



**CORPORATION OF THE TOWNSHIP OF ST. CLAIR**

**COUNCIL MINUTES**

**SESSION #15**

Electronic Meeting  
September 7, 2021  
3:00 p.m.

A Regular Meeting of Council was held Tuesday, September 7, 2021, at 3:00 p.m. with the following people participating via video conference:

S. Arnold	Mayor
R. Atkins	Councillor
P. Brown	Councillor
J. De Gurse	Councillor
B. Myers	Councillor
T. Kingston	Councillor

**Staff:**

J. Rodey	CAO
J. Baranek	Clerk
C. McClemens	Deputy Clerk/Coord. of Planning
W. Anderson	Dir. of Emergency Services
B. Black	Dir. of Public Works
C. Quenneville	Treasurer
K. Lindsay	Dir. of Community Services
C. Westbrook	Coord. of Operations (Water)
D. Neely	Coord. of Operations (Roads)
P. Da Silva	Coord. of Engineering
J. Brunt	Drainage Superintendent

**Regrets:**

S. Miller	Deputy Mayor
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**AGENDA:**

**1. CALL TO ORDER**

**2. DECLARATION OF PECUNIARY INTEREST**

**3. ADOPTION OF MINUTES**

3.1 Regular Council Meeting - Session #14 – August 9, 2021

**4. DELEGATIONS/PRESENTATIONS**

**4.1 PUBLIC MEETING:**

- 3:15 p.m. – Zoning By-Law Amendment – Tom Wilson Farms Ltd. – 1378 Rokeby Line

**5. CORRESPONDENCE ITEMS**

5.1 Mocha Shriners 2021 Holiday Magic Show Sponsorship Campaign

5.2 Parking Area Suggestions – Second Street and St. Clair Parkway, Port Lambton

5.3 Request for Reconsideration of Speed Limit Reduction on St. Clair Parkway

5.4 Highway 40 – Suggestions for Improvement

5.5 Moore Presbyterian Foundation – Donation Appreciation

6. **INFORMATION ITEMS**

6.1 Lambton Group Police Services Board Report for May/June 2021

6.2 Building Permit Report – July 2021

6.3 Lambton County News Release – “Vax to School” Clinic Information

6.4 Municipal Modernization Program Information Letter and Intake Guidelines

6.5 Township of St. Clair Golf Course Committee Meeting Minutes – August 17, 2021

7. **DRAINS**

7.1 DRAFT Drainage By-Law 15 of 2021 – Municipality of Chatham-Kent Drains (Amending)

7.2 DRAFT Drainage By-Law 16 of 2021 – Township of Enniskillen Drains (Amending)

8. **REPORTS OF COMMITTEES AND STAFF**

8.1 Planner’s Report – Zoning By-Law Amendment – 1378 Rokeby Line – Tom Wilson Farms Ltd.

8.2 Planner’s Report – Zoning By-Law Amendment – Courtright Landing – Southside Construction Management Ltd. (Agent: Zelinka Priamo Ltd.)

8.3 Treasurer’s Report – General Accounts Report and Corporate Visa Statement

8.4 Treasurer’s Report – Investing in Canada Infrastructure Program (ICIP) COVID-19 Resilience Infrastructure Stream Grant Agreement

8.5 Deputy Treasurer’s Report – 2022 Capital and Operating Budget Timelines

8.6 Director of Emergency Services’ Report – Information

8.7 Deputy Fire Chief’s Report – Fire Department Prevention and Fire Safety Education Activities

8.8 Deputy Fire Chief’s Report -Fire Department Training and Health & Safety Activities

8.9 Director of Public Works’ Report – Municipal Modernization Program Second Intake Grant Approval

8.10 Director of Public Works’ Report – Municipal Modernization Program Second Intake Grant Approval

8.11 Coordinator of Operations’ (Works) Report – Stormwater Management Ponds

**8.12 Coordinator of Operations' (Works) Report – No Parking Request – Brooktree Drive and Cass Court**

**8.13 Coordinator of Operations' (Works) Report – Encroachment Agreement – Enbridge Pipelines – Rokeby Line**

**8.14 Coordinator of Operations' (Water) Report – Monthly Report**

**8.15 Coordinator of Operations' (Water) Report – Jacobs (CH2M) Contract Amendment No. 10 – Wastewater Facilities**

**8.16 Drainage Superintendent's Report – Monthly Report**

**8.17 Director of Community Services' Report – Information**

**8.18 Coordinator of Community Programs' Report – St. Clair Current Swim Club – request to Use Moore Sports Complex Logo**

