

**ST. CLAIR TOWNSHIP  
COUNCIL MINUTES  
SESSION # 15**

St. Clair Civic Centre  
Council Chambers  
Aug 12, 2013  
5:00 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
	J. DeGurse,	“
	D. Randell,	“
	S. Miller,	“
	J. Agar,	“
Staff:	J. Rodey,	CAO
	J. DeMars,	Director of Administration/Clerk/ Deputy CAO
	J. Baranek	Deputy Clerk/Coordinator of Planning

**AGENDA:**

**Declaration of Conflict of Interest:**

**Adopt Minutes:**

Finance and Administration – July 22, 2013  
Public Works and Operation – July 22, 2013  
Regular Council – July 22, 2013 - Session #14  
Drainage Committee- July 24, 2013  
Sombra Museum – July 18, 2013  
Moore Museum – June 5, 2013

**Business Arising from the Minutes:**

**DEPUTATIONS AND APPOINTMENTS:**

5: 00 pm - Eric Brandon – Eastern Power  
5:15 pm – Doug Ferguson – 457 Murray St. – Property Standards  
5:30 pm – Sandro Natili – permission to trap

**CORRESPONDENCE:**

- a) E and C Annett – Second Residence
- b) Southwest Credit Union – signage
- c) Sandro Natili – permission to trap
- d) Dave Leach – refreshment tent
- e) Humane Society – tag dogs fundraiser
- f) Girl Guides of Canada – street closing
- g) B.F. Environmental – land lease

Council Meeting  
August 12, 2013

**INFORMATION:**

- 1) Doug Ferguson – 457 Murray St. – Property Standards
- 2) S.C.R.T. June 26 minutes
- 3) Town of McNeill – disaster relief
- 4) Cruickshank Centre – annual report
- 5) Chamber of Commerce – Aug 15 lunch
- 6) V.O.N. – Self care for flu
- 7) Brander Park Splash Pad Committee - invitation

**DRAINS:**

By-law 20 of 2013 – Bruce Stratton Drain-1<sup>st</sup> and 2<sup>nd</sup> reading

**REPORTS OF COMMITTEES AND OFFICERS:**

**DEPUTY CLERK/COORDINATOR OF PLANNING:**

Shell – Site Plan amendment  
Real Flex – Site Plan

**PROPERTY STANDARDS OFFICER**

**CLERK'S REPORT:**

**CAO'S REPORT:**

**MOTIONS:**

**BY-LAWS:**

- By-law 39 of 2013 – Appointment of CEMC
- By-law 40 of 2013 – Appointment of Fire Chief
- By-law 41 of 2013 – Confirming
- By-law 42 of 2013 –Real Flex site plan

**COUNCILLORS REPORTS:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**UPCOMING MEETINGS:**

Regular Council Monday Sept 9, 2013 - 6:30 pm  
Committee of the Whole Monday – Sept 23, 2013 – 3:00 pm  
Regular Council Monday Sept 23, 2013 ~ 4:30 pm (after committee)

**ADJOURNMENT:**

Council Meeting  
August 12, 2013

The Mayor called the meeting to order at 4:42 p.m.

Moved by S. Miller

Seconded by D. Randell

**Motion #1** That this meeting of Council do hereby commence at 4:42 pm

**CARRIED**

The Mayor asked members of Council to declare any possible conflicts of interest at the appropriate time.

**DECLARATION OF CONFLICT OF INTEREST:**

None declared.

**ADOPT MINUTES:**

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

Moved by P. Carswell-Alexander

Seconded by J. DeGurse

**Motion #2** That the Minutes of the Finance and Administration Committee meeting held on July 22, 2013 be received and accepted as printed.

**CARRIED**

Moved by D. Randell

Seconded by S. Miller

**Motion #3** That the Minutes of the Public Works and Operations Committee meeting held on July 22, 2013 be received and accepted as printed.

**CARRIED**

Moved by J. Agar

Seconded by P. Carswell-Alexander

**Motion #4** That the Minutes from the Council meeting held July 22, 2013 – Session #14 be received and accepted as printed.

**CARRIED**

Moved by D. Randell

Seconded by P. Gilliland

**Motion #5** That the Minutes from the Drainage Committee meeting held July 24, 2013 be received and accepted as printed.

**CARRIED**

Moved by P. Carswell-Alexander

Seconded by J. Agar

**Motion #6** That the Minutes from the Sombra Board Committee meeting held July 18, 2013 be received and accepted as printed.

