

**The Corporation of the Township of Brock**

**Council Agenda**

**Municipal Administration Building**

**Electronic Meeting**

**Session One**

**Monday, January 25, 2021**

Due to the current COVID-19 Pandemic and the need to implement social distancing, the Municipal Administration Building is closed to the public and no residents will be permitted to attend this meeting in person. Council members and staff will be participating electronically in the meeting. Those wishing to view the meeting can live stream it at [www.townshipofbrock.ca/livestream](http://www.townshipofbrock.ca/livestream). The public is asked to contact the Clerk's Department with any questions or clarification by email at [clerks@townshipofbrock.ca](mailto:clerks@townshipofbrock.ca).

1. **Call to Order & Moment of Silence – Deputy Mayor W.E. Ted Smith – 5:00 p.m.**
2. **Disclosure of Pecuniary Interest and Nature Thereof**
3. **Announcements from Council and Staff**
4. **Presentations – None**
5. **Delegations and/or Petitions – None**
6. **Consent Agenda**

**a) Adoption of Minutes of Previous Meeting**

- 1) 13<sup>th</sup> Meeting of Council – December 14, 2020

**Recommendation**

That the minutes of the 13<sup>th</sup> Council meeting, as held on December 14, 2020, be approved.

- 2) 26<sup>th</sup> Meeting of Special Council – December 14, 2020

**Recommendation**

That the minutes of the 26<sup>th</sup> Special Council meeting, as held on December 14, 2020, be approved.

- 3) 26<sup>th</sup> Meeting of Special Council – In Camera Session – December 14, 2020

**Recommendation**

That the minutes of the 26<sup>th</sup> Special Council Closed Session meeting, as held on December 14, 2020, be approved.

- 4) 27<sup>th</sup> Meeting of Special Council – December 21, 2020

**Recommendation**

That the minutes of the 27<sup>th</sup> Special Council meeting, as held on December 21, 2020, be approved.

- 5) 27<sup>th</sup> Meeting of Special Council – In Camera Session – December 21, 2020

**Recommendation**

That the minutes of the 27<sup>th</sup> Special Council Closed Session meeting, as held on December 21, 2020, be approved.

- 6) 1<sup>st</sup> Meeting of Special Council – January 13, 2021

**Recommendation**

That the minutes of the 1<sup>st</sup> Special Council meeting, as held on January 13<sup>th</sup>, 2021, be approved.

- 7) 2<sup>nd</sup> Meeting of Special Council – January 15, 2021

**Recommendation**

That the minutes of the 2<sup>nd</sup> Special Council meeting, as held on January 15, 2021, be approved.

- 8) 2<sup>nd</sup> Meeting of Special Council – In Camera Session – January 15, 2021

**Recommendation**

That the minutes of the 2<sup>nd</sup> Special Council Closed Session meeting, as held on January 15, 2021, be approved.

**b) Reports**

- 90 Debbie Vandenaeker – Report: 2021-CO-01, Cannabis Zoning By-law and Official Plan Amendment Process Update Report

**Recommendation**

That Report: Report: 2021-CO-01, Cannabis Zoning By-law and Official Plan Amendment Process Update Report be approved; and

That staff be directed to take the next steps outlined for undertaking the processes necessary to complete the Official Plan Amendment and Zoning By-law Amendment for addressing Cannabis production and processing in Brock.

- 91 Debbie Vandenaeker – Report: 2021-CO-02, Employment Land Conversion Requests Report

**Recommendation**

That Report: Report: 2021-CO-02, Employment Land Conversion Requests Report be approved as Brock's formal response to the Region of Durham's request for input on the six (6) Employment Land Conversion requests received as part of the Region's Municipal Comprehensive Review process referred to as Envision Durham.

**c) Correspondence**

**d) Reports of Committees**

- 1) 1<sup>st</sup> Committee of the Whole Meeting – January 11, 2021

**Recommendation**

That the minutes of 1<sup>st</sup> Committee of the Whole meeting, as held on January 11, 2021, be approved.

**e) Motions**

**f) By-laws**

**By-law Number 3009-2021**

By-Law Number 3009-2021 being a by-law to assume the works and services and streets within Plan of Subdivision 40M-2557, and to assume Rennie Street within Plan of Subdivision 40M-2395, and to assume the works and services within Block 64 on the Plan of Subdivision 40M-2395.

**Recommendation**

That By-Law Number 3009-2021 being a by-law to assume the works and services and streets within Plan of Subdivision 40M-2557, and to assume Rennie Street within Plan of Subdivision 40M-2395, and to assume the works and services within Block 64 on the Plan of Subdivision 40M-2395 be read a first, second and third time and passed in open Council and that the Deputy Mayor and Clerk be authorized to sign the by-law on behalf of the municipality and to have same engrossed in the by-law book.

**7. Items Extracted from Consent Agenda**

**8. Notices of Motions**

**9. Other Business**

**1) COVID-19 Update**

**10. Public Questions and Clarification**

**11. Closed Session**

**12. Confirmation By-law**

By-law Number 3010-2021 – to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on January 25, 2021.

**Recommendation**

That By-law Number 3010-2021, being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meetings held on January 25, 2021, be read a first, second and third time and passed in open Council and that the Deputy Mayor and Clerk were authorized to sign the by-law on behalf of the municipality and to have same engrossed in the by-law book.

**13. Adjournment**

**The Corporation of the Township of Brock**

**Council Minutes - Draft**

**Electronically**

**Session Thirteen**

**Monday, December 14, 2020**

The Thirteenth Meeting of the Council of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, December 14, 2020, electronically.

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

Members absent:      Mayor                              Debbie Bath-Hadden (loa)

Staff Members present:      Municipal Clerk Becky Jamieson  
   (recording the minutes)  
   Deputy Clerk Deena Hunt  
   CAO Dean Hustwick  
   Treasurer Laura Barta  
   Director of Public Works Paul Lagrandeur  
   Fire Chief Rick Harrison  
   Chief Building Official Richard Ferguson

**1.      Call to Order and Moment of Silence**

Deputy Mayor W.E. Ted Smith called the meeting to order at 6:30 p.m.

**2.      Disclosure of Pecuniary Interest and Nature Thereof**

Deputy Mayor Smith declared a pecuniary interest with respect to motion 2) Agreement with the District Historical Society as he is a member of the Sunderland Historical Society.

**3.      Announcements from Council and Staff**

Deputy Mayor Smith congratulated the Santa Claus Parade organizers.

**4.      Presentations**

None

**5.      Hearing of Delegations and/or Petitions**

(1)      Durham Region Regional Chair, John Henry – Update to Brock Council

Regional Chair John Henry, Region of Durham, expressed appreciation for the efforts of Council and staff in 2020. He advised that the Region's key accomplishments for Brock include the Durham Region On Demand Transit Service, the anticipated expansion of broadband in the north, the proposed Beaverton supportive housing project, and the North Durham community hub project. He provided a Regional update via video presentation which included Durham Region's 2020 Momentum Report. In closing, he advised that December 14 to December 20, 2020, was been declared as 'Shop in Durham Week'.

Councillors enquired as to extra policing for Brock to address issues, the timeline for municipal services to the Beaverton employment lands, home energy retrofit plan, electric vehicle charging stations, and the process for delivering better broadband to North Durham. Regional Chair Henry advised that, while policing is managed through the Durham Region Police Services Board, he believes more officers would be hired. He advised that Beaverton's employment lands are currently undergoing an Environmental Assessment, and the information for the

retrofit plan is available on the Durham Region website. He advised that an electric vehicle charging station is allocated for Beaverton (at Lakeview Manor) noting that locations could be reviewed as funding is received and partnerships formed. He advised that, while the Region is not responsible for providing broadband in Durham Region, their application for Phase 1 of ICON funding was successful and Regional staff are preparing a Phase 2 ICON application. He noted the difficulties of obtaining a major internet provider for North Durham and advised that a more concerted effort is needed by the Federal government to provide improved connectivity.

Councillors enquired as to a formal approach for requesting increased police services in Brock to which Regional Chair Henry advised that members could reach out to the Acting Chief of Police for DRPS.

Regional Chair Henry extended Merry Christmas greetings and asked that people consider helping those in need, especially given the challenges of the pandemic.

The Deputy Mayor expressed appreciation for the presentation, for the Regional support to Brock, and for the assistance that the Regional Clerk provided to Brock in the past year.

## 6. **Consent Agenda**

### Resolution Number 1-13

MOVED by Walter Schummer and SECONDED by Lynn Campbell that the items listed in Section 6, Consent Agenda be approved save and except communication numbers 1695, 1682, and 1683.

MOTION CARRIED

### **(a) Adoption of Minutes of Previous Meetings**

- (1) 24th Special Council meeting – November 23, 2020 at 1:30 p.m.

#### Resolution Number 2-13

That the minutes of the 24th Special Council meeting as held on November 23, 2020, at 1:30 p.m. be approved.

- (2) 24th Special Council meeting - In Camera Session – November 23, 2020 at 1:30 p.m.

#### Resolution Number 3-13

That the minutes of the In Camera session of the 24th Special Council meeting as held on November 23, 2020 at 1:30 p.m. be approved.

- (3) 25th Special Council meeting – November 23, 2020 at 4:00 p.m.

#### Resolution Number 4-13

That the minutes of the 25th Special Council meeting as held on November 23, 2020, at 4:00 p.m. be approved.

- (4) 25th Special Council meeting - In Camera Session – November 23, 2020 at 4:00 p.m.

#### Resolution Number 5-13

That the minutes of the In Camera session of the 25th Special Council meeting as held on November 23, 2020 at 4:00 p.m. be approved.

- (5) 12th Council meeting – November 23, 2020

Resolution Number 6-13

That the minutes of the 12th Council meeting as held on November 23, 2020, be approved.

- (6) 12th Council meeting - In Camera Session – November 23, 2020

Resolution Number 7-13

That the minutes of the In Camera session of the 12th Council meeting as held on November 23, 2020, be approved.

- (7) 23rd Special Council meeting – November 30, 2020

Resolution Number 8-13

That the minutes of the 23rd Special Council meeting as held on November 30, 2020, be approved.

**(b) Reports**

**(c) Correspondence**

1687 Township of Uxbridge – Letter to Premier of Ontario re: “Control-Red” COVID-19 Restrictions in Durham Region

Resolution Number 9-13

That Communication Number 1687 be received for information and filed.

**(d) Reports of Committees**

- (1) 12th Committee of the Whole Meeting – December 7, 2020

Resolution Number 10-13

That the minutes of the 12th Committee of the Whole meeting as held on December 7, 2020, be approved.

**(e) Motions**

- (1) That the Deputy Mayor and Clerk be, and they are hereby authorized to enter into an agreement with Justin Kouba, O/A Beaver River Bait

Resolution Number 11-13

THAT the Deputy Mayor and Clerk be, and they are hereby authorized to enter into an agreement with Justin Kouba, O/A Beaver River Bait.

- (2) That the Deputy Mayor and Clerk be, and they are hereby authorized to enter into an agreement with the District Historical Society and the Township of Brock

Resolution Number 12-13

THAT the Deputy Mayor and Clerk be, and they are hereby authorized to enter into an agreement with the District Historical Society and the Township of Brock.

- (3) That the Deputy Mayor and Clerk be, and they are hereby authorized to enter into an agreement with William Vieveen, O/A Floyd Hales Fish Huts

Resolution Number 13-13

THAT the Deputy Mayor and Clerk be, and they are hereby authorized to enter into an agreement with William Vieveen, O/A Floyd Hales Fish Huts.

- (4) That the Deputy Mayor and Clerk be, and they are hereby authorized to enter into an agreement with Mitchell's Fish Huts

Resolution Number 14-13

THAT the Deputy Mayor and Clerk be, and they are hereby authorized to enter into an agreement with Mitchell's Fish Huts.

- (5) Transfer to Reserves

Resolution Number 15-13

That the Treasurer be authorized to transfer any surplus created by internal equipment rental in 2020 to the Works Capital Reserve Fund for the replacement of equipment in future years; and,

That the Treasurer be authorized to transfer 2020 budgeted and unspent funds for the following projects to the Committed Projects Reserve or held as committed in Reserve funds for use in 2020:

CAO Consulting – Pay Equity Review Financing  
Cannington Curling Club Building – Roof Rehabilitation  
Sunderland Museum – Window Replacement  
Sunderland Town Hall – Refurbishment of Exterior Doors & South Window Frame Restoration  
Bridge Rehabilitation  
Culvert Design  
Municipal Drain Clean Out  
Lakeshore Road Erosion Control Project  
Thorah Works Yard – Upgrades and Improvements  
Beaverton Ball Park - Lighting Upgrades  
MacLeod/Clair Hardy Park – Accessible Playground & Public Bathroom Upgrades  
Foster Hewitt Memorial Community Centre - upgrades  
Rick MacLeish Memorial Community Centre - upgrades  
Sunderland Memorial Arena Project  
Wilfrid Hall – Beam Repair  
Main Street Revitalization Project  
Green Initiatives

**(f) By-Laws**

- (1) By-Law Number 2985-2020 – being a by-law under the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, to amend Zoning By-law Number 287-78-PL, as otherwise amended, of the Corporation of the Township of Brock, with respect to certain land located within Part South ½ Lot 9 Concession 1 (Thorah), in the Township of Brock, Region of Durham.

