

**ST. CLAIR TOWNSHIP
COUNCIL MINUTES
SESSION # 5**

St. Clair Civic Centre
Council Chambers
Monday, March 19, 2007
7:00 p.m.

The regular semi-monthly meeting of the Council of the Corporation of the Township of St. Clair was held this evening with the following members present:

	S. Arnold	Mayor
	P. Gilliland,	Deputy Mayor
	P. Carswell-Alexander,	Councillor
	P. Brown,	“
	D. Randell,	“
	S. Miller,	“
	J. Agar,	“
Staff:	J. Rodey,	CAO
	J. DeMars,	Director of Administration/Clerk/ Deputy CAO

AGENDA:

Declaration of Conflict of Interest:

Adopt Minutes:

Council meeting of March 5, 2007 Session #4
Finance and Administration Committee meeting of March 5, 2007 - budget
Sombra Museum Board Committee minutes of February 15, 2007
Committee of the Whole minutes of March 14, 2007

Business Arising from the Minutes:

DEPUTATIONS AND APPOINTMENTS:

7:30 p.m. – Public Hearing – Community Improvement Plan

CORRESPONDENCE:

- a) Brigden Optimist – Brigden Community Fest

INFORMATION:

- 1) Corunna Community Policing Committee – March 6th minutes
- 2) AMO – 2007 Conference registration
- 3) County of Lambton – Council highlights
- 4) Stantec Consulting – Enbridge Gas
- 5) AMO – Broadband Forum
- 6) AMO – HealthForce Ontario Recruitment Centre
- 7) Sarnia Heavy Construction – Calendar of events

REPORTS OF COMMITTEES AND OFFICERS:

COORDINATOR OF ENGINEERING SERVICES:

- St. Clair Parkway Sanitary Sewer Tender
- Brigden Road – Bear Creek to Plank Road

DRAINAGE SUPERINTENDENT:

- Road Detour

COORDINATOR OF ACCOUNTING/DEPUTY TREASURER:

- Councillor Remuneration

CLERK'S REPORT:

- Building permit fees – municipal buildings
- Sale of Real Property – Policies
- In memoriam donations

CAO'S REPORT:

MOTIONS:

- Planning Fees

BY-LAWS:

- By-law 19 of 2007 - Traffic speed on the St. Clair Parkway
- By-law 20 of 2007 – Community Improvement Plan
- By-law 21 of 2007 – adopt the budget for 2007

COUNCILLORS REPORTS:

UNFINISHED BUSINESS:

- Draft letter to S. Cassin – Ministry of Health - tabled

NEW BUSINESS:

UPCOMING MEETINGS:

- MPP Caroline DiCocco – Friday, March 23, 2007 at 3:00 p.m.
- Clean Harbors – Tim Bechard – Tuesday, March 20, 2007 at 3:30 p.m.
- Regular Council – Monday, April 2, 2007 at 7:00 p.m.
- Committee of the Whole – Wednesday, April 11, 2007 at 2:00 p.m.

ADJOURNMENT:

The Mayor called the meeting to order at 7:08 p.m. and asked members of Council to declare any possible conflicts of interest at the appropriate time.

DECLARATION OF CONFLICT OF INTEREST:

None declared

MINUTES:

Council proceeded to review the minutes as listed on the Agenda.

Moved by D. Randell

Seconded by P. Gilliland

Motion #1 That the minutes of the following meetings be adopted as printed and circulated:

Council Meeting of March 5, 2007, Session #4
Sombra Museum board committee minutes of February 15, 2007

CARRIED

Moved by P. Brown

Seconded by D. Randell

Motion #2 That the minutes of the following meetings be adopted as printed and circulated:

- Finance & Administration meeting of March 5, 2007
- Committee of the Whole minutes (Combined meeting of Finance & Administration and Public Works & Operations) meeting of March 14, 2007

CARRIED

In discussion of business arising out of the minutes Council discussed tree replanting relative to trees removed for Industrial development.

