



The Corporation of the Municipality of Brockton

## Council Meeting Minutes

Tuesday, June 8, 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  
Dean Leifso, Councillor

**Council Absent:** James Lang, Councillor

**Staff Present:** Fiona Hamilton, Clerk  
Trish Serratore, Chief Financial Officer  
Dieter Weltz, Building and Planning Manager  
Mark Coleman, Director of Community Services  
Sarah Johnson, Jr. Deputy Clerk  
John Strader, Roads Supervisor

### 1. Acceptance of Council Agenda

The meeting was called to order at 7:04 p.m. and Mayor Chris Peabody began the meeting by requesting a moment of silence from those in attendance in memory of the victims of the attack in London, Ontario and to show support for Brockton's Muslim residents.

#### **Resolution 21-18-01**

Moved By: Kym Hutcheon

Seconded By: Dan Gieruszak

That the Council of the Municipality of Brockton accept the Agenda for the regular Council Meeting on June 8, 2021 as presented.

**Carried**

### 2. Declaration of Pecuniary Interest and General Nature Thereof

None disclosed.

### 3. Public Meetings Required Under the Planning Act

#### 3.1 Planning Report - Walker Hill Development Inc. Subdivision and Zoning By-Law Amendment S-2021-003 and Z-2021-006

Coreena Smith, Bruce County planner, informed all those in attendance that they could receive updates by contacting Clerk Fiona Hamilton or contacting the Bruce County planning department.

Ms. Smith described the characteristics of the land proposed for development, as well as a summary of the number of proposed units and blocks for the development.

Ms. Smith summarized the application and informed Council that the application had been reviewed based on some key themes, such as directing development to existing settlement areas to reduce the strain on services and to preserve our natural resources.

Ms. Smith noted that the County Official Plan included density requirements for each developable hectare. The proposal was slightly below the density targets, but Ms. Smith noted the steep slopes and topography limited the overall density as the single family homes were suggested for that area. Ms. Smith noted that the Walkerton Official Plan also had a maximum density, which was satisfied by this application.

Ms. Smith noted that the single circular roadway would make use of existing infrastructure and would use existing municipal sewer and water services.

Ms. Smith described some of the comments that were received from residents, and suggested that the zoning was for planned development, such that the application did match the character and proposed uses of the property.

The affordability targets were also summarized for Council and those in attendance, noting that the target was across the County, rather than specific to the proposed development. This application will include 49 medium density townhouses, which often provide a more affordable housing format, particularly within Bruce County. Currently all the units were proposed as freehold.

The proposal for the single family dwellings was for a 40% lot coverage rather than 35%, which is consistent with other municipalities and other developments within Walkerton and to permit bungalow style homes and additional accessory buildings.

Ms. Smith noted the comments from Brockton staff and others about the proposal for stormwater management facilities on the property. Many residents also commented on the importance of a comprehensive storm water management plan given the steep topography of the site and resulting water run-off.

The access point for the site was also noted as a topic that received many comments from residents, and Ms. Smith noted that the proponent would be asked to provide additional information about the reasons for the access point that has been proposed to address safety concerns identified by residents.

Ms. Smith responded to questions from Council about whether sidewalks would be installed and the limits of those sidewalks, as well as the proposal for obtaining parkland fees.

John Strader, Road Supervisor noted that staff could investigate sidewalks and explained on which side of the road sidewalks would need to be installed due to the storm sewers running in that area.

Council expressed appreciation for the developer investing in the community and the need to be diligent about considering all resident concerns if possible.

Mayor Peabody invited comments from representatives from the Applicant. Doug Culbert presented on behalf of the Applicant about the pre-consultation meetings with staff to assist in developing the proposed site plan as presented. Mr. Culbert commented on the beauty of the site over-looking the valley, and the balance struck between the density targets of the province, the county and neighbouring residents.

Ted Piggott and Barb Hunsberger noted a number of concerns with the proposed development, particularly having the main road directly across the driveway and the impact on their property from additional noise and lights.

Reta Cunningham noted that she was also concerned that there was only one entrance and that children heading up the hill would pass that entrance which would be unsafe.

Sharon Johnson supported the other comments and noted that the exit onto Old Durham Road was not located in a safe area as there was a slight dip in the road that would decrease visibility. Ms. Johnson noted that the slope along that road was already a challenge in the winter months. Ms. Johnson advocated for a north exit to the development.

Steve Cobean, the engineer for the Applicant, was invited to speak to address the entrance off Old Durham Road. Mr. Cobean noted that the road was shifted in to that area because the grades throughout the property were very challenging. The minimum maintenance standards dictated how steep roads could be for the development. As a result, an entrance off Walker Street would not work and would result in grades exceeding 8% and would not comply with the standards. It would also result in difficulties in directing the stormwater management facilities. Mr. Cobean also noted that off-set intersections were generally not as safe, which would be why the entrance remained where it was. It was noted that the development was also landlocked to the north such that an entrance could not be considered in that area. Mr. Cobean responded to questions from Council about the initial considerations.

