



The Corporation of the Township of Brock

Council Minutes

June 27, 2022

Virtual Meeting

Members Present: Mayor John Grant
Regional Councillor 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
Deputy Clerk Janean Currie
Clerk's Assistant Deena Hunt
Clerk's Assistant, Stefanie Stickwood
Fire Chief Rick Harrison
Director of Public Works Paul Lagrandeur
Chief Building Official Richard Ferguson
Manager Facilities and IT, R. Wayne Ward
Planner, Debbie Vandenakker

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

Mayor Grant 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. Disclosure of Pecuniary Interest and Nature Thereof

None

4. Community Announcements

Mayor Grant expressed condolences on behalf of Council and staff for the passing of a Brock youth.

5. Public Meetings

5.1 Explanatory Note - 112 River Street, Sunderland - 09-2022-RA Bowness

The purpose of this Statutory Public meeting, pursuant to the Planning Act R.S.O. 1990, is to inform the public of the details of an application to amend Zoning By-law Number 287-78-PL to rezone the subject land from General Commercial (C1) Zone to General Commercial Exception (C1-X) Zone to permit the development of four (4) residential units on the ground floor of an existing building located at 112 River Street, Sunderland and to provide relief for on-site parking requirements. This meeting is to provide an opportunity for the public to make comments on the proposed applications. Members of Council were in attendance to observe and listen to comments.

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.

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.

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.

5.1.1 Staff Presentation / Overview

The Planner provided the following comments:

- location of application is 112 River Street at corner of River and Church Streets, Sunderland
- operated as residential property through Durham Region Non Profit Housing Corporation with Council permission
- DRNPHC sold the property which now requires rezoning to permit residential use of the building
- recognize the parking deficiency

5.1.2 Consultant / Application Presentation

The consultants for the applicant are Ed Starr and Andrew Vrana, SHS Consulting.

Andrew Vrana provided the following comments:

- Site location is northeast corner of Church Street and River Street, Sunderland, Township of Brock
- the site is 500 square metres and represents 10% of apartment units in Sunderland
- historical residential uses - a bank with residential units above
- Durham Non Profit Housing facility 'St. Andrew's Place' - Zoning By-law provision allowed residential use without rezoning subject to their needs
- proposed rezoning to continue residential use on the ground floor
- renovations at 112 River Street, Sunderland

- parking supply - 3 spaces currently exist - investigating additional parking spaces
- community benefits - retains rental housing supply in Sunderland; corrects the zoning; C1-X zoning will continue to allow for future commercial use

The applicants, Anna and Jonathan Bowness, provided the following comments:

- have experience renting properties
- residents of Port Perry
- renovating the existing apartments themselves
- many renters have expressed interest in renting
- local Sunderland residents are on the rental wait list

Resolution: C-2022-161

Moved by Councillor Jubb

Seconded by Regional Councillor Smith

BE IT RESOLVED THAT the presentation by SHS Consulting with respect to the application for rezoning at 112 River Street, Sunderland be received.

CARRIED

5.1.3 Public Comments / Submissions

5.1.3.1 George Pilgrim - 112 River Street, Sunderland -
Zoning By-law Amendment 09-2022-RA

Communication number 321/22

Resolution: C-2022-162

Moved by Regional Councillor Smith

Seconded by Councillor Campbell

BE IT RESOLVED THAT communication number 321/22 submitted by George Pilgrim with respect to the Rezoning Application for 112 River Street, Sunderland be received.

CARRIED

5.1.4 Public Questions

The Clerk/Deputy CAO advised that no further public questions or comments were received.

5.2 Explanatory Note - 583 Mara Road, Part Lot 13, Concession 6, Beaverton - 12-2021-RA

The purpose of this Statutory Public meeting, pursuant to the Planning Act R.S.O. 1990, is to inform the public of the details of an application to amend Zoning By-law Number 287-78-PL to rezone the subject lands from Special Purpose Commercial Exception Three (C3-3) Zone to Residential Type One Exception (R1-XX) Zone. This meeting is to provide an opportunity for the public to make comments on the proposed applications. Members of Council are in attendance to observe and listen to comments.

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.

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.

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.

