

The Corporation of the Township of Brock

Committee of the Whole Minutes

Municipal Administration Building

Session One

Monday, September 16, 2019

The First Meeting of the Committee of the Whole of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, September 16, 2019, in the Municipal Administration Building Council Chamber.

Members present: Mayor: Debbie Bath-Hadden
Regional Councillor: W.E. Ted Smith
Councillors: Michael Jubb
Claire Doble
Walter Schummer
Cria Pettingill
Lynn Campbell

Staff Members present: Clerk Becky Jamieson
(recording the minutes)
Deputy Clerk Deena Hunt
CAO Garth Johns
Treasurer Laura Barta
Director of Public Works Greg Hardy
Ecovue Consulting Services, Kent Randall at 10:20 a.m.

1. Call to Order and Moment of Silence

Mayor Bath-Hadden called the meeting to order at 9:50 a.m.
Council paused for a moment of silence and personal reflection.

2. Disclosure of Pecuniary Interest and Nature Thereof

Councillor Doble declared a pecuniary interest with respect to communication number 1815 as she is an owner of a vacant lot of record.

Regional Councillor Smith declared a pecuniary interest with respect to the Brock Community Health Centre Capital Project as he is the Chair of the Board, and with communication number 1759 as he has a membership with the Brock Board of Trade.

Councillor Jubb declared a pecuniary interest with respect to communication number 1759 as he has a membership with the Brock Board of Trade.

3. Adoption of Minutes

- (1) 8th Finance Committee – May 27, 2019
- (2) 9th Finance Committee – June 17, 2019
- (3) 7th Public Works and Facilities Committee – June 17, 2019
- (4) 6th Parks and Recreation Committee – May 13, 2019
- (5) 15th Planning and Economic Development Committee – June 24, 2019
- (6) 9th Protection Services Committee – June 24, 2019
- (7) 7th Administration Committee – June 24, 2019

Resolution Number 1-1

MOVED BY W.E. Ted Smith that the minutes of the meetings of the 8th and 9th Finance Committee, 7th Public Works & Facilities Committee, 6th Parks and Recreation Committee, 15th Planning and Economic Development Committee, 9th Protection Services Committee, and 7th Administration Committee as held on May 13, May 27, June 17, and June 24, respectively, be taken as read, confirmed, and signed by the Mayor and Clerk.

MOTION CARRIED

4. Announcements from Council and Staff

- (1) Councillor Jubb advised that the Beaverton Fall Fair had increased attendance over last year.
- (2) Mayor Bath-Hadden advised that the Gillespie Garden Group raised approximately \$970 during the Beaverton Fall Fair fundraiser for the Elder Abuse Network for use within Brock Township.
- (3) Regional Councillor Smith expressed appreciation to the Sunderland Agricultural Group for the success of the 168th annual fair.

5. Presentations

6. Hearing of Delegations

- (1) Ms. Janet McPherson & Ms. Terri Donovan, Brock Community Health Centre (BCHC) – Capital Project

Ms. Janet McPherson, Executive Director of BCHC, and Ms. Terri Donovan, Vice-Chair of BCHC provided a presentation to the Committee of the Whole with respect to the progress of the new Brock Community Healthcare Centre noting that they anticipate occupancy in May 2022. She noted that the BCHC receives their operational funding from the Central East Local Health Integration Network (LHIN) for the primary care services provided in the community and the Ministry of Health and Long Term Care Health Capital branch is providing funding toward the majority of the space in the new 21,000 square foot building. She advised that the unfunded space must be funded by the BCHC in the amount of \$450,000.

Resolution Number 2-1

MOVED BY Claire Doble that the rules of procedure with respect to the length of the deputation be waived.

MOTION CARRIED

Ms. McPherson advised that, based on the plan, the project will cost \$9.7 million and they have funding for \$9.3 million. The Region of Durham has committed to financial support of up to one quarter of the unfunded cost and their current contribution is \$100,000. She noted various community members who have contributed financially toward the project and requested a contribution from the Township.