**Resolution 21-18-02**

Moved By: Dean Leifso

Seconded By: Kym Hutcheon

That the Council of the Corporation of the Municipality of Brockton has considered and hereby accepts the Planning Report prepared by Coreena Smith, Bruce County Planner, dated June 8, 2021, and entitled Municipality of Brockton Planning Report for the draft Plan of Subdivision and proposed Zoning By-Law Amendment submitted by Walker Hill Development Inc., File Numbers S-2021-003 and Z-2021-006 for information purposes.

**Carried**

**3.2 Planning Report - Holding Removal Z-2020-020 2564744 Ontario Ltd. (Devin Clancy)**

Dieter Wultz, CBO, provided an overview of the recommendation and the surrounding circumstances and noted that the application was amended for two properties at that location. Council commented that it was positive to see houses being built in Chepstow, as it represented the type of in-fill development in the hamlets that Council was looking to encourage.

**Resolution 21-18-03**

Moved By: Kym Hutcheon

Seconded By: Steve Adams

That the Council of the Municipality of Brockton hereby authorize Municipal Staff to proceed with the removal of the Holding symbol for 2564744 Ontario Ltd. (Devin Clancy), File Z-2020-020, conditional upon receiving no negative comments or comments of concern from all commenting agencies by June 15, 2021 regarding the property currently zoned as HR-12-H – Hamlet Residential

Special with a Holding because the proponent has met the conditions of the Holding

And in doing so approves a By-Law coming forward to remove the Holding on the Property at the June 22, 2021 Council Meeting.

**Carried**

**4. Delegations**

**5. Minutes**

**5.1 Council Minutes - May 25, 2021**

**Resolution 21-18-04**

Moved By: Dan Gieruszak

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton adopt the minutes of the May 25, 2021 Council Meeting as presented.

**Carried**

**6. Business Arising From the Minutes**

**7. Reports**

**7.1 Chief Building Official's Activity Report for May 2021**

Council remarked on the amount of activity being conducted, and possible forecasts for the year.

**Resolution 21-18-05**

Moved By: Dean Leifso

Seconded By: Dan Gieruszak

That the Council of the Municipality of Brockton hereby receives Report Number BLDG2021-13 – Chief Building Official's Activity Report for May 2021, prepared by Dieter Weltz, Building and Planning Manager/CBO for information purposes.

**Carried**

**7.2 COVID-19 Support – Picnic Tables**

Council noted support for this initiative to encourage recovery for downtown businesses. The Walkerton Business Improvement Area has suggested potentially purchasing additional pop-tents as retail would be moving outdoors for many more months. Council discussed putting an initial maximum of five tables due to the first come first serve nature of the policy to ensure support for all businesses. Mark Coleman, Director of Community Services, responded to questions from Council about the implementation of the program to ensure fairness for all businesses. It was noted that the program would likely continue until the late fall when the weather may turn cooler, or when the recreation department would normally store the tables.

**Action: Council directed staff to bring forward a report about potential pop-up tents and the associated cost and ordering turnaround at the next Council Meeting.**

**Resolution 21-18-06**

Moved By: Steve Adams

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number REC2021-14– COVID-19 Support – Picnic Tables, prepared by Mark Coleman, Director of Community Services and in doing so directs staff to make picnic tables, that are accessible from its inventory, available to commercial parties requesting assistance, without charge during the COVID-19 pandemic period in 2021, on a first-come, first-served basis.

**Carried**

7.3 Financial Report as of May 31, 2021

Trish Serratore, Chief Financial Officer, responded to questions from Council about the tax arrears for the Municipality of Brockton and the overall health financial health of the Municipality of Brockton.

**Action: Council directed staff to prepare a separate report comparing tax arrears year to date.**

**Resolution 21-18-07**

Moved By: Kym Hutcheon

Seconded By: Dan Gieruszak

That the Council of the Municipality of Brockton hereby receives Report Number FIN2021-17 – Financial Report as of May 31, 2021, prepared by Trish Serratore, Chief Financial Officer for information purposes.

**Carried**

7.4 Cancel Vacant Unit Rebates and Vacant Excess Discounts

**Resolution 21-18-08**

Moved By: Steve Adams

Seconded By: Dean Leifso

That the Council of the Municipality of Brockton hereby accepts Report Number FIN2021-18 – Cancel Vacant Unit Rebates and Vacant Excess Discounts, prepared by Trish Serratore, Chief Financial Officer and by doing so, approves bringing forward a By-Law to cancel the Vacant Unit Rebates effective the 2022 taxation year.

