

**ST. CLAIR TOWNSHIP  
COUNCIL MINUTES  
SESSION #20**

St. Clair Civic Centre  
Council Chambers  
Monday, November 7, 2005  
7:00 p.m.

The regular semi-monthly meeting of the Council of the Corporation of the Township of St. Clair was held this evening with the following members present:

	J. Dedecker,	Mayor
	S. Arnold	Deputy Mayor
	P. Alexander,	Councillor
	S. Miller,	“
	S. Warner,	“
	P. Gilliland,	“
	D. Randell,	“
Staff:	J. Rodey,	CAO
	J. DeMars,	Director of Administration/Clerk/ Deputy CAO

**AGENDA:**

**Declaration of Conflict of Interest:**

**Adopt Minutes:**

Council Meeting of October 17, 2005  
Moore Museum Advisory Committee of October 5, 2005  
Sombra Museum Board Committee Minutes of October 20, 2005  
Special Committee of the Committee of the Whole meeting – October 26, 2005  
Special Committee of the Committee of the Whole meeting – November 1, 2005

**Business Arising from the Minutes:**

**DEPUTATIONS AND APPOINTMENTS:**

7:05 p.m. - David Vigar and Catherine Scimmi – State of Health Services – St. Clair Twp.  
7:30 p.m. - Public Meeting – Rezoning Colborne Street School

**CORRESPONDENCE:**

- a) Ministry of Natural Resources – Bickford Oak Woods – Road Allowance
- b) AMCTO – Bill 123
- c) Children’s Health Foundation – Lottery

**INFORMATION:**

- 1) Ministry of Natural Resources – Bickford Oak Woods – November 16 – Open House
- 2) Willms & Shier – O.M.B. appeal – Greenfield Energy
- 3) Paliare Roland – O.M.B. – Greenfield Energy
- 4) D. Duncan – O.P.G.
- 5) Duke Energy – St. Clair Storage Pool
- 6) A.M.O. – Alert – Justice Act
- 7) S.C.R.C.A. – October Update
- 8) County Council – Highlights
- 9) Western Ontario Wardens’ – Ambulance
- 10) Western Ontario Wardens’ – OMERS
- 11) Lambton Farm Safety Association – Monday August 29, 2005
- 12) Lambton Farm Safety Association – Monday November 7, 2005

- 13) Barry Uitvlugt Planning Report – Lots 218, 219, 220, Plan 413
- 14) Township of St. Clair – Notice of Public Hearing – Lots 218, 219 220, Plan 413
- 15) CCL/IBI – OMB Appeal - Invenergy

**REPORTS OF COMMITTEES AND OFFICERS:**

Committee of Adjustment-Decisions – A 29/05, A 21/04 and A 23/05

**CLERK'S REPORT:**

- Land Lease – Industrial Park

**CAO'S REPORT:**

- Property Matter  
- Corunna Medical facilities

**MOTIONS:**

**BY-LAWS:**

By-law 90 of 2005 – Zoning By-law Amendment for Lots 218, 219 and 220 Plan 413,  
former Colborne St. School property.

By-law 91 of 2005 – Krogman Development Agreement A23/05

By-law 92 of 2005 – Dolbear Development Agreement A21/04

By-law 93 of 2005 – Maintenance Agreement – County of Lambton

By-law 94 of 2005 – Land Lease – Dave O'Neill

By-law 95 of 2005 – Agreement – Corunna Medical Clinic

**COUNCILLORS REPORTS:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**UPCOMING MEETINGS:**

Committee of the Whole – F&A and PWO – Wednesday, November 9/05 – 2:00 p.m.

- Road/facilities tour – Wednesday, November 9/05 – 8:00 a.m.

Regular Council – Monday, November 21, 2005 – 7:00 p.m.

Committee of Adjustment – Monday, November 28, 2005

**ADJOURNMENT:**

The Mayor called the meeting to order at 7:50 p.m. and asked members of Council to declare any possible conflicts of interest at the appropriate time.

