

**ST. CLAIR TOWNSHIP
COUNCIL MINUTES
SESSION # 4**

St. Clair Civic Centre
Council Chambers
Monday, March 5, 2007
5:00 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:

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

AGENDA:

Declaration of Conflict of Interest:

5:00 p.m. – Lambton Group Police Services Board
6:00 p.m. – 2007 Draft Budget Review

Adopt Minutes:

Council Meeting of February 19, 2007
Finance & Administration Committee minutes of February 22, 2007
Moore Museum Minutes of February 7, 2007

Business Arising from the Minutes:

DEPUTATIONS AND APPOINTMENTS:

7:05 p.m. – Debbie Coke – Lambton Federation of Agriculture

CORRESPONDENCE:

- a) St. Clair Region Conservation – Corunna Retaining Wall
- b) St. Clair Region Conservation – McKeough Floodway
- c) St. Clair Region Conservation – Special Levy
- d) St. Clair Region Conservation – Annual Report
- e) St. Clair Region Conservation – Water Erosion Control Infrastructure, Guthrie Park Shore Protection Revitalization, Class Environmental Assessment & Detailed Design
- f) Moore Agricultural Society – Grant Request
- g) Lance Bougard – Ammunition sales
- h) Lambton County Municipal Association – 2007 Annual Meeting
- i) Moore Agricultural Society – Brigden Road Entrance
- j) Canadian Red Cross – Lottery License

INFORMATION:

1. County of Lambton – Hill St. Crossing request
2. County of Lambton – 2007 Draft Budget

3. Corunna Community Policing – February 13, 2007 Minutes
4. Notice of Passing – Rezoning - Pt. Lot 27, Conc. 11
5. Notice of Passing – Rezoning – Part Lots 20 and 21, Conc. 9
6. Notice of Passing – Rezoning – Part Lot 68, Front Concession
7. Heritage Sarnia – Lambton – Sampler
8. Sarnia Heavy Construction – invitation
9. Meadowview Villa Auxiliary – Thank You
10. AMO – 2007 Annual Conference
11. Dan O'Brien – Impending Highway #40 Construction

REPORTS OF COMMITTEES AND OFFICERS:

Committee of Adjustment-Decisions B 1 and B 2/07 and A 1 and A 2/07

COORDINATOR OF PLANNING:

- Storage of granular material, Part of Lots A & B, Concession 10, geographic Township of Sombra, adjacent to Chinook Chemicals, Holt Line

COORDINATOR OF ENGINEERING SERVICES:

- St. Clair Marina Estates

DIRECTOR OF FINANCE:

- Proposed 2007 Operating Budget Changes

CLERK'S REPORT:

CAO'S REPORT:

- In camera - property

MOTIONS:

BY-LAWS:

By-law 17 of 2007 – Development Agreement with Susan Monteith and Steven Purnell
By-law 18 of 2007 – to assume municipal services for St. Clair Marine Estates
Subdivision Phase 1

COUNCILLORS REPORTS:

UNFINISHED BUSINESS:

NEW BUSINESS:

UPCOMING MEETINGS:

- Committee of the Whole – Wednesday, March 14, 2007 – 12:30 p.m.
- Regular Meeting of Council – Monday, March 19, 2007 – 7:00 p.m.
- Meeting with M.P.P. DiCocco – Friday, March 23, 2007- 3:00 p.m.

IN CAMERA:

- To discuss a property issue.

ADJOURNMENT:

Mayor Arnold called the meeting to order at 5:00 p.m. and asked members of Council to declare any possible conflicts of interest at the appropriate time.

DECLARATION OF CONFLICT OF INTEREST:

None declared.

On behalf of Council Mayor Arnold welcomed Mr. Frank Gare, Chairperson of the Lambton Group Police Services Board and Rosanne Orcutt, a member of the Board to discuss with Council the Board's opinion as to space requirements for the OPP Office in St. Clair Township. It was pointed out that the responsibility for providing space for an OPP presence in St. Clair Township has been delegated to the Police Services Board. Mr. Gare pointed out that the OPP have indicated that their space requirement would be between 6 to 7,000 sq. ft. However, Mr. Gare feels that the Board is prepared to pay for rental accommodations for the Police Station with a size of approximately 4 to 5,000 sq. ft. Mr. Gare further pointed out that in his opinion the Board would be willing to finance rental accommodations for the station from its current budget projected revenues in an amount similar to what it is currently paying for rental accommodations in the amount of \$9.00 per sq. ft. with janitorial costs and utilities above and beyond the basic rental.