Resolution Number 16-13

That By-law Number 2985-2020 being a by-law under the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, to amend Zoning By-law Number 287-78-PL, as otherwise amended, of the Corporation of the Township of Brock, with respect to certain land located within Part South ½ Lot 9 Concession 1 (Thorah), in the Township of Brock, Region of Durham, be read a first, second and third time and passed in open Council. The Deputy Mayor and Clerk were authorized to sign the by-law on behalf of the municipality and to have same engrossed in the by-law book.

## 7. Items Extracted from Consent Agenda

1695 Dean Hustwick – Report: 2020-CO-61, 2021 Council Procedural Improvements – Phase 1

### Resolution Number 17-13

MOVED by Walter Schummer and SECONDED by Claire Doble THAT Report: 2020-CO-61, 2021 Council Procedural Improvements – Phase 1 be received for information; and, That the 2021 Council/Committee Schedule as contained in Appendix A be approved with proposed amendments; and, That staff be directed to amend the procedural by-law accordingly to incorporate the recommended changes as contained within this report and agreed upon by Council.

Councillors requested clarification to which the CAO advised that the recently identified Council Strategic Priorities have influenced these changes and further recommendations would be proposed.

The CAO provided an overview of the proposed changes which include holding in camera sessions prior to the meeting, combining the statutory meetings with the Planning and Economic Development meetings, and changing the start times of the meetings.

Councillors expressed support for the changes, and concerns for the change to Council start time and reduction of Committee of the Whole meetings.

Councillor Jubb requested a friendly amendment to include that Council meetings start at 6:00 p.m. to which Councillor Schummer and Doble agreed.

There was discussion with respect to viewership and public engagement.

The Clerk advised that this proposed schedule could be trialed until June 2021 and the amended Procedural By-law would come to Council in January 2021.

Councillors expressed concern for the removal of the Other Business section within each committee section of the Committee of the Whole agenda to which the CAO advised that items must be formally added to the agenda to provide due notice to the public and committee members. The CAO advised that Committee Chairs would have an opportunity to meet with department heads prior to the meetings.

### Resolution Number 17-13

MOVED by Walter Schummer and SECONDED by Claire Doble THAT Report: 2020-CO-61, 2021 Council Procedural Improvements – Phase 1 be received for information; and, That the 2021 Council/Committee Schedule as contained in Appendix A be approved with proposed amendments; and, That staff be directed to amend the procedural by-law accordingly to incorporate the recommended changes as contained within this report and agreed upon by Council, and that Council meetings start at 6:00 p.m.

Deputy Mayor Smith requested a recorded vote.

### Recorded Vote

#### Yeas

Claire Doble  
Michael Jubb  
Walter Schummer

#### Nays

Lynn Campbell  
Cria Pettingill  
W.E. Ted Smith

MOTION LOST

### Resolution Number 18-13

MOVED by Cria Pettingill and SECONDED by Lynn Campbell THAT Report: 2020-CO-61, 2021 Council Procedural Improvements – Phase 1 be received for



information; and, That the 2021 Council/Committee Schedule as contained in Appendix A be approved; and, That staff be directed to amend the procedural by-law accordingly to incorporate the recommended changes as contained within this report.

Deputy Mayor Smith requested a recorded vote.

Recorded Vote

Yeas

Lynn Campbell  
Cria Pettingill  
W.E. Ted Smith

Nays

Claire Doble  
Michael Jubb  
Walter Schummer

MOTION LOST

Resolution Number 19-13

MOVED by Michael Jubb and SECONDED by Walter Schummer THAT Report: 2020-CO-61, 2021 Council Procedural Improvements – Phase 1 be received for information; and, That the 2021 Council/Committee Schedule as contained in Appendix A be approved with proposed amendments; and, That staff be directed to amend the procedural by-law accordingly to incorporate the recommended changes as contained within this report and agreed upon by Council, and that Council meetings start at 5:00 p.m.

Deputy Mayor Smith requested a recorded vote.

Recorded Vote

Yeas

Lynn Campbell  
Michael Jubb  
Cria Pettingill  
Walter Schummer  
W.E. Ted Smith

Nays

Claire Doble

MOTION CARRIED

Resolution Number 20-13

MOVED by Lynn Campbell and SECONDED by Walter Schummer that Council break for a recess at 8:08 p.m.

MOTION CARRIED

Deputy Mayor Smith reconvened the meeting at 8:16 p.m. with the same members of Council and staff in attendance.

1682 Becky Jamieson, Memorandum – Devil's Fitness – Rental of Cannington Curling Club

Councillors enquired as to not permitting the use of the former ice pad and were advised that the previous Facilities Coordinator expressed health and safety concerns for using the ice pad for this purpose. The Clerk advised that the building usage would be reviewed by staff upon the appointment of a new Facilities Coordinator.

Councillors enquired whether the tenant was made aware of the Municipal Act restrictions (rent request) and were advised in the affirmative. The Clerk advised that the Government of Canada offers an Emergency Rent Subsidy program which has been communicated to all municipal facility tenants.

Resolution Number 21-13

MOVED by Walter Schummer and SECONDED by Cria Pettingill THAT Council approve the request from Devil's Fitness to renew their lease agreement for a one-year term from January 1, 2021 to December 31, 2021 at a monthly rate of \$1,500 per month and that request to use to ice pad floor be denied. Further, that the Deputy Mayor and Clerk be authorized to sign a lease agreement with Devil's Fitness for the use of the Cannington Curling Club on behalf of the Township of Brock.

MOTION CARRIED

1683 Xplornet Communications Inc. ("Xplornet") – ICON Program – Request for Municipal Letter of Support

Councillors expressed concern for taxpayer dollars supporting private businesses for internet connection which could be unaffordable for some residents.

The CAO advised that two businesses were previously supported by Council in this regard, this company intends to upgrade the fibre optic network to communication towers, some fibre optic would be delivered to homes, and the focus area is Gamebridge with a potential improvement for 1,000 households.

Resolution Number 22-13

MOVED by Walter Schummer and SECONDED by Cria Pettingill THAT Communication Number 1683 be received for information; and that Council have no objection to the request contained therein; and, further, that staff prepare a letter of support for Xplornet's application to the Improving Connectivity in Ontario (ICON) program.

MOTION CARRIED

**8. Notices of Motions**

None

**9. Other Business**

(1) COVID-19 Update

The CAO advised that Durham Region remains in red control category, York Region is in lockdown, and the anticipated vaccinations would be distributed through the Durham Region Health Unit. He advised that staff posted a notice on the Township website with respect to the satellite covid assessment locations in Manilla, Beaverton and Sunderland.

The Fire Chief advised that there were no issues with respect to the recent Santa Claus Parades or the Nourish and Develop Foundation event on Saturday.

**10. Public Questions and Clarification**

None

**11. Closed Session**

There was no closed session. The following resolutions were a result of the earlier December 14, 2020 Special Council meeting.

Resolution Number 23-13

MOVED by Walter Schummer and SECONDED by Cria Pettingill that Council receive the legal advice given by the Township Solicitor in closed session that the proposal for a women's shelter at 124 Laidlaw Street South is not prohibited by Interim Control By-law No. 2994-2020 enacted by Council at its meeting of November 23, 2020 and is permitted as a Crisis Care Residence in the R1 Zone.

MOTION CARRIED

Resolution Number 24-13

MOVED by Cria Pettingill and SECONDED by Lynn Campbell that Council direct staff to develop application criteria for any potential requests for exemptions to the Interim Control By-law, and that the deadline for applications to be submitted be March 1, 2021; and further, that staff be directed to make the application criteria and process available to the public through various means including our website.

MOTION CARRIED

**12. Confirmation By-law**

By-law Number 2999-2020 – to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on December 14, 2020

Resolution Number 25-13

MOVED by Walter Schummer and SECONDED by Claire Doble that By-law Number 2999-2020, to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on December 14, 2020, be read three times and passed in open Council. The Deputy Mayor and Clerk were authorized to sign the by-law on behalf of the municipality and to have same engrossed in the by-law book.

MOTION CARRIED

**13. Adjournment**

Resolution Number 26-13

MOVED by Lynn Campbell and SECONDED by Michael Jubb that we do now adjourn at 8:41 p.m.

MOTION CARRIED

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DEPUTY MAYOR

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CLERK

**The Corporation of the Township of Brock**

**Special Council Minutes**

**Electronically**

**Session Twenty Six**

**Monday, December 14, 2020**

The Twenty Sixth Special Council Meeting of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, December 14, 2020, electronically.

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

Members absent:      Mayor:                              Debbie Bath-Hadden (loa)

Staff Members present:      Municipal Clerk Becky Jamieson  
   (recording the minutes)  
   Deputy Clerk Deena Hunt  
   CAO Dean Hustwick  
   Chief Building Official Richard Ferguson  
   Treasurer Laura Barta  
   Fire Chief Rick Harrison  
   Planner Debbie Vandenakker

**1.      Call to Order and Moment of Silence**

Deputy Mayor W.E. Ted Smith called the meeting to order at 4:00 p.m.

**2.      Disclosure of Pecuniary Interest and Nature Thereof**

None

**3.      Hearing of Delegations and/or Petitions**

None

**4.      Consideration of Business for Which Notice was Given**

**Closed Session**

Resolution Number 1-26

MOVED by Cria Pettingill and SECONDED by Walter Schummer that Council move in camera at 4:01 p.m. Pursuant to Section 239(2)(f) of the Municipal Act, 2001 to discuss advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

MOTION CARRIED

(a)      Potential Legal Matter

Pursuant to Section 239(2)(f) of the Municipal Act, 2001 to discuss advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Mr. Annibale left the meeting at 4:53 p.m.

Resolution Number 2-26

MOVED BY Walter Schummer and SECONDED by Cria Pettingill that we rise from in camera at 5:20 p.m.

MOTION CARRIED

**5. Public Questions and Clarifications**

None

**6. Confirmation By-law**

By-law Number 3001-2020 – to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on November 23, 2020

Resolution Number 3-26

MOVED by Michael Jubb and SECONDED by Lynn Campbell that By-law Number 3001-2020, to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on December 14, 2020, be read three times and passed in open Council. The Mayor and Clerk were authorized to sign the by-law on behalf of the municipality and to have same engrossed in the by-law book.

MOTION CARRIED

**7. Adjournment**

Resolution Number 4-26

MOVED by Cria Pettingill and SECONDED by Walter Schummer that we do now adjourn at 5:22 p.m.

MOTION CARRIED

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DEPUTY MAYOR

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CLERK

**The Corporation of the Township of Brock**

**Council Minutes - Draft**

**Electronically**

**Session Twenty Seven**

**Monday, December 21, 2020**

The Twenty Seventh Meeting of the Council of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, December 21, 2020, electronically.

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

Members absent:      Mayor                              Debbie Bath-Hadden (loa)

Staff Members present:      Municipal Clerk Becky Jamieson  
   (recording the minutes)  
   Deputy Clerk Deena Hunt  
   CAO Dean Hustwick  
   Fire Chief Rick Harrison  
   Chief Building Official Richard Ferguson  
   Planner Debbie Vandenakker

**1.      Call to Order and Moment of Silence**

Deputy Mayor W.E. Ted Smith called the meeting to order at 10:00 a.m.

**2.      Disclosure of Pecuniary Interest and Nature Thereof**

None

**3.      Hearing of Delegations and/or Petitions**

None

**4.      Consideration of Business for Which Notice was Given**

Resolution Number 1-27

MOVED by Walter Schummer and SECONDED by Lynn Campbell that Council move in-camera at 10:02 a.m. pursuant to Section 239(2)(f) of the Municipal Act, 2001, to discuss advice that is subject to solicitor-client privilege including communications necessary for that purpose.

MOTION CARRIED

Closed Session

a)      Potential Legal Matter

Resolution Number 2-27

MOVED BY Cria Pettingill and SECONDED by Lynn Campbell that Council break for a recess at 11:39 a.m.

MOTION CARRIED

The Deputy Mayor reconvened the meeting at 11:50 a.m. with the same members of Council and staff in attendance.

Resolution Number 3-27

MOVED BY Cria Pettingill and SECONDED by Walter Schummer that we rise from in camera at 12:17 p.m.

MOTION CARRIED

Resolution Number 4-27

MOVED BY Claire Doble and SECONDED by Michael Jubb that staff direction provided in camera be implemented.

The Deputy Mayor requested a recorded vote.

Recorded Vote

Yeas

Claire Doble  
Michael Jubb  
Cria Pettingill  
Walter Schummer

Nays

Lynn Campbell  
W.E. Ted Smith

MOTION CARRIED

Resolution Number 5-27

MOVED BY Cria Pettingill and SECONDED by Walter Schummer that Brock Township send Minister Clark a letter requesting that an MZO on the Beaverton site not be considered. Our Interim Control By-law is a valid tool within the Planning Act while we study supportive housing in Brock Township; and that this letter be cc'd to MPP Laurie Scott.

Councillor Campbell advised that she is not comfortable with the resolution and would prefer to continue working with the Region.

Resolution Number 5-27

MOVED BY Cria Pettingill and SECONDED by Walter Schummer that Brock Township send Minister Clark a letter requesting that an MZO on the Beaverton site not be considered. Our Interim Control By-law is a valid tool within the Planning Act while we study supportive housing in Brock Township; and that this letter be cc'd to MPP Laurie Scott.

MOTION CARRIED

**5. Public Questions and Clarification**

None

**6. Confirmation By-law**

By-law Number 3002-2020 – to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on December 21, 2020

Resolution Number 6-27

MOVED by Walter Schummer and SECONDED by Claire Doble that By-law Number 3002-2020, to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on December 21, 2020, be read three times and passed in open Council. The Mayor and Clerk were authorized to sign the by-law on behalf of the municipality and to have same engrossed in the by-law book.