Moved by S. Arnold

Seconded by D. Randell

**Motion #1** That this regular meeting of Council commence at 6:50 p.m.

**CARRIED**

The Mayor asked members to declare any conflict of interest at the appropriate time.

**DECLARATION OF CONFLICT OF INTEREST:**

None declared.

On behalf of Council Mayor Dedecker welcomed and Catherine Scimmi, Chair of the Bluewater Health as well as Mr. David Vigar, President of Bluewater Health present to dialogue with Council local health issues of mutual concern to Bluewater Health and the municipality.

Mr. Vigar started the discussion with a brief overview on the operating budget cuts recently made relative to the Corunna Laboratory facility and the Palliative Care Unit. Mr. Vigar stated that the earlier closure of the Corunna X-Ray Clinic was the decision made by the holders of the private license to withdraw service in this area. Council explained to those in attendance a potential cooperative effort with the Township and the Corunna Physicians to re-establish the laboratory facilities. Mr. Vigar stated that he would assist the Corunna Medical Clinic and the Township in whatever way possible in support of the laboratory facilities, and agreed to assist the municipality and physicians in securing the appropriate provincial license to allow the lab facilities to be accessed by the patients of all area physicians.

In response to Council's questions Mr. Vigar advised that the design work for the new health facility has been done and Bluewater Health is awaiting provincial approval from the Ministry of Public Infrastructure to give the final approval on the project. Mr. Vigar also explained that budget efficiencies will be achieved when the two Sarnia Hospital sites are combined in one facility. Also in response to Council's question Mr. Vigar stated that approximately 200 positions have been reduced from the Bluewater Health workforce over the last several months. The consensus reached at this meeting was to improve the communication lines between Bluewater Health and the municipality in issues of common concern.

Mr. Vigar also stated that Bluewater Health is hosting a November 27<sup>th</sup> "Town Hall" type meeting to address area health issues.

At the conclusion of the discussion Mayor Dedecker thanked Ms. Scimmi and Mr. Vigar for their attendance at this meeting and the offer of assistance and improved communications.

Council proceeded to review the minutes as listed on the agenda. In the review of the minutes of the October 26<sup>th</sup> Special meeting of the Committee of the Whole it was pointed out that Mr. Kerr and Mr. Quenneville were not in attendance.

#### **MINUTES:**

Moved by D. Randell

Seconded by S. Warner

**Motion #2** That the minutes of the following meetings be adopted as printed and circulated:

Council Meeting of October 17, 2007, 2005, Session #19

Moore Museum Advisory Committee Minutes of October 5, 2005

Sombra Museum Board Committee Minutes of October 20, 2005

Special Meeting of the Committee of the Whole of October 26, 2005 – as amended

Special Meeting of the Committee of the Whole of November 1, 2005

**CARRIED**

#### **DEPUTATIONS AND APPOINTMENTS:**

At the appointed time Mayor Dedecker called to order public hearing called to consider the application for rezoning for the property referred to as the former Colborne Street School. Mayor Dedecker outlined to those in attendance the format that would be followed at this meeting, and that all those in attendance would have the opportunity to participate. Mayor Dedecker then called upon Mr. Barry Uitvlugt of the Lambton County Planning Department to present his planning merit report on the issue.

Mr. Uitvlugt advised that the application before Council this evening proposes to rezone a portion of property known as Lots 118, 119, 120 and Part of Alfred Street closed, Plan 413, in the community of Corunna. The property as the site of a former school is currently zoned Institutional and the owner proposes to rezone a portion of the property to Residential-1 to allow the development of approximately 26 single family residential units. Mr. Uitvlugt pointed out that his initial recommendation was for Council to provisionally adopt the zoning by-law pending further discussions on the possibility of extending a

walkway from the subdivision into the Corunna Athletic Park. However, the proponent has filed today a revised site plan which provides for this walkway. In response to questions from Council, Mr. Uitvlugt advised that the majority of the former school building will remain in tact with the current Institutional zoning with a relatively small portion to be demolished to facilitate the proposed residential development. Should the owner of the former school building wish to change its use in the future to Residential or perhaps Commercial further planning processes would be required.

