



CORPORATION OF THE TOWNSHIP OF ST. CLAIR

COUNCIL MINUTES

SESSION #7

Electronic Meeting
April 5, 2021
3:00 p.m.

A Regular Meeting of Council was held Monday, April 5, 2021 at 3:00 p.m. with the following people participating via video conference:

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

AGENDA:

1. CALL TO ORDER

2. DECLARATION OF PECUNIARY INTEREST

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting - Session #6 – March 15, 2021

3.2 St. Clair Township Golf Course Committee Meeting – March 4, 2021

4. DELEGATIONS/PRESENTATIONS

4.1 Unauthorized Dock Installation across from 1578 First St., Courtright:

- 3:15 p.m. – Olivia Nisbet

- 3:25 p.m. – Randi Stokes

5. CORRESPONDENCE ITEMS

5.1 St. Joseph's Hospice – 2021 Alan Day Charity Open Golf Tournament

5.2 Request for Illuminated Intersection at Highway 40 and Bentpath Line

5.3 2021 Sombra Commemoration Request

5.4 International Stag Island Owners as Essential Travelers – Property Access Petition

5.5 Municipal Finance Officers' Association – Extended Timelines for Asset Management Planning

5.6 Heritage St. Clair - Request for Brigden Project Endorsement

5.7 Lambton Public Health – 2021 West Nile Larvicide Authorization

5.8 Request for Speed Limit Reduction – St. Clair Parkway

5.9 Property Standards Report – 374 Hill Street

5.10 Property Standards Complaint – 238 Paget Street

5.11 Property Standards Complaint – 346 Colborne Street

5.12 Property Standards Complaint – 518 Belmont Avenue

6. **INFORMATION ITEMS**

6.1 Tourism Samia-Lambton – Board of Directors Meeting Minutes – January 21, 2021

6.2 Building Permits Report – February 2021

6.3 CN Railroad – News Release – Cyrus Reporter

6.4 Minister of Natural Resources' Response Letter – Enbridge Line 5

6.5 Ontario Power Generation – Lambton Generating Station Demolition Project – CSX Rail Spur Reactivation

6.6 Municipal Finance Officers' Association – Provincial Budget 2021- Ontario's Action Plan: Protecting People's Health & Our Economy

6.7 Association of Municipalities of Ontario Policy Update – Provincial Budget Highlights and Bill 257 Referred to Committee

7. **DRAINS**

7.1 Drainage By-Law 6 of 2021 – Various Drains – 2020 Maintenance

7.2 Drainage By-Law 7 of 2021 – Various Drains – 2020 Maintenance

7.3 Drainage By-Law 8 of 2021 – Various Drains – 2020 Maintenance

8. **REPORTS OF COMMITTEES AND STAFF**

8.1 Senior Planner's Report – Site Plan Approval – 224 West Holt Line – Forge Sombra Corporation

8.2 Senior Planner's Report – Site Plan Approval – 403-439 LaSalle Line – Enbridge Gas Inc. over Cando Rail Services Ltd. lands

8.3 Clerk's Report – Property Standards Complaint Procedure Policy

8.4 Deputy Clerk's Report – Enbridge Gas Inc. – Request for Temporary Modular Building Request – 403 LaSalle Line

8.5 Treasurer's Report – Designation of Ontario Community Infrastructure Fund and Association of Municipalities of Ontario Gas Tax Projects

- 8.6 Treasurer's Report – Federal Government Doubling of Association of Municipalities of Ontario Gas Tax
- 8.7 Director of Emergency Services' Report – Fire Safety Grant Transfer Agreement
- 8.8 Director of Emergency Services' Report – Pick-Up Truck Tender Results
- 8.9 Coordinator of Engineering's Report – Second Street Private Water Services - Courtright
- 8.10 Coordinator of Engineering's Report – Lincoln Drive Sanitary Pump Station Installation
- 8.11 Drainage Superintendent's Report – Monthly Report
- 8.12 Director of Community Services' Report - Information
- 8.13 Director of Community Services' Report – Architect for Arena Rinks Project
- 8.14 Director of Community Services' Report – Boat Launches, Walkway/Dock, Cathcart Breakwall Projects
- 8.15 Director of Community Services' Report – Brander Park Chip Truck Location and Rental Fees
- 8.16 Director of Community Services' Report – Courtright Community Hall Repairs
- 8.17 Director of Community Services' Report – Portable Washrooms in Township Parks
- 8.18 Director of Community Services' Report – Lese Agreement with Sombra Township Child Care
- 8.19 Coordinator of Facilities and Parks' Report – Cathcart Pavilion Hour Extensions

