



**The Corporation of the Township of Brock**

**Council Minutes**

**October 27, 2025**

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

Members Present:      Regional Councillor Cria Pettingill  
                                 Ward 1 Councillor Peter Frank  
                                 Ward 2 Councillor Claire Doble  
                                 Ward 3 Councillor Angela Canavan  
                                 Ward 5 Councillor Lynn Campbell

Members Absent:      Mayor Michael Jubb

Staff Present:            Clerk/Deputy CAO Fernando Lamanna  
                                 Clerk's Assistant Deena Hunt  
                                 Clerk's Assistant Stefanie Stickwood  
                                 Director of Finance/Treasurer Trena DeBruijn  
                                 Interim Director of Public Works Ben Kester  
                                 Director Parks, Recreation and Facilities R. Wayne Ward  
                                 Director Development Services Robin Prentice  
                                 Fire Chief Rick Harrison

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

Deputy Mayor Campbell called the meeting to order at 6:00 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. Playing of the National Anthem**

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

None.

**5. Community Announcements**

None.

**6. Public Meetings**

**6.1 Public Meeting 1: Unopened Road Allowance, PIN 72024-0061**

The purpose of this Public meeting pursuant to the Township of Brock Notice Policy is to inform the public and receive public comments prior to the consideration of a subsequent meeting to formally enact a by-law to Stop up and Close the unopened roadway and the Declare the Lands as Surplus, with the intention of selling the roadway in whole, or in part. The subject lands are legally described as Part of Lot 2 Concession 14, Brock Pin Number 72024-0061.

**6.1.1 Staff Presentation/Overview**

The Deputy CAO/Clerk provided a presentation on the Unopened Road Allowance, PIN Number 72024-0061 which included:

- the subject lands are located off Durham Regional Road 23, legally described as Part Lot 2, Concession 14, Brock
- Khalil Zouhar's property, zoned Rural Buffer, is land-locked and adjacent to the subject lands
- Mr. Zhouhar would like to build a single family dwelling on his property and had inquired about assuming a portion of the unopened road allowance in 2021, to gain access to Durham Regional Road 23, which would impact 3 properties (Zouhar, Rizzo, LaFace)
- staff held discussions with the affected property owners to determine how to move forward
- a 1967 land owners agreement was reviewed by the Township's counsel and it was determined that the

agreement was not registered on title and represents no permanent easement over the subject land

- staff provided all property owners with a proposed split and sale of the unopened road allowance which would provide frontage to Durham Regional Road 23 for the affected properties
- staff advised that Lake Simcoe Region Conservation Authority requires engineer-designed crossings (culverts) over the wetlands that must be maintained
- Mr. Zouhar has advised that he is willing to purchase a portion of the unopened road allowance
- the LaFace and Rizzo families are unwilling to purchase a portion of the unopened road allowance based on their interpretation of the 1967 agreement
- Township's legal counsel advised that the 1967 agreement does not prevent the Township from dealing with the subject land
- staff will receive public comments on the matter, obtain a survey of the subject lands, and present a future report to Council recommending a By-law to Stop Up, Close and sell the unopened road allowance

#### 6.1.2 Consultant/Application Presentation

None.

#### 6.1.3 Public Comments/Submissions

##### 6.1.3.1 Christopher LaFace - land owner adjacent to the subject lands

Christopher LaFace provided Council with an information package, and his comments included:

- expressed concern for the Township eliminating access to his property and is opposed to purchasing a portion of the unopened road allowance
- his legal counsel has advised that his two lots have deeded right-of-way over PIN 72024-0061

- he has a right to use the unopened road allowance without consequence
- requests his legal expenses be reimbursed

6.1.3.2 William Aldred - land owner adjacent to the subject lands

William Aldred provided comments which included:

- Mr. Aldred's property is located to the east of the subject lands
- expressed concern for the maintenance of the ditches, which are not properly directing water away from his land, should the subject lands be sold
- enquired whether he could purchase a portion of the unopened road allowance to gain access to the back of his property

6.1.4 Public Questions

6.1.4.1 Carl Sarasin - land owner adjacent to the subject lands

Carl Sarasin provided questions/comments which included:

- Mr. Sarasin's property is located east of the subject lands
- would he be required to purchase a portion of the subject lands to gain access to the back of his property

6.1.4.2 Marianne Rizzo - land owner adjacent to the subject lands

Marianne Rizzo provided questions/comments which included:

- her father purchased the property years ago with a right-of-way and expressed concern that the right is being taken away
- supports the concerns of the LaFace family

- expressed concern for loss of pay when attending staff meetings

## 6.2 Public Meeting 2: Unopened Road Allowance, PIN 72026-0032

The purpose of this Public meeting, pursuant to the Township of Brock Notice Policy is to inform the public and receive public comments prior to the consideration of a subsequent meeting to formally enact a by-law to Stop up and Close the unopened roadway and the Declare the Lands as Surplus with the intention of selling the roadway in whole or in part.

Subject lands are legally described as unnamed street plan 231 east of Ontario County Road Number 10 A & North of road allowance between Concessions 1 and 2 Thorah, Brock, Regionally Municipality of Durham, Pin Number 72026-0032.

### 6.2.1 Staff Presentation / Overview

The Deputy CAO/Clerk provided a presentation which included:

- the subject lands are located off Durham Regional Road 23 and Thorah Concession Road 2
- Peter Swanton, land-locked property owner adjacent to the subject lands, requested to purchase a portion of the road allowance
- Mr. Swanton's property is currently zoned Rural Buffer, within the Greenbelt Protection Countryside
- staff propose to sell Part 1 of the unopened road allowance, equaling 34,000 square feet, which would permit Mr. Swanton access to Thorah Concession 2, and provide the option of building a single family dwelling
- the Township would retain all other portions of the unopened road allowance
- staff will receive public comments on the matter, obtain a survey, and present a future report to Council recommending a By-law to Stop Up, Close and sell the unopened road allowance

### 6.2.2 Consultant / Application Presentation

None.

### 6.2.3 Public Comments / Submissions

None.

#### 6.2.4 Public Questions

None.

### 6.3 Public Meeting 3: A Proposed Official Plan Amendment and Zoning By-law Amendment for On-Farm Diversified Uses and Agricultural-Related Uses

The purpose of this public meeting is to provide the public the opportunity to comment on the proposed Official Plan Amendment and Zoning By-law Amendment for On-Farm Diversified Uses and Agriculture-Related Uses.

#### 6.3.1 Staff Presentation/Overview

The Director of Development Services provided a presentation which included:

- In April 2024, Brock collaborated with Scugog and Uxbridge to obtain a study by WSP Canada Inc. on agriculture-related uses and on-farm diversification, with the intention of supporting the agricultural community by developing a framework to contribute to the long-term viability of the agricultural system
- consultation with agencies and the public is complete and Council directed staff to implement the policy approach contained within the North Durham Agriculture-Related and On-Farm Diversified Uses Study Recommendations Report (April 28, 2025 Council Meeting)
- the Township of Brock is subject to the Provincial Greenbelt Plan which protects agricultural land and directs growth to the settlement areas
  - a large part of the Greenbelt Protected Countryside within Brock is designated as prime agriculture area
- the plan amendments aim to support farmers and make it easier for them to grow their business, encourage local food production and support agri-tourism in the area
- agriculture-related uses can include farmer's market, agricultural research facility, farm implement sales shop, grain dryer/elevator, and processing and storing agricultural products

- on-farm diversified uses can include agricultural event spaces, home industry, on-farm accommodations (3 per lot), cafe/small restaurant, classes, and playgrounds
- site plan control - staff would consider the size and scale of the proposal and the impacts on stormwater management, grading, geotechnical engineering, traffic circulation, location, and impacts to adjacent properties
- staff will receive public comments on the matter and present a future report to Council with proposed by-law changes in 2026

6.3.2 Public Comments/Submissions

None.

6.3.3 Public Questions

John Grant, Beaverton resident, provide questions and comments which included:

- he is the President of Brock Board of Trade
- enquired as to the policy for on-farm diversified uses on rural properties that are not designated as farms

**7. Presentations**

None.