Discussion ensued with respect to the Ministry of Health determining the size of the community health centres dependent upon the programs offered, retaining the two Nurse Practitioners at the Beaverton Health Centre, the Telemedicine network (OTN), and the services available to anyone in the community such as social work, dietician, diabetes etc. There was discussion with respect to the various means by which the unfunded portion could be funded.

Mayor Bath-Hadden expressed appreciation for the deputation noting that a financial contribution is not feasible at this time.

Resolution Number 3-1

MOVED BY W.E. Ted Smith that Committee of the Whole amend the order of the agenda to consider the Building, Planning & Economic Development Committee items at this time.

MOTION CARRIED

7. Sub-Committees

Building, Planning & Economic Development Committee

- (a) **Consent Agenda**

Resolution Number 4-1

MOVED BY Cria Pettingill that items listed under Section 7, Building, Planning & Economic Development Consent Agenda, be approved, save and except communication numbers 1818, 1819, and 1829.

MOTION CARRIED

1712 Durham Region Planning Division – 2018 Annual Building Activity Review, File: D03-02, Commissioner’s Report #2019-INFO-55

Resolution Number 5-1

That Durham Region Planning Division – 2018 Annual Building Activity Review be received for information and filed.

1774 Township of Brock Committee of Adjustment – Notice of Public Hearing re: Application for Minor Variance – File No. A-9/19, Richard and Maureen Donald, 27200 Cedarhurst Beach Road, Beaverton

Resolution Number 6-1

That the application for minor variance in communication number 1774 be received for information and filed.

1814 Debbie Vandenaeker – Report: 2019-COW-11, Severance of non-abutting surplus farm dwelling, Regional Official Plan Amendment application (OPA 2019-004), Jerann Fams (Brock)

Resolution Number 7-1

That the Committee of the Whole provide the following comment regarding application OPA 2019-004. Please be advised that the Township of Brock has no objection to the above-referenced application, subject to the requirements of the Township of Brock being satisfied, financially and otherwise.

1820 Debbie Vandenaeker, Report: 2019-COW-12, Severance of non-butting surplus farm dwelling, Regional Official Plan Amendment application (OPA-2019-005), Daryl Phoenix (Brock)

Resolution Number 8-1

That the Committee of the Whole provide the following comment regarding application OPA 2019—005. Please be advised that the Township of Brock has no objection to the above-referenced application, subject to the requirements of the Township of Brock being satisfied, financially and otherwise as well as the expectation that:

The rezoning process will prohibit further severance and residential uses on the retained farm parcel;

The rezoning process will prohibit livestock in the existing barn / steel-clad structure on the severed parcel;

A revised boundary of the Environmental Protection (EP) zone will be provided in coordination with the Kawartha Region Conservation Authority.

(b) Items Extracted from Consent Agenda

1818 Kent Randall, Ecovue Consulting – Report: 2019-COW-15, Report related to the changes to the Planning Act and Development Charges Act resulting from Bill 108 – More Homes, More Choice Act and their impact on planning matters in the Township of Brock

Mr. Randall advised that there are no imperative changes for the Township from Bill 108, however, the Township Zoning By-law should be amended to reflect the changes for secondary units made over the past few years. He advised that the Township will need to address the Community Benefit Charges when it is in place.

There was discussion with respect to the absence of development charges and the effect on the infrastructure when allowing additional units within existing built areas. The consultant noted that the municipality has control within the zoning by-law for the placement of secondary units and anticipates their location within the settlement areas. Discussion ensued with respect to updating the Township's Official Plan. The consultant advised that the intention of the changes is to stimulate development of housing and he anticipates these units will be small in size.

Resolution Number 9-1

MOVED BY W.E. Ted Smith that the Committee of the Whole receive this report titled "Bill 108 - More Homes, More Choice Act — Background and Comments" for review and comment.

MOTION CARRIED

Resolution Number 10-1

MOVED by Lynn Campbell that the Committee of the Whole break for a recess at 11:07 a.m.