MOTION CARRIED

7.     **Adjournment**

Resolution Number 7-27

MOVED by Lynn Campbell and SECONDED by Cria Pettingill that we do now adjourn at 12:27 p.m.

MOTION CARRIED

\_\_\_\_\_  
DEPUTY MAYOR

\_\_\_\_\_  
CLERK



**Wednesday, January 13, 2021**

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

Staff Members present: Municipal Clerk Becky Jamieson  
(recording the minutes)  
Deputy Clerk Deena Hunt  
Clerks Assistant Maralee Drake  
CAO Dean Hustwick  
Chief Building Official Richard Ferguson  
Planner Debbie Vandenakker  
Director of Public Works Paul Lagrandeur  
Fire Chief Rick Harrison

Resolution Number 1-1

MOVED by Lynn Campbell and SECONDED by Michael Jubb That Communication number 45 be received for information; and that the application to request exemption to Interim Control By-law No. 2994-2020 be approved; and further, that Council bring forth the amending by-law.

MOTION CARRIED

**By-laws**

- a) By-law Number 3005-2021 – Being a By-law to amend Interim Control By-law No. 2994-2020, a By-law applicable to all of the area of Zoning By-law No. 287-78-PL, as amended, in order to exempt the lands municipally known as B24430 Side Road 17, Brock, Ontario L0K 1A0 from the application thereof.

Resolution Number 2-1

MOVED by Claire Doble and SECONDED by Walter Schummer That By-law Number 3005-2021, Being a By-law to amend Interim Control By-law No. 2994-2020, a By-law applicable to all of the area of Zoning By-law No. 287-78-PL, as amended, in order to exempt the lands municipally known as B24430 Side Road 17, Brock, Ontario L0K 1A0 from the application thereof, be read a first, second and third time and passed in open Council and that the Mayor and Clerk be authorized to sign the by-law on behalf of the municipality and to have same engrossed in the by-law book.

**5. Public Questions and Clarifications**

None

**6. Confirmation By-law**

By-law Number 3006-2020 – to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on January 13, 2021

Resolution Number 3-1

MOVED by Lynn Campbell and SECONDED by Walter Schummer that By-law Number 3006-2020, to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on January 13, 2021, was read a first, second and third time and passed in open Council and that the Mayor and Clerk were authorized to sign the by-law on behalf of the municipality and to have same engrossed in the by-law book.

MOTION CARRIED

**7. Adjournment**

Resolution Number 4-1

MOVED by Lynn Campbell and SECONDED by Cria Pettingill that we do now adjourn at 2:54 p.m.

MOTION CARRIED

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DEPUTY MAYOR

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CLERK

**The Corporation of the Township of Brock**

**Special Council Minutes - Draft**

**Electronically**

**Session Two**

**Friday, January 15, 2021**

The Second Special Council Meeting of the Township of Brock, in the Regional Municipality of Durham, was held on Friday, January 15, 2021, electronically.

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

Members absent:      Mayor     Debbie Bath-Hadden (loa)

Staff Members present:      Municipal Clerk Becky Jamieson  
   (recording the minutes)  
   Deputy Clerk Deena Hunt  
   CAO Dean Hustwick  
   Chief Building Official Richard Ferguson  
   Planner Debbie Vandenakker  
   Director of Public Works Paul Lagrandeur  
   Treasurer Laura Barta  
   Fire Chief Rick Harrison

**1.      Call to Order and Moment of Silence**

Deputy Mayor W.E. Ted Smith called the meeting to order at 10:30 a.m.

**2.      Disclosure of Pecuniary Interest and Nature Thereof**

None

**3.      Hearing of Delegations and/or Petitions**

None

**4.      Consideration of Business for Which Notice was Given**

a)      By-laws

By-law Number 3004-2021 – Being a By-law to provide for an interim tax levy and to provide for the payment of taxes and to provide for penalty and interest of 1.25%

Resolution Number 1-2

MOVED by Walter Schummer and SECONDED by Michael Jubb That By-law Number 3004-2021, Being a By-law to provide for an interim tax levy and to provide for the payment of taxes and to provide for penalty and interest of 1.25%, be read a first, second and third time and passed in open Council and that the Mayor and Clerk be authorized to sign the by-law on behalf of the municipality and to have same engrossed in the by-law book.

b)      Closed Session

Potential Legal Matter

Resolution Number 2-2

MOVED by Cria Pettingill and SECONDED by Lynn Campbell that Council move in camera at 10:35 a.m. pursuant to Section 239(2)(f) of the Municipal Act, 2001 to discuss advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

MOTION CARRIED

The Township's solicitor joined the meeting from 11:00 a.m. to 12:20 p.m.

Staff left the meeting at 12:30 p.m.

Resolution Number 3-2

MOVED BY Michael Jubb and SECONDED by Lynn Campbell that we rise from in camera at 1:31 p.m.

MOTION CARRIED

Resolution Number 4-2

MOVED BY Claire Doble and SECONDED by Michael Jubb that staff move forward with the view of the majority expressed in closed session with respect to the potential legal matter.

Deputy Mayor Smith requested a recorded vote.

Recorded Vote

Yeas

Michael Jubb  
Claire Doble  
Walter Schummer  
Cria Pettingill

Nays

Lynn Campbell  
W.E. Ted Smith

MOTION CARRIED

Resolution Number 5-2

MOVED BY Walter Schummer and SECONDED by Lynn Campbell that Council accept the recommendations from the Township's solicitor as discussed in closed session.

MOTION CARRIED

**5. Public Questions and Clarifications**

None

**6. Confirmation By-law**

By-law Number 3007-2020 – to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on January 15, 2021

Resolution Number 6-2

MOVED by Michael Jubb and SECONDED by Walter Schummer that By-law Number 3007-2020, to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on January 15, 2021, was read a first, second and third time and passed in open Council and that the Mayor and Clerk were authorized to sign the by-law on behalf of the municipality and to have same engrossed in the by-law book.

MOTION CARRIED

**7. Adjournment**

Resolution Number 7-2

MOVED by Cria Pettingill and SECONDED by Claire Doble that we do now adjourn at 1:37 p.m.

MOTION CARRIED

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DEPUTY MAYOR

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CLERK

# Reports



|               |              |
|---------------|--------------|
| Date:         | 19/01/2021   |
| Refer to:     | Council      |
| Meeting Date: | Jan 25, 2021 |
| Action:       | null         |
| Notes:        | Report       |
| Copies to:    |              |

## Corporation of the Township of Brock

### Staff Report to the Mayor and Members of Council

|                         |  |
|-------------------------|--|
| <b>From:</b>            | Debbie Vandenakker   |
| <b>Position:</b>        | Planner  |
| <b>Title / Subject:</b> | Cannabis Zoning By-law and Official Plan Amendment Process Update Report |
| <b>Date of Report:</b>  | January 18, 2021   |
| <b>Date of Meeting:</b> | January 25, 2021   |
| <b>Report No:</b>       | 2021-CO-01   |

#### 1.0 Strategic Goal/Priority

The goal of this report is to provide Council with an update on the progress of, and seek approval on, the next steps for the completion of the Official Plan (OP) and Zoning By-law Amendment processes relating to the growth and production of Cannabis in the Township of Brock.

#### 2.0 Issue / Origin

The *Cannabis Act* came into force on October 17, 2018. Medical Cannabis is regulated by the federal government. The Province of Ontario sets rules around the retail market as follows:

- how cannabis can be sold;
- where stores may be located;
- how stores must be operated; and
- who is allowed to sell cannabis.



Municipalities are then left with the responsibility of controlling the growth and production of Cannabis as a land use that supports the Cannabis market supply. No federal or provincial guidance was provided to municipalities on how to effectively control this land use.

On April 8, 2019, Brock Township passed an Interim Control By-law (ICBL) that prohibits the growth or production of Cannabis in Brock anywhere other than already zoned industrial lands. This ICBL was intended to stop the proliferation of large rural operations with Access to Cannabis for Medical Purposes (ACMPR) licences. These licenses permit a landowner (with Federal permissions) to grow medical Cannabis to supply up to four prescriptions to individuals. Some prescriptions require hundreds of plants to fulfil the dosage amounts prescribed. As a result, very large operations opened in Brock and began growing thousands of plants, with significant negative response from neighbours. The ICBL was enacted to allow for the study of the appropriate land use controls for the growth and production of Cannabis.

Since the Cannabis Act came into force, Township staff have regularly dealt with resident complaints of the impacts of large operations (established before the enactment of the ICBL) that are operating under the ACMPR license structure. It has become apparent that the large scale and lack of rules from the federal government for growing under ACMPR licences is the central public concern of the Cannabis Act in Brock. All other means of producing and processing Cannabis are highly regulated and enforceable, but ACMPR licenses offer no ability for the Township to address concerns or enforce safety, operational or scale issues.

When the Cannabis Act came into force, Brock Township did not have any mention of Cannabis as a land use in the Zoning By-law. This lack of by-law structure prevented the township from being able to control the scale, location or impact of this newly approved land use.

### **3.0 Background**

On April 8, 2019 Council for the Township of Brock passed an Interim Control By-law (ICBL) to temporarily prohibit the establishment of new Cannabis Production or Processing Facilities, or the expansion of existing Cannabis Production and Processing Facilities, on any lands within the Township of Brock. The ICBL excluded the establishment of Cannabis Production or Processing Facilities located on lands where "Manufacturing, Processing, Assembling and/or Fabricating Plant" is legally permitted. In other words, the ICBL allows lands zoned M1 or M2 (Restricted Industrial and General Industrial respectively) to be used as permitted uses to produce and process Cannabis. All other zones in the Township, including Rural (RU), prohibit this use.

EcoVue Consulting, represented by Kent Randall, was retained by the Township to undertake the Land Use study required as part of the ICBL. In September 2019, Mr. Randall presented a Cannabis Land Use Study to Council. This study reviewed the available information regarding Cannabis, how other municipalities were handling the issue to date and the impacts of this land use. The consultant's recommendation from the Study can be summarized as:

It is our recommendation that the Township amend the Official Plan (OPA), Zoning By-law (ZBA) and Site Plan Control By-law in line with the strategy outlined in Section 3.1.5 of this report. This strategy involves the implementation of land use policies and zoning by-law provisions that are specific to Cannabis Cultivation and Production Facilities (CCPFs). Through an amendment to the Site Plan Control By-law, the Township will ensure that all new CCPFs will be safely and efficiently designed. Moreover, these changes to the Zoning By-law and Site Plan Control By-law are defensible before the LPAT, are consistent with applicable policy and are non-discriminatory.

Council approved this Study and asked that EcoVue prepare the Zoning By-law Amendment (ZBA), Official Plan Amendment (OPA) and Site Plan Control (SPC) By-law that would be taken through the public process for approval. The priorities are the ZBA and OPA, as the SPC By-law already allows us to require Site Plan on new Cannabis facilities, but it will be updated to be more specific to Cannabis.

In February 2020, Township Staff created an on-line Cannabis survey to seek public input on the issue and the Draft By-law prepared by EcoVue. 27 members of the public provided responses to the survey. Opinions ranged from permitting Cannabis as a crop without land use controls, to prohibiting Cannabis growth and production in Brock completely.

On February 26, 2020, Township staff in cooperation with EcoVue Consulting hosted two Open Houses to present the public with the information contained in the Land Use Study, the Draft zoning by-law amendment and Draft Official Plan Amendment. An afternoon and evening open-house was held where the first hour was a casual open-house with information boards and staff available to answer questions with the last hour dedicated to a formal presentation and question and answer period.

A Statutory Public meeting is also required by the Planning Act to pass the OPA or ZBA. Due to COVID-19, the April 6, 2020 Statutory Public Meeting was cancelled. The purpose of this meeting was to present the draft by-law to the public for formal input as directed by the Planning Act. A Statutory Public Meeting must still be held before a new Cannabis by-law can be passed.

The ICBL was extended in March 2020 for another year due to COVID 19 and our inability to host a Statutory Public Meeting in those first months of the pandemic. The Planning Act allows for this extension of an additional year to study an issue if it is required.

The ICBL is set to expire April 8, 2021. The Statutory Public meeting, Brock Council and Regional Council approval of the Official Plan Amendment should take place before the expiration date.

## **4.0 Analysis**

The primary concerns related to Cannabis for the residents in the Township are smell and community safety. Some lesser discussed issues relate to the use of dogs for security (their treatment and by-law compliance of such), tax implications of Cannabis operations and the environmental impacts of this high water-consuming crop.

To effectively develop the policy basis for how Brock will consider Cannabis as a land use, the following guiding principles/premises have been followed:

- Cannabis is a legal substance;
- Access to medical Cannabis cannot legally be limited by the municipality (as has been demonstrated through the court system);
- Cannabis offers economic development potential in a largely rural municipality;
- The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) deems Cannabis a “crop” the same as any other agricultural crop;
- There are acknowledged odour impacts from the outdoor growth of Cannabis;
- Indoor growth and production of Cannabis should have little to no adverse odour impacts according to Health Canada guidelines;
- Safety was identified as a concern from area residents; and
- All impacts or implications of Cannabis as a land use are not yet known and therefore a conservative approach to permissions is prudent.