Council shared with the members of the Police Services Board its interest in purchasing an unoccupied property in Corunna and using a portion of the space available for the OPP office. At the conclusion of the discussion Mayor Arnold thanked Mr. Gare and Ms. Orcutt for their attendance and information provided to assist Council in its decision making process.

Mayor Arnold turned the next portion of the meeting over to Councillor Carswell Alexander as Chairperson of the Finance and Administration Committee in consideration of the current draft of the 2007 operating budget. As a term of reference Council was considering the joint report filed by the CAO and the Director of Finance dated February 27, 2007 suggesting several budget amendments. Councillor Miller objected to the staff recommendation that capital project 2007-107 be deferred. Council was generally of the opinion that the capital budget as established in December would remain in tact.

FINANCE AND ADMINISTRATION

Moved by S. Arnold

Seconded by P. Gilliland

Motion #1 That it be recommended to Council that the CAO's Administrative Assistant position be increased from three days per to five days per week.

CARRIED

Moved by S. Arnold

Seconded by J. Agar

Motion #2 That it be recommended to Council that the volunteer firefighters pay be increased from \$350.00 per call to \$400.00 per call.

CARRIED

Moved by D. Randell

Seconded by P. Gilliland

Motion #3 That it be recommended to Council that the 2007 dog tag fee be increased at the rate of \$5.00 per tag.

CARRIED

Moved by S. Arnold

Seconded by S. Miller

Motion #4 That it be recommended to Council that the Weed Control Administration fee be increased from 50% to 100% of the contractor cost.

CARRIED

Moved by S. Miller

Seconded by P. Brown

Motion #5 That it be recommended to Council that the Township conduct a comprehensive review in comparison of building permit fees in an effort to recover the short fall for 2007.

CARRIED

Moved by S. Arnold

Seconded by S. Miller

Motion #6 That it be recommended to Council that the current practice of financing museum costs and community hall grants and parks maintenance be financed from the general revenue fund be continued.

CARRIED

Moved by S. Arnold

Seconded by S. Miller

Motion #7 That it be recommended to Council that capital project identified as project 2007/107 St. Clair parkway curb and gutter and drainage south of Marshy Creek remain in the 2007 capital budget.

CARRIED

Moved by S. Arnold

Seconded by P. Brown

Motion #8 That it be recommended to Council that the issue of supplementary insurance coverage to cover volunteer firefighters on a 24/7 basis be tabled for further discussion at the next Committee of the Whole meeting scheduled for March 14th.

CARRIED

Moved by P. Brown

Seconded by S. Miller

Motion #9 That it be recommended to Council that funding provided to the St. Clair Township Auto Extrication Team be left at the level of the 2006 grant at \$6,000.00.

CARRIED

The Committee reviewed the summary prepared by the Treasurer representing grant requests in the 2007 operating budget.

Moved by S. Arnold

Seconded by J. Agar

Motion #10 That it be recommended to Council that the revised list of grants to organizations as amended by the Committee be approved.

CARRIED

Moved by P. Gilliland

Seconded by S. Arnold

Motion #11 That it be recommended to Council that the amended 2007 operating budget and capital budget resulting in an increase in the municipal portion of the tax levy of approximately 10.41% be approved.

CARRIED

Moved by P. Brown

Seconded by P. Gilliland

Motion #12 That this meeting of the Finance and Administration Committee adjourn, and Council return to order.

CARRIED

COUNCIL

MINUTES:

Council proceeded to review the minutes as listed on the agenda. Deputy Mayor Gilliland noticed on the last Council meeting minutes his name was identified twice and Councillor Randell's name was omitted. Councillor Carswell-Alexander pointed out that in regards to her Councillor's report the parking complaint received was on the Courtright Line.

Also, Council questioned the status of the street naming for the proposed residential development on the former Colborne Street School property.

Moved by J. Agar

Seconded by P. Gilliland

Motion #13 That the minutes of the following meetings be adopted as printed and circulated:

Council Meeting of February 19, 2007, Session #3 as amended
Moore Museum Advisory Committee meeting of February 7, 2007

CARRIED

Moved by P. Brown

Seconded by P. Gilliland

Motion #14 That the minutes of the Finance & Administration Committee meeting of February 22, 2007, be adopted as printed and circulated.

CARRIED

BUSINESS ARISING OUT OF MINUTES:

It was pointed out that the meeting originally scheduled for March 13th by Lambton County to consider the draft plan of subdivision application for the property known as the former Colborne St. School property has been changed to March 6th commencing at 9:45 a.m. Council expressed their concerns on the condition of the remnant property particularly the former Colborne Street School building itself. Deputy Mayor Gilliland questioned the status of the discussion on the proposal to convert the Moore Township Foundation to the St. Clair Township Foundation. It was pointed out that the matter has been tabled with the Mayor to provide further information.