**9. BY-LAWS**

**9.1 By-Law 33 of 2021 – Zoning By-Law Amendment – Courtright Landing – Southside Construction Management Ltd.**

**9.2 By-Law 39 of 2021 – Zoning By-Law Amendment – Tom Wilson Farms Ltd. – 1378 Rokeby Line**

**9.3 By-Law 41 of 2021 – To Appoint a Township Treasurer**

**10. NEW BUSINESS**

**11. COUNCILLORS' REPORTS**

**12. UPCOMING MEETINGS**

**12.1 Regular Council Meeting – Monday, September 20, 2021, at 6:00 p.m.**

**12.2 Regular Council Meeting – Monday, October 4, 2021, at 3:00 p.m.**

**12.3 Regular Council Meeting – Monday, October 18, 2021, at 6:00 p.m.**

**13. IN-CAMERA**

**13.1 Municipal Act - Section 239 (2) (d) To Discuss upcoming contract options for the Waste Water Treatment Plant**

**13.2 Municipal Act - Section 239 (2) (h) To discuss information provided by Ontario Power Generation to the Township related to the continued demolition of the former Lambton Generating Station**

**13.3 Municipal Act – Section 239 (2) (b) Personal Matters about an employee's use of Social Media**

**13.4 Municipal Act – Section 239 (2) (a) To Discuss the Security of and Potential Re-Opening of the Civic Centre**

**14. ADJOURNMENT**

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**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 asked everyone to keep Deputy Mayor Miller in your thoughts as he deals with a difficult personal situation.

2. **DECLARATION OF PECUNIARY INTEREST**

None declared.

3. **ADOPTION OF MINUTES**

Moved by T. Kingston

Seconded by B. Myers

**Motion 1** Be it resolved that the Minutes from the Regular Council Meeting Session #14 held on August 9, 2021, be received and accepted as printed.

**CARRIED**

4. **DELEGATIONS/PRESENTATIONS**

4.1 **PUBLIC MEETING:**

**– 3:15 p.m. – Zoning By-Law Amendment – Tom Wilson Farms Ltd. – 1378 Rokeby Line**

At the appointed time of 3:15 p.m., Mayor Arnold called to order a Public Meeting to consider an application to rezone 1378 Rokeby Line being a condition from previously approved Committee of Adjustment Surplus Farm Dwelling Application B04/20.

Planner - Ezio Nadalin summarized his report dated August 5, 2021, and advised the proposed rezoning met the intentions of the Provincial Policy Statement, and the Township planning documents.

Seeing nobody wishing to speak in favour or opposition to the application, he declared the public meeting closed and asked for a forthcoming motion.

Moved by J. De Gurse

Seconded by T. Kingston

**Motion 2** Be it resolved that rezoning application R-0321 to rezone the property known as Concession 9, East Part Lot 17, Part East ½ Lot 17, Township of St. Clair as a condition of Committee of Adjustment application B04/20 be approved and that corresponding Bylaw 39 of 2021 be considered for approval.

**CARRIED**

5. **CORRESPONDENCE ITEMS**

Moved by J. De Gurse

Seconded by P. Brown

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

- 5.1 Mocha Shriners 2021 Holiday Magic Show Sponsorship Campaign
- 5.2 Parking Area Suggestions – Second Street and St. Clair Parkway, Port Lambton
- 5.3 Request for Reconsideration of Speed Limit Reduction on St. Clair Parkway
- 5.4 Highway 40 – Suggestions for Improvement
- 5.5 Moore Presbyterian Foundation – Donation Appreciation

**CARRIED**

5.1 Moved by T. Kingston

Seconded by R. Atkins

**Motion 4** Be it resolved that the request submitted by the Mocha Shriners to sponsor the 2021 Holiday Magic be received and filed and that the Shriners be





By-Law 39 of 2021 be considered for approval.

**CARRIED**

- 8.2 \*Prior to consideration of item 8.2, consideration was given to the proponent's request to hold a second public meeting, and the request was denied.

Moved by B. Myers

Seconded by P. Brown

**Motion 12** Be it resolved that the *Proposed Zoning By-Law Amendment - Priamo for Southside Construction - Courtright Landing* report submitted by Planner - Ian MacDougall, dated August 30, 2021, be received as supplemental information to the July 5, 2021 Council meeting and that By-Law 33 of 2021 be REFUSED.

**CARRIED**

- 8.3 Moved by P. Brown

Seconded by T. Kingston

**Motion 13** Be it resolved that the *General Accounts and Corporate Visa Statement* report as submitted by Treasurer - Charlie Quenneville be received as information and the following vendor invoices be approved for the period of August 1 to August 27, 2021, totaling \$1,568,094.23 along with the CIBC Visa charges for the period of June 25 to July 24, 2021, totaling \$25,472.96 be approved.

