



The Corporation of the Municipality of Brockton

## Council Meeting Minutes

Tuesday, August 8, 2023, 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, Councillor  
B. Carl Kuhnke, Councillor  
Gregory J. McLean, Councillor

**Council Absent:** James Lang, Deputy Mayor

**Staff Present:** Fiona Hamilton, Director of Legislative and Legal Services (Clerk)  
Trish Serratore, Chief Financial Officer  
Dieter Weltz, Building and Planning Manager/CBO  
Nicholas Schnurr, Director of Operations

**1. Indigenous Land Acknowledgement Statement**

**2. Acceptance of Council Agenda**

**Resolution 23-16-01**

Moved By: Kym Hutcheon

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton accept the Agenda for the regular Council Meeting on August 8, 2023 as presented.

**Carried**

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

Mayor Chris Peabody declared a conflict of interest on Item 4.1 due to his position on the Eco Bio Conservancy Board.

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

**4.1 Planning Report - Zoning By-Law Amendment Z-2023-043**

Councillor Kuhnke acted as Chairperson for the Public Meeting as Mayor Peabody had declared a conflict of interest and did not participate in the Public Meeting.

Benito Russo, Bruce County Planner, informed everyone in attendance how they could receive updates with respect to the application. Mr. Russo provided an overview of the application and the character of the surrounding area. The application was to rezone an agricultural lot and a conservation area with a reduced size. The purpose of the application was to protect and enhance bird habitat within the County. The general land policies and detailed land access were an efficient use of land and the proposed zoning by-law amendment was in conformity with the additional conservation efforts.

Mr. Russo noted that the application met the policies in the official plan and the applicable provincial policy statements, advising that the application is focused on conservation and enhancing natural features.

The application was circulated to neighboring communities, and had been modified based on further discussion with the applicant in order to indicate that only a portion of the property would be reserved for conservation purposes. Mr. Russo noted comments received from the public, and explained that the basis of those comments could be better addressed outside of the public planning process.

Don Scott from Cuesta Planning Consultants spoke on behalf of the Eco Bio Conservancy for the purpose of having the conservancy created. Mr. Scott noted how active the conservancy was in the County of Bruce to preserve the natural environment in perpetuity. A member of the family had requested that the application be delayed, however, the proposal was altered to reduce the size of the hectares required for the conservancy in order to address the concerns of the potential objectors. Mr. Scott spoke in support of recommending that the application be approved, and indicated that the concerns had been resolved on behalf of Elda Threndyle.

Gene Threndyle represented his mother Elda Threndyle, and indicated that Ms. Threndyle wished to move forward with the revised application, summarizing the concerns brought forward by the potential objectors, and noted that Ms. Threndyle had discussed the matter with her lawyer and financial advisor, and wished to proceed with the application.

There were no members of the public who wished to participate when given the opportunity to do so.

**Resolution 23-16-02**

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Corporation of the Municipality of Brockton has considered and hereby accepts the Planning Report prepared by Benito Russo, Bruce County Planner, dated August 8, 2023, and entitled Municipality of Brockton Planning Report and further that Council approves the proposed Zoning By-Law Amendment submitted by Elda Threndyle, File Z-2023-043 and authorizes a Site Specific By-Law coming forward.

**Carried**

**5. Delegations**

**6. Minutes**

6.1 Council Minutes - July 11, 2023

**Resolution 23-16-03**

Moved By: Tim Elphick

Seconded By: Gregory J. McLean

That the Council of the Municipality of Brockton adopt the minutes of the July 11, 2023 Council Meeting as presented.

**Carried**

**7. Business Arising From the Minutes**

## 8. Reports

### 8.1 Planning Activity Report July 2023

Fiona Hamilton, Director of Legislative and Legal Services (Clerk) noted that the report mentions a housekeeping amendment for additional rental housing units including parking requirements, grant funding, and incentive housing units coming online.

#### **Resolution 23-16-04**

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number PLN2023-03 - Planning Activity Report July 2023, prepared by Dieter Wetz, Building and Planning Manager/CBO and Dalton Stone, Municipal Services Coordinator for information purposes.

**Carried**

### 8.2 Chief Building Official's Activity Report for July 2023

#### **Resolution 23-16-05**

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number BLDG2023-11 – Chief Building Official's Activity Report for July 2023, prepared by Dieter Wetz, Building and Planning Manager/CBO for information purposes.

**Carried**

### 8.3 Chief Building Official's Activity Report for June 2023

#### **Resolution 23-16-06**

Moved By: Tim Elphick

Seconded By: Gregory J. McLean

That the Council of the Municipality of Brockton hereby receives Report Number BLDG2023-10 – Chief Building Official's Activity Report for June 2023, prepared by Dieter Wetz, Building and Planning Manager/CBO for information purposes.

