



CORPORATION OF THE TOWNSHIP OF ST. CLAIR

COUNCIL MINUTES

SESSION #6

St. Clair Township Civic Centre
March 16, 2020
6:00 p.m.

A Regular Meeting of Council was held Monday, March 16, 2020 at the Council Chambers in Mooretown at 6:00 p.m. with the following people present:

	S. Arnold	Mayor
	S. Miller	Deputy Mayor
	R. Atkins	Councillor
	P. Brown	Councillor
	T. Kingston	Councillor
	B. Myers	Councillor
Staff:	J. Rodey	CAO
	J. Baranek	Clerk
Regrets:	J. De Gurse	Councillor

AGENDA:

1. CALL TO ORDER

2. DECLARATION OF PECUNIARY INTEREST

3. NEW BUSINESS

4. ADOPTION OF MINUTES

4.1 Regular Council Meeting - Session #5 – March 2, 2020

4.2 Moore Museum Advisory Board Meeting – March 4, 2020

4.3 Brigden Library Board Meeting – January 23, 2020

4.4 Heritage St. Clair Committee Meeting – January 15, 2020

4.5 Lambton Group Police Services Board Meeting – December 18, 2019

5. DELEGATIONS/PRESENTATIONS

5.1 PUBLIC MEETING:

- 6:10 p.m. – Zoning By-Law Amendment – 1832 Kent Line (Martin)

5.2 PUBLIC MEETING:

- 6:20 p.m. – Zoning By-Law Amendment – 2824 Waubuno Road (Van Leerzem)

5.3 PUBLIC MEETING:

- 6:30 p.m. – Zoning By-Law Amendment – 79 Courtright Line (Watson Timber Mart)

6. CORRESPONDENCE ITEMS

- 6.1 2020 Soil and Crop Tour – Sponsorship Request
- 6.2 Captain Kidd Days – Community Festival Request
- 6.3 Request for Reconsideration – Willing Host for Cannabis Stores
- 6.4 Concerns with Proposed Bio-Diesel Plant - Sombra
- 6.5 Mermaids & Mariners on the St. Clair Event Proposal – Brander Park

7. INFORMATION/CONSENT AGENDA ITEMS

- 7.1 Lambton Group Police Services Board Report
- 7.2 Lambton County News Release - Council Approves 2020 County Budget
- 7.3 St. Clair Region Conservation Authority – 48th Annual Sydenham River Canoe and Kayak Race
- 7.4 Lambton County Municipal Association Annual Meeting and Banquet – April 2, 2020
- 7.5 Lambton County Rural Game Protective Association Banquet – April 30, 2020
- 7.6 Coordinator of Operations' (Works) Monthly Report
- 7.7 Coordinator of Operations' (Water/Wastewater) Monthly Report

8. RECOMMENDATIONS OF COMMITTEES AND STAFF

- 8.1 Senior Planner's Report – Zoning By-Law Amendment Agreement – 79 Courtright Line (Watson Timber Mart)
- 8.2 Senior Planner's Report – Site Plan Amendment Agreement – 785 Petrolia Line (NOVA Chemicals – Corunna Site)
- 8.3 Planner's Report – Zoning By-Law Amendment Agreement – 1832 Kent Line (Donald & Susan Martin)
- 8.4 Planner's Report – Zoning By-Law Amendment Agreement – 2824 Waubuno Road (Derek & Jennifer Van Leerzem)
- 8.5 Clerk's Report – ATV Operation on Township Roads
- 8.6 Deputy Clerk's Report – Temporary Second Dwelling Agreement – 1933 Moore Line (Greg & Cathy Campbell)
- 8.7 Deputy Clerk's Report – Temporary Use Agreement – 140 Bickford Line (Greenfield Energy Centre – Use of Terra Lands)
- 8.8 Deputy Treasurer's Report – 2019 Council Remuneration & Expenses
- 8.9 Director of Public Works' Report – Sanitary Back-up Concern – Response to Port Lambton Resident (4717 Indian Road)
- 8.10 Director of Public Works' Report – St. Clair Township Water Demand Forecast - 2031
- 8.11 Director of Public Works' Report – Ministry of Municipal Affairs and Housing – Municipal Modernization Grant
- 8.12 Coordinator of Operations' (Works) Report – Welcome Signs for Corunna and Port Lambton
- 8.13 Coordinator of Operations' (Works) Report – Reflectivity Testing of Road Signs with Quote
- 8.14 Coordinator of Operations' (Works) Report – Encroachment Agreement – Allingham Drain and NOVA Chemicals

