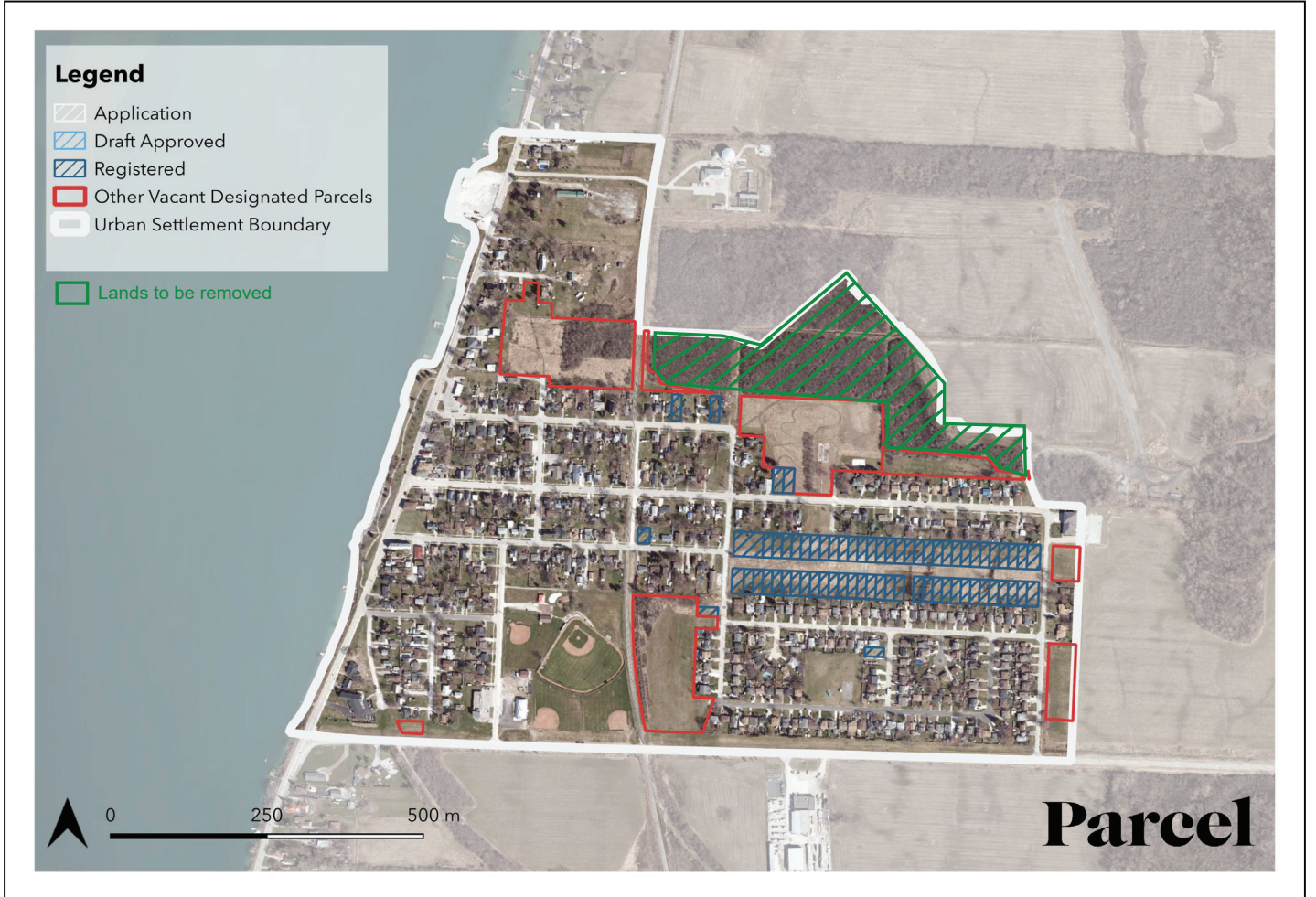






Comment 9 Mapping 2

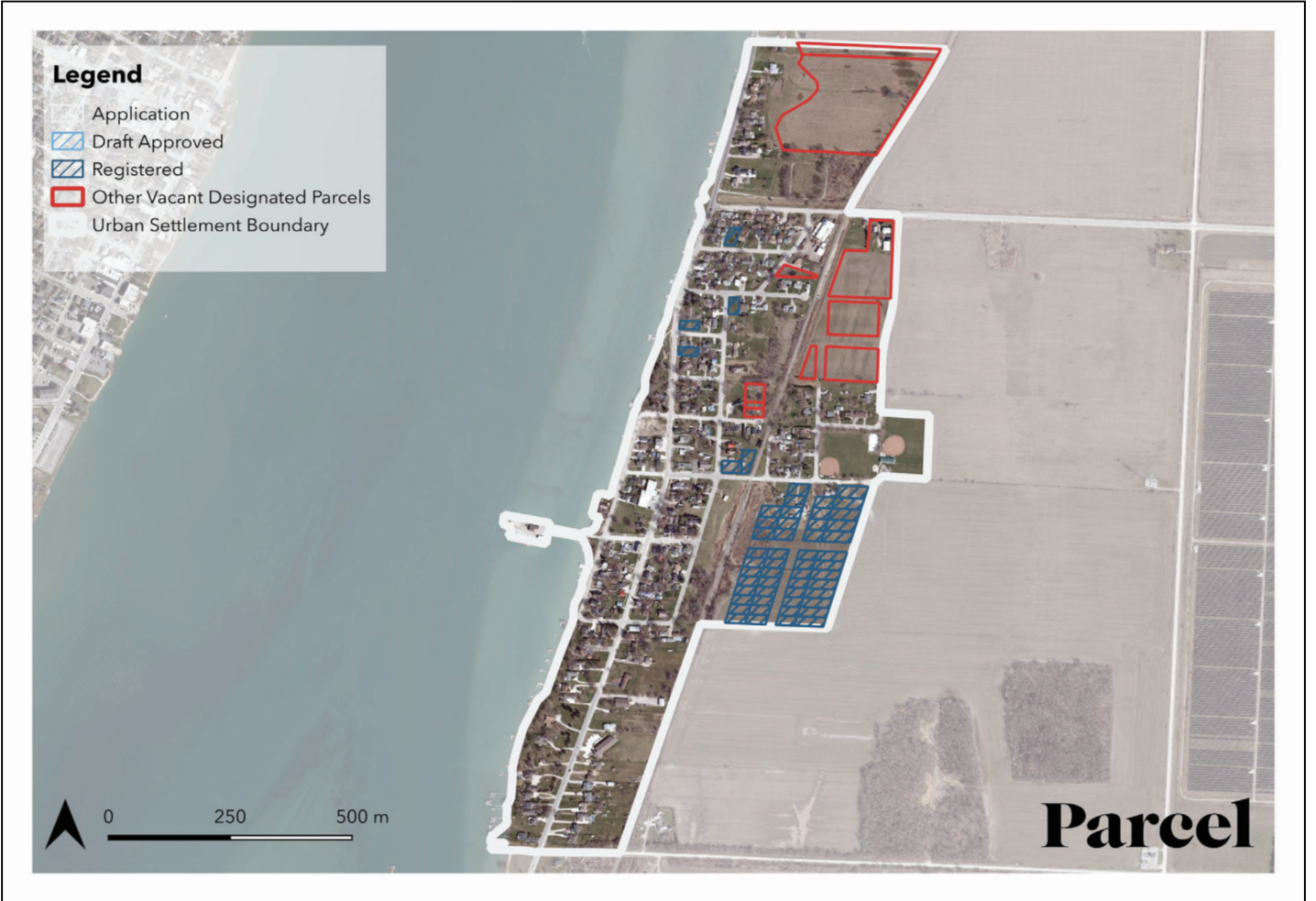














STAFF REPORT

Report To: Mayor & Members of Council
Approved by: Erin Kwarciak, Clerk
From: Adam Sobanski, Chief Administrative Officer
Department: Corporate Services
Date: December 9, 2025
Re: County of Lambton Preliminary Land Needs Assessment Results - Town of Plympton-Wyoming Comments

RECOMMENDATION:

That the report by Adam Sobanski, Chief Administrative Officer, dated November 21, 2025 regarding a County of Lambton Preliminary Land Needs Assessment Results - Town of Plympton-Wyoming Comments be received and that Council endorses submitting the summarized comments to the County of Lambton.

BACKGROUND INFORMATION:

On November 24, 2025, Council received a presentation from the County of Lambton and their consultant, Parcel Economics, regarding the preliminary land needs assessment which will be used to update the County's Official Plan and each municipalities settlement area if needed. Links to the presentation and the County's Official Plan Review webpage are provided below for Council's reference.

Presentation: [https://plympton-wyoming.civicweb.net/document/97226/r%20\(2025-11-24\)%20Preliminary%20Land%20Needs%20-%20Plympton-W.pdf?handle=B41E2CBE45E44DFD80CBD919CC206A0E](https://plympton-wyoming.civicweb.net/document/97226/r%20(2025-11-24)%20Preliminary%20Land%20Needs%20-%20Plympton-W.pdf?handle=B41E2CBE45E44DFD80CBD919CC206A0E)

County's webpage: <https://www.lambtononline.ca/en/business-and-development/official-plan-review.aspx>

At the end of the presentation, Council were given the opportunity to ask questions and provide comments on the findings of the assessment.

DISCUSSION:

Staff have reviewed the recording of the Planning Council meeting on November 24, 2025 and can summarize Council comments as follows:

Affordable Housing:

Council acknowledges the County's position that affordability is primarily a policy matter rather than a land designation issue. However, we strongly encourage the County to incorporate clear policy language in the Official Plan to:

- Promote smaller lot sizes, semi-detached, and multi-unit dwellings.
- Explore incentive-based tools for developers to deliver affordable housing options.
- Align with provincial objectives on housing affordability.

Agricultural Employment:

While the assessment notes that agricultural employment is declining, Council requests that the County continue to monitor trends and consider policies that support agricultural diversification and value-added services to sustain the Town's rural economy.

Industrial Land Needs:

Council is concerned about the potential loss of prime agricultural land for industrial purposes. The Town requests that:

- A comprehensive review of underutilized lands within existing settlement areas before considering agricultural conversions.
- Exploration of mixed-use employment areas and adaptive reuse strategies to minimize farmland impact.

Commercial Lands in the Camlachie Area:

Council notes that there is a lack of identified commercial lands, particularly in Camlachie. Therefore the Town recommends:

- Greater emphasis on commercial development opportunities in growth areas around the Camlachie area.
- Consideration of policies that encourage value-added agricultural services and small-scale commercial uses on agricultural lands, consistent with the Provincial Policy Statement

Industrial Land Demand:

Council seeks clarification on the methodology driving industrial land projections and requests:

- Additional transparency on market demand assumptions.
- Consideration of regional economic trends and potential for remote work impacts on employment land needs.

FINANCIAL IMPACT:

There are no known direct financial impacts for the Town at this stage of the County of Lambton's Official Plan review.

POLICY IMPLICATIONS:

The lands needs assessment suggests that there is no need for expansion of the residential settlement area in the Town while there is a moderate need for commercial and industrial expansion. Given the comments and questions shared by Council at the November 24, 2025 Planning Council meeting, Council seems to be accepting of these findings at this time.

It should be noted that there has been a number of developers who have approached the Town in the past five years with a desire to carry out residential land development if their properties were to be included in the settlement area. If the County Official Plan review does not result in an expansion of the residential settlement area, those developers will not be able to develop. It should also be noted that a notable portion of the Town's undeveloped residential lands are held by one developer which could limit the diversity of development opportunities.

Comment 14 Table

Township of Warwick - Residential Developments

Developments in various states of approval	Stage	Single Family	Multi-Residential	Total
Heritage Creek	Draft plan of subdivision	61	109	170
SW Richfield Custom Homes Development	Draft site plan	54	88	142
SE Richfield Custom Homes Development	Pre-con completed	0	297	297
Rombouts Development	Pre-con completed			99
Countrywalk Estates - Phase 1	Pre-con completed	0	36	36
Total		115	530	744

Once the residential boundary is expanded:

Developments in various states of approval	Stage	Single Family	Multi-Residential	Total
Heritage Creek	Draft plan of subdivision	122	218	340
SW Richfield Custom Homes Development	Draft site plan	54	460	514
SE Richfield Custom Homes Development	Pre-con completed	0	297	297
Rombouts Development	Pre-con completed			99
Countrywalk Estates - Phase 1	Pre-con completed	0	36	36
Total		176	1011	1,286

Needs:

County expansion of OP residential boundary (in-process)

Funding such as the Housing-Enabling Water Systems Fund (HEWSF) as the infrastructure enhancements to support growth are significant/beyond our immediate means.

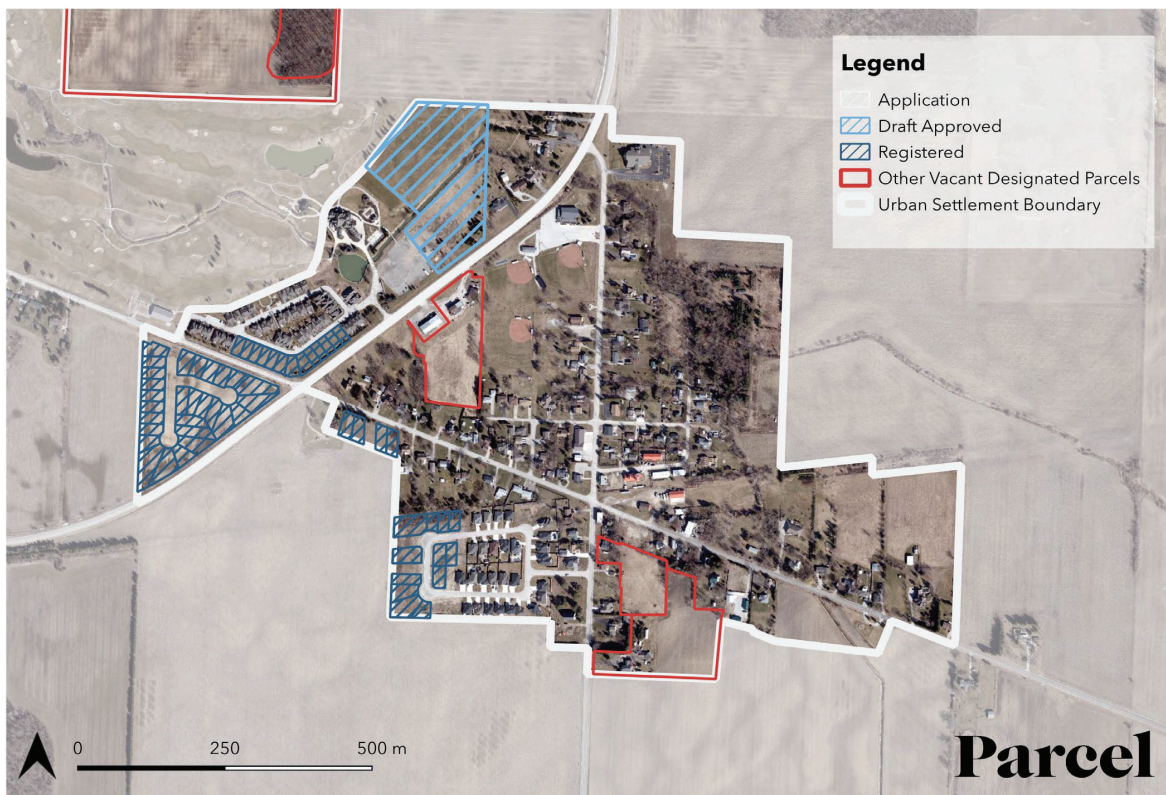
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Figure B- 11
Blue Point / Sunset Acres Residential Supply Map



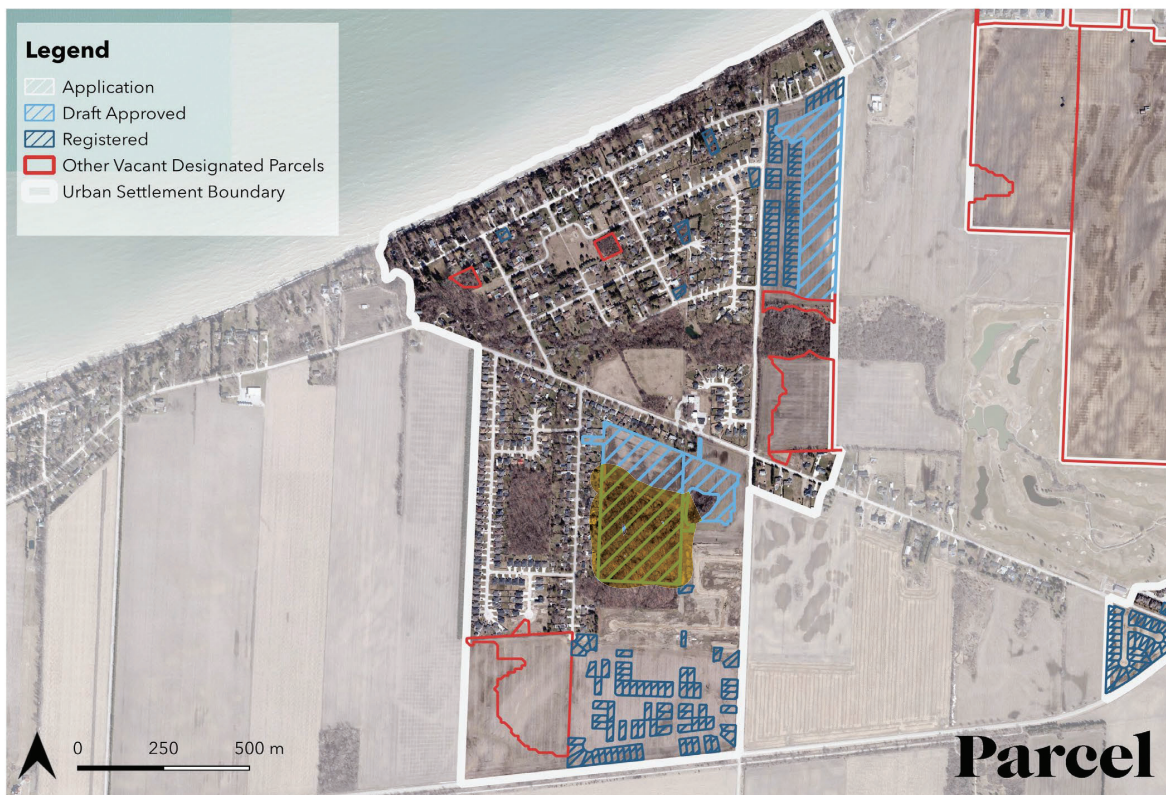
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Figure B- 12
Camlachie Residential Supply Map



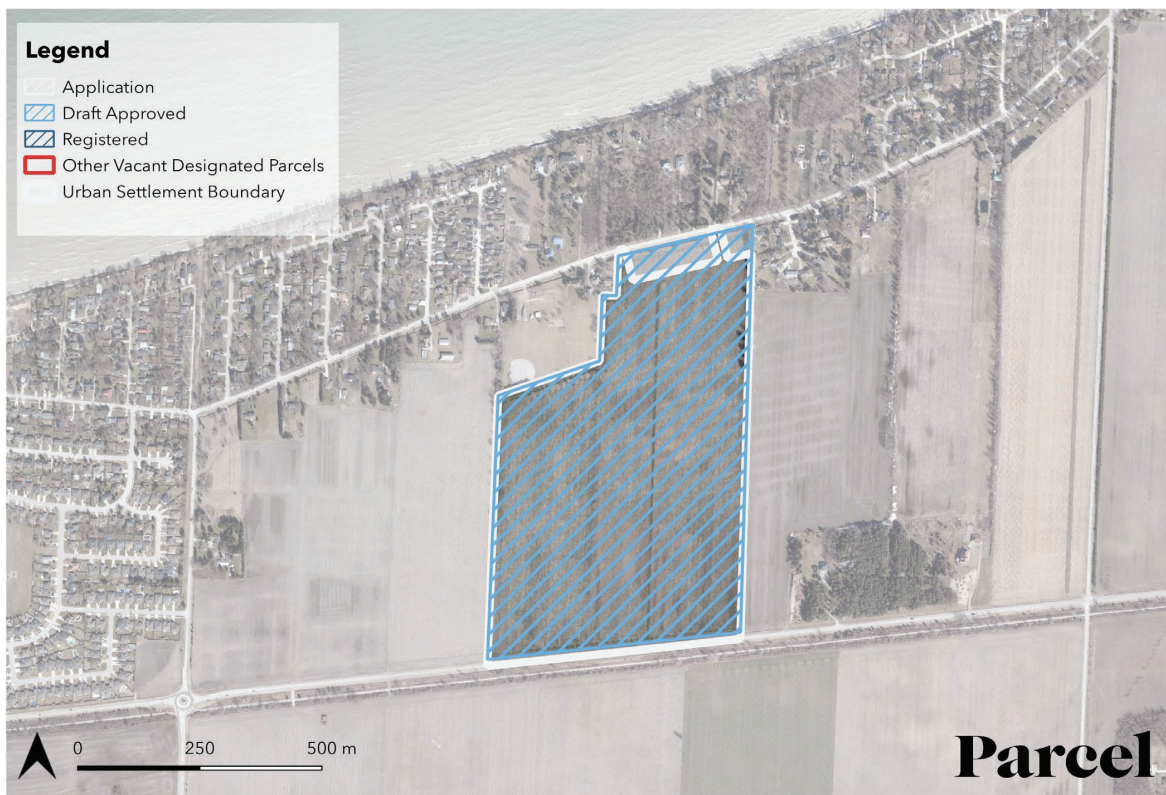
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Figure B- 13
Errol Village Residential Supply Map



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Figure B- 14
Lakeshore Development Area 1 Residential Supply Map



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Figure B- 15
Lakeshore Development Area 2 Residential Supply Map



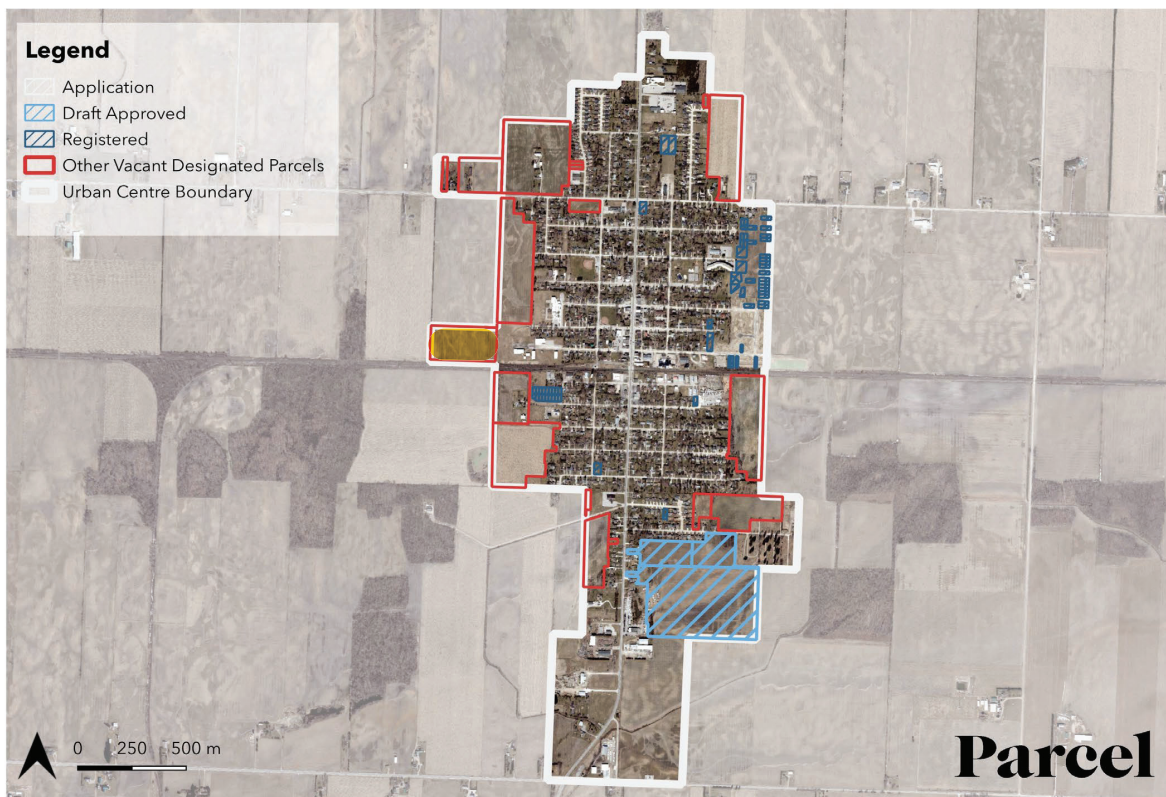
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Figure B- 16
Lakeshore Development Area 3 Residential Supply Map



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Figure B- 17
Wyoming Residential Supply Map

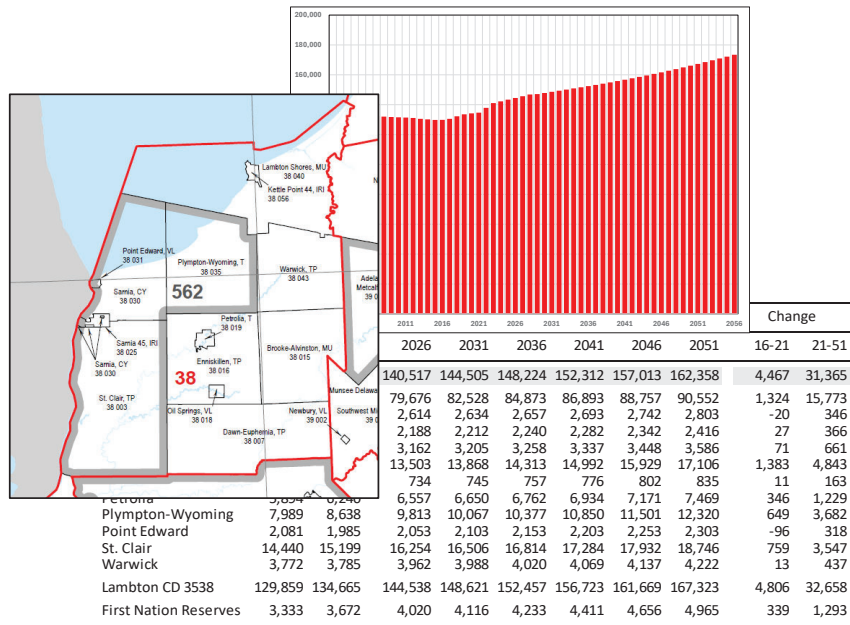


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Figure D- 11
Wyoming Non-Residential Land Supply Map



Lambton County Projections by Municipality



Prepared for



Prepared by



September 2025

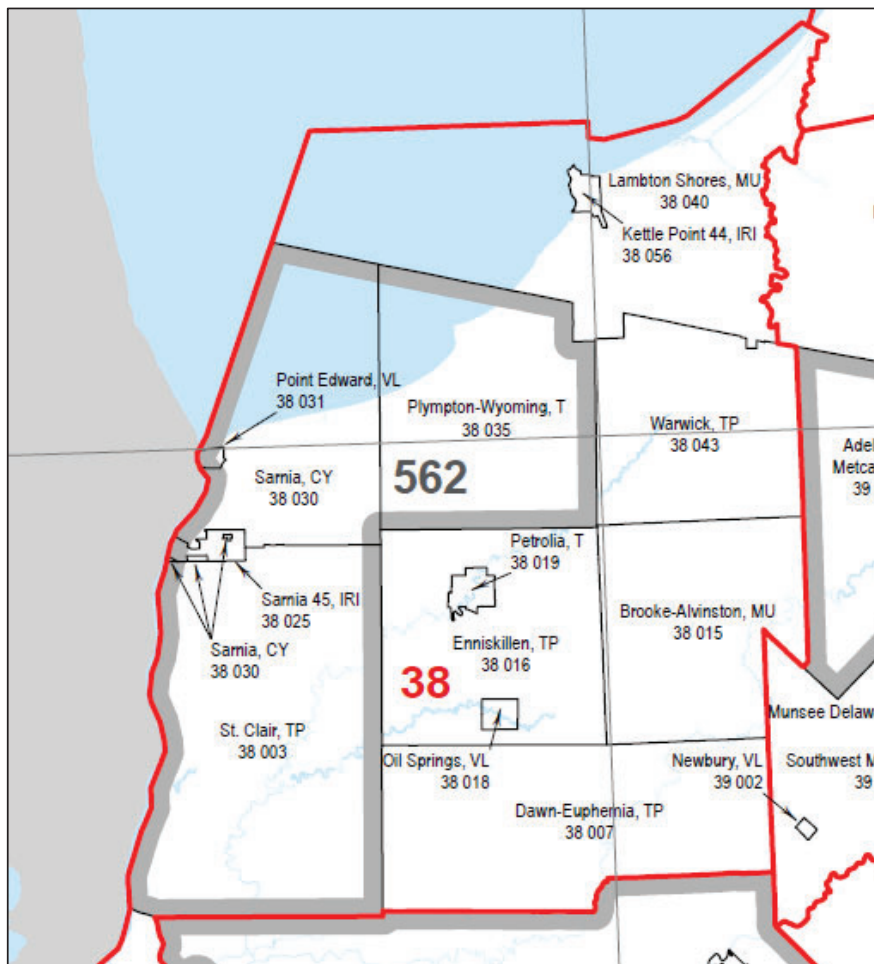
Lambton County Projections by Municipality

Introduction

This report was prepared by *metroeconomics* for NPG in support of an assignment they are carrying out on behalf of Lambton County. *metroeconomics'* role here was to develop detailed population by age and gender, employment by industry by place of work and dwellings by structural type to 2051 for each of the constituent municipalities (census sub-divisions or CSDs using census terminology) that define Lambton County.

Exhibit 1

Map of Census Division 3538's Constituent Municipalities



Source: Statistics Canada

Politically, Lambton County consists of 11 municipalities:

- Brooke-Alvinston
- Dawn-Euphemia
- Enniskillen
- Lambton Shores
- Oil Springs
- Petrolia
- Plympton-Wyoming
- Point Edward
- Sarnia
- St. Clair
- Warwick

Statistically (for census purposes) Lambton County includes the 11 municipalities above plus three First Nations Reserves (Kettle Point 44, Sarnia 45, and Walpole Island 46). Statistics Canada refers to this larger area of 14 CSDs as Census Division 3538 (Lambton). The map above illustrates CD 3538 (outlined in red) and its 11 constituent municipalities and 3 First Nations Reserves.

The Chosen Projections Approach

metroeconomics would typically approach an assignment such as this as follows:

- Based on historical trends and relative endowments of employment by industry within the CD we would assess the potential for employment growth in those industries that define its economic base.
- Using our sub-provincial projections system – which links future population growth to economic base job growth potential – we would develop projections of the future population by age and gender and dwelling requirements by structural type for CD 3538 (Lambton).
- Based on commuter data and historical population and employment growth within CD 3538 by municipality we would allocate the projections for the population, jobs and dwellings for CD 3538 as a whole into preliminary projections for each constituent CSD.

This approach was described by *metroeconomics* at a meeting in November 2024 to key consultants on this assignment from NPG and Parcel Economics. At that meeting it was decided the projections for CD 3538 should be driven, instead, by the most recent Ontario Ministry of Finance population projections for CD 3538. The projections provided here, therefore, are consistent with the requirements of the Provincial Planning Statement (2024).

Following on that decision, *metroeconomics* transformed its sub-provincial system to develop projections for each of Lambton's 11 municipalities linked to a projection for all of CD 3538.

The Ontario Ministry of Finance develops projections for all 60 of the CDs in the province but it does not provide projections for the populations of the CSDs that make up each CD.

The Lambton County Projection System

For this assignment *metroeconomics* developed a projection framework wherein each County municipality has been modeled and projected separately. Each municipal model includes annual historical data from 2016 to 2021 (or to 2023 where available) and annual projected data to 2051. Each municipal model includes history and projections for:

- Population by single-year age and gender
- Households by age of household head (major age groups)
- Labour market activity of residents (employed, unemployed) (EPOR)
- Employment by place of work by industry (EPOW)
- Dwellings by age of head by structural type (singles, semis, rows, etc.)

Exhibit 2 illustrates the projected path for Lambton's total population to 2051 against the backdrop of trends since 2001. According to Statistics Canada, between 2001 and 2021 CD 3538's (Lambton's) population grew by just 1,847 over 20 years. Recent StatsCan data indicate Lambton's population grew by more than twice that number – by 6,413 – in just 2 years. The Ontario Ministry of Finance projects steady growth in Lambton's population is on the horizon.

Exhibits 3, 4 and 5 tabulate the projected populations, dwellings and employment by place of work of Lambton County by individual CSD every fifth year over the span from 2016 to 2051.

In 2021 *metroeconomics* had developed projections for the City of Sarnia in support of an assignment then being carried out for the City by *urbanMetrics*. The projection for Sarnia's population developed at that time formed the basis for the population projection for Sarnia adopted here. The allocations of the projected populations of the remaining municipalities within Lambton were established through consideration of the shares each achieved in recent years and on the collective knowledge of the consulting staff regarding known preferences for, and known abilities to accommodate, growth in the future. The allocations in Exhibits 3, 4 and 5 were created as a starting point for consultations with stakeholders throughout the County.

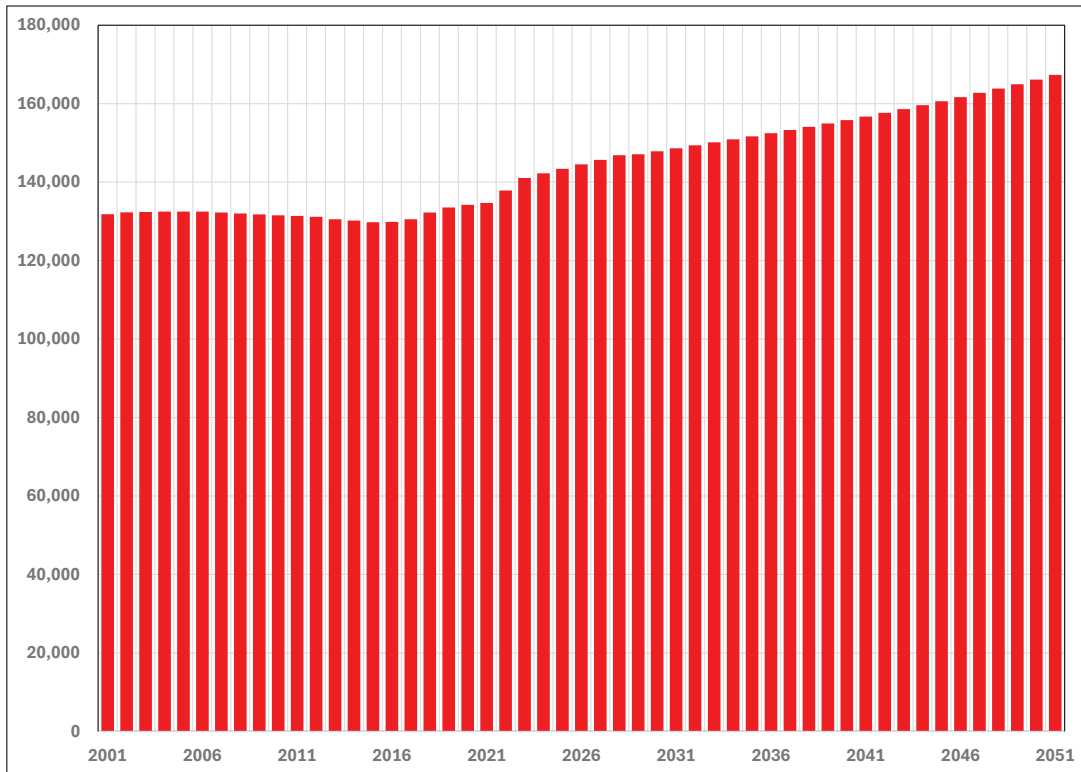
Tom McCormack



905-466-0454

tom@metroeconomics.ca

Exhibit 2
Population of Lambton (CD 3538)
Actual 2001 to 2023 Projected 2024 to 2051



Source: Statistics Canada and *metroeconomics*

**Exhibit 3
Population of Lambton County by Constituent Census Sub-Division (CSD)
Actual 2016 and 2021, Projected 2026 to 2051**

	Actual		Projected						Change	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Lambton County	126,526	130,993	140,517	144,505	148,224	152,312	157,013	162,358	4,467	31,365
Sarnia	73,455	74,779	79,676	82,528	84,873	86,893	88,757	90,552	1,324	15,773
Brooke-Alvinston	2,477	2,457	2,614	2,634	2,657	2,693	2,742	2,803	-20	346
Dawn-Euphemia	2,023	2,050	2,188	2,212	2,240	2,282	2,342	2,416	27	366
Enniskillen	2,854	2,925	3,162	3,205	3,258	3,337	3,448	3,586	71	661
Lambton Shores	10,880	12,263	13,503	13,868	14,313	14,992	15,929	17,106	1,383	4,843
Oil Springs	661	672	734	745	757	776	802	835	11	163
Petrolia	5,894	6,240	6,557	6,650	6,762	6,934	7,171	7,469	346	1,229
Plympton-Wyoming	7,989	8,638	9,813	10,067	10,377	10,850	11,501	12,320	649	3,682
Point Edward	2,081	1,985	2,053	2,103	2,153	2,203	2,253	2,303	-96	318
St. Clair	14,440	15,199	16,254	16,506	16,814	17,284	17,932	18,746	759	3,547
Warwick	3,772	3,785	3,962	3,988	4,020	4,069	4,137	4,222	13	437
Lambton CD 3538	129,859	134,665	144,538	148,621	152,457	156,723	161,669	167,323	4,806	32,658
First Nation Reserves	3,333	3,672	4,020	4,116	4,233	4,411	4,656	4,965	339	1,293

Source: Statistics Canada and *metroeconomics*

**Exhibit 4
Dwellings of Lambton County by Constituent Census Sub-Division (CSD)
Actual 2016 and 2021, Projected 2026 to 2051**

	Actual		Projected						Change	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Lambton County	53,125	54,250	58,255	59,880	61,403	62,772	64,530	66,594	1,125	12,344
Sarnia	31,905	32,190	34,367	35,412	36,357	37,065	37,846	38,733	285	6,543
Brooke-Alvinston	985	875	947	988	1,025	1,051	1,076	1,107	-110	232
Dawn-Euphemia	775	750	813	838	844	856	886	916	-25	166
Enniskillen	1,060	1,040	1,111	1,135	1,163	1,195	1,245	1,291	-20	251
Lambton Shores	4,775	5,250	5,692	5,793	5,870	6,009	6,229	6,548	475	1,298
Oil Springs	260	310	341	356	361	367	373	399	50	89
Petrolia	2,255	2,450	2,582	2,625	2,693	2,754	2,865	2,991	195	541
Plympton-Wyoming	3,050	3,155	3,622	3,772	3,912	4,082	4,335	4,600	105	1,445
Point Edward	950	920	960	963	969	963	961	964	-30	44
St. Clair	5,745	5,985	6,421	6,567	6,749	6,936	7,171	7,469	240	1,484
Warwick	1,365	1,325	1,398	1,431	1,460	1,495	1,543	1,577	-40	252
Lambton CD 3538	54,500	55,210	61,490	63,167	64,784	66,333	68,347	70,683	710	15,473

Source: Statistics Canada and *metroeconomics*

**Exhibit 5
Employed by Place of Work of Lambton County by Constituent Census Sub-Division (CSD)
Actual 2016 and 2021, Projected 2026 to 2051**

	Actual		Projected						Change	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Lambton County	47,395	44,320	47,082	48,101	49,034	50,221	51,677	53,120	-3,075	8,800
Sarnia	29,020	26,035	27,649	28,573	29,385	30,264	31,200	32,026	-2,985	5,991
Brooke-Alvinston	585	560	586	567	548	531	518	505	-25	-55
Dawn-Euphemia	515	500	539	526	511	497	485	475	-15	-25
Enniskillen	695	720	775	764	755	751	756	764	25	44
Lambton Shores	3,470	3,935	4,240	4,293	4,370	4,526	4,763	5,050	465	1,115
Oil Springs	65	70	79	81	84	87	92	97	5	27
Petrolia	3,055	2,870	2,997	3,028	3,064	3,128	3,222	3,329	-185	459
Plympton-Wyoming	1,640	1,645	1,810	1,828	1,854	1,909	1,995	2,100	5	455
Point Edward	2,030	1,530	1,601	1,646	1,693	1,750	1,812	1,869	-500	339
St. Clair	5,005	5,310	5,619	5,620	5,612	5,628	5,684	5,754	305	444
Warwick	1,315	1,145	1,187	1,174	1,160	1,152	1,150	1,150	-170	5
Lambton CD 3538	49,085	45,255	48,003	48,916	49,796	51,022	52,603	54,239	-3,830	8,984

Source: Statistics Canada and *metroeconomics*

Attachment 4

Lambton County Official Plan Review

Land Needs Assessment - DRAFT

March 31, 2026

Parcel



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2023-0100

This document is available in alternative formats upon request.



