



**The Corporation of the Township of Brock**

**Committee of the Whole Minutes**

**May 27, 2024**

**Council Chambers - 1 Cameron St. E. Cannington and Electronically**

Members Present: Mayor Walter Schummer  
Regional Councillor Michael Jubb  
Ward 1 Councillor Peter Frank  
Ward 2 Councillor Claire Doble  
Ward 3 Councillor Angela Canavan  
Ward 4 Councillor Cria Pettingill  
Ward 5 Councillor Lynn Campbell

Staff Present: CAO Michelle Willson  
Deputy Clerk Maralee Drake  
Clerk's Assistant Deena Hunt  
Clerk's Assistant Stefanie Stickwood  
Director of Finance/Treasurer Trena DeBruijn  
Manager Facilities and IT, R. Wayne Ward  
Director Development Services Robin Prentice  
Fire Chief Rick Harrison

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**1. Meeting Details (only on agenda)**

**2. Call to Order & Moment of Silence - 3:00 p.m.**

Mayor Schummer called the meeting to order at 3:00 p.m. and a quorum was present.

**3. Land Acknowledgement**

It is important to begin each public gathering with a Land and Territorial Acknowledgement, to recognize the Indigenous people for being good stewards

of the land and environment, here where we are meeting today. The Township of Brock has traditionally been a hunting and fishing ground for First Nations people. We reside on and benefit from the Williams Treaty Territories, on the land of the Mississaugas and Chippewas. May we share the land as long as the sun rises, the grass grows and river flows.

**4. Disclosure of Pecuniary Interest and Nature thereof**

None.

**5. Presentation(s)**

None.

**6. Delegation(s) / Petition(s)**

6.1 Sunderland Arena Project

Don Gordon and Gary Brethour, Sunderland Lions Club, were in attendance and provided a presentation which included:

- the Lions have reviewed the submissions and staff report
- the majority of user groups want a larger ice surface, and focus on the dressing rooms
- the Lions propose to increase their financial contribution to \$1 million
- appreciate working with staff on the descope process

**Resolution: COW-2024-128**

**Moved by** Councillor Campbell

Be it Resolved That the presentation by Don Gordon and Gary Brethour of the Sunderland Lions Club with respect to Sunderland Arena Project be received.

**CARRIED**

**7. Public Meeting**

7.1 Development Charges

The purpose of this public meeting, pursuant to *The Development Charges Act, 1997* was to inform the public and receive public comments on the 2024 Development Charges Background Study, related staff reports and the proposed Development Charges By-law.

Members of Council were in attendance to observe and listen to comments.

7.1.1 Staff Presentation / Overview

None.

7.1.2 Consultant / Application Presentation

Nataliya Kelbas, Senior Consultant, Hemson Consulting provided a presentation which included:

- this Statutory Meeting complies with Section 12 of the Development Charges Act
- What are Development Charges
- Development Charges (DC's) Study Process
  - create development forecast - 2024 to 2033
  - determine Capital needs for the next 10 years to service that forecasted development
  - costs for eligible DC recovery are either residential per unit, or non-residential per square metre of gross floor area (GFA)
- summary of Capital Program - 2024 to 2033
  - Bill 185 proposes to reinstate Development Related Study costs as eligible for municipalities to recover
- Calculated Residential DC's (with, and without enactment of Bill 185)
  - comparison of current versus calculated residential rates (SDU)
  - residential rate comparison per single detached unit
- Calculated Non-Residential DC's
  - comparison of current versus calculated non-residential rates
  - commercial non-residential rate comparison
  - industrial non-residential rate comparison
- Calculated DC's with Phase-In
- DC Policy Items
  - 2024 - new DC By-law

- non-statutory exemptions include hospitals, schools, places of worship, agricultural and farm buildings, and structure for parking motor vehicles
- Proposed DC Study timeline and key dates
  - new DC By-law passage on June 10, 2024
  - Notice of By-law Passage in June 2024
  - appeal period is 40 days after the passage of the new DC By-law

### 7.1.3 Public Comments / Submissions

#### 7.1.3.1 Don Gordon, Sunderland

Comments/Questions included:

- as the Sunderland Lions Club proposes to increase their pledge by a further \$200,000 toward the Sunderland arena project, would there be a corresponding increase in the DC contribution
- if yes, would an increase from the DC contribution be reflected as a revised budget within the DC Background Study (from \$10 million to \$10.2 million) and could the revision be changed after the new DC By-law is enacted
- request that Council assigns 65% of the Lions proposed \$200,000 increase from new DC's and that the Township contribute 35% of that \$200,000
- would the Township continue to collect DC's for the Sunderland Arena project over the next 10 years
- when will servicing for Brock be increased and therefore collect new DC's

### 7.1.4 Public Questions

There were no other public questions.

## 8. Sub-Committees

### 8.1 Finance Committee (Mayor Schummer - Chair)

#### 8.1.1 Report 2024-FI-014, Operating Results – Actual to Budget – March 2024

Director of Finance/Treasurer

**Resolution: COW-2024-129**

**Moved by** Councillor Pettingill

Be it Resolved That Report 2024-FI-014, Operating Results - Actual to Budget, March 2024 be received.

