



The Corporation of the Municipality of Brockton

Council Meeting Minutes

Tuesday, January 25, 2022, 7:00 p.m.

Electronic Meeting

Council Present: Chris Peabody, Mayor
Dan Gieruszak, Deputy Mayor
Steve Adams, Councillor
Tim Elphick, Councillor
Kym Hutcheon, Councillor
James Lang, Councillor
Dean Leifso, Councillor (Absent for Items 1-13)

Staff Present: Sonya Watson, Chief Administrative Officer
Fiona Hamilton, Director of Legislative and Legal Services (Clerk)
Sarah Johnson, Deputy Clerk
Trish Serratore, Chief Financial Officer
Gregory Furtney, Director of Operations
Mark Coleman, Director of Community Services
Dieter Wetz, Building and Planning Manager/CBO

1. Acceptance of Council Agenda

Resolution 22-03-01

Moved By: Dan Gieruszak

Seconded By: Kym Hutcheon

That the Council of the Municipality of Brockton accept the Agenda for the regular Council Meeting on January 25, 2022 as presented.

Carried

2. Declaration of Pecuniary Interest and General Nature Thereof

3. Public Meetings Required Under the Planning Act

3.1 Planning Report - Walker Hill Development Inc.S-2021-003 and Z-2021-006

Coreena Smith, Senior Development Planner with the County of Bruce, informed all individuals in attendance about the ways to receive updates about the application. Ms. Smith highlighted any changes to the application from the initial information meeting, noting that the primary change was realigning the subdivision entrance and adjusting lots to accommodate the change.

Ms. Smith discussed roadway concerns, advising that a traffic consultant conducted a safety review of the access point and adjusted the placement of the entrance closer to the West as included in the revised plan. Ms. Smith explained other considerations regarding the access road, and further noted that concerns related to speeding, weather, and sidewalks would be addressed by the Municipality.

Ms. Smith explained that due to the proximity of Cunningham Park and the soccer fields, parkland was not required as the applicant would collaborate with

the Municipality to develop a walkway through the subdivision accessing these existing greenspaces.

Ms. Smith advised that the Saugeen Ojibway Nation have requested the applicant complete an archeological assessment, which had been included as a condition of the subdivision, due to the proximity to a water course and the sloping nature of the site.

Ms. Smith summarized the remainder of the agency comments, public comments compiled from the original information report and public meeting, and the new comments received until January 24th.

According to Ms. Smith, there were comments about the types of housing being provided. The townhouses would abut established single-family homes on Old Durham Road but those forms of housing remained compatible according to the main planning documents. The application has demonstrated compliance with setbacks to the adjacent parcels located in the industrial park.

Ms. Smith noted that the applicant was looking to increase the maximum lot coverage from 30% to 40% and the maximum allowable to detached buildings on the lot and the lot coverages for the townhouse blocks as well. There were some instances where the interior or exterior side yards would be reduced for some corner lots that would not create any sight line issues, etc.

Ms. Smith noted that the stormwater management plan would direct flows to the existing municipal stormwater management pond to reduce future maintenance costs for the Municipality of Brockton.

Council commented on the plan for pedestrians to access greenspace from the development. The engineer for the developer noted that it was not viable to use Block 43 as a walkway as the elevations precluded creating a walkway that would meet accessibility standards.

Applicant, Himansu Shah responded to questions from Council regarding public outreach since the last information meeting, advising that the public's concerns were referred to their engineer and a traffic consultation was completed.

Council requested the engineer to reconsider the available connections to the Cunningham Park and soccer park. Ms. Smith noted that fencing opportunities are available if there was a desire to limit access in the subdivision.

Mayor Peabody invited members of the public to provide their comments on the report.

Nancy Baillie, resident of Cunningham Road, member of the Rotary Club of Walkerton, and Chair of the Rotary Nature Park Committee voiced concerns with the number of natural springs in the area and the need for additional stormwater management controls.

Barb Hunsberger, resident of Old Durham Road discussed the location of the access road, including the sight-distance assessment that had been completed, and voiced concerns regarding speeding and traffic volumes along the road. Ms. Hunsperger summarized the impact to residents, and requested that an additional condition be considered requiring a comprehensive study of possible options for an access road to the north onto East Ridge Road.

Bruce Potter, Municipal Engineer provided a brief explanation of his role, before advising that speeding concerns would be addressed by the Municipality as a matter of enforcement, and further that pedestrian safety concerns could be addressed through the installation of sidewalks. Mr. Potter commented on the

comprehensive traffic study, advising that due to the size of the subdivision, there would be no need to increase the width of the road or revise intersections, and further than access along Old Durham Road seems to be the best option. Mr. Potter cautioned directing traffic to East Ridge Road due to safety concerns, including the slope of the road. Mr. Potter noted that the engineer had not yet completed the design of the facilities.

Fiona Hamilton, Director of Legislative and Legal Services (Clerk) advised that there were no additional members of the public indicating that they wished to provide comments.

Resolution 22-03-02

Moved By: James Lang

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 Senior Development Planner, dated January 25, 2022, and entitled Municipality of Brockton Planning Report and further that Council approves the proposed Zoning By-Law Amendment submitted by Walker Hill Development Inc., File Z-2021-006 and authorizes a Site Specific By-Law coming forward;

And further that the Council of the Corporation of the Municipality of Brockton provides direction to the County of Bruce Approval Authority that the proposed Draft Plan of Subdivision, File S-2021-003 be approved in accordance with the Draft Conditions attached to the Planning Report.

Carried