

**ST. CLAIR TOWNSHIP
COUNCIL MINUTES
SESSION #8**

St. Clair Civic Centre
Council Chambers
May 7, 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. Carswell-Alexander,	Councillor
	P. Brown,	“
	D. Randell,	“
	S. Miller,	“
	J. Agar,	“
Staff:	J. Rodey,	CAO
	J. DeMars,	Director of Administration/Clerk/ Deputy CAO
Absent:	P. Gilliland,	Deputy Mayor

AGENDA:

Declaration of Conflict of Interest:

Adopt Minutes:

Council Meeting of April 16, 2007 – Session #7
Moore Museum minutes of April 4, 2007
Sombra Museum Board Committee minutes of April 19, 2007

Business Arising from the Minutes:

DEPUTATIONS AND APPOINTMENTS:

7:15 p.m. – Jim and Cindy Bullock – building regulations
7:30 p.m. – Gary and Joanne Vervaecke – Courtright Line parking

CORRESPONDENCE:

- a) Jim and Cindy Bullock – building regulations
- b) Darrell Randell – Museum Sign
- c) Port Lambton Gala Days Committee – permission
- d) Tom Parker – mobile home request

INFORMATION:

- 1) St. Clair Region Conservation Authority – 2007 projects
- 2) Ministry of the Environment – Chinook closure
- 3) MNR – Sunday gun hunting
- 4) Binational Public Advisory Council – report
- 5) Bluewater Health – Building progress
- 6) A.M.O. – 2007 Conference
- 7) A.M.O. – March meeting report
- 8) West Lambton Community Health Centre – invitation
- 9) St. Joseph’s-St. Charles’ – thank you
- 10) Brigden Horticultural Society – thank you
- 11) West Lambton Health Centre – survey
- 12) MMAH – Election reforms survey
- 13) Corunna Community Policing – May minutes

- 14) Ontario Federation of Anglers and Hunters
- 15) County of Lambton – May 2nd meeting – Council Highlights
- 16) L.G.P.S.B. – March minutes

DRAINS:

By-law #6 of 2007 – Lukey Drain
By-law #7 of 2007 – Marshy Creek Drain

REPORTS OF COMMITTEES AND OFFICERS:

Committee of Adjustment-Decisions B 5/07 and A 3/07

DEPUTY CLERK, COORDINATOR OF PLANNING REPORT:

- Committee of Adjustment – Oversized Buildings (Jim and Cindy Bullock)

ENGINEERING ASSISTANT REPORT:

- Nova Chemicals Crossing Agreement

DIRECTOR OF PUBLIC WORKS:

- Tenders – sidewalk & curb repairs

CLERK'S REPORT:

- Courtright Line Parking
- Alley Closing & Disposal Policy – draft
- Bill 130 - Investigator

CAO'S REPORT:

MOTIONS:

BY-LAWS:

By-law 29 of 2007 – Confirming By-law

COUNCILLORS REPORTS:

UNFINISHED BUSINESS:

NEW BUSINESS:

UPCOMING MEETINGS:

Committee of the Whole - Wednesday, May 9, 2007 – 12:30 p.m.
Clean Harbors Tour – Wednesday, May 9, 2007 – 3:00 p.m.
Drainage Committee – Thursday, May 10, 2007 – 7:00 p.m.
Regular Council - Tuesday, May 22, 2007 - 7:00 p.m.

ADJOURNMENT:

The Mayor called the meeting to order at 7:00 p.m. and asked members of Council to declare any possible conflicts of interest at the appropriate time.

DECLARATION OF CONFLICT OF INTEREST:

Mayor Arnold declared a conflict of interest in the discussion of the Crossing Agreements with Nova Chemical, as a Nova employee.

MINUTES:

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

Moved by P. Carswell

Seconded by S. Miller

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

Council meeting of April 16, 2007, Session #7

Moore Museum Committee minutes of April 4, 2007

Sombra Museum Board Committee minutes of April 19, 2007

CARRIED

CORRESPONDENCE:

Council reviewed the Correspondence as listed on the agenda.

The letter regarding building regulations from Jim and Cindy Bullock was tabled until the deputation section on the agenda.

Council reviewed the communication received from Councillor Randell regarding signage requirements at the Sombra Museum.