Mr. Mesko, the proponent and applicant, was also available to respond to Council's questions.

Hearing no further comments or questions the Mayor declared the public hearing be closed.

Moved by D. Randell

Seconded by S. Warner

**Motion #3** That Comprehensive Zoning By-law 90 of 2005 for the Township of St. Clair, be given the First, Second and Third readings, finally passed and signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

**CARRIED**

### **CORRESPONDENCE:**

Council reviewed the communication received from the Ministry of Natural Resources regarding the Bickford Oak Woods relative to the Ladysmith Road Allowance. Council requested from the Clerk a verbal report on road closing procedures and requested a report be filed at its next meeting on the issue of possible road closure.

Moved by S. Warner

Seconded by D. Randell

**Motion #4** That the position of the AMCTO relative to Bill 123 the Transparency and Public Matters Act 2005 be supported.

**CARRIED**

Moved by P. Alexander

Seconded by S. Miller

**Motion #5** That permission be granted to the Children's Health Foundation in London, Ontario to conduct a lottery raffle within the Township of St. Clair under Lottery License number M457624.

**CARRIED**

Moved by D. Randell

Seconded by S. Warner

**Motion #6** That the following correspondence be received and dealt with as per Council's instructions as noted:

- a. Ministry of natural Resources – Bickford Oak Woods – Road Allowance  
**Inst.** Clerk to report on possible road closure.
- b. AMCTO – Bill 123  
**Inst.** See Motion #4
- c. Children's Health Foundation - Lottery  
**Inst.** See Motion #5

**CARRIED**

### **REPORTS OF COMMITTEES AND OFFICERS:**

Council reviewed Committee of Adjustment Decisions A 29/05, A 21/04 and A 23/05 and offered no comments.

### **CLERK'S REPORT:**

Council reviewed the Clerk's report prepared to address the issue of the agricultural lease for a portion of property in the Industrial Park.

Moved by D. Randell

Seconded by S. Warner

**Motion #7** That the farm land lease between the Township of St. Clair and David R. O'Neill be renewed for a period of 2 years, expiring December 31, 2007 at the rental rate of \$80.00/acre/year for the approximate 25 acres of arable land.

**CARRIED**

**CHIEF ADMINISTRATIVE OFFICER'S REPORT:**

Council reviewed the CAO's report on the Corunna Medical Facilities and possible Township support for the Corunna Laboratory Facility.

Moved by P. Gilliland

Seconded by P. Alexander

**Motion #8** That a grant known as the "Medical Facilities Maintenance Grant" be established by by-law and agreement with the "Corunna Medical Clinic" in the amount of \$2,000/month for an initial 14 month period expiring, subject to renewal by both parties, on December 31, 2006, to be financed from the St. Clair Township Environmental and Education Reserve Fund.

**CARRIED**

The CAO's report on a property matter was referred to an in camera session.

**BY-LAWS:**

Moved by S. Miller

Seconded by P. Alexander

**Motion #9** That By-law Number 91 of 2005, being a by-law to authorize an Agreement with Josh Krogman for the issuance of a building permit for the erection of a new accessory building on Part of Lot 19, Front Concession, geographic Township of Moore, Township of St. Clair, be given the necessary readings, signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

**CARRIED**

Moved by S. Miller

Seconded by P. Gilliland

**Motion #10** That By-law Number 92 of 2005, being a by-law to authorize an Agreement with Terrance and Julie Dolbear for the issuance of a building permit for the erection of a new accessory building on Part of Lot 20, Front Concession, geographic Township of Moore, Township of St. Clair, be given the necessary readings, signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

**CARRIED**

Moved by D. Randell

Seconded by S. Warner

**Motion #11** That By-law Number 93 of 2005 being a by-law to authorize the execution of an Agreement with the County of Lambton for the purpose of winter control road maintenance referred to as "winter maintenance", Township of St. Clair, be given the necessary readings, signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

