



The Corporation of the Municipality of Brockton

## Council Meeting Minutes

Tuesday, December 10, 2024, 7:00 p.m.

Bruce County Council Chambers - 30 Park Street, Walkerton, ON

**Council Present:** Chris Peabody, Mayor  
Mitch Clark, Councillor  
Tim Elphick, Councillor  
Kym Hutcheon, Deputy Mayor  
B. Carl Kuhnke, Councillor (attending remotely)  
Gregory J. McLean, Councillor (attending remotely)  
Steve Travale, Councillor

**Staff Present:** Sonya Watson, Chief Administrative Officer  
Fiona Hamilton, Director of Legislative and Legal Services (Clerk)  
Trish Serratore, Chief Financial Officer  
Nicholas Schnurr, Director of Operations  
Chris Wells, Director of Fire and Emergency Services

1. **Indigenous Land Acknowledgement Statement**

2. **Acceptance of Council Agenda**

**Resolution 24-31-01**

Moved By: Mitch Clark

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton accept the Agenda for the regular Council Meeting on December 10, 2024 as presented.

**Carried**

3. **Declaration of Pecuniary Interest and General Nature Thereof**

4. **Public Meetings Required Under the Planning Act**

4.1 Planning Application - Zoning By-Law Amendment Z-2024-064

Benito Russo, Bruce County Planner, informed all individuals attending in person and remotely how they could receive updates on the application. Mr. Russo provided a summary of the application for rezoning to allow for a tradesperson's shop, business/professional office, and retail store for security alarms and cameras.

Mr. Russo noted that the subject lands were zoned Highway Commercial and the proposed uses were not generally permitted in a Highway Commercial Zone which was reserved for uses reliant on high visibility for major transportation routes. Mr. Russo explained, however, that the proposed uses were fitting within the character of the surrounding area. Mr. Russo noted that a site-specific amendment was recommended to add the proposed uses to be consistent with surrounding properties.

No comments were received in opposition to the application. Mr. Russo advised that the Planning Department was recommending the Zoning By-Law amendment be approved.

The proponent was in attendance but did not make any submissions.

No members of the public indicated they wished to participate in the Public Meeting and there were no questions from Council.

**Resolution 24-31-02**

Moved By: Mitch Clark

Seconded By: Kym Hutcheon

That the Council of the Corporation of the Municipality of Brockton has considered the Planning Report prepared by Benito Russo, Bruce County Planner, dated December 10, 2024, and entitled Municipality of Brockton Planning Report and further that Council approves the proposed Zoning By-Law Amendment submitted by Matt Berry, File Z-2024-064 and authorizes the Site Specific By-Law coming forward.

**Carried**

**5. Delegations**

**5.1 Saugeen Municipal Airport 2025 Budget**

Dave Hocking, Saugeen Municipal Airport Commissioner Chairperson presented the Saugeen Municipal Airport ("SMA") budget to Council along with the Airport manager, Tim Olds.

Mr. Hocking introduced himself and provided an overview of the financial position for the SMA noting a surplus position. Mr. Hocking noted that there had been no increase in the budget since 2022, as the increase last year was not approved by all three municipalities. Mr. Hocking discussed the budget sheet comparing the proposed budget and actuals, noting the SMA's proactive approach, recognizing the efforts of Tim Olds as the new Airport Manager in introducing a new fuel tank and enhancing the Airport's ability for greater revenue flow on gas sales with a surplus situation.

Mr. Hocking noted that the Municipality of West Grey and Town of Hanover had approved their respective portions of the increase. Mr. Hocking discussed the cost sharing agreement between all three Municipalities, which had not been revisited since 2012, and invited Council to review the funding agreement as it was disproportionate with Brockton paying the largest share.