**CARRIED**

Moved by P. Gilliland

Seconded by D. Randell

**Motion #7** That the Minutes from the Moore Museum Advisory Committee meeting held June 5, 2013 be received and accepted as printed.

**CARRIED**

**DEPUTATIONS AND APPOINTMENTS:**

Mr. Eric Brandon was present and asked to speak to Council regarding his disappointment in the location of the Eastern Power Plant on the vacant property on the south side of the Oil Springs Line opposite his property. Mr. Brandon stated he and his neighbours hoped that Eastern Power would have chosen another option of locating the plant at the OPG property. It was determined that many of Mr. Brandon's concerns could be partially addressed in the site plan process. Council advised that the proponent has not filed a comprehensive site plan but they have filed a preliminary plan that would allow site preparation work. At the conclusion of the discussion it was

Moved by P. Gilliland

Seconded by D. Randall

**Motion #8** That staff contact Eastern Power with the request to conduct an information meeting with it's neighbours to discuss the plant siting and landscape options and that the Township representatives be invited to attend this meeting.

**CARRIED**

**CORRESPONDENCE:**

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

Moved by P. Carswell-Alexander

Seconded by P. Gilliland

**Motion #9** That permission be granted to Ernest and Caroline Annett owners of property known as 2640 Bentpath Line for permission to live in the existing house on the property until the new home is occupied subject to the customary agreement and conditions.

**CARRIED**

Moved by P. Gilliland

Seconded by J. Agar

**Motion #10** That permission be granted to the South West Regional Credit Union for the placement of temporary signs on the occasion of the Credit Unions Grand Opening of it's new Corunna facility.

**CARRIED**

Mr. Sandro Natili was present to discuss with Council his request for permission to trap fur bearing animals on Municipal drains located within the Township road allowance. In response to Councils question Mr. Natili stated that he is licensed, insured trapper and uses what is known as a submersible type trap and not a jaws type trap. At the conclusion of the discussion it was

Moved by P. Carswell-Alexander

Seconded by J. Agar

**Motion #11** That permission be granted to Mr. Sandro Natili to trap fur bearing animals on Municipal drains located within Township road allowances as a licensed insured trapper with the condition that a post season report be filed with Council.

**CARRIED**

Moved by S. Miller

Seconded by D. Randell

**Motion #12** That permission be granted to the Sombra Optimist Club for the establishment of a refreshment tent at Vandamme Park during the Senior B Ontario championship baseball tournament to be held Aug 30<sup>th</sup> thru Sept 2<sup>nd</sup> 2013 subject to the Townships Alcohol management policy.

**CARRIED**

Moved by S. Miller

Seconded by D. Randell

**Motion #13** That permission be granted to the Sarnia District Humane Society to conduct the 2013 "Stray in the Streets – Tag Days" fundraising event in the Municipality on Friday September 6<sup>th</sup> and 7<sup>th</sup> 2013.

**CARRIED**

Moved by P. Gilliland

Seconded by J. DeGurse

**Motion #14** That permission be granted to the girl guides of Canada to close a portion of Water Street in Sombra from King Street to Smith Street from 8:30 am to 4:00 pm for the annual international river crossing event subject to the installation of appropriate barriers and notification of the neighbours in the area.

**CARRIED**

Moved by S. Miller

Seconded by P. Gilliland

**Motion #15** That the request of BF Environmental to lease a portion of Township property adjacent to Reagan Park be referred to staff for report.

**CARRIED**

Moved by J. DeGurse

Seconded by P. Carswell-Alexander

**Motion #16** That the following items of correspondence be dealt with as per Councils instructions.

- a) E and C Annett – Second Residence – Motion #9
- b) Southwest Credit Union – signage – Motion #10
- c) Sandro Natili – permission to trap – Motion #11
- d) Dave Leach – refreshment tent – Motion #12
- e) Humane Society – tag dogs fundraiser – Motion #13
- f) Girl Guides of Canada – street closing – Motion #14
- g) B.F. Environmental – land lease – Motion #15

**CARRIED**

Mr. Doug Ferguson representing the previous owner of property known as 457 Murray Street in Corunna was present to discuss with Council the recent property standards invoice paid to the Township by his lawyer on the closing of a recent property transaction. Mr. Ferguson advised that he did not realize and was not told that he would be charged for the Townships expenses in the review of the property standards deficiencies. He was also of the opinion that staff artificially inflated the invoice to his disadvantage. In response to Councils question Mr. Ferguson stated that he is seeking a large reduction in the invoice of approximately \$10,000.00.

