



The Corporation of the Township of Brock

Council Minutes

November 18, 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
Clerk/Deputy CAO Fernando Lamanna
Deputy Clerk Maralee Drake
Clerk's Assistant Deena Hunt
Clerk's Assistant Stefanie Stickwood
Director Parks, Recreation and Facilities R. Wayne Ward
Chief Building Official Chris Robinson
Fire Chief Rick Harrison
Director of Public Works Dylan Quigley

1. Meeting Details (only on agenda)

2. Call to Order & Moment of Silence - 6:00 p.m.

Mayor Schummer called the meeting to order at 6:00 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.

Resolution: C-2024-246

Moved by Councillor Pettingill

Seconded by Councillor Canavan

Be it Resolved That Council break for a recess at 6:05 to 6:15 p.m.

CARRIED

4. Disclosure of Pecuniary Interest and Nature Thereof

None.

5. Community Announcements

- Beaverton Lions Santa Claus Parade was held on November 15, 2024
- Cannington Lions Santa Claus Parade scheduled for November 30, 2024 at 11:00 a.m.
- Sunderland Santa Claus Parade scheduled for December 14, 2024 at 7:00 p.m.

6. Public Meeting

6.1 Zoning By-law Amendment - 21025 Lake Ridge Rd, Part of Lot 1, Concession 12, Wilfrid (S. Balasingam)

The purpose of this Statutory Public Meeting, pursuant to Section 34 of the Planning Act was to consider a proposed Zoning By-law Amendment application for 21025 Lake Ridge Road, Wilfrid, to rezone the property to site-specific Hamlet Residential Exception Zones (HR-XX and HR-YY) to facilitate a severance by revising the minimum lot area and frontage requirements. Site specific provisions are also proposed to address the minimum setbacks for the existing structures.

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

6.1.1 Consultant / Application Presentation

Planning consultant for Brock, Liz Howson, Macaulay Shiomi Howson Ltd., provided a presentation which included:

- Zoning Bylaw Amendment ZBA-2024-03 for 21025 Lakeridge Road, Hamlet of Wilfrid
- request is to sever the property located on the northeast corner of Regional Road 12 and Lakeridge Road
- Land Division consent application LD 067/2023 conditionally approved by Regional Land Division Committee, December 2023
- propose to rezone from HR-3 to HR-XX and HR-YY
- site-specific provisions to address minimum lot area and lot frontage, and setbacks for existing structures
- notice of this meeting was provided in accordance with the Planning Act
- external agencies have been circulated, no concerns expressed for the proposed zoning
- written comments may be submitted to Robin.prentice@brock.ca
- a future staff report will make a recommendation on the application

6.1.2 Public Comments / Submissions

None.

6.1.3 Public Questions

None.

6.2 Amendment to the Building By-law and Fees Associated

The purpose of this Statutory Public meeting was to inform the public and receive public comments on the proposed amended building fees and charges under Section 7(6) of the Building Code Act, as amended. The effect of the amendment will be to increase the existing fee structure and introduce a new four year fee schedule, as well as amendments to the Building By-law, and will be provided in the form of a replacement by-law with fees effective January 1, 2025.

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

6.2.1 Staff Presentation / Overview

Chris Robinson, Chief Building Official, provided a presentation which included:

- staffing and responsibilities within the Building Department
- comparison of fees with neighbouring municipalities
- new Building Code in 2024, the January 1, 2025 applications will be subject to this
- drivers that impact permit fees are direct costs, sustainability of Reserve funds, capital costs, and indirect costs
- 2024 Building Code
 - applications submitted up until December 31, 2024 will use 2012 Building Code
 - applications submitted January 1, 2025 to March 31, 2025 may be subject to 2012 Building Code depending on the status of working drawings
 - applications submitted April 1, 2025 and forward are subject to the 2024 Building Code
 - added inspections will be necessary once 2024 Building Code in place
- Building Bylaw amendments
 - updating site controls for safety at work
 - extension fee to keep a current permit active
- written comments may be submitted to Chris.Robinson@brock.ca
- a future staff report will be forthcoming

6.2.2 Public Comments / Submissions

None.

6.2.3 Public Questions

None.

6.2.4 Report 2024-DS013 - New Building By-law and Permit Fees, 2024-DS-013

Chief Building Official

Resolution: C-2024-247

Moved by Councillor Pettingill

Seconded by Councillor Canavan

Be It Resolved That Report Number 2024-DS-013, New Building By-law and Permit Fees report, be received; and
That staff be directed to consider all public, Council and agency input and bring back the new Building By-law for Council approval on December 16.

