



CORPORATION OF THE TOWNSHIP OF ST. CLAIR

COUNCIL MINUTES

SESSION #2

Electronic Meeting
February 7, 2022
3:00 p.m.

A Regular Meeting of Council was held Monday, February 7, 2022, at 3:00 p.m. with the following people participating via video conference:

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

AGENDA:

1. CALL TO ORDER

2. DECLARATION OF PECUNIARY INTEREST

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting - Session #1 – January 17, 2022

4. DELEGATIONS

4.1 PUBLIC MEETING:

- 3:15 p.m. – Proposed Zoning By-Law Amendment – 403 LaSalle Line – Cando Rail & Terminals Ltd.

4.2 PRESENTATION:

- 3:30 p.m. – Hydro One – New St. Clair Transmission Line Project and Regional Electricity Network – Ani Bekmezian, Community Relations and Alex Moskalyk, Manager of Special Projects

4.3 PRESENTATION:

- 3:45 p.m. – St. Clair Region Conservation Authority – 2021 Year in Review and St. Clair Rive Area of Concern – Natasha Pozega, St. Clair River Remedial Action Plan Coordinator

5. CORRESPONDENCE ITEMS

5.1 Sexual Assault Survivors' Centre Sarnia-Lambton – Request for Donated Meeting Space

6. INFORMATION ITEMS

6.1 Heritage St. Clair Committee Meeting Minutes – February 19, 2020

6.2 Building Permit Report – December 2021

6.3 Tourism Sarnia-Lambton Board of Directors Meeting Minutes – December 9, 2021

6.4 Moore Museum Advisory Committee Minutes & Reports – January 12, 2022

6.5 Building Services – 2021 Building Permit Statistics Reports for St. Clair Township

6.6 Rapids Family Health Team – Notice of Shell Health Centre Closure

6.7 Lambton County News Release – Council Highlights – February 2, 2022

7. DRAINS

7.1 Drainage By-Law 28 of 2021 – Churcher Drain 2020 (Third reading)

7.2 DRAFT Drainage By-Law 1 of 2022 - Eaves Drain (Final amending)

7.3 DRAFT Drainage By-Law 2 of 2022 – Port Lambton Storm Sewer Drain (Amending)

7.4 DRAFT Drainage By-Law 3 of 2022 – Various Drains 2020 Maintenance (Amending)

7.5 DRAFT Drainage By-Law 4 of 2022 – Various Drains 2020 Maintenance (Amending)

8. REPORTS OF COMMITTEES AND STAFF

8.1 Deputy Clerk/Coordinator of Planning's Report – Proposed Zoning By-Law Amendment – 403 LaSalle Line – Cando Rail and Terminals Ltd.

8.2 Clerk's Report – Important Dates and Lame Duck Status for 2022

8.3 Deputy Clerk/Coordinator of Planning's Report – Follow-up – Request for Rezoning and Development of Agricultural Lands on Rokeby Line

