



City of Brockville
Council Meeting Minutes
6:00 PM - Tuesday, February 8, 2022
Virtual Meeting

The Council meeting was called to order on Tuesday, February 8, 2022, at 6:00 PM, in the Virtual Meeting, with the following present:

Members Present:

Mayor Mike Kalivas, Councillor David Beatty, Councillor Philip Deery, Councillor Jeff Earle, Councillor Jane Fullarton, Councillor Larry Journal, Councillor Nathalie Lavergne, Councillor Cameron Wales, and Councillor Matt Wren

Regrets:

Nil.

Staff:

Lynda Ferguson, Director of Finance & IT Services, Sandra MacDonald, Interim City Manager/City Clerk, Robert Nolan, Director of Economic and Development Services, Peter Raabe, Director of Engineering & Infrastructure Services, and Phil Wood, Director of Operations

MAYOR'S REMARKS

Mayor Kalivas welcomed everyone to the meeting.

DISCLOSURE OF INTEREST

Nil.

ADOPTION OF COUNCIL MINUTES

Nil.

CORRESPONDENCE, COMMUNICATIONS AND PETITIONS

1. Year of the Garden
(Brockville Horticultural Society)

Moved by: Councillor Deery

THAT Brockville City Council do hereby proclaim 2022 the Year of the Garden in the City of Brockville.

CARRIED

DELEGATIONS

1. Ernie Fox Quay Docks
(Simon Fuller)

S. Fuller addressed Council regarding the operation of the Brockville Marina and in particular the Ernie Fox Quay.

STAFF REPORTS

Nil.

PLANNING AND OPERATIONS COMMITTEE

Councillor C. Wales, Chair
Councillors D. Beatty, P. Deery and A. Koolwine, Citizen Member
Meeting held February 1, 2022

POC - CONSENT AGENDA

Councillor Deery requested that Item 2022-21 EEC Tiny Homes - Change to Recommended Location be separated from the Consent Agenda.

Moved by: Councillor Wales

THAT the following items, as listed on the Planning and Operations Committee agenda are recommended to be passed by Consent Agenda:

For: Mayor Kalivas, Councillor Beatty, Councillor Deery, Councillor Earle, Councillor Fullarton, Councillor Journal, Councillor Lavergne, Councillor Wales, and Councillor Wren

CARRIED 9-0 on a recorded vote

1. **2022-18**
Sole Source Purchase - Flocculent Polymer - WPCC

THAT Council receive Report SR2022-18; and

THAT Council approve the sole source purchase with SNF Canada for the purchase of flocculent chemical polymer used in the dewatering process at the Brockville Water Pollution Control Centre (WPCC).

2. **2022-17**

Sole Source Procurement - Dried Biosolids Disposal - WPCC

THAT Council receive Report SR2022-17; and

THAT Council approve the services of THF Limited DBA GFL Environmental (Formerly Terrapure Organic Solutions), for the disposal of the dried biosolids produced at the City's Water Pollution Control Centre.

3. **2022-16**

Purchase of Aluminum Sulphate - WPCC

THAT Council receive Report SR2022-16; and

THAT Council approve the purchase of Aluminum Sulphate coagulant (Alum) chemical from Kemira Water Solutions Inc. in Varennes Quebec.

4. **2022-15**

Sole Source Procurement - Chlorine Gas - WTP

THAT Council receive Report SR2022-15; and

THAT Council approve the sole source purchase with Brenntag Canada for chlorine gas, used in treatment processes at the Brockville Water Treatment Plant.

5. **2022-22**

2021 Annual Building & By-Law Services Report

THAT Staff Report SR2022-22, 2021 Annual Building & By-Law Services be received for information

6. **2022-13**

2021 Planning Department Activity Report

THAT Council receive the 2021 Planning Department Activity Report for information.

7. **2022-14**

Zoning By-law Amendment – 271 Perth Street

THAT Zoning By-law 050-2014, be amended, to rezone lands described as Part Lot D, Part Lot E, on Plan 67, Block 40, part of Registered Plan 28R7991, Part 1, City of Brockville, County of Leeds, from "*C1-5 – Local Commercial Special Exception Zone*", subject to "*Source Water Protection*" considerations to "*R3 – General Residential Zone*", subject to "*Source Water Protection*" considerations to allow for 3 residential units; and,

THAT the necessary By-laws be enacted.