- 8.15 Coordinator of Operations' (Water/Wastewater) Report – Compact Valve Maintenance Trailer
- 8.16 Coordinator of Operations' (Water/Wastewater) Report – Port Lambton Lagoon Prescribed Burn
- 8.17 Director of Community Services' Report – Emergency Services Building

9. **BY-LAWS**

- 9.1 By-Law 17 of 2020 – Confirming By-Law
- 9.2 By-Law 18 of 2020 – Zoning By-Law Amendment – Martin – 1832 Kent Line
- 9.3 By-Law 19 of 2020 – Zoning By-Law Amendment – Van Leerzem – 2824 Waubuno Road
- 9.4 By-Law 20 of 2020 – Zoning By-Law Amendment – Watson Timber Mart – 79 Courtright Line
- 9.5 By-Law 21 of 2020 – Site Plan Agreement Amendment – NOVA Chemicals – 758 Petrolia Line
- 9.6 By-Law 22 of 2020 – Temporary Use Agreement – Greenfield Energy – 140 Bickford Line
- 9.7 By-Law 23 of 2020 – Temporary Second Dwelling Agreement – Campbell – 1933 Moore Line
- 9.8 By-Law 24 of 2020 – Ontario Funding Agreement for Modernization of Services
- 9.9 By-Law 25 of 2020 – To Remove B-L LA23730 from Lot 25, Plan 25M-18

10. **IN CAMERA SESSION**

11. **COUNCILLORS' REPORTS**

12. **UPCOMING MEETINGS**

- 12.1 Regular Council Meeting - Monday, April 6, 2020 at 3:00 p.m.
- 12.2 Regular Council Meeting – Monday, April 20, 2020 at 6:00 p.m.
- 12.3 Regular Council Meeting – Monday, May 6, 2020 at 6:00 p.m.

13. **ADJOURNMENT**

1. **CALL TO ORDER**

At the appointed time of 6:00 p.m., Mayor Arnold declared the meeting to order.

2. **DECLARATION OF PECUNIARY INTEREST**

None declared.

3. **NEW BUSINESS**

Moved by S. Miller

Seconded by P. Brown

Motion 1 Be it resolved that the following agenda items be TABLED while the Civic Centre and other Township buildings are closed to the public:

- 5.4 Delegation – Cheryl Simpson
- 5.5 Delegation – Tourism Sarnia-Lambton
- 6.3 Request for Reconsideration – Retail Cannabis Stores
- 8.5 Clerk Report – ATV Use on Municipal Roads

CARRIED

4. ADOPTION OF MINUTES

Moved by B. Myers

Seconded by T. Kingston

4.1 **Motion 2** Be it resolved that the Minutes from the Regular Council Session #5 held March 2, 2020 be received and accepted as printed.

CARRIED

Moved by B. Myers

Seconded by T. Kingston

Motion 3 Be it resolved that the Minutes from the following committees and boards be accepted as printed:

- 4.2 1) Moore Museum Advisory Board Meeting - March 4, 2020
- 4.3 2) Brigden Library Board Meeting - January 23, 2020
- 4.4 3) Heritage St. Clair Committee Meeting - January 15, 2020
- 4.5 4) Lambton Group Police Services Board Meeting - December 18, 2019

CARRIED

5. DELEGATIONS/PRESENTATIONS

5.1 **6:10 p.m. – PUBLIC MEETING – Zoning By-law Amendment – 1832 Kent Line (Martin)**

At the appointed time of 6:10 p.m., Mayor Arnold declared the public meeting to consider a zoning by-law amendment at the property known as 1832 Kent Line open.

In light of the COVID-19 epidemic, Mayor Arnold asked that comments be brief and concise. The application was a result of file B10/19 that was approved by Committee of Adjustment. It created a new lot to dispose of a dwelling surplus to the needs of a farm as a result of farm consolidation. Both the new and remnant lots meet the criteria established by the Township Zoning By-law 17 of 2003.

Seeing no member of the public wishing to speak in favour of or in opposition to the application, Mayor Arnold declared the public meeting closed and asked for any forthcoming motion.

Moved by S. Miller

Seconded by P. Brown

Motion 4 Be it resolved that the *Zoning By-Law Amendment Agreement - 1832 Kent Line* report as submitted by Planner - Ezio Nadalin be received as information and that consideration be given to By-Law 18 of 2020 to approve the Zoning By-Law Amendment Agreement for Donald and Susan Martin.