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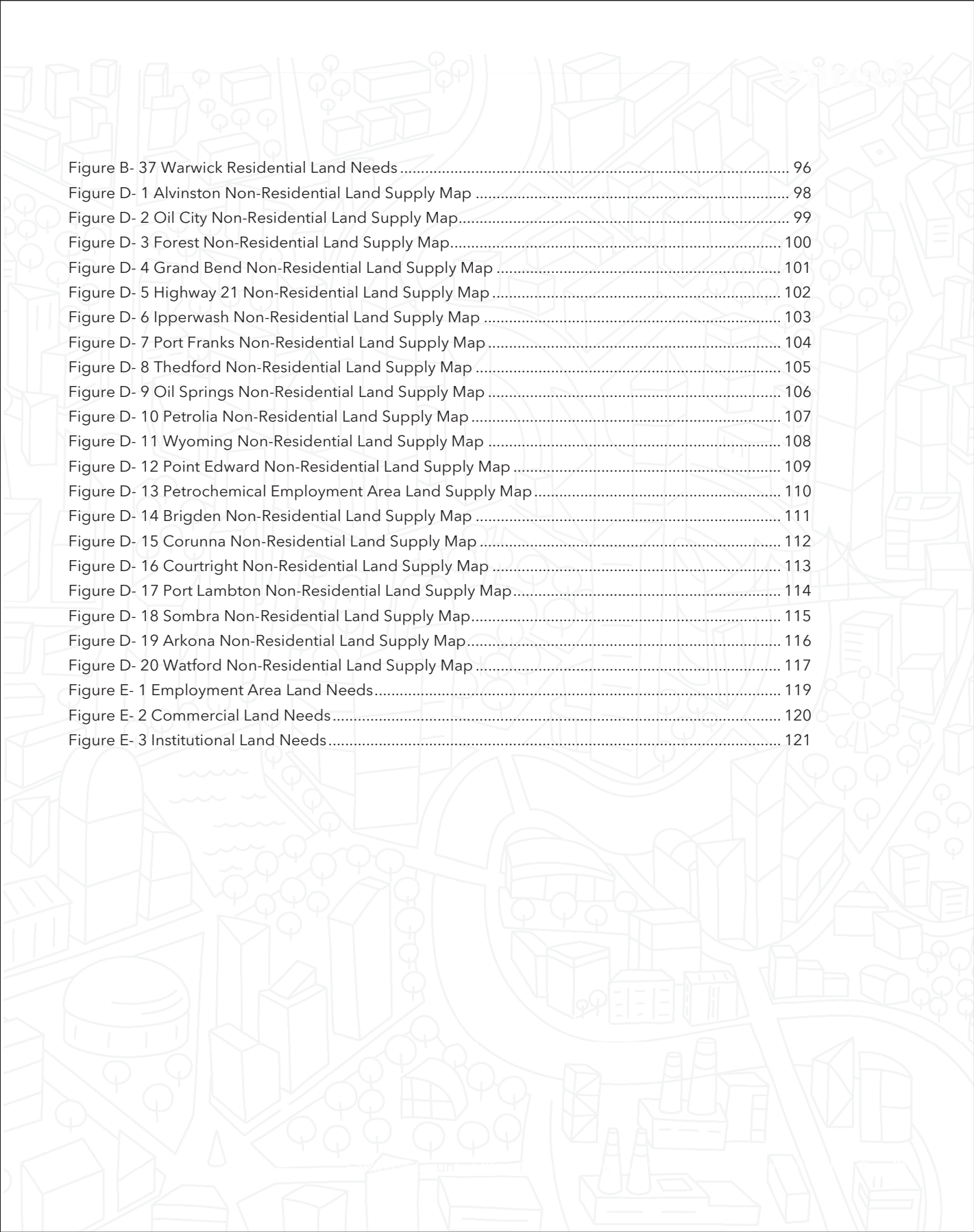


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1.0

Introduction

1.1 Background

Parcel Economics Inc. ("Parcel") has been retained by Lambton County ("the County") alongside NPG Planning Solutions ("NPG") and metro economics to prepare an Official Plan Review of the County of *Lambton Official Plan, October 1, 2020 Office Consolidation* ("Lambton County OP").

Located in Southwestern Ontario, the County is comprised of 11 lower-tier municipalities, including several large Towns and the City of Sarnia. Many of these municipalities are experiencing significant growth in comparison to historical trends. Therefore, it is important to ensure that the supply of land for residential, industrial, commercial and institutional uses is aligned to recent growth trends.

The Lambton County OP was last updated in 2016, adopted by Council of the County of Lambton in September 2017 and approved with modifications by the Ministry of Municipal Affairs in March 2018. Therefore, the Lambton County OP also requires an update to conform with the requirements of the *Planning Act* and also conform with the *Provincial Planning Statement ("PPS"), 2024*, which came into effect on October 20, 2024 and replaced the Provincial Planning Statement, 2014, which was in effect at the time of the last official plan review.

This Official Plan Review provides the opportunity for the County to align with updated legislation while also providing the opportunity for land supply estimates to be updated to align with heightened growth projections.

In accordance with PPS 2024, Parcel has completed a review of the County's land supply analysis, by municipality, to determine if the County has sufficient land to accommodate 30 years of population and employment growth. As part of this review and update, consideration and recognition of the work already completed for the City of Sarnia, as part of their own municipal process, has been relied upon and utilized.

Using the most recent Statistics Canada Census of the Population (2021) and additional data sources, the enclosed report is intended to understand the potential residential, employment, commercial, and institutional land needs to 2051.

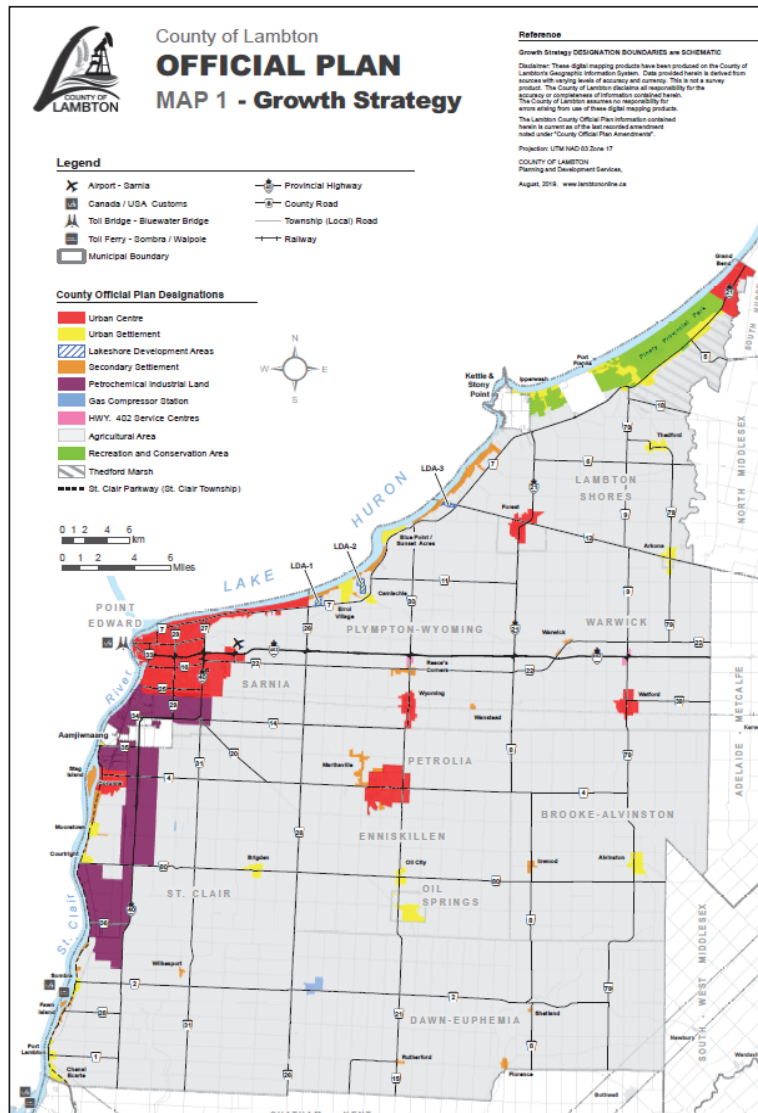
1.2 Purpose

The purpose of this Land Needs Assessment is to determine whether there is sufficient land within Lambton County's Urban Centres and Urban Settlements to accommodate updated population and employment growth forecasts for Lambton County, and each lower-tier municipality, to 2051. The analysis herein reviews past growth trends and summarizes land supply and demand estimates on both a municipality-specific and county-wide level. In total, Lambton County contains seven Urban Centres along with 19 Urban Settlements that are positioned to

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accommodate growth. It is anticipated that this Land Needs Assessment will play a key role in establishing future growth management policy direction across the County as part of the Official Plan Review.

Figure 1.1
Lambton County Growth Strategy



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2.0

Policy Context

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The Lambton County OP Review, as well as this supporting Land Needs Assessment are required to follow applicable policy requirements in the PPS, 2024. The following provides a review of relevant sections of the PPS, 2024 and the in-force Lambton County OP, which have informed this Land Needs Assessment.

2.1 Provincial Planning Statement, 2024

In August 2024, the Ministry of Municipal Affairs and Housing (“MMAH”) released the PPS, 2024, which came into effect in October 2024. The PPS, 2024 is issued under the authority of Section 3 of the *Planning Act* and is the primary provincial land use planning policy document, applying across Ontario. The PPS 2024 replaces both the previous Provincial Policy Statement, 2020.

Section 2.1 Planning for People and Homes of the PPS 2024, provides guidance on the population and employment forecasts that shall be used by planning authorities in planning for growth, where it states:

- 1. As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ministry of Finance 25-year projections and may modify projections, as appropriate.*
- 2. Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.*
- 3. At the time of creating a new official plan and each official plan update, **sufficient land** shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon. (emphasis added)*

Consistent with these policies in Section 2.1 of the PPS, 2024 this report forecasts population, housing and employment growth across Lambton over the 30 year planning period to 2051, based on the October 2024 Ontario Population Projections, prepared by the Ontario Ministry of Finance.

Section 2.3.1 pertains to general policies for settlement areas, stipulating that they are to be the focus of growth and development in municipalities, where it states:

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1. *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
2. *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) *efficiently use land and resources;*
 - b) *optimize existing and planned infrastructure and public service facilities;*
 - c) *support active transportation;*
 - d) *are transit-supportive, as appropriate; and*
 - e) *are freight-supportive.*
3. *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*
4. *Planning authorities are encouraged to establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*
5. *Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.*
6. *Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.*

The PPS, 2024 does not identify a minimum target for intensification within built-up areas, as these targets are in official plans are intended to reflect local conditions. As noted in Policy 2.3.5 of the PPS, 2024, planning authorities are also encouraged to establish density targets for designated growth areas that reflect local conditions and needs, while large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per

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hectare. The list of large and fast-growing municipalities is identified in Schedule 1 of the PPS, 2024. There are no municipalities in Lambton County that are identified in Schedule 1.

Policies in Section 2.3.2 establish policies for new settlement areas or expanding settlement area boundaries to designate or plan for additional land to accommodate growth. Opportunities for settlement area boundary expansion may only be identified where there is a need to designation and plan for additional lands and there is sufficient capacity across existing or planned infrastructure and public service facilities.

As it relates to Employment Areas, the PPS, 2024 identifies permitted uses within Employment Area, which mirrors the definition introduced in the *Planning Act* under Bill 97. Where Employment Areas are defined as:

Employment area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

Unlike the Provincial Policy Statement, 2014, which permitted office, institutional and associated retail facilities in Employment Areas, the new definition of Employment Area no longer includes office, institutional and commercial (retail) uses as permitted uses, unless affiliated with a primary employment uses.

Policies in Section 2.8.2 more specifically state:

1. *Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.*
2. *Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.*
3. *Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:*
 - a) *planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing,*

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warehousing and goods movement, and associated retail and office uses and ancillary facilities;

b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;

c) prohibiting retail and office uses that are not associated with the primary employment use;

...

The PPS, 2024 provides municipalities more control over Employment Area conversions, allowing the removal of lands from employment areas at any time, subject to satisfying conversion criteria detailed in Policy 2.8.2.5.

2.2 Lambton County Official Plan

The Lambton County OP, declared in full force and effect in 2018 includes policies associated with development and growth in Section 3.0 - County Growth and Development. This includes guidance for development across the diverse areas that form the County, and key direction for population and employment growth.

The Lambton County OP creates a focus for development in established Urban Centres and Urban Settlements, including areas with full municipal water and sewage services. It seeks to ensure the continued success of existing industrial and commercial areas, while also encouraging a diversity of employment, housing and land uses. Section 3.1 Anticipating Growth, discusses how the County and each municipality should plan for growth, specifically stating in Policy 3.1.2 that:

In order to effectively accommodate anticipated growth, local municipalities will ensure that adequate lands are designated and made available for development consistent with the overall County development strategy established by this Plan.

Section 3.3 also highlights the role of Local Planning, identifying that it is the responsibility of each municipality to determine detailed land needs and settlement boundaries under direction of the Lambton County OP. The importance of preserving for commercial and industrial opportunities in Lambton are also included in the Lambton County OP through Section 3.4 through 3.6.

Settlements per the Lambton County OP includes areas defined as Urban Centres, Urban Settlements and Secondary Settlements. Urban Centres and Urban Settlements are anticipated to accommodate the majority of

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future growth, with a particular focus on areas with full municipal services, sufficient water and sewer services, and community services. These areas contain the greatest diversity of residential, institutional, commercial, and industrial lands uses and cultural nodes, enhancing opportunities for residents, employees and visitors (Policy 3.2.2, 3.2.3).

As it relates to housing, Section 2.3.12 identifies that local municipalities are encouraged to provide opportunities for intensification. Specifically, it is the goal of the current Lambton OP that 20% of new housing units are provided through intensification and redevelopment.

Secondary Settlements are not to be the focus of growth given their more limited land uses and servicing. Development in Secondary Settlements is instead limited to infilling and some rounding of existing development (Policy 3.2.4). All lands outside of Centres and Settlements are captured in the County's Agricultural Area. These areas are intended as natural areas or as areas for agricultural development, but may contain cultural nodes.

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3.0

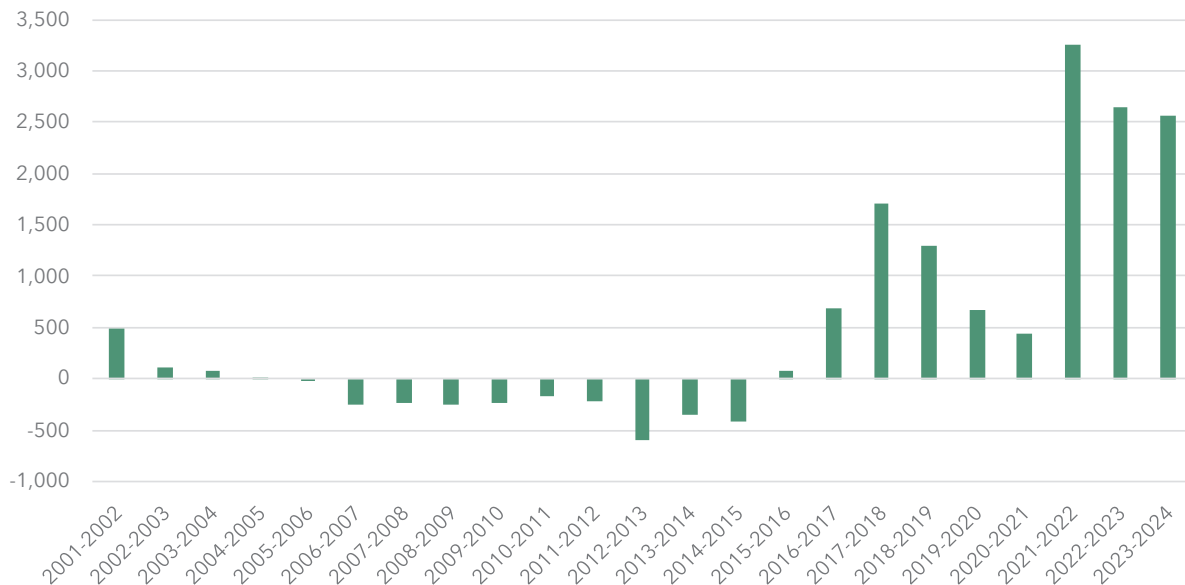
County-Wide Population and Employment Growth

3.1 Past Growth Trends

Historical Population Growth

Figure 3.1 details historical population growth trends across Lambton County since 2001. During this period, population in Lambton County increased by about 11,300 persons, or an average growth rate of about 0.4% per year. However, it is evident that population growth is a tale of two periods. From 2001 to 2015, the population in Lambton County declined by about 2,000 persons, or a loss of about 145 persons per year. In 2016 this was a shift in population growth trends. Since 2016, the County has added 13,300 persons, or nearly 1,500 persons per year.

Figure 3.1
Population Growth, 2001-2024, Lambton County



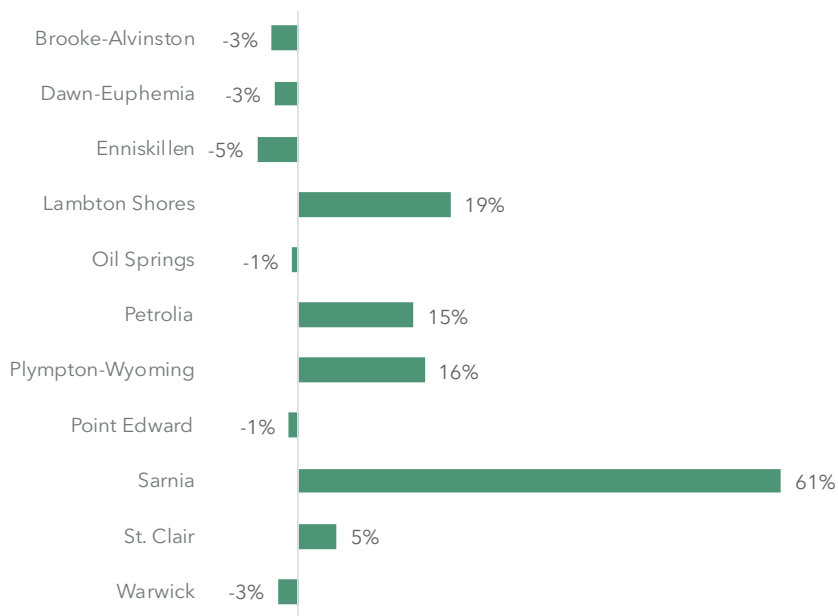
Source: Parcel based on Statistics Canada.

Regionally, while Sarnia accounted for the largest share of population growth within Lambton County, as shown in Figure 3.2, Lambton Shores, Plympton-Wyoming and St. Clair have also experienced population growth, specifically

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during the period since 2016. Further, aside from Point Edward and Warwick, the municipalities that lost population between 2001 and 2024 are municipalities that do not have a designated Urban Centre to accommodate growth.

Figure 3.2
Population Growth 2001-2024 by Municipality



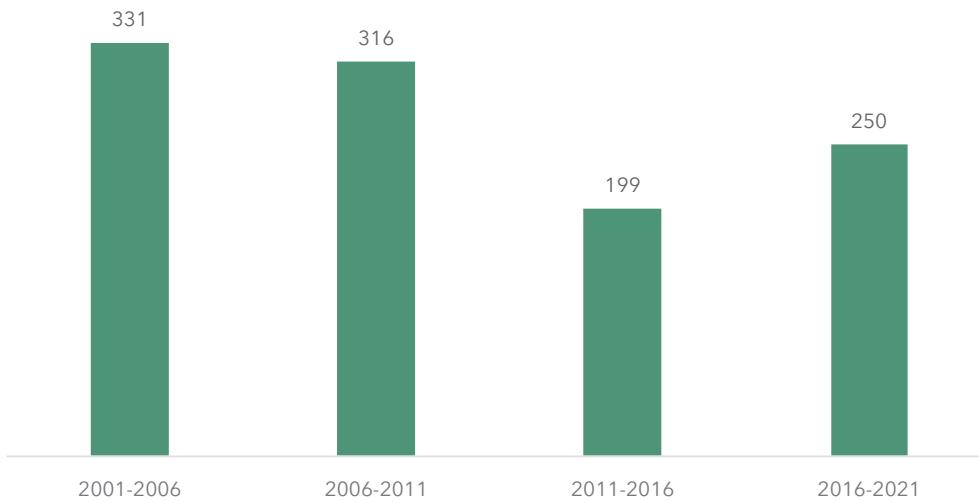
Source: Parcel based on Statistics Canada.

Historical Household Growth

Figure 3.3 details average annual household growth trends across Lambton County between 2001 and 2021. During this period, Lambton County added approximately 275 households per year, or an average annual growth rate of 0.5%. As shown, household growth was stronger in the 2001 to 2011 period, when the population in the County was declining. More recently, household growth has slowed, despite there being a shift to population growth in the County.

Figure 3.3

Average Annual Household Growth, 2001 - 2021, Lambton County

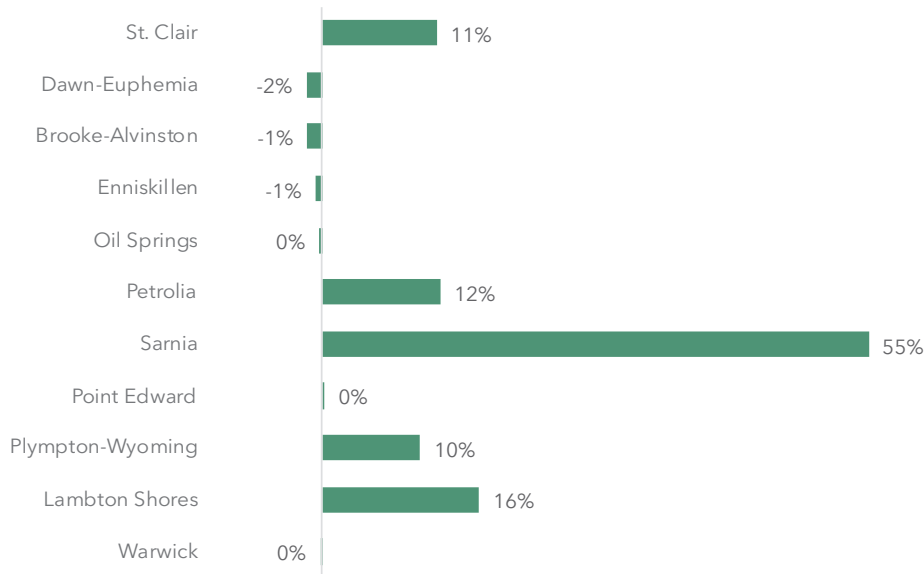


Source: Parcel based Census of Canada.

Similar to population growth trends, as shown in Figure 3.4, the City of Sarnia has accounted for approximately half of household growth in the County, followed by Lambton Shores, St. Clair, Petrolia and Plympton-Wyoming. Therefore, household growth is largely being accommodated in municipalities that have a designated Urban Centre.

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Figure 3.4
Household Growth, 2001-2021 by Municipality



Source: Parcel based Census of Canada.

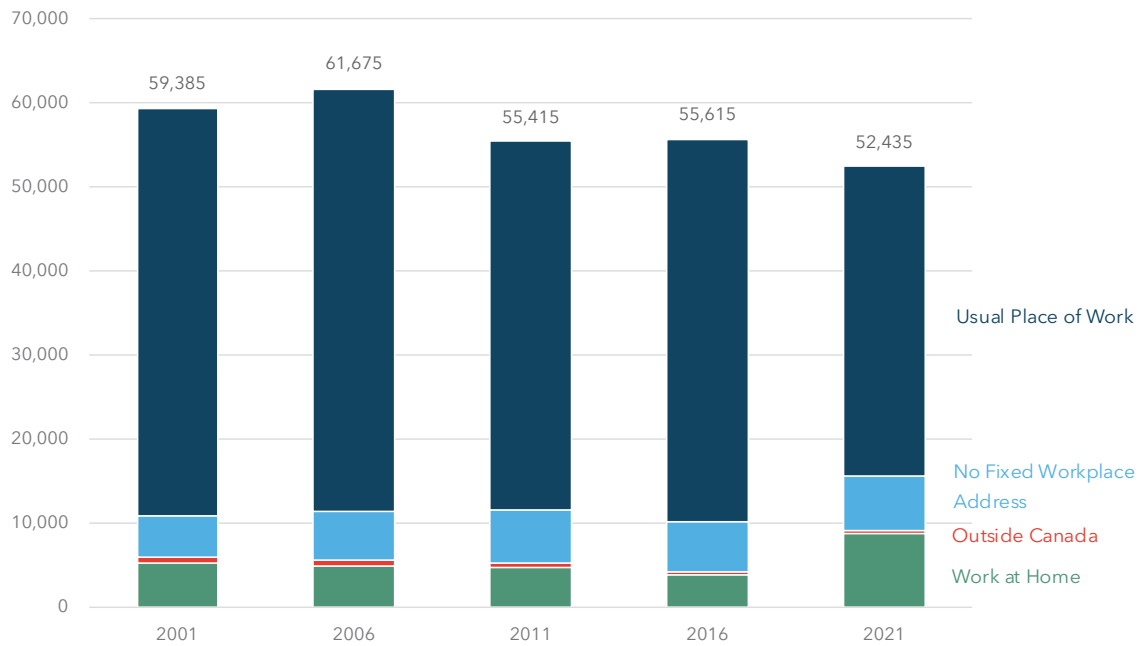
Historical Employment Growth

Figure 3.5 summarizes employment by place of residence in Lambton County since 2001. This refers residents in Lambton County and their usual place of employment. As shown, the number of employed Lambton County residents has been declining since the peak reached in 2006. It is also clear that the majority of employed Lambton County residents go to a usual place of work (whether it's within Lambton County, or in a neighbouring municipality).

However, the number of employed residents with a usual place of work has been declining, while the share of residents reporting no fixed workplace address or working from home has been increasing. If these trends continue, it will have an impact on land needs.

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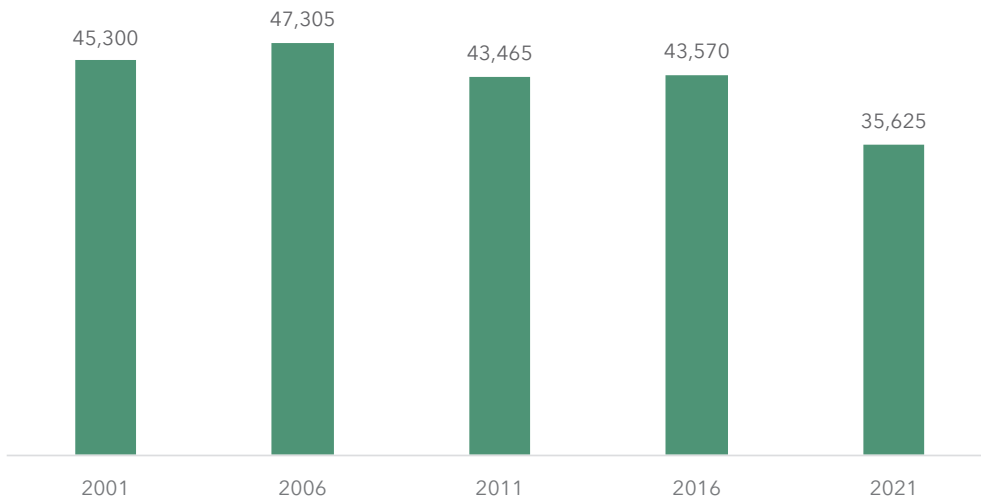
Figure 3.5
 Employment by Place of Residence, Lambton County



Source: Parcel based Census of Canada.

To gain a better understanding of potential need for non-residential lands, Figure 3.6 summarizes the number of people from the Census of Canada that have a usual place of work in Lambton County. As shown, although the number of people with a usual place of work in Lambton County is below the peak experienced in 2006, it has remained relatively stable, aside from 2021, due to the COVID-19 pandemic.

Figure 3.6
Employment by Usual Place of Work in Lambton County



Source: Parcel based Census of Canada.

3.2 Forecast Methodology

metro economics was engaged as part of the Lambton County OP to prepare population, household and employment forecasts for Lambton County and each lower-tier municipality. The forecasts prepared by metro economics align with the 2051 population forecast for Lambton County that are contained in the Ministry of Finance October 2024 Ontario Population Projections and were further extended to the year 2056.

The base year for the land needs assessment is 2021, to align with recent land supply information across the County and the most recent Census of Canada. The 2051 population forecasts prepared by metro economics and identified in the October 2024 Ontario Population Projections were utilized in preparing this land needs assessment, as it results in a 30-year planning horizon, consistent with the maximum horizon identified in the PPS, 2024.

As a first step in forecasting growth, metro economics carries out a location quotient procedure to determine industries that serve as key economic drivers in each municipality. The potential for growth in economic-driver employment is determined by assuming growth in local drivers will match the pace projected for them Ontario-

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wide by metro economics' detailed national-provincial projection system. metro economics' national-provincial projection system considers factors such as the potential for growth in the United States economy; the need for higher immigration flows from now through 2056 to replace retiring Baby Boomers country-wide; the short and longer term impacts of COVID-19 on the economy and migration patterns migration patterns; shifts in the way goods are purchased by and shipped to households, among other factors.

In addition to local employment opportunities, the potential for growth in Lambton County residents commuter jobs was then determined by metro economics' base case projections for employment by place-of-work trends across Ontario and other nearby communities to which Lambton County residents commute.

The employment driver projections and commuter potential projections, in turn, inform the potential population of Lambton County over the forecast period which, in turn, determines the potential for growth in jobs in those industries serving the local population of Lambton County (the community base or population serving jobs), in addition to anticipated growth in jobs affiliated with industrial and office uses.

Total growth forecasts identified for Lambton County are then allocated to each lower-tier municipality within the County based on employment growth potential and commuter trends. This includes detailed estimates of sector-specific employment forecasts, household growth by unit type, and sources of population change (migration, natural increase), as well as population growth by age cohort.

City of Sarnia Comprehensive Review

The City of Sarnia—as part of their *Comprehensive Review: Growth Management Recommendations Sarnia, Ontario* ("Sarnia Comprehensive Review"), which was prepared as input to their new Official Plan in 2022, prepared population and employment forecasts to 2046 in collaboration with metro economics. Recognizing the recency of these forecasts and in consideration and recognition of the work done by the City of Sarnia as part of their own municipal process, Parcel has relied on the analysis and methodology in the Sarnia Comprehensive Review as input to this reporting for Lambton County.

That said, to ensure alignment between these forecasts and those detailed herein, metro economics has extended forecasts prepared for the City of Sarnia to 2051 and 2056, relying on input and assumptions from the October 2024 Ontario Population Projections.

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See **Appendix A** for the metro economics forecast methodology and detailed forecasts.

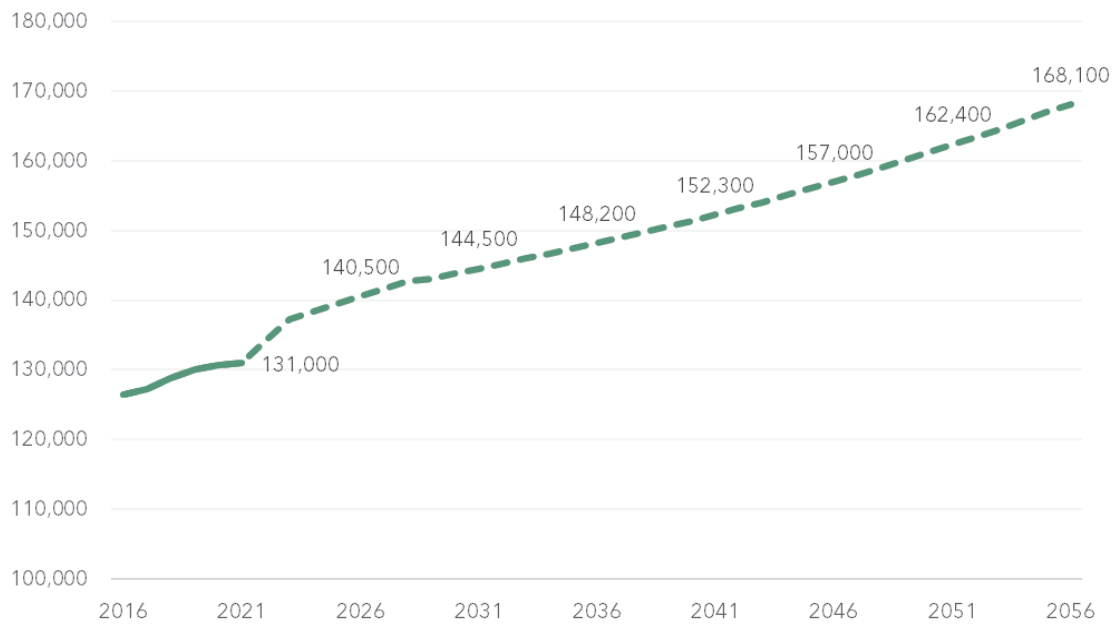
Forecast Population Growth

metro economics then prepared forecasts for Lambton County and each lower-tier municipality to 2051 and 2056. These forecasts, as previously mentioned, align with Ontario Population Projections prepared by the Ministry of Finance in Fall 2024 to 2051, and were then extended to 2056 by metro economics.

Based on this forecast, the population of Lambton County is forecast to grow to approximately 162,400 persons by 2051. This represents growth of approximately 31,365 persons, or 0.8% per year between 2021 and 2051, slightly above average annual growth rates experienced across Lambton County between 2001 and 2024, but slower than the 1.1% growth rate experienced between 2016 and 2024. Therefore, the population in Lambton County is anticipated to grow at a faster rate than past trends, but at a slower pace than experienced more recently.

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Figure 3.7
Population Forecast, 2021-2056, Lambton County



Source: Parcel, based on data provided by metro economics. Rounded to the nearest 100 persons.

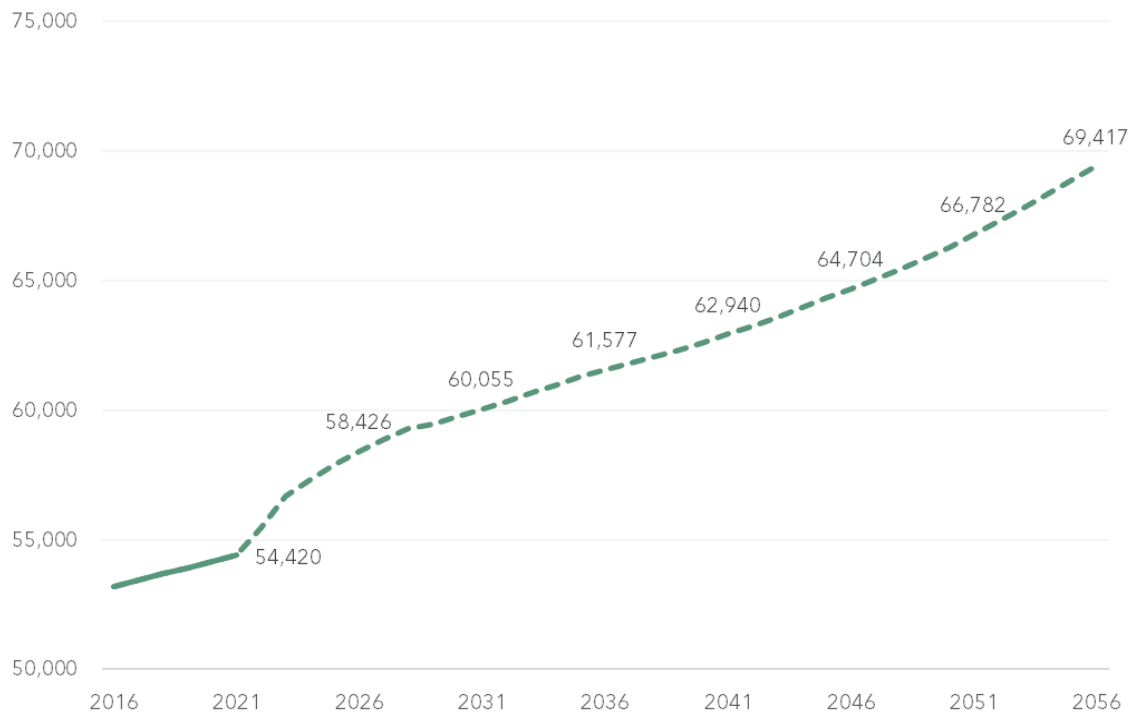
Household Growth Forecasts

metro economics translated population growth forecasts detailed above into household growth forecasts using age-specific household formation rates. These forecasts reflect the number of households necessary to accommodate current and future full-time residents of Lambton County.

Specifically, Figure 3.8 shows that between 2021 and 2051, the County is forecast to grow to 66,782 households. This represents growth of 12,362 households over this period, average annual growth 0.8%.

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Figure 3.8
Household Growth Forecasts, 2021 - 2056, Lambton County



Source: Parcel, based on data provided by metro economics.