**8. Delegations**

**Resolution: C-2025-381**

**Moved by** Councillor Frank

**Seconded by** Councillor Doble

Be it Resolved That the agenda be amended to bring forward Public Questions with respect to Early Ice, and Correspondence Section 9.1 Early Ice at Brock Township Arenas, following Section 8. Delegations.

**CARRIED**

8.1 Response to Early Ice - Lynn Lester

This delegate was unavailable to present.

8.2 Response to Early Ice - Karen Gillespie

Related to items 10.3.1 Report 2025-PRF-023, Early Ice 2026 - 2027 Season; and Section 9.1 Early Ice at Brock Township Arenas

- has roots in agriculture and ice use
- expressed concern for the lack of time for her son to practice hockey before the first game in October, therefore September ice is crucial
- expressed concern for the loss of Township income in September with an empty building (arena)
- advised that the fall fair and September ice sports can co exist
- request one year to show how it could succeed

**Resolution: C-2025-382**

**Moved by** Regional Councillor Pettingill

**Seconded by** Councillor Canavan

Be it Resolved That the presentation by Karen Gillespie with respect to Response to Early Ice be received.

**CARRIED**

8.3 Response to Early Ice - Krystin O'Grady, Sunderland Ringette Association

Related to items 10.3.1 Report 2025-PRF-023, Early Ice 2026 - 2027 Season; and Section 9.1 Early Ice at Brock Township Arenas

- ringette games commence before the ice is installed in the arenas
- expressed concern that Brock is losing revenue with ice users booking ice elsewhere
- Sunderland Ringette membership is down due to barriers
- spring ice is also required
- advised that Council should invest in athletes year round

**Resolution: C-2025-383**

**Moved by** Councillor Frank

**Seconded by** Councillor Doble

Be it Resolved That the presentation by Krystin O'Grady, Sunderland Ringette Association with respect to Response to Early Ice be received.

**CARRIED**

8.4 Response to Early Ice - Clayton Quinn, President, Beaverton Agricultural Society

Related to items 10.3.1 Report 2025-PRF-023, Early Ice 2026 - 2027 Season; and Section 9.1 Early Ice at Brock Township Arenas

- his family has been involved in the Beaverton Fair for over 170 years
- local youth compete for a chance to attend the Royal Winter Fair
  - 14 local youth are attending this year
- having access to the arena for cattle is necessary due to no other location to tie livestock
- limited space for trailer parking
- the vendors prefer to be inside the arena
- September ice would gravely affect this community event which had 4,600 attendees this year
- arena ice is too cold for seniors to tolerate

**Resolution: C-2025-384**

**Moved by** Councillor Doble

**Seconded by** Councillor Frank

Be it Resolved That the presentation by Clayton Quinn, President - Beaverton Agricultural Society with respect to Response to Early Ice be received.

**CARRIED**

8.5 Response to Early Ice - Scott Blair, Cannington resident

Related to items 10.3.1 Report 2025-PRF-023, Early Ice 2026 - 2027 Season; and Section 9.1 Early Ice at Brock Township Arenas

- both of his children require September ice time which they get outside of Brock
- sports are expensive, want the most for their money
- Hockey Canada changed the start times
- borders are down and kids can play on any team
- expressed concern for the impact on Brock Minor Hockey Association
- ice users invest in the local economy

**Resolution: C-2025-385**

**Moved by** Regional Councillor Pettingill

**Seconded by** Councillor Doble

Be it Resolved That the presentation by Scott Blair with respect to Response to Early Ice be received.