MOTION CARRIED

Mayor Bath-Hadden reconvened the meeting at 11:42 a.m. with the same members of Council and staff in attendance with the exception of the CAO.

1819 Kent Randall, Ecovue Consulting – Report: 2019-COW-16, Land Use Study regarding Cannabis cultivation and Production Facilities, required as part of the Interim Control By-law 2860-2019-PL

Mr. Randall advised that the report recommendations include amending the municipal Official Plan, Zoning By-law, and Site Plan Control By-law to identify cannabis production and cultivation facilities (whether for distribution or personal use), to regulate them, and to control their permitted locations.

Discussion ensued with respect to by-law provisions for new greenhouses or existing greenhouses which expand, setbacks from sensitive areas, and the protection of wellhead areas. The consultant advised that nuisance issues would be controlled through the provisions within the by-laws which will be reviewed by legal counsel prior to the public process and by-law enactment. He advised that provisions will be in place to regulate cannabis growth for personal use as well.

Resolution Number 11-1

MOVED BY Cria Pettingill

That the Committee of the Whole receive the attached report, titled "Land Use Study: Planning for Cannabis Cultivation and Production Facilities" for review and comment;

That the Committee of the Whole direct the Planning Consultant and staff to proceed with implementing the recommendations provided in Section 3.2 of said report.

MOTION CARRIED

1829 Durham Region Land Division Committee – Notice of Regular Meeting and Request for Comments – LD 127/2019, TK Building Group Limited, Lot 15, Concession 6

Regional Councillor Smith requested that the property description reflects that this property is located in Thorah.

Resolution Number 12-1

MOVED BY W.E. Ted Smith that the Durham Region Land Division file LD 127/2019 be received and the Region be notified that Brock Township has no objection to the application.

MOTION CARRIED

(c) Other Business

None

Mr. Kent Randall and the Planner left the meeting at 12:19 p.m.

Resolution Number 13-1

MOVED by Lynn Campbell that the Committee of the Whole break for a recess at 12:19 p.m.

MOTION CARRIED

Mayor Bath-Hadden reconvened the meeting at 1:26 p.m. with the same members of Council and staff in attendance.

Finance Committee

(a) Consent Agenda

Resolution Number 14-1

MOVED by Walter Schummer that items listed under Section 7, Finance Consent Agenda, be approved, save and except communication numbers 1596, 1794, and 1815.

MOTION CARRIED

1816 Laura Barta – Report: 2019-COW-03, Insurance Update – Joint and Several Liability

Resolution Number 15-1

That the Committee receive this report for information and the comments be forwarded to the Minister of the Attorney General by September 27th.

(b) Items Extracted from Consent Agenda

1596 Laura Barta – Report: 2019-COW-01, 2019 Charity Golf Tournament

There was discussion with respect to updating the criteria for the disbursement of funds to which the Clerk advised members to forward their suggestions to the Treasurer.

Resolution Number 16-1

MOVED by Cria Pettingill

That the Committee receive the following report for its information;

That a deadline of October 31, 2019 at 4:00 pm. be set for receipt of applications for the net proceeds.

MOTION CARRIED

1794 Laura Barta – Report: 2019-COW-04, Financial Update Report – August 2019

The Treasurer advised that there are healthy reserve funds set aside for future needs, some 2019 capital projects are being concluded, and the gas tax fund will have a positive balance.

The Treasurer advised that she would report back on the permitted uses of cannabis funds that the municipality has received and noted that one tax sale was cancelled as payment was received within the permitted timeline. She advised that supplemental bills are being sent out.

Resolution Number 17-1

MOVED by Michael Jubb

That the Committee receive Report: 2019-COW-04 for information.

MOTION CARRIED

1815 Laura Barta – Report: 2019-COW-02, Development Charges- Grants

The Treasurer advised that she received legal and consultant opinions which indicated that there was no ‘work around’ that would be fair to all taxpayers.