Mr. Hocking responded to an inquiry regarding surplus funds, advising that the SMA was in the process of setting up reserve funds for capital expenses, noting that runways are the highest expense. Mr. Hocking also spoke to the two outstanding loans that the SMA would like to pay off: one loan is to the Municipality of Brockton for a machine purchase due in 2026, and the second loan to Meridian Credit Union for the construction of a hangar.

Mr. Hocking responded to a question about the airport development proposal, noting that the SMA was working with Grey County Economic Development and Tourism regarding commercial and industrial expansion, advising that a presentation could come to Council in January 2025.

Council discussed the future plans of the SMA, and the proposed budget operating in a surplus for the second year. Mr. Hocking advised that the budget increased from \$154,000 to \$175,000 without an increase over a 3-year period, and the SMA was hoping to move forward with future projects such as an

economic development plan for resources for studies, and are trying to follow through with the positive growth with a goal for the SMA to become self-sustaining.

Tim Olds responded to a question from Council regarding the anticipated \$20,000 in farmland rentals, advising that the funds were estimated, and unfortunately the weather conditions were volatile for farmland, such that 70% of fields were switched to winter wheat and harvest over to grasslands.

## 5.2 Class EA for Saugeen Riverbank Erosion in Walkerton

Kelly Vader, Environmental Planner reviewed the Environmental Assessment (EA) background process and study area as well as the timeline of work involved. The initial mailout to affected residents occurred in June 2020, and agencies and conservation authorities were consulted. The EA was updated to check the conditions of the slope and alternatives were investigated, including a fluvial geomorphology study to see how the river impacted the rate of erosion. Mr. Vader noted that B.M. Ross consulted the Geotechnical firm to obtain feedback on the recommended approach and some building condition surveys, and staff further submitted a grant application which was unfortunately unsuccessful. B.M. Ross obtained a second opinion from a different geotechnical firm to ensure that the feedback received was appropriate.

Steve Jackson explained the original recommendations, noting that the geotechnical firm was consulted again on alternative solutions. Mr. Jackson advised that the slope was marginally unstable with concerns in maintaining the safety of workers during construction if certain alternatives were selected. Mr. Jackson explained that the plan for toe protection would involve constructing an access road from the East or creating a barge with an unloading area across the river. Mr. Jackson also described the limited timeframe of only 1 month per year when work could be conducted to maintain species habitats, and further obtain approval from agencies and Ministries prior to construction.

Mr. Jackson discussed the excessive costs associated with all the considered alternatives. Based on all information collected, the recommendation had been revised to prefer Alternative 5 due to the cost, the restrictive regulatory timeline, and the challenge in obtaining regulatory approvals which would also add significant costs.

Mr. Jackson described what activities were involved with the Alternative 5: "Do Nothing" approach, including monitoring the slope area, reviewing the risk to residents, and considering a drainage swale along the top for overland flows.

Due to the change in recommendation, resident input must be received again on the new preferred recommendation. Once the input was received and Council had chosen their preferred alternative, B.M. Ross would finalize the screening report and issue the notice of study completion.

Ms. Vader responded to a question from Council on the timeframe for public comments, noting that the usual timeline is 30 days, and the direct communication that would occur with impacted residents, information will be published on the Municipal website and communication channels, and residents that have previously provided feedback will be consulted again.

Mr. Jackson responded to an inquiry on the monitoring measures, advising that a monitoring plan would be established and could be conducted internally over a monthly or bi-monthly period to obtain measurements and set up flags depending on the erosion thresholds.

Council advocated for community canvassing and ensuring information is circulated to warn residents of the risks related to erosion as the watercourse is widely used.

### 5.3 Bruce County Planning Services Agreement

Jack Van Dorp, Director of Planning and Development provided an explanation of the planning services agreement which represented the evolution of planning services, with Bruce County being able to provide more project support to Municipalities. The County's project support had been standardized among the lower-tier Municipalities, and the agreement included provisions and prioritization of available service types. The County would continue to provide application review services, annual consolidations, time allotments for policy and project support, and the option to delegate authority for land division to local municipalities. Mr. Van Dorp noted that the agreement allowed the Municipality to delegate uncontested applications to staff.