Moved by D. Randell

Seconded by P. Carswell-Alexander

Motion #2 That the replacement sign for the Sombra Museum incorporate the St. Clair Township logo and refer to the museum as the Sombra Township Museum.

DEFEATED

Moved by S. Miller

Seconded by P. Brown

Motion #3 That the new signage required for the Sombra Museum incorporate the St. Clair Township logo and be referred to as the Sombra Museum.

CARRIED

Moved by S. Miller

Seconded by P. Carswell-Alexander

Motion #4 That the Port Lambton Gala Days to be held August 3, 4 and 5th, 2007 be considered a Community Festival and that municipal permission be granted for the appropriate refreshment area licensing subject to the regulations imposed by the Alcohol and Gaming, which is to include paid duty officers.

CARRIED

Council reviewed the request received from Mr. Tom Parker, owner of property known as 3079 St. Clair Parkway to locate a mobile home on the property while a new residence is being constructed. The Clerk advised that in the discussion with Mr. Parker who felt that the location of the mobile home would be for a period of six months or less.

Moved by P. Carswell-Alexander

Seconded S. Miller

Motion #5 That permission be granted to Mr. Tom Parker, owner of property known as 3079 St. Clair Parkway to locate a self contained mobile home on the property to be used during the construction of a new home on the site for a six month period subject to the standard municipal agreement.

CARRIED

DEPUTATIONS AND APPOINTMENTS:

Jim and Cindy Bullock:

Jim and Cindy Bullock were present to discuss with Council their letter of request for Council to consider an amendment to its Zoning By-law that would allow larger garages on estate type lots. Mr. Bullock advised that he has recently applied to the Committee of Adjustment for a minor variance to allow the construction of a detached accessory building with an estimated size of approximately 2200 sq. ft. and was advised by the Committee that it considered the variance not to be minor, but referred Mr. Bullock to consider a possible request for a Zoning By-law amendment.

Mr. Ross Brock identified himself as a resident of Corunna and a property owner in the vicinity of the Bullock home and supported Mr. Bullock's suggestion that lots in the area are relatively large and construction of a building as proposed by Mr. Bullock would not be offensive to any of the neighbours. Mr. Robert Harrison asked to speak and identified himself as Mr. and Mrs. Bullocks neighbour, and advised that Mr. Bullock's lot is of a similar size to his at approximately 58,000 sq. ft. Mr. Harrison's suggestion is Council should consider a Comprehensive Zoning By-law amendment to allow accessory buildings on such lots up to 10% lot coverage to a maximum of approximately 2,000 sq. ft.

Mr. Dan O'Brien identified himself as a neighbour to the Bullock property and supported Mr. Bullock's effort to construct an accessory building larger than is currently allowed by by-law regulation. Mr. O'Brien felt that construction of adequately sized buildings would allow for the inside storage of maintenance equipment such as snow blowers and lawn mowers and recreational vehicles, and would be less detracting to the neighbourhood than outside storage.

Council reviewed the report prepared by the Deputy Clerk/Coordinator of Planning which incorporated comments from Mr. Barry Uitvlugt regarding the subject. After considerable discussion, it was;

Moved by J. Agar

Seconded by Alexander

Motion #6 That the Council of the Township of St. Clair instruct staff to prepare the necessary zoning report and schedule a public hearing to consider amending the maximum size for accessory buildings in Residential Suburban and Rural Residential zones with consideration to a 2,000 sq. ft. accessory building maximum.

CARRIED

Gary and Joanne Vervaecke:

Gary and Joanne Vervaecke, owners of the restaurant in Brigden known as Grandfathers were present to discuss with Council the item tabled at the last meeting of Council dealing with a recommendation to Lambton County regarding parking on County Road 80 in the vicinity of the restaurant. Mr. Vervaecke stated that a parking restriction on County Road 80 would severely hamper his business enterprise. Council was referred to the Clerk's Report of April 10, 2007 on the issue. A motion by Councillor Carswell-Alexander to recommend the County of Lambton to revisit the issue of parking in the vicinity of County Road 80 and Mill Street and to further recommend the County widen the shoulders in the area to facilitate on street parking failed to get a seconder and was defeated.

The Mayor advised the meeting that county staff has been instructed to review the parking in the area in question relative to a 1982 by-law and to determine the validity of the signage as it exists today.