DEPUTATIONS AND APPOINTMENTS:

At the appointed time Mayor Arnold welcomed on behalf of Council, Debbie Coke and Tim Fugard and Chad Anderson representing the Lambton Federation of Agriculture present to discuss with Council several LFA initiatives aimed at assisting the Agricultural community. Mr. Fugard provided Council with stats of the agricultural area comparing the number of farmsteads, acres under production and crop productivity comparing St. Clair Township to Lambton County as a whole.

Ms. Coke thanked the municipality for supporting the 2006 project identifying the location of farm gate retailers. Ms. Coke also detailed to Council the initiative known as Farmers Feed Cities and the risk management program which is a proposed insurance policy for farmers, co-financed by participants and senior levels of government to assist farmers in times of net farm income losses due to crop yield or commodity prices.

Mr. Anderson detailed to Council the LFA's initiatives regarding farming and the environment particularly issues such as nutrient management and conservation tilling. The group offered to Council a sample resolution seeking municipal support for the risk management program.

Moved by D. Randell

Seconded by P. Gilliland

Motion #15 WHEREAS International agricultural subsidies and government trade regulations and policies are driving the price of agriculture commodities at times, below the cost of production, causing financial crisis for Canadian farms;
AND WHEREAS APF-1 administered cannot meet the needs of all the different areas of agriculture in Canada in a "one size fits all" manner;
AND WHEREAS the "whole-farm" policy is penalizing farm operations for good planning and management to mitigate farm loss(s);
AND WHEREAS the Canadian Agricultural Income Stabilization (CAIS) program does not work. A view shared not just by farmers, but both the federal and provincial levels of government;
THEREFORE BE IT RESOLVED that the municipal government level of Ontario support the Risk management Program, an insurance-based solution that will include participation from farmers and the federal and provincial government as put forward by the Farmers Feed Cities campaign as a provincial companion program through the next generation of Canada's Agriculture Policy Framework and that this resolution and request for support be forwarded to the local M.P., MPP's, C.F.A. and the Minister of Agriculture and Food.

CARRIED

While present Councillor Randell addressed the representatives of the Lambton Federation of Agriculture and asked them for their consideration and support to more closely monitor agricultural statistics not necessarily on the basis of Postal Codes but more by way of County jurisdiction.

CORRESPONDENCE:

Moved by P. Gilliland

Seconded by D. Randell

Motion #16 That the St. Clair Region Conservation Authority be advised that St. Clair Township accept its \$1,500.00 cost share towards the special levy for the Corunna retaining wall 2007 maintenance and operation.

CARRIED

Council requested the Clerk to contact the St. Clair Region Conservation Authority regarding the special levy relative to generic regulations.

Moved by P. Gilliland

Seconded by P. Carswell-Alexander

Motion #17 That the St. Clair Region Conservation Authority annual report for 2006 and request that the 2007 levy be paid in installments consistent with municipal tax levy installments be received and approved.

CARRIED

Moved by D. Randell

Seconded by P. Brown

Motion #18 That the St. Clair Region Conservation Authority be advised that St. Clair Township will accept its \$55,000.00 cost share for the Guthrie Park shore protection and revitalization class environmental assessment and design.

CARRIED

In discussion of the Moore Agricultural Society's request for funding, Council was advised that this funding has been accommodated for in the 2007 operating budget.

Moved by P. Carswell-Alexander

Seconded by D. Randell

Motion #19 That the communication received from Lance Bougard be acknowledged.

CARRIED

Council directed staff to investigate the zoning of the Bougard property.

Council reviewed the letter of request received from the Moore Agricultural Society regarding the possibility of the expansion of the gateway entrance off the Brigden Road.

Moved by P. Carswell-Alexander

Seconded by St. Miller

Motion #20 That the Drainage Superintendent be requested to investigate the request from the Moore Agricultural Society to expand its gateway entrance off the Brigden Road with the appropriate report to Council.

CARRIED

Moved by P. Carswell-Alexander

Seconded by D. Randell

Motion #21 That the 2007 membership fee to the Lambton County Municipal Association in the amount of \$125.00 be accepted and approved for payment and that additional tickets to the annual meeting be purchased where required.

CARRIED

Moved by P. Gilliland

Seconded by J. Agar

Motion #22 That St. Clair Township Council accept the request of the Canadian Red Cross Society, to conduct its 2007 fund raising campaign in St. Clair Township under the authority of a provincial license.

