



The Corporation of the Municipality of Brockton

Council Meeting Minutes

Tuesday, January 25, 2022, 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 (Absent for Items 1-13)

Staff Present: Sonya Watson, Chief Administrative Officer
Fiona Hamilton, Director of Legislative and Legal Services (Clerk)
Sarah Johnson, Deputy Clerk
Trish Serratore, Chief Financial Officer
Gregory Furtney, Director of Operations
Mark Coleman, Director of Community Services
Dieter Weltz, Building and Planning Manager/CBO

1. Acceptance of Council Agenda

Resolution 22-03-01

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 January 25, 2022 as presented.

Carried

2. Declaration of Pecuniary Interest and General Nature Thereof

3. Public Meetings Required Under the Planning Act

3.1 Planning Report - Walker Hill Development Inc.S-2021-003 and Z-2021-006

Coreena Smith, Senior Development Planner with the County of Bruce, informed all individuals in attendance about the ways to receive updates about the application. Ms. Smith highlighted any changes to the application from the initial information meeting, noting that the primary change was realigning the subdivision entrance and adjusting lots to accommodate the change.

Ms. Smith discussed roadway concerns, advising that a traffic consultant conducted a safety review of the access point and adjusted the placement of the entrance closer to the West as included in the revised plan. Ms. Smith explained other considerations regarding the access road, and further noted that concerns related to speeding, weather, and sidewalks would be addressed by the Municipality.

Ms. Smith explained that due to the proximity of Cunningham Park and the soccer fields, parkland was not required as the applicant would collaborate with

the Municipality to develop a walkway through the subdivision accessing these existing greenspaces.

Ms. Smith advised that the Saugeen Ojibway Nation have requested the applicant complete an archeological assessment, which had been included as a condition of the subdivision, due to the proximity to a water course and the sloping nature of the site.

Ms. Smith summarized the remainder of the agency comments, public comments compiled from the original information report and public meeting, and the new comments received until January 24th.

According to Ms. Smith, there were comments about the types of housing being provided. The townhouses would abut established single-family homes on Old Durham Road but those forms of housing remained compatible according to the main planning documents. The application has demonstrated compliance with setbacks to the adjacent parcels located in the industrial park.

Ms. Smith noted that the applicant was looking to increase the maximum lot coverage from 30% to 40% and the maximum allowable to detached buildings on the lot and the lot coverages for the townhouse blocks as well. There were some instances where the interior or exterior side yards would be reduced for some corner lots that would not create any sight line issues, etc.

Ms. Smith noted that the stormwater management plan would direct flows to the existing municipal stormwater management pond to reduce future maintenance costs for the Municipality of Brockton.

Council commented on the plan for pedestrians to access greenspace from the development. The engineer for the developer noted that it was not viable to use Block 43 as a walkway as the elevations precluded creating a walkway that would meet accessibility standards.

Applicant, Himansu Shah responded to questions from Council regarding public outreach since the last information meeting, advising that the public's concerns were referred to their engineer and a traffic consultation was completed.

Council requested the engineer to reconsider the available connections to the Cunningham Park and soccer park. Ms. Smith noted that fencing opportunities are available if there was a desire to limit access in the subdivision.

Mayor Peabody invited members of the public to provide their comments on the report.

Nancy Baillie, resident of Cunningham Road, member of the Rotary Club of Walkerton, and Chair of the Rotary Nature Park Committee voiced concerns with the number of natural springs in the area and the need for additional stormwater management controls.

Barb Hunsberger, resident of Old Durham Road discussed the location of the access road, including the sight-distance assessment that had been completed, and voiced concerns regarding speeding and traffic volumes along the road. Ms. Hunsperger summarized the impact to residents, and requested that an additional condition be considered requiring a comprehensive study of possible options for an access road to the north onto East Ridge Road.

Bruce Potter, Municipal Engineer provided a brief explanation of his role, before advising that speeding concerns would be addressed by the Municipality as a matter of enforcement, and further that pedestrian safety concerns could be addressed through the installation of sidewalks. Mr. Potter commented on the

comprehensive traffic study, advising that due to the size of the subdivision, there would be no need to increase the width of the road or revise intersections, and further than access along Old Durham Road seems to be the best option. Mr. Potter cautioned directing traffic to East Ridge Road due to safety concerns, including the slope of the road. Mr. Potter noted that the engineer had not yet completed the design of the facilities.