CARRIED

6.3 Proposed Closure and Sale of an Unopened Laneway, Sunderland

The purpose of this Statutory Public meeting was to inform the public and receive public comments on the proposed stop-up and sale of an unopened laneway, legally described as Lane, Plan 79, Brock, Regional Municipality of Durham. The subject lands are located in Sunderland, south of River Street and east of Albert Street.

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

6.3.1 Staff Presentation / Overview

Fernando Lamanna, Clerk/Deputy CAO provided a presentation which included:

- subject lands legally described as Lane, Plan 79, Brock, Regional Municipality of Durham and located south of River Street, east of Albert Street, Sunderland
- 'unopened laneway' - a roadway not maintained by the Township in all seasons and may not meet current road standards
- Township assumes full liability on the subject lands
- in the mid 1990's, Council decided not to sell the subject lands and permit the maintenance of the laneway to be handled by adjacent landowners using the laneway

- July 2024, interest to purchase portions of the laneway were received from adjacent landowners
- staff discussed options for selling portions of the laneway with the interested parties
- slight encroachment of the Masonic Lodge on the southern portion of the lane
- the property situated to the southeast of the lane has no access to an assumed road
- October 2024, Public Meeting held to advise of the potential sale of the unopened laneway
- November 18, 2024 Public Meeting to receive public comments on the proposed sale of land (sale options shown on a slide)
- notices of the Public Meetings were circulated accordingly
- December 2, 2024 staff report to Committee of the Whole and will include public comments
- December 16, 2024 Council would pass a bylaw to stop-up and close the unopened laneway

Chris Robinson, Chief Building Official advised that, should the laneway be merged with an adjacent property, it would take on the zoning applicable to the property.

6.3.2 Public Comments / Submissions

6.3.2.1 Gary Bertram, Sunderland

- propose that my wife, owner of 7 Albert Street, purchases the south part of the laneway
- I own the property with my commercial building on it, situated east of the laneway
- I access my property from the north part of the laneway
- I have maintained and used the north access for 35 years to get to my commercial building

- recommend that the north part of the laneway be left as is, with everyone having access
- concerns with respect to the sale of the north section and having access to my shop
- if I purchased the north section I would not install a gate

6.3.2.2 Robert Weafer, Sunderland

- I will submit my comments regarding the legal ramifications on this proposed sale of land
- Mr. Bertram made a reasonable offer

6.3.2.3 Mahmood Reza Zare, Sunderland

- I purchased the property located at 67 River Street, Sunderland - April 26, 2024
- made enquiries with the Building Department prior to purchasing this property with respect to easements and zoning
- 2 legal separate entrances
- after purchasing the property I was blocked in by Mr. Bertram at one point, enquired with Bylaw Department on the process for complaints
- no follow up by staff on my complaint
- met with Clerk/Deputy CAO who advised that I could purchase the north section of the laneway
- I obtained a mortgage and wrote to advise that I was prepared to purchase that portion
- met with Clerk/Deputy CAO and was advised that it would be sold through a tender
- I believe that selling the north section of the laneway will cause hard feelings

6.3.2.4 Fatima Zare, Sunderland

- municipality should keep the laneway, don't sell it

6.3.2.5 Chris Sear, for 7 Albert Street

- I am the son-in-law of the Bertrams
- recommend you sell the south portion of the laneway to the Bertrams and keep the north section open to the public

6.3.2.6 Ellen Bertram, Sunderland

- expressed confusion as to why this is an issue after 35 years
- leave the laneway as is

6.3.2.7 Tyler Martin, Sunderland

- concern for the proposed commercial use at 67 River Street

6.3.3 Public Questions

There were no further public questions submitted.

7. Presentations

None.

8. Delegations / Petitions

None.

9. Ratification of COW Recommendations

Resolution: C-2024-248

Moved by Councillor Pettingill

Seconded by Councillor Canavan

Be it Resolved that Council adopts the Committee of the Whole recommendations from the meetings held on October 21, and November 4, 2024.

CARRIED

10. Adoption of Minutes of Previous Meetings

Resolution: C-2024-249

Moved by Councillor Frank

Seconded by Councillor Campbell

Be it Resolved That Council adopts all minutes of previous Council and Committee of the Whole meetings as listed in Section 10.1:

- Committee of the Whole - October 21, 2024
- Council - October 21, 2024
- Committee of the Whole - November 4, 2024
- Committee of the Whole - Closed - November 4, 2024

CARRIED

10.1 Minutes of previous Council Meetings

10.1.1 Committee of the Whole - October 21, 2024

10.1.2 Council - October 21, 2024

10.1.3 Committee of the Whole - November 4, 2023

10.1.4 Committee of the Whole - Closed - November 4, 2024

11. Reports

None.