## 6. Minutes

### 6.1 Council Minutes - November 26, 2024

#### **Resolution 24-31-03**

Moved By: Mitch Clark

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton adopt the minutes of the November 26, 2024 Council Meeting as presented.

**Carried**

## 7. Business Arising From the Minutes

### 7.1 Motion: Carbon Tax Costs

Councillor Travale spoke to the motion, noting the costs for fuel usage and heating municipal facilities. Mayor Peabody supported the motion, advising that the Walkerton Community Centre incurred costs of \$10,000 related to carbon tax.

#### **Resolution 24-31-04**

Moved By: Steve Travale

Seconded By: B. Carl Kuhnke

Whereas the Council of the Municipality of Brockton hereby requests that the Government of Canada create an efficient administrative program for municipalities to receive full reimbursement on direct carbon tax costs that are incurred providing essential and public safety programs and services, such as fuel purchases for its fleet and equipment as well as natural gas costs for heating facilities;

Now Therefore Be It Resolved That a copy of this resolution be sent to the Federation of Canadian Municipalities and the Association of Municipalities of Ontario for support, as well as Prime Minister of Canada Justin Trudeau, Minister of the Environment Steven Guilbeault, Minister of Energy and Natural Resources Jonathan Wilkinson, President of the Treasury Board and Minister of Transport Anita Anand, MP Ben Lobb, Premier of Ontario Doug Ford, MPP Lisa Thompson.

**Carried**

### 7.2 Motion: CANDU Reactors

Deputy Mayor Hutcheon acted as Chairperson for this motion.

Mayor Peabody explained his rationale for the motion, advocating for the selection of CANDU reactors at a local level, as the Bruce C project develops. Mayor Peabody described the intent of the motion to ensure energy independence using Canadian uranium and technology, as well as Canadian workers and unions, with the hopes that workers or potentially suppliers would consider locating in Brockton.

**Resolution 24-31-05**

Moved By: Chris Peabody

Seconded By: Kym Hutcheon

Be it resolved that the County of the Municipality of Brockton supports the resolution presented by Bruce County Council regarding the continued operation, refurbishment, and expansion of the CANDU fleet in Bruce County and across the Province when making decisions regarding Ontario's future energy infrastructure projects as below:

Whereas CANDU nuclear reactors have provided decades of reliable, safe, and clean energy, contributing significantly to Ontario's energy grid while reducing greenhouse gas emissions;

And Whereas CANDU is the only commercial reactor to produce medical isotopes, stabilizing the world's supply for much needed life saving isotopes;

And Whereas the continued operation and investment in CANDU reactors represent a critical pillar of Ontario's energy strategy, ensuring a stable, low-carbon source of electricity to meet both current and future energy demands;

And Whereas Bruce County is home to the largest operating CANDU facility in Canada, which generates significant economic benefits through employment, supplier contracts, and infrastructure development;

And Whereas CANDU technology, developed in Canada, remains a leading example of national innovation, energy independence, use of Canadian uranium, and the potential for global export of expertise and technology;

And Whereas the long-term operation of the CANDU fleet in Bruce County aligns with Ontario's commitment to a clean energy future and further supports economic resilience through the province's investments in energy innovation and infrastructure;

And Whereas to date, NWMO has largely built their assumptions around storing existing spent nuclear fuel from CANDU reactors that utilize natural uranium as their nuclear fuel;

Now Therefore Be It Resolved That Bruce County Council formally recognize the strategic importance of the CANDU nuclear reactors as a cornerstone of Ontario's energy strategy, contributing to energy security and economic development;

That Bruce County Council express its support for the continued operation, refurbishment, and expansion of the CANDU fleet in Bruce County and across Ontario;

And That this resolution be circulated to all local municipalities within Bruce County, neighbouring counties, the Premier of Ontario, the Minister of Energy, the Minister of Rural Affairs and the Ministry of Natural

Resources and Forestry and the Prime Minister and the Federal Minister of Natural Resources for their consideration and support.

