



The Corporation of the Municipality of Brockton

## Council Meeting Minutes

Tuesday, January 21, 2020, 7:00 p.m.

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

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

**Staff Present:** Sonya Watson, Chief Administrative Officer  
Fiona Hamilton, Clerk  
Trish Serratore, Chief Financial Officer  
Ray Holliday, Chief Building Official

### 1. Acceptance of Council Agenda

Mayor Peabody called the meeting to order at 7:00 p.m.

**Resolution 20-03-01**

Moved By: Tim Elphick

Seconded By: Dan Gieruszak

That the Council of the Municipality of Brockton accept the Agenda for the regular Council Meeting on January 21, 2020 as presented.

**Carried**

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

None disclosed at this time.

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

#### 3.1 Planning Report - 2369906 Ontario Ltd. c/o Spitzig, Reich, Cobean Z-44-19.36

Dana Kieffer, Bruce County Planner, presented her report and provided an overview of the application for a zoning by-law amendment to rezone the subject lands to an R-2 special zoning with a holding provision and site plan approval for rental units.

The application included a preliminary stormwater management plan with proposed underground storage facilities to be finalized and approved by the municipal engineer as one of the recommended conditions for the holding provision. Municipal easements for the length of the stormwater management infrastructure would likely be required.

Ms. Kieffer also noted that the application involved a consideration of the setbacks to accommodate a deck at the back of the proposed residential units.

The application would require relief from the setbacks, although the maximum lot coverage was within the limits provided in the by-law.

Stephen Cobean, the engineer for the applicants, informed Council that the applicants were motivated to develop these townhouses as rental unit due to the success and level of interest expressed in a similar successful project within Walkerton. Mr. Cobean informed Council that the servicing of the lot would need to be pulled from McGivern Street and would be presented in more detail in the site plan approval stage. The number of units (18) was being proposed to meet the required density requirements. Mr. Cobean discussed the recommended requirements for the lifting of the holding provision noting that the applicants would prefer to avoid fencing the perimeter of the property.

Mayor Peabody provided an opportunity for any neighbours to speak about the proposed development. Peter Thor noted that he was opposed to the number of proposed units and requested that the applicants share some responsibility in removing trees that would impede the development. Mr. Johnson inquired about his driveway, located at McGivern and Crawford Streets. Mr. Cobean explained that the street would be reconstructed and that the driveway would be tied into the new road,

Council were then provided an opportunity to ask questions about the application. Mr. Cobean responded to questions from Council and confirmed that the rental unit would largely be for seniors and that the applicants were amendable to a cedar hedge and proposed by Council. Mr. Cobean also confirmed the preliminary plans for parking would meet the requirement in the zoning by-law and that the traffic flows around McGivern Street were not likely to sufficiently increase.

Council also questioned whether there was an opportunity to create a walking corridor for residents to access the downtown core. Dana Kieffer, Bruce County Planner, confirmed that the Official Plans did not provide guidance about connecting developments, and that in-fill developments were challenging, particularly when the adjacent subdivision had already received approval for a Plan of Subdivision, but there may be a possibility to approach the County.

**Action: Staff to inquire with Bruce County regarding a link along the Brucelea Haven property.**

**Resolution 20-03-02**

Moved By: Kym Hutcheon

Seconded By: James Lang

That the Council of the Corporation of the Municipality of Brockton has considered and hereby accepts the Planning Report prepared by Dana Kieffer, Bruce County Planner, dated January 21, 2020, and entitled Municipality of Brockton Planning Report, and further that Council approves the proposed Zoning By-Law Amendment submitted by 2369906 Ontario Ltd. c/o Spitzig, Reich, and Cobean, File Z-44-19.36, and authorizes a Site Specific By-Law coming forward.

**Carried**

### 3.2 Planning Report - Zoning By-Law Amendment - Garcia Z-60-19.34

Dana Kieffer, Bruce County Planner, provided Council with an overview of the application to revise the zoning to reflect the lot being split into two parcels. The by-law would be amended to change the overall lot size requirement - the proposed lot would meet and exceed the newly updated requirements, which

would not require a tertiary septic system. The inland lakes was considered a settlement area with no further impacts on the farming community.