12. Correspondence

Resolution: C-2024-250

Moved by Councillor Canavan

Seconded by Councillor Campbell

Be it Resolved That the items listed in Section 12 Correspondence be approved save and except communication numbers 936/24 and 946/24.

CARRIED

12.1 Establishment of an Ontario Rural Road Safety Program

Good Roads Board of Directors

Communication Number 928/24

Resolution: C-2024-251

Whereas official statistics from the Government of Ontario confirm that rural roads are inherently more dangerous than other roads; and

Whereas, despite only having 17% of the population, 55% of the road fatalities occur on rural roads; and

Whereas, rural, northern, and remote municipalities are fiscally strained by

maintaining extensive road networks on a smaller tax base; and
Whereas preventing crashes reduces the burden on Ontario's already
strained rural strained health care
system; and

Whereas, roadway collisions and associated lawsuits are significant
factors in runaway municipal insurance premiums. Preventing crashes can
have a significant impact in improving municipal risk profiles;

Therefore Be It Resolved That the Township of Brock requests that the
Government of Ontario take action to implement the rural road safety
program that Good Roads has committed to lead. It will allow Ontario's
rural municipalities to make the critical investments needed to reduce the
high number of people being killed and seriously injured on Ontario's rural
roads; and

Further That a copy of this resolution be forwarded to Premier Doug Ford,
Hon. Prabmeet Sarkaria, Minister of Transportation, Hon. King Surma,
Minister of Infrastructure, Hon. Rob Flack, Minister of Agriculture, Hon.
Lisa Thompson, Minister of Rural Affairs, Hon. Trevor Jones, Associate
Minister of Emergency Preparedness and Response, and Hon. Sylvia
Jones, Minister of Health, and Good Roads; and

Further That this resolution be circulated to all municipalities in Ontario
requesting their support.

12.2 Sponsored Public Skating, Sunderland Lions Club (see also 12.5)

Communication Number 923/24

Resolution: C-2024-252

Be It Resolved That Communication Number 923/24, Sponsored Public
Skating, submitted by the Sunderland Lions Club be received.

12.3 Memorandum of Understanding (MOU) - Ontario Federation Snowmobile
Clubs (OFSC)

Communication Number 936/24

Resolution: C-2024-253

Moved by Councillor Canavan

Seconded by Councillor Pettingill

Be it Resolved that Communication number 936/24, submitted by J.
Pedersen, Vice President of the Heart of Ontario Snowmobile Club,
requesting the Township of Brock enter into a Memorandum of

Understanding ("MOU") with the Ontario Federation Snowmobile Clubs ("OFSC"), be received; and

THAT Council grant permission to the Heart of Ontario Snowmobile Club, being the Local Snowmobile Club ("LSC"), to access, operate and maintain snowmobile trails along the various municipal roadway allowances as listed in Schedule "A" to the MOU; and

THAT Council authorize the Clerk to execute the MOU.

CARRIED

12.4 No Parking on King Street in Front of Beaver River Public School - North Sidewalk

Julie Lindsay
Communication Number 946/24

Resolution: C-2024-254

Moved by Councillor Frank

Seconded by Regional Councillor Jubb

Be it Resolved that Communication Number 946/24, No Parking on King Street in Front of Beaver River Public School - north sidewalk, submitted by Julie Lindsay, be received.

Amendment:

Resolution: C-2024-255

Moved by Regional Councillor Jubb

Seconded by Councillor Frank

Be it Resolved that Resolution C-2024-254 be amended to request a staff report.

CARRIED

Amended Main Motion

Resolution: C-2024-254

Moved by Councillor Frank

Seconded by Regional Councillor Jubb

Be It Resolved That Communication Number 946/24, No Parking on King Street in Front of Beaver River Public School - North Sidewalk, submitted by Julie Lindsay be received; and

That Council direct staff to bring forward a report addressing the safety concerns regarding parking on the north side of King Street.

CARRIED

12.5 Sponsored Public Skating, Sunderland Lions Club

Resolution: C-2024-256

Moved by Councillor Canavan

Seconded by Councillor Pettingill

Be it Resolved That Committee of the Whole move to reconsider Resolution C-2024-252 with respect to Communication 923/24.