CARRIED

5.2 **6:20 p.m. – PUBLIC MEETING – Zoning By-law Amendment – 2824 Waubuno Road (Van Leerzem)**

At the appointed time of 6:20 pm, Mayor Arnold declared the public meeting to consider a zoning by-law amendment at the property known as 2824 Waubuno Road open.

The application was a result of approved application B11/19 which was approved by the Committee of Adjustment subject to this rezoning to comply with the

Provincial Policy Statement. Both the new lot and the remnant lot comply with the provisions of the Zoning By-law 17 of 2003 for their prospective zones.

Seeing no member of the public wishing to speak in favour of or in opposition to the application, Mayor Arnold declared the public meeting closed and asked for any forthcoming motion.

Moved by R. Atkins

Seconded by P. Brown

Motion 5 Be it resolved that the *Zoning By-Law Amendment Agreement - 2824 Waubuno Road* report as submitted by Planner - Ezio Nadalin be received as information and that consideration be given to By-Law 19 of 2020 to approve the Zoning By-Law Amendment Agreement for Derek & Jennifer Van Leerzem.

CARRIED

5.3 **6:30 p.m. – PUBLIC MEETING – Zoning By-law Amendment – 79 Courtright Line – Proposed Expansion of Watson’s Timber Mart**

At the appointed time of 6:30 pm, Mayor Arnold declared the public meeting to consider a zoning by-law amendment at the property known as 79 Courtright Line open.

The application was for expansion of Watson Timber Mart on Courtright Line to the railroad tracks to the west. Currently, the land subject to the application is agricultural but, was often not tilled for crops. Senior Planner - Barry Uitvlugt opined the application meets the general intent of the Township Official Plan and the Provincial Policy Statement. Mr. Uitvlugt noted the expansion of Timber Mart, if approved, would be subject to site plan control where measures would be included to mitigate the impact of the expansion on abutting property owners.

Proponent John Dobson advised that the business continues to expand its footprint but, has run out of room on the current site.

Seeing no member of the public wishing to speak in favour of or in opposition to the application, Mayor Arnold declared the public meeting closed and asked for any forthcoming motion.

Moved by P. Brown

Seconded by S. Miller

Motion 6 Be it resolved that the *Zoning By-Law Amendment Agreement - 79 Courtright Line* report as submitted by Senior Planner - Barry Uitvlugt be received as information and that consideration be given to By-Law 20 of 2020 to approve the Zoning By-Law Amendment Agreement for Watson Timber Mart.

CARRIED

5.4 **TABLED Cheryl Simpson – Property Standard Concerns in St. Clair Township**

5.5 **TABLED Tourism Sarnia Lambton – Mark Perrin – Accommodation Tax**

6. **CORRESPONDENCE**

Moved by B. Myers

Seconded by T. Kingston

Motion 7 Be it resolved that Council accept the following items of correspondence as per Council’s direction:

1. 2020 Soil and Crop Tour - Sponsorship Request
2. Captain Kidd days - Community Festival Request
3. Request for Reconsideration - Willing Host for Cannabis Stores
4. Concerns with Proposed Bio-diesel Plant - Sombra
5. Mermaids & Mariners on the St. Clair Event Proposal - Brander Park

CARRIED

8.3 Planner's Report – Zoning By-Law Amendment Agreement - 1832 Kent Line
(Donald & Susan Martin)

Moved by T. Kingston

Seconded by B. Myers

Motion 14 Be it resolved that the *Zoning By-Law Amendment Agreement - 1832 Kent Line* report as submitted by Planner - Ezio Nadalin be received as information and that consideration be given to By-Law 18 of 2020 to approve the Zoning By-Law Amendment Agreement for Donald and Susan Martin.

CARRIED

8.4 Planner's Report – Zoning By-Law Amendment Agreement - 2824 Waubuno Road (Derek & Jennifer Van Leerzem)

Moved by T. Kingston

Seconded by B. Myers

Motion 15 Be it resolved that the *Zoning By-Law Amendment Agreement - 2824 Waubuno Road* report as submitted by Planner - Ezio Nadalin be received as information and that consideration be given to By-Law 19 of 2020 to approve the Zoning By-Law Amendment Agreement for Derek & Jennifer Van Leerzem.