Moved by D. Randell

Seconded S. Miller

Motion #3 That the County of Lambton be advised that St. Clair Township, as a matter of Policy, request that all tree replacements necessitated by Industrial development in St. Clair Township be replanted within the Township.

CARRIED

CORRESPONDENCE:

Moved by P. Gilliland

Seconded D Randell

Motion #4 That permission be granted to the Brigden Optimist Club to hold the second annual Brigden Community Festival to be held Saturday, August 18th, 2007 and that permission be granted to close the Brigden Road from Courtright Line to Jane St. from 8:00 a.m. until midnight, and that the event be declared as a Community Festival with municipal permission granted for the establishment of an outdoor refreshment area subject to compliance with the Township's Alcohol Management Policy.

CARRIED

Council was advised that the Corunna Community Policing Committee is sponsoring an internet safety seminar planned for June 12th at Sir John Moore School.

The communication from AMO regarding the 2007 conference was tabled until the next meeting.

Moved by P. Carswell-Alexander

Seconded by P. Brown

Motion #5 That the following correspondence be received and dealt with as per Council's instructions as noted:

- a. Brigden Optimist – Brigden Community Fest
Inst. See Motion #4

CARRIED

REPORTS OF COMMITTEES AND OFFICERS:

COORDINATOR OF ENGINEERING SERVICES:

Council reviewed Mr. Burnham's report on the tender results for the recent tender closing for the proposed St. Clair Parkway Sanitary Sewer extension.

Moved by P. Gilliland

Seconded by D. Randell

Motion #6 At the consideration of the tenders received for the proposed St. Clair Parkway Sanitary Sewer extension be tabled.

CARRIED

Moved by S. Miller

Seconded by P. Carswell-Alexander

Motion #7 That the normal procurement policy be waived and the quotation submitted by John Emery, Geotechnical Engineering Limited in the amount of \$5,785 plus GST for the analysis and design of the rehabilitation of Brigden Road between Bear Creek and Plank Road be accepted and that the May and Clerk be authorized to sign the contract and other related documents.

CARRIED

DRAINAGE SUPERINTENDENT:

Moved by D. Randell

Seconded by J. Agar

Motion #8 That approval be given for the proposed road detour route as requested by Lambton County to accommodate the replacement of the road crossing structure of the Dobie Harris Drain on Mandaumin Road approximately 300 meters north of Lambton Line subject to the County assuming any additional maintenance costs.

CARRIED

COORDINATOR OF ACCOUNTING:

Moved by P. Carswell-Alexander

Seconded by S. Miller

Motion #9 That the report from George Lozon, CGA, Deputy Treasurer regarding Council Remuneration be received.

CARRIED

CLERK'S REPORT:

Council was advised that the report on the In Memoriam Donations would be available to Council at its next meeting.

Moved by D. Randell

Seconded J. Agar

Motion #10 That, as a matter of policy, the CAO or Director of Administration be authorized to waive the corresponding building permit fee applicable for construction, enlargement or renovation of any municipally owned building or facility.

CARRIED

Moved by P. Brown

Seconded by P. Carswell-Alexander

Motion #11 That the Clerk be instructed to revisit the sale of real property policies and report to Council.

CARRIED

CHIEF ADMINISTRATIVE OFFICER'S REPORT:

The CAO advised that he had a property matter to be discussed by Council at an in camera session.

DEPUTATIONS AND APPOINTMENTS:

At the appointed time the Mayor called to order the public hearing to consider the possible implementation of a community improvement plan. Mayor Arnold called upon Mr. Barry Uitvlugt of the Lambton County Planning Department who presented his Planning Merit Report on the issue. Mr. Uitvlugt pointed out that the development of such a community improvement plan should be consistent with provincial legislation and provincial guidelines. A community improvement plan would allow for grants to financially assist environmental studies relative to Brownfield sites and tax relief for new assessment developed on Brownfield sites. A community improvement plan would also allow the municipality to access provincial green funding. It was pointed out that the plan if implemented would pertain strictly to industrially zoned property, with the goal to promote the re-establishment of industrial uses on Brownfield sites. At the conclusion of the public presentation the Mayor called upon those in attendance to ask questions or offer comments.