9. **BY-LAWS**

- 9.1 By-Law 15 of 2021 – Temporary Modular Building Agreement – 403 LaSalle Line – Enbridge Gas Inc./Cando Rail Services Ltd.
- 9.2 By-Law 16 of 2021 – Site Plan Agreement – 224 West Holt Line – Forge Sombra Corp.
- 9.3 By-Law 17 of 2021 – Site Plan Agreement – 403-439 LaSalle Line – Enbridge Gas Inc./Cando Rail Services Ltd.

10. **NEW BUSINESS**

11. **COUNCILLORS' REPORTS**

12. **UPCOMING MEETINGS**

- 12.1 Regular Council Meeting - Monday, April 19, 2021 at 3:00 p.m.
- 12.2 Regular Council Meeting – Monday, May 3, 2021 at 3:00 p.m.
- 12.3 Regular Council Meeting – Tuesday, May 17, 2021 at 3:00 p.m.

13. **IN CAMERA SESSION**

- 13.1 Municipal Act – Section 239 (2) (a) Security of the Emergency Services Building

13.2 Municipal Act – Section 239 (2) (c) Reconsideration of a sale of public laneway

13.3 Municipal Act – Section 239 (2) (c) Proposed lease of a township land for private dock installation

13.4 Municipal Act – Section 239 (2) (e) Potential litigation related to an unauthorized dock installation

14. **ADJOURNMENT**

1. **CALL TO ORDER**

At the appointed time of 3:00 p.m., Mayor Arnold called the meeting to order and welcomed Council, staff and those watching on other platforms.

Mayor Arnold reported there is an upcoming vaccine clinic in Brigden on April 7, 2021.

2. **DECLARATION OF PECUNIARY INTEREST**

None declared.

3. **ADOPTION OF MINUTES**

Moved by J. De Gurse

Seconded by T. Kingston

Motion 1 Be it resolved that the Minutes from the Regular Council Meeting Session #6 held on March 15, 2021, be received and accepted as printed.

CARRIED

Moved by R. Atkins

Seconded by P. Brown

Motion 2 Be it resolved that the Minutes from the St. Township Clair Golf Course Committee Meeting held on March 4, 2021, be received as information.

CARRIED

4. **DELEGATIONS/PRESENTATIONS**

4.1 **Unauthorized Dock Installation across from 1578 First St., Courtright:**

Olivia Nesbit and Norm Leger

At the appointed time of 3:15 p.m., Mayor Arnold welcomed Olivia Nesbit and Norm Leger to make their presentation.

Mrs. Nesbit summarized the content of her original complaint which results from the installation of a private dock by the owners of 1578 First Street, Courtright.

They have concerns with this dock being adjacent to their property on the west side of St. Clair Parkway. Mrs. Nesbit admitted that the owners of the dock approached them with their plans to install a "swim platform" for their children to use. According to Mrs. Nesbit, in March of 2021, material arrived on-site and was installed shortly thereafter, where it was noted that the platform had grown into a large dock.

Mrs. Nesbit advised that since Mrs. Stokes does not live on the waterfront, any dock was prohibited by the Township Zoning By-Law and asked that Council enforce the by-law.

Mayor Arnold thanked Mrs. Nesbit and Mr. Leger for their submissions and noted that the topic would be considered in-camera at the end of the open session.

Randi Stokes

At the appointed time of 3:15 p.m., Mayor Arnold welcomed Randi Stokes to make her presentation.