Fiona Hamilton, Director of Legislative and Legal Services (Clerk) advised that there were no additional members of the public indicating that they wished to provide comments.

Resolution 22-03-02

Moved By: James Lang

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 Senior Development Planner, dated January 25, 2022, and entitled Municipality of Brockton Planning Report and further that Council approves the proposed Zoning By-Law Amendment submitted by Walker Hill Development Inc., File Z-2021-006 and authorizes a Site Specific By-Law coming forward;

And further that the Council of the Corporation of the Municipality of Brockton provides direction to the County of Bruce Approval Authority that the proposed Draft Plan of Subdivision, File S-2021-003 be approved in accordance with the Draft Conditions attached to the Planning Report.

Carried

4. Delegations

4.1 Brandy Patterson - Surplus Land Declaration for JDR Subdivision

Brandy Patterson, resident of Bill Street, presented to Council her concerns regarding the declaration of surplus land in the JDR Subdivision to adjust the location of the proposed parkland. Ms. Patterson summarized the concerns brought forward by neighbouring residents of the change in the park's location as compared to the original proposal as part of the draft Plan of Subdivision.

Ms. Patterson posed specific inquiries to Council regarding the matter, and noted frustrations with the public consultation process. Fiona Hamilton, Director of Legislative and Legal Services (Clerk) and Sonya Watson, Chief Administrative Officer explained the legal situation required confidentiality such that public consultation was restricted. It was noted that the park's location was altered to limit additional flooding damage to landowners. Staff advised that an engagement campaign had been planned to solicit public feedback for the park's development.

Council and staff acknowledged Ms. Patterson's concerns, and advised on the appropriate procedure for delegation presentations, noting that individual inquiries had been provided prior to the Council meeting and could further be addressed privately.

Resolution 22-03-03

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton acknowledges the delegation from Brandy Patterson regarding the Declaration of Surplus Land in the JDR Subdivision as presented.

Carried

5. Minutes

5.1 Council Minutes - January 11, 2022

Resolution 22-03-04

Moved By: Steve Adams

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton adopt the minutes of the January 11, 2022 Council Meeting as presented.

Carried

6. Business Arising From the Minutes

7. Reports

7.1 Verbal Update - Zettler Municipal Drain

Steve Cobean, Engineer noted that the design had been finalized and provided a summary of the regulatory issues that impacted the design phase. Mr. Cobean responded to questions from Council about the timing of the Engineer's Report, noting that he would want to circulate the Engineer's Report to affected landowners prior to bringing the report to Council.

Council expressed support for receiving the Engineer's Report, or an update at a minimum by February 8, 2022.

Resolution 22-03-05

Moved By: James Lang

Seconded By: Steve Adams

That the Council of the Municipality of Brockton hereby accepts the verbal update on the Zettler Municipal Drain provided by Steve Cobean, Engineer of Cobide Engineering Inc. for information purposes and further that an update be provided at the February 8, 2022 Council Meeting.

Carried

7.2 2021 By-Law Enforcement and Property Standards Statistics Report

Council voiced their appreciation for the report and additional statistics provided.

Resolution 22-03-06

Moved By: Steve Adams

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number BL2022-01 - 2021 By-Law Enforcement and Property Standards Statistics Report, prepared by Lisa MacDonald, Animal Control/By-Law Enforcement Officer and Dieter Weltz, Building and Planning Manager/CBO for information purposes.

Carried

7.3 2275710 Ontario Limited Site Plan Control Agreement ERBP United Rentals

Council supported the development occurring on the property.

Resolution 22-03-07

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby approves Report Number BLDG2022-03 – 2275710 Ontario Limited Site Plan Control Agreement ERBP United Rentals, prepared by Dieter Wetz, Building and Planning Manager/CBO and in doing so approves a By-Law coming forward authorizing entering into a Site Plan Control Agreement with Mr. Aaron Fleischauer as authorized agent for 2275710 ONTARIO LIMITED, for PART LOT 34 CONCESSION 1 NORTH OF DURHAM ROAD BRANT, PART 2 3R10368; MUNICIPALITY OF BROCKTON, PIN 33196-0581 (LT) within the East Ridge Business Park, Walkerton with the subject property located on the North West corner of the intersection of Ontario Road and Eastridge Road.

Carried

7.4 Armoury Building Future Capital Needs Assessment

Resolution 22-03-08

Moved By: James Lang

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number REC2022-03 – Armoury Building Future Capital Needs Assessment, prepared by Mark Coleman, Director of Community Services for information purposes.

