

October 8, 2025

Brock Township CAO and Members of Council,

As you are aware, Brock Community Health Centre (Brock CHC) has recently moved into our new home at 39 Cameron Street W., Cannington. While this is now our main location, we have made every effort to maintain a satellite service at the Beaverton Thorah Health Centre (468 Main Street, Beaverton) to ensure equitable access to services across Brock Township.

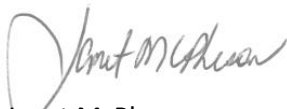
As is typical with any new facility, our operating costs have not yet fully stabilized, as we have been in the building for only six months and are not yet operating at full capacity. We have projected our operating costs for the next several years and are working diligently to mitigate what we anticipate may be a budget shortfall.

Our lease at the Beaverton Thorah Health Centre is set to expire on January 31, 2026. The proposed rent increase for this site would effectively double our current costs, which presents a significant financial challenge. In November, we plan to submit an application to Ontario Health for expansion funding, with the Beaverton site as a key component. While the proposed rent increase would make it difficult to continue at this location, we are committed to exploring every option to maintain our presence in Beaverton while expansion is under consideration.

With these factors in mind, we respectfully request a one-year extension of our current lease and rental rate (2025-2026 rates). This continuance will provide the necessary time to assess future growth opportunities in Beaverton and to better understand our long-term operating budget and sustainability.

Item	Annual Cost 2025-2026 (increased \$7,369.10 from 2024-2025)	New Lease Proposed by Brock Township 2026-2028
Rental Rate \$1,931.58 (+HST) per month	\$23,178.96	
Adjusted proportionate share of property tax per year	\$7,496.93	
Proportionate share of cleaning	\$11,815.80	
Proportionate share of waste disposal	\$1,631.49	
<b>Total Rental Cost</b>	<b>\$44,123.18 + HST</b> (As per Township of Brock letter of January 24, 2025, inclusive rent previously was \$36,754.08 per year)	<b>\$65,400.00 + HST</b> (Inclusive of property tax, cleaning and waste)

I look forward to hearing from you soon so that we may continue our planning process.



Janet McPherson  
Executive Director