**CARRIED**

8.2 Operations Committee (Councillor Pettingill - Chair)

8.2.1 Report 2024-OP-007, Fuel Slip Tank Request

**Resolution: COW-2024-130**

**Moved by** Councillor Canavan

Be It Resolved That Report 2024-OP-007, Fuel Slip Tank Request be received; and

That staff be directed to source the purchase and professional installation of a fuel slip tank of similar capacity and configuration as the existing unit, and

That the cost for this equipment be taken from the previously approved capital expenditure with an upset limit of \$5,000; and

That this resolution be ratified by Council at their meeting on May 27, 2024.

**CARRIED**

8.3 Parks, Recreation and Facilities Committee (Councillor Campbell - Chair)

8.3.1 Report 2024-PRF-013, Cannington Lawn Bowling Club Roof Replacement – Tender Results

Director Parks, Recreation and Facilities and Acting Director Public Works

**Resolution: COW-2024-131**

**Moved by** Councillor Canavan

Be It Resolved That Report 2024-PRF-01, Cannington Lawn Bowling Club Roof Replacement - Tender Results be received; and That staff be authorized to proceed with the awarding of the

contract to Chouinard Bros Roofing in the amount of \$13,627.56, not including HST; and  
That this resolution be ratified by Council at their meeting on May 27, 2024.

**CARRIED**

8.3.2 Report 2024-PRF-012, Sunderland Arena User Group Feedback

Director Parks, Recreation and Facilities and Acting Director Public Works

**Resolution: COW-2024-132**

**Moved by** Councillor Pettingill

Be it Resolved That Report 2024-PRF-012 Sunderland Arena User Group Feedback be received; and  
That the comments be included in the descope committee discussions.

**CARRIED**

**Resolution: COW-2024-133**

**Moved by** Councillor Doble

Be it Resolved That Council direct staff to increase the potential project budget for the Sunderland Memorial Arena from \$10 million to \$10.2 million in the DC Background study; and  
That a staff report come back to Council for further discussions in approving the final budget for the Sunderland arena project; and  
That staff be directed to start conversations with the Province and MPP Laurie Scott's office to apply for the Recreation Grant should the project be over budget.

**CARRIED**

8.4 Tourism & Economic Development Committee (Councillor Canavan - Chair)

There was no correspondence for consideration.

8.5 Protection Services Committee (Councillor Frank - Chair)

8.5.1 Report 2024-PS-006, Boulevard Maintenance By-Law

Supervisor of Bylaw and Animal Services

**Resolution: COW-2024-134**

**Moved by** Councillor Pettingill

Be It Resolved That Report 2024-PS-006 Boulevard Maintenance By-Law be received; and

That the Boulevard Maintenance By-Law be brought forward to the June 24, 2024 Council meeting for approval.

**CARRIED**

8.6 Development Services Committee (Councillor Doble - Chair)

8.6.1 Report 2024-DS-007, Zoning By-law Amendment (ZBA-2024-01) Application, Beaverton Commons – Recommendation Report

Director of Development Services

**Resolution: COW-2024-135**

**Moved by** Councillor Canavan

Be it Resolved That Report 2024-DS-007, Zoning By-law Amendment (ZBA-2024-01) application for Beaverton Commons Inc. – Recommendation Report, be received; and

That application ZBA-2024-01 to amend Zoning By-law 287-78-PL be approved; and

That the Zoning By-law appended to this report as Attachment 1 be brought forward to Council on May 27, 2024 for adoption.

**CARRIED**

8.7 General Government Committee (Regional Councillor Jubb - Chair)

There was no correspondence for consideration.

A Temporary power disruption caused lost internet connection for Regional Councillor Jubb and Councillor Campbell at 5:05 p.m. until 5:10 p.m.

8.8 Climate Committee (Councillor Pettingill - Chair)

There was no correspondence for consideration.

**9. Closed Session**

**Resolution: COW-2024-136**

**Moved by** Councillor Frank

Be it Resolved That Committee of the Whole break for a recess at 5:10 p.m.

**CARRIED**

**Resolution: COW-2024-137**

**Moved by** Councillor Frank

Be it Resolved That Committee of the Whole reconvene, with a quorum, and proceed into a Closed Meeting at 5:13 p.m. to discuss the following matters:

- personal matters about an identifiable individual, including municipal or local board employees pursuant to Section 239(2)(b) of the Municipal Act
- labour relations or employee negotiations pursuant to Section 239 (2)(d) of the Municipal Act

9.1 Volunteer Firefighters Employee Status for OMERS Purposes

**10. Rise from Closed Session**

**Resolution: COW-2024-138**

**Moved by** Councillor Campbell

Be it Resolved That Committee of the Whole rise & report from the Closed meeting at 5:22 p.m.; and

That Committee of the Whole endorse all direction provided to staff at the Closed meeting held on May 27, 2024.

**CARRIED**

**11. Other Business - 4 Way Stop in Beaverton, Verbal Report**

- Traffic Calming Committee discussed the requested 4 way stop at York and Bay Streets, Beaverton and want to proceed with installation of signage
- the Deputy Clerk advised that a staff memo would be required together with an amendment to the Traffic By-law

**12. Public Questions and Clarification**



None.

**13. Adjournment**

**Resolution: COW-2024-139**

**Moved by** Councillor Campbell

Be it Resolved That the Committee of the Whole meeting adjourn at 5:23 p.m.

**CARRIED**

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Mayor

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Clerk