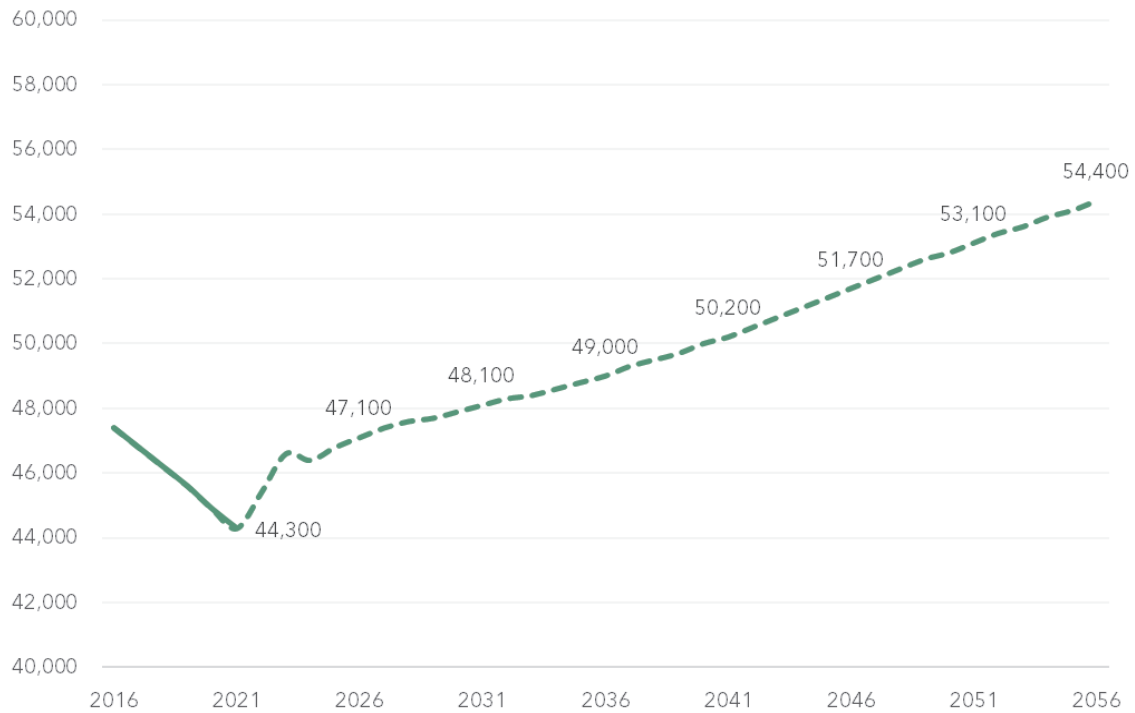
However, in accordance with the PPS, 2024, this Land Needs Assessment focuses on if existing lands in Lambton County are sufficient to accommodate residential demand over a 30-year projection period to 2051. Based on Figure 3.8, households in Lambton County are anticipated to grow to 66,782 households by 2051. This represents growth of 12,362 households between 2021 and 2051.

Forecast Employment Growth

Figure 3.9 shows forecasted employment growth for Lambton County to 2056. This includes people with a usual place of work in Lambton County and people working from home. As shown, Lambton County is forecast to add 8,800 jobs between 2021 and 2051, representing an average annual increase of 0.7% over this forecast period.

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Figure 3.9
Employment Forecast, 2021-2056, Lambton County



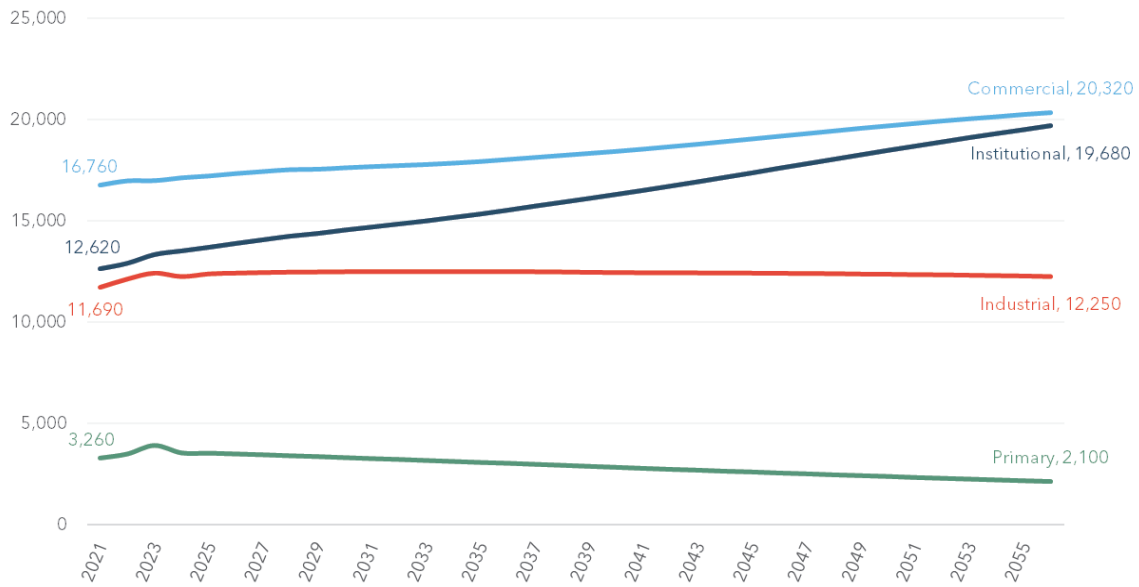
Source: Parcel, based on data provided by metro economics. Rounded to the nearest 100 jobs.

Figure 3.10 shows how employment growth is forecasted to change going forward. As shown, the nearly all employment growth is anticipated to occur in the commercial and institutional sectors of the economy. While there is anticipated to be some growth in the industrial sector, employment will largely remain stable.

Primary jobs are actually anticipated to decline over this period, decreasing by 1.0% per year on average. In 2056, Primary employment is anticipated to comprise just 2,100 jobs in Lambton County, less than 4% of all jobs forecast in the County.

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Figure 3.10
 Employment Forecast by Employment Category, 2021-2056, Lambton County



Source: Parcel, based on data provided by metro economics. Rounded to the nearest 10 jobs.

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4.0

Residential Land Needs Assessment

4.1 Housing Demand

Household Growth

Based on population growth allocations prepared by metro economics and calculated headship rates¹ from the 2021 of Canada, household forecasts were prepared for each lower tier municipality in the County. In addition to historical growth trends, and the share of the Lambton County population that has historically been accommodated to each municipality, this allocation process also considers the reality that population and household growth typically occurs when and where economic base jobs or commuting opportunities are growing or when people are choosing to retire in the area.

Dwelling preferences by age and structural type were then applied to household growth projections to determine the potential type of dwelling growth that is anticipated across each municipality. Figure 4.1 details the results of this assessment. As shown, over half of household growth (53%) during this period is forecast to occur in the City of Sarnia, followed by St. Clair, Plympton-Wyoming and Lambton Shores. The remaining seven municipalities are anticipated to account for a total of 13% of household growth.

County-wide, single and semi-detached units are anticipated to represent 80% of household growth, with apartment units (low-rise and high-rise) accounting for 13% of household growth.

¹ Headship rates are the ratio of the number of people, by age group, identified as the primary household maintainer, divided by the number of people in the same age group. Therefore, it reflects the proportion of adults in the population that are the head of the household.

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Figure 4.1

Household Growth Forecast by Housing Type & Municipality, 2021 - 2051

	Single/ Semi-Detached	Row	Apartment & Other	Accessory Unit	Total
Brooke-Alvinston	221	0	10	0	232
Dawn-Euphemia	166	0	0	0	166
Enniskillen	241	0	11	0	251
Lambton Shores	1,091	91	108	8	1,298
Oil Springs	49	0	40	0	89
Petrolia	463	12	55	12	541
Plympton-Wyoming	1,348	16	72	9	1,445
Point Edward	65	0	-17	-5	44
Sarnia	4,703	403	1,262	175	6,543
St. Clair	1,278	100	107	0	1,484
Warwick	239	8	6	0	252
Lambton County	9,863	629	1,654	198	12,344

Source: Parcel based on data from metro economics.

Seasonal Dwellings

The household growth forecasts prepared by metro economics represent the number of “households” required to accommodate total population growth, or growth in the number of permanent residents. Recognizing that some municipalities in Lambton County have a high proportion of seasonal residents and cottagers, Parcel estimated potential additional households that would be required to support growth in the number of seasonal residents.

Based on data from the Census of Canada between 2001 and 2021, Parcel examined the change in the share of dwelling units that are not occupied by permanent residents. This assessment was done for each municipality, to reflect differences across the County. Based on these historical trends, we forecast the additional dwelling units that could be required to accommodate demand from seasonal residents.

Figure 4.2 shows that this approach results in the need for an additional 503 dwelling units to accommodate potential demand from seasonal residents between 2021 and 2051. As shown, the only municipalities that are anticipated to experience additional demand for seasonal dwellings are Brook-Alvinston, Lambton Shores and St.

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Clair. In other municipalities, such as Plympton-Wyoming, which traditionally have a sizable share of seasonal dwellings, there has been a trend towards converting these seasonal dwellings to permanent dwellings.

Figure 4.2
Dwellings Not Occupied by Usual Residents

	Share of Unoccupied Dwellings	Forecast Growth Share 2021-2051	Forecast Unoccupied Units
Brooke-Alvinston	5%	5%	12
Dawn-Euphemia	n.a.	0%	0
Enniskillen	n.a.	0%	0
Lambton Shores	17%	15%	229
Oil Springs	n.a.	0%	0
Petrolia	0%	0%	0
Plympton-Wyoming	-2%	0%	0
Point Edward	50%	0%	0
Sarnia	1%	0%	0
St. Clair	17%	15%	262
Warwick	0%	0%	0
Lambton County			503

Source: Parcel, based on Statistics Canada Census Data and metro economics household growth forecasts.

Allocation of Growth to Settlement Areas

The PPS, 2024 and Lambton County OP direct growth towards Settlement Area lands, specifically those settlement areas with water and sewer services to accommodate growth. As specified in the Lambton County OP, Settlement Areas includes lands designated Urban Centres, Urban Settlements, Secondary Settlements.

To better understand patterns across Lambton County, and each lower-tier municipality, Parcel has examined the share of building permits attributed to each location, in addition to Rural Areas (i.e., “non-urban” areas located outside of urban areas), between 2014 and 2024 (i.e., the period for which data was available through the County).

As shown, in large urban municipalities that contained an urban centre or urban settlement, these areas typically attracted the largest share of development.

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Figure 4.3
Residential Building Permits by Policy Area, 2014-2024

	Rural Areas	Secondary Settlement Areas	Urban Centres & Urban Settlements	Total
Brooke-Alvinston	53%	2%	45%	100%
Dawn-Euphemia	97%	3%	0%	100%
Enniskillen	66%	34%	0%	100%
Lambton Shores	6%	2%	92%	100%
Oil Springs	7%	0%	93%	100%
Petrolia	0%	0%	100%	100%
Plympton-Wyoming	9%	15%	76%	100%
Point Edward	0%	0%	100%	100%
St. Clair	11%	13%	76%	100%
Warwick	51%	3%	46%	100%

Note: Excludes the City of Sarnia, as building permit information was not provided.
Source: Parcel.

These historical development trends were used to inform and allocate household growth over the forecast period to 2051. Allocations were also directly informed by policies of the Lambton County OP, which specifies in Section 3.3.2, that the County expects there to be limited development in Secondary Settlements, excepting infilling and the minor rounding of existing development. More broadly, policies of the Lambton County OP also stipulate that future development will be focused in Urban Centres and Urban Settlements.

Figure 4.4 shows the share of household growth that is estimated to occur in each policy area. In-line with policies of the Lambton County OP and historical development patterns, most residential development is forecast to occur in Urban Centres and Urban Settlements, where existing infrastructure and servicing is available. This excludes Dawn-Euphemia, where there is no designated Urban Centres or Urban Settlements. While household growth can occur in Rural Areas and Secondary Settlement Areas on existing vacant lots, Lambton County OP policies state that in Secondary Settlements, growth will be limited to infilling and minor rounding out of development within existing boundaries.

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Figure 4.4
Forecast Share of Household Growth, by Municipality & Location

	Rural Areas	Secondary Settlement Areas	Urban Centres & Urban Settlements	Total
Brooke-Alvinston	0%	0%	100%	100%
Dawn-Euphemia	100%	0%	0%	100%
Enniskillen	0%	0%	100%	100%
Lambton Shores	0%	0%	100%	100%
Oil Springs	0%	0%	100%	100%
Petrolia	0%	0%	100%	100%
Plympton-Wyoming	0%	0%	100%	100%
Point Edward	0%	0%	100%	100%
Sarnia	0%	0%	100%	100%
St. Clair	0%	0%	100%	100%
Warwick	0%	0%	100%	100%

Source: Parcel, based on Lambton County Building Permit Data. Allocation for Sarnia is based on the approach and methodology in the Sarnia Comprehensive Review.

Total Housing Demand

Aggregating the assumptions and approach detailed above, results in total housing demand for Lambton County, and each lower-tier municipality, between 2021 and 2051. Figure 4.5 details the results of this analysis, excluding demand affiliated with accessory housing units.

Figure 4.5 excludes accessory dwelling units, as these units represent additional dwellings or living facilities within an existing residence. As a result, accessory housing units do not generate land needs as they are accommodated within existing dwelling units. In forecasting land needs, or housing need across Lambton County to 2051, demand associated with accessory units has been removed from the 2051 forecasts.

Figure 4.5 also includes a policy-based shift in housing demand in Sarnia. This is consistent with the approach in the Sarnia Comprehensive Review and approved Sarnia Official Plan, where an alternative housing growth allocation was assumed to reflect the assumption that the structural propensity of each age cohort in Sarnia would shift towards more row and apartment growth going forward. Recognizing this approach, Parcel updated housing demand estimates for Sarnia based on forecasts prepared by metro economics to 2051, but—in-line with the

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allocation by unit type contained in the Sarnia Comprehensive Review. This amounts to demand for 3,793 single- and semi-detached units, 958 row housing units and 1,792 apartment units.

As detailed in Figure 4.4, between 2021 and 2051, there is forecast to be demand for an additional 12,824 housing units across Lambton County.

Figure 4.5

Total Housing Demand, by Type & Municipality, 2021 - 2051

	Single/ Semi-Detached	Row	Apartment & Other	Total (Excl. Accessory Units)
Brooke-Alvinston	233	0	10	244
Dawn-Euphemia	166	0	0	166
Enniskillen	241	0	11	251
Lambton Shores	1,320	91	108	1,519
Oil Springs	49	0	40	89
Petrolia	463	12	55	529
Plympton-Wyoming	1,348	16	72	1,436
Point Edward	65	0	-17	48
Sarnia	3,793	958	1,792	6,543
St. Clair	1,540	100	107	1,746
Warwick	239	8	6	252
Lambton County	9,456	1,184	2,184	12,824

Source: Parcel based on data from metro economics. For the purposes of this assessment, Apartment & Other uses include apartments, other single-detached and moveable dwellings. Accessory units include apartments or flat in a duplex. Estimates for Sarnia are based on updated forecasts for Sarnia prepared by metro economics.

4.2 Housing Supply

Units Under Application

To determine the potential or forthcoming residential supply within each municipality, Parcel has gathered information—in consultation with planning staff at Lambton County—on the number of housing units under application. This includes preliminary applications, draft approved plans, and vacant lots within registered plans of subdivision. To be consistent with the demand forecasts above, for registered plans of subdivision, we have only included lots that remained vacant in mid-2021. Figure 4.6 also summarizes the number of housing units under application in Sarnia. These estimates are consistent with those included in the Sarnia Comprehensive Review, which provided estimates on the number of residential units under construction or in the approvals process.

Identified units under application were categorized by unit type including, single- and semi-detached units, row units, and apartment units. They were also classified by infill and greenfield unit potential to align with the definition of intensification in the Lambton County OP.

Figure 4.6 details that approximately 29% of units under application in Lambton County are considered to be intensification. Among intensification units, apartment units represent 50% of the supply, followed by single/semi-detached units and row units.

Within the greenfield areas, approximately 78% of the supply of units considered under application are single/semi-detached units, followed by row units and a limited number of apartment units.

While Sarnia has the largest supply of units under application, Petrolia and Plympton-Wyoming also account for over one-third of the supply (33%), with 1,136 and 1,088 units respectively. Comparatively, Dawn-Euphemia, Oil Springs, Enniskillen, and Point Edward have limited units in draft approved and registered plans of subdivision.

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Figure 4.6
Active Application Unit Potential (Infill and Greenfield)

	Greenfield Units			Infill Units			Intensification Share
	Single / Semi-Detached	Row	Apartment	Single / Semi-Detached	Row	Apartment	
Brooke-Alvinston	57	4	0	24	4	0	31%
Dawn-Euphemia	0	0	0	0	0	0	n.a.
Enniskillen	2	0	0	6	0	0	75%
Lambton Shores	414	34	66	63	5	0	12%
Oil Springs	7	0	0	6	0	0	46%
Petrolia	961	162	0	13	0	0	1%
Plympton-Wyoming	810	108	0	169	0	0	16%
Point Edward	0	0	0	1	5	0	100%
Sarnia	881	309	0	356	74	984	54%
St. Clair	338	0	0	106	114	0	39%
Warwick	224	225	120	25	0	0	4%
Lambton County Total	3,694	842	186	769	202	984	29%

Source: Parcel, based on data provided by Lambton County.

Vacant Lands Within Urban Centres and Urban Settlements

In addition to identifying unit potential across existing applications, other opportunities for residential development across Urban Centres and Urban Settlements in Lambton County were also identified. This included opportunities on vacant lands designated for residential uses (e.g., residential, mixed use residential, etc.) in the Lambton County OP that are not under application (i.e. vacant designated no application lands). In addition to these vacant designated not application lands, lands located within Urban Centres and Urban Settlement that are designated Agricultural in the Lambton County OP have also been assumed as lands that could develop with residential uses over the forecast horizon.

To prevent overestimating of the land supply, vacant designated lands exclude lands that are considered to be non-developable, such as the Natural Heritage System (“NHS”) lands.² Additionally, all lots below 200 square metres have been excluded from the land supply, as these existing lots within Urban Centres and Urban Settlements are considered to be too small to accommodate new dwelling units.

² This includes lands designated Natural Heritage System (“NHS”) Group A and Group B as defined on 8-1 and 8-2 of Lambton County Official Plan and Significant Woodlands are included under NHS Group B.

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This review identified a total of 529.6 gross hectares of net-developable land across Lambton County (excluding Sarnia). As detailed in Figure 4.7, **Plympton-Wyoming and Lambton Shores have the largest supply of vacant designated lands** not under application, with 183.1 and 157.5 hectares, respectively. Figure 4.7 excludes Sarnia as the Sarnia Comprehensive Review identifies the total housing unit supply on vacant designated lands, rather than identifying the potential amount of vacant residential lands in the city.

Figure 4.7

Identified Vacant Designated Land Supply

	Total Vacant Designated (Gross ha)	Greenfield Vacant Designated	Infill Vacant Designated (Gross ha)
Brooke-Alvinston	27.0	26.3	0.7
Dawn-Euphemia	0.0	0.0	0.0
Enniskillen	19.9	19.7	0.2
Lambton Shores	157.5	154.3	3.2
Oil Springs	6.9	6.4	0.4
Petrolia	45.1	44.8	0.3
Plympton-Wyoming	183.1	179.7	3.4
Point Edward	0.1	0.0	0.1
Sarnia	-	-	-
St. Clair	78.4	77.5	0.8
Warwick	11.8	11.4	0.4
Total	529.6	520.0	9.6

Source: Parcel, based on data provided by Lambton County. Excludes Sarnia as the Sarnia LNA includes unit potential on vacant residential lands rather than identifying the total residential land area.

See **Appendix B** for Land Supply Mapping by Municipality

4.3 Residential Land Needs

Parcel has estimated Residential land needs across the County by comparing forecast housing demand against identified housing supply and units that could be accommodated on vacant no application lands, to determine if there is a sufficient supply of land to accommodate household growth, by dwelling types, to 2051.

In determining the need for residential lands, we have applied an intensification rate to each municipality. The intensification rate in Sarnia is based on 45% intensification target identified in Section 4.3 b) of the approved Sarnia Official Plan. For the other municipalities in Lambton County, the assumed intensification rate is based on the identified supply of vacant and underutilized intensification land within the municipality. These intensification rates are summarized in Figure 4.8. As shown, the County-wide intensification rate is 27%, which exceeds the intensification target contained in the in-force Lambton County OP.

Figure 4.8
Intensification Rate

	Intensification Rate
Brooke-Alvinston	15%
Dawn-Euphemia	0%
Enniskillen	5%
Lambton Shores	5%
Oil Springs	15%
Petrolia	5%
Plympton-Wyoming	10%
Point Edward	100%
Sarnia	45%
St. Clair	10%
Warwick	10%
Lambton County	27%

Source: Parcel.

Based on these intensification rates, Figure 4.9 details the number of units that are forecast to be accommodated on Greenfield lands in Lambton County. As shown, County-wide there are anticipated to be an additional 9,154 units accommodated on Greenfield lands between 2021 and 2051.

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Figure 4.9

Residential Units Accommodated on Greenfield Lands, 2021 - 2051

	Demand for Greenfield Units			
	Single / Semi-Detached	Row	Apartment	Total
Brooke-Alvinston	204	0	3	207
Dawn-Euphemia	0	0	0	0
Enniskillen	232	0	7	238
Lambton Shores	1,250	83	108	1,441
Oil Springs	43	0	33	76
Petrolia	448	12	44	503
Plympton-Wyoming	1,204	16	72	1,292
Point Edward	0	0	0	0
Sarnia	2,715	884	0	3,599
St. Clair	1,427	45	100	1,571
Warwick	214	8	6	227
Lambton County	7,735	1,047	372	9,154

Source: Parcel.

Figure 4.10 compares the supply of greenfield units under application that was identified in Figure 4.6 to demand for units summarized in Figure 4.9. As shown, aside from Petrolia and Warwick, which has a sufficient number of units under application, all other municipalities will require a portion of household growth between 2021 and 2051 to be accommodated on vacant no application lands.

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Figure 4.10

Surplus / (Shortfall) of Greenfield Units to be Accommodated on Vacant No Application Lands (2021-2051)

	Single / Semi-Detached	Row	Apartment	Total
Brooke-Alvinston	(147)	4	(3)	(146)
Dawn-Euphemia	0	0	0	0
Enniskillen	(230)	0	(7)	(236)
Lambton Shores	(836)	(49)	(42)	(927)
Oil Springs	(36)	0	(33)	(69)
Petrolia	513	150	(44)	620
Plympton-Wyoming	(394)	92	(72)	(374)
Point Edward	0	0	0	0
Sarnia	(1,834)	(575)	0	(2,409)
St. Clair	(1,089)	(45)	(100)	(1,233)
Warwick	10	217	114	342
Lambton County	(4,041)	(205)	(186)	(4,432)

Source: Parcel.

The shortfall in residential units in Figure 4.10 is translated into residential land needs based on assumed residential unit densities. These assumptions included 15 units per hectare for single and semi-detached units, 30 units per hectare for row houses, and 50 units per hectare for apartment units. Parcel then applied a gross-to-net factor of 50% to recognize that additional lands will be required internal infrastructure (e.g. internal roads, stormwater management, parks, etc.).³

As shown, while there is anticipated to be a surplus of 27.1 hectares of residential land in the County to accommodate growth to 2051, this masks local imbalances. While there are some municipalities that are anticipated to have a large surplus of residential land to accommodate growth, municipalities such as Enniskillen, Sarnia and St. Clair are anticipated to have a shortfall of land to accommodate housing demand to 2051. Furthermore, the large surplus of residential land in Plympton-Wyoming is associated with the large supply of lands

³ The Sarnia Comprehensive Review applied higher unit density assumptions and a higher net to gross ratio than considered in this land needs assessment. For consistency with other municipalities in Lambton County we have applied the same unit density and net to gross assumptions to each municipality.

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designated as Agricultural within the boundaries of the Urban Centre and Urban Settlements, specifically the Lakeshore Development Areas. If the owners of these lands do not have a desire to develop their lands with residential uses due to ongoing farm operations it could result in imbalances in the housing market.

Figure 4.11
Residential Land Needs to 2051

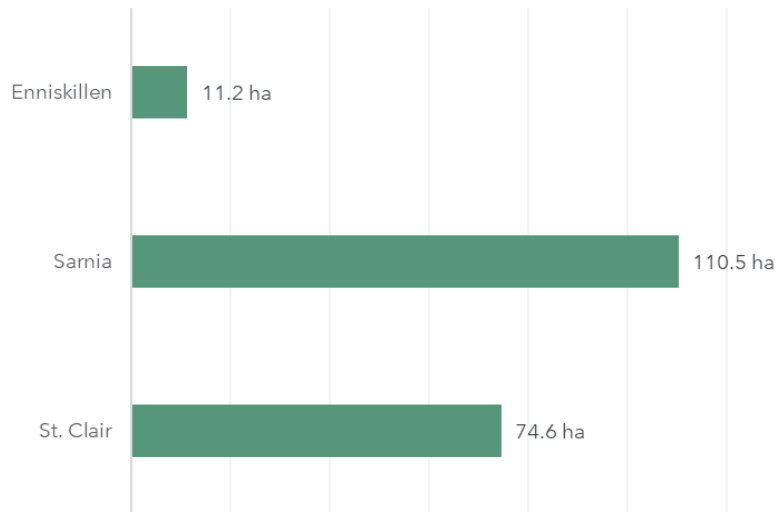
	Demand		Supply	Surplus / (Shortfall) of Land
	Net Residential Land Need	Gross Land Needs	Vacant No Application Land Supply	
Brooke-Alvinston	9.8 ha	19.7 ha	26.3 ha	6.6 ha
Dawn-Euphemia	0.0 ha	0.0 ha	0.0 ha	0.0 ha
Enniskillen	15.5 ha	30.9 ha	19.7 ha	-11.2 ha
Lambton Shores	58.2 ha	116.4 ha	154.3 ha	37.8 ha
Oil Springs	3.0 ha	6.1 ha	6.4 ha	0.4 ha
Petrolia	0.9 ha	1.8 ha	44.8 ha	43.0 ha
Plympton-Wyoming	27.7 ha	55.4 ha	179.7 ha	124.2 ha
Point Edward	0.0 ha	0.0 ha	0.0 ha	0.0 ha
Sarnia	72.2 ha	144.5 ha	34.0 ha	-110.5 ha
St. Clair	76.1 ha	152.1 ha	77.5 ha	-74.6 ha
Warwick	0.0 ha	0.0 ha	11.4 ha	11.4 ha
Lambton County	263.4 ha	526.9 ha	554.0 ha	27.1 ha

Source: Parcel.

Figure 4.12 summarizes recommended settlement area boundary expansions in municipalities where there is not sufficient supply of land within the Urban Centre and Urban Settlement boundaries. As detailed, Lambton County could require an additional 196.3 gross hectares of additional Residential land to accommodate growth to 2051. Based on the methodology and supply identified above, our analysis identified that additional residential lands will be required in Enniskillen, Sarnia and St. Clair. The settlement area boundary expansion required in Sarnia is in addition to the 34 hectares already redesignated from Business Park to Residential as part of the Sarnia Comprehensive Review.

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Figure 4.12
Recommended Settlement Area Boundary Expansions



Source: Parcel.

See **Appendix C** for Land Needs Calculations by Municipality

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5.0

Employment Land Needs Assessment

5.1 Employment Growth

Employment Growth Allocation

As previously summarized, employment forecasts for Lambton County were translated into a forecast of employment by employment category (i.e., primary, industrial, commercial and institutional jobs). Each type of employment was then distributed between lower-tier municipalities in Lambton County based on projections prepared by metro economics.

Figure 5.1 details employment growth by type and municipality between 2021 and 2051. As detailed, there is anticipated to be growth of approximately 8,800 jobs between 2021 and 2051.

Figure 5.1
Employment Growth, 2021 - 2051, by Type & Municipality

	Primary	Industrial	Commercial	Institutional	Total
Brooke-Alvinston	-81	3	-3	26	-55
Dawn-Euphemia	-76	22	14	15	-25
Enniskillen	-101	10	26	110	45
Lambton Shores	-161	98	545	634	1,116
Oil Springs	0	8	0	19	27
Petrolia	-35	-30	83	441	459
Plympton-Wyoming	-90	58	216	271	455
Point Edward	-3	51	43	248	339
Sarnia	-163	371	1,837	3,946	5,991
St. Clair	-149	62	250	281	444
Warwick	-92	10	22	65	5
Lambton County	-951	663	3,033	6,056	8,801

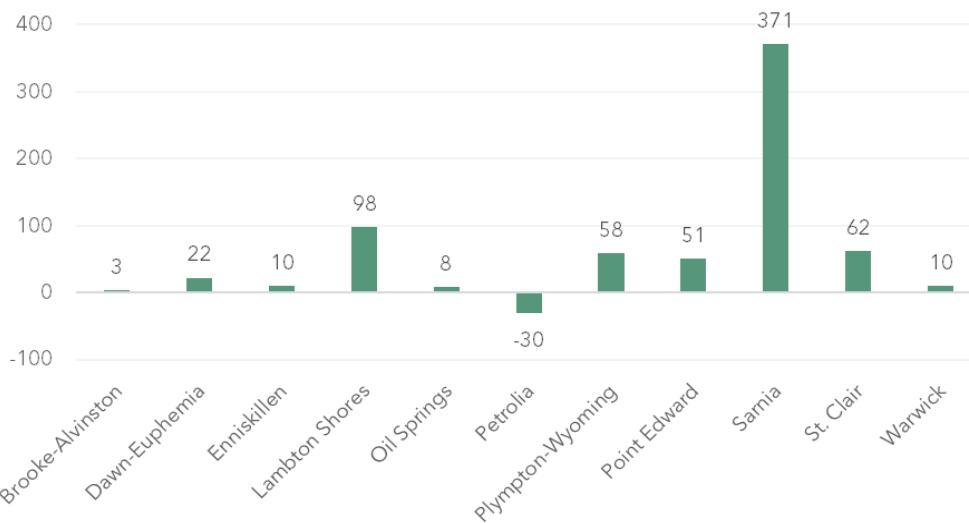
Source: Parcel based on data from metro economics.

Employment Area Employment Growth

Figure 5.2 more specifically details the amount of employment growth anticipated to occur within Employment Areas across each municipality to 2051. As detailed, excepting Petrolia, all municipalities are anticipated to see some employment growth in Employment Area over the forecast period to 2051.

Figure 5.2

Employment Area Growth by Type & Municipality



Source: Parcel based on data from metro economics.

5.2 Employment Area Demand

Based on these forecasts, the potential amount of Employment Area land required to support employment growth was then estimated.

All industrial job growth was estimated to occur on Employment Area land across each municipality. Total job growth for each lower tier municipality to 2051 was adjusted to recognized that a percentage of future Employment Area jobs will continue to be "work from home" positions. Within the industrial sector, work from home positions are largely concentrated in administrative, finance and sales positions where employees have the flexibility to not

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be on-site. This adjustment, was based on historical trends by NAICS code from the 2016 Census, as estimates in the 2021 Census were largely overstated as a result of the COVID-19 pandemic. Based on this approach, industrial job growth was reduced by 5% to account for work from home positions.

Industrial job growth was then adjusted based on the assumption that approximately 10% of all job growth will be accommodated through intensification on existing sites. For example, this could be an employer accommodating a larger number of employees within an existing building, or expanding a building onto the underutilized portion of an existing site. This assumption was informed based on our review of underutilized sites in Lambton County and trends across similar geographies.

For the net new jobs estimated to occur on vacant Employment Area lands, we have applied a density assumption of 15 jobs per hectare to determine the net land required support industrial job growth across Lambton County.

Based on this approach, Figure 5.3 details that Lambton County will need 43.1 hectares of designated Employment Area land to meet forecast employment growth to 2051.

Figure 5.3
Employment Area Land Needs, 2021 - 2051

	Adjusted Job Growth (2021-2051)	Density Assumed (jobs / ha)	Land Required to Accommodate Job Growth (ha)
Brooke-Alvinston	3	15	0.2
Dawn-Euphemia	19	15	1.3
Enniskillen	9	15	0.6
Lambton Shores	84	15	5.6
Oil Springs	7	15	0.5
Petrolia	-26	15	0.0
Plympton-Wyoming	50	15	3.3
Point Edward	44	15	2.9
Sarnia	371	15	24.7
St. Clair	53	15	3.5
Warwick	9	15	0.6
Lambton County Tot:	621		43.1

Source: Parcel.

5.3 Employment Area Supply

With the support of planning staff from Lambton County, Parcel estimated the supply of industrial lands in Lambton County, and each lower-tier municipality, based on designations in the Lambton County OP. This estimate excludes non-developable lands, including designated Significant Woodlots, Natural Heritage Group A, and lands not designated for industrial uses.

The Sarnia Comprehensive Review identified employment land based on the supply of land across four designations (i.e., lands designated Heavy Industrial, Light Industrial, and Business Park). In total, it identified a total 543.6 gross hectares of Employment Area land to accommodate industrial job growth. As part of the Sarnia Comprehensive Review, 34 hectares of Business Park land were redesignated for Residential uses. This reduced the supply of Employment Area lands to 509.6 gross hectares.

Figure 5.4 summarizes the supply of vacant Industrial lands in each municipality in Lambton County. As shown, there are approximately 3,425 hectares of vacant Industrial lands County-wide. However, it should be noted that lands designated as Petrochemical Area account for approximately three-quarters (76%) of this vacant supply. Excluding the Petrochemical Area lands, the supply of vacant Industrial lands in Lambton County declines to 816 gross hectares.

We note that many municipalities also contain lands designated Mixed Commercial/Industrial. For the purposes of this Land Needs Assessment, we have excluded these lands from the estimated supply of Employment Area lands, as these lands include commercial businesses as a permitted use. As commercial uses are no longer permitted within Employment Areas in the PPS, 2024, the local municipalities should consider amending their land use designation to align with the permitted uses in the PPS, 2024.

Figure 5.4
 Vacant Industrial Land Supply in Lambton County

	Industrial (ha)
Brooke-Alvinston	0
Dawn-Euphemia	0
Enniskillen	0
Lambton Shores	56
Oil Springs	0
Petrolia	164
Plympton-Wyoming	0
Point Edward	0
Petrochemical Area	2,608
Sarnia	510
St. Clair	32
Warwick	55
Lambton County	3,425

Source: Parcel.

See **Appendix D** for Non-Residential Land Supply Mapping by Municipality

5.4 Employment Area Land Needs

Total industrial land supply was then adjusted for long-term vacancy. Specifically, a 10% adjustment was applied recognizing that locational and/or topographical constraints could limit the development of some sites. For consistency with other municipalities in Lambton, this was updated from the Sarnia Comprehensive Review, which applied a 5% long-term vacancy adjustment. Furthermore, land supply estimates were translated into a net land supply by applying a 20% net to gross factor to reflect larger sites requiring space for internal roads, stormwater management and other non-developable areas.

The demand for industrial land was then compared to the supply of industrial land to determine if there exists a shortfall or surplus of lands to accommodate employment growth for each municipality to 2051.

As detailed in Figure 5.5, there is a significant surplus of industrial land within Lambton County (544.7 ha). However, this surplus masks anticipated shortfalls in other municipalities such as Brooke-Alvinston, Dawn-Euphemia, Enniskillen, Oil Springs, Plympton-Wyoming and Point Edward.

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It should be noted that shortfall does **not** include the surplus of over 2,600 hectares of petrochemical area; this area - in addition to surpluses in neighbouring municipalities - is expected to accommodate any additional space demand.

For municipalities where a shortfall of industrial lands is identified, it likely will not necessitate a settlement area boundary expansion. Instead, many of these municipalities include vacant land designated as Commercial/Industrial that could accommodate industrial uses. Therefore, these municipalities should consider the redesignation of these lands or change in land use permissions to better align with permitted uses in the PPS, 2024. In the case of Plympton-Wyoming, as there are no vacant Commercial/Industrial lands, the municipality should consider designating some Agricultural lands within the settlement area boundaries for Industrial uses. This would reduce the surplus of Residential lands identified in this Land Needs Assessment.

Figure 5.5
Sufficiency of Employment Area Land Across Lambton County, 2021 - 2051

	Land Required to Accommodate Job Growth (ha)	Land Available to Accommodate Job Growth (ha)	Sufficiency of Land Supply (Surplus / Shortfall) (ha)
Brooke-Alvinston	0.2	0.0	(0.2)
Dawn-Euphemia	1.3	0.0	(1.3)
Enniskillen	0.6	0.0	(0.6)
Lambton Shores	5.6	40.2	34.6
Oil Springs	0.5	0.0	(0.5)
Petrolia	0.0	118.1	118.1
Plympton-Wyoming	3.3	0.0	(3.3)
Point Edward	2.9	0.0	(2.9)
Sarnia	24.7	366.9	342.2
St. Clair	3.5	22.9	19.4
Warwick	0.6	39.5	39.0
Lambton County Tot:	43.1	587.8	544.7

Source: Parcel.

See **Appendix E** for Employment Area Land Needs by Municipality

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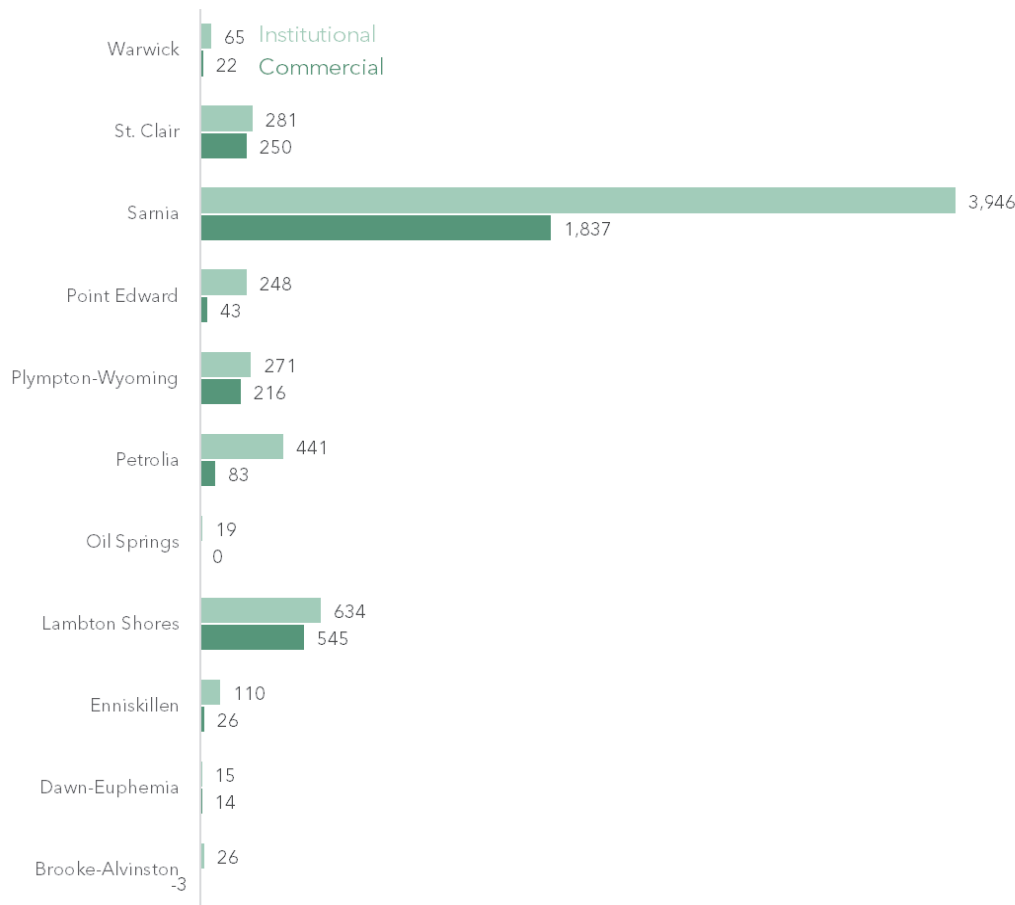
Commercial & Institutional Land Needs Assessment

6.1 Employment Growth

As previously summarized (see Figure 5.1), employment forecasts for Lambton County were translated into forecasts for each lower-tier municipality, by employment category. Consistent with these forecasts, Figure 6.1 details the amount of commercial and institutional jobs forecast across each municipality to 2051.

Figure 6.1

Commercial and Institutional Employment Growth, 2021 - 2051



Source: Parcel based on data from metro economics.

