



The Corporation of the Municipality of Brockton

Council Meeting Minutes

Tuesday, June 8, 2021, 7:00 p.m.
Electronic Meeting

Council Present: Chris Peabody, Mayor
Dan Gieruszak, Deputy Mayor
Steve Adams, Councillor
Tim Elphick, Councillor
Kym Hutcheon, Councillor
Dean Leifso, Councillor

Council Absent: James Lang, Councillor

Staff Present: Fiona Hamilton, Clerk
Trish Serratore, Chief Financial Officer
Dieter Wetz, Building and Planning Manager
Mark Coleman, Director of Community Services
Sarah Johnson, Jr. Deputy Clerk
John Strader, Roads Supervisor

1. Acceptance of Council Agenda

The meeting was called to order at 7:04 p.m. and Mayor Chris Peabody began the meeting by requesting a moment of silence from those in attendance in memory of the victims of the attack in London, Ontario and to show support for Brockton's Muslim residents.

Resolution 21-18-01

Moved By: Kym Hutcheon

Seconded By: Dan Gieruszak

That the Council of the Municipality of Brockton accept the Agenda for the regular Council Meeting on June 8, 2021 as presented.

Carried

2. Declaration of Pecuniary Interest and General Nature Thereof

None disclosed.

3. Public Meetings Required Under the Planning Act

3.1 Planning Report - Walker Hill Development Inc. Subdivision and Zoning By-Law Amendment S-2021-003 and Z-2021-006

Coreena Smith, Bruce County planner, informed all those in attendance that they could receive updates by contacting Clerk Fiona Hamilton or contacting the Bruce County planning department.

Ms. Smith described the characteristics of the land proposed for development, as well as a summary of the number of proposed units and blocks for the development.

Ms. Smith summarized the application and informed Council that the application had been reviewed based on some key themes, such as directing development to existing settlement areas to reduce the strain on services and to preserve our natural resources.

Ms. Smith noted that the County Official Plan included density requirements for each developable hectare. The proposal was slightly below the density targets, but Ms. Smith noted the steep slopes and topography limited the overall density as the single family homes were suggested for that area. Ms. Smith noted that the Walkerton Official Plan also had a maximum density, which was satisfied by this application.

Ms. Smith noted that the single circular roadway would make use of existing infrastructure and would use existing municipal sewer and water services.

Ms. Smith described some of the comments that were received from residents, and suggested that the zoning was for planned development, such that the application did match the character and proposed uses of the property.

The affordability targets were also summarized for Council and those in attendance, noting that the target was across the County, rather than specific to the proposed development. This application will include 49 medium density townhouses, which often provide a more affordable housing format, particularly within Bruce County. Currently all the units were proposed as freehold.

The proposal for the single family dwellings was for a 40% lot coverage rather than 35%, which is consistent with other municipalities and other developments within Walkerton and to permit bungalow style homes and additional accessory buildings.

Ms. Smith noted the comments from Brockton staff and others about the proposal for stormwater management facilities on the property. Many residents also commented on the importance of a comprehensive storm water management plan given the steep topography of the site and resulting water run-off.

The access point for the site was also noted as a topic that received many comments from residents, and Ms. Smith noted that the proponent would be asked to provide additional information about the reasons for the access point that has been proposed to address safety concerns identified by residents.

Ms. Smith responded to questions from Council about whether sidewalks would be installed and the limits of those sidewalks, as well as the proposal for obtaining parkland fees.

John Strader, Road Supervisor noted that staff could investigate sidewalks and explained on which side of the road sidewalks would need to be installed due to the storm sewers running in that area.

Council expressed appreciation for the developer investing in the community and the need to be diligent about considering all resident concerns if possible.

Mayor Peabody invited comments from representatives from the Applicant. Doug Culbert presented on behalf of the Applicant about the pre-consultation meetings with staff to assist in developing the proposed site plan as presented. Mr. Culbert commented on the beauty of the site over-looking the valley, and the balance struck between the density targets of the province, the county and neighbouring residents.

Ted Piggott and Barb Hunsberger noted a number of concerns with the proposed development, particularly having the main road directly across the driveway and the impact on their property from additional noise and lights.

Reta Cunningham noted that she was also concerned that there was only one entrance and that children heading up the hill would pass that entrance which would be unsafe.

Sharon Johnson supported the other comments and noted that the exit onto Old Durham Road was not located in a safe area as there was a slight dip in the road that would decrease visibility. Ms. Johnson noted that the slope along that road was already a challenge in the winter months. Ms. Johnson advocated for a north exit to the development.

Steve Cobean, the engineer for the Applicant, was invited to speak to address the entrance off Old Durham Road. Mr. Cobean noted that the road was shifted in to that area because the grades throughout the property were very challenging. The minimum maintenance standards dictated how steep roads could be for the development. As a result, an entrance off Walker Street would not work and would result in grades exceeding 8% and would not comply with the standards. It would also result in difficulties in directing the stormwater management facilities. Mr. Cobean also noted that off-set intersections were generally not as safe, which would be why the entrance remained where it was. It was noted that the development was also landlocked to the north such that an entrance could not be considered in that area. Mr. Cobean responded to questions from Council about the initial considerations.

Resolution 21-18-02

Moved By: Dean Leifso

Seconded By: Kym Hutcheon

That the Council of the Corporation of the Municipality of Brockton has considered and hereby accepts the Planning Report prepared by Coreena Smith, Bruce County Planner, dated June 8, 2021, and entitled Municipality of Brockton Planning Report for the draft Plan of Subdivision and proposed Zoning By-Law Amendment submitted by Walker Hill Development Inc., File Numbers S-2021-003 and Z-2021-006 for information purposes.

Carried