**CARRIED**

8.6 Public Comments/Questions - Early Ice in Brock Township

8.6.1 Matt Gross, Sunderland resident

- hockey requires equivalent access to the arena
- BMHA is willing to support the Fairs
- regular hockey season starts in September
- BMHA requires 56 hours per week of ice time

8.6.2 Debbie Brethour, Sunderland Agricultural Society (SAS)

- SAS requires the ice surface for the Fair
- there was no resolution following a meeting with staff after the last Council meeting, however, there were a lot of good ideas
- the Agricultural Society donated the fairground lands to the Township with the understanding that they would have use of the lands each year for the Fair

- the community centre is a hub for many residents, and a large part of the community is not involved in sports
- due to Sunderland arena renovation, the Fair utilized tents which were expensive and are subject to poor weather conditions
- the Fairs boost the economy - in 2025, Sunderland Fair attendance was 2,500 people; Beaverton Fair attendance was 4,600 people
- ice could be installed quickly after the Fairs are over given the updated ice plant equipment
- the Fairs have school involvement and therefore scheduling an earlier Fair is not feasible

8.6.3 Joline Quinn, VP Beaverton Agricultural Society (BAS)

- BAS membership has increased and there are 25 kids involved in 4H camps
- the 4H members compete at the Fair to be able to move on to the Lindsay Exhibition and have a chance to attend the Royal Winter Fair
- encouraging youth to be involved in agriculture is important

8.6.4 Norm Wilson, Sunderland resident

- one viable solution would be to install insulated floors over the ice, \$250,000 per arena
- advised Council to appropriate the extra ice revenue to the purchase of insulated floors

8.6.5 Amy Harrison, Sunderland Agricultural Society

- young farmers and 4H member interests are at stake
- the Fairs have only one arena for their operations, ice users can travel to other arenas

8.6.6 Carla Enss, Beaverton

- long family history in agriculture in Brock

- why take away 2 days for the Fair to allow ice users to have even more ice time
- the arena is for all taxpayers not just ice users
- the arena was built on the agricultural lands with permission from the fair board
- not all youth want to be sports players, they also want to be farmers

**Resolution: C-2025-386**

**Moved by** Councillor Canavan

**Seconded by** Councillor Frank

Be it Resolved That Council receives all public comments/questions with respect to Delegations, Early Ice.

**CARRIED**

**9. Correspondence/Petitions**

9.1 Early Ice at Brock Township Arenas

Related to item 10.3.1 Report 2025-PRF-023, Early Ice 2026 - 2027 Season

**Resolution: C-2025-387**

**Moved by** Councillor Frank

**Seconded by** Councillor Doble

Be it Resolved That the items listed in Section 9.1 Early Ice at Brock Township Arenas be received.

**CARRIED**

9.1.1 Response to Early Ice

Lianna Megarry  
Communication Number 644/25

9.1.2 Response to Early Ice

Romy Studt  
Communication Number 647/25

- 9.1.3 Response to Early Ice  
Candace Phoenix  
Communication Number 648/25
- 9.1.4 Response to Early Ice  
Shirley Wiche  
Communication Number 650/25
- 9.1.5 Response to Early Ice  
Diane Nash  
Communication Number 651/25
- 9.1.6 Response to Early Ice  
Joline Quinn  
Communication Number 652/25
- 9.1.7 Response to Early Ice  
Jessica Hoeppe  
Communication Number 656/25
- 9.1.8 Response to Early Ice  
Trisha Abell  
Communication Number 658/25
- 9.1.9 Response to Early Ice  
Cody Windebank  
Communication Number 659/25
- 9.1.10 Response to Early Ice  
Nikki Holmes  
Communication 661/25
- 9.1.11 Response to Early Ice  
Carol St. John  
Communication Number 669/25
- 9.1.12 Response to Early Ice  
Travis Doble  
Communication Number 675/25

9.1.13 Response to Early Ice

Jody Drinkwalter  
Communication Number 676/25

9.1.14 Response to Early Ice

Judy Bunting  
Communication Number 677/25

9.1.15 Response to Early Ice

Kathy Davidson  
Communication Number 678/25

9.1.16 Response to Early Ice

Amy Harrison  
Communication Number 682/25

9.1.17 Petition from members of the Brock Minor Hockey Association

Members, Brock Minor Hockey Association  
Communication Number 653/25

9.1.18 Response to Early Ice

Bianka Warren  
Communication Number 696/25

9.1.19 Response to Early Ice

Joan Down  
Communication Number 698/25

9.1.20 Response to Early Ice

Dale St. John  
Communication Number 699/25

9.1.21 Response to Early Ice

Suzanne Roberts  
Communication Number 710/25

9.1.22 Response to Early Ice

Serge Lavoie  
Communication Number 719/25

9.1.23 Response to Early Ice

Amanda Lau  
Communication Number 725/25

9.2 Recess

**Resolution: C-2025-388**

**Moved by** Councillor Frank  
**Seconded by** Councillor Doble

Be it Resolved That Council break for a recess at 8:00 p.m.

