



CORPORATION OF THE TOWNSHIP OF ST. CLAIR

COUNCIL MINUTES

SESSION #13

Electronic Meeting
July 11, 2022
3:00 p.m.

A Regular Meeting of Council was held Monday, July 11, 2022, at 3:00 p.m. with the following people participating:

S. Arnold	Mayor
S. Miller	Deputy Mayor
R. Atkins	Councillor (via Zoom)
P. Brown	Councillor
J. De Gurse	Councillor (via Zoom)
B. Myers	Councillor
T. Kingston	Councillor

Staff:	J. Rodey	CAO
	J. Baranek	Clerk

AGENDA:

1. CALL TO ORDER

2. DECLARATION OF PECUNIARY INTEREST

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting - Session #12 – June 20, 2022

4. DELEGATIONS/PRESENTATIONS

4.1 PUBLIC MEETING:

- 3:15 p.m. – Proposed Zoning By-Law Amendment – 1620 St. Clair Parkway (Beaudoin)

5. CORRESPONDENCE ITEMS

5.1 Corunna Parkway Church – Request for Bench Donation

5.2 Request for Speed Reduction – Snug Harbour Area

5.3 Request for Permission to Install Dock – 1502 St. Clair Parkway

5.4 Port Lambton Gala Days – July 29, 30 and 31, 2022

5.5 St. Clair River Trail – Maintenance Concerns

6. INFORMATION ITEMS

- 6.1 Lambton Group Police Services Board Meeting Minutes – April 27, 2022
- 6.2 Building Permit Report – May 2022
- 6.3 Township of St. Clair Parks Advisory Committee Meeting Minutes – May 31, 2022
- 6.4 Lambton Group Police Services Board Meeting Highlights – June 2022
- 6.5 Lambton Group Police Services Board – Funding Issues at Lambton O.P.P. - St. Clair Detachment (Corunna ESO)
- 6.6 Enbridge Gas – Notice of Application and Evidence Files (Ontario Energy Board)
- 6.7 Warden's Picnic Invitation – August 11, 2022
- 6.8 Lambton County Council Highlights – July 6, 2022
- 6.9 Lambton County – County Road 80 Council Direction Update

7. REPORTS OF COMMITTEES AND STAFF

- 7.1 Planning Report – Zoning By-Law Amendment Application – Jennifer and Bryan Beaudoin – 1620 St. Clair Parkway
- 7.2 Planning Report – Rezoning Application for Courtright Landing – Southside Construction Management Ltd. – Supplemental Report
- 7.3 Deputy Clerk/Coordinator of Planning's Report – Temporary Classrooms Request – Sacred Heart School – 434 John Street, Port Lambton – St. Clair Catholic District School Board
- 7.4 Deputy Clerk/Coordinator of Planning's Report – Temporary Modular Buildings Request – 161 Bickford Line – Terra International Canada (CF Industries)
- 7.5 Treasurer's Report – General Accounts Report and Corporate Visa Statement
- 7.6 Treasurer's Report – Moore Presbyterian Foundation – Cruickshank Centre Donation
- 7.7 Director of Emergency Services/Fire Chief's Report – Information
- 7.8 Director of Emergency Services/Fire Chief's Report – Fire Department Assistance to Shell Canada
- 7.9 Coordinator of Operations' (Works) Report – Parking Restriction – Murray Drive, Corunna
- 7.10 Coordinator of Operations' (Works) Report – Corunna Pump Station Roof Tie Off System
- 7.11 Director of Community Services' Report – Information
- 7.12 Director of Community Services' Report – Courtright Community Hall and Sue's Country Kitchen Demolition
- 7.13 Director of Community Services' Report – Golf Course Equipment

7.14 Director of Community Services' Report – Moore Sports Complex Pool Repairs

7.15 Coordinator of Engineering's Report – Paddock Green Ltd. – Phase 19 Acceptance

8. BY-LAWS

8.1 By-Law 40 of 2022 – Temporary Portable Classrooms Agreement – St. Clair Catholic District School Board – 464 John Street, Port Lambton

8.2 By-Law 41 of 2022 – Temporary Modular Building Agreement – Terra International Canada (CF Industries) – 161 Bickford Line