Council reviewed the West Lambton Health Centre Survey completed by Linda Kennedy and agreed with the concepts contained in the survey. Members of Council were encouraged to complete the survey and submit it to the West Lambton Community Health Centre.

Councillor Randell also requested staff to investigate whether the A.M.O. delegates to the August Convention have been registered as County delegates to allow participation in the election process. Council requested staff to provide information as to the extent, if any, of the Township's participation in the L.C.B.O. Recycling Grant program.

Moved by D. Randell

Seconded by J. Agar

Motion #7 That the following correspondence be received and dealt with as per Council's instructions as noted:

- a. Jim and Cindy Bullock – building regulations
Inst. See Motion #6
- b. Darrell Randell – Museum Sign
Inst. See Motions #2 and #3

- c. Port Lambton Gala Days Committee - permission
Inst. See Motion #4
- d) Tom Parker – mobile home request
Inst. See Motion #5

CARRIED

DRAINS:

Moved by S. Miller

Seconded by P. Brown

Motion #8 That Drainage By-law #6 of 2007, being a by-law to raise the sum of \$18,626.43 being money expended out of the General Funds of the Township of St. Clair for the reconstruction and improvement of the Lukey Drain be given the necessary readings and signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and finally passed.

CARRIED

Moved by J. Agar

Seconded by D. Randell

Motion #9 That Drainage By-law #7 of 2007, being a by-law to raise the sum of \$147,657.78 being money expended out of the General Funds of the Township of St. Clair for the reconstruction and improvement of the Marshy Creek Drain be given the necessary readings and be signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and finally passed.

CARRIED

REPORTS OF COMMITTEES AND OFFICERS:

Council reviewed Committee of Adjustment Decisions B 5/7 and A 3/07 and offered no comments.

ENGINEERING ASSISTANT REPORT:

Prior to Council's discussion on Mr. Graham's report on the Nova Chemicals Crossing Agreement Mayor Arnold declared a conflict of interest as a Nova employee, left the meeting and did not participate in the discussion.

Moved by D. Randell

Seconded by P. Carswell-Alexander

Motion #10 That Councillor Miller be appointed Chair of this meeting of Council in the absence of the Mayor.

CARRIED

Moved by P. Brown

Seconded by P. Carswell-Alexander

Motion #11 That the Township enter into a Crossing Agreement with Nova Chemicals (Canada) Ltd. and that the Mayor and Clerk be authorized to sign the agreement or other related documents.

CARRIED

Mayor Arnold returned to the Chair.

DIRECTOR OF PUBLIC WORKS REPORT:

Council reviewed Mr. Kerr's report on the tender results for sidewalk replacement, catch basin and curb repaid for 2007:

RBM Contractors	\$78,270.40
Sarnia Paving Stone	\$58,999.60

Moved by J. Agar

Seconded by D. Randell

Motion #12 That the Council of the Township of St. Clair accept the tender of Sarnia Paving Stone in the amount of \$58,999.60 for Miscellaneous Sidewalk Replacement, Catchbasin and Curb Repair 2007.

CARRIED

CLERK'S REPORT:

Council proceeded to review the Clerk's report dated April 10th regarding a possible recommendation to the County relative to parking on the Courtright Line through Brigden.

Moved by P. Carswell-Alexander

Seconded by S. Miller

Motion #13 That the Clerk's report and recommendation regarding parking on the Courtright Line through Brigden be tabled until the first Council meeting in June.

DEFEATED

Moved by P. Brown

Seconded by D. Randell

Motion #14 That the County of Lambton re requested to consider designating as "No Parking" the area on the South side of the Courtright Line, 9 metres west to 9 metres east of the driveway servicing property known as 2329 Courtright Line, and further the County be requested to consider a parking prohibition on the south side of Courtright Line from a point approximately 15 metres west of the entrance to the Preece Enterprises property in response to vehicular safety concerns.

DEFEATED

Moved by J. Agar

Seconded by D. Randell

Motion #15 That Council accepts, as policy, the redraft of the policy to establish procedures to permanently close and disposal of unopened road allowances and streets and the draft policy to establish procedures for the permanent closing of lanes and alleys.