8. **2022-6**

Official Plan Amendment and Zoning By-law Amendment
Brockville Shopping Centre - 125 Stewart Boulevard

THAT Official Plan Amendment No. 22 respecting lands described as Part of Lots 5 and 6, Plan 238, and Part of Lot 12, Concession 1, as in LR133104, LR74470, LR41159, except LR66143, S/T LR127622, City of Brockville, County of Leeds, with municipal address of 125 Stewart Boulevard, be amended, to:

- Redesignate the property from "*Mixed Use and Commercial Area*", located within the "*Mixed Use Node*" subject to "*Source Water Protection Considerations*" to "*Mixed Use and Commercial Area - Site Specific Policy Area*", located within the "*Mixed Use Node*" subject to "*Source Water Protection Considerations*";
- Add a new site-specific policy to permit residential occupancy of the ground floor without the requirement to meet a minimum ground floor height of 4.5 metres in relation to the residential units, only; and,
- Identify a maximum height of 12 storeys.

THAT Zoning By-law 050-2014, be amended, to rezone lands described as Part of Lots 5 and 6, Plan 238, and Part of Lot 12, Concession 1, as in LR133104, LR74470, LR41159, except LR66143, S/T LR127622, City of Brockville, County of Leeds, with municipal address of 125 Stewart Boulevard, from "*MC - Mixed Use Corridor Zone*", subject to "*Source Water Protection*" considerations, to "*MC - Mixed Use Corridor Special Exception Zone*", subject to "*Source Water Protection*" considerations, to allow redevelopment of the subject lands for a mixed-use centre containing a variety of commercial uses, 2 residential towers (to a maximum of 36.0 metres), and to establish site specific development standards.

9. **2022-20**

Request for Refund of Sign Permit Fees - St John's United Church

THAT report SR2022-20 - Request for Refund of Sign Permit Fees - St John's United Church be received; and,

THAT Council provide direction to staff on the refunding of \$630.00 of fee for their amendment to the City Sign By-law.

POC - REGULAR AGENDA

1. **2022-21**

EEC Tiny Homes - Change to Recommended Location

Moved by: Councillor Wales

THAT report SR2022-21 - EEC Tiny Homes - Changes to Recommended Location be received, and;

THAT Council support changing the recommended location for the EEC tiny homes to the Dana Street Park.

Referred on a later vote

Motion to Refer

Moved by: Councillor Wales

THAT the report 2022-21, EEC Tiny Homes, be referred to Planning and Operations Committee for further consideration of alternative locations for tiny homes not within parkland, and

THAT staff conduct an analysis of potential non-parkland locations for the committee's consideration at the March POC meeting, (including road allowances, City-owned non-parkland, land not owned by the City, a concentrated tiny homes development, and any other options as recommended by staff).

For: Mayor Kalivas, Councillor Beatty, Councillor Deery, Councillor Earle, Councillor Fullarton, Councillor Journal, Councillor Lavergne, Councillor Wales, and Councillor Wren

CARRIED 9-0 on a recorded vote

ECONOMIC DEVELOPMENT, RECREATION AND TOURISM COMMITTEE

Councillor J. Fullarton, Chair
Councillor M. Wren and J. McTavish, Citizen Members
Meeting held February 1, 2022

EDRTC- CONSENT AGENDA

Moved by: Councillor Wren

THAT the following items, as listed on the Economic Development, Recreation and Tourism Committee agenda are recommended to be passed by Consent Agenda:

For: Mayor Kalivas, Councillor Beatty, Councillor Deery, Councillor Earle, Councillor Fullarton, Councillor Journal, Councillor Lavergne, Councillor Wales, and Councillor Wren

CARRIED 9-0 on a recorded vote

1. **2022-19**
2021 Municipal Accommodation Tax - Year End

THAT report SR2022-19 2021 Municipal Accommodation Tax – Year End be received for information.

2. **2022-23**
Centeen Park Seawall Repair Project

THAT Council staff report 2022-23 Centeen Park Seawall Repair Project be received, AND

THAT Council direct staff to proceed with the alternative repair method detailed in this report, AND

THAT Council direct staff to report back to at a future EDRTC meeting.

3. **2022-25**
Harbour Dock Replacement Project - Update I

THAT staff report SR2022-25 Harbour Dock Replacement Project - Update I be received, and

THAT Council direct staff to proceed with a single-source tendering arrangement with Kehoe Marine Construction for the design-build electrical and plumbing option.

THAT staff come back to a future EDRTC meeting with project progress update

EDRTC - REGULAR AGENDA

1. **2022-24**

Ernie Fox Quay Operating Plan - Financial Plan

Moved by: Councillor Fullarton

THAT staff report 2022-24 Ernie Fox Quay Operating Plan - Financial Plan be received; AND

THAT Council direct staff regarding the establishment of updated user fees to be applicable to transient and seasonal slip fees; AND

THAT Council direct staff regarding the establishment of new user fee modifiers applicable to seasonal slip fees.

