

**ST. CLAIR TOWNSHIP  
COUNCIL MINUTES  
SESSION # 8**

St. Clair Civic Centre  
Council Chambers  
Monday, April 3, 2006  
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 March 20, 2006

**Business Arising from the Minutes:**

**DEPUTATIONS AND APPOINTMENTS:**

7:30 p.m. – Public Meeting – Rezoning R 1/06 – Roger Durfy  
7:40 p.m. – Public Meeting – Rezoning R 2/06 – Bessie Roberts

**CORRESPONDENCE:**

- a) Lambton Sportsman Club - Sunday hunting
- b) Denise Cuthbertson – Donation Re: New Moore Gymnastic Club

**INFORMATION:**

- 1) County of Lambton – News release – Budget
- 2) Clean Harbors – January 17, 2006 meeting minutes
- 3) Twp St Clair – Notice of public hearing, rezoning Broadway and Dufferin St.
- 4) Twp St. Clair – Notice of public hearing, rezoning Pt. Lots D & E, Con. 8
- 5) Sarnia & District Labour Council – Labour Review
- 6) Day of Mourning Committee – Ad
- 7) Census Canada – Request for support
- 8) S.C.R.C.A. – Canoe Race
- 9) Family Fishing Weekend – July 7 to 9, 2006
- 10) Lola Dudley – Thank you
- 11) L.A.W.S.S. – March 3<sup>rd</sup> meeting minutes
- 12) Farmers & Friends – New legislation, Sunday hunting
- 13) MPAC – Ombudsman report
- 14) SCRCA – Annual Report 2005
- 15) County of Lambton – Research Park Chair
- 16) George Murray – Greenfield Energy
- 17) Inspector Fred Wessels – Thursday, April 12, 2006, 1:00 pm meeting
- 18) Barry Uitvlugt – Planning report – R. Durfy

- 19) Barry Uitvlugt – Planning report – B. Roberts
- 20) City of Sarnia – Bequest
- 21) L.A.W.S. – St. Clair Water report 2005 (O.Reg.170/03)
- 22) Lambton Conservation – Sunday hunting

**REPORTS OF COMMITTEES AND OFFICERS:**

Committee of Adjustment- Decisions – B 7, B 8, B 9 and B 10/06

**CLERK'S REPORT:**

**TREASURERES REPORT:**

MPAC – Ombudsman report  
Ombudsman – “Getting it Right”  
MFOA – Comments on MPAC report

**CAO'S REPORT:**

**MOTIONS:**

**BY-LAWS:**

By-law #18 of 2006 – Mobile trailer agreement – K. Elliott  
By-law #19 of 2006 – Rezoning R. Durfy  
By-law #20 of 2006 - Rezoning B. Roberts

**COUNCILLORS REPORTS:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**UPCOMING MEETINGS:**

Lambton Municipal Association – Thursday, April 6, 2006, Petrolia Legion  
St. Clair Township – OPP detachment meeting – Wednesday, April 12, 2006, 1:00 pm  
Committee of the Whole – Finance & Administration – Public Works – Wednesday, April 12, 2006, 2:00 pm  
Regular Council – Monday, April 17, 2006, 7:00 pm  
L.C.R.G.P.A. – Thursday, April 20, 2006, Forest Legion

**ADJOURNMENT:**

The Mayor called the meeting to order at 7:00 p.m. and asked members of Council to declare any possible conflicts of interest at the appropriate time.

**DECLARATION OF CONFLICT OF INTEREST:**

Deputy Mayor Arnold declared a conflict of interest in discussion of the minutes as a Nova employee. Council proceeded to review the minutes as listed on the agenda. Deputy Mayor Arnold declared a conflict of interest and left the chambers.

**MINUTES:**

Moved by Pete Gilliland

Seconded by Pat Alexander

**Motion #1** That the minutes of the regular Council Meeting of March 20, 2006 be adopted as printed and circulated:

**CARRIED**



- d. Census Canada  
**Inst.** See Motion 6
- e. City of Sarnia Bequest  
**Inst.** See Motion 7

**CARRIED**

**REPORTS OF COMMITTEES AND OFFICERS:**

Council reviewed the decision of the Committee of Adjustment identified as B7, B8, B9 and B10/06 and offered no comment.