8.4 Treasurer's Report – General Accounts Report and Corporate Visa Statement

8.5 Treasurer's Report – Response to January Vendor Invoices/Accounts Payable Inquiries

8.6 Deputy Treasurer's Report – Response to November 2021 Hydro One Invoice Inquiry

8.7 Director of Emergency Services' Report – Information

8.8 Director of Public Works' Report – Covid-19 Testing in Water and Sanitary Systems

8.9 Coordinator of Operations' (Water) Report – Monthly Report

8.10 Coordinator of Operations' (Water) Report – Pick Up Truck Tender Results

8.11 Coordinator of Engineering's Report – Smith Line Over Sydenham River – Bridge Rehabilitation

8.12 Director of Community Services' Report – Information

8.13 Director of Community Services' Report – Arena Project Phase One Approvals: Trade Package #2B

8.14 Director of Community Services' Report – Moore Sports Complex Roof Replacement

9. **BY-LAWS**

9.1 By-Law 7 of 2022 – To Authorize Delegation of Authority During a Lame Duck Period

9.2 By-Law 9 of 2022 – Zoning By-Law Amendment – Cando Rail and Terminals Ltd. – 403 LaSalle Line

10. **NEW BUSINESS/ COUNCILLORS' REPORTS**

11. **UPCOMING MEETINGS**

11.1 Regular Meeting of Council – Tuesday, February 22, 2022, at 6:00 p.m., via video conference

11.2 Operating Budget Meeting – Thursday, February 24, 2022, at 5:00 p.m., via video conference

11.3 Regular Meeting of Council – Monday, March 7, 2022, at 3:00 p.m., via video conference

12. **IN CAMERA SESSION**

12.1 Municipal Act – Section 239 (2)(c) To consider a request to purchase Township land

12.2 Municipal Act – Section 239 (2)(d) To discuss ongoing contract negotiations with OPSEU Local 123

12.3 Municipal Act – Section 239 (2) (a) To discuss the security of a Township Servicing Plant

12.4 Municipal Act – Section 239 (2) (b) To discuss two personnel issues

13. **ADJOURNMENT**

1. **CALL TO ORDER**

At the appointed time of 3:00 p.m., Mayor Arnold called the meeting to order.

2. **DECLARATION OF PECUNIARY INTEREST**

None declared.

3. ADOPTION OF MINUTES

- 3.1 Moved by J. De Gurse Seconded by B. Myers
Motion 1 Be it resolved that the Minutes from the Regular Council Meeting Session #1 held on January 17, 2022, be received and accepted as printed.

CARRIED

4. DELEGATIONS

- 4.1 - **3:15 p.m. - Zoning By-Law Amendment – 403 LaSalle Line – Cando Rail & Terminals Ltd.**

At the appointed time of 3:15 p.m., Mayor Arnold declared open the Public Meeting to consider a Zoning By-Law Amendment.

Senior Planner - Ian MacDougall presented his report dated January 17, 2022, and recommended Draft By-Law 9 of 2022 for approval.

Clerk - Jeff Baranek noted that the Township received no comments for or against the application and no person or agency submitted a request to be party to the meeting. Mr. Baranek noted that the only comments received were those included in the package submitted by the St. Clair Region Conservation Authority.

Councillor Brown received confirmation that the existing woodlot would remain protected and that the previously cleared area would be included in building envelope for development.

Seeing no other comments, Mayor Arnold declared the meeting closed and asked for any forthcoming motions.

Moved by T. Kingston Seconded by S. Miller
Motion 2 Be it resolved that the *Zoning By-Law Amendment - Cando Rail* report as submitted by Senior Planner - Ian MacDougall dated January 17, 2022, be received as information and Draft By-Law 9 of 2022 to amend the zoning by-law 17 of 2003 be considered for approval.

CARRIED

- 4.2 - **3:30 p.m. – Hydro One - New St. Clair Transmission Line Project**

At the appointed time of 3:30 p.m., Mayor Arnold welcomed Alex Moskalyk, Manager of Special Projects for Hydro One to make her presentation.

Hydro One plans to commission a new transmission line to keep up with the expanding energy consumption in Southwestern Ontario. The line has 5 proposed routes beginning from the transmission station at the former Lambton Generating Station in Courtright and ending at a substation east of Chatham. Four of the proposed routes would mirror existing infrastructure routes and one would be an entirely new corridor. A series of studies and open houses will be undertaken prior to the final route being determined.

Construction of the new line was scheduled to begin in Spring 2027, with public consultation and final approvals taking place in advance.

Mayor Arnold thanked Hydro One for the presentation and encouraged continued public consultation throughout the process, advising in-person options are preferred when safely conducted in accordance with local measures.

- 4.3 - **3:45 P.M. – St. Clair Region Conservation Authority – 2021 Year in Review and Areas of Concern Update**

At the appointed time of 3:45 p.m. Mayor Arnold welcomed Natasha Pozega of the St. Clair Region Conservation Authority (SCRCA) to make her presentation.