**CARRIED**

Moved by P. Gilliland

Seconded by S. Miller

**Motion #12** That By-law Number 94 of 2005, being a by-law to authorize a Farm Lease Agreement with David Robert O'Neill for Part of Lot 25 and E1/2 of Lot 26, Concession 10, (St. Clair Industrial Park, Township of St. Clair, be given the necessary readings, signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

**CARRIED**

Moved by D. Randell

Seconded by S. Warner

**Motion #13** That By-law Number 95 of 2005, being a by-law to authorize an Agreement with the Corunna Medical Clinic, Township of St. Clair, be given the necessary readings, signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

**CARRIED**

## **COUNCILLORS REPORTS:**

### **Pat Alexander**

Councillor Alexander advised that a Neighbourhood Watch meeting was scheduled to be held November 16, 2005 at Sir John Moore School. Also, Councillor Alexander advised of receiving a request from a ratepayer for sidewalk improvements on the east side of the St. Clair Parkway from LaSalle Line to the Shell property. Councillor Alexander also advised that she attended the recent function hosted at the Corunna Legion.

### **Steve Miller**

Councillor Miller advised of receiving positive comments regarding the Centre Line Paving on several roads including the Moore Line.

### **Steve Arnold**

Deputy Mayor Arnold requested staff to contact JoAnne Brown of Nova regarding a request for the 2005 installment of Nova's financial commitment to the St. Clair Civic Square in Corunna. It was also felt that recognition plaques should be installed at the site to recognize the generosity of the donors in the past and that an official ribbon cutting ceremony should be planned within the next two or three weeks.

The Deputy Mayor also led Council in a discussion on possible ways to improve communication between the Township and the ratepayers such as a quarterly newsletter, newspaper advertisements or other vehicles that maybe appropriate. Council was reminded that staff has been asked to report on this issue for discussion during budget deliberation.

The Deputy Mayor also attended the function hosted by the Corunna Legion.

### **Shirley Warner**

Councillor Warner questioned the status of the Courtright Sewage Treatment Plant upgrade and was advised that the final design was under review and that this item could be discussed with Mr. Kerr at the November 9<sup>th</sup> roads and facilities tour.

### **Darrell Randell**

Councillor Randell advised that he attended an October 27<sup>th</sup> meeting hosted by the Ministry of the Environment regarding the St. Clair River Remediation Plan. The next meeting of the group will be hosted in St. Clair Township Civic Centre on January 27, 2006.

### **Joe Dedecker**

Mayor Dedecker advised that he attended the recent anniversary ceremony hosted by the Corunna St. Andrews Church and the event was also attended by Deputy Mayor Arnold and Councillor Gilliland.

Mayor Dedecker represented the municipality at the MADD display hosted by St. Clair Township at the intersection of the Petrolia Line and Highway #40. Also attended a recent Crime Stoppers function and attended today with the CAO, Deputy Mayor Arnold and Township Treasurer a meeting with Carolyn DiCocco which was an opportunity to express the Township's concern on the municipal partnership funding which as currently established will not be to the advantage of St. Clair Township. MPP DiCocco understood the issue that was ably presented by the CAO and the Treasurer and offered to forward these concerns to the appropriate Provincial staff with the possibility of establishing a meeting with a Township delegation with Senior Ministry representatives. MPP DiCocco advised that there would be upcoming public consultation sessions in advance of the next

Provincial budget hosted probably in London, and the Township could make its position known in that forum.

Moved by S. Warner

Seconded by D. Randell

**Motion #14** That the meeting enter an in camera session with the Mayor as Chair to discuss a property issue.

**CARRIED**

The meeting returned to order.

**ADJOURNMENT:**

Moved by S. Warner

Seconded by D. Randell

That the meeting do hereby adjourn.

**CARRIED**

The meeting adjourned at 9:25 p.m.

---

MAYOR

---

CLERK