Moved by P. Carswell-Alexander

Seconded by S. Miller

**Motion #17** That the request of Mr. Doug Ferguson relative to the property standards cost for property known as 457 Murray Street be denied.

**DEFEATED**

Moved by P. Gilliland

Seconded by J. DeGurse

**Motion #18** That the property standards invoice relative to property known as 457 Murray Street Corunna be reduced by \$3000.00 to be paid in trust to Mr. Ferguson's solicitor.

**CARRIED**

**INFORMATION:**

Moved by S. Miller

Seconded by P. Gilliland

**Motion #19** That the items of information be dealt with as per Councils instructions.

**CARRIED**

**DRAINS:**

Moved by J. DeGurse

Seconded by J. Agar

**Motion #20** That Drainage By-law #20 of 2013, being a by-law to raise the sum of \$40,489.00 being money expended out of the General Funds of the Township of St. Clair for reassessment of the Bruce Stratton Drain be given first and second readings and be provisionally adopted.

**CARRIED**

**REPORTS OF COMMITTEES AND OFFICERS:**

**DEPUTY CLERK COORDINATOR OF PLANNING:**

Moved by S. Miller

Seconded by D. Randell

**Motion #21** That Council approve a control room expansion at the steam plant located within the Shell refinery Facility.

**CARRIED**

Council Meeting  
August 12, 2013

Moved by P. Carswell-Alexander

Seconded by J. DeGurse

**Motion #22** That Council Authorize the Mayor and Clerk to enter into a site plan agreement with real Flex Business Park for a property at 469 Polymore Drive and pass the appurtenant by law by giving all three readings. To be registered after the property has been transferred.

**CARRIED**

**MOTIONS:**

Moved by P. Carswell-Alexander

Seconded by J. DeGurse

**Motion #23** That the recommendations from the Finance and Administration Committee and the Public Works and Operations Committee held Aug 12, 2013 be approved and accepted.

**CARRIED**

**BY-LAWS:**

Moved by D. Randell

Seconded by P. Gilliland

**Motion #24** That By-law Number 39 of 2013, being a by-law to appoint an Emergency Management Program Coordinator be given the necessary three readings, be signed by the Mayor and Clerk, the corporate seal affixed thereto and finally passed.

**CARRIED**

Moved by J. Agar

Seconded by P. Carswell-Alexander

**Motion #25** That By-law Number 40 of 2013, being a by-law to appoint a Fire Chief and an Assistant Fire Chief be given the necessary three readings, be signed by the Mayor and Clerk, the corporate seal affixed thereto and finally passed.

**CARRIED**

Moved by S. Miller

Seconded by D. Randell

**Motion #26** That By-law Number 41 of 2013, being a by-law to confirm the resolution and motions of St. Clair Township which were adopted up to and including July 22 be given the necessary three readings, be signed by the Mayor and Clerk, the corporate seal affixed thereto and finally passed.

**CARRIED**

Moved by S. Miller

Seconded by P. Gilliland

**Motion #27** That By-law Number 42 of 2013, being a by-law to enter into a site plan agreement with Real Flex for property owned by the Municipality of Polymore Drive be given the necessary three readings, be signed by the Mayor and Clerk, the corporate seal affixed thereto and finally passed.

**CARRIED**

**COUNCILLORS REPORTS:**

**Steve Miller**

Councillor Miller advised of receiving a request to post the public dock in Port Lambton as a no fishing area. Council declined this request.

**Steve Arnold**

Mayor Arnold attended the recent Sarnia Heavy Construction Association boat cruise as well as the Captain Kid days and Gala days celebration, also received a call from Joe Card regarding a possible refund of a dog tag fee.

Moved by S. Miller

Seconded by D. Randell

**Motion #28** That the meeting enter into an in camera session to discuss legal issues.

**CARRIED**

Meeting returned to order

Council Meeting  
August 12, 2013

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**ADJOURNMENT:**

Hearing no further business

Moved by S. Miller

Seconded by D. Randell

**Motion #29** That the meeting do hereby adjourn.

**CARRIED**

The meeting adjourned at 6:10 p.m.

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MAYOR

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CLERK