**Carried**

7.5 Purchasing and Procurement Update Report June 2021

**Resolution 21-18-09**

Moved By: Tim Elphick

Seconded By: Steve Adams

That the Council of the Municipality of Brockton hereby receives Report Number FIN2021-19 – Purchasing and Procurement Update Report June 2021, prepared by Trish Serratore, Chief Financial Officer, and Gregg Furtney, Director of Operations for information purposes.

**Carried**

7.6 Pandemic Policies Updated

**Resolution 21-18-10**

Moved By: Kym Hutcheon

Seconded By: Dan Gieruszak

That the Council of the Municipality of Brockton hereby receives Report Number CAO2021-09 - Pandemic Policies Updated, prepared by Sonya Watson, Chief

Administrative Officer and by doing so approves a By-Law coming forward to approve the Pandemic Travel Advisory Policy and further amend the Pandemic Sick Leave/Short-Term Disability Policy and the Pandemic Self Screening Policy.

And further that Council rescind the Pandemic Absence from Work Policy.

**Carried**

**Resolution 21-18-11**

Moved By: Dean Leifso

Seconded By: Steve Adams

That the motion dealing with Report Number CAO2021-08 - Pandemic Policies Updated, identified as Item 7.12 on the May 11, 2021 Council Agenda that was tabled on May 11, 2021 be taken from the table for the purpose of a vote.

**Defeated**

**8. Public Notification**

- 8.1 Notice of Project Commencement - D.S. Weis Memorial Bridge Rehabilitation

**9. Accounts**

- 9.1 Accounts - \$672,903.67

**Resolution 21-18-12**

Moved By: Tim Elphick

Seconded By: Steve Adams

That the Council of the Municipality of Brockton approve payment of the accounts in the amount of \$672,903.67.

**Carried**

**10. Correspondence Requiring Action**

- 10.1 Brockton Heritage Committee Resolution - Reserve Fund

Council discussed the proposed resolution and expressed support for adopting the same resolution.

**11. Information**

- 11.1 Hanover/Walkerton Waste Management Committee Minutes - January 26, 2021
- 11.2 Township of The Archipelago Resolution - Bill 279 – Environmental Protection Amendment Act (Microplastics Filters for Washing Machines), 2021
- 11.3 Town of Fort Erie Resolution - Support Perth on Provincial Hospital Funding of Major Capital Equipment
- 11.4 Perth County Resolution - Domestic COVID-19 Vaccine Production and Capacity
- 11.5 Municipality of Shuniah Resolution - Support McKellar on Requesting Consideration of Tax Breaks on 2020 CERB Payments

**Resolution 21-18-13**

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

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

**Carried**

## 12. By-Laws

### **Resolution 21-18-14**

Moved By: Tim Elphick

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 2021-078 - Amend 2018-2022 Council Committee Appointment By-Law
- By-Law 2021-079 - Opt-Out of Vacant Unit Rebate Program and Terminate Vacant and Excess Land Subclass Property Tax Discounts By-Law
- By-Law 2021-080 - Amend Pandemic Policies By-Law

**Carried**

## 13. Committee Minutes

### **Resolution 21-18-15**

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 Child Care Centre Committee Minutes - April 7, 2021
- Elmwood Community Centre Board Minutes - May 4, 2021
- Durham Street Park Development Committee Minutes - May 5, 2021

**Carried**

## 14. New Business Brought Forward

### 1. Winter Cemetery Guidelines

Council requested that staff bring forward a report about the possibility of offering Winter burials.

### 2. County Update on the Small Business Tax Class

Mayor Peabody reported that Bruce County Council have asked staff to reconsider a streamlined way of implementing small business tax class.

## 15. Closed Session

### **Resolution 21-18-16**

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton enter into Closed Session at 8:40 p.m. in order to address a matter pertaining to:

- Security of the property of the municipality or local board - **Security Update**
- Personal matters about an identifiable individual, including municipal or local board employees -**Independent Contractor Matter**
- A proposed or pending acquisition or disposition of land by the municipality or local board -**East Ridge Business Park Offers, Subdivision Infrastructure Proposal**

- Labour relations or employee negotiations
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board **-Planning Hearing Update**
- 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 **-Grant Application**
- 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 12-18-17**

Moved By: Dean Leifso

Seconded By: Dan Gieruszk

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

**Carried**

Following the Closed Session, Council remarked on the communication involved in implementing a compliance procedure with local contractors, and requested that staff prepare a report on the matter.

**16. Confirmation of Proceedings**

**Resolution 21-18-18**

Moved By: Tim Elphick

Seconded By: Steve Adams

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 2021-081 - June 8, 2021 Confirmatory By-Law

**Carried**



**17. Adjournment**

**Resolution 21-18-19**

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton does now adjourn at 10:10 p.m.  
to meet again on June 22, 2021.

**Carried**

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Mayor - Chris Peabody

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Clerk – Fiona Hamilton