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As detailed nearly all municipalities are anticipated to see some growth in commercial and institutional employment over the forecast period to 2051. As Commercial and Institutional jobs are largely population-driven, municipalities that are anticipated to experience significant population growth area also anticipated to experience growth in commercial and institutional jobs. It will be important for these municipalities to have sufficient land to accommodate these jobs to promote the development of complete communities.

6.2 Demand For Commercial & Institutional Land

Commercial and institutional forecasts shown above were used to estimate the potential amount of commercial and institutional land that would be required across Lambton County, and each lower-tier municipality.

Total commercial and institutional job growth for each municipality to 2051 was adjusted recognizing that a percentage of future jobs will be “work from home” jobs. This adjustment was based on historical trends by NAICS code from the 2016 Census, as estimates in the 2021 Census were largely overstated as a result of the COVID-19 pandemic. Based on previous work from home trends, it is estimated that 15% of future commercial jobs will be work from home jobs, while 5% of institutional jobs are anticipated to be work from home jobs and will not generate a need for land.

Commercial and institutional job growth was then adjusted based on the assumption that 10% of new commercial and institutional jobs will take the form of intensification (e.g. adding additional staff to a retail store, building an additional shop or office on an underutilized site, etc.). This assumption was informed based on our review of underutilized lands in Lambton County and trends across similar geographies. In-line with other comparable geographies, an employment density assumption of 54 jobs per gross hectare was applied to Commercial jobs, while a density of 31 jobs per hectare was applied to Institutional jobs to determine the potential land required to support anticipated job growth to 2051.

Based on this approach, Figure 6.2 details that Lambton County will need 43.0 gross hectares of land to accommodate commercial job growth and 167.0 hectares of land to support institutional job growth to 2051, for a combined 210.0 hectares of vacant land.

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Figure 6.2
Commercial & Institutional Land Needs, 2021 - 2051

	Adjusted Commercial Job Growth (2021- 2051)	Density Assumed (jobs / ha)	Land Required to Accommodate Commercial Job Growth (ha)	Adjusted Institutional Job Growth (2021- 2051)	Density Assumed (jobs / ha)	Land Required to Accommodate Institutional Job Growth (ha)
Brooke-Alvinston	-2	54	0.0	22	31	0.7
Dawn-Euphemia	11	54	0.2	13	31	0.4
Enniskillen	20	54	0.4	94	31	3.0
Lambton Shores	417	54	7.7	542	31	17.5
Oil Springs	0	54	0.0	16	31	0.5
Petrolia	63	54	1.2	377	31	12.2
Plympton-Wyoming	165	54	3.1	232	31	7.5
Point Edward	33	54	0.6	212	31	6.8
Samia	1,837	54	26.0	3,946	31	108.8
St. Clair	191	54	3.5	240	31	7.8
Warwick	17	54	0.3	56	31	1.8
Lambton County Tot:	2,752		43.0	5,750		167.0

Source: Parcel.

6.3 Commercial & Institutional Supply

With the support of planning staff from Lambton County, Parcel estimated the supply of commercial and institutional lands in Lambton County, and each lower-tier municipality, based on designations in the Lambton County OP. This estimate excludes non-developable lands designated Significant Woodlots, Natural Heritage Group A.

Based on this approach, there is approximately 50 hectares of commercial and institutional lands (including 47 hectares of commercial lands and 3 hectares of institutional lands) across Lambton County. Due to a surplus of Industrial lands within Lambton County, as identified previously, lands designated Mixed Commercial / Industrial lands have been included as part of the commercial supply for this Land Needs Assessment. Including lands designated Mixed Commercial / Industrial, or some 213 hectares of land, the total vacant supply of commercial and institutional lands increases to approximately 263.2 hectares as detailed in Figure 6.3.

As detailed, only Lambton Shores and Point Edward have vacant institutional lands, totaling to just 3.2 hectares. That said, it should be noted that a portion of institutional jobs can be accommodated on Commercial land and in some cases (i.e. schools), Residential lands. Notably, as part of Bill 17, *Protect Ontario by Building Faster and*

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Smarter Act, 2025, new policy stipulates that elementary and secondary schools can be developed on urban residential land.

Figure 6.3 excludes vacant lands in Sarnia, as this information was not available in the Sarnia Comprehensive Review. Therefore, additional investigate is required to determine the amount of vacant Commercial and Institutional land that is available in Sarnia to accommodate growth to 2051.

Figure 6.3

Commercial, Institutional, and Mixed Commercial Industrial Land Supply

	Commercial (ha)	Institutional (ha)	Mixed Commercial / Industrial (ha)	Total
Brooke-Alvinston	1.2	0.0	27.5	28.7
Dawn-Euphemia	0.0	0.0	0.0	0.0
Enniskillen	0.0	0.0	62.1	62.1
Lambton Shores	21.3	2.6	17.1	41.0
Oil Springs	1.2	0.0	4.0	5.2
Petrolia	17.4	0.0	45.0	62.4
Plympton-Wyoming	0.2	0.0	0.0	0.2
Point Edward	0.4	0.6	1.3	2.3
Sarnia	n.a.	n.a.	n.a.	n.a.
St. Clair	5.2	0.0	0.0	5.2
Warwick	0.0	0.0	56.2	56.2
Lambton County Total	46.8	3.2	213.1	263.2

Note: Excludes vacant commercial and institutional lands in Sarnia, as this was not identified as part of the Sarnia Comprehensive Review.
Source: Parcel.

6.4 Commercial & Institutional Land Needs

The total supply of vacant Commercial and Institutional lands identified across Lambton County and each lower-tier municipality were then translated to a net land needs estimate using a 20% net to gross factor, recognizing that a

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portion of lands will be used to accommodate infrastructure and other ancillary uses. Total demand was then compared to the County’s existing supply to determine if there is a shortfall or surplus of lands to accommodate employment growth, across Lambton County and each municipality more specifically.

Figure 6.4 details that there is **generally a surplus of commercial land throughout Lambton County**. However, there is a shortfall of commercial land identified in Dawn-Euphemia and Plympton-Wyoming. Comparatively, Figure 6.4 details that **there are consistent shortfalls of institutional lands in all municipalities**.

As the supply of Commercial and Institutional land was not available in the Sarnia Comprehensive Review, additional investigation is required to ensure that the available vacant land supply is sufficient to accommodate forecast growth.

Figure 6.4
Sufficiency of Commercial & Institutional Lands to Support Growth, 2021 - 2051

	Land Required to Accommodate Commercial Job Growth (ha)	Land Available to Accommodate Commercial Job Growth (ha)	Sufficiency of Commercial Land Supply (Surplus / Shortfall) (ha)	Land Required to Accommodate Institutional Job Growth (ha)	Land Available to Accommodate Institutional Job Growth (ha)	Sufficiency of Institutional Land Supply (Surplus / Shortfall) (ha)
Brooke-Alvinston	0.0	22.9	22.9	0.7	0	(0.7)
Dawn-Euphemia	0.2	0.0	(0.2)	0.4	0	(0.4)
Enniskillen	0.4	49.7	49.3	3.0	0	(3.0)
Lambton Shores	7.7	30.7	23.0	17.5	2.1	(15.4)
Oil Springs	0.0	4.2	4.2	0.5	0.0	(0.5)
Petrolia	1.2	49.9	48.7	12.2	0.0	(12.2)
Plympton-Wyoming	3.1	0.1	(2.9)	7.5	0.0	(7.5)
Point Edward	0.6	1.4	0.7	6.8	0.5	(6.4)
Sarnia	26.0	-	-	-	-	-
St. Clair	3.5	4.2	0.6	7.8	0	(7.8)
Warwick	0.3	45.0	44.6	1.8	0	(1.8)
Total	43.0		191.0	58		(55.6)

Source: Parcel.

Given that there are some institutional jobs that can be accommodated on commercial lands, these estimates have also been aggregated to provide a broader understanding of the true surplus or shortfall of land.

As seen in Figure 6.5 when aggregated, while Dawn-Euphemia, Plympton-Wyoming, Point Edward and St. Clair area anticipated to have a shortfall of land to serve anticipated commercial and institutional needs, Lambton County

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(excluding Sarnia) is estimated to have a total surplus of approximately 135.4 hectares of commercial and institutional land.

Figure 6.5
Sufficiency of Commercial & Institutional Lands to Support Growth, 2021 - 2051

	Commercial Land Need (Ha)	Institutional Land Need (Ha)	Commercial / Institutional Land Need (Ha)
Brooke-Alvinston	22.9	(0.7)	22.2
Dawn-Euphemia	(0.2)	(0.4)	(0.6)
Enniskillen	49.3	(3.0)	46.3
Lambton Shores	23.0	(15.4)	7.6
Oil Springs	4.2	(0.5)	3.7
Petrolia	48.7	(12.2)	36.5
Plympton-Wyoming	(2.9)	(7.5)	(10.4)
Point Edward	0.7	(6.4)	(5.6)
Sarnia			-
St. Clair	0.6	(7.8)	(7.1)
Warwick	44.6	(1.8)	42.9
Lambton County	191.0	(55.6)	135.4

Source: Parcel.

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7.0

Summary of Land Needs

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Parcel Economics Inc. ("Parcel") has been retained by Lambton County ("the County") alongside NPG Planning Solutions ("NPG") and metro economics to prepare an Official Plan Review of the County of Lambton Official Plan, October 1, 2020 Office Consolidation ("Lambton County OP").

The Lambton County OP was last updated in 2016, adopted by Council of the County of Lambton in September 2017 and approved with modifications by the Ministry of Municipal Affairs in March 2018. Therefore, the Lambton County OP also requires an update to conform with the requirements of the Planning Act and also conform with the Provincial Planning Statement ("PPS"), 2024, which came into effect on October 20, 2024 and replaced the Provincial Planning Statement, 2014, which was in effect at the time of the last official plan review.

Located in Southwestern Ontario, the County is comprised of 11 lower-tier municipalities, including several large Towns and the City of Sarnia. Many of these municipalities are experiencing significant growth in comparison to historical trends. Therefore, it is important to ensure that the supply of land for residential, industrial, commercial and institutional uses is aligned to recent growth trends.

This Official Plan Review provides the opportunity for the County to align with updated legislation while also providing the opportunity for land supply estimates to be updated to align with heightened growth projections.

The purpose of this Land Needs Assessment is to determine whether there is sufficient land within Lambton County's Urban Centres and Urban Settlements to accommodate updated population and employment growth forecasts for Lambton County, and each lower-tier municipality, to 2051.

Population, Household and Employment Growth Forecasts

metro economics was engaged as part of the Lambton County OP to prepare population, household and employment forecasts for Lambton County and each lower-tier municipality. The forecasts prepared by metro economics align with the 2051 population forecast for Lambton County that are contained in the Ministry of Finance October 2024 Ontario Population Projections and were further extended to the year 2056.

Based on these forecasts, Lambton County is anticipated to grow to a population of 162,400 persons by 2051, an increase of 31,400 persons in comparison to the population that existed in 2021. Based on headship rates from the 2021 Census of Canada, Lambton County is anticipated to reach 66,782 households in 2051, growth of 12,362 households in comparison to 2021. In addition to household growth, some municipalities are anticipated to experience demand for seasonal residences that will increase the need for housing and land in these municipalities.

metro economics has also prepared employment forecasts based on their standard projection system that anticipates the need for export-related jobs and population-related jobs. Based on these forecasts, employment in

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Lambton County is anticipated to reach 53,100 jobs by 2051, growth of about 8,800 jobs in comparison to 2021. The majority of this employment growth is anticipated to be in population-related sectors of the economy, including commercial and institutional jobs.

Growth Allocations

The allocation of population and employment to each local municipality has considered the reality that population and household growth typically occurs when and where economic base jobs or commuting opportunities are growing or when people are choosing to retire in the area. Based on these local dynamics, metro economics has allocated employment, as well as population by age group to the 11 municipalities that make up Lambton County.

Based on these allocations, Sarnia is anticipated to account for half of the population growth within the County and 68% of the employment growth. Within Lambton County, Lambton Shores, Plympton-Wyoming and St. Clair are also anticipated to account for a sizable share of both population and employment growth to 2051.

Residential Land Needs

In determining Residential land needs, Parcel has undertaken a review of the supply of vacant Residential lands available in the County (both intensification and greenfield). Based on the supply of vacant intensification lands, we have identified intensification targets in each municipality. In Sarnia, we have relied on the intensification target identified in the in-force Official Plan (45%). This results in County-wide intensification rate of 27% between 2021 and 2051 and exceeds the target identification rate identified in the Lambton County OP.

Based on household forecasts, the assumed intensification rate and the known supply of units, there is anticipated to be a surplus of residential units in the County to accommodate growth to 2051. However, this masks local imbalances. While there are some municipalities that are anticipated to have a large surplus of residential units to accommodate growth, municipalities such as Sarnia and St. Clair are anticipated to have a shortfall of housing to accommodate housing demand to 2051. Furthermore, the large surplus of residential units in Plympton-Wyoming is associated with the large supply of lands designated as Agricultural within the boundaries of the Urban Centre and Urban Settlements, specifically the Lakeshore Development Areas. If the owners of these lands do not have a desire to develop their lands with residential uses due to ongoing farm operations it could result in imbalances in the housing market.

Overall, Lambton County could require an additional 228.7 gross hectares of additional Residential land to accommodate growth over this period. Based on the methodology and supply identified above, our analysis identified that additional residential lands will be required in Enniskillen, Sarnia and St. Clair. It is notable that in Sarnia, as part of the Sarnia Comprehensive Review, 34 hectares of Business Park lands were redesignated for Residential uses. Therefore, the "net" additional need for Residential lands in Sarnia is reduced to 110.4 hectares.

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Employment Area Land Needs

There is forecast to be a significant surplus of industrial land within Lambton County (544.7 ha). However, this surplus masks anticipated shortfalls in other municipalities such as Brooke-Alvinston, Dawn-Euphemia, Enniskillen, Oil Springs, Plympton-Wyoming and Point Edward.

It should be noted that shortfall does not include the surplus of over 2,600 hectares of petrochemical area; this area – in addition to surpluses in neighbouring municipalities – is expected to accommodate any additional space demand.

For municipalities where a shortfall of industrial lands is identified, it likely will not necessitate a settlement area boundary expansion. Instead, many of these municipalities include vacant land designated as Commercial/Industrial that could accommodate industrial uses. Therefore, these municipalities should consider the redesignation of these lands or change in land use permissions to better align with permitted uses in the PPS, 2024. In the case of Plympton-Wyoming, as there are no vacant Commercial/Industrial lands, the municipality should consider designating some Agricultural lands within the settlement area boundaries for Industrial uses. This would reduce the surplus of Residential lands identified in this Land Needs Assessment.

Commercial and Institutional Land Needs

Based on commercial and institutional employment forecasts, there is generally a surplus of commercial land throughout Lambton County. However, there is a shortfall of commercial land identified in Dawn-Euphemia and Plympton-Wyoming. Comparatively, there are consistent shortfalls of institutional lands in all municipalities.

As the supply of Commercial and Institutional land was not available in the Sarnia Comprehensive Review, additional investigation is required to ensure that the available vacant land supply is sufficient to accommodate forecast growth.

Summary

At this time, only Sarnia and St. Clair are anticipated to require a settlement area boundary expansion to accommodate Residential land needs. Enniskillen, which includes the Urban Settlement of Oil City, is also identified as needing an additional 11.2 hectares of Residential land to accommodate growth. However, further investigation is required to determine if servicing capacity is available to accommodate this growth.

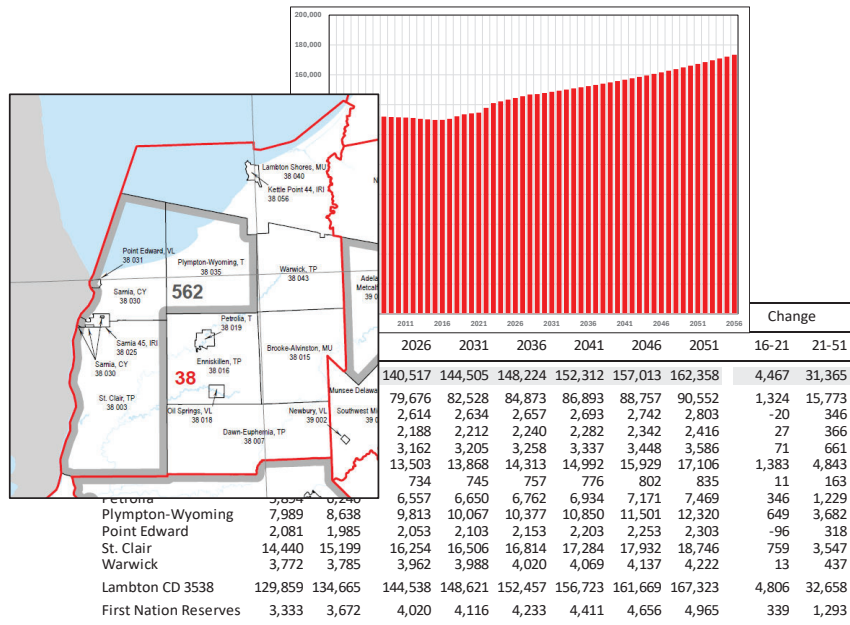
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There are some municipalities where there is an identified shortfall in Industrial, Commercial and Institutional lands, these shortfalls can be addressed through the redesignation of lands within the existing settlement area, rather than through a settlement area boundary expansion.



Appendix A:
metro economics methodology

Lambton County Projections by Municipality



Prepared for



Prepared by



September 2025

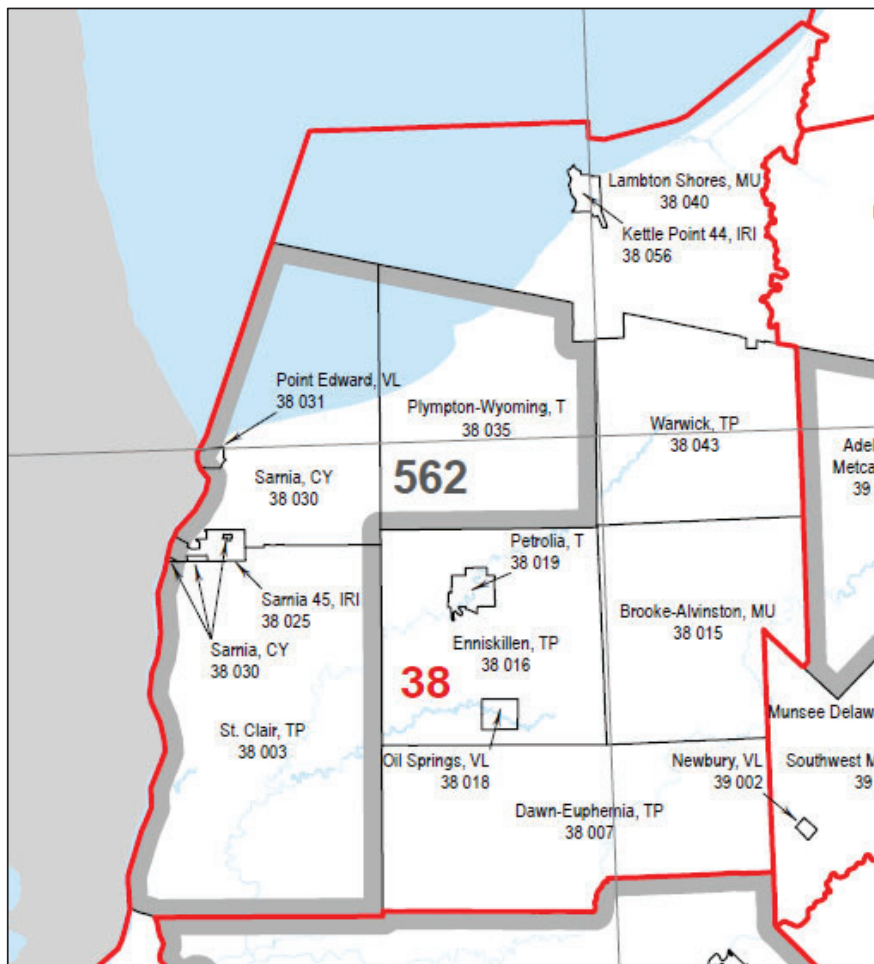
Lambton County Projections by Municipality

Introduction

This report was prepared by *metroeconomics* for NPG in support of an assignment they are carrying out on behalf of Lambton County. *metroeconomics'* role here was to develop detailed population by age and gender, employment by industry by place of work and dwellings by structural type to 2051 for each of the constituent municipalities (census sub-divisions or CSDs using census terminology) that define Lambton County.

Exhibit 1

Map of Census Division 3538's Constituent Municipalities



Source: Statistics Canada

Politically, Lambton County consists of 11 municipalities:

- Brooke-Alvinston
- Dawn-Euphemia
- Enniskillen
- Lambton Shores
- Oil Springs
- Petrolia
- Plympton-Wyoming
- Point Edward
- Sarnia
- St. Clair
- Warwick

Statistically (for census purposes) Lambton County includes the 11 municipalities above plus three First Nations Reserves (Kettle Point 44, Sarnia 45, and Walpole Island 46). Statistics Canada refers to this larger area of 14 CSDs as Census Division 3538 (Lambton). The map above illustrates CD 3538 (outlined in red) and its 11 constituent municipalities and 3 First Nations Reserves.

The Chosen Projections Approach

metroeconomics would typically approach an assignment such as this as follows:

- Based on historical trends and relative endowments of employment by industry within the CD we would assess the potential for employment growth in those industries that define its economic base.
- Using our sub-provincial projections system – which links future population growth to economic base job growth potential – we would develop projections of the future population by age and gender and dwelling requirements by structural type for CD 3538 (Lambton).
- Based on commuter data and historical population and employment growth within CD 3538 by municipality we would allocate the projections for the population, jobs and dwellings for CD 3538 as a whole into preliminary projections for each constituent CSD.

This approach was described by *metroeconomics* at a meeting in November 2024 to key consultants on this assignment from NPG and Parcel Economics. At that meeting it was decided the projections for CD 3538 should be driven, instead, by the most recent Ontario Ministry of Finance population projections for CD 3538. The projections provided here, therefore, are consistent with the requirements of the Provincial Planning Statement (2024).

Following on that decision, *metroeconomics* transformed its sub-provincial system to develop projections for each of Lambton's 11 municipalities linked to a projection for all of CD 3538.

The Ontario Ministry of Finance develops projections for all 60 of the CDs in the province but it does not provide projections for the populations of the CSDs that make up each CD.

The Lambton County Projection System

For this assignment *metroeconomics* developed a projection framework wherein each County municipality has been modeled and projected separately. Each municipal model includes annual historical data from 2016 to 2021 (or to 2023 where available) and annual projected data to 2051. Each municipal model includes history and projections for:

- Population by single-year age and gender
- Households by age of household head (major age groups)
- Labour market activity of residents (employed, unemployed) (EPOR)
- Employment by place of work by industry (EPOW)
- Dwellings by age of head by structural type (singles, semis, rows, etc.)

Exhibit 2 illustrates the projected path for Lambton's total population to 2051 against the backdrop of trends since 2001. According to Statistics Canada, between 2001 and 2021 CD 3538's (Lambton's) population grew by just 1,847 over 20 years. Recent StatsCan data indicate Lambton's population grew by more than twice that number – by 6,413 – in just 2 years. The Ontario Ministry of Finance projects steady growth in Lambton's population is on the horizon.

Exhibits 3, 4 and 5 tabulate the projected populations, dwellings and employment by place of work of Lambton County by individual CSD every fifth year over the span from 2016 to 2051.

In 2021 *metroeconomics* had developed projections for the City of Sarnia in support of an assignment then being carried out for the City by *urbanMetrics*. The projection for Sarnia's population developed at that time formed the basis for the population projection for Sarnia adopted here. The allocations of the projected populations of the remaining municipalities within Lambton were established through consideration of the shares each achieved in recent years and on the collective knowledge of the consulting staff regarding known preferences for, and known abilities to accommodate, growth in the future. The allocations in Exhibits 3, 4 and 5 were created as a starting point for consultations with stakeholders throughout the County.

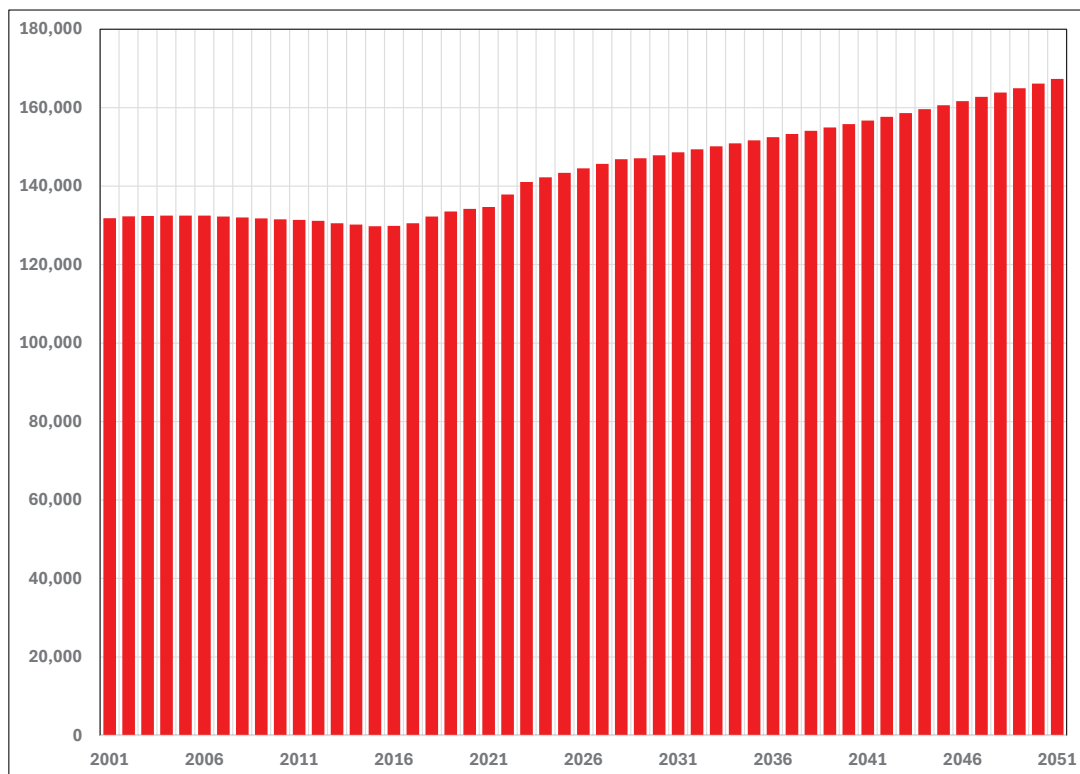
Tom McCormack



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Exhibit 2
Population of Lambton (CD 3538)
Actual 2001 to 2023 Projected 2024 to 2051



Source: Statistics Canada and *metroeconomics*

**Exhibit 3
Population of Lambton County by Constituent Census Sub-Division (CSD)
Actual 2016 and 2021, Projected 2026 to 2051**

	Actual		Projected						Change	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Lambton County	126,526	130,993	140,517	144,505	148,224	152,312	157,013	162,358	4,467	31,365
Sarnia	73,455	74,779	79,676	82,528	84,873	86,893	88,757	90,552	1,324	15,773
Brooke-Alvinston	2,477	2,457	2,614	2,634	2,657	2,693	2,742	2,803	-20	346
Dawn-Euphemia	2,023	2,050	2,188	2,212	2,240	2,282	2,342	2,416	27	366
Enniskillen	2,854	2,925	3,162	3,205	3,258	3,337	3,448	3,586	71	661
Lambton Shores	10,880	12,263	13,503	13,868	14,313	14,992	15,929	17,106	1,383	4,843
Oil Springs	661	672	734	745	757	776	802	835	11	163
Petrolia	5,894	6,240	6,557	6,650	6,762	6,934	7,171	7,469	346	1,229
Plympton-Wyoming	7,989	8,638	9,813	10,067	10,377	10,850	11,501	12,320	649	3,682
Point Edward	2,081	1,985	2,053	2,103	2,153	2,203	2,253	2,303	-96	318
St. Clair	14,440	15,199	16,254	16,506	16,814	17,284	17,932	18,746	759	3,547
Warwick	3,772	3,785	3,962	3,988	4,020	4,069	4,137	4,222	13	437
Lambton CD 3538	129,859	134,665	144,538	148,621	152,457	156,723	161,669	167,323	4,806	32,658
First Nation Reserves	3,333	3,672	4,020	4,116	4,233	4,411	4,656	4,965	339	1,293

Source: Statistics Canada and *metroeconomics*

**Exhibit 4
Dwellings of Lambton County by Constituent Census Sub-Division (CSD)
Actual 2016 and 2021, Projected 2026 to 2051**

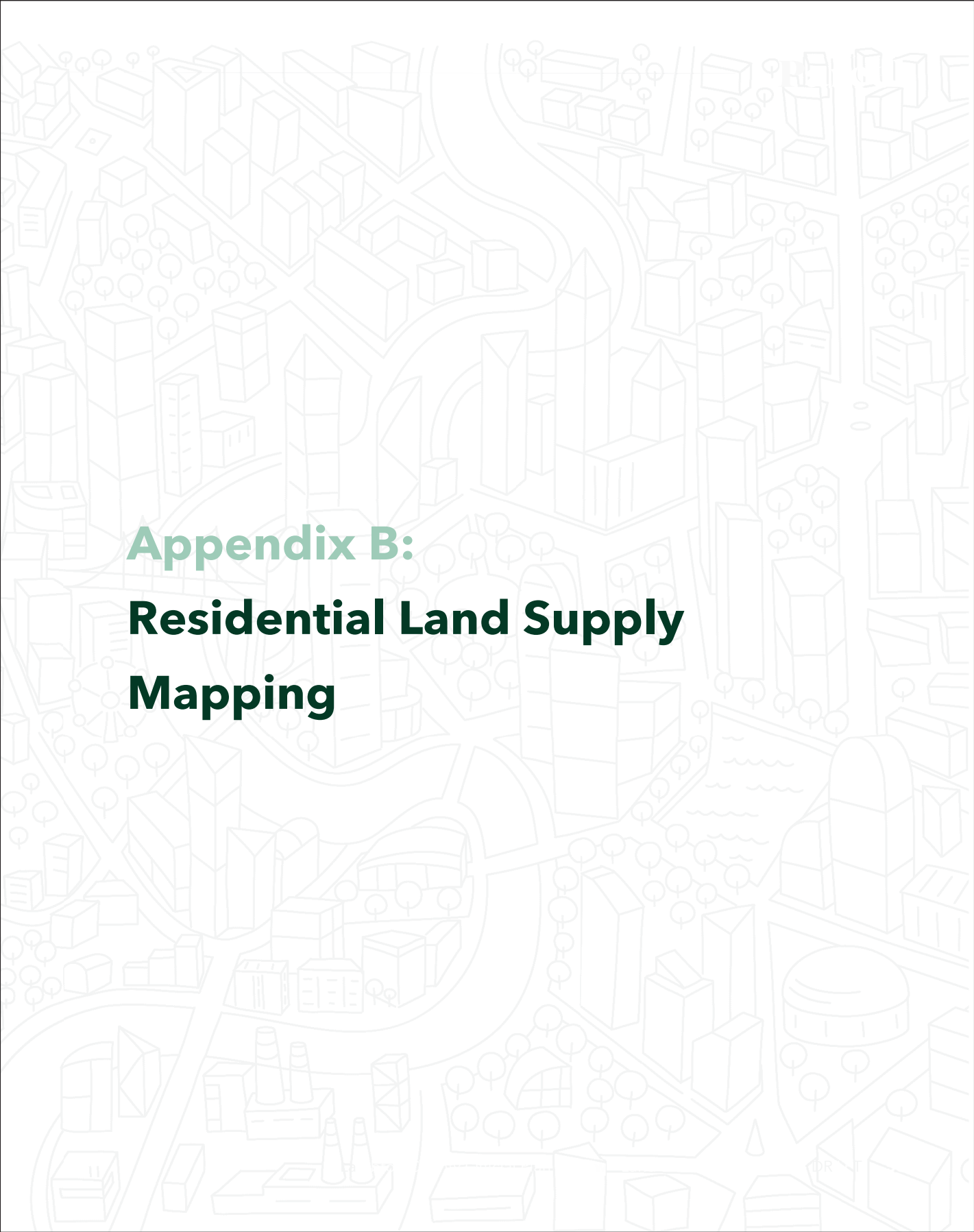
	Actual		Projected						Change	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Lambton County	53,125	54,250	58,255	59,880	61,403	62,772	64,530	66,594	1,125	12,344
Sarnia	31,905	32,190	34,367	35,412	36,357	37,065	37,846	38,733	285	6,543
Brooke-Alvinston	985	875	947	988	1,025	1,051	1,076	1,107	-110	232
Dawn-Euphemia	775	750	813	838	844	856	886	916	-25	166
Enniskillen	1,060	1,040	1,111	1,135	1,163	1,195	1,245	1,291	-20	251
Lambton Shores	4,775	5,250	5,692	5,793	5,870	6,009	6,229	6,548	475	1,298
Oil Springs	260	310	341	356	361	367	373	399	50	89
Petrolia	2,255	2,450	2,582	2,625	2,693	2,754	2,865	2,991	195	541
Plympton-Wyoming	3,050	3,155	3,622	3,772	3,912	4,082	4,335	4,600	105	1,445
Point Edward	950	920	960	963	969	963	961	964	-30	44
St. Clair	5,745	5,985	6,421	6,567	6,749	6,936	7,171	7,469	240	1,484
Warwick	1,365	1,325	1,398	1,431	1,460	1,495	1,543	1,577	-40	252
Lambton CD 3538	54,500	55,210	61,490	63,167	64,784	66,333	68,347	70,683	710	15,473

Source: Statistics Canada and *metroeconomics*

Exhibit 5
Employed by Place of Work of Lambton County by Constituent Census Sub-Division (CSD)
Actual 2016 and 2021, Projected 2026 to 2051

	Actual		Projected						Change	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Lambton County	47,395	44,320	47,082	48,101	49,034	50,221	51,677	53,120	-3,075	8,800
Sarnia	29,020	26,035	27,649	28,573	29,385	30,264	31,200	32,026	-2,985	5,991
Brooke-Alvinston	585	560	586	567	548	531	518	505	-25	-55
Dawn-Euphemia	515	500	539	526	511	497	485	475	-15	-25
Enniskillen	695	720	775	764	755	751	756	764	25	44
Lambton Shores	3,470	3,935	4,240	4,293	4,370	4,526	4,763	5,050	465	1,115
Oil Springs	65	70	79	81	84	87	92	97	5	27
Petrolia	3,055	2,870	2,997	3,028	3,064	3,128	3,222	3,329	-185	459
Plympton-Wyoming	1,640	1,645	1,810	1,828	1,854	1,909	1,995	2,100	5	455
Point Edward	2,030	1,530	1,601	1,646	1,693	1,750	1,812	1,869	-500	339
St. Clair	5,005	5,310	5,619	5,620	5,612	5,628	5,684	5,754	305	444
Warwick	1,315	1,145	1,187	1,174	1,160	1,152	1,150	1,150	-170	5
Lambton CD 3538	49,085	45,255	48,003	48,916	49,796	51,022	52,603	54,239	-3,830	8,984

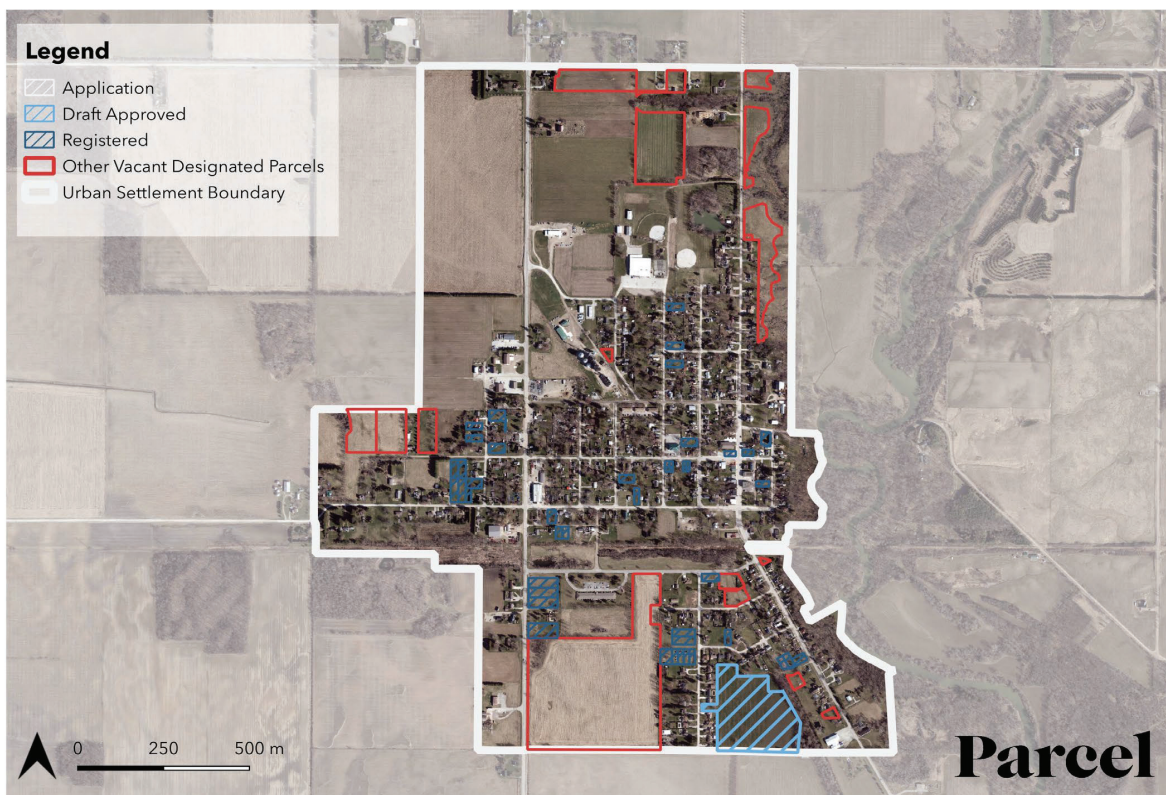
Source: Statistics Canada and *metroeconomics*



