



The Corporation of the Municipality of Brockton

Council Meeting Minutes

Tuesday, March 18, 2025, 7:30 p.m.

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

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

Staff Present: Sonya Watson, Chief Administrative Officer (attending remotely)
Fiona Hamilton, Director of Legislative and Legal Services (Clerk)
Sarah Johnson, Deputy Clerk
Trish Serratore, Chief Financial Officer
Dieter Weltz, Building and Planning Manager/CBO
Colleen Gillis, Director of Community Services
Brad Thomson, Facilities and Parks Supervisor
Nicholas Schnurr, Director of Operations
Christine Brandt, Community Development Coordinator

1. Indigenous Land Acknowledgement Statement

2. Acceptance of Council Agenda

Resolution 25-08-01

Moved By: Kym Hutcheon

Seconded By: Gregory J. McLean

That the Council of the Municipality of Brockton accept the Agenda for the regular Council Meeting on March 18, 2025 as presented.

Carried

3. Declaration of Pecuniary Interest and General Nature Thereof

Councillor Elphick declared a conflict of interest in relation to a matter in the Closed Session due to his volunteer activities.

4. Public Meetings Required Under the Planning Act

4.1 Zoning By-Law Amendment Z-2023-094 (Brockton Housekeeping)

Benito Russo, Bruce County Intermediate Planner, informed all those in attendance of the ways they could receive updates in relation to the application.

Mr. Russo provided a summary of all the proposed amendments to the zoning by-law and the reason for the proposed amendments, noting that many amendments were to bring the by-law into greater conformity with the Bruce County Official Plan and the provincial policy statements.

Mr. Russo highlighted specific amendments and the goal of the proposed changes, including additional residential units for agricultural properties, definitions and provisions to reflect the Accessibility for Ontarians with Disabilities Act, definitions and provisions would be added for electrical vehicle parking, additions were included for a range of entertainment venues such as trampoline parks and golf simulators, multi-residential units with reduced parking spaces to permit the minimum amount of parking required.

There were no questions from Council and no members of the public in attendance in person or on-line indicated they wanted to participate in the public meeting when provided with an opportunity to do so.

Resolution 25-08-02

Moved By: Kym Hutcheon

Seconded By: Gregory J. McLean

That the Council of the Corporation of the Municipality of Brockton has considered the Planning Report prepared by Benito Russo, Bruce County Intermediate Planner, dated March 18, 2025, and entitled Municipality of Brockton Planning Report and further that Council approves the proposed Zoning By-Law Amendment submitted by the Municipality of Brockton, File Z-2023-094 and authorizes a Site Specific By-Law coming forward.

Carried

4.2 Local Official Plan Amendment L-2024-015 and Zoning By-Law Amendment Z-2024-078

Benito Russo, Bruce County Intermediate Planner, informed all individuals in attendance about the ways they could receive updates in relation to the application.

Mr. Russo provided an overview of the purpose of the application and provided a description of the property. Mr. Russo noted that the application was to demolish the existing derelict hotel to allow for the construction of ten (10) town homes. Mr. Russo noted the surrounding land uses were primarily residential in nature. The redesignation of commercial to residential was in alignment with the surrounding neighborhood and in keeping with the overall policies of the official plan and zoning by-law.

It was noted that the driveways on Maple Street would encourage limited entrances on the busier roadway along Durham Street. It was noted that municipal services were available to the property, although a development agreement would be required to allow for the required upgraded servicing. A record of site condition would also be required for the property. The subject lands were in an area with high archaeological potential, but given the previous development, it was noted the site should be considered disturbed such that an archaeological assessment was not required.

Dana Kieffer, Senior Development Planner for Cobide Engineering Inc. spoke in support of the proposed application on behalf of the Applicant and noted that the trees on the property would remain unless dead, diseased or required to facilitate drainage.

Brenda Korell noted that she assisted the residents at the neighboring apartment building in relation to the trees on the site. Ms. Korell noted that most of the trees along the property line would be saved but questioned whether a protective border would be installed around the trees prior to further construction. Ms. Knoll

questioned whether the swales for drainage behind units 2 and 9 would affect any of the roots of the trees.

Dana Kieffer responded to questions about the trees on the site and noted there was not a planning mechanism for a protective order for trees. Ms. Kieffer noted that the swales would be installed through a previously developed area.

There were no other members of the public in attendance online or in person indicating they wanted to participate in the public meeting when provided the opportunity to do so.