8.3 By-Law 42 of 2022 — Zoning By-Law Amendment – Jennifer & Bryan Beaudoin – 1620 St. Clair Parkway

8.4 By-Law 43 of 2022 – Rezoning of Courtright Landing Subdivision - Southside Construction

9. NEW BUSINESS/ COUNCILLORS' REPORTS

10. UPCOMING MEETINGS

10.1 Regular Meeting of Council – Monday, August 8, 2022, at 3:00 p.m.

10.2 Regular Meeting of Council – Monday, September 12, 2022, at 3:00 p.m.

10.3 Regular Meeting of Council – Tuesday, October 11, 2022, at 3:00 p.m.

11. IN CAMERA SESSION

11.1 Municipal Act – Section 239 (2) (d) To discuss Labour Relations related to Volunteer Orientation

12. 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 P. Brown

Seconded by J. De Gurse

Motion 1 Be it resolved that the Minutes from the Regular Council Meeting Session #12 held on June 20, 2022, be received and accepted as printed.

CARRIED

4. DELEGATIONS/PRESENTATIONS

4.1 - 3:15 p.m. – Proposed Zoning By-Law Amendment – 1620 St. Clair Parkway (Beaudoin)

At the appointed time of 3:15 p.m., Mayor Arnold declared open the public meeting to consider zoning by-law amendment application R-07/2022 at 1620 St. Clair Parkway, Courtright.

The application for rezoning seeks authorization to formally install a modular home which would act as a second dwelling unit on the subject lands. The modular home measures 15 feet wide by 72 feet long. The unit has physically been brought to the subject lands but, remains on the trailer and, if approved, the unit would be permanently placed on a foundation subject to compliance with the Ontario Building Code. No permit has been issued for the unit and it is currently prohibited by the zoning by-law, triggering the need for the zoning by-law amendment application.

Township Senior Planner - Ian MacDougall summarized his report and advised that the Township Section 4.33 of the Township Zoning By-Law prescribes regulations for secondary dwelling units on Residential properties. In his opinion, this application deviates too far from those prescribed regulations and he recommended that the application be denied.

To clarify, Mr. MacDougall stated that the intent of the secondary dwelling provisions in the Township Zoning By-Law was to ensure that a detached secondary residential unit was not recognizable and was restricted to the footprint of a typical detached garage or accessory building. Mr. MacDougall argued that the modular home, which measures longer than 70 feet in length, does not meet this provision. Mr. MacDougall acknowledged that, if approved, the proponent would remove the mobile portions of the unit and that it would be permanently anchored on an approved foundation, however, the massive size of the unit and the fact that it would be neither visually nor physically within an approved accessory structure, make it impossible to support the application.

Clerk - Jeff Baranek noted that the Township received four letters of objection to the application as submitted by: Bob Harrison of 5 Courtright Line, Deb and Ron Brander of 1614 St. Clair Parkway, Jace Plain of 912 St. Clair Parkway and Sharon and Larry Brander of 1454 St. Clair Parkway. Mr. Harrison and Deb Brander spoke to Council to reiterate their objections as outlined in their letters including the reduction of million-dollar property values by installation of a modular unit and the dangerous irreversible precedent that would be set by approving such a structure.

Travis Bouma, agent for the proponent, reminded Council that the Township has policies that allow for a second dwelling if attached to a detached garage/accessory unit. Mr. Bouma advised that the proponent plans to attach the modular unit to the existing accessory building. Mr. Bouma further advised Council that, in his opinion, approval of this application would not be precedent setting as the proponent owns such an unusually large lot and that the proponent plans to make the unit resemble a typical detached accessory unit once attached.

The proponent, Brian Beaudoin, advised Council that in the short time he and his wife have owned the subject property they have made many improvements which have, in his opinion, increased the property value of his neighbours' properties. Mr. Beaudoin advised Council that he was not told by staff not to bring the unit on-site until 10 days prior to its arrival. The delivery cost was non-refundable, so it was too late to cancel. Mr. Beaudoin suggested that there was a lot of miscommunication between himself and staff throughout the process.

Mr. Beaudoin advised that, if approved, the unit would be attached to the existing drive shed and that he planned to make it look like one seamless building. He also advised that he planned to have a 16-foot setback from the side lot line in consideration of his neighbours.

A robust discussion between Council and the proponents followed Mr. Beaudoin's comments where clarification was sought on the current policies for secondary units and the deviations requested by this zoning by-law amendment application.

Seeing no further comments, Mayor Arnold declared the public meeting closed and asked for a forthcoming motion.