Council asked whether there were any concerns about water drainage from properties to the north. Ms Kieffer did not receive any comments about water drainage related to the property.

Mayor Peabody noted that there were no comments from the public or the proponent.

**Resolution 20-03-03**

Moved By: Kym Hutcheon

Seconded By: James Lang

That the Council of the Corporation of the Municipality of Brockton has considered and hereby accepts the Planning Report prepared by Dana Kieffer, Bruce County Planner, dated January 21, 2020, and entitled Municipality of Brockton Planning Report, and further that Council approves the proposed Zoning By-Law Amendment submitted by Mike and Barbara Garcia, File Z-60-19.34, and authorizes a Site Specific By-Law coming forward.

**Carried**

**4. Delegations**

**4.1 Bob McCulloch, Victoria Jubilee Hall Committee - 2019 Accomplishments and Funding Request**

Bob McCulloch presented to Council on behalf of Victoria Jubilee Hall Committee and thanked Council for its support over the past year. Mr. McCulloch described the programs and events that had been organized at the hall over the last year by approximately 60 dedicated volunteers. Mr. McCulloch also asked Council to consider financial support over the next year.

Council thanked the volunteers for the efforts in preserving and promoting the facility which is a cultural hub for the community.

**5. Minutes**

**5.1 Council Minutes - January 14, 2020**

**Resolution 20-03-04**

Moved By: Kym Hutcheon

Seconded By: James Lang

That the Council of the Municipality of Brockton adopt the minutes of the January 14, 2020 Council Meeting as presented.

**Carried**

**6. Business Arising From the Minutes**

**6.1 Motion Supporting Bill 156, Security from Trespass and Protecting Food Safety Act, 2019**

Mayor Peabody provided some background information relating to the motion that he brought forward to support Brockton's agricultural community, noting that two members of the Ontario Federation of Agricultural were in attendance.

**Resolution 20-03-05**

Moved By: Kym Hutcheon

Seconded By: James Lang

Whereas the Municipality of Brockton has a vibrant and thriving agricultural sector;

And Whereas Council of the Municipality of Brockton is supportive of the efforts of Brockton's local farmers in producing high quality food products;

And Whereas Bill 156, as given second reading by the Legislature of Ontario on December 10, 2019, seeks to protect farmers, farm animals and the food supply from unauthorized interference from trespassers;

Be It Resolved that the Municipality of Brockton write to the Premier of Ontario and to MPP Lisa Thompson to express its supports for Bill 156;

That this resolution be circulated to the Association of Municipalities of Ontario (AMO) for consideration by other municipalities in Ontario and the Ontario Federation of Agriculture.

**Carried**

## **7. Reports**

### **7.1 2020 Donation to Victoria Jubilee Hall**

#### **Resolution 20-03-06**

Moved By: James Lang

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton hereby receives Report Number FIN202020-01 – 2020 Donation to Victoria Jubilee Hall, prepared by Trish Serratore, Chief Financial Officer and in doing so approves the consideration of the increased donation of \$5,000 to the Victoria Jubilee Hall during the 2020 Budget deliberations.

**Carried**

### **7.2 Walkerton East Ridge Business Park Leased Lands**

#### **Resolution 20-03-07**

Moved By: Kym Hutcheon

Seconded By: James Lang

That the Council of the Municipality of Brockton hereby receives Report Number ED2020-01 - Walkerton East Ridge Business Park Leased Lands, prepared by Sonya Watson, Chief Administrative Officer and in doing so authorizes staff to proceed with advertising the remaining lands for lease in the East Ridge Business Park.

**Carried**

## **8. Public Notification**

## **9. Accounts**

## **10. Correspondence Requiring Action**

### **10.1 Request to Raise Community Flag for 100th Anniversary of Kin Canada**

#### **Resolution 20-03-08**

Moved By: Dan Gieruszak

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby authorizes that the flag at the community flag pole, located at the intersection of Jackson and Yonge Street

in Walkerton, be raised in recognition of the 100th Anniversary of Kin Canada on February 20, 2020 at 11:30 a.m..