CARRIED

Resolution: C-2024-257

Moved by Councillor Campbell

Seconded by Councillor Doble

Be It Resolved That Communication Number 923/24, Sponsored Public Skating, submitted by the Sunderland Lions Club be received; and That Council respectfully declines the request for a fee exemption.

CARRIED

13. Notice of Motions

Mayor Schummer vacated the Chair and Regional Councillor Jubb assumed the Chair.

Resolution: C-2024-258

Moved by Mayor Schummer

Seconded by Councillor Canavan

Whereas The Township of Brock became a participant in Durham Region Transit (DRT) with the hopes that a reliable and effective service could be established for the residents and taxpayers of Brock Township; and

Whereas transit is a vital service in any community to provide an improved lifestyle and assist in economic growth and vitality as well as contribute to reduced environmental impact and without a reliable form of transit potential users of the service grow disgruntled and will inevitably give up on the service; and

Whereas the taxpayers of Brock Township contribute specific amounts each year for the provision of transit services and that those amounts for fiscal 2024

amount to approximately \$1,514,606 in property taxes for Durham Regional Transit Commission purposes and that this does not include amounts collected through dedicated Development Charges for transit collected through development activities in Brock Township; and

Furthermore it does not account for amounts held in other reserves or reserve funds at The Region of Durham dedicated to transit activities; and

Whereas regularly scheduled transit services in Brock has been discontinued by DRT in addition to transit services being discontinued by GO Transit recently; and

Whereas transit services in Brock Township is now provided exclusively through On-demand Services and these services are largely provided by outsourced third-party service providers; and

Whereas the system-wide On Demand Unaccommodated Rate has been escalating and the Unaccommodated Rate in Brock is the worst in the Region of Durham and this is confirmed by the growing complaints received by members of The Council of The Township of Brock.

Now Therefore Be It Resolved That the Council of The Township of Brock request that Township staff initiate the services of a transit consultant to investigate the options on developing a “made in Brock” solution to transit and that technical issues pertaining to such a solution as they relate to applicable Regional By-laws be investigated;

And Furthermore, that pre-budget approval be given to an additional \$15,000 from The Rate Stabilization Reserve for legal and/or consultant expense to accomplish the aforementioned work and should additional funds be required, the Director of Finance will come to Council on recommendations as to the funding source;

And Furthermore, that discussions continue with Durham Region Transit;

And Furthermore, that any meetings between staff and consultants, legal counsel, or others on this matter have either The Mayor or Deputy Mayor included.

CARRIED

14. By-Laws

Regional Councillor Jubb vacated the Chair and Mayor Schummer assumed the Chair.

Resolution: C-2024-259

Moved by Councillor Canavan

Seconded by Regional Councillor Jubb

Be it Resolved That By-law 3302-2024 be taken as read, enacted and signed by the Mayor and Municipal Clerk.

CARRIED

14.1 By-Law Number 3302-2024, Temporary Road Closure - Cannington Santa Claus Parade

15. Other Business

None.

16. Regional Councillor Update

- temporary Beaverton bridge is open with completion anticipated in 2027

17. Public Questions and Clarification

There were no public questions for clarification.

18. Closed Session

The livestream for this meeting ended at 7:57 p.m.

Resolution: C-2024-260

Moved by Councillor Frank

Seconded by Councillor Pettingill

Be it Resolved That Council proceed into a Closed Meeting at 7:57 p.m. to discuss the following matters:

- labour relations or employee negotiations pursuant to Section 239 (2)(d) of the Municipal Act

CARRIED

18.1 CUPE Negotiations Update

19. Rise from Closed Session

Resolution: C-2024-261

Moved by Councillor Campbell

Seconded by Councillor Canavan

Be it Resolved That Council rise & report from the Closed meeting at 9:34 p.m.;

and
That Council endorse all direction provided to staff at the Closed meeting held on November 18, 2024.

CARRIED

20. Confirmation By-law

By-law Number 3305-2024 to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on November 18, 2024.

Resolution: C-2024-262

Moved by Councillor Doble

Seconded by Councillor Frank

Be it Resolved That By-law Number 3305-2024, being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on November 18, 2024 be taken as read, enacted and signed by the Mayor and Deputy Clerk.

CARRIED

21. Adjournment

Resolution: C-2024-263

Moved by Councillor Campbell

Seconded by Councillor Pettingill

Be it Resolved That the meeting of Council adjourn at 9:36 p.m.

CARRIED

Mayor

Deputy Clerk