Moved by P. Brown

Seconded by S. Miller

Motion 2 Be it resolved that Zoning By-Law Amendment application R-07/2022 to authorize the installation of a modular building as a second dwelling unit at 1620 St. Clair Parkway be denied.

CARRIED

5. **CORRESPONDENCE**

Moved by T. Kingston

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 Corunna Parkway Church – Request for Bench Donation
- 5.2 Request for Speed Reduction – Snug Harbour Area
- 5.3 Request for Permission to Install Dock – 1502 St. Clair Parkway
- 5.4 Port Lambton Gala Days – July 29, 30 and 31, 2022
- 5.5 St. Clair River Trail – Maintenance Concerns

CARRIED

5.1 Moved by T. Kingston

Seconded by B. Myers

Motion 4 Be it resolved that the request submitted by the Parkway Church to install a bench along the St. Clair River Trail at their location at-551 Lyndoch Street be approved and that its purchase and installation be funded by the Environment and Education Fund.

CARRIED

5.2 Moved by S. Miller

Seconded by T. Kingston

Motion 5 Be it resolved that the request to lower the speed limit on St. Clair Parkway at Snug Harbour be received and filed, and no action be taken at this time.

CARRIED

5.3 Moved by P. Brown

Seconded by S. Miller

Motion 6 Be it resolved that the request submitted by the owners of 1502 St. Clair Parkway to install a dock on the waterfront lot owned by the Township in front of their property be referred to staff for a report on feasibility of the request.

CARRIED

5.4 Moved by R. Atkins

Seconded by B. Myers

Motion 7 Be it resolved that Port Lambton Gala Days being held July 29-31, 2022, at MacDonald Park, be considered a municipally significant and that they be authorized to operate a refreshment tent, subject to the submission of proper insurance, obtaining proper licensing and compliance with the Township Alcohol Management Policy.

CARRIED

5.5 Moved by S. Miller

Seconded by R. Atkins

Motion 8 Be it resolved that the letter submitted from a citizen concerned about the condition of the St. Clair River Trail from Beckwith Drive to Guthrie Park be received and staff be directed to inspect the area and produce a report.

CARRIED

6. **INFORMATION ITEMS**

Moved by R. Atkins

Seconded by B. Myers

Motion 9 Be it resolved that the following item of information be dealt with as per Council's direction:

- 6.1 Lambton Group Police Services Board Meeting Minutes – April 27, 2022
- 6.2 Building Permit Report – May 2022

- 6.3 Township of St. Clair Parks Advisory Committee Meeting Minutes – May 31, 2022
- 6.4 Lambton Group Police Services Board Meeting Highlights – June 2022
- 6.5 Lambton Group Police Services Board – Funding Issues at Lambton O.P.P. – St. Clair Detachment (Corunna ESO)
- 6.6 Enbridge Gas – Notice of Application and Evidence Filed (Ontario Energy Board)
- 6.7 Warden’s Picnic Invitation – August 11, 2022
- 6.8 Lambton County Council Highlights – July 6, 2022
- 6.9 Lambton County – County Road 80 Council Direction Update

CARRIED

7. REPORTS OF COMMITTEES AND STAFF

- Motion 10** Be it resolved that the Zoning By-Law Amendment – 1620 St. Clair Parkway report as submitted by Senior Planner - Ian MacDougall be received as information.

CARRIED

- Motion 11** Be it resolved that the *Rezoning for Courtright Landing - Southside Construction* report as submitted by Senior Planner - Ian MacDougall be received as information and that draft by-law 43 of 2022 be considered for approval.

CARRIED

- Motion 12** Moved by P. Brown Seconded by T. Kingston
Motion 12 Be it resolved that the *Sacred Heart Catholic School – Temporary Portable Classrooms* report as submitted by Deputy Clerk/Coordinator of Planning – Carlie McClemens be received as information and that draft by-law 40 of 2022, being a by-law to authorize two temporary portable classrooms, be considered for approval.

CARRIED

- Motion 13** Be it resolved that the *Terra International Canada – Temporary Buildings at 161 Bickford Line* report as submitted by Deputy Clerk/Coordinator of Planning – Carlie McClemens be received as information and the draft by-law 41 of 2022, being a by-law to authorize the installation of 31 modular buildings at CF Industries, be considered for approval.