**Carried**

## **11. Information**

Councillor Hutcheon would like to bring forward item 11.5 to discuss the possibility of a bus from Walkerton to 7 acres and Bruce Power. A government funded busing system would benefit the entire area.

**Action: Staff to contact the County of Bruce to consider tapping into these plans to support regional transportation.**

**Resolution 20-03-09**

Moved By: Dan Gieruszak

Seconded By: Tim Elphick

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

**Carried**

- 11.1 Brockton Police Services Board O.P.P. Detachment Commander Report - December 2019
- 11.2 Saugeen Mobility and Regional Transit Minutes - November 22, 2019
- 11.3 City of Quinte West Resolution - Conservation Authorities
- 11.4 Municipality of Dutton Dunwich Resolution - Conservation Authorities
- 11.5 Ministry of Transportation - Draft Transportation Plan for Southwestern Ontario

## **12. By-Laws**

**Resolution 20-03-10**

Moved By: Kym Hutcheon

Seconded By: James Lang

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 2020-008 - 2369906 Ontario Ltd Site Plan Control By-Law
- By-Law 2020-009 - Zoning By-Law Amendment - 2369906 Ontario Ltd. Z-44-19.36
- By-Law 2020-010 - Zoning By-Law Amendment - Garcia Z-60-19.34

**Carried**

## **13. Committee Minutes**

**Resolution 20-03-11**

Moved By: Kym Hutcheon

Seconded By: James Lang

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

- Brockton Police Services Board Minutes - December 12, 2019

**Carried**

## 14. New Business Brought Forward

### 1. ROMA Delegations

Councillor Hutcheon provided a synopsis of the conversations with the various Ministers that occurred at the ROMA conference. It was noted that a proposal would be put in place by the South Bruce Health Centre for additional funding for the birthing unit at the hospital.

Mayor Peabody also provided Council with an update regarding funding opportunities for natural gas expansion in the Province of Ontario.

### 2. Municipal Innovation Council

Sonya Watson, Chief Administrative Officer, informed Council that the Municipal Innovation Council partners has submitted a joint application to the Minister of Municipal Affairs and Housing for a waste diversion review that has received funding of \$70,000.00, which was particularly notable as the first meeting of the Municipal Innovation Council had only occurred the week prior.

## 15. Closed Session

### Resolution 20-03-12

Moved By: Kym Hutcheon

Seconded By: James Lang

That the Council of the Municipality of Brockton enter into Closed Session at 8:17 p.m. in order to address a matter pertaining to:

- Security of the property of the municipality or local board
- Personal matters about an identifiable individual, including municipal or local board employees - **Staffing Update**
- A proposed or pending acquisition or disposition of land by the municipality or local board
- Labour relations or employee negotiations
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board
- Advice that is subject to solicitor/client privilege, including communications necessary for that purpose
- A matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act. 2001, c.25, s.239 (2)
- Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them
- A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed could reasonably be expected to prejudice significantly the competitive position or interfere significantly with contractual or other negotiations of a person, group of persons, or organization
- A trade secret or scientific, technical, commercial, financial information that belongs to the municipality or local board and has monetary value or potential monetary value

- A position, plan, procedure, criteria or instruction to be applied to any negotiation carried on or to be carried on by or on behalf of the municipality or local board
- The meeting is held for the purpose of educating or training the members and at the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee.

**Carried**

**Resolution 20-03-13**

Moved By: Kym Hutcheon

Seconded By: James Lang

That the Council of the Municipality of Brockton hereby approves the direction provided to staff and accepts with sincere regret the resignation of Tayler Grubb, Operations/CAO Administrative Assistant.

**Carried**

**16. Confirmation of Proceedings**

**Resolution 20-03-14**

Moved By: James Lang

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 2020-011 - January 21, 2020 Confirmatory By-Law

**Carried**

**17. Adjournment**

**Resolution 20-03-15**

Moved By: James Lang

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton does now adjourn at 9:14 p.m. to meet again on February 3, 2020.

**Carried**

---

Mayor - Chris Peabody

---

Clerk – Fiona Hamilton