Resolution 25-08-03

Moved By: Kym Hutcheon

Seconded By: Gregory J. McLean

That the Council of the Corporation of the Municipality of Brockton has considered the Planning Report prepared by Benito Russo, Bruce County Intermediate Planner, dated March 18, 2025, and entitled Municipality of Brockton Planning Report and further that Council approves the proposed Local Official Plan Amendment submitted by 1221058 ONTARIO INC (Jim and Nancy Spitzig) c/o Cobide Engineering Inc., File L-2024-015 and authorizes a Site Specific By-Law coming forward.

Carried

Resolution 25-08-04

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Corporation of the Municipality of Brockton has considered the Planning Report prepared by Benito Russo, Bruce County Intermediate Planner, dated March 18, 2025, and entitled Municipality of Brockton Planning Report and further that Council approves the proposed Zoning By-Law Amendment submitted by 1221058 ONTARIO INC (Jim and Nancy Spitzig) c/o Cobide Engineering Inc., File Z-2024-078 and authorizes a Site Specific By-Law coming forward, subject to the Local Official Plan Amendment By-Law File L-2024-015 coming into force and effect.

Carried

5. Delegations

5.1 Cargill and Greenock Swamp Promotional Association - Greenock Swamp Tours and Margaret's Mercantile 2024 Update

Shannon Wood and Gary Napper, Directors for the Cargill and Greenock Promotional Association, thanked Council for the support from the Municipality and summarized the activities undertaken by the group in the past year, including the purchase of a small building for Margaret's Mercantile and the operation of a BBQ stand, Greenock Swamp tours, assistance with Cargill Homecoming, and the dinner over the Yokasippi River with 77 attendees.

Ms. Wood noted that the Cargill and Greenock Promotional Association had dedicated more than 1,000 volunteer hours, entertained and served 600 visitors, and showcased 35 local artisans.

Ms. Wood further noted the change to the venue of the Bradley School House as the basement of the church in Chepstow was no longer available.

Council commended the group on their efforts and commitment to Brockton's heritage.

6. Minutes

6.1 Council Minutes - February 25, 2025

Resolution 25-08-05

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton adopt the minutes of the February 25, 2025 Council Meeting as presented.

Carried

7. Business Arising From the Minutes

8. Reports

8.1 Economic Development Update – March 2025

Resolution 25-08-06

Moved By: Tim Elphick

Seconded By: Mitch Clark

That the Council of the Municipality of Brockton hereby receives Report Number ED2025-03 - Economic Development Update – March 2025, prepared by Christine Brandt, Community Development Coordinator for information purposes.

Carried

8.2 25th Walkerton Water Commemoration

Council discussed the comments received from the public, and the best way to recognize the 25th anniversary, while respecting the sensitivity surrounding it anniversary. Council supported the renewal of the Walkerton Heritage Water Garden.

Council favoured not proceeding with a formal event but providing individuals with a municipally organized opportunity to participate in a self-directed commemorative reflection.

Action: Staff to determine details surrounding a self-directed commemorative event.

Resolution 25-08-07

Moved By: Tim Elphick

Seconded By: Mitch Clark

That the Council of the Municipality of Brockton hereby approves Report Number ED2025-04 – 25th Walkerton Water Commemoration, prepared by Christine Brandt, Community Development Coordinator, and Sonya Watson, Chief Administrative Officer and in doing so, Council acknowledges that this is a significant and meaningful event in the community's history that evokes a range of emotions among residents that deserves respect both locally, Provincially and Nationally; and further that a self-directed commemorative event be organized respecting the opportunity for individuals to honour their loved ones and observe this anniversary in their own personal ways, and further that Council's support of the renewal of the Heritage Water Garden will continue to serve as space for quiet reflection for our community.

Carried

8.3 February 2025 Water and Wastewater Operations Maintenance

Resolution 25-08-08

Moved By: Mitch Clark

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number UT2025-03 - February 2025 Water and Wastewater Operation Maintenance prepared by Nicholas Schnurr, Director of Operations for information purposes.

Carried

8.4 Purchase of Replacement Grader

Council discussed the importance of the graders in maintaining gravel roads in Brockton.

Nicholas Schnurr, Director of Operations responded to an inquiry about the timing of the quote received, advising that the costing was provided last week prior to metal tariffs being introduced. Mr. Schnurr confirmed the timing of delivery for the grader and further confirmed that additional Council approval would be sought if there was a material difference from the amount that was included in the quote.

Resolution 25-08-09

Moved By: Mitch Clark

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number PW2025-03 - Purchase of Replacement Grader, prepared by Nicholas Schnurr, Director of Operations and in doing so approves additional funds from the Roads Equipment Reserve Fund to be used for the procurement of the grader and equipment in the total amount of \$740,000 + HST.

