



The Corporation of the Municipality of Brockton

Council Meeting Minutes

Tuesday, May 25, 2021, 7:00 p.m.

Electronic Meeting

Council Present: Chris Peabody, Mayor
Dan Gieruszak, Deputy Mayor
Steve Adams, Councillor
Tim Elphick, Councillor
Kym Hutcheon, Councillor
James Lang, Councillor
Dean Leifso, Councillor

Staff Present: Sonya Watson, Chief Administrative Officer
Fiona Hamilton, Clerk
Trish Serratore, Chief Financial Officer
Mark Coleman, Director of Community Services
Paulette Peirol, Community Development Coordinator

1. Acceptance of Council Agenda

The Agenda was amended to dispense with the notice requirements in the procedural bylaw to allow for a vote on the motion brought forward by Councillor Elphick due to its timely nature.

Resolution 21-17-01

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton accept the Agenda for the regular Council Meeting on May 25, 2021 as amended.

Carried

2. Declaration of Pecuniary Interest and General Nature Thereof

None disclosed at this time.

3. Public Meetings Required Under the Planning Act

4. Delegations

4.1 Mark Paoli, County of Bruce Director of Planning and Development - Plan the Bruce: Agriculture

Mark Paoli, County of Bruce Director of Planning, provided an overview of the Plan the Bruce project and the steps involved in ensuring adequate stakeholder engagement.

Mr. Paoli presented the component of the Plan the Bruce project focusing on agriculture, noting the growing, diverse, dynamic agricultural sector in Bruce County. Mr. Paoli reviewed the seven (7) key topics and 14 recommended directions as part of the project, including compiling community input. Mr. Paoli reviewed the Plan the Bruce website, including available surveys and a

stakeholder workbook that can be completed by the community. Mr. Paoli advised Council on the next steps involving municipal feedback, finalizing the Discussion Paper, beginning the Official Plan project in Summer 2021, and the adoption of the new Official Plan in 2022.

Mr. Paoli responded to questions from Council about the proposal to develop residential lots in woodlots as compared to the prevalence of these lots in the County of Grey, and explained that the difference may be due to the landscape in Bruce County which has richer farmland.

Mr. Paoli also responded to questions from Council about the potential to develop the smaller hamlets further, particularly when surrounded by prime agricultural land. It was noted that the lots in the hamlet could be developed further to in-fill within the existing boundaries.

Council discussed the opportunity for industrial-agricultural proposals along the settlement edges, as well as the standard lot size for surplus farm dwelling lots. Mr. Paoli explained that many agricultural applicants prefer the key shaped lots, but noted it was not necessarily popular throughout the community and the Bruce County planning department was seeking input from all stakeholders about the shape of those types of lots.

Mr. Paoli explained the assessment of the area surrounding the Town of Hanover as potentially rural, or agricultural, or another special zone based on objective and subjective criteria. Council expressed support for allowing 50 acres parcels throughout Brockton where appropriate.

4.2 Jack Van Dorp, County of Bruce Manager of Land Use Planning - Plan the Bruce: Homes

Jack Van Dorp, Bruce County Manager of Land, provided an overview of the Homes component of the Plan the Bruce project. Mr. Van Dorp provided an analysis of why the study was important, particularly the moment where the cost of housing rose dramatically while income levels did not.

A number of key resources, including the official plan, the long-term housing strategy and homelessness update, and the Bruce GPS engagement as resources that were influencing this component. Changes to the additional dwelling units were considered an easy solution that could be introduced quickly to ease development pressures.

Mr. Van Dorp identified challenges associated with changes to the use of seasonal properties, and how Covid-19 migration may be speeding up earlier trends. The three (3) key observations were a growing disparity between high income earners and low wage works, inbound migration and local population growth adding to housing pressures, and growth pressures that would likely remain uneven in Bruce County communities.

Mr. Van Dorp explained that these key observations were being used to develop meaningful targets and strategies, such a permitting more types of homes and removing restriction on minimum house sizes.