CARRIED

8.5 Clerk's Report – ATV Use on Township Roads

TABLED BY MOTION 1

8.6 Deputy Clerk's Report – Temporary Second Dwelling Agreement – 1933 Moore Line (Greg & Cathy Campbell)

Moved by S. Miller

Seconded by P. Brown

Motion 16 Be it resolved that the *Temporary Second Dwelling Agreement - 1933 Moore Line* report as submitted by Acting Coordinator of Planning/Deputy Clerk - Caroline DeSchutter be received as information and that consideration be given to By-Law 23 of 2020 to approve the Temporary Second Dwelling Agreement for Greg & Cathy Campbell.

CARRIED

8.7 Deputy Clerk's Report – Temporary Use Agreement - 140 Bickford Line (Greenfield Energy Centre - Use of Terra Lands)

Moved by R. Atkins

Seconded by S. Miller

Motion 17 Be it resolved that the Temporary Use Agreement - 140 Bickford Line report as submitted by Acting Coordinator of Planning/Deputy Clerk - Caroline DeSchutter be received as information and that consideration be given to By-Law 22 of 2020 to approve the Temporary Use Agreement for Greenfield Energy Centre (Use of Terra Lands).

CARRIED

8.8 Deputy Treasurer's Report – 2019 Council Remuneration & Expenses

Moved by B. Myers

Seconded by S. Miller

Motion 18 Be it resolved that the *2019 Council Remuneration & Expenses* report as submitted by Deputy Treasurer - George Lozon be received as information.

CARRIED

8.9 Director of Public Works' Report - Sanitary Back-up Concern - Response to Port Lambton Resident (4717 Indian Road)

Moved by P. Brown

Seconded by S. Miller

Motion 19 Be it resolved that the *Sanitary Back-up Concern - Response to Port Lambton Resident* report as submitted by Director of Public Works - Brian Black be received as information and that the letter included in the report be sent.

CARRIED

8.10 Director of Public Works' Report - St. Clair Township Water Demand Forecast - 2031

Moved by S. Miller

Seconded by P. Brown

Motion 20 Be it resolved that the St. Clair Township Water Demand Forecast - 2031 report as submitted by Director of Public Works - Brian Black be received as information and that Council approve the recommended water demand forecast of an incremental 20% for St. Clair Township by 2031 be submitted to LAWSS and be incorporated into the Water Master Plan.

CARRIED

8.11 Director of Public Works' Report - Ministry of Municipal Affairs and Housing Municipal Modernization Grant

Moved by P. Brown

Seconded by S. Miller

Motion 21 Be it resolved that the Ministry of Municipal Affairs and Housing (MMAH) - Municipal Modernization Grant report as submitted by Director of Public Works - Brian Black be received as information and that consideration be given to By-Law 24 of 2020 to approve the terms & conditions of the MMAH Municipal Modernization Program grant related to the Water/Wastewater SCADA & Communications Study and that the Treasurer be authorized to sign the Municipal Modernization Transfer Payment Agreement on behalf of the Township.

CARRIED

8.12 Coordinator of Operations' (Works) Report - Welcome Signs for Corunna and Port Lambton

Moved by S. Miller

Seconded by R. Atkins

Motion 22 Be it resolved that the *Welcome Signs for Corunna and Port Lambton* report as submitted by Coordinator of Operations (Works) - Dave Neely be received as information.

CARRIED

Moved by P. Brown

Seconded by T. Kingston

Motion 23 Be it resolved that Option "A" be selected for the Welcome to Corunna sign.

CARRIED

Moved by R. Atkins

Seconded by B. Myers

Motion 24 Be it resolved that Option "A" be provisionally accepted for the Welcome to Port Lambton sign but, that staff be directed to prepare a report to show the impacts of having all signs the same size and to include each town's date of establishment included.

CARRIED

8.13 Coordinator of Operations' (Works) Reports - Reflectivity Testing of Road Signs with Quote

Moved by T. Kingston

Seconded by B. Myers

Motion 25 Be it resolved that the *Reflectivity Testing of Road Signs* report as submitted by Coordinator of Operations (Works) - Dave Neely be received as information and that the Township procurement policy be waived for economic benefits, and that the quote from Advantage Data Collection be approved in the amount of \$16,774.77 (including net HST) per year for the next 3 years of

inspection of sign reflectivity, to be paid each year from the operations 'sign budget'.

CARRIED

8.14 Coordinator of Operations' (Works) Report - Encroachment Agreement - Allingham Drain and NOVA Chemicals

Moved by S. Miller

Seconded by R. Atkins

Motion 26 Be it resolved that the *Encroachment Agreement - Allingham Drain and NOVA Chemicals* report as submitted by Coordinator of Operations (Works) - Dave Neely be received as information and that consideration be given to approve an encroachment agreement for the crossing of a two overhead hydro transmission lines and three telecom cables across the Allingham Drain, between St. Clair Township and Nova Chemicals Corporation and that the Mayor and Clerk be authorized to sign the agreement and other related documents.