Resolution Number 18-1

MOVED by Michael Jubb

That the Committee receive the following report for its information;

That a Grant Policy not be implemented for the purpose of reducing Development Charges.

MOTION CARRIED

Councillor Doble refrained from discussion and voting on communication number 1815.

(c) Other Business

Councillor Schummer enquired as to the date to discuss infrastructure deficit to which the Treasurer advised she would follow up.

Public Works, Facilities & Parks Committee

(a) Consent Agenda

Resolution Number 19-1

MOVED by W.E. Ted Smith that items listed under Section 7, Public Works, Facilities & Parks Consent Agenda, be approved, save and except communication numbers 1729 and 1813.

MOTION CARRIED

1772 Sunderland Santa Claus Parade Committee – 2019 Santa Claus Parade, December 14, 2019

Resolution Number 20-1

That the requests with respect to the 2019 Sunderland Santa Claus Parade be approved and communication number 1772 be received for information and filed.

1795 Beaverton Lions Club – 2019 Santa Claus Parade, November 15, 2019

Resolution Number 21-1

That the requests with respect to the 2019 Beaverton Santa Claus Parade be approved and communication number 1795 be received for information and filed.

1817 Greg Hardy – Report: 2019-COW-6, Public Works Department Update – Fall 2019

Resolution Number 22-1

That Public Works Report 2019—COW-16 be received for information;

That a Public Works Report Update be brought forward for Council's information on an annual basis;

That a Summary of Work Order Requests be provide to Council on a quarterly basis through the Council information Index.

(b) Items Extracted from Consent Agenda

1729 Greg Hardy – Report: 2019-COW-05, All-Way Stop Control at the intersection of Laidlaw St. S and Park Street

There was discussion with respect to the standing load for the bridge and the need to broaden the parameters for future projects as standards have changed.

Resolution Number 23-1

MOVED by Walter Schummer

That an all-way stop be installed at the intersection of Laidlaw St. S. and Park St;

That the Clerk be authorized to amend Schedule XIII of By-Law 957-88-PP accordingly;

That the signage be funded from the Bridge 8 Rehabilitation Capital Budget account.

MOTION CARRIED

1813 Greg Hardy – Report: 2019-COW-9, Replacement Chiller for Rick MacLeish Memorial Community Centre

The Director of Public Works advised that the Curling Club chiller is not a sufficient size for the Rick MacLeish Memorial Community Centre noting that the chiller in question is well beyond its life expectancy.

There was discussion with respect to the timelines for installation, the safety factors involved (ammonia), and the ability to repurpose the chiller in the future if necessary.

Resolution Number 24-1

MOVED by W.E. Ted Smith that Report 2019-COW-9 be received for information and a staff report be generated regarding the possible use of the chiller from the Cannington Curling Club as an alternative to the purchase of a new unit.

MOTION LOST

Resolution Number 25-1

MOVED by Cria Pettingill that Committee defer this decision to buy a new chiller for the Cannington arena until sometime in the new year, 2020.

MOTION WITHDRAWN

Resolution Number 26-1

MOVED by Walter Schummer

That the quote submitted by Simcoe Refrigeration for the replacement chiller at the Rick MacLeish Memorial Community Centre in the amount of \$75,300 excluding taxes be accepted;

That the budget shortfall, in the amount of \$25,300 be funded from the Capital Reserve as determined by the Treasurer.

MOTION CARRIED

(c) Other Business

Regional Councillor Smith advised the Director of Public Works of concerns with road detour signage.

Tourism, Heritage & Recreation Committee

(a) Consent Agenda

Resolution Number 27-1

MOVED by Cria Pettingill that items listed under Section 7, Tourism, Heritage & Recreation Consent Agenda, be approved, save and except communication numbers 1759 and 1805.

MOTION CARRIED

1758 Manilla Hall Board of Management – Minutes – June 19, 2019

Resolution Number 28-1

That the Manilla Hall Board of Management Minutes be received for information and filed.