**CLERK'S REPORT:**

The Clerk advised the report requested on civil marriages has not been completed pending discussion with Mr. Gary Smith. Council was advised of the Wednesday, April 5, 2006 onsite meeting with the Hay Road participants.

**TREASURER'S REPORTS:**

Council acknowledged receipt of the information provided by the treasurer regarding the MPAC Ombudsman Report.

**CAO'S REPORT:**

Mr. Rodey advised of the need for an in camera discussion on a property and legal matter.

**BY-LAWS:**

Moved by S. Miller

Seconded by P. Gilliland

**Motion # 9** That By-law #18 of 2006, a by-law to authorize execution of an Agreement with Kathy Elliott for the temporary use of a mobile trailer on the Lots 13 &14, Plan 21, Concession 13 geographic Township of Moore, Township of St. Clair, be given the necessary three readings signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

**CARRIED**

**DEPUTATIONS AND APPOINTMENTS:**

At the appointed time Mayor Dedecker called to order the public hearing called to consider the application for rezoning submitted by Mr. Roger Durfy for property know as Part Lot 34N/ Broadway and Part of Dufferin of Plan 12, geographic Township of Sombra, Township of St. Clair, known municipally as 426 Broadway St., Port Lambton. Mayor Dedecker outlined to those in attendance the procedures that would be followed at this meeting with the report presented by the Planner and opportunity for questions from Council and the public.

Mr. Uitvlugt detailed to the meeting the summary of his Planning Merit Report dated February 23, 2006 and in conclusion recommended that the application for rezoning be accepted and that the draft rezoning By-law be passed. Mr. Uitvlugt did suggest that Council consider a development agreement to address the parking issue due to potential of vehicular parking in the front yard. In response to Councils questions Mr. Uitvlugt explained that the rezoning was required in order to establish a second dwelling attached to the main dwelling to be considered as a "garden suite".

A representative for the owner was present and advised that the parking would not be an issue and advised that the current owner would have no plans to rent the second unit as rental accommodation as it is merely intended as a housekeeping unit for an elderly family member.

The meeting was advised by the Clerk that the public notice for this meeting was circulated by first class prepaid mail sent to owners within 120 metres of the subject property by date

of March 10, 2006. Hearing no further comments or questions and the Mayor declared the public hearing closed.

Moved by D. Randell

Seconded by Shirley Warner

**Motion #10** That By-law #19 of 2006 being a by-law to amend zoning by-law 17 of 2003 affecting lands described as Part Lot 34N/Broadway and Part of Dufferin of Plan 12, Port Lambton to authorize a second dwelling within the principle building, be given the necessary readings, signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed, subject to a development agreement relative to the parking issue.

**CARRIED**

At the appointed time the Mayor called to order the public hearing called to consider an application for rezoning submitted by Bessie Roberts, owner of property referred to as Part Lots "D" and "E", Concession 8, geographic Township of Sombra, Township of St. Clair. The Mayor explained to those in attendance the procedures that would be followed at this meeting including the presentation of the Planner's Merit Report and an opportunity for those in attendance and members of Council to ask questions regarding the proposed rezoning.

Mayor Dedecker then called upon Mr. Barry Uitvlugt who presented his Planning Merit Report dated February 27, 2006. In his report Mr. Uitvlugt explained that the initial purpose of the application for rezoning was to address a condition of the Committee of Adjustment and consent approval granted in September of 2005. Mr. Uitvlugt highlighted in his report the current Official Plan designation and in summary recommended that the draft amendment to the Comprehensive Zoning By-law be accepted, and that the appropriate rezoning by-law be passed.