Referred on a later vote

Motion to Refer

Moved by: Councillor Beatty

THAT staff are directed to provide additional repayment and funding models for the cost of the docks based on the life of the asset to the Council meeting of February 22, 2022.

For: Mayor Kalivas, Councillor Beatty, Councillor Deery, Councillor Earle, Councillor Fullarton, Councillor Journal, Councillor Lavergne, Councillor Wales, and Councillor Wren

CARRIED 9-0 on a recorded vote

2022 BUDGET

1. 2022-26

2022 Budget Update February 8, 2022

Moved by: Councillor Journal

THAT report SR2022-26, 2022 Budget Update February 8, 2022, be received; and the following be approved:

1. The City Department operating levy of \$21,343,239, be approved including the following adjustments;
 - a. reduction of wages \$131,265
 - b. increase in insurance premiums \$111,571
 - c. decrease in the contribution to Fiscal Policy Reserve of \$400,000
 - d. allocate \$50,000 of Safe Restart Funds to the 2022 budget to help cover reduced revenues caused by the pandemic.
2. Upon approval of the financial plan for the docks at Ernie Fox Quay and Tunnel Bay Harbour, that it be incorporated into the City Department operating levy.
3. The City Department Capital Budget of \$8,763,842, which includes the Tunnel Bay Harbour and Ernie Fox Quay dock replacement project totaling \$1,675.613, be approved and be funded as follows:
 - a. Tax Levy \$872,829
 - b. Canada Community Build Fund (CCBF) \$3,228,627, which includes \$837,807 for the dock replacement project
 - c. Grants \$1,139,830
 - d. Reserves \$1,634,600
 - e. Debt \$1,822,807, which includes \$837,807 for the dock replacement project
 - f. Donations \$5,150
4. The Cataraqui Regional Conservation budget of \$214,318 be approved and be funded by the tax levy.
5. The Library budget be approved as follows:
 - a. Operating budget \$813,544 and be funded by the tax levy
 - b. COVID expenses \$16,960 and be funded by Fiscal Policy

- c. Capital budget for the following items:
 - i. Elevator upgrade, \$20,000 and be funded by CCBF
 - ii. Outdoor Health and Safety \$16,000 and be funded by Fiscal Policy
 - iii. Outdoor Revitalization project \$50,000, be funded by Fiscal Policy, (total project \$200,000) contingent upon the successful grant application to the Canada Community Revitalization Fund
 - iv. Computer replacement for \$12,000 be funded by the tax levy
 - v. Roof Repairs, \$30,000 and be funded by CCBF
- 6. The Police budget be approved as follows and funded by the tax levy:
 - a. Operating \$8,593,464
 - b. Capital \$183,366
- 7. The Aquatarium budget be approved as follows:
 - a. Operating budget be reduced by \$50,000 for a total of \$535,000 and be funded by:
 - i. Municipal Accommodation Tax \$153,295
 - ii. Tax Levy \$381,705
 - b. Capital Budget
 - i. Paint and Caulk Exterior of Aquatarium building \$25,000 be funded on the tax levy
 - ii. Generator Hook-up \$10,000 be deferred to a future year.
- 8. The Joint Services budget of \$3,616,759 be approved and funded by the tax levy
- 9. The St. Lawrence Lodge levy of \$1,483,330 be approved and be funded by the tax levy.
- 10. The Leeds, Grenville & Lanark District Health Unit levy of \$438,516 be approved and be funded by the tax levy.
- 11. The Frontenac Arch Biosphere request of \$5,800 be approved and funded by the tax levy.

12. The Brockville YMCA request of \$120,000 be funded from Fiscal Policy Reserve; and

THAT staff be directed to negotiate a 5-year agreement, with a draft agreement to be presented to Council for discussion and approval.

13. The University Hospitals Kingston Foundation request of \$325,000 be approved and funded over 5-years.
14. The Volunteer Centre of St. Lawrence Rideau-Supporting Leeds & Grenville request of \$5,000 be approved and funded by Fiscal Policy Reserve.

15. The Pickleball Club project totaling \$250,000 for 8 pickleball courts be reduced to 4 courts for \$125,000 be approved as follows:

- a. Staff work with the Pickleball Club to develop a grant application to the Trillium Foundation for the construction of 4 pickleball courts on the grounds of the Memorial Centre, and that \$50,000 be set aside in the 2022 budget to assist with the building of the courts in 2023, funded from Fiscal Policy or
- b. Support for the Pickleball Club be deferred until the Pickleball Club raises a minimum of half the project cost and at least 80% of the support be in dollars.