(b) Items Extracted from Consent Agenda

1759 Scott Howard, Brock Voice, Brock Board of Trade – Free use request, Rick MacLeish Memorial Community Centre, October 3, 2019

There was discussion with respect to the criteria within the Free Use Policy and the other measures of support provided to the Brock Board of Trade (BBOT).

Councillor Schummer advised that, while he is a member of the BBOT, he would refrain from declaring a Conflict of Interest under Section (4)(j) and 4(k) of the Conflict of Interest Act.

Discussion ensued with respect to this being a joint venture to provide the community with the opportunity to hear from the Federal candidates.

Mayor Bath-Hadden advised that other venues in the Township are available for this event.

Resolution Number 29-1

MOVED by Lynn Campbell that permission be granted for the BBOT & Brock Voice to use the Rick MacLeish Community Centre for an all candidates debate on October 3 from 7-9 p.m. Re: communication number 1759.

MOTION CARRIED

Regional Councillor Smith and Councillor Jubb refrained from discussion and voting on communication number 1759.

1805 Natasha Percival – Repurposing of Cannington Curling Club

The Clerk advised that staff requested direction from the Committee of the Whole given that this venture could take considerable resources in developing a lease agreement so unique to the Township.

Resolution Number 30-1

MOVED by Walter Schummer that staff be directed to discuss the requests for the Cannington Curling Club with the individual.

MOTION CARRIED

(c) Other Business

The Clerk advised that staff are canvassing summer day camp users for their input for improvements noting that Christmas Day Camp may not be offered this year.

Protection Services Committee

(a) Consent Agenda

Resolution Number 31-1

MOVED by W.E. Ted Smith that items listed under Section 7, Protection Services Consent Agenda, be approved, save and except communication number 1661.

MOTION CARRIED

1597 Ministry of Natural Resources and Forestry – Increased Bear Population in Brock Township

Resolution Number 32-1

That the response from the Ministry of Natural Resources and Forestry be received for information and filed.

1720 Solicitor General – Public Reports Regulation (O.Reg. 377/18) repealed

Resolution Number 33-1

That the communication from the Solicitor General be received for information and filed.

(b) Items Extracted from Consent Agenda

1661 Peter Carey – Complaint, AirBnB, 262 Morrison Avenue, Beaverton

There was discussion with respect to reviewing how other municipalities handle this industry.

Resolution Number 34-1

MOVED by Michael Jubb that a staff report be developed in regards to short term rentals to include the possible recommendations moving forward on possible regulations and enforcement. Re: communication number 1661.

MOTION CARRIED

(c) Other Business

None

CAO/Corporate Services Committee

The Clerk advised that this section would address corporate wide issues such as the Durham Region IT initiative and any Clerks Department issues.

(a) Consent Agenda

None

(b) Items Extracted from Consent Agenda

None

(c) Other Business

Regional Councillor Smith enquired as to Union negotiations and was advised a discussion would occur on Thursday.

8. Other Business

(1) Councillor Claire Doble

There was discussion with respect to the report including tax revenues and the loss of tenant rental income.

Resolution Number 35-1

MOVED by Claire Doble that information be gathered from staff to determine revenue from CHC for Development Charges and estimated tax revenue and also potential source to fund a financial contribution if this exists at this time. Re: Delegation by Brock Community Health Centre.

MOTION CARRIED

(2) Councillor Lynn Campbell

Councillor Campbell requested the process for a notice of motion to which the Clerk advised that Committee members could forward via email or hand deliver them to her.

Councillor Schummer enquired whether a 2/3 vote during the current meeting could bring a notice of motion forward to which the Clerk advised in the affirmative.

There was discussion with respect to providing the public with time to review the motion on the agenda prior to the meeting and only urgent matters would require a 2/3 vote.

9. Public Questions and Clarifications

None

10. Closed Session

None

11. Adjournment

Resolution Number 36-1

MOVED by Claire Doble that we do now adjourn at 2:52 p.m.

MOTION CARRIED

CHAIR

SECRETARY