CARRIED

- Motion 14** Be it resolved that the *Vendor Invoices and Visa Charges* report as submitted by Treasurer - George Lozon be received as information and that the included vendor invoices be approved for the period of May 29, 2022, to July 2, 2022, totaling \$7,487,904.21; along with the CIBC Visa charges for the period of April 25, 2022, to May 24, 2022, totaling \$21,041.19.

CARRIED

- Motion 15** Be it resolved that the *Moore Presbyterian Foundation Donation* report as submitted by Treasurer - George Lozon be received as information.

CARRIED

- Moved by S. Miller Seconded by B. Myers
Motion 16 Be it resolved that the Township donate \$15,000 to the Moore Presbyterian Foundation for the 2022 year regardless of their operating expenses.

CARRIED

- 7.7 Moved by P. Brown Seconded by J. De Gurse
Motion 17 Be it resolved that the *Fire Dept. - Information* report as submitted by Fire Chief Richard Boyes be received as information.
CARRIED

Moved by R. Atkins Seconded by T. Kingston
Motion 18 Be it resolved that staff be directed to produce a list of legal second dwelling units and provide it to the Emergency Response outlets.
CARRIED

- 7.8 Moved by S. Miller Seconded by R. Atkins
Motion 19 Be it resolved that the *Fire Department Assistance to Shell Canada* report as submitted by Fire Chief Richard Boyes be DEFERRED until more information can be collected.
CARRIED

- 7.9 Moved by S. Miller Seconded by P. Brown
Motion 20 Be it resolved that the *Parking Restriction – Murray Drive, Corunna* report as submitted by Coordinator of Operations (Works) – Dave Neely be received as information and that the request to restrict on-street parking to one side along Murray between Cameron and Lyndoch Streets be denied.
CARRIED

- 7.10 Moved by B. Myers Seconded by T. Kingston
Motion 21 Be it resolved that the *Corunna Pump Station Roof Tie Off System* report as submitted by Coordinator of Operations (Water) - Chris Westbrook be received as information and that the quote submitted by Nevro in the amount of \$28,563.06 (including HST) be accepted and approved.
CARRIED

- 7.11 Moved by T. Kingston Seconded by R. Atkins
Motion 22 Be it resolved that the *Community Services – Information* report as submitted by Director of Community Services - Kendall Lindsay be received as information.
CARRIED

- 7.12 Moved by P. Brown Seconded by S. Miller
Motion 23 Be it resolved that the *Courtright Community Hall and Sue's Country Kitchen Demolition* report as submitted by Director of Community Services - Kendall Lindsay be received as information and that the quote submitted by Salandria Ltd. in the amount of \$65,637 +HST to demolish Courtright Community Hall and the former Sue's Country Kitchen be approved.
CARRIED

Moved by P. Brown Seconded by S. Miller
Motion 24 Be it resolved that staff be directed to produce a report to consider funding options for the demolition of the Courtright Community Hall including past money devoted to capital improvement projects that were never undertaken.
CARRIED

- 7.13 Moved by R. Atkins Seconded by J. De Gurse
Motion 25 Be it resolved that the *Golf Course Equipment* report as submitted by Director of Community Services - Kendall Lindsay be received as information and that the procurement policy be waived to approve the purchase of a Kubota Outfront in the amount of \$31,369.00 +HST from South Points and that this purchase be funded by the Golf Course Reserves.
CARRIED

- 7.14 Moved by S. Miller Seconded by B. Myers
Motion 26 Be it resolved that the *Moore Sports Complex Pool Repairs* report as submitted by Director of Community Services - Kendall Lindsay be received as

information and that the procurement policy be waived to approve Ainsworth Technical and Dixon Construction to undertake the necessary pool repairs at a cost of \$38,984 + HST and that the project be funded by the Complex Reserves.

CARRIED

7.15 Moved by T. Kingston

Seconded by J. De Gurse

Motion 27 Be it resolved that the *Paddock Green Ltd – Phase 19 Acceptance* report as submitted by Coordinator of Engineering – Paul daSilva be received as information and that the Township of St. Clair accepts the development work performed at the Paddock Green Subdivision - Phase 19 and that the 2-year maintenance period be in force until July 5, 2024.