Appendix B:
Residential Land Supply
Mapping

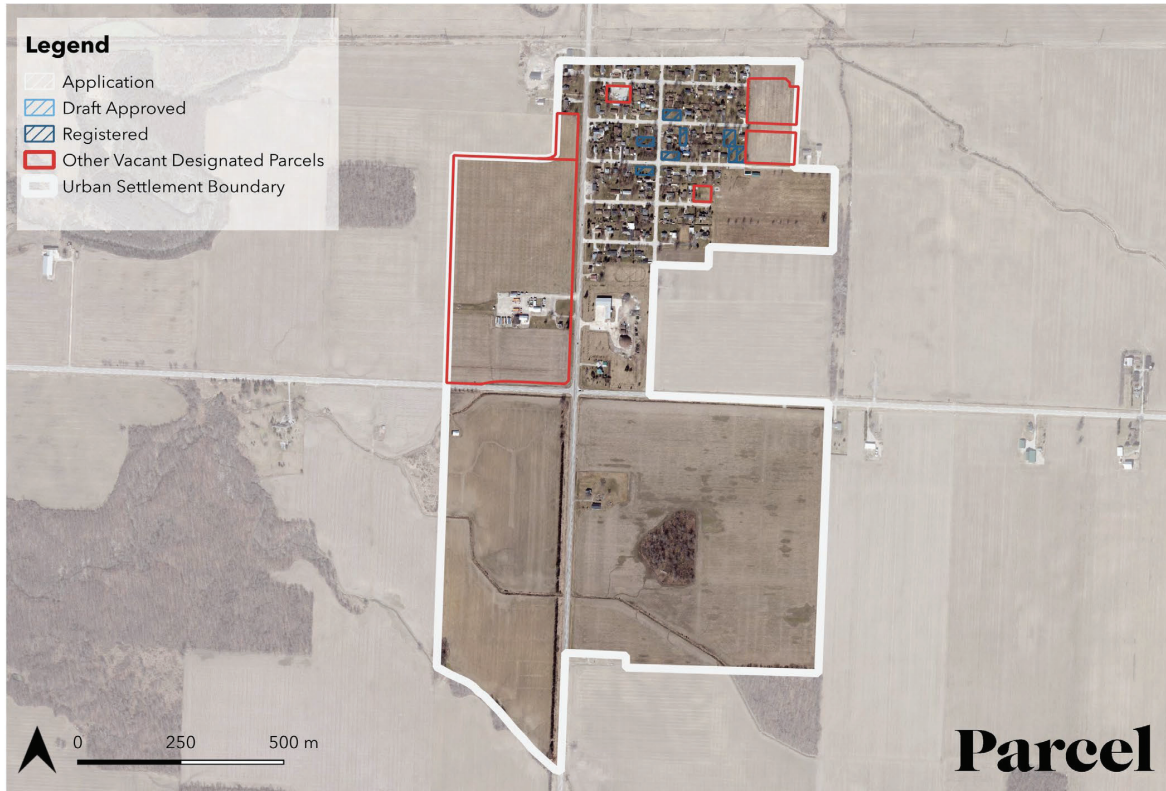
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Figure B- 1
Alvinston Residential Supply Map



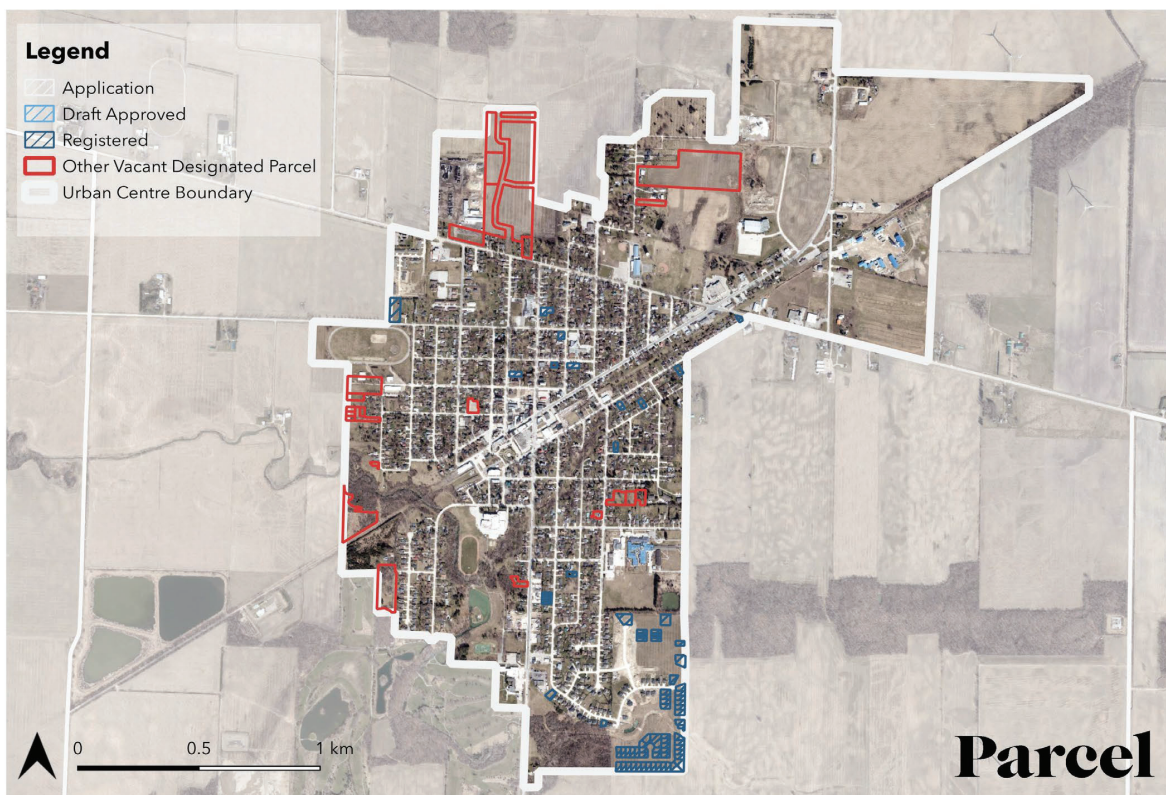
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Figure B- 2
Oil City Residential Supply Map



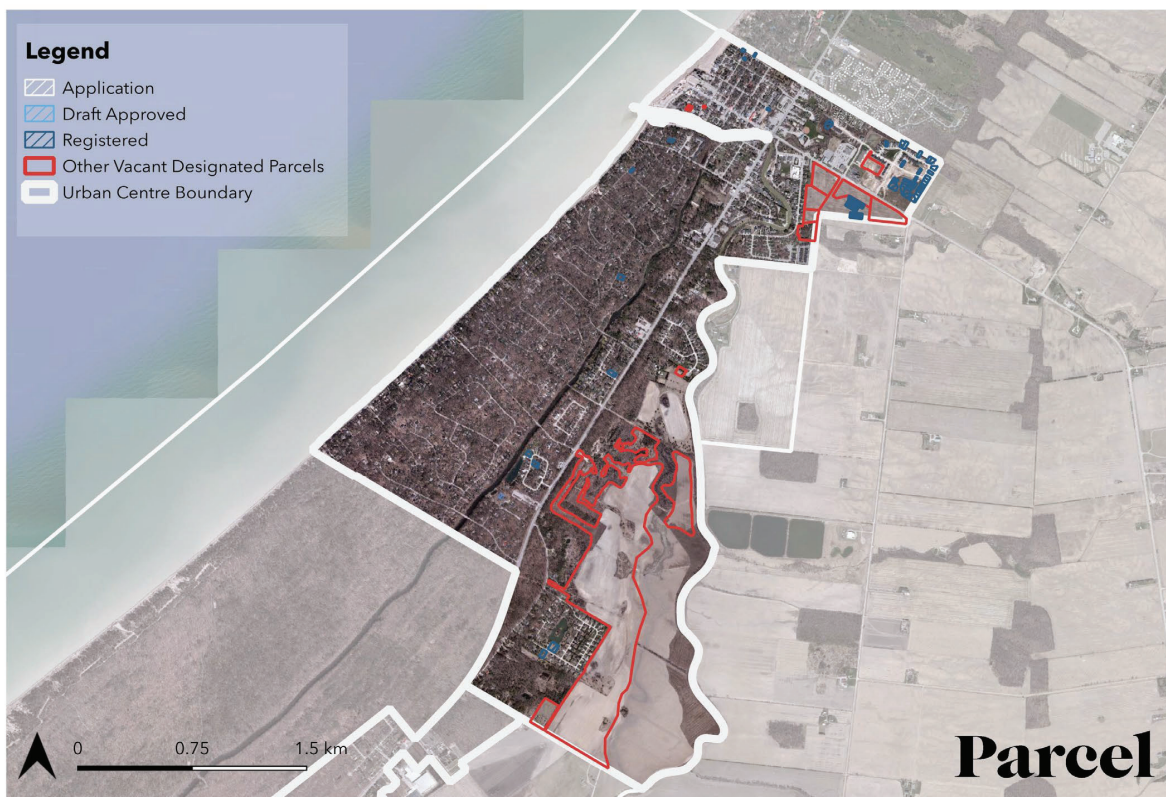
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Figure B- 3
Forest Residential Supply Map



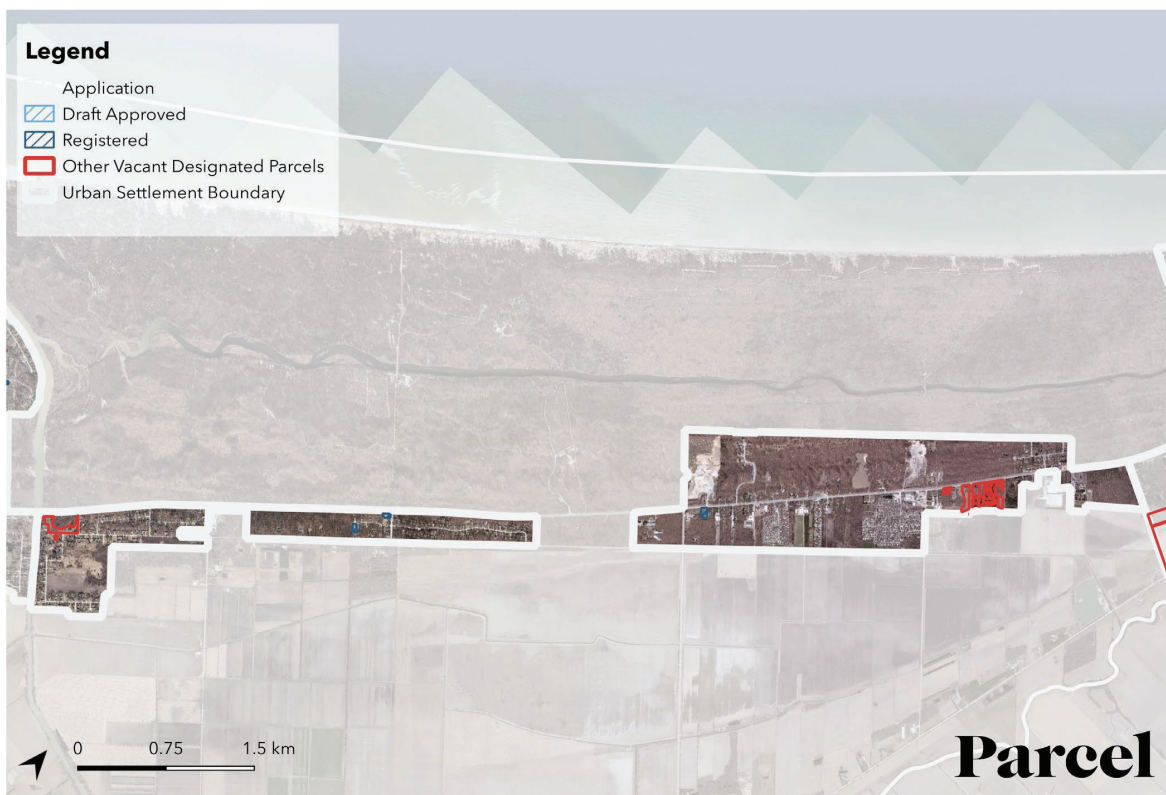
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Figure B- 4
Grand Bend Residential Supply Map



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Figure B- 5
Highway 21 Residential Supply Map



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Figure B- 6
Ipperwash Residential Supply Map



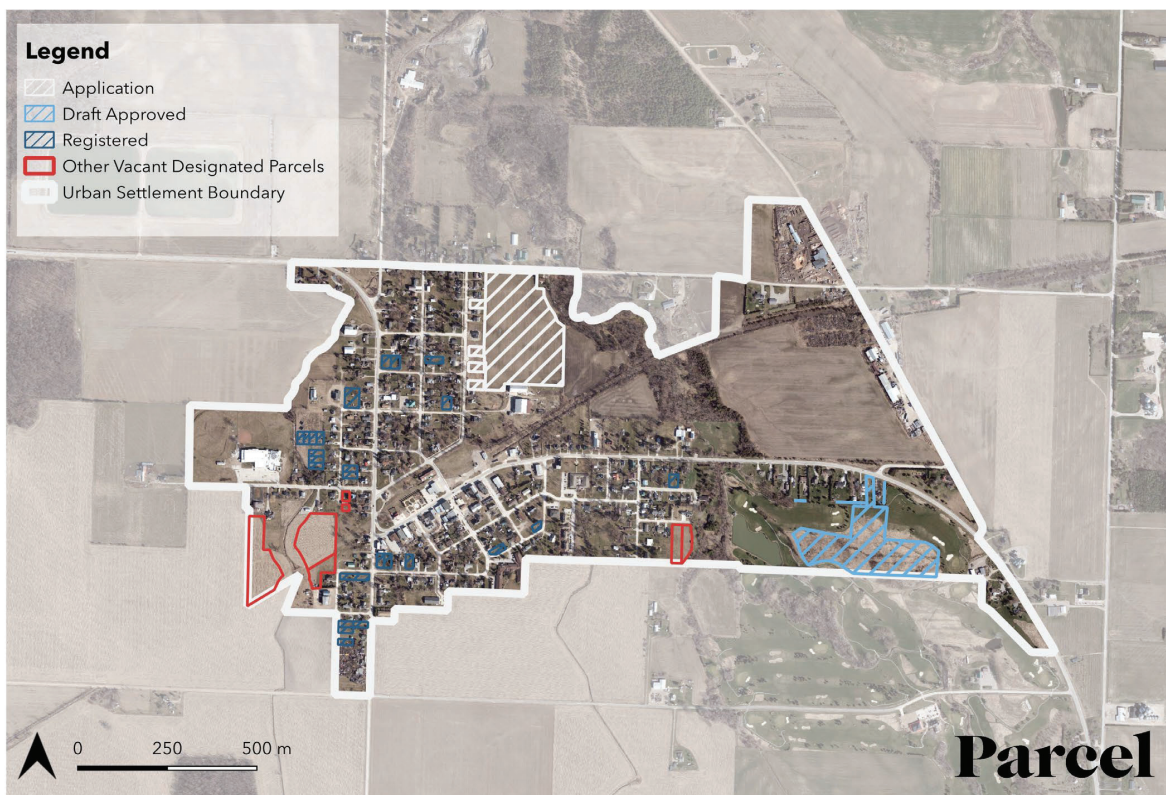
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Figure B- 7
Port Franks Residential Supply Map



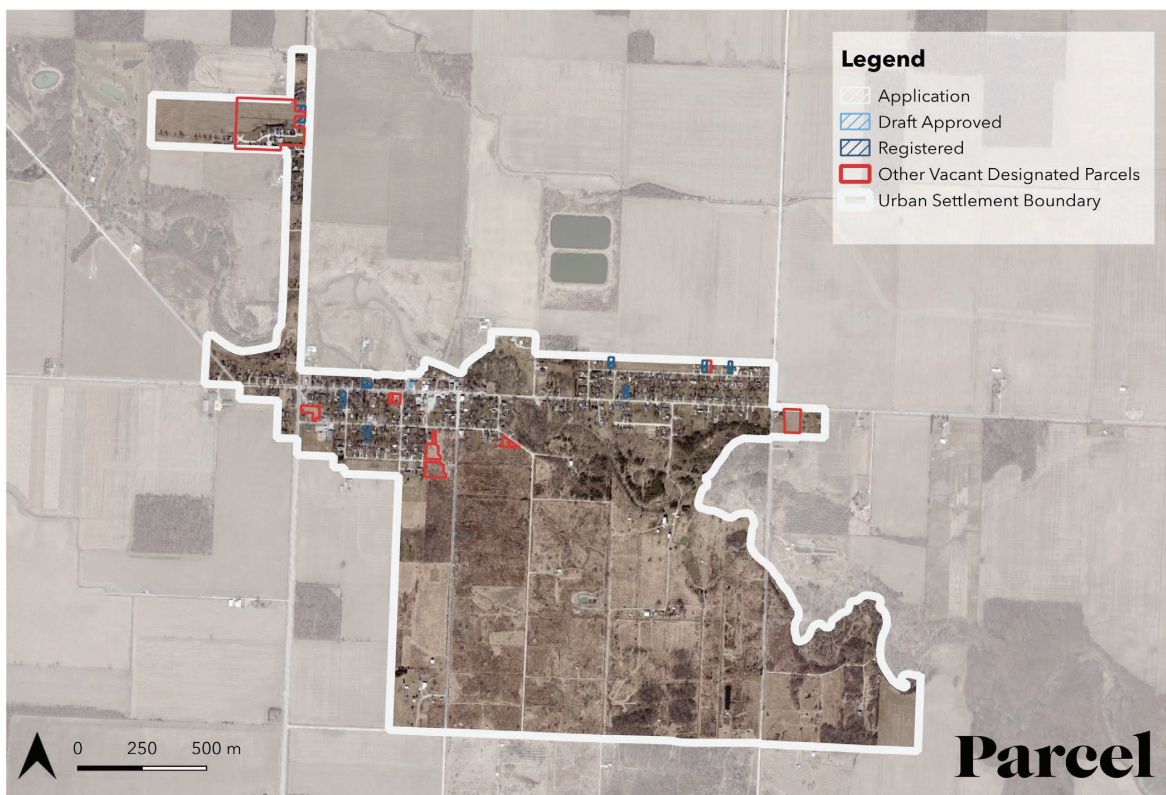
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Figure B- 8
Thedford Residential Supply Map



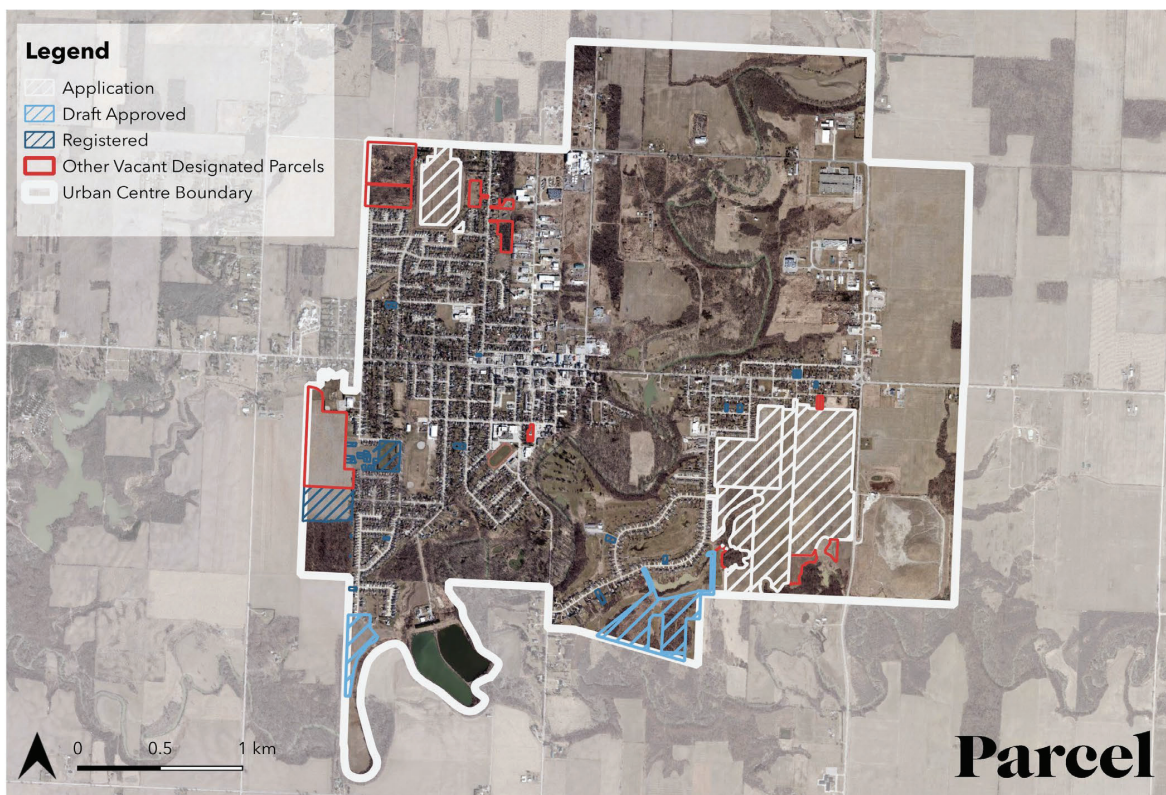
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Figure B- 9
Oil Springs Residential Supply Map



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Figure B- 10
Petrolia Residential Supply Map



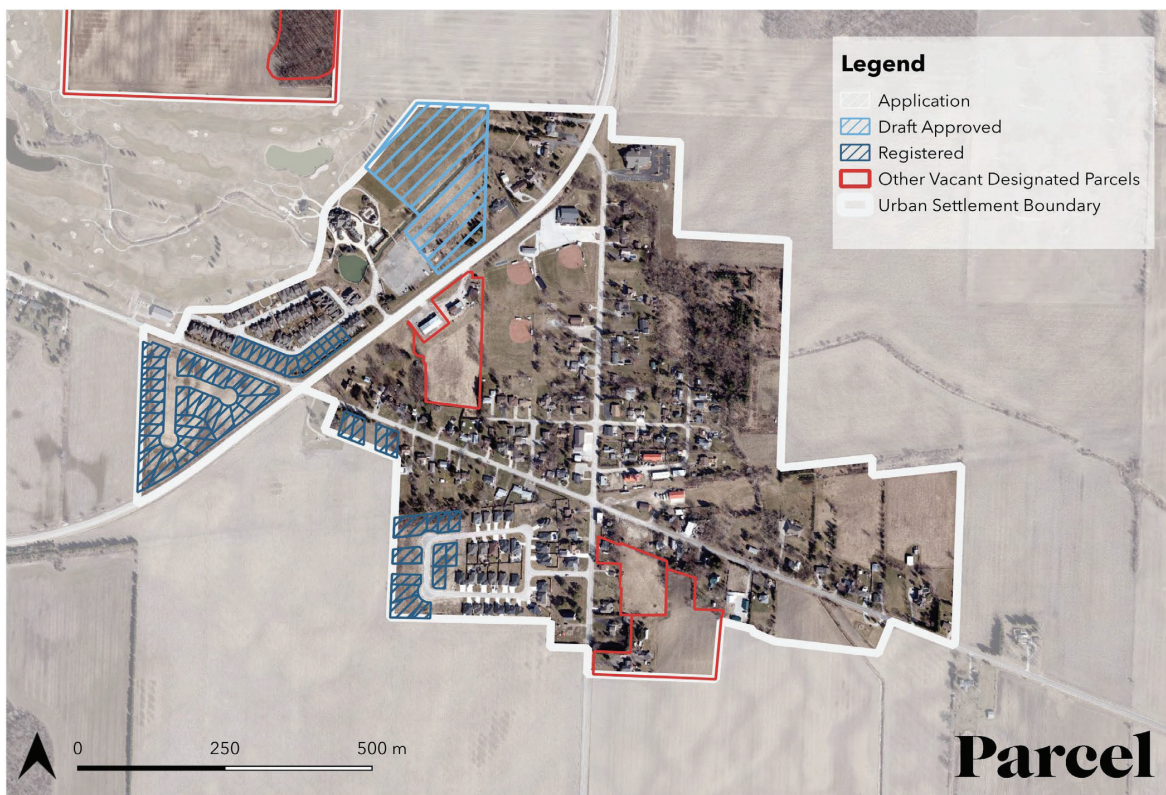
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Figure B- 11
Blue Point / Sunset Acres Residential Supply Map



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Figure B- 12
Camlachie Residential Supply Map



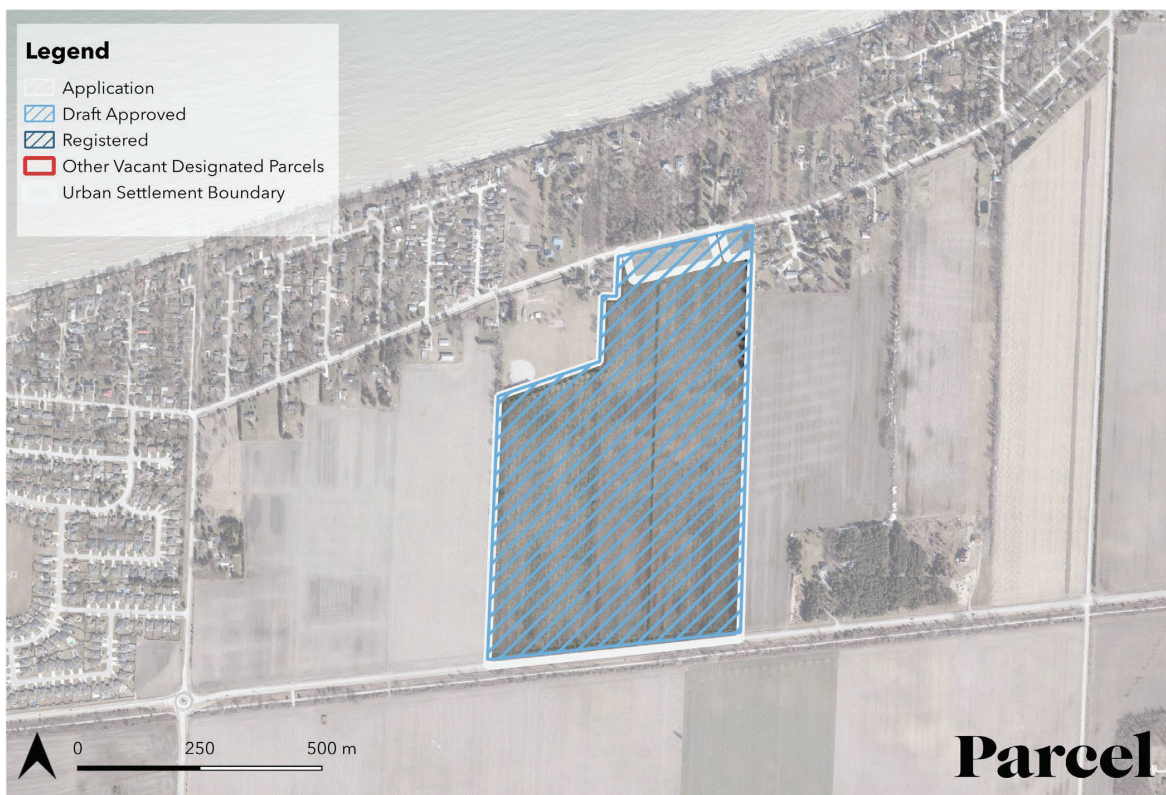
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Figure B- 13
Errol Village Residential Supply Map



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Figure B- 14
Lakeshore Development Area 1 Residential Supply Map



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Figure B- 15
Lakeshore Development Area 2 Residential Supply Map



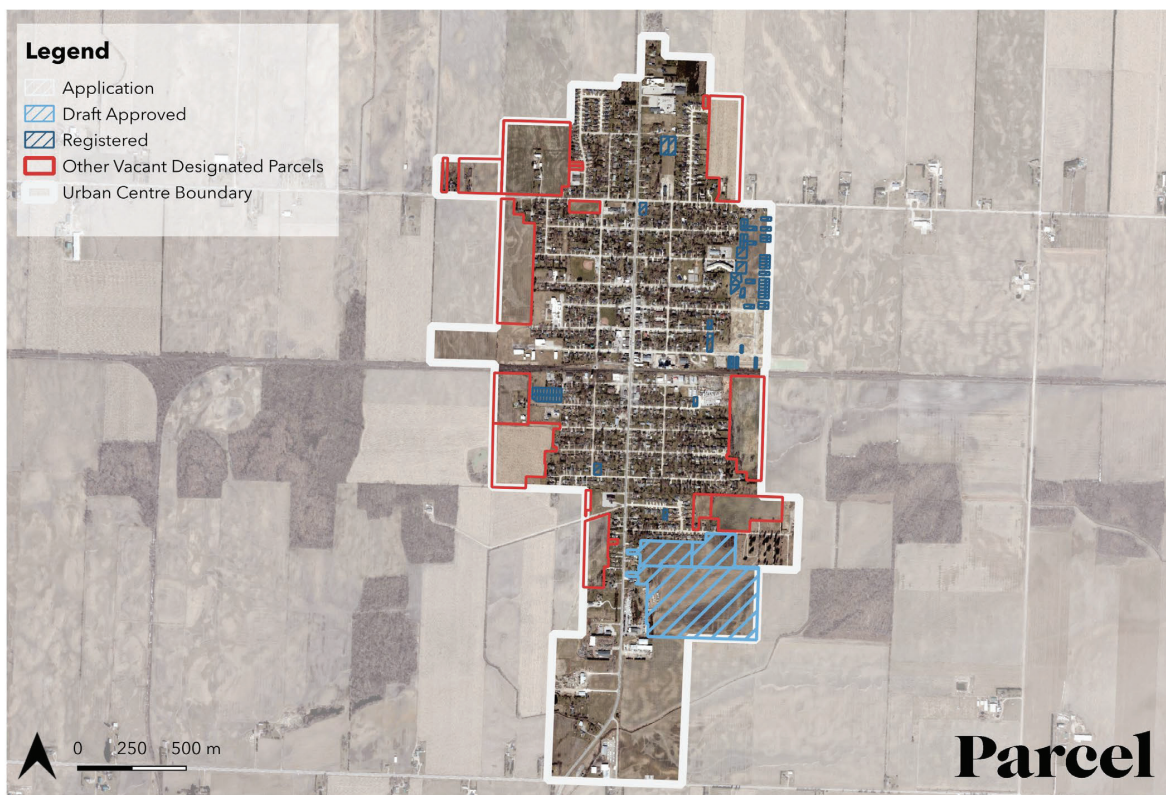
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Figure B- 16
Lakeshore Development Area 3 Residential Supply Map



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Figure B- 17
Wyoming Residential Supply Map



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Figure B- 18
Point Edward Residential Supply Map



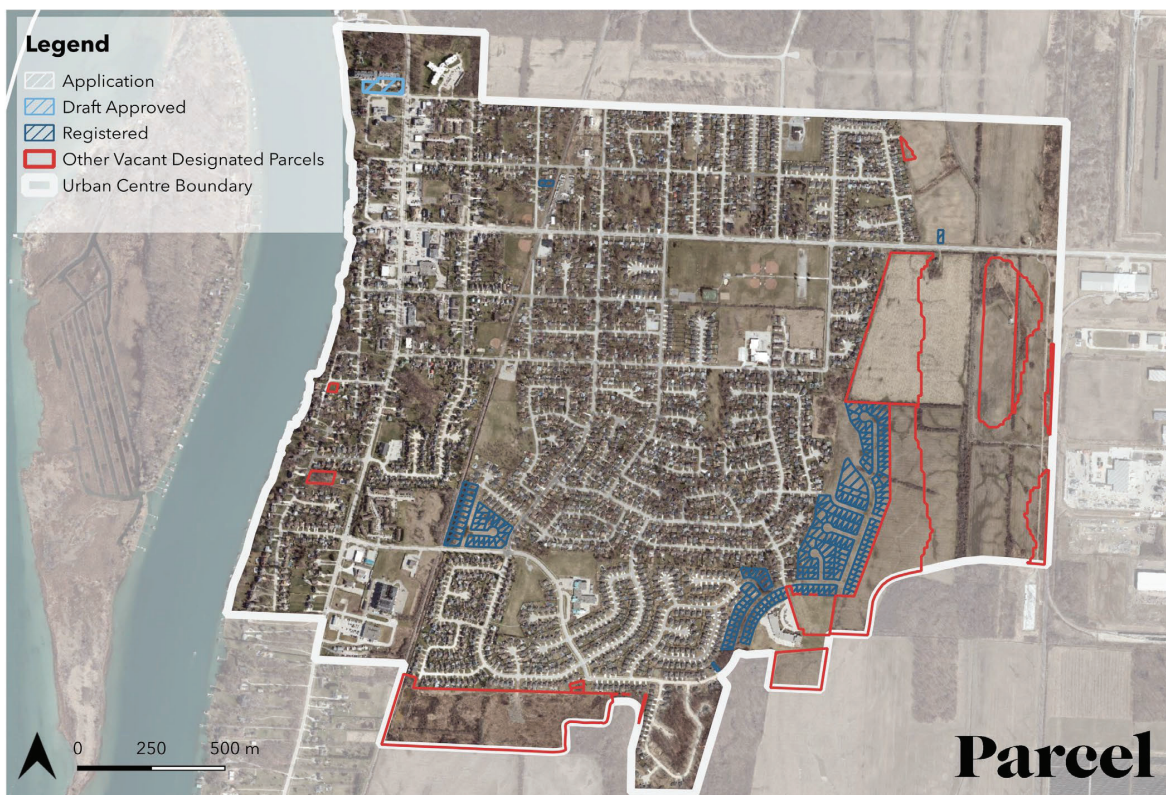
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Figure B- 19
Brigden Residential Supply Map



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Figure B- 20
Corunna Residential Supply Map



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Figure B- 21
Courtright Residential Supply Map



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Figure B- 22
Mooretown Residential Supply Map



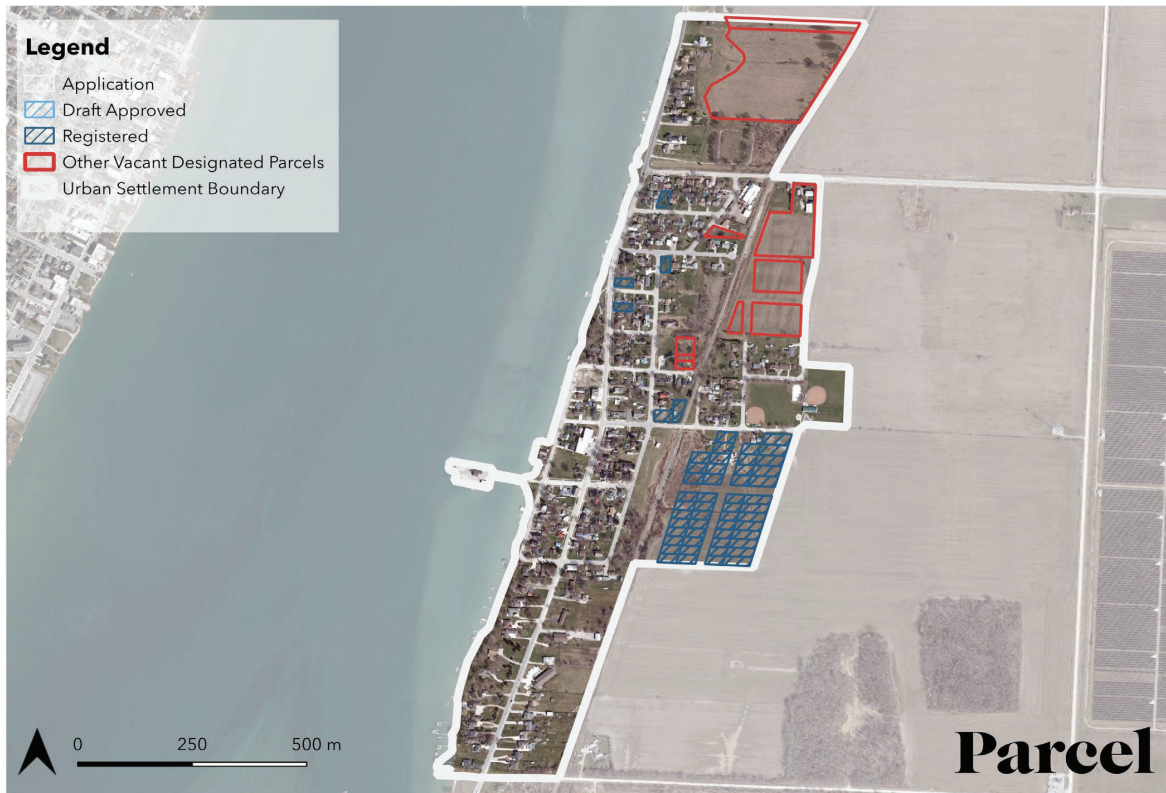
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Figure B- 23
Port Lambton Residential Supply Map



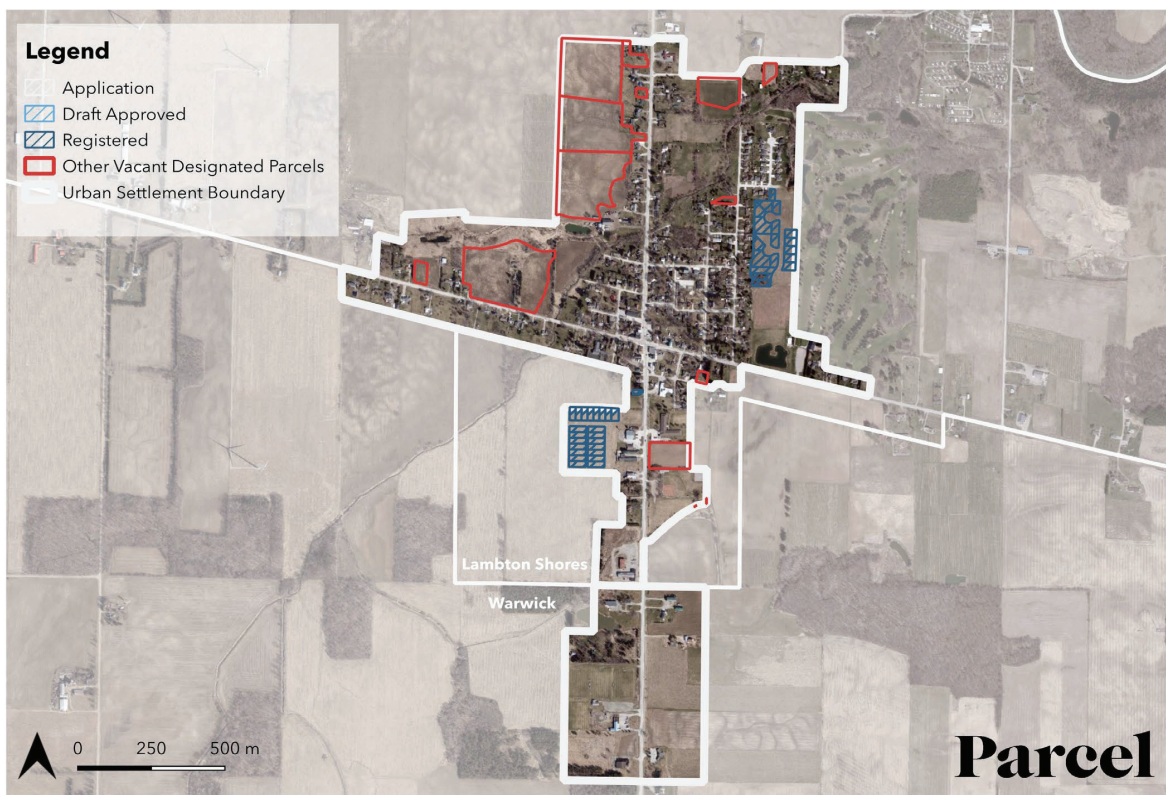
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Figure B- 24
Sombra Residential Supply Map