And Further That the Council of the Municipality of Brockton directs that a copy of this supporting resolution be provided to Bruce County Council.

**Carried**

7.3 Motion: Ontario Provincial Police Costs

The motion was withdrawn and not voted on as the Provincial Government was responsive to the needs of rural Municipalities. Mayor Peabody recognized the efforts of the Minister of Rural Affairs, Lisa Thompson who advocated for rural communities.

**8. Reports**

8.1 Chief Building Official's Activity Report for November 2024

**Resolution 24-31-06**

Moved By: Steve Travale

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby receives Report Number BLDG2024-15 – Chief Building Official's Activity Report for November 2024, prepared by Dieter Wetz, Building and Planning Manager/CBO for information purposes.

**Carried**

8.2 Chief Building Official's Activity Report for October 2024

**Resolution 24-31-07**

Moved By: Steve Travale

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby receives Report Number BLDG2024-14 – Chief Building Official's Activity Report for October 2024, prepared by Dieter Wetz, Building and Planning Manager/CBO for information purposes.

**Carried**

8.3 Brockton Development Charges December 2024 Update

Council thanked staff for their work in reviewing the projects and decreasing the amount for Development Charges (DC's).

Sonya Watson, Chief Administrative Officer responded to an inquiry from Council on the aerial fire truck, advising that the DC's raised would be put towards fire-related growth equipment should the aerial truck not be purchased within the proposed timeframe.

Ms. Watson responded to an inquiry, advising that a phased-in approach was not considered as part of the draft By-Law.

Ms. Watson responded to questions from Council regarding project funding, advising that the funds allocated in the DC background study are estimates, and funds could be taken from other sources should the full amount not be raised by DC's, or else the background study could be revisited, if required.

**Resolution 24-31-08**

Moved By: Steve Travale  
Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby receives Report Number PLN2024-13 - Brockton Development Charges December 2024 Update, prepared by Sonya Watson, Chief Administrative Officer, Trish Serratore, Chief Financial Officer, Dalton Stone, Municipal Services Coordinator, and Dieter Weltz, Building and Planning Manager/CBO and in doing so accepts the Background Study as revised and authorizes the Development Charges By-law coming forward for first and second reading.

**Carried**

8.4 Grant Opportunity - Canada Housing Infrastructure Fund (CHIF)

**Resolution 24-31-09**

Moved By: Steve Travale  
Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby receives Report Number UT2024-17 - Grant Opportunity – Canada Housing Infrastructure Fund (CHIF), prepared by Nicholas Schnurr, Director of Operations and in doing so authorizes staff to submit an application to the CHIF grant for the Water Tower project utilizing GrantMatch.

**Carried**

8.5 Solid Waste Collection Contract Extension

**Resolution 24-31-10**

Moved By: Steve Travale  
Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby receives Report Number PW2024-32 - Solid Waste Collection Contract Extension, prepared by Nicholas Schnurr, Director of Operations and in doing so authorizes the contract extension proposal from Bruce Service, Sales and Rental Inc in the amount of \$163,300 plus HST for weekly curbside collection throughout 2025.

**Carried**

8.6 October and November 2024 Water and Wastewater Operations Maintenance

**Resolution 24-31-11**

Moved By: Kym Hutcheon  
Seconded By: Steve Travale

That the Council of the Municipality of Brockton hereby receives Report Number UT2024-16 – October and November 2024 Water and Wastewater Operation Maintenance prepared by Nicholas Schnurr, Director of Operations and Rachel Bryan, Municipal Executive Coordinator for information purposes.

