



City of Brockville
Council Meeting Minutes
6:00 PM - Tuesday, April 12, 2022
Virtual Meeting

The Council meeting was called to order on Tuesday, April 12, 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 (for closed session only) Councillor Larry Journal, Councillor Nathalie Lavergne, Councillor Cameron Wales, and Councillor Matt Wren

Regrets:

Staff:

Sandra MacDonald, Interim City Manager/City Clerk, Andrew McGinnis, Planner, Robert Nolan, Director of Economic and Development Services, and Phil Wood, Director of Operations

MOTION TO MOVE INTO CLOSED SESSION (5:00 PM)

THAT pursuant to *Municipal Act*, 2001, Section 239 Sub. 2 (d), Council resolve itself Closed Session, closed to the public to consider:

1. labour relations or employee negotiations.

CARRIED

CLOSED MEETING MATTER(S)

The meeting recessed at 5:57 pm.

REPORT OF THE CLOSED SESSION

Moved by: Councillor Deery
Seconded by: Councillor Wales

THAT Council rise from the Closed Session and the Chairman report that all recommendations adopted in Closed Session, be adopted.

CARRIED

MAYOR'S REMARKS

Mayor Kalivas announced changes to various services due to the Easter weekend. He noted that Councillor Fullarton sent her regrets for the meeting.

His Worship announced that Sandra MacDonald is appointed as the new City Manager.

DISCLOSURE OF INTEREST

Nil.

ADOPTION OF COUNCIL MINUTES

Moved by: Councillor Wales

THAT the minutes of the Council Meeting of March 22, 2022 be adopted and circulated as read.

CARRIED

CORRESPONDENCE, COMMUNICATIONS AND PETITIONS

1. Museum Month
(Brockville Museum Board of Management)

Moved by: Councillor Wren

THAT Council do hereby proclaim May 2022 as Museum Month in the City of Brockville.

CARRIED

2. Appointments to Boards and Committees
(DBIA)

Moved by: Councillor Lavergne

THAT Council authorize the appointment of Parnie Nolan to the Downtown Brockville BIA (term to expire November 14, 2022); and

THAT Council remove Frank Bondi from the Brockville Railway Tunnel Committee; and

THAT the necessary by-law be enacted.

CARRIED

DELEGATIONS

Nil.

STAFF REPORTS

1. 2022-64

Final Approval - Plan of Subdivision, St. Alban's

Moved by: Councillor Earle

THAT Council for the Corporation of the City of Brockville, acting pursuant to Section 51(6) of the Planning Act, R.S.O. 1990, grant final approval with respect to the plan of subdivision on the lands described as Part 1 on Plan 28R-15197, City of Brockville, County of Leeds; and,

THAT the Owner's request to name the streets within the plan of subdivision "Douglas Marshall Crescent" and "Ben TeKamp Terrace" be endorsed.

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

CARRIED 8-0 on a recorded vote

PLANNING AND OPERATIONS COMMITTEE

Councillor C. Wales, Chair
Councillors D. Beatty, P. Deery, A. Koolwine, Citizen Member
Meeting held April 5, 2022

POC - 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 Journal, Councillor Lavergne, Councillor Wales, and Councillor Wren

CARRIED 8-0 on a recorded vote

1. **2022-55**

Request to not Post Required Security Deposits
653973 Ontario Ltd., Bridlewood Homes - Shearer Drive

THAT 653973 Ontario Ltd. be required to submit a letter of credit in the amount of \$350,000.00 prior to commencing any work on Shearer Drive, in the Bridlewood Subdivision.

2. **2022-48**

Request to Not Post Required Deposits
Upper Canada District School Board - Site Plan

THAT the request by the Upper Canada District School Board (UCDSB) to waive the Financial Security Deposit requirement as a condition of Site Plan Control Approval for the proposed expansion at Westminster Public School in the amount of \$118,525.00, be approved;

THAT the request by the Upper Canada District School Board (UCDSB) to waive the Financial Security Deposit requirement as a condition of Site Plan Control Approval for the proposed new school at 556 King Street West in the amount of \$850,900.00, be approved; and

THAT Council direct staff to develop a Developer Agreement Securities Policy in relation to Financial Security Deposits to be supplied as conditions of Development Agreements.