An OPA and ZBA has been prepared by EcoVue Consulting in cooperation with Township Planning and Building staff. The amendments have taken into consideration extensive research and comments heard through the 2020 consultation processes.

The feedback obtained from our residents represented almost a 50/50 representation of “pro” Cannabis (meaning they do not want Cannabis restrictions in place) and residents that want to prohibit any and all production or processing in the Township.



## 4.1 Existing Cannabis Control

One of the key challenges in dealing with Cannabis is the complexity of the regulations enforcing The Cannabis Act. You must get a licence from Health Canada in order to: grow cannabis for sale (on a large or small scale, or for starting materials (e.g., seeds and plants), make cannabis products (on a large or small scale); sell cannabis for medical purposes; do testing of cannabis; do research with cannabis.

To help illustrate how the current system works, **Table 1: Cannabis Licenses and Registrations** highlights the key differences in each of the licenses and briefly touches on how the by-law amendment is proposed to regulate Cannabis as a land use.

**Table 1: Cannabis Licenses and Registrations**

| Type of License or Registration<br>(Industrial or Rural Lands)  | Description of requirements per Health Canada  | How dealt with in Draft By-law (in addition to Health Canada Requirements)  |
|---|--|---|
| Registration for <b>Personal Production</b> through Access to Cannabis for Medical Purposes (ACMPR)   | <ul style="list-style-type: none"> <li>Provides a registration certificate</li> <li>No other requirements from Health Canada</li> </ul>  | <ul style="list-style-type: none"> <li>Not addressed in the by-law so that individuals are not restricted in any way from accessing their medication.</li> <li>No set-backs would be required.</li> </ul>   |
| Registration for <b>Designated Production</b> through Access to Cannabis for Medical Purposes (ACMPR) | <ul style="list-style-type: none"> <li>Provides a registration certificate</li> <li>No other requirements from Health Canada</li> </ul>  | <ul style="list-style-type: none"> <li>Required to go through Site Plan so that impacts of up to 4 registrations/licenses being grown on one property can be addressed.</li> <li>Set-backs would apply.</li> </ul>  |
| Registration to <b>possess, not produce</b> through Access to Cannabis for Medical Purposes (ACMPR)   | <ul style="list-style-type: none"> <li>Provides a registration certificate</li> <li>No other requirements from Health Canada</li> </ul>  | <ul style="list-style-type: none"> <li>Not addressed in the by-law as there is no production or processing involved.</li> </ul>   |
| <b>Standard Cultivation</b> (produce dried, fresh, plans and seeds over 200m <sup>2</sup> )           | <ul style="list-style-type: none"> <li>Notice to Local Authorities</li> <li>Physical Security (including organizational security plan)</li> <li>Good Production Practices (GPP)</li> </ul> | <ul style="list-style-type: none"> <li>Permitted and encouraged to locate in Industrial areas (M1, M2 and M3 zones).</li> <li>Would require Site Plan approval and extensive information requirements to understand social and environmental impacts.</li> <li>Setbacks would apply.</li> </ul> |

| <b>Type of License or Registration</b><br>(Industrial or Rural Lands)  | <b>Description of requirements per Health Canada</b>   | <b>How dealt with in Draft By-law</b> (in addition to Health Canada Requirements)   |
|--|--|---|
|  | <ul style="list-style-type: none"> <li>Record Keeping and Reporting</li> </ul>   | <ul style="list-style-type: none"> <li>Concrete floor limits in rural lands would apply.</li> </ul>   |
| <b>Micro-Cultivation</b><br>(produce dried, fresh, plans and seeds under 200m <sup>2</sup> )   | <ul style="list-style-type: none"> <li>Notice to Local Authorities</li> <li>Physical Security (including organizational security plan)</li> <li>Good Production Practices (GPP)</li> <li>Record Keeping and Reporting</li> </ul> | <ul style="list-style-type: none"> <li>Permitted and encouraged to locate in Industrial areas (M1, M2 and M3 zones).</li> <li>Would require Site Plan approval and less extensive information requirements than the larger operations as impacts are less.</li> <li>Setbacks would apply.</li> <li>Concrete floor limits in rural lands would apply.</li> </ul>       |
| <b>Nursery</b><br>(for starting material – plants and seeds)   | <ul style="list-style-type: none"> <li>Notice to Local Authorities</li> <li>Physical Security (including organizational security plan)</li> <li>Good Production Practices (GPP)</li> <li>Record Keeping and Reporting</li> </ul> | <ul style="list-style-type: none"> <li>Permitted and encouraged to locate in Industrial areas (M1, M2 and M3 zones).</li> <li>Would require Site Plan approval and less extensive information requirements than the mature plant operations as impacts are less.</li> <li>Setbacks would apply.</li> <li>Concrete floor limits in rural lands would apply.</li> </ul> |
| <ul style="list-style-type: none"> <li><b>Make Cannabis Products</b></li> <li><b>Do Testing of Cannabis</b></li> <li><b>Do Research with Cannabis</b></li> </ul> | <ul style="list-style-type: none"> <li>Subject to stringent requirements by Health Canada for licensing (including security and air treatment control)</li> </ul>  | <ul style="list-style-type: none"> <li>Permitted use in Industrial areas (lands zoned M1, M2 or M3).</li> <li>Subject to Site Plan approval.</li> </ul>   |
| <b>Sell Cannabis for Medical Purposes</b>  | <ul style="list-style-type: none"> <li>Subject to Health Canada's guidelines for Retail Cannabis.</li> </ul>   | <ul style="list-style-type: none"> <li>Not addressed in the By-law as it is considered a permitted Commercial Use.</li> </ul>   |

For a detailed guideline on Cannabis licensing, visit: <https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/industry-licensees-applicants/licensing-summary.html>



## 4.2 Recommended Approach for Controlling Cannabis in Brock

In Brock, the issues surrounding Cannabis can be distilled into three categories as follows:

- 1) ACMPR Licenses/Registrations
- 2) Growing Cannabis in Rural Areas
- 3) Growing Cannabis in Industrial Areas

Each of these categories is based on the feedback and concerns heard to date and is discussed below.

### 1) Access to Cannabis for Medical Purposes Regulation (ACMPR) Growing Licenses/Registrations

- An ACMPR registration allows Canadian patients to register and obtain their medical cannabis from Health Canada approved Licensed Producers, but it also allows Canadians the option to grow a limited amount of cannabis for themselves or designate someone to grow/produce their medical cannabis for them.
- “Designated” growers can grow for their own prescription and another person. Two such people can grow their Cannabis prescriptions on one property, resulting in a total of four (4) possible ACMPR licenses being grown on one property.
- Experience to date within the Township shows us that this can result in thousands of plants on one property that are NOT subject to the same standards as a Federally Licensed seller. “Designated” growers are addressed specifically in the draft by-law to reduce land use conflicts and impacts to neighbours from these operations by requiring a Site Plan approval process.
- Individuals issued an ACMPR license/registration will not be subject to the Site Plan approval process to grow their own prescription.

### 2) Growing Cannabis in Rural Areas

- It is not the intention of the by-law to restrict bona fide farmers with a License from Health Canada from growing Cannabis as a crop.
- Cannabis Production and Processing will be a permitted use in the proposed by-law in the Rural (RU) zone. It will not be permitted in the Rural Buffer (RB) zone as these lands provide a buffer between our towns and hamlets and the agricultural lands surrounding them. By not permitting Cannabis Production and Processing in the Rural Buffer zones, the intent is to minimize to the extent possible land use conflicts between Cannabis and residential areas.

- Outdoor growth of Cannabis is often conducted in greenhouses or “hoop houses”. The proposed by-law seeks to limit the impact of concrete floors of green houses to our prime agricultural land by limiting the amount of concrete poured to 200 sq. m. The number or size of greenhouses (hoop houses) is not restricted, as they are not restricted with other crops.
- Setbacks to residential areas are in place, measured from the edge of the facility (including edge of crop) to the property boundary of the residential or recreational use. This is intended to minimize odour impacts to the extent possible to neighbouring homes or recreational facilities, without preventing the growth of Cannabis as a crop in Brock.
- On-farm diversified uses for Cannabis may include small processing facilities. Any facility would be subject to the Health Canada regulations, as well as require Site Plan approval through the Township of Brock. The scale of on-farm diversified uses is limited by OMAFRA's guidelines to 2% of the property area or a maximum of 1ha for the facility and facility elements (i.e. sheds, roads etc.).
- Any facility requiring Site Plan approval will be required to prove water usage and impact to demonstrate no impact to surrounding wells. Should the facility be located within 500m of a sensitive land use, studies demonstrating the mitigation of noise, light, odour and effluent discharge impacts will also be required.

### **3) Growing Cannabis in Industrial Areas**

- The intent of the by-law is to allow the growth and production of Cannabis in industrially zoned areas (M1, M2 and M3).
- All operations, whether through an ACMPR registration as designated growers or full licensing through Health Canada are subject to the Site Plan approval process. This ensures that elements of safety, lighting, noise, odour, parking, garbage, grading etc. are all considered and planned for in advance of building permits being issued.
- Air Treatment control is required for all Federally Licensed facilities. For operators growing under an ACMPR registration in industrial zones, Air Treatment Control will have to be demonstrated through the Site Plan process.
- A Cannabis Site Plan Control guideline will be developed and published for future users to understand the exact guidelines and information requests that will be made should they wish to grow or produce Cannabis in Brock's industrial areas.
- No setbacks in these zones are required as land use conflicts should be mitigated through the Health Canada Licensing requirements and/or the Township of Brock's Site Plan requirements.

### 4.3 Next Steps

As described above, to date the following steps have been taken during this process:

- Passage of an Interim Control By-law
- Land Use Study
- Preparation of an OPA and ZBA
- On-line survey consultation
- Presentation of the draft OPA and ZBA at two open-houses
- Summary of Consultation Input
- Revision of draft OPA and ZBA to reflect what we hear through consultations

The recommended next steps are:

| Recommended Step   | Timing                              |
|--|-------------------------------------|
| 1. Prepare public messaging and materials describing the revised OPA and ZBA                                   | January 25 through February 5, 2021 |
| 2. Circulate revised OPA and ZBA to surrounding municipalities and Region of Durham                            | Week of February 1, 2021            |
| 3. Circulate Notice of Statutory Public Meeting  | February 22, 2021                   |
| 4. Host a Statutory Public Meeting to present the OPA and ZBA and request public input                         | March 15, 2021                      |
| 5. Present the OPA and ZBA to Council in a Report  | March 22, 2021                      |
| 6. Pass the OPA and ZBA  | March 22, 2021                      |
| 7. Request approval of OPA and ZBA from the Region of Durham (as the Upper Tier Municipal Planning Authority). | March 23, 2021                      |

### 5.0 Related Policies / Procedures

The request to EcoVue consulting was to prepare an OPA, ZBA and Site Plan Approval by-law. Given that our current Site Plan Approval (SPA) allows us to require a SPA on any lands (residential excepted), it was felt that the priority for completion was the OPA and ZBA.

Upon enactment of the new by-law, it is recommended that EcoVue Consulting be asked to prepare the SPA with a guidance document that makes the Cannabis Site Plan



process easily accessed and understood by the public. This step will alleviate staff time responding to inquiries and requests by phone as preliminary inquiries can be directed to the website.

## 6.0 Financial / Budget Assessment

It is recommended that a status of costs from EcoVue on this project to date be reviewed upon approval of the OPA and ZBA to inform the future SPA and Guidance Document work request to ensure this project remains in budget.

A budget and timeline for the SPA materials will be completed prior to the commencement of the work on the SPA portions of the project. 2021 funds have been budgeted for EcoVue to continue with this project to complete their previously directed work.

## 7.0 Communications

As noted above, an on-line survey and two public open houses have been conducted on this issue. The following consultation plan is recommended to complete this project.

| Recommended Consultation Action   | Timing                              |
|---|-------------------------------------|
| Prepare public messaging and materials describing the revised OPA and ZBA   | January 25 through February 5, 2021 |
| Circulate revised OPA and ZBA to surrounding municipalities and Region of Durham electronically   | Week of February 1, 2021            |
| Post public-friendly consultation documents to township website, including on the new public engagement platform.                                   | February 8, 2021                    |
| Circulate Notice of Statutory Public Meeting through social media and in the local paper  | February 22, 2021                   |
| Host an on-line open house to obtain public input and answer any questions in advance of the formal Statutory Public Meeting                        | Week of March 8, 2021               |
| Host a Statutory Public Meeting to present the OPA and ZBA and request public input   | March 15, 2021                      |
| Prepare and post a consultation report to the on-line consultation platform as part of the Township's Thank You to the participants of the process. | Week of March 29, 2021              |

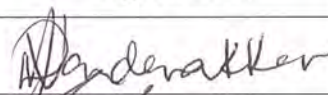
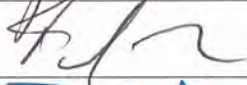

## 8.0 Conclusion

Cannabis is a complicated policy subject because of the myriad of possibilities for how to control this land use. Through extensive research, consultation and discussion, a draft OPA and ZBA have been prepared that seek to find the correct balance of reducing or eliminating land use conflicts for residents, with the agricultural economic development opportunities that the legalization of Cannabis presents.

Given what we have heard to date, it is believed that the current draft OPA and ZBA finds the correct balance for Brock, and that the steps laid out in this report will provide our residents an additional opportunity to be heard on the issue. The result of this process will be a zoning by-law that provides a good structure to manage Cannabis as a land use.