Carried

7.5 Walker West Booster Pumping Station Project Update

Council inquired about the delayed timeline affecting homeowners. Mayor Peabody advised that the matter may be resolved by the Spring.

Dieter Wetz, Building and Planning Manager responded to questions from Council regarding the connection process, noting that the contractor would need to connect the property line to the curb stop.

Resolution 22-03-09

Moved By: Steve Adams

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number UT2022-02 - Walker West Booster Pumping Station Project Update, prepared by Gregg Furtney, Director of Operations, for information purposes.

Carried

7.6 Sacred Heart High School Donation Request - OFSAA

Resolution 22-03-10

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby approves Report Number FIN2022-02 – Sacred Heart High School Donation Request - OFSAA, prepared by Trish Serratore, Chief Financial Officer and in doing so approves the following donation:

- \$450.00 to Sacred Heart High School for the OFSAA Boys AA Soccer Championship

Carried

7.7 Appointment of External Auditor

Resolution 22-03-11

Moved By: James Lang

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby receives Report Number FIN2022-03 – Appointment of External Auditor, prepared by Trish Serratore, Chief Financial Officer and in doing so approves appointing Baker Tilly as the Municipal Auditor for a five-year term.

Carried

7.8 JDR Declaration of Surplus Lands

Resolution 22-03-12

Moved By: Kym Hutcheon

Seconded By: James Lang

That the Council of the Municipality of Brockton hereby approves Report Number CLK2022-02 – JDR Declaration of Surplus Lands, prepared by Fiona Hamilton, Director of Legislative and Legal Services (Clerk) for information purposes.

Carried

7.9 OPG Memorandum of Understanding Renewal

Resolution 22-03-13

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby receives Report Number CAO2022-03 – OPG Memorandum of Understanding Renewal, prepared by Sonya Watson, Chief Administrative Officer and in doing so approves a By-law coming forward to adopt the OPG Memorandum of Understanding By-law as it relates to a Land Use License for monitoring seismic activity.

Carried

7.10 NWMO South Bruce Update

Resolution 22-03-14

Moved By: James Lang

Seconded By: Dan Gieruszak

That the Council of the Municipality of Brockton hereby receives Report Number CAO2022-04 – NWMO South Bruce Update, prepared by Sonya Watson, Chief Administrative Officer for information purposes.

Carried

7.11 South Bruce Grey Health Centre Third Party Review Update

Council expressed support to invite the South Bruce Grey Health Centre leadership to attend a council meeting once the report had been received, rather than to the next Council meeting.

Resolution 22-03-15

Moved By: Kym Hutcheon

Seconded By: Dan Gieruszak

That the Council of the Municipality of Brockton hereby receives Report Number CAO2022-02– South Bruce Grey Health Centre Third Party Review Update, prepared by Sonya Watson, Chief Administrative Officer for information and in

doing so provides direction on inviting SBGHC leadership to a Council meeting once the report has been provided.

Carried

7.12 Minister's Zoning Order (MZO) Update – Information Session

Mayor Peabody provided an update to Council about the success of the lobbying efforts made by the Municipality of Brockton and the County of Bruce.

Resolution 22-03-16

Moved By: Steve Adams

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number CAO2022-05 - Minister's Zoning Order (MZO) Update – Information Session, prepared by Sonya Watson, Chief Administrative Officer for information purposes.

Carried

7.13 COVID-19 Immunization Disclosure Policy - Updated January 2022

Resolution 22-03-17

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby receives Report Number CAO2022-06 - COVID-19 Immunization Disclosure Policy - Updated January 2022, prepared by Sonya Watson, Chief Administrative Officer and in doing so approves a By-Law coming forward to approve the updated COVID-19 Immunization Disclosure Policy – Updated January 2022 and further rescinding the outdated policy's inclusion from By-Law 2021-147.

Carried

8. Public Notification

8.1 2022 Budget Meetings

The Council of the Municipality of Brockton was scheduled to hold electronic Special Council Meetings to discuss the 2022 Municipal Budget on Tuesday, January 25, 2022 at 9:00 a.m., Wednesday, January 26, 2022 at 7:00 p.m., and Tuesday, February 15, 2022 at 1:00 p.m.