Mrs. Stokes opened her presentation by apologizing for installing the dock without a permit noting that she was not aware of the process. Mrs. Stokes advised that she met with Mrs. Nesbit on-site in an effort to confirm the dock would be north of Mrs. Nesbit's lot line projection but, acknowledged that the contractor made an error and installed it south of the agreed upon location.

Councillor Atkins asked Mrs. Stokes if she received the letter from Township CAO - John Rodey in August of 2020 which stated that such dock installation was illegal and would not be permitted. Mrs. Stokes indicated that she had not seen the letter.

Seeing no other questions from Council, Mayor Arnold thanked Mrs. Stokes for her submissions and noted that the topic would be considered in-camera at the end of the open session.

5. CORRESPONDENCE ITEMS

Moved by P. Brown

Seconded by J. De Gurse

Motion 3 Be it resolved that Council accept the following items of correspondence as per Council's direction:

- 5.1 St. Joseph's Hospice – 2021 Alan Day Charity Open Golf Tournament
- 5.2 Request for Illuminated Intersection at Highway 40 and Bentpath Line
- 5.3 2021 Sombra Commemoration Request
- 5.4 International Stag Island Owners as Essential Travelers – Property Access Petition
- 5.5 Municipal Finance Officers' Association – Extended Timelines for Asset Management Planning
- 5.6 Heritage St. Clair - Request for Brigden Project Endorsement
- 5.7 Lambton Public Health – 2021 West Nile Larvicide Authorization
- 5.8 Request for Speed Limit Reduction – St. Clair Parkway
- 5.9 Property Standards Report – 374 Hill Street
- 5.10 Property Standards Complaint – 238 Paget Street
- 5.11 Property Standards Complaint – 345 Nantais Court
- 5.12 Property Standards Complaint – 518 Belmont Avenue

CARRIED

5.1 Moved by P. Brown

Seconded by S. Miller

Motion 4 Be it resolved that the Township donate \$1000 to the 2021 Alan Day Charity Open Golf Tournament.

CARRIED

5.2 Moved by T. Kingston

Seconded by R. Atkins

Motion 5 Be it resolved that the request for illumination at the intersection of Highway 40 and Bentpath Line be endorsed by the Township and forwarded to the Ministry of Transportation and the County of Lambton for their consideration.

CARRIED

5.3 Moved by S. Miller

Seconded by R. Atkins

Motion 6 Be it resolved that the request submitted by Lars Bouman to have a Purple Martin House installed at the Sombra Waterfront Park be approved and that staff be directed to install the necessary support post.

CARRIED

6. INFORMATION ITEMS

Moved by S. Miller

Seconded by R. Atkins

Motion 16 Be it resolved that the following items of information be dealt with as per Council's direction:

- 6.1 Tourism Sarnia-Lambton – Board Meeting Minutes – January 21, 2021
- 6.2 Building Permits Report – February 2021
- 6.3 CN News Release
- 6.4 MNR – Enbridge Line 5
- 6.5 Lambton GS Rail Spur Reactivation
- 6.6 MFOA 2021 Budget Summary
- 6.7 AMO Policy Update Budget Highlights

CARRIED

6.5 Moved by R. Atkins

Seconded by

Motion 17 Be it resolved that Ontario Power Generation be required to install signage to warn of increased rail line traffic.

MOTION LOST (DID NOT GET A SECONDER)

7. DRAINS

Moved by J. De Gurse

Seconded by T. Kingston

Motion 18 Be it resolved that the following drainage by-laws be given all three readings and be thereby passed, and that the Mayor and Clerk be authorized to execute the By-Laws:

- 7.1 Drainage By-Law 6 of 2021 – Being a by-law to raise the sum of money being expended out of the General Funds of the Township of St. Clair for drain expenses to the 18/19 Sideroad Drain, 4th & 5th Concession Drain, Alexander Drain, Bailey Drain, Baxter Drain, Botting Drain, Brown Drain Brigden, Burch Drain South, Burgua Drain and Cain Drain;
- 7.2 Drainage By-Law 7 of 2021 – Being a By-Law to raise the sum of money being expended out of the General Funds of the Township of St. Clair for drain expenses to the Chapple Drain, Clubb Drain, Duncan Drain, Eyre Drain, Forbes Drain, Frye Drain, Grant Drain, Gray Drain Moore, Hair Drain and Hale Drain;
- 7.3 Drainage By-Law 8 of 2021 – Being a By-Law to raise the sum of money being expended out of the General Funds of the Township of St. Clair for drain expenses to the Hall Phibbs Hagen Drain, Harkness Drain, Hayward Drain, Hetherington Drain, Heyland Drain, Holmes Drain, Hooper Drain West, Howson Drain, Jarvis Drain East and Lauber Drain North.

CARRIED

8. REPORTS OF COMMITTEES AND STAFF

8.1 Moved by S. Miller

Seconded by T. Kingston

Motion 19 Be it resolved that the *Site Plan Approval - 224 West Holt line - Forge Sombra Corporation* report dated March 30, 2021 submitted by Senior Planner - Barry Uitvlugt be received as information and the Site Plan Agreement for the Cando Rail-Enbridge Site Plan be considered for approval.

CARRIED

8.2 Moved by P. Brown

Seconded by J. De Gurse

Motion 20 Be it resolved that the *Site Plan Approval - 403-439 Lasalle Line - Cando Rail - Enbridge Site* report dated March 30, 2021 submitted by Senior Planner - Barry Uitvlugt be received as information and the Site Plan Agreement for the Cando Rail-Enbridge Site Plan be considered for approval.

CARRIED

Councillor Brown asked for a virtual tour of the Emergency Services Building so that Council can better understand the necessary capital improvements.

Councillor De Gurse

Councillor De Gurse had nothing to report.

Councillor Kingston

Councillor Kingston participated in the Committee of Adjustment meeting and the Moore Optimist Easter Bunny Event.

Deputy Mayor Miller

Deputy Mayor Miller participated in many meetings via zoom and attended a tour of the vaccination clinic in Point Edward, commending the process for its efficiency.

Mayor Arnold

Mayor Arnold participated in many events representing the Township.

He asked for an update on the pending improvements for the Rutledge Drain.

Mayor Arnold offered the use of his office during current lockdowns in an effort to ensure distancing within the building.

The Mayor asked staff to consider a steel roller on freshly graveled roads to ensure compaction.

Mayor Arnold concluded his report by asking staff to bring a report with considerations for replacing the current phone system at the Civic Centre. The system is original to the building and needs to become more user friendly providing the public with the ability to access a staff member by extension.

12. UPCOMING MEETINGS

12.1 Regular Council Meeting – Monday, April 19, 2021 at 3:00 p.m.

12.2 Regular Council Meeting – Monday, May 3, 2021 at 3:00 p.m.

12.3 Regular Council Meeting – Tuesday, May 17, 2021 at 3:00 p.m.

13. IN CAMERA SESSION

Moved by J. De Gurse

Seconded by P. Brown

Motion 39 Be it resolved that the meeting enter an in-camera session to consider the following:

13.1 Municipal Act – Section 239 (2) (a) Security of the Emergency Services Building

13.2 Municipal Act – Section 239 (2) (c) Reconsideration of a sale of public laneway

13.3 Municipal Act – Section 239 (2) (c) Proposed lease of a township land for private dock installation

13.4 Municipal Act – Section 239 (2) (e) Potential litigation related to an unauthorized dock installation

CARRIED

Mayor Arnold declared the meeting back into open session and asked for forthcoming motions.

No motions were passed.

14. **ADJOURNMENT**

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

Moved by T. Kingston

Seconded by J. De Gurse

Motion 40 Be it resolved that the meeting do hereby adjourn.

CARRIED

The meeting was adjourned at 5:30 p.m.



Mayor – Steve Arnold



Clerk – Jeff Baranek