## 9.0 Recommendation

That Council approve this report and the next steps outlined for undertaking the processes necessary to complete the Official Plan Amendment and Zoning By-law Amendment for addressing Cannabis production and processing in Brock.

| Title                           | Name                         | Signature  | Date       |
|---------------------------------|------------------------------|--|------------|
| Planner                         | Debbie<br>Vandenakker        |  | 01.18.2021 |
| Chief Building Official         | Richard A.<br>Ferguson, CBCO |  | 01/18/2021 |
| Chief Administrative<br>Officer | Dean A. Hustwick             |  | 01/18/21   |





|               |              |
|---------------|--------------|
| Date:         | 19/01/2021   |
| Refer to:     | Council      |
| Meeting Date: | Jan 25, 2021 |
| Action:       | null         |
| Notes:        | Report       |
| Copies to:    |              |

## Corporation of the Township of Brock

### Staff Report to the Mayor and Members of Council

|                         |  |
|-------------------------|--|
| <b>From:</b>            | Debbie Vandenaeker                         |
| <b>Position:</b>        | Planner                                    |
| <b>Title / Subject:</b> | Employment Land Conversion Requests Report |
| <b>Date of Report:</b>  | January 18, 2021                           |
| <b>Date of Meeting:</b> | January 25, 2021                           |
| <b>Report No:</b>       | 2021-CO-02                                 |

#### Strategic Goal / Priority

This report seeks to provide Council with an understanding of the Employment Conversion requests received by the Region of Durham through their Envision Durham project (municipal comprehensive review of their Official Plan) and to provide a recommendation from the Township of Brock to the Region of Durham for consideration.

The strategic goal of the recommendations is to capitalize on the opportunity to encourage growth in the Township to enhance our tax base and bring new residents to our communities, while still protecting the long-term possibilities and planning requirements related to Employment Lands in Brock.

The Region of Durham is the decision-making authority on these requests. This report contains Brock's comment to form part of the Region's analysis. Even though the conversion requests received provide some detail of the number of residential units the owner would like to build, the request in no way represents an approval of those plans. Should the Region decide to approve any or all of the conversion requests, the owners would then be able to begin the normal planning processes to have any development approved. The owners are also under no obligation to build what they have provided in the application. The result of a conversion request is the removal of the "Employment Land" designation that would then allow the landowner to pursue residential development opportunities.

This report is available in alternate formats upon request.  
Please contact the Clerk's Department at 705-432-2355.



## The Corporation of the Township of Brock

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### Issue / Origin

On May 2, 2018, Regional staff received authorization to proceed with Envision Durham, the Municipal Comprehensive Review of the Region of Durham Official Plan. Envision Durham is an opportunity to undertake a core review of the current regional Official Plan and establish a progressive and forward-looking planning vision for the Region up to 2051.

On February 5, 2019, the Region initiated the first stage ("Discover") of the public engagement program for Envision Durham by launching a project web page and public opinion survey. With the release of the first of a series of discussion papers on March 5, 2019, Regional staff launched the second stage ("Discuss") of the engagement program, where participants were asked to provide input on various themes presented through the discussion papers.

To date, the following six discussion papers have been released:

- Agriculture and Rural System Discussion Paper (released March 5, 2019);
- Climate Change and Sustainability Discussion Paper (released May 7, 2019);
- Growth Management – Urban System Discussion Paper (released June 4, 2019);
- Environment and Greenlands System Discussion Paper (released September 3, 2019);
- Transportation System Discussion Paper (released October 1, 2019); and,
- Housing Policy Planning Discussion paper (released December 3, 2019).

Through Council, Brock provided comments on each of the discussion papers as requested.

The Region has now initiated the third stage ("Direct") of the public engagement program. Under this stage, the Region provided a ninety (90) day submission window for the public, including the development community, to submit employment conversion requests. The final date to submit a request for consideration through Envision Durham was September 23, 2020. A total of forty-two (42) employment conversion requests were received by the Region by that date.

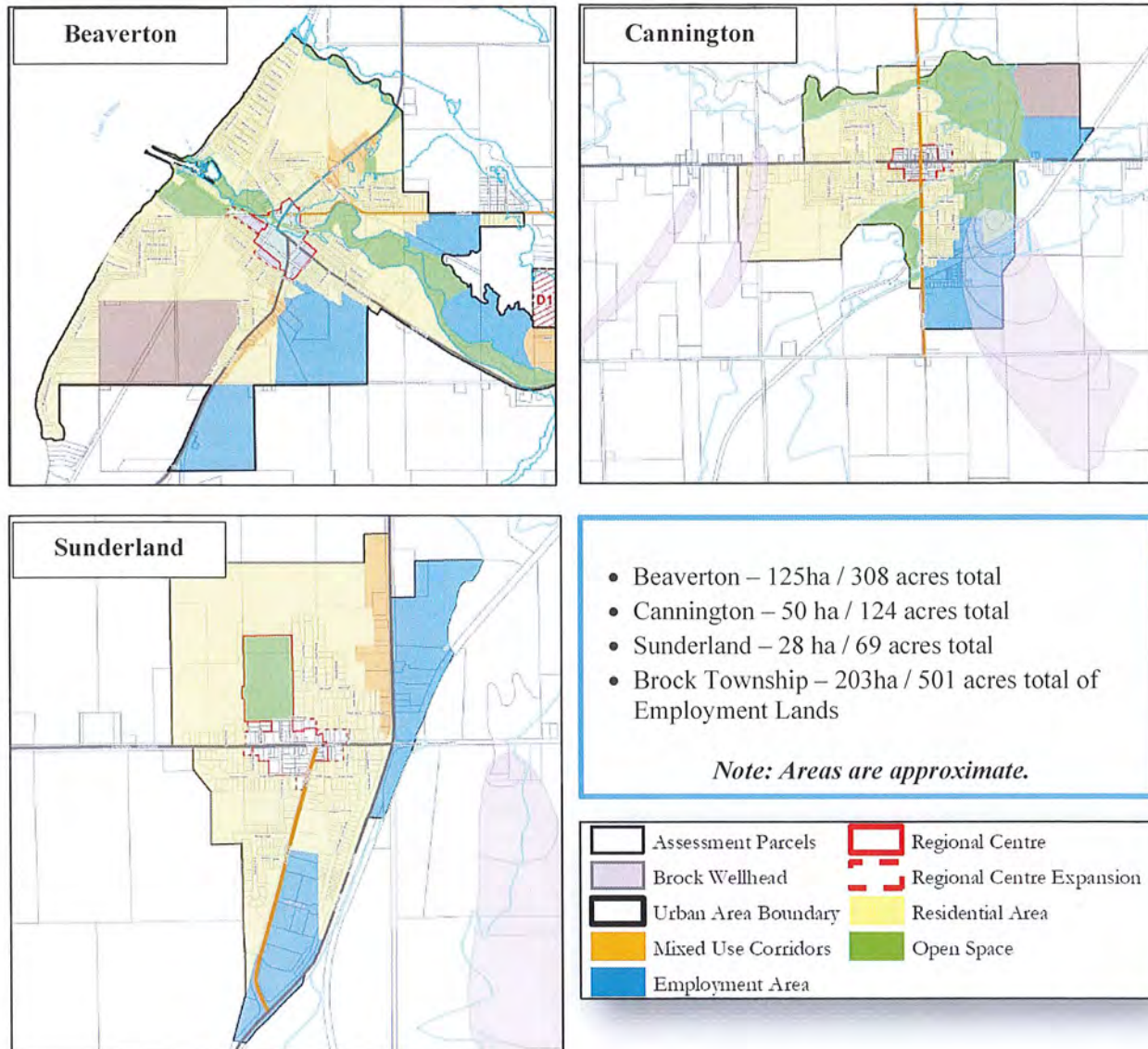
Initially, five requests were received for Brock. On December 7, 2020 an additional landowner submitted a conversion request. On December 16, 2020 Regional staff confirmed that they would like the Township to also provide comment on that request. As such, there are a total of six Employment Land Conversion Requests being considered in this report. The request for comment deadline was December 31, 2020. The Region has been informed that Brock's comment would be forthcoming in January 2021 for their consideration.

These conversion requests represent lands currently designated as "Employment Lands" in the Regional and local Official Plans. The owners of the six properties in question have requested conversion from the "Employment Land" designation to a residential designation so that they may pursue residential development opportunities.

Brock's Employment lands are illustrated in the Schedules of Brock's Official Plan and summarized by urban centre below. Please note that Employment Areas are shaded in blue.



## A Snapshot of Brock's Existing Employment Lands



## Overview of the Six Employment Land Conversion Requests

A total of 6 ELCRs were received, representing a total of roughly 78ha or 188 acres of land. For context, this is approximately 38% of the designated employment lands in the Township.

A summary of the 5 requests is provided below and **Figure 1: Requests for Employment Area Conversion – Township of Brock** illustrates the locations within the Township.



## The Corporation of the Township of Brock

### CNR-01 (Joliff Plan / McFeeters Lands)

- 3.02 ha / 7.46 acres
- Requesting to convert to residential to allow for 35 single detached dwellings.



### CNR-13 (Baker / DeKuyper Lands)

- 10.53 ha / 26.03 acres

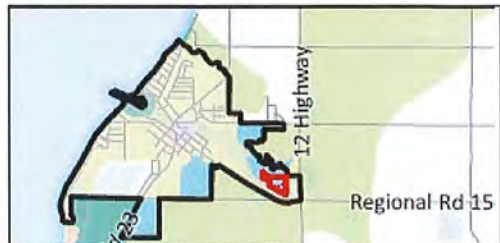
Note: the application indicates 13.62 ha / 33.66 acres which represents the full property boundaries. Areas used represent just Employment Land portion only for calculations.

- Requesting to convert to residential to allow for a full range of proposed residential uses, including medium density residential use.



### CNR-23 (Beaverton Commons Lands)

- 7.6 ha / 18.78 acres
- Requesting to convert to residential to allow for 223 residential units.



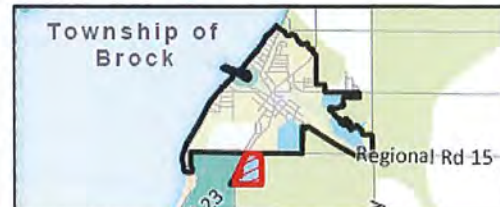
### CNR-32 (Beaverton Lake Homes Lands)

- 4.34 ha / 10.72 acres
- Requesting to convert to residential to allow for 93 residential units.



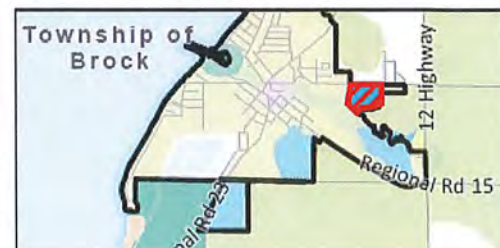
### CNR-16 (Eclipse Homes Ltd. Lands)

- 32 ha / 79.07 acres
- Requesting to convert to residential to allow for 200 residential units.



### CNR-43 (Ross/Noor Lands)

- 15.58 ha / 38.5 acres
- Requesting to convert to residential to allow for approximately 76 residential units. The application notes population growth of 304. For consistency, 4 people per household was assumed and converted to 76 residential units.

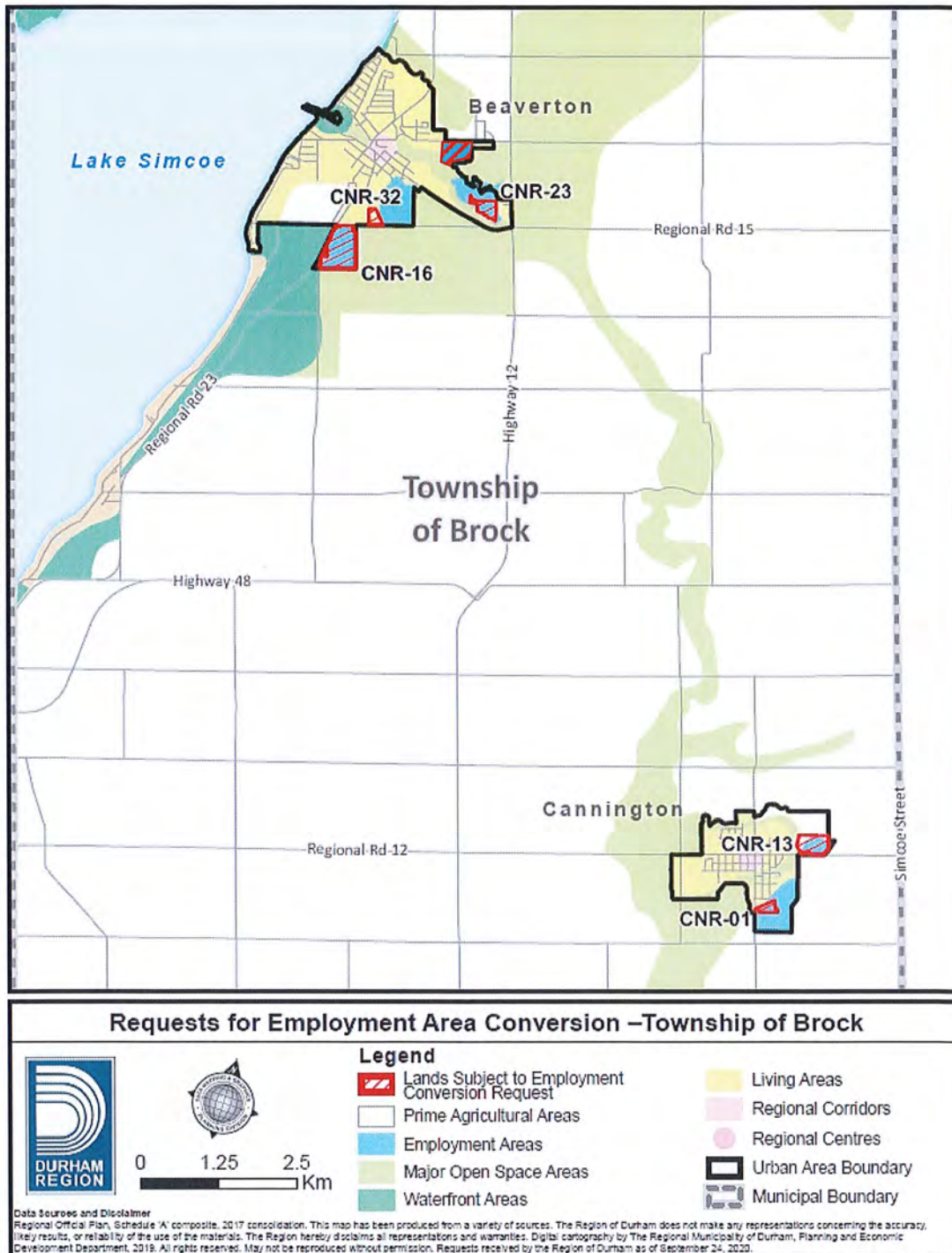






The Corporation of the Township of Brock

Figure 1: Requests for Employment Area Conversion – Township of Brock





## The Corporation of the Township of Brock

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### **Background**

As per the Provincial Policy Statement, conversion requests may only be considered during a Municipal Comprehensive Review (MCR) process (such as Envision Durham). There is provincial, regional and local policy guidance for evaluating Employment Land Conversion requests. As Brock has been asked to provide our input on these requests, the policy direction provided in our Official Plan has been considered throughout the evaluation process.