Mr. Van Dorp responded to questions from Council about the County of Bruce's affordable housing definition as \$340,000.00 or less, and whether the definition of affordable would be amended based on other criteria. Council discussed the number of individuals who were financially still unable to enter the housing market.

5. Minutes

5.1 Council Minutes - May 11, 2021

5.2 Special Council Minutes (Strategic Action Plan) - May 18, 2021

Resolution 21-17-02

Moved By: James Lang

Seconded By: Dean Leifso

That the Council of the Municipality of Brockton adopt the minutes of the May 11, 2021 Council Meeting and May 18, 2021 Special Council Meeting (Strategic Action Plan) as presented.

Carried

6. Business Arising From the Minutes

7. Reports

7.1 Plan the Bruce – Bruce County Official Plan Consultation Report 1

Dieter Weltz, Building and Planning Manager/CBO provided an overview of the specific comments that staff were recommending be communicated to the County of Bruce in relation to the agriculture study and the homes study described by the Delegations.

Council discussed the report and expressed support for acre lots in more rural areas and for programs that allow our farmers to increase revenue, in particular the debate regarding the requirement for certain types of applications to be made by bona fide farmers.

Mr. Weltz proceeded to outline his recommendations for the homes study. Council thanked Mr. Weltz for the guidance provided for the Plan the Bruce study.

Resolution 21-17-03

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby receives Report Number BLDG2021-12 – Plan the Bruce – Bruce County Official Plan Consultation Report 1, prepared by Dieter Weltz, Building and Planning Manager/CBO and recommends that staff prepare and submit comments in response to the Plan the Bruce consultation documents based on staff recommendation and Council input from tonight's discussion.

Carried

7.2 Walkerton Clean Water Legacy Award Winner

Council discussed the legacy award and congratulated the winner of the scholarship on his accomplishments.

Resolution 21-17-04

Moved By: Steve Adams

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby accepts Report Number ED2021-03 - Walkerton Clean Water Legacy Award Winner, prepared by Paulette Peirol, Community Development Coordinator for information purposes.

Carried

7.3 Parks and Recreation Department Activity Report and Update

Mark Coleman, Director of Community Services, responded to questions from Council and confirmed that the Splash Pad was likely to be opened the following day.

Resolution 21-17-05

Moved By: James Lang

Seconded By: Dean Leifso

That the Council of the Municipality of Brockton hereby receives Report Number REC2021-13 – Parks and Recreation Department Activity Report and Update, prepared by Mark Coleman, Director of Community Services for information purposes.

Carried

7.4 Infrastructure Grant Opportunities for Recreation and Community Buildings

Council discussed the benefits in applying for the grant opportunities, noting the importance of involving community input.

Council expressed concerns with the Green Inclusive Community Buildings (GICB) grant opportunity, noting the ineligibility for involving a Municipal Office and Child Care Centre. Mr. Coleman advised that the Municipal Administration buildings are ineligible for this grant but could be included in the project, and provided additional information on the purpose of the grant.

Mr. Coleman responded to questions from Council about opportunities for reconfiguring the existing Walkerton Community Centre, as well as applying for a new build.

Mr. Coleman explained the separate grant opportunities, advising that staff and the Brockton Parks and Recreation Committee prefer to proceed with retrofitting the Elmwood Community Centre and applying for new build for the Walkerton Community Centre. Council debated whether to apply to retrofit the Walkerton Community Centre.

Sonya Watson, CAO responded to questions from Council regarding the staff involvement in applying for the grants, advising that staff are reviewing options and will investigate the most feasible option for the GICB grant.

Council discussed the grant opportunities available, and preferences involved in infrastructure planning for recreational facilities.

Resolution 21-17-06

Moved By: James Lang

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby receives Report Number REC2021-12 – Infrastructure Grant Opportunities for Recreation and Community Buildings, prepared by Mark Coleman, Director of Community Services in doing so authorizes staff to apply to all the infrastructure and energy retrofit programs for the noted projects and provide progress reports back to Council at each stage of the approval process of the funding programs.