Carried

8.5 Recreation Master Services and Facilities Plan Two Year Progress Update

Resolution 25-08-10

Moved By: B. Carl Kuhnke

Seconded By: Gregory J. McLean

That the Council of the Municipality of Brockton hereby receives Report Number REC2025-06 – Recreation Master Services and Facilities Plan Two Year Progress Update, prepared by Colleen Gillis, Director of Community Services for information purposes.

Carried

8.6 Brockton Facility Update

Trish Serratore, Chief Financial Officer responded to an inquiry about the claim deductible, advising that the \$15,000 deductible was consistent across all municipal buildings, and had risen from \$10,000 to \$15,000 this year.

Ms. Serratore responded to an additional question about the process involved in reviewing claims prior to proceeding with an official insurance claim, noting the necessity of pursuing claims for these incidents.

Council inquired on the design of the Cargill Community Centre. Ms. Serratore advised that the insurer is gathering information on this incident.

Resolution 25-08-11

Moved By: B. Carl Kuhnke

Seconded By: Gregory J. McLean

That the Council of the Municipality of Brockton hereby receives Report Number REC2025-07 – Brockton Facility Update, prepared by Brad Thomson, Facilities and Parks Supervisor and Colleen Gillis, Director of Community Services for information purposes.

Carried

8.7 Centennial Pool Boiler Repair

Brad Thomson, Facilities and Parks Supervisor responded to questions from Council about the lifespan of the boiler, noting that the unit was essentially being rebuilt from scratch, apart from the tank.

Council discussed the former decision of Council to remove solar heating at Centennial Pool, and the importance of maintaining consistent water temperature control at the public pool.

Resolution 25-08-12

Moved By: Gregory J. McLean

Seconded By: B. Carl Kuhnke

That the Council of the Municipality of Brockton hereby receives Report Number REC2025-08 - Centennial Pool Boiler Repair, prepared by Brad Thomson, Facilities and Parks Supervisor and Colleen Gillis, Director of Community Services and in doing so approves repairing the pool boiler in the amount of \$11,027.48 +HST to be funded through Recreation Reserve Fund.

Carried

8.8 Ontario Trillium Foundation (OTF) Grant Application - Walkerton Ball Diamond Light Replacement 2025

Resolution 25-08-13

Moved By: Gregory J. McLean

Seconded By: B. Carl Kuhnke

That the Council of the Municipality of Brockton hereby receives Report Number REC2025-09 - Ontario Trillium Foundation (OTF) Grant Application - Walkerton Ball Diamond Light Replacement 2025, prepared by Colleen Gillis, Director of Community Services for information purposes.

Carried

8.9 2024 Council Remuneration and Expenses

Resolution 25-08-14

Moved By: Kym Hutcheon

Seconded By: B. Carl Kuhnke

That the Council of the Municipality of Brockton hereby receives Report Number FIN2025-07 – 2024 Council Remuneration and Expenses, prepared by Trish Serratore, Chief Financial Officer for information purposes.

Carried

8.10 2024 Property Tax Arrears

Council expressed concern about the increase in property tax arrears.

Trish Serratore, Chief Financial Officer clarified the 2024 outstanding tax amount and explained the process involved in collecting outstanding taxes from residents.

Ms. Serratore would provide additional information about the increase between 2024 and 2023 outstanding taxes.

Resolution 25-08-15

Moved By: Kym Hutcheon

Seconded By: Mitch Clark

That the Council of the Municipality of Brockton hereby receives Report Number FIN2025-06 – 2024 Property Tax Arrears, prepared by Jessica Schmidt, Tax Collector for information purposes.

Carried

8.11 Objections to Application to Repeal Designation on Henry Cargill White House

Council expressed appreciation to the individuals who provided submissions advocating to retain the historical importance of the Henry Cargill "White" House, the only designated heritage property outside of Walkerton.

Fiona Hamilton, Director of Legislative and Legal Services (Clerk) explained the next steps in the process to restore the designated features of the property.

Resolution 25-08-16

Moved By: Kym Hutcheon

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number CLK2025-05 - Objections to Application to Repeal Designation on Henry Cargill White House, prepared by Sarah Johnson, Deputy Clerk and Fiona Hamilton, Director of Legislative and Legal Services (Clerk) and in doing so approves maintaining the heritage designation on the Henry Cargill "White" House thereby refusing the application to repeal the designation by-law, and further sending notices to the property owner, the individuals who objected, and the Ontario Heritage Trust as per the Ontario Heritage Act.