3. **2022-49**

Proposed Amendment to Sign By-law 84-89
556 King Street West - Upper Canada District School Board

THAT the application to amend Sign By-law 84-89 to allow the Upper Canada District School Board (UCDSB) to install an oversized ground sign, measuring 4.5 metres in height and a total sign area (both sides) of 16.1 m², at 556 King Street West, Brockville, be approved; and,

THAT the necessary By-law be prepared.

4. **2022-57**

Official Plan and Zoning By-law Amendment
7 Central Avenue East

THAT Official Plan Amendment No.23 respecting lands described as Part Lot 9, on Plan 67, Block 27, City of Brockville, County of Leeds, with municipal address of 7 Central Avenue East, be amended to:

- Redesignate the property from "*Corridor Commercial Area* within the Mixed Use Node", subject to "*Source Water Protection*" *considerations* to "*Corridor Commercial Site-Specific* within the Mixed Use Node", subject to "*Source Water Protection*" *considerations*.
- And a new site-specific policy to permit residential occupancy of the ground floor and lower level.

THAT Zoning By-law 050-2014, be amended, to rezone lands described as Part Lot 9, on Plan 67, Block 27, City of Brockville, County of Leeds, from "*C2 – General Commercial Zone*", subject to "*Source Water Protection*" *considerations* to "*C2– General Commercial Special Exception Zone*", subject to "*Source Water Protection*" *considerations with special exceptions*:

- To permit residential uses in the basement / lower floor and the ground floor of the building.
- To permit apartment units to exceed 100% of the gross floor area of the non-residential use.
- To permit an access aisle of less than 6.0m from Central Avenue to rear parking spaces.

5. **2022-60**

Ontario Land Tribunal

WHEREAS Ontario municipalities, in accordance with legislation and as approved by the province, rely on Official Plans that meet current Provincial Planning Policy to ensure that planning and development meet the needs of our community; and

WHEREAS it is within Council's authority to approve or deny Official Plan or Zoning By-law amendments; and

WHEREAS municipal planning decisions may be appealed to the Ontario Land Tribunal (OLT; formerly the Ontario Municipal Board or "OMB"), who has the authority to make a final decision on planning matters based on a

“best planning outcome” and not whether the proposed development is in compliance with the municipalities Official Plan; and

WHEREAS towns and cities across this Province are repeatedly forced to spend millions of dollars defending Official Plans that have already been approved by the province in expensive and time consuming OLT hearings which can add years to the development approval process and act as a barrier to the development of attainable housing; and

NOW THEREFORE BE IT HEREBY RESOLVED that the Council for the Corporation of the City of Brockville requests the Government of Ontario be requested to immediately engage municipalities to determine an alternative land use planning appeals process in order to dissolve the OLT".

FURTHER that a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, the Minister of Municipal Affairs and Housing, the Leader of the Opposition, the Leaders of the Liberal and Green Party, all MPPs in the Province of Ontario; the Large Urban Mayors' Caucus of Ontario, the Small Urban GTHA Mayors and Regional Chairs of Ontario and to the Association of Municipalities of Ontario (AMO) for their consideration.

6. **2022-53**
Grass Cutting Contract 2022/2023

THAT Council approve grass cutting of Part D - Athletic Fields and Perimeters using City staff and equipment, AND

THAT Council approve an increase to the Parks operating budget of \$3,750 and \$1,000 in Capital to complete Part D - Athletic Fields and Perimeters funded by Fiscal Policy Reserve, AND

THAT staff return to a future Planning and Operations Committee meeting with the results of staff providing grass cutting of Part D - Athletic Fields and Perimeters through 2022.