CARRIED

Council acknowledged the Thank You note from Mr. Frank Chiarotto former Site Manager of the Lambton Generating Station.

INFORMATION:

Council reviewed the correspondence received from the Lambton County Infrastructure and Development Services Division granting St. Clair Township permission to install a

proposed pedestrian crosswalk at the intersection of Hill Street and Murray Street at its own expense.

Moved by P. Carswell-Alexander

Seconded by J. Agar

Motion #23 That the Public Works staff be instructed to investigate the possibility of installing a pedestrian crosswalk at the intersection of Hill Street and Murray Street in Corunna with the appropriate report to Council.

CARRIED

In discussion of the minutes from a recent meeting of the Corunna Community Policing Committee, Councillor Brown questioned the reference in the minutes to the four year appointment to the Committee of Councillor Carswell-Alexander. Councillor Brown stated in his opinion that, notwithstanding Council is serving a four year term, it would be his suggestion that Committee memberships be amended to allow members of Council exposure to various Committees and groups. Council reviewed the invitation received to attend a upcoming meeting of the Sarnia Heavy Construction Association. Mayor Arnold and Councillor Brown indicated their ability to attend.

Correspondence from the Association of Municipalities of Ontario regarding the 2007 Annual Conference was tabled. Council reviewed the letter from Mr. Dan O'Brien expressing his concern as to the possibility of additional heavy traffic on the St. Clair Parkway during the proposed Highway 40 reconstruction project later this year. Several Members of Council felt that part of the problem with the "local delivery only traffic" on the Parkway was a shortage of appropriate signage.

Moved by P. Gilliland

Seconded by P. Brown

Motion #24 That Public Works Staff be instructed to investigate and comment by way of a report the adequacy of the "local traffic only" signage on the St. Clair Parkway relative to the Dan O'Brien request.

Moved by P. Brown

Seconded by P. Gilliland

Motion #25 That staff be instructed to contact Shell Canada and Suncor with a request for truck traffic to use the appropriate route to and from those facilities and not the St. Clair Parkway as access routes.

CARRIED

Moved by P. Carswell-Alexander

Seconded by P. Gilliland

Motion #26 That the letter of concern received from Mr. Dan O'Brien be forwarded to the County of Lambton and the MTO Project Coordinator for the proposed Highway 40 reconstruction.

CARRIED

Moved by S. Miller

Seconded by P. Brown

Motion #27 That the following correspondence be received and dealt with as per Council's instructions as noted:

- a. St. Clair Region Conservation – Corunna Retaining Wall
Inst. See Motion #16
- b. St. Clair Region Conservation – McKeough Floodway
Inst. received
- c. St. Clair Region Conservation – Special Levy
Inst. See Motion #17
- d. St. Clair Region Conservation – Annual Report
Inst. received
- e. St. Clair Region Conservation – Water Erosion Control Infrastructure, Guthrie Park Shore Protection Revitalization, Class Environmental Assessment
Inst. See Motion #18

- f. Moore Agricultural Society – Grant Request
Inst. Approved in draft 2007 operating budget
- g. Lance Bougard – Ammunition Sales
Inst. See Motion #19
- h. Lambton County Municipal Association – 2007 Annual Meeting
Inst. See Motion #21
- i. Moore Agricultural Society – Brigden Road Entrance
Inst. See Motion #20
- j. Canadian Red Cross – Lottery License
Inst. See Motion #22

CARRIED

REPORTS OF COMMITTEES AND OFFICERS:

Council reviewed Committee of Adjustment Decisions B 1, B 2/07 and A 1, A 2/07 and offered no comments.

COORDINATOR OF PLANNING REPORT:

Council reviewed Ms. Brennan's report dated February 22, 2007 regarding granular storage on Part of Lots A & B, Concession 10, geographic Township of Sombra.

Moved by S. Miller

Seconded by D. Randell

Motion #28 That the owner of Part Lots A and B, Concession 10, geographic Township of Sombra be given permission to Store bulk lime and stone until May 30, 2007, and they be requested to file an application for rezoning to permit the same beyond this date to address the zoning by-law infraction and complaint received.

CARRIED

Council directed that a copy of this decision be forwarded to the complainant.

COORDINATOR OF ENGINEERING SERVICES REPORT:

Moved by D. Randell

Seconded by P. Brown

Motion #29 That St. Clair Township assume the works for the St. Clair Marina Estates Subdivision Phase 1 in Lot D, Concession 5 in the former Sombra Township, and further that the 25% maintenance deposit in the amount of \$49,442.00 be returned to the developer.