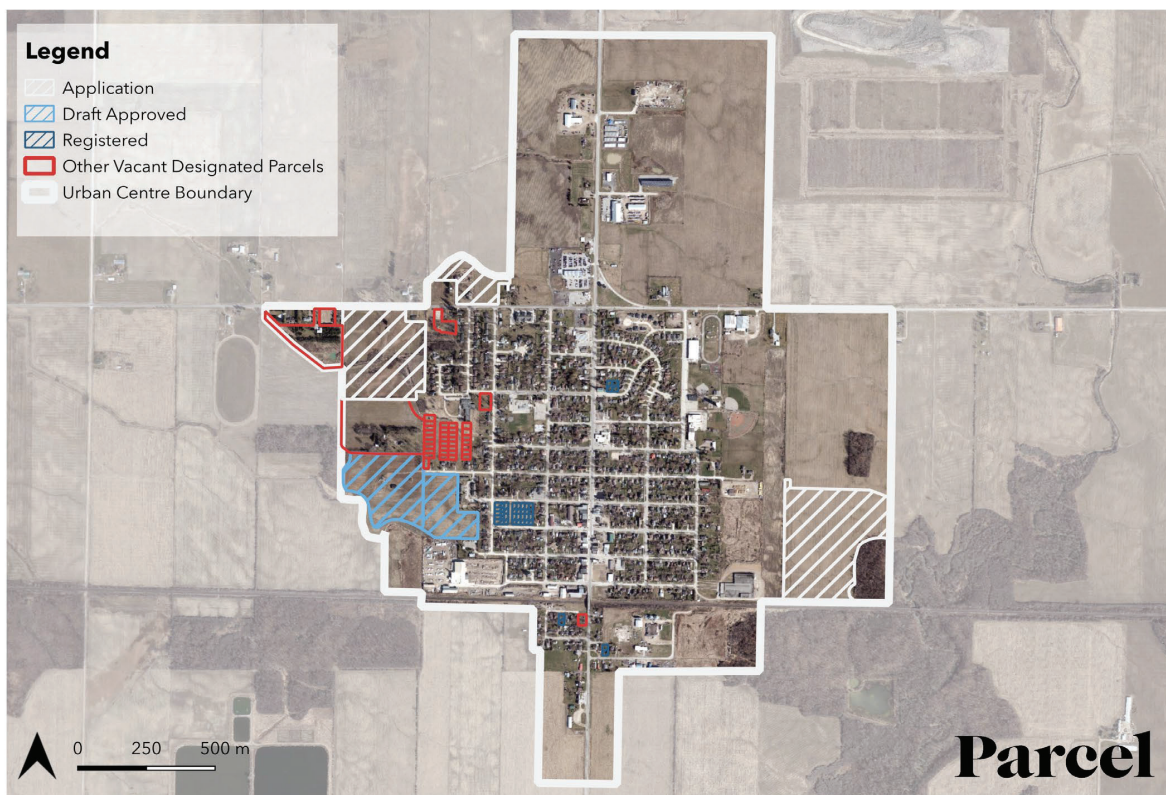
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Figure B- 25
Arkona Residential Supply Map



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Figure B- 26
Watford Residential Supply Map





Appendix C:
Residential Land Needs
Calculations

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Figure B- 27

Brooke-Alvinston Residential Land Needs

	Single/Semi Detached	Row	Apartment & Other	Total
Household Growth				
Housing Forecast 2021-2051	221	0	10	232
Total Household Growth 2021-2051	221	0	10	232
Unoccupied Dwellings				
Share of New Dwellings Not Occupied by Usual Residents				5%
New Dwellings Not Occupied by Usual Residents	12	0	0	12
Total Demand for New Housing - Mid-2021 to Mid-2051	234	0	10	244
Urban Centres and Urban Settlements				
Housing Demand	234	0	10	244
Intensification Units				
Share				15%
Demand	30	0	7	37
Intensification Supply				
Registered/Draft Approved/ Under Application	24	4	0	28
Vacant No Application	6	0	6	11
Supply Subtotal	30	4	6	39
Surplus / (Shortfall)	(0)	4	(1)	3
Greenfield Units				
Demand	204	0	3	207
Less Supply: Registered/Draft Approved/ Under Application	57	4	0	61
Surplus / (Shortfall)	(147)	4	(3)	(146)
Unit Density	15	30	50	
Net Land Need	9.8	0.0	0.1	9.8
Net to Gross Ratio				50%
Land Need (Prior to Vacant Lands Not Under Application)				19.7
Vacant No Application Lands				26.3
Gross Land Need				0.0

Parcel

Figure B- 28

Dawn-Euphemia Residential Land Needs

	Single/Semi Detached	Row	Apartment & Other	Total
Household Growth				
Housing Forecast 2021-2051	166	0	0	166
Total Household Growth 2021-2051	166	0	0	166
Unoccupied Dwellings				
Share of New Dwellings Not Occupied by Usual Residents				0%
New Dwellings Not Occupied by Usual Residents	0	0	0	0
Total Demand for New Housing - Mid-2021 to Mid-2051	166	0	0	166
Rural Area				
Rural Share				100%
Rural Units	166	0	0	166

Parcel

Figure B- 29

Enniskillen Residential Land Needs

	Single/Semi Detached	Row	Apartment & Other	Total
Household Growth				
Housing Forecast 2021-2051	241	0	11	251
Total Household Growth 2021-2051	241	0	11	251
Unoccupied Dwellings				
Share of New Dwellings Not Occupied by Usual Residents				0%
New Dwellings Not Occupied by Usual Residents	0	0	0	0
Total Demand for New Housing - Mid-2021 to Mid-2051	241	0	11	251
Urban Centres and Urban Settlements				
Housing Demand	241	0	11	251
Intensification Units				
Share				5%
Demand	9	0	4	13
Intensification Supply				
Registered/Draft Approved/ Under Application	6	0	0	6
Vacant No Application	1	0	5	5
Supply Subtotal	7	0	5	11
Surplus / (Shortfall)	(2)	0	1	(1)
Greenfield Units				
Demand	232	0	7	238
Less Supply: Registered/Draft Approved/ Under Application	2	0	0	2
Surplus / (Shortfall)	(230)	0	(7)	(236)
Unit Density	15	30	50	
Net Land Need	15.3	0.0	0.1	15.5
Net to Gross Ratio				50%
Land Need (Prior to Vacant Lands Not Under Application)				30.9
Vacant No Application Lands				19.7
Gross Land Need				11.2

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Figure B- 30
Lambton Shores Residential Land Needs

	Single/Semi Detached	Row	Apartment & Other	Total
Household Growth				
Housing Forecast 2021-2051	1,091	91	108	1290
Total Household Growth 2021-2051	1,091	91	108	1,290
Unoccupied Dwellings				
Share of New Dwellings Not Occupied by Usual Residents				15%
New Dwellings Not Occupied by Usual Residents	228	0	0	228
Total Demand for New Housing - Mid-2021 to Mid-2051	1,318	91	108	1,517
Urban Centres and Urban Settlements				
Housing Demand	1,318	91	108	1,517
Intensification Units				
Share				5%
Demand	68	8	0	76
Intensification Supply				
Registered/Draft Approved/ Under Application	63	5	0	68
Vacant No Application	24	0	0	24
Supply Subtotal	87	5	0	92
Surplus / (Shortfall)	19	(3)	0	16
Greenfield Units				
Demand	1,250	83	108	1,441
Less Supply: Registered/Draft Approved/ Under Application	414	34	66	514
Surplus / (Shortfall)	(836)	(49)	(42)	(927)
Unit Density	15	30	50	
Net Land Need	55.8	1.6	0.8	58.2
Net to Gross Ratio				50%
Land Need (Prior to Vacant Lands Not Under Application)				116.4
Vacant No Application Lands				154.3
Gross Land Need				0.0

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Figure B- 31
Oil Springs Residential Land Needs

	Single/Semi Detached	Row	Apartment & Other	Total
Household Growth				
Housing Forecast 2021-2051	49	0	40	89
Total Household Growth 2021-2051	49	0	40	89
Unoccupied Dwellings				
Share of New Dwellings Not Occupied by Usual Residents				0%
New Dwellings Not Occupied by Usual Residents	0	0	0	0
Total Demand for New Housing - Mid-2021 to Mid-2051	49	0	40	89
Urban Centres and Urban Settlements				
Housing Demand	49	0	40	89
Intensification Units				
Share				15%
Demand	6	0	7	13
Intensification Supply				
Registered/Draft Approved/ Under Application	6	0	0	6
Vacant No Application	0	0	11	11
Supply Subtotal	6	0	11	17
Surplus / (Shortfall)	0	0	4	3
Greenfield Units				
Demand	43	0	33	76
Less Supply: Registered/Draft Approved/ Under Application	7	0	0	7
Surplus / (Shortfall)	(36)	0	(33)	(69)
Unit Density	15	30	50	
Net Land Need	2.4	0.0	0.7	3.0
Net to Gross Ratio				50%
Land Need (Prior to Vacant Lands Not Under Application)				6.1
Vacant No Application Lands				6.4
Gross Land Need				0.0

Parcel

Figure B- 32
Petrolia Residential Land Needs

	Single/Semi Detached	Row	Apartment & Other	Total
Household Growth				
Housing Forecast 2021-2051	463	12	55	529
Total Household Growth 2021-2051	463	12	55	529
Unoccupied Dwellings				
Share of New Dwellings Not Occupied by Usual Residents				0%
New Dwellings Not Occupied by Usual Residents	0	0	0	0
Total Demand for New Housing - Mid-2021 to Mid-2051	463	12	55	529
Urban Centres and Urban Settlements				
Housing Demand	463	12	55	529
Intensification Units				
Share				5%
Demand	15	0	11	26
Intensification Supply				
Registered/Draft Approved/ Under Application	13	0	0	13
Vacant No Application	2	0	0	2
Supply Subtotal	15	0	0	15
Surplus / (Shortfall)	0	0	(11)	(11)
Greenfield Units				
Demand	448	12	44	503
Less Supply: Registered/Draft Approved/ Under Application	961	162	0	1123
Surplus / (Shortfall)	513	150	(44)	620
Unit Density	15	30	50	
Net Land Need	0.0	0.0	0.9	0.9
Net to Gross Ratio				50%
Land Need (Prior to Vacant Lands Not Under Application)				1.8
Vacant No Application Lands				44.8
Gross Land Need				0.0

Parcel

Figure B- 33
Plympton-Wyoming Residential Land Needs

	Single/Semi Detached	Row	Apartment & Other	Total
Household Growth				
Building Permits	0	0	0	0
Housing Forecast 2021-2051	1,348	16	72	1,436
Total Household Growth 2020-2051	1,348	16	72	1,436
Unoccupied Dwellings				
Share of New Dwellings Not Occupied by Usual Residents				0%
New Dwellings Not Occupied by Usual Residents	0	0	0	0
Total Demand for New Housing - Mid-2021 to Mid-2051	1,348	16	72	1,436
Urban Centres and Urban Settlements				
Housing Demand	1,348	16	72	1,436
Intensification Units				
Share				10%
Demand	144	0	0	144
Intensification Supply				
Registered/Draft Approved/ Under Application	169	0	0	169
Vacant No Application	1	0	0	1
Supply Subtotal	170	0	0	170
Surplus / (Shortfall)	26	0	0	26
Greenfield Units				
Demand	1,204	16	72	1,292
Less Supply: Registered/Draft Approved/ Under Application	810	108	0	918
Surplus / (Shortfall)	(394)	92	(72)	(374)
Unit Density	15	30	50	
Net Land Need	26.3	0.0	1.4	27.7
Net to Gross Ratio				50%
Land Need (Prior to Vacant Lands Not Under Application)				55.4
Vacant No Application Lands				179.7
Gross Land Need				0.0

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Figure B- 34

Point Edward Residential Land Needs

	Single/Semi Detached	Row	Apartment & Other	Total
Household Growth				
Housing Forecast 2021-2051	65	0	0	65
Total Household Growth 2021-2051	65	0	0	65
Unoccupied Dwellings				
Share of New Dwellings Not Occupied by Usual Residents				0%
New Dwellings Not Occupied by Usual Residents	0	0	0	0
Total Demand for New Housing - Mid-2021 to Mid-2051	65	0	0	65
Urban Centres and Urban Settlements				
Housing Demand	65	0	0	65
Intensification Units				
Share				100%
Demand	65	0	0	65
Intensification Supply				
Registered/Draft Approved/ Under Application	1	5	0	6
Vacant No Application	1	0	0	1
Supply Subtotal	2	5	0	7
Surplus / (Shortfall)	(63)	5	0	(58)
Greenfield Units				
Demand	0	0	0	0
Less Supply: Registered/Draft Approved/ Under Application	0	0	0	0
Surplus / (Shortfall)	0	0	0	0
Unit Density	15	30	50	
Net Land Need	0.0	0.0	0.0	0.0
Net to Gross Ratio				50%
Land Need (Prior to Vacant Lands Not Under Application)				0.0
Vacant No Application Lands				0.0
Gross Land Need				0.0

Parcel

Figure B- 35

Sarnia Residential Land Needs

	Single/Semi Detached	Row	Apartment & Other	Total
Household Growth				
Housing Forecast 2021-2051	3,793	958	1,792	6543
Total Household Growth 2021-2051	3,793	958	1,792	6,543
Unoccupied Dwellings				
Share of New Dwellings Not Occupied by Usual Residents				0%
New Dwellings Not Occupied by Usual Residents	0	0	0	0
Total Demand for New Housing - Mid-2021 to Mid-2051	3,793	958	1,792	6,543

Urban Centres and Urban Settlements				
Housing Demand				
Market Demand	3,793	958	1,792	6,543
Unit Shift	-589	0	589	0
Adjusted Demand	3,204	958	2,381	6,543
Intensification Units				
Share				45%
Demand	489	74	2,381	2,944
Intensification Supply				
Supply Subtotal	489	74	1,980	2,543
Surplus / (Shortfall)	0	0	(401)	(401)
Greenfield Units				
Demand	2,715	884	0	3,599
Less Supply: Registered/Draft Approved/ Under Application	1919	309	0	2228
Surplus / (Shortfall)	-796	-575	0	-1,371
Unit Density	15	30	50	
Net Land Need	53.1	19.2	0.0	72.2
Net to Gross Ratio				50%
Gross Land Need				144.5

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Figure B- 36

St. Clair Residential Land Needs

	Single/Semi Detached	Row	Apartment & Other	Total
Household Growth				
Housing Forecast 2021-2051	1,278	100	107	1484
Total Household Growth 2021-2051	1,278	100	107	1,484
Unoccupied Dwellings				
Share of New Dwellings Not Occupied by Usual Residents				15%
New Dwellings Not Occupied by Usual Residents	262	0	0	262
Total Demand for New Housing - Mid-2021 to Mid-2051	1,540	100	107	1,746
Urban Centres and Urban Settlements				
Housing Demand	1,540	100	107	1,746
Intensification Units				
Share				10%
Demand	113	55	7	175
Intensification Supply				
Registered/Draft Approved/ Under Application	106	114	0	220
Vacant No Application	7	0	7	14
Supply Subtotal	113	114	7	234
Surplus / (Shortfall)	(0)	59	(0)	59
Greenfield Units				
Demand	1,427	45	100	1,571
Less Supply: Registered/Draft Approved/ Under Application	338	0	0	338
Surplus / (Shortfall)	(1,089)	(45)	(100)	(1,233)
Unit Density	15	30	50	
Net Land Need	72.6	1.5	2.0	76.1
Net to Gross Ratio				50%
Land Need (Prior to Vacant Lands Not Under Application)				152.1
Vacant No Application Lands				77.5
Gross Land Need				74.6

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Figure B- 37

Warwick Residential Land Needs

	Single/Semi Detached	Row	Apartment & Other	Total
Household Growth				
Housing Forecast 2021-2051	239	8	6	252
Total Household Growth 2021-2051	239	8	6	252
Unoccupied Dwellings				
Share of New Dwellings Not Occupied by Usual Residents				0%
New Dwellings Not Occupied by Usual Residents	0	0	0	0
Total Demand for New Housing - Mid-2021 to Mid-2051	239	8	6	252
Urban Centres and Urban Settlements				
Housing Demand	239	8	6	252
Intensification Units				
Share				10%
Demand	25	0	0	25
Intensification Supply				
Registered/Draft Approved/ Under Application	25	0	0	25
Vacant No Application	3	0	0	3
Supply Subtotal	28	0	0	28
Surplus / (Shortfall)	3	0	0	3
Greenfield Units				
Demand	214	8	6	227
Less Supply: Registered/Draft Approved/ Under Application	224	225	120	569
Surplus / (Shortfall)	10	217	114	342
Unit Density	15	30	50	
Net Land Need	0.0	0.0	0.0	0.0
Net to Gross Ratio				50%
Land Need (Prior to Vacant Lands Not Under Application)				0.0
Vacant No Application Lands				11.4
Gross Land Need				0.0



Appendix D:
Non-Residential Land Supply
Mapping

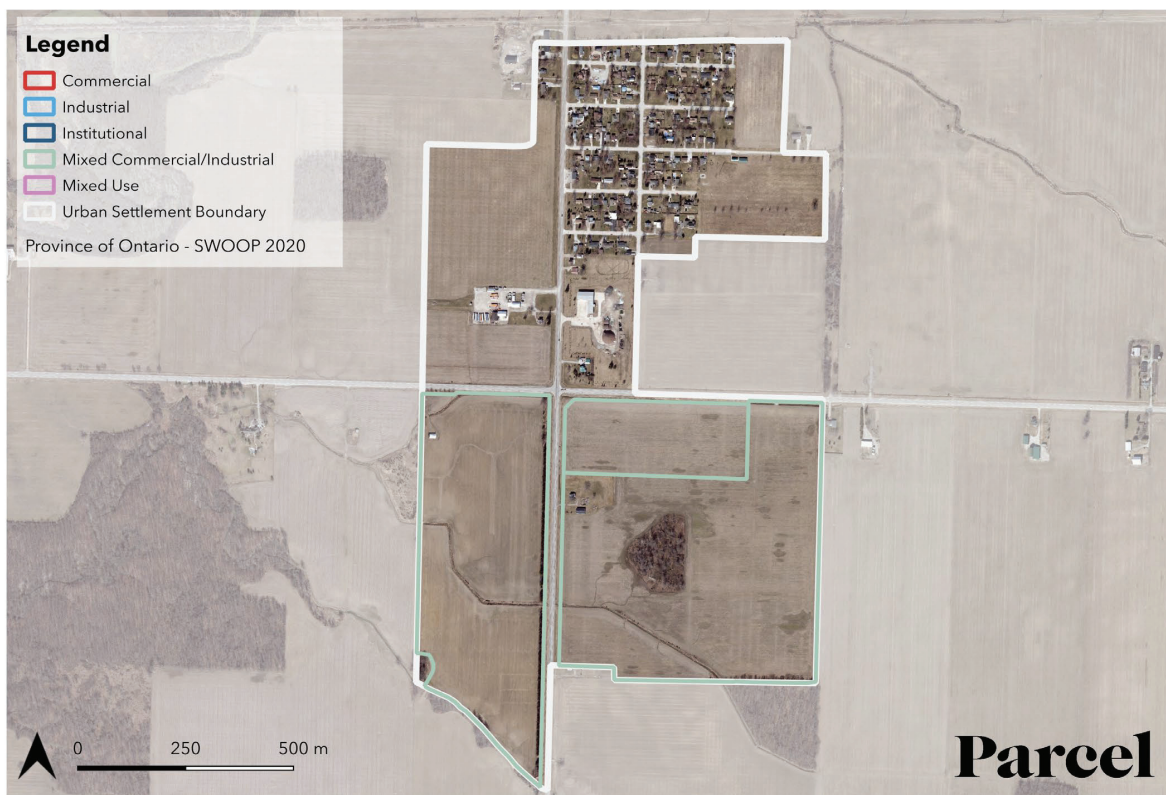
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Figure D- 1
Alvinston Non-Residential Land Supply Map



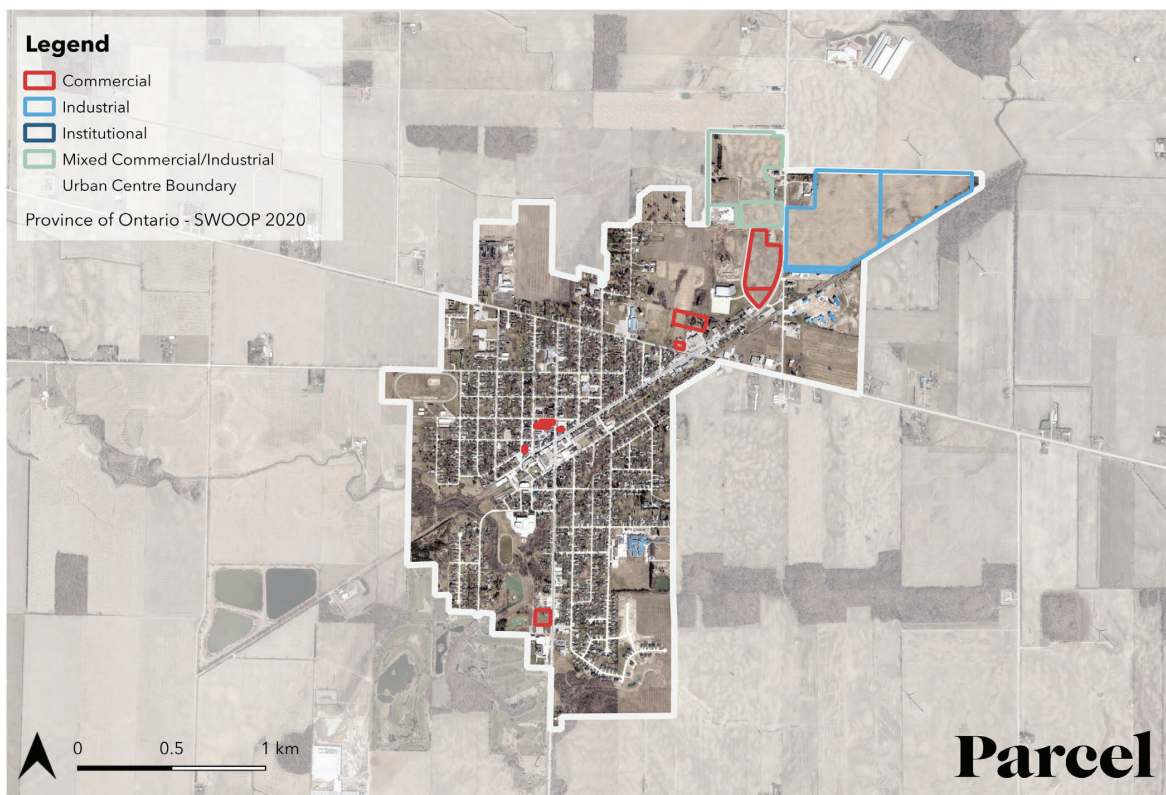
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Figure D- 2
Oil City Non-Residential Land Supply Map



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Figure D- 3
Forest Non-Residential Land Supply Map



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Figure D- 4
Grand Bend Non-Residential Land Supply Map



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Figure D- 5
Highway 21 Non-Residential Land Supply Map



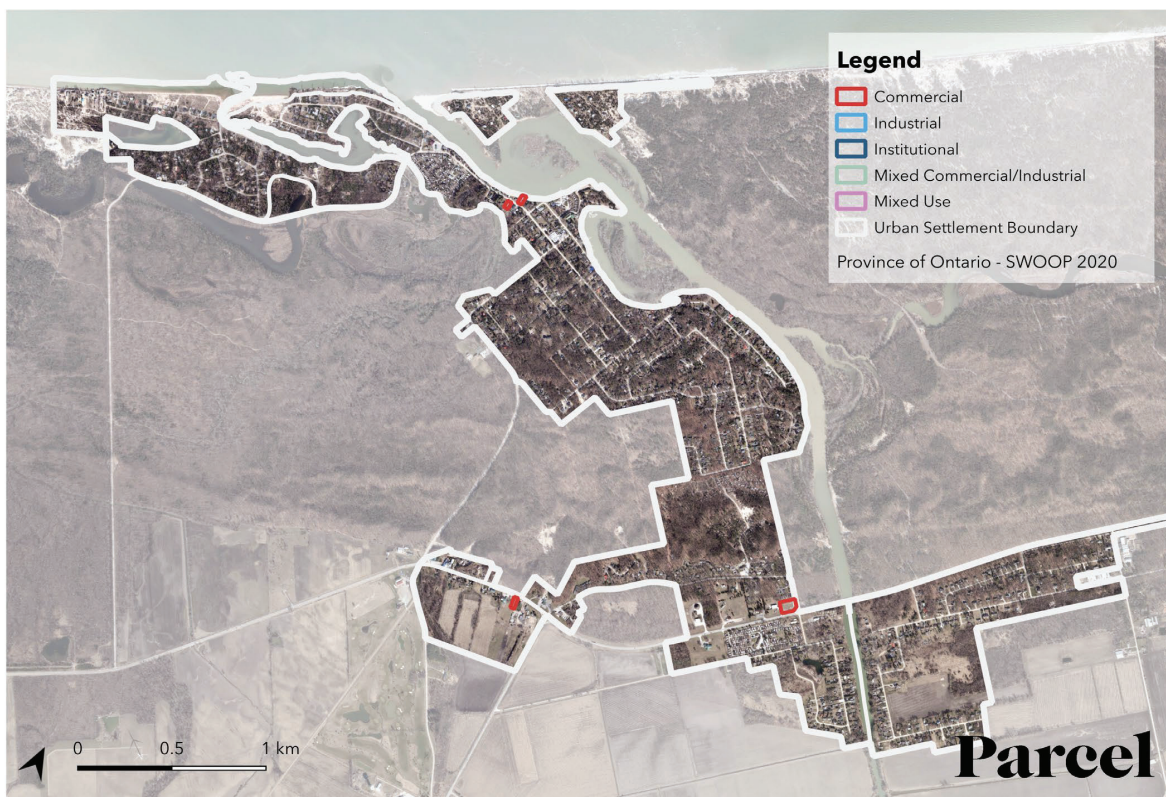
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Figure D- 6
Ipperwash Non-Residential Land Supply Map



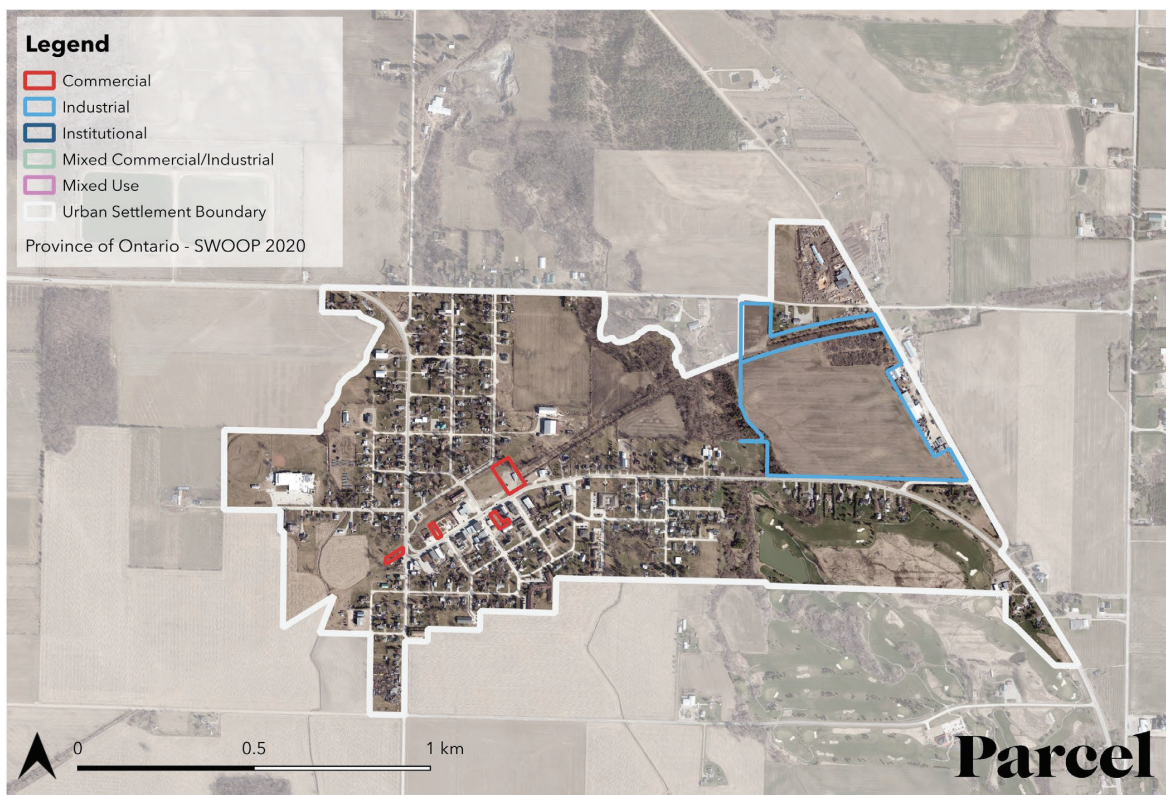
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Figure D- 7
Port Franks Non-Residential Land Supply Map



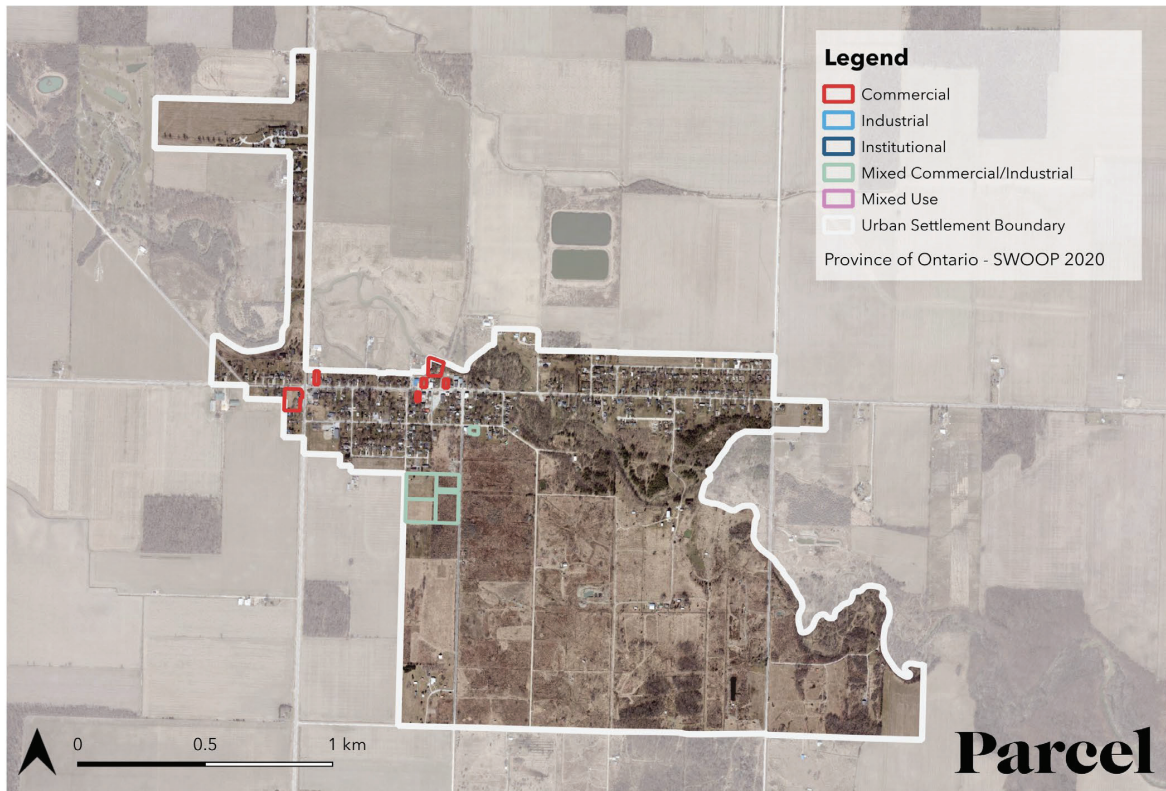
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Figure D- 8
Thedford Non-Residential Land Supply Map



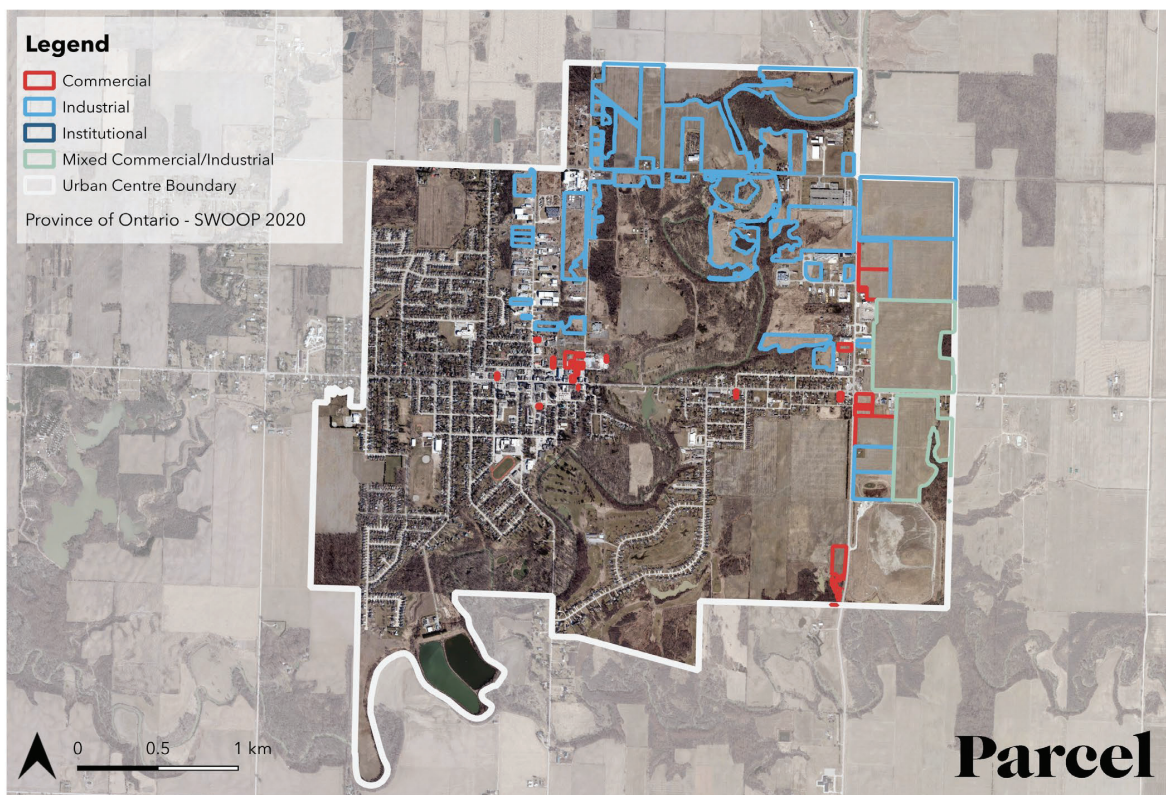
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Figure D- 9
Oil Springs Non-Residential Land Supply Map



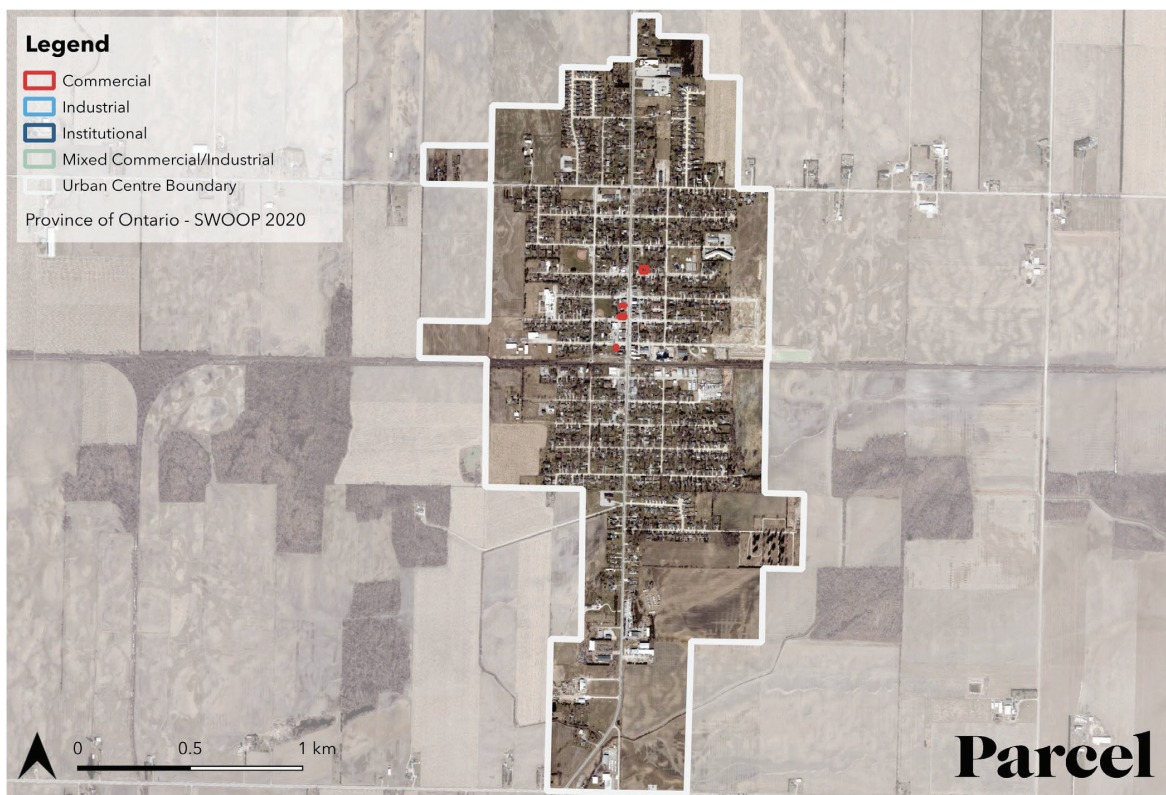
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Figure D- 10
Petrolia Non-Residential Land Supply Map



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Figure D- 11
Wyoming Non-Residential Land Supply Map



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Figure D- 12
Point Edward Non-Residential Land Supply Map



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Figure D- 13
Petrochemical Employment Area Land Supply Map



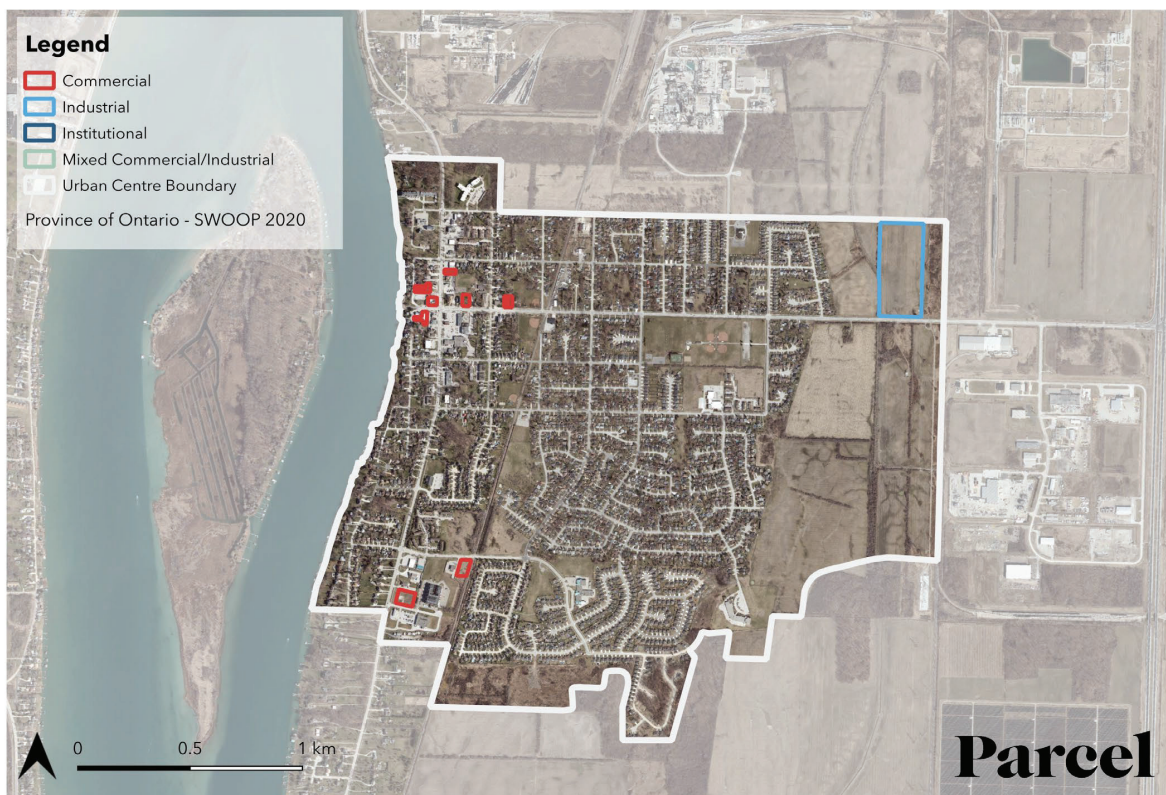
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Figure D- 14
Brigden Non-Residential Land Supply Map