7. **2022-45**

Letter of Concurrence to Rogers Communication Inc.
New 35.0 Metre Lattice Tri-Pole Communication Tower

THAT Rogers Communications Inc. and Innovation, Science and Economic Development Canada (ISED) be notified by way of a Letter of Concurrence that the Corporation of the City of Brockville has no objection to the proposed placement/construction of a 35.0 metre communication tower at the south-west corner of 4671 Debruge Road.

8. **2022-54**

Capital Project - Public Works Backhoe and attachments

THAT Council approve the purchase of the backhoe snow plow attachment funded by the remaining Public Works backhoe capital budget as well as surpluses from Public Works concrete grinder, asphalt recycler and fork lift truck capital purchases.

POC - REGULAR AGENDA

Nil.

ECONOMIC DEVELOPMENT, RECREATION AND TOURISM COMMITTEE

Councillor J. Fullarton, Chair
Councillor M. Wren and J. McTavish, Citizen Members
Meeting held April 5, 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 Journal, Councillor Lavergne, Councillor Wales, and Councillor Wren

CARRIED 8-0 on a recorded vote

1. **2022-62**

Community Theme Exercise

THAT report 2022-62 be received.

2. **2022-58**

Bocce Ball Court - Follow-up

THAT report SR2022-58 be received; and

THAT Council approve the conversion of the existing shuffleboard pads in Hardy Park into bocce ball courts to be completed by volunteers of the Brockville & Area Special Olympics Ontario with oversight from City Operations staff.

3. **2022-59**

Harbour Dock Replacement Project - Update III

THAT Council approve the procurement of site electrical work for the docks at Ernie Fox Quay and Tunnel Bay in the amount of \$614,420.12; and

THAT Council approve the change order for utility trays to the dock structures at Ernie Fox Quay and Tunnel Bay in the amount of \$37,600; and

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

EDRTC - REGULAR AGENDA

1. 1000 Islands Regatta Request

Moved by: Councillor Wren

THAT \$5000 be provided to the 1000 Islands Regatta towards their registration fee with Hydroplane Racing League, and

THAT up to \$5000 be provided to the 1000 Islands Regatta to assist with site expenses, and

THAT the funding source be the Fiscal Policy Reserve.

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

CARRIED 8-0 on a recorded vote

NEW BUSINESS - REPORT FROM MEMBERS OF COUNCIL

1. Affordable Housing Construction
Councillor Earle

Moved by: Councillor Earle

THAT the City of Brockville study the conversion of a piece of land on Louis Street from E3 to the appropriate zoning to become affordable housing; and

THAT the Brockville City Council form an Affordable Housing Committee made up of two members of Council to expedite this project through, building construction start of less than 6 months; and

THAT this Committee report monthly to Brockville City Council.

REFERRED on a later vote

Motion to Refer

Moved by: Councillor Journal

THAT staff be directed to prepare a report on the process for the conversion of the lands on Louis St to permit housing for the next meeting of council.

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

CARRIED 8-0 on a recorded vote

UNFINISHED BUSINESS

Nil.

EMERGENCY BUSINESS

Nil.

BY-LAWS

1. 027-2022
A By-law to amend 083-2018 Being a By-law to Appoint Members to Various Boards and Commissions (Tall Ships Festival)
2. 028-2022
A By-law to authorize an Alternative Voting Method for Municipal and School Board Elections

READING OF THE BYLAWS

Moved by: Councillor Journal
Seconded by: Councillor Beatty

THAT By-laws Numbered 027-2022 and 028-2022 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 Journal
Seconded by: Councillor Beatty

THAT By-law Number 029-2022 to confirm the Proceedings of Council at its meeting held on April 12, 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

Nil.

MEDIA QUESTION PERIOD

ADJOURNMENT

Moved by: Councillor Journal
Seconded by: Councillor Beatty

THAT Council adjourn its proceedings until the next regular meeting scheduled for April 26, 2022.

CARRIED

The meeting adjourned at 7:21 pm.

Mayor

City Clerk