**Carried**

8.7 2024 Year-End Surplus and Deficit Transfers

**Resolution 24-31-12**

Moved By: Kym Hutcheon  
Seconded By: Steve Travale

That the Council of the Municipality of Brockton hereby receives Report Number FIN2024-36 - 2024 Year-End Surplus and Deficit Transfers, prepared by Trish

Serratore, Chief Financial Officer for information purposes and further authorizes the following year-end transfers:

**Surplus/Deficit Transfer - Utility Budget** - any surplus/deficit from the 2024 Municipality of Brockton Utility Budgets be transferred to or from the Reserve Fund for future Capital expenditures.

**Surplus/Deficit Transfer - Brockton Building Services Budget** - any surplus/deficit from the 2024 Municipality of Brockton Building Services Budget be transferred to or from the Equipment Reserve Fund - Building as per the *Ontario Building Code*.

**Surplus/Deficit Transfer – Brockton Child Care Budget** - That the Council of the Municipality of Brockton hereby direct that any surplus from the 2024 Municipality of Brockton Child Care Budget be transferred to or from the Brockton Child Care Reserve Fund for future infrastructure.

**Surplus/Deficit Transfer – Cemetery Care & Maintenance Trust Funds** - That the Council of the Municipality of Brockton hereby direct that any surplus/deficit from the 2024 Municipality of Brockton Cemetery Care and Maintenance Fund be transferred to or from the Municipal Care and Maintenance Trust account as directed by the *Cemetery Act*.

**Surplus/Deficit Transfer – Operating** - any surplus/deficit from the 2024 Municipality of Brockton Operating Budget be transferred to or from the Brockton Working Capital Reserve. And any unused funds for special projects from the 2024 Municipality of Brockton Budget be transferred to the Reserve Fund for the completion of these projects in 2024.

**Surplus/Deficit Transfer – Operating/Capital Grant Funded Projects** - any surplus/deficit from the 2024 Municipality of Brockton Operating/Capital Budget that were approved by Council and funded through a third-party grantor be transferred to or from the Brockton Equipment Reserve Fund.

**Surplus/Deficit Transfer - Capital Budget** - any surplus/deficit from the 2024 Municipality of Brockton Capital Budget be transferred to or from the Reserve Fund for each department for future Capital expenditures.

**Carried**

## **9. Public Notification**

### **9.1 Municipality Closed for Holiday Season**

The Municipal Office and Brockton Child Care Centre will be closed for the holidays at 1:00 p.m. on December 24, 2024 until January 1, 2025. Both offices reopen on January 2, 2025.

The Community Services Administration Office will be closed at 1:00 p.m. on December 24, 2024 until January 1, 2025\*. The office reopens January 2, 2025. \*The office will be open on December 30, 2024 for programming.

The Brant Landfill will be closed on December 25, 2024 and January 1, 2025. The Brant Landfill and Greenock Transfer Station will both remain open on December 28, 2024.

### **9.2 Special Council Meetings (2025 Municipal Budget)**

Council will hold Special Budget Meetings at the Bruce County Council Chambers on Monday, January 13, 2025 at 10:00 a.m., Tuesday, January 14, 2025 at 1:00 p.m. and Tuesday, February 11, 2025 at 1:00 p.m. to consider the 2025 Municipal Budget.



## 10. Accounts

10.1 Accounts - \$1,037,536.58

### **Resolution 24-31-13**

Moved By: Kym Hutcheon

Seconded By: Steve Travale

That the Council of the Municipality of Brockton approve payment of the accounts in the amount of \$1,037,536.58.