**Carried**

### 8.4 Chief Building Official's Activity Report for May 2023

#### **Resolution 23-16-07**

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number BLDG2023-09 – Chief Building Official's Activity Report for May 2023, prepared by Dieter Wetz, Building and Planning Manager/CBO for information purposes.

**Carried**

### 8.5 Animal Control and By-Law Enforcement Activity Report May to July 2023

Fiona Hamilton, Director of Legislative and Legal Services (Clerk) responded an inquiry from Council on the comparison in fees, noting the difficulty in providing estimates as the By-Law department has been more proactive as a growing department with increased capacity than in previous years.

**Resolution 23-16-08**

Moved By: Kym Hutcheon

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number BL2023-03 - Animal Control and By-Law Enforcement Activity Report May to July 2023, prepared by Lisa MacDonald, Animal Control/By-Law Enforcement Officer and Dieter Wertz, Building and Planning Manager/CBO for information purposes.

**Carried**

- 8.6 Amend O.P.P. Alternate Service Delivery Location Memorandum of Understanding

**Resolution 23-16-09**

Moved By: Kym Hutcheon

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number CLK2023-16 – Amend O.P.P. Alternate Service Delivery Location Memorandum of Understanding, prepared by Sarah Johnson, Deputy Clerk, and in doing so approves a By-Law coming forward to amend the O.P.P. Alternate Service Delivery Location Memorandum of Understanding with the South Bruce O.P.P. for the use of the Greenock Municipal Building, and further authorize the Chief Administrative Officer to sign the Memorandum of Understanding and make minor amendments as required.

**Carried**

- 8.7 Police Services Board Composition Update

Councillor Elphick noted the correspondence received from the Ministry, including the encouraging sign that Brockton may be able to have its own Board for greater enhancement and oversight.

**Resolution 23-16-10**

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number CLK2023-17 - Police Services Board Composition Update, prepared by Sarah Johnson, Deputy Clerk for information purposes.

**Carried**

- 8.8 Brockton Tent Rentals

Council discussed the options presented, and expressed support for Option 3 to assist local service clubs throughout the year, and businesses with those two particular events.

**Resolution 23-16-11**

Moved By: Tim Elphick

Seconded By: Gregory J. McLean

That the Council of the Municipality of Brockton receives Report Number ED2023-04 – Brockton Tent Rentals, prepared by Trish Serratore, Chief Financial Officer/Acting Director of Community Services and Paulette Peirol, Community Development Coordinator for information purposes and in doing so provides direction to staff regarding the tent rental fees based on Option 3 as outlined.

Carried

8.9 Seagulls at Lake Rosalind and Marl Lakes

Nicholas Schnurr, Director of Operations, responded to questions from Council about the operations at the Hanover/Walkerton Landfill site to reduce the number of seagulls.

Councillor Elphick advised that the Hanover/Walkerton Waste Management Committee had met and discussed this issue for some time. Resident concerns were noted; however, the sea gull counts are within the set threshold. Councillor Elphick spoke to other mitigation efforts that were used in the past, and future options to consider.

Council noted that Lake Rosalind and Marl Lakes struggle to provide safe drinking water and water levels suggested that staff monitor the amount of sea gulls to ensure the mindfulness of the Safe Drinking Water Act.

Council inquired on previous mitigation measures proposed for the landfill site, and suggested that the Hanover/Walkerton Waste Management Committee consider an experiment using lasers to deter the seagulls away from the landfill.

**Action: Staff to notify the Hanover/Walkerton Waste Management Committee on Council's recommended proposal to consider an alternative proposal to address the seagull concerns at the landfill.**

**Resolution 23-16-12**

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number PW2023-20 – Seagulls at Lake Rosalind and Marl Lakes, prepared by Nicholas Schnurr, Director of Operations for information purposes.

Carried

8.10 2023 Street Sweeper

Trish Serratore, Chief Financial Officer, responded to questions from Council about the purchasing process through LAS' Canoe Procurement Group.

**Resolution 23-16-13**

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number PW2023-19 – 2023 Street Sweeper, prepared by Nicholas Schnurr, Director of Operations and in doing so approves the use of additional funds in excess of \$450,000, in the total amount of \$493,310.64 plus HST required to purchase the new street sweeper.

Carried

8.11 Bruce Power Soccer Complex Parking Lot Relocation Tender

**Resolution 23-16-14**

Moved By: B. Carl Kuhnke

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton hereby receives Report Number PW2023-18 - Bruce Power Soccer Complex Parking Lot Relocation Tender, prepared by Nicholas Schnurr, Director of Operations and Sonya Watson, Chief

Administrative Officer and in doing so awards the contract to Kurtis Smith Excavating Inc. in the amount of \$384,200.00 plus HST.