**CARRIED**

9.3 Additional Correspondence - Early Ice in Brock Township

Deputy Mayor Campbell reconvened the meeting at 8:10 p.m. and a quorum was present.

Councillor Frank joined the meeting at 8:14 p.m.

**Resolution: C-2025-389**

**Moved by** Councillor Canavan  
**Seconded by** Regional Councillor Pettingill

Be it Resolved that all additional electronic correspondence, with respect to Early Ice, be received.

**CARRIED**

9.3.1 Rossie Baillie - Early Ice in Brock

9.3.2 Mary Bertrand - Early Ice in Brock

9.3.3 Justin Van Kessel - Early Ice in Brock

9.3.4 Robert and Carol Thompson - Early Ice in Brock

9.3.5 Stephanie Kidd - Early Ice in Brock

9.3.6 Jennifer Campbell - Early Ice in Brock

9.3.7 Tamara Gordon - Early Ice in Brock

**10. Sub-Committees (Reports)**

10.1 Finance Committee (Chair - Mayor Jubb, absent)

There was no correspondence for consideration.

10.2 Operations Committee (Chair - Regional Councillor Pettingill)

There was no correspondence for consideration.

10.3 Parks, Recreation and Facilities Committee (Chair - Councillor/Deputy Mayor Campbell)

10.3.1 Report 2025-PRF-023, Early Ice 2026–2027 Season

Director of Parks, Recreation and Facilities

**Resolution: C-2025-390**

**Moved by** Councillor Frank

**Seconded by** Councillor Canavan

Be It Resolved That Report 2025-PRF-023, titled “Early Ice 2026-2027 Season”, be received; and

That Council selects Option Number 3, “Cannington Arena in 2026-2027 season and onward”, whereby staff proceed with the capital improvements to the Rick MacLeish Memorial Community Centre, to support early ice installation for 2026/2027 season, as outlined in Report 2025-PRF-023; and

That Council authorize staff to draw from the Cannington Arena Reserve in order to fund the capital improvements to the Rick MacLeish Memorial Community Centre, to support early ice installation for 2026/2027 season, as outlined in Report 2025-PRF-023; and

That Council direct staff to proceed with procuring the capital improvements to the Rick MacLeish Memorial Community Centre, to support early ice installation for 2026/2027 season, as outlined in Report 2025-PRF-023; and

That Council recommend to the Mayor to have consideration to include in the 2026 budget, the additional staffing costs to support early ice installation for the 2026/2027 season.

**CARRIED**

- 10.4 Tourism, Economic Development and Community Committee (Chair - Councillor Canavan)

There was no correspondence for consideration.

- 10.5 Protective Services Committee (Chair - Councillor Frank)

There was no correspondence for consideration.

- 10.6 Development Services Committee (Chair - Councillor Doble)

There was no correspondence for consideration.

- 10.7 General Government Committee (Chair - Mayor Jubb)

There was no correspondence for consideration.

- 10.8 Climate Committee (Chair - Regional Councillor Pettingill)

There was no correspondence for consideration.

## 11. Correspondence/Petitions

- 11.1 Request for use of Sunderland Fairgrounds and Sunderland Memorial Arena for the Sunderland Fall Fair in 2026

Debra Brethour, President, Sunderland Agricultural Society  
Communication Number 660/25

**Resolution: C-2025-391**

**Moved by** Regional Councillor Pettingill

**Seconded by** Councillor Frank

Be It Resolved That Communication Number 660/25, Request for use of Fairgrounds and Sunderland Memorial Arena for the Sunderland Fall Fair in 2026, submitted by Debra Brethour, President, Sunderland Agricultural Society be received; and

That Council approve the request subject to the Sunderland Memorial Arena renovations being completed.