8.2 2022 Budget Consultation

Residents were being encouraged to share their opinions and feedback on the 2022 Municipal Budget through the **Budget Consultation 2022 Project** on the Community Engagement Website, Build Your Brockton.

8.3 Ministerial Zoning Order Information Session

The Municipality of Brockton and Monteith Brown Planning Consultants was scheduled to host an information session about the proposed Application for a Ministerial Zoning Order on Thursday, February 10, 2022 at 7:00 p.m. via Zoom. Visit our **Ministerial Zoning Order Application webpage** for more information.

9. Accounts

9.1 Accounts - \$218,892.97

Resolution 22-03-18

Moved By: Steve Adams

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton approve payment of the accounts in the amount of \$218,892.97.

Carried

10. Correspondence Requiring Action

11. Information

- 11.1 Notice of Public Hearing - Minor Variance A-2021-035
- 11.2 Notice of Public Meeting - Bruce County Official Plan Amendment C-2021-025
- 11.3 Notice of Consent Application - B-2021-078
- 11.4 Notice of Consent Application - B-2021-096
- 11.5 Ontario Power Generation - Community Update January 2022
- 11.6 South Bruce O.P.P. Detachment Commander's Report - October 2021
- 11.7 South Bruce O.P.P. Detachment Commander's Report - November 2021
- 11.8 South Bruce O.P.P. Detachment Commander Report - December 2021
- 11.9 Saugeen Municipal Airport Commission December 2021 Minutes
- 11.10 Town of Bracebridge Resolution - Support Muskoka Parry Sound on Sexual Assault Services Receiving Funding

Resolution 22-03-19

Moved By: James Lang

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 22-03-19

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 2022-007 - Zoning By-Law Amendment - Walker Hill Development Inc. Z-2021-006
- By-Law 2022-008 - Rescind Hanover/Neustadt Snowmobile Club Memorandum of Understanding By-Law
- By-Law 2022-009 - Declare Property Within JDR Subdivision Surplus By-Law
- By-Law 2022-010 - 2275710 ONTARIO LIMITED United Rentals Site Plan Control Agreement By-Law
- By-Law 2022-011 - Ontario Power Generation Land Use Licence Agreement By-Law
- By-Law 2022-012 - Adopt Amended COVID-19 Immunization Disclosure Policy By-Law

Carried

13. Committee Minutes

Resolution 22-03-20

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 Economic Development Committee Minutes - November 15, 2021
- Brockton Police Services Board Minutes - December 16, 2021

Carried

14. New Business Brought Forward

Councillor Dean Leifso joined the meeting at 8:37 p.m.

14.1 Municipal Sponsorship of Event

Councillor Lang informed Council of the Battle of the Badges Hockey Game scheduled on February 21, 2022 at 1:00 p.m. between the O.P.P. and Walkerton Fire Department, requesting that the Municipality of Brockton waive ice rental fees and the fee for the use of the upstairs hall for the event.

Resolution 22-03-22

Moved By: Tim Elphick

Seconded By: Steve Adams

That the Council of the Municipality of Brockton hereby waive the requirement to provide Notice of Motion for this item brought forward.

Carried

Resolution 22-03-23

Moved By: Tim Elphick

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton approves waiving the fees associated with the rental of the ice and the upstairs hall in support of the Battle of the Badges Family Day Hockey Game scheduled for February 21, 2022.

Carried

15. Closed Session

Resolution 22-03-24

Moved By: James Lang

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:

- A proposed or pending acquisition or disposition of land by the municipality or local board - **Property Valuation**
- Labour relations or employee negotiations - **Staffing Update**
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - **Zoning Issue**
- Advice that is subject to solicitor/client privilege, including communications necessary for that purpose - **Contractor Insolvency Opinion**

Carried

Resolution 22-03-25

Moved By: Steve Adams
Seconded By: Tim Elphick

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

Carried

16. Confirmation of Proceedings

Resolution 22-03-26

Moved By: Dan Gieruszak
Seconded By: Kym Hutcheon

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 2022-013 - January 25, 2022 Regular Council Meeting Confirmatory By-Law

Carried

17. Adjournment

Resolution 22-03-27

Moved By: James Lang
Seconded By: Dean Leifso

That the Council of the Municipality of Brockton does now adjourn at 9:15 p.m. to meet again on January 26, 2022 at 7:00 p.m.

Carried

Mayor - Chris Peabody

Director of Legislative and Legal Services (Clerk) – Fiona Hamilton