**Carried**

- 8.12 2023 Surplus Asset – Truck 11 2006 Volvo Tandem Plow/Sander

**Resolution 23-16-15**

Moved By: Kym Hutcheon

Seconded By: B. Carl Kuhnke

That the Council of the Municipality of Brockton hereby receives Report Number FIN2023-22 – 2023 Surplus Asset – Truck 11 2006 Volvo Tandem Plow/Sander, prepared by Trish Serratore, Chief Financial Officer for information purposes and approves the Volvo Tandem Plow/Sander to be listed as a surplus item.

**Carried**

- 8.13 Collection Initiatives for Tax Arrears

**Resolution 23-16-16**

Moved By: Kym Hutcheon

Seconded By: B. Carl Kuhnke

That the Council of the Municipality of Brockton hereby accepts Report Number FIN2023-21 – Collection Initiatives for Tax Arrears, prepared by Jessica Pinkse, Tax Collector/Deputy Treasurer for information purposes.

**Carried**

- 8.14 Natural Gas Project - Leave to Construct Application Filed

**Resolution 23-16-17**

Moved By: B. Carl Kuhnke

Seconded By: Gregory J. McLean

That the Council of the Municipality of Brockton hereby receives Report Number CAO2023-13 – Natural Gas Project – Leave to Construct Application Filed, prepared by Sonya Watson, Chief Administrative Officer and in doing so approves filing for intervenor status to support EPCOR's leave to construct application to provide natural gas services in Brockton.

**Carried**

- 8.15 CMHC Housing Accelerator Fund Grant Application

Council commended staff for their efforts in writing this grant application.

**Resolution 23-16-18**

Moved By: Kym Hutcheon

Seconded By: B. Carl Kuhnke

That the Council of the Municipality of Brockton hereby receives Report Number CAO2023-14 - CMHC Housing Accelerator Fund Grant Application, prepared by Fiona Hamilton, Director of Legislative and Legal Services (Clerk), Dalton Stone, Municipal Services Coordinator, Sonya Watson, Chief Administrative Officer and Dieter Weltz, Building and Planning Manager and in doing so approves applying to the CMHC Housing Accelerator Fund, and approving the Action Plan based on the initiatives below, and further delegates authority to Sonya Watson, CAO, Fiona Hamilton, DLLS (Clerk) and Dieter Weltz, (CBO) jointly to approve the final action based on feedback received from the Ministry of Housing and Diversity and Inclusion, and further approves Monteith Brown Planning Consultants completing a Housing Needs Assessment for Brockton.

**9. Public Notification**

9.1 AMO Conference - August 20-23, 2023

Mayor Peabody, Councillor McLean, and CAO, Sonya Watson will be attending the AMO Conference in London on August 20-23, 2023 and will participate in three delegation meetings with the Ministry of the Ministry of Tourism, Culture and Sport, the Ministry of Labour, Immigration, Training and Skills Development, and the Ministry of Health.

9.2 Proposed Amendment to Traffic and Parking By-Law - Accessible Parking Spaces at Post Office

The Municipality is seeking public comments on the proposal to amend the Traffic and Parking By-Law to relocate accessible parking spaces along Scott Street, in front of the Walkerton Post Office. Visit our Traffic and Parking By-Law Amendments webpage to learn more about the proposal. Comments must be submitted in writing by email or mail to the Clerk by August 23, 2023 at Noon and will be considered by Council on August 29, 2023.

9.3 Music in the Park - August 27, 2023

Join us Sunday, August 27, 2023 from 7:00 to 8:30 p.m. at the Market Garden for Music in the Park featuring PJ Mack. Bring your own lawn chair and enjoy an evening of music!

**10. Accounts**

10.1 Accounts - \$2,518,779.41

**Resolution 23-16-19**

Moved By: B. Carl Kuhnke

Seconded By: Gregory J. McLean

That the Council of the Municipality of Brockton approve payment of the accounts in the amount of \$2,518,779.41.

Carried

**11. Correspondence Requiring Action**

11.1 Grey Bruce Hospice Funding Request

Council discussed whether or not to donate to the hospice group, and advocated that the Ministry of Health approve the hospice location planned for Walkerton.

**Action: Staff to include the request in the 2024 Budget for further consideration.**

**12. Information**

12.1 Minister of Justice and Attorney General of Canada - Response to Brockton Resolution on Bail Reform

12.2 Province of Ontario News Release - Ontario Reducing Wait Times in Emergency Departments

Council remarked on the funding provided by the Ministry of Health for emergency rooms, noting that the division of money among rural hospitals will not immediately address human resources concerns.