**CARRIED**

## 12. Adoption of Minutes of Previous Meetings

**Resolution: C-2025-392**

**Moved by** Councillor Frank

**Seconded by** Regional Councillor Pettingill

Be it Resolved That Council adopts all minutes of previous Council meetings as listed in Section 9.1:

- Special Council - October 8, 2025
- Council - October 14, 2025

And receives minutes of Advisory Committee meetings as listed in Section 9.2:

- Manilla Hall Community Association - September 17, 2025
- Brock Tourism Advisory Committee - September 16, 2025
- Non-Profit Sector Advisory Committee - September 9, 2025

**CARRIED**

12.1 Minutes of previous Council Meetings

12.1.1 Special Council - October 8, 2025

12.1.2 Council - October 14, 2025

12.2 Advisory Committee Minutes

12.2.1 Manilla Hall Community Association - September 17, 2025

12.2.2 Brock Tourism Advisory Committee - September 16, 2025

12.2.3 Non-Profit Sector Advisory Committee - September 9, 2025

**13. Notice of Motions**

13.1 Protection of Rural Canada Post Services in the Township of Brock

**Resolution: C-2025-393**

**Moved by** Regional Councillor Pettingill

**Seconded by** Councillor Canavan

**Whereas** the Township of Brock spans 422 square kilometers and is home to nearly 13,000 residents across numerous hamlets and three distinct villages;

**And Whereas** the cancellation of the local newspaper in 2023 has made Canada Post branches an essential communications lifeline for residents and businesses, serving as the last physical and institutional connection to the broader world;

**And Whereas** local Canada Post branches and rural mail delivery are critical to municipal operations, including the distribution of property tax

notices, permits, planning notifications, legal documents, and emergency communications;

**And Whereas** the closure of any Canada Post branch or removal of rural mail delivery would impose logistical burdens, increase municipal costs, and risk delays in both routine and urgent communications;

**And Whereas** such closures would disproportionately affect small businesses, entrepreneurs, seniors, individuals with limited mobility, and residents without reliable transportation, thereby creating inequitable access to essential services;

**And Whereas** the Government of Canada's directive to Canada Post to modernize services must not come at the expense of accessibility and equity for rural communities;

**And Whereas** Canada Post's ongoing negotiations with the Canadian Union of Postal Workers emphasize commitments to service continuity and workforce stability, which would be undermined by rural service reductions;

**Therefore Be It Resolved That** the Council of the Corporation of the Township of Brock formally opposes any decision or consideration to close rural Canada Post branches or eliminate rural mail delivery within the Township;

**And That** the Council of the Corporation of the Township of Brock requests the Government of Canada and Canada Post ensure rural service continuity remains a priority in all transformation plans;

**And That** the Council of the Corporation of the Township of Brock requests no Canada Post branches be closed or downsized, and no rural mailbox delivery be removed in the Township of Brock without full public consultation and a comprehensive impact assessment;

**And That** this resolution be forwarded to the Minister responsible for Canada Post, local Members of Parliament, the Federation of Canadian Municipalities (FCM), the Association of Municipalities of Ontario (AMO) and the Rural Ontario Municipal Association (ROMA) for their support and advocacy.

**CARRIED**

**14. By-Laws**

None.

**15. Closed Session**

None.

**16. Rise from Closed Session**

**17. Other Business**

None.

**18. Regional Councillor Update**

- Durham Region to consider corporate advertising on all Regional assets

**19. Public Questions and Clarification**

There were no public questions for clarification.

**20. Confirmation By-law**

By-law Number 3371-2025 to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on October 27, 2025.

**Resolution: C-2025-394**

**Moved by** Councillor Frank

**Seconded by** Councillor Doble

Be it Resolved That By-law Number 3371-2025, being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on October 27, 2025 be taken as read, enacted and signed by the Mayor and Clerk/Deputy CAO.

**CARRIED**

**21. Adjournment**

**Resolution: C-2025-395**

**Moved by** Regional Councillor Pettingill

**Seconded by** Councillor Doble

Be it Resolved That the meeting of Council adjourn at 9:15 p.m.

**CARRIED**

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Deputy Mayor

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Clerk