**Carried**

## 11. Correspondence Requiring Action

## 12. Information

12.1 Province of Ontario News Release - Ontario Offsetting OPP Cost Increases for Small and Rural Municipalities

12.2 Press Releases - Bruce County Council Elects Saugeen Shores Mayor Luke Charbonneau as Bruce County Warden and Huron-Kinloss Mayor Don Murray as Bruce County Deputy Warden

12.3 Bruce County News Release - Notice of Passing of County-wide Development Charges By-law

12.4 Municipality of South Bruce News Release - South Bruce Not Moving Forward with NWMO Site Selection Process

12.5 Municipal Engineers Association Appoint New Board of Directors at 2024 AGM

12.6 City of Guelph Resolution - Fees for Use of Municipal Property by Natural Gas Distributors

12.7 Town of Kearney Resolution - Critical Infrastructure

12.8 Municipal Resolutions - Ontario Rural Road Safety Program

### **Resolution 24-31-14**

Moved By: Kym Hutcheon

Seconded By: Steve Travale

That the Council of the Municipality of Brockton hereby receives all items provided in Section 12. Information.

**Carried**

## 13. By-Laws

### **Resolution 24-31-15**

Moved By: Kym Hutcheon

Seconded By: Steve Travale

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 2024-103 - OILC Borrowing Upon Amortizing Debentures Towards Cost of ERBP Phase 2 and Yonge Street Rehabilitation Agreement By-Law
- By-Law 2024-106 - Zoning Amendment By-Law – Berry Z-2024-064
- By-Law 2024-107 - Bruce County Municipal Planning Services Agreement By-Law

- By-Law 2024-108 - Rescind Agreements of Purchase and Sale By-Laws
- By-Law 2024-109 - Borrowing to Meet Current Expenditures for 2025 By-Law
- By-Law 2024-110 - 2025 Interim Tax Levy By-Law

**Carried**

**Resolution 24-31-16**

Moved By: Mitch Clark

Seconded By: Tim Elphick

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

- By-Law 2024-096 - Development Charges By-Law

**Carried**

**14. Committee Minutes**

**Resolution 24-31-17**

Moved By: Mitch Clark

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 Heritage Committee Minutes - November 4, 2024
- Elmwood Community Centre Board Minutes - November 6, 2024

**Carried**

**15. New Business Brought Forward**

1. Saugeen Valley Conservation Authority Budget

Councillor Travale inquired about the Saugeen Valley Conservation Authority's draft 2025 budget and the apparent levy increase. Trish Serratore, Chief Financial Officer advised that their budget was received last week and would be presented during 2025 Budget deliberations.

2. Christmas Activities

Mayor Peabody thanked all groups who organized and/or participated in various Christmas activities, including the Santa Claus Parade, Elmwood Christmas Tree Lighting, Sing! Show Chorus concert, and Santa Claus Breakfast which help spread Christmas cheer in our community. Mayor Peabody wished everyone a Merry Christmas

3. Award Recognition

Council recognized Barb Vandenbor on receiving the 2024 YMCA Peace Award for her efforts with BigDoor in Walkerton.

**16. Closed Session**

**Resolution 24-31-18**

Moved By: Mitch Clark

Seconded By: Steve Travale

That the Council of the Municipality of Brockton enter into Closed Session at 8:21 p.m. in order to address matters pertaining to:

- Personal matters about an identifiable individual, including municipal or local board employees - **Private Well Contamination Update, Parkland Exemption Confirmation**
- A proposed or pending acquisition or disposition of land by the municipality or local board - **East Ridge Business Park Proposal, Storm Sewer Land Expropriation**
- Advice that is subject to solicitor/client privilege, including communications necessary for that purpose - **Investigation Recommendation, Cliff Erosion Recommendation**

**Carried**

**Resolution 24-31-19**

Moved By: Mitch Clark

Seconded By: Steve Travale

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

**Carried**

**17. Confirmation of Proceedings**

**Resolution 24-31-20**

Moved By: Mitch Clark

Seconded By: Steve Travale

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 2024-111 - December 10, 2024 Confirmatory By-Law

**Carried**

**18. Adjournment**

**Resolution 24-31-21**

Moved By: Mitch Clark

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton does now adjourn at 9:20 p.m. to meet again on Monday, January 13, 2025 at 10:00 a.m. for the Special Council Meeting to consider the 2025 Municipal Budget.

**Carried**

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Mayor - Chris Peabody

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