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Figure D- 15
Corunna Non-Residential Land Supply Map



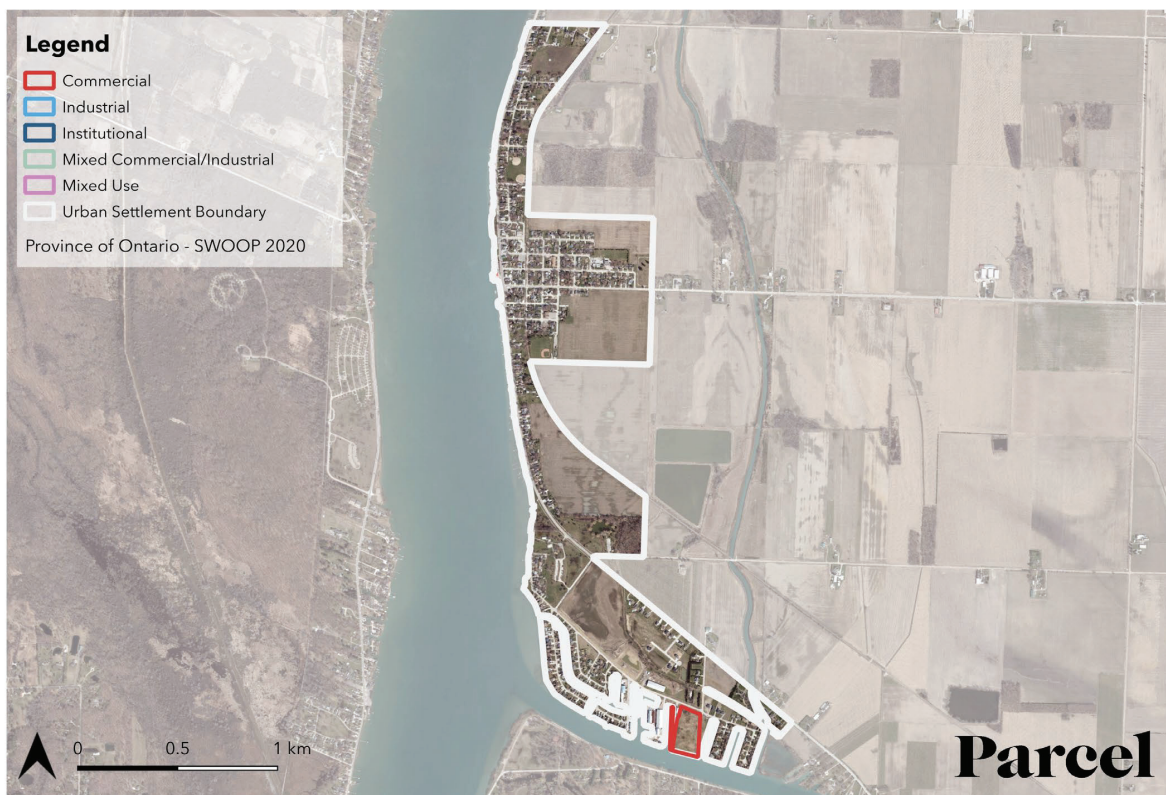
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Figure D- 16
Courtright Non-Residential Land Supply Map



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Figure D- 17
Port Lambton Non-Residential Land Supply Map



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Figure D- 18
Sombra Non-Residential Land Supply Map



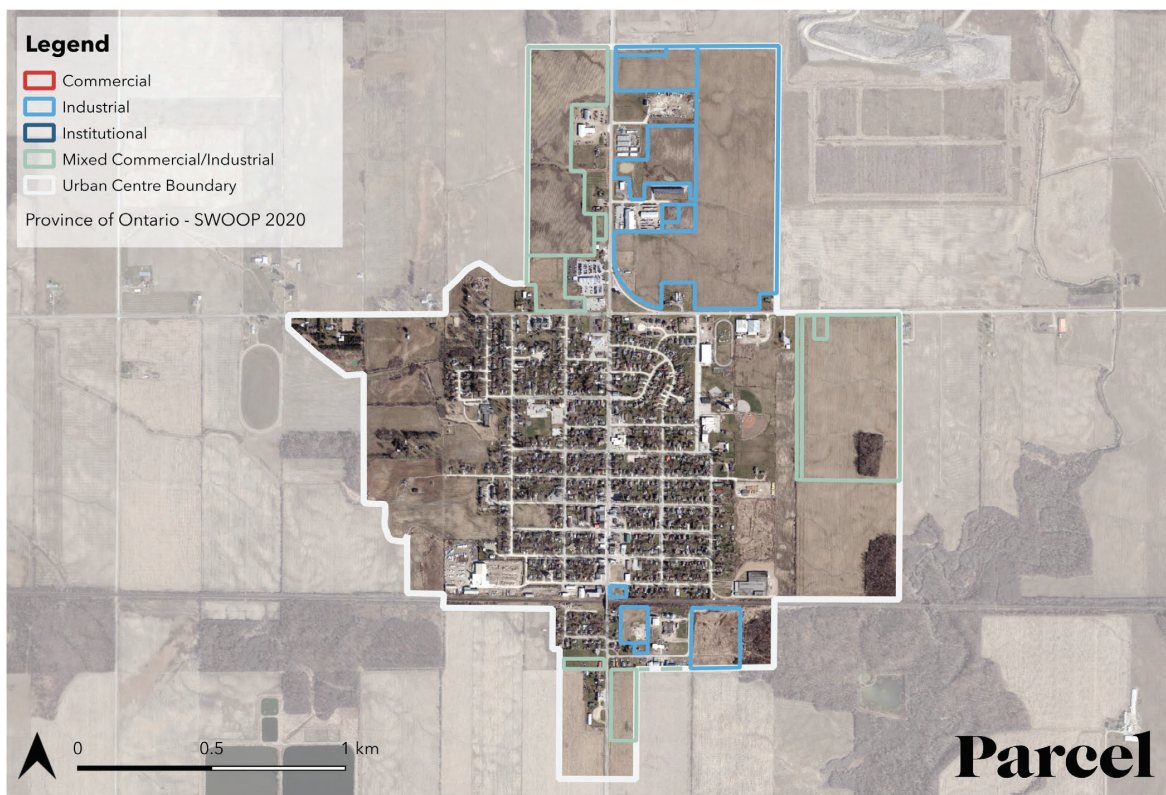
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Figure D- 19
Arkona Non-Residential Land Supply Map



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Figure D- 20
Watford Non-Residential Land Supply Map





Appendix E:
Employment Land Needs
Calculations

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Figure E- 1
Employment Area Land Needs

	Brooke-Alvinston	Dawn-Euphemia	Enniskillen	Lambton Shores	Oil Springs	Petrolia	Plympton-Wyoming	Point Edward	Sarnia	St. Clair	Warwick
2021 Employment	65	145	100	575	30	1,020	400	385	5,970	2,690	310
2051 Employment	68	167	110	673	38	990	458	436	6,341	2,752	320
2021-2051 Employment Growth	3	22	10	98	8	-30	58	51	371	62	10
Work From Home Jobs (% of jobs)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
2021-2051 In-Person Employment Growth	3	21	10	93	8	-29	55	48	352	59	10
Employment Growth Accommodated Through Intensification	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
2021-2051 Employment Growth on Vacant Lands	3	19	9	84	7	-26	50	44	317	53	9
Employment Area Density (jobs per ha)	15	15	15	15	15	15	15	15	16	15	15
Employment Area Demand (ha)	0.2	1.3	0.6	5.6	0.5	0.0	3.3	2.9	19.8	3.5	0.6
Employment Land Supply (ha)	0.0	0.0	0.0	55.9	0.0	164.1	0.0	0.0	509.6	31.9	54.9
Long-Term Vacancy	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Employment Land Supply Less Long Term Vacancy (ha)	0.0	0.0	0.0	50.3	0.0	147.7	0.0	0.0	458.6	28.7	49.4
Net to Gross	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Employment Land Supply (ha)	0.0	0.0	0.0	40.2	0.0	118.1	0.0	0.0	366.9	22.9	39.5
Surplus / (Shortfall) of Employment Area Lands	(0.2)	(1.3)	(0.6)	34.6	(0.5)	118.1	(3.3)	(2.9)	347.1	19.4	39.0

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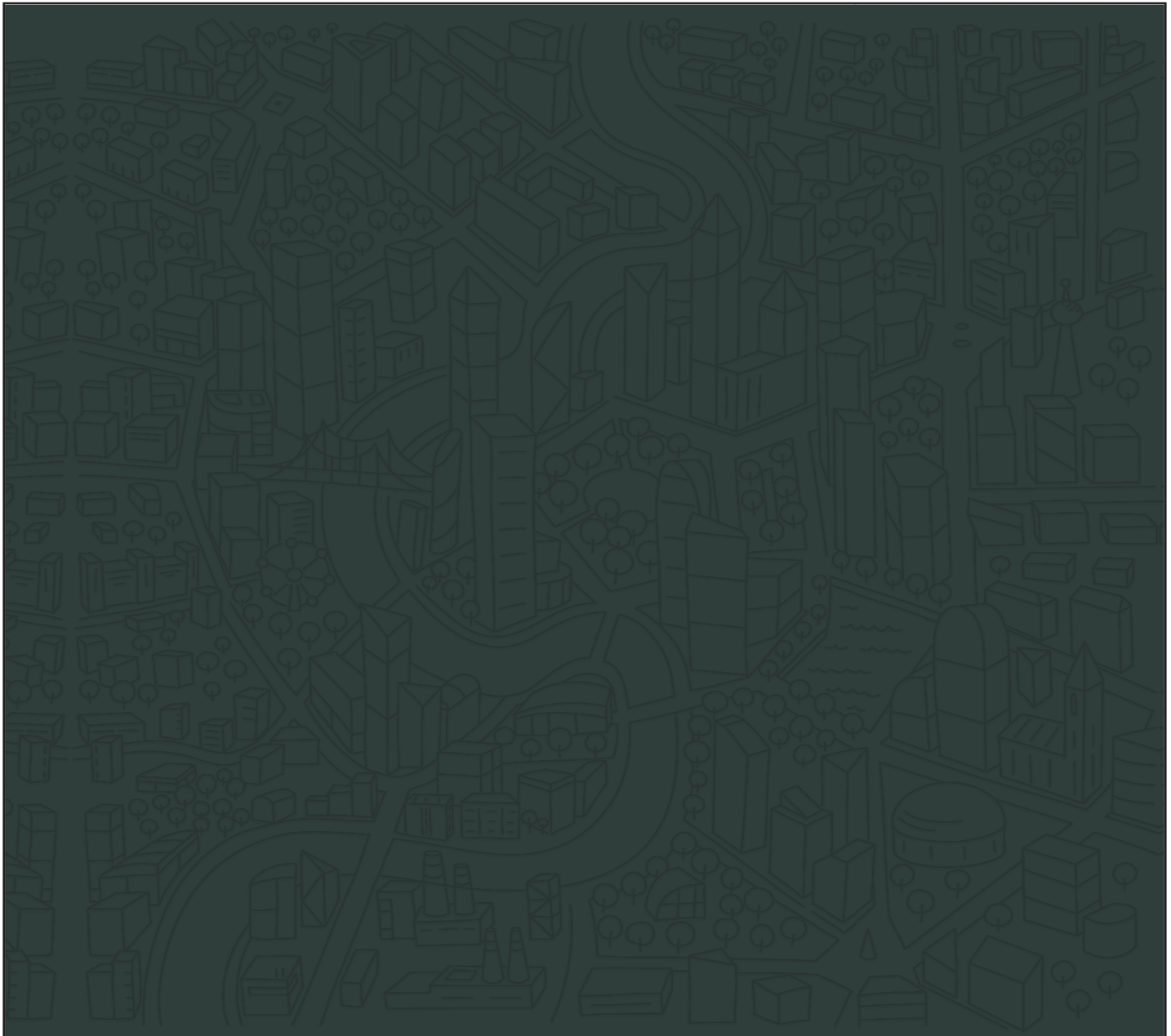
Figure E- 2
Commercial Land Needs

	Brooke-Alvinston	Dawn-Euphemia	Enniskillen	Lambton Shores	Oil Springs	Petrolia	Plympton-Wyoming	Point Edward	Samia	St. Clair	Warwick
2021 Employment	160	70	95	1,920	0	760	530	490	10,915	1,460	360
2051 Employment	157	84	121	2,465	0	843	746	533	12,752	1,710	382
2021-2051 Employment Growth	-3	14	26	545	0	83	216	43	1,837	250	22
Work From Home Jobs (% of jobs)	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
2021-2051 In-Person Employment Growth	-3	12	22	463	0	71	184	37	1561	213	19
Employment Growth Accommodated Through Intensification	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
2021-2051 Employment Growth on Vacant Lands	-2	11	20	417	0	63	165	33	1405	191	17
Commercial Job Density (jobs per ha)	54	54	54	54	54	54	54	54	54	54	54
Demand for Commercial Lands (ha)	0.0	0.2	0.4	7.7	0.0	1.2	3.1	0.6	26.0	3.5	0.3
Land Supply (ha)1	28.7	0.0	62.1	38.4	5.2	62.4	0.2	1.7		5.2	56.2
Long Term Vacancy	0%	0%	0%	0%	0%	0%	0%	0%		0%	0%
Commercial Land Supply (ha)	28.7	0.0	62.1	38.4	5.2	62.4	0.2	1.7		5.2	56.2
Net to Gross	20%	20%	20%	20%	20%	20%	20%	20%		20%	20%
Commercial Land Supply (ha)	22.9	0.0	49.7	30.7	4.2	49.9	0.1	1.4		4.2	45.0
Surplus / (Shortfall) of Commercial Lands	22.9	(0.2)	49.3	23.0	4.2	48.7	(2.9)	0.7		0.6	44.6

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Figure E- 3
Institutional Land Needs

	Brooke-Alvinston	Down Euphemia	Enniskillen	Lambton Shores	Oil Springs	Petrolia	Plympton-Wyoming	Point Edward	Sarnia	St. Clair	Warwick
2021 Employment	80	45	205	930	40	980	425	645	8,445	635	185
2051 Employment	106	60	315	1,564	59	1,421	696	893	12,391	916	250
2021-2051 Employment Growth	26	15	110	634	19	441	271	248	3,946	281	65
Work From Home Jobs (% of jobs)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
2021-2051 In-Person Employment Growth	25	14	105	402	18	419	257	236	3749	267	62
Employment Growth Accommodated Through Intensification	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
2021-2051 Employment Growth on Vacant Lands	22	13	94	542	16	377	232	212	3374	240	56
Institutional Density (jobs per ha)	31	31	31	31	31	31	31	31	31	31	31
Demand for Institutional Lands (ha)	0.7	0.4	3.0	17.5	0.5	12.2	7.5	6.8	108.8	7.8	1.8
Employment Land Supply (ha)	0.0	0.0	0.0	2.6	0.0	0.0	0.0	0.6		0.0	0.0
Long-Term Vacancy	0%	0%	0%	0%	0%	0%	0%	0%		0%	0%
Employment Land Supply Less Long Term Vacancy (ha)	0.0	0.0	0.0	2.6	0.0	0.0	0.0	0.6		0.0	0.0
Net to Gross	20%	20%	20%	20%	20%	20%	20%	20%		20%	20%
Employment Land Supply (ha)	0.0	0.0	0.0	2.1	0.0	0.0	0.0	0.5		0.0	0.0
Surplus / (Shortfall) of Employment Area Lands	(0.7)	(0.4)	(3.0)	(15.4)	(0.5)	(12.2)	(7.5)	(6.4)		(7.8)	(1.8)



Parcel

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 <p style="text-align: center;">PUBLIC HEALTH SERVICES DIVISION</p>	
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	EMERGENCY MEDICAL SERVICES
PREPARED BY:	Stephen Turner, Chief
REVIEWED BY:	Kevin Churchill, General Manager Stéphane Thiffault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
INFORMATION ITEM:	2025 Year-End EMS Operational Update

BACKGROUND

Lambton Emergency Medical Services (“**EMS**”) responds around the clock to calls for service throughout the county. Lambton EMS is staffed by 92 full-time paramedics who operate 10 ambulances on a 24-hour basis and three (3) additional ambulances on a 12-hour basis, covering peak hours of operation between 08:00 a.m. and 10:00 p.m. These staff are supplemented by 62 part-time paramedics who provide support and backfill to maintain this coverage throughout the year. The service responds to approximately 21,000 calls to 9-1-1 each year. The Community Paramedicine program is staffed by an additional seven (7) full-time equivalent (“**FTE**”) paramedics and the Community Health Integrated Care (“**CHIC**”) program is staffed by two (2) FTE paramedics.

At its meeting on January 15, 2025, County Council was provided with end-of-year benchmark reporting for [2024](#).

This report provides benchmark data from 2025 from the Ministry of Health’s Ambulance Dispatch Decision Support (“**ADDS**”) tool and is intended to provide Council with key performance and demand metrics. These benchmarks include call volumes, demand growth, response times, and hospital offload performance.

DISCUSSION

Lambton EMS 911 Call Volume (past 5 years)

2021	2022	2023	2024	2025	AVG Annual +/-
16,466	17,296	18,682	19,223	21,361	6.0%

Analysis - Call volume growth (Codes 1-4) has averaged 6.0 % over the past five (5) years. This growth was modest from 2022 to 2024 but increased by 10% between 2024 and 2025. The overall growth in call volume is, once again, in line with predictions outlined in the 2024-2028 EMS Master Plan.

Code 3, 4 & 8 Calls by Quarter – (Last calendar year plus current)

	2024				2025			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Code 3 - Urgent	1,837	1,949	1,946	1,896	1,910	1,983	2,159	2,092
Code 4 - Emergent	2,597	2,850	3,191	2,755	3,021	3,126	3,590	3,409
Code 8 - Standby	2,778	2,976	3,096	2,121	1,799	1,764	1,895	1,652
Percentage of C3 & C4 calls requiring standby	62.7%	62.0%	60.3%	45.6%	36.5%	34.5%	33.0%	30.0%

Analysis – While call volumes have increased by approximately 10% over the past year, the ratio of Code 8 standbys to the number of calls has been reduced by more than half. Code 8's are a significant contributor to the overall workload of staff so the reduction in these assignments is a welcome improvement. The decrease in Code 8's is likely attributable to the addition of 12 hours of daily service, which began in July 2025, and the introduction of the updates to the Lambton EMS Deployment Plan at the end of Q3, 2024. As a result of these measures, there has been less requirement to move ambulances from other stations to provide coverage when an ambulance is tasked on a call resulting in decreased workload, lighter vehicle usage and significant reduction in fuel consumption.

Offload Delays – Bluewater Health – Sarnia

	2024				2025			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Bluewater Health (hhh:mm:ss)	128:43:56	129:59:08	203:52:29	266:51:14	315:58:19	234:16:26	240:04:18	221:41:33
% of call – offload >30 mins.	19.6%	19.2%	26.1%	32.5%	27.2%	21.9%	21%	21.8%

Analysis – Offload delay times have continued to remain high compared to previous years and have almost doubled since the beginning of 2024. Lambton EMS continues to work with Bluewater Health (“**BWH**”) to ensure ambulances are offloaded as soon as possible upon arrival at BWH and is about to implement a new ‘Fit2Sit’ protocol which will allow paramedics to offload eligible lower acuity patients to the hospital waiting room. This

will decrease the frequency of instances where paramedics wait with the patients on their stretchers in the back hall, allowing them to return to service sooner. Staff will continue to monitor these trends and work with BWH to improve offload delay times.

Response Time Performance Plan

For 2025, the County of Lambton submitted the following Response Time Standard Performance Plan to the MOH on March 30, 2026. It is noted that, for 2025, the department continued to successfully meet and perform better than its targets in all response time categories.

Table 1. 2025 Lambton EMS Response Time Performance vs. Target

Response Level*	Response Time Target (time in minutes from paramedic notification to arrival on scene)	Target (%)	Actual (%) 2025
Sudden Cardiac Arrest	Defibrillator Response in Six (6) minutes **	45%	55%
CTAS 1***	Paramedic Response in Eight (8) minutes	60%	70%
CTAS 2	Paramedic Response in Ten (10) minutes	70%	78%
CTAS 3	Paramedic Response in Ten (10) minutes	65%	70%
CTAS 4	Paramedic Response in Twelve (12) minutes	70%	78%
CTAS 5	Paramedic Response in Fifteen (15) minutes	80%	80%

*Response level can only be determined after patient contact has been made.

** Ambulance arrival only

*** See Appendix 1. for explanation of CTAS criteria

Table 2. Lambton EMS Response Time Performance Trends Over Past 5 Years

Response Level	Target Goal (%)	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual
Sudden Cardiac Arrest	45%	54%	54%	57%	55%	45%
CTAS 1	60%	78%	75%	71%	70%	70%
CTAS 2	70%	81%	79%	78%	78%	77%
CTAS 3	65%	76%	75%	72%	70%	68%
CTAS 4	70%	83%	83%	80%	78%	73%
CTAS 5	80%	92%	91%	82%	80%	80%

Analysis - While there has been a slight overall decrease in the frequency in which calls are serviced within target times, these times have remained relatively stable over the past five (5) years, despite an increase in the number of calls for service. Service improvements from the EMS Master Plan, including increased service hours, changes to the deployment plan, and an overall reduction in Code 8 standbys, have helped to hold response times within the target parameters.

As anticipated, staff have noted some increase in response times for less urgent calls for service (CTAS 4,5) as a result of an intentional shift to decrease response times and ensure resources are available immediately for the most urgent calls (Cardiac Arrest, CTAS 1,2). Staff will examine whether the benchmarks for lower acuity calls may need to be revisited with the upcoming changes in the way the Central Ambulance Communications Centre dispatches calls when it adopts the new Medical Priority Dispatch System ("**MPDS**") in November 2026.

Glossary:

'*Offload Delays*' is a measure of the time paramedic crews are required to wait in hospital emergency departments beyond 30 minutes to transfer patient care to hospital staff.

'*Code 1*' is a deferrable, non-urgent call for assistance, such as a return transfer between hospitals for a stable patient who has already received treatment at one facility and is being returned to their home facility.

'*Code 2*' is a scheduled transfer of a patient to an appointment at a healthcare facility.

'*Code 3*' is an urgent, but not life-threatening, call for assistance. Paramedics are sent when crews are available and may be pre-empted for life-threatening emergencies. Ambulances do not travel with lights and sirens on Code 3 calls. These could include orthopedic injuries, abdominal pains, general illness and weakness, etc.

'*Code 4*' is an emergent, potentially life-threatening, call for assistance. The closest ambulance is sent immediately and will travel with lights and sirens to the location. These calls include emergencies such as cardiac arrest, unconsciousness, chest pain, shortness of breath, active seizures, motor vehicle collisions and major trauma.

'*Code 8*' is the movement of an ambulance to provide standby coverage in an area outside of their normal station. Ambulances are relocated frequently, as other ambulances are assigned to 9-1-1 calls, to help ensure the most balanced coverage across the region, at any given time, with the remaining resources available.

'*Response Time Performance Plan*' (RTPP) is the response time parameters set by council and reported annually to the Ministry of Health. The RTPP measures response times based on 5 progressive patient acuity levels at the time of paramedic contact and provides a different perspective on performance than the traditional average and 90th percentile response time measures.

FINANCIAL IMPLICATIONS

Funding for Emergency Medical Services is provided on a 50:50, cost-shared basis between the Ontario Ministry of Health and the County of Lambton.

CONSULTATIONS

Data for this report was obtained from the Lambton EMS Ambulance Call Report Database and the Ministry of Health ADDS database.

STRATEGIC PLAN

EMS operational performance metrics are shared to ensure accountability and to help demonstrate responsive and efficient service provision to meet residents' safety needs in alignment with The County of Lambton's 2024-2027 Strategic Plan's Area of Effort #3 - *Community Development, Health, and Wellness*.

CONCLUSION

Lambton EMS continues to provide prompt and professional emergency medical care to those living, working or visiting Lambton County. Improvements in the number of Code 8's have been noted throughout 2025, decreasing workload, vehicle wear-and-tear, and fuel consumption. Lambton EMS will continue to work with BWH to help minimize hospital offload delays through the Fit2Sit program and other initiatives. Continued efforts on these issues, ongoing implementation of the EMS Master Plan, and the introduction of MPDS are anticipated to improve response times and overall system performance.

Appendix 1.

The Canadian Triage Acuity Scale (CTAS) was first developed for use in Canadian hospital emergency departments (ED) as a tool to help define a patient's need for care. Patients are triaged using CTAS to ensure that they are managed based on their need for care (e.g. sickest patients are seen first).

Level 1 (Resuscitation): Conditions that are considered threats to life or limb or have an imminent risk of deterioration requiring immediate aggressive interventions.

Level 2 (Emergent): Conditions that are a potential threat to life, limb or function requiring rapid medical interventions and the use of condition specific controlled medical acts. These patients have serious illness or injury and have the potential for further deterioration that may then require resuscitation.

Level 3 (Urgent): Conditions that could potentially progress to a serious problem requiring emergency interventions. May be associated with significant discomfort or affect ability to function at work or activities of daily living. These patients have normal vital signs, but their presenting problem suggests a more serious acute process.

Level 4 (Less Urgent): Conditions that relate to patient age, distress, potential for deterioration or complications that would benefit from intervention or reassurance. These patients will typically have stable vital signs and lower pain scales. The potential seriousness of their problem based on the chief complaint is not as acute.

Level 5 (Non-Urgent): Conditions that may be acute but non-urgent as well as conditions which may be part of a chronic problem with or without evidence of deterioration. These are truly minor complaints that do not pose any immediate risk to the patient.



PUBLIC HEALTH SERVICES DIVISION

REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	EMERGENCY MEDICAL SERVICES
PREPARED BY:	Stephen Turner, Chief
REVIEWED BY:	Kevin Churchill, General Manager Stéphane Thiffault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
INFORMATION ITEM:	Implementation of Medical Priority Dispatch System

BACKGROUND

The Province of Ontario, through the Ministry of Health and the Central Ambulance Communications Centres (“**CACCs**”), is implementing the Medical Priority Dispatch System (“**MPDS**”) across the land ambulance system. Several CACCs have already implemented this change and Wallaceburg CACC, which services Lambton County and Chatham-Kent, will be transitioning to the new system in November 2026.

MPDS is an evidence-based call triage system that prioritizes emergency medical responses based on patient acuity rather than call sequence. While ambulance dispatch is a provincially managed function, this change will influence how paramedic resources are deployed within Lambton County.

This report provides an overview of MPDS and outlines anticipated operational impacts to Lambton Emergency Medical Services (“**EMS**”) for County Council’s information.

DISCUSSION

Emergency medical dispatch services in Ontario are delivered by the Ministry of Health through CACCs. Historically, dispatch has utilized the Dispatch Priority Code Index, which incorporates both clinical assessment and time-based factors.

The Province is transitioning to MPDS as part of broader health system transformation initiatives intended to improve patient outcomes, enhance system efficiency, and ensure that patients receive the right care at the right time.

The implementation of MPDS is being completed in phases across Ontario and has already been introduced in several jurisdictions.

Overview of MPDS

MPDS is a standardized, protocol-driven dispatch system that:

- Utilizes structured medical call interrogation
- Assigns calls based on clinical acuity
- Prioritizes life-threatening emergencies
- Provides pre-arrival medical instructions to callers
- Supports consistent and evidence-based dispatch decision-making

As has been the experience with other ambulance services in Ontario where MPDS has already been adopted, it is expected that there will be several impacts to service delivery in Lambton. Similar to Lambton EMS' recent updates to the Deployment Plan, MPDS will further help improve resource utilization by ensuring increased availability of ambulances for critical incidents and reducing unnecessary "lights-and-sirens" responses (which will, in turn, improve paramedic and public safety). Conversely, with the prioritization of high-acuity, life-threatening calls in MPDS, there may be some increased response intervals to lower-acuity calls.

The Ministry of Health has designated an implementation team which will work with Lambton EMS staff to prepare for the launch of MPDS later this year. Local considerations such as the Lambton EMS Response Time Performance Plan and fire department Tiered Response Agreements will need to be updated.

Staff will develop public communications to help inform residents of these changes and how they will be impacted. The communications will emphasize the improvements in response to high-acuity calls and identify additional community resources available for non-emergent medical concerns.

FINANCIAL IMPLICATIONS

All costs associated with the implementation of the MPDS are 100% funded by the Province.

CONSULTATIONS

Consultation and information sharing has occurred with the Ontario Ministry of Health, Wallaceburg CACC and regional paramedic service partners. Further consultations will occur with our allied agency partners including Bluewater Health, Sarnia Police Service, Ontario Provincial Police, and all fire services in Lambton County.

Implementation of Medical Priority Dispatch System (page 3)

April 15, 2026

STRATEGIC PLAN

The updates to ambulance dispatching through the implementation of the MPDS will help further Area of Effort #3 of the County of Lambton's Strategic Plan 2024-2027, *Community Health and Wellness* through ensuring improved and timely access to emergency medical services.

CONCLUSION

The implementation of the MPDS represents a significant change in the prioritization of emergency medical calls across Ontario.

While this initiative is provincially led, it will have operational impacts on Lambton EMS. Overall, MPDS is expected to improve patient outcomes and system performance by ensuring that the most urgent calls receive the most immediate response.

	CULTURAL SERVICES DIVISION
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	MUSEUMS, GALLERY & ARCHIVES
PREPARED BY:	Laurie Webb, Manager
REVIEWED BY:	Andrew Meyer, General Manager Stéphane Thiffeault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
INFORMATION ITEM:	Oil Museum of Canada Collection Storage Renovation

BACKGROUND

In 2020 the Cultural Services Division undertook a renovation to the Oil Museum of Canada, National Historic Site. The entirety of the main museum building, originally built in 1960, was updated including HVAC, electrical, curtain wall window replacement, plumbing, foundation repairs, waterproofing and an entirely new exhibition installed. At that time, the collection storage space was identified as requiring updates, however, it was decided to pursue this project as a later phase of the building updates.

In 2024 staff began to investigate appropriate storage solutions for inclusion in the 2025 budget. At the same time, an application was submitted to the Department of Canadian Heritage Museum Assistance Program for funding through their Collections Management Stream. In early 2025 both the budget request from County Council, and the funding from the Department of Canadian Heritage were approved.

DISCUSSION

The Oil Museum collection consists of over 9,000 items that interpret the early oil industry evolution in Lambton and the international influences of Lambton’s proud oil heritage. The collection storage upgrade project involved a full-scale renovation of two existing collection storage spaces and the installation of compact mobile shelving. The museum storage was over capacity and was utilizing re-purposed library shelving and fixed steel shelving, which is not adequate or safe to preserve the collection for future generations. The project transitioned the two adjacent storage spaces into one large collection storage space with compact mobile shelving that is adequately sized for the collection and future growth.

Prior to the project, the museum storage was at capacity with objects stored in aisles resulting in a space that was unsafe for artifacts and staff. The new compact mobile shelving system includes wide-span shelving for heavier/large objects, rolled textile

storage, integrated drawer systems to store smaller and flat objects, art racking and adequate size shelving for varied object storage.

To facilitate this project, the entire collection, outside of the items on display, had to be relocated off-site temporarily. Beginning in April 2025, staff inventoried and packed the 9,000 objects and impressively had everything ready to move by September. The packed materials were then taken to the Western Sarnia-Lambton Research Park for temporary storage.

In October, work began to remove the wall between the two spaces, repair the floor and ceiling, adjust lighting to suit the new layout, finish painting and sealing the concrete floor. The new compact mobile shelving system was delivered and installed in December 2025 and the collection then moved back to site in January 2026.

Since January staff have prioritized unpacking and organizing the artifacts and placing them strategically on the new shelving system. The next step of the project will take place over the summer months when staff begin inputting the location records of each artifact into the collections database, Past Perfect. This will allow staff to look an object up in the database and know exactly which bay and shelf the item is stored in.

To celebrate the completion of this project, and in conjunction with Province-wide May is Museum Month celebrations, the Oil Museum will be hosting behind the scenes tours of the new storage space on May 6, 2026, throughout the afternoon. Pre-registration is required, and those interested in attending can [register online](#).

FINANCIAL IMPLICATIONS

This project was fully budgeted and funded through the 2025 budget approval process and the Department of Canadian Heritage Museum Assistance Program, Collections Management stream.

CONSULTATIONS

The Curator/Supervisor, Oil Museum of Canada, Collections Coordinator, Oil Museum of Canada, Community Engagement/Communications Supervisor, the Procurement Department and the Department of Canadian Heritage were all consulted as a part of this project.

STRATEGIC PLAN

This project supports the Cultural Services Division Strategic Plan 2022-2026 Strategic Direction 4: *Maximizing the Value of Our Collections and Spaces*, specifically action item 4.22: Evaluate storage needs and collections capacity, update collections policies, insurance and appraisal values for collections.

CONCLUSION

The new collection storage system will ensure the safety and longevity of the museum's important artifact collection. It allows the collection of objects to be stored in a more efficient and organized manner, reducing the time required to retrieve objects in response to public inquiries or exhibition related needs. The project also ensures the long-term preservation of the collection, alleviating the risks associated with items being stored precariously on shelving that is not purpose-built, on the floor or in the aisles. The project allows the collection to be housed in one location and ensures there is adequate room for collection growth into the future.

Before Photos:



Items stored on repurposed library shelving and in the aisles.





View of one of the old storage spaces. The wall at the far end of the shelving was removed to create one large, open storage space.

After Photos:



Same view of the newly renovated space with compact mobile shelving.



Staff review artifact placement on the new compact mobile shelving system. Art racking for hanging framed works and other flat objects can be seen on the wall behind them.



Empty rolled textile storage awaiting artifacts.



Staff view objects in new specialized trays for storage of small objects.



Wide-span heavy-duty shelving for storage of larger objects.

 <p style="text-align: center;">CULTURAL SERVICES DIVISION</p>	
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	MUSEUMS, GALLERY & ARCHIVES
PREPARED BY:	Laurie Webb, Manager
REVIEWED BY:	Andrew Meyer, General Manager Stéphane Thiffault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
SUBJECT:	Museums, Gallery and Archives Collections Management January 2026

BACKGROUND

The Manager, Museums, Gallery and Archives reviews donations to Lambton Heritage Museum (“LHM”), Oil Museum of Canada (“OMC”), Judith & Norman Alix Art Gallery (“JNAAG”), and Lambton County Archives (“LCA”) to ensure they align with the mandate of each facility and serve to enhance the respective collections of each site.

As the governing body of the Museums, Gallery and Archives, Committee must review all artifact and art donations offered to these facilities and approve their acceptance into the permanent collection, after consideration of the recommendations of the Manager, Museums, Gallery & Archives. The following list of donations is from the month of January 2026.

DISCUSSION

Recommended for Acceptance

Attached are items recommended for acceptance that have been offered for donation to LHM, OMC, JNAAG, and LCA in the month of January 2026.

Attachment A – Museums, Gallery and Archives Donations January 2026

Recommended for Refusal

Many items are offered to the Museums, Gallery and Archives for donation. Items are reviewed for fit within the collecting mandate at the respective site, whether they are already represented in the collection and what condition the object is in prior to acceptance into the permanent collection. The list below outlines objects that were offered for donation in the month of January 2026 and are recommended for refusal.

Institution	Details	Reason for Refusal	Offered By
Lambton County Archives	Panoramic photo of place outside of Lambton County.	No local provenance.	Sheila Stevens
Lambton Heritage Museum	Cast iron ashtray.	Duplicate of item already in collection. Referred to Forest Museum.	Scott Brothers in Forest
Lambton Heritage Museum	Turnip pulper.	Duplicate of item already in collection. Referred to Moore Museum.	Dave McClure
Lambton Heritage Museum	Barbara Ann Scott doll.	Poor condition and original clothes missing.	Name not given.

Recommended for Deaccession

On an ongoing basis, the Curators at each facility review the collection for objects that are duplicate, in poor condition, are not relevant to the museum mandate, or are better suited at another institution. As these items are identified for removal from the collection (deaccessioned), they are brought before committee for approval. Below is a list of objects identified for deaccession.

Institution	Accession Number	Object	Rationale
Lambton Heritage Museum	n/a	Red Cutter.	Very poor condition. No local provenance.
Oil Museum of Canada	Part of OMC 1960.302.001	Kettle fragment.	Repatriation to Kettle and Stony Point First Nation.

FINANCIAL IMPLICATIONS

The cost associated with the acceptance of items into the permanent collection and commitment to ongoing stewardship of material culture is incorporated into the annual operating budgets of the department. Artifact purchases are funded through a reserve established from monetary donations set aside for this purpose.

CONSULTATIONS

This report involved consultations with collections and curatorial staff of the Museums, Gallery and Archives department.

STRATEGIC PLAN

The ongoing collection and preservation of local heritage artifacts and Canadian art supports the County of Lambton Strategic Plan's Principles and Values of a Healthy Community by "*providing a host of cultural and lifestyle services while understanding and respecting the environment.*"

CONCLUSION


Artifact donations to the Museums, Gallery and Archives demonstrate ongoing public support of the facilities and a keen interest in preserving the local and community history of Lambton County.

RECOMMENDATION

That the Museums, Gallery and Archives Collections Management January 2026 Report be accepted, and items recommended for acceptance be approved for inclusion in the respective permanent collections and items recommended for deaccession be removed from the respective permanent collections.

Museum, Gallery and Archives Donation January 2026

Institution	Council Report Information	Contact	City
Lambton County Archives	Machan family albums and scrapbooks, central united and women's group documents.	Brianne Machan	Mooretown
Lambton County Archives	Postcard photo album of Sarnia postcards, many with notes and postmarks. Bluewater Bridge photograph	Sheila Stevens	Sarnia
Lambton Heritage Museum	Coleman lantern (c. 1930s-1940s) from Beach O' Pines cottage.	Richard Fanning	Grand Bend
Lambton Heritage Museum	Framed portrait of Charles William Lambton, John George Lambton's eldest son.	Connie Butler	Port Colborne

 <p style="text-align: center;">LONG-TERM CARE DIVISION</p>	
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	ADMINISTRATION
PREPARED BY:	Michael Gorgey, General Manager
REVIEWED BY:	Stéphane Thiffeault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
INFORMATION ITEM:	Long-Term Care Occupancy – January to March 2026

BACKGROUND

The Long-Term Care Division (“**Division**”) manages and operates three Long-Term Care Homes (“**LTCH**”) within Lambton County: Marshall Gowland Manor in Sarnia, Lambton Meadowview Villa in Petrolia, and North Lambton Lodge in Forest. Together, these Homes have a total of 341 beds.

The Division’s financial model is directly linked to its occupancy rates, with the provincial funding policy stipulating that each LTCH must maintain an average annual occupancy rate of 97% to optimize funding. This threshold is crucial for sustaining operational budgets and ensuring that adequate resources are available to meet the care needs of residents.