Carried

8.12 Strategic Action Plan 2024 Year-End Update

Resolution 25-08-17

Moved By: Gregory J. McLean

Seconded By: Mitch Clark

That the Council of the Municipality of Brockton hereby receives Report Number CAO2025-03 – Strategic Action Plan 2024 Year-End Update, prepared by Sonya Watson, Chief Administrative Officer, for information purposes.

Carried

9. Public Notification

9.1 Livestock Evaluator Expressions of Interest

The Municipality of Brockton is seeking individuals to serve as a Livestock Evaluator for the Municipality, responsible under the Ontario Wildlife Damage Compensation Program to conduct a thorough investigation within 72 hours of being notified or livestock, poultry, and/or honey bees that have been damaged or killed by wildlife. Visit our [Wildlife/Livestock Damage Claims webpage](#) for more information about the position and how to apply. Applications will be accepted until April 14, 2025 at Noon.

9.2 Official Plan and Zoning By-Law Surveys

As part of the Walkerton Community Official Plan and Brockton Comprehensive Zoning By-Law review process, residents are invited to share their thoughts by completing a survey on both the Zoning By-Law and Official Plan. This is your opportunity to help shape the future of our community and suggest areas for improvement.

- [Complete the online Comprehensive Zoning By-Law Survey](#)
- [Complete the online Local Official Plan Survey](#)

9.3 Business to Bruce Tariff Support

The trade relationship between Canada and the United States is constantly evolving, with tariffs shaping the business landscape. As these dynamics shift, Business to Bruce is committed to supporting Bruce County businesses in navigating these challenges and positioning Canada as a premier destination for foreign direct investment. Business owners can visit their [Tariff Support webpage](#) and also can [complete an online survey](#) on the impacts and challenges they are facing.

9.4 Leaders in Training for Summer Day Camp

Are you interested in volunteering with Brockton's Summer Camps? Do you love to swim and interact with children of all ages? Flexible opportunities are available! [Apply on our website](#) by June 6, 2025.

10. Accounts

10.1 Accounts - \$1,301,457.62

Resolution 25-08-18

Moved By: Mitch Clark

Seconded By: Gregory J. McLean

That the Council of the Municipality of Brockton approve payment of the accounts in the amount of \$1,301,457.62

Carried

11. Correspondence Requiring Action

11.1 Request to Proclaim World Down Syndrome Day

Resolution 25-08-19

Moved By: Tim Elphick

Seconded By: Mitch Clark

Whereas March 21 is World Down Syndrome Day, a day to raise awareness about Down Syndrome and to celebrate the worth, accomplishments, and contributions of those who live with Down Syndrome;

And Whereas there are an estimated 45,000 Canadians living with Down Syndrome;

And Whereas we recognize their daily contributions to the communities in which they live and the families of which they are a part, those with Down Syndrome are an important part of the fabric of life in our community;

And Whereas we strive to educate and raise awareness about how important individuals with Down Syndrome are to our community and advocate for inclusion and compassion to strengthen our community as a whole;

Now Therefore Be It Resolved That the Council of the Corporation of the Municipality of Brockton proclaim Friday, March 21, 2025, as World Down Syndrome Day.

Carried

12. Information

12.1 Municipal Innovation Council - 2024 Closeout Report and 2020-2025 Impact Report

Sonya Watson, Chief Administrative Officer responded to an inquiry from Council on dispersing monies to member Municipalities, noting that while she was not part of the MIC discussions based on the correspondence received the Municipality of Brockton should receive monies based on any surplus from the 2023 contribution, and the remaining monies would be split between the member municipalities.

12.2 Bruce Grey Poverty Task Force - 2024 Annual Report

12.3 Town of Saugeen Shores and Ainley & Associates Limited - Notice of Study Commencement of Port Elgin Water Pollution Control Plan Upgrades and Expansion Class EA

12.4 Municipal Resolutions on U.S.A. Tariffs

12.5 Township of Amaranth Resolution - Buy Local and Canadian

12.6 Township of Puslinch Resolution - Federal and Provincial Call to Action to Buy Canadian

12.7 Township of Port Colborne Resolution - Sovereignty of Canada

12.8 Regional Municipality of Durham Resolution - Protecting Canadian Values: Ban the Nazi Swastika in Canada

12.9 Township of Coleman Resolution - Northern Highway Safety Plan

12.10 Town of Goderich Resolution - Ontario-Wide Licensing Framework for Rideshare Companies

Resolution 25-08-20

Moved By: Mitch Clark

Seconded By: Tim Elphick

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

Carried

13. By-Laws

Resolution 25-08-21

Moved By: Mitch Clark

Seconded By: Tim Elphick

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 2025-022 - Zoning By-Law Amendment Brockton Housekeeping Z-2023-094
- By-Law 2025-023 - Walkerton Community Official Plan Amendment No. 19 By-Law L-2024-015
- By-Law 2025-024 - Zoning By-Law Amendment Z-2024-078
- By-Law 2025-025 - Amend Traffic and Parking By-Law (Yonge Street)