During the 2021 calendar year the SCRCA continued working on the rehabilitation of the Areas of Concern (AOCs) in the St. Clair River. Three AOCs remain in the St. Clair River and two in the Township: at the Shell dock and at Guthrie Park.

The SCRCA will continue to mitigate those areas until they are removed from the AOC list. Among the other ongoing projects are a Sediment Management Plan, a Degraded Fish and Wildlife Population report and a Loss of Fish and Wildlife Habitat report.

Mayor Arnold thanked Mrs. Pozega for the presentation and for their continued work in the preservation of natural areas throughout the Township.

5. CORRESPONDENCE

Moved by P. Brown

Seconded by B. Myers

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

5.1 Sexual Assault Survivor's Centre – Request for Meeting Space

CARRIED

5.1 Moved by T. Kingston

Seconded by P. Brown

Motion 4 Be it resolved that the request submitted by the Sexual Assault Survivors' Centre – Sarnia-Lambton be approved and that staff be directed to accommodate the request with available space in the Emergency Services Building.

CARRIED

6. INFORMATION ITEMS

Moved by P. Brown

Seconded by T. Kingston

Motion 5 Be it resolved that the following items of information be dealt with as per Council's direction:

6.1 Heritage St. Clair Committee Meeting Minutes – February 19, 2020

6.2 Building Permit Report – December 2021

6.3 Tourism Sarnia-Lambton Board of Directors Meeting Minutes –
December 9, 2021

6.4 Moore Museum Advisory Committee Minutes & Reports – January 12,
2022

6.5 Building Services – 2021 Building Permit Statistics Reports for St.
Clair Township

6.6 Rapids Family Health Team – Notice of Shell Health Centre Closure

6.7 Lambton County News Release – Council Highlights – February 2,
2022

CARRIED

7. DRAINS

Moved by T. Kingston

Seconded by S. Miller

Motion 6 Be it resolved that the following drainage by-laws be given the required amount of readings and be thereby passed, and that the Mayor and Clerk be authorized to execute the by-law

7.2 DRAFT Drainage By-Law 1 of 2022 - Eaves Drain (Final amending)

7.3 DRAFT Drainage By-Law 2 of 2022 – Port Lambton Storm Sewer Drain
(Amending)

7.4 DRAFT Drainage By-Law 3 of 2022 – Various Drains 2020 Maintenance
(Amending)

7.5 DRAFT Drainage By-Law 4 of 2022 – Various Drains 2020 Maintenance
(Amending)

CARRIED

Moved by T. Kingston

Seconded by S. Miller

Motion 7 Be it resolved that Drainage By-Law No. 28 of 2021, being a by-law to raise the sum of \$63,400.00 being money expended out of the General Funds of the Township of St. Clair for improvement and reassessment of the Churcher Drain 2020 be given the third and final reading and be signed by the Mayor and Clerk, and the Corporate Seal affixed thereto and be finally passed.

CARRIED

8. REPORTS OF COMMITTEES AND STAFF

8.1 Moved by S. Miller

Seconded by J. De Gurse

Motion 8 Be it resolved that the *Proposed Zoning By-Law Amendment – 403 LaSalle Line - Cando Rail* report as submitted by Senior Planner - Ian MacDougall dated January 17, 2022, be received as information and Draft By-Law 9 of 2022 to amend the zoning by-law 17 of 2003 be considered for approval.

CARRIED

8.2 Moved by P. Brown

Seconded by T. Kingston

Motion 9 Be it resolved that the *Important Dates and Lame Duck Status 2022* report as submitted by Clerk - Jeff Baranek dated January 27, 2022, be received as information and Draft By-Law 7 of 2022 to delegate specific authority to CAO - John Rodey during a Lame Duck period be considered for approval.