16. The incremental item for the replacement of the transit bus for \$129,650 be approved and funded from ICIP grant \$99,830 and OCIF grant \$29,820.

17. The incremental item for contracted services for the Building Department, up to \$40,000 be approved and funded from Fiscal Policy Reserve.

18. The incremental item for Employment Land Studies, \$25,000 be approved and be funded from the Employment Land Reserve Fund.

19. THAT the City develop CIP program(s) to encourage development of affordable housing stock through new builds and renovation of existing structures to be implemented in 2022;and

THAT the City contribute \$100,000 toward and expansion within Brockville of secondary suites incentive program approved by the Joint Services Committee to be funded from Fiscal Policy reserve; and

THAT staff be directed to report the final 2022 Operating and Capital budgets to Council at the February 22, 2022 council meeting.

Motion to Separate

Moved by: Councillor Journal

THAT each paragraph of the recommendation be separated.

CARRIED

Moved by: Councillor Journal

1. The City Department operating levy of \$21,343,239, be approved including the following adjustments;
 - a. reduction of wages \$131,265
 - b. increase in insurance premiums \$111,571
 - c. decrease in the contribution to Fiscal Policy Reserve of \$400,000
 - d. allocate \$50,000 of Safe Restart Funds to the 2022 budget to help cover reduced revenues caused by the pandemic.

CARRIED

Moved by: Councillor Journal

2. Upon approval of the financial plan for the docks at Ernie Fox Quay and Tunnel Bay Harbour, that it be incorporated into the City Department operating levy.
3. The City Department Capital Budget of \$8,763,842, which includes the Tunnel Bay Harbour and Ernie Fox Quay dock replacement project totaling \$1,675.613, be approved and be funded as follows:
 - Tax Levy \$872,829
 - Canada Community Build Fund (CCBF) \$3,228,627, which includes \$837,807 for the dock replacement project
 - Grants \$1,139,830
 - Reserves \$1,634,600
 - Debt \$1,822,807, which includes \$837,807 for the dock replacement project
 - Donations \$5,150

Deferred to the Council meeting of February 22, 2022

Motion to Defer

Moved by: Councillor Journal

THAT the decision regarding the financial plan and approval of the capital budget for the docks be deferred to the Council meeting of February 22, 2022 pending receipt of further analysis by staff.

CARRIED

Moved by: Councillor Journal

4. The Cataraqui Regional Conservation budget of \$214,318 be approved and be funded by the tax levy.

CARRIED

Moved by: Councillor Wren

5. The Library budget be approved as follows:

- Operating budget \$813,544 and be funded by the tax levy
- COVID expenses \$16,960 and be funded by Fiscal Policy
- Capital budget for the following items:
 - i. Elevator upgrade, \$20,000 and be funded by CCBF
 - ii. Outdoor Health and Safety \$16,000 and be funded by Fiscal Policy
 - iii. Outdoor Revitalization project \$50,000, be funded by Fiscal Policy, (total project \$200,000) contingent upon the successful grant application to the Canada Community Revitalization Fund
 - iv. Computer replacement for \$12,000 be funded by the tax levy
 - v. Roof Repairs, \$30,000 and be funded by CCBF

CARRIED

Moved by: Councillor Journal

The Police budget be approved as follows and funded by the tax levy:

- Operating \$8,593,464
- Capital \$183,366

CARRIED, as amended on a later vote

Motion to Amend

Moved by: Councillor Journal

THAT \$100,000 of the capital budget be funded by the Fiscal Policy Reserve.

CARRIED

Amended Motion

Moved by: Councillor Journal

The Police budget be approved and funded as follows:

- Operating \$8,593,464 (tax levy)
- Capital \$183,366 (\$100,000 Fiscal Policy Reserve; and \$83,366 tax levy)

CARRIED

Moved by: Councillor Journal

The Aquatarium budget be approved as follows:

- a. Operating budget be reduced by \$50,000 for a total of \$535,000 and be funded by:
 - Municipal Accommodation Tax \$153,295
 - Tax Levy \$381,705
- b. Capital Budget
 - Paint and Caulk Exterior of Aquatarium building \$25,000 be funded on the tax levy
 - Generator Hook-up \$10,000 be deferred to a future year.

CARRIED

Moved by: Councillor Journal

The Joint Services budget of \$3,616,759 be approved and funded by the tax levy

CARRIED

Moved by: Councillor Wales

The St. Lawrence Lodge levy of \$1,483,330 be approved and be funded by the tax levy.