**CARRIED**

- 8.4 Moved by T. Kingston

Seconded by R. Atkins

**Motion 14** Be it resolved that the *ICIP COVID-19 Resilience Infrastructure Grant Agreement* report as submitted by Treasurer - Charlie Quenneville be received as information and that Council approves the Investing in Canada Infrastructure Program (ICIP) COVID-19 Resilience Infrastructure Stream Local Government Intake for the refrigerant system agreement with the Province and authorize the Mayor and Treasurer to execute the necessary paperwork and sign the agreement.

**CARRIED**

- 8.5 Moved by R. Atkins

Seconded by T. Kingston

**Motion 15** Be it resolved that the *2022 Capital and Operating Budget Timelines* report submitted by Deputy Treasurer – George Lozon, dated August 26, 2021, be received as information.

**CARRIED**

- 8.6 Moved by T. Kingston

Seconded by J. De Gurse

**Motion 16** Be it resolved that the *Fire Dept. - Information* report as submitted by Chief Walt Anderson be received as information.

**CARRIED**

- 8.7 Moved by T. Kingston

Seconded by B. Myers

**Motion 17** Be it resolved that the *Fire Department Prevention & Fire Safety Education Activities* report as submitted by Deputy Chief - Andrew McMillan be received as information.

**CARRIED**

- 8.8 Moved by J. De Gurse

Seconded by P. Brown

**Motion 18** Be it resolved that the *Fire Department Training and Health & Safety Activities* report as submitted by Deputy Chief - Steve Bicum be received as information.

**CARRIED**

- 8.9 Moved by J. De Gurse

Seconded by T. Kingston

**Motion 19** Be it resolved that the *Municipal Modernization Program Second Intake Grant Approval* report as submitted by the Director of Public Works - Brian Black be received as information and that the grant be received by Council and the Mayor, Treasurer and Director of Public Works be authorized to complete the necessary paperwork to execute the grant.

**CARRIED**

8.10 Moved by J. De Gurse

Seconded by R. Atkins

**Motion 20** Be it resolved that the *Municipal Modernization Program Opportunity - Intake 3* report submitted by the Director of Public Works - Brian Black, be received as information and that the following resolution be approved as a requirement of the Municipal Modernization Program, Intake 3:

1. That Council of St. Clair Township direct staff to apply for the Municipal Modernization Program funding and to complete a third-party study regarding the upgrade of the Township's Locate Processing & Administrative System to identify efficiencies and cost savings as well as purchase locate administration software & implement the program;
2. That St. Clair Township commits \$100,000.00 from its budget towards the cost of this study, software purchase and implementation.

**CARRIED**

8.11 Moved by P. Brown

Seconded by B. Myers

**Motion 21** Be it resolved that the *Stormwater Management Ponds* report submitted by Coordinator of Operations (Works) - Dave Neely be received as information.

**CARRIED**

8.12 Moved by J. De Gurse

Seconded by P. Brown

**Motion 22** Be it resolved that the *No Parking Request - Brooktree Drive and Cass Court* report submitted by Coordinator of Operations (Works) - Dave Neely be received as information and that the removal of four (4) potential parking spaces on the west side of Brooktree Drive, between Hill Street and Cass Court be approved; and that "No Parking" signs be installed by Operations staff and a by-law be passed to finalize the restriction.

**CARRIED**

8.13 Moved by J. De Gurse

Seconded by P. Brown

**Motion 23** Be it resolved that the *Encroachment Agreement at Rokeby – Enbridge Pipelines – Rokeby Line* report submitted by Coordinator of Operations (Works) - Dave Neely be received as information and that an encroachment agreement between St. Clair Township and Enbridge Gas Inc. be accepted, and the Mayor and Clerk be authorized to sign the agreement and other related documents.

**CARRIED**

8.14 Moved by J. De Gurse

Seconded by B. Myers

**Motion 24** Be it resolved that the *Water – Monthly Report* submitted by Coordinator of Operations (Water) - Chris Westbrook be received as information.

**CARRIED**

8.15 Moved by T. Kingston

Seconded by R. Atkins

**Motion 25** Be it resolved that the *Jacobs (CH2M) Contract Amendment No. 10 - Wastewater Facilities* report submitted by Coordinator of Operations (Water) - Chris Westbrook be received and that the Contract Amendment No. 10 in the amount of \$425,479 for the period of June 1, 2021, to May 31, 2022, be approved and the document be signed by the Mayor and Clerk.

**CARRIED**

8.16 Moved by T. Kingston

Seconded by J. De Gurse

**Motion 26** Be it resolved that the *Monthly Information* report as submitted by Drainage Superintendent - Jason Brunt be received as information and that the following recommendation be approved:

1. That the replacement of the access culvert and lawn enclosure culvert on the Baxter Drain, by GJS Contracting be approved (as requested by property

owner), as a maintenance expense, at an estimated cost of \$55,000 (\$22,000 installation & \$33,000 pipe materials).