CARRIED

CHIEF ADMINISTRATIVE OFFICER'S REPORT:

Mr. Rodey advised that he had an item regarding a property issue to be discussed in camera.

BY-LAWS:

Moved by J. Agar

Seconded by D. Randell

Motion #30 That By-law 17 of 2007, a by-law to authorize execution of a Development Agreement with Susan Monteith and Steven Purnell for Part Lots 21 to 24, and Part Lots 17 to 20, Plan 3 (SO), geographic Township of Sombra, 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

Moved by P. Carswell-Alexander

Seconded by S. Miller

Motion #31 That By-law Number 18 of 2007, being a by-law to assume municipal services for the St. Clair Marine Estates Subdivision, Phase 1, Part of Lots D and #,

Concession 5, Geographic Township of Sombra, Township of St. Clair, having been given the necessary three readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

COUNCILLORS REPORTS:

Darrell Randell

Councillor Randell advised of his recent attendance at the OGRA/ROMA Conference in Toronto, that he found very informative and productive. Councillor Randell also shared with the meeting information he received through the Ontario Ministry of Agriculture and Food on the Rural Economic Development Grant Program. Also, Councillor Randell presented to Council a list of possible tree plantings in compensation for trees removed for the Invenegy Project. It was suggested that the list be forwarded to the appropriate County staff for possible location of tree planting areas.

Moved by D. Randell

Seconded by P. Carswell-Alexander

Motion #32 That staff be instructed to forward the list of possible tree planting sites to be planted in coordination with the St. Clair Region Conservation Authority and the Rural Lambton Stewardship Network to the appropriate County staff.

CARRIED

Pat Carswell-Alexander

Councillor Carswell-Alexander questioned the date for the next meeting of the Alcohol Policy Review Committee. The Clerk advised that a meeting date has not yet been established. Councillor Alexander also advised Council that on her suggestion the Committee of the Whole meeting will commence at 12:30 p.m. on March 14th to allow the attendance of Laurie Roberts to discuss with the committee medical worker recruitment. Councillor Carswell-Alexander also questioned the appropriateness of placing warning signs in advance to warn pedestrians where the Trail has been damaged due to home construction. It was suggested that this discussion be carried forward to the Public Works and Operations Committee meeting on March 14th.

Pat Brown

Councillor Brown advised that he also attended the recent OGRA/ROMA Conference at which time he had an opportunity to discuss with the Deputy Minister of Transportation the needs for Highway 40 improvement. Also, Councillor Brown e-mailed staff regarding an open catchbasin that could be dangerous to pedestrian traffic on Lyndoch Street near the intersection of Hill Street.

Steve Arnold

Mayor Arnold advised of receiving a complaint from Mr. Ray Vandenberg, a resident at the intersection of the St. Clair Parkway and the Rokeby Line, regarding what is in his opinion excessive truck traffic in the area. The Mayor questioned the status of an earlier instruction to staff to install larger advance warning signs for the intersection of Rokeby Line.

Also, the Mayor had a discussion with MPP Caroline DiCocco on recent Bluewater Health issues as reported in the local media. The MPP also advised the Mayor that she is in full support of the current Township application for Ontario Infrastructure Grant Funding for the proposed St. Clair Parkway sanitary sewer extension. Mayor Arnold briefed Council on the attendance at the OGRA/ROMA Conference the audience with Federal Health Minister Tony Clement and the Township's lobbying efforts for senior government funding for various sanitary sewer projects. The Mayor also suggested that Mr. Charles Fisher, Lambton County's Revenue Development Officer be invited to attend the March 14th Committee meeting to brief the Committee on efforts made and the status of grant applications that may have benefited St. Clair Township.

Moved by D. Randell

Seconded by J. Agar

Motion #33 That the meeting enter an in camera session to discuss property issues.

CARRIED

The CAO briefed Council on the counter offer received from the agent of the property owner for an unoccupied commercial building in Corunna. Council was also briefed on a proposal received today from a residential property developer to purchase a portion of property for future residential development subject to the appropriate planning processes. Council expressed an interest in pursuing the proposal and the proponents were to be requested to submit a formal offer.

The meeting returned to order.

Moved by P. Gilliland

Seconded by P. Carswell-Alexander

Motion #34 That the CAO be authorized to accept on behalf of the municipality the counter offer submitted by the agent for the owner of a vacant commercial property in Corunna for the possible purchase of the property by the municipality.

CARRIED

ADJOURNMENT:

Moved by S. Miller

Seconded by P. Gilliland

Motion #35 That the meeting adjourn.

CARRIED

The meeting adjourned at 8:35 p.m.

MAYOR

CLERK