12.3 Ombudsman Ontario July 2023 Newsletter

- 12.4 Ministry of Energy Powering Ontario's Growth Plan
- 12.5 Department of Fisheries and Oceans - Publication of Proposed Management Plan for Northern Sunfish on the Species at Risk Public Registry
- 12.6 Enbridge Gas Inc - 2022 Utility Earnings and Disposition of Deferral and Variance Account Balances Application and Evidence
- 12.7 Federation of Northern Ontario Municipalities - Request for Housing Support
- 12.8 Saugeen Municipal Airport Commission June 2023 Minutes
- 12.9 Town of Amherstburg Resolution - Support Essex on Local Emergency Response System and Gaps in Healthcare (Code Red and Code Black Frequency)
- 12.10 Township of Brudenell, Lyndoch and Raglan Resolution - Support Renfrew on Declaring Intimate Partner Violence an Epidemic
- 12.11 Elgin County Resolution - Support Petrolia on Childcare Spaces
- 12.12 Municipality of Grey Highlands Resolution - Support AMO on Legislative Amendments to Improve Municipal Code of Conducts and Enforcement
- 12.13 Municipality of Grey Highlands Resolution - School Bus Stop Arm Cameras
- 12.14 Town of Halton Hills Resolution - School Bus Stop Arm Cameras
- 12.15 Municipality of North Perth Resolution - Support Northumberland County and Mississippi Mills on Reducing Municipal Insurance Costs
- 12.16 City of Ottawa Resolution - Donation of Decommissioned Ambulances to St. John Ambulance and Embassy of Ukraine
- 12.17 Township of Puslinch Resolution - Support Selwyn on Short Term Rentals
- 12.18 Municipality of South Huron Resolution - Support Chatham-Kent on Time for Change of MFIPPA
- 12.19 City of Toronto Letter - Comments on Proposed Provincial Planning Statement
- 12.20 Municipality of Wawa Resolution - OHIP Coverage for Chronic Pain Treatments

**Resolution 23-16-20**

Moved By: B. Carl Kuhnke

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 23-16-21**

Moved By: Kym Hutcheon

Seconded By: B. Carl Kuhnke

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 2023-073 - Rescind Appointment of Nathaniel Dodd as By-Law Enforcement Officer By-Law
- By-Law 2023-074 - Rescind Town of Hanover and Hosskan Holdings Inc. Water Servicing Agreement By-Law



- By-Law 2023-075 - Zoning Amendment By-Law – Threndyle Z-2023-043
- By-Law 2023-076 - Amend OPP Alternate Service Delivery Location Memorandum of Understanding By-Law
- By-Law 2023-077 - 2022-2026 Council Committee Appointments By-Law
- By-Law 2023-078 - Declare Part of PT PARKLT 25 PL 38 AS IN R51599 Portion of PIN 33196-0231 (LT) Surplus By-Law

**Carried**

**14. Committee Minutes**

**15. New Business Brought Forward**

15.1 Notice of Motion - Durham Street Pedestrian Safety

Councillor McLean provided notice of motion for Council’s consideration on August 29, 2023.

1. South Bruce Grey Health Centre Review

Councillor McLean advised that he had met with Nancy Shaw, CAO of South Bruce Health Centre who advised that the report completed by the Province after the completed review was currently being discussed by the Hospital Board and a public statement would come forward in the future.

2. Housing Prices Article

Mayor Peabody noted a recent article published by Zolo Realty on affordable housing prices in Ontario, noting Walkerton's ranking, and the damaging impact the statistics have to our community and economic development. Mayor Peabody discussed alternative figures provided by the Real Estate Board that better represented Walkerton's housing prices.

**Action: Council authorize staff sending a letter to Zolo Realty asking for a retraction to the article as the current figures listed are inaccurate for Walkerton.**

**16. Closed Session**

**Resolution 23-16-22**

Moved By: Kym Hutcheon

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton enter into Closed Session at 7:51 p.m. in order to address a matter pertaining to:

- Personal matters about an identifiable individual, including municipal or local board employees - **Zoning Compliance Matter, Local Board Staffing Proposal**
- A proposed or pending acquisition or disposition of land by the municipality or local board - **Property Grant Proposal, East Ridge Business Park Land Pricing**
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - **Drainage Enforcement Matter**
- 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 - **Rental Usage Agreement Negotiation,  
Committee of Council Lease Agreement Proposal**

**Carried**

**Resolution 23-16-23**

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

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

**Carried**

**17. Confirmation of Proceedings**

**Resolution 23-16-24**

Moved By: Tim Elphick

Seconded By: Gregory J. McLean

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 2023-079 - August 8, 2023 Confirmatory By-Law

**Carried**

**18. Adjournment**

**Resolution 23-16-25**

Moved By: Gregory J. McLean

Seconded By: Tim Elphick

That the Council of the Municipality of Brockton does now adjourn at 8:55 p.m. to meet again on August 29, 2023.

**Carried**

Original Signed By

Mayor - Chris Peabody

Original Signed By

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