**CARRIED**

8.17 Moved by R. Atkins

Seconded by T. Kingston

**Motion 27** Be it resolved that the *Community Services - Information* report as submitted by Director of Community Services - Kendall Lindsay be received as information.

**CARRIED**

8.18 Moved by P. Brown

Seconded by J. De Gurse

**Motion 28** Be it resolved that the *St. Clair Current Swim Club - Request to Use Moore Sports Complex Logo* report as submitted by Coordinator of Community Programs - Michelle Rottier be received and that the swim club be authorized to use the Mooretown Sports Complex Logo.

**CARRIED**

**9. BY-LAWS:**

Moved by P. Brown

Seconded by B. Myers

**Motion 29** 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:

9.2 By-Law 39 of 2021 - Zoning By-Law Amendment – Tom Wilson Farms Ltd. – 1378 Rokeby Line

9.3 By-Law 41 of 2021 - To Appoint a Township Treasurer

**CARRIED**

9.1 By-Law 33 of 2021 - Zoning By-Law Amendment – Courtright Landing – Southside Construction Management Ltd.

**[THIS BYLAW WAS DEFEATED BY MOTION 12]**

**10. NEW BUSINESS**

**11. COUNCILLORS' REPORTS:**

**Councillor Atkins**

Councillor Atkins asked staff to look into concerns with the new lighting being installed at Riverview School.

She reminded staff to look into a Harassment Policy to protect Township staff and volunteers from volatile members of the public.

Councillor Atkins thanked staff and Tourism Samia-Lambton for facilitating the visit of Thomas the Tugboat and thanked everyone involved in the clean-up efforts as approximately 3000 people visited the Mooretown Dock the first day.

Councillor Atkins concluded her report by thanking staff for continued efforts on making our ball diamonds look wonderful and congratulated the local Port Lambton U15 on their recent OBA Championship.

**Councillor Brown**

Councillor Brown participated in the recent St. Clair Region Conservation Authority and golf committee meetings.



**Councillor De Gurse**

Councillor De Gurse reported that he has received concerns from people on Murray Street who were having trouble entering the street due to on-street parking from tenants at 351 Murray Street.

Moved by J. De Gurse

Seconded by B. Myers

**Motion 30** Be it resolved that staff be directed to draft a report to consider the implications of restricting on-street parking in the area of 351 Murray Street to one side of the street.

**CARRIED**

Councillor De Gurse noted he had received concerns related to the distribution of bio-solids on local farmland.

Moved by J. De Gurse

Seconded by B. Myers

**Motion 31** Be it resolved that staff be directed to produce a report related to the distribution and storage of biosolids on local farmland.

**CARRIED**

**Councillor Kingston**

Councillor Kingston noted that she participated in the Committee of Adjustment meeting, the recognition event for the retirement of longtime Township Treasurer Charlie Quenneville and the Thomas the Tugboat event.

**Councillor Myers**

Councillor Myers thanked staff for their continued efforts and, particularly, on the quick turn-around to get Thomas the Tugboat into the community.

**Mayor Arnold**

Mayor Arnold supported Councillor De Gurse advised that he has also heard some concerns with biosolids and noted that they are considered fertilizer.

Mayor Arnold closed his report by thanking staff for their continued good work throughout these ongoing challenging times.

**12. UPCOMING MEETINGS**

- 12.1 Regular Council Meeting – Monday, September 20, 2021, at 6:00 p.m.
- 12.2 Regular Council Meeting – Monday, October 4, 2021, at 3:00 p.m.
- 12.3 Regular Council Meeting – Monday, October 18, 2021, at 6:00 p.m.

**13. IN-CAMERA**

Moved by J. De Gurse

Seconded by P. Brown

**Motion 32** Be it resolved that the meeting enter an in-camera session to discuss the following:

- 13.1 Municipal Act - Section 239 (2) (d) To Discuss upcoming contract options for the Waste Water Treatment Plant
- 13.2 Municipal Act - Section 239 (2) (h) To discuss information provided by Ontario Power Generation to the Township related to the continued demolition of the former Lambton Generating Station
- 13.3 Municipal Act – Section 239 (2) (b) Personal Matters about an employee’s use of Social Media

**13.4 Municipal Act – Section 239 (2) (a) To Discuss the Security of and Potential Re-Opening of the Civic Centre**

**CARRIED**

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

**RISE AND REPORT**

No motions resulted from the in-camera session.

**14. ADJOURNMENT**

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

Moved by T. Kingston

Seconded by R. Atkins

**Motion 33** Be it resolved that the meeting do hereby adjourn.

**CARRIED**

The meeting was adjourned at 5:10 p.m.

  
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Mayor – Steve Arnold

  
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Clerk – Jeff Baranek