DISCUSSION

The *Fixing Long-Term Care Act, 2021* (“**FLTCA**”) governs the operational and funding policies of long-term care homes in Ontario. Under the FLTCA, the *Level of Care Per Diem Funding Policy* (“**Policy**”) outlines the financial structure, including specific rules and conditions under which LTCHs receive daily funding based on the level of care provided, known as a Level of Care Per Diem (“**LOC Funding**”). The LOC Funding a LTCH receives is determined by the number of approved beds and the percentage of those beds that are occupied throughout the year.

To receive 100% of the LOC Funding, LTCHs must maintain a minimum occupancy rate of 97%. If this target is not met, the home receives funding based only on actual "resident days" (the number of days beds are physically occupied by residents), as per the conditions outlined in the Policy. This structure makes maintaining high occupancy rates essential for LTCHs to access full funding, thus ensuring optimal operation.

The attached occupancy report details each LTCH's performance in meeting the LOC Funding thresholds in January to March of 2026 compared to the same period in 2025. It

is worth noting that all three LTCHs continue to experience strong demand, with significant waitlists across all levels of accommodation. However, achieving these occupancy targets can be challenging, particularly when admissions are paused due to outbreak protocols being activated in response to infectious disease events.

The LTCHs are actively working to fill all available beds as quickly as possible. The ongoing demand for long-term care, as indicated by the significant waitlists across all three LTCHs, highlights the increasing need for such services in the community.

Admissions can be delayed for various reasons, such as pending assessments by Ontario Health atHome, delays in bed offer acceptance, or the need to accommodate internal waitlists for residents wishing to transfer between different levels of accommodation within the same LTCH. However, by continuing to closely manage factors affecting admissions and bed availability, the County's LTCHs are well-positioned to maintain full funding, meet the growing needs of the aging population, and provide consistent, high-quality care to residents.

FINANCIAL IMPLICATIONS

Maintaining occupancy rates is critical to the financial stability of LTCHs, as it directly impacts revenue generated through the "Other Accommodation" funding envelope. Several factors contribute to fluctuations in revenue, primarily the ability to sustain high occupancy levels.

Delays in admissions, stemming from external assessments, infection control measures, and resident preferences can create short-term revenue shortfalls. For instance, during infectious disease outbreaks admissions are temporarily halted, reducing the number of resident days that can be counted toward the 97% occupancy target. Additionally, multiple bed offers may be made before a prospective resident accepts placement, further prolonging vacancy periods.

To manage these fluctuations, each LTCH maintains internal waitlists to ensure swift transfers between accommodation levels, maximizing bed utilization and mitigating financial risks associated with vacancies.

CONSULTATIONS

None.

STRATEGIC PLAN

In keeping with the Mission Statement of the County of Lambton, the programs provided by this Division contribute to the enhanced quality of life in Lambton County through building a community where residents are safe and healthy; feel a sense of belonging, pride, and purpose; and care for one another.

CONCLUSION

All three LTCHs are currently operating at full capacity, meeting the Ministry of Health and Ministry of Long-Term Care’s requirement for at least 97% occupancy to receive full LOC Funding. This achievement ensures the LTCHs maximize their funding, which is critical to maintaining high standards of care. Despite challenges such as infectious disease outbreaks and delayed admissions, effective management has allowed the LTCHs to fill beds and sustain occupancy targets.

The ongoing demand for long-term care, as indicated by the significant waitlists across all three LTCHs, highlights the increasing need for such services in the community. By continuing to closely manage factors affecting admissions and bed availability, the LTCHs are well-positioned to maintain full funding, meet the growing needs of the aging population, and provide consistent, high-quality care to residents.

**COUNTY OF LAMBTON - LONG TERM CARE DIVISION
2026 OCCUPANCY REPORT**

Period: **Jan to Mar**

YTD Days = **90**

	Lambton Meadowview Villa				Marshall Gowland Manor				North Lambton Lodge			
Approved Beds	125				127				89			
Total Occupancy (Based on Beds)	<u>2026</u>		<u>2025</u>		<u>2026</u>		<u>2025</u>		<u>2026</u>		<u>2025</u>	
	#	%	#	%	#	%	#	%	#	%	#	%
Long Term Care	123	99%	122	98%	126	99%	125	98%	88	99%	87	97%
Year-to-Date												
Total Available Elder Days	11,250		11,250		11,430		11,430		8,010		8,010	
*Ministry Funding Target (97%)	10,913		10,913		11,087		11,087		7,770		7,770	
Actual YTD	11,113	98.8%	11,007	97.8%	11,351	99.3%	11,221	98.2%	7,896	98.6%	7,794	97.3%
Bed Breakdown												
Private Beds	57	46%	57	46%	48	38%	45	36%	33	37%	34	39%
Semi-Private Beds	11	9%	12	10%	22	17%	25	20%	16	19%	18	20%
Ward Beds	56	45%	54	44%	56	44%	54	44%	39	44%	35	41%

*Based on Long Term Care beds

	LONG-TERM CARE DIVISION
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	ADMINISTRATION
PREPARED BY:	Matthew Butler, Manager, Performance, Innovation and Strategy
REVIEWED BY:	Michael Gorgey, General Manager Stéphane Thiffault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
INFORMATION ITEM:	Adult Enrichment Centre (AEC) Advisory Committee Annual Report 2025

BACKGROUND

The County of Lambton, through the Long-Term Care Division, has been providing Adult Day Programs through the Adult Enrichment Centres (“**AEC**”) for seniors and people with disabilities for over 45 years. These programs are 100% funded by Ontario Health West and participant fees.

The Adult Day Programs are offered from three sites: one adjacent to Lambton Meadowview Villa in Petrolia, one adjacent to Marshall Gowland Manor in Sarnia, and the Travelling Day Program is offered from the Forest Agricultural building in Lambton Shores.

The AEC Advisory Committee consists of community members and stakeholders who convene to identify community needs for services for adults with cognitive and/or physical frailties and their families. The Committee then advocates and fundraises for the needs identified. The Council appointed Chairperson for the 2025/2026 term is Councillor Bev Hand.

The 2025 Annual Report is attached as Appendix A.

DISCUSSION

Throughout 2025 the Adult Day Program continued to provide support for the participants with the goal of allowing people to age at home and decreasing the demand on the broader health care system.

To accomplish this, the Adult Day Programs implemented several improvements to its services. This includes the permanent expansion of registered practical nursing supports at the Sarnia and Petrolia sites in 2025, following Ontario Health’s transition of one-time

funding into base funding. This ensures that participants can receive essential medical care while attending the program.

By providing access to this medical support, the Day Program can serve participants with a higher degree of medical needs during the day. This can also help identify potential health concerns early and provide the appropriate community referral. This, in combination with the broader health system, can allow participants the opportunity to age at home.

Throughout 2025, the Sarnia program received 3,132 visits from 73 unique participants, while the Petrolia program received 3,767 visits from 58 unique participants. An annual summary of the participants is included on page 5 of the Adult Day Program Annual Report (Appendix "A").

The Adult Day Program also continued efforts to further establish a site at the Forest Agricultural building in Lambton Shores in 2025, and has been able to secure permanent funding from Ontario Health for this expansion. This site is currently operating two days a week, and in 2025 there have been a total of 15 participants who made 519 visits (Appendix "A"). The expansion of this site allows for greater access to Adult Day Program services in the County. The goal of the expansion is to reach individuals who may be isolated from the other program sites or community services. A new addition to the Forest Day Program in 2025 was the introduction of the Good Food Box Program, delivered in partnership with the North Lambton Community Health Centre.

Providing meaningful recreational experiences to the participants is also a priority of the program. Highlights of the programming in 2025 include a pen pal program in partnership with Lambton College's Therapeutic Recreation students, a horticultural program that allows participants to plant and care for gardens, and a partnership with the Library Outreach Program, which brings exciting activities and offers books for participants to borrow.

The Adult Day Program also continued to offer the Lambton County Connects program in 2025. This is a virtual and telephone program operated by volunteers that helps provide programming for isolated individuals who are unable to attend in-person programming. This program allows participants to learn new skills and socialize with others.

Of note, referrals received from community partners were higher in 2025 (141) when compared to 2024 (86). Referrals continue to be received from the partnership with Ontario Health atHome and other community organizations. Efforts are ongoing to work with community partners to increase the number of referrals received for the program to continue the growth in participant numbers and significant progress has been made to maximize program occupancy. Building and maintaining these community partnerships is important for continued success and helps the program identify and respond to the evolving needs of the community.

FINANCIAL IMPLICATIONS

The AECs are funded by Ontario Health West with no impact on the levy. Participants pay a nominal fee to attend the programs.

CONSULTATIONS

The Community Services Supervisor, AEC Advisory Chairperson and Committee members as well as many community stakeholders were consulted in the preparation of this report.

STRATEGIC PLAN

Lambton County AEC provides affordable, individualized supports that are responsive to the needs of community participants and caregivers to encourage and maintain independence. The aim of the program is to honour and nurture the dignity of each person consistent with the vision of the County of Lambton Long-Term Care Division.

CONCLUSION

The work of the AEC Advisory Committee is crucial to the provision of services. The Committee provides guidance and direction that assist with the provision of services for people who are frail and/or living with dementia throughout Lambton County.

Efforts are ongoing to find opportunities to expand the reach of the Adult Day Programs to increase the number of participants in 2026. This will include working with health system partners to ensure the appropriate supports are available for individuals to age at home and increase program accessibility to serve individuals with more complex needs.

The work of Councillor Bev Hand, Advisory Committee Chairperson, on behalf of the Adult Enrichment Centre, is greatly appreciated.

LAMBTON COUNTY

Long-Term Care Division



Adult Enrichment Centre Advisory Committee Annual Report 2025

THE
North Lambton
LODGE
in Forest, Ontario

THE
Marshall Gowland
MANOR
in Sarnia, Ontario

THE
Lambton Meadowview
VILLA
in Petrolia, Ontario

THE
**ADULT
ENRICHMENT
CENTRE**
in Sarnia & Petrolia, Ontario



www.LambtonCares.ca

AEC Advisory

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AEC Advisory Members 2025

Bev Hand, *Committee Chairperson*

Christine Wright, *Member*

John Hus, *Member*

Jennifer Salaris, *Member*

John Fairbairn, *Member*

Peggy Davis, *Member*



We honour and nurture the dignity of each person.

OUR MISSION OUR VALUES

Lambton County Adult Enrichment Centre (AEC) provides affordable, individualized supports that are responsive to the needs of community participants and caregivers in order to encourage and maintain independence.

As a professional support service, we believe in:

- Service excellence
- Quality of life for all people
- Courtesy, respect, dignity and consideration for all people



Our Commitment:

- Provide a secure and safe environment
- Offer fun, enjoyable and meaningful activities which are tailored to the unique needs of each participant and their caregiver
- Provide an accessible and barrier free environment
- Encourage and sustain independence to allow people to remain in their homes as long as possible
- Maintain and promote dignity and respect
- Help build self-esteem
- Promote education about our services throughout the community
- Collaborate with community partners



We honour and nurture the dignity of each person.

REPORT FROM THE CHAIRPERSON

Operating across three locations in the County, the Adult Day Programs provide essential support to individuals and families by offering structured programming, meaningful social engagement, and much-needed caregiver respite. The programs help relieve some of the daily demands placed on caregivers while providing participants the opportunity to break from their regular routine at home and engage with others in a fun, safe, and rewarding environment.

Over the past year, the Adult Day Programs have continued to demonstrate steady growth and success, building on progress achieved through previous investments and program development. A significant milestone in 2025 was the transition of one-time funding into permanent funding, ensuring long-term stability for the Registered Practical Nurse (RPN) positions and the Adult Day Program operating in Forest. This change supports long-term sustainability and ensures consistent access to enhanced clinical supports for participants and families.

The Adult Day Programs remain committed to meeting evolving needs, and we look forward to continued growth and future opportunities to expand services across the County.

Submitted by:

Bev Hand, Advisory Chairperson



We honour and nurture the dignity of each person.

ADULT ENRICHMENT CENTRE 2025 STATISTICS

Sarnia Site

- # of days open 323
- Number served 73
- Referrals 81
- Admissions 32
- Discharges 29
- # of program visits 3132

Petrolia Site

- #of days open 303
- Number served 58
- Referrals 38
- Admissions 20
- Discharges 23
- # of program visits 3767

Forest Site

- # of days open 101
- Number served 15
- Referrals 22
- Admissions 10
- Discharges 8
- # of program visits 519



2024

- # of days open 753
- Number served 141
- Referrals 86
- Admissions 52
- Discharges 52
- # of program visits 7560

2025

- # of days open 727
- Number served 146
- Referrals 141
- Admissions 62
- Discharges 60
- # of program visits 7418

We honour and nurture the dignity of each person.

REPORT FROM THE SUPERVISOR

The County of Lambton Adult Enrichment Centres (AEC) continues to provide essential Adult Day Programs that support the health and well-being of individuals across the community.

In 2025, previously secured one-time funding was transitioned into permanent funding, strengthening the long-term sustainability of the programs. This ensures continued support for Registered Practical Nurse (RPN) positions and the Adult Day Program in Forest.

RPN support remains in place at each location on every operating day, providing health monitoring, assessments, and referrals. This nursing support continues to assist participants with higher medical needs, improves overall program safety, and has contributed to reducing emergency room visits and potential hospital stays.

Throughout 2025, significant community outreach was completed, including presentations to community partners to increase awareness and education regarding Adult Day Program services. This outreach proved effective, as referrals increased substantially over the year.

Programs continued to offer engaging activities, themed events, exercise, and social programming, while maintaining valuable partnerships such as the Library Outreach Program, horticultural initiatives, and the pen

pal program with Lambton College Therapeutic Recreation students.

In Forest, the Good Food Box Program was also introduced in partnership with the North Lambton Community Health Centre to support access to fresh and nutritious food.

The Adult Day Programs continue to meet the evolving needs of the community and remain committed to continued growth and supporting participants and caregivers across Lambton County.

Lee Ann Woollings

Community Services Supervisor



We honour and nurture the dignity of each person.

2025 COMMITTEE MEMBERSHIP LIST

2025 Committee Chairperson – Bev Hand

Members	Date Joined	Term Ending
Christine Wright	January 23, 2012	7th term ending Dec. 2026
John Hus	May 7, 2012	7th term ending Dec. 2026
Jennifer Salaris	January 17, 2022	2nd term ending Dec. 2026
Bev Hand	January 9, 2017	4th term ending Dec. 2025
John Fairbairn	Aug 12, 2024	1st term ending Dec 2026
Peggy Davis	January 4, 2021	3rd term ending Dec. 2027

2025 Staff Resources

Matthew Bulter, Manager, Performance, Strategy and Innovation

Lee Ann Woollings, Community Services Supervisor

Laura Beauvais, RPN/Day Program Coordinator

Tara Pounds, Revenue Development Officer

Advisory Committee Meeting Dates

January 13, 2025

March 10, 2025

June 9, 2025

Sept 8, 2025

Dec 1, 2025



We honour and nurture the dignity of each person.

Quotes from Participants

- "I like coming for all the people"
- "It's good to get out of the house and have something to do"
- "Coming to the program gives me a sense of community"
- "I've made friends coming here"
- "It's nice to be around people my age to chat with people other than my wife"
- "I like the variety of different programs offered"



We honour and nurture the dignity of each person.

	CORPORATE SERVICES DIVISION
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	LEGAL SERVICES / CLERK'S
PREPARED BY:	Ryan Beauchamp, Assistant County Solicitor/Deputy Clerk
REVIEWED BY:	Olivia Leger, General Manager Stéphane Thiffeault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
SUBJECT:	Amendment to 2026 Services and Fees Schedule

BACKGROUND

The Corporation of the County of Lambton ("**County**") charges fees for certain services it renders, as permitted under Section 391(1) of the *Municipal Act, 2001* (Ontario). As a matter of practice, the County reviews its fees annually.

At County Council's regularly scheduled meeting on February 4, 2026, County Council adopted By-Law No. 1 of 2026, being the 2026 Services Fees and Charges By-Law (the "**By-Law**").

As per its usual practice, the County's Development Services Department will be increasing the chargeable rate for building inspection and By-Law enforcement services to Lambton County member municipalities effective July 1, 2026, which requires an amendment to the By-Law

DISCUSSION

Schedule "A" attached to the By-Law includes a chargeable rate of \$70.00 per hour, plus the mileage rate as set by the County Council, for building inspection and By-Law enforcement services rendered to Lambton County member municipalities.

As per past practice, the chargeable rates in the By-Law are subject to an annual increase effective July 1st of each year. This year, the above-noted chargeable rate for building inspection and By-Law enforcement services rendered to Lambton County member municipalities will increase to \$75.00 per hour, plus the mileage rate as set by the County Council, effective July 1, 2026.

An amendment to the By-Law will be required to effect this change. The schedule attached to this report highlights the proposed amendment to Schedule "A" of the By-Law.

Amendment to 2026 Services and Fees Schedule (page 2)

April 15, 2026

All service users are aware of the scheduled rate increase, for these rates have consistently been reviewed and revised, if necessary, effective July 1st of each year.

FINANCIAL IMPLICATIONS

The increase in the rate is in keeping with past practice and permits the County to recoup the actual costs incurred in providing these services.

CONSULTATIONS

The Manager, Development Services Department and the General Manager, Infrastructure & Development Services Division were consulted on this matter.

STRATEGIC PLAN

Not applicable.

CONCLUSION

Not applicable.

RECOMMENDATIONS

- a) That the chargeable rate for "Building Inspection and By-Law Enforcement" services rendered to Lambton County Member Municipalities set out on page 15 of Schedule "A" of By-Law No. 1 of 2026, found under the subject heading "Development Services Department", be increased from \$70.00 per hour, plus the mileage rate as set by the County Council, to \$75.00 per hour, plus the mileage rate as set by the County Council, effective July 1, 2026.
- b) That the appropriate By-Law amending By-Law No. 1 of 2026 be presented to County Council to implement the revised chargeable rate for the services described in paragraph (a) above.

Schedule to Corporate Services Division Report

Schedule "A" to the By-Law

Development Services Department

SERVICE	FEE
<p><u>Lambton County Member Municipalities</u> Building Inspection and By-Law Enforcement Chargeable Rate</p>	<p>\$75.00 per hour* Plus the mileage rate as set by County Council, as amended from time to time.</p>
<p><u>Municipalities Outside Lambton County</u> Building Inspection and By-Law Enforcement Chargeable Rate Plus a Stand-by Fee</p>	<p>\$90.00 per hour* Plus mileage rate as set by County Council, as amended from time to time \$500.00 per week</p>
<p><u>Special and Extra Inspections</u> Chargeable Rate Due to faulty or defective work, or because of the work not being ready for inspection. This rate is applicable for each inspection after the second scheduled inspection. Rate is applicable for the administration and the enforcement of all building, septic, plumbing, and By-Law matters.</p>	<p>Chargeable Rate per hour, plus the mileage rate as set by County Council, as amended from time to time.</p>

**Chargeable rates in effect are subject to change at any time upon Council adopting a By-Law approving new rates. Rates are generally reviewed and revised in July of each year.*

Town of Whitby
575 Rossland Road East,
Whitby, ON L1N 2M8
905.430.4300
whitby.ca

FIN 05-03-26



March 13, 2026

Via Email

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

Re: Request for a Comprehensive Review of the Provincial-Municipal Fiscal Framework

Please be advised that at its meeting held on March 9, 2026, the Council of the Town of Whitby adopted the following as Resolution # 41-26:

Whereas current provincial–municipal fiscal arrangements are undermining the Town of Whitby’s economic prosperity and the quality of life of its residents;
Whereas nearly one third of all municipal spending in Ontario is directed toward services in areas of provincial responsibility, with expenditures outpacing provincial contributions by approximately \$4 billion annually;

Whereas the Association of Municipalities of Ontario (AMO) has emphasized that the ongoing requirement for municipalities to fund provincial responsibilities—such as social housing, health related capital obligations, and social services—results in at least \$1.5 billion annually in net municipal expenditures for social housing alone, a problem unique to Ontario;

Whereas municipalities are further required to contribute 10% of capital funding for new provincial hospitals, diverting local revenue away from essential municipal infrastructure;

Whereas municipal revenue sources, primarily property taxes, do not grow at the same rate as the economy or inflation, yet municipalities—including the Town of Whitby—are responsible for managing major growth related infrastructure such as roads, transit, water, sewer, fire, and parks;

Whereas only 34 cents of every residential property tax dollar collected in Whitby remains with the Town, while 55 cents flows to the Region of Durham and 11 cents to school boards;

Whereas AMO has highlighted that provincial housing related revenues—including \$5.8 billion in Land Transfer Tax revenues in 2021/22, which exceeded the provincial budget plan by \$2 billion, as well as billions in HST revenue from new home construction—are not currently shared with municipalities, despite being generated by housing activity that requires significant local infrastructure investment;

Whereas AMO has stated that allocating a portion of these housing related provincial revenues to municipalities would provide a predictable, growth linked revenue stream necessary to support housing targets and the expansion of critical public infrastructure;

Whereas AMO has cautioned that proposals to reduce or limit development charges shift costs away from growth and onto existing property taxpayers, threatening the ability of municipalities to finance essential infrastructure, given that most municipal reserves are already allocated to specific projects or required for responsible asset management practices; and,

Whereas municipal staff have already identified \$2.5 million in expenditure reductions for 2026 and continue to identify efficiencies through the ongoing 2026 Core Services Review.

Therefore, be it resolved that:

1. The Council of the Town of Whitby once again calls upon the Province of Ontario to work collaboratively with the Association of Municipalities of Ontario (AMO) and Ontario Big City Mayors (OBCM) to undertake a comprehensive Social and Economic Prosperity Review to modernize and realign the provincial–municipal fiscal framework, ensuring that municipal revenues are aligned with the actual costs of today’s service delivery and growth;
2. The Town of Whitby requests that this review specifically address the \$4 billion annual gap where municipal property taxes are currently used to fund provincial responsibilities, including social housing, health, and transit, and further evaluate:
 - the \$1.5 billion annual municipal burden created by the provincial download of social housing costs;
 - the requirement for municipalities to fund 10% of provincial hospital capital projects; and,
 - the opportunity to allocate a portion of provincial Land Transfer Tax and HST revenues generated by housing activity to municipal infrastructure supporting growth.

3. The Province be urged to establish a predictable, housing linked revenue stream for municipalities that reflects the economic, social, and infrastructure demands associated with growth, including addressing the financial impacts of changes to development charges; and,
4. A copy of this resolution be forwarded to:
 - The Honourable Doug Ford, Premier of Ontario
 - The Honourable Sylvia Jones, Deputy Premier and Minister of Health;
 - The Honourable Peter Bethlenfalvy, Minister of Finance;
 - The Honourable Rob Flack, Minister of Municipal Affairs and Housing
 - The Honourable Kinga Surma, Minister of Infrastructure;
 - The Honourable Michael Parsa, Minister of Children, Community and Social Services;
 - Lorne Coe, MPP (Whitby);
 - The Region of Durham;
 - The Association of Municipalities of Ontario (AMO);
 - The Federation of Canadian Municipalities (FCM); and,
 - All Ontario Municipalities.

Should you require further information, please do not hesitate to contact the Office of the Town Clerk at 905.430.4300.



Kevin Narraway
Sr. Manager of Legislative Services/Deputy Clerk
clerk@whitby.ca

Copy: C. Harris, Director of Legislative Services/Town Clerk - clerk@whitby.ca
F. Wong, Commissioner of Financial Services/Treasurer - wongf@whitby.ca

The Honourable Sylvia Jones, Deputy Premier and Minister of Health -
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The Honourable Peter Bethlenfalvy, Minister of Finance - minister.fin@ontario.ca
The Honourable Rob Flack, Minister of Municipal Affairs and Housing -
minister.mah@ontario.ca
The Honourable Kinga Surma, Minister of Infrastructure -
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The Honourable Michael Parsa, Minister of Children, Community and Social
Services - MinisterMCCSS@ontario.ca
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(AMO) - ljones@amo.on.ca
The Federation of Canadian Municipalities (FCM) – info@fcm.ca
All Ontario Municipalities

 FINANCE, FACILITIES AND ACQUISITIONS DIVISION	
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	FINANCIAL ADMINISTRATION SERVICES
PREPARED BY:	Lori Titus, CPA, Manager
REVIEWED BY:	Karen Bettridge, CPA, Treasurer Stéphane Thiffault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
INFORMATION ITEM:	2025 Council Remuneration and Related Expenses

BACKGROUND

Each year, in accordance with Section 284(1) of the *Municipal Act, 2001*, the Treasurer of every Ontario municipality is to provide its Council with an itemized statement as to the remuneration and expenses paid in the previous year to each member of that Council.

This statement is to detail all expenditures incurred by the municipality in respect of each member's services as a member of the Council or any other body to which the member has been appointed by Council. This report also provides the remuneration received by every person appointed by the municipality who is not a member of Council, but who serves as a member of any committee or body of that municipality.

DISCUSSION

The *2025 Council Remuneration and Related Expenses Report* as prepared by staff is attached. In viewing this document, staff directs the reader's attention to the following:

Schedule A – Remuneration

Base salaries for County Council increased by the annual cost of living adjustment. Excluding the Warden, 2025 remuneration and mileage expenses averaged \$33,548 (2024 - \$31,053). The increase includes the additional \$1,720 for each member of Council (excluding the Warden and Deputy Warden), as directed by Council at its February 5, 2025 meeting.

Schedule B – Conventions

- In 2025 there were 11 Councillors, including the Warden, who registered for conventions (2024 - 11 Councillors).

FINANCIAL IMPLICATIONS

None. All costs and expenditures were fully and properly documented. All reported costs were budgeted, and all payments were made to the appropriate recipients.

CONSULTATIONS

Financial Administration Services staff were consulted in the preparation of this report.

STRATEGIC PLAN

Not applicable.

CONCLUSION

The review of Council remuneration and related costs indicated that expenditures were incurred in accordance with County policies and were consistent with the County's annually approved budget allocations.

SCHEDULE "A"
TREASURER'S STATEMENT OF COUNTY COUNCIL REMUNERATION AND RELATED EXPENSES
IN ACCORDANCE WITH THE MUNICIPAL ACT SECTION 284 (1)
FOR THE YEAR ENDED DECEMBER 31, 2025

Name	Position	Remuneration	Benefits	Mileage/ Auto Benefit	Total
K. Marriott	Warden	91,201.32	6,262.06	8,400.00 **	105,863.38
J. Agar	Deputy Warden	48,430.44	3,677.22	752.64	52,860.30
G. Atkinson	Councillor	30,216.96	589.20	0.00	30,806.16
D. Boushy	Councillor	30,216.96	599.81	542.10	31,358.87
M. Bradley	Councillor	30,216.96	1,391.36	36.00	31,644.32
A. Broad	Councillor	30,216.96	2,230.01	646.78	33,093.75
T. Case	Councillor	30,216.96	2,214.86	455.30	32,887.12
D. Cook	# Councillor	30,216.96	1,291.94	714.86	32,223.76
W. Dennis	Councillor	30,216.96	2,193.76	188.54	32,599.26
D. Ferguson	Councillor	30,216.96	2,221.73	542.10	32,980.79
B. Hand	Councillor	30,216.96	599.03	502.81	31,318.80
B. Loosley	Councillor	30,216.96	593.09	198.72	31,008.77
C. McRoberts	Councillor	30,216.96	2,197.04	230.24	32,644.24
S. Miller	Councillor	30,216.96	614.63	1,303.50	32,135.09
D. Sageman	Councillor	30,216.96	2,266.68	1,111.64	33,595.28
I. Veen	Councillor	30,216.96	2,209.96	393.51	32,820.43
B. White	Councillor	30,216.96	2,208.30	372.27	32,797.53
J. Field	Alternate Member	153.64	0.00	11.15	164.79
G. Grimes	Alternate Member	307.28	0.00	30.44	337.72
N. McEwan	Alternate Member	460.92	0.00	41.22	502.14
D. Crockett	# Non-Elected Appointee	307.28	0.00	93.65	400.93
D. Draganits	# Non-Elected Appointee	307.28	0.00	106.18	413.46
C. Joosten	# Non-Elected Appointee	307.28	0.00	76.54	383.82
Total		594,729.84	33,360.68	16,750.19	644,840.71

NOTES:

- (1) This statement is prepared using the accrual method of accounting and as such will not agree to Individual T4 Supplementaries.
- (2) Annual salaries for Councillors increased per Jan.15/25 M#11 report regarding County of Lambton Elected Official Remuneration.

- ** Reimbursement for use of own vehicle
- | Council Appointee(s) to Community Development Corporation
- # Member of Accessibility Advisory Committee

SCHEDULE "B"
TREASURER'S STATEMENT OF COUNTY COUNCIL CONVENTIONS AND RELATED EXPENSES
IN ACCORDANCE WITH THE MUNICIPAL ACT SECTION 284 (1)
FOR THE YEAR ENDED DECEMBER 31, 2025

Name	Position	Per Diem	Mileage/ Airfare	Other/ Lodging	Total Expenses Before Exempt Registration	Exempt Registration*	Total
K. Marriott	Warden	-	219.00	13,855.64	14,074.64	-	14,074.64
J. Agar	Deputy Warden	-	-	1,500.00	1,500.00	961.63	2,461.63
G. Atkinson	Councillor	-	-	-	-	-	-
D. Boushy	Councillor	-	-	990.48	990.48	849.70	1,840.18
M. Bradley	Councillor	-	-	-	-	-	-
A. Broad	Councillor	253.95	205.36	731.33	1,190.64	966.72	2,157.36
T. Case	Councillor	-	-	1,500.00	1,500.00	966.72	2,466.72
D. Cook	Councillor	-	-	1,096.99	1,096.99	966.72	2,063.71
W. Dennis	Councillor	-	-	-	-	-	-
D. Ferguson	Councillor	-	-	1,500.00	1,500.00	966.72	2,466.72
B. Hand	Councillor	-	111.94	1,137.01	1,248.95	681.79	1,930.74
B. Loosley	Councillor	-	509.52	990.48	1,500.00	849.70	2,349.70
C. McRoberts	Councillor	-	-	-	-	-	-
S. Miller	Councillor	-	-	-	-	-	-
D. Sageman	Councillor	169.30	340.22	990.48	1,500.00	849.70	2,349.70
I. Veen	Councillor	-	-	-	-	-	-
B. White	Councillor	-	757.30	742.70	1,500.00	1,216.03	2,716.03
Total		423.25	2,143.34	25,035.11	27,601.70	9,275.43	36,877.13

NOTES:

This statement is prepared using the accrual method of accounting.

- * Motion #5 January 10, 1992 to exclude one Registration Fee per year from the \$ 1,000 spending limit.
- Motion #8 February 25, 2000 Executive Committee increased convention allowance from \$1,000 to \$1,500.

 FINANCE, FACILITIES AND ACQUISITIONS DIVISION	
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	DIVISIONAL SUPPORT SERVICES
PREPARED BY:	Karen Bettridge, CPA, Manager
REVIEWED BY:	Stéphane Thiffault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
SUBJECT:	2025 Year-End Monitoring Report

BACKGROUND

The purpose of this report is to inform Council of the County’s projected year-end position for fiscal year 2025.

County staff remain committed to ensuring that Council is kept informed of the County’s financial position. The most recent financial update was provided on November 26th, 2025. It is estimated that the County will incur an operational year-end deficit of \$912,000 for 2025 due to uncontrollable expenses.

DISCUSSION

As part of the corporate budget monitoring process, all County divisions are expected to operate within their approved budgets. Ongoing, diligent monitoring and reporting are essential to supporting the County’s objectives of financial stability and service excellence.

As set out in **Appendix A**, the County projects a \$912,000 deficit for the 2025 fiscal year. This projection is subject to the completion of the financial statement audit and any adjustments arising from final year-end entries. The projected deficit represents approximately 0.28% of the County’s total gross budget for 2025 (\$322.3 million). The County continues to operate within a very tight budget framework.

The projected deficit is primarily a result of factors outside of the County’s direct control, such as:

- higher than anticipated winter maintenance costs due to severe winter conditions.
- unfavourable investment income due to lower than projected interest rates.
- increased court security costs due to increased staffing.

The projected deficit is more than offset by an unanticipated surplus rebate of \$2.4 million received from the Workplace Safety and Insurance Board (“**WSIB**”). This rebate was issued to eligible “safe” employers and will be transferred to the WSIB Reserve to help mitigate fluctuations arising from differences between estimated and actual benefit rates. Due to the advancement of the budget schedule by one month, all benefit rates are now budgeted based on estimates. This additional funding not only offsets the forecasted deficit by contributing to the County reserves, but also provides a buffer against future variances related to benefit costs.

In accordance with the Reserve and Reserve Fund Policy, the projected deficit is to be funded with the County’s Stabilization Reserve. As a reminder, the Stabilization Reserve was created to mitigate against future tax rate increases and act as a funding source for any unanticipated expenditure or revenue shortfall challenges.

FINANCIAL IMPLICATIONS

The County is presently projecting a year-end deficit of \$912,000 for the 2025 fiscal year.

CONSULTATIONS

The CAO, Deputy Treasurer, and Divisional Support Services staff were consulted in the preparation of this report.

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

The County of Lambton anticipates a \$912,000 operating deficit in 2025, resulting from higher than anticipated winter maintenance costs, higher than anticipated court security costs and lower than anticipated investment income. However, the projected deficit is offset by an unanticipated surplus rebate of \$2.4 million received from WSIB.

Regular and periodic variance analysis provides Council with meaningful insights into the County’s activities and how actual results differ from what has been budgeted. Staff prepare the budget with the full expectation of matching sustainable revenues against required expenditures; however, not all revenues and expenditures are controllable.

2025 Year-End Monitoring Report (page 3)

April 15, 2026

RECOMMENDATION

That Council, in accordance with the terms and conditions of the Reserve and Reserve Fund Policy approved by County Council on July 6, 2022, authorize the County Treasurer to balance the 2025 year-end deficit, estimated in the amount of \$912,000 with the County's Stabilization Reserve.

**Appendix A
2025 Year-End Report**

Division	Projected Surplus (Deficit)	Key Contributing Factor(s)
General Government	(\$203,000)	<ul style="list-style-type: none"> Investment revenue is lower than anticipated due to lower than anticipated reserve balances and reduction in interest rates.
CAO	\$3,000	<ul style="list-style-type: none"> Minor operational savings.
Corporate Services	(\$96,000)	<ul style="list-style-type: none"> Increased court security costs, offset largely by savings in the IT department.
Finance, Facilities and Acquisitions	\$40,000	<ul style="list-style-type: none"> Minor operational savings.
Infrastructure & Development Services	(\$1,143,000)	<ul style="list-style-type: none"> Operational deficit is due to higher than anticipated winter maintenance costs because of extreme weather conditions.
Public Health	\$136,000	<ul style="list-style-type: none"> Savings due to staff vacancies/gapping, along with savings in discretionary spending lines in order to offset projected deficits for the Corporation.
Social Services	\$49,000	<ul style="list-style-type: none"> Project delays resulted in minor operational savings.
Long-Term Care	\$140,000	<ul style="list-style-type: none"> Surplus due to estimated prior year recovery lower than anticipated, resulting in prior year revenue being recognized in 2025.
Cultural Services	\$162,000	<ul style="list-style-type: none"> Minor savings across multiple departments due to vacant positions and reduced spending to offset projected deficits for the Corporation.
Total	(\$912,000)	

	SOCIAL SERVICES DIVISION
REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	HOUSING SERVICES
PREPARED BY:	Melisa Johnson, Manager
REVIEWED BY:	Melissa Fitzpatrick, General Manager Stéphane Thiffeault, Chief Administrative Officer
MEETING DATE:	April 15, 2026
INFORMATION ITEM:	Maxwell Park Place Affordable Housing Development Completion

BACKGROUND

As previously directed by Lambton County Council, staff have completed a 24-unit affordable housing development project at 993 Maxwell Street, Sarnia.

The last update regarding this project was at the November 2025 Committee of the Whole meeting.

This report serves to update Council on the status of the project including its completion.

DISCUSSION

The project to add 24 units to the existing housing development at 993 Maxwell Street, Sarnia began construction on November 29, 2021, and achieved completion on December 19, 2025. The newly constructed one-bedroom units includes six supportive housing units with supports provided by March of Dimes Canada. Currently 23 of the 24 units are occupied with tenant selection for the remaining unit underway.

Project Construction and Budget

The original project budget for design and construction of the 24-unit addition was \$6,100,000. Due to the many challenges faced throughout the four years of construction, the final project cost is \$15,407,037.92. The cost escalation of \$9,307,037.92 was a result of site servicing issues, soil conditions, weather delays, deficiencies in workmanship of the contractor, project abandonment/contract termination with the original contractor, bonding and litigation matters and selection of an alternate contractor to finish the project. These issues had been previously reported to Council throughout the duration of the project.

The project was difficult to complete due to the modular construction approach, which created numerous challenges, particularly in addressing workmanship deficiencies and managing the project after it was abandoned by the original contractor.

Below is a summary of the project budget and final project costs:

Capital Cost:	Original Budget	Projected Budget last reported to Council	Final Costs
Mitigation Costs (legal, site preservation)			\$377,445.18
Design, Engineering & Soft Costs	\$335,000	\$500,000	\$232,757.26
Construction Costs	\$5,765,000	\$12,900,000 - \$14,000,000	\$14,796,835.48
Total Capital Costs	\$6,100,000	\$13,400,000 - \$14,500,000	\$15,407,037.92

The costs escalations related to the failure of the original contractor is subject to recovery proceedings through litigation that Council has previously authorized. Unfortunately, the County has been informed that the original contractor has filed for bankruptcy. The impact of the bankruptcy on our claim remains undetermined.

As previously reported to Council, additional funding has been secured including funding from upper levels of government as well as funding from the bond to partially offset the cost escalations. Below is a summary of the project funding:

Source of Funding:	Original Funding	Final Funding
Upper-Level Government Funding	\$1,300,000	\$5,400,000
County: Reserves	\$1,784,634	\$2,528,804.92
County: Debt Financing	\$3,015,366	\$4,757,366
Other: Bond Payment	\$0	\$2,720,867
Total	\$6,100,000	\$15,407,037.92

The additional debt financing was previously approved by Council in September 2024, and the additional reserve utilization was previously approved by Council in February 2026.

FINANCIAL IMPLICATIONS

In summary, the original approved capital budget for the project was \$6.1 million. To complete the project and remediate the numerous issues that arose during construction, additional capital costs totaling \$9,307,037.90 were incurred. These incremental costs were funded through the following sources:

- (a) \$4.1 million from upper level funding;

- (b) \$2.7 million from project bond recovery;
- (c) \$1.7 million in debt financing; and
- (d) \$0.8 million in reserve funding.

The County will start incurring debt servicing costs in 2026 to service the \$4.7 million debt. This was included in the 2026 budget.

CONSULTATIONS

Consultations have taken place with the Chief Administrative Officer; General Manager, Social Services; County Solicitor/Deputy Clerk; and Manager, Procurement and Projects.

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. Adding to the affordable housing stock is a key component of this plan. Staff have worked diligently to advance the construction of the 24 affordable housing units located at 993 Maxwell. The project was completed in December 2025 with tenants having moved in 2026. The total project costs \$15.4 million

Maxwell Park Place Affordable Housing Development Completion (page 4)

April 15, 2026

and has utilized funding from upper-level government, bond payment, reserve utilization and debt financing. This project adds 24 much needed affordable housing units to the community helping to achieve the goals outlined in the Housing and Homelessness Plan 2020-2024.