CARRIED

8.3 Moved by P. Brown

Seconded by T. Kingston

Motion 10 Be it resolved that the *Settlement Area Boundary Expansion* report as submitted by Coordinator of Planning - Carlie McClemens dated January 27, 2022, be received as information.

CARRIED

8.4 Moved by T. Kingston

Seconded by S. Miller

Motion 11 Be it resolved that the *General Accounts Report and Corporate Visa Statement* report as submitted by Treasurer - George Lozon dated February 1, 2022, be received as information and vendor invoices be approved for the period of January 9, 2022, to January 29, 2022, totaling \$2,067,978.42; along with the CIBC Visa charges for the period of November 25 to December 24, 2021, totaling \$19,519.13.

CARRIED

8.5 Moved by B. Myers

Seconded by T. Kingston

Motion 12 Be it resolved that the *Response to January Vendor Invoice/Accounts Payable Inquiries* report as submitted by Treasurer - George Lozon dated January 23, 2022, be received as information.

CARRIED

8.6 Moved by P. Brown

Seconded by S. Miller

Motion 13 Be it resolved that the *Response to November 2021 Hydro One Invoice Inquiry* report as submitted by Deputy Treasurer - Eric Hicks dated January 24, 2022, be received as information.

CARRIED

8.7 Moved by T. Kingston

Seconded by J. De Gurse

Motion 14 Be it resolved that that the *Fire Department - Information* report as submitted by Director of Emergency Services - Richard Boyes dated February 1, 2022, be received as information.

CARRIED

8.8 Moved by T. Kingston Seconded by P. Brown
Motion 15 Be it resolved that the *Covid-19 Testing in Water and Sanitary Systems* report as submitted by Director of Public Works - Brian Black dated February 7, 2022, be received as information.

CARRIED

8.9 Moved by S. Miller Seconded by J. De Gurse
Motion 16 Be it resolved the *Water - Monthly Report* submitted by Coordinator of Operations (Water) - Chris Westbrook dated February 7, 2022, be received as information.

CARRIED

8.10 Moved by S. Miller Seconded by T. Kingston
Motion 17 Be it resolved that the *Pickup Truck Tender Results* report as submitted by Coordinator of Operations (Water) - Chris Westbrook dated February 7, 2022, be received as information and that the low tender submitted by Progressive Ford Sales (Wallaceburg) in the amount of \$198,314.97 (including net HST) be accepted and approved.

CARRIED

8.11 Moved by B. Myers Seconded by S. Miller
Motion 18 Be it resolved the *Smith Line over Sydenham River – Bridge Rehabilitation* report as submitted by Coordinator of Engineering - Paul daSilva be received as information and that the tender submitted by 5001630 Ontario Ltd. in the amount of \$283,450.00 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents.

CARRIED

8.12 Moved by P. Brown Seconded by T. Kingston
Motion 19 Be it resolved that the *Community Services - Information* report as submitted by Director of Community Services - Kendall Lindsay be received as information.

CARRIED

8.13 Moved by T. Kingston Seconded by S. Miller
Motion 20 Be it resolved that the *Arena Project Phase One Approvals: Trade Package #2B* report as submitted by Director of Community Services - Kendall Lindsay be received as information and that Welmar Recreation be approved to install dasher boards, netting and glass at a cost of \$216,577 + HST.

CARRIED

8.14 Moved by P. Brown Seconded by J. de Gurse
Motion 21 Be it resolved that the *Moore Sports Complex Roof Replacement* report as submitted by Director of Community Services - Kendall Lindsay be received as information and that the bid submitted by Bullock and Sons in the amount of \$237,380 + HST to replace roof sections 9, 10 and 12 be accepted and approved.

CARRIED

9. BY-LAWS

Moved by B. Myers Seconded by P. Brown
Motion 22 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 7 of 2022 – To Delegate Authority to CAO During a Lame Duck Period

9.2 By-Law 9 of 2022 – Zoning By-law Amendment – 403 Lasalle Line

CARRIED

10. NEW BUSINESS/COUNCILLORS' REPORTS:

Councillor Brown

Councillor Brown asked staff to ensure that the new road connecting Spokane to Birchbank Drive is included in the regular snow clearing protocol.