CARRIED

8. BY-LAWS

Moved by R. Atkins

Seconded by S. Miller

Motion 28 Be it resolved that the following By-Law receive all three readings and that the Mayor and Clerk be authorized to execute appurtenant agreements and be thereby passed:

8.1 By-law 40 of 2022 – To approve temporary classrooms at Sacred Heart School in Port Lambton

8.2 By-law 41 of 2022 – To permit modular buildings at 161 Bickford Line – CF Industries

8.4 By-law 43 of 2022 – Rezoning of Courtright Landing Subdivision - Southside Construction

CARRIED

10. NEW BUSINESS/COUNCILLORS' REPORTS:

Councillor Atkins

Councillor Atkins participated in many events since the last meeting including the ribbon cutting for the grand opening of the RiverKraft Marina in Port Lambton, the cemetery recognitions facilitated by Heritage St. Clair and a Parks Advisory Board meeting at Corunna Athletic Park. She commended staff on the condition of the park and its facilities.

Councillor Atkins closed her report by emphasizing the deteriorating condition of rail crossings over streets in Port Lambton.

Councillor Brown

Councillor Brown attended the recent meeting of the St. Clair Region Conservation Authority.

He commended Township staff on their vehicle operation etiquette.

Councillor Brown asked staff to look at shrubbery at the corner of Fane and Lyndoch Streets that is overgrowing the sidewalk.

Moved by P. Brown

Seconded by T. Kingston

Motion 29 Be it resolved that staff be directed to consider the purchase of an electric vehicle to replace the current Ford minivan as part of the 2023 capital budget.

CARRIED

Councillor De Gurse

Councillor De Gurse had nothing to report.

Councillor Kingston

Councillor Kingston attended many events since the last meeting including the Sombra Museum Blueberry Social, Sombra Days, the Sarnia-Lambton Economic Partnership Annual General Meeting, Corunna Skateboard Park "sod turning", Train Day at Moore Museum and the following Committee meetings: Heritage St. Clair, Abandoned Cemeteries, Committee of Adjustment and Parks Advisory.

Councillor Kingston sought confirmation from staff that ballots for the upcoming municipal election will be mailed out in the last week of September.

It was clarified that Corunna Minor Baseball is responsible for advertising signs on local baseball diamonds.

Moved by T. Kingston

Seconded by P. Brown

Motion 30 Be it resolved that staff be directed to consider parking alternatives for Murray Street between Cameron and Fane Streets.

CARRIED

Councillor Myers

Councillor Myers reported the condition of gravel roads in the Township has improved and noted that they are in good condition.

Councillor Myers asked staff to contact the County of Lambton to ensure that their contractors are safely storing their construction signs overnight to avoid an accident.

Deputy Mayor Miller

Deputy Mayor Miller participated in many events and meetings since the last meeting of Council including: the St. Clair Region Conservation Authority meeting, the grand opening of RiverKraft Marina, the dedications by Heritage St. Clair, the ribbon cutting for the skateboard park in Corunna Athletic Park, Lambton County Council and the ribbon cutting for the new County of Lambton sign along Highway 402.

Mayor Arnold

Mayor Arnold thanked Deputy Mayor Miller for attending the ribbon-cutting at the RiverKraft Marina in his absence. The Mayor noted that he attended drainage meetings in both St. Clair and the City of Sarnia. Mayor Arnold also attended the Lambton Farm Safety event and commended Councillor Atkins for her valued contributions towards the success of the event.

Further, Mayor Arnold attended the 90th birthday party for Joe Johnston and congratulated Mr. Johnston on being named the Senior of the Year.

Mayor Arnold noted that he also attended the 60th Anniversary party for the Wilburs and congratulated them on their milestone.

Mayor Arnold closed his report by asking staff to ensure that all Township buildings have their 9-1-1 address clearly posted inside the buildings and asked staff to include a new community sign for Wilkesport to match those recently erected in other Township communities.

10. UPCOMING MEETINGS

10.1 Regular Meeting of Council – Monday, August 8, 2022, at 3:00 p.m.

10.2 Regular Meeting of Council – Monday, September 12, 2022, at 3:00 p.m.

10.3 Regular Meeting of Council – Tuesday, October 11, 2022, at 3:00 p.m.

11. IN CAMERA SESSION

Moved by B. Myers

Seconded by T. Kingston

Motion 31 Be it resolved that the meeting enter an in-camera session to consider the following:

11.1 Section 239 (2) (d) To discuss Labour Relations related to Volunteer Orientation

CARRIED

RISE AND REPORT

Mayor Arnold asked for any forthcoming motions stemming from the in-camera session and no resolutions were moved.

12. ADJOURNMENT

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

Moved by P. Brown

Seconded by B. Myers

Motion 32 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