CARRIED

Moved by: Councillor Earle

The Leeds, Grenville & Lanark District Health Unit levy of \$438,516 be approved and be funded by the tax levy.

CARRIED

Moved by: Councillor Wales

The Frontenac Arch Biosphere request of \$5,800 be approved and funded by the tax levy.

CARRIED

Moved by: Councillor Journal

The Brockville YMCA request of \$120,000 be funded from Fiscal Policy Reserve; and

THAT staff be directed to negotiate a 5-year agreement, with a draft agreement to be presented to Council for discussion and approval.

CARRIED

Moved by: Councillor Beatty

The University Hospitals Kingston Foundation request of \$325,000 be approved and funded over 5-years with the first payment occurring in 2023.

CARRIED

Moved by: Councillor Journal

The Volunteer Centre of St. Lawrence Rideau-Supporting Leeds & Grenville request of \$5,000 be approved and funded by Fiscal Policy Reserve.

DEFEATED

Moved by: Councillor Journal

THAT staff support pickleball to build four pickleball courts on the grounds of the Memorial Centre; and

THAT \$35,000 be allocated and funded from the Fiscal Policy Reserve in the 2022 budget to assist with the building of the courts in 2023; and

THAT Council approve funding to a total maximum of 50% to a maximum of \$62,500 of project cost.

CARRIED

Moved by: Councillor Wales

The incremental item for the replacement of the transit bus for \$129,650 be approved and funded from ICIP grant \$99,830 and OCIF grant \$29,820.

CARRIED

Moved by: Councillor Journal

The incremental item for contracted services for the Building Department, up to \$40,000 be approved and funded from Fiscal Policy Reserve.

CARRIED

Moved by: Councillor Journal

The incremental item for Employment Land Studies, \$25,000 be approved and be funded from the Employment Land Reserve Fund.

CARRIED

Moved by: Councillor Wales

THAT the City develop CIP program(s) to encourage development of affordable housing stock through new builds and renovation of existing structures to be implemented in 2022.

Referred

Motion to Refer

Moved by: Councillor Journal

THAT staff be directed to draft a Community Improvement Plan in consideration of affordable housing stock through new builds and renovation of existing structures

CARRIED

Moved by: Councillor Wales

THAT the City contribute \$100,000 toward and expansion within Brockville of secondary suites incentive program approved by the Joint Services Committee to be funded from Fiscal Policy reserve;

WITHDRAWN

Moved by: Councillor Journal

THAT staff be directed to report the final 2022 Operating and Capital budgets to Council at the February 22, 2022 council meeting.

CARRIED

NEW BUSINESS - REPORT FROM MEMBERS OF COUNCIL

1. Opportunities for Rural Ontario in a Post-COVID World (ROMA)
(Councillor Wales)

Moved by: Councillor Wales

THAT Council receive the Opportunities for Rural Ontario in a Post-COVID World a Plan for Action January 2022.

CARRIED

UNFINISHED BUSINESS

Nil.

EMERGENCY BUSINESS

Nil.

BY-LAWS

1. 007-2022
Being a By-law to Appoint Daniel Barnett as a Municipal Law Enforcement Officer for the City of Brockville
2. 008-2022
By-law to Remove Lot 195, Registered Plan 388, City of Brockville, County of Leeds, being PIN # 44189-0766(LT), from Part Lot Control - Brockwoods Subdivision
3. 009-2022
A By-law to amend 083-2018 Being a By-law to Appoint Members to Various Boards and Commissions (Airport/Museum/DBIA)

READING OF THE BYLAWS

Moved by: Councillor Beatty
Seconded by: Councillor Lavergne

THAT By-laws Numbered 007-2022 to 009-2022 be introduced and the same be now read a first, second and third time, signed by the Mayor and Clerk, sealed with the Seal of the Corporation and be recorded.

CARRIED

CONFIRMATORY BYLAW

Moved by: Councillor Beatty
Seconded by: Councillor Lavergne

THAT By-law Number 010-2022 to confirm the Proceedings of Council at its meeting held on February 8, 2022 be read a first, second and third time, signed by the Mayor and Clerk, sealed with the Seal of the Corporation and be recorded.

CARRIED

MAYOR'S ANNOUNCEMENTS

MEDIA QUESTION PERIOD

ADJOURNMENT

Moved by: Councillor Beatty
Seconded by: Councillor Lavergne

THAT Council adjourn its proceedings until the next regular meeting scheduled for February 22, 2022.

CARRIED

The meeting adjourned at 10:22 pm.

Mayor

City Clerk