5.2.1 Staff Presentation / Overview

Kent Randall, EcoVue Consulting Services Inc. provided the following comments:

- site location is 583 Mara Road - east side of the beer store
- application is related to a condition of consent - LD 070/2021- given conditional approval July 2021
- creation of one severed and one retained lot
- severed lot to be vacant
- retained lot has an existing single detached dwelling and workshop previously used for commercial use
- request is for rezoning from Special Purpose Commercial Exception 3 to R1 Exception to recognize the height of the workshop (R1-28) and residential use of the property
- non controversial application
- request approval of the amendment to the Zoning By-Law presented this evening given that the condition of consent will lapse in July 2022

Resolution: C-2022-163

Moved by Councillor Doble
Seconded by Regional Councillor Smith

BE IT RESOLVED THAT the presentation by Kent Randall, Ecovue Consulting with respect to the application for rezoning at 583 Mara Road, Beaverton be received.

CARRIED

5.2.2 Consultant / Application Presentation

None.

5.2.3 Public Comments / Submissions

None.

5.2.4 Public Questions

The Clerk/Deputy CAO advised that there were no public questions or comments received.

6. Presentations

None.

7. Delegations / Petitions

None.

8. Ratification of COW Recommendations

Resolution: C-2022-164

Moved by Regional Councillor Smith

Seconded by Councillor Campbell

BE IT RESOLVED THAT Committee of the Whole recommendations from the June 13 and all Committee of the Whole recommendations from June 27, 2022 meetings be adopted.

CARRIED

9. Adoption of Minutes of Previous Meetings

Resolution: C-2022-165

Moved by Councillor Pettingill

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 9.1; and receives all minutes as listed in Section 9.2.

9.1 Minutes of previous Council Meetings

9.1.1 Council - May 30, 2022 1:00 p.m.

9.1.2 Council - May 30, 2022 6:00 pm

9.1.3 Committee of the Whole - June 13, 2022

9.1.4 Committee of the Whole - Closed session - June 13, 2022

9.2 Minutes to be received

9.2.1 Committee of Adjustment - April 19, 2022

Communication Number 300/22

9.2.2 Sunderland Town Hall Board - April 26, 2022

Communication Number 319/22

9.2.3 Manilla Hall Board - May 11, 2022

Communication Number 326/22

9.2.4 Brock Economic Development Committee - April 14, 2022

Communication Number 334/22

9.2.5 Non-Profit Sector Review Committee - May 4, 2022

Communication Number 337/22

9.2.6 Brock Tourism Advisory Committee - April 13, 2022

Communication Number 338/22

10. Reports

10.1 Report 2022-PCA-011 - 09-2022-RA BOWNESS Rezoning Application Report, 2022-PCA-011

Planner

Resolution: C-2022-166

Moved by Councillor Campbell

Seconded by Councillor Jubb

BE IT RESOLVED THAT Report 2022-PCA-011, 09-2022-RA Bowness Rezoning Application be received; and
That Council approve Report 2022-PCA-011 and endorse By-law 3135-2022 for approval; and
THAT staff be directed to notify the owners of 112 River Street of the final over-night parking solution to be utilized as required by the residents.

CARRIED

10.2 Report 2022-PCA-012 - 583 Mara Road Rezoning Report

Planner

Resolution: C-2022-167

Moved by Councillor Doble

Seconded by Councillor Schummer

BE IT RESOLVED THAT Report 2022-PCA-012, Mara Road Re-Zoning report be received; and THAT Council approve Report 2022-PCA-012 and endorse By-law 3136-2022 for approval.

CARRIED

11. Correspondence

Resolution: C-2022-168

Moved by Councillor Campbell
Seconded by Councillor Pettingill

BE IT RESOLVED THAT the items listed in Section 11 Correspondence be approved save and except communication numbers 330/22, 339/22, 342/22, and 243/22.

CARRIED

11.1 Rental Fee Waiver Request

Beaverton Town Hall Players
Communication 327/22

Resolution: C-2022-169

BE IT RESOLVED THAT Communication 327/22, Rental Fee Waiver request, submitted by the Beaverton Town Hall Players be received; and THAT Council approves the request for free use of the facility for a benefit concert for Ukrainian Efforts to be held on July 22, 2022.