Councillor Brown advised that he will be seeking the Vice Chair position at the upcoming St. Clair Region Conservation Authority Annual General Meeting.

Councillor De Gurse

Councillor De Gurse had nothing to report.

Councillor Kingston

Councillor Kingston noted that the Moore Museum will be installing a new mural at the Shaw Building.

Councillor Kingston asked staff to confirm that the zoning for 394 Hill Street permits a restaurant.

Councillor Myers

Councillor Myers advised that he participated in the recent Heritage St. Clair meeting and noted that the committee appreciates the continued support from Council. He advised that the committee looks forward to the unveiling of the Derek Drouin storyboard in Corunna Athletic Park.

Councillor Myers reminded residents in the southern part of the Township to be diligent in locking doors with a recent rise in break-ins.

Deputy Mayor Miller

Deputy Mayor Miller participated in the recent County Council meeting.

Mayor Arnold

Mayor Arnold asked staff to confirm that our building permit fees cover our expenses related to building inspections.

He noted an error in the engineer's report and corresponding by-law for the Crooked Creek Drain.

Mayor Arnold commended the continued ice-breaking efforts in the St. Clair River.

He noted that a property on Burman Line remains non-compliant with the Township Property Standards By-Law.

Mayor Arnold noted his disappointment in the closing of the medical lab on Cameron Street and asked staff to pursue a replacement lab expediently.

Moved by T. Kingston

Seconded by B. Myers

Motion 23 Be it resolved that staff expediently pursue a replacement venture to take over the medical lab located on Cameron Street in Corunna.

CARRIED

Mayor Arnold concluded his report by noting it may be appropriate in the future for Township staff to assist in snow removal at private cemeteries when a burial is scheduled during or shortly after a snow-event.

11. UPCOMING MEETINGS

- 11.1 Regular Council Meeting – Tuesday, February 22, 2022, at 6:00 p.m., via video conference
- 11.2 Operating Budget – Thursday, February 24, 2022, at 5:00 p.m., via video conference
- 11.3 Regular Council Meeting – Monday, March 7, 2022, at 3:00 p.m., via video conference

12. IN CAMERA SESSION

Moved by J. De Gurse

Seconded by P. Brown

Motion 24 Be it resolved that the meeting enter an in-camera session to consider the following:

- 12.1 Municipal Act – Section 239 (2) (c) To consider a request to purchase Township land
- 12.2 Municipal Act – Section 239 (2) (d) To discuss ongoing contract negotiations with OPSEU Local 123
- 12.3 Municipal Act – Section 239 (2) (a) To discuss the security of a Township Servicing Plant
- 12.4 Municipal Act – Section 239 (2) (b) To discuss two personnel issues

CARRIED

Mayor Arnold asked for any forthcoming motions stemming from the in-camera session.

Moved by S. Miller

Seconded by B. Myers

Motion 25 Be it resolved that the Township take over the operations of the Wastewater Treatment Plant in Courtright when the current operating contract expires and that staff be authorized to hire two new full-time operators prior to the transition.

CARRIED

Moved by P. Brown

Seconded by T. Kingston

Motion 26 Be it resolved that the lot known as Concession 11, Pt Lot B, RP25R377 Parts 1, 2 and 4, former geographic township of Sombra, be declared surplus to the needs of the Township, exclusive of the land associated with the municipal drain inclusive of a maintenance corridor, as determined by Township staff, which will remain in Township ownership.

CARRIED

13. ADJOURNMENT

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

Moved by T. Kingston

Seconded by B. Myers

Motion 27 Be it resolved that the meeting do hereby adjourn.

CARRIED

The meeting was adjourned at 5:15 p.m.



Mayor – Steve Arnold



Clerk – Jeff Baranek