CARRIED

Moved by D. Randell

Seconded by J. Agar

Motion #16 That St. Clair Township consider the appointment of an investigator, as related to Bill 130, Sections 239.1 and 239.2 of the Municipal Act, to be proclaimed at a future date, other than that suggested by A.M.O./L.A.S.

CARRIED

Moved by P. Carswell Alexander

Seconded by S. Miller

Motion #17 That the Lambton County Community Health Services and the St. Clair Region Conservation Authority be advised that the Township of St. Clair support their collective efforts in catchbasin treatment relative to the West Nile Disease Campaign.

CARRIED

BY-LAWS:

Moved by D. Randell

Seconded by J. Agar

Motion #18 That By-law Number 29 of 2007, the By-law for the Township of St. Clair to confirm the resolutions and motions of St. Clair Township which were adopted up to and including the April 16, 2007 Council meeting, 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:

Jeff Agar

Councillor Agar advised Council of his recent participation in the St. Clair Region Conservation Authority fund raising canoe race. Councillor Agar also asked if the Township had received a response from the MOE regarding fencing issues at the Brownfield site on the north side of Petrolia Line on the east side of Corunna. The Clerk advised that response from the Ministry of the Environment has not been received.

Darrell Randell

Councillor Randell advised that he also participated in the St. Clair Region Conservation Authority's canoe race and finished in second place both in the competition and in the fund raising category. Councillor Randell advised of the formation of a group known as the

Sombra Volunteer Gardeners Club whose mandate is to through plantings beautify the Village of Sombra. Councillor Randell advised that this group may make a formal presentation to Council at a later date. Councillor Randell also attended with the Drainage Superintendent the Drainage Course conducted by OMFRA last week, which was very informative. Also, the Wilkesport Community Centre is proceeding to obtain quotes for washroom upgrades and look forward hopefully for Trillium Funding.

Councillor Randell also attended a recent Moore Museum meeting and a Sombra Museum meeting at which time the Sombra Board discussed featuring the log cabin on site. Unfortunately; the log cabin is obstructed by the former tourist information booth. Council discussed briefly several earlier discussions at which time it was suggested that the tourist information booth be relocated to the south side of Smith Street in the parking lot for the General Store park to create handicapped accessible washrooms.

Pat Carswell-Alexander

Councillor Carswell-Alexander advised of the May 25th Optimist dinner at the Courtright Community Hall and concerns at the east end of Boswell Street in Brigden, that since the street is a dead end street it is difficult to maneuver service trucks such as garbage trucks and snow control equipment. As a suggestion the construction of a cul-de-sac was considered. Council generally felt that property ownership could be an issue in such a development. Councillor Carswell-Alexander also led Council in a discussion of roadside shouldering needs, such as that expressed earlier by the Courtright Friendship Club. Council suggested that Councillor Carswell-Alexander provide to staff a priority list for such improved shouldering for a report on feasibility and costs.

Pat Brown

Councillor Brown had several comments relative to the 2008 capital budget and also advised Council that he attended the District Chiefs meeting on April 19th which he found very informative. Councillor Brown also attended the West Lambton Community Health Centre meeting, and expressed to Council his opinion as to the needs of flashing lights warning motorists in advance of the location of Fire Halls. Councillor Brown feels that these lights should be of a flashing nature to warn oncoming motorists of fire vehicles exiting a fire hall. Councillor Brown felt this was particularly important for the Corunna Fire Hall which is located on a relatively heavy traffic street. This issue was referred to staff.

Steve Arnold

Mayor Arnold advised of also attending the recent Wilkesport Community Centre meeting and the St. Clair Region Conservation Authority Canoe Race. Mayor Arnold attended the recent function at the Sir John Moore School, and participated in some of the school activities. Mayor Arnold requested staff to send a letter of thanks to District Chief Brown of the Brigden Brigade complimenting him and his volunteers on the tribute shown to late Corporal Polland and the funeral procession proceeded through Brigden. The Mayor also advised that Mr. Joe Vandenberg has been appointed as a member of the local Trillium Screening Committee.

Hearing no new business, it was;

ADJOURNMENT:

Moved by St. Miller

Seconded by P. Carswell-Alexander

Motion #19 That the meeting do hereby adjourn.

CARRIED

The meeting adjourned at 9:10 p.m.

MAYOR

CLERK