11.2 Request for Vote - Alert System

Jill and Jaap Breugem
Communication Number 330/22

Regional Councillor Smith requested a recorded vote.

Resolution: C-2022-170

Moved by Regional Councillor Smith
Seconded by Councillor Campbell

BE IT RESOLVED THAT Communication Number 330/22, requesting a vote for an alert system, submitted by Jill and Jaap Breugem be received;

and

WHEREAS we have all become aware of the recent tragic death of Draven Graham, an 11 year old child on the autistic spectrum, after walking away from the family home; and

WHEREAS the Amber Alert has been very effective in announcing to the public children who have been abducted; and

WHEREAS a similar alert program for those who have special needs who leave family custody would be seem to be warranted in the Province of Ontario;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Brock request the Province of Ontario to develop and implement a community warning program similar to Amber Alert for those persons of special needs or circumstance who leave the caregivers or locations and potentially put themselves at risk; and

THAT copies of this resolution be forwarded to Premier Ford, the leaders of the Opposition parties in Ontario, all Durham MPs and MPPS, Durham Region, the District School Boards in Durham Region, all Durham municipalities, the Durham Regional Police Service, and AMO to ask them to support the resolution.

Yes (7): Mayor Grant, Mayor Grant, Regional Councillor Smith, Regional Councillor Smith, Councillor Jubb, Councillor Jubb, Councillor Doble, Councillor Doble, Councillor Schummer, Councillor Schummer, Councillor Pettingill, Councillor Pettingill, Councillor Campbell, and Councillor Campbell

CARRIED (7 to 0)

11.3 Sunderland Fall Fair Request

Sunderland Agricultural Society
Communication Number 335/22

Resolution: C-2022-171

BE IT RESOLVED THAT Communication 335/22, Sunderland Fall Fair Request, Submitted by the Sunderland Agricultural Society be received; and

THAT Council permit exclusive use of the Sunderland Memorial Arena and Fairgrounds from September 9 – 16, 2022; and

THAT Staff assist the Sunderland Agricultural Society from September 9 - 16, 2022; and

THAT Staff provide ground maintenance, additional garbage and recycling receptacles, and the use of temporary fencing along western boundary, as far as the horse barn at the north end to secure the grounds.

11.4 Brock Soccer Club End of Season Celebration

Brock Soccer Club
Communication 336/22

Resolution: C-2022-172

BE IT RESOLVED THAT Communication Number 336/22 from the Brock Soccer Club be received; and

THAT Council has no objection to the request to host an end of year celebration at the Brock Soccer fields, subject to no other event being previously scheduled at that location; and

THAT staff be directed to work with the Brock Soccer Club to provide picnic tables, additional garbage receptacles, subject to availability; and

THAT Council grants an exemption to By-law Number 1977-2006-PP Section 2. J, to permit the use of bouncy castles at the event, subject to the Brock Soccer Club providing a certificate of insurance naming the municipality as an additional insured in the amount of \$2 million, and that no damage will be done to the soccer fields and park area with the structures being delivered, set up and taken down; and

THAT Council has no objection to the request for an ice cream truck to be on location subject to the appropriate license being obtained through the Clerk's Department.

11.5 Fence Bylaw Amendment

Graziella (Grace) and David Job
Communication Number 339/22

Resolution: C-2022-173

Moved by Councillor Jubb

Seconded by Councillor Schummer

BE IT RESOLVED THAT Communication Number 339/22, Fence Bylaw Exemption, submitted by Grace and David Job be received; and

THAT Council grant a variance for an exterior side yard fence for 53 Furniss Street Beaverton, having a total height of 1,830 mm (6ft) from the Township's Fence By-law 786-85-PP, as shown on Attachments 'A' and 'B' attached.

CARRIED

11.6 Early Ice Request

Sunderland Ringette Association
Communication Number 342/22

Resolution: C-2022-174

Moved by Councillor Doble
Seconded by Councillor Campbell

BE IT RESOLVED THAT Communication Number 342/22, submitted by the Sunderland Ringette Association with a request for early ice to be put in the Sunderland Memorial Arena be received; and
THAT staff prepare a report on the viability and feasibility of opening an ice surface early.