Dan O'Brien

Mr. O'Brien questioned further development of a community improvement plan would put a municipality in the position of being responsible for Brownfield sites cleanup and relieve the property owner of such responsibility. It was pointed out that environmental cleanup of Brownfield sites would still be the responsibility of the property owner, but that the municipality through the use of provincial resources maybe able to provide assistance.

Gayle Farr

Mrs. Farr questioned whether the community improvement plan would be retroactive, for example, assisting owners of homes on former Brownfield sites. Barry Uitvlugt pointed out that the community improvement plan would be a moving forward scenario and would be based on present day zoning and Official Plan designations for industrial lands.

At the conclusion of the discussion there were no objections to the proposed community improvement plan proposal.

The Mayor declared the public hearing adjourned and Council returned to order.

Moved by S. Miller

Seconded by P. Brown

Motion #12 That By-law Number 20 of 2007, being a by-law to designate a community improvement project area respecting industrial/Brownfields development for the Township of St. Clair, having been given the necessary three readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

Moved by P. Brown

Seconded by P. Carswell-Alexander

Motion #13 That staff be instructed to contact the Ministry of the Environment for information as to protocols required for the cleanup of a Brownfields site if the industrial use ceases.

CARRIED

Moved by P. Carswell-Alexander

Seconded by P. Brown

Motion #14 That staff be instructed to report on the possibility and process involved to include commercial areas in the Brownfields rehabilitation effort under the authority of a community improvement plan.

CARRIED

MOTIONS:

Moved by P. Carswell-Alexander

Seconded by D. Randell

Motion #15 That the following planning services fees be adopted; effective April 1, 2007:

Severance	\$600.00
Minor Variance	\$400.00
Zoning	\$1,150.00
Official Plan Amendments	\$1,600.00

with the severance fees to include the \$200.00 deed stamping fee.

CARRIED

BY-LAWS:

Moved by D. Randell

Seconded by J. Agar

Motion #16 That By-law Number 19 of 2007, being a by-law to regulate traffic speed on the St. Clair Parkway south of Corunna, having been given the necessary three readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

Moved by D. Randell

Seconded by J. Agar

Motion #17 That By-law Number 21 of 2007, being a by-law to adopt the 2007 operating and capital budgets, having been given the necessary three readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

COUNCILLORS REPORTS:

Pete Gilliland

Deputy Mayor Gilliland questioned the progress on the roadside improvements requested last autumn by the Courtright Seniors Friendship Club. Council was reminded that the issue had been directed to Public Works for the appropriate action when weather and ground conditions permit.

Darrell Randell

Councillor Randell reminded members of Council of the meeting in Sombra of the Lambton Historical Society this Thursday.

Moved by D. Randell

Seconded by P. Brown

Motion #18 That Glenda Young be reimbursed the fee of \$50.00 for the rental of the Sombra United Church Hall as the host site for the meeting of the Lambton Historical Society.

CARRIED

Councillor Randell also requested the Building Department staff investigate the need for a permit for the viewing stand constructed at the McKellar tract on the south side of the Bickford Line.

Also, Council was advised that the Wilkesport Library is now the site of high speed internet.

Jeff Agar

Councillor Agar questioned if overnight parking patrols were still being done by the By-law Enforcement Officer. Council was advised that the overnight parking prohibition is in place until March 31st.

Steve Miller

Councillor Miller requested a staff report on the status of the Property Standards issue relative to the Clancy property and the Douglas property. Also, Councillor Miller pointed out that Mr. Jim Vandevenne, a member of the Committee of Adjustment, was not listed in the Deputy Treasurers remuneration report. Also, Councillor Miller requested staff investigate an alternative style of name tags.