Carried

14. Committee Minutes

Resolution 25-08-22

Moved By: Mitch Clark

Seconded By: Gregory J. McLean

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

- Accessibility Advisory Committee Minutes - October 24, 2024
- Physician Recruitment and Retention Committee Minutes - January 8, 2025
- Physician Recruitment and Retention Committee Notes - January 14, 2025
- Brockton Heritage Committee Minutes - February 3, 2025
- Elmwood Community Centre Board Minutes - February 5, 2025

Carried

15. New Business Brought Forward

1. U.S.A. Tariff Threats

Councillor Clark presented a Notice of Motion asking for staff to draft a report related to purchasing and procurement ensuring that the Municipality prioritizes Canadian goods and services.

Council proceeded to waive the requirement for a Notice of Motion.

Council clarified the intent of the motion to review large expenditures.

Fiona Hamilton, Director of Legislative and Legal Services (Clerk) noted that Council may wish to consider a legal review with the procurement lawyer to ensure that the Municipality complies with any legal obligations.

Resolution 25-08-23

Moved By: Mitch Clark

Seconded By: Tim Elphick

Whereas American tariffs pose economic risks that could impact Canadian businesses and municipalities.

Whereas municipalities across Canada collectively spend hundreds of millions of dollars, presenting an opportunity to support Canadian industries and reduce dependence on foreign goods.

Whereas the Municipality of Brockton is committed to strengthening its local economy by prioritizing Canadian businesses and suppliers.

Therefore, be it resolved that Brockton council direct staff to explore the feasibility of limiting the procurement of American-made goods and services, ensuring that municipal purchasing decisions align with local and national economic interests.

Be it further resolved that staff provide recommendations on ways to enhance Brockton's procurement strategy to prioritize locally and Canadian-made products and services.

Be it additionally resolved that staff conduct an assessment of the municipality's current use of American-made products and services, providing council with a report detailing these items and potential alternatives available from Canadian suppliers.

Carried

2. Funding for Birthing Centre in Walkerton

Deputy Mayor Hutcheon informed Council that Bruce Power grant applications would open soon and suggested that staff pursue an application for additional funding for the birthing centre at the South Bruce Grey Health Centre Walkerton. Mayor Peabody advised that the South Bruce Grey Health Centre Board were also prioritizing capital improvements for the birthing centre.

Action: Staff to submit a grant application for the South Bruce Grey Health Centre Walkerton birthing centre.

16. Closed Session

Resolution 25-08-24

Moved By: Mitch Clark

Seconded By: Gregory J. McLean

That the Council of the Municipality of Brockton enter into Closed Session at 9:03 p.m. in order to address matters pertaining to:

- Personal matters about an identifiable individual, including municipal or local board employees - **Workplace Incident, Policy Violation**
- Labour relations or employee negotiations - **Staffing Updates**

Carried

Resolution 25-08-25

Moved By: B. Carl Kuhnke

Seconded By: Mitch Clark

That the Council of the Municipality of Brockton hereby approve the direction provided to staff in Closed Session and in doing so acknowledges the hiring of Carri-Ann Scott as Manager, Child Care Services effective March 31, 2025.

Carried

Resolution 25-08-26

Moved By: B. Carl Kuhnke

Seconded By: Mitch Clark

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 2025-026 - Appoint Carri-Ann Scott as Manager Child Care Services By-Law

Carried

Resolution 25-08-27

Moved By: B. Carl Kuhnke

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby restricts James Lang from the Walkerton Community Centre building and grounds, including the horse palace and ball diamonds, until March 18th, 2028 (inclusive) and further that no exceptions shall be provided for his attendance at these facilities, and further that Jake Lantz and Jordan Turcotte be restricted from the Walkerton Community Centre building and grounds, including the horse palace and ball diamonds, until September 18, 2025.

Carried

17. Confirmation of Proceedings

Resolution 25-08-28

Moved By: Mitch Clark

Seconded By: B. Carl Kuhnke

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 2025-027 - March 18, 2025 Confirmatory By-Law

Carried

18. Adjournment

Resolution 25-08-29

Moved By: B. Carl Kuhnke

Seconded By: Mitch Clark

That the Council of the Municipality of Brockton does now adjourn at 9:47 p.m. to meet again on April 8, 2025.

Carried

Mayor - Chris Peabody

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