



**The Corporation of the Township of Brock**  
**Council Minutes**

**August 8, 2022**  
**Manilla Hall Community Centre**  
**16990 Simcoe Street, Manilla, Ontario**

Members Present: Mayor John Grant  
Regional Councillor Ted Smith  
Ward 1 Councillor Michael Jubb  
Ward 2 Councillor Claire Doble  
Ward 3 Councillor Walter Schummer  
Ward 4 Councillor Cria Pettingill  
Ward 5 Councillor Lynn Campbell

Staff Present: CAO Ingrid Svelnis  
Clerk/Deputy CAO Fernando Lamanna  
Clerk's Assistant Deena Hunt  
Fire Chief Rick Harrison  
Manager Facilities and IT, R. Wayne Ward

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

Mayor Grant called the meeting to order at 6:08 p.m. and a quorum was present.

**2. 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.

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

None

**4. Community Announcements**

None

**5. Public Meeting**

5.1 Explanatory Note - Hamlet of Manilla - Plan of Subdivision File: S-B-2022-02 and Zoning By-law Amendment File: 07-2022-RA, 16700 Simcoe Street, Part Lot 24, Concession 7

The purpose of this Statutory Public meeting, pursuant to Section 34 of the Planning Act R.S.O. 1990, was to inform the public of the details of an application for a Plan of Subdivision and an application to rezone the property from the Rural Buffer (RB) and Rural (RU) category to a Hamlet Residential (HR) category to permit the development of 31 single detached residential lots on private services within the Hamlet of Manilla and a stormwater management pond, on the property located at 16700 Simcoe Street, Part of Lot 24, Concession 7, Brock. This meeting provided an opportunity for the public to make comments on the proposed applications.

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

Please ensure that you registered your contact information with the Clerk's department to receive notice of future meetings pertaining to this application or email [clerks@brock.ca](mailto:clerks@brock.ca) to request an interested persons form to ensure you could be considered a interested party, should an appeal to the Ontario Land Tribunal be submitted.

There will be no decision made on behalf of the Township of Brock in respect of the applications at this meeting. The Council of the Township of Brock will consider the merits of these applications at a later date, taking into consideration all input received on the subject applications.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Brock before the by-law is enacted (if approved), the person or public body is NOT entitled

to appeal the decision of the Council of the Township of Brock to the Ontario Land Tribunal.

Further, the person or public body may NOT be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

In the event that the rezoning by-law is enacted by Council, it will be circulated in the formal manner under the provisions of the Planning Act, including those identified as interested parties. At that time, if objections are received, a hearing will be held before the Ontario Land Tribunal, at which time the objectors will be informed of a hearing date.

5.2 Staff Presentation / Overview

None

5.3 Consultant / Application Presentation

Gord Mahoney, Senior Planner with Michael Smith Planning Consultants provided a presentation which included:

- owner is Simcoe 16700 Inc., Selva Chilliah (principal)
- subject land location is 16700 Simcoe Street, Manilla, south of Highway 7, west side of Simcoe Street
- north of the subject land is Manilla Hall, a single family dwelling, and a small woodland to the west
- east of the subject land is a subdivision under the jurisdiction of City of Kawartha Lakes
- south and west of the subject land are agricultural lands
- subject land is 28.2 hectares with 520 metres of frontage on Simcoe Street; the proposal would develop 12 hectares with 411 metres of frontage on Simcoe Street
- proposal:
  - 31 single detached family dwellings on 2 municipal roads
  - stormwater management block in the northwest corner
  - lot sizes ranging from 2,800 square metres to 3,700 square metres with frontages of 34 metres to 56 metres

- serviced by private septic systems and drilled wells
- application has been submitted to rezone the property into hamlet residential category
- consistent with the Provincial Policy Statement, conforms to Growth Plan, Lake Simcoe Protection Plan, Durham Region Official Plan, and Brock Official Plan

Council enquiries included:

- types of housing

#### 5.4 Public Comments / Submissions

Public who spoke at the meeting: John Peck, Alan Balsdon, Amanda Ellis, Sarah Lancaster, Carolyn Carter, Steve Thibadeau, Charles Shearer, Richard Smith, and Brenda Petersen

Comments or Concerns raised included:

- proof that the aquifer can support 31 new homes without affecting existing residential wells; compensation/solution should wells be depleted
- availability of the hydrogeology study for the public
- road entrances not show on circulated plan, could they be added and circulated
- impact on traffic, speed limit changes for Simcoe Street, crosswalks
- total number of units with respect to good planning
- Green Belt Plan and development of agricultural land
- certain blocks not shown on circulated plan
- drainage flow, overflow, and quality of draining water
- previous proposed subdivision was cancelled (City of Kawartha Lakes) due to insufficient water supply
- stage 2 well water advisory in 2021
- park or greenspace for the subdivision
- plans for tree protection
- Crown land preservation

- future development of the remainder of the subject land
- 31 septic systems leeching/contaminating the water source which is experiencing problems
- timeline for construction

**Resolution: C-2022-214**

**Moved by** Regional Councillor Ted Smith

**Seconded by** Councillor Campbell

BE IT RESOLVED THAT the presentation and comments during the Statutory Public Meeting regarding the Plan of Subdivision File: S-B-2022-02 and Zoning By-law Amendment File: 07-2022-RA, 16700 Simcoe Street, Part Lot 27, Concession 7, submitted by Simcoe 16700 Inc., be received.

**CARRIED**

5.4.1 Manilla Subdivision

Jonathan Peck  
Communication Number 442/22

5.4.2 Manilla Subdivision

Alan Balsdon  
Communication Number 443/22

5.4.3 Manilla Subdivision

Steve Thibadeau  
Communication Number 452/22

5.5 Public Questions

None

**Resolution: C-2022-215**

**Moved by** Councillor Jubb

**Seconded by** Councillor Doble

BE IT RESOLVED THAT Council break for a recess at 6:58 p.m.

**CARRIED**

**6. Presentations**

None

**7. Delegations / Petitions**

None

**8. Ratification of COW Recommendations**

None

**9. Adoption of Minutes of Previous Meetings**

None

**10. Reports**

Mayor Grant reconvened the meeting at 7:14 p.m. and a quorum was present.

- 10.1 Report 2022-PRF-012 Sunderland Town Hall Rose Window, and Memorandum dated August 8, 2022.

Manager Facilities and IT

Report Deferred from July 25, 2022 Council

**Resolution: C-2022-216**

**Moved by** Councillor Campbell

**Seconded by** Councillor Jubb

BE IT RESOLVED THAT Report 2022-PRF-012 Sunderland Town Hall Rose Window, as deferred from Council on July 25, 2022 and Memorandum regarding the Sunderland Town Hall Rose Window be received; and

THAT Council approve the sole source hiring of Larkin Architect Limited to prepare the RFP and oversee the project, equipment rental, window removal, window storage, new window construction and reinstallation of the new frame and window glass, and;

THAT Council direct the staff to present a by-law at the August 8, 2022 Council meeting that delegates authority to the CAO for the "Lame Duck" period as outlined in Section 275 of the Municipal Act, S.O. 2001, as amended, and;

THAT Council approve the treasurer to fund the project from the Tax Rate Stabilization Reserve by increasing the funding from \$10,000 to \$200,000.

**CARRIED**

**11. Correspondence**

None

**12. Notices of Motions**

None

**13. By-Laws**

**Resolution: C-2022-217**

**Moved by** Councillor Pettingill

**Seconded by** Regional Councillor Ted Smith

BE IT RESOLVED THAT By-law 3145-2022 be taken as read, enacted and signed by the Mayor and Municipal Clerk.

**CARRIED**

13.1 By-Law Number 3145-2022 - Delegate Certain Authorities during a Restricted Authority "Lame Duck" Council Period.

Municipal Clerk/Deputy CAO

**14. Closed Session**

None

**15. Rise from Closed Session**

**16. Other Business**

None

**17. Public Questions and Clarification**

None

**18. Confirmation By-law**

By-law Number 3146-2022 to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on August 8, 2022.

**Resolution: C-2022-218**

**Moved by** Councillor Doble

**Seconded by** Councillor Campbell

BE IT RESOLVED THAT By-law Number 3146-2022, being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on DATE be taken as read, enacted and signed by the Mayor and Clerk/Deputy CAO.

**CARRIED**

**19. Adjournment**

**Resolution: C-2022-219**

**Moved by** Councillor Jubb

**Seconded by** Councillor Pettingill

BE IT RESOLVED THAT the meeting of Council adjourn at 7:36 p.m.

**CARRIED**

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Mayor

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Clerk