CARRIED

8.15 Coordinator of Operations' (Water/Wastewater) Report - Compact Valve Maintenance Trailer

Moved by P. Brown

Seconded by R. Atkins

Motion 27 Be it resolved that the Compact Valve Maintenance Trailer report as submitted by Coordinator of Operations (Water/Wastewater) - Chris Westbrook be received as information and that the purchase of a compact valve maintenance trailer, valve nut repair kit and AWWA nut set for the total amount of \$60,765.98 Net HST as submitted by WACHS Canada be accepted and approved.

CARRIED

8.16 Coordinator of Operations' (Water/Wastewater) Report - Port Lambton Lagoon Prescribed Burn

Moved by T. Kingston

Seconded by P. Brown

Motion 28 Be it resolved that the *Port Lambton Lagoon Prescribed Burn* report as submitted by Coordinator of Operations (Water/Wastewater) - Chris Westbrook be received as information and that the prescribed burn plan submitted by Wildfire Specialists Inc. for the Port Lambton Lagoons be accepted and approved.

CARRIED

8.17 Director of Community Services' Report - Emergency Services Building

Moved by P. Brown

Seconded by S. Miller

Motion 29 Be it resolved that the *Emergency Services Building* report as submitted by the Director of Community Services - Kendall Lindsay be received as information and that the windows, HVAC/Boiler system be replaced with new and roof access and parking lot issues be repaired. Financing for these items will be from the Facilities reserve of \$390,000 and the remaining \$100,000 be financed out of the Education and Environment fund.

CARRIED

9. **BY-LAWS:**

Moved by S. Miller

Seconded by R. Atkins

Motion 30 Be it resolved that the following By-laws receive all three readings and that the Mayor and Clerk be authorized to execute appurtenant agreements and be thereby passed:

9.1 By-Law 17 of 2020 - Confirming By-Law

9.2 By-Law 18 of 2020 - Zoning By-Law Amendment - Martin - 1832 Kent Line

- 9.3 By-Law 19 of 2020 - Zoning By-Law Amendment - Van Leerzem - 2824 Waubuno Road
- 9.4 By-Law 20 of 2020 - Zoning By-Law Amendment - Watson Timber Mart - 79 Courtright Line
- 9.5 By-Law 21 of 2020 - Site Plan Agreement Amendment - NOVA Chemicals - 758 Petrolia Line
- 9.6 By-Law 22 of 2020 - Temporary Use Agreement - Greenfield Energy - 140 Bickford Line
- 9.7 By-Law 23 of 2020 - Temporary Second Dwelling Agreement - Campbell - 1933 Moore Line
- 9.8 By-Law 24 of 2020 - Ontario Funding Agreement for Modernization of Services
- 9.9 By-Law 25 of 2020 – To Remove B-L LA23730 from Lot 25, Plan 25M-18

CARRIED

10. IN CAMERA SESSION

No in camera session was held.

11. COUNCILLORS' REPORTS:

Councillor Kingston

Councillor Kingston asked staff to contact Danbury Developments to advise that the emergency access from Spokane Blvd onto Birchbank Drive was under water and was not passable.

Mayor Arnold

Mayor Arnold noted upcoming meeting times may be impacted by the ongoing COVID-19 pandemic. He encouraged all to observe social distancing and isolation measures.

12. UPCOMING MEETINGS

- 12.1 Regular Council Meeting – Monday, April 6, 2020 at 3:00 p.m.
- 12.2 Regular Council Meeting – Monday, April 20, 2020 at 6:00 p.m.
- 12.3 Regular Council Meeting – Monday, May 4, 2020 at 3:00 p.m.

Moved by S. Miller

Seconded by T. Kingston

Motion 31 Be it resolved that all deputations for council meetings be suspended until all precautions for COVID-19 are removed and that regular Council meeting agendas only include time sensitive and urgent matters.

CARRIED

13. ADJOURNMENT

Seeing no other business to conduct, it was thereby moved:

Moved by B. Myers

Seconded by R. Atkins

Motion 32 Be it resolved that the meeting do hereby adjourn.

CARRIED

The meeting was adjourned at 7:00 p.m.



Mayor – Steve Arnold



Clerk – Jeff Baranek