CARRIED

11.7 Early Ice Request

Brock Minor Hockey Association
Communication Number 346/22

Resolution: C-2022-175

BE IT RESOLVED THAT Communication Number 346/22, submitted by the Brock Minor Hockey Association with a request for early ice to be put in the three Brock Township arenas be received; and
THAT staff prepare a report on the viability and feasibility of opening the three ice surfaces early.

11.8 Municipal Alcohol Policy Exemption

Communication 348/22

Resolution: C-2022-176

BE IT RESOLVED THAT Communication Number 348/22, submitted by the Manilla Library Board with respect to a Special Occasion permit (SOP) for an event to be held in the month of August at the Manilla Hall be received; and
THAT Council has no objects to the request subject to the Manilla Library

Board providing the Township with a copy of the SOP for the event, compliance with all regulations of the Liquor Licence Board of Ontario and the Municipal Alcohol Policy, and a copy of a certificate of insurance naming the Township of Brock as an additional insured with a minimum amount of 2,000,000.00.

11.9 Free Volleyball Clinic for kids in Sunderland

Communication Number 243/22

Resolution: C-2022-177

Moved by Councillor Jubb

Seconded by Regional Councillor Smith

BE IT RESOLVED THAT Communication 243/22 submitted by Rita Carolina Weir, with respect to Free Volleyball Clinic for Kids in Sunderland be received; and

THAT Council refer the matter to the 2023 Budget for consideration.

CARRIED

12. Notices of Motions

12.1 Blue Rodeo

Council provided direction to staff to circulate sign options via email.

Resolution: C-2022-178

Moved by Councillor Campbell

Seconded by Councillor Jubb

WHEREAS Blue Rodeo has performed concerts at Sunderland arena for some 20 years; and

WHEREAS the profits from these concerts hosted by the Sunderland Lions Club are used to benefit the community.

BE IT THEREFORE RESOLVED THAT the Township of Brock, in recognition and appreciation, procure a sign reading "BLUE RODEO WAY"; and

THAT Staff be directed to investigate the cost and design choices and determine the safest and best location for the sign, with the suggestion that it be installed in the Park St./Church St. intersection, Sunderland arena vicinity.

CARRIED

13. By-Laws

Resolution: C-2022-179

Moved by Regional Councillor Smith
Seconded by Councillor Campbell

BE IT RESOLVED THAT By-law 3134-2022, 3135-2022, 3136-2022, 3137-2022, and 3138-2022 be taken as read, enacted and signed by the Mayor and Municipal Clerk.

CARRIED

- 13.1 By-Law Number 3134-2022 - Appoint a Deputy Clerk for the the Corporation of the Township of Brock
Municipal Clerk/Deputy CAO
- 13.2 By-Law Number 3135-2022 - Zoning By-Law Amendment - 112 River Street, Sunderland
Planner
- 13.3 Bylaw Number 3136-2022 - Zoning By-Law Amendment 585 Mara Road, Beaverton
Planner
- 13.4 By-Law Number 3137-2022 - Appoint an Officiant for Civil Marriage Solemnization Services
Clerk/Deputy CAO
- 13.5 By-Law Number 3138-2022 - Appoint an Integrity Commissioner
Clerk/Deputy CAO

14. Closed Session

None.

15. Rise from Closed Session

16. Other Business

Council expressed appreciation to departing members of staff for their efforts as employees of the municipality.

Regional Councillor Smith advised that the municipality is represented at the Region of Durham by the Mayor as well as himself.

17. Public Questions and Clarification

None.

18. Confirmation By-law

By-law Number 3139-2022 - to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on June 27, 2022.

Resolution: C-2022-180

Moved by Councillor Pettingill

Seconded by Councillor Campbell

BE IT RESOLVED THAT By-law Number 3139-2022, being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on June 27, 2022 be taken as read, enacted and signed by the Mayor and Clerk/Deputy CAO

CARRIED

19. Adjournment

Resolution: C-2022-181

Moved by Councillor Campbell

Seconded by Regional Councillor Smith

BE IT RESOLVED THAT the meeting of Council adjourn at 7:22 p.m.

CARRIED

Mayor

Clerk