### **Brock Official Plan Policy Direction Regarding Employment Lands**

The appropriate subsections of Brock's Official Plan have been provided below.

#### **5.6.3 Policies**

5.6.3.1 The Employment Areas are designated within the Urban Areas on Maps 1- A, 2-A and 3-A, respectively. Generally, Employment Areas will develop on lands having municipal water and sewage services.

5.6.3.2 Permitted uses in Employment Areas are: manufacturing, assembly and processing of goods, service industries, research and development facilities, warehousing, business parks, limited personal service uses, hotels, storage of goods and materials, and freight transfer and transportation facilities.

Uses declared to be obnoxious under the provisions of any applicable statute, regulation or guideline shall not be permitted. Limited personal service and retail uses, serving the Employment Area may be permitted up to 10% of the aggregate gross floor area of the permitted uses. Major retail use with a gross leasable area of 2,000 square metres or greater or any single retail use greater than 500 sq. metres that is not ancillary to employment uses shall not be permitted within Employment Areas.

5.6.3.3 The employment growth forecast for 2006-2031 is 1,687 jobs. This is based on a growth rate of 44 jobs per year, 39% of which are anticipated to be located on designated Employment Lands. The present employment activity rate for Brock Township is 30.8%. In addition, the employment density is presently 12 employees per net hectare. While the objective across the Region is 50 jobs/hectare, it is recognized that it is more difficult to achieve this density in Brock Township. The existing employment density of 12 employees per hectare shall be the minimum density permitted in the Employment Areas and higher density development shall be encouraged.

5.6.3.4 Based on the present employment density, a deficit of 8 gross hectares of employment lands in Brock Township is projected by 2031. If the employment lands constrained by bedrock, environmental sensitivity, well head protection and location are removed from the equation, the deficit increases to a total of approximately 64 hectares. This deficit may occur earlier than 2031 since 1/3 of the existing designated employment lands are severely constrained in some manner. Council shall work with the Province and the Region to address methods





### The Corporation of the Township of Brock

to increase the amount of designated Employment Areas in the Township. The Greenbelt Plan provides for the review of the Urban Area boundaries at the time of the ten-year review, in 2015.

- 5.6.3.5 Adequate off-street loading and parking facilities shall be provided for all employment uses.
- 5.6.3.6 Council shall encourage the location of employment uses such as truck and/or transportation terminals having significant transportation requirements within industrial areas adjacent to Regional roads or Provincial highways.
- 5.6.3.7 Adequate buffers shall be provided to separate employment uses from residential areas in order to reduce conflicts. Buffers may include such features as setbacks, berms, walls, fences and landscape strips.
- 5.6.3.8 The conversion of existing vacant Employment Areas that are deemed unsuitable for employment uses due to location and/or are subject to significant development constraints shall only be considered at the time of a comprehensive review of the Official Plan initiated by the Township of Brock or the Region of Durham. Additionally, the municipal comprehensive review must demonstrate that:
  - a) there is a need for the conversion;
  - b) the Township will meet the employment forecasts allocated by the Regional Official Plan;
  - c) the conversion will not adversely affect the overall viability of the employment area, and the achievement of intensification targets and density targets;
  - d) there is existing or planned infrastructure to accommodate the proposed conversion;
  - e) the lands are not required over the long term for employment purposes for which they are designated; or,
  - f) alternatively, employment lands to be converted shall be replaced through the designation of more suitably located lands for the development of employment uses; and,
  - g) cross-jurisdictional issues have been considered.
- 5.6.3.9 Regional Centre uses, as defined in Section 5.3, will be discouraged in Employment Areas.

A key piece of information is contained in subsection 5.6.3.4, where a deficit of 8 gross hectares of employment lands has been identified by 2031. As employment density and employment growth rates in Brock have not been assessed since 2005 when the current Official Plan was being developed, some land supply assumptions must be made based on actual development on the ground in Brock in the last 15 years.

For the purposes of this report, it is noted that there is currently no employment land deficit based on demand seen. A fulsome analysis of current trends and future projections is required (please see section on Related Policies / Procedures). Part of that analysis will be based on the Land Needs Assessment work still underway through the Region of Durham.



## The Corporation of the Township of Brock

### Provincial and Regional Direction Regarding Employment Land Conversion Requests

On June 24, 2020, Regional Council endorsed the Proposed Employment Area Conversion Criteria and Submission Review Process (Report #2020-P-11) which outlines a formal process, including evaluation criteria, for considering requests for Employment Area conversions through Envision Durham.

The guiding principles for evaluating Employment Area conversion requests, as endorsed by Regional Council, are as follows:

1. Protect Employment Areas in proximity to major transportation corridors and goods movement infrastructure to ensure businesses have access to a transportation network that safely and efficiently moves goods and services.
2. Maintain the configuration, location and contiguous nature of Employment Areas in order to prevent fragmentation and provide business supportive environments.
3. Provide a variety of Employment Area lands in order to improve market supply potential and Regional attractiveness to a variety of employment sectors and business sizes.
4. Maintain or improve the employment function and job potential of Employment Areas.
5. Support efforts of transformational change in Major Transit Station Areas (M.T.S.A.s) if it can be demonstrated that the employment and job potential of Employment Areas can be maintained or improved.
6. Align with municipal interests and policies related to Employment Areas.
7. Limit and/or mitigate land use incompatibilities where necessary.
8. Consider the Provincial interests and guidance regarding Provincially Significant Employment Zones.

### Regional Evaluation Criteria

Based on the Provincial policy direction, the following Regional Council endorsed evaluation criteria are being used by the Region to evaluate all Employment Area conversion requests, including the six (6) conversion requests made in Brock:

1. To satisfy the Provincial Policy Statement, it must be demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.
2. To satisfy the Growth Plan, it must be demonstrated that:
  - There is a need for the conversion;
  - The lands are not required over the horizon of the Growth Plan (i.e. up to 2051) for the employment purposes for which they are designated;
  - The municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of the Growth Plan;





### The Corporation of the Township of Brock

- The proposed uses would not adversely affect the overall viability of the Employment Area or the achievement of the minimum intensification and density targets in the Growth Plan, as well as any other applicable policies; and
  - There are existing or planned infrastructure and public service facilities to accommodate the proposed uses.
3. The site is not located in proximity to major transportation corridors and goods movement infrastructure.
  4. The site does not offer direct access to major transportation corridors and goods movement infrastructure.
  5. The site is located outside or on the fringe of an assembly of Employment Areas.
  6. The site offers limited market supply potential for Employment Area development due to size, configuration, access, physical conditions, and/or servicing constraints, etc.
  7. The proposed conversion to non-employment uses is compatible with surrounding land use permissions and potential land use conflicts can be mitigated.
  8. The conversion of the proposed site to non-employment uses would not compromise the overall supply of large Employment Area sites at the Regional or Area Municipal level.
  9. The conversion request demonstrates total job yield of the site can be maintained or improved.
  10. The conversion request is within a proposed M.T.S.A.
  11. The conversion request is supported by Area Municipal staff/Council and does not conflict with municipal interests and policies.
  12. The conversion of the site would not present negative cross-jurisdictional impacts that could not be overcome.

Upon review of all the policy guidance provided, it was determined that the most useful approach to this evaluation was to follow the Regional Evaluation Criteria as closely as possible given its conformity to the PPS guidance and similarity to what is provided in Brock's OP. The exception to the Regional criteria relates to the questions of the appropriate amount of employment lands needed based on current supply and demand. The Land Needs Assessment process that the Region is undertaking (that deals specifically with supply and demand) is not yet complete, and Brock's analysis contained in the Official Plan is out of date and therefore not appropriate to rely on. Given the lack of land needs data, it is not possible to evaluate in this report #1, #2, #8 and #12 above.

### Analysis

**Table 1: Conversion Requests Evaluation** illustrates the evaluation of each conversion request based on the guidance provided.

Table 1: Conversion Requests Evaluation

| Criteria  | CNR-01<br>Joliff / McFeeteers   | CNR-13<br>Baker / DeKuyper  | CNR-23<br>Beaverton Commons  | CNR-32<br>Beaverton Lake Homes  | CNR-16<br>Eclipse Homes   | CNR-43<br>Ross/Noor  |
|---|---|---|--|---|---|--|
| Scale of Request and potential to impact supply of long-term employment land availability                                   | • Represents 2% of total employment lands and 6% of the total employment lands in Cannington.                                     | • Represents 7% of total employment lands and 27% of the total employment lands in Cannington.  | • Represents 4% of total employment lands and 6% of the total employment lands in Beaverton.   | • Represents 2% of total employment lands and 3% of the total employment lands in Beaverton.  | • Represents 16% of total employment lands and 26% of the total employment lands in Beaverton.  | • Represents 8% of total employment lands and 13% of the total employment lands in Beaverton.  |
| Proximity to Major Transportation Corridors and Goods Movement Infrastructure   | • Approximately 2km of "urban" roadways, then Regional Road 12 outside of urban boundaries to either Simcoe Street or Highway 12. | • Approximately 1km to Simcoe Street on RR12, or 5.5km to Highway 12.   | • Directly adjacent to Highway 12.   | • Less than 1km to access RR23 to the west and approximately 2km to access Highway 12 to the east on Concession 5.  | • Directly adjacent to RR23 and approximately 3km to access Highway 12 to the east on Concession 5.   | • Less than 1km to Highway 12 from local road Concession 5 / Main Street.  |
| Direct access to Major Transportation Corridors and Goods Movement Infrastructure   | • Requires significant navigation through Cannington to access either Highway 12 or Simcoe Street.                                | • Access to Simcoe Street and Highway 12 directly from Regional Road 12.  | • Directly access to Highway 12.   | • Close access to Highway 12 and 48 on Durham Road 23.<br>• Potential access to Highway 12 from local Concession 5.   | • Close access to Highway 12 and 48 on Durham Road 23.<br>• Potential access to Highway 12 from local Concession 5.                                   | • Access to Highway 12 from local road Concession 5 / Main Street.   |
| Located outside or on the fringe of an assembly of Employment Areas   | • Located on outside or fringe.   | • Location is an entire area on its own.  | • Located within an assembly of employment areas.  | • Located on outside or fringe.   | • Location is an entire area on its own.  | • Located on outside or fringe.  |
| Offers limited market supply potential due to size, configuration, access, physical conditions and/or servicing constraints | • Limited market supply potential due to servicing constraints, location in WHPA, and no direct access.                           | • Market potential is limited by current servicing constraints, but not limited by size, configuration or access.   | • Market potential is limited by servicing and access requirements from Highway 12.  | • Market potential limited due to size and configuration and requirement of buffer between residential plan to the west on such a small parcel.<br>• Currently un-serviced.   | • Market potential is not limited.<br>• Services anticipated through the draft plan build directly north.   | • Market potential is not limited.<br>• Servicing is available adjacent to parcel but capacity on that route is unknown.                                 |
| The conversion is compatible with surrounding land use permissions and potential land use conflicts can be mitigated        | • Conversion is compatible as the surrounding area is residential and vacant agricultural lands.                                  | • The conversion is compatible as surrounding uses are agricultural and residential.<br>• There is a 50m buffer between the lagoons directly north and the property boundary. | • Large commercial and currently vacant land surround the conversion request. Potential land use conflicts could be mitigated.                                 | • A draft plan of subdivision exists on the adjacent lands, so the conversion is compatible to the west. The Employment Lands to the east are vacant and large enough to provide buffers for future land use conflicts. | • The conversion would be compatible with surrounding residential or agricultural land uses.  | • The conversion would be compatible with surrounding residential and natural heritage land uses.  |
| The conversion would compromise the overall supply of large Employment Area sites at the Regional or Municipal level        | • It appears that the conversion would not compromise the overall supply of large sites as it is less than 2% of the total        | • It appears that the conversion may compromise the overall supply of large sites as it represents 7% of total lands in Brock, 27% of the                                     | • It appears that the conversion may compromise one of the largest sites in Beaverton due to the buffers that would be required for the surrounding employment | • It appears that the conversion would not compromise the overall supply of large sites as it is less than 2% of the total employment lands in Brock,   | • It appears that the conversion would compromise the overall supply of large sites as it represents 26% of the lands in Beaverton and is the largest | • It appears that the conversion may compromise the overall supply of large sites as it represents 13% of the lands in Beaverton and is 15.58ha in size. |