Carried

7.5 Purchasing and Procurement Update Report

Resolution 21-17-07

Moved By: James Lang

Seconded By: Dean Leifso

That the Council of the Municipality of Brockton hereby receives Report Number FIN2021-15 – Purchasing and Procurement Update Report, prepared by Trish Serratore, Chief Financial Officer and Mark Coleman, Director of Community Services for information purposes.

Carried

7.6 New Optional Small Business Property Subclass

Trish Serratore, Chief Financial Officer, responded to questions from Council about the overall proposal and the administrative burden that would be involved in the implementation. Additional information would be provided with details about the proposal when available.

Resolution 21-17-08

Moved By: Steve Adams

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number FIN2021-14 – New Optional Small Business Property Subclass, prepared by Trish Serratore, Chief Financial Officer for information purposes.

Carried

7.7 Dog Tag Late Fees

Trish Serratore, Chief Financial Officer, responded to questions from Council about the efforts made to find a solution for the resident and the implications of when the payments were made.

Resolution 21-17-09

Moved By: Kym Hutcheon

Seconded By: Dean Leifso

That the Council of the Municipality of Brockton hereby receives Report Number FIN2021-16 – Dog Tag Late Fees, prepared by Trish Serratore, Chief Financial Officer and in doing so denies the request to waive the late dog tag fees to avoid setting a wider precedent for others with potentially larger fees.

Defeated

Resolution 21-17-10

Moved By: Dan Gieruszak

Seconded By: James Lang

That the Council of the Municipality of Brockton authorize staff to waive the late fee that was charged on the existing late fee for this resident.

Carried

8. Public Notification

8.1 Emergency Preparedness Week Survey

9. Accounts

9.1 Accounts - \$316,463.20

Resolution 21-17-11

Moved By: James Lang

Seconded By: Dean Leifso

That the Council of the Municipality of Brockton approve payment of the accounts in the amount of \$316,463.20.

Carried

10. Correspondence Requiring Action

- 10.1 Ministry of the Environment, Conservation and Parks - Regulatory Proposals under the Conservation Authorities Act

Council discussed nominating Mayor Peabody to attend the information session.

11. Information

- 11.1 Notice of Consent Application - B-2021-014 (Eidt)
- 11.2 Notice of Consent Application - B-2021-015 (Poechman)
- 11.3 Notice of Consent Application - B-2021-081 (Zettel)
- 11.4 Notice of Public Hearing - Minor Variance Application A-2021-008 (Paterson)
- 11.5 Notice of Public Hearing - Minor Variance Application A-2021-019 (Grubb)
- 11.6 Notice of Public Hearing - Minor Variance Application A-2021-034 (Eidt)
- 11.7 Notice of Public Meeting - Zoning Amendment and Subdivision Applications Z-2021-006 and S-2021-003 (Walker Hill Development Inc.)
- 11.8 Ontario Power Generation - Community Update May 2021
- 11.9 South Bruce O.P.P. Detachment Commander Report - March 2021
- 11.10 South Bruce O.P.P. Detachment Commander Report - April 2021
- 11.11 Saugeen Valley Conservation Authority Minutes - April 15, 2021
- 11.12 Municipality of Chatham-Kent Resolution - Municipal Freedom of Information and Protection of Privacy Act
- 11.13 Township of Georgian Bay Resolution - Endorse Archipelago on Road Management Action on Invasive Phragmites

Resolution 21-17-12

Moved By: Steve Adams

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives all items provided in Section 11. Information.

Carried

12. By-Laws

Resolution 21-17-13

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

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

- By-Law 2021-074 - May 18, 2021 Confirmatory By-Law

Carried

13. Committee Minutes

Resolution 21-17-14

Moved By: Steve Adams

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton receive the minutes of the following committees and or boards as presented:

- Brockton Police Services Board Minutes - April 15, 2021
- Brockton Police Services Board Special Meeting Minutes - April 22, 2021

Carried

14. New Business Brought Forward

14.1 Notice of Motion - COVID-19 Vaccination Recommendation

Councillor Elphick discussed his motivations in bringing the motion to support staff and receive the Covid-19 vaccine to ensure safety for staff and residents. The goal of the motion was to ensure that all employees of the Municipality of Brockton have equal opportunity to obtain a vaccine if they desired.