The Mayor then called upon those in attendance to pose questions, if any. Mr. Cliff Roy identified himself as an adjacent property owner and questioned to what extent the subject property would be rezoned. Mr. Roy stated that the notice for the meeting was somewhat vague and he questioned whether the entire approximate 30 acre parcel was scheduled for rezoning to allow residential development. Mr. Uitvlugt explained that the portion of the property scheduled for rezoning was the infilling of the vacant agricultural property fronting the St. Clair Parkway, and the remnant agricultural property would remain zoned as agricultural, and agricultural uses would continue. The rezoning on the agricultural property did not change its intended use but would recognize the fact that it is smaller than the 100 acre minimum as currently required by the by-law.

Also, a person in attendance questioned the proposed building setbacks that would be prescribed by by-law. Mr. Uitvlugt explained that the by-law, if passed, would provide that the existing building line would be maintained and that new buildings would not be closer to the St. Clair Parkway than those that currently exist now.

The Clerk advised the meeting that notification for this public hearing was circulated by First Class prepaid mail to owners within 120 metres of the subject property by notice dated March 10, 2006. Hearing no further comments the Mayor declared the public hearing closed.

Moved by D. Randell

Seconded by S. Warner

**Motion #11** That By-law Number 20 of 2006, being a by-law to amend zoning by-law 17 of 2003 affecting lands described as Part Lots "D" and "E", Concession 8, geographic Township of Sombra to change the zone symbols from Agricultural-1 to Residential Suburban-6 and Agricultural-1 14, be given the necessary readings, signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

**CARRIED**

### **COUNCILLORS REPORTS:**

#### **Shirley Warner**

Councillor Warner advised of attending a recent meeting of the Courtright Community Hall Board. The Board is hopeful of approval in the near future of a Trillium Fund grant

for hall improvements. Also, Councillor Warner advised that Gerry Little is no longer the hall manager or member of the Board and Council suggested a letter of thanks be forwarded by Mayor Dedecker to Mr. Little.

Councillor Warner also requested a report from the Director of Community Services on the status of the protective air conditioning covers and comments on the perimeter railing. Councillor Warner also requested the status of the proposed St. Clair Parkway sanitary sewer extension south of the Courtright Line. Council was advised that a report is expected from the Engineering Department on this issue at the April 12<sup>th</sup> meeting of the Public Works and Operations Committee. It was pointed out that Council can also expect from Public Works a report dealing with the issue of the Courtright Sanitary Sewage Treatment Plant improvements and the Corunna Sewage Treatment issue.

**Pat Alexander**

Councillor Alexander advised of receiving a verbal invitation from the Project Manager of the Greenfield Energy Site for visitation by Council to view the progress of the construction on site. It was suggested the CAO contact Greenfield Energy for the necessary arrangements. Also, Councillor Alexander advised of an offer of assistance from a ratepayer if the Township plans to establish an Advisory Committee to assist Council and staff in the Management of the former St. Clair Parkway assets now being operated by the municipality.

**Steve Miller**

Councillor Miller advised of a request received from the owner of the Port Lambton Food Land Store regarding building of a dock at the Port Lambton Park to assist the commercial enterprises in Port Lambton to allow boat dockage for customers wishing to access the area by boat. Council suggested that Councillor Miller ask the store owner to file a written request outlining his proposal.

**Joe Dedecker**

Mayor Dedecker advised of attending a County Council meeting today, at which time tax policies and transition ratios were discussed. The Mayor predicted that the tentative agreement reached today by County Council in consultation with senior financial representatives from the area municipalities may not be accepted unanimously.

Moved by P. Gilliland

Seconded by S. Arnold

**Motion #12** That the meeting enter an in camera session with the Mayor as Chair to discuss a property and legal issue.

**CARRIED**

The meeting returned to order.

Moved by S. Miller

Seconded by S. Warner

**Motion #13** That the Mayor and Clerk be authorized to sign on behalf of the municipality the transfer agreement for various St. Clair Parkway assets to the municipality.

**CARRIED**

**ADJOURNMENT:**

Moved by S. Arnold

Seconded by D. Randell

**Motion #13** That the meeting do hereby adjourn.

**CARRIED**

The meeting adjourned at 8:30 p.m.

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MAYOR

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CLERK