The Corporation of the Township of Brock

| Criteria   | CNR-01<br>Joliff / McFeeteers  | CNR-13<br>Baker / DeKuyper   | CNR-23<br>Beaverton Commons  | CNR-32<br>Beaverton Lake Homes  | CNR-16<br>Eclipse Homes  | CNR-43<br>Ross/Noor   |
|--|--|--|--|---|--|---|
|  | employment lands in Brock and only 3.02ha.   | lands in Cannington and is 13.62ha in size.  | uses. It is however only 6% of the employment lands in Beaverton.  | approximately 3% of lands in Beaverton and only 4.34ha.   | site in the Township available at 32ha.  |   |
| Conversion request demonstrates total job yield of the site can be maintained or improved                          | • No   | • No   | • Job yield could be maintained on remainder of lands.   | • No  | • No   | • No  |
| Conversion request is within a proposed Major Transit Station Area (MTSA)  | • No MTSA's in Brock.  | • No MTSA's in Brock.  | • No MTSA's in Brock.  | • No MTSA's in Brock.   | • No MTSA's in Brock.  | • No MTSA's in Brock.   |
| Conversion would not present negative cross-jurisdictional impacts that could not be overcome                      | • Conversion would not present cross-jurisdictional impacts.   | • Conversion would not present cross-jurisdictional impacts.   | • Conversion would not present cross-jurisdictional impacts.   | • Conversion would not present cross-jurisdictional impacts.  | • Conversion would not present cross-jurisdictional impacts.   | • Conversion would not present cross-jurisdictional impacts.  |
| Other site specific considerations   | • Lands are within one of Cannington's wellhead protection areas and are therefore not appropriate for many employment uses due to environmental considerations. | • These lands offer the best location for employment uses as they are outside of the built area, directly adjacent to the sewage lagoons in Cannington and provide direct access to Simcoe Street. | • These lands represent the best employment land opportunities in Beaverton due to their proximity and visibility to Highway 12.<br>• Regional servicing priorities are tied to employment lands and uses (not residential).<br>• \$1M in two EA studies has been assigned to study preferred alternatives and routes for servicing the larger Beaverton Common lands because they are designated as Employment Lands. | • Converting these lands to residential may offer the opportunity for services to be provided even farther east along Concession 5 as the same owner has draft approval on adjacent lands. Bringing the services farther east benefits the eventual servicing of the Beaverton Commons lands. | • A shared funding agreement could be possible between the owner of Beaverton Lake Homes / Best homes (draft approved plan directly north of conversion lands) which could possibly encourage faster builds, but the anticipated servicing of the draft approved plan also makes the CNR-16 lands more desirable as potential employment lands as services would be available at edge of property. | • This land is surrounded by residential areas, but still offers employment potential due to its size and possibility of a local connecting road through or adjacent to these lands from Beaver Avenue. Given the development activity, it seems prudent to allow these lands the opportunity to develop for employment uses. |
| Request is supported by area municipal staff / Council and does not conflict with municipal interests and policies | • Request generally supported.   | • Request generally not supported.   | • Request generally not supported.   | • Request generally supported.  | • Request generally not supported.   | • Request generally not supported.  |

### **Related Policies / Procedures**

One of the key findings stemming from the review of these conversion requests is that it is becoming urgent to update Brock's Official Plan. Outdated data, studies and assumptions are impacting our ability to develop in an orderly and beneficial way to create healthy, complete communities. The recent growth pressures offer an exciting opportunity to create an excellent guiding policy document of our Official Plan.

Should the Region of Durham approve any of the conversion requests, an Official Plan Amendment will be required to adopt the new mapping to identify the designated areas.

### **Financial / Budget Assessment**

The support of converting lands from Employment to Residential will provide much needed growth and shorter-term residential tax increases that must be weighed against the long-term stability of our Industrial and Commercial tax base.

It is felt that supporting the relatively smaller conversion requests that represent the potential development of approximately 130 homes strategically balances the tax and planning implications of the conversions.

### **Communications**

Communication with the Region of Durham regarding available and future information took place over several months during the preparation of this report. Internal communication included the Building Department, Treasury and the CAO.

### **Conclusion**

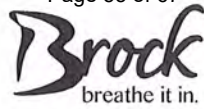
At the core of these applications is the short and long-term possibilities for development in Brock. In the long-term, Employment Lands must be protected based on the provincial guidelines for the long-term planning horizon. They represent a stable tax base to support our residents and protect future possibilities for large employment investment.

In the shorter term, residential development brings growth and an influx of development fees to the Township. This growth is generally followed by additional retail and commercial growth to support the new residents.

Planning requires a balance of capitalizing on the existing residential development pressures while strategically providing for long-term employment uses that fundamentally support all the communities in Brock. Given the information currently available, generally supporting CNR-01 Joliff/McFeeters and CNR-32 Beaverton Lake Homes respects this balance for the following reasons:

- Both requests represent the conversion of the smallest land areas (as compared to the other conversion requests) and therefore preserves our largest tracts of available employment lands.

This report is available in alternate formats upon request.  
Please contact the Clerk's Department at 705-432-2355.

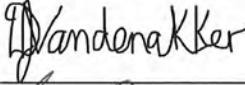
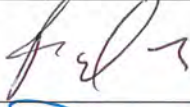



**The Corporation of the Township of Brock**

- Both requests are on the fringe of adjacent employment lands and do not present any land use conflict issues.
- CNR-01 Joliff/McFeeters is located in the Well Head Protecting Area (WHPA) in Cannington. Employment lands have more impact potential in the WHPA than does residential uses that must employ Low Impact Development measures to develop in this area.

**Recommendation**

That Council approve this report as Brock's formal response to the Region of Durham's request for input on the six (6) Employment Land Conversion requests received as part of the Region's Municipal Comprehensive Review process referred to as Envision Durham.

| Title                        | Name                      | Signature  | Date       |
|------------------------------|---------------------------|--|------------|
| Planner                      | Debbie VandenaKker        |    | 01.18.2021 |
| Chief Building Official      | Richard A. Ferguson, CBCO |   | 01/18/2021 |
| Chief Administrative Officer | Dean A. Hustwick          |  | 01/18/21   |

# Reports of Committees



**The Corporation of the Township of Brock**  
**Committee of the Whole Electronic Meeting Minutes - Draft**  
**Electronically**

**Session One**

**Monday, January 11, 2021**

The First Meeting of the Committee of the Whole of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, January 11, 2021, electronically.

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

|                 |        |                          |
|-----------------|--------|--------------------------|
| Members absent: | Mayor: | Debbie Bath-Hadden (loa) |
|-----------------|--------|--------------------------|

|                        |  |
|------------------------|--|
| Staff members present: | Municipal Clerk Becky Jamieson<br>(recording the minutes)<br>Deputy Clerk Deena Hunt<br>Clerks Assistant Maralee Drake<br>CAO Dean Hustwick<br>Treasurer Laura Barta<br>Director of Public Works Paul Lagrandeur<br>Fire Chief Rick Harrison at 10:15 a.m. |
|------------------------|--|

**1. Call to Order and Moment of Silence**

Deputy Mayor Smith called the meeting to order at 10:00 a.m.  
Committee paused for a moment of meditation and personal reflection.

**2. Disclosure of Pecuniary Interest and Nature Thereof**

None

**3. Adoption of Minutes**

(1) 12th Committee of the Whole meeting – December 7, 2020

Resolution Number 1-1

MOVED BY Cria Pettingill that the minutes of the 12th meeting of the Committee of the Whole as held on December 7, 2020, be adopted as typed and circulated.

MOTION CARRIED

**4. Announcements from Council and Staff**

None

**5. Presentations**

None

**6. Hearing of Delegations**

(1) Mr. Jeff Usling – Beaverton Harbour, Breakwall on the North Spit

Deputy Mayor Smith advised that he attended the north spit with Mr. Usling.

Mr. Usling advised that he forwarded current photographs of the state of erosion and expressed concern for the level of deterioration on the north spit over the last 3 years. He expressed concern for the impact that a total breakdown of the spit could have on the area harbours. He noted that the Province advised him that this is a municipal issue and apprised members that the only access to this 10 foot wide strip of land would be through his property.

Councillors enquired whether the government was made aware of the safety concerns (protruding rebar) to which Mr. Usling advised that he had forwarded the photographs to Mr. Jamie Schmale, MP, who advised that Parks Canada should be involved.

Deputy Mayor Smith advised that the north spit, being in place for one hundred years, is at its' end of life.

Mr. Usling advised that he would be willing to have the spit property transferred to him should the municipality not be able to address the repairs provided the costs to transfer were affordable.

Councillors requested clarification of the ownership and were advised it is an asset of the Federal government. The CAO advised that staff could follow up with the Federal government on this 'breakwater' noting that a transfer would be lengthy and expensive.

Councillors advised that conversation with respect to the divestiture of the harbour commenced several years ago.

#### Resolution Number 2-1

MOVED BY Michael Jubb that staff again reach out to Small Craft Harbours to resume talks for harbour repairs and possible divestment by the Federal Government. Further, staff to advise the Beaverton Harbour Advisory Committee of any updates moving forward as the municipality navigates this process.

Councillor Jubb advised that he understands that the municipality is not permitted to make repairs to the harbour and that the Province would be prepared to restore the entire harbour on the condition that it be divested to the municipality.

The CAO advised that staff would follow up with the Federal government.

Deputy Mayor Smith requested a friendly amendment to circulate this resolution to Jamie Schmale, MP, and Laurie Scott, MPP to which Councillor Jubb agreed.

Councillors expressed concern for the municipality accepting the divestiture of the harbour, and advised that they support the Federal government performing necessary maintenance of same.

#### Resolution Number 2-1

MOVED BY Michael Jubb that staff again reach out to Small Craft Harbours to resume talks for harbour repairs and possible divestment by the Federal Government. Further, staff to advise the Beaverton Harbour Advisory Committee of any updates moving forward as the municipality navigates this process and that a copy of the letter be circulated to MP Jamie Schmale and MPP Laurie Scott.

#### MOTION CARRIED

- (2) Zoe Levitt, The Nourish and Develop Foundation (TNDF) – Mobile Food Market project

Ms. Zoe Levitt, Community Development Coordinator, The Nourish and Develop Foundation, provided a slideshow presentation for the proposed Mobile Food Market Project.

Ms. Levitt advised that the mobile market would be a retrofitted refrigerated cargo trailer with affordable local produce and essential pantry items offered at regularly scheduled locations throughout the municipality. She advised that social distancing measures would be implemented and all Regional Health requirements adhered to. She advised that the intention of the project is to resolve food insecurities in Brock which are on the rise, resolve rural food deserts, and provide a sense of community. She provided a description of food insecurity and rural food deserts.

Ms. Levitt advised that the project would supplement the existing food sources in Brock and assist people who have mobility barriers (transportation, walkers) and live on fixed incomes. She noted that improving the health of the residents would reduce the strain on the local healthcare system. She advised that TDNF have provided many successful events and programs over the past 10 years. She requested guidance on licensing the mobile food market and a letter of support for their application to the Local Food Infrastructure Fund (LFIF).

Councillors enquired as to the locations and were advised that it would be dependent on the municipal license with the intention to serve Gillespie Gardens, Maple Glen, the Old School House apartments, schools, senior's living facilities, libraries, churches, and parks. Ms. Levitt advised that adequately sized parking lots would provide safety measures for patrons. There was discussion with respect to rolling the program out to the smaller municipal hamlets.

Councillors enquired as to the impact on existing businesses to which Ms. Levitt advised that, as this would be an extension to the current TNDF program (satellite pantries), local businesses would not be further affected and the pantry items would be sourced locally. She advised that the satellite pantries have been suspended during the pandemic.

The Clerk provided information on the municipal Refreshment Vehicle By-law which staff are reviewing noting that it does not address mobile food markets and staff would continue to consult with The Nourish and Develop Foundation. She advised that local farmers markets have been approved by Council without the requirement of a licence.

Councillors agreed to provide a letter of support for funding prior to reviewing the by-law amendment recommendations.

There was discussion with respect to similar mobile markets being licensed as farmer's markets or food trucks and the need for further research with respect to farmers roadside markets.

#### Resolution Number 3-1

MOVED BY Cria Pettingill that Council send a letter of support for The Nourish and Develop Foundation with respect to grant funding through the LFIF.

MOTION CARRIED

## **7. Sub-Committees**

Councillor Schummer assumed the Chair for the Finance Committee.