It was noted that this motion would show support for the push to get as many staff and residents vaccinated as possible to assist in having services available to residents.

Resolution 21-17-15

Moved By: Tim Elphick

Seconded By: Kym Hutcheon

Whereas, on May 20, 2021, the Province of Ontario has announced the “Three-Step Roadmap to Safety Reopen the Province” framework;

And Whereas such framework is premised on the successful rate of first-dose vaccinations to allow for subsequent progression and gradual reopening;

And Whereas, effective May 18, 2021, the vaccination program for Covid-19 has been expanded to include all individuals Age 18 or older;

And Whereas, the Municipality of Brockton is a leader in promoting employee wellness and providing a safe work environment for staff and users;

And Whereas, the Municipality of Brockton encourages all individuals to consider receiving the Covid-19 vaccination;

Now Therefore, the Council of the Municipality of Brockton hereby directs that all employees of the Municipality of Brockton shall be credited with two (2) hours of compensating time off (lieu time) to be used no later than December 31, 2021 at the discretion of the employee, with the prior approval of their Supervisor.

Carried

1. Support for Businesses

Councillor Lang discussed the request from a local business owner to loan six to eight (6-8) picnic tables to the private individual to allow that business to operate a patio. Alternatively, if Council was not prepared to grant the request immediately, Councillor Lang suggested a policy outlining the conditions for loaning municipal property to assist businesses with reopening and recovery from Covid-19 restrictions. Mayor Peabody noted that he would look forward to a

notice of motion drafted by Councillor Lang about bringing forward a policy as per the Procedural By-Law.

15. Closed Session

Resolution 21-17-16

Moved By: James Lang

Seconded By: Dean Leifso

That the Council of the Municipality of Brockton enter into Closed Session at 9:16 p.m. in order to address a matter pertaining to:

- Security of the property of the municipality or local board
- Personal matters about an identifiable individual, including municipal or local board employees - **Staffing Update, Tourism Update**
- A proposed or pending acquisition or disposition of land by the municipality or local board - **East Ridge Business Park Offers**
- Labour relations or employee negotiations
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - **Planning Hearing**
- Advice that is subject to solicitor/client privilege, including communications necessary for that purpose
- A matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act. 2001, c.25, s.239 (2)
- Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them
- A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed could reasonably be expected to prejudice significantly the competitive position or interfere significantly with contractual or other negotiations of a person, group of persons, or organization
- A trade secret or scientific, technical, commercial, financial information that belongs to the municipality or local board and has monetary value or potential monetary value
- A position, plan, procedure, criteria or instruction to be applied to any negotiation carried on or to be carried on by or on behalf of the municipality or local board
- The meeting is held for the purpose of educating or training the members and at the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee.

Carried

Resolution 21-17-17

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby approves the direction provided to staff in Closed Session and in doing so acknowledges the hiring of

Courtney Alexander as Non-Early Childhood Education (ECE) Supply/Summer Child Care Centre Teacher – Contract.

Carried

Resolution 21-17-18

Moved By: Dan Gieruszak

Seconded By: Dean Leifso

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

- By-Law 2021-075 - Authorize Agreements of Purchase and Sale with MB Civil Design Inc. and Seawaves Development Services Inc. By-Law as amended with direction provided to staff

Carried

16. Confirmation of Proceedings

Resolution 21-17-19

Moved By: Steve Adams

Seconded By: Tim Elphick

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

- By-Law 2021-077 - May 25, 2021 Confirmatory By-Law

Carried

17. Adjournment

Resolution 21-17-20

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton does now adjourn at 10:21 p.m. to meet again on June 8, 2021.

Carried

Mayor - Chris Peabody

Clerk - Fiona Hamilton