Pat Carswell-Alexander

Councillor Carswell-Alexander questioned the protocols involved with forwarding the County and Education levies for properties in tax arrears. Also, the Public Works staff was requested to investigate the water ponding adjacent to property known as 2419 Boswell Street in Brigden. Councillor Carswell-Alexander also advised of what she considered the inappropriate placement of a light on property on Plank Road.

Pat Brown

Councillor Brown advised of attending with the Mayor a recent Sarnia Heavy Construction dinner and provided information to Council on the upcoming Clean Harbors hazardous waste disposal days.

Steve Arnold

Mayor Arnold reminded Council of an opportunity on March 20th to meet the Site Managers for the Clean Harbors site.

Moved by D. Randell

Seconded by J. Agar

Motion #19 That staff be instructed to contact the County of Lambton with the request that Hill Street be widened to four lanes east to Highway 40.

CARRIED

Mayor Arnold also advised of meeting with Management staff from the Chinook Group who have advised that, as of yesterday, manufacturing operations at the plant have ceased, and plans are being developed for site demolition.

The correspondence from the Mayor regarding possible nominations for Senior of the Year Awards was directed to the Director of Community Services for possible nominees.

UNFINISHED BUSINESS:

Council reviewed the draft letter to the Ministry of Health and Long Term Care tabled at the February meeting. A motion by P. Carswell-Alexander to endorse the letter as drafted failed to get a Secunder and was defeated. Council discussed at length the sentence in the letter stating that St. Clair Township has partnered with task force on healthcare recruitment and had no intention of changing that relationship at this time.

Moved by D. Randell

Seconded by J. Agar

Motion #20 That the issue of the “draft letter” to the Ministry of Health and Long Term Care be received and filed.

DEFEATED

Moved by S. Miller

Seconded by P. Carswell-Alexander

Motion #21 That the “draft letter” to the Ministry of health and Long Term Care be amended to delete the section referring to the fact that St. Clair Township has no plans at this time to terminate its relationship with the Sarnia Lambton Healthcare Worker Recruitment effort and that the letter be endorsed and forwarded.

CARRIED

Council discussed the issue of possible funding for 2007 of the Sarnia Lambton Healthcare Worker Recruitment effort. A motion by P. Carswell-Alexander to grant the Sarnia Lambton Healthcare Worker Recruitment \$20,000.00 failed to get a seconder and was defeated.

Moved by D. Randell

Seconded by P. Carswell-Alexander

Motion #22 That the Sarnia Lambton Task Force on Healthcare Worker Recruitment be granted \$15,000.00 for the year 2007.

A recorded vote was requested:

Councillor Randell	Yes
Councillor Agar	No
Deputy Mayor Gilliland	No
Councillor Miller	No
Councillor Carswell-Alexander	Yes
Councillor Brown	No
Mayor Arnold	No

Motion was,

DEFEATED

Moved by S. Miller

Seconded by P. Carswell-Alexander

Motion #23 That the Sarnia Lambton Task Force on Healthcare Worker Recruitment be granted \$5,000.00 for the year 2007.

CARRIED

Council acknowledged the memo from Fire Chief Dewhirst regarding the Emergency Management Ontario letter of March 9, 2007.

Moved by P. Gilliland

Seconded by D. Randell

Motion #24 That the meeting enter an in camera session with the Mayor as Chair to discuss a property issue.

CARRIED

The meeting returned to order.

Moved by P. Gilliland

Seconded by P. Carswell-Alexander

Motion #25 That the Township officially declare the property north of the Civic Centre surplus to the municipality's needs with the limits of the property to be established through negotiation and report as to the exact location of the subject property.

CARRIED

ADJOURNMENT:

Moved by P. Gilliland

Seconded by S. Miller

That the meeting do hereby adjourn.

CARRIED

The meeting adjourned at 9:30 p.m.

MAYOR

CLERK