### **Finance Committee**

#### **(a) Consent Agenda**

None

#### **(b) Items Extracted from Consent Agenda**

1743 The Regional Municipality of Durham – 2021 Interim Regional Property Tax Levy

Councillors enquired as to what Regional requirements are included in the quarterly levy amount and were advised transit, police services, and waste management. The Treasurer advised that supplementary taxes and write-off's are adjusted at year end.

Resolution Number 4-1

MOVED BY Michael Jubb That Communication number 1743 be received for information and filed.

MOTION CARRIED

**(c) Other Business**

Councillor Schummer expressed regret with respect to the resignation of the Treasurer.

Councillor Schummer requested an update on the budget process to which the Treasurer advised that the Council draft budget is sitting just under 7.50 % after growth, and preliminary departmental discussions have been scheduled to assist with a consolidated draft budget anticipated for late January. He enquired whether Council would be reviewing each department in detail during the budget meeting to which the CAO advised not, that departmental priorities and issues would be reviewed during the preliminary departmental meetings thereby allowing Council to focus on key strategies and changes between the 2020 budget and 2021 proposed budget together with the impact of the pandemic.

Councillor Schummer enquired as to other municipalities further deferring tax installments during the current Province-wide lockdown to which the Treasurer advised she would follow up.

Resolution Number 5-1

MOVED by Claire Doble that the Committee of the Whole break for a recess at 11:00 a.m.

MOTION CARRIED

Deputy Mayor Smith reconvened the meeting at 11:05 a.m. with the same members of Committee and staff in attendance.

Councillor Pettingill assumed the Chair for the Public Works, Facilities & Parks Committee.

**Public Works, Facilities & Parks Committee**

**(a) Consent Agenda**

Resolution Number 6-1

MOVED BY W.E. Ted Smith that items listed under Section 7, Public Works, Facilities & Parks Consent Agenda, be approved.

MOTION CARRIED

1739 Town of Whitby – Comments Submitted to Environmental Registry (ERO) #019-2579 on Proposed Blue Box Regulation

Resolution Number 7-1

That Communication number 1739 be received for information; and that the Township of Brock endorse the Town of Whitby's resolution number 269-20 as contained in Communication number 1739.

**(b) Items Extracted from Consent Agenda**

None

**(c) Other Business**

None

Regional Councillor Smith assumed the Chair for the Building, Planning & Economic Development Committee.

**Building, Planning & Economic Development Committee**

**(a) Consent Agenda**

Resolution Number 8-1

MOVED BY Claire Doble that items listed under Section 7, Building, Planning & Economic Development Consent Agenda, be approved save and except Communication number 1707.

**MOTION CARRIED**

1708 The Regional Municipality of Durham – Major Transit Station Areas – Proposed Policy Directions (Report #2020-P-27)

Resolution Number 9-1

That Communication number 1708 be received for information and filed.

1721 The Regional Municipality of Durham – Pickering-Uxbridge Broadband Fibre Trunk Project (2020-EDT-11)

Resolution Number 10-1

That Communication number 1721 be received for information and filed.

1722 The Regional Municipality of Durham – Follow Up Report including Regional Response to the Provincial Flooding Strategy (2020-COW-33)

Resolution Number 11-1

That Communication number 1722 be received for information and filed.

1723 City of Oshawa – Durham Region's Municipal Comprehensive Review: City Comments on Employment Conversion Requests

Resolution Number 12-1

That Communication number 1723 be received for information and filed.

1736 The Regional Municipality of Durham – Response to November 25, 2020 Notice of Motion regarding Minister's Zoning Orders (2020-P-30)

Resolution Number 13-1

That Communication number 1736 be received for information and filed.

1737 The Regional Municipality of Durham – Regulatory Framework to Manage the Operations of Anaerobic Digestion Facilities

Resolution Number 14-1

That Communication number 1737 be received for information; and further that the Council of the Township of Brock endorses the Region of Durham's resolution in regards to the Regulatory Framework to Manage Operations of Anaerobic Digestion Facilities.

24 City of Oshawa – Durham Region's Municipal Comprehensive Review City Comments on Employment Conversion Requests

Resolution Number 15-1

That Communication number 24 be received for information and filed.

**(b) Items Extracted from Consent Agenda**

- 1707 The Regional Municipality of Durham – Bill 229, Protect, Support and Recover from COVID-19 Act (Budget Measures) - Changes to the Conservation Authorities Act and Planning Act

Councillor Pettingill requested clarification with respect to municipal representation at the Lake Simcoe Region Conservation Authority (LSRCA) during Mayor Bath-Hadden's absence to which the Clerk advised that Council enacted, as per the Municipal Act, the appointment of Councillor Schummer as an alternate for the Mayor at the Regional Planning and Economic Development Committee meetings, however, only one member per term is appointed to the LSRCA which is currently Mayor Bath-Hadden.

Deputy Mayor Smith advised that he would continue to attend the LSRCA meetings as a non-voting member.

Councillor Pettingill advised that Council should officially appoint a voting member to the LSRCA meetings to which the Clerk advised that the Mayor could resign from the LSRCA, or Regional Council could rescind the resolution appointing the Mayor to the LSRCA and appoint a different member. The Clerk advised that staff would review Council's request with Mayor Bath-Hadden and report back.

Resolution Number 16-1

MOVED BY Cria Pettingill That Communication number 1707 be received for information and filed.

MOTION CARRIED

**(c) Other Business**

None

Councillor Jubb assumed the Chair for the Tourism, Heritage & Recreation Committee.

**Tourism, Heritage & Recreation Committee**

**(a) Consent Agenda**

None

**(b) Items Extracted from Consent Agenda**

None

**(c) Other Business**

None

Councillor Campbell assumed the Chair for the Protection Services Committee.

**Protection Services Committee**

**(a) Consent Agenda**

Resolution Number 17-1

MOVED BY Walter Schummer that items listed under Section 7, Protection Services Consent Agenda, be approved.

MOTION CARRIED

- 1712 Brock Accessibility Advisory Committee – Minutes – November 17, 2020

Resolution Number 18-1

That the Brock Accessibility Advisory Committee meeting minutes dated November 17, 2020 be approved.

1733 Town of Ajax – Support of High Intensity Supports at Home

Resolution Number 19-1

That Communication Number 1733 be received for information; and further that Township of Brock Council endorse the Town of Ajax's resolution on the Support of High Intensity Supports At Home.

1735 Town of Whitby – Long-Term Care COVID-19 Independent Commission – Request to Report Findings

Resolution Number 20-1

That Communication Number 1735 be received for information; and further that the Town of Whitby's resolution Number 275-20 on Long-Term Care COVID-19 Independent Commission – Request to Report Findings be endorsed.

1742 City of Pickering – Council Resolution – Accessibility for Ontarians with Disabilities Act – Website support

Resolution Number 21-1

That Communication Number 1742 be received for information and filed.

1744 The Regional Municipality of Durham – Investigation of Sunnycrest Nursing Home

Resolution Number 22-1

That Communication Number 1744 be received for information; and further that the Township of Brock Council endorse the Region of Durham's resolution in regards to Investigation of Sunnycrest Nursing Home.

1745 The Regional Municipality of Durham – Resolution: Soccer Domes

Resolution Number 23-1

That Communication Number 1745 be received for information and filed.

17 Sylvia Jones, Solicitor General – Community Safety and Wellbeing Plan, Deadline July 1, 2021

Resolution Number 24-1

That Communication Number 17 be received for information and filed.

25 Durham Regional Police Services Board – Durham Regional Police Services Board seeks input into Action Plan to Enhance Trust and Confidence in Policing in Durham Region

Resolution Number 25-1

That Communication Number 25 be received for information and filed.

**(b) Items Extracted from Consent Agenda**

None

**(c) Other Business**

1) York Region sewage facility proposal

Deputy Mayor Smith advised that York Region has proposed a tertiary sewage treatment facility on Lake Simcoe for 153,000 residents of Newmarket, Aurora, and East Gwillimbury (Upper York Sewage Solution) noting that Regional Council has requested information from York Region and are in favour of the proposed treatment plant which would alleviate any demand on Durham Region's Duffin's Creek Sewage Plant. He advised that this facility would replace old lagoon technology and improve water quality going into the Lake Simcoe basin. He advised that he understands that the Chippewas of Georgina Island have been consulted and are supportive of this recommendation.

Councillors expressed concern for the impact on Lake Simcoe and for overflow due to significant weather events and were advised that overflow from stormwater sewer systems is no longer an issue with treatment facilities.

Councillors requested a presentation on this proposal from the Region of Durham and were advised that staff would follow up.

## 2) Curbside pick up in downtowns

Councillors enquired with respect to parking enforcement within the downtown cores during the pandemic to which the Clerk advised that By-law staff are issuing parking tickets for violators of the By-law.

Councillor Doble assumed the Chair for the Corporate Services Committee.

### **Corporate Services Committee**

#### **(a) Consent Agenda**

None

#### **(b) Items Extracted from Consent Agenda**

##### 13 Stefano's Bistro – Liquor License Application

Councillors enquired whether the Township is designated as a wet municipality and whether the policy would be amended to remove these applications from the Committee and Council agendas and were advised in the affirmative.

#### Resolution Number 26-1

MOVED by Cria Pettingill That Communication number 13 be received for information; and that the Committee has no objections to the Liquor License Application from Stefano's Bistro provided all requirements are met.

**MOTION CARRIED**

#### **(c) Other Business**

Councillor Schummer enquired as to a policy for exit interviews with resigning senior managers to which the CAO advised that staff would be updating Human Resources policies in the upcoming weeks. Councillor Schummer enquired as to the ability for Council to perform an exit interview with the Treasurer to which the CAO advised that he could discuss the matter with the Deputy Mayor.

## **8. Other Business**

### **(1) Covid-19 Update**

The CAO advised that the Emergency Control Group monitors the Provincial restrictions as they are updated.

The Fire Chief advised that further municipal policies must be adopted to address outdoor activities, such as skating on ponds, tobogganing, and ice fishing which are creating gatherings of more than 5 people. He advised that there have been ongoing conversations with Durham Emergency Management



and Public Health with respect to the Brock facilities to be utilized for the administration of the COVID-19 vaccine noting that firefighters, who respond to medical calls, will be one of the first to receive the vaccine.

The Fire Chief advised that the COVID-19 assessment clinics in Brock are providing testing on Monday's (Sunderland Town Hall), Wednesday's (Beaverton Fire Hall) and Friday's (Manilla Hall) noting that Brock has 42 positive cases in total with 34 resolved and 8 currently active.

The CAO advised that the three municipal arenas would be closed should the Province advise that lockdown orders are to be extended to which Council agreed.

**9. Public Questions and Clarifications**

None

**10. Closed Session**

None

**11. Adjournment**

Resolution Number 27-1

MOVED by Walter Schummer that we do now adjourn at 11:55 a.m.

MOTION CARRIED

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CHAIR

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SECRETARY

# By-laws

**THE CORPORATION OF THE TOWNSHIP OF BROCK**

**BY-LAW NUMBER 3009-2021**

**A BY-LAW TO ASSUME THE WORKS AND SERVICES AND STREETS WITHIN PLAN OF SUBDIVISION 40M-2577, AND TO ASSUME RENNIE STREET WITHIN PLAN OF SUBDIVISION 40M-2395, AND TO ASSUME THE WORKS AND SERVICES WITHIN BLOCK 64 ON PLAN OF SUBDIVISION 40M-2395**

**WHEREAS** a subdivision agreement was entered into between 667287 Ontario Limited and The Corporation of the Township of Brock dated August 27, 2008, and registered in the Land Registry Office for the Land Registry Division of Durham as Instrument Number DR765155, in respect of the lands within plan of subdivision 40M-2395, known as Phase 1;

**AND WHEREAS** a subdivision agreement was entered into between 667287 Ontario Limited and The Corporation of the Township of Brock dated June 6, 2016, and registered in the Land Registry Office for the Land Registry Division of Durham as Instrument Number DR, 1504233 in respect of the lands within plan of subdivision 40M-2577, known as Phase 2;

**AND WHEREAS** the works and services within Phase 1 have been only partially assumed, due to Rennie Street being used as a construction access route for Phase 2, and the stormwater management pond on Block 64 being utilized for both Phase 1 and Phase 2;

**AND WHEREAS** the remaining unassumed street laid out according to Plan 40M-2395, namely Rennie Street, and the municipal services on Block 64 on Plan 2395, have been installed in accordance with the requirements of the subdivision agreement for Phase 1 and the maintenance period has expired;

**AND WHEREAS** the streets laid out according to Plan 40M-2577, namely Rennie Street, and the municipal services, have been installed in accordance with the requirements of the subdivision agreement for Phase 2 and the maintenance period has expired;

**NOW THEREFORE** the Council of The Corporation of the Township of Brock enacts as follows:

1. The Corporation of the Township of Brock hereby assumes responsibility for the maintenance and repair, when required, of Rennie Street on Plan 40M-2395.
2. The Corporation of the Township of Brock hereby accepts the works and services on Block 64 on Plan 40M-2395, which are hereby assumed.
3. The Corporation of the Township of Brock hereby assumes the responsibility for the maintenance and repair, when required, of the streets laid out on Plan 40M-2577 being Rennie Street.
4. The Corporation of the Township of Brock hereby accepts the works and services and Plan 40M-2577 is hereby assumed.
5. This by-law shall come into full force and effect on the date of passage hereof.
6. This by-law shall come into full force and effect on the date of passage hereof.

**THIS BY-LAW READ A FIRST, SECOND and THIRD TIME and finally passed this 